

10 Year Campus Forecasting

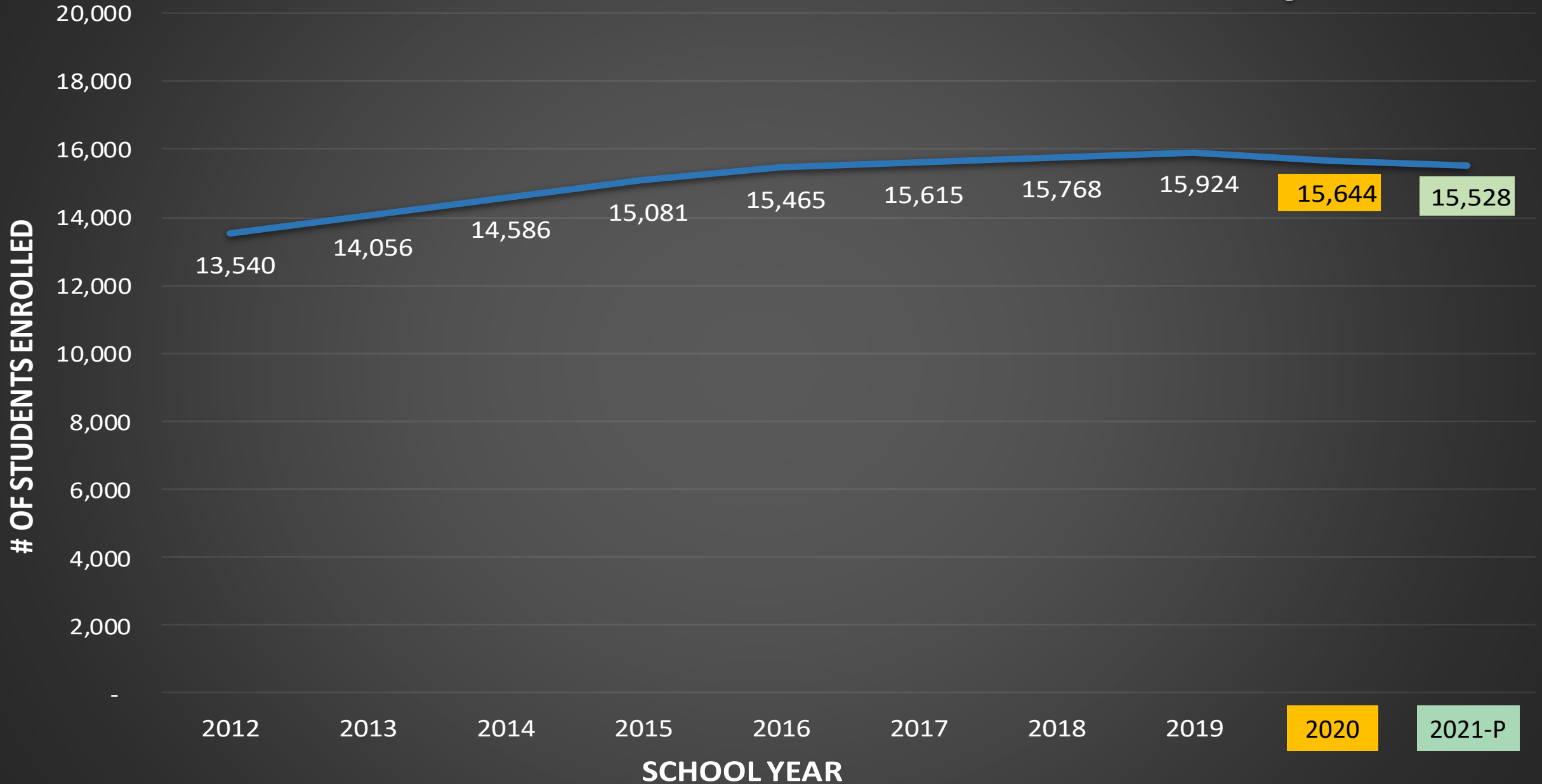
Forecasting Considerations

- Enrollment
 - Historical Trends
 - Projections
 - Transfers to Charters and Other Districts
 - Impact of Virtual Learning
- Campus Capacity
- **Bonding Capacity**



Enrollment History and Projections

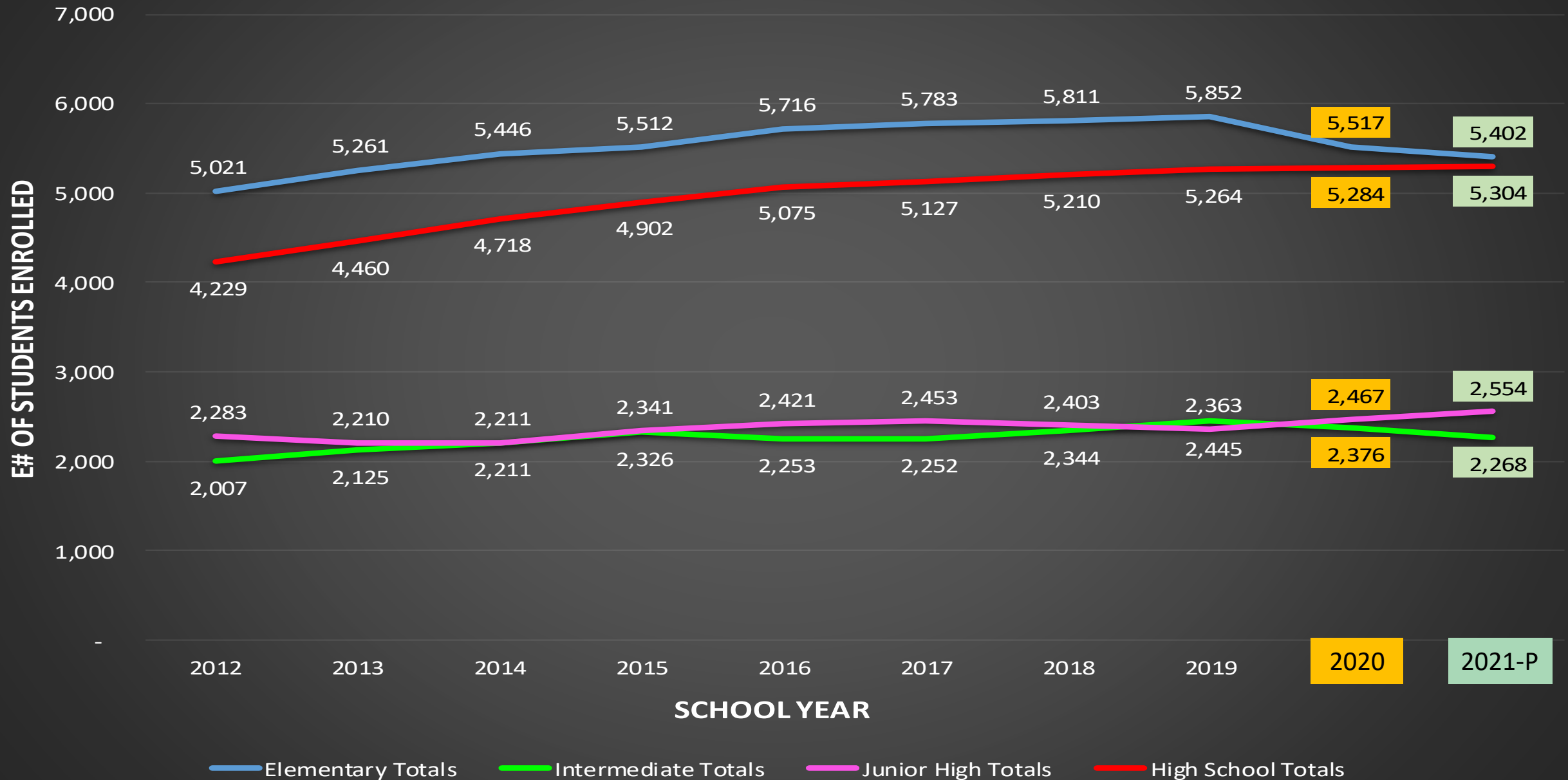
SCUCISD Student Enrollment History



Overall Enrollment History - October

- 2012 to 2016
 - Average enrollment increase = 481 Students per year
 - Average percentage increase = 3.4%
- 2016 to 2019
 - Average enrollment increase = 153 Students per year
 - Average percentage increase = 1.0%
- 2019 to 2021
 - Average enrollment decrease = **-198 Students** per year
 - Average percentage decrease = **-1.2%**

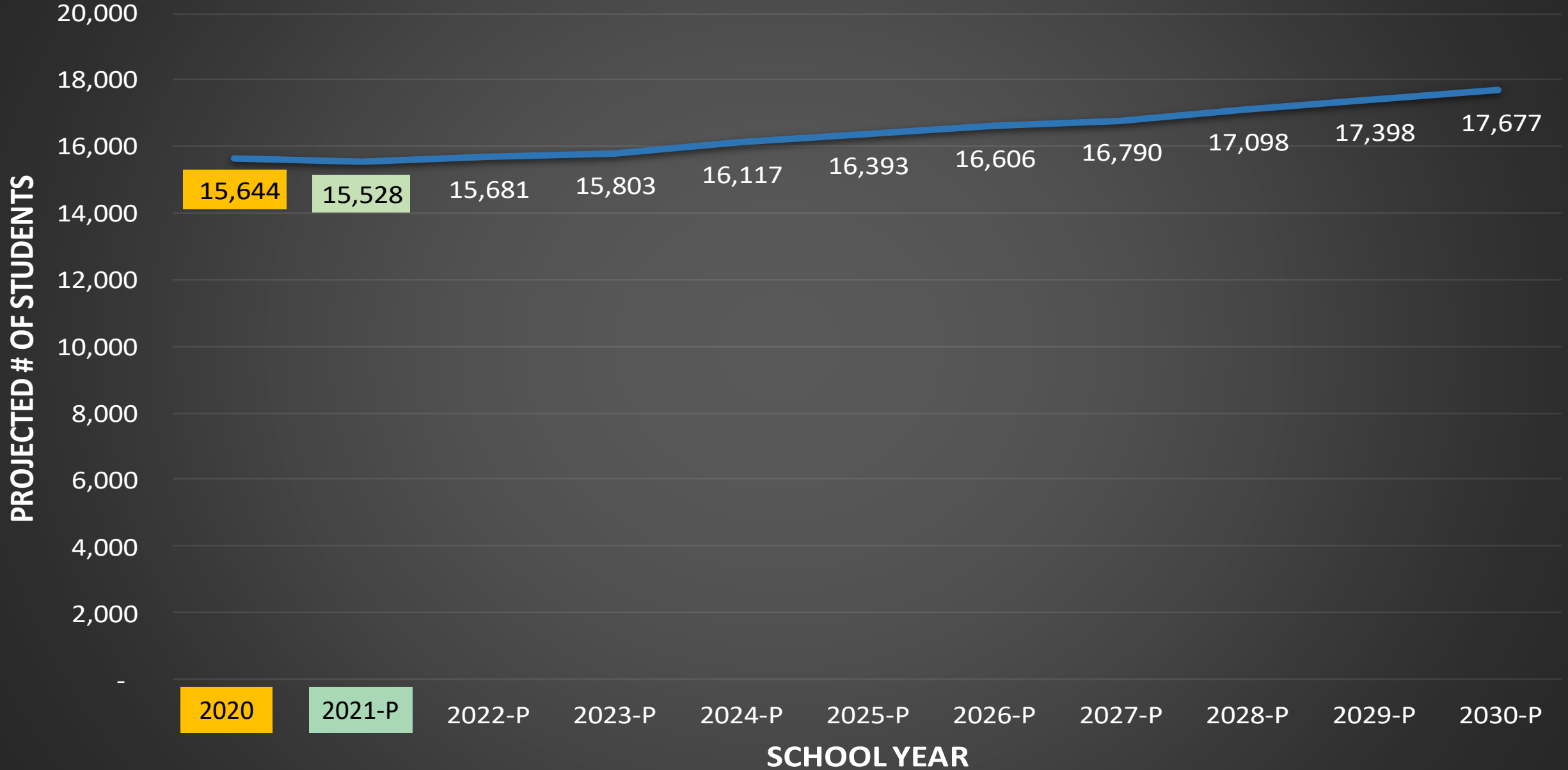
Enrollment History by Grade Level



Enrollment History by Level - October

- 2019 to 2021 Enrollment Decrease
 - Secondary enrollment has remained strong
 - Elementary enrollment is down – Primarily Pre-K and Kindergarten
- How many Pre-K and K will come back?
- How will this bubble impact enrollment as they move through the system?

SCUCISD Student Enrollment Projections



Enrollment Projections

- After these two years of decline, moderate overall growth
 - Ranging from 0.8% to 2.0% per year
 - Average of 1.5% annual growth

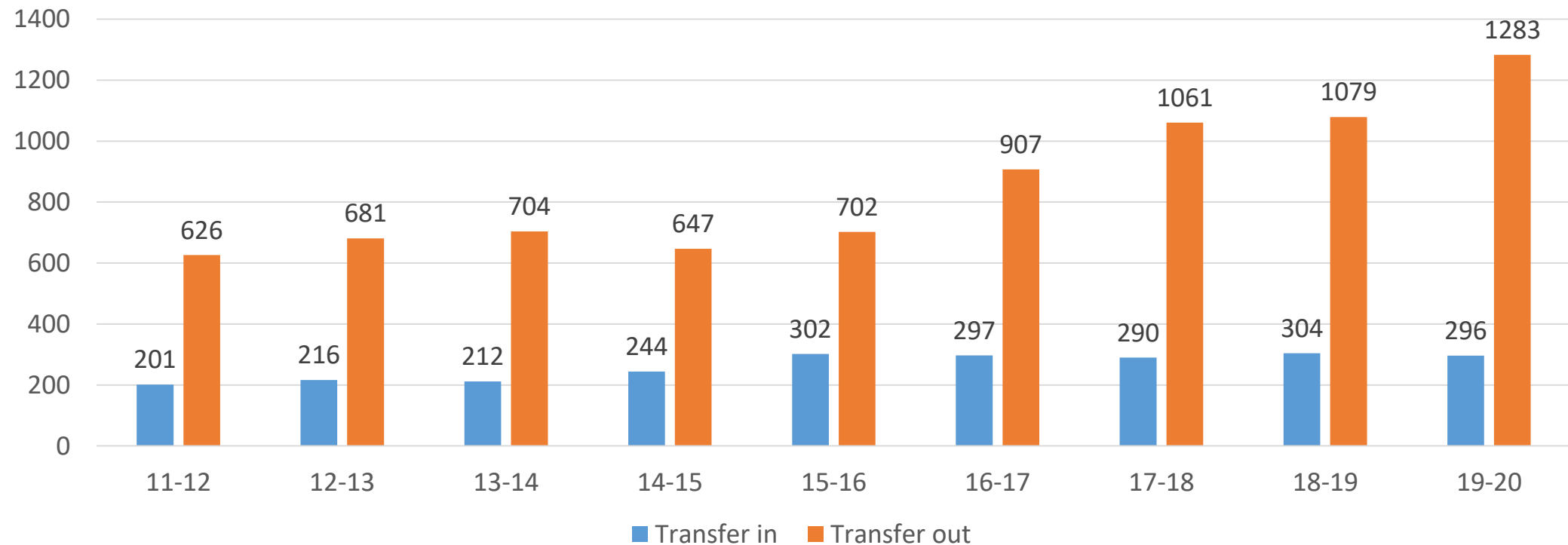
Transfers Out to Charters and Other Districts

| Year | Transfer In | Transfer Out | Difference |
|---------|-------------|--------------|------------|
| 2011-12 | 201 | 626 | -425 |
| 2012-13 | 216 | 681 | -465 |
| 2013-14 | 212 | 704 | -492 |
| 2014-15 | 244 | 647 | -403 |
| 2015-16 | 302 | 702 | -400 |
| 2016-17 | 297 | 907 | -610 |
| 2017-18 | 290 | 1061 | -771 |
| 2018-19 | 304 | 1079 | -775 |
| 2019-20 | 296 | 1283 | -987 |

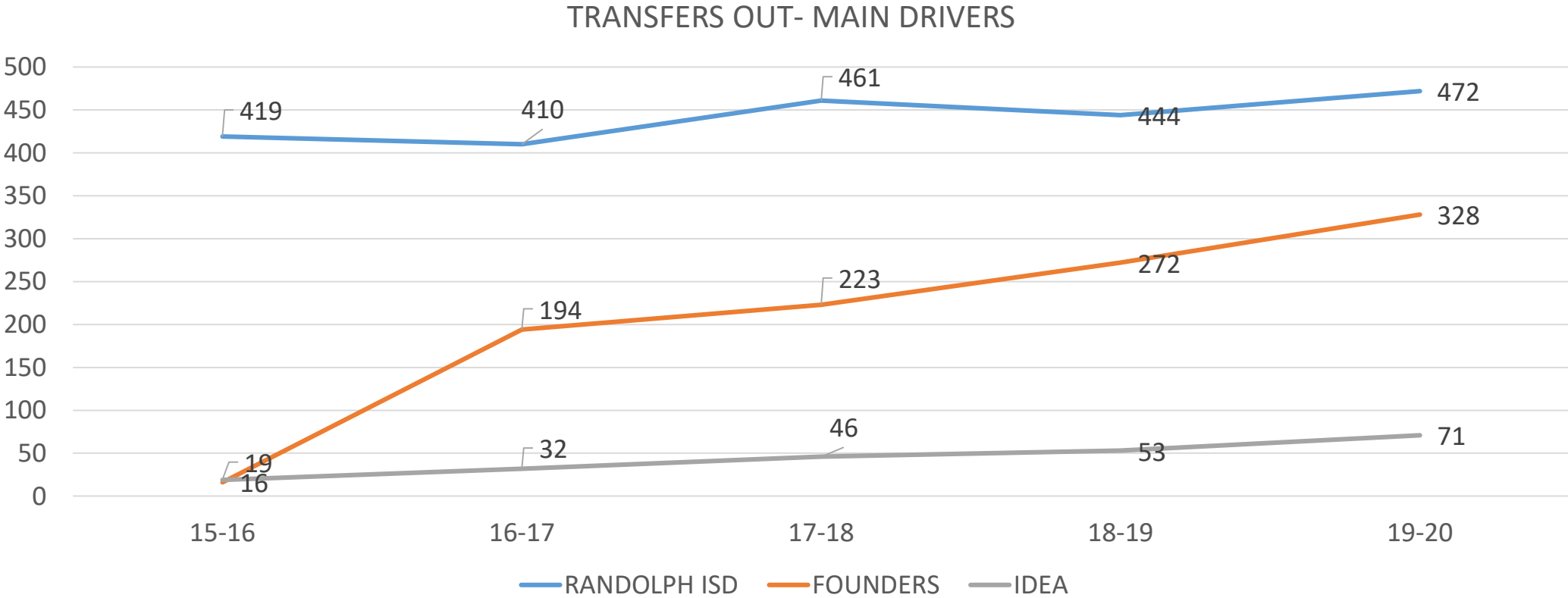
First Year of Founders Charter School →

Transfers Out to Charters and Other Districts

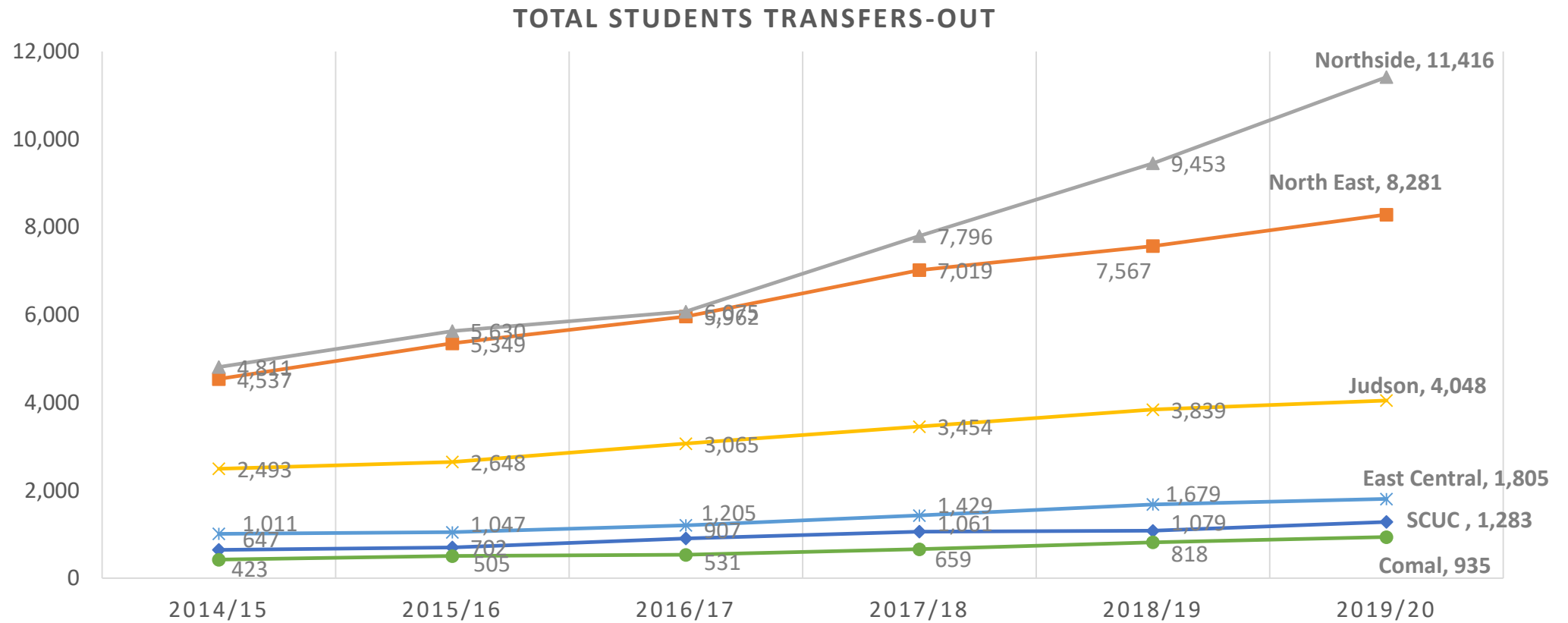
SCUC ISD - TRANSFERS IN vs OUT



Main Destinations for Transfers Out



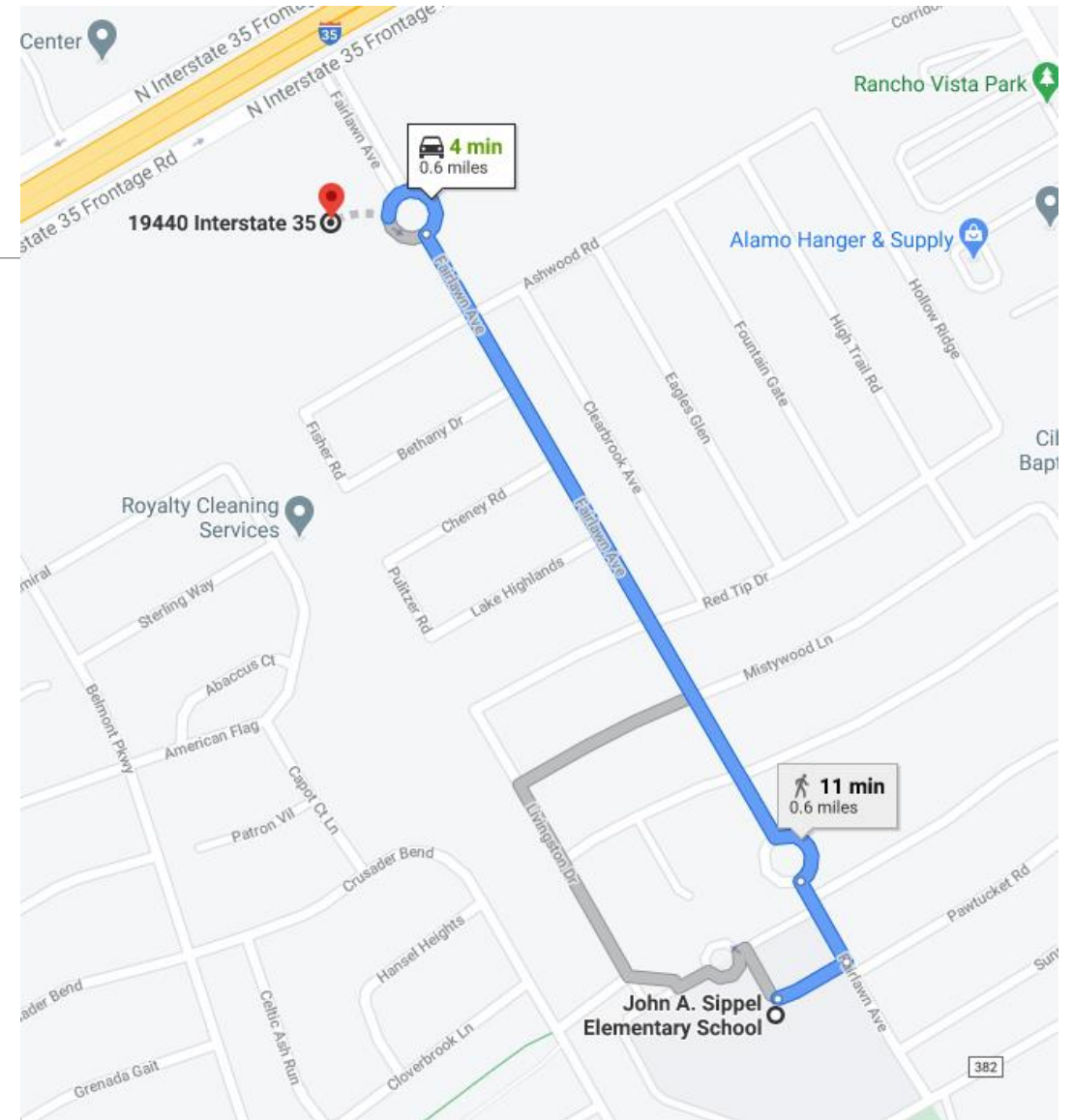
Transfers Out by District



Charter Growth

New Charter School – School of Science and Technology (SST) – Schertz

- 19440 I-35 (0.6 mile from Sippel on Fairlawn Ave.)
- Opens August 2021
- Opens with PK-2nd and 5th Grades



Unknown Impact of Virtual Learning

- Some parents will demand Virtual options
- Will Texas change laws to all Local ISDs to receive full funding for Virtual students?
- Will Virtual options only be allowed in Charter Schools and out of state Virtual Providers?

Campus Capacities

Understanding Campus Capacity

- Design Capacity
 - Capacity of a campus as architecturally designed with every full-size classroom at full capacity
 - Ex. Sippel Elementary has a **design capacity** of **750 students**
- Functional Capacity
 - Design capacity of a campus minus 10% to account for special programs on a campus that reduce the capacity of a full-size classroom
 - Ex. Sippel Elementary has a **functional capacity** of **675 students**
- Maximum Capacity
 - Campus capacity considering the addition of portable classroom buildings and the number of students the common areas of the campus can support
 - Ex. Sippel Elementary has a **maximum capacity** of **1058 students**

Planning using our Maximum Capacity

- We begin considering the use of **capacity relief tools** when a campus reaches 90% of its maximum capacity. The District has several tools at our disposal
- Tools to **reduce/maintain the enrollment** of a campus include:
 - Capping enrollment of the campus to new students
 - Moving special programs to campuses with lower enrollments
- Tools to **balance the enrollment** at campuses include:
 - Rezoning the attendance boundaries
- Tools to **increase the capacity** of the campus/district include:
 - Adding portable classroom buildings
 - Adding to or renovating the existing building
 - Building a new campus to the district

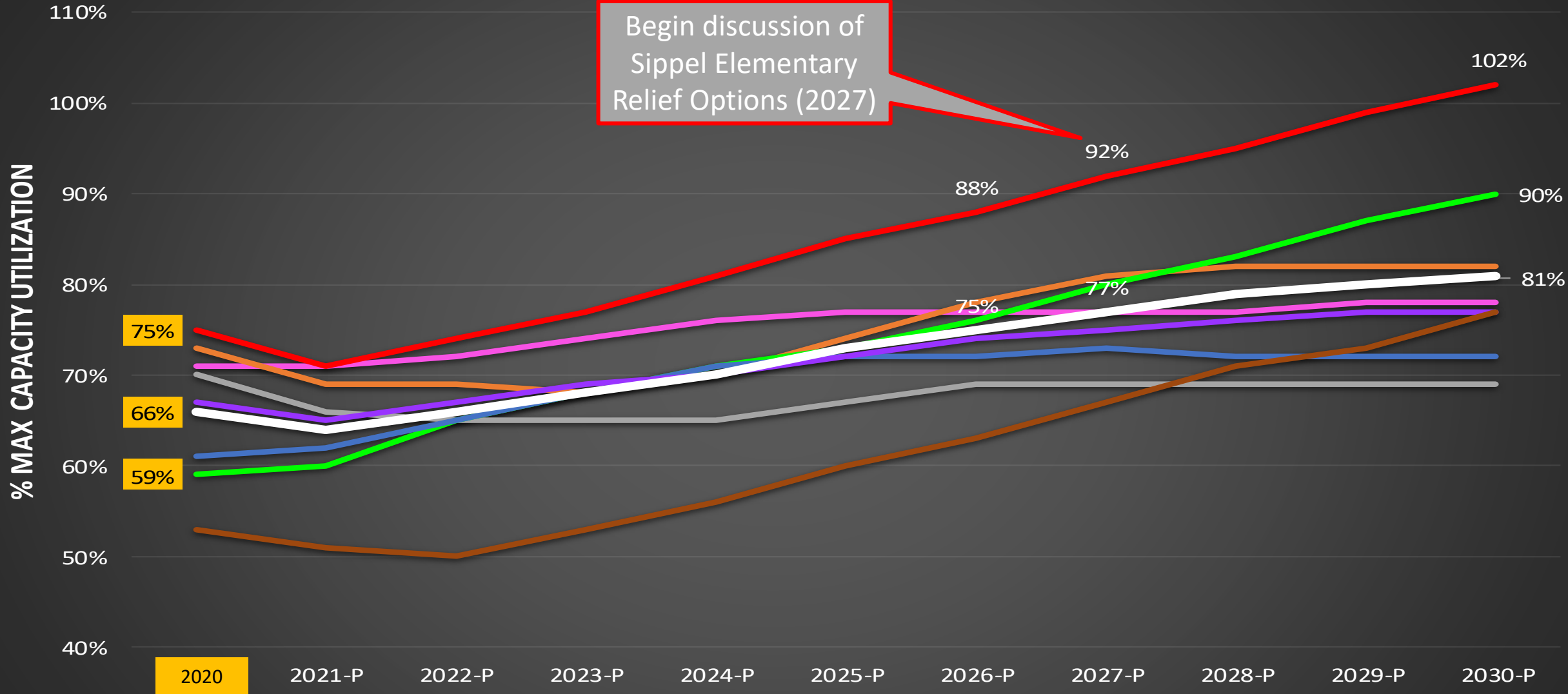
Elementary

- School Year 2027
- Sippel is projected to reach 92% of the campus max capacity
- SCUC ISD Elementary Schools as a group will reach 77% of the total elementary campus max capacity

| S.C.U.C. ISD COVID-19 Updated Low Scenario | Current | Projected Fall Enrollment (4Q20) | | | | | | | | | |
|--|--------------|---|--------------|--------------|--------------|------------------------------------|--------------|--------------|--------------|--------------|--------------|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
| Green Valley Elementary | | <i>Functional Capacity = 673</i> | | | | <i>Max Capacity = 924</i> | | | | | |
| Total Enrollment | 655 | 659 | 663 | 688 | 704 | 710 | 713 | 714 | 714 | 722 | 722 |
| Max Capacity Utilization | 71% | 71% | 72% | 74% | 76% | 77% | 77% | 77% | 77% | 78% | 78% |
| Cibolo Valley Elementary | | <i>Functional Capacity = 891</i> | | | | <i>Max Capacity = 1,200</i> | | | | | |
| Total Enrollment | 879 | 827 | 824 | 814 | 840 | 888 | 936 | 969 | 982 | 984 | 982 |
| Max Capacity Utilization | 73% | 69% | 69% | 68% | 70% | 74% | 78% | 81% | 82% | 82% | 82% |
| Paschal Elementary | | <i>Functional Capacity = 673</i> | | | | <i>Max Capacity = 924</i> | | | | | |
| Total Enrollment | 649 | 612 | 600 | 598 | 602 | 621 | 635 | 640 | 640 | 640 | 640 |
| Max Capacity Utilization | 70% | 66% | 65% | 65% | 65% | 67% | 69% | 69% | 69% | 69% | 69% |
| Rose Garden Elementary | | <i>Functional Capacity = 891</i> | | | | <i>Max Capacity = 1,200</i> | | | | | |
| Total Enrollment | 703 | 725 | 783 | 821 | 851 | 881 | 916 | 961 | 1,002 | 1,047 | 1,080 |
| Max Capacity Utilization | 59% | 60% | 65% | 68% | 71% | 73% | 76% | 80% | 83% | 87% | 90% |
| Schertz Elementary | | <i>Functional Capacity = 675</i> | | | | <i>Max Capacity = 1,102</i> | | | | | |
| Total Enrollment | 667 | 688 | 711 | 749 | 785 | 795 | 797 | 800 | 796 | 794 | 793 |
| Max Capacity Utilization | 61% | 62% | 65% | 68% | 71% | 72% | 72% | 73% | 72% | 72% | 72% |
| Sippel Elementary | | <i>Functional Capacity = 675</i> | | | | <i>Max Capacity = 1,058</i> | | | | | |
| Total Enrollment | 789 | 751 | 788 | 816 | 852 | 896 | 932 | 968 | 1,008 | 1,046 | 1,074 |
| Max Capacity Utilization | 75% | 71% | 74% | 77% | 81% | 85% | 88% | 92% | 95% | 99% | 102% |
| Watts Elementary | | <i>Functional Capacity = 673</i> | | | | <i>Max Capacity = 924</i> | | | | | |
| Total Enrollment | 617 | 604 | 617 | 635 | 651 | 668 | 683 | 695 | 703 | 707 | 707 |
| Max Capacity Utilization | 67% | 65% | 67% | 69% | 70% | 72% | 74% | 75% | 76% | 77% | 77% |
| Wiederstein Elementary | | <i>Functional Capacity = 675</i> | | | | <i>Max Capacity = 1,058</i> | | | | | |
| Total Enrollment | 558 | 536 | 531 | 562 | 594 | 632 | 671 | 708 | 746 | 771 | 810 |
| Max Capacity Utilization | 53% | 51% | 50% | 53% | 56% | 60% | 63% | 67% | 71% | 73% | 77% |
| Elementary Totals | | <i>Functional Capacity = 5,826</i> | | | | <i>Max Capacity = 8,390</i> | | | | | |
| Total Enrollment | 5,517 | 5,402 | 5,517 | 5,683 | 5,880 | 6,091 | 6,282 | 6,456 | 6,591 | 6,713 | 6,810 |
| Max Capacity Utilization | 66% | 64% | 66% | 68% | 70% | 73% | 75% | 77% | 79% | 80% | 81% |

Elementary Capacity Relief Discussion

Begin discussion of Sippel Elementary Relief Options (2027)



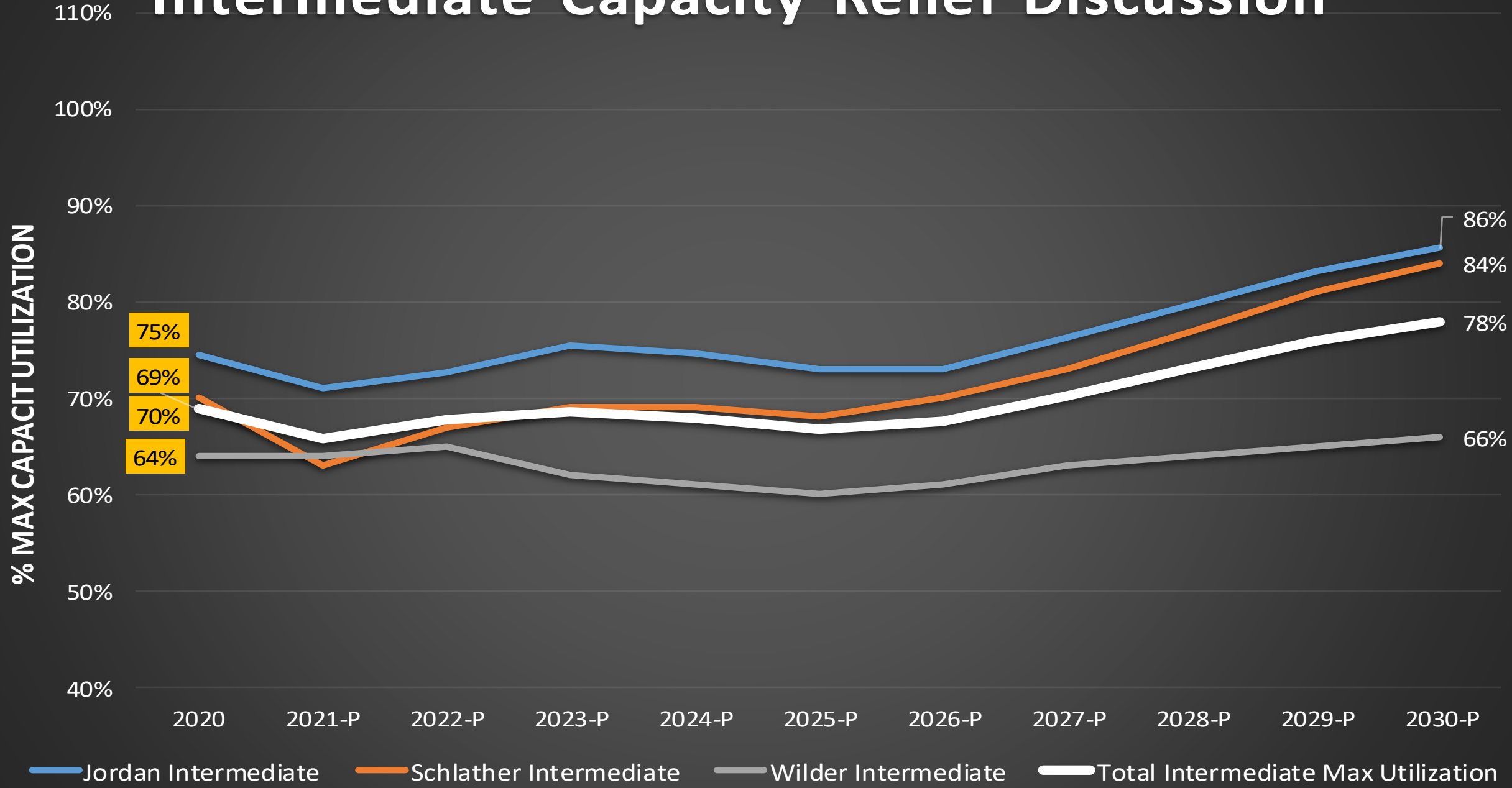
- Green Valley Elementary
- Rose Garden Elementary
- Watts Elementary
- Cibolo Valley Elementary
- Schertz Elementary
- Wiederstein Elementary
- Paschal Elementary
- Sippel Elementary
- Total Elementary Max Utilization

Intermediate

- All Intermediate Campuses remain below 90% of the max campus capacity
- Discussion for Intermediate Schools is not indicated on the 10-year plan.

| S.C.U.C. ISD COVID-19 Updated Low Scenario | Current | Projected Fall Enrollment (4Q20) | | | | | | | | | |
|--|--------------|------------------------------------|--------------|--------------|-----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
| Jordan Intermediate | | <i>Functional Capacity = 810</i> | | | <i>Max Capacity = 1000</i> | | | | | | |
| Total Enrollment | 745 | 711 | 726 | 754 | 747 | 730 | 730 | 762 | 797 | 832 | 856 |
| Max Capacity Utilization | 75% | 71% | 73% | 75% | 75% | 73% | 73% | 76% | 80% | 83% | 86% |
| Schlather Intermediate | | <i>Functional Capacity = 810</i> | | | <i>Max Capacity = 1,200</i> | | | | | | |
| Total Enrollment | 837 | 760 | 806 | 831 | 833 | 822 | 837 | 877 | 926 | 971 | 1,011 |
| Max Capacity Utilization | 70% | 63% | 67% | 69% | 69% | 68% | 70% | 73% | 77% | 81% | 84% |
| Wilder Intermediate | | <i>Functional Capacity = 810</i> | | | <i>Max Capacity = 1,250</i> | | | | | | |
| Total Enrollment | 794 | 797 | 807 | 780 | 762 | 752 | 763 | 784 | 802 | 816 | 822 |
| Max Capacity Utilization | 64% | 64% | 65% | 62% | 61% | 60% | 61% | 63% | 64% | 65% | 66% |
| Intermediate Totals | | <i>Functional Capacity = 2,430</i> | | | <i>Max Capacity = 3,450</i> | | | | | | |
| Total Enrollment | 2,376 | 2,268 | 2,339 | 2,364 | 2,341 | 2,304 | 2,330 | 2,422 | 2,524 | 2,619 | 2,689 |
| Total Intermediate Max Utilization | 69% | 66% | 68% | 69% | 68% | 67% | 68% | 70% | 73% | 76% | 78% |

Intermediate Capacity Relief Discussion

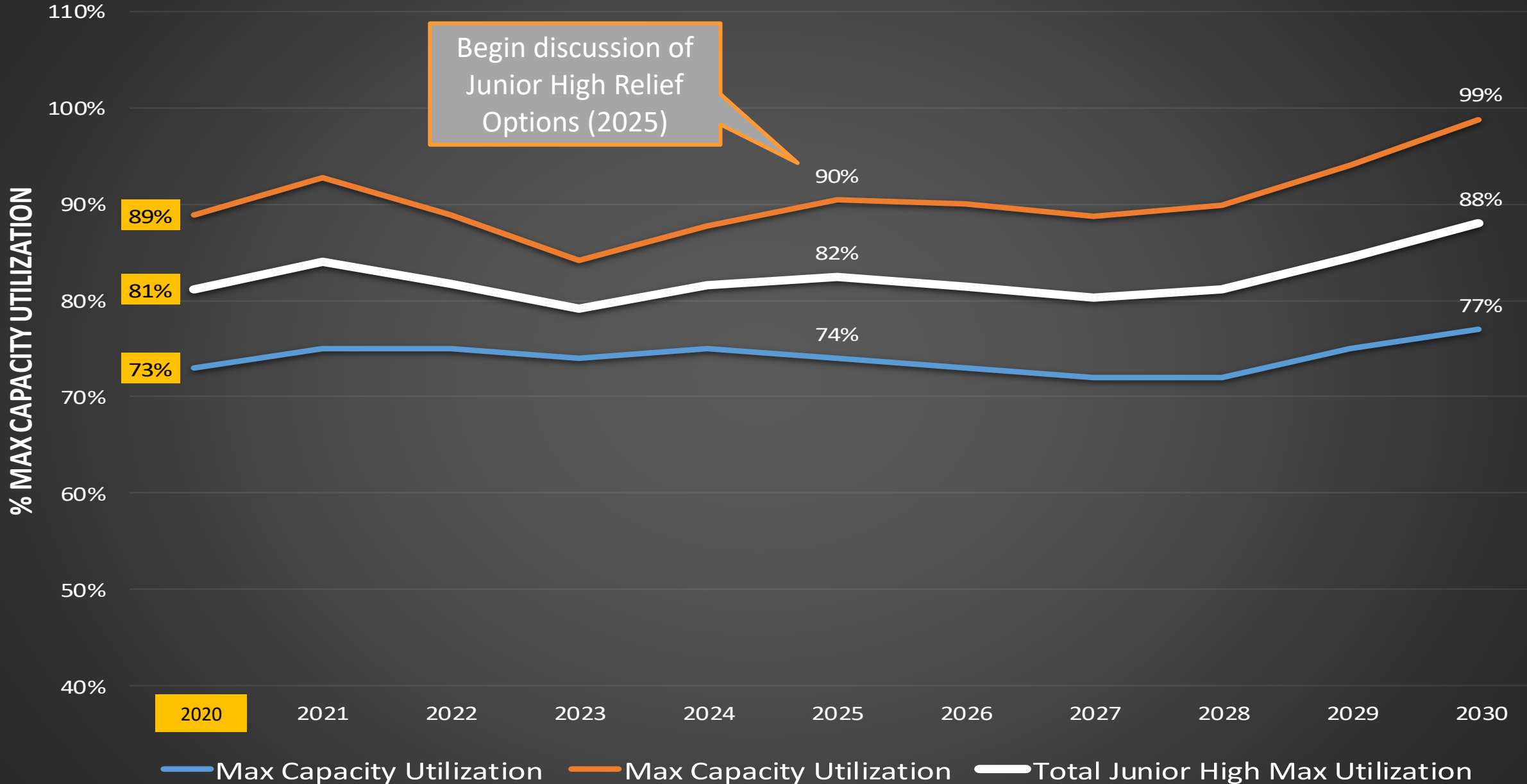


Junior High

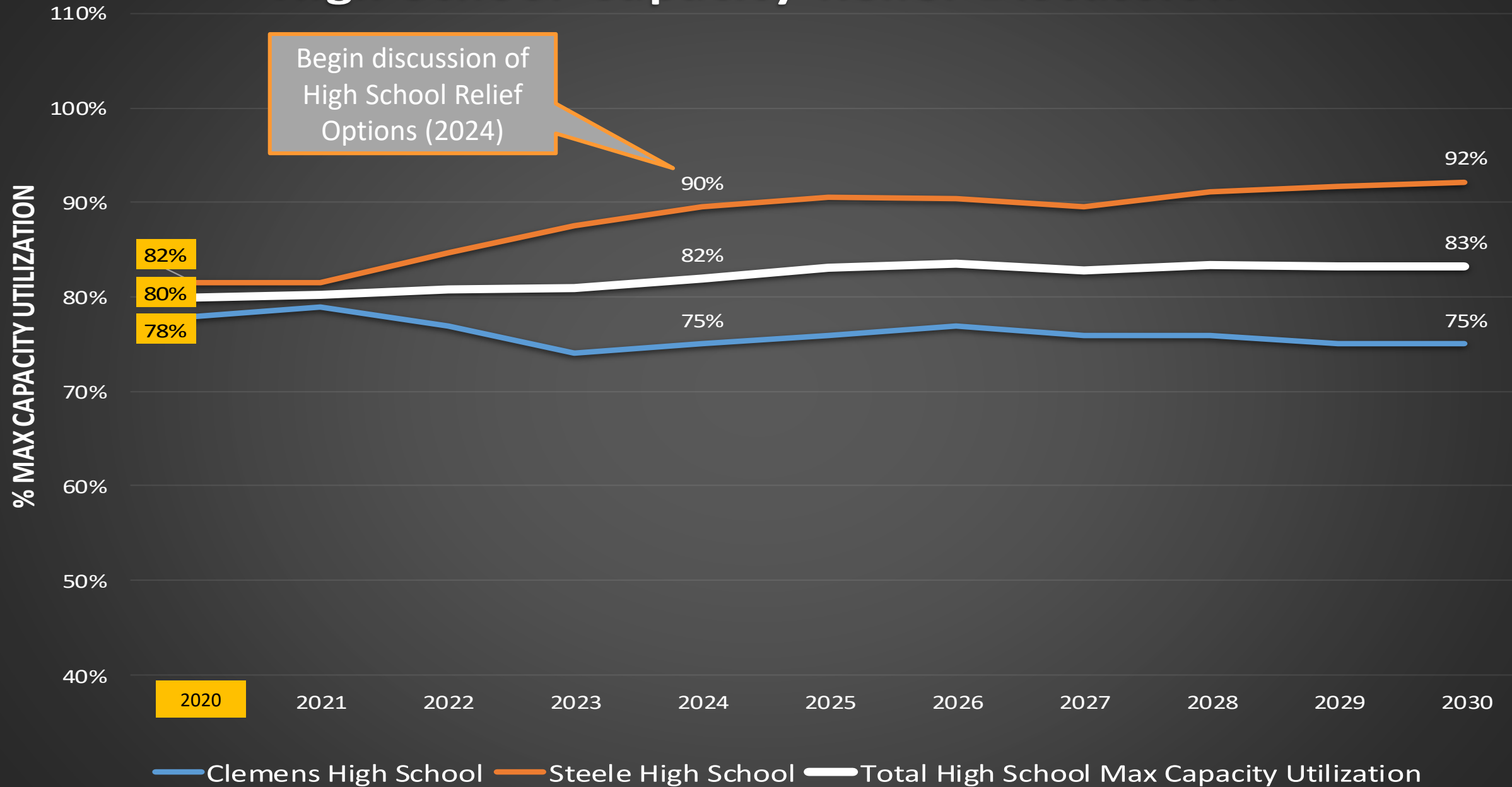
- School Year 2025
 - Dobie is projected to reach 90% of the campus max capacity
 - SCUC ISD Junior High Schools as a group will reach 82% of the total Junior High campus max capacity

| S.C.U.C. ISD COVID-19 Updated Low Scenario | Current | Projected Fall Enrollment (4Q20) | | | | | | | | | |
|---|---------|------------------------------------|-------|-------|-----------------------------|-------|-------|-------|-------|-------|-------|
| | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
| Corbett Junior High | | <i>Functional Capacity = 1,080</i> | | | <i>Max Capacity = 1,500</i> | | | | | | |
| Total Enrollment | 1,099 | 1,126 | 1,118 | 1,110 | 1,128 | 1,113 | 1,089 | 1,073 | 1,085 | 1,120 | 1,154 |
| Max Capacity Utilization | 73% | 75% | 75% | 74% | 75% | 74% | 73% | 72% | 72% | 75% | 77% |
| Dobie Junior High | | <i>Functional Capacity = 1,300</i> | | | <i>Max Capacity = 1,540</i> | | | | | | |
| Total Enrollment | 1,368 | 1,428 | 1,368 | 1,297 | 1,351 | 1,393 | 1,387 | 1,366 | 1,384 | 1,448 | 1,522 |
| Max Capacity Utilization | 89% | 93% | 89% | 84% | 88% | 90% | 90% | 89% | 90% | 94% | 99% |
| Junior High Totals | | <i>Functional Capacity = 2,380</i> | | | <i>Max Capacity = 3,040</i> | | | | | | |
| Total Enrollment | 2,467 | 2,554 | 2,486 | 2,407 | 2,479 | 2,506 | 2,476 | 2,439 | 2,469 | 2,568 | 2,676 |
| Total Junior High Max Utilization | 81% | 84% | 82% | 79% | 82% | 82% | 81% | 80% | 81% | 84% | 88% |

Junior High Capacity Relief Discussion



High School Capacity Relief Discussion



Bonding Capacity

School Finance 101 - Local Property Taxes



Two Tax Rates

Maintenance and Operations (M&O)

- General Fund
- Pays for salaries, supplies, utilities, etc.
- SCUC ISD - **\$0.95090** per \$100 in valuation in 2020

Interest and Sinking (I&S)

- Principal and interest payment on debt
- SCUC ISD - **\$0.45974** in 2020

Maintenance and Operations

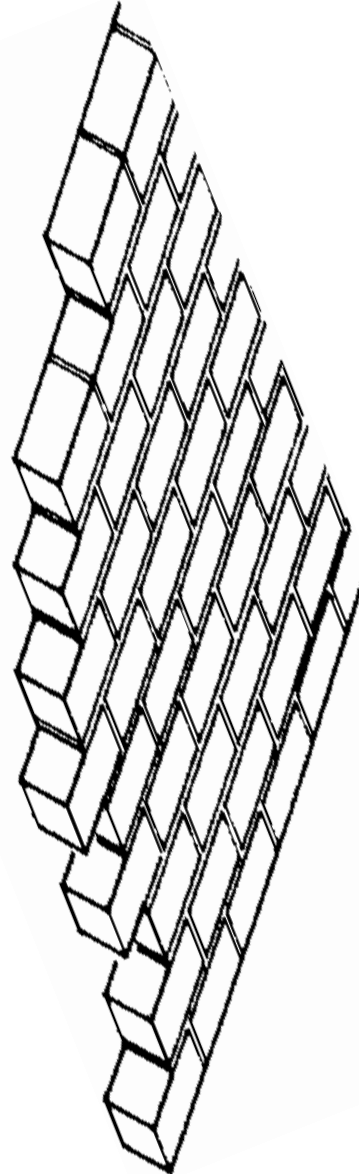
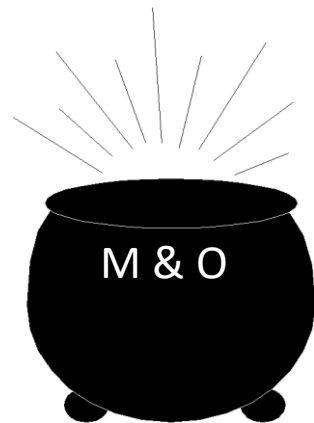
Spent on: Day to Day expenses (salaries, supplies, utilities, etc.)

Funding Source: Local taxes and State Funds

Limits: As state and local property values rise, M&O tax rates are “compressed.”

Revenue increases are limited to 2.5%

Other: Districts can levy additional pennies for “enrichment.” SCUC already levies 5 pennies and could levy an additional 12 pennies, subject to voter approval.



Interest and Sinking

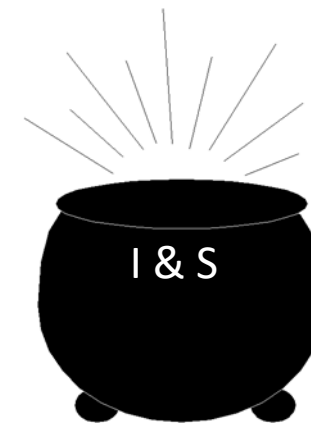
Spent on: “Mortgages”/Paying Debt

Funding Source: Local Taxes

Limits: May not be spent on paying day to day expenses

Tax rate limit of \$0.50 per \$100 of valuation

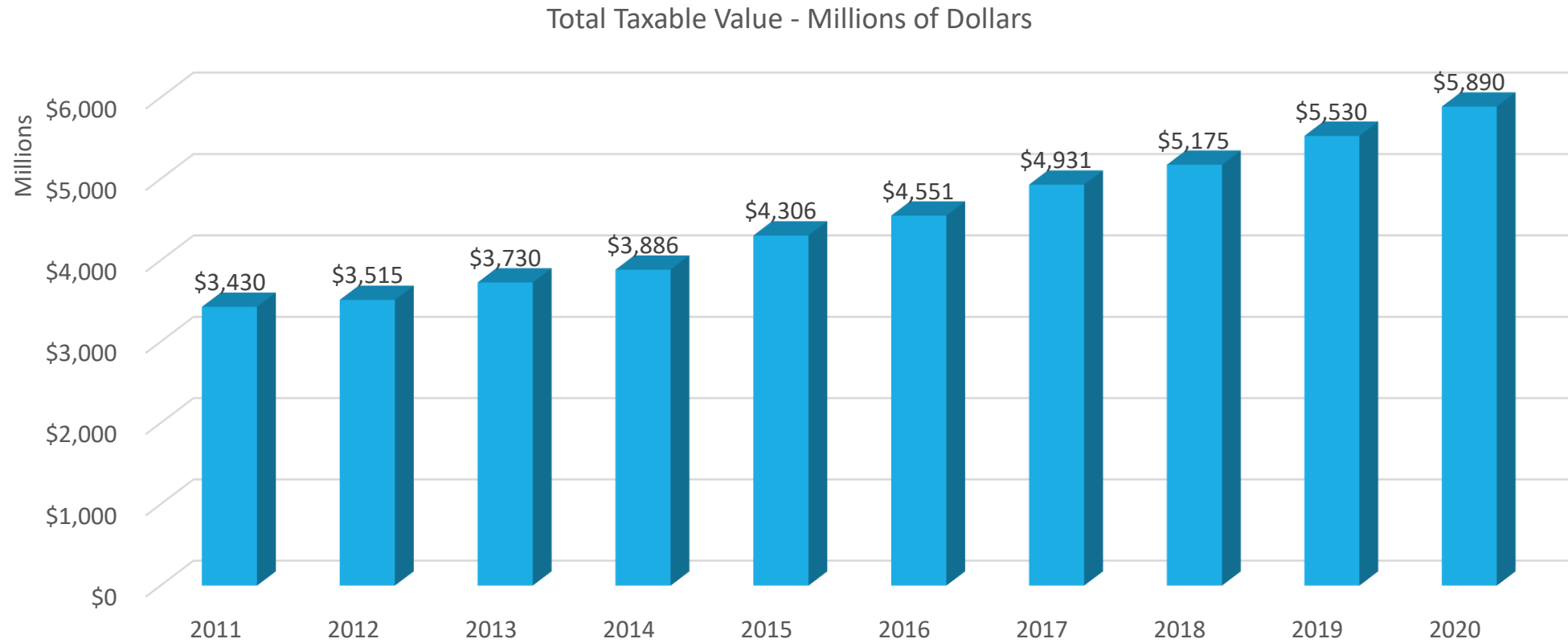
Other: I&S tax rates can fluctuate based on (1) district’s total tax base and (2) the amount of debt to pay off



School Finance 101 – Bonding Capacity

- Bonding capacity is **increased** three ways
 - Making payments and reducing principal
 - Increasing property values that yield more I&S tax revenue
 - Refinancing higher interest debt when interest rates lower
- Bonding capacity is **decreased** two ways
 - Taking on additional debt from bonds
 - Decreased property values that yield less I&S tax revenue

SCUC ISD Property Value History

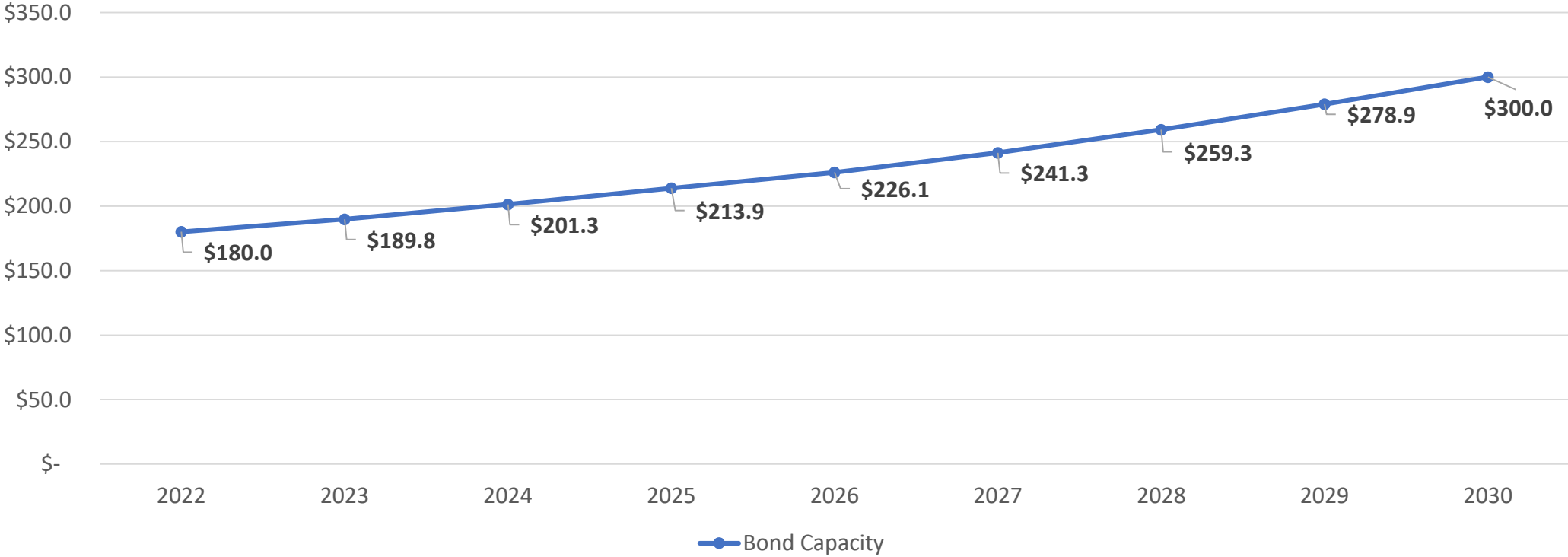


Projecting Bonding Capacity - SCUC

- Projecting Tax Revenue
 - Incorporating planned refinancing – November 2021 and November 2022
 - Conservative property value growth
 - 5.67 percent increase for 2021
 - 3.0 percent annual increases in the out years
- As debt is restructured and property values increase, we begin to have some bonding capacity
 - Little capacity for additional debt at first, more in later years
- We would have to raise I&S Tax Rate
 - \$0.49 per \$100 valuation
 - Leaves just a little space in case of economic downturn

Projected Available Bond Dollars

SCUC ISD Bond Capacity @ \$0.49 and Facility Needs by Year



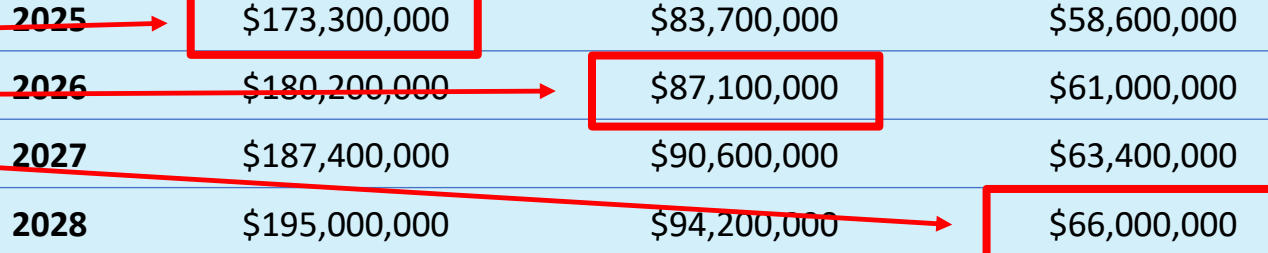
Projecting Facility Costs - SCUC

- Projecting Future Costs of New Facilities
 - Fluctuating materials and labor costs make long-term projections difficult
 - Projecting 4% annual inflation
- Rules of Thumb – 2021 Dollars
 - High School - \$149.6 Million
 - Junior High School - \$71.6 Million
 - Intermediate/Elementary - \$50.5 Million

Projecting Facility Costs - SCUC

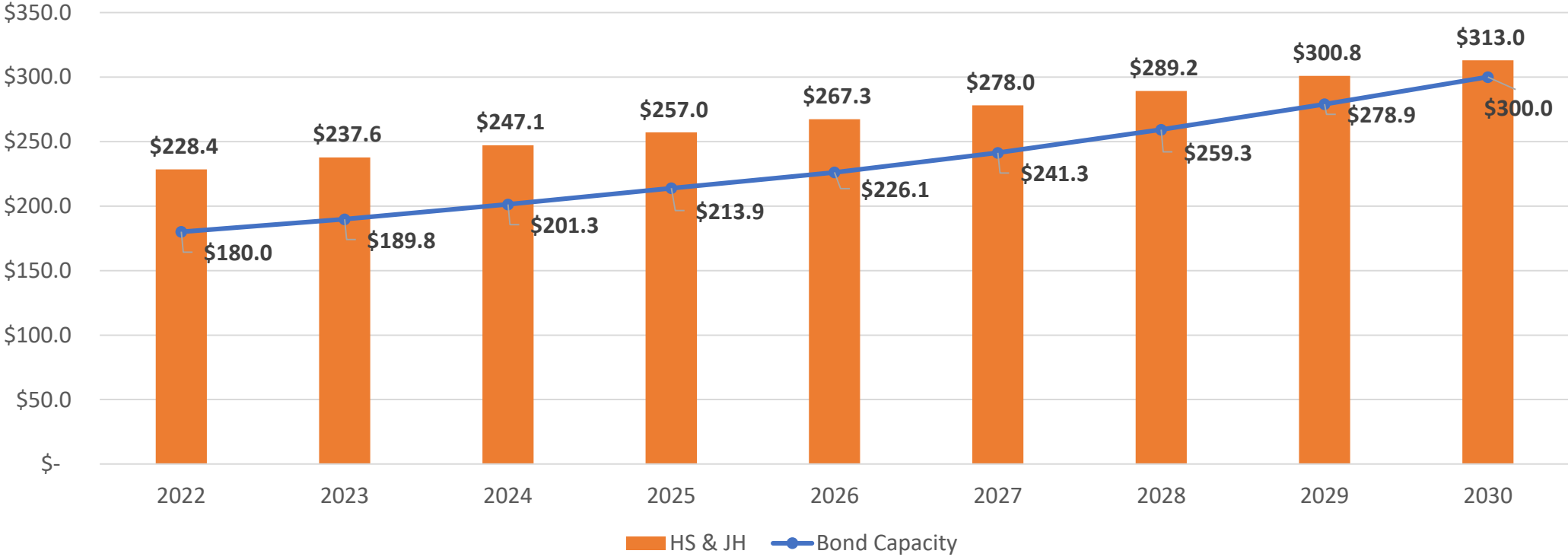
| | High School (2500 Design, 3000 Max) | Junior High School (1200 Design, 1500 Max) | Elementary / Intermediate (990 Design, 1200 Max) |
|------|--|---|--|
| 2021 | \$149,600,000 | \$71,600,000 | \$50,500,000 |
| 2022 | \$154,000,000 | \$74,400,000 | \$52,100,000 |
| 2023 | \$160,200,000 | \$77,400,000 | \$54,200,000 |
| 2024 | \$166,600,000 | \$80,500,000 | \$56,300,000 |
| 2025 | \$173,300,000 | \$83,700,000 | \$58,600,000 |
| 2026 | \$180,200,000 | \$87,100,000 | \$61,000,000 |
| 2027 | \$187,400,000 | \$90,600,000 | \$63,400,000 |
| 2028 | \$195,000,000 | \$94,200,000 | \$66,000,000 |
| 2029 | \$202,800,000 | \$98,000,000 | \$68,600,000 |
| 2030 | \$211,000,000 | \$102,000,000 | \$71,300,000 |

Years we reach 90%
of Max Capacity



Putting It All Together

SCUC ISD Bond Capacity @ \$0.49 and Facility Needs by Year



Take Aways....

- Student Enrollment/Projections
 - Prior to COVID-19 SCUC ISD's enrollment growth had slowed to 1% per year
 - Our 2020 total student enrollment declined by 1.8%
 - Our 2021 total student enrollment is projected to decline by another 0.7%
- Capacity Relief Tools
 - We have multiple tools to help relieve our campuses once they surpass 90% of their max capacity and move closer to 100%
- Our bonding capacity to build new campuses is limited
- Because of our slowed growth rate, we have time