

Case Study:

Brock ISD Primary School and Renovations: 2015 Planning for 2016 Bond

Challenge:

Brock ISD is a growing school district west of Weatherford, TX. The increasing number of students exceed that of its taxable value. All facilities are impacted by student growth, however vehicular traffic and enrollment at the lower grade levels, grades K-5 were experiencing the most congestion and overcrowding when planning started.

Committee:

For nearly 12 months Gallagher worked with and assisted the Facility Committee for BISD with budget planning for various scenarios relating to school size, grade level and site options.

Solution:

Brock ISD, the Facility Committee and the professional team (Gallagher, Financial Advisor and Architect) found that a new Primary School was necessary to accommodate growth at the lower grade levels, particularly grades K-2. In addition, renovations to the existing Elementary School and Junior High School were necessary to increase safety, security, and functionality.

Concerns with Solution

The team agreed a Primary School was the best solution. However, the limited bonding capacity of \$18M would not allow a school to be built large enough to accommodate future growth. The growth trends and demographic report suggested a new building to accommodate 750 students would allow relief at the Elementary School and absorb new students to grades K-4 potentially. The challenge was that the financial capacity could only provide a building to accommodate approximately 450 students.

Phased Growth Plan

In order to address the immediate need for a Primary School while planning for future students, the team agreed a “phased” growth plan was necessary. The new building was designed so that the core areas, Administration, Cafeteria, Kitchen, Library, classrooms and infrastructure could accommodate 750 students. However, in the first phase, we built all of the core areas, but only enough classroom space to accommodate 450 students. This plan would allow the pre-designed future classroom space to be built as bonding, or financial capacity allowed. Additionally, classroom space is generally less expensive to build than some of the core areas such as the Kitchen and Cafeteria.

Execution

The facility committee recommended to the board that they call a bond election in November of 2016 for \$18M, which would include all costs associated with the project: Architect fees, bond issuance fees, third party inspection fees and of course construction costs. There was no “wiggle room.” It was imperative that we get the new school and the renovations completed within budget and open the doors by the fall of 2018.

The board heeded the recommendation and took action to call the election. Gallagher and the remainder of the team worked hard to make sure that factual, informative material was provided to all voters and that the district had all necessary data to present accurately to the community members. The voters had all the opportunities necessary to get the information to make an informed decision.

The Result:

Bond passed in November 2016

Completion

Design started in November of the 2016 and construction started in July of 2017.

Project completed in July of 2018 and was \$878,000 under budget, which allowed the district to make other improvements.

Data:

Total Budget:	\$18M
Core Capacity:	750
Initial Capacity:	450
Initial Size:	60,000 square feet
Construction Cost:	\$13,960,000 (rounded)
Renovation Construction Cost:	\$730,000
Total Construction Cost:	\$14,690,000
Soft Costs:	\$2,432,000
Total Cost:	\$17,122,000

Future Planning:

Brock ISD is currently planning future expansions to accommodate the continuous growth. Gallagher is honored and proud to be a part of this great community.