



KATY ISD- Leadership Katy

DEMOGRAPHIC STUDY
&
Bond 2023



October 19, 2023

POPULATION AND SURVEY ANALYSTS
WWW.PASATX.COM

DEMOGRAPHIC TRENDS



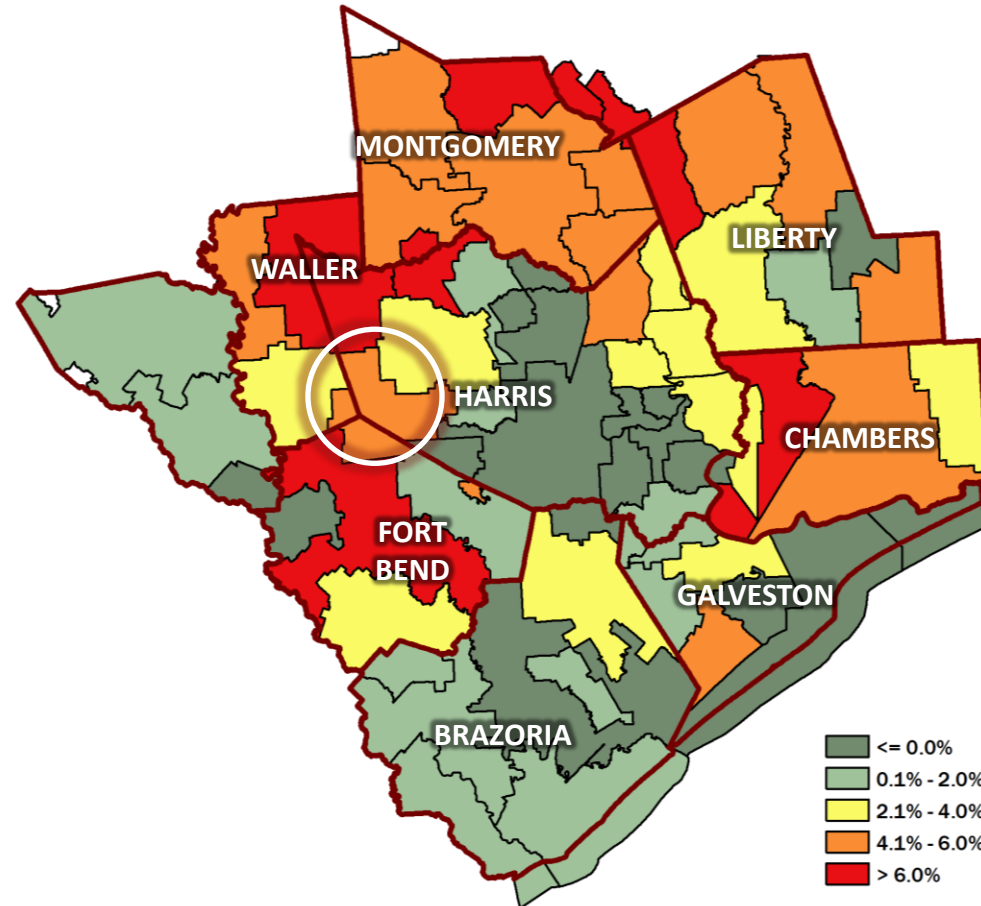
****Utilizing data from the November 2022 Demographic Update****

Percent Change in Enrollment

Fall 2020 – Fall 2021



	School District	Change
1	Cleveland ISD	22.2%
2	Tomball ISD	8.6%
3	Lamar CISD	8.4%
4	Waller ISD	8.0%
5	Willis ISD	7.0%
6	Barbers Hill ISD	6.1%
7	Stafford MSD	5.9%
8	Humble ISD	5.7%
9	Devers ISD	5.4%
10	Anahuac ISD	5.4%
11	Tarkington ISD	5.3%
12	New Caney ISD	5.2%
13	Splendora ISD	5.1%
14	Katy ISD	5.0%
15	Hempstead ISD	5.0%
16	Conroe ISD	5.0%

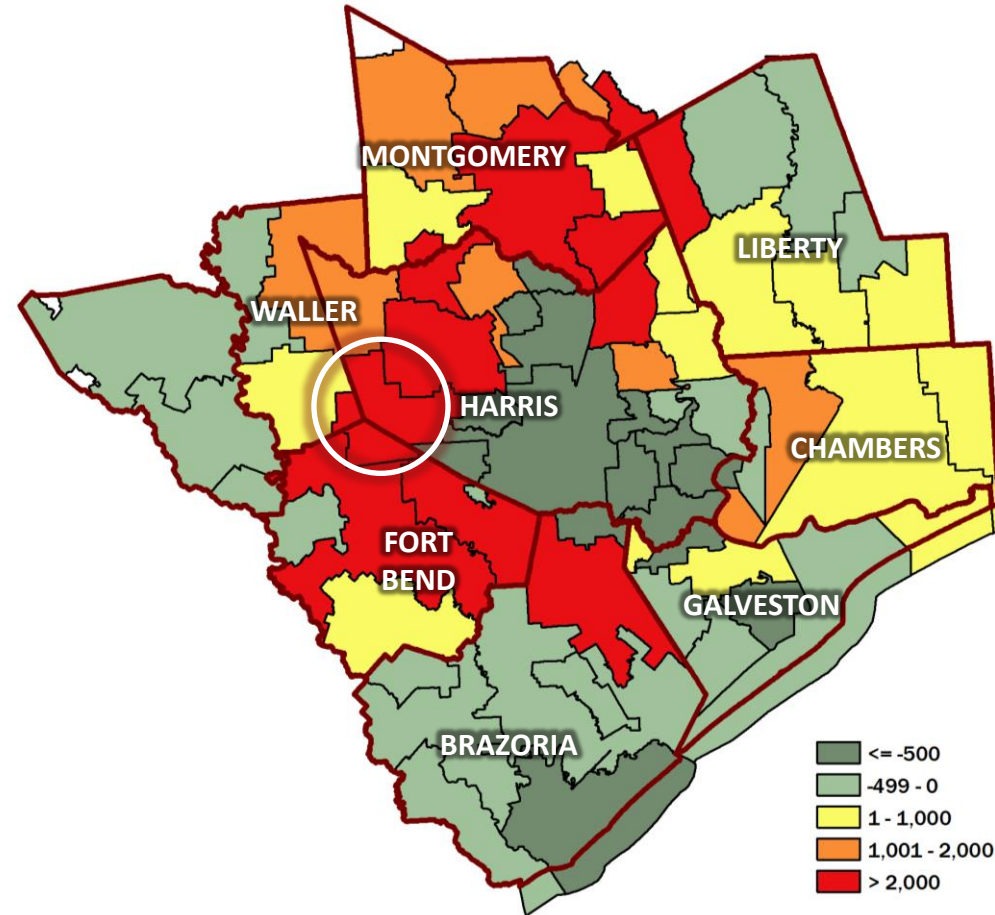


Numeric Change in Enrollment

Fall 2016 – Fall 2021



	School District	Change
1	Katy ISD	12,940
2	Lamar CISD	8,750
3	Conroe ISD	7,997
4	Humble ISD	6,888
5	Cleveland ISD	6,132
6	Tomball ISD	5,330
7	Alvin ISD	4,498
8	Fort Bend ISD	3,399
9	New Caney ISD	2,439
10	Cy-Fair ISD	2,349
11	Sheldon ISD	1,686
12	Barbers Hill ISD	1,552
13	Waller ISD	1,512
14	Klein ISD	1,484
15	Willis ISD	1,121

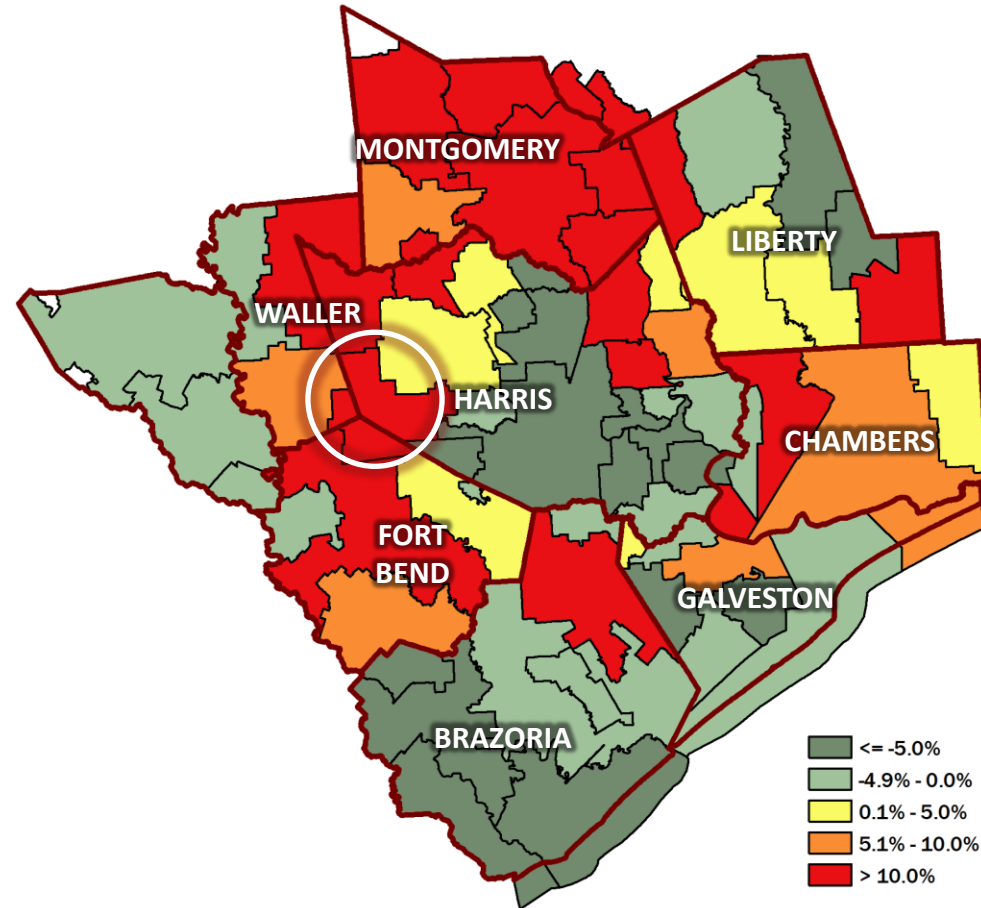


Percent Change in Enrollment

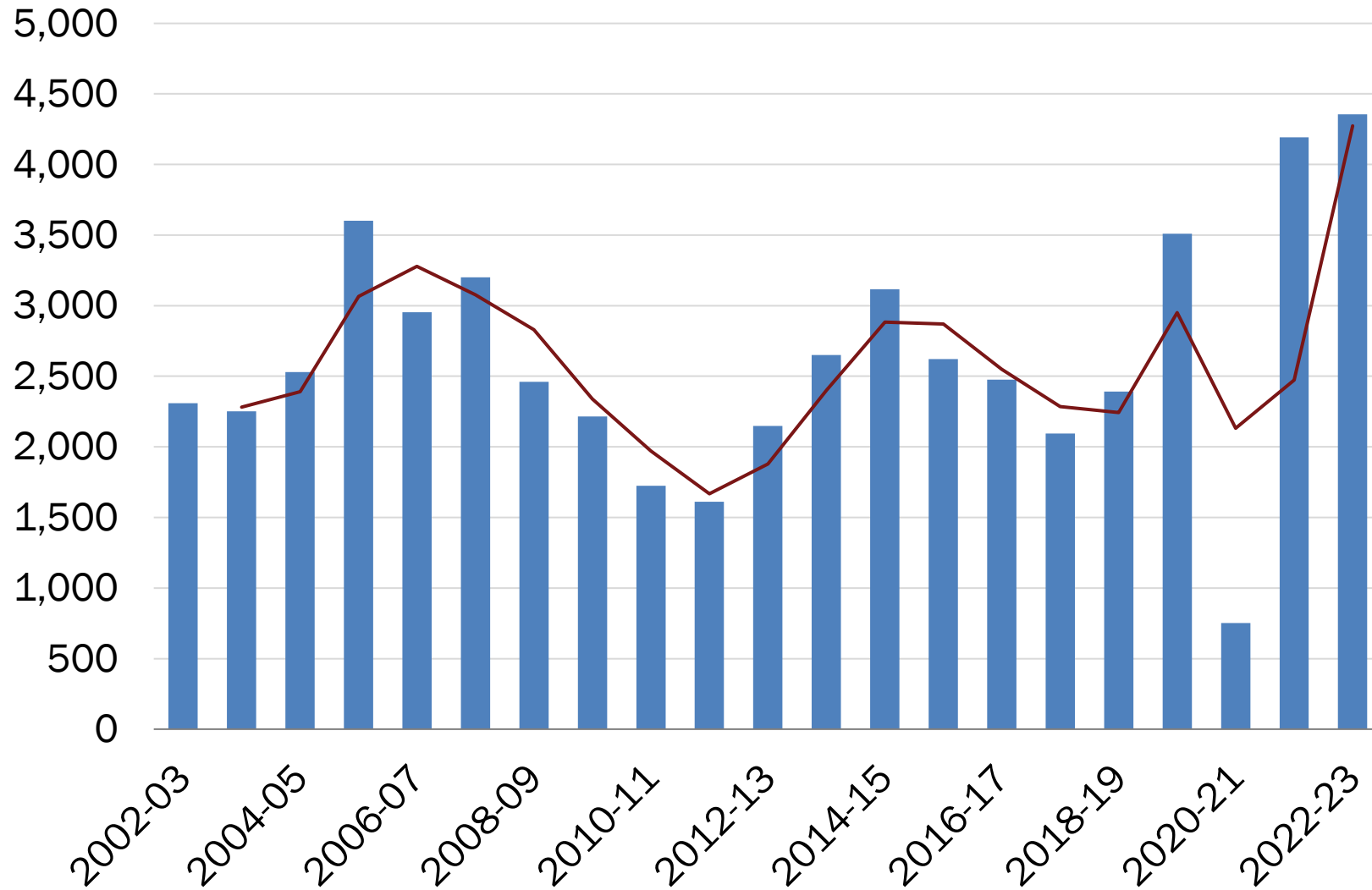
Fall 2016 – Fall 2021



	School District	Change
1	Cleveland ISD	56.5%
2	Tomball ISD	26.3%
3	Barbers Hill ISD	22.8%
4	Lamar CISD	22.1%
5	Waller ISD	18.0%
6	Alvin ISD	16.0%
7	Sheldon ISD	16.0%
8	Devers ISD	15.7%
9	Katy ISD	14.6%
10	Humble ISD	14.3%
11	New Caney ISD	14.2%
12	Willis ISD	13.3%
13	Conroe ISD	11.8%
14	Splendora ISD	11.4%
15	Montgomery ISD	11.2%



Total Enrollment Change

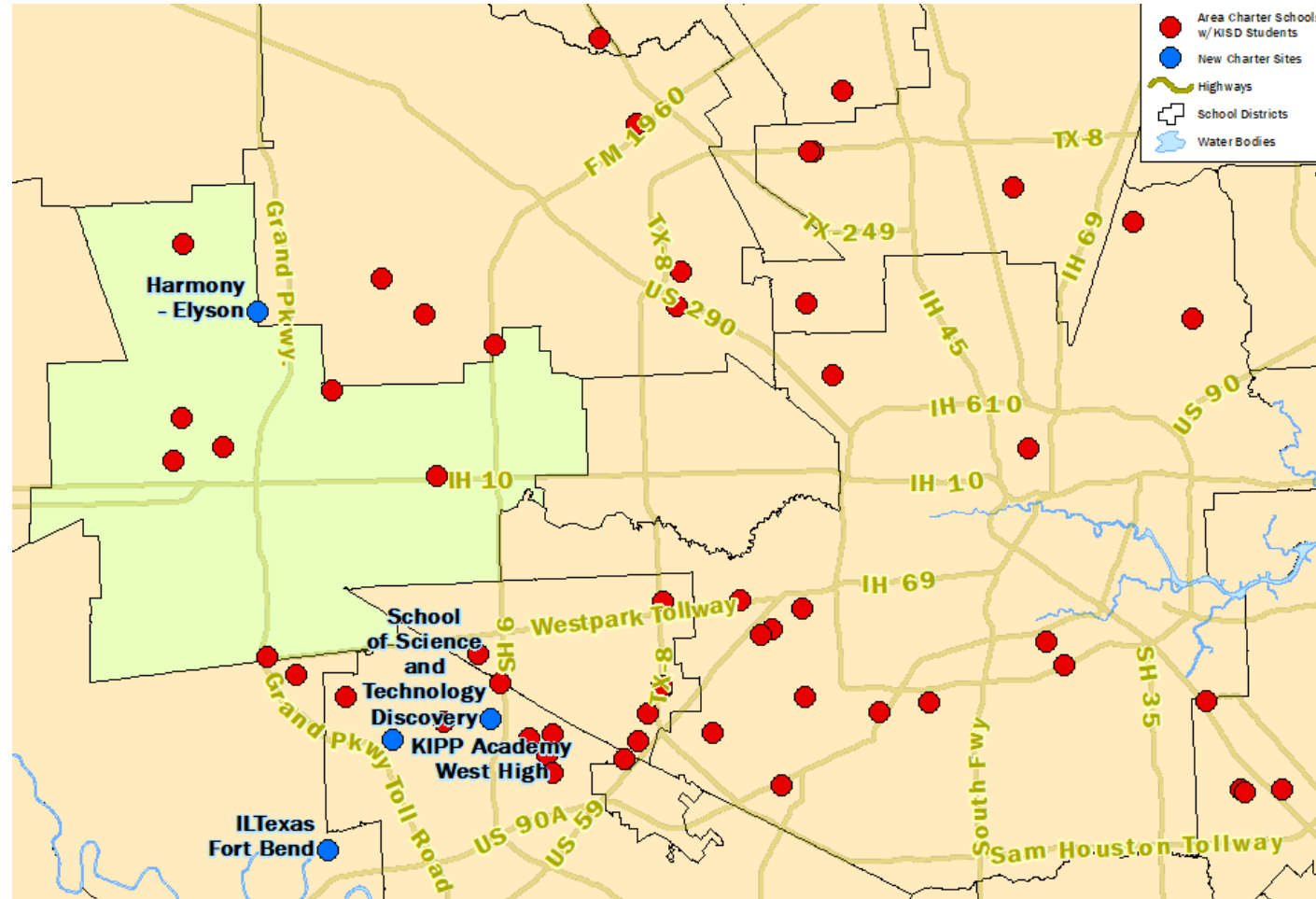


CURRENT STUDENTS



Charter Schools

Impacting Katy ISD



 Katy ISD Boundary

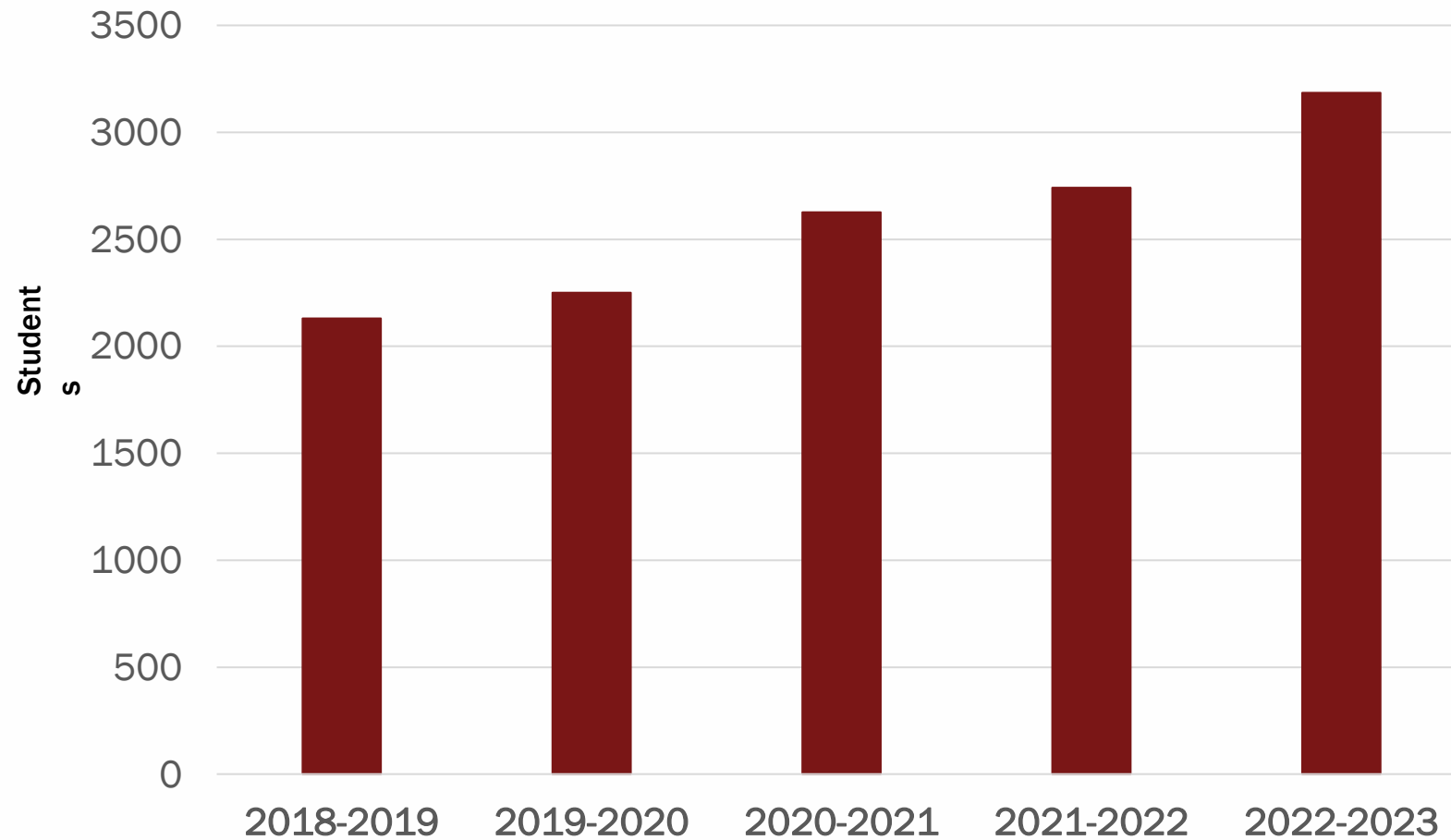
Sources: Texas Education Agency (TEA) and PASA surveys; TEA hides enrollments <10 due to FERPA privacy regulations. PASA estimated students per school in this situation. New campuses or schools enrolling >50 residents from this school district last fall were contacted by PASA to understand projected enrollment in five years. All other schools' projected enrollment equals last fall's enrollment.

Charter Schools

Impacting Katy ISD



KISD Students Attending Charters



Sources: Texas Education Agency (TEA) and PASA surveys; TEA hides enrollments <10 due to FERPA privacy regulations. PASA estimated students per school in this situation. New campuses or schools enrolling >50 residents from this school district last fall were contacted by PASA to understand projected enrollment in five years. All other schools' projected enrollment equals last fall's enrollment.

An aerial photograph of the Colorado State Capitol building in Denver, Colorado. The building is a large, ornate, classical-style structure with a prominent central dome. It is surrounded by a large green lawn and several parking lots filled with cars. In the background, other city buildings are visible under a blue sky with some clouds. The text "Vouchers??
Public Education Funding??" is overlaid in white on the image.

Vouchers?? Public Education Funding??

Not a PASA slide

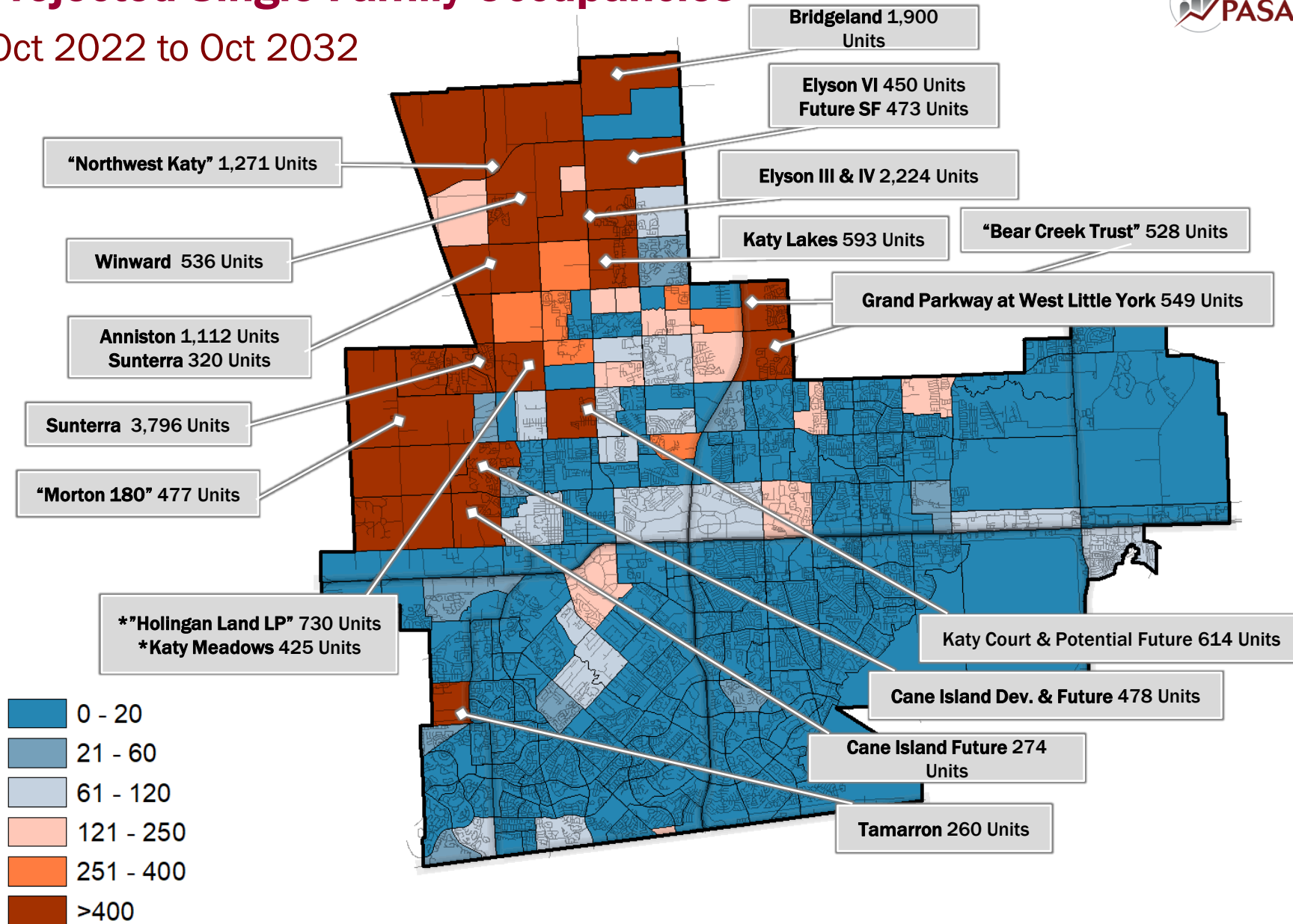
HOUSING



Projected Single-Family Occupancies

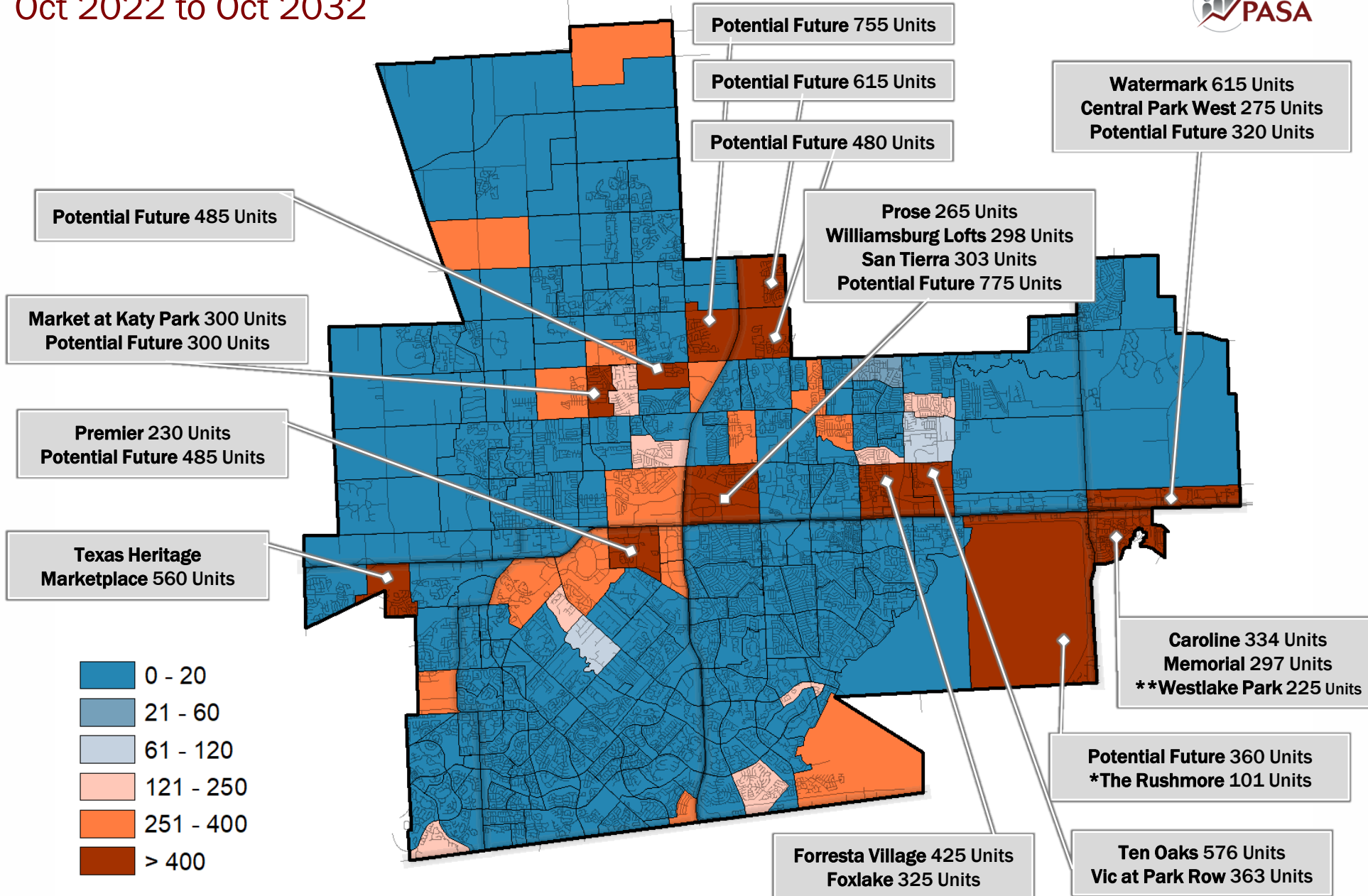


Oct 2022 to Oct 2032



Projected Multi-Family Occupancies

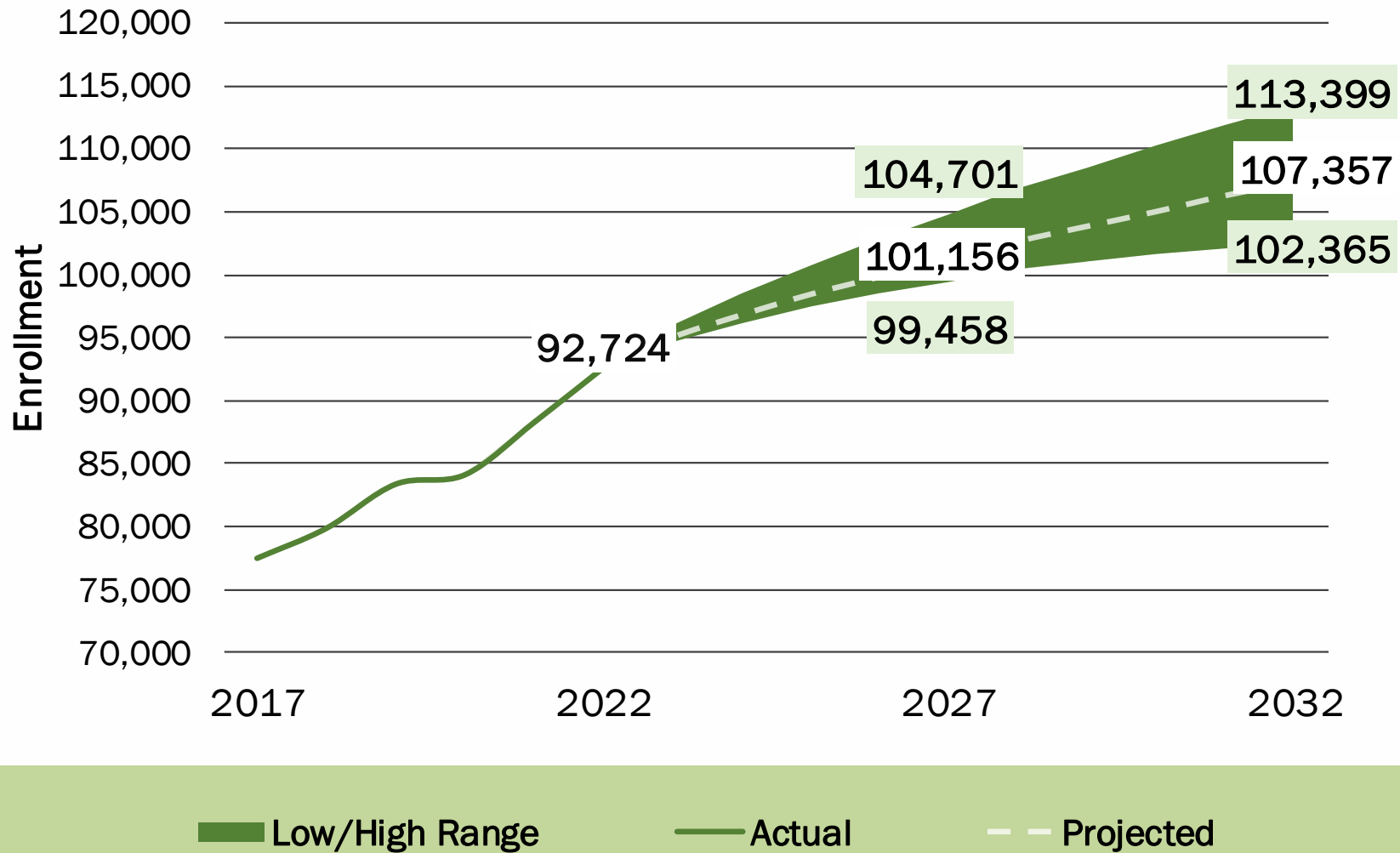
Oct 2022 to Oct 2032



STUDENT PROJECTIONS



Three Scenarios of Growth



Moderate Growth Scenario

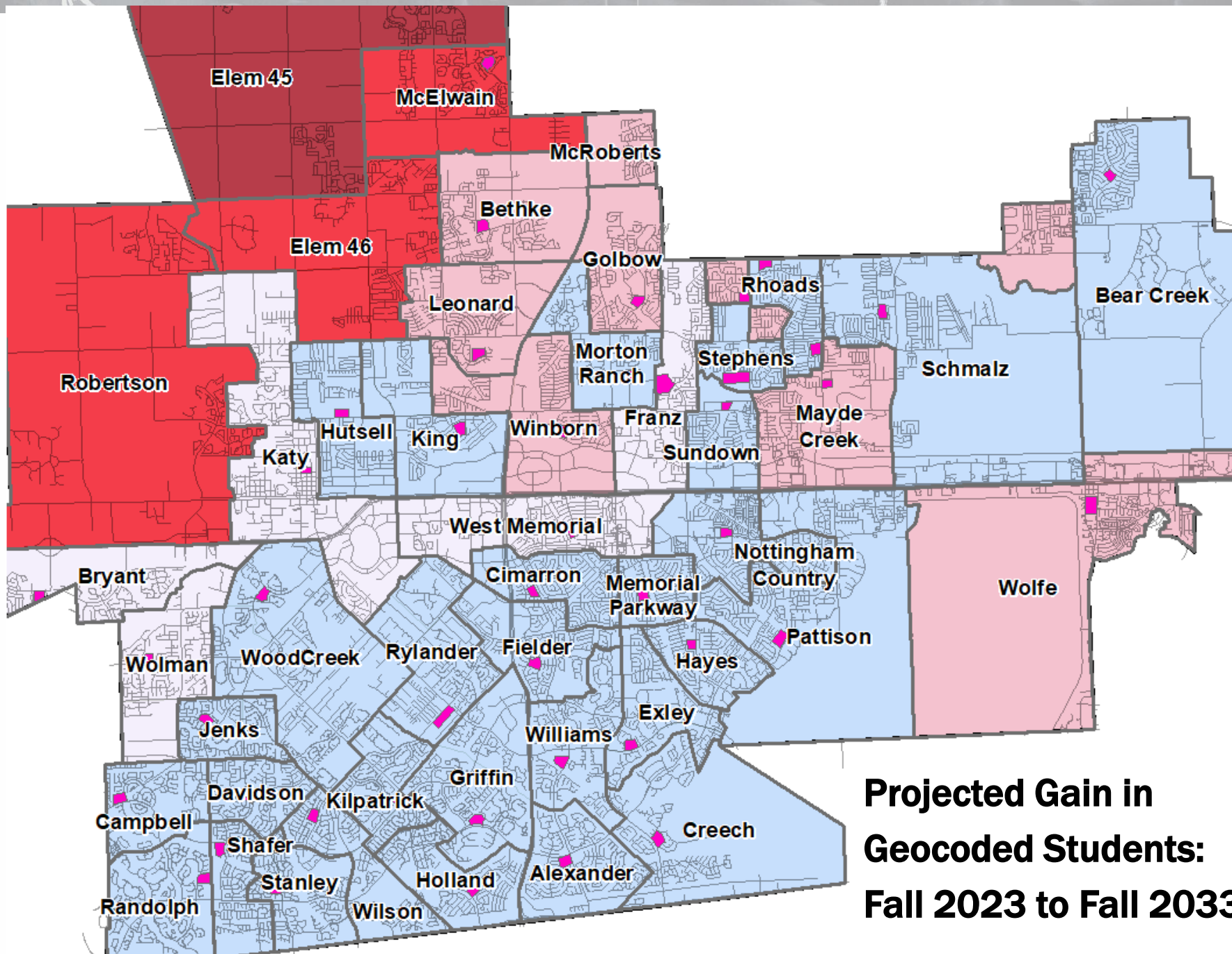


94,700+

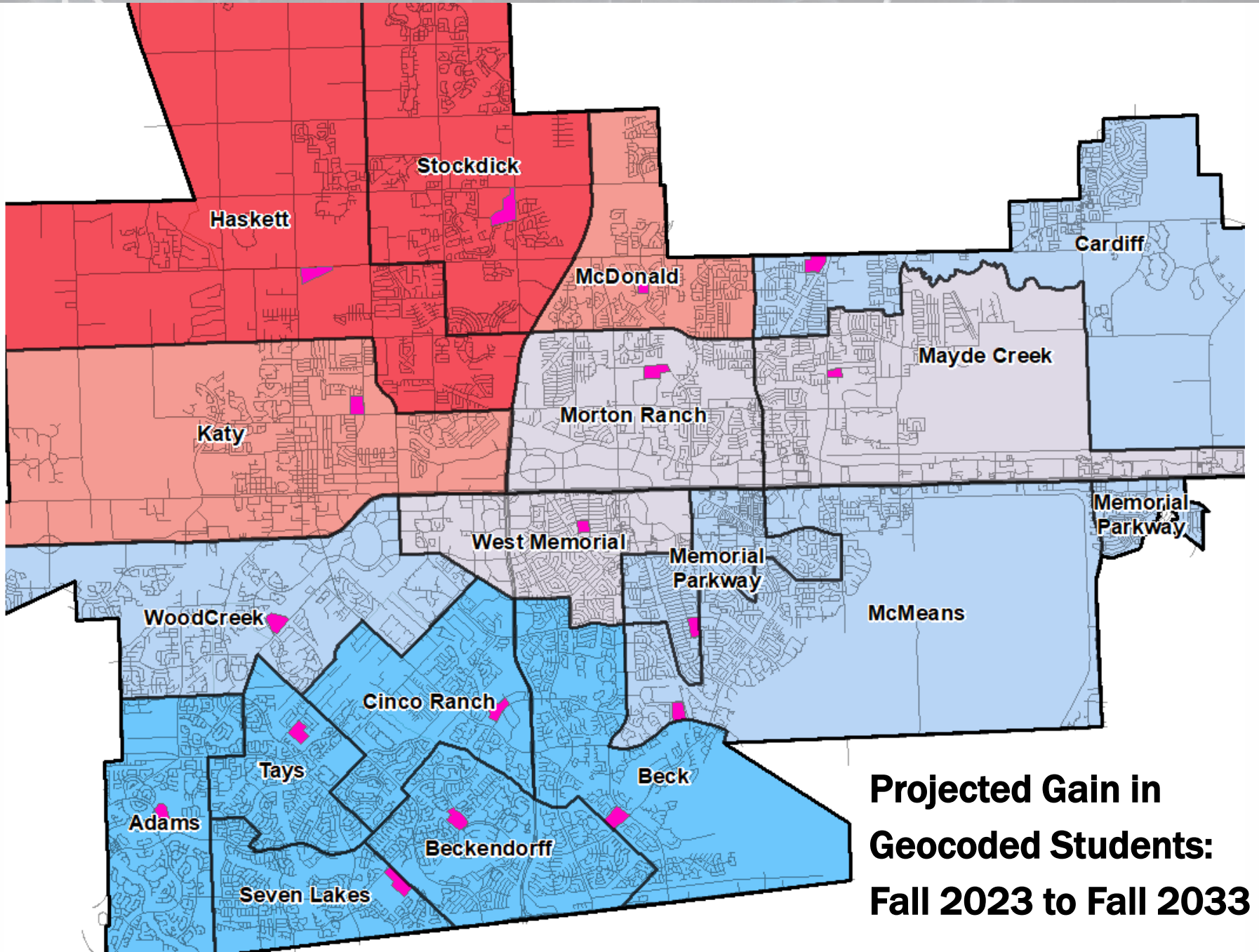
	2023	2024	2025	2026	2027
Enrollment	95,104	96,867	98,493	99,864	101,156
% Growth	2.57%	1.85%	1.68%	1.39%	1.29%
Growth	2,380	1,763	1,626	1,371	1,292
	2028	2029	2030	2031	2032
Enrollment	102,664	103,852	105,013	106,274	107,357
% Growth	1.49%	1.16%	1.12%	1.20%	1.02%
Growth	1,508	1,188	1,161	1,261	1,083

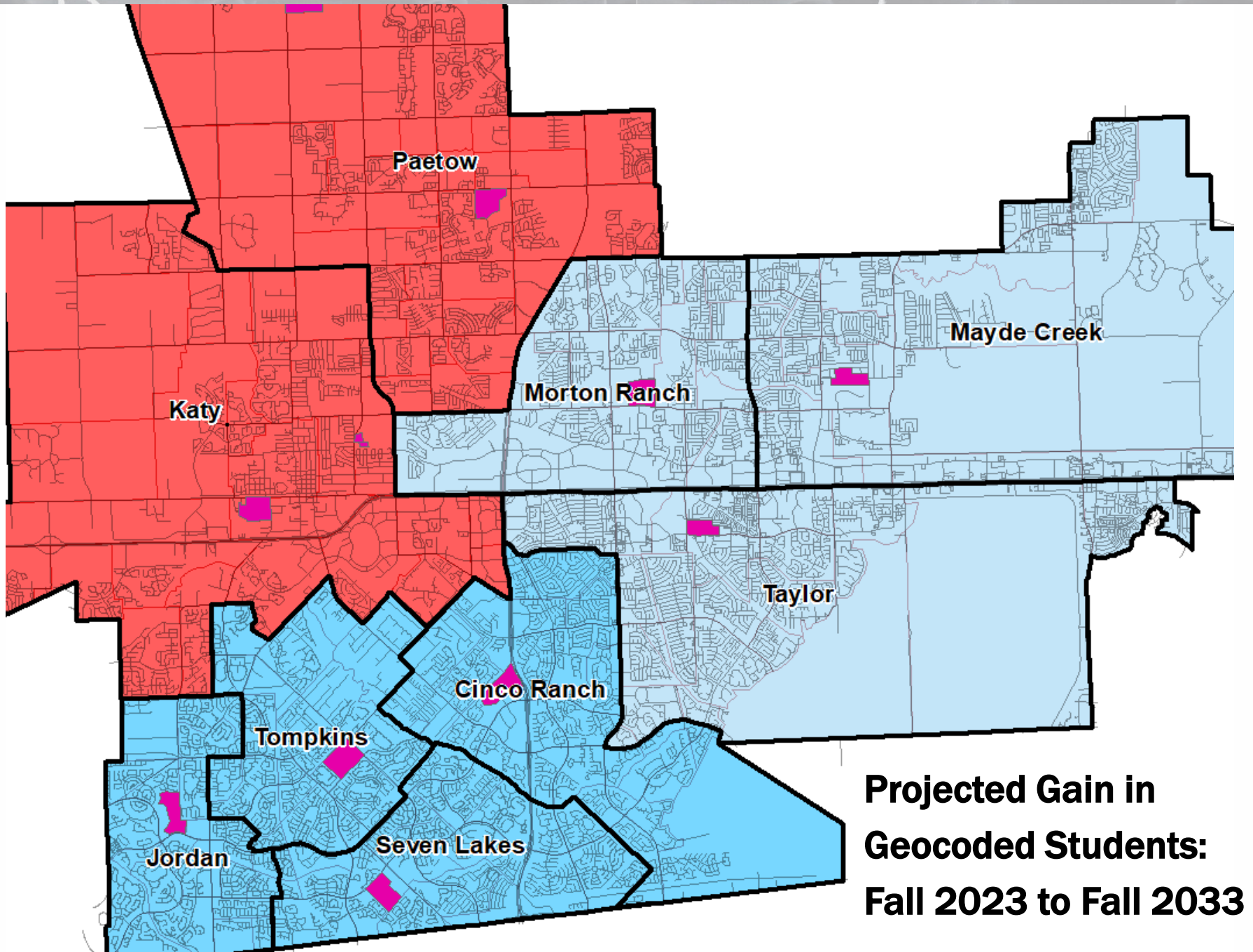
LONG-RANGE PLANNING





**Projected Gain in Geocoded Students:
Fall 2023 to Fall 2033**



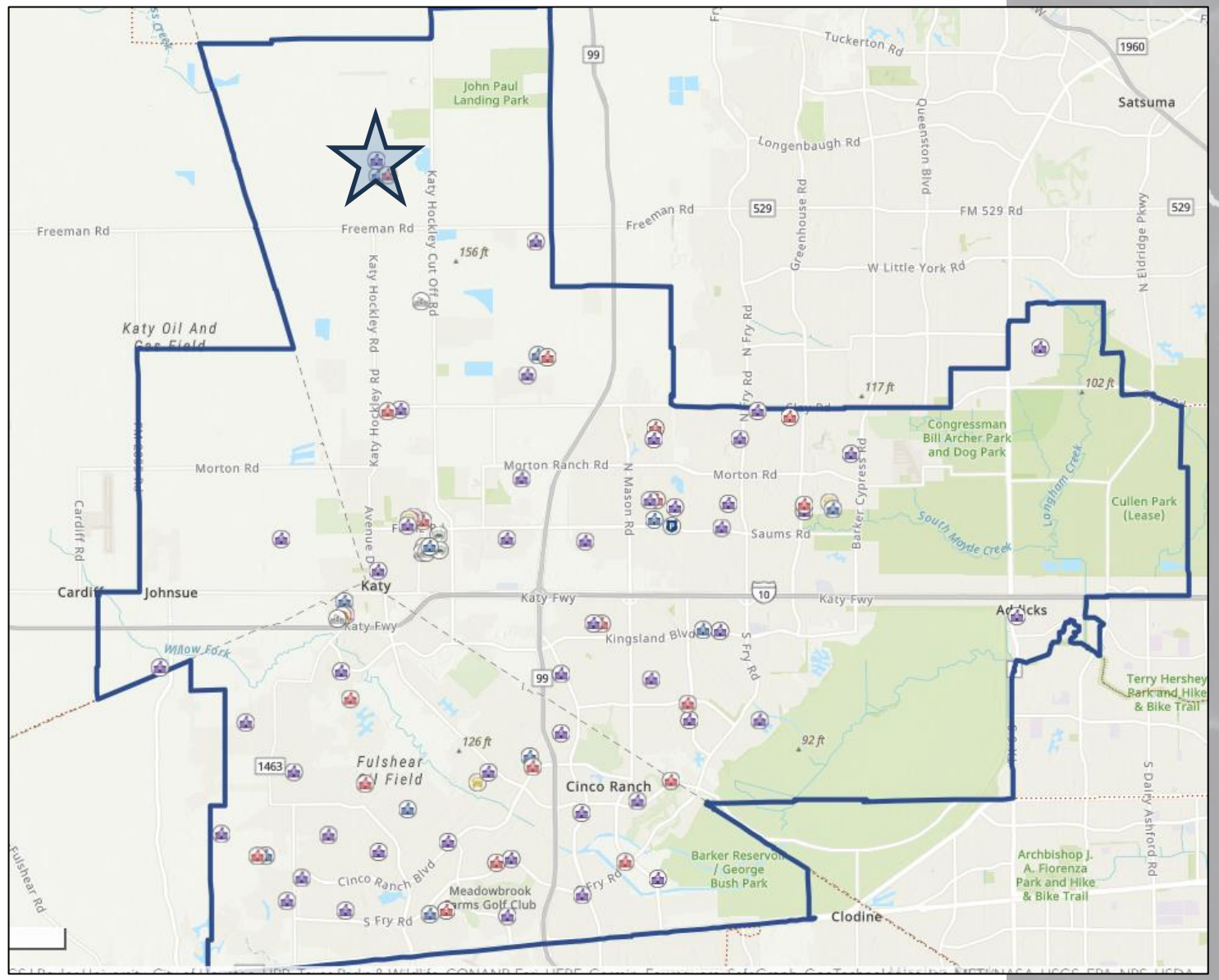
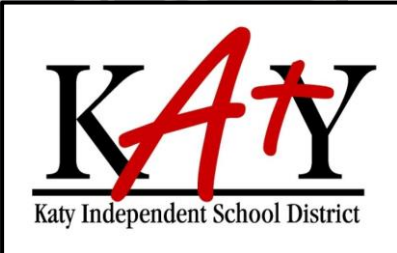


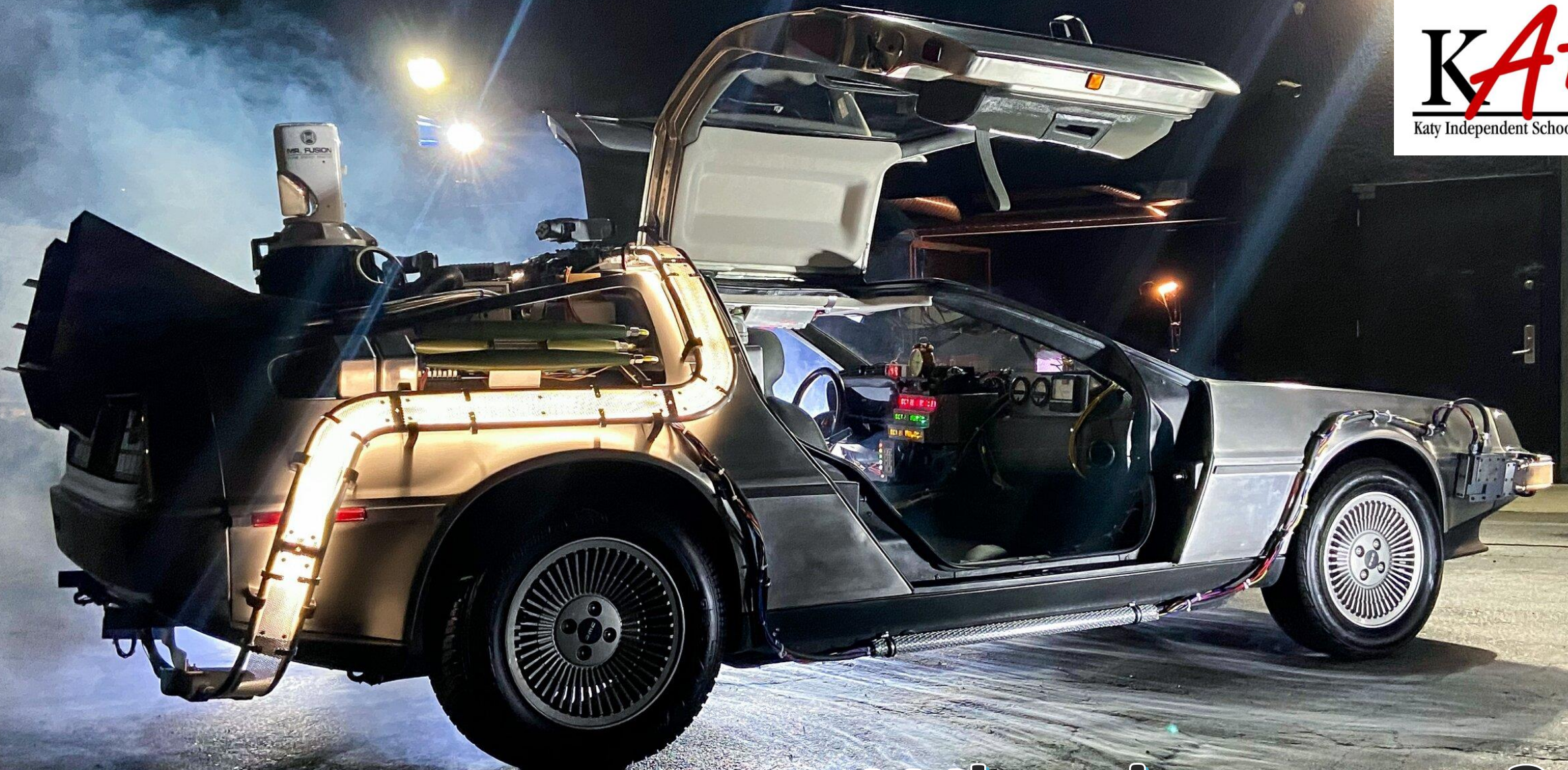
**Projected Gain in Geocoded Students:
Fall 2023 to Fall 2033**

Opening August 2024...

High School 10

Junior High #18





What's next...?

2023 Community Bond Advisory Committee
Recommended

KATY INDEPENDENT *A+* SCHOOL DISTRICT

BOND 2023





Bond funds at work...
Thanks to the Katy
community
for supporting
our schools!

KATY

Project information at www.katyisd.org



ECONOMIC GROWTH

KATY RANCHER // KATY NEWS

New Amazon

Claire Goodman, Staff writer

Updated: Oct. 20, 2020

Katy



Elyson continue northwestern Ha

Thursday, January 21, 2021 5:05 pm

R. Hans Miller | News Editor

... seeks to fill 3,000 jobs

KATY RANCHER // KATY NEWS

Big Business: Corporations build headquarters in Katy



Lindsay Peyton, Staff writer

Sep. 17, 2018 | Updated: Sep. 17,

City of Katy sees population boom and growth racial diversity between 2016 and 2021: Census data

By Asia Armour **IMPACT**

Tuesday, December 13, 2022

[f](#) [t](#) [e](#)

COMMUNITY IMPACT

NEWSPAPER

LOCAL. USEFUL. EVERYONE GETS IT.®

Population, median income increased in Katy area

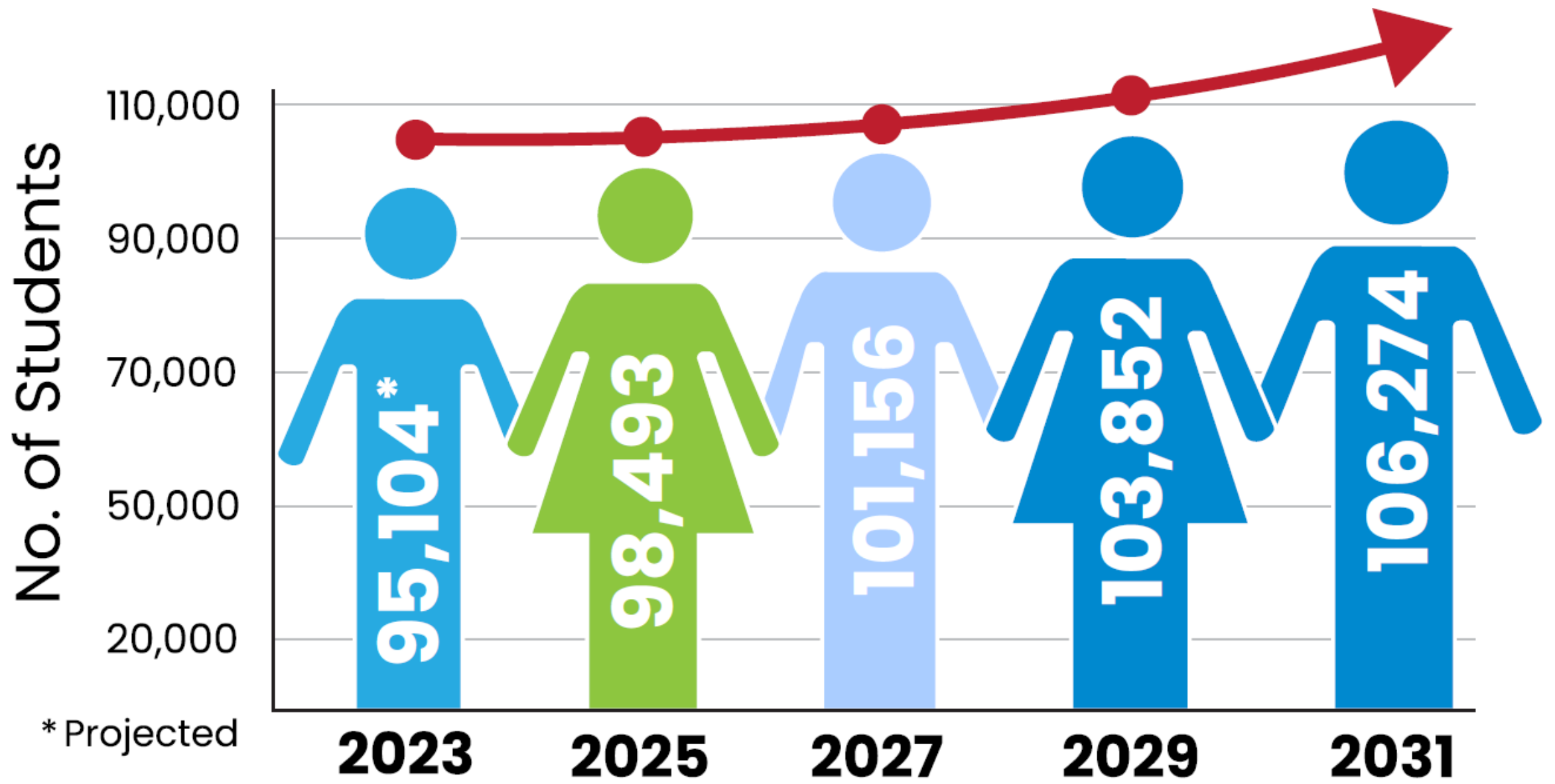
Katy Entertainment Developments Boom Matching Growth

KATY MAGAZINE NEWS

February 22, 2023

By Natalie Cook Clark

PROJECTED STUDENT ENROLLMENT GROWTH



* Projected

KATY ISD

GROWTH & BONDS

1994

ENROLLMENT: 23,950 **\$90M**

NEW SCHOOLS: HAYES ELEM, MCROBERTS ELEM, ALEXANDER ELEM, BECK JH
MUTIPLE SCH RENOVATIONS

1996

ENROLLMENT: 27,766 **\$130M**

NEW SCHOOLS: CREECH ELEM, WILLIAMS ELEM, MCMEANS JH, CINCO RANCH HS
MUTIPLE SCH RENOVATIONS

1999

ENROLLMENT: 32,388 **\$324M**

NEW SCHOOLS: KING ELEM, KILPATRICK ELEM, SCHMALZ ELEM, CINCO RANCH JH, MORTON RANCH JH, MORTON RANCH HS, PAC AND PARKING EXPANSIONS, MUTIPLE RENOVATIONS

2002

ENROLLMENT: 39,867 **\$315M**

NEW SCHOOLS: RYLANDER ELEM, EXLEY ELEM, RHOADS ELEM, FRANZ ELEM, GRIFFIN ELEM, STEPHENS ELEM, WOODREEK ELEM, BECKENDORFF JH, SEVEN LAKES HS, MUTIPLE SCH EXPANSIONS & RENOVATIONS

2006

ENROLLMENT: 51,201 **\$269M**

NEW SCHOOLS: MORTON RANCH ELEM, HOLLAND ELEM, STANLEY ELEM, CARDIFF JH, WOODCREEK JH, ATHELTIC FIELD UPDATES, MUTIPLE SCH EXPANSIONS & RENOVATIONS

KATY ISD

GROWTH & BONDS

2010

ENROLLMENT: 60,803 **\$459M**

NEW SCHOOLS: SHAFER ELEM, WILSON ELEM, WOLFE ELEM, WOLMAN ELEM, DAVIDSON ELEM, RANDOLPH ELEM, SEVEN LAKES JH, TOMPKINS HS, MUTIPLE SCH EXAPNSIONS &RENOVATIONS

2017

ENROLLMENT: 77,569 **\$609M**

NEW SCHOOLS: CAMPBELL ELEM, LEONARD ELEM, MCELWAIN ELEM, ADAMS JH, HASKET JH, JORDAN HS, SAFETY & SECURITY IMPROVEMENTS, TECHNOLOGY UPGRADES, MUTIPLE SCH EXPANSIONS &RENOVATIONS

2014

ENROLLMENT: 70,330 **\$748M**

NEW SCHOOLS: BETHKE ELEM, JENKS ELEM, TAYS JH, BRYANT ELEM, STOCKDICK JH, PAETOW HS, LEGACY STADIUM, AG SCIENCES CENTER, SAFETY &SECURITY IMPROVEMENTS, TECHNOLOGY UPGRADES, MUTIPLE SCH EXAPNSIONS &RENOVATIONS

2021

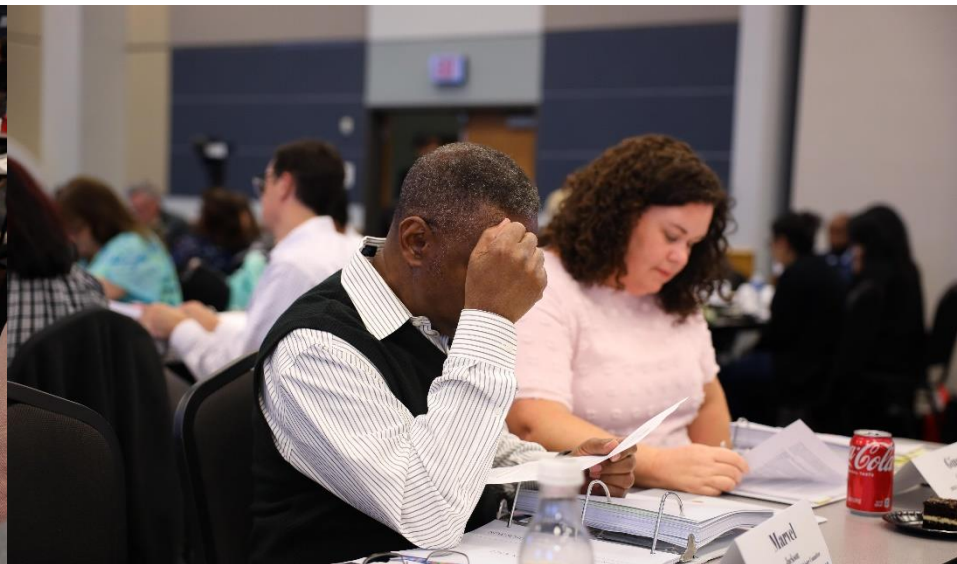
ENROLLMENT: 85,603 **\$676M**

NEW SCHOOLS: ROBERTSON ELEM, YOUNGBLOOD ELEM, FALDYN ELEM, JH #18, HS #10, BUSES, PORTABLES, SAFETY & SECURITY IMPROVEMENTS, TECHNOLOGY UPGRADES, MUTIPLE SCH EXPANSIONS &RENOVATIONS

2023 COMMUNITY BOND ADVISORY COMMITTEE

THE CBAC'S CHARGE PER THE BOARD OF TRUSTEES:

To assess campus and facility needs, review projects, timelines and costs, and determine the need for a 2023 schools bond.



2023 COMMUNITY BOND ADVISORY COMMITTEE

1,700+

Combined hours of data
review, analysis and
decision-making



PROP A

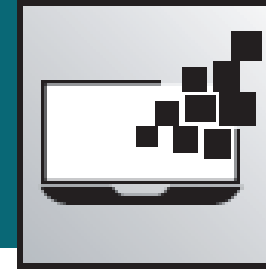
4 New Schools, Purchase of School sites,
26 Renovations & Expansions for Aging
Campuses, 85 Safety & Security upgrades,
Buses, 61 Building Component Replacements



\$722,992,054

PROP B

Districtwide Classroom &
Campus Technology



\$83,567,360

PROP C

Districtwide Natatorium
(Competition Swimming Pools)
Component Replacements



\$4,195,456

PROP D

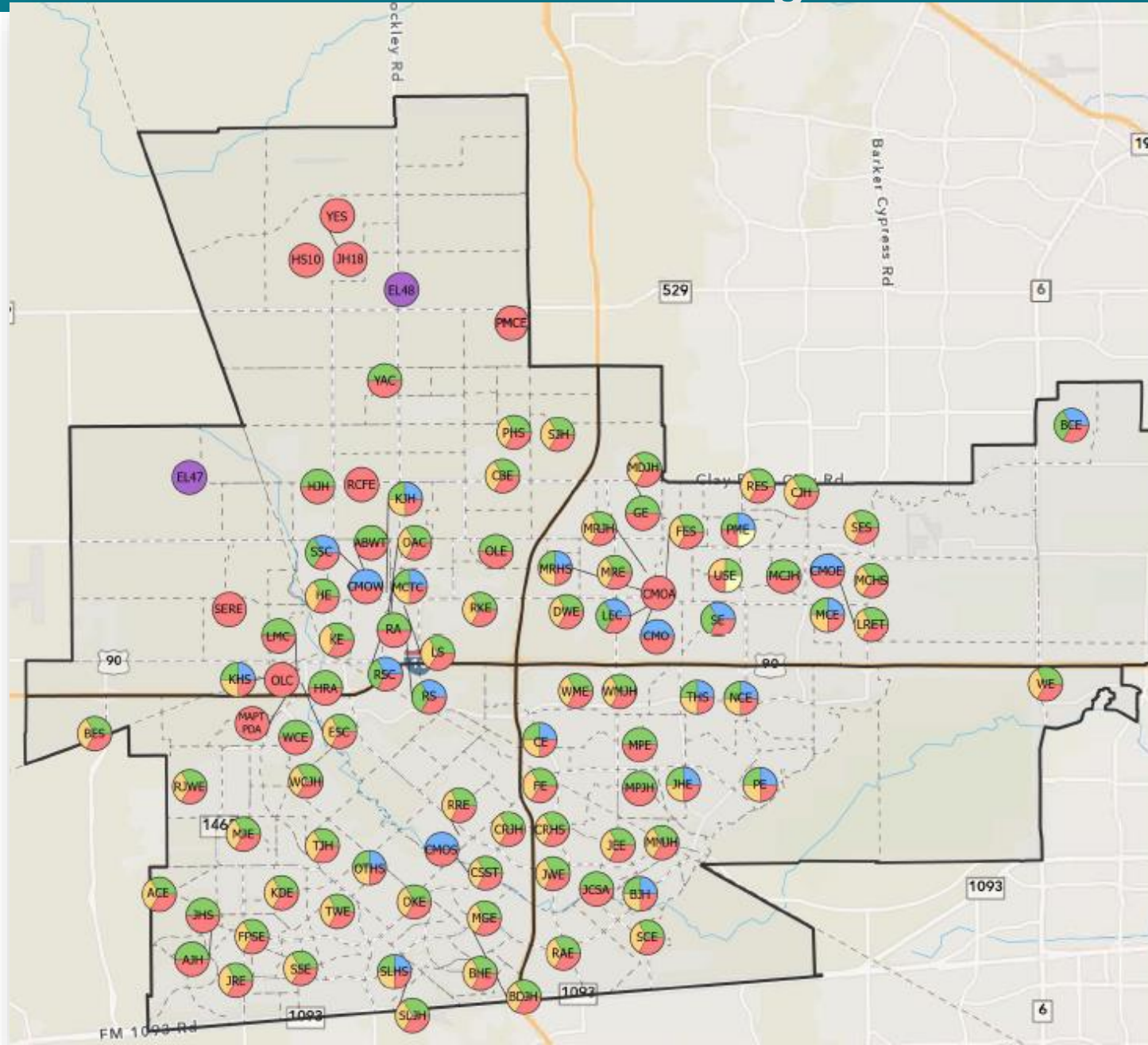
Districtwide Campus Athletic
Facilities & Rhodes Stadium
Repairs



\$29,875,472

TOTAL BOND: \$840.6M

2023 Bond Package Recommendation



Katy ISD Districtwide Proposed 2023 Bond Projects

Future Sites
Elementary Site 49
Junior High 19

Future Programs
Katy Plus
Behavioral Learning Center

- New Facilities
- Existing Facilities
- Safety & Security
- Component Replacement
- Technology
- Other
- Land Use Zone

TAX RATE DECREASING!



2022 - 2023
TAX RATE
\$1.30

2023 - 2024
PROPOSED TAX RATE
\$1.12



Texas Legislation - Schools Bond Ballot Language

ON YOUR BALLOT ...

PROPOSITION A/B/C/D

"The issuance of ... School Building Bonds by Katy Independent School District ... PURSUANT TO SECTION 45.003, TEXAS EDUCATION CODE: THIS IS A PROPERTY TAX INCREASE."

THIS STATEMENT IS REQUIRED FOR ALL TX SCHOOLS BONDS.

THE FACTS:

- ✓ Home APPRAISAL VALUES are set by the COUNTY APPRAISAL DISTRICT
- ✓ When APPRAISAL VALUES INCREASE, we PAY MORE IN TAXES
- ✓ The STATE receives the additional tax revenue, NOT the school district

Important to know...

- ✓ SCHOOL TAX RATE is set by the school district
- ✓ The state is DECREASING our SCHOOL TAX RATE, with or without a schools bond
- ✓ Seniors 65+ are exempt from any increase in school taxes on their homestead

This is an increase in our debt, but not a property tax rate increase.

KATY ISD'S BOND WILL NOT INCREASE THE DISTRICT'S PROPERTY TAX RATE

ELECTION INFORMATION

Last Day to Register to Vote: October 10, 2023

Early Voting: October 23 - November 3, 2023

Election Day: November 7, 2023

Questions?

VISIT www.katyisd.org/BOND2023

EMAIL bond@katyisd.org



FACILITIES, PLANNING, AND CONSTRUCTION

OCTOBER 19, 2023

PRESENTED BY:

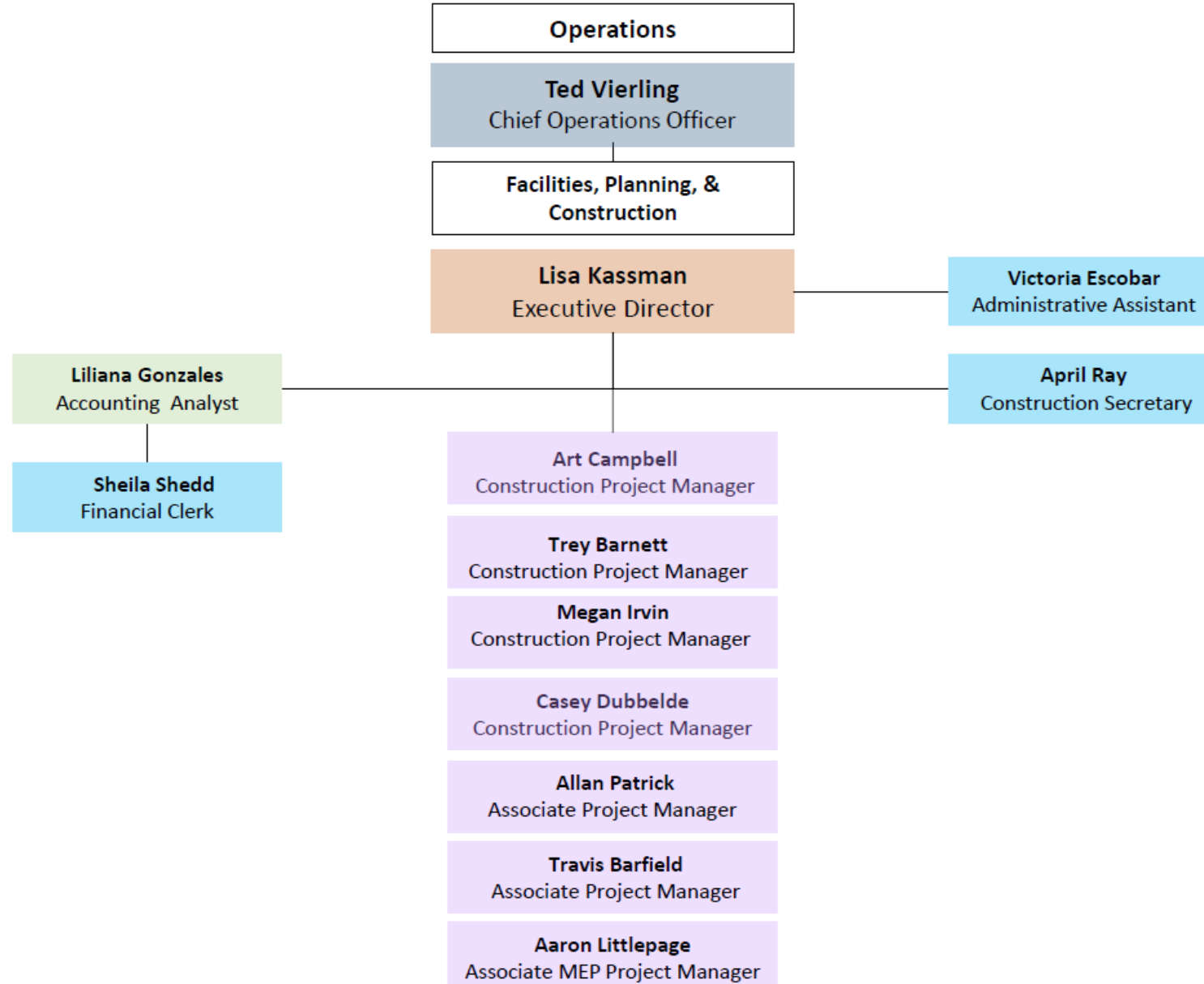
LISA KASSMAN, EXECUTIVE DIRECTOR
FACILITIES, PLANNING, AND CONSTRUCTION



INSPIRING EXCELLENCE
LEARNERS INTO LEADERS



Organizational Chart: Facilities, Planning, & Construction



PROJECT MANAGEMENT

- Project managers and associate project managers have a variety of backgrounds and include experience with contractors, program managers, and architects
- Project involvement starts at inception (during bond planning process) and continues through one year after project is completed

LONG RANGE FACILITIES PLAN (LRFP)

- 1999 Bond first publication
- Ten (10) year snapshot
- Timeline: prior to bond planning
- Types of projects:
 - Comprehensive renovations
 - Facility expansions
 - Projects supporting campuses and departments such as Fine Arts, Career & Technical Education (CTE) & Athletics
 - Support facilities
 - Physical plant component replacements
 - Generally, no detailed scopes of work or estimated costs, requires further analysis

ADDRESSING CAMPUS NEEDS

Bond funding to identify needs/projects

- Questionnaire to campuses and departments
- Data collected and organized
- Facility renovation and/or addition
- Component replacement
- Prioritization

PROJECTS AT EXISTING CAMPUSES

Comprehensive Renovation Components

- Roof and building envelope (exterior walls, doors, windows)
- Mechanical systems – heating and air conditioning
- Electrical
- Plumbing
- Interior finishes – paint, flooring
- Review building space and programs for any modifications
- Scope of work factors:
 - Combine component replacements for cost effectiveness
 - Consider minimizing disruption to campus when planning

Facility Expansions

- Building additions
- Supported by growth
- Stabilized growth supports replacement of portable buildings with brick & mortar

INFRASTRUCTURE

- Vehicle stacking/circulation improvements
- Unforeseen site conditions
- Required provision and connection of necessary utility work and facilities

NEW FACILITIES

- Demographics Report
- New school roll out
- Land
- Schedule
- Costs

NEW SCHOOL ROLL OUT MARCH 2023

NEW SCHOOL ROLL-OUT BY YEAR			
Updated March 2023			
Year Opening			
New			Land
Projection	Facility	LUZ	Status
2025	Elementary #47	2D - Elyson	own
2025	Elementary #48	8 - Sunterra	own
2027	Elementary #49	West Side of District	need land
2026	Junior High #19	West Side of District	need land
2029	Elementary #50	8 - Sunterra	need land
2028	High School #11(?)	West Side of District	need land
2030	Junior High #20	2A/2B - NE Quadrant of Bridgelands	need land
2031	Elementary #51	2A/2B - NE Quadrant of Bridgelands	need land

Blue highlights: 2023 Bond

Green highlights: Future Bond



LAND

- Demographic projections identify where land is needed for schools
- Ideally, purchase is made at least a year in advance
- Land size
 - High School: 100 acres
 - Junior High School: 30 acres
 - Elementary School: 13 – 15 acres
- Purchasing process

DESIGN CONSIDERATIONS

- Katy ISD prototype is basis for both new schools and renovations
- For existing campuses, parity is goal within existing footprint
- Review of design with department heads to confirm program is being met
- Review of building materials to insure durability and energy savings
- Safety & Security

CONSTRUCTION COST

- Square footage of facility
- Cost/SF applied based upon project scope
- Construction Inflation –
 - 15% to 22% since 2020
- Cost sources:
 - Katy ISD historical
 - Local (other area school districts)
 - Outside resources – i.e., Association of General Contractors (AGC)

CONSTRUCTION DELIVERY METHODS

Based upon the Texas Government Code 2269 and the nature of the project (i.e., new school vs. renovation), the following are construction delivery methods typically utilized:

- Competitive Sealed Proposal (CSP) – Contractor selected once construction documents are fully complete
- Construction Manager at Risk (CMaR) – Contractor involved early with design team to address project complexities

FURNITURE, EQUIPMENT & TECHNOLOGY

- Desks, library materials, lab materials, musical instruments, program materials
- Technology
 - Switches, routers, hardware, security cameras, UPS
 - Texas Education Code Section 45.003, the technology that is critical to safety and security or the operational infrastructure of the school does not have to be on a separate proposition
 - Computers, copiers, interactive devices
 - Require separate bond proposition because an acquisition or update of technology equipment other than equipment used for school security purposes

COST INITIATIVES

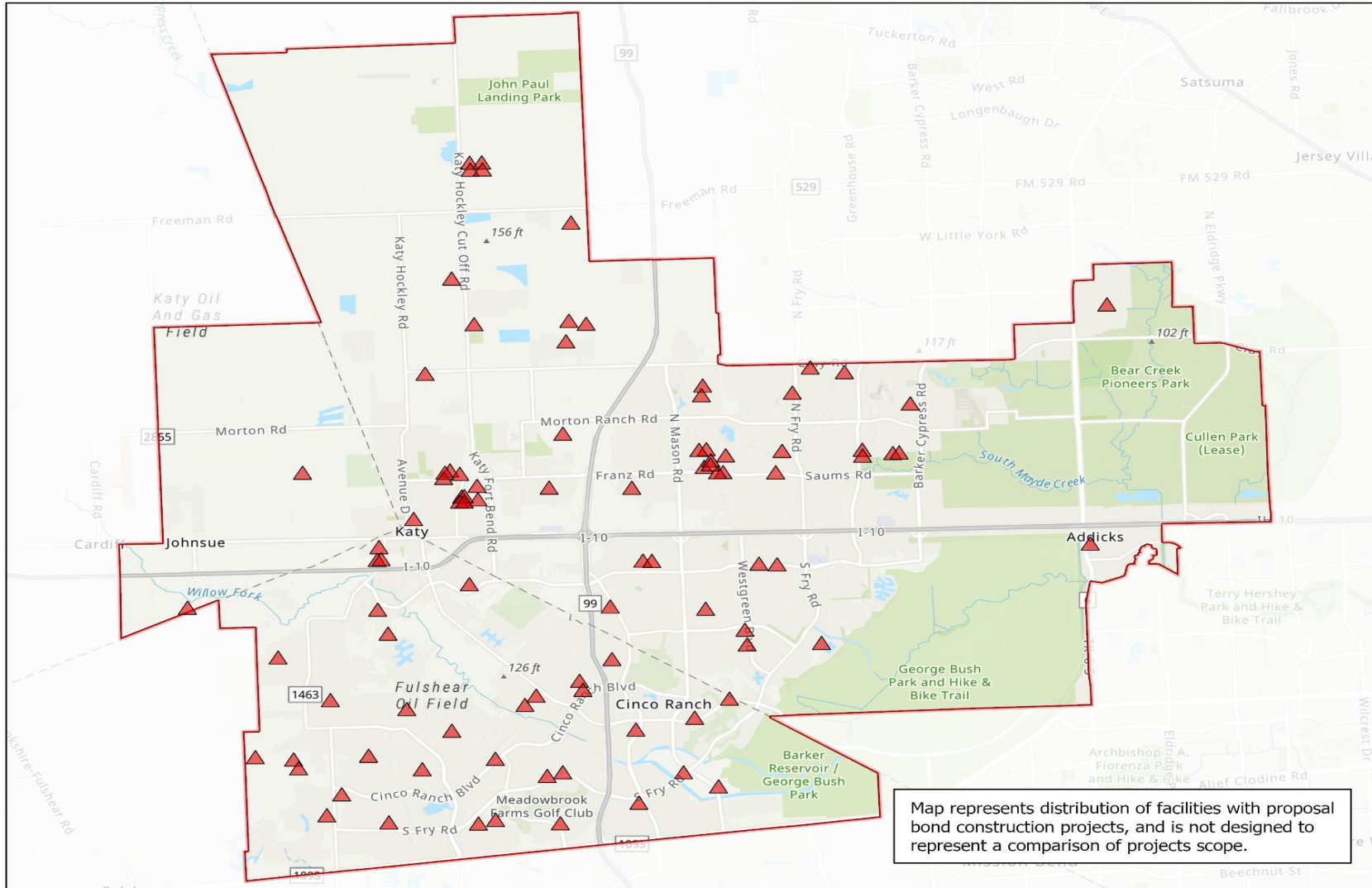
- Architect fees for design: typical for new construction is 6%; renovation is 7%; typical for refined repeat design is 3.5% . Percentage based off of construction cost
- Material selection and design to minimize on-going maintenance
 - Flooring – less maintenance, 20-year warranty
 - LED lighting
 - Natural Light – Solatubes
 - Glass – low E insulated double pane
- Direct purchase on specific equipment
- Bundling of projects when appropriate
- Timing of bidding projects

QUALITY ASSURANCE

Once the project has been bid and construction starts, Katy ISD continues to:

- Review all estimates and change requests in depth
- Review project billings in depth each month to ensure we are not being overbilled
- Review documents continuously for efficiency in construction dollars including cost reduction initiatives
- Schedule weekly or bi-weekly meetings to track progress of schedule and document approval. School opening dates cannot move
- Track schedule milestones for utility connections and move-in of furniture and equipment prior to staff occupancy

2021 BOND PROJECTS



2021 BOND NEW FACILITIES

- Northwest Facility – LUZ 1A/1B– East of Katy Hockley Rd and Longenbaugh Rd:
 - High School #10 (including site work)
 - Junior High School #18
 - Elementary School #45/Youngblood Elementary
- Elementary School #44/Robertson Elementary – Cane Island Development
- Elementary School #46/Faldyn Elementary – LUZ 10B

2021 BOND EXISTING CAMPUSES

- Katy Elementary
- Hutsell Elementary
- Winborn Elementary
- West Memorial Elementary
- Schmalz Elementary
- McDonald Junior High
- Cinco Ranch High School

KATY INDEPENDENT *A+* SCHOOL DISTRICT

BOND 2023

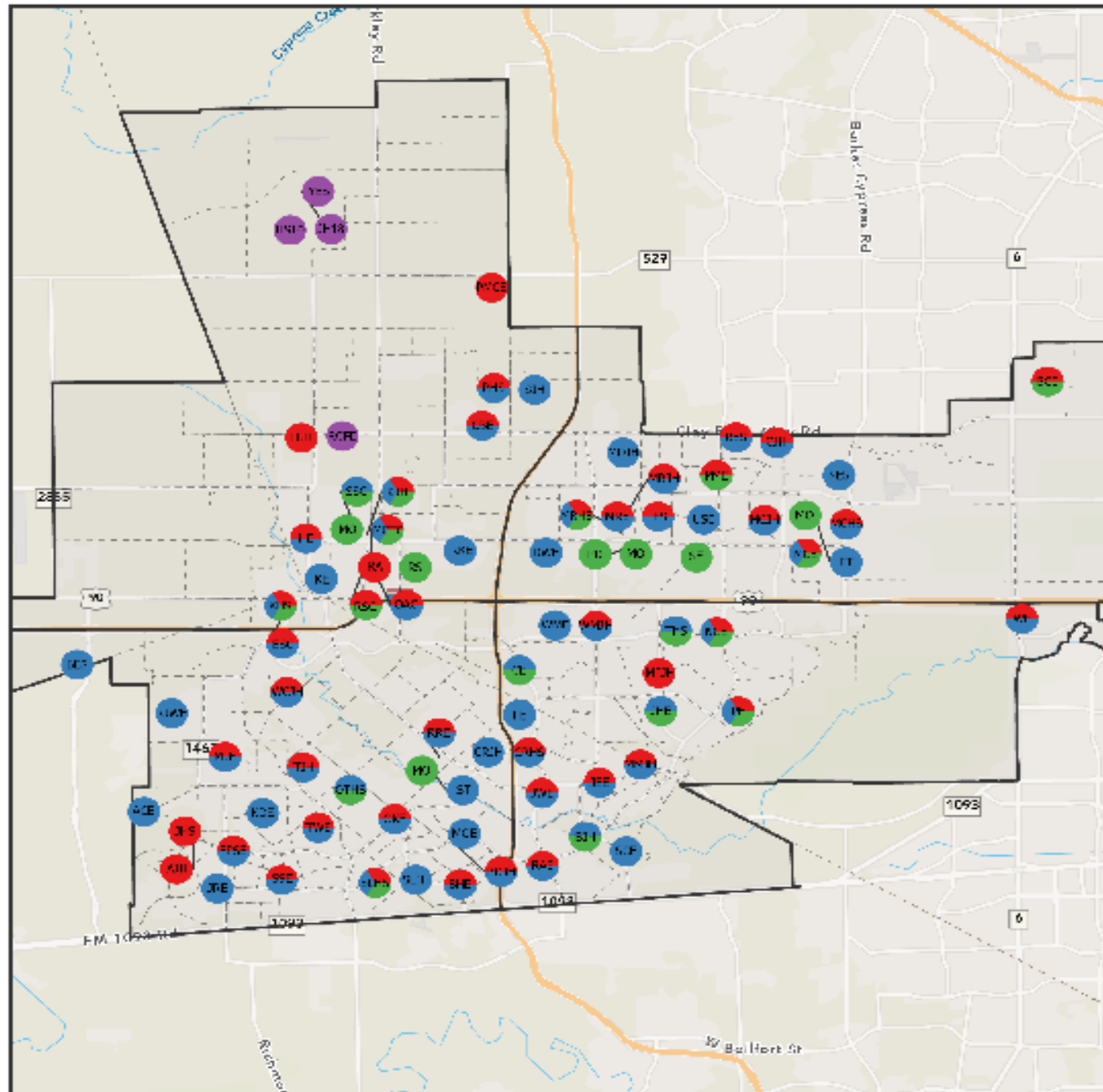


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Election Day: Tuesday, November 7, 2023

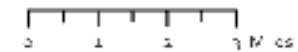


Katy ISD Districtwide Bond Programs

Proposed 2013 Bond Projects



- Technology & Security
- Maintenance & Operations
- Facility Upgrades
- New Construction
- Land Use Zone



Proposed 2023 Bond Project – New Facilities

- Elementary #47 (Elyson Development)
- Elementary #48 (Sunterra Development)
- Elementary #49
- Junior High #19
- Behavioral Learning Center & Katy PLUS (18+)
- Design Fee for Future Projects
- Land
- Infrastructure

Proposed 2023 Bond Project – Existing Facilities

- Bear Creek Elementary
- Sundown Elementary
- Mayde Creek Elementary
- Hayes Elementary
- McRoberts Elementary
- Cimarron & Nottingham Country (front office/library enclosure)
- Pattison Elementary Classroom Addition
- Katy Junior High
- Beck Junior High
- Katy High School
- Miller Career Center
- Shaw Center Expansion
- Central Maintenance Expansions
- Support Services Complex
- Law Enforcement Center
- Rhodes Stadium
- High School Weight Room & Field House Renovation (THS, OTHS, SLHS & MRHS)

THANK YOU!

