



MISD Facilities & Growth Planning Committee

Meeting 8 Notes

Monday, November 28, 2016, 6:00 pm
Center for the Performing Arts

1. Welcome

Jeff Brogden, Associate Superintendent of Facilities and Bond Programs, welcomed the committee to its eighth group meeting. Chairman Scott Albin then gave an overview of the last meeting and a preview of what would be discussed that night. He turned the mic over to a representative from First Southwest to discuss bonds and taxes.

2. Bonding Capacity & Tax Impact Scenarios

Jeff Robert, Senior Vice President at First Southwest, talked about MISD's historical tax base and tax rate. He stated that he has worked on MISD bond sales since 1999. Mr. Robert showed the Mansfield tax base growth rate. He showed the tax rate with a \$250M bond and the comparisons of bond principal of surrounding school districts. A \$250M bond would equate to a 2.5-cent increase based on the assumptions used. He said that \$250M was just an estimate figure; the amount can increase or decrease based on the district's needs and the assumptions being used to calculate the estimate.

Dr. Karen Wiesman, Associate Superintendent of Business & Finance, added that Mansfield ISD has been very conservative in making sure that bond funds are used for construction. Other major expenses, like paying for school buses, were paid in cash.

Mr. Brogden asked Dr. Wiesman to talk about the refinancing the district has done throughout the years. She stated that the latest refunding saved the district \$6M. Altogether, approximately \$63M has been saved by refinancing. Mr. Brogden then turned the floor over to some Mansfield ISD teachers to talk about astronomy plans for the future.

3. Astronomy Presentation

Jay Ballauer, Scott Christensen, and Jason Young introduced themselves as astronomy teachers at Mansfield ISD.

Mr. Young said that astronomy is a science, technology, engineering, math (STEM)-based science that should receive more attention. He stated that the textbooks they currently use are out of date. Mr. Ballauer then explained new astronomy and how it uses digital video recorder (DVR) technology to observe space at any particular time. Mr. Young continued by discussing astronomical needs, such as lab and field study requirements, vertical alignment of TEKS from K-12, and providing students with global learning opportunities.

Mr. Young proposed an MISD Center for Astronomical Studies that will impact all MISD students. The interactive observational center would have mobile labs, state-of-the-art classrooms, virtual reality (VR) technology, etc. The estimated cost for the facility would total \$17M (this includes a "phase one" small facility for private use and a "phase two" large facility for public).

Question: Are there other MISD staff who are as enthusiastic about astronomy?

Answer: Yes. There is a no scarcity of enthusiastic people who have a passion for astronomy.

Question: Is this an added cost from the original proposed bond budget?

Answer: Yes, it would be an addition.

Question: What percentage of students will utilize this facility?

Answer: There are about 750 students in the astronomy program right now. If the facility goes public, it will be open to the entire community.

After the astronomy presentation, there was a five minute break. Jeff reconvened and clarified that \$250M was just a number that was used in an exercise. He stated that bonds start as a total of all needs, and then the committee whittles the total number down by priority.

4. Building Total Project Budgets

Paul Thompson, Associate Principal at Huckabee & Associates, Inc., talked about building total project budgets. Mr. Thompson explained that current construction + escalation = total

construction cost. Furthermore, total construction + soft costs + furniture, fixtures, and equipment (FFE) + technology + contingency = total project budget.

5. **Priority Projects & Budgets**

Mr. Thompson listed the costs of all the needs that the subcommittees proposed from the aging, growth, and evolving committees. Mr. Brogden and Mr. Thompson answered several questions pertaining to how the costs were calculated and the different priorities.

6. **Prioritization Exercise**

The committee was told to break up into subcommittees to rate all their proposed projects using an online prioritization matrix. A laptop was provided to them for this exercise.

7. **Closing**

Mr. Brogden thanked the group for their time and closed the meeting. A further discussion about priorities will be held next time.

The next meeting is Monday, December 12, 2016 at 6 p.m. at the Mansfield ISD Center for the Performing Arts.