



STAFFORD MUNICIPAL SCHOOL DISTRICT

SPARTAN

ENGAGING STUDENTS // SPARKING IMAGINATION

STRATEGY

Meeting 1

January 11, 2017



Dr. Robert Bostic
Superintendent, Stafford MSD



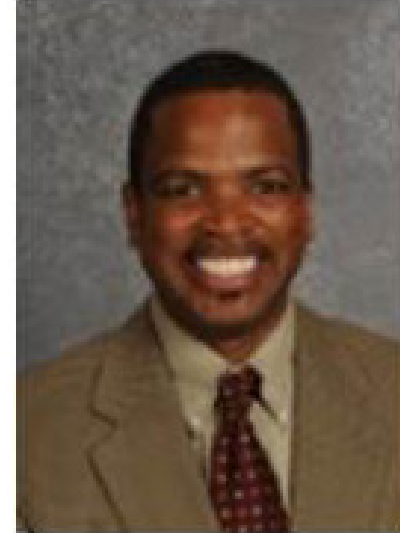
Auturo Jackson
President, Stafford MSD School Board

- The long range facilities planning committee is a special sub-committee that will study the district's facility needs and report to the Stafford Municipal School District Board of Trustees and Stafford City Council its recommendations.
- The ultimate responsibility for action regarding district long range facilities planning lies solely with the 14 elected members of the Stafford Municipal School District Board of Trustees and Stafford City Council.
- Stafford Municipal School District is committed to seeking grassroots community and staff input that will help the **Board** and **City Council** to consider all options for the future of Stafford Municipal School District.

STAFFORD MSD BOARD OF TRUSTEES



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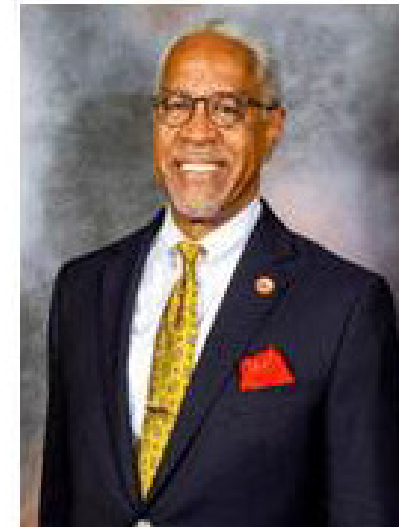
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Partner
Bond Planning Strategist



Ken Huchens
Principal of Creative



Dr. Dalane Bouillion
Educational Planner



Ashad Satchu
Project Designer



Susan Wisa
Project Architect



Ronna Johnson
Campaign Strategist



VLK Architects exemplifies the following qualities of excellence:

Strong relationships

Involvement in Education

Commitment to Excellence and Innovation

Collaboration

Integrity and Trust



This committee will work through a collaborative process to develop:

- ①** A list of district needs
- ②** Translation of those needs into capital projects
- ③** Prioritization of those projects

Committee Introductions:

- District Personnel
- Committee Members

Tell us about **YOU!**

NORMS

- Think Stafford MSD!
- Share what you are thinking
- Be respectful when others are talking
- Stay focused on our work
- Be sincere
- Keep us on the same page by asking questions when needed
- Remember your expertise is valued here!
- Have fun

- _____
- _____
- _____
- _____

WORK PROCESS

- Dinner will be provided at 5:45pm
- Our meetings will begin on time at 6:00pm
- Materials will be provided
- Always bring your notebook
- Our work will be shared publicly on the district website
- District personnel serve as resources and are not voting members
- Observers will be seated in a special area to allow the committee to do their work

POLLEVERYWHERE.COM

[text]

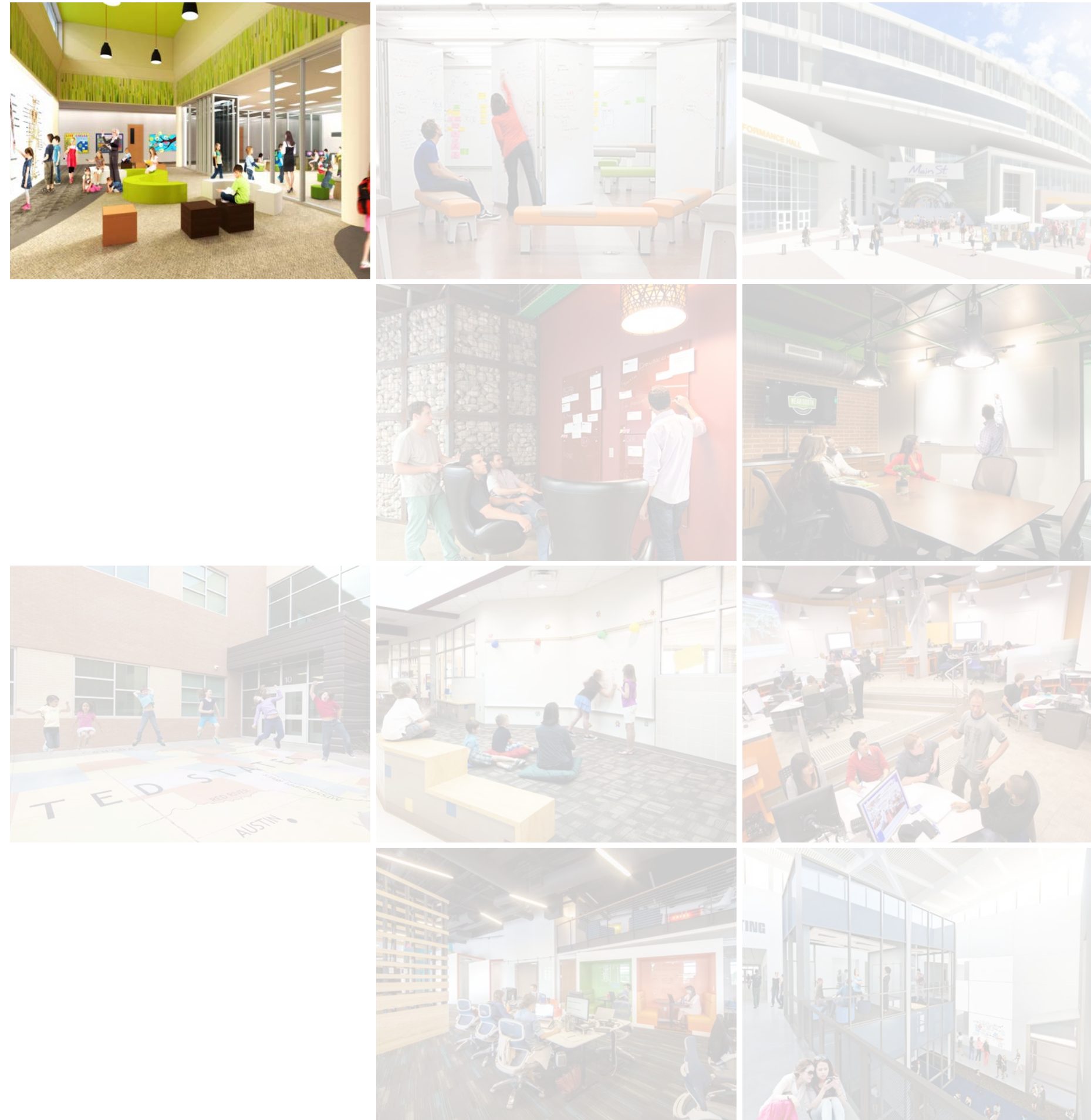
VLKARCHITECTS
to

22333

1. When I think of Stafford MSD, the first thing I think of is...

2. Today, when I think about teaching and learning in Stafford MSD...

3. What do you perceive as the greatest facility need?



STAFFORD MSD

MISSION AND STRATEGIC PLAN



Our mission:

To ensure that 100% of all SMSD children graduate college and career ready, without remediation.

- 16 Texas Education Agency Distinctions
- Elementary/Primary ranked in the Top 1%
- Every year our students are becoming more College and Career Ready
- Graduates accepted into top universities
- Outstanding Robotics Program
- HCC Partnership/College Dual Credit
- 4A State Champions in Track & Field/State Quarter-finalists in 4A Football

- Unless you strive for improvement, your success will turn into Mediocrity or worse yet, irrelevance
- Case in point: the New York Yankees. 27 World Championships and only one since 2000
- Unlike the Yankees, Stafford MSD is taking its success and moving forward to an even brighter future
- Which leads to **OUR** SMSD Strategic Plan



OVERVIEW

INSPIRATION...



"Upon the subject of education... I can only say that i view it as the most important subject which we as a people may be engaged in."

-Abraham Lincoln



"Education is the most powerful weapon which you can use to change the world."

-Nelson Mandela

After months of planning and several Strategic Plan meetings, Stafford MSD was able to establish some goals to keep in mind during the Long Range Facilities Process.



OVERVIEW

COMMITTEE'S CALL TO ACTION...

SMSD students graduate as experienced and empowered critical thinkers, equipped to be productive citizens in a global and diverse society.



- We will promote **student achievement** by attracting, retaining, and continuously developing highly effective individuals.
- We will increase **hands on activities** and **real world experiences** for students that **support learning** and **inspire critical thinking**.
- We will **optimize learning** for all students by removing barriers and **utilizing flexible communication** with all stakeholders.
- We will **maximize academic performance** for students and teachers through the use of **state-of-the-art facilities** and **industry standard equipment** that enable students to further enhance their ability to succeed.
- We will create long lasting, impactful relationships within the community that help **students experience new opportunities** through immersion and reflection.

- Create a professional development program that will address teachers' specific needs as they relate to **content knowledge**, **effective delivery of instruction**, and **classroom management**.
- More accurately target what **facilities** and industry standard **equipment is needed**.
- Deploy a district-wide **discipline program**.
- Establish a diverse selection of **vocational options** for students.
- Hire **staff** based on both **attitude** and **competencies**.
- Identify **internships** and relevant **job shadowing partners**.

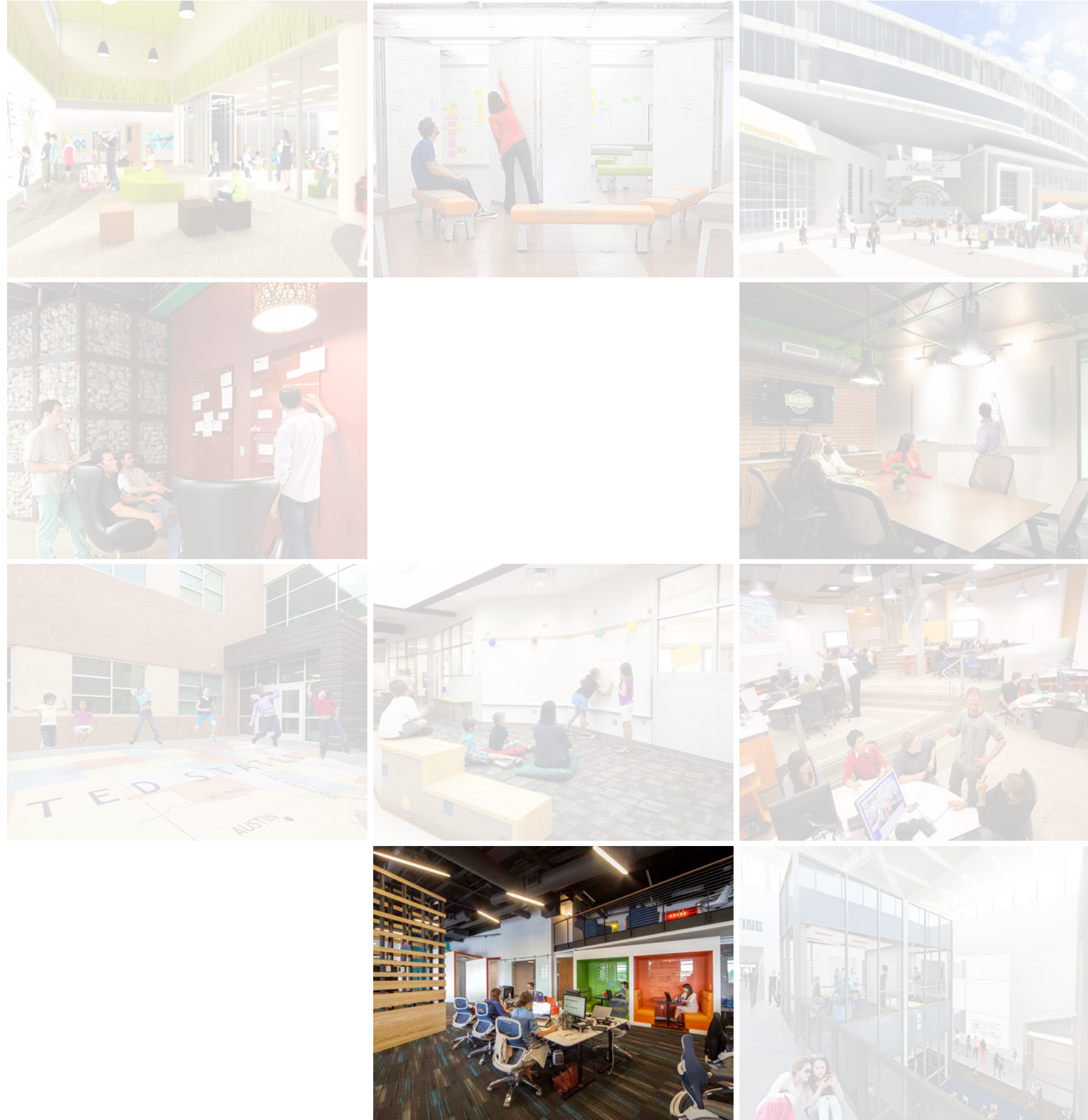
CURATION

EXPLORATION

RECOMMENDATION

CURATION

- **Images of School**
- **Student Learning Styles**
- **TAPR 2015-16 Data Reflections**
- **Facilities Assessment**
- **Financial Report**



IMAGES OF SCHOOL

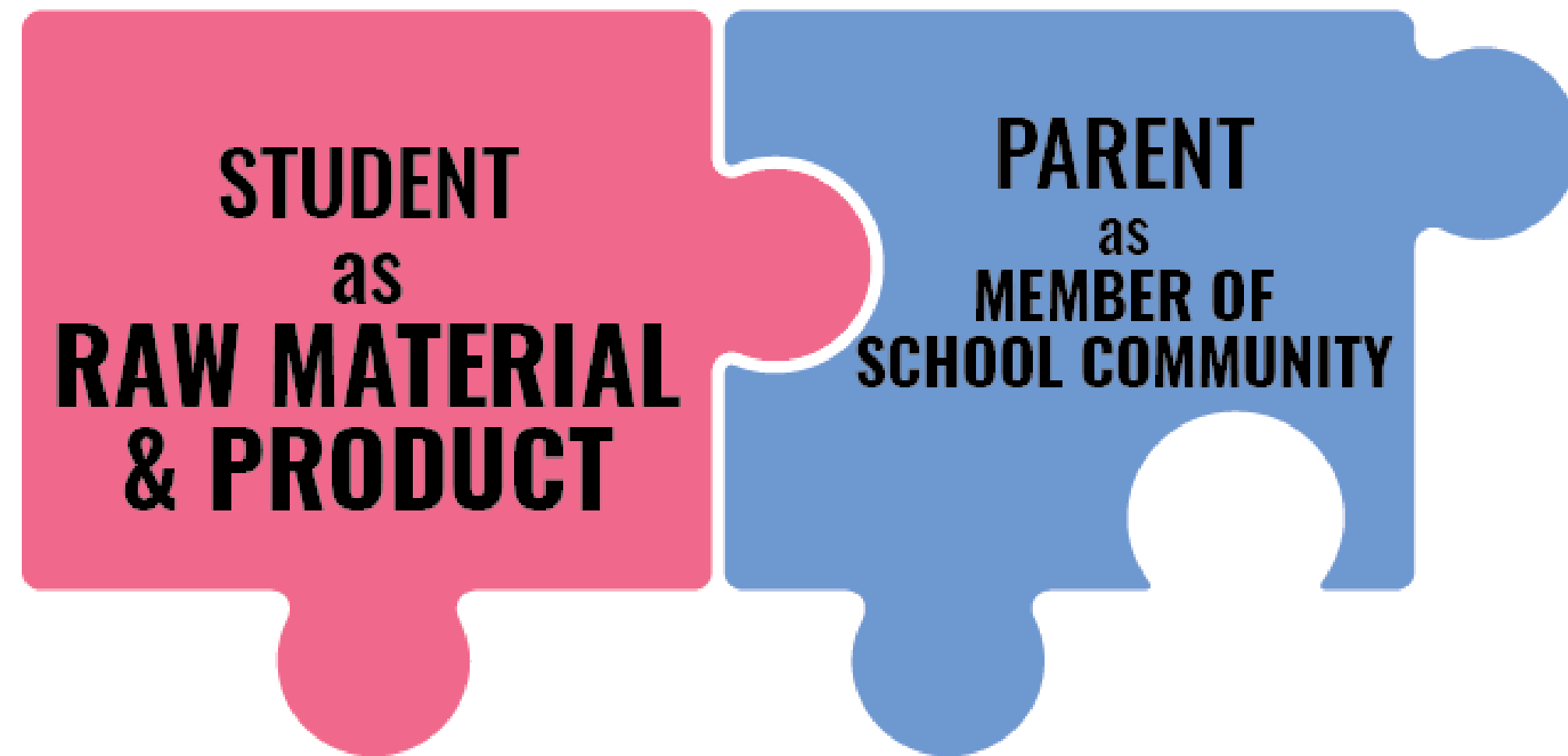
CURATION

DISTRICT LEADERSHIP CURATION

**STUDENT
as
RAW MATERIAL
& PRODUCT**

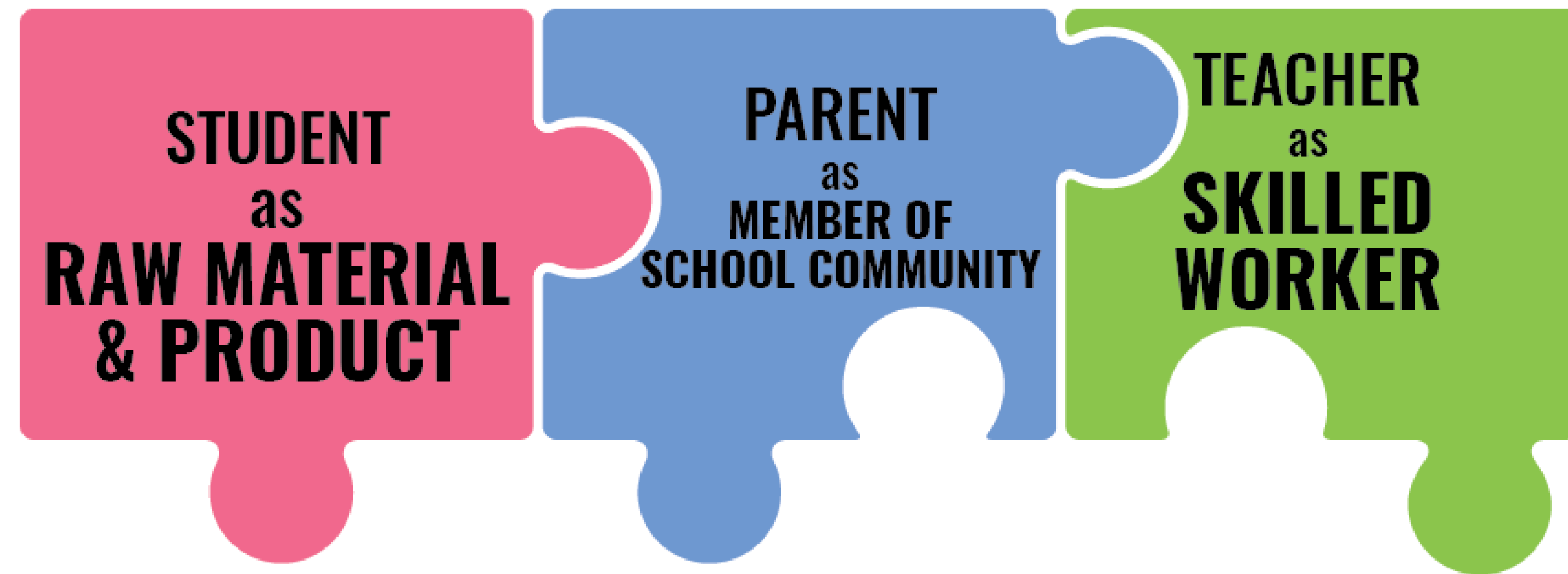
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DISTRICT LEADERSHIP CURATION



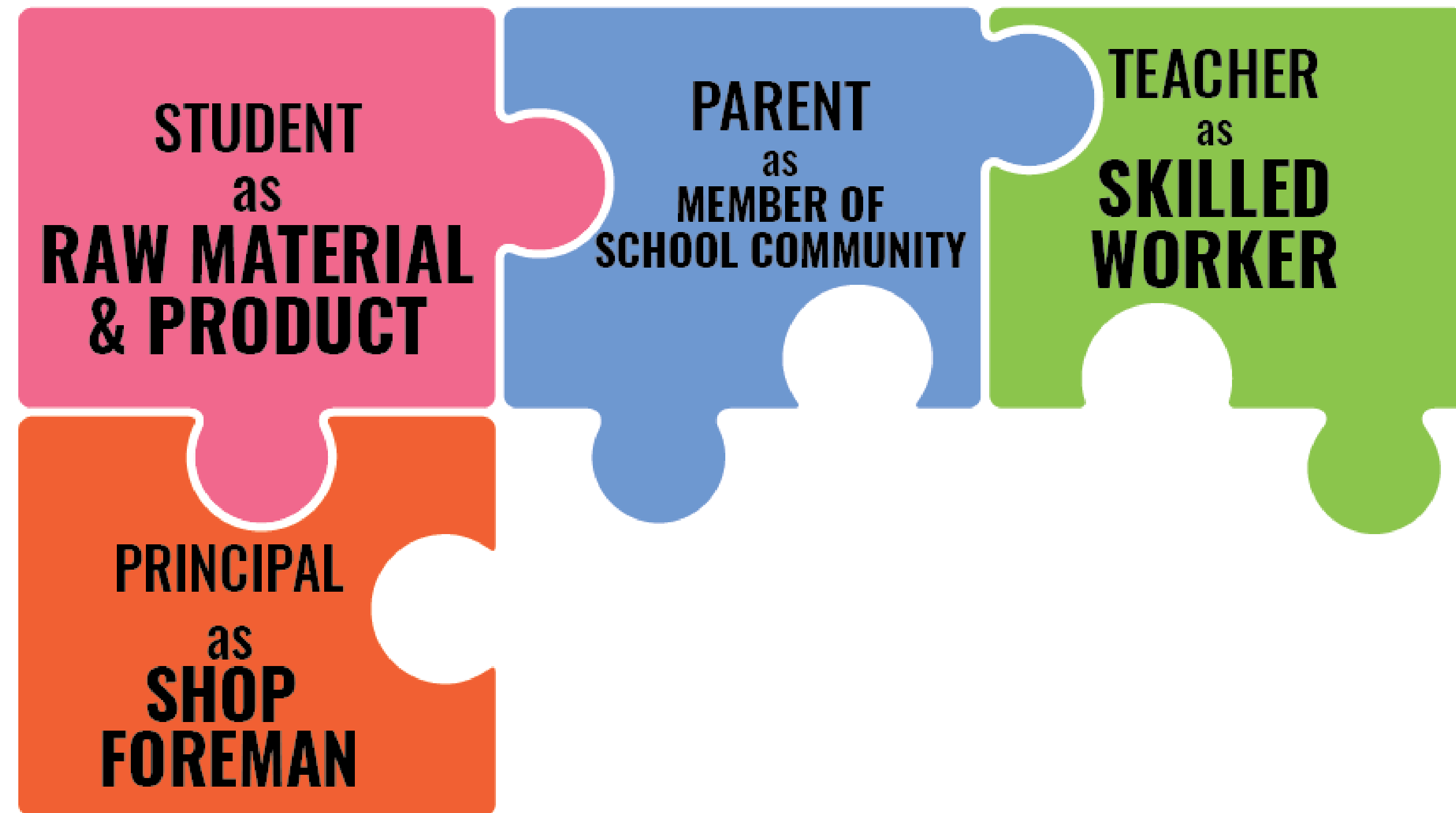
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DISTRICT LEADERSHIP CURATION



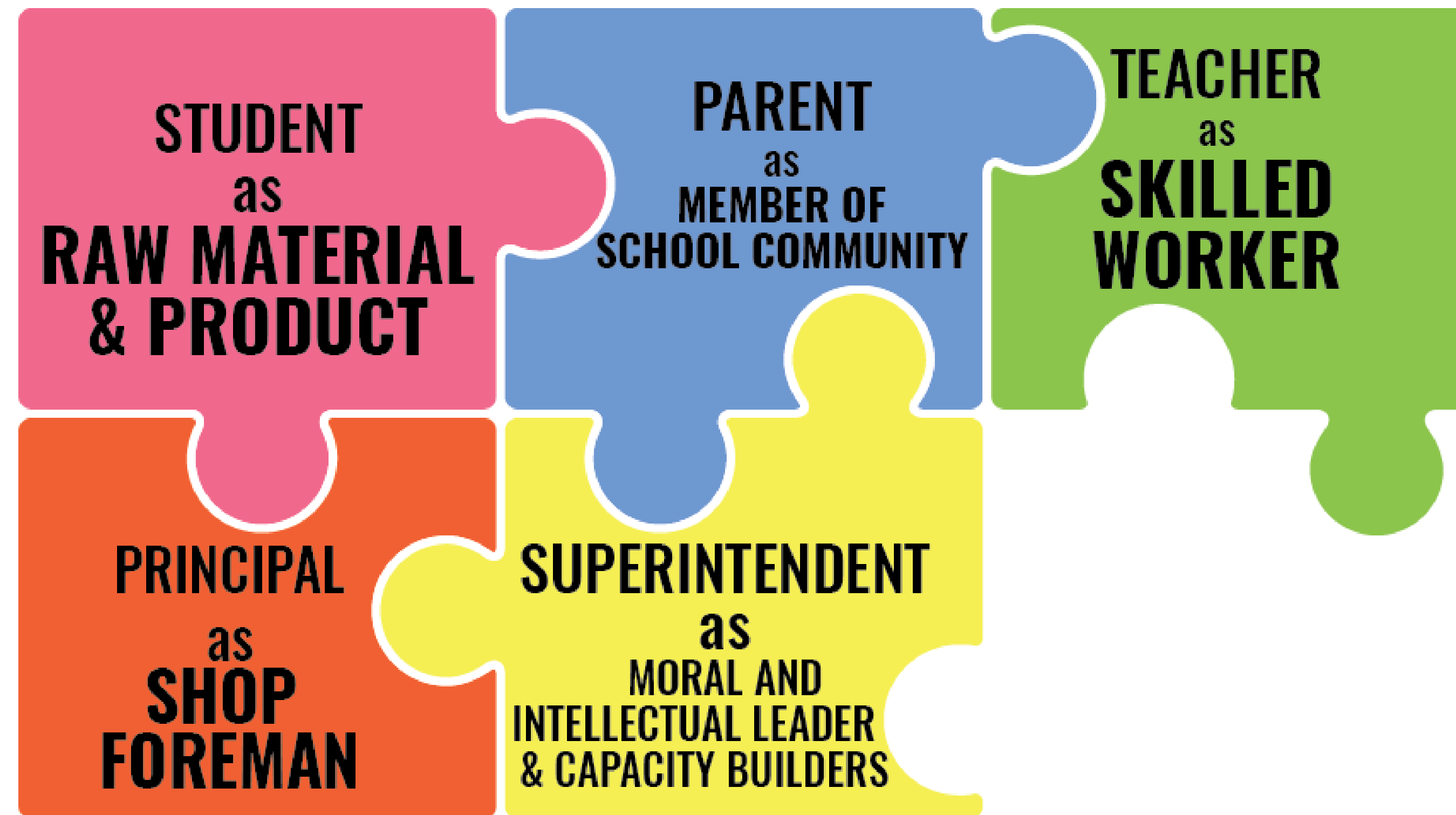
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DISTRICT LEADERSHIP CURATION



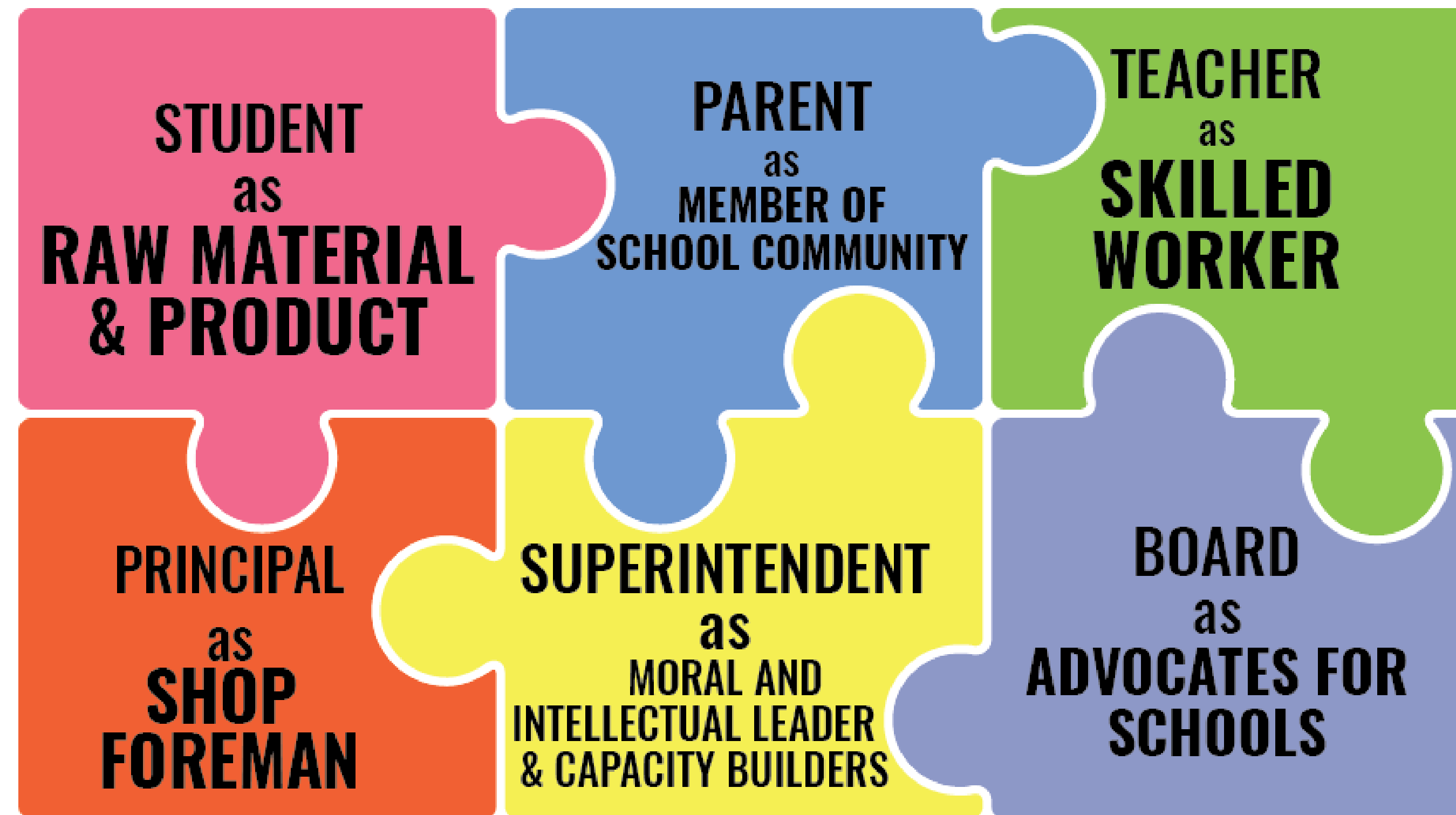
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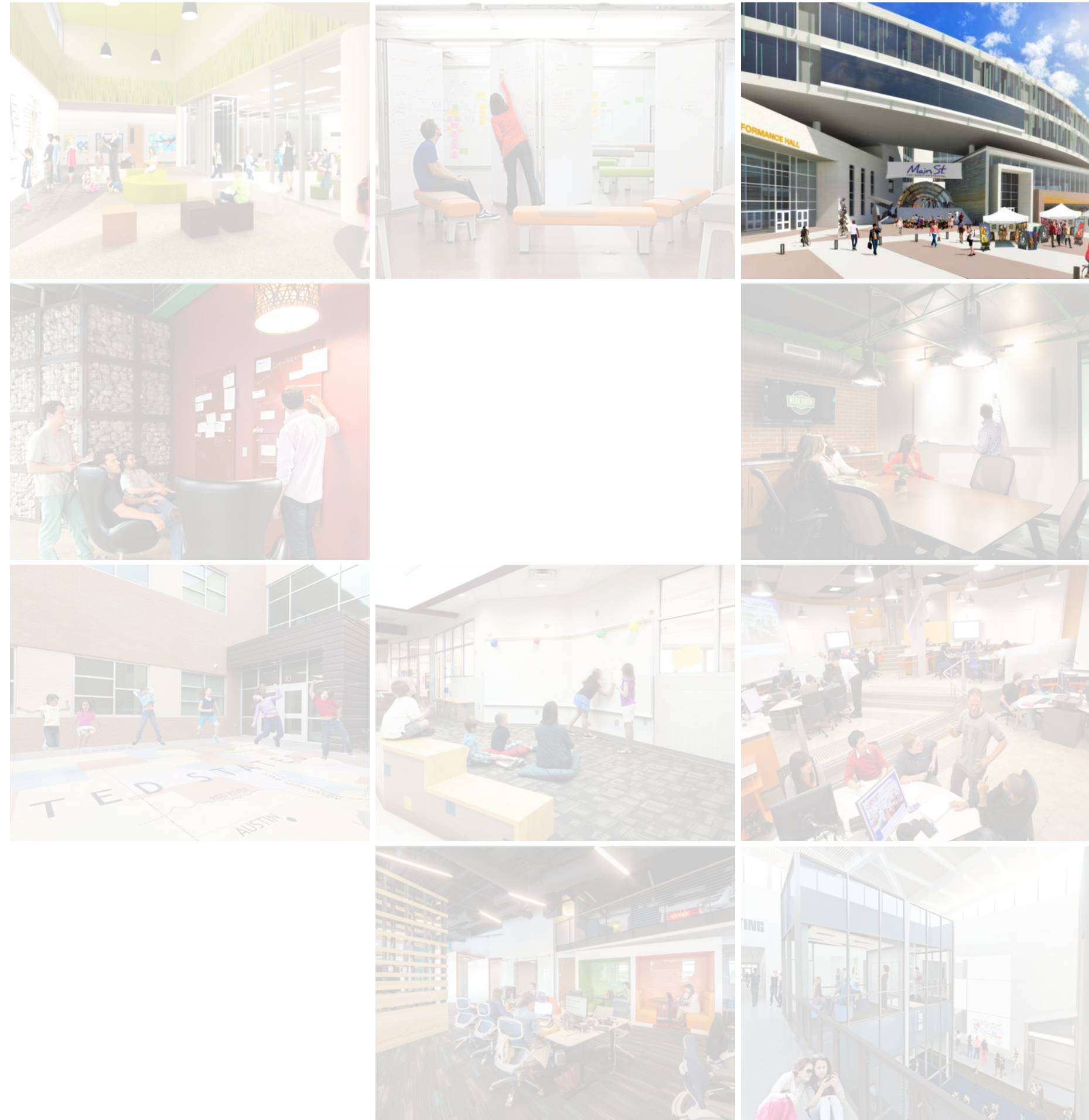
DISTRICT LEADERSHIP CURATION



CURATION

DISTRICT LEADERSHIP CURATION





STUDENT LEARNING STYLES



VISUAL

PREFERS BOOKS WITH
PICTURES

DRAWS

COLORS

LIKES PUZZLES

DETAIL-ORIENTED

REMEMBERS FACES



AUDITORY

SINGS/HUMS WHILE
WORKING

EASILY MEMORIZES
SONGS, POETRY, ETC.

REMEMBERS NAMES

READS ALOUD

HAS A GOOD SENSE OF
RHYTHM

TALKATIVE



TACTILE / KINESTHETIC

USES HANDS

LIKES TEXTURES

ENJOYS BUILDING/
CRAFTING, ETC.

DISASSEMBLES THINGS

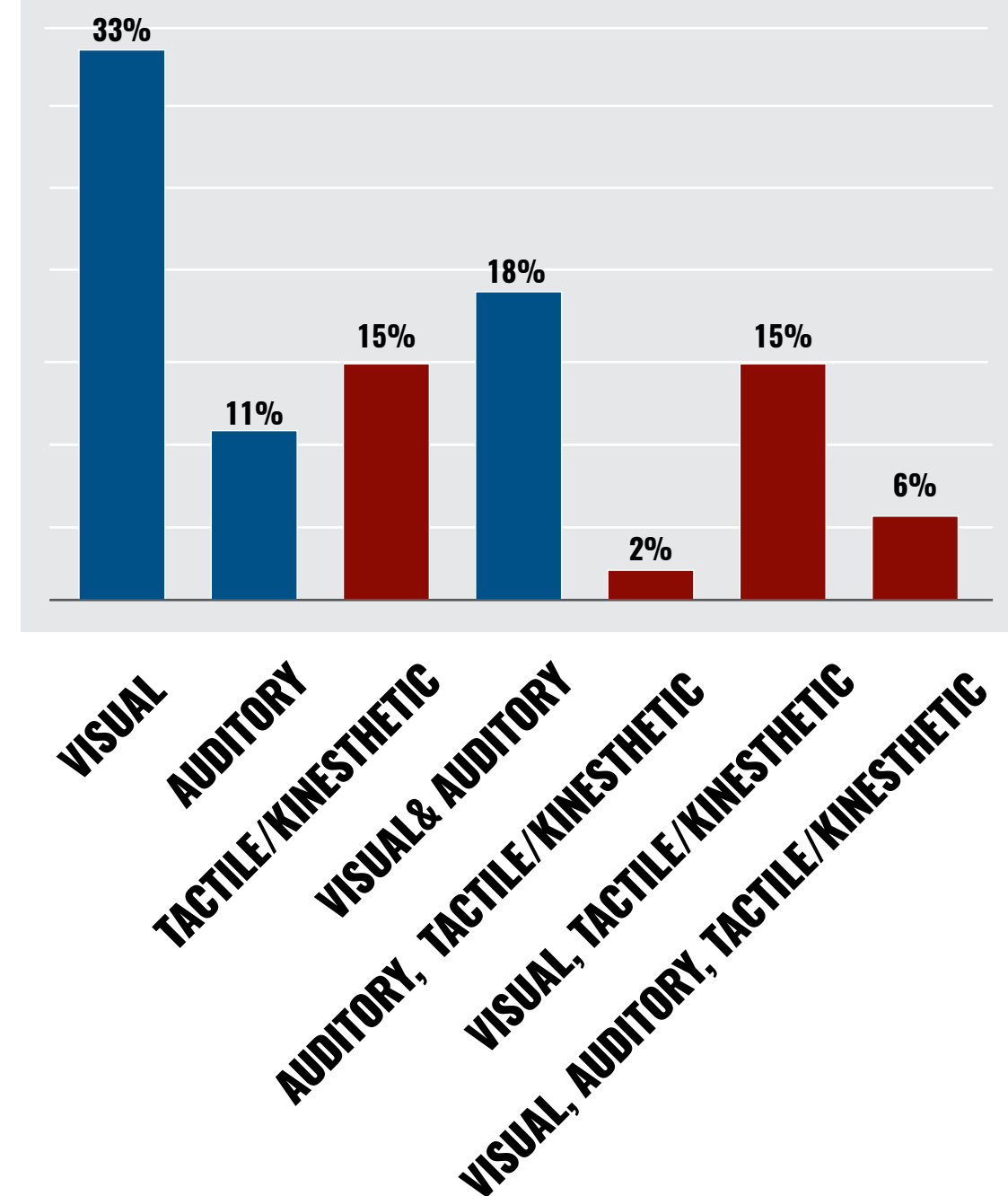
IMPATIENT WHEN
GIVEN DIRECTIONS

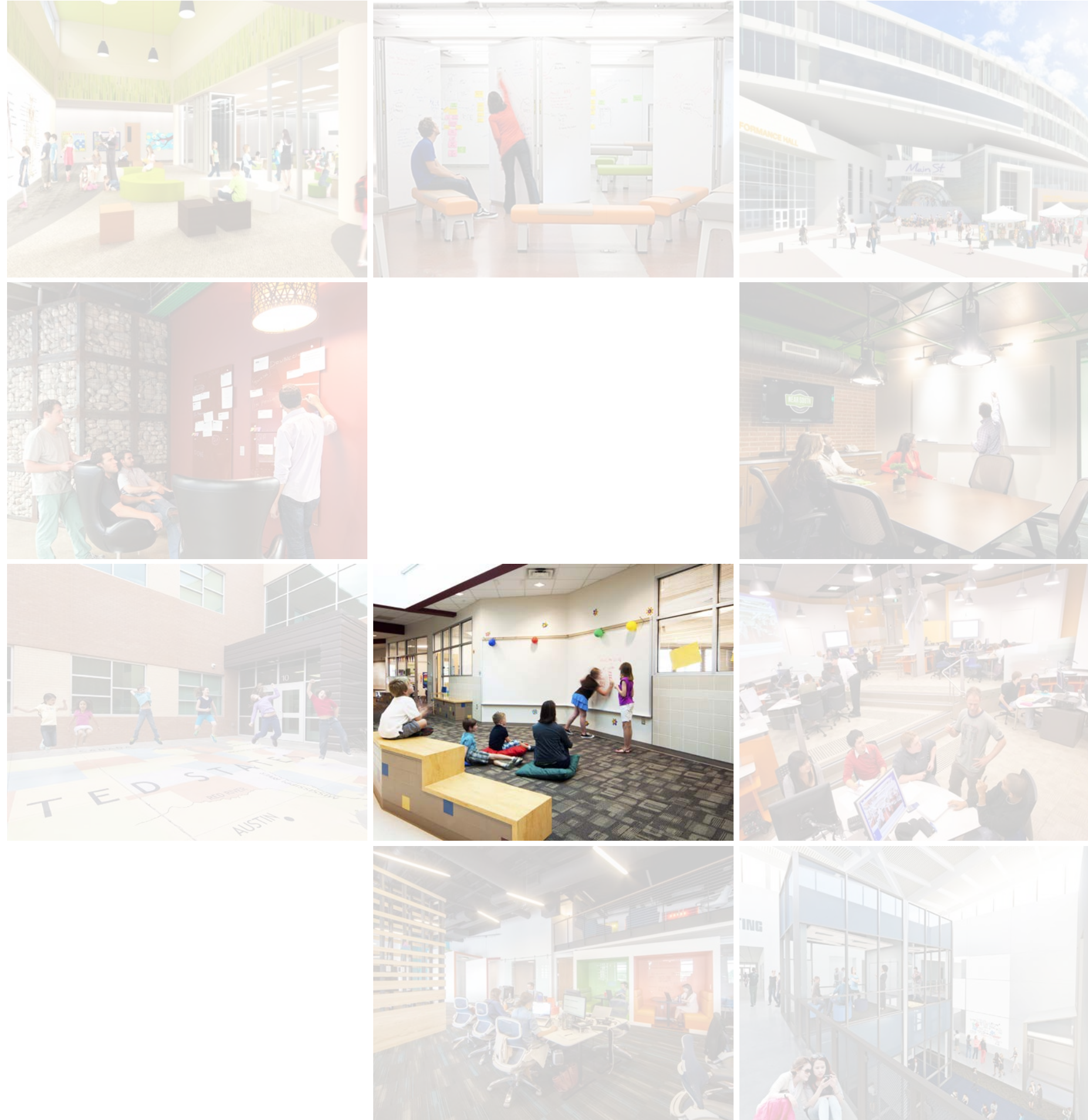
FIDGETY

PREFERS TO STAND
WHILE WORKING

STUDENT LEARNING STYLES

72% OF STUDENTS EXCEL IN LEARNING
WHEN ALLOWED TO **VISUALIZE** WHILE THEY
ACQUIRE KNOWLEDGE





TEXAS ACADEMIC PERFORMANCE REPORT STAFFORD MSD 2015-16

STAFFORD MSD TEXAS ACADEMIC PERFORMANCE REPORT

ELEMENTARY GRADES 2-4

3 READING 76%

3 MATH 87%

4 READING 86%

4 MATH 86%

4 WRITING 80%

INTERMEDIATE GRADES 5-6

5 READING 79%

5 MATH 91%

5 SCIENCE 64%

6 READING 70%

6 MATH 80%

MIDDLE GRADES 7-8

7 READING 66%

7 MATH 56%

7 WRITING 63%

8 READING 91%

8 MATH 84%

8 SCIENCE 69%

8 SOCIAL STUDIES 60%

HIGH GRADES 9-12

EOC ENGLISH I 68%

EOC ENGLISH II 68%

EOC ALGEBRA I 76%

EOC BIOLOGY 87%

EOC US HISTORY 87%



FACILITIES ASSESSMENT

VLK, DBR ENGINEERING

Over a two week period in December a team of assessors walked every building in the district

- They evaluated the facilities based on:
 - Life Safety
 - Life-cycle Replacement of Finishes and System
 - Accessibility
 - Safety & Security

Each team member has a standard checklist of items to review for each campus.

- Documented the visits with floor plan notes and photos
- Quantified the items noted and attributed historical cost index to each item based on current value.
 - Used VLK historical cost
 - RS Mans cost data
 - Local contractor's guidance

CATEGORIZED ITEMS INTO THE FOLLOWING:

- **Site**
- **Exterior**
- **Interior**
- **Roofing**
- **Mechanical**
- **Electrical**
- **Plumbing**
- **Technology**
- **Accessibility**
- **Life Safety**

Team then ranked the capital improvements based on priority:

- **Category 1-** items include those that address deficiencies related to life safety, campus security, and or handicap accessibility.
- **Category 2-** items include those that address deficiencies related to building envelope (like roofing), building systems (like HVAC or lighting), or other near term major maintenance needs.
- **Category 3-** items include those that address all other deficiencies not within Categories 1, 2, or 4.
- **Category 4-** items include those that address deficiencies related to maintenance items addressable directly by SMSD staff.

HIGH SCHOOL

CAPITAL IMPROVEMENTS

CATEGORY 1 - SAFETY/SECURITY/ACCESSIBILITY \$1,807,750

Repair finishes on exterior columns w/ intumescent coating	\$24,000
Renovate Restrooms and accessibility	\$46,250
Convert any remaining door knob hardware to lever hardware	\$520,000
Renovate outdated restrooms including finishes, fixtures and accessibility	\$717,500
Athletic -Renovate outdated restrooms including finishes, fixtures and accessibility	\$500,000

CATEGORY 2 - ESSENTIAL BUILDING SYSTEMS \$1,377,800

Refurbish high-use doors in band hall and provide thresholds @ exterior doors	\$25,000
Replace drinking fountains/ update flooring at wet areas	\$15,200
Repair/Replace HM ext. doors	\$5,600
Secure exterior gas valve outside Mech. Door	\$2,000
Install fire sprinkler system in Athletic Building.	\$480,000
Replace (2) AHU's in high school and (1) AHU in athletic.	\$195,000
Replace pneumatic controls with DDC.	\$625,000
IDF Room H-1000 A/C not working.	
Repair miscellaneous duct insulation in mechanical rooms.	\$30,000
PVC Storm piping in return air plenums. Replace with ceramic fiber insulation.	TBD

CATEGORY 3 - FINISHES AND CONSTRUCTION ITEMS NOT IN CATEGORIES 1 OR 2 \$1,509,150

Re-seal paving joints	\$10,000
Re-seal building joints	\$75,000
Replace limited quantity of sidewalk paving due to vertical displacement	\$50,000
Repair exterior masonry at gymnasium	\$25,000
Repair masonry planters & retaining walls at numerous locations	\$200,000
Accessible ramps required; Refresh surfacing materials, planters and site furnishings.	\$250,000
Refurbish / protect exterior wood finishes at library	\$10,000
Renovate including finishes, hardware and accessibility	\$241,400
Paint HM door frames	\$78,000
Replace chalk boards with marker boards	\$750.00
Replace outdated millwork in classrooms	\$150,000
Patch/repair/paint vinyl seams at walls	\$15,000
Repair, patch, paint CMU classroom walls	\$50,000
Red Gym Rubber Floor replacement	\$60,000
Repair, patch, paint CMU walls	\$30,000
Replace outdated Vinyl Composition Tile floors	\$22,500
Replace 10% Plastic Laminate doors	\$11,000
Paint HM door frames with acrylic finish	\$31,500
Replace wall pads	\$2,000
Repair/Replace epoxy floor paint	\$54,000
Replace outdated millwork in athletics (lowers and uppers)	\$140,000
Repair and Patch terazzo floors	\$3,000

CATEGORY 4 - MAINTENANCE \$87,500

Clean exterior façade	\$10,000
Serving line, kitchen and dining recently renovated minor maintenance	\$25,000
South wing recently renovated; only minor maintenance required	\$10,000
Replace limited number of ceiling tiles following leak remediation	\$5,000
Replace 10% stained / broken ceiling tiles	\$7,000
Replace 10% stained / broken ceiling tiles	\$500
Replace Turf in Weight room	\$30,000

HIGH SCHOOL

OPINION OF PROBABLE CONSTRUCTION COST

Category 1 - SAFETY/SECURITY/ACCESSIBILITY	\$1,807,750
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Category 2 - ESSENTIAL BUILDING SYSTEMS	\$1,377,800
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Category 3 - FINISHES AND CONSTRUCTION ITEMS NOT IN CATEGORIES 1 OR 2	\$1,509,150
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Category 4 - MAINTENANCE	\$87,500
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CONSTRUCTION COST SUBTOTAL	\$ 4,782,200
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Owner Contingency @ 1.5%	\$ 71,733
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Project Contingency @ 2%	\$ 95,644
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CONTINGENCY SUBTOTAL	\$ 167,377
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CONSTRUCTION COST TOTAL	\$ 4,949,577
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PROJECT COST FOR PROFESSIONAL FEES & PERMITS

Site Topo Survey

Geotechnical Engineering

Architectural / Engineering Fees

Reimbursable Expenses, Printing Bid documents, etc.

Construction Materials Testing

Building Permit

FEE & PERMIT SUBTOTAL	\$ 573,864
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PROJECT COST FOR TECHNOLOGY

SUBTOTAL	\$ 5,523,400
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COST ESTIMATE 2018/2019 SCHOOL YEAR	\$6,683,000
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Middle School	
OPINION OF PROBABLE CONSTRUCTION COST	
Category 1 - SAFETY/SECURITY/ACCESSIBILITY	\$715,200
Category 2 - ESSENTIAL BUILDING SYSTEMS	\$1,058,900
Category 3 - FINISHES AND CONSTRUCTION ITEMS NOT IN CATEGORIES 1 OR 2	\$1,965,025
Category 4 - MAINTENANCE	\$19,500
CONSTRUCTION COST SUBTOTAL	\$ 3,758,625
Owner Contingency @ 1.5%	\$ 56,379
Project Contingency @ 2%	\$ 75,173
CONTINGENCY SUBTOTAL	\$ 131,552
CONSTRUCTION COST TOTAL	\$ 3,890,177
PROJECT COST FOR PROFESSIONAL FEES & PERMITS	
Site Topo Survey	
Geotechnical Engineering	
Architectural / Engineering Fees	
Reimbursable Expenses, Printing Bid documents, etc.	
Construction Materials Testing	
Building Permit	
FEE & PERMIT SUBTOTAL	\$ 451,035
PROJECT COST FOR TECHNOLOGY	
SUBTOTAL	\$ 4,341,200
COST ESTIMATE 2018/2019 SCHOOL YEAR	\$5,253,000

Intermediate School	
OPINION OF PROBABLE CONSTRUCTION COST	
Category 1 - SAFETY/SECURITY/ACCESSIBILITY	\$410,402
Category 2 - ESSENTIAL BUILDING SYSTEMS	\$226,500
Category 3 - FINISHES AND CONSTRUCTION ITEMS NOT IN CATEGORIES 1 OR 2	\$655,650
Category 4 - MAINTENANCE	\$192,750
CONSTRUCTION COST SUBTOTAL	\$ 1,485,302
Owner Contingency @ 1.5%	\$ 22,280
Project Contingency @ 2%	\$ 29,706
CONTINGENCY SUBTOTAL	\$ 51,986
CONSTRUCTION COST TOTAL	\$ 1,537,288
PROJECT COST FOR PROFESSIONAL FEES & PERMITS	
Site Topo Survey	
Geotechnical Engineering	
Architectural / Engineering Fees	
Reimbursable Expenses, Printing Bid documents, etc.	
Construction Materials Testing	
Building Permit	
FEE & PERMIT SUBTOTAL	\$ 178,236
PROJECT COST FOR TECHNOLOGY	
SUBTOTAL	\$ 1,715,500
COST ESTIMATE 2018/2019 SCHOOL YEAR	\$2,076,000

Elementary School

OPINION OF PROBABLE CONSTRUCTION COST

Category 1 - SAFETY/SECURITY/ACCESSIBILITY	\$1,027,800
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Category 2 - ESSENTIAL BUILDING SYSTEMS	\$1,752,500
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Category 3 - FINISHES AND CONSTRUCTION ITEMS NOT IN CATEGORIES 1 OR 2	\$1,734,850
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Category 4 - MAINTENANCE	\$113,500
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CONSTRUCTION COST SUBTOTAL	\$ 4,628,650
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Owner Contingency @ 1.5%	\$ 69,430
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Project Contingency @ 2%	\$ 92,573
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CONTINGENCY SUBTOTAL	\$ 162,003
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CONSTRUCTION COST TOTAL	\$ 4,790,653
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PROJECT COST FOR PROFESSIONAL FEES & PERMITS

Site Topo Survey

Geotechnical Engineering

Architectural / Engineering Fees

Reimbursable Expenses, Printing Bid documents, etc.

Construction Materials Testing

Building Permit

FEE & PERMIT SUBTOTAL	\$ 555,438
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PROJECT COST FOR TECHNOLOGY/INSTRUCTIONAL

Classroom library book sets	\$35,400
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Science kits + Instructional materials	\$4,000
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Elec. Interactive Globes + Maps	\$6,300
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Listening Stations	\$7,200
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SUBTOTAL	\$ 5,399,000
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COST ESTIMATE 2018/2019 SCHOOL YEAR	\$6,533,000
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PRIMARY SCHOOL

OPINION OF PROBABLE CONSTRUCTION COST

Category 1 - SAFETY/SECURITY/ACCESSIBILITY	\$1,072,700
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Category 2 - ESSENTIAL BUILDING SYSTEMS	\$440,250
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Category 3 - FINISHES AND CONSTRUCTION ITEMS NOT IN CATEGORIES 1 OR 2	\$686,839
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Category 4 - MAINTENANCE	\$54,700
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CONSTRUCTION COST SUBTOTAL	\$ 2,254,489
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Owner Contingency @ 1.5%	\$ 33,817
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Project Contingency @ 2%	\$ 45,090
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CONTINGENCY SUBTOTAL	\$ 78,907
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CONSTRUCTION COST TOTAL	\$ 2,333,396
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PROJECT COST FOR PROFESSIONAL FEES & PERMITS

Site Topo Survey

Geotechnical Engineering

Architectural / Engineering Fees

Reimbursable Expenses, Printing Bid documents, etc.

Construction Materials Testing

Building Permit

FEE & PERMIT SUBTOTAL	\$ 270,539
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PROJECT COST FOR TECHNOLOGY

SUBTOTAL	\$ 2,603,900
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COST ESTIMATE 2018/2019 SCHOOL YEAR	\$3,151,000
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ADMINISTRATION BUILDING	
OPINION OF PROBABLE CONSTRUCTION COST	
Category 1 - SAFETY/SECURITY/ACCESSIBILITY	\$66,000
Category 2 - ESSENTIAL BUILDING SYSTEMS	\$152,000
Category 3 - FINISHES AND CONSTRUCTION ITEMS NOT IN CATEGORIES 1 OR 2	\$631,250
Category 4 - MAINTENANCE	\$21,160
CONSTRUCTION COST SUBTOTAL	\$ 870,410
Owner Contingency @ 1.5%	\$ 13,056
Project Contingency @ 2%	\$ 17,408
CONTINGENCY SUBTOTAL	\$ 30,464
CONSTRUCTION COST TOTAL	\$ 900,874
PROJECT COST FOR PROFESSIONAL FEES & PERMITS	
Site Topo Survey	
Geotechnical Engineering	
Architectural / Engineering Fees	
Reimbursable Expenses, Printing Bid documents, etc.	
Construction Materials Testing	
Building Permit	
FEE & PERMIT SUBTOTAL	\$ 104,449
PROJECT COST FOR TECHNOLOGY	
SUBTOTAL	\$ 1,005,300
COST ESTIMATE 2018/2019 SCHOOL YEAR	\$1,216,000

FIELD HOUSE	
OPINION OF PROBABLE CONSTRUCTION COST	
Category 1 - SAFETY/SECURITY/ACCESSIBILITY	\$0
Category 2 - ESSENTIAL BUILDING SYSTEMS	\$45,000
Category 3 - FINISHES AND CONSTRUCTION ITEMS NOT IN CATEGORIES 1 OR 2	\$11,330
Category 4 - MAINTENANCE	\$8,375
CONSTRUCTION COST SUBTOTAL	\$ 64,705
Owner Contingency @ 1.5%	\$ 971
Project Contingency @ 2%	\$ 1,294
CONTINGENCY SUBTOTAL	\$ 2,265
CONSTRUCTION COST TOTAL	\$ 66,970
PROJECT COST FOR PROFESSIONAL FEES & PERMITS	
Site Topo Survey	
Geotechnical Engineering	
Architectural / Engineering Fees	
Reimbursable Expenses, Printing Bid documents, etc.	
Construction Materials Testing	
Building Permit	
FEE & PERMIT SUBTOTAL	\$ 7,765
PROJECT COST FOR TECHNOLOGY	
SUBTOTAL	\$ 74,700
COST ESTIMATE 2018/2019 SCHOOL YEAR	\$90,000

AG BARN	
OPINION OF PROBABLE CONSTRUCTION COST	
Category 1 - SAFETY/SECURITY/ACCESSIBILITY	\$50,000
Category 2 - ESSENTIAL BUILDING SYSTEMS	\$55,000
Category 3 - FINISHES AND CONSTRUCTION ITEMS NOT IN CATEGORIES 1 OR 2	\$110,000
Category 4 - MAINTENANCE	\$10,000
CONSTRUCTION COST SUBTOTAL	\$ 225,000
Owner Contingency @ 1.5%	\$ 3,375
Project Contingency @ 2%	\$ 4,500
CONTINGENCY SUBTOTAL	\$ 7,875
CONSTRUCTION COST TOTAL	\$ 232,875
PROJECT COST FOR PROFESSIONAL FEES & PERMITS	
Site Topo Survey	
Geotechnical Engineering	
Architectural / Engineering Fees	
Reimbursable Expenses, Printing Bid documents, etc.	
Construction Materials Testing	
Building Permit	
FEE & PERMIT SUBTOTAL	\$ 27,000
PROJECT COST FOR TECHNOLOGY:	
SUBTOTAL	\$ 259,900
COST ESTIMATE 2018/2019 SCHOOL YEAR	\$314,000

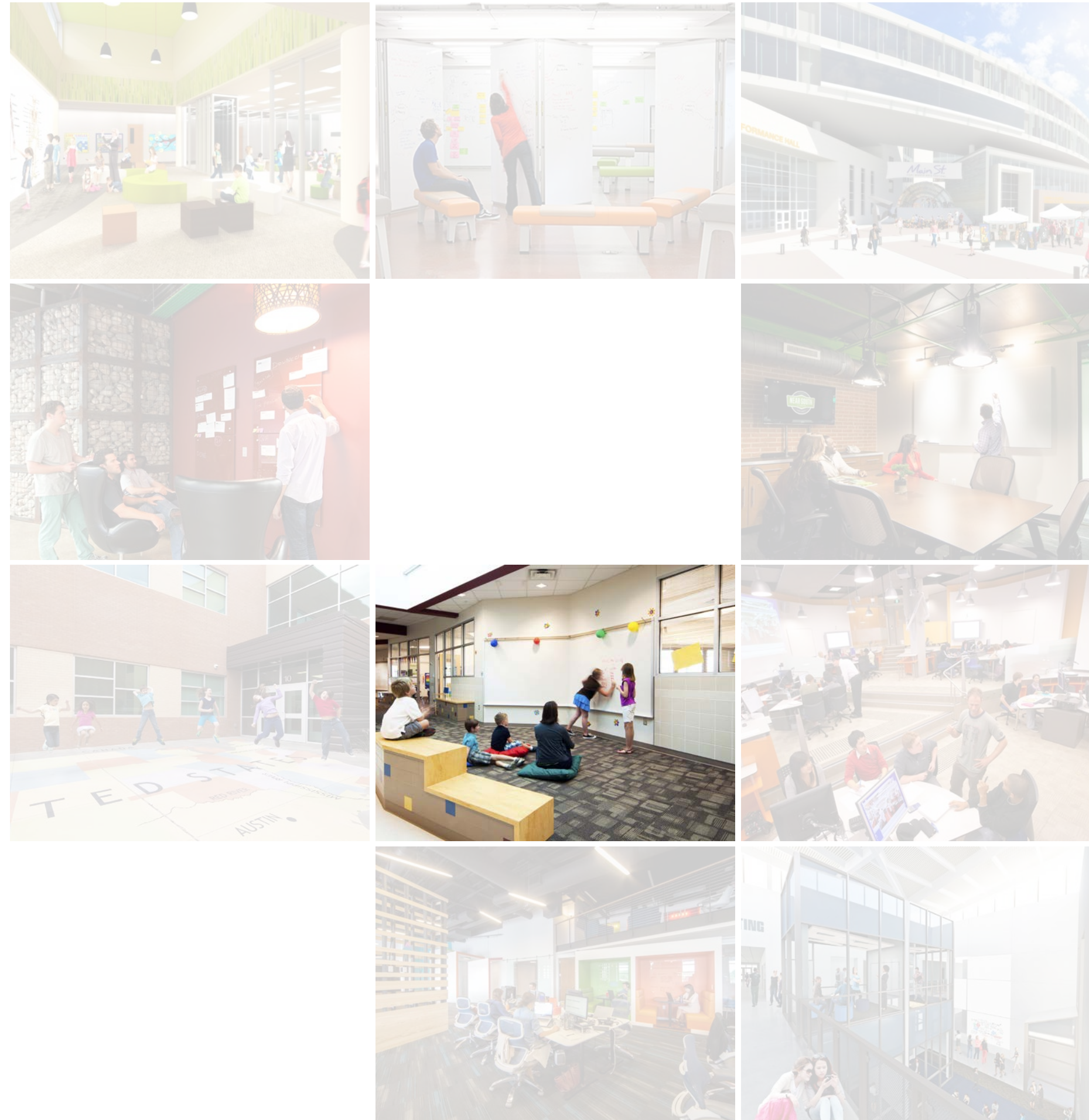
CENTRAL PLANT	
OPINION OF PROBABLE CONSTRUCTION COST	
Category 1 - SAFETY/SECURITY/ACCESSIBILITY	\$0
Category 2 - ESSENTIAL BUILDING SYSTEMS	\$0
Category 3 - FINISHES AND CONSTRUCTION ITEMS NOT IN CATEGORIES 1 OR 2	\$24,780
Category 4 - MAINTENANCE	\$0
CONSTRUCTION COST SUBTOTAL	\$ 24,780
Owner Contingency @ 1.5%	\$ 372
Project Contingency @ 2%	\$ 496
CONTINGENCY SUBTOTAL	\$ 867
CONSTRUCTION COST TOTAL	\$ 25,647
PROJECT COST FOR PROFESSIONAL FEES & PERMITS	
Site Topo Survey	
Geotechnical Engineering	
Architectural / Engineering Fees	
Reimbursable Expenses, Printing Bid documents, etc.	
Construction Materials Testing	
Building Permit	
FEE & PERMIT SUBTOTAL	\$ 2,974
PROJECT COST FOR TECHNOLOGY	
SUBTOTAL	\$ 28,600
COST ESTIMATE 2018/2019 SCHOOL YEAR	\$35,000

SUMMARY COST ESTIMATE 2018/2019 SCHOOL YEAR

FACILITY ASSESSMENT

High School	\$6,683,000
Middle School	\$5,253,000
Intermediate School	\$2,076,000
Elementary School	\$6,533,000
Primary School	\$3,151,000
Administration Building	\$1,216,000
Field House / Stadium	\$90,000
Ag Barn	\$314,000
Central Plant	\$35,000

TOTAL	\$25,351,000
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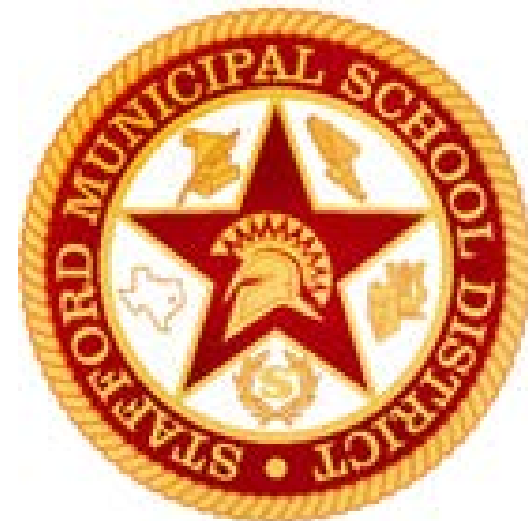


FINANCIAL REPORT

Stafford Municipal School District

Long Range Facilities Planning Meeting

January 11, 2017



RBC Capital Markets

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Managing Director

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RBC Capital Markets

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Vice President

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1. Current Market Overview
2. Overview of Existing Debt
3. Proposed Capital Plan

Current Market Overview

SECTION 1



RBC Capital Markets



Current Market Overview

After closing at 3.04% the previous week, the 30-year “AAA” MMD decreased by 4 bps from December 30 – January 6, closing at the current rate of 3.00%

“AAA” MMD January 1, 2007 to Present



Shift in “AAA” MMD Since December 2015



January 1, 2007 to Present

	10 Year	20 Year	30 Year
Maximum	4.860%	5.740%	5.940%
Minimum	1.290%	1.800%	1.930%
Current	2.240%	2.870%	3.000%

Shift in 30-year “AAA” MMD

2010	2011	2012	2013	2014	2015	2016
0.520%	-1.130%	-0.740%	1.330%	-1.340%	-0.010%	0.270%

January 1, 2016 to Present

	10 Year	20 Year	30 Year
Maximum	2.580%	3.200%	3.350%
Minimum	1.290%	1.800%	1.930%
Average	1.714%	2.361%	2.548%

Source: TM3, Thomson Reuters
10, 20, and 30 year “AAA” MMD shown to represent different average lives of municipal transactions
Rates as of January 6, 2017



Current Market Overview

Bond Buyer 20 General Obligation Bond Index – 55 Year Perspective

Bond Buyer 20 GO Index since January 1961



% of Time in Each Range Since 1961

Yield Range		
Less than 3.50%	10.16%	<div></div>
3.50% - 4.00%	8.35%	<div></div>
4.01% - 4.50%	11.02%	<div></div>
4.51% - 5.00%	10.33%	<div></div>
5.01% - 5.50%	14.40%	<div></div>
5.51% - 6.00%	10.02%	<div></div>
6.01% - 6.50%	7.77%	<div></div>
6.51% - 7.00%	7.08%	<div></div>
7.01% - 7.50%	6.40%	<div></div>
7.51% - 8.00%	3.76%	<div></div>
Greater than 8.00%	10.71%	<div></div>
Total	100.00%	

Source: Bloomberg as of January 5, 2017
Weekly yields and indexes released by the Bond Buyer. Updated every Thursday at approximately 6:00pm EST. 20 Bond General Obligation Yield with 20 year maturity, rated AA2 by Moody's Arithmetic Average of 20 bonds' yield to maturity.

Today's 3.78% level is lower than 84.95% of historical rates since January 1961



Overview of Existing Debt

Permanent School Fund Guarantee

The State Board of Education ("SBOE") modified the PSF rules, including qualification rules, effective July 1, 2010. To qualify for the PSF guarantee on a new money transaction, a district must be below the 90th percentile in Debt per ADA for the current fiscal year or Total Debt per ADA (unless an exemption is granted by TEA).

PSF Guarantee Capacity for Public School Districts ⁽¹⁾ As of the Month Ending November 30, 2016

Description	Current Guarantee Limit
Max Allowable For Guarantee Under State Law	\$98,884,229,779
Less: 5% Capacity Reserve	4,999,011,713
Guarantee Capacity at Month End	93,885,218,066
Less: Net Amount Currently Guaranteed	70,521,119,235
Less: Capacity Reserved for Charter Schools	1,041,204,252 ⁽²⁾
Amount Available For Guarantee	22,322,894,579
Less: New Issues In Process	740,707,552
Less: New Issues Approved	1,740,820,998
Net Amount Available For Guarantee	\$19,841,366,029

⁽¹⁾ The PSF Summary is based on the capacity limit of 3.25 times the lower of cost or market value of the fund which became effective February 1, 2016.

⁽²⁾ At its January 2014 meeting the SBOE approved rules governing participation of Charter Districts in the Program. Chapter 33.67 stipulates that Charter District guarantee capacity shall be based on a ratio of charter students to total public school students, as annually determined by the Commissioner of Education (currently 4.68%), applied against the available capacity of the Bond Guarantee Program. The available capacity is defined in Chapter 33.65 and 33.67 as maximum allowable for guarantee less total amount of outstanding guaranteed bonds, and less the SBOE-established reserve.

Currently the PSF has capacity for new bonds issued by the District to qualify for the program, allowing the District's bonds to sell as "AAA" rated.

Overview of Existing Debt

SECTION 2



RBC Capital Markets

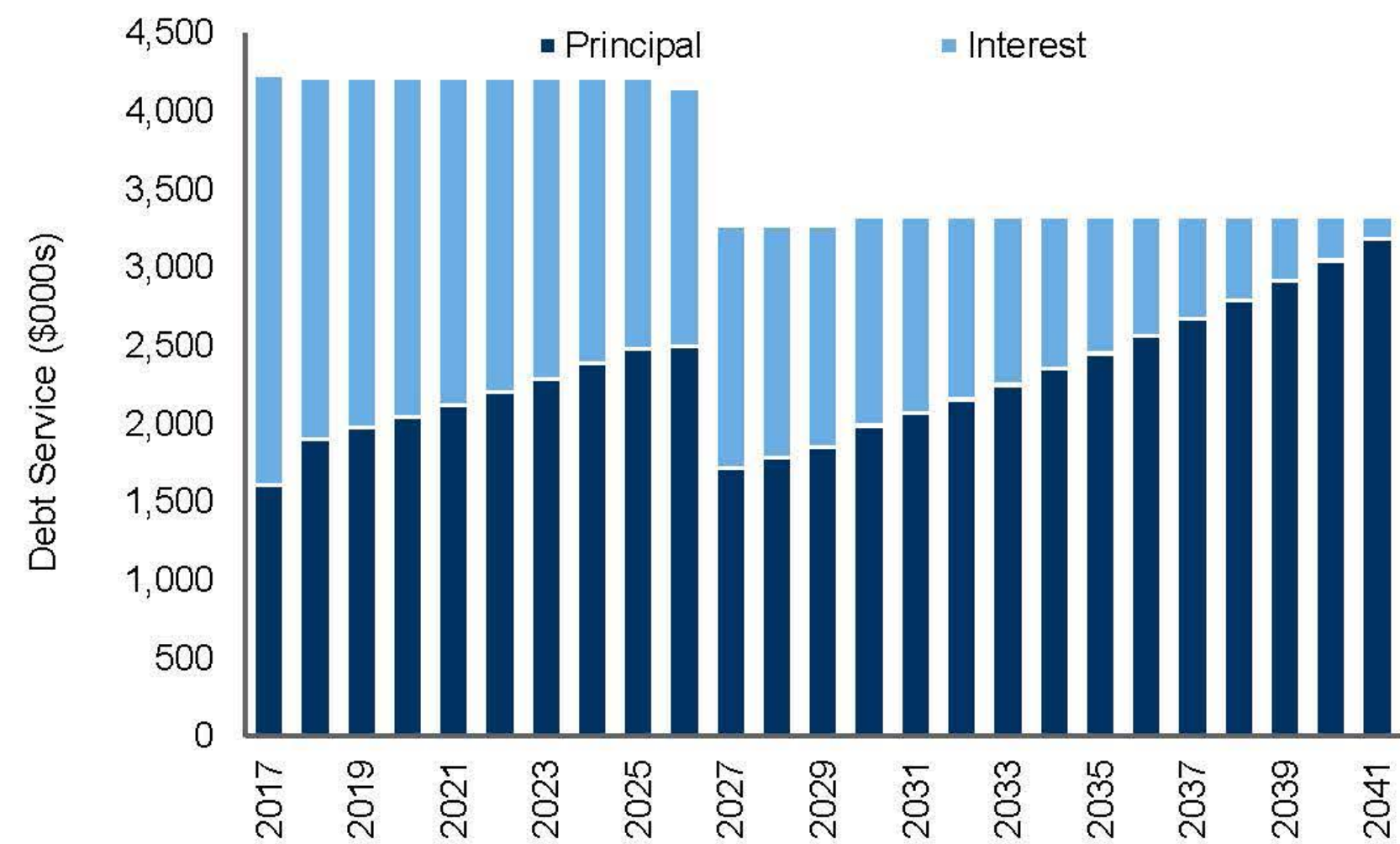


Overview of Existing Debt

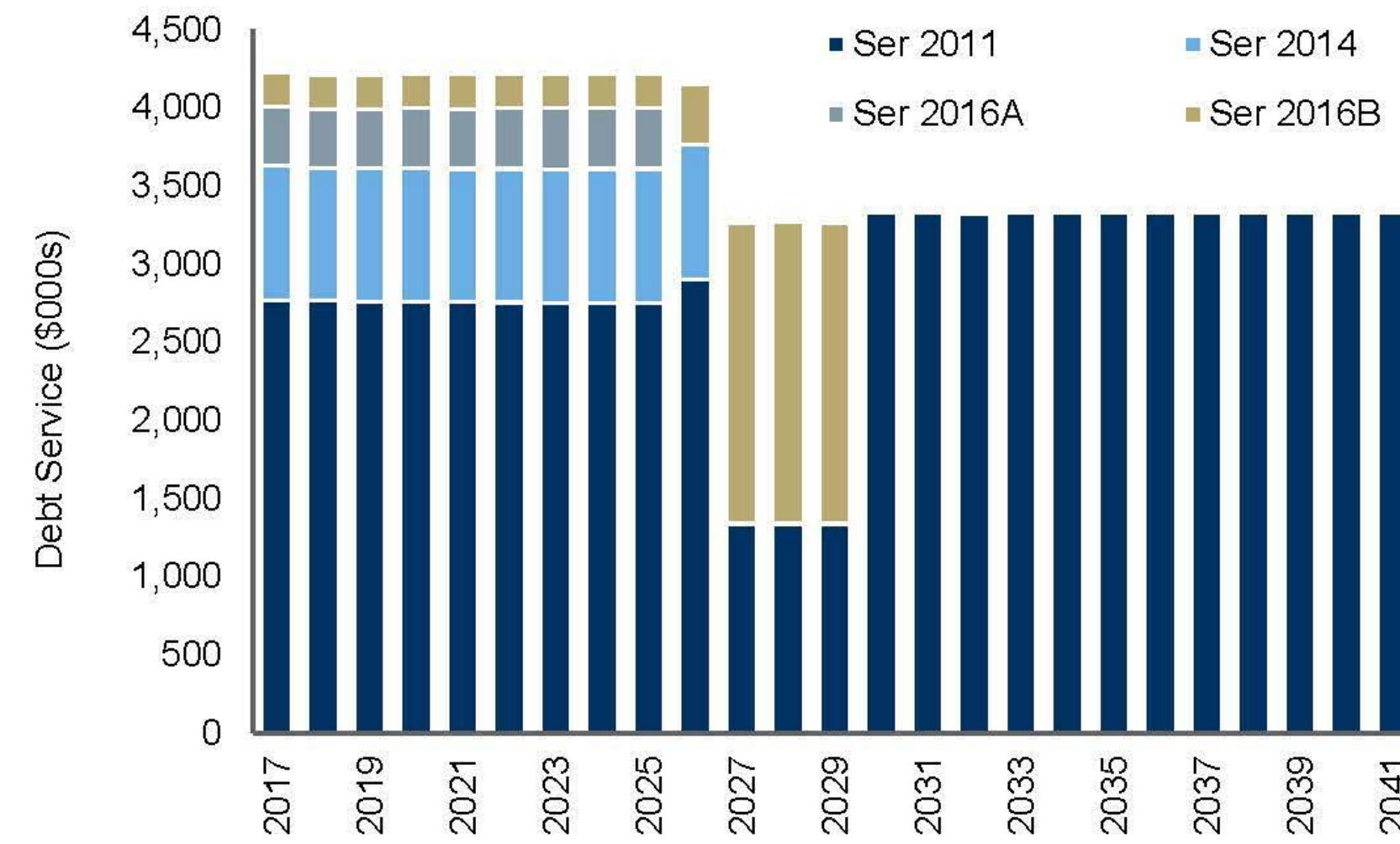
Outstanding Debt Profile | Moody's: "Aa3"

Stafford MSD Debt Profile							
Issue	Issued Par Amount	Outstanding Par Amount	Coupon Range of Callable Bonds	First Call Date	Final Maturity	Structure	Use of Proceeds
U/L Tax Schhse Bds Ser 2011	\$ 49,900,000	\$ 41,740,000	4.000% - 5.000%	08/15/2021	08/15/2041	Fixed Rate	School Building
U/L TaxRef Bds Ser 2014	7,085,000	6,965,000	3.000% - 4.000%	08/15/2024	08/15/2026	Fixed Rate	Refunding
U/L TaxRef Bds Ser 2016A	3,050,000	3,050,000	N/A	N/A	08/15/2025	Fixed Rate	Refunding
U/L TaxRef Bds Ser 2016B	5,540,000	5,540,000	4.000%	08/15/2026	08/15/2029	Fixed Rate	Refunding
Total	\$ 65,575,000	\$ 57,295,000					

Outstanding Unlimited Tax Debt by Principal & Interest



Outstanding Unlimited Tax Debt by Series





Overview of Existing Debt

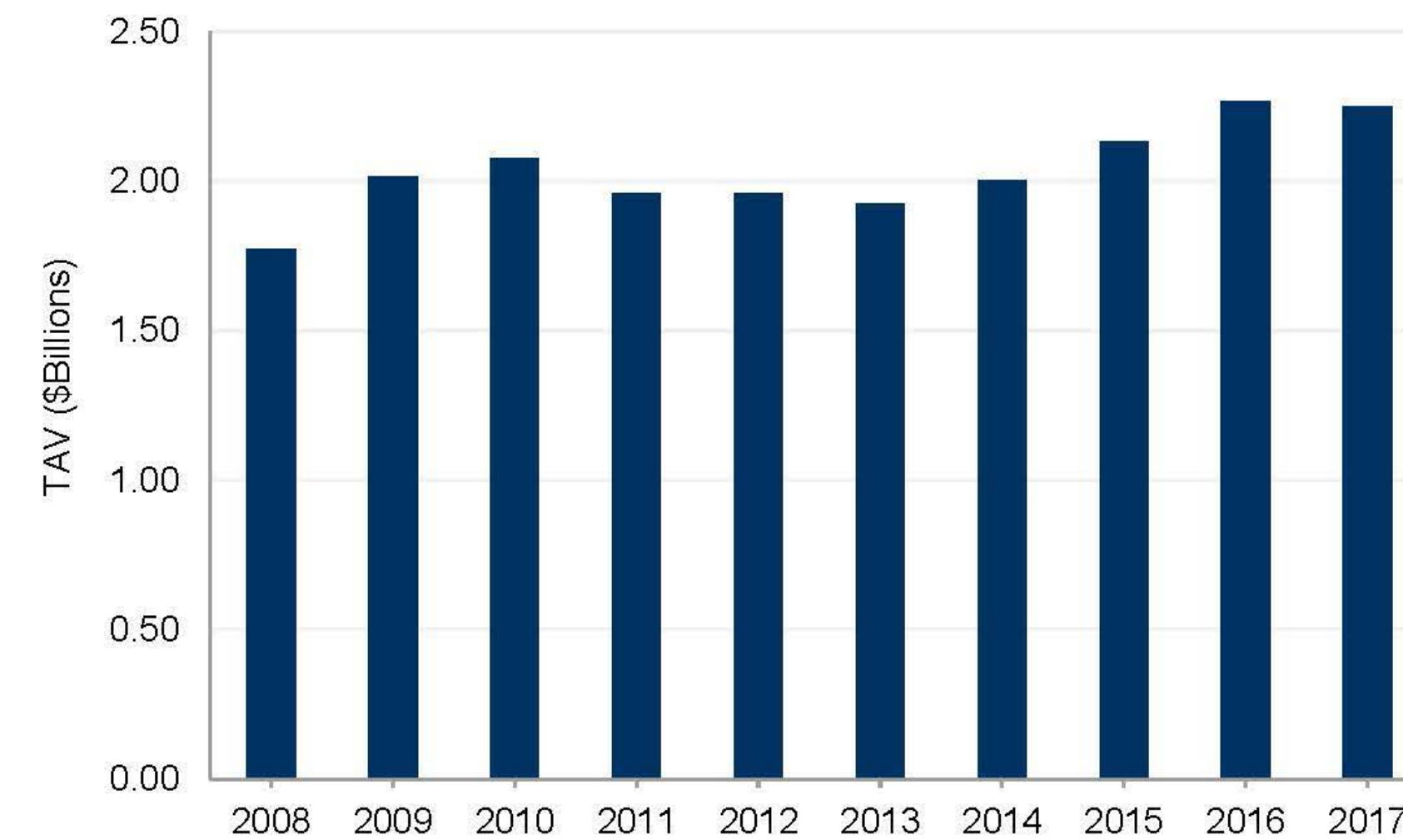
Historical TAV and Tax Rates

Tax Year	Fiscal Year End	Assessed Valuation	TAV Growth	M&O Tax Rate	I&S Tax Rate
2007	2008	\$1,773,323,486	10.40%	1.03338	0.21662
2008	2009	2,016,842,257	13.73%	1.04005	0.19495
2009	2010	2,075,816,844	2.92%	1.04000	0.18995
2010	2011	1,957,890,535	-5.68%	1.04005	0.06995
2011	2012	1,956,978,859	-0.05%	1.04005	0.17995
2012	2013	1,921,839,446	-1.80%	1.04005	0.20995
2013	2014	2,002,970,000	4.22%	1.04005	0.20995
2014	2015	2,133,094,822	6.50%	1.04005	0.20000
2015	2016	2,269,442,035	6.39%	1.04005	0.19000
2016	2017	2,248,235,220	-0.93%	1.04000	0.19000

Historical Tax Rates



Freeze Adjusted TAV



Proposed Capital Plan

SECTION 3



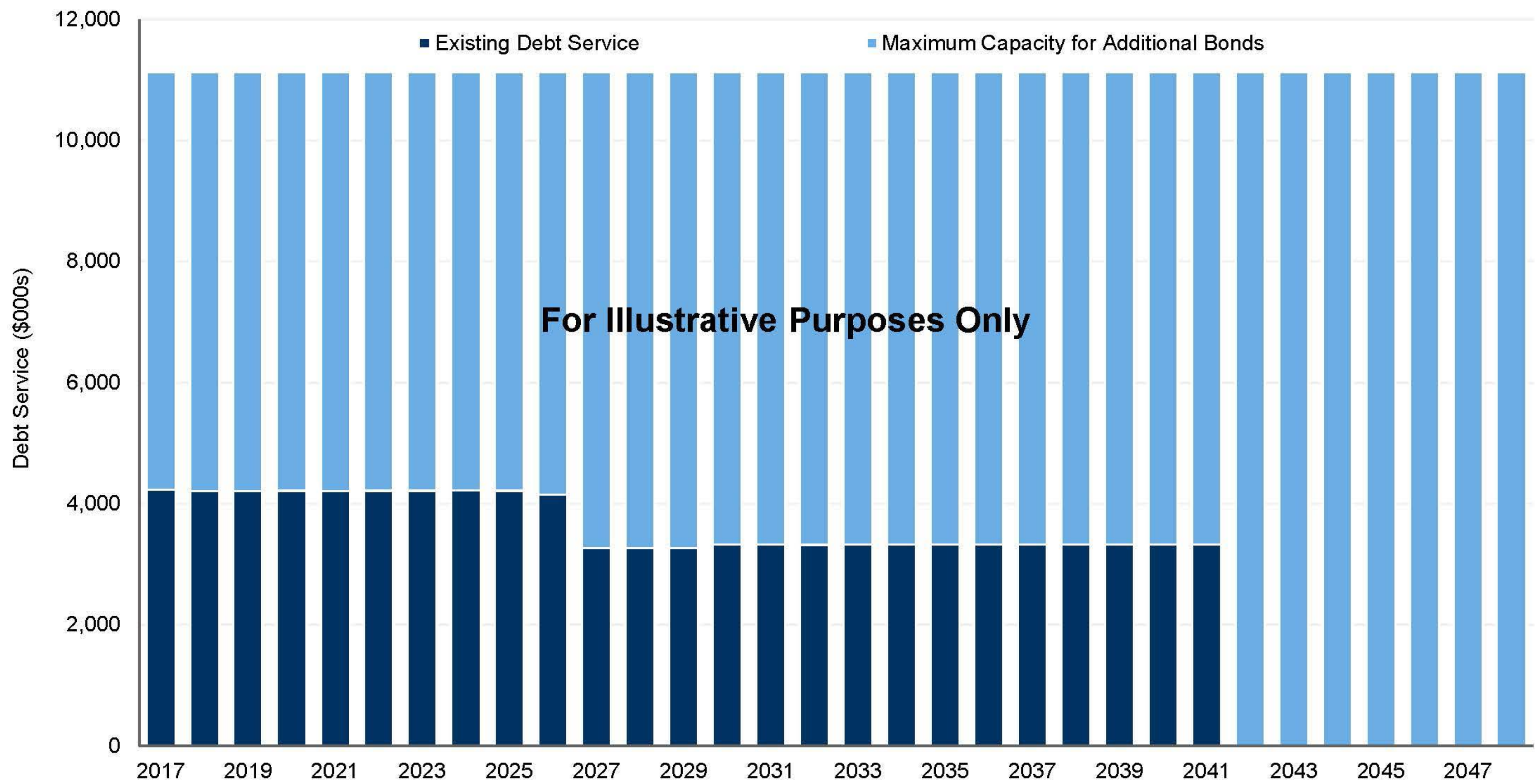
RBC Capital Markets



Proposed Capital Plan

What is Capacity?

Maximum Debt Service Capacity



A District's legal capacity is the amount of debt that can be assumed at the statutory maximum I&S tax rate of \$0.50 per hundred.



Proposed Capital Plan

Summary of Assumptions

- Taxable assessed valuation of \$ 2,248,235,220 in FYE 2017
- TAV to grow by 5.0% in FYE 2018, 4.0% in 2019, and 3.0% in years 2020 – 2022
- Tax collection rate of 99.0%
- The bond sale scenarios in 2017 (June 29, 2017 delivery date) assume a rate of 4.75%
- The bond sale scenarios in 2019 (June 29, 2019 delivery date) assume a rate of 5.25%
- Each transaction assumes 30-year amortization with 10-year call @ par
- Funding scenarios consist of the following:
 - Scenario 1: Issue Maximum Amount of Unlimited Tax Bonds Without Tax Increase, TAV to Grow 5%, 4% and then 3% for 3 years
 - Scenario 2: Issue \$25,000,000 of Unlimited Tax Bonds, TAV to Grow 5%, 4% and then 3% for 3 years
 - Scenario 3: Issue \$50,000,000 of Unlimited Tax Bonds over 2 equal bond sales in 2017 and 2019, TAV to Grow 5%, 4% and then 3% for 3 years



Proposed Capital Plan

Summary of Findings

Stafford Municipal School District - Bond Election Planning

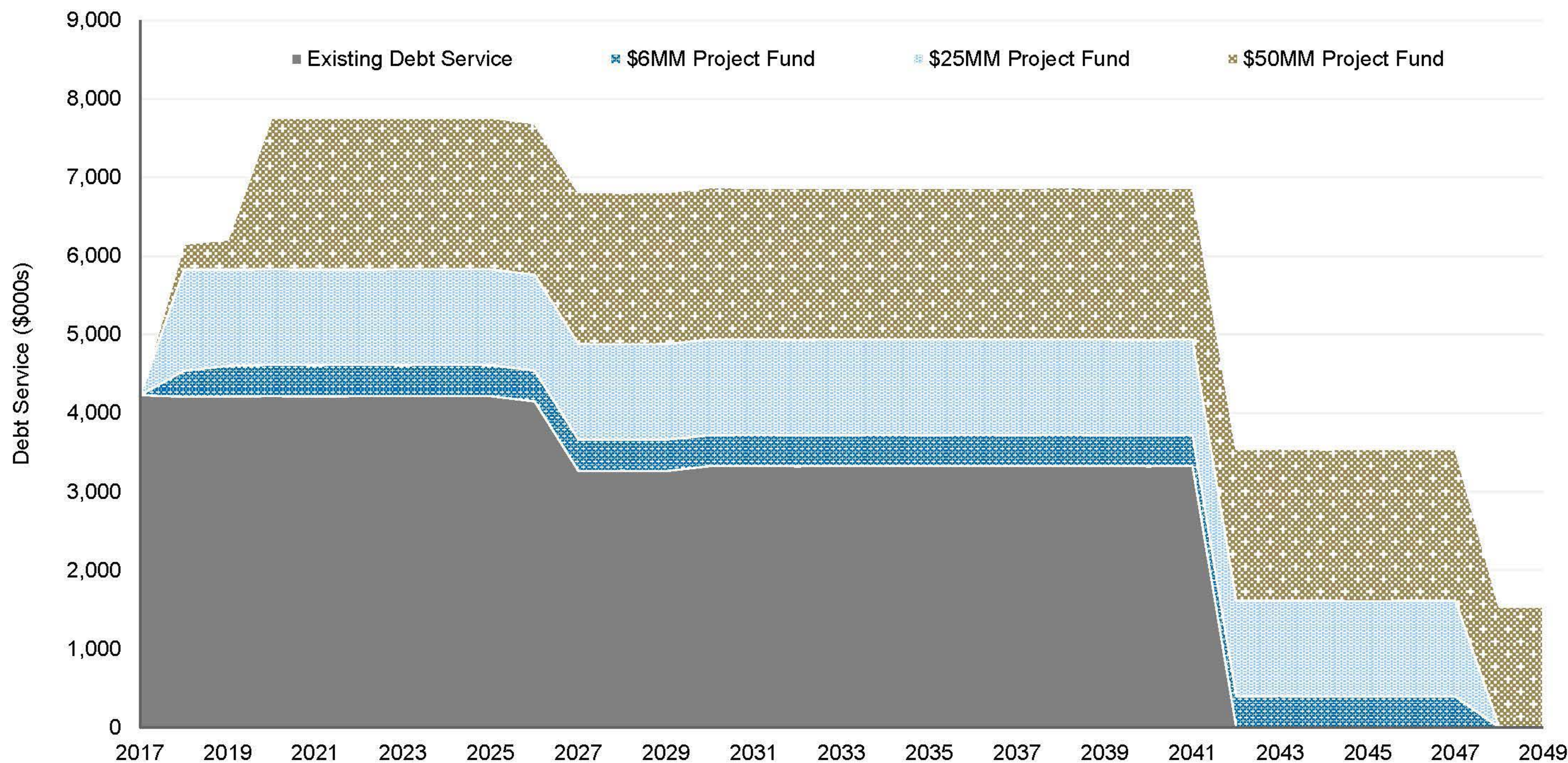
Summary of Projected Tax Rate Impact Analysis Results			
Description	Scenario 1	Scenario 2	Scenario 3
Amount of Bond Proceeds to District	\$6,000,000	\$25,000,000	\$50,000,000
Number of Sales	1	1	2
Current I&S Tax Rate (2016/17)	\$0.1900	\$0.1900	\$0.1900
I&S Tax Rate Increase (2017/18)	0.0000	0.0592	0.0592
Maximum I&S Tax Rate Increase	0.0000	0.0592	0.1043
Maximum I&S Tax Rate	\$0.1900	\$0.2492	\$0.2943
Outstanding Debt Service (P&I)	\$91,835,299	\$91,835,299	\$91,835,299
Plus: Projected New Bond Program Debt Service (P&I)	11,764,691	48,358,053	94,501,409
Total Projected Debt Service (P&I)	\$103,599,991	\$140,193,353	\$186,336,708
Tax Increase on Taxable Home Value of \$150,000 (Market Value of \$175,000)			
Estimated 2017/18 Annual Tax Increase	\$0.00	\$88.87	\$88.87
Maximum Annual Tax Increase	\$0.00	\$88.87	\$156.44

Dated: January 5, 2017



Proposed Capital Plan

Debt Service Scenarios



Preliminary; subject to change



Proposed Capital Plan

2017 Bond Election Calendar

2017																											
January							February							March							April						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7				1	2	3	4				1	2	3	4							1
8	9	10	11	12	13	14	5	6	7	8	9	10	11	5	6	7	8	9	10	11	2	3	4	5	6	7	8
15	16	17	18	19	20	21	12	13	14	15	16	17	18	12	13	14	15	16	17	18	9	10	11	12	13	14	15
22	23	24	25	26	27	28	19	20	21	22	23	24	25	19	20	21	22	23	24	25	16	17	18	19	20	21	22
29	30	31					26	27	28					26	27	28	29	30	31		23	24	25	26	27	28	29
																					30						
May							June							July							August						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6					1	2	3							1			1	2	3	4	5
7	8	9	10	11	12	13	4	5	6	7	8	9	10	2	3	4	5	6	7	8	6	7	8	9	10	11	12
14	15	16	17	18	19	20	11	12	13	14	15	16	17	9	10	11	12	13	14	15	13	14	15	16	17	18	19
21	22	23	24	25	26	27	18	19	20	21	22	23	24	16	17	18	19	20	21	22	20	21	22	23	24	25	26
28	29	30	31				25	26	27	28	29	30		23	24	25	26	27	28	29	27	28	29	30	31		
														30	31												
September							October							November							December						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2	1	2	3	4	5	6	7			1	2	3	4							1	2
3	4	5	6	7	8	9	8	9	10	11	12	13	14	5	6	7	8	9	10	11	3	4	5	6	7	8	9
10	11	12	13	14	15	16	15	16	17	18	19	20	21	12	13	14	15	16	17	18	10	11	12	13	14	15	16
17	18	19	20	21	22	23	22	23	24	25	26	27	28	19	20	21	22	23	24	25	17	18	19	20	21	22	23
24	25	26	27	28	29	30	29	30	31					26	27	28	29	30			24	25	26	27	28	29	30
																					31						

Last Day to Call Election
 Early Voting Period
 Uniform Election Dates
 Earliest Date to Canvass Returns



Proposed Capital Plan

Bond Election Date Requirements

Important Election Date Requirements		
Date	Action	Responsibility
At Least 71 Days Prior to a May or November Election (in odd numbered years) or At Least 78 Days Prior to a November Election (in even numbered years)	Board/Council Meeting - Board Calls the Bond Election	Issuer, Financial Advisor
30 Days Prior to Election	Publish Election Order (No later than 10 days prior to election and no earlier than 30 days prior to election)	Issuer
21 Days Prior to Election	Post Election Order at Administration Building (No later than 21 days prior to election)	Issuer
12 Days Prior to a May Election or 17 Days Prior to a November Election	Early Voting Period (Ends 4 days prior to election)	Issuer
Uniform Election Date	Bond Election	Issuer, Financial Advisor
3-11 Days After a May Election or 8-11 Days After a November Election	Board/Council Meeting - Canvass Election and Declare Results (2 members constitute a quorum for this purpose)	Issuer, Financial Advisor
30 Days Post Canvassing Election	30-Day Contest Period	N/A
45 Days Post Election	Bond Sale (Interest Rates Locked-In)	Issuer, Financial Advisor, Bond Counsel
75 Days Post Election	Bond Closing (Issuer Receives Bond Proceeds)	Issuer, Financial Advisor, Bond Counsel



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TRANSFORMATIVE LEARNING ENVIRONMENTS

OVERVIEW

SCHEDULE OF MEETINGS

Wednesday, Jan 11	Curation - Presentation of the facts
Saturday, Jan 14	Tour Existing Facilities
Wednesday, Jan 18	Discussion of grade level configurations and options. Facility Improvement Options
Wednesday, Jan 25	Continued Discussion
Thursday, Jan 26	Continued Discussion <i>(if needed)</i>
Wednesday, February 1	Committee report on work to Stafford MSD Board in a Board Workshop

OVERVIEW

SCHEDULE OF MEETINGS

Wednesday, Feb 8	Discussion of Committee work at Stafford MSD regular board meeting
Feb 10-12 Exact date TBD	Discussion of Committee work at regular joint board meeting of Stafford MSD & City of Stafford
Wednesday, Feb 15	Action on Committee work at regular Stafford MSD board meeting
Thursday, Feb 16	Action on Committee work at regular City of Stafford board meeting
Friday, Feb 17	Last date allowed by state law to call a May bond election

NEXT MEETING

[**Saturday, Jan 14** | **Curation** Tour Existing Facilities
(Meet in the High School Cafeteria at 9:30am)]