

# FACILITIES

STEERING  COMMITTEE

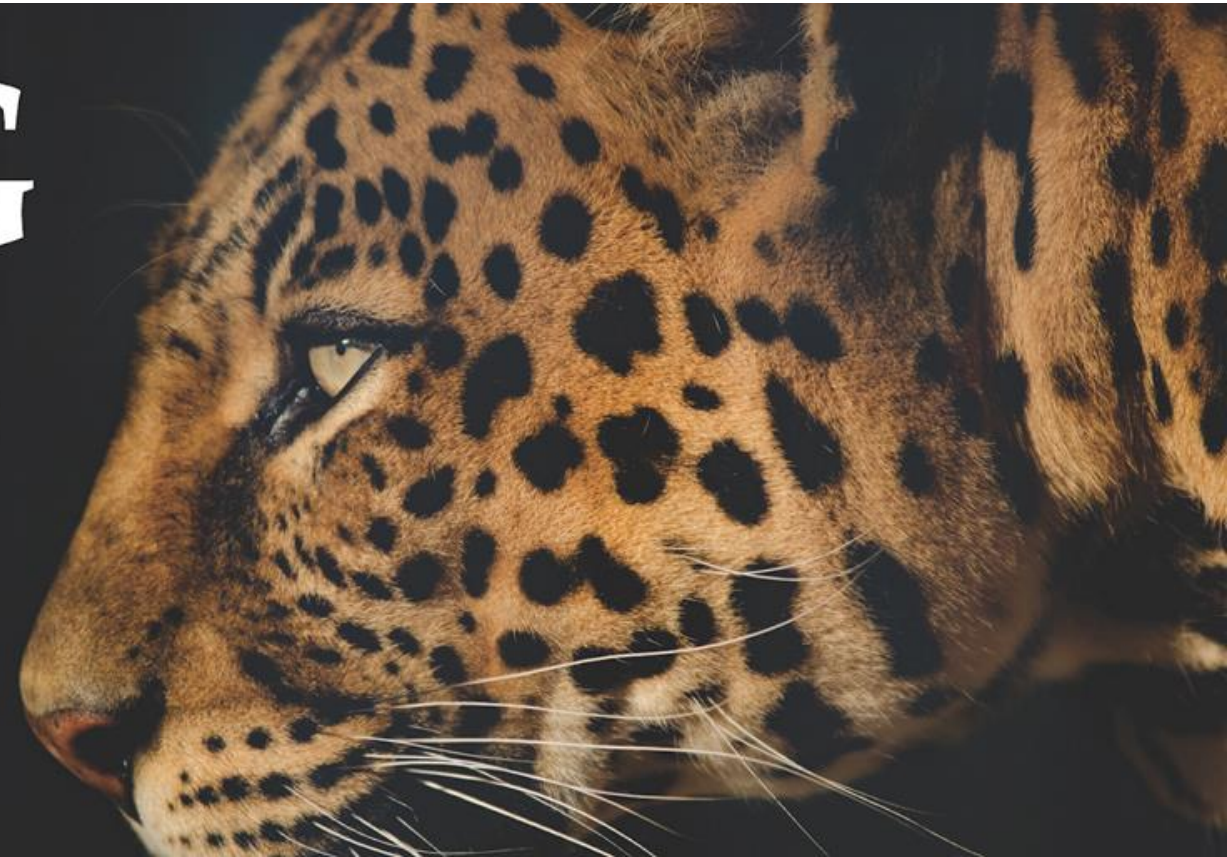
*Every Leopard, Every Day*

Why are we here?

# BUILDING FUTURES

**GAINESVILLE**  
INDEPENDENT SCHOOL DISTRICT

*Every Leopard, Every Day*



# Welcome!

## **A Few Housekeeping Items Before We Get Started:**

- FSC Meetings are Special-Called Board Meetings
- FSC Meetings are open to the public
- Committee members and District resource staff will be seated at tables
- Visitors are asked to sit in designated visitor area and use note cards for questions
- Breaks
- Parking lot



# FSC “Parking Lot”

- Keep track of ideas/questions
- You may add a comment/question here at any time and we’ll come back to it (either at the end of the meeting, through FAQs or at the next meeting).



# Tonight's Agenda

1. Introductions
2. Committee Overview
3. District Overview
4. Bond-Planning Process
5. Enrollment Projections/Building Capacity
6. Closing





# Introductions

*Every Leopard, Every Day*

# Introductions

## Gainesville ISD Board of Trustees



**Corey Hardin**  
Place 7  
President



**Phil Neelley**  
Place 6  
Vice President



**Marvin Royal**  
Place 2  
Secretary



**Mike Rosenberg**  
Place 1



**Will Presson**  
Place 3



**Brad Cox**  
Place 5



**Nathan Dempsey**  
Place 4

## Additional Resources to Committee

- Gainesville ISD Administration
- Consultants

# Let's get to know each other ...

## **Introduce yourself at your table:**

- Name
- Years in the community
- Profession/role in the community
- Children/grandchildren in the district
- Where you graduated high school

### **TABLE DISCUSSION (3-5 min.)**

What are you most looking forward to/hoping to gain from this process?

What is your desired outcome?





# Committee Overview

*Every Leopard, Every Day*

# Our Committee Members

Approximately 30 citizens committed to the students of  
Gainesville ISD.

Represent a diverse cross section of our school district.

Bring varying perspectives to this steering committee.

**YOU are Leopard Pride!**

# Your Purpose and Charge

Serve in a temporary **advisory capacity to the Board** of Trustees and Administration to:

- Consider the educational needs of all students and **align with the district's mission, vision and goals**
- **Represent the entire community**, its values and perceptions in the facility-planning process
- Assess and prioritize the district's **current and long-term facility needs**, including new construction, renovations and capital improvements
- **Bring forward recommendations to the Board of Trustees** as to how to address the district's facility needs, including what should be included and how much money should be requested in a possible bond election

# Committee Chairperson(s)



**I NEED YOU!**



# Committee Schedule

## **Meeting #2**

Wednesday, December 4  
Gainesville Junior High

## **Meeting #3**

Wednesday, December 18  
Edison Elementary

## **Meeting #4**

Wednesday, January 8  
Chalmers Elementary

## **Additional Meetings**

TBD, if needed

## **Other Important Dates:**

January 21 – Board Meeting  
February 14 – Deadline to Call Bond Election  
May 2, 2020 – Election Day

# You Will Engage in Discussions About...

Demographic Reports and Enrollment Projections	November 20
Existing Facility Conditions	December 4
Grade Alignment	December 4
School Finance	December 18
Bonding Capacity & Impact of a Potential Bond	December 18
Building Needs, Potential Solutions & Cost Analysis	December 18
Results of Community Survey	January 8
Priorities for Gainesville ISD Facilities	January 8

# Our Process Will Be Transparent

Committee meeting agendas, minutes and FAQs will be posted on the GISD website

[www.gainesvilleisd.org/fsc](http://www.gainesvilleisd.org/fsc)

## **TABLE DISCUSSION** (3-5 min.)

Now that you've heard more about the committee, what are your hopes/questions/concerns?

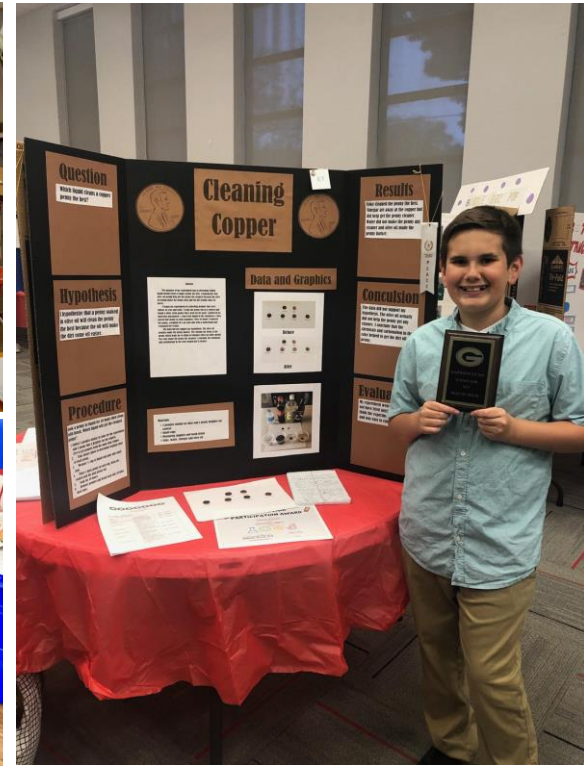
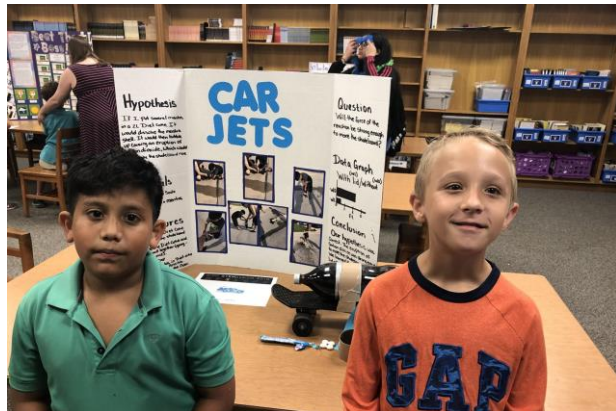


# District Overview

*Every Leopard, Every Day*



# Leopard Pride – What We Believe



— Every Leopard, Every Day —

# Mission Statement

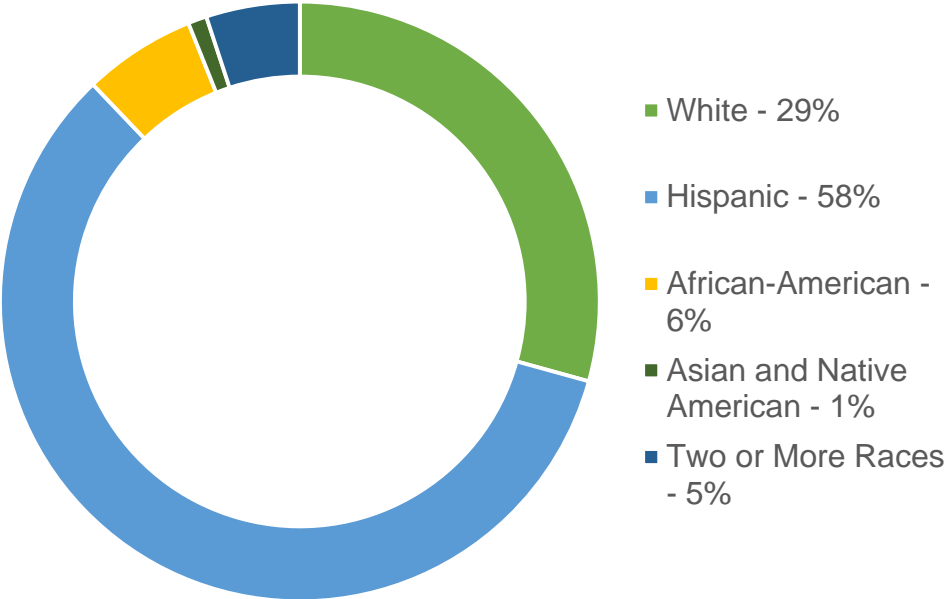
Provide opportunities to develop the knowledge, skills and attitudes necessary for immediate and future success for all students, PK-12, through a cooperative effort of school, home and community.



# Leopard Pride – Who We Are



**3,000+ students**



# Leopard Pride – Who We Are



**370 employees**



# Leopard Pride – Who We Are



**Gainesville High School**  
Grades 9-12 | Built in 2006



**Gainesville Junior High**  
Grades 7-8 | Built in 1958



**Lee Intermediate**  
Grades 5-6 | Built in 1997

**6 campuses**  
503,454 square feet



**Chalmers Elementary**  
Grades 2-4 | Built in 2000




**Edison Elementary**  
Grades PreK-1 | Built in 1961



**Head Start**  
Early Childhood | Built in 2000

# Leopard Pride

- Financial Integrity Rating System of Texas (FIRST Report) - SUPERIOR Rating
  - UIL Success across Academics, Athletics and Fine Arts
  - Collegiate Academy
  - GEAR Internships
  - Project Lead the Way (STEM Based Learning)
  - Community Involvement
  - OPPORTUNITIES for students
- 



# Leopard Pride





# Leopard Pride





# Table Activity

You are on vacation and are seated at a community table with others who you don't know. During the conversation everyone shares where they are from and a little about themselves with their new table mates. It is during this conversation that someone at the table asks you what makes Gainesville ISD such a great district and why you live in that district.

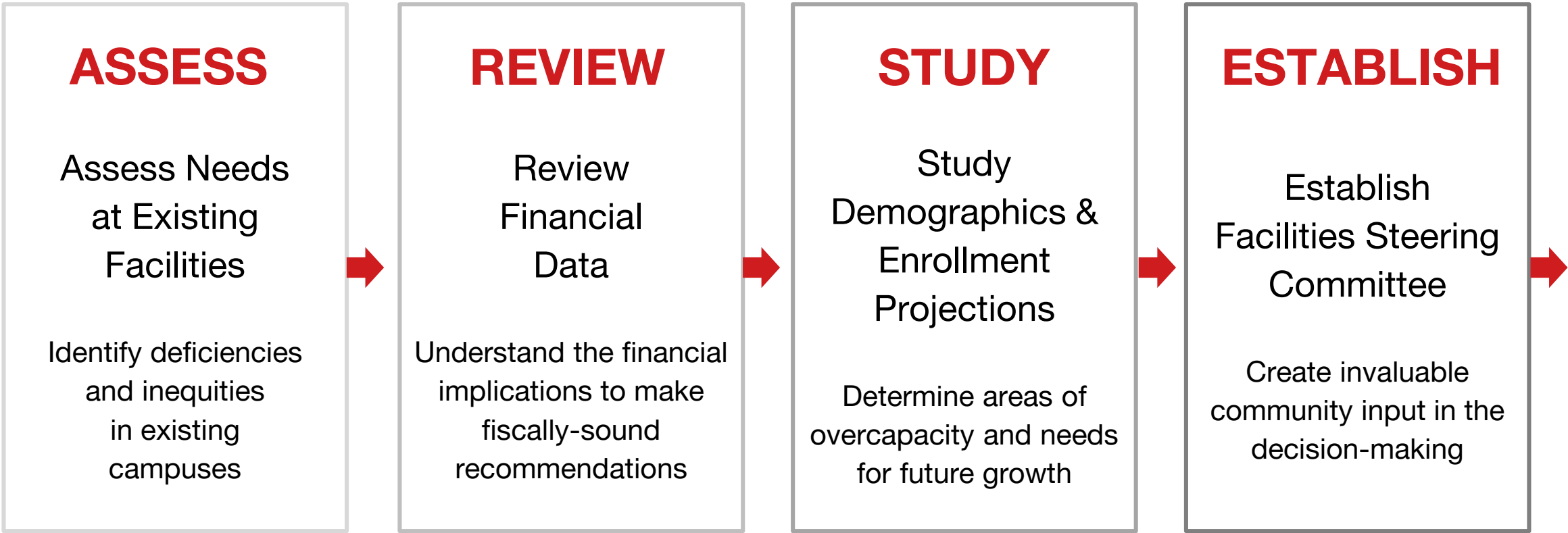
**What makes Gainesville ISD so unique and special? (3 - 5 mins)**



# Bond-Planning Process

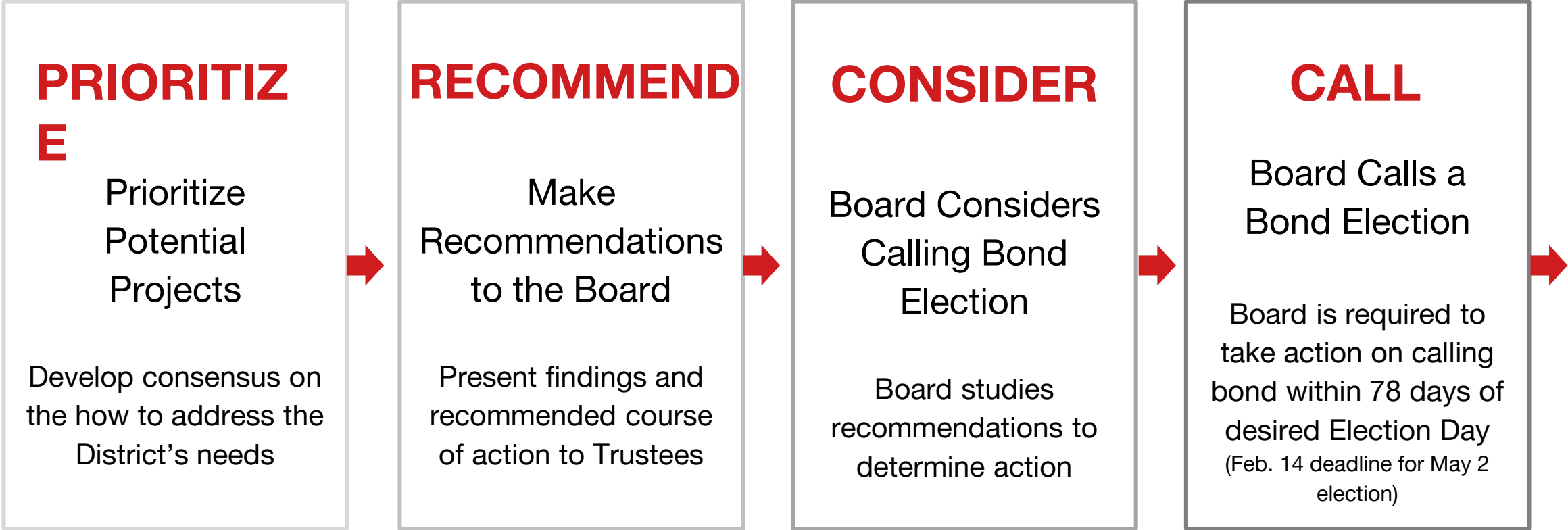
*Every Leopard, Every Day*

# Bond Planning Process



**Ongoing Responsibilities of GISD**

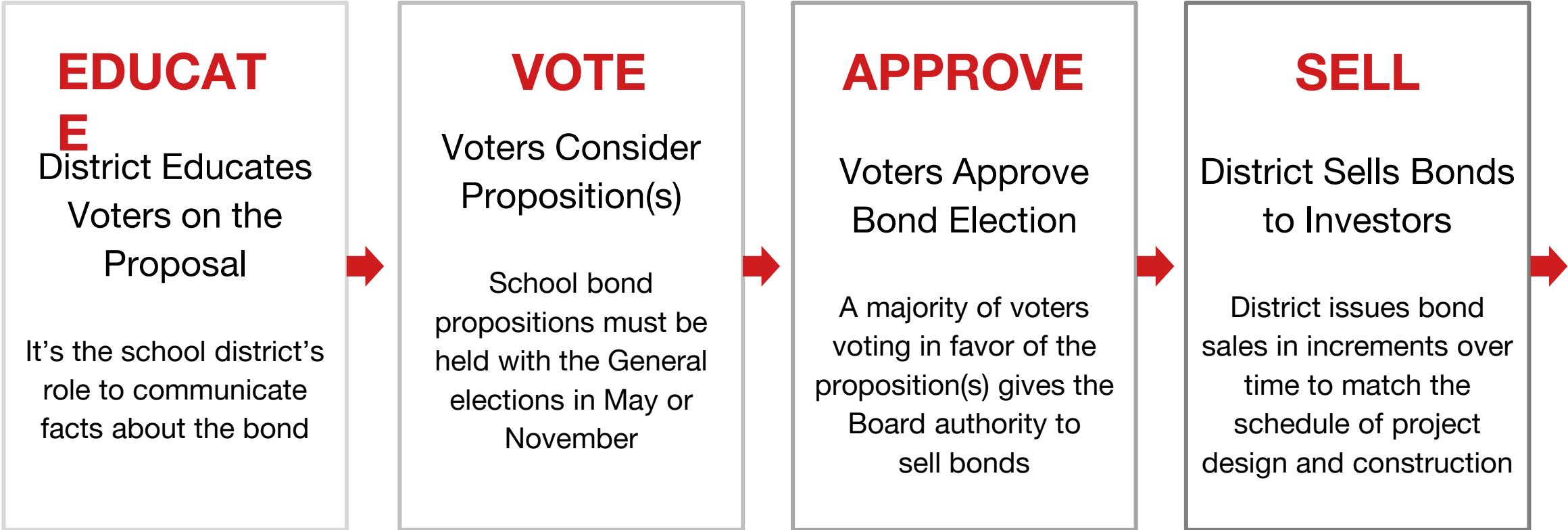
# Bond Planning Process



**Responsibility of the  
FSC**

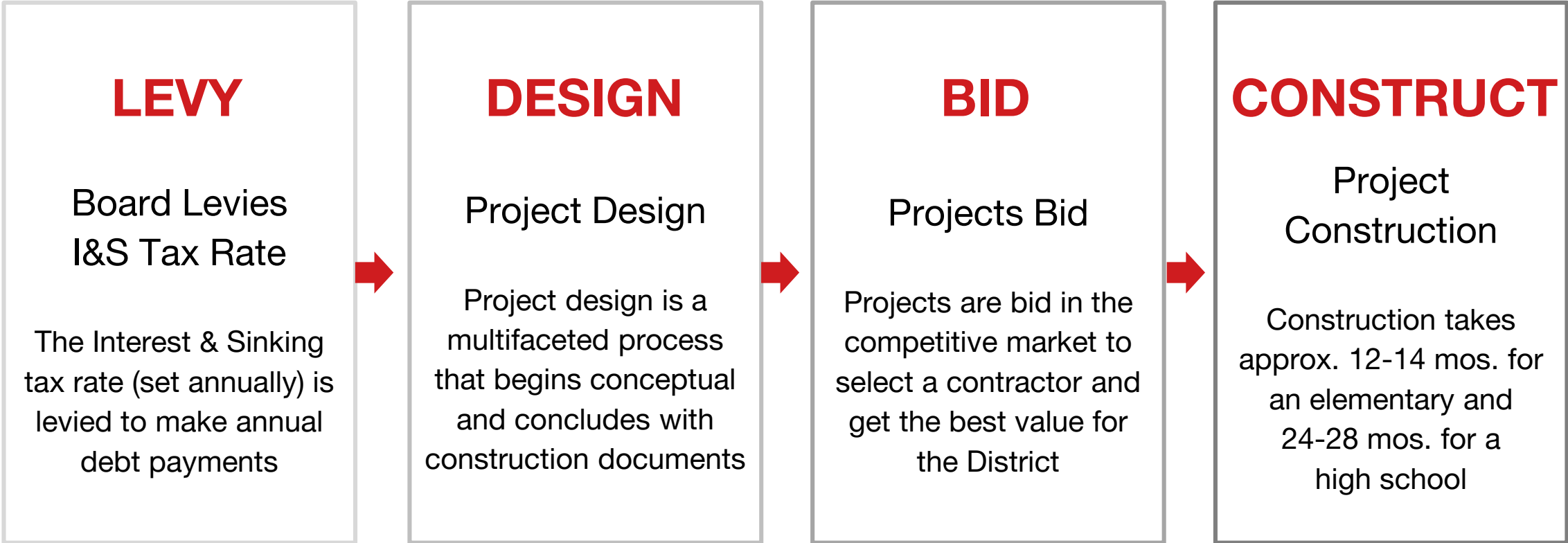


# Bond Planning Process



**Shared Responsibility**

# Bond Planning Process



# Gainesville ISD Bond History

1957	Construct High School	\$1.5 M
1960	Construct Edison and Add 4 Rooms at HS	\$475,000
1965	Construct Competition Gym	\$125,000
1971	Construct Vocational Classrooms and Third Floor Classrooms at GJHS	
<i>1985</i>		<i>\$9.56 M</i>
1995	Construct Lee and Chalmers, Renovate Edison and Extend Campus	\$9.5 M
<i>2003</i>	<i>Construct New High School, Academic/Vocational Facility &amp; Renovation of Existing High School</i>	<i>\$22.2 M</i>
<i>2003</i>	<i>Construction and Equipment of Athletic/Co-Curricular Facilities</i>	<i>\$4.2 M</i>
2005	Construct New High School/Renovate existing HS to be used as JH	\$29.5 M

# Bond Election

If the Board chooses to call a May 2020 bond election, it will have been 15 years since the district's last election.

## **TABLE DISCUSSION** (5-7 min.)

Thinking about this statement...

1. How will you be part of sharing this committee's work and the district's needs to the community?
2. What are the challenges associated with this amount of time since the last election?





# Enrollment Projections/ Building Capacity

*Every Leopard, Every Day*



# Demographic Report 2019/20



TEMPLETON  
DEMOGRAPHICS

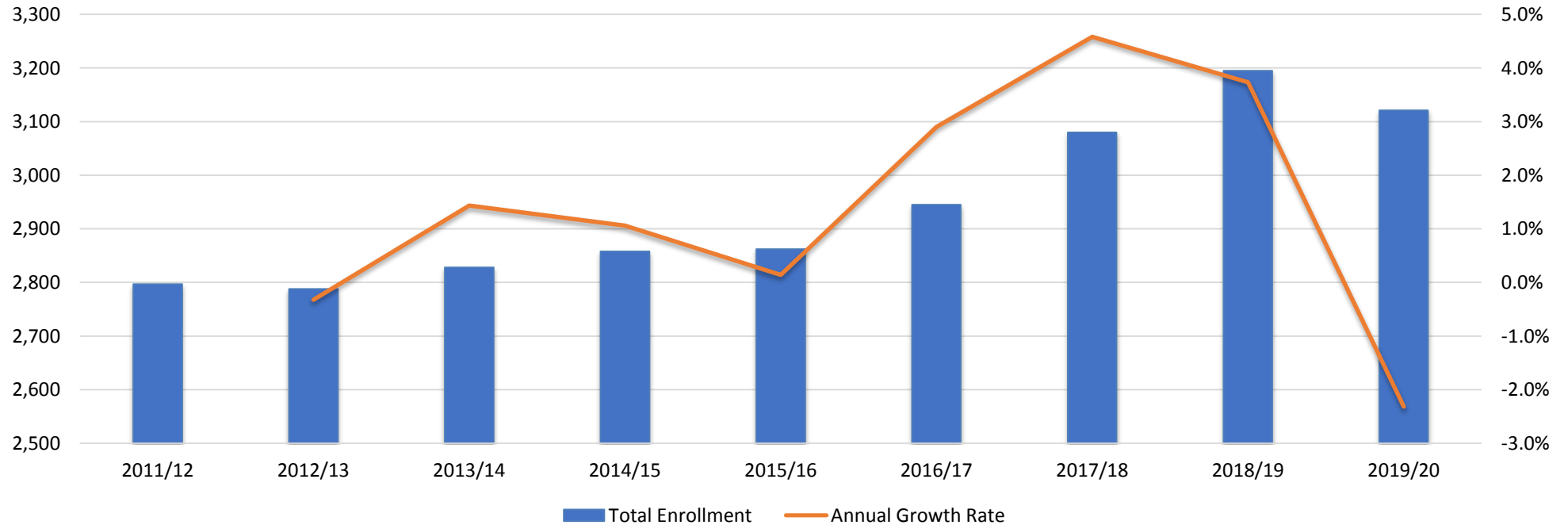
hanleywood | metrostudy



# Enrollment History

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2015/16	17	93	227	217	256	220	211	217	234	217	194	220	190	179	170	2,862		
2016/17	18	119	203	240	218	239	222	217	225	226	221	232	220	178	167	2,945	83	2.9%
2017/18	15	165	229	205	233	230	239	231	216	236	235	261	217	208	160	3,080	135	4.6%
2018/19	23	146	262	241	216	260	219	240	225	209	235	269	238	221	191	3,195	115	3.7%
2019/20	31	111	219	279	220	209	236	221	235	223	215	281	245	200	196	3,121	-74	-2.3%

Gainesville ISD Enrollment History





# Annual Enrollment Change

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2015/16	17	93	227	217	256	220	211	217	234	217	194	220	190	179	170	2,862		
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2019/20	31	111	219	279	220	209	236	221	235	223	215	281	245	200	196	3,121	-74	-2.3%

	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	INT	MID	HIGH
3 Year Avg.	1.036	1.042	0.979	1.046	0.953	1.018	0.983	1.003	1.021	1.174	0.919	0.935	0.901	1.011	1.000	1.012	0.982
2016/17	0.894	1.057	1.005	0.934	1.009	1.028	1.037	0.966	1.018	1.196	1.000	0.937	0.933	0.980	1.033	0.992	1.016
2017/18	1.128	1.010	0.971	1.055	1.000	1.041	0.995	1.049	1.040	1.181	0.935	0.945	0.899	1.033	1.018	1.044	0.990
2018/19	1.144	1.052	1.054	1.116	0.952	1.004	0.974	0.968	0.996	1.145	0.912	1.018	0.918	1.064	0.989	0.982	0.998
2019/20	0.836	1.065	0.913	0.968	0.908	1.009	0.979	0.991	1.029	1.196	0.911	0.840	0.887	0.938	0.994	1.010	0.958

- Gainesville ISD has seen an average growth rate of 2.2% over the last four years
- The district had high cohorts in 1<sup>st</sup>, and 9<sup>th</sup> grades
- The district had low cohorts in KG, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 11<sup>th</sup> and 12<sup>th</sup> grades







# Economic Conditions – Cooke County (July 2019)

## Unemployment Rate



U.S. 4.0%  
Texas 3.7%  
Cooke Co. 3.0%

**-0.3%**

**2.6%**

490 new jobs  
National rate 0.9%



**Job Growth**

## Annual Home Sales



16 fewer sales than 2Q18

**38**



# Local Economic Conditions

## Chick-fil-A

- Chick-fil-A opened its first Gainesville location in June 2019
- The 4,800 sq. foot restaurant employs 75 people
- The Gainesville restaurant is the second location in North Texas to span nearly 2 acres.



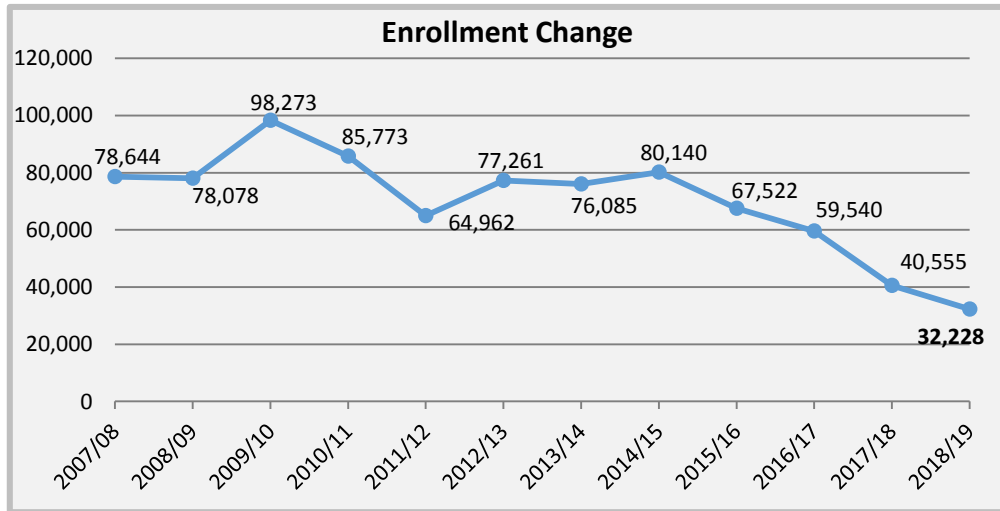
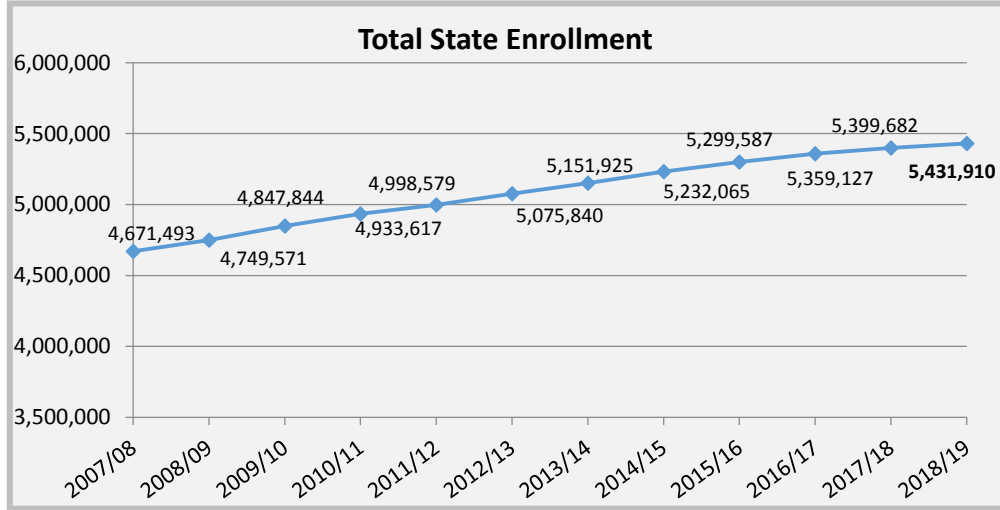
## Manufacturing Industry Growth

- Growth in the manufacturing industry in Gainesville has increased over the last two years, resulting in a combined investment of nearly \$48 Million
- Appx. 320 new jobs have been created with various manufacturing companies in Gainesville

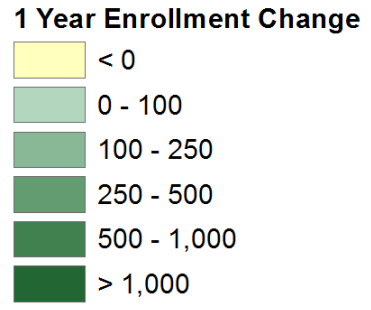
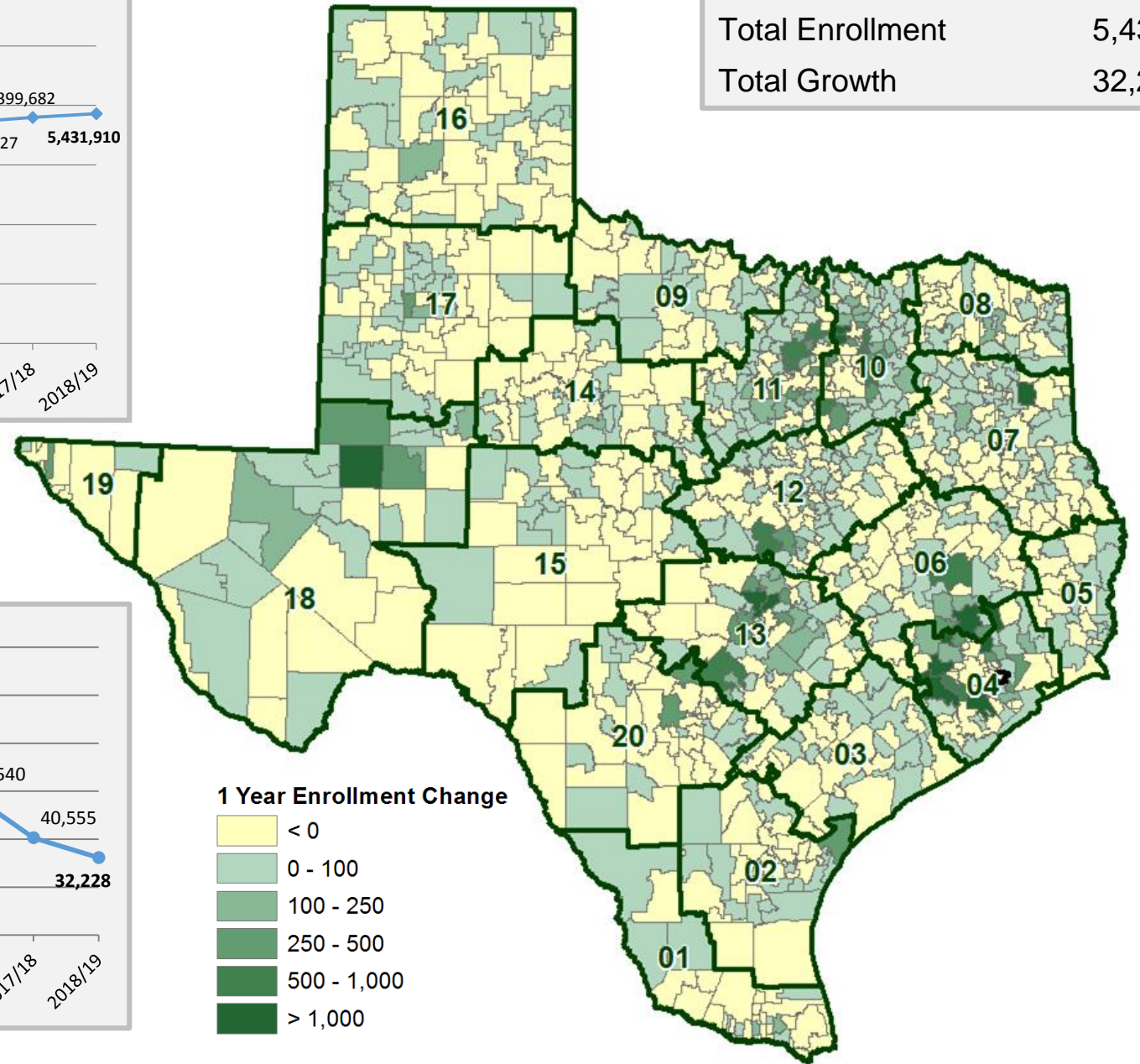




# State Enrollment Trends



2018/19 State Enrollment	
Total Enrollment	5,431,910
Total Growth	32,228

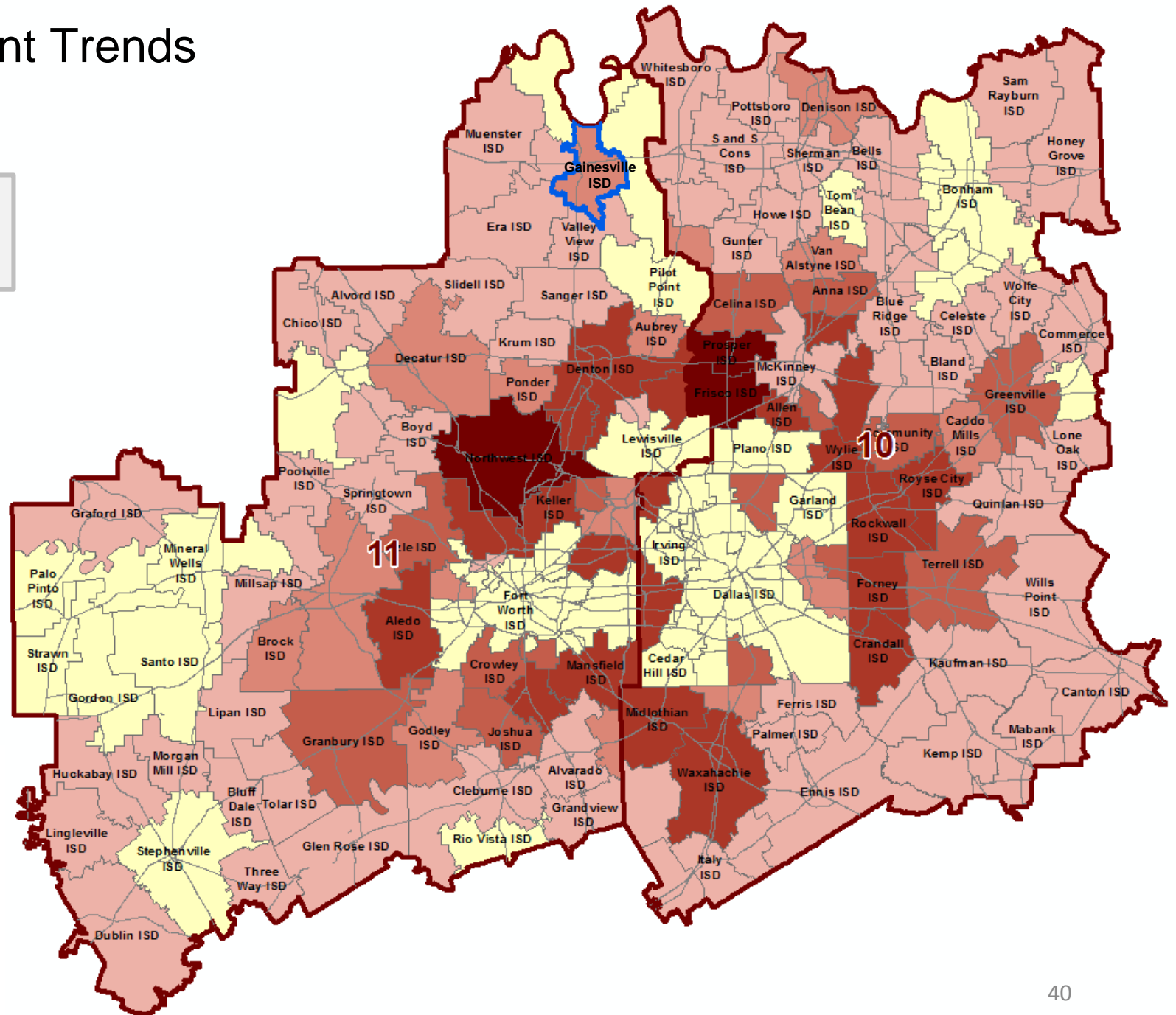
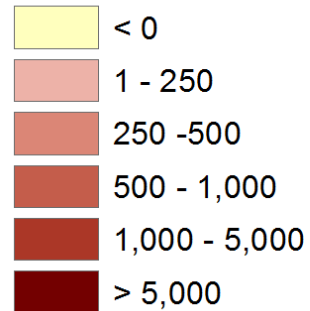




# Region 10 & 11 Enrollment Trends

Gainesville ISD has added 376 students between 2013/14 and 2018/19, an increase of 13%

## 5 Yr Enrollment Change

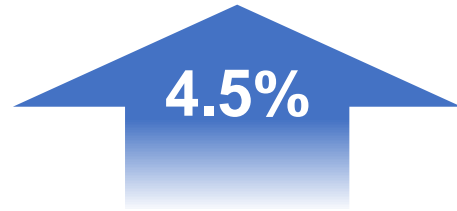






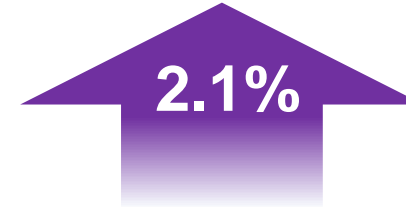
# District Demographic Snapshot

2019 Total District  
Population Estimate  
**19,127**



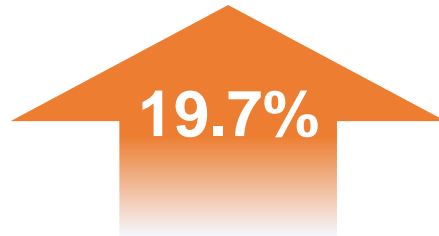
**18,303**  
2010 Census  
District Population

Total District Population  
Below Age 19  
**5,699**



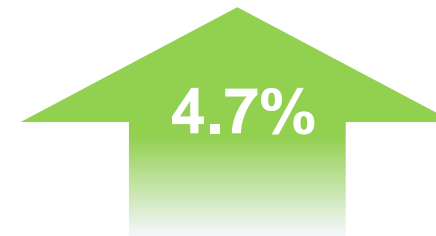
2010 Census District  
Population Below Age 19  
**5,581**

2019 Total District  
Median Household Income  
**\$47,091**



2010 Census Total District  
Median Household Income  
**\$39,337**

2019 District Households  
**7,103**

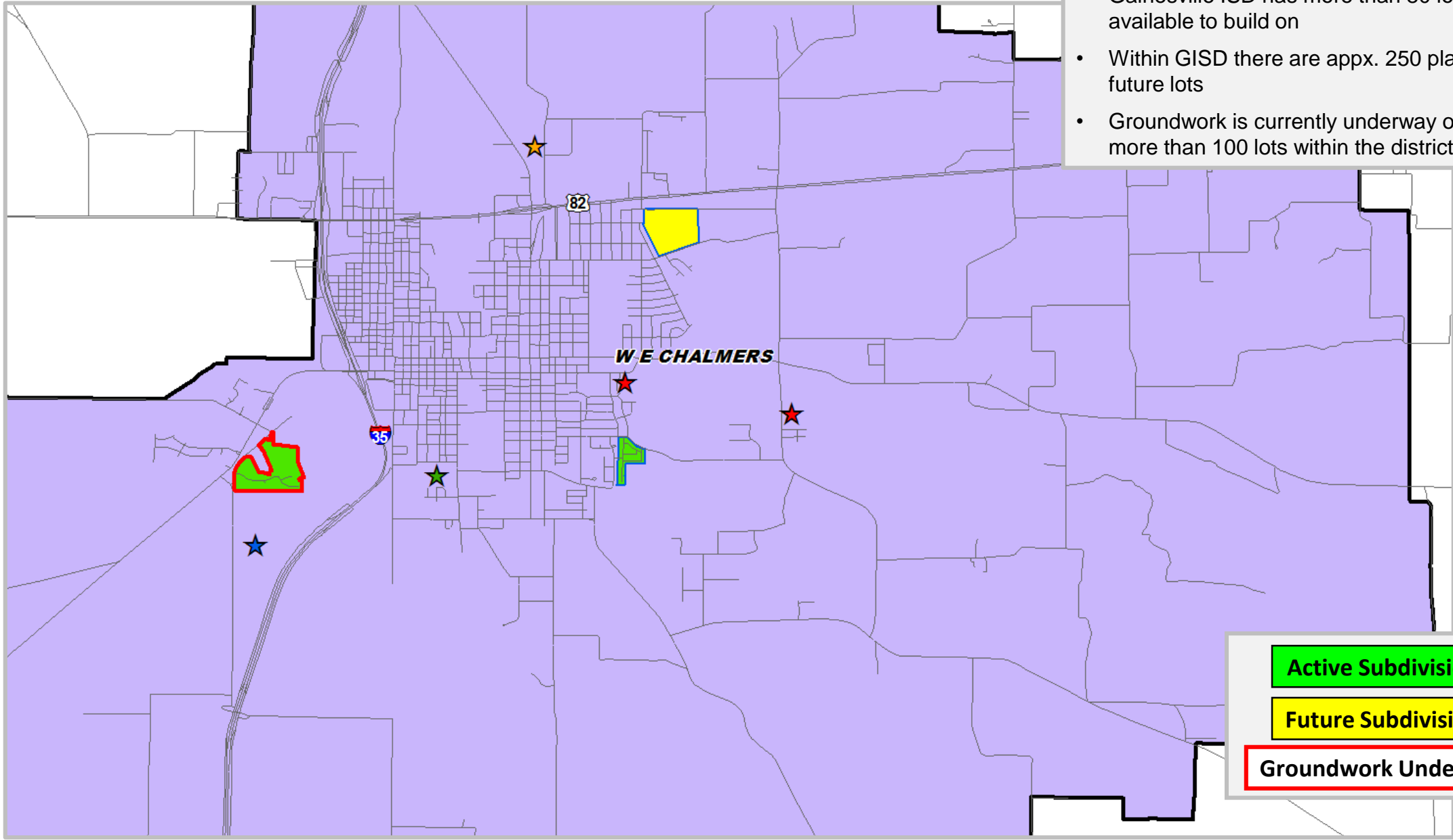


2010 District Households  
**6,780**



# District Housing Overview

- Gainesville ISD has more than 80 lots available to build on
- Within GISD there are appx. 250 planned future lots
- Groundwork is currently underway on more than 100 lots within the district



**Active Subdivision**

**Future Subdivision**

**Groundwork Underway**



# Residential Activity

## Black Hill Farm



### Black Hill Farm

- 172 total lots
- Appx. 129 future lots
- Appx. 34 vacant developed lots
- Appx. 9 homes occupied
- Phase 2 (Appx. 104 townhome lots) groundwork underway, lots delivering fall 2020
- Building appx. 5-10 homes per year
- \$225K+
- No current students





# Residential Activity

Vintage Square



## Vintage Square

- 112 total lots
- Appx. 45 vacant developed lots
- Appx. 65 homes occupied
- Building appx. 15-20 homes per year
- \$205K+
- Current student yield: 0.37





# Future Residential Activity

Creek Development Joint Venture

## Creek Development Property

- Appx. 120 total future lots
- Developer is working with city to resolve infrastructure funding challenges
- No time frame for development at this time



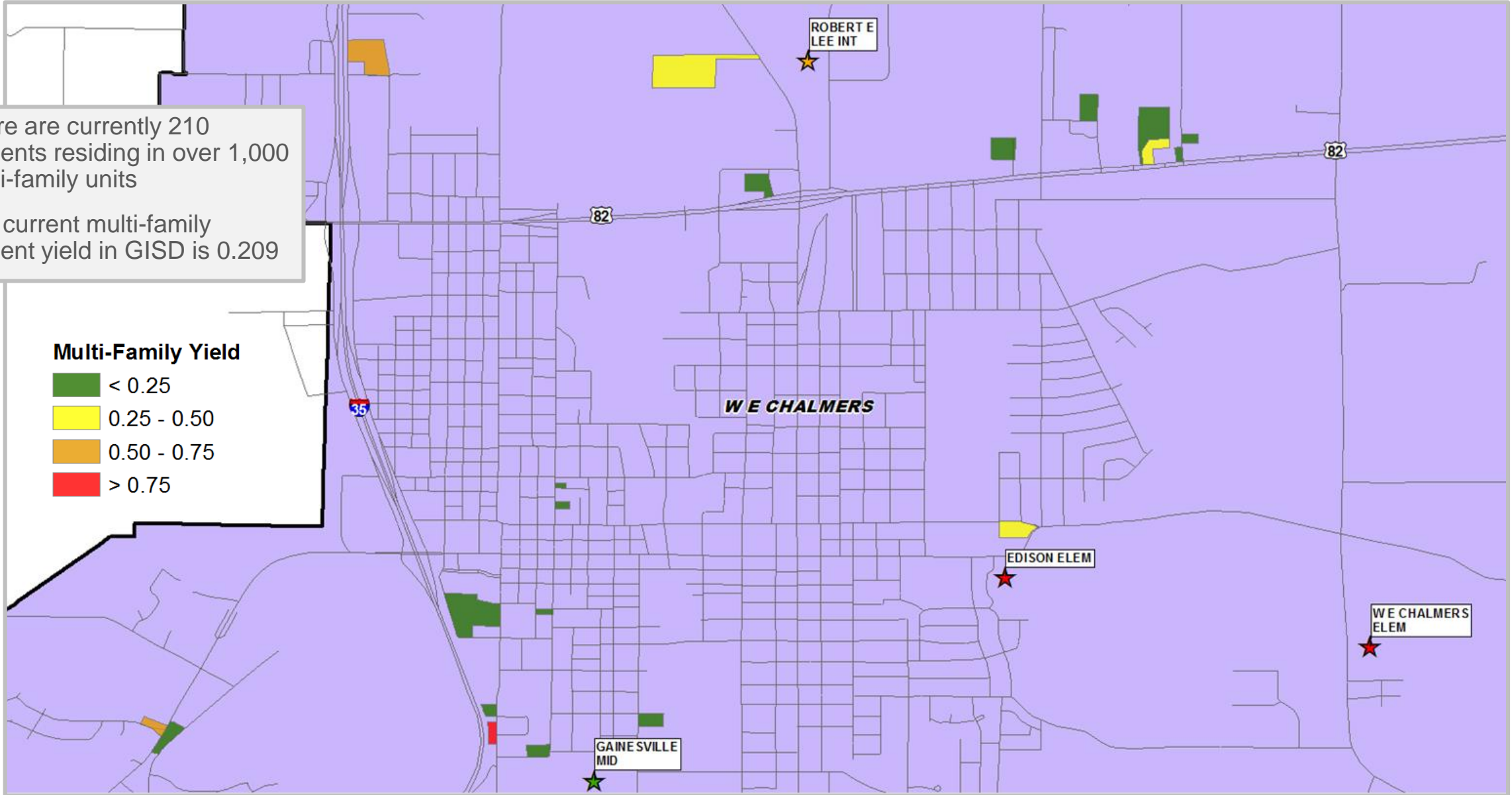
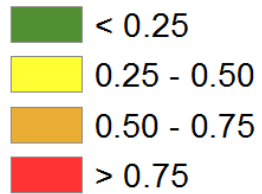




# Multi-Family Yield Analysis

- There are currently 210 students residing in over 1,000 multi-family units
- The current multi-family student yield in GISD is 0.209

## Multi-Family Yield





# District Yields and Student Density

- There are 65 GISD students residing outside the district
- This represents roughly 2% of the total student population
- Nearly 91% of the total student population resides within the Gainesville city limits

## District Yields



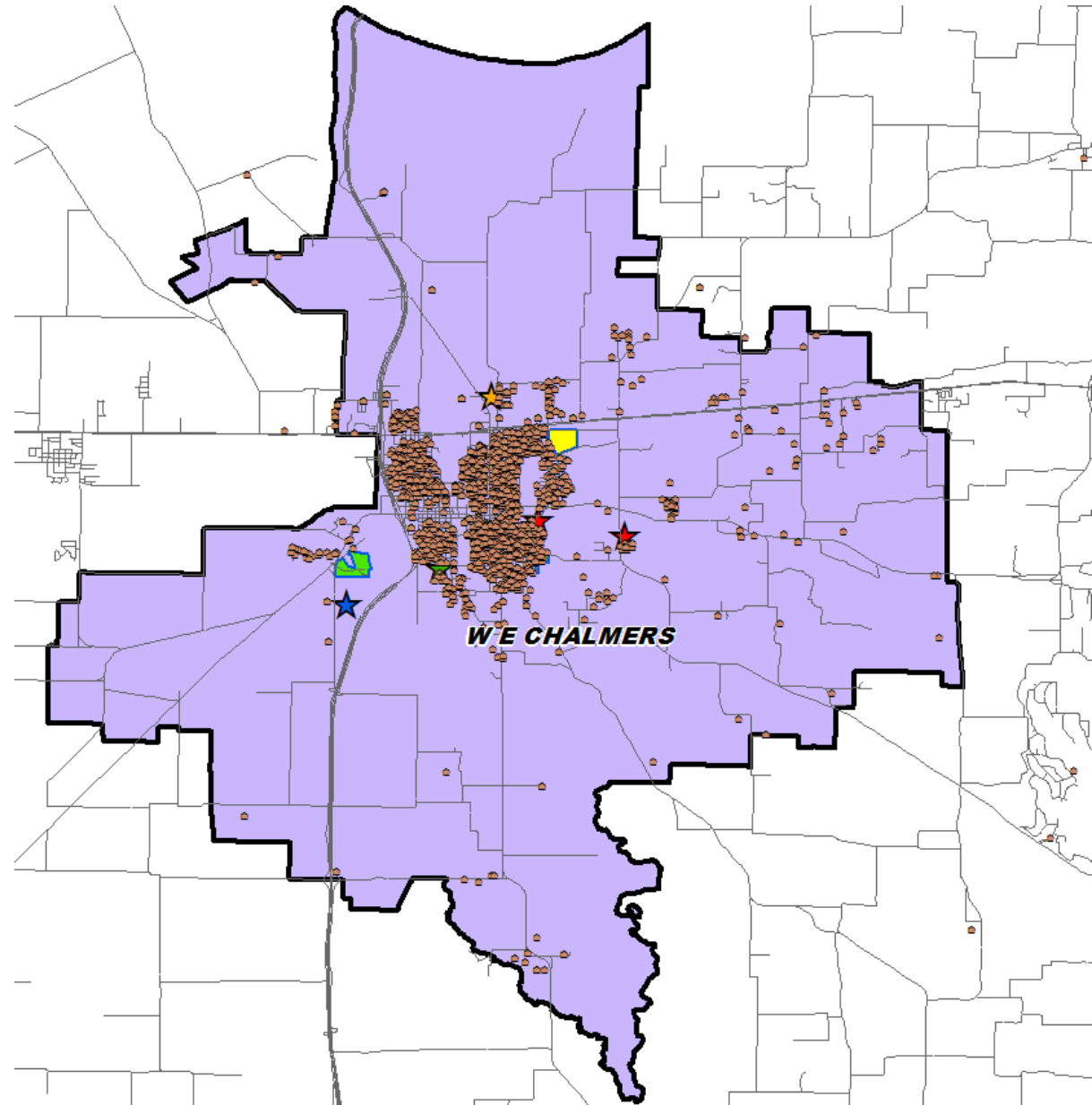
Single Family Yield  
0.455



Multi-Family Yield  
0.209



Manufactured Home Yield  
0.357





# TEA Transfer Report

Transfers In From:	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	5 Year Change
Callisburg ISD	15	15	9	15	15	12	-3
Era ISD	2	2	3	3	3	3	1
Lake Worth ISD	0	0	0	0	0	0	0
Lindsay ISD	6	6	3	3	4	0	-6
Muenster ISD	0	0	0	0	3	3	3
Pilot Point ISD	2	2	3	3	0	0	-2
Sivells Bend ISD	9	9	3	3	3	3	-6
Valley View ISD	5	8	8	5	3	3	-2
Whitesboro ISD	2	3	0	3	3	3	1
<b>Total Transfers In*</b>	<b>43</b>	<b>46</b>	<b>32</b>	<b>39</b>	<b>34</b>	<b>37</b>	<b>-6</b>

Transfers Out To:	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	5 Year Change
Callisburg ISD	147	128	150	152	135	130	-17
Collinsville ISD	7	6	7	10	14	3	-4
Denton ISD	4	4	3	3	4	3	-1
Era ISD	204	211	196	183	201	183	-21
Gunter ISD	0	0	0	3	0	0	0
Lindsay ISD	59	70	66	75	74	85	26
Muenster ISD	12	13	11	14	19	20	8
Sanger ISD	5	5	6	6	3	3	-2
Sherman ISD	21	3	5	6	0	3	-18
Sivells Bend ISD	47	23	37	40	39	31	-16
Texas College Preparatory Academies	10	10	5	12	4	3	-7
Valley View ISD	52	51	46	54	66	61	9
Walnut Bend ISD	55	47	43	39	46	50	-5
Whitesboro ISD	14	18	18	30	20	19	5
<b>Total Transfers Out*</b>	<b>656</b>	<b>601</b>	<b>609</b>	<b>647</b>	<b>650</b>	<b>618</b>	<b>-38</b>

\* Totals include additional districts per TEA rounding rules



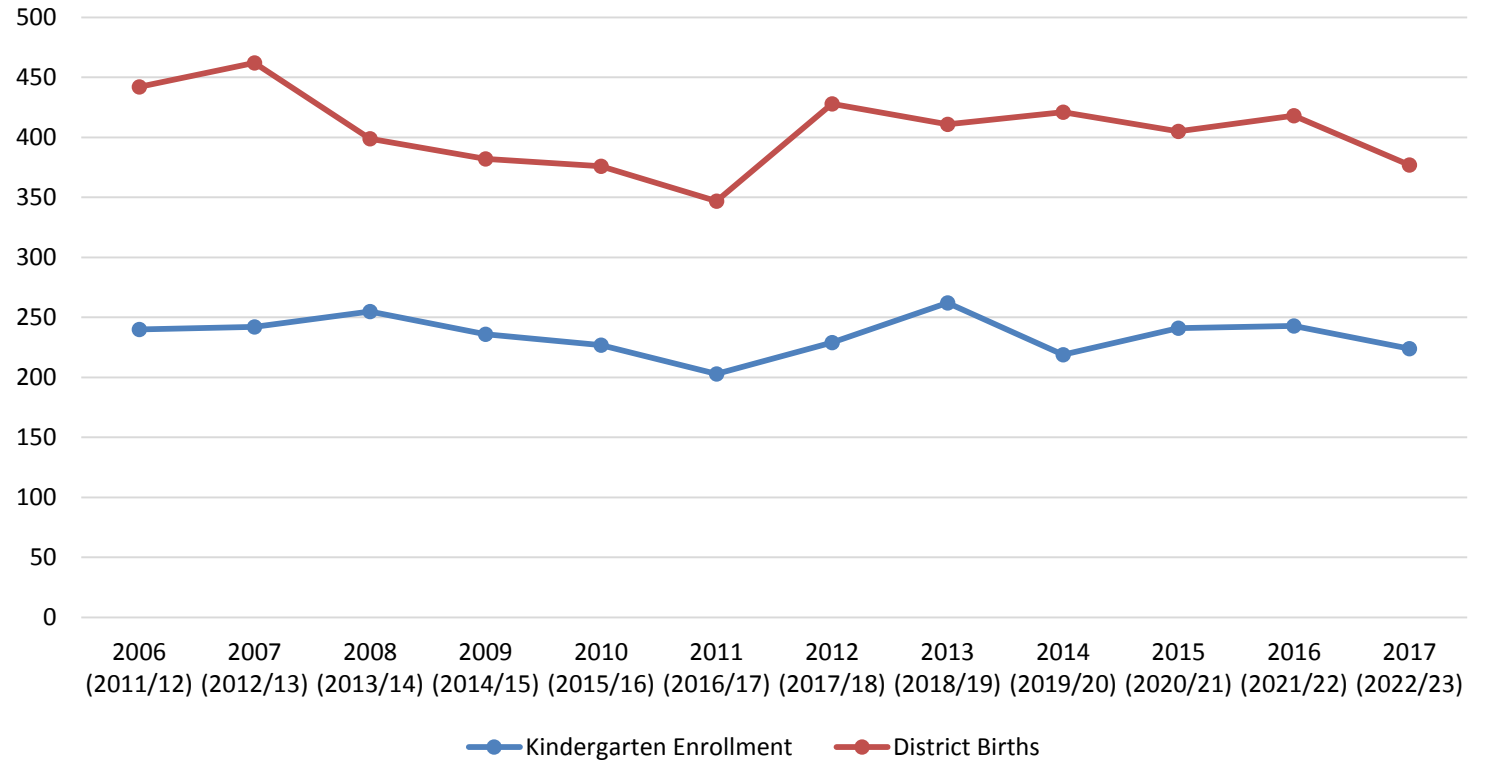




# Kindergarten Enrollment vs. District Birth Rates

	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	240	442	0.543
2007 (2012/13)	242	462	0.524
2008 (2013/14)	255	399	0.639
2009 (2014/15)	236	382	0.618
2010 (2015/16)	227	376	0.604
2011 (2016/17)	203	347	0.585
2012 (2017/18)	229	428	0.535
2013 (2018/19)	262	411	0.637
2014 (2019/20)	219	421	0.520
2015 (2020/21)	241	405	0.595
2016 (2021/22)	243	418	0.581
2017 (2022/23)	224	377	0.594

Gainesville ISD KG Enrollment vs. District Births





# Ten Year Forecast by Grade Level

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2015/16	17	93	227	217	256	220	211	217	234	217	194	220	190	179	170	2,862		
2016/17	18	119	203	240	218	239	222	217	225	226	221	232	220	178	167	2,945	83	2.9%
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2019/20	31	111	219	279	220	209	236	221	235	223	215	281	245	200	196	3,121	-74	-2.3%
2020/21	31	135	241	231	278	233	207	240	217	228	231	255	258	235	180	3,200	79	2.5%
2021/22	31	139	243	255	228	291	228	207	239	215	233	271	233	242	212	3,267	67	2.1%
2022/23	31	122	224	255	246	226	297	228	204	235	224	276	248	213	217	3,246	-20	-0.6%
2023/24	31	127	228	236	251	254	225	300	225	196	242	265	253	233	196	3,262	16	0.5%
2024/25	31	128	230	240	238	265	254	232	291	220	202	286	242	235	211	3,305	43	1.3%
2025/26	31	140	253	242	242	244	268	262	228	283	227	239	267	224	213	3,363	58	1.7%
2026/27	31	143	256	267	242	251	244	276	254	226	292	268	220	249	204	3,423	59	1.8%
2027/28	31	148	266	270	269	252	252	244	269	249	233	345	248	205	226	3,507	84	2.5%
2028/29	31	145	261	280	272	278	239	255	238	261	257	275	320	230	186	3,528	21	0.6%
2029/30	31	147	264	275	274	282	274	239	248	233	269	304	254	298	209	3,601	73	2.1%

Yellow box = largest grade per year  
 Green box = second largest grade per year



# Ten Year Forecast by Campus Level

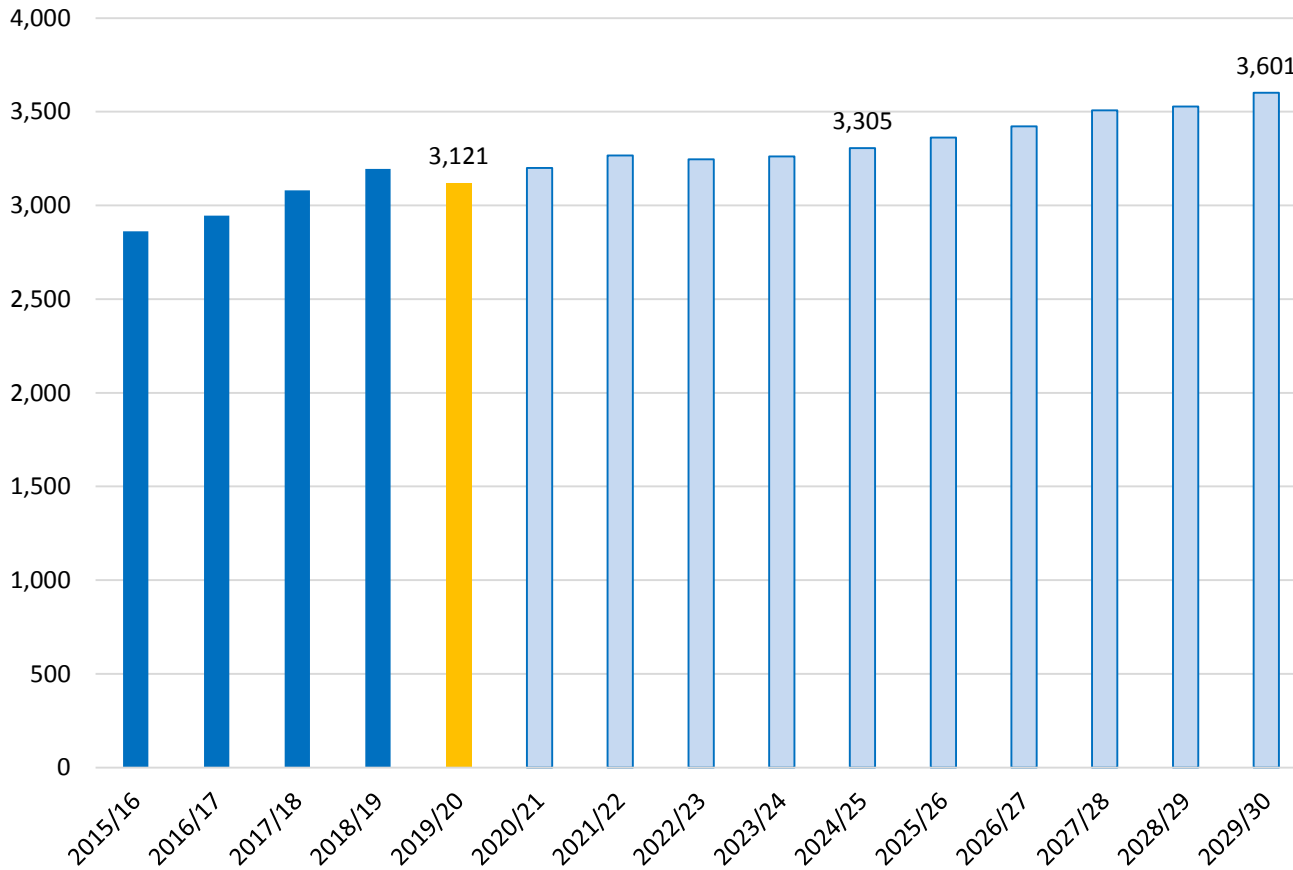
CAMPUS	Capacity	CURRENT	ENROLLMENT PROJECTIONS									
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Edison Elementary School	660	640	638	668	632	622	629	666	697	715	717	717
Chalmers Elementary School	814	665	718	747	769	730	757	754	737	773	789	830
<b>ELEMENTARY TOTALS</b>		1,305	1,356	1,415	1,401	1,352	1,386	1,420	1,434	1,488	1,506	1,547
Elementary Absolute Change		-62	51	59	-13	-49	34	34	13	54	18	41
Elementary Percent Change		-4.54%	3.90%	4.32%	-0.94%	-3.49%	2.51%	2.44%	0.94%	3.80%	1.21%	2.71%
Lee Intermediate School		456	457	446	432	525	523	490	530	513	493	487
<b>INTERMEDIATE SCHOOL TOTAL</b>	541	456	457	446	432	525	523	490	530	513	493	487
Intermediate School Absolute Change		-9	1	-11	-14	93	-2	-33	40	-17	-20	-6
Intermediate School Percent Change		-1.94%	0.22%	-2.41%	-3.14%	21.53%	-0.38%	-6.31%	8.16%	-3.21%	-3.90%	-1.22%
Gainesville Junior High	969	438	459	448	459	438	422	510	518	482	518	502
<b>JUNIOR HIGH SCHOOL TOTAL</b>		438	459	448	459	438	422	510	518	482	518	502
Junior High Absolute Change		-6	21	-11	11	-21	-16	88	8	-36	36	-16
Junior High Percent Change		-1.35%	4.79%	-2.40%	2.46%	-4.58%	-3.65%	20.85%	1.57%	-6.95%	7.47%	-3.09%
Gainsville High School	1,100	922	928	958	954	947	974	943	941	1,024	1,011	1,065
<b>HIGH SCHOOL TOTAL</b>		922	928	958	954	947	974	943	941	1,024	1,011	1,065
High School Absolute Change		3	6	30	-4	-7	27	-31	-2	83	-13	54
High School Percent Change		0.33%	0.65%	3.23%	-0.42%	-0.73%	2.85%	-3.18%	-0.21%	8.82%	-1.27%	5.34%
<b>DISTRICT TOTALS</b>		3,121	3,200	3,267	3,246	3,262	3,305	3,363	3,423	3,507	3,528	3,601
District Absolute Change		-74	79	67	-20	16	43	58	59	84	21	73
District Percent Change		-2.32%	2.53%	2.08%	-0.62%	0.50%	1.32%	1.75%	1.77%	2.47%	0.60%	2.06%



# Key Takeaways



Enrollment Forecast



- Gainesville ISD will continue to experience enrollment growth due to a favorable local economy and housing market
- There are over 100 new home lots that are expected to be delivered within GISD in the next 6 months
- The district is forecasted to add 30 to 50 single family homes a year for the next 5 years



# Large Group Discussion

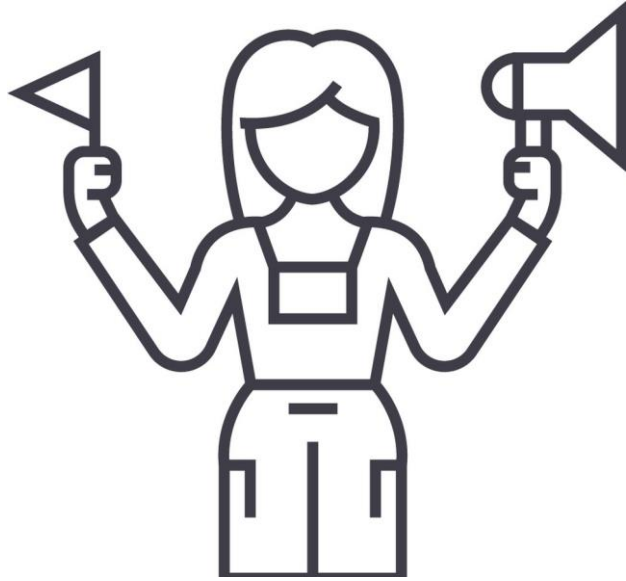
Questions?



# Closing

*Every Leopard, Every Day*

# A few thoughts before we close...



## **Tours?**

5:30 - 6 pm?

8 - 8:30 pm?



## **Chairperson(s)**

**?**

Contact me if you're interested.

**Thank  
you!**

# Next Meeting

## **Wednesday, December 4**

Tour: 5:30-6 p.m.

Meeting Begins: 6 p.m.

### **Gainesville Junior High**

1201 S. Lindsay St.

## Tentative Agenda:

- Meeting 1 Recap
- Facility Assessment (EIKON Consulting Group)
- Long-Term Facility Considerations
  - Grade Alignment
  - Potential Facility Projects
- Departmental Needs