

A photograph of three children, two girls and one boy, smiling and posing together. The image is partially covered by a green circular overlay and a yellow banner.

FPTF Recommendation

Presentation to Board of Trustees | June 12, 2023



Overview

HEBISD

FACILITY PLANNING TASK FORCE



Background Information
Task Force Overview & Process
Facility Conditions & Tours
Bond Project Considerations
Financial Information
Recommendation
Looking Ahead & Closing

HEB ISD AT A GLANCE



31 Total Schools

21 Elementary Schools
5 Junior High Schools
3 High schools
2 Non-Traditional Schools



97.7%
Graduation Rate



8,376
Career and Technical
certifications earned in 2021

2nd

Most diverse
school district
in the nation

A

HEB ISD earned an "A" rating
for state accountability.



23,632
Current Enrollment

HEB ISD is consistently one of the highest-performing districts for academic performance and financial efficiency. Whether it's through innovative approaches to learning or award-winning athletics programs, students in HEB ISD are empowered to achieve their goals and meet the challenges of the future.

EMPOWERING TODAY TO EXCEL TOMORROW

Our Why

Ensure all schools have modern safety and security features

Continue the district's practice to replace aging schools when it's more cost effective to rebuild

Create classrooms that are appropriately sized and meet today's standards

**Bond dollars
could provide
funding to**

Address building deficiencies like deteriorating pipes and settling foundations

Create equity among campuses across HEB ISD

Continue to improve fine arts spaces and athletic facilities at LD Bell and Trinity

Task Force Overview & Process



HEB ISD

FACILITY PLANNING TASK FORCE

- 45 citizens committed to the students and staff of HEB ISD
- Members represented all geographic areas of the school district with diverse backgrounds and interests - reflecting a cross section of our HEB ISD community
- Varying perspectives from the entire community was very important to the process



Task Force Members

Ami Andrews

Pam Arnold

Dr. Faye Beaulieu

Ravi Sharma Bhattarai

John Biggan

Matthew Boyd

Chris Brown

Jenine Christopher

Sharon Coffey

Mike Collins

Jeannette Cook

Mark Cyrier

Matthew Eiserloh

Emorie Elliott

Becky Ewart

Ofa K Faiva-Siale

Steven Farco

Roger Dale Fisher

Chris Flynn

Vanessa Garcia

Jim Griffin

Dianthe Hall

Garry D Hamilton

Julia Harris

Allan Heindel

Diane Henry

Triana Horton

Mike Ingraham

Jodi James

Ellen Jones

Shelly Lemman

Tulsi Ram Lohani

Beck Martin

David Christopher Metcalf

Heather Peery

Dr. Consuela Perez

Samantha Poe

Bob Prevenslik

Chrystal Riddell

Joseph A. Robinson

Matt Romero

David Saenz

Donna Stevens

Sandy Steves

Jeremy Tompkins

VOLUNTEER SPOKESPERSONS

Faye Beaulieu
Matthew Boyd
Jeannette Cook

Steve Farco
Allan Heindel

Dr. Consuela Perez
Bob Prevenslik



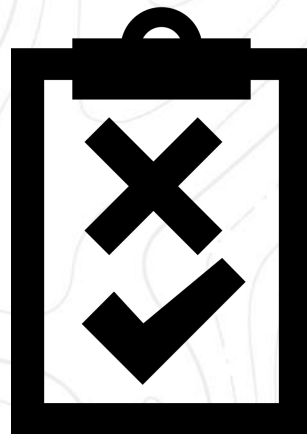
Task Force Goal

Our Task Force was charged with evaluating facility conditions and identifying possible needs in Hurst-Euless-Bedford ISD.

EVALUATE CONDITIONS



IDENTIFY NEEDS



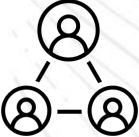

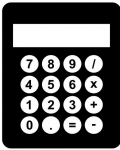




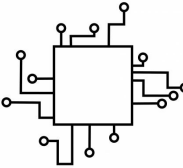



SUPPORT EDUCATION



SAFE ENVIRONMENT

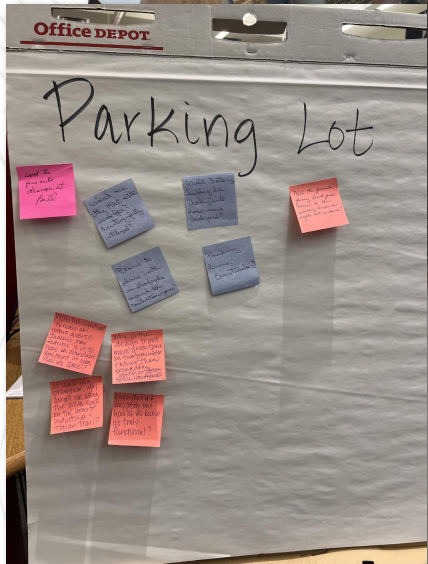
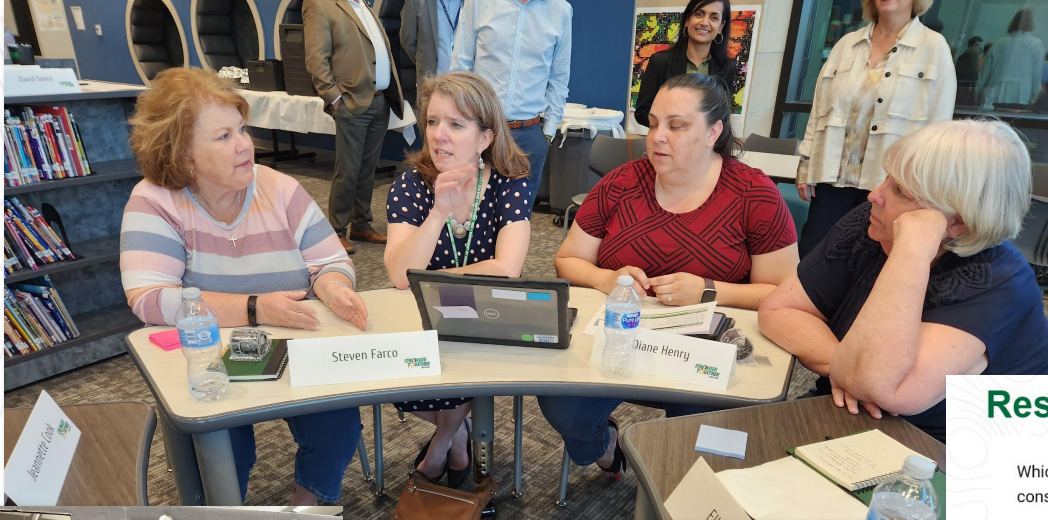


Meeting Schedule

Meeting #1	Meeting #2	Meeting #3	Meeting #4	Meeting #5
Tuesday MARCH 7, 2023	Wednesday MARCH 22, 2023	Wednesday APRIL 5, 2023	Wednesday MAY 10, 2023	Wednesday MAY 17, 2023
CENTRAL JUNIOR HIGH + KEYS HS (FEW)	LD BELL HIGH SCHOOL	TRINITY HIGH SCHOOL	BELL MANOR	OAKWOOD TERRACE
 Task Force Overview & Process  Facility Overview & Assessment Summary	 School Finance Bonding Capacity & Tax Impact Scenarios  Safety & Security  Administration's Project Recommendation	 High School Conditions & Needs  High School Project Considerations & Concepts	 Technology Infrastructure & Equipment Needs  Committee Feedback and Q&A	 Elementary School Prototype Replacement Considerations  Survey Results Build-A-Bond Task Force Recommendation

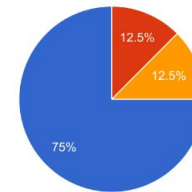
WE TOURED EACH OF THESE CAMPUSES

Multiple Opportunities to Give Input



Responses to Online Form

Which best describes your opinion of the larger classrooms and expanded academic spaces of constructing two new high schools?



● I love it! I wish we could start tomorrow!
● I like it, but I'm not sure
● I'm not sure

Thinking about the proposal for two new high schools, what would you like to see move forward, without hesitation?

26 responses

The proposed plan for the build of two new high schools

I'd like to see the athletic and fine arts improvements made sooner than later.

The build!

New science classrooms with college level equipment. Perhaps building areas that consist of 2 classrooms with a shared lab located between them. Keeping all water and gas lines on inside walls to eliminate possible freezing etc.

From an Advisory Task Force standpoint, please call the bond referendum this fall.

Bond to be passed

Larger more modern, flexible classroom facilities and furniture.
Infrastructure upgrades - plumbing, A/C etc.

- the new larger theater

Working Toward Consensus

In Meeting #1, our Task Force members were asked to agree on what **consensus** would look like.

71%

We agreed that 71% would equal consensus.

Facility Conditions & Tours



Facility Assessment - Elementary

School Name	Campus Data				Educational Adequacy						Capital Improvements			
	Year Built	Age (2023)	Bldg. SF	Capacity	EAI Score	Rank	UNDERSIZED				CI Score	CI Ranking	Bldg. Addtn.	Combined Ranking*
							Classrooms %	Admin	Cafeteria	Library				
Midway Park**	1967	56	74,280	725	1.73	1	32			X	0.50	1	X	1.90
Hurst Hills**	1969	54	63,952	705	1.84	1	88	X		X	1.00	1	X	2.17
Bell Manor**	1969	54	66,581	700	1.91	1	88	X	X	X	0.83	1	X	2.41
Wilshire	1964	59	68,628	720	1.77	1	47	X		X	1.17	2	X	2.44

We focused on the four elementary schools that scored below 3 on the Facility Condition Index.

Facility Assessment - LD Bell



**Renovation
cost vs.
Replacement
cost: 79%**

Educational Adequacy

- 78% Classrooms undersized
- 100% Science labs undersized
- Cafeteria and kitchen undersized
- Science labs need replaced
- Orchestra space needed
- Auditorium is not ADA compliant
- Stage is too small, no wings or fly loft
- Additional gymnasium needed

Current SF: 315,000
Proposed SF: 470,000



Deteriorating Pipes



Tennis Courts in Poor Condition

Facility Assessment - Trinity



Site and Structural Issues



Critical Systems at End of Life

Educational Adequacy:

- 67% Classrooms undersized
- 100% Science labs undersized
- Cafeteria and kitchen undersized
- Science labs need replaced
- Auditorium is not ADA compliant
- Stage is too small, no wings or fly loft
- Additional gymnasium needed



**Renovation
cost vs.
Replacement
cost: 81%**

Current SF: 295,000
Proposed SF: 490,000

Facility Assessment - KEYS HS (at FEW)

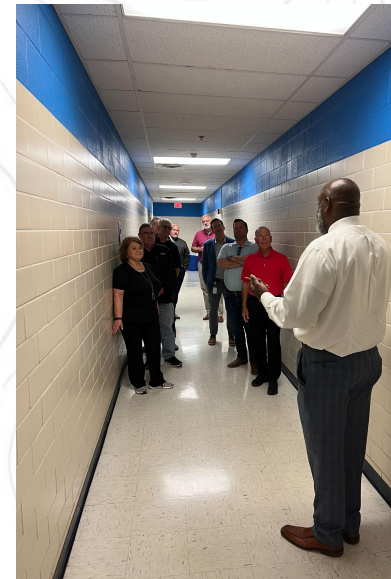
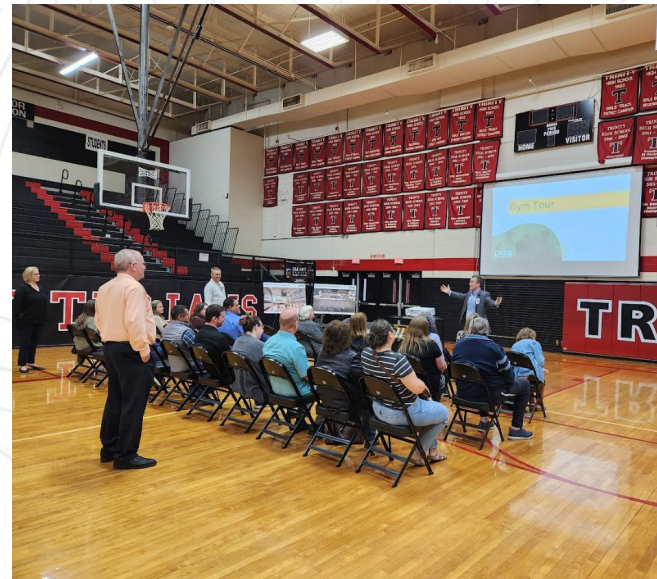


Educational Adequacy:

- 67% Classrooms undersized
- 100% Science labs undersized
- Cafeteria undersized

**Renovation
cost vs.
Replacement
cost: 73%***

Tours Provided First-Hand Look



Project Considerations & Consensus Building



High School Considerations

Visioning, Programming & Process Meetings

HEB ISD Leadership

Leadership Visioning Meeting
Administration Updates
1.25 - Board Meeting
Director's Meeting
Executive Leadership Meeting
Facilities Review
3.27 – Board Meeting

L.D. Bell High School

Student Visioning #1
Campus Staff Visioning Meetings
Campus Community Visioning Meetings
Campus Staff Programming Meetings

- Administration
- Counseling
- Core Curriculum
- Special Education
- Career and Technology
- Fine Arts
- Athletics

Student Visioning Meeting #2
Staff Programming Meeting
Principal Review

Trinity High School

Student Visioning #1
Campus Staff Visioning Meetings
Campus Community Visioning Meetings
Campus Programming Meetings
Campus Staff Programming Meetings

- Administration
- Counseling
- Core Curriculum
- Special Education
- Career and Technology
- Fine Arts
- Athletics

Student Visioning Meeting #2
Staff Programming Meeting
Principal Review



STUDENT & STAFF WELLNESS

Promote the health and wellbeing of the whole student with restorative space and opportunities for meaningful interaction.



LEARNING WITH A PURPOSE

Ensure the learning environment reflects the schools' focus on providing a holistic, inclusive, and impactful education for engaged learners.



FUTURE FOCUSED

Develop a 21st century learning environment and anticipate evolving needs.



SAFETY

Prioritize operational security and instill a feeling of safety to reduce stress, provide a welcoming atmosphere, and allow students and staff to focus on learning.

Guiding Principles

LD Bell Replacement Concepts

Existing Site

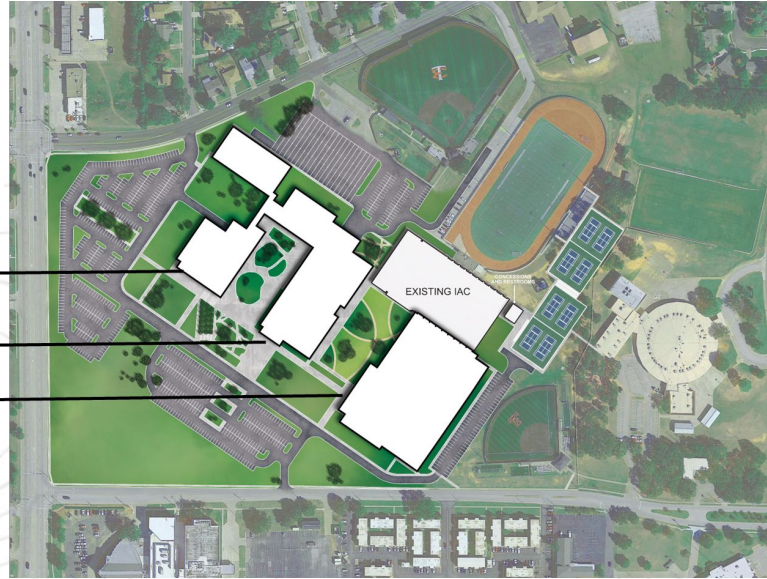


Trinity Replacement Concepts

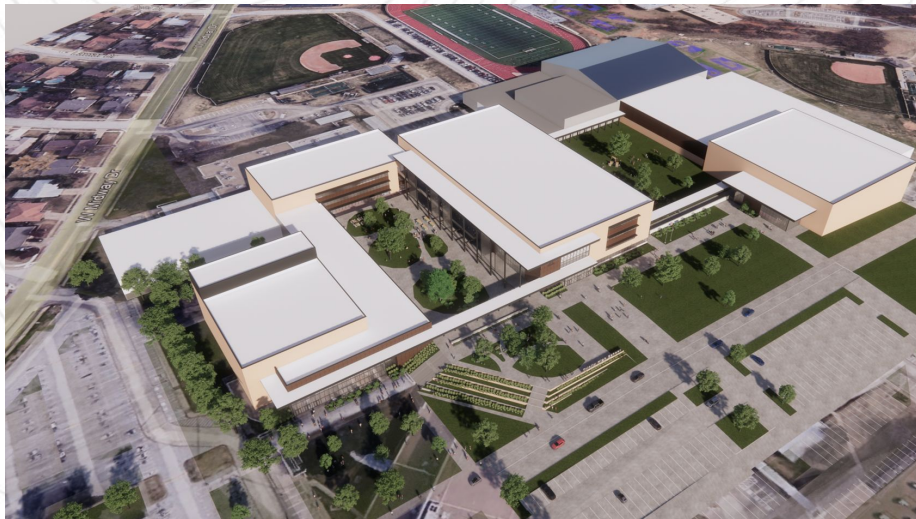
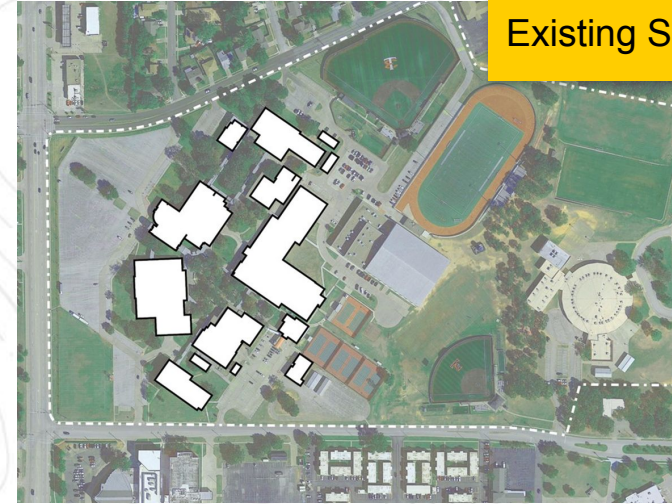
Performing Arts Center Entry

Main Entry

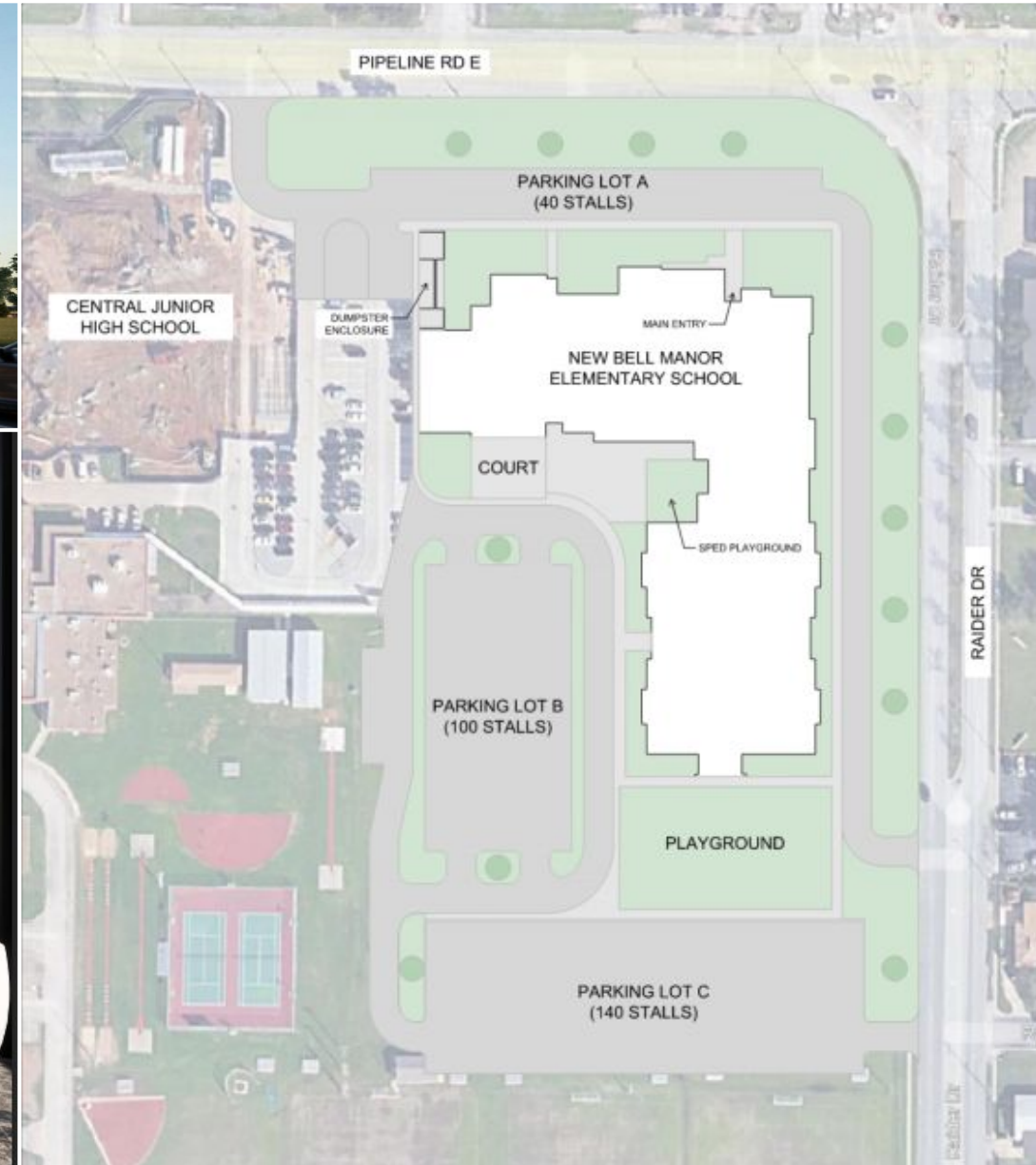
Arena Gymnasium Entry

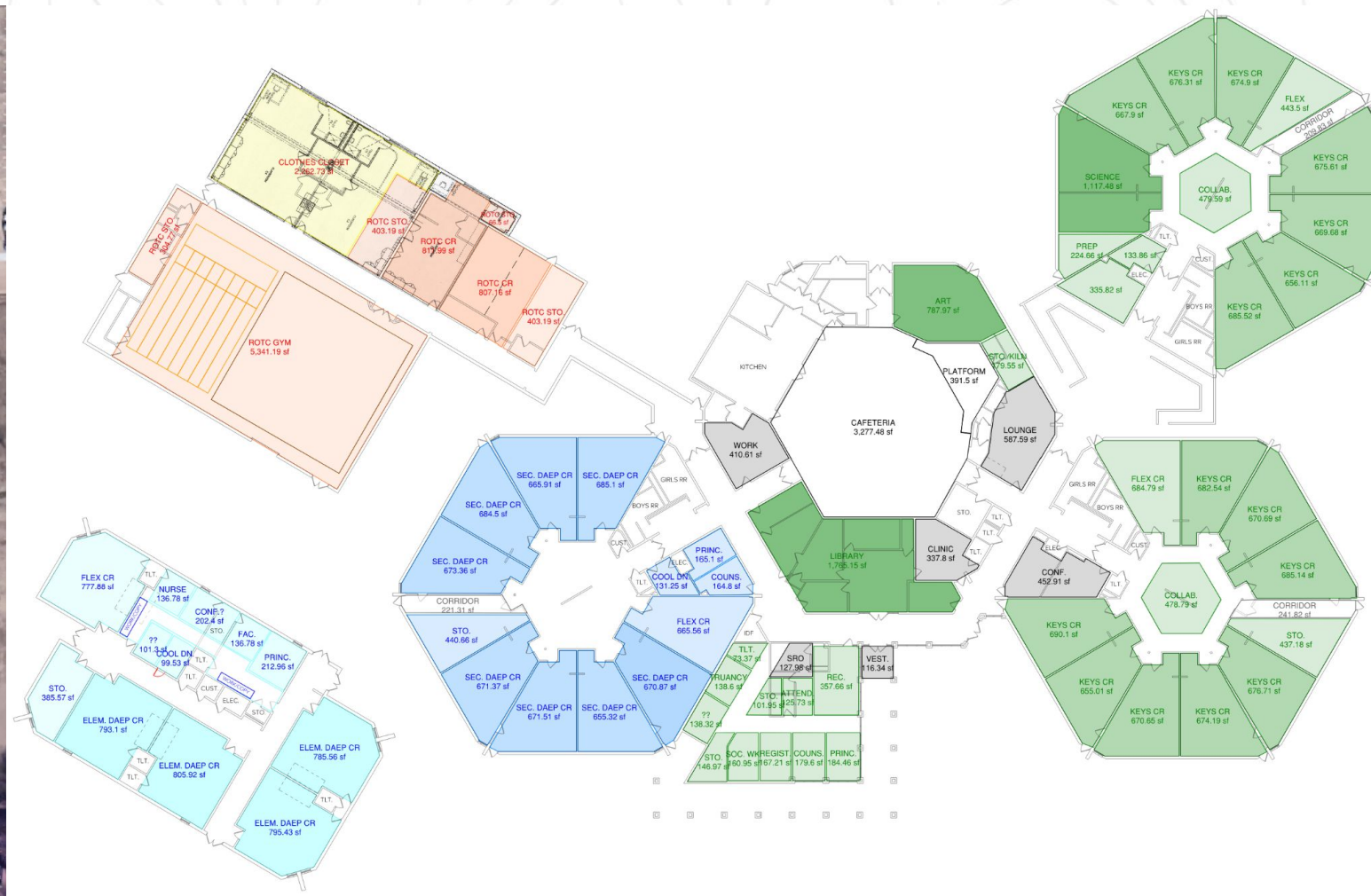


Existing Site

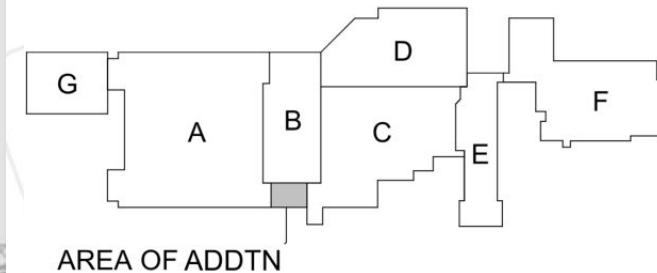


Bell Manor Elementary Replacement





Hurst Junior High Security & Admin Addition



Technology Infrastructure & Devices



Item	Teaching & Learning	Safety & Security
Secondary Projectors (IFP)	X	X
Network Electronics		X
Phone System		X
Overhead paging		X
Backup Generator	X	X
Uninterrupted Power Supplies for Network Electronics	X	X
Data Center Upgrades/Replacements	X	X
Digital Signage and Large Venue Projectors/ Sound Systems	X	X
2 Replacement Cycles Student & Teacher Devices	X	

Devices would be included on a separate, stand-alone proposition as now required by state law.

Addressing Safety & Security

New State Safety & Security Standards Will be Included in All New Construction (currently underway at existing schools)

PRIMARY ENTRANCE (Vestibules and Single Point of Access)

FENCING (Required 6-foot Perimeter Fencing)

EXTERIOR DOORS (Electronic Locking & Window Safety Film)

EXTERIOR WINDOWS (Window Safety Film on all ground level windows)

COMMUNICATIONS INFRASTRUCTURE (Silent Panic Alert Technology, Radio Communications)

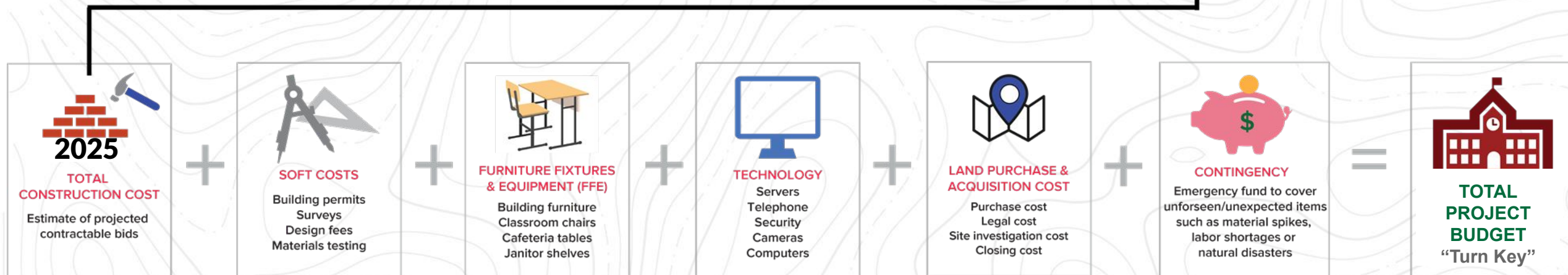
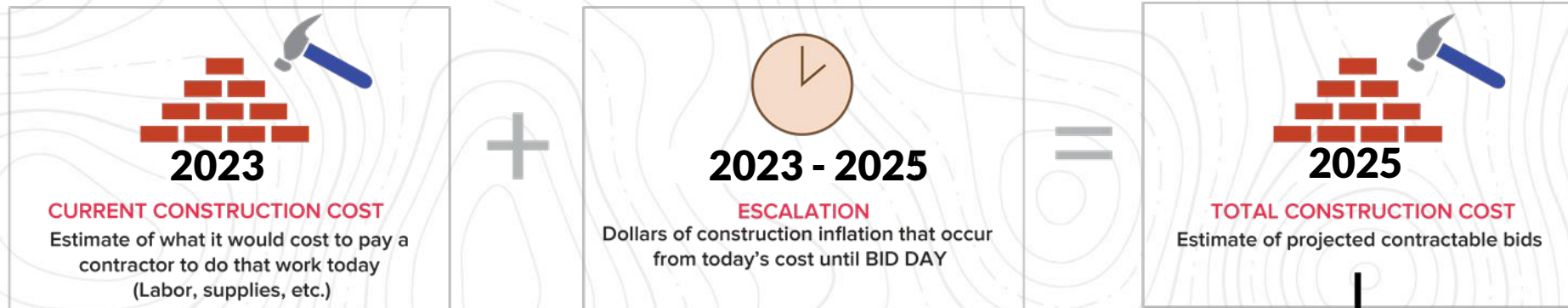
ACCESS CONTROL (Monitored Access Control System on all Exterior Doors)

DOOR NUMBERING (First Responders Mapping System)

OTHER COMPLIANCE REQUIREMENTS - Storm Shelters

Project Budget

What's Included in Building a Total Project Budget?



Bond Package Consideration: Option 1

PROPOSITION A	Est. Total Project Costs
---------------	--------------------------

LD Bell High School Replacement	\$326,000,000
Trinity High School Replacement	\$343,000,000
Bell Manor Elementary Replacement	\$63,000,000
Bell Manor Conversion to KEYS/DAEP	\$30,000,000
Secure Entry Addition at Hurst Junior High	\$3,000,000
Technology - Infrastructure & Security	\$18,800,000

PROP A TOTAL	\$783,800,000
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PROPOSITION B	Est. Total Project Costs
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Technology - Devices	\$36,000,000
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PROP B TOTAL	\$36,000,000
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Total Bond Proposal:
\$819,800,000

Bond Package Consideration: Option 1

PROPOSITION A	Est. Total Project Costs
---------------	--------------------------

LD Bell High School Replacement	\$326,000,000
Trinity High School Replacement	\$343,000,000
Bell Manor Elementary Replacement	\$63,000,000
Bell Manor Conversion to KEYS/DAEP	\$30,000,000
Secure Entry Addition at Hurst Junior High	\$3,000,000
Technology - Infrastructure & Security	\$18,800,000

PROP A TOTAL	\$783,800,000
--------------	---------------

PROPOSITION B	Est. Total Project Costs
---------------	--------------------------

Technology - Devices	\$36,000,000
----------------------	--------------

PROP B TOTAL	\$36,000,000
--------------	--------------

Total Bond Proposal:
\$819,800,000

Bond Package Consideration: Option 2

PROPOSITION A	Est. Total Project Costs
LD Bell High School Replacement	\$326,000,000
Trinity High School Replacement	\$343,000,000
Bell Manor Elementary Replacement (2026 opg.)	\$63,000,000
Elementary Replacement #2 (2026 opg.)	\$63,000,000
Bell Manor Conversion to KEYS/DAEP	\$30,000,000
Secure Entry Addition at Hurst Junior High	\$3,000,000
Technology - Infrastructure & Security	\$18,800,000
PROP A TOTAL	\$846,800,000
PROPOSITION B	Est. Total Project Costs
Technology - Devices	\$36,000,000
PROP B TOTAL	\$36,000,000

Total Bond Proposal:
\$882,800,000

Bond Package Consideration: Option 3

PROPOSITION A

Est. Total Project Costs

LD Bell High School Replacement	\$326,000,000
Trinity High School Replacement	\$343,000,000
Bell Manor Elementary Replacement (2026 opg.)	\$63,000,000
Elementary Replacement #2 (2026 opg.)	\$63,000,000
Elementary Replacement #3 (2027 opg.)	\$68,000,000
Bell Manor Conversion to KEYS/DAEP	\$30,000,000
Secure Entry Addition at Hurst Junior High	\$3,000,000
Technology - Infrastructure & Security	\$18,800,000

PROP A TOTAL

\$914,800,000

PROPOSITION B

Est. Total Project Costs

Technology - Devices	\$36,000,000
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PROP B TOTAL

\$36,000,000

**Total Bond Proposal:
\$950,800,000**

Bond Package Consideration: Option 4

PROPOSITION A

Est. Total Project Costs

LD Bell High School Replacement	\$326,000,000
Trinity High School Replacement	\$343,000,000
Bell Manor Elementary Replacement (2026 opg.)	\$63,000,000
Elementary Replacement #2 (2026 opg.)	\$63,000,000
Elementary Replacement #3 (2027 opg.)	\$68,000,000
Elementary Replacement #4 (2027 opg.)	\$68,000,000
Bell Manor Conversion to KEYS/DAEP	\$30,000,000
Secure Entry Addition at Hurst Junior High	\$3,000,000
Technology - Infrastructure & Security	\$18,800,000

PROP A TOTAL

\$982,800,000

PROPOSITION B

Est. Total Project Costs

Technology - Devices	\$36,000,000
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PROP B TOTAL

\$36,000,000

**Total Bond Proposal:
\$1,018,800,000**

Results of Build-A-Bond

SUMMARY SHEET

BUILD-A-BOND: MAY 17, 2023

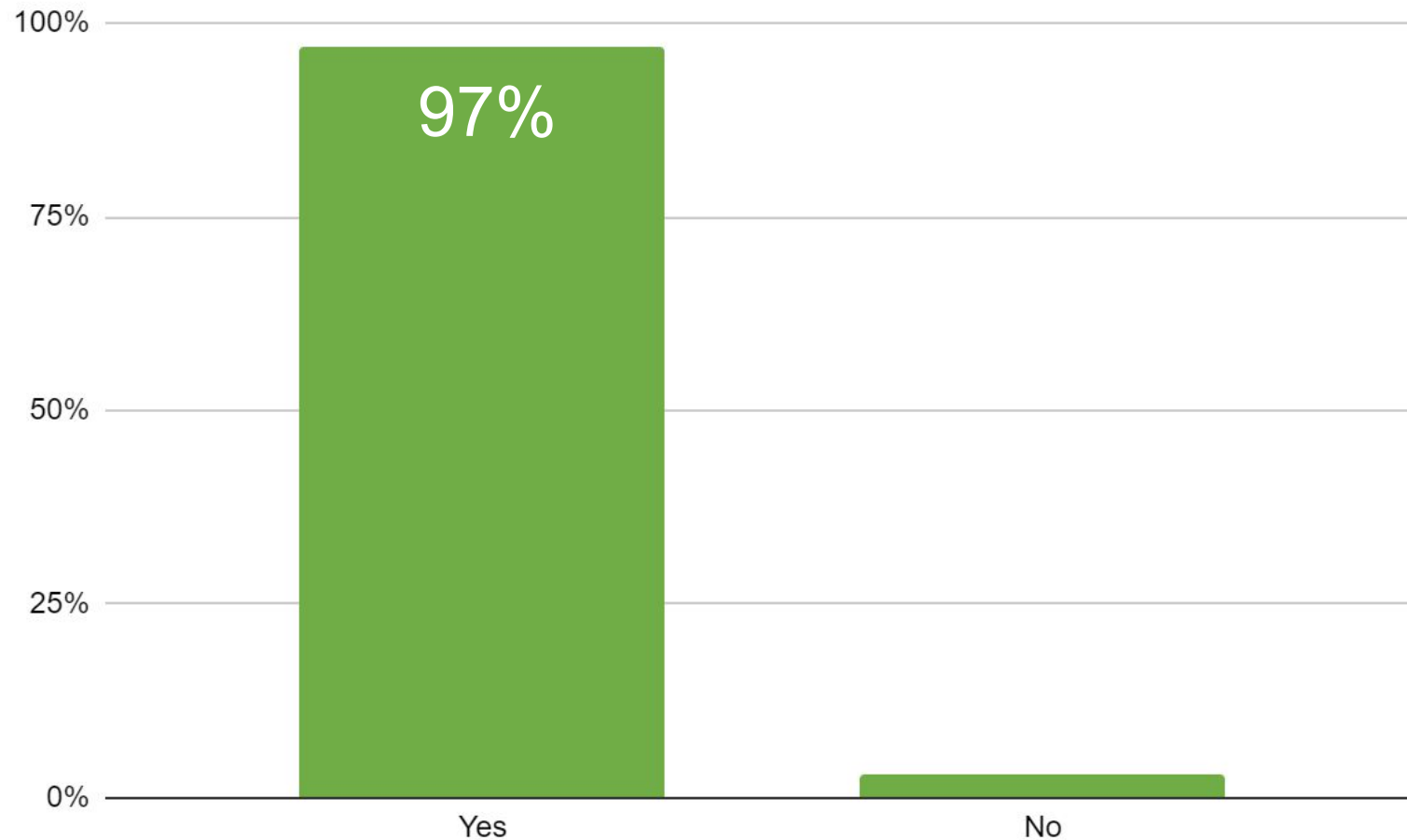
HEBISD

FACILITY PLANNING TASK FORCE

	COST	TABLE 1	TABLE 2	TABLE 3	TABLE 4	TABLE 5	TABLE 6	TABLE 7	TOTAL NO	TOTAL YES	PERCENT in FAVOR	RECOMMENDATION	
												INCLUDE?	
LD Bell High School Replacement	\$326,000,000	Yes	- Yes	- Yes	- Yes	- Yes	- Yes	- Yes	0	7	100.00%	YES	\$326,000,000
Trinity High School Replacement	\$343,000,000	Yes	- Yes	- Yes	- Yes	- Yes	- Yes	- Yes	0	7	100.00%	YES	\$343,000,000
Bell Manor Elementary Replacement (2026 opening)	\$63,000,000	Yes	- Yes	- Yes	- Yes	- Yes	- Yes	- Yes	0	7	100.00%	YES	\$63,000,000
Elementary Replacement #2 (2026 opening)	\$63,000,000	Yes	- Yes	- Yes	- Yes	- Yes	- Yes	- Yes	0	7	100.00%	YES	\$63,000,000
Elementary Replacement #3 (2027 opening)	\$68,000,000	Yes	- Yes	- Yes	- Yes	- Yes	- Yes	- Yes	0	7	100.00%	YES	\$68,000,000
Elementary Replacement #4 (2027 opening)	\$68,000,000	Yes	- Yes	- Yes	No	- Yes	No	- Yes	2	5	71.43%	YES	\$68,000,000
Bell Manor Conversion to KEYS/DAEP	\$30,000,000	Yes	- Yes	- Yes	- Yes	- Yes	- Yes	- Yes	0	7	100.00%	YES	\$30,000,000
Secure Entry at Hurst Junior High	\$3,000,000	Yes	- Yes	- Yes	- Yes	- Yes	- Yes	- Yes	0	7	100.00%	YES	\$3,000,000
Technology - Infrastructure & Security	\$18,800,000	Yes	- Yes	- Yes	- Yes	- Yes	- Yes	- Yes	0	7	100.00%	YES	\$18,800,000
Technology - Devices (Prop B)	\$36,000,000	Yes	- Yes	- Yes	- Yes	- Yes	- Yes	- Yes	0	7	100.00%	YES	\$36,000,000
		TOTAL										\$1,018,800,000	

Our Recommendation

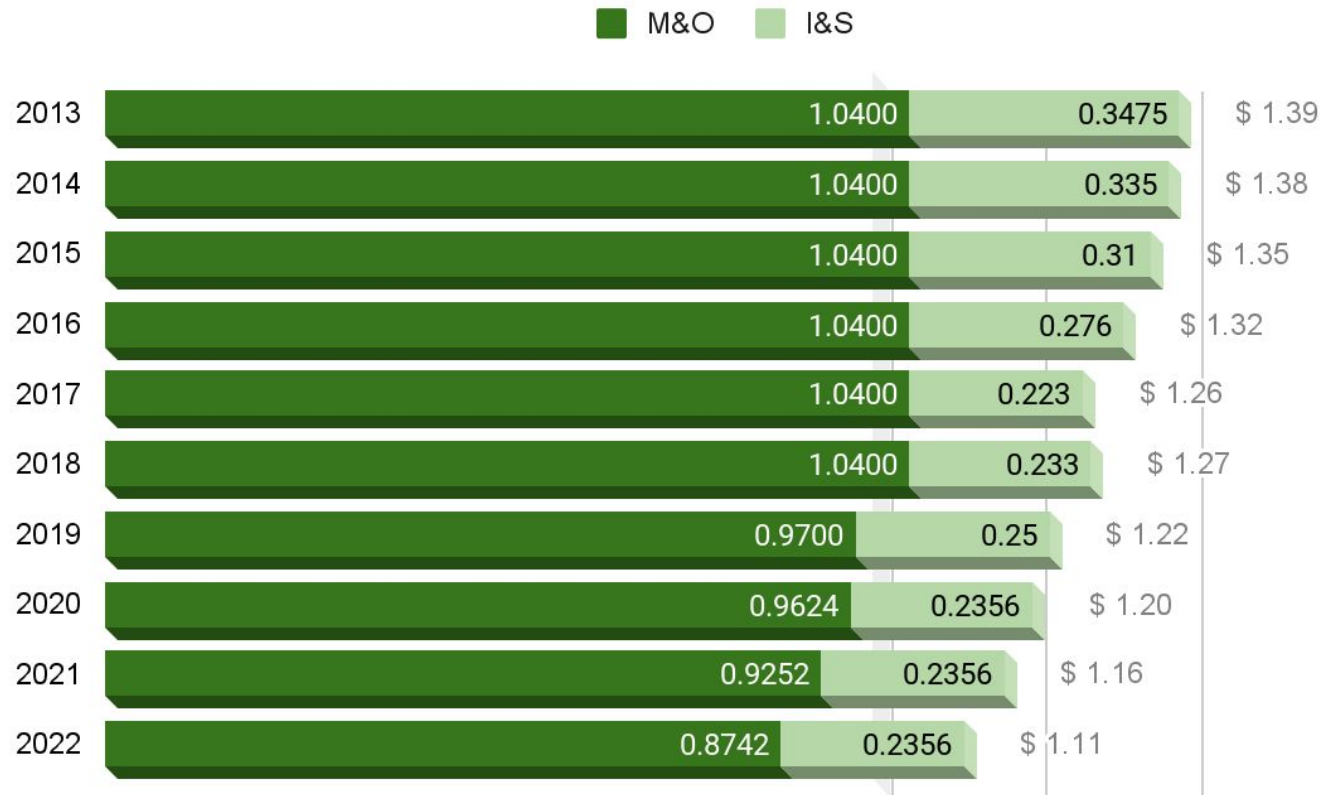
Task Force Support of the Bond Recommendation



Financial Information



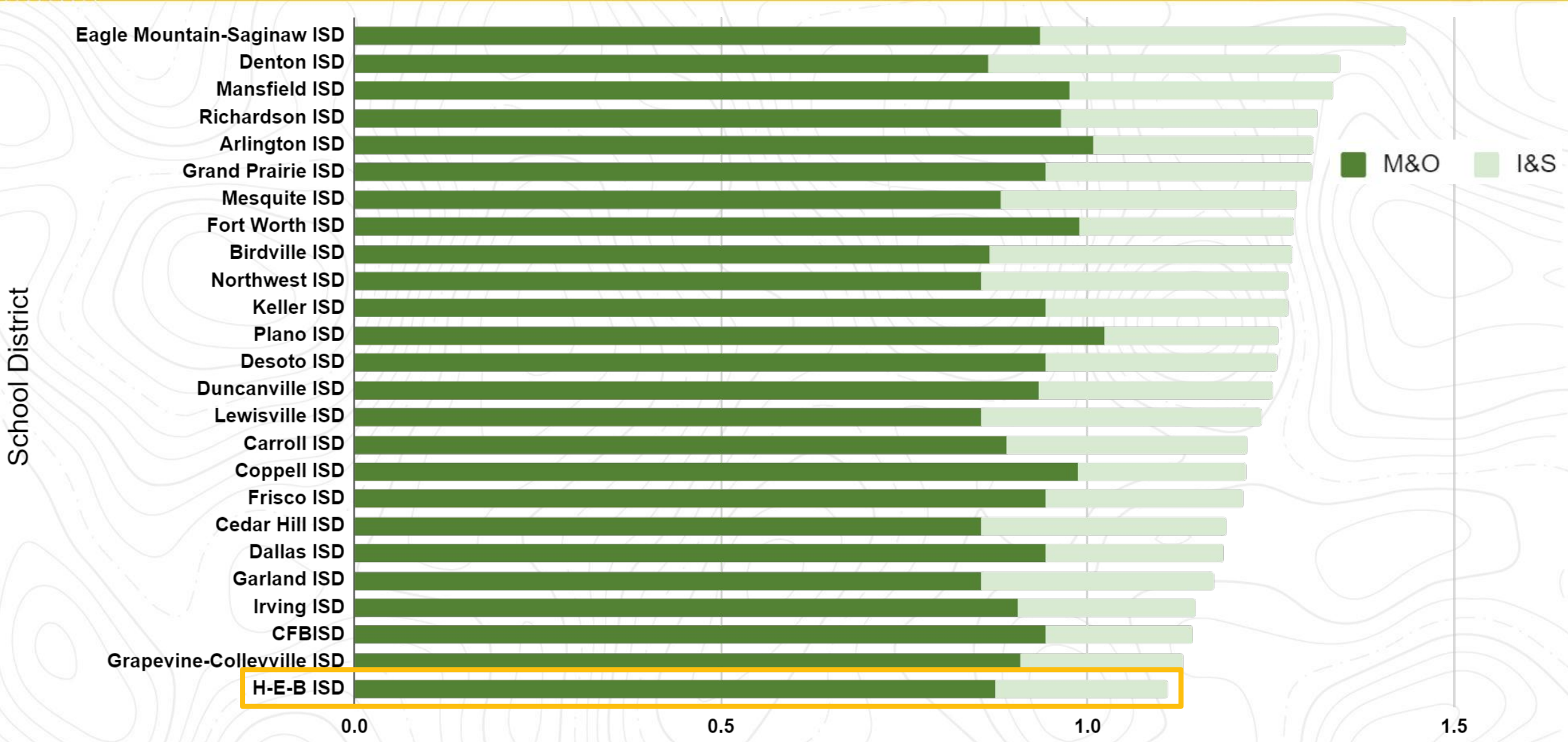
Tax Rate Overview & History



The district's total tax rate has decreased by 27.7 cents, or 20%, since 2013.

- With the passage of HB3 and tax rate compression during the 86th Legislative Session, the State basically sets the M&O tax rate.
- The M&O tax rate will be compressed further for the 2023 tax year due to an increase in taxable district property values. However, the extent of required tax rate compression is unknown at this time and most likely will be impacted further by the State Legislature that is currently in session.

HEB ISD Tax Rate Compared to Other ISDs



Bond Package Considerations

Option 1 (1 Elem.)

Total Bond Proposal:
\$819,800,000

Tax Impact:
\$0.1026 increase

\$17.53/month
\$245,000 home
(after \$40,000 homestead exemption)

Option 2 (2 Elem.)

Total Bond Proposal:
\$882,800,000

Tax Impact:
\$0.1219 increase

\$20.82/month
\$245,000 home
(after \$40,000 homestead exemption)

Option 3 (3 Elem.)

Total Bond Proposal:
\$950,800,000

Tax Impact:
\$0.1435 increase

\$24.51/month
\$245,000 home
(after \$40,000 homestead exemption)

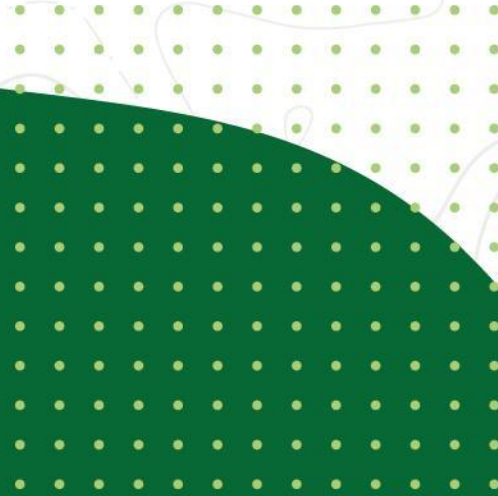
Option 4 (4 Elem.)

Total Bond Proposal:
\$1,018,800,000

Tax Impact:
\$0.1663 increase

\$28.41/month
\$245,000 home
(after \$40,000 homestead exemption)

Task Force Recommendation & Results of Community Survey



**It is the Facility Planning Task Force's
recommendation that the
school board consider calling
a bond election for \$1,018,800,000
to be on the November 7, 2023 ballot.**

Two Propositions

In accordance with current state law, the bond package would be presented to voters in two separate propositions.



PROPOSITION A

School Replacements,
Renovations,
Technology Used for
Infrastructure & Security



PROPOSITION B

Instructional Technology
(Student and Staff Devices)

Our Recommendation

PROPOSITION A

Est. Total Project Costs

LD Bell High School Replacement	\$326,000,000
Trinity High School Replacement	\$343,000,000
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Bell Manor Conversion to KEYS/DAEP	\$30,000,000
Secure Entry Addition at Hurst Junior High	\$3,000,000
Technology - Infrastructure & Security	\$18,800,000

PROP A TOTAL

\$982,800,000

PROPOSITION B

Est. Total Project Costs

Technology - Devices	\$36,000,000
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PROP B TOTAL

\$36,000,000

**Total Bond Proposal:
\$1,018,800,000**

Our Recommendation

PROPOSITION A

Est. Total Project Costs

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PROP A TOTAL

\$982,800,000

PROPOSITION B

Est. Total Project Costs

Technology - Devices	\$36,000,000
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PROP B TOTAL

\$36,000,000

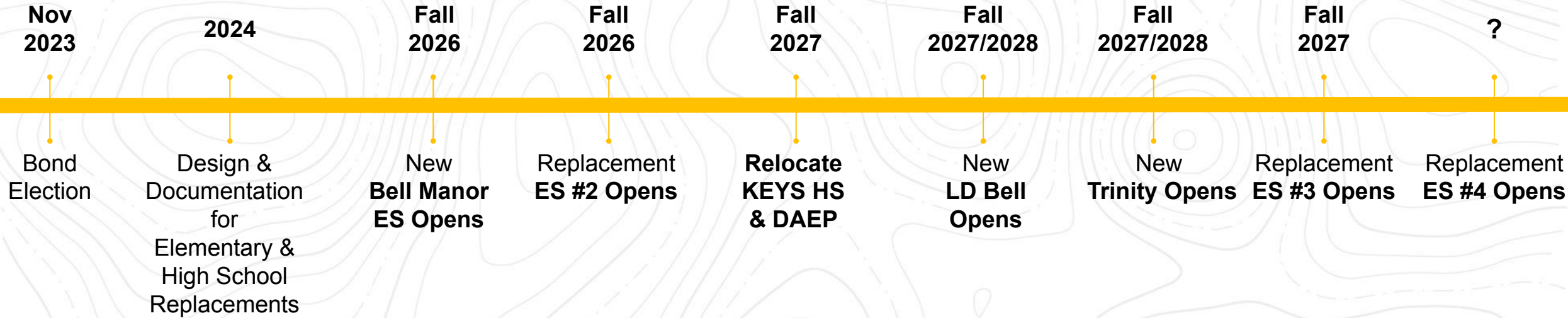
Tax Rate Increase:
16.63 cents

\$28.41/month
\$245,000 home

(after \$40,000 homestead exemption)

Total Bond Proposal:
\$1,018,800,000

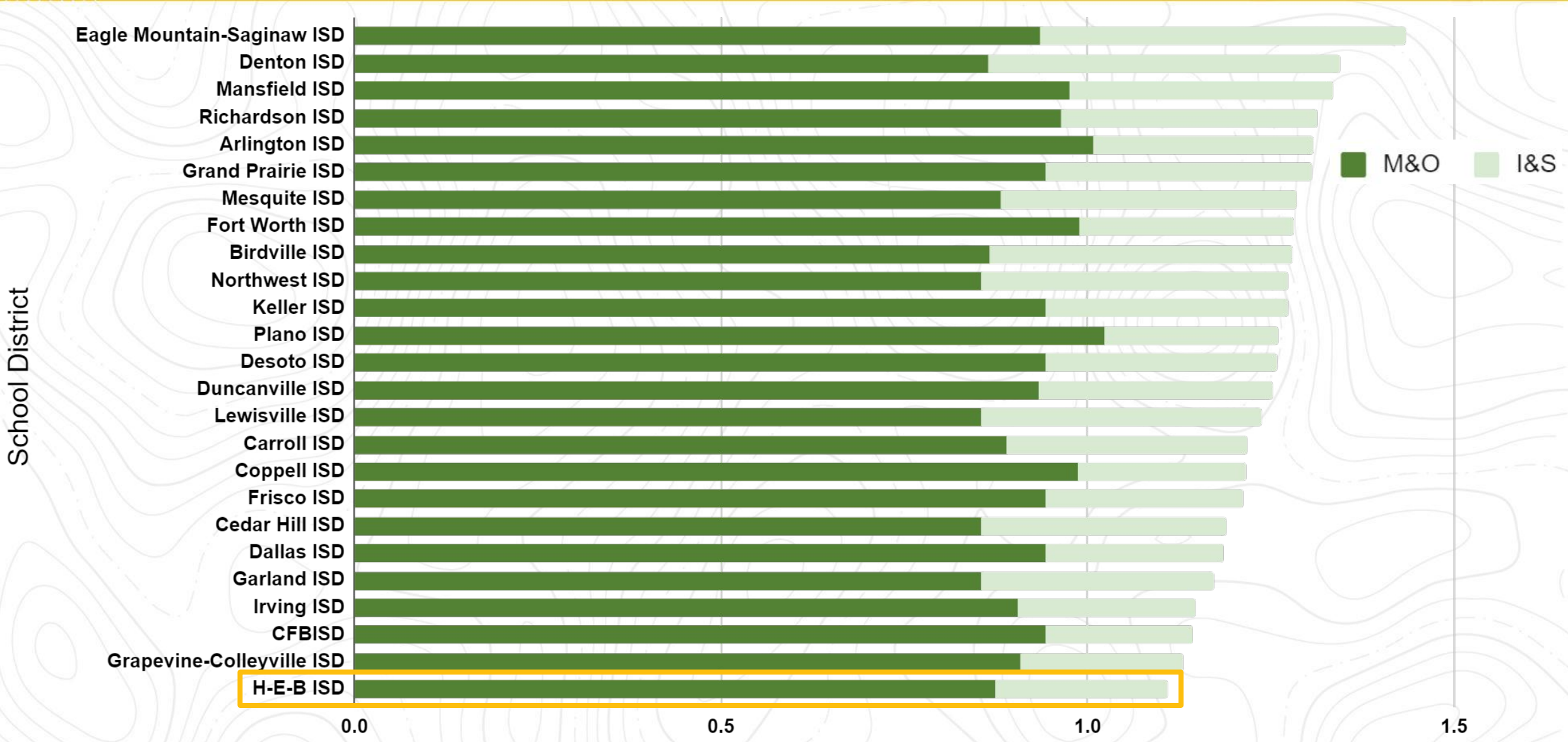
Potential Timeline - Goals



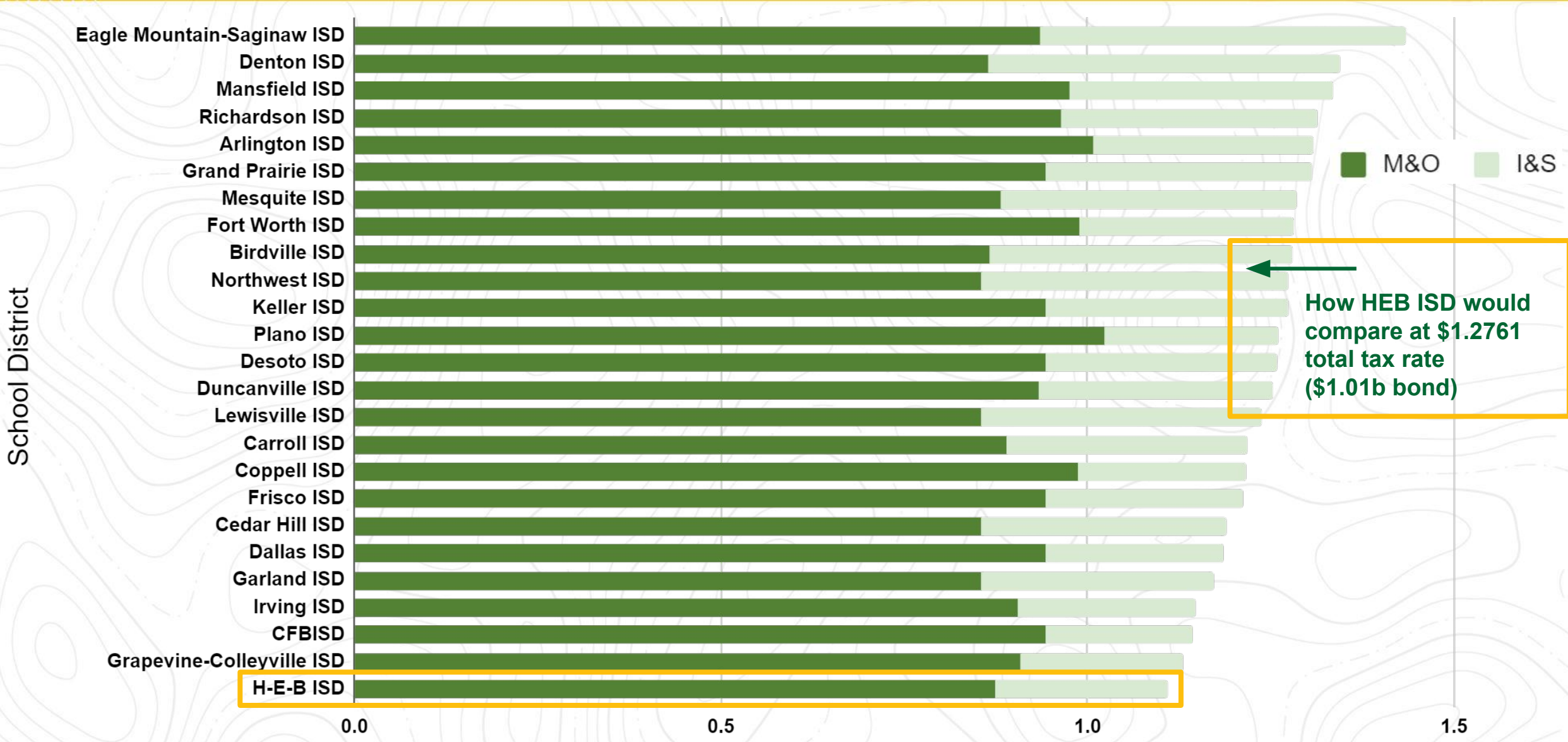
Anticipated Timeline - Subject to Change*

**Dependent on Board Action, Voter Approval, Bond Issues, Completed and Approved Designs, Labor and Material Availability, etc.*

HEB ISD Tax Rate Compared to Other ISDs



HEB ISD Tax Rate Compared to Other ISDs



Survey of Registered Voters



BASELICE
& Associates, Inc.

May 7 - 10, 2023

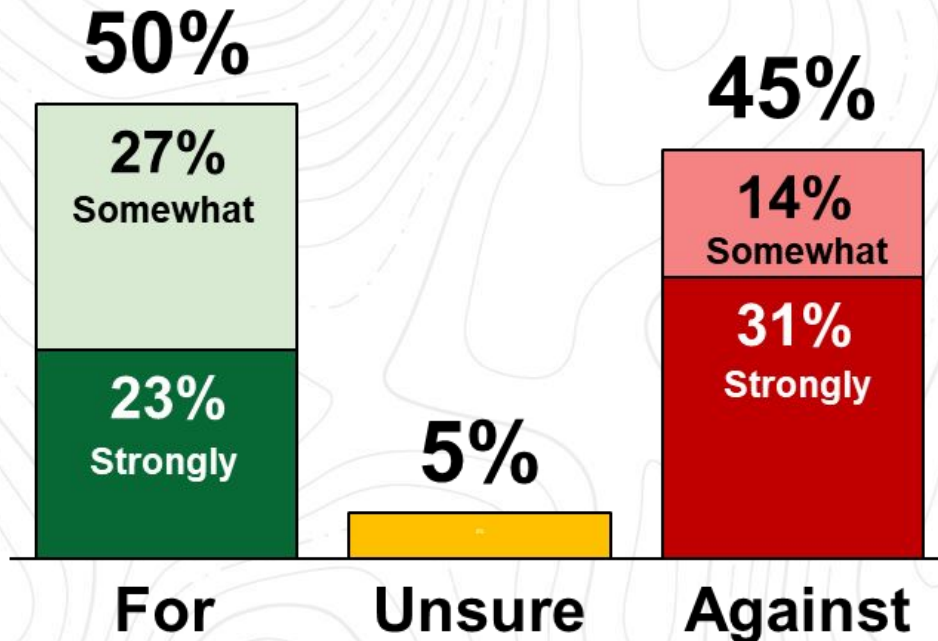
Interviews: 400 respondents

Margin of error: $\pm 4.9\%$

Initial vs Informed Ballot

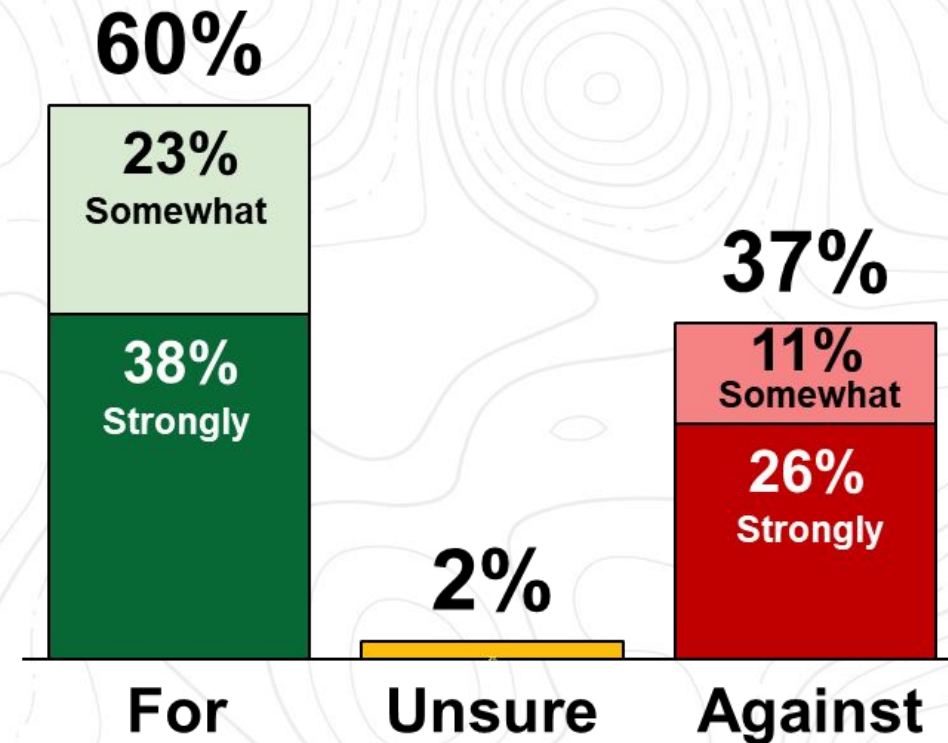
INITIAL BALLOT

Q2. Would you vote for or against the issuance of \$785 million in bonds to construct, renovate and equip school facilities in the district, which is a property tax increase?



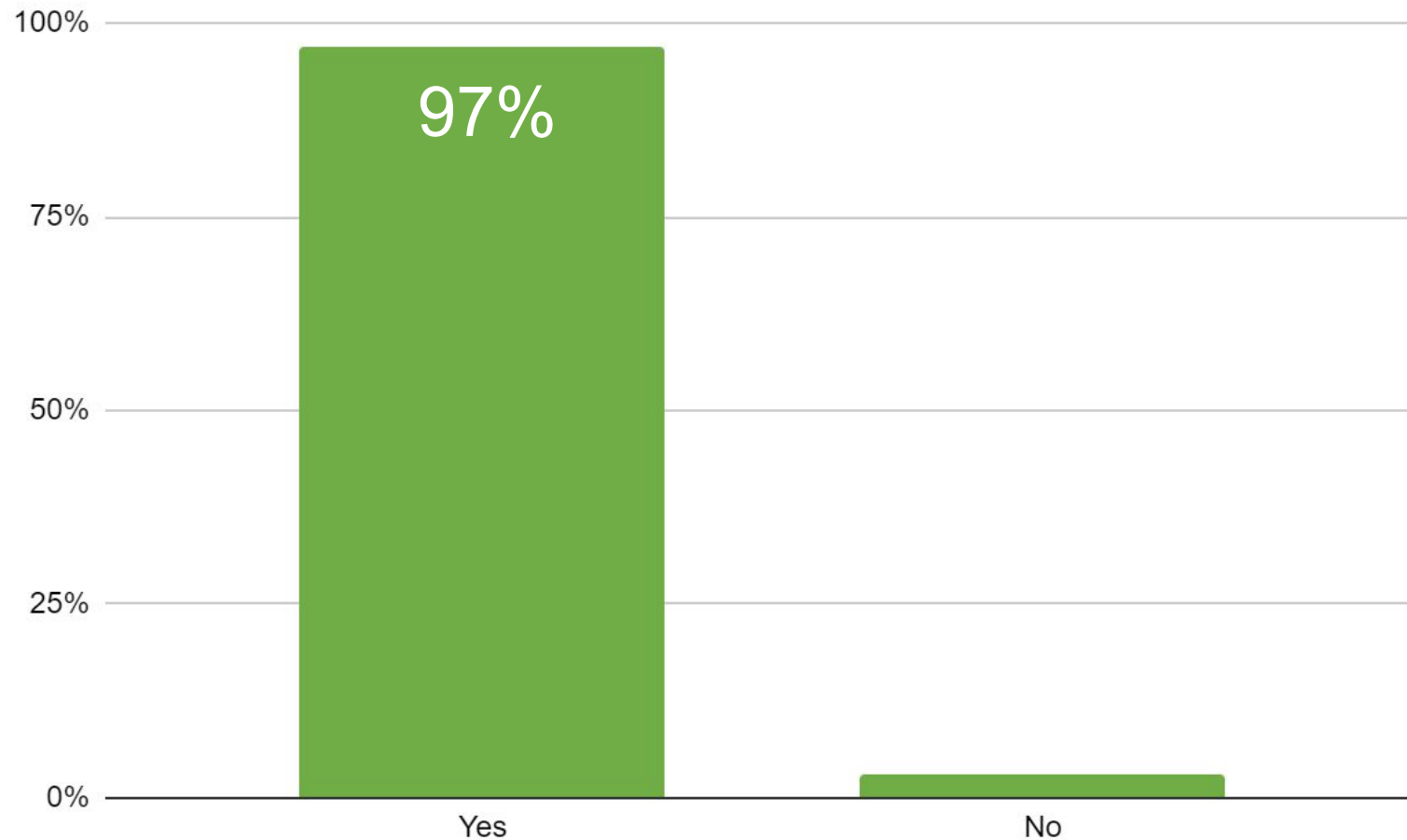
INFORMED BALLOT

Q31. Having heard more about it, would you vote for or against the issuance of \$785 million in bonds for school facilities and the purchase of land and buses, which is a property tax increase?



Our Recommendation

Task Force Support of the Bond Recommendation



Looking Ahead & Closing



Board Facility Workshop

JUNE

19

Election Dates

DEADLINE TO CALL ELECTION



Deadline to Register to Vote:
October 10

Early Voting Begins:
October 23

Deadline to Apply for Ballot by Mail:
October 27

Early Voting Ends:
November 3

ELECTION DAY



Our Why



The background features a photograph of four students in a workshop or classroom setting. A large green semi-circular overlay covers the right side of the image. A yellow banner is positioned over the green area, containing the text 'Thank you! Questions?'. The left side of the image has a white background with a faint, wavy line pattern.

Thank you! Questions?

