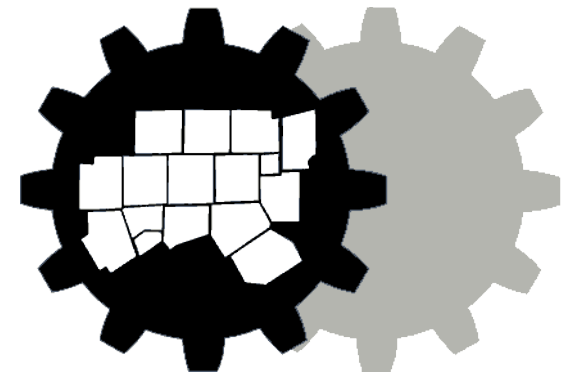


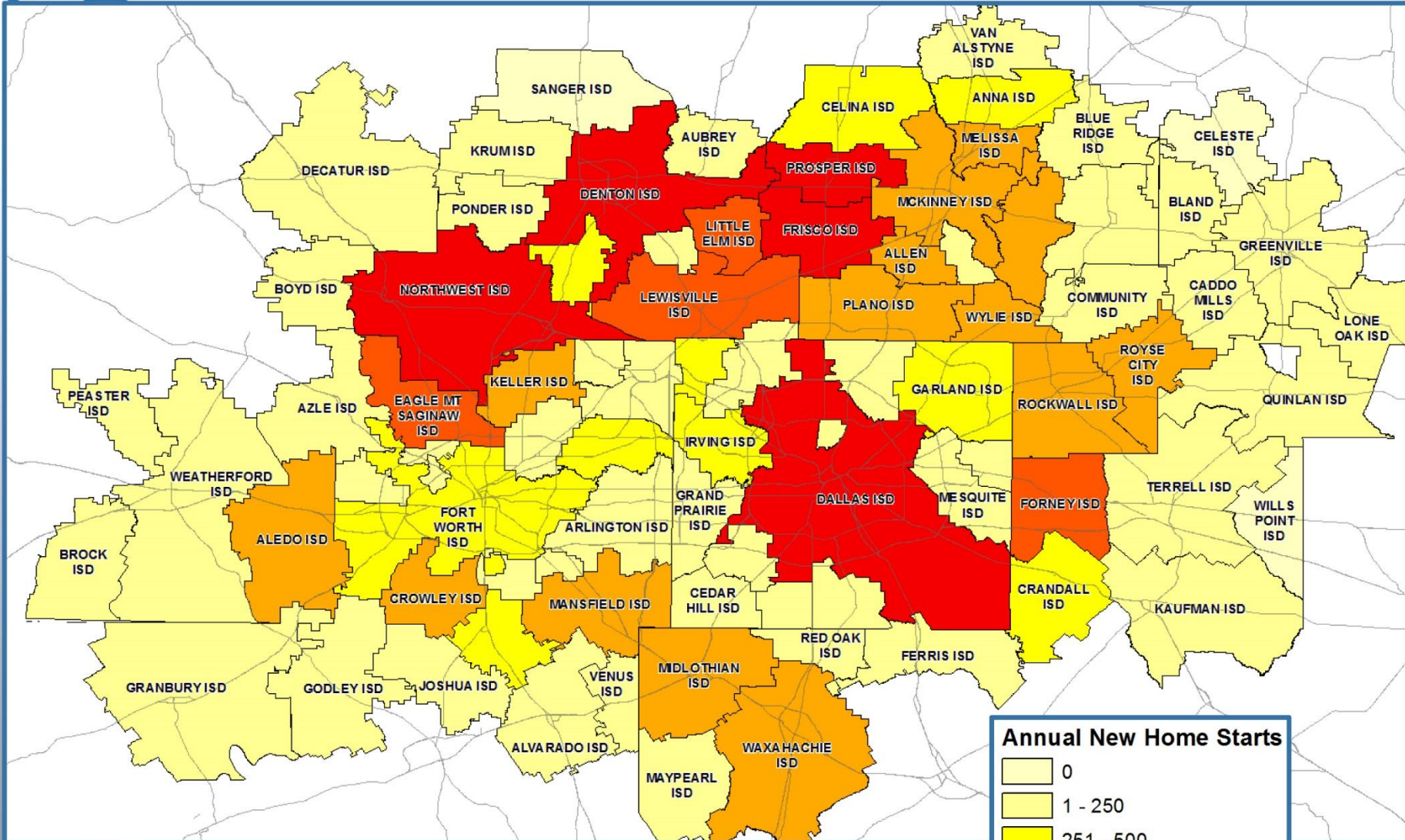
Site Selection for School Facilities

Tom Rutledge, Principal
February 22, 2019





DFW New Home Starts Distribution



*Aledo
Independent
School
District*



Demographic
Update
Fall 2017

*Learn from Yesterday...
Understand Today...
Plan for Tomorrow*

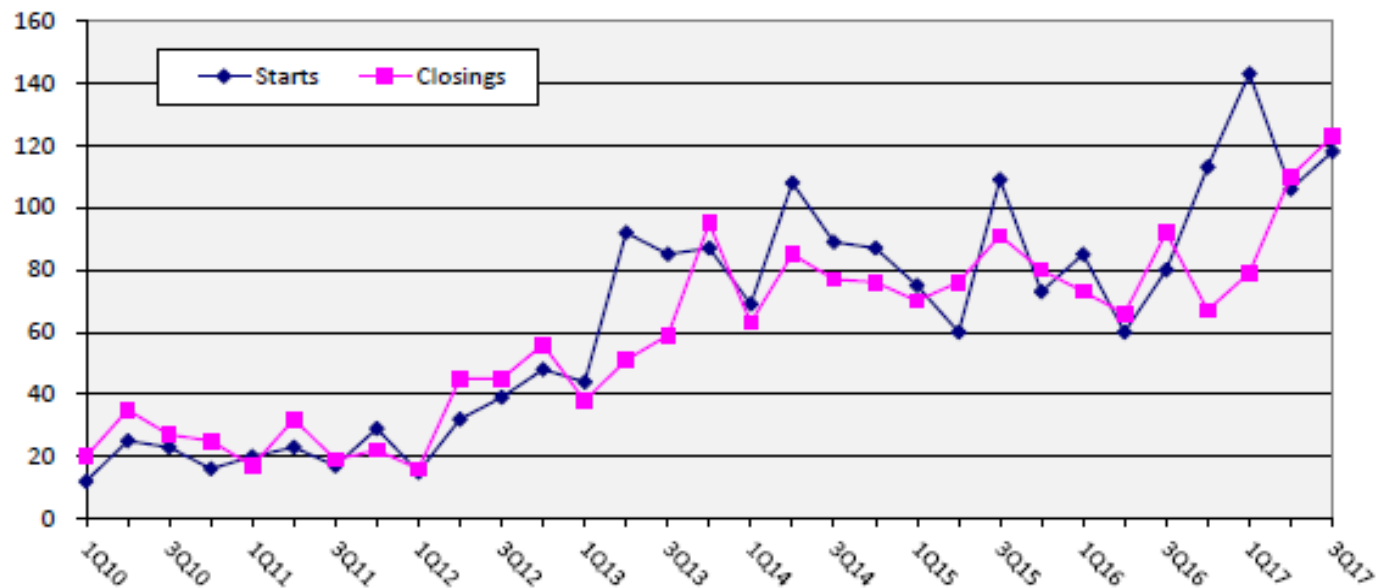


TEMPLETON
DEMOGRAPHICS



New Housing Activity

Aledo ISD



Starts	2012	2013	2014	2015	2016	2017
1Q	15	44	69	75	85	143
2Q	32	92	108	60	60	106
3Q	39	85	89	109	80	111
4Q	48	87	87	73	113	
Total	134	308	353	317	338	360

Closings	2012	2013	2014	2015	2016	2017
1Q	16	38	63	70	73	79
2Q	45	51	85	76	66	110
3Q	45	59	77	91	92	119
4Q	56	95	76	80	67	
Total	162	243	301	317	298	308

- Aledo ISD started 111 homes in 3Q17, a rise of nearly 40% over the previous 3rd quarter
- The district closed 119 homes in 3Q17, the most quarter closings in more than 10 years
- The district new home inventory is slightly high due to a large number of homes under construction





Future Lots Distribution

Top 10 Subdivisions - 3Q17 (Ranked by Future Inventory)

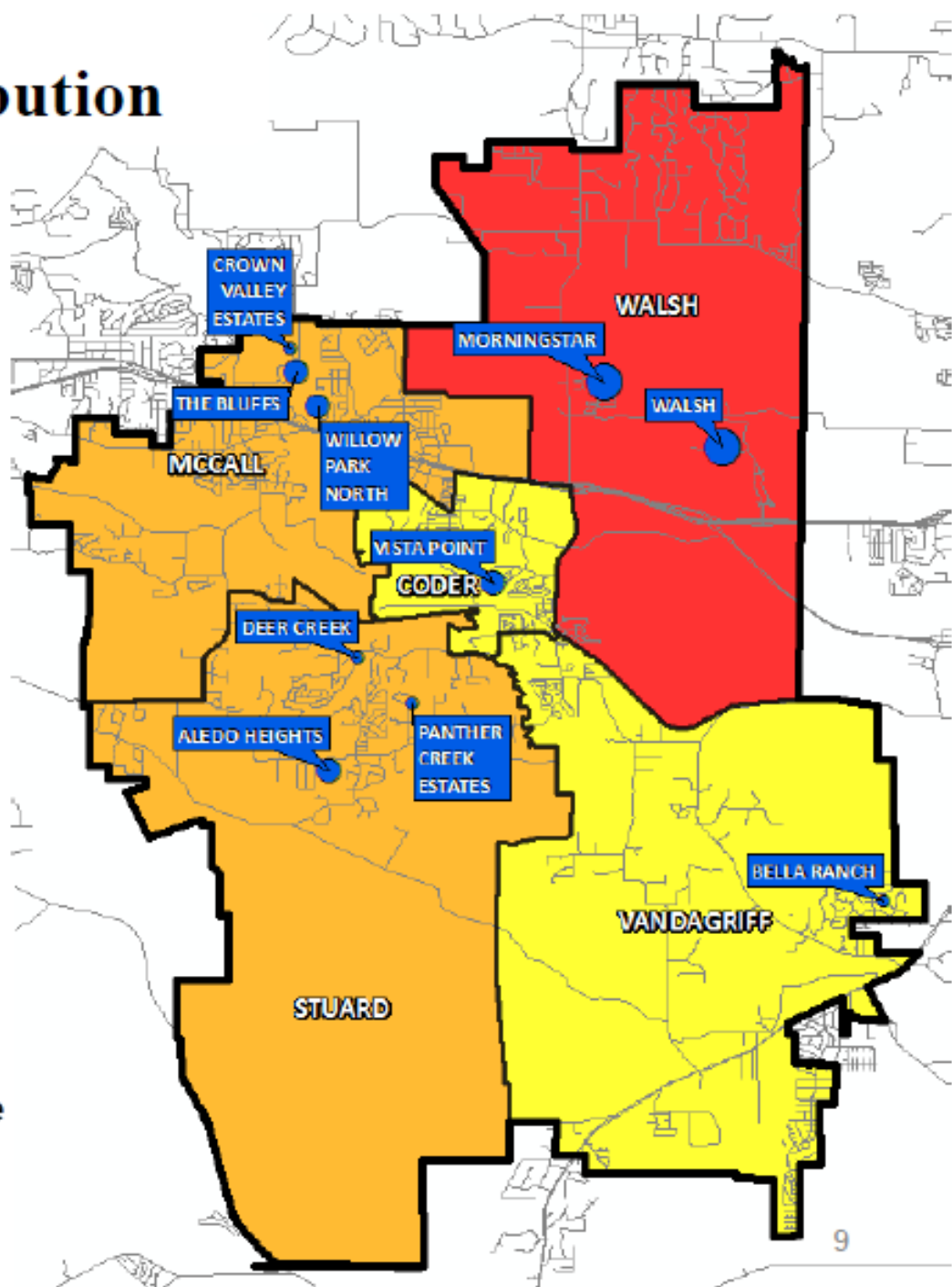
Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	WALSH	WALSH	5	400	8,749
2	MORNINGSTAR	WALSH	93	281	1,725
3	ALEDO HEIGHTS	STUARD	0	0	260
4	VISTA POINT	CODER	0	52	196
5	WILLOW PARK NORTH	MCCALL	0	0	165
6	THE BLUFFS	MCCALL	0	0	161
7	CROWN VALLEY ESTATES	MCCALL	4	4	93
8	DEER CREEK	STUARD	1	5	70
9	BELLA RANCH	VANDAGRIFF	33	77	44
10	PANTHER CREEK ESTATES	STUARD	0	0	38
Totals			136	819	11,501

Futures by Sub

- < 100
- 100 - 1,000
- > 1,000

Futures by Elem Zone



- < 250
- 250 - 500
- > 500





New Home Activity by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future Lots
CODER	84	19	82	26	58	97	207
MCCALL	24	11	14	7	19	117	419
STUARD	41	11	51	11	34	121	423
VANDAGRIFF	86	20	108	24	45	177	44
WALSH	228	50	107	51	127	686	10,498
Grand Total	463	111	362	119	283	1,198	11,591

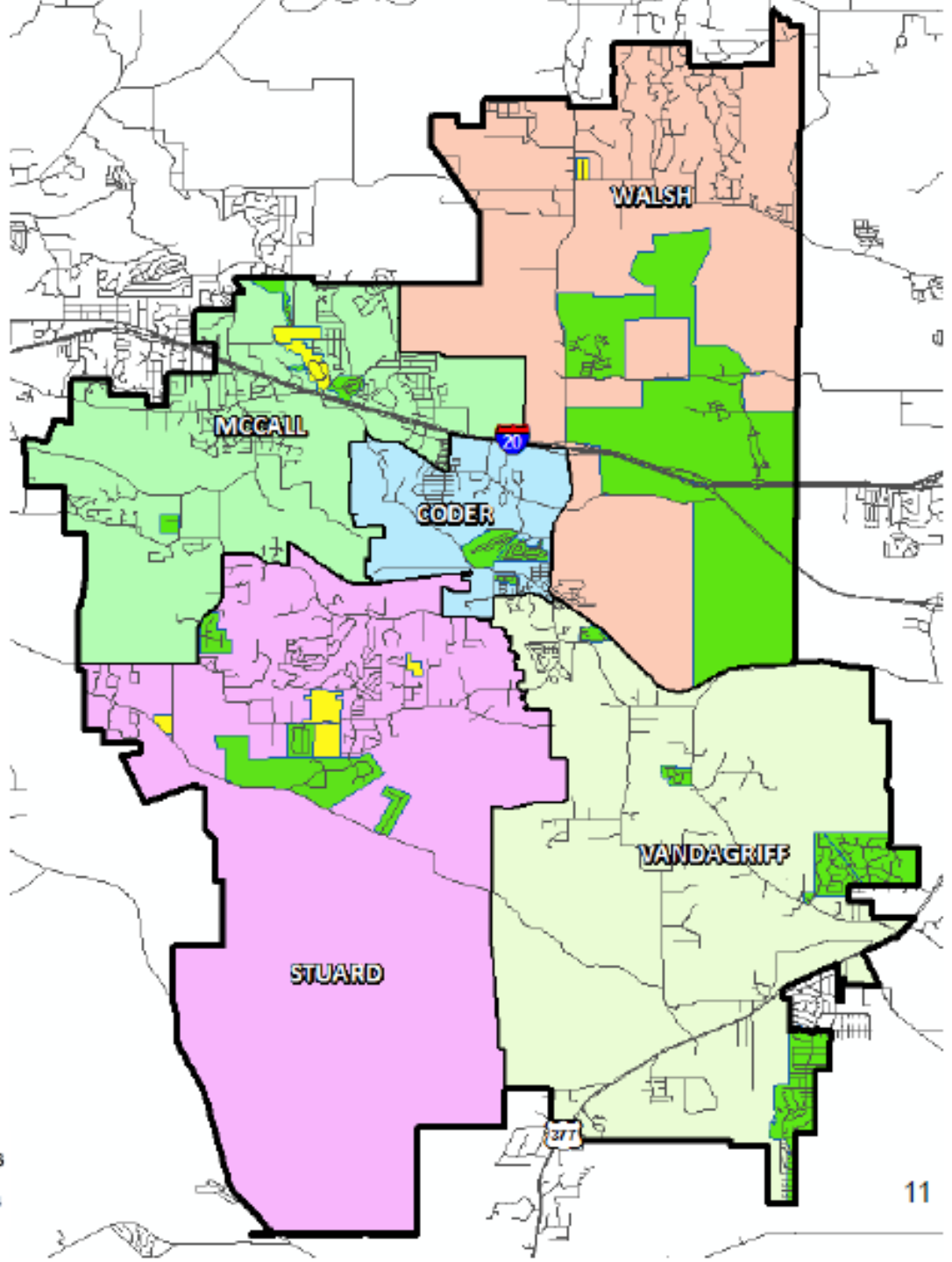
 Highest activity in the category
 Second highest activity in the category



District Overview



- Aledo ISD has nearly 1,200 lots available to build on
- The district has more than 11,500 planned future lots
- Of those futures, groundwork is underway on 670 lots within AISD



Future Subdivisions
Active Subdivisions





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
2013/14	46	353	347	356	364	357	370	398	370	368	402	386	420	341	4,878		
2014/15	67	310	378	382	358	390	366	419	417	387	401	414	373	396	5,058	180	3.69%
2015/16	74	377	346	436	413	373	395	398	425	426	436	397	411	349	5,256	198	3.91%
2016/17	66	377	381	358	448	446	406	428	411	436	455	431	400	392	5,435	179	3.41%
2017/18	66	416	394	430	396	481	466	429	454	429	471	448	425	392	5,697	262	4.82%
2018/19	66	405	465	461	483	442	523	522	459	481	472	467	439	412	6,098	401	7.04%
2019/20	66	443	449	535	515	537	477	570	540	479	516	468	471	421	6,488	390	6.39%
2020/21	66	469	485	501	594	565	596	535	597	566	519	512	469	451	6,925	438	6.74%
2021/22	66	503	522	558	567	676	632	661	562	627	613	515	517	449	7,468	542	7.83%
2022/23	66	511	562	595	627	626	757	708	691	589	675	608	514	495	8,025	557	7.46%
2023/24	66	553	565	635	666	694	698	846	743	725	636	669	606	492	8,594	569	7.09%
2024/25	66	586	610	658	713	761	788	778	879	780	781	631	666	580	9,277	683	7.95%
2025/26	66	617	648	711	744	810	865	881	813	922	838	774	625	638	9,952	675	7.27%
2026/27	66	653	690	757	806	847	926	966	920	853	990	831	770	599	10,674	722	7.25%
2027/28	66	682	731	812	865	922	971	1,034	1,007	965	916	982	826	737	11,516	842	7.89%

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

- Aledo ISD could enroll more than 6,000 students next fall
- 5 year enrollment growth = 2,328 students
- 2022/23 enrollment = 8,025
- 10 year enrollment growth = 5,819 students
- 2027/28 enrollment = 11,516



Ten Year Forecast

By Campus



CAMPUS	Maximum Capacity	Functional Capacity	HISTORY		ENROLLMENT PROJECTIONS									
			2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Coder Elementary	650	585	541	470	507	534	567	613	598	607	637	649	675	700
McCall Elementary	744	669	423	649	652	639	648	670	666	667	692	720	763	807
Stuard Elementary	675	607	579	609	611	625	632	653	665	684	725	769	815	862
Vandagriff Elementary	584	525	541	587	623	647	693	698	704	691	712	726	745	755
Walsh Elementary	700			334	453	578	737	890	1,113	1,228	1,417	1,597	1,747	1,925
ELEMENTARY TOTALS	3,353	2,386	2,084	2,649	2,846	3,023	3,276	3,524	3,745	3,877	4,182	4,461	4,745	5,049
Elementary Absolute Change			72	565	197	177	254	248	221	132	305	279	284	304
Elementary Percent Change			3.58%	27.11%	7.43%	6.22%	8.39%	7.56%	6.27%	3.52%	7.88%	6.67%	6.36%	6.41%
McAnally Intermediate	893	765	834	429	522	570	535	661	708	846	778	881	966	1,034
Aledo Middle School	1,119	958	847	883	940	1,019	1,163	1,189	1,280	1,468	1,659	1,735	1,773	1,972
Intermediate/Middle Total			1,681	1,312	1,462	1,589	1,698	1,850	1,988	2,314	2,437	2,616	2,739	3,006
Intermed/Mid Absolute Change			37	-369	150	127	109	152	138	326	123	179	123	267
Intermed/Mid Percent Change			2.25%	-21.95%	11.43%	8.69%	6.86%	8.95%	7.46%	16.40%	5.32%	7.35%	4.70%	9.75%
Daniel 9th Grade Campus	1,054	899	440	464	461	507	509	603	665	626	771	828	980	906
Aledo High School	2,081	1,775	1,238	1,272	1,329	1,369	1,442	1,491	1,627	1,777	1,887	2,047	2,210	2,555
HIGH SCHOOL TOTALS			1,678	1,736	1,790	1,876	1,951	2,094	2,292	2,403	2,658	2,875	3,190	3,461
High School Absolute Change			85	58	54	86	75	143	198	111	255	217	315	271
High School Percent Change			5.34%	3.46%	3.11%	4.80%	4.00%	7.30%	9.47%	4.84%	10.62%	8.16%	10.96%	8.50%
DISTRICT TOTALS			5,443	5,697	6,098	6,488	6,925	7,468	8,025	8,594	9,277	9,952	10,674	11,516
District Absolute Change			194	254	401	390	438	542	557	569	683	675	722	842
District Percent Change			3.7%	4.7%	7.0%	6.4%	6.7%	7.8%	7.5%	7.1%	8.0%	7.3%	7.3%	7.9%

*Yellow box = enrollment exceeds 93% of stated maximum capacity

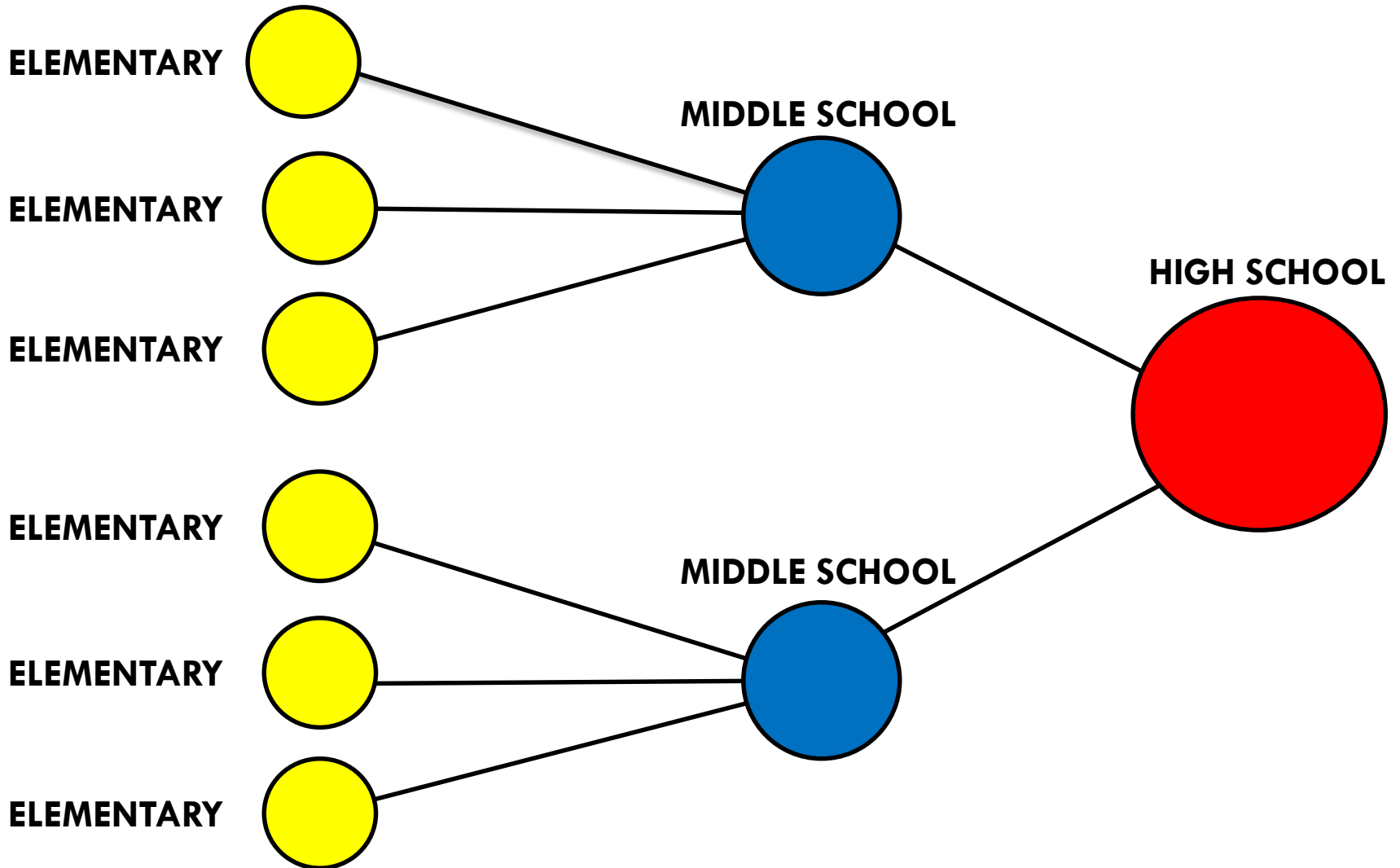


Criteria for Site Selection

- **Following criteria will vary between school districts**
- **School Districts typically do not bus within a 2-mile radius of a school**



Typical School Feeder Pattern



Elementary Schools - Typical



700 to 850 students



80,000 to 95,000 square feet
10 to 15 acre lot



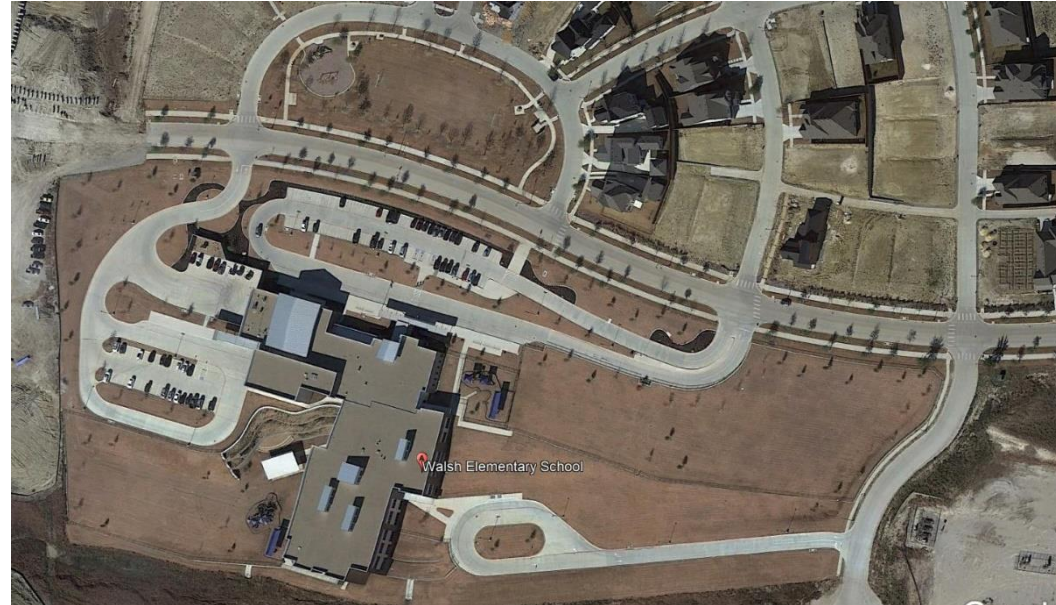
Single story building (typical)



Elementary Schools – Location & Traffic



- **Usually located within a residential development.**
- **Adequate onsite queueing for parent pickup.**
- **2 public roads for traffic distribution**
 - » **1 minor collector**
 - » **1 residential to minor collector**
 - » **Avoid placing on major arterial**



Elementary Schools – Utilities



- **Public Water (Fire and Domestic) - 8” diameter minimum**
- **Public Sanitary Sewer - 6” diameter minimum**
- **Ensure “adequate outfall” or detain onsite**



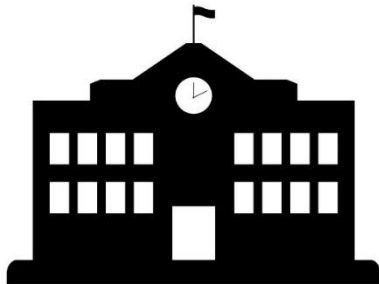
Middle Schools - Typical



1,000 to 1,300 students



170,000 to 185,000 square feet
30 to 35 acre lot



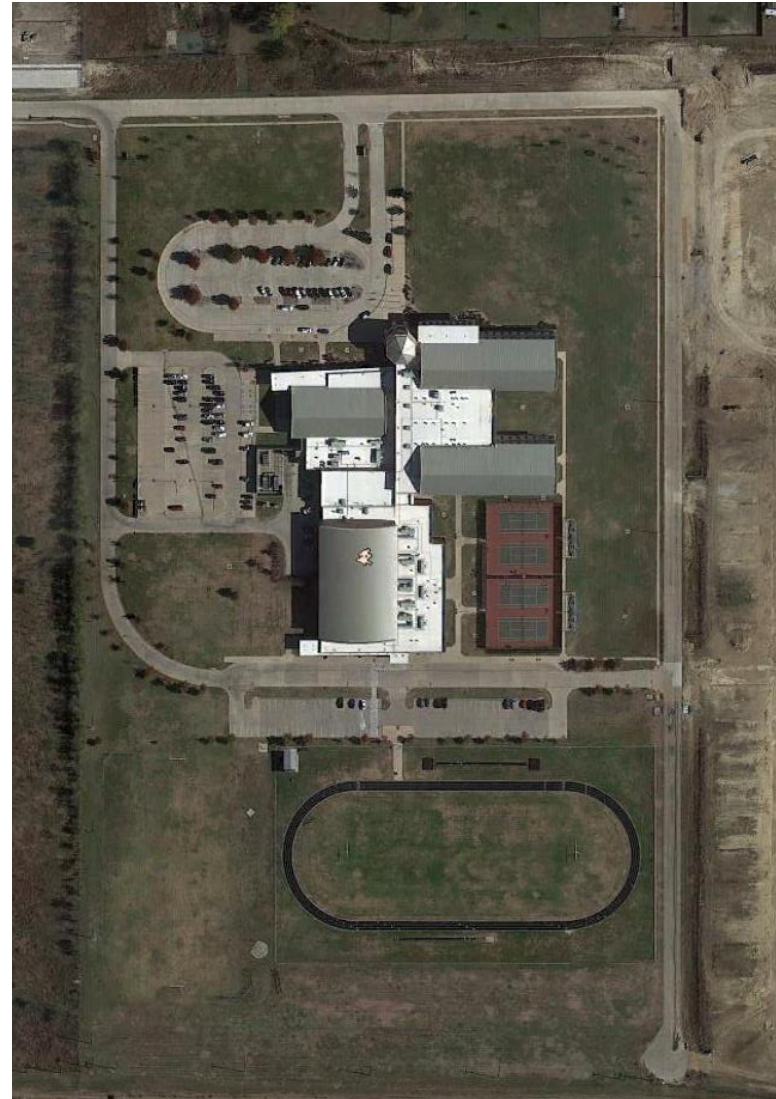
Two story building (typical)



Middle Schools – Location & Traffic



- **Usually located on the fringe of a residential development.**
- **Adequate onsite queueing for parent pickup. Need for more than an elementary!**
- **2 public roads for traffic distribution**
 - » **2 minor collector roads**
 - » **Avoid (if possible) placing on a major arterial**



Middle Schools – Utilities



- **Public Water (Fire and Domestic) – 8” diameter minimum**
- **Public Sanitary Sewer – 8” diameter minimum**
- **Ensure “adequate outfall” or detain onsite**



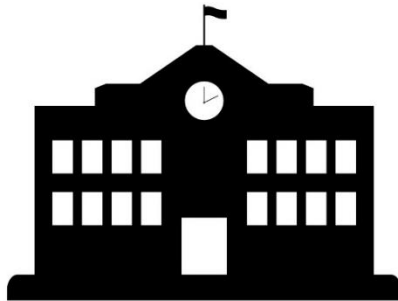
High Schools - Typical



2,200 to 3,500 students



550,000 to 650,000 square feet
80 to 100 acre lot



Two story building (typical)



High Schools – Location & Traffic



- **Onsite Parking**
- **Bus Lanes**
- **Parent queueing must be well-planned**
- **Minimize interactions with residential development**
- **2 public roads for traffic distribution**
 - » **2 major collector or arterial roads**



High Schools – Utilities



- **Public Water (Fire and Domestic) – 10” - 12” diameter minimum**
- **Public Sanitary Sewer – 10” – 12” diameter minimum**
- **Ensure “adequate outfall” or detain onsite**



Land and Development Costs

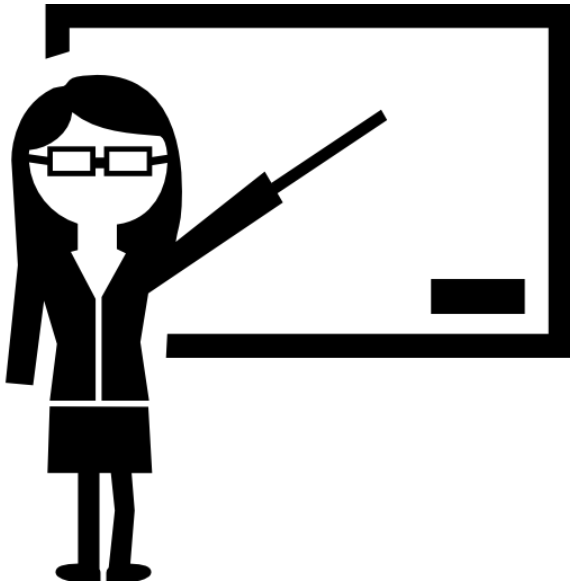


School Districts...



ARE

- **Educators**



ARE NOT

- **Developers**
- **Architects**
- **Site Development Engineers**
- **Traffic Engineers**
- **Drainage Engineers**
- **Environmental Specialists**

Land purchase and site development costs create unique challenges



Case Studies



Case Study 1 – Elementary School



- **Located in Parker County (west of Fort Worth)**
 - **Only 1 access point: 2-lane FM highway**
 - **No public water or sanitary sewer infrastructure near site**
 - » **Option 1 – Extend water & SS from limited resources**
 - » **Option 2 – Drill onsite water well for domestic use; install onsite tanks and pumps for fire protection: Sewer Treatment Plant**
- **Land Cost: \$800,000 (\$57,143/net acre)**
 - **Development Cost: \$2.5 Million**
 - **Total Cost: \$3.3 Million (\$235,714/acre)**



Case Study 2 – Elementary School



- **15-acre elementary school in Fort Worth**
 - **Located within a masterplanned residential development**
 - **All public infrastructure for the site is already available (i.e. no public improvements needed)**
- **Land Cost: \$2.3 Million**
 - **Development Cost: \$0**
 - **Total Cost: \$2.3 Million (\$153,000/acre)**



Challenges and Lessons Learned



- 1. School districts are educators, not developers.**
- 2. ISD's are forced into a "developer" role due to increased residential development and growth**
- 3. School site locations are targeted and selected based on geographical growth trends.**
- 4. School districts have to be more proactive in acquiring school sites in advance of development – some tend to lag behind creating pressure to expedite design and construction.**



Challenges and Lessons Learned



5. **Municipalities tend to overlook how residential development impacts ISD's and their ability to accommodate school sites and development schedules.**

6. **School districts and municipalities need to develop better relationships to help manage a more holistic approach to residential development.**



Questions

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