

## MEETING NOTES

Meeting #1

Tuesday, October 8, 2019

NISD Administration Building

### 1. Welcome

Superintendent Dr. Ryder Warren welcomed the committee and thanked the committee members for their time. He applauded the group's past efforts in their successful planning for the future. He explained that the district just recently enrolled its 25,000<sup>th</sup> student.

He introduced the three Board members in attendance: Judy Copp, Dr. Anne Davis-Simpson and DeAnne Hatfield.

### 2. State of the District and Board Member Introductions

Superintendent Dr. Ryder Warren presented information about the current state of the district. He also shared the district's mission, vision and goals. He spoke about the importance of being learners AND leaders, and how the district must adjust to student needs. He showed maps of the district, demonstrating where the district currently operates schools and owns land, as well as the 234 square miles and 14 municipalities that the district serves. The district currently has 25,015 students (as of October 4, 2019). This is up from 14,164 students in 2009.

### 3. Introductions & Icebreaker

Assistant Superintendent for Facilities Tim McClure asked new committee members to stand and be recognized. He then asked the support staff to stand and introduce themselves. He also shared information about safety in the building (exits, what to do in case of an emergency, etc.).

Committee members introduced themselves to each other at their table, and as a table group, they shared one word to describe NISD. The words were:

- Opportunity
- Fluid
- Interactive

- Dynamic
- Family
- Home
- Trajectory

#### **4. Committee Overview**

Assistant Superintendent Tim McClure talked about the committee make up and how there are parents, employees, community members and business leaders that represents all areas of the district, showing this committee represents a cross-section of the community. The LRPC was formed in 2000 and has been instrumental in planning for facilities and for the future of this fast-growth district. He shared the history and talked about how the master plan in 2000 identified needs of the district for 20 years. He displayed a document that showed the long- and short-term planning that was introduced in 2000-2001. A comparison was shown of the district, comparing the number of campuses and students from 2000 to today.

While reviewing the committee's charge and parameters, Mr. McClure asked committee members to consider what they thought the current and long-term facility needs may be. Some of the committee member's responses were:

- Remodels (remodeling existing schools)
- Infrastructure (technology needs),
- More Classrooms,
- Fields, Roofs, etc. (deferred maintenance),
- Another Stadium

Lastly, he explained that the committee is charged with forming a recommendation for consideration by the NISD Board of Trustees.

A committee member asked about including information about salaries for teachers and ensuring great teachers are included and that there should be a plan to pay teachers properly. Tim explained how school funding works and that the Interest & Sinking funds for capital purchases can't be used for "people," or teacher's salaries.

Tim shared the schedule with the committee and explained that the group will be going on a "road show" to campuses, and he talked about the importance of keeping a district-level perspective at all times. He walked the committee through the LRPC website ([www.nisdtxlrpc.org](http://www.nisdtxlrpc.org)) and talked about the importance of transparency through this planning process.

#### **5. Bond-Planning Process**

Assistant Superintendent Tim McClure explained the planning process that the district follows before the Board calls a bond election. He explained that the ongoing responsibilities of the district are to assess needs at existing facilities, review financial data and study demographic and enrollment projections. He spoke about

the importance of how this committee has continued to stay engaged and learn about 2017 bond projects.

The LRPC's responsibilities are to prioritize potential projects and make recommendations to the Board. If the Board calls an election, it's a shared responsibility to educate and inform the community. Then if the election is approved by voters, the district levies the tax rate, projects will be designed, bid, and eventually constructed.

He shared a fact that, on average, the district has been responsible for \$1.3 million of construction spending per week since 2000. Back then, the district was tracking 44 developments, compared to 86 active housing developments today.

A committee member asked a question about bidding projects. McClure explained that there are about five methodologies, which he described these three:

1. Low bid: the district must accept the lowest bid, regardless of qualifications
2. CSP (competitive sealed proposal) means low bid on completed documents in conjunction with qualifications
3. CMR (construction manager at risk) means awarding Construction Manager based on qualifications and a fee prior to the design to assist throughout the process.

McClure explained that the district makes sure they use a methodology that allows the district to get the best value and prefers using CMR or CSP.

## **6. Bond History**

Assistant Superintendent Tim McClure reviewed the bond election history in the district, going back to 1990.

- 1990: \$22 million (74% approval)
- 1996: \$45 million (74% approval)
- 2001: \$162.7 million (70% approval)
- 2001: \$19.5 million (67% approval)

Someone asked what the stadium would cost in today's dollars. It was estimated it would cost \$50-55 million if constructed today.

- 2005: \$224.5 million (70% approval)
- 2008: \$260 million (72% approval)
- 2012: \$255 million (57% approval)
- 2017: \$399 million (61% approval)

McClure also showed the district's feeder pattern, outlining the number of students that the buildings are designed for, and described how in 2011, \$5 billion was cut from education across the state. This decrease in state funding resulted in the district deciding to re-evaluate the campus sizes in NISD. McClure explained that the

district would have needed 130 elementary campuses at build out. Changing the size takes that number down to about 95, which is a huge cost savings long term. He said that the district is seeing those schools fill up since the last bond and he outlined the recent growth-driven projects across the district. He also walked the committee through the construction website ([www.nisdtxconstruction.org](http://www.nisdtxconstruction.org)), showing the committee where to find updates on construction projects.

A committee member asked these questions:

When it comes to additions at existing buildings, what sort of quality control is in place? What standard practices are in place? (The committee member shared this was in response to learning about tornadoes that killed students in Oklahoma.)

McClure said the district uses a three-pronged approach:

- 1) We employ our own construction administration team who are district employees that manage construction projects daily.
- 2) The general contractor has an obligation and responsibility to provide daily oversight.
- 3) Architect and engineering consultants have a responsibility to provide weekly oversight.

He also stated that this group meets weekly throughout the course of construction in addition to their other site visits and responsibilities.

Another committee member asked about a new requirement to build tornado shelters when an addition is constructed at a campus. McClure explained how each municipality has adopted different codes but the district has made the decision to add storm shelters when it builds new campuses, even if it's not required. Although there's no requirement to provide shelters to existing facilities, the committee will likely look at this topic more closely in future meetings.

## **7. Closing**

McClure asked for questions and reminded the committee that the next meeting would be at 6 p.m. on October 22 at the district's newest campus, Lance Thompson Elementary School. Tours of the campus will begin at 5:30. He also pointed out that on the [LRPC Meetings page](#) that committee members can click on a school name to open a map to the campus.

Superintendent Dr. Ryder Warren thanked the committee members for their time and reiterated that the committee members drive the committee. He explained that the district staff is here for support. Dr. Warren told the committee members, "You were asked to be a part of this because you support the kids and you want what's best for the students. We truly appreciate you and thank you for guiding us to a recommendation."