

**SPECIAL CALLED MEETING
UPDATE: NEW WEST ELEM.
BOND PROJECT**

West Independent School District

Presentation – Thursday, August 15, 2019

Presenter: David Truitt, Superintendent



THE “WHY”

- Last District Project: 50 Year Decision
- West Explosion: From Five to Seven Grade Levels
- All Means ALL When Planning for & Serving our Students in West
- The Needs from 2017-2018 are even Greater in 2019-2020
 - Believed in the Vision then... Believe in the Vision now
 - Student Enrollment: Grown 78 Students over the Past Three Years; Now at 597 Students
 - It's Not Just One Thing at the Current Site...
 1. Growth
 2. Safety
 3. Learning Opportunities



CURRENT WORK

- Acquiring the needed acreage for the new school site
- Completing a new campus rendering of the outside of the campus (even show how it would sit on the new land)
- Completing a layout of the new campus (even list square footage and how many classrooms, offices, electives, etc.) and list the “as accurate as possible” construction cost
- Ensuring we call for a Bond amount less than the District’s Bond Capacity
- Reviewing ways to “value engineer” the new campus
- Communicating ways the District’s tax rate has been reduced
- Striving to improve communication of the new Bond tasks and timeline with the community
- Working with a new architect & construction company from the 2018 project



CURRENT WORK

- Held Three Listening Sessions
- Held a Special Called Board Meeting – Workshop Format
- Attended the City Leadership Luncheon
- Attended the Chamber Board Meeting
- Written several Articles for “The West News”
- Updated all District Social Media and Website
- Spoke at District Convocation
- Attended the WES Meet the Teacher Night
- Named a Board Subcommittee to Craft Bond Budget
- Scheduled two Public Hearings for this Week



LAND ACQUISITION AND DESIGN PLAN

- Met with Landowner and Requested 30 Acres
- Met with Mayor Muska



SITE SELECTION



LAND ACQUISITION AND DESIGN PLAN

- Met with Landowner and Requested 30 Acres
- Met with Mayor Muska
- Working with Claycomb on Site and Design Plans
 - Completed Cost Projection Report
 - Reviewing Three Design Options
 - Ready to Meet with Staff



DESIGN & PROGRAM PLAN

	A	B	C	D	E
46		TEA REQUIREMENTS CORE CLASSROOMS / 750 STUDENTS		35 (MIN. INCLUDING EFFICIENCY FACTOR)	
47		PreK-K Classroom(with Shared Toilet between Classrooms)	10	840	8,400
48		First Grad	5	800	4,000
49		Second -	20	750	15,000
50		First - Fift	0	80	0
51		Classroom			0
52		Learning			0
53		STEM Cl			0
54		Staff Wo			0
55		Lounge			0
56		Cow Sto			0
57		Student			0
58		Staff To			0
59		Custodi			0
60		Electric			0
61		IDF			0
62		Mecha			0
63		sub-to			390
64					
65					
66		SPECIAL ED			
67		Life S			0
68		Focu			120
69		Moto			120
70		Dysl			380
71		ESL			380
72		Spe			380
73		Rea			380
74		Mat			380
75		sub			3,140
76					
77		FINE ARTS			
78		Stage w/Ramp	1		1,080
79		Stage Storage	1	150	150
80		Music Classroom	1	800	800
81		Music Storage	1	150	150
82		Art	1	900	900



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 - Completed Cost Projection Report
 - Reviewing Three Design Options
 - Ready to Meet with Staff
- Cost Projection Work:
 - \$213 vs. \$230 Cost per SF
 - 35 Classrooms
 - Reviewing 18 cents again...
 - Still ~80,000 SF



TAX RATE INFO

- \$1.37 (\$1.19 + .18) Tax Rate Today vs. \$1.50 in May 2018
- \$11.42 Monthly Tax Impact Today vs. \$19.16 in May 2018
 - Note: Estimated Monthly Tax Impact on District Homeowners Assuming a 100K Market Value for a Bond Amount between 20M-22M
- 24.3M Bond Capacity Today vs. 20M in May 2018



SUBCOMMITTEE RECOMMENDATION

▪ New West Elementary Campus

- 30 Acres of the Matus Family Trust Land off Cottonwood Road (2114)
- 81,121 SF for 750 Students, PK- Grade 5
 - Office/Admin: 2,805 SF
 - Media Center: 4,450 SF
 - Academics (35 Classrooms or 5 per Grade Level, PK-Grade 5): 32,390 SF
 - ✓ PK/K with Restrooms: 840 SF, Grade 1: 800 SF, and Grades 2-5: 750 SF
 - Special Education/Intervention: 3,140 SF
 - Fine Arts: 3,080 SF
 - PE/Athletics: 6,380 SF
 - Food Services (2 Serving Lines and 3 Lunches): 8,240 SF
 - Maintenance/MDF/Custodial: 1000 SF

Currently at WES:

- K/1: 700 SF
- 2/3: 650 SF
- 4/5: 620 SF
- Cafeteria: 2,300 SF
- Gym: 4,000 SF
- Kitchen: 1,500 SF
- Library: 1,500 SF
- Music Room: 1,350 SF



SUBCOMMITTEE RECOMMENDATION

- New West Elementary Campus
 - \$21,485,000.
 - Construction Cost: \$230 SF = \$18,658,000.
 - Contingency = \$1,000,000.
 - Professional Services = \$1,200,000.
 - Furniture, Equipment, and Technology = \$375,000.
 - Playground = \$50,000.
 - Legal Fees, Surveys, Geotech, Inspections = \$187,000.



PUBLIC HEARING

