

Sunnyvale Independent School District

Facilities Planning Committee

VISION AND RECOMMENDATIONS

July, 2014

FACILITIES PLANNING COMMITTEE

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Gallagher Construction
Templeton Demographics
Town of Sunnyvale
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EXECUTIVE SUMMARY

In September 2013 the SISD Facilities Planning Committee (FPC), at the direction of the Sunnyvale ISD Board of Trustees, convened to:

- review and update the district facility needs as documented in the 2009-10 FPC report, and
- recommend the next steps to the Board of Trustees.

The FPC employed several working guidelines in developing their recommendations, including:

1. The Sunnyvale ISD vision and mission as documented in the 2006 Sunnyvale ISD Strategic Plan:

Vision: Sunnyvale ISD, in partnership with the community, is a stable, safe and caring “hometown” learning environment that focuses on the changing needs of our students and achieves educational excellence.

Mission: The mission of Sunnyvale ISD is to provide the highest quality education by creating life-long learners through comprehensive academic, athletic, cultural and extracurricular opportunities for the children of our community.

2. Classroom needs should always take precedence.
3. Focus on ways to enhance each student’s academic career and making them a college ready student upon graduation.
4. Base recommendations on district needs and the ability to conservatively fund those needs.
5. Employ discussions with consultants with knowledge and experience in school district management and operations, population demographics and projections, architecture, construction, town operations and planning and school district debt financing.

The conclusions of the Facility Planning Committee, given current growth projections and funding available to the district, are:

- **A bond election should be called in November, 2014 for expansion of the Middle School.**
- **Needs and schedules for other classroom and non-classroom facilities should be communicated to Sunnyvale ISD voters.**

BACKGROUND TIMELINE

January 2004

In 2003 a 12 member committee was established by the Sunnyvale ISD Board of Trustees to develop a comprehensive growth plan for Sunnyvale ISD. This committee recommended:

- Building a Middle School facility for grades 5-8 with capacity of 400 students.
- Expanding K-8 capacity when attendance exceeds 700.
- Calling a Special Bond election to start the process to build a separate High School when attendance in grades 5-8 is equal to 400 students.

These recommendations were approved by the voters of Sunnyvale and new middle school was completed and opened in the 2004-2005 school year.

February 2006

The Sunnyvale ISD Strategic Planning Committee (SPC) convened to further develop strategic planning efforts. The resulting report, titled “Community Strategic Planning Findings and Conclusions”, was presented in February 2007. The recommendations included:

- Calling a Special Bond election to build a separate High School to be completed by 2009-2010 school year, and
- If the bond was approved, begin a High School in 2007-2008 with students meeting in the Sunnyvale Middle School facility until a high school facility was completed.

These recommendations were approved by the voters of Sunnyvale and the 9th grade class began with the 2007-2008 school year.

September 2009

The Sunnyvale ISD Facilities Planning Committee was formed in 2009 to develop a long range plan for the Sunnyvale ISD. The results of the FPC’s initial work were:

- a document outlining district needs over the next 10 years, and
- the recommendation to hold a bond election for construction of a new elementary facility.

The bond election for the Elementary School was approved by the voters of Sunnyvale and the school opened in August of 2012.

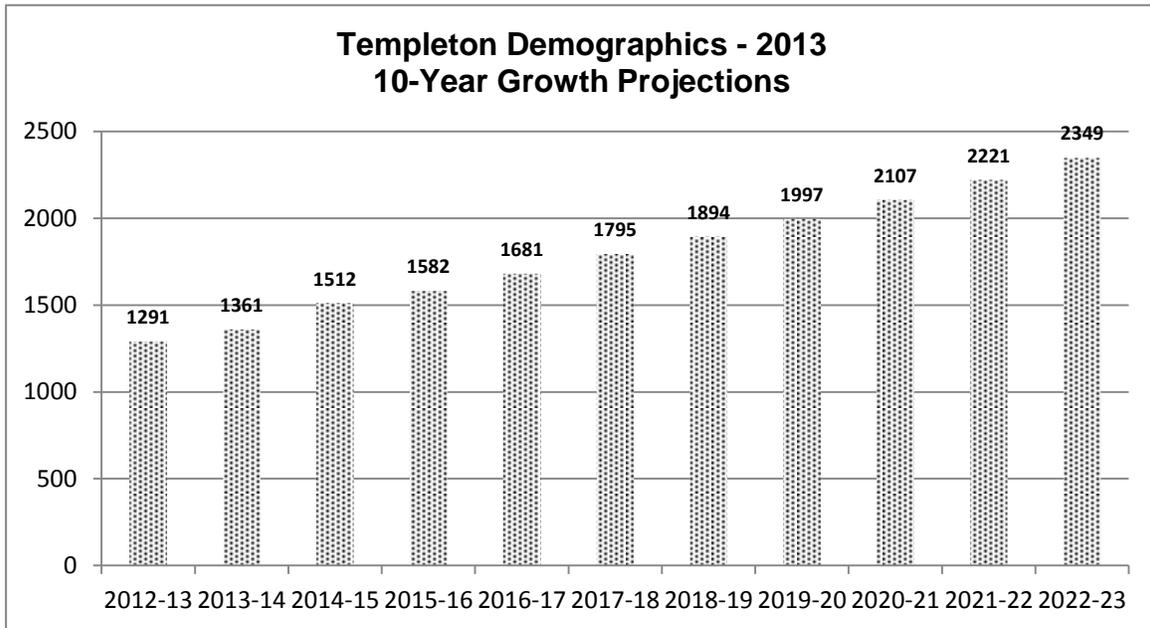
September 2013

In September 2013 the FPC convened to review and update the needs from the 2010 report and to form a recommendation to the Board of Trustees for the next action for accommodating school district facility needs. This document contains the findings and recommendations of the FPC.

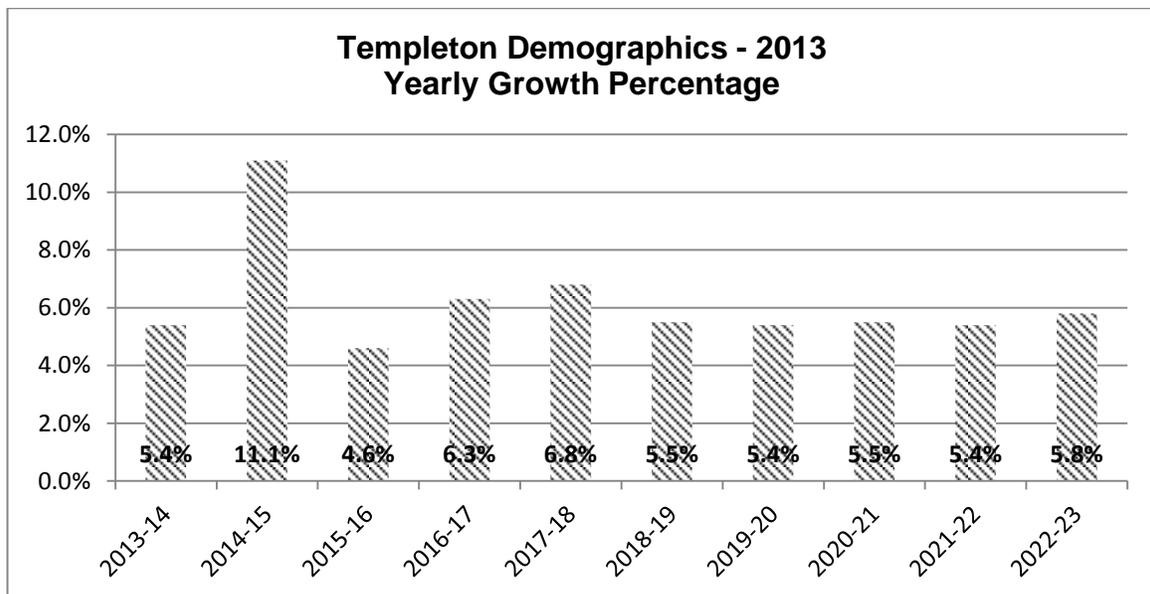
DISTRICT DEMOGRAPHICS

Templeton Demographics provided student growth projections based upon 2013 data. It is projected that the total number of students in the district will grow from 1291 students in 2012-13 to 2349 students in 2022-23. This represents an average annual growth rate of 6.2%.

Total projected student population in the school district by year:



Yearly projected student population growth in school district as an annual percentage:



DISTRICT FACILITY PLAN

The October 2010 FPC report, entitled PROPOSED VISION AND RECOMMENDATIONS, included a list of Sunnyvale ISD facility needs for the next 10 years. The FPC reviewed and updated this list to include the needs as of July 2014. The updated list includes:

Classroom Facilities

- Middle School Expansion
- Primary School (fourth campus)
- High School Expansion

Non-classroom Facilities

- Performing Arts Center
- Athletic Infrastructure Expansion
- Raider Stadium Expansion
- Raider Park (Baseball/Softball) Expansion
- Tennis Court Expansion
- Ag Barn Construction
- Transportation and Maintenance Facility
- Primary/Elementary School Playground Covers

Classroom Facilities

The FPC analyzed and updated the timeline for each classroom facility reaching capacity for educating students and then reviewed options for providing additional space over the next 10 years.

The assumptions used in this modeling technique included:

- Projections from the demographers report represent the most reliable data on population growth.
- The number of students is based on the projected number of students at the end of any given school year versus the beginning of the school year.
- The maximum timeframe for projections is 10 years.
- Projections for construction phasing and cost estimates by WRA and Gallagher Construction represent the most reliable data on construction.
- A minimum of 15 months is required between passing a bond and completing construction on a given facility.

Current classroom configurations have the following capacities and life span:

Campus	Grades Included	Design Capacity	Capacity Exceeded	Student Population
Elementary	PK-4	650	2016-17	683
Middle	5-8	450	2014-15	456
High	9-12	550	2020-21	619

The following classroom projects are required to meet the district's projected student growth.

Middle School Expansion - 2015-16

The Middle School campus will exceed student capacity of 450 students during the 2014-15 school year. This will create a classroom need that will have to be addressed for the 2015 – 2016 school year before construction of the expansion can be completed. As designed in the original plans for the middle school, expansion will be accomplished through additional spaces added to the south side of the building.

Expansion highlights:

- 18,300 SF new construction in academic wing – including 14 classrooms
- 6,750 SF new construction in athletic wing -- locker rooms and weight room
- 1,750 SF renovation -- science lab and instructional space.

Primary School Construction / Elementary Reconfiguration - 2017-18

Elementary School enrollment (PK-4) will reach 683 students in the 2016–2017 school year. Space to accommodate this growth should be provided via construction of a new 550 student Primary School before the 2017-18 school year.

PK-1 should be moved to the new Primary School campus in 2017-18. At the same time, the 5th grade should be relocated from the Middle School to the Elementary School campus.

Elementary School (grades 2-5) capacity will again be exceeded in 2019-20 when enrollment reaches 664 students. At that time, grade 2 would be retained at the Primary School making it a PK-2 school.

Highlights of the Primary School:

- 55,000 SF new construction – including 24 classrooms
- 17,000 SF gross renovation – cafeteria, kitchen, gymnasium, and HVAC units
- Existing parking/paving re-designed and re-constructed
- Drainage issues corrected.

High School Expansion – 2020-21

The current High School will exceed capacity in the 2020–21 school year when 619 students are projected for grades 9-12.

Expansion of the High School should take place before the 2020–21 school year. As designed in the original plans, this expansion could be accomplished by adding classrooms to the east side of the existing high school. Highlights of the expansion:

- 24,375 SF new academic construction – 20 classrooms and labs
- 1,700 SF new athletic construction -- locker rooms and larger
- 3,220 SF renovation -- science labs and instruction space

The following chart depicts a yearly building capacity, student population and grade configuration plan.

	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>
Primary:				PK-1	PK-1	PK-1	PK-2	PK-2	PK-2
Capacity				550	550	550	550	550	550
Population				300	301	299	456	459	480
Elementary:	PK-4	PK-4	PK-4	2-5	2-5	2-5	3-5	3-5	3-5
Capacity	650	650	650	650	650	650	650	650	650
Population	632	675	683	561	622	664	546	572	558
Middle:	5-8	5-8	5-8	6-8	6-8	6-8	6-8	6-8	6-8
Capacity	450	750	750	750	750	750	750	750	750
Population	456	483	550	449	474	505	486	551	627
High:	9-12	9-12	9-12	9-12	9-12	9-12	9-12	9-12	9-12
Capacity	550	550	550	550	550	550	900	900	900
Population	424	424	448	485	497	529	619	639	684
District Totals	1512	1582	1681	1795	1894	1997	2107	2221	2349

This chart summarizes the long-range (2022-23) projection of student population, grade configuration and building designed capacities:

Campus	Grade Configuration	Design Capacity	Capacity Provided	2022-23 Population
Primary	PK-2	550	2017-18	480
Elementary	3-5	650	2012-13	558
Middle	5-8	750	2015-16	627
High	9-12	900	2019-20	684
Totals		2850		2349

Non-classroom Facilities:

To reduce subjectivity and biases about specific needs and timing for non-classroom facilities, the FPC used two key questions in developing a plan for non-classroom facilities:

1. How does the specific item enhance the district's ability to meet the long term mission of providing the "highest quality education by creating life-long learners through comprehensive academic, athletic, cultural and extracurricular opportunities for the children of our community"?
2. How does Sunnyvale athletic, cultural, and non-classroom facilities compare to those of comparable school districts?

Classroom facilities has taken precedence over non-classroom facilities and will continue to be given priority. However, as the school district has grown so has the curriculum and program. The FPC recognizes that additional non-classroom facilities are desirable and need to be part of the long-range facility plan. Each facility listed is required as soon as practically possible and within the funding capacity of the school district.

Performing Arts Facility

As the fine arts program continues to excel in all areas, facility designed to meet the needs of the performing arts programs is a priority need for the Sunnyvale ISD. This facility will be used to host drama, choir, band, and special school competitions and events. It would be a facility with potential usefulness by the Town of Sunnyvale and other entities beyond Sunnyvale.

A Fine Arts Facility Team was formed to evaluate district needs, visit other facilities in the area, and develop a requirements list. This team was made up of people with Fine Arts expertise within the Sunnyvale ISD staff and board of trustees, FSC members, and local residents.

The timing of this project will be dictated by residential and commercial growth within the district. The determination would be to build a Performing Arts Center that would be sustainable given continued growth and program development. It should also reflect the quality of the programs that would utilized the facility.

Performing Arts facility design highlights:

- 36,450 SF with 800 seat auditorium.
- Lighting, sound and audio visual componentry.
- Stage with a full fly loft with motorized riggingFull below-stage orchestra pit with manual pit filler/cover (to extend stage when not in use), access provided by hydraulic lift and stairs.
- Catwalks for light and rigging access above the stage and at two parallel locations over the auditorium house.
- Parking and fire lanes.
- Entrance and sidewalks.
- Modifications to the existing high school service yard.

Athletic Infrastructure Expansion

Infrastructure facilities are by far the primary need within the athletic department. The number of athletic teams, students participating in athletics, students in physical education, and coaches continues to grow. Dressing room capacity, weigh room capacity, practice field/court space, coach's offices/meeting space, athletic training space, and storage space must be expanded to meet this increasing demand and to maintain student safety.

Additional court (practice) space should be addressed as part of the Middle and High School expansions.

The current Fieldhouse should be expanded, including the addition of women's facilities.

Fieldhouse expansion highlights:

- 6,000 SF new construction
- Additional locker rooms
- Enlarged weight room (by 50%)
- Women's restroom facilities
- Equipment storage room
- Relocated and expanded laundry facilities
- Coaches office renovation.

Raider Stadium Expansion and Improvements

Increase seating, public facilities and press box as the district and the Town of Sunnyvale grows. Consideration must be given to the need for improved visitor side facilities as Sunnyvale ISD moves up in UIL classification. Improvement highlights:

- Relocate visitor grandstands to baseball and softball fields
- Relocate existing home side grandstands to new foundations on visitor (east) side
- New home-side grandstands (2500-3000 – 1/3 individual theater-type seats)
- Press box with elevator
- Masonry enclosure for home-side grandstands
- Renovation/expansion of home-side restrooms and concessions facilities
- Visitor-side restroom, ticket and concessions building
- Approximately 550 additional parking spaces.

Raider Park (Baseball/Softball) Complex Expansion

Increase seating, public facilities, and construct a shared press box and expanded concession area for use by both baseball and softball programs. Highlights:

- Relocate visitor grandstands from football field to baseball and softball fields
- 2000 SF two-story facility between baseball/softball fields include:
- Additional restrooms
- Enlarged concessions
- 500 SF press box it will require
- Grandstand seating
- Storage for softball and tennis.

Tennis Complex Expansion

4 additional tennis courts should be provided – matching existing facilities.

Ag Barn

Construction of a specific facility for agricultural programs would reinforce the Sunnyvale ISD commitment to this course of study. It is recommended that an off campus site be utilized for this project. Highlights:

- 11,200 SF roof area including 7,000 SF with concrete floor slab
- show area
- livestock pens
- feed and hay storage
- general storage, office, restroom, wash area, clip and tack,
- stalls

Multipurpose Indoor Facility

The Sunnyvale ISD and the Sunnyvale Youth Sports Association (SRYSA) both have increasing needs for practice space in many extracurricular activities, i.e. cheer, band, football, baseball, softball, soccer, track and field.

As the district and town grows and the number of students in these extracurricular programs increase, construction of a multipurpose indoor facility should be a consideration.

This facility could be a joint project with the Town of Sunnyvale an/or corporate entity to help with construction funding and improve overall utilization. Through proper design and marketing, this facility could be rented for youth sports tournament and meets to generate revenue. In addition, tournaments such as this would provide visitors to our town and could lead to further economic development.

Maintenance and Transportation Facility

A new district maintenance and transportation facility should be considered to handle increased number of vehicles (i.e. buses, district vehicles, other). Highlights:

- 8,000 SF building Includes:
 - 1,600 SF area for offices, storage, work room, restrooms, storage above
 - 6,400 square feet of garage/maintenance shop area with up to 4 bus bays
- Space for bus parking lot and fueling stations.

Primary/Elementary School Playground Covers

All elementary and primary school playgrounds should be covered to provide protection from the weather. This includes both (west and northeast) Elementary playgrounds and the Primary School playground.

FINANCIAL FEASIBILITY

The school district has maintained a positive financial position as evidenced by three recent reports and acknowledgments.

1. The Texas Education Agency rated Sunnyvale ISD as a district with superior achievement on the Financial Integrity Rating System of Texas. The District had a perfect score on the rating for the 2012 – 2013 school year.
2. The school district was recently recognized by the State Comptroller's Office as Five Star school district for the 4th consecutive year due to efficient operation costs and academic performance.

When the bond was passed to build the high school in the spring of 2007, the Interest & Sinking rate (I & S) used for debt service was 37.6 cents. The bond for the elementary was passed and I & S taxes were increased to 38.6 cents.

- The Appraised Value for the District has increased from \$522 million in the 2006 tax year to \$792 million in the 2010 tax year. That increase represents a 10.3% average appraised value growth for the 5 tax years.
- With the Appraised Value for the district anticipated to grow 1.5% this fiscal year, funding capacity will increase slightly. Passing a bond for a Middle School expansion will be funded by increasing the I&S tax rate to approximately 41.5 cents.
- The bond for the Middle School expansion will be a combination of a regular bond and utilization of a Qualified School Construction Bond (QSCB). Interest on the QSCB bond will be subsidized by federal government payments, therefore reducing the interest cost to the district.
- Timing of the bond issuance is crucial. The school district will apply for an extension for use of the QSCB but would need to issue the bonds prior to May 2015.

Yearly District Tax Rate:

The following are actual and proposed tax rates and tax impacts for 2004 through 2016. These figures are based on the average home taxable value in Sunnyvale with a \$250,000 value. Monthly change is expressed in relation to the previous tax year. Rates for 2015 – 2016 are anticipated should a bond issue pass.

School Year	M & O Tax Rate	I & S Tax Rate	Total Taxes	Monthly Change
04 – 05	1.446	0	\$ 3615	NA
05 – 06	1.446	.220	\$ 4165	+ \$46
06 – 07	1.322	.197	\$ 3798	- \$31
07 – 08	1.004	.376	\$ 3450	- \$ 29
08 – 09	1.024	.346	\$ 3425	- \$ 2
09 – 10	1.023	.337	\$ 3400	- \$ 2
10 – 11	1.023	.328	\$ 3378	- \$ 2
11 – 12	1.024	.386	\$ 3525	+ \$ 12
12 – 13	1.024	.386	\$ 3525	+ \$0
13 – 14	1.024	.386	\$ 3525	+ \$0
14 – 15	1.024	.386	\$ 3525	+ \$0
15 – 16	1.024	.410	\$3585	+ \$ 5

Assuming a successful bond election to expand the middle school, the out-of-pocket tax costs of the Sunnyvale ISD tax rate on a \$250,000 home are projected to be less in 2015-15 than actual costs in 2004-05.

School Year	Tax Rate	Total Taxes
04 – 05	1.446	\$ 3615
15 – 16	1.4344	\$ 3585
Net change	-0.007	-\$30

RECOMMENDATIONS

While the FPC identified the full range of district facility needs as outlined in the report, the committee concluded with confidence that the best fiscal and academic plan is to expand the Middle School to support a minimum of 650 students. As a result of this recommendation, the SISD Board of Trustees should immediately consider initiating the process of a bond referendum.

If the SISD Board of Trustees and District Administration concur with the FPC recommendation, the following efforts should be considered:

- Enlist community support before bond election plans are finalized. The success of the students in Sunnyvale ISD is dependent on the support and involvement of parents, educators, the school board and the community as a whole. All entities should have a voice in discerning what is best for the Sunnyvale ISD -- bond packages must reflect the views of the community.
- A Town Hall meeting should be held prior to the SISD Board of Trustees announcing a decision regarding any bond referendum. For the Middle School expansion, the meeting should be scheduled for August, 2014.
- The District website should be updated to inform Sunnyvale citizens of the actions involved with any bond referendum.
- Sunnyvale school and community organizations should be enlisted to educate, gain support, and facilitate voter registration throughout the community.