

# FACILITIES

STEERING  COMMITTEE

Wednesday, December 18, 2019

*Every Leopard, Every Day*

# Welcome!

## Special-Called Board Meeting: Call to Order

### Reminder: FSC Meetings are Open to the Public

- Committee members and District resource staff will be seated at tables
- Visitors are asked to sit in designated visitor area and use note cards for questions

# Your Purpose and Charge

Serve in a temporary **advisory capacity to the Board** of Trustees and Administration to:

- Consider the educational needs of all students and **align with the district's mission, vision and goals**
- **Represent the entire community**, its values and perceptions in the facility-planning process
- Assess and prioritize the district's **current and long-term facility needs**, including new construction, renovations and capital improvements
- **Bring forward recommendations to the Board of Trustees** as to how to address the district's facility needs, including what should be included and how much money should be requested in a possible bond election

# Parking Lot



## FSC “Parking Lot”

- Keep track of ideas/questions
- You may add a comment/question here at any time and we’ll come back to it (either at the end of the meeting, through FAQs or at the next meeting).

# Tonight's Agenda

1. Meeting #2 Recap
2. Finance Overview
3. Bonding Capacity & Tax Rate Impact Scenarios
4. Project Considerations
5. Survey
6. Closing





# Meeting #2 Recap

*Every Leopard, Every Day*

# Committee Co-Chairs

## **Mr. Martin Phillips & Mrs. Rachel Pickett**

### **Role of the Co-Chairs:**

- Help lead each committee meeting and make adjustments to agendas, if/when needed.
- Facilitate large group discussions.
- Ensure all ideas and/or positions of committee members are heard and given equal time.
- Maintain group focus and guide committee to its goals.
- Give formal presentation to Gainesville ISD Board of Trustees with the FSC's final recommendations.

# SUMMARY OF 2015 ASSESSMENTS

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- Full Assessments
  - Jr. High School Campus
  - Thomas Edison Elementary
- Roof and HVAC
  - W.E. Chalmers Elementary
- Roof Only
  - Administration Building
  - Robert E. Lee Elementary

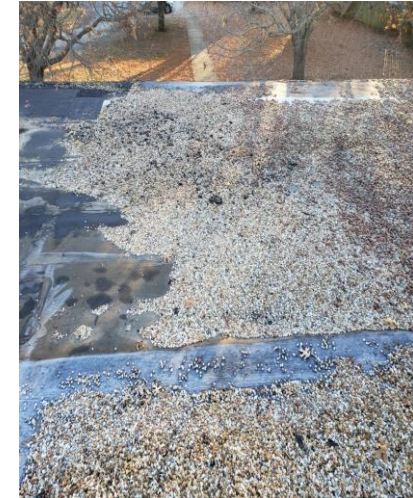


# REPLACEMENT ORDER BASED ON CONDITION INDEX

ID	Facility	Priority	Condition Index	Repair Cost	Replacement Cost Low	Replacement Cost High
2	J r. High Site	II-B	Replacement Candidate	\$1,657,000	\$2,300,000	\$2,760,000
3	J r. High Building	II-A	Replacement Candidate	\$7,133,000	\$20,000,000	\$24,000,000
				<b>\$8,790,000</b>	<b>\$22,300,000</b>	<b>\$26,760,000</b>
6	J r. High Special Services	II-B	Very Poor	\$453,000	\$78,750	\$862,500
8	J r. High Field House	II-A	Very Poor	\$659,000	\$1,230,500	\$1,476,600
				<b>\$1,112,000</b>	<b>\$1,949,250</b>	<b>\$2,339,100</b>
1	Administration Site & Building	III-B	Below Average	\$1,369,000	\$4,895,750	\$5,874,900
4	J r. High Old Gym	II-A	Below Average	\$563,000	\$2,750,000	\$3,300,000
10	J r. High Maintenance Building	IV-C	Below Average	\$230,000	\$1,025,000	\$1,230,000
11	J r. High Central Plant	II-A	Below Average	\$148,000	\$700,000	\$840,000
				<b>\$2,310,000</b>	<b>\$9,370,750</b>	<b>\$11,244,900</b>
5	J r. High Auditorium	II-B	Average	\$795,000	\$5,500,000	\$6,600,000
9	J r. High Weight Room	IV-A	Average	\$70,000	\$600,000	\$720,000
12	Edison Site & Building	I-A	Average	\$3,124,000	\$17,500,000	\$21,000,000
				<b>\$3,989,000</b>	<b>\$23,600,000</b>	<b>\$28,320,000</b>
7	J r. High Competitive Gym	III-B	Good	\$16,000	\$3,650,000	\$4,380,000
15	Robert E. Lee Site	III-A	Good	\$53,500	\$15,840,000	\$18,774,000
16	Robert E. Lee Building	III-A	Good	\$1,135,800		
17	W.E. Chalmers Elementary Site	III-A	Good	\$55,000	\$20,900,000	\$24,870,000
18	W.E. Chalmers Elementary Building	II-A	Good	\$181,800		
				<b>\$3,172,100</b>	<b>\$40,390,000</b>	<b>\$48,024,000</b>
13	High School Site	III-A	Best	\$530,000	\$43,470,000	\$51,840,000
14	High School Building	II-A	Best	\$185,500		
				<b>\$175,500</b>	<b>\$43,470,000</b>	<b>\$51,840,000</b>

# Aging Campus Conditions

- Safety & Security
- ADA Compliance
- Structural Deficiencies
- Site Improvements
- HVAC/Energy Management
- M&O Impact
- Equipment Life Span



# Table Discussions

**Q1:** What are the benefits and challenges of our current grade alignment?

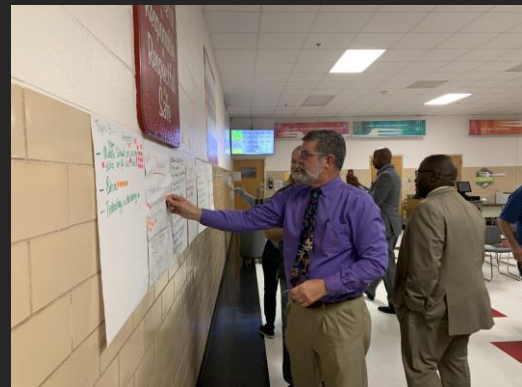
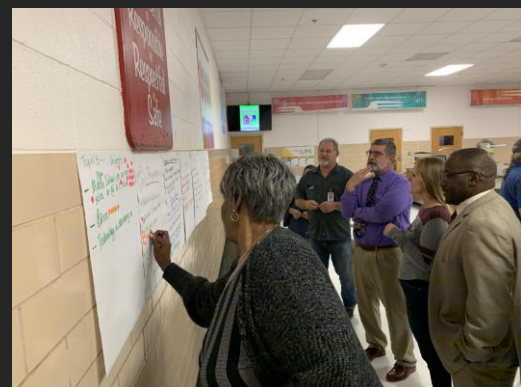
**Q2:** What ideas do you have for potential solutions to the challenges?

**Q3:** What concerns do you have about our existing facilities?

**Q4:** As a group develop a list of projects that you would like for the committee to discuss.

# Gallery Walk Results

10+ points	1-7 points	0 points
<ul style="list-style-type: none"> <li>1. <b>New Junior High</b> at current site of at High School site – <b>38</b></li> <li>2. <b>Relocation of Edison and Junior High</b> – <b>25</b></li> <li>3. <b>Fine Arts Center</b> – <b>24</b></li> <li>4. <b>New Junior High Facility</b> – <b>17</b></li> <li>5. <b>Career Tech Building/Programs</b> – <b>16</b></li> <li>6. <b>Five to Ten Year Facility Plan</b> – <b>15</b></li> <li>7. <b>Renovate Edison</b> – <b>15</b></li> <li>8. <b>Safety Entryways</b> – <b>13</b></li> <li>9. <b>Edison</b> – <b>11</b></li> </ul>	<ul style="list-style-type: none"> <li>10. <b>Ag Facility</b> – <b>7</b></li> <li>11. <b>Bring Music Program back to Elementary</b> – <b>6</b></li> <li>12. <b>Auditorium</b> – <b>5</b></li> <li>13. <b>Technology in Classrooms</b> – <b>2</b></li> <li>14. <b>Campus Grade Re-alignment vs. Neighborhood Schools</b> – <b>1</b></li> <li>15. <b>Focus on a Facility that is catered as well to Fine Arts, UIL, etc.</b> – <b>1</b></li> </ul>	<ul style="list-style-type: none"> <li>16. <b>Expansion of Fine Arts Department</b> – <b>0</b></li> <li>17. <b>ADA Compliance</b> – <b>0</b></li> <li>18. <b>Technology Resources to secure buildings</b> – <b>0</b></li> <li>19. <b>Campus Renovations vs. Rebuild</b> – <b>0</b></li> <li>20. <b>Expansion of Vocational Programs</b> – <b>0</b></li> <li>21. <b>Traffic flow and parking</b> – <b>0</b></li> <li>22. <b>Technology</b> - <b>0</b></li> </ul>



# Gallery Walk Results

10+ points	1-7 points	0 points
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**Junior High: 80 points**

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10+ points	1-7 points	0 points
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**Edison: 51 points**



# Finance Overview

Alyce Greer, Director of Finance

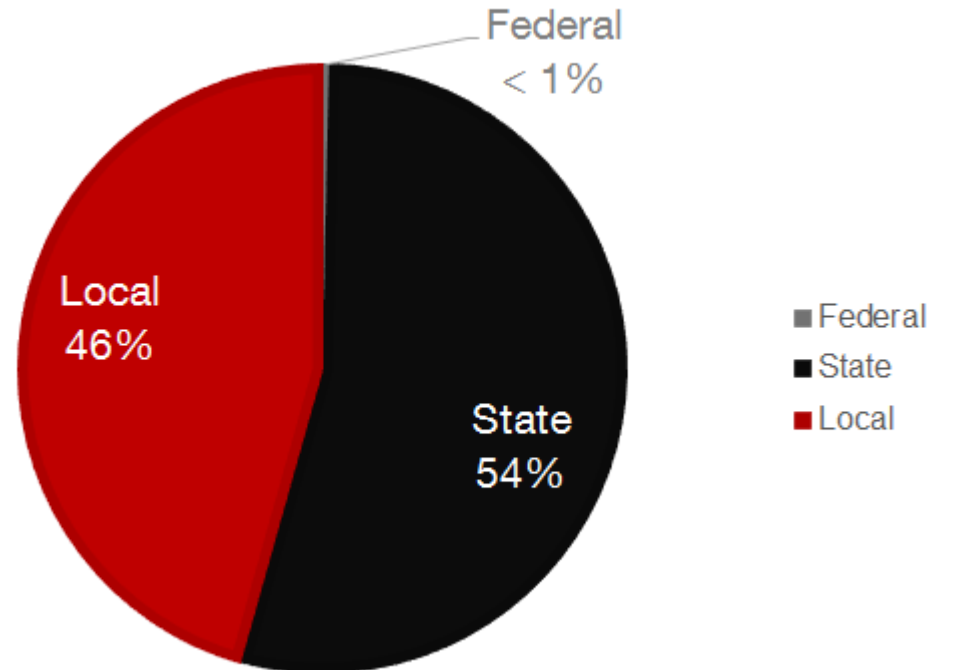
*Every Leopard, Every Day*

# School Finance: The Big Picture

A school district's budget is generated from three sources:

- Local Tax Effort
- State Funding
- Federal Funds (Grants)

A Look at Revenue in Gainesville ISD





# Local Tax Effort

- Generated from property taxes (not sales taxes)
- The Cooke County Appraisal District sets taxable home values
- Called “ad valorem” taxes
- Each year, a school district adopts two tax rates, which determine the total tax rate:

**Maintenance & Operations**  
(M&O – aka general fund)

**Interest & Sinking**  
(I&S – aka debt service)

# Local Tax Effort

## **M&O**

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The Annual District Budget is passed by the Board of Trustees.

**77% of the District's M&O budget supports personnel salaries and related costs.**

## **I&S**

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I&S funds may only be used to repay debt.

These funds **cannot** be used for salaries, utilities or other day-to-day expenses.

# Maintenance & Operations (M&O) Tax Rate

Funds the day-to-day maintenance and operations of the district:

- Salaries (for teachers and other staff)
- Facility repairs and maintenance
- Bus repairs, maintenance and fuel
- School supplies and materials
- Utilities (electricity, water, etc.)

For the average citizen  
this is similar to:

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- ✓ House repairs
- ✓ Car fuel
- ✓ Routine services
- ✓ Groceries
- ✓ Utilities

# Interest & Sinking (I&S) Tax Rate

Funds debt repayment for  
“big ticket” items

- New building construction
- Existing building renovations
- Land purchases

For the average citizen  
this is similar to:

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- ✓ New home purchase
- ✓ Major house renovations
- ✓ Land for a home
- ✓ New car

# Gainesville ISD Tax Rate

M&O  
TAX RATE

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**\$1.06**

+

I&S  
TAX RATE

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**\$0.08**

=

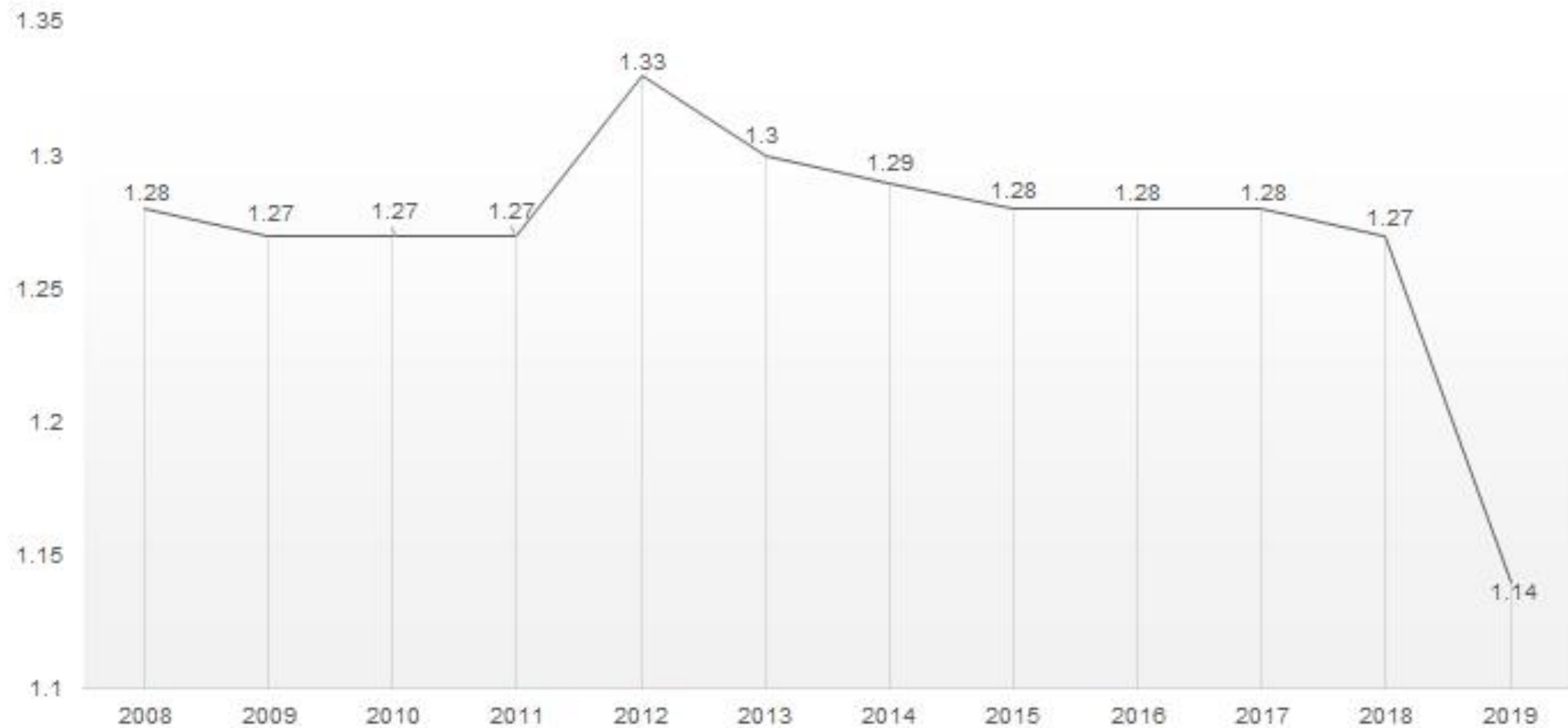
TOTAL  
TAX RATE

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**\$1.14**

per \$100 of property  
value

# Gainesville ISD Tax Rate History



# State Funding

## Foundation School Program

- Provides state funding to school districts
- Administered by TEA
- Meant to ensure that all school districts, regardless of property wealth, receive “substantially equal access to similar revenue per student at similar tax effort, considering all state and local tax revenues of districts after acknowledging all legitimate student and district cost differences.”

# State Funding

State Funding is VERY COMPLICATED.

The Simplest explanation:

- Each district receives a different level of funding
- Basic funding levels are primarily established by looking at “wealth per student”
- Tax base divided by number of students
  - Lower “wealth per student” = more state funding
  - Higher “wealth per student” = less state funding



# State Funding - Questions





# Bonding Capacity & Tax Rate Impact Scenarios

Brian Grubbs, SAMCO Capital Markets

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# GAINESVILLE INDEPENDENT SCHOOL DISTRICT

## Facilities Steering Committee Presentation

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December 18, 2019

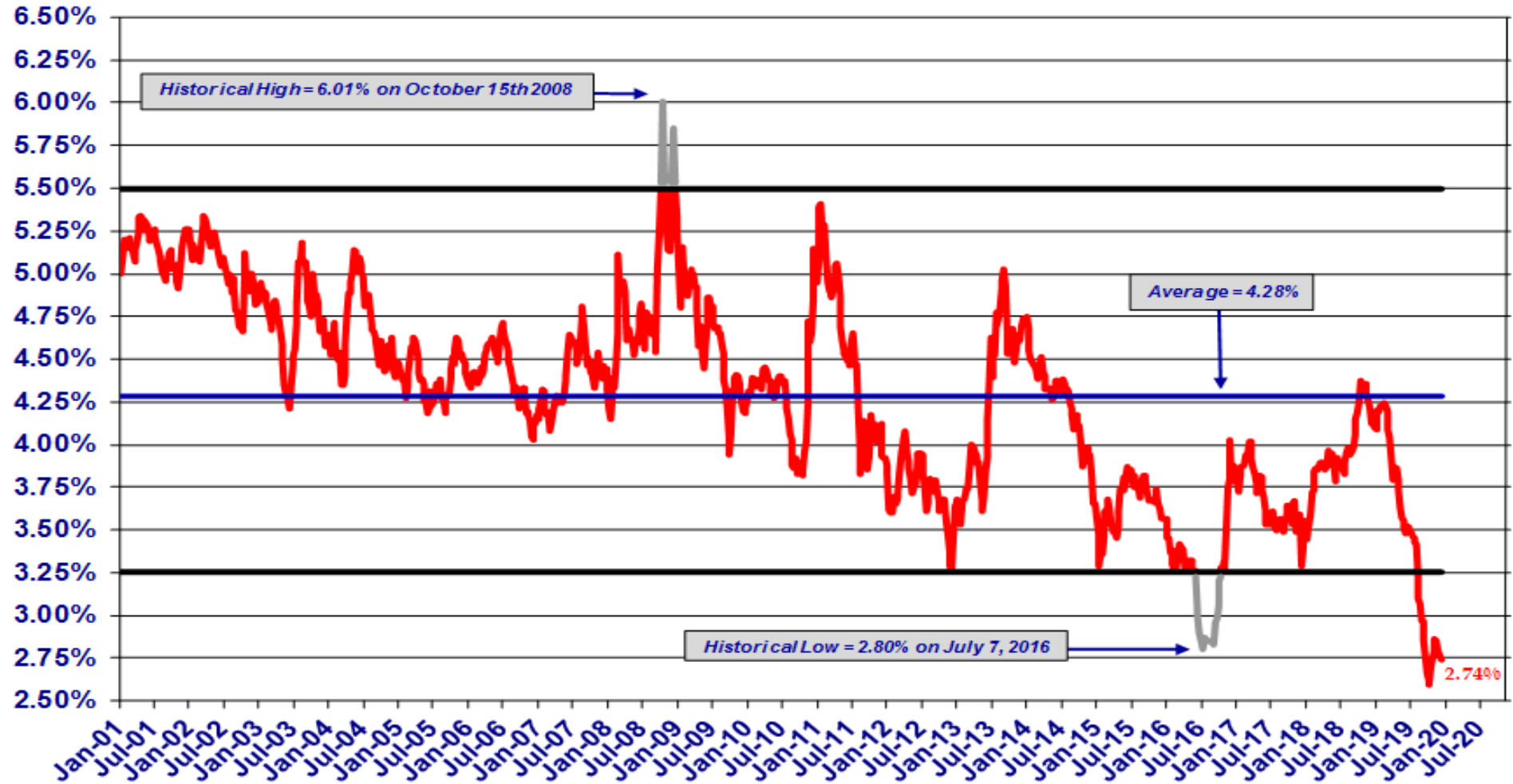


# **BOND MARKET UPDATE**

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# BOND BUYERS INDEX OF MUNICIPAL BONDS

January 2001 - December 2019



**OUTSTANDING DEBT SERVICE  
&  
HISTORICAL STATISTICS**

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# Bond Election History

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<u>Date</u>	<u>Amount</u>	<u>Vote Count</u>		<u>Result</u>	<u>Amount Issued</u>
		<u>For</u>	<u>Against</u>		
November 19, 2005	\$29,500,000	1,151	1,001	Pass	\$29,500,000
May 3, 2003	\$22,200,000	808	1,371	Fail	\$0
	\$ 4,200,000	650	1,391	Fail	\$0
February 22, 2003	\$29,900,000	1,101	1,428	Fail	\$0

*Source: Municipal Advisory Council of Texas*

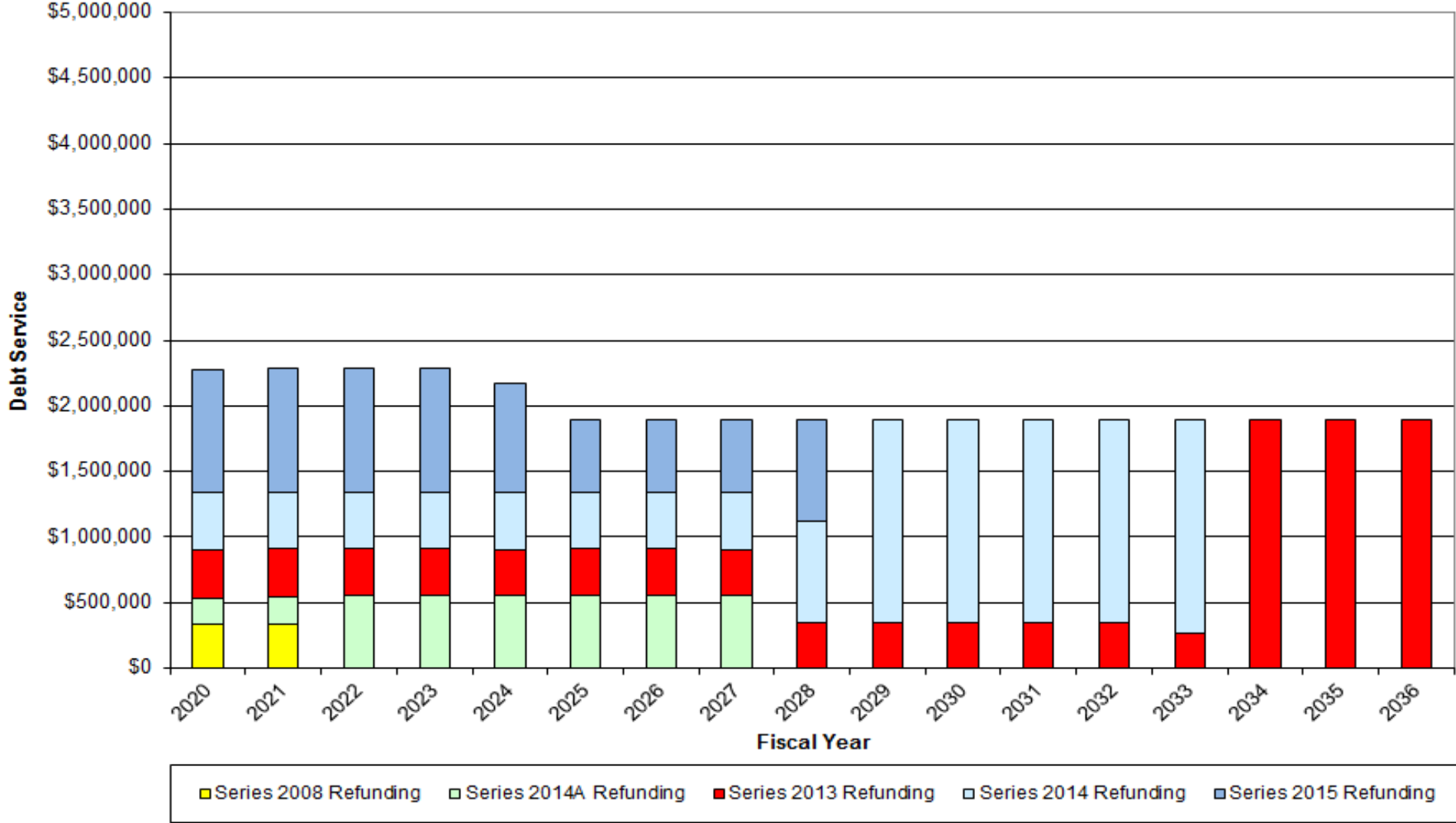
# Historical Refunding Results

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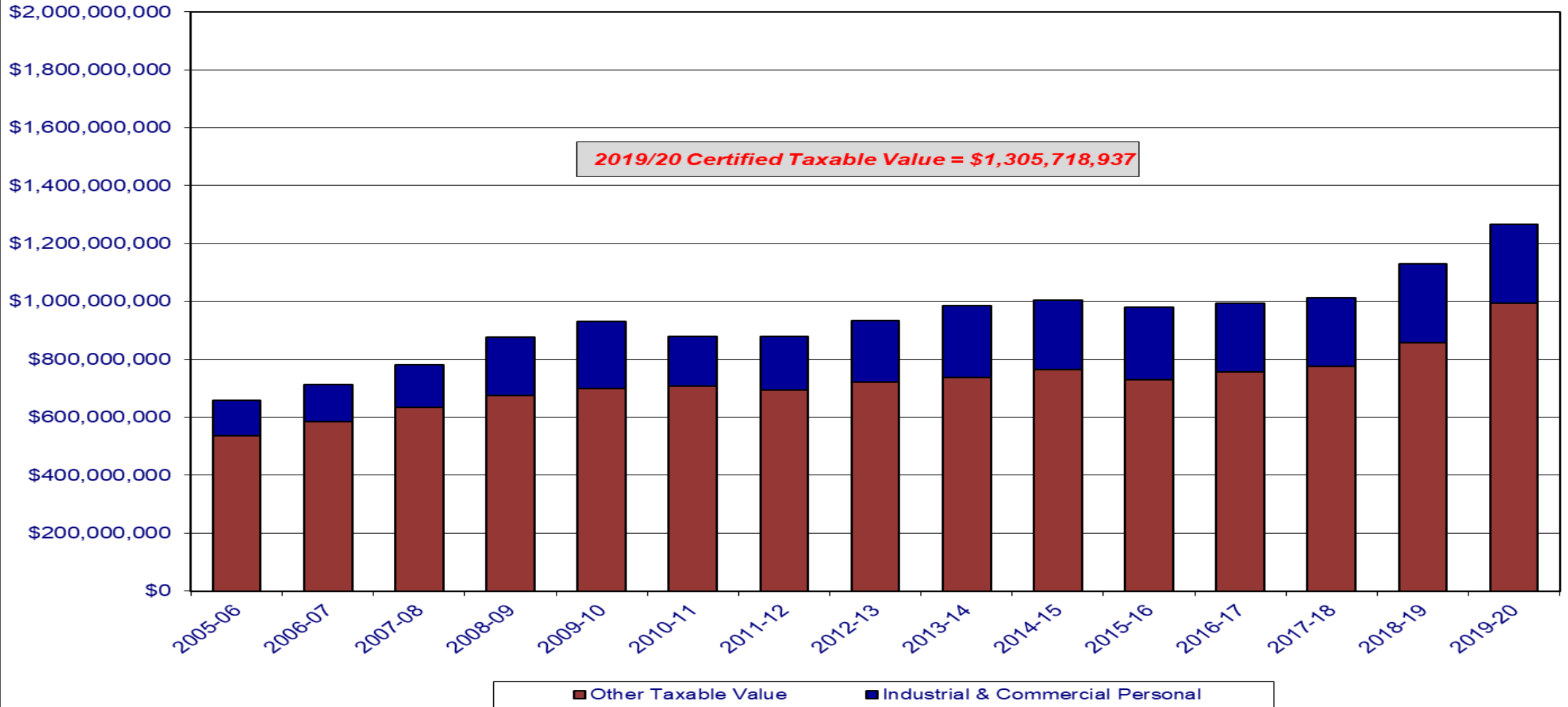
- **Series 2008 Refunding Bonds**
    - **Total Interest Cost Savings of \$171,951**
  - **2012 Modification Agreement with First State Bank of Gainesville**
    - **Additional Interest Cost Savings of \$290,403**
  - **Series 2013 Refunding Bonds**
    - **Total Interest Cost Savings of \$2,390,256**
  - **Series 2014 Refunding Bonds**
    - **Total Interest Cost Savings of \$2,218,989**
  - **Series 2014A Refunding Bonds**
    - **Total Interest Cost Savings of \$1,033,444 (Includes \$300,000 Cash Contribution for Principal Payoff)**
  - **Series 2015 Refunding Bonds**
    - **Total Interest Cost Savings of \$1,806,788**
- 
- **Combined Refunding Results Over the Past 11 Years**
    - **Total Interest Cost Savings of \$7,911,831**



**GAINESVILLE INDEPENDENT SCHOOL DISTRICT**  
**Outstanding Voted Bond Debt Service**



# Taxable Value History



# Tax Rate & Fund Balance History

(1)	(2)	(3)	(4)	(5)	(6)	(7)
Fiscal Year Ending	M&O Tax Rate	I&S Tax Rate	Total Tax Rate	I&S Fund Balance	General Fund Balance	% of Operating Expenditures
2005/06	\$1.5000	\$0.0550	\$1.5550	\$ 41,837	\$ 5,857,880	27%
2006/07	\$1.3700	\$0.3383	\$1.7083	\$ 257,449	\$ 6,268,402	29%
2007/08	\$1.0400	\$0.2454	\$1.2854	\$ 312,955	\$ 5,484,074	26%
2008/09	\$1.0400	\$0.2353	\$1.2753	\$ 248,293	\$ 5,558,701	28%
2009/10	\$1.0400	\$0.2353	\$1.2753	\$ 49,641	\$ 3,902,019	17%
2010/11	\$1.0400	\$0.2353	\$1.2753	\$ 7,734	\$ 3,348,300	17%
2011/12	\$1.0400	\$0.2943	\$1.3343	\$ 272,914	\$ 4,780,391	26%
2012/13	\$1.0400	\$0.2678	\$1.3078	\$ 522,879	\$ 8,356,862	41%
2013/14	\$1.0400	\$0.2500	\$1.2900	\$ 710,400	\$ 9,217,246	45%
2014/15	\$1.0400	\$0.2400	\$1.2800	\$ 477,805	\$ 11,954,955	59%
2015/16	\$1.0400	\$0.2400	\$1.2800	\$ 676,432	\$ 11,919,201	49%
2016/17	\$1.1700	\$0.1100	\$1.2800	\$ 657,061	\$ 8,028,710	27%
2017/18	\$1.1700	\$0.1100	\$1.2800	\$ 700,021	\$ 10,825,142	43%
2018/19	\$1.1700	\$0.1000	\$1.2700			
2019/20	\$1.0684	\$0.0800	\$1.1484			

# **BOND POSITION COMPARISON**

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# Current Bond Rating Comparison

District	S&P Rating	Moody's Rating
Bridgeport ISD	AA-	
Krum ISD	AA-	
Pilot Point ISD	AA-	
Ponder ISD	AA-	
Wichita Falls ISD	AA-	
Decatur ISD		Aa3
Argyle ISD		Aa3
Burkburnett ISD	A+	
Jacksboro ISD	A+	
Springtown ISD	A+	A1
Gainesville ISD		A1
Mineral Wells ISD		A1
Aubrey ISD		A1
Lake Worth ISD	A	

# Tax Base Per ADA

District	Net Taxable Assessed Value Before Freeze	ADA	Tax Base Per ADA
Mineral Wells ISD	\$ 901,426,801	2,945	\$30.61
Burkburnett ISD	\$ 942,535,898	2,959	\$31.85
Lake Worth ISD	\$1,037,731,935	3,088	\$33.61
Wichita Falls ISD	\$4,766,932,298	12,935	\$36.85
Springtown ISD	\$1,459,663,071	3,245	\$44.98
<b>Gainesville ISD</b>	<b>\$1,305,718,937</b>	<b>2,898</b>	<b>\$45.05</b>
Krum ISD	\$ 967,924,456	1,928	\$50.20
Aubrey ISD	\$1,212,615,500	2,317	\$52.34
Ponder ISD	\$ 791,274,486	1,457	\$54.30
Pilot Point ISD	\$ 903,501,930	1,306	\$69.17
Bridgeport ISD	\$1,453,241,428	1,942	\$74.84
Decatur ISD	\$2,566,187,225	3,228	\$79.49
Jacksboro ISD	\$ 819,202,725	994	\$82.42
Argyle ISD	\$2,485,903,412	2,936	\$84.67

# Adjusted Debt to Assessed Value

District	Adjusted Debt To Assessed Value
Bridgeport ISD	1.15%
Wichita Falls ISD	1.58%
Pilot Point ISD	1.63%
<b>Gainesville ISD</b>	<b>2.01%</b>
Ponder ISD	2.05%
Decatur ISD	2.45%
Jacksboro ISD	3.28%
Springtown ISD	3.56%
Krum ISD	3.73%
Burkburnett ISD	3.77%
Mineral Wells ISD	4.74%
Lake Worth ISD	6.41%
Aubrey ISD	7.43%
Argyle ISD	8.07%

# Current Tax Rate Comparison

District	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
Gainesville ISD	\$1.0684	\$0.0800	\$1.1484
Wichita Falls ISD	\$0.9700	\$0.1800	\$1.1500
Bridgeport ISD	\$0.9700	\$0.2082	\$1.1782
Decatur ISD	\$0.9700	\$0.2400	\$1.2100
Springtown ISD	\$1.0684	\$0.1800	\$1.2484
Pilot Point ISD	\$1.0684	\$0.2000	\$1.2684
Krum ISD	\$1.0684	\$0.3235	\$1.3918
Mineral Wells ISD	\$1.0684	\$0.3304	\$1.3987
Jacksboro ISD	\$0.9700	\$0.4400	\$1.4100
Burkburnett ISD	\$1.0684	\$0.3716	\$1.4400
Ponder ISD	\$0.9700	\$0.4978	\$1.4678
Argyle ISD	\$1.0230	\$0.4850	\$1.5080
Aubrey ISD	\$1.0684	\$0.5000	\$1.5684
Lake Worth ISD	\$1.0684	\$0.5000	\$1.5684



# **PRELIMINARY BOND PROGRAM ANALYSIS**

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# Preliminary Bond Program Analysis

**Scenario 1: \$29,500,000 Assuming Taxable Value Growth of 2.50% Per Year for 3 Years**

## Assumptions:

Bond Election	–	Assumed to be May 2020
Issuance Date	–	Assumed to be August 2020
Amortization	–	Not-to-Exceed 25-Years with 10-Year Optional Early Redemption
Interest Rate	–	Assumed to be 4.00%
Collection %	–	Assumed to be 98%
Use of Funds	–	Planned Use of Excess Funds for the Outstanding Bonds

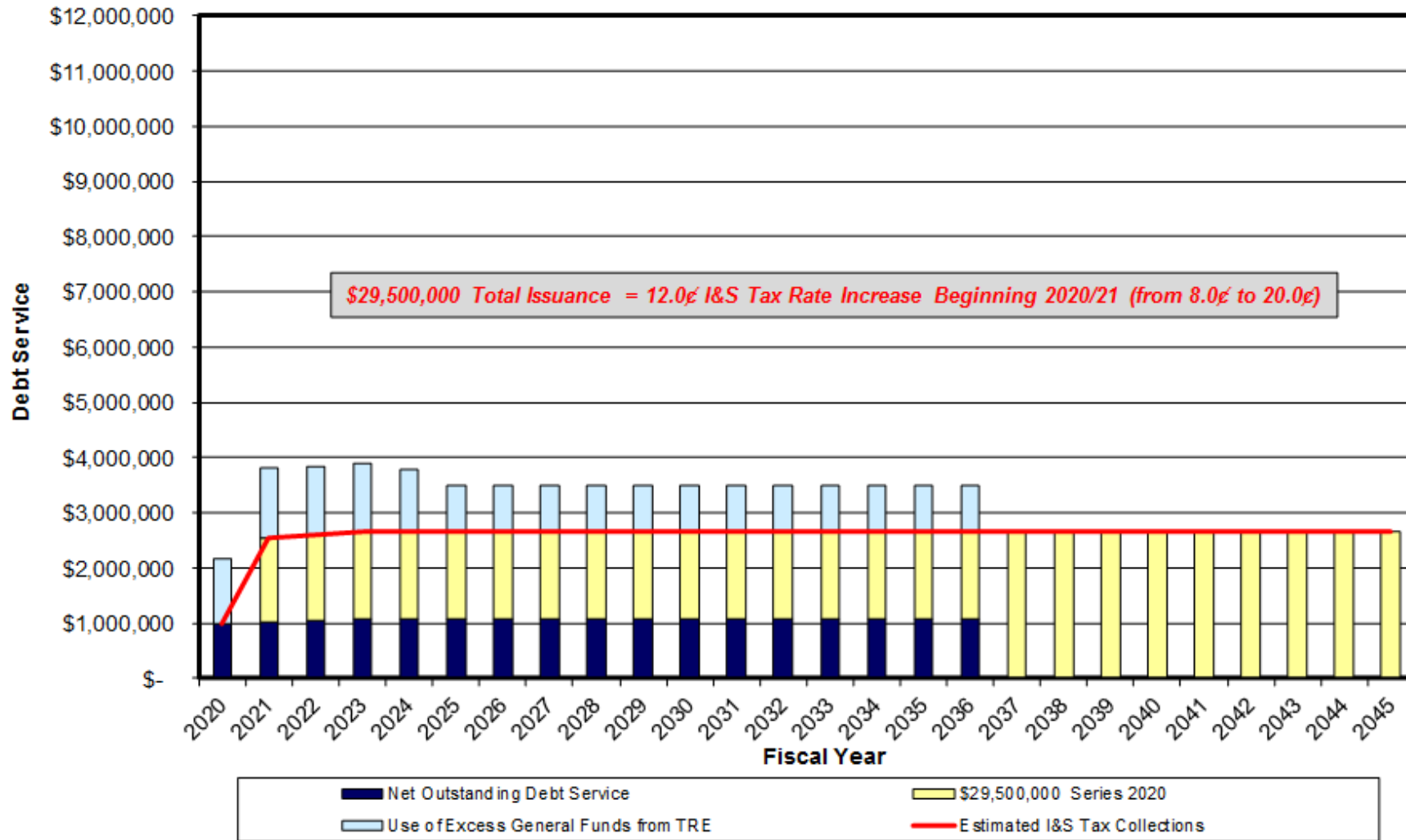
## Tax Impact:

**\$29,500,000 Total Issuance = 12.0¢ I&S Tax Rate Increase (from 8.0¢ to 20.0¢)**

*Note: Does Not Include M&O Tax Rate Compression*

## GAINESVILLE INDEPENDENT SCHOOL DISTRICT

Scenario 1: \$29,500,000 Assuming Taxable Value Growth of 2.50% Per Year for 3 Years



# Tax Impact – Residential Home

**Scenario 1: \$29,500,000 Assuming Taxable Value Growth of 2.50% Per Year for 3 Years**

<b>Projected Cost to Homeowner for a 12.0¢ Increase for Voted Bonds</b>			
Home Value Before Exemptions	Home Value After \$25,000 State Exemptions	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$50,000	\$25,000	\$30.00	\$2.50
75,000	50,000	60.00	5.00
100,000	75,000	90.00	7.50
125,000	100,000	120.00	10.00
150,000	125,000	150.00	12.50
175,000	150,000	180.00	15.00
200,000	175,000	210.00	17.50
225,000	200,000	240.00	20.00
250,000	225,000	270.00	22.50
<p><b>No Tax Increase above the frozen level on the Homestead of Taxpayers 65 years of age and older who have applied for and received the Age 65 Freeze</b></p>			

# Preliminary Bond Program Analysis

**Scenario 2: \$50,500,000 Assuming Taxable Value Growth of 2.50% Per Year for 3 Years**

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## Assumptions:

Bond Election	–	Assumed to be May 2020
Issuance Date	–	Assumed to be August 2020
Amortization	–	Not-to-Exceed 25-Years with 10-Year Optional Early Redemption
Interest Rate	–	Assumed to be 4.00%
Collection %	–	Assumed to be 98%
Use of Funds	–	Planned Use of Excess Funds for the Outstanding Bonds

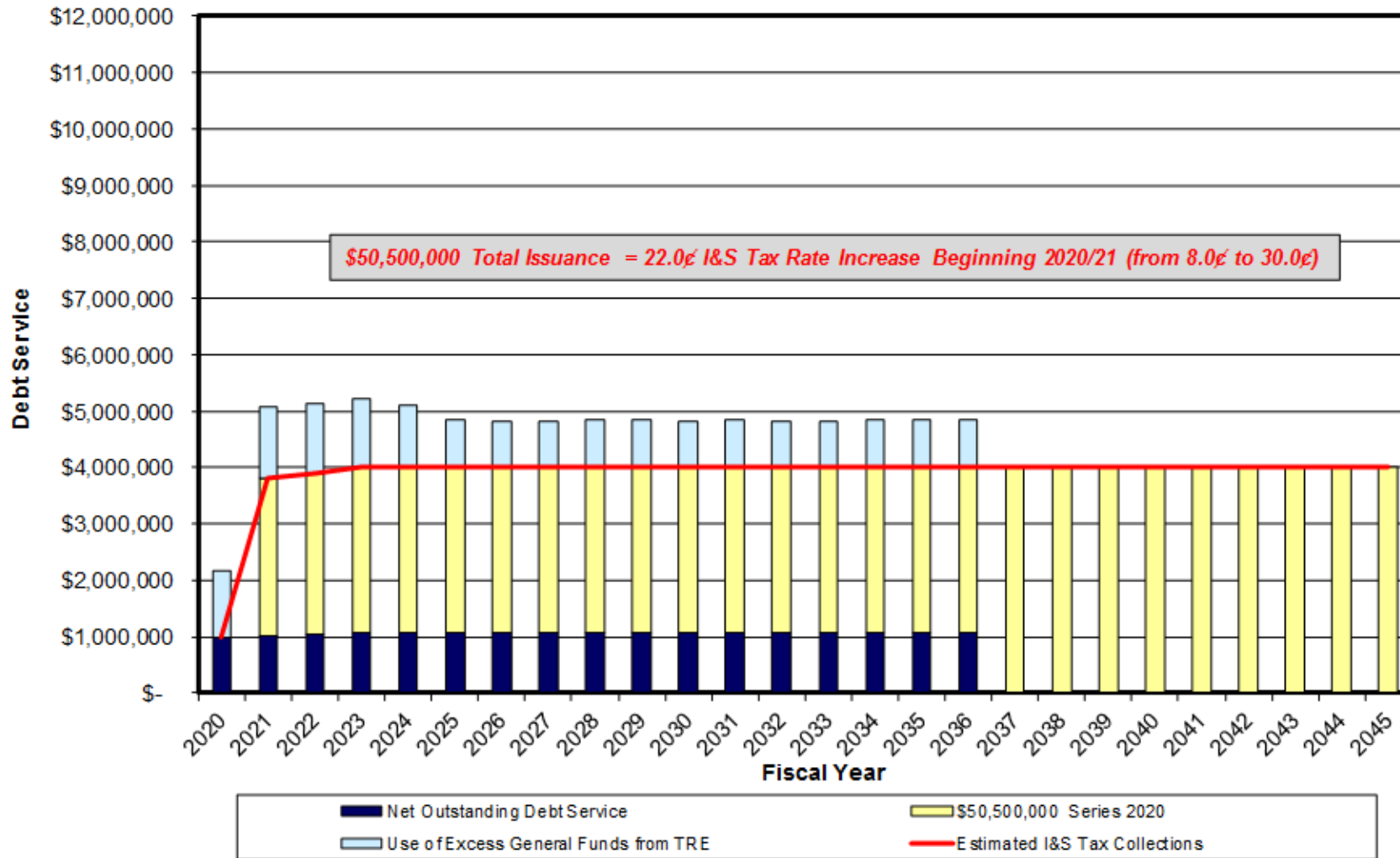
## Tax Impact:

**\$50,500,000 Total Issuance = 22.0¢ I&S Tax Rate Increase (from 8.0¢ to 30.0¢)**

*Note: Does Not Include M&O Tax Rate Compression*

## GAINESVILLE INDEPENDENT SCHOOL DISTRICT

**Scenario 2: \$50,500,000 Assuming Taxable Value Growth of 2.50% Per Year for 3 Years**



# Tax Impact – Residential Home

**Scenario 2: \$50,500,000 Assuming Taxable Value Growth of 2.50% Per Year for 3 Years**

<b>Projected Cost to Homeowner for a 22.0¢ Increase for Voted Bonds</b>			
Home Value Before Exemptions	Home Value After \$25,000 State Exemptions	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$50,000	\$25,000	\$55.00	\$4.58
75,000	50,000	110.00	9.17
100,000	75,000	165.00	13.75
125,000	100,000	220.00	18.33
150,000	125,000	275.00	22.92
175,000	150,000	330.00	27.50
200,000	175,000	385.00	32.08
225,000	200,000	440.00	36.67
250,000	225,000	495.00	41.25

**No Tax Increase above the frozen level  
on the Homestead of Taxpayers 65 years of age and older  
who have applied for and received the Age 65 Freeze**

# Preliminary Bond Program Analysis

**Scenario 3: \$71,500,000 Assuming Taxable Value Growth of 2.50% Per Year for 3 Years**

## Assumptions:

Bond Election	–	Assumed to be May 2020
Issuance Date	–	Assumed to be August 2020
Amortization	–	Not-to-Exceed 25-Years with 10-Year Optional Early Redemption
Interest Rate	–	Assumed to be 4.00%
Collection %	–	Assumed to be 98%
Use of Funds	–	Planned Use of Excess Funds for the Outstanding Bonds

## Tax Impact:

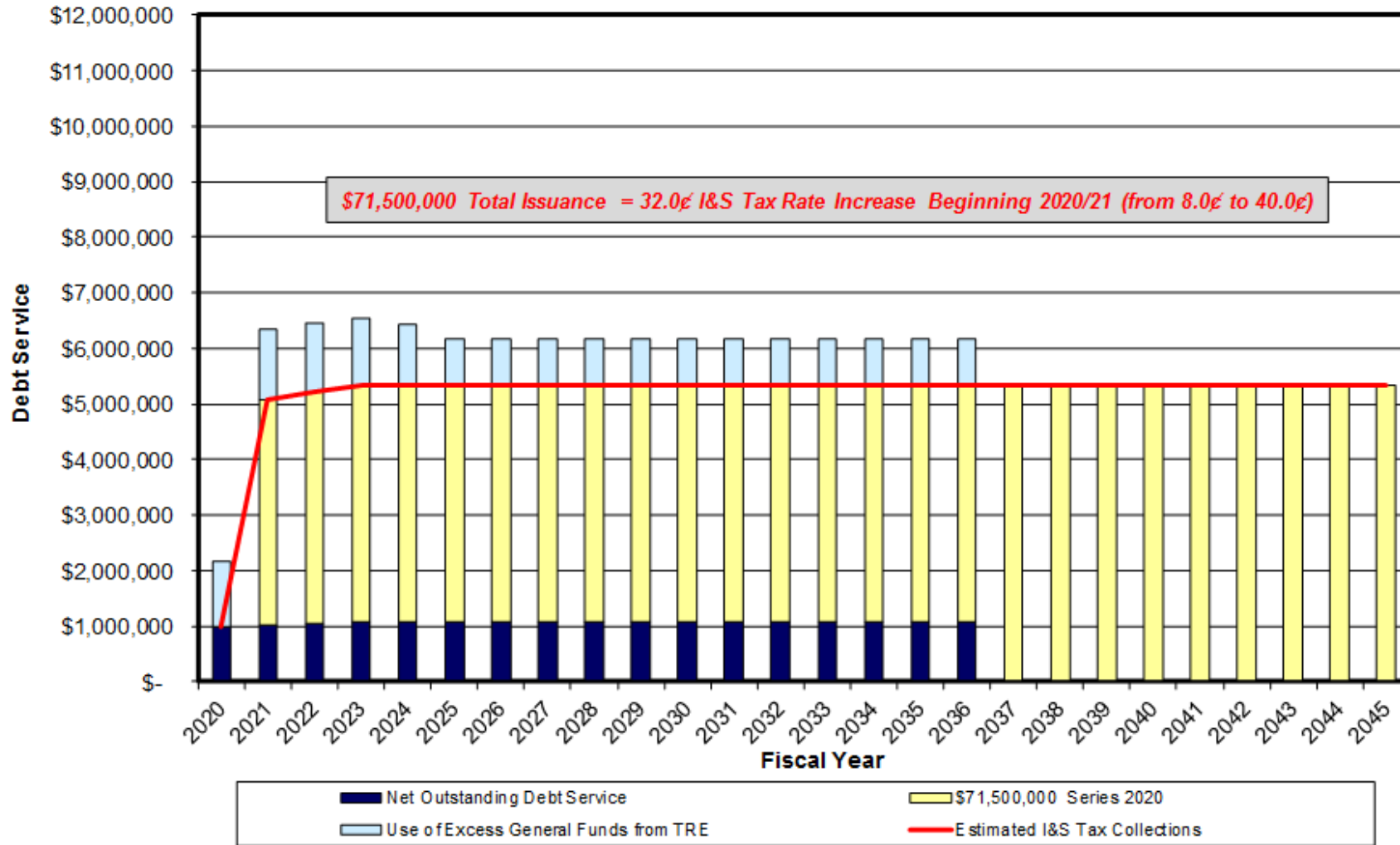
**\$71,500,000 Total Issuance = 32.0¢ I&S Tax Rate Increase (from 8.0¢ to 40.0¢)**

*Note: Does Not Include M&O Tax Rate Compression*



## GAINESVILLE INDEPENDENT SCHOOL DISTRICT

**Scenario 3: \$71,500,000 Assuming Taxable Value Growth of 2.50% Per Year for 3 Years**



# Tax Impact – Residential Home

**Scenario 3: \$71,500,000 Assuming Taxable Value Growth of 2.50% Per Year for 3 Years**

<b>Projected Cost to Homeowner for a 32.0¢ Increase for Voted Bonds</b>			
Home Value Before Exemptions	Home Value After \$25,000 State Exemptions	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$50,000	\$25,000	\$80.00	\$6.67
75,000	50,000	160.00	13.33
100,000	75,000	240.00	20.00
125,000	100,000	320.00	26.67
150,000	125,000	400.00	33.33
175,000	150,000	480.00	40.00
200,000	175,000	560.00	46.67
225,000	200,000	640.00	53.33
250,000	225,000	720.00	60.00

**No Tax Increase above the frozen level  
on the Homestead of Taxpayers 65 years of age and older  
who have applied for and received the Age 65 Freeze**

# Preliminary Bond Program Analysis

**Scenario 4: \$92,500,000 Assuming Taxable Value Growth of 2.50% Per Year for 3 Years**

## Assumptions:

Bond Election	–	Assumed to be May 2020
Issuance Date	–	Assumed to be August 2020
Amortization	–	Not-to-Exceed 25-Years with 10-Year Optional Early Redemption
Interest Rate	–	Assumed to be 4.00%
Collection %	–	Assumed to be 98%
Use of Funds	–	Planned Use of Excess Funds for the Outstanding Bonds

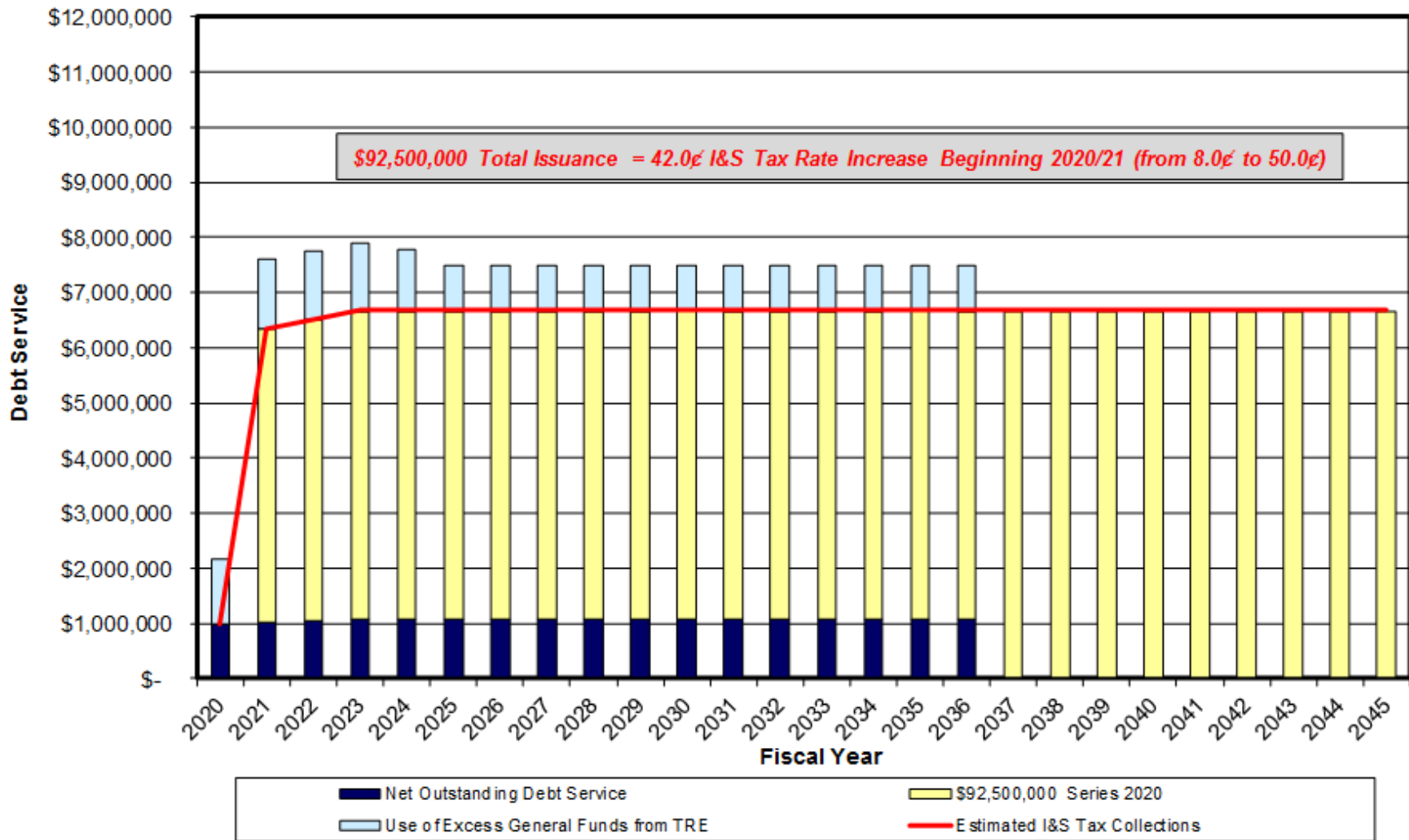
## Tax Impact:

**\$92,500,000 Total Issuance = 42.0¢ I&S Tax Rate Increase (from 8.0¢ to 50.0¢)**

*Note: Does Not Include M&O Tax Rate Compression*

## GAINESVILLE INDEPENDENT SCHOOL DISTRICT

**Scenario 4: \$92,500,000 Assuming Taxable Value Growth of 2.50% Per Year for 3 Years**



# Tax Impact – Residential Home

**Scenario 4: \$92,500,000 Assuming Taxable Value Growth of 2.50% Per Year for 3 Years**

<b>Projected Cost to Homeowner for a 42.0¢ Increase for Voted Bonds</b>			
Home Value Before Exemptions	Home Value After \$25,000 State Exemptions	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$50,000	\$25,000	\$105.00	\$8.75
75,000	50,000	210.00	17.50
100,000	75,000	315.00	26.25
125,000	100,000	420.00	35.00
150,000	125,000	525.00	43.75
175,000	150,000	630.00	52.50
200,000	175,000	735.00	61.25
225,000	200,000	840.00	70.00
250,000	225,000	945.00	78.75
<b>No Tax Increase above the frozen level on the Homestead of Taxpayers 65 years of age and older who have applied for and received the Age 65 Freeze</b>			

# **TEXAS SCHOOL FINANCE & BONDS**

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# Texas School Bond Elections

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- Since 2010, there have been 1,135 Texas School Bond Elections Representing \$89.1 Billion
- On Average, 113 Texas School Bond Elections Per Year
- On Average, 63% Conducted in May and 37% in November
- On Average, 9 out of 10 were Single Proposition Elections
- On Average, 75% Passed All or Part
  - Low Pass % was 49% in November 2010
  - High Pass % was 89% in November 2015
- 2019 – 125 Bond Elections for \$15.5 Billion (\$12.4 Billion Successful)

# Senate Bill 30

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- Stadium with seating for more than 1,000
- Natatorium
- Another Recreational Facility other than a gym, playground or play area
- Performing Arts Facility
- Housing for Teachers
- Technology Equipment other than security or infrastructure



# Texas School Finance

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- M&O Budget vs I&S Budget
- House Bill 3
- Appraised Values
- Public Finance vs Personal Finance
- Federal Government Debt vs Local School Finance

# Bond Election Timing

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- May 2, 2020
  - Board Action to Call for the Bond Election
    - On or Before February 14<sup>th</sup>
  - Early Voting
    - April 20<sup>th</sup> through April 28<sup>th</sup>
  - Bond Election
    - May 2, 2020
  - Canvass Bond Election Results
    - May 5<sup>th</sup> to May 13<sup>th</sup>
  - 30-Day Contest Period
    - 30 Days from the date the Board Canvasses the Bond Election Results
  - Sell the Bonds
    - Early August to Mid-September

# Bonding Capacity & Tax Rate - Questions





# Table Discussion

Martin Phillips & Rachel Pickett

*Every Leopard, Every Day*

# Table Discussion

**Discuss what you just heard.**

What's the impact to our community?  
What additional questions do you have?

(15 mins)



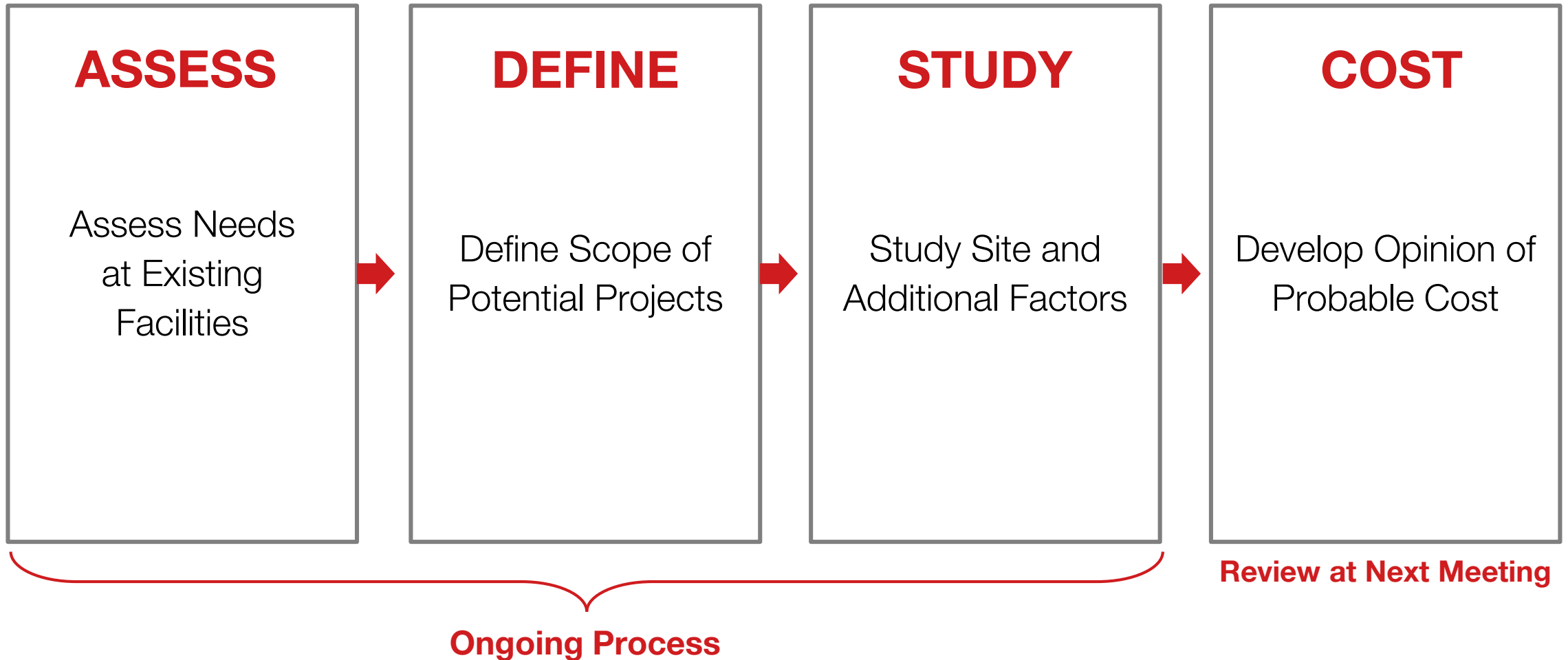
# Project Considerations

*Every Leopard, Every Day*

# Potential Facility Projects



# Planning Process





# Table Discussion

## **Project Prioritization**

As a table look over the results of the gallery walk and discuss. Afterwards, we will again engage in the gallery walk process to identify the top 3 – 5 projects that we want to focus on. (15 mins.)

**Dot value:**

**Pink - 3**

**Orange -2**

**Green -1**

# Next Steps

## **MEETINGS**

District and Campus Staff Meeting with Architectural Consultants



## **OPC**

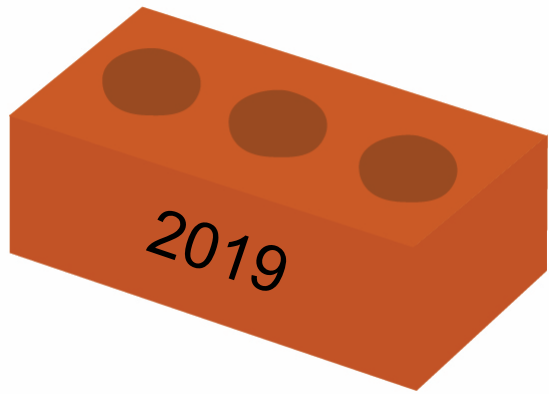
Architects will Develop Opinion of Probable Costs (OPC)



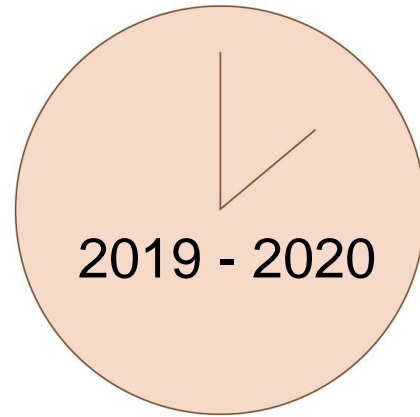
## **FSC Meeting #4**

Consider Project Costs & Prioritize Projects

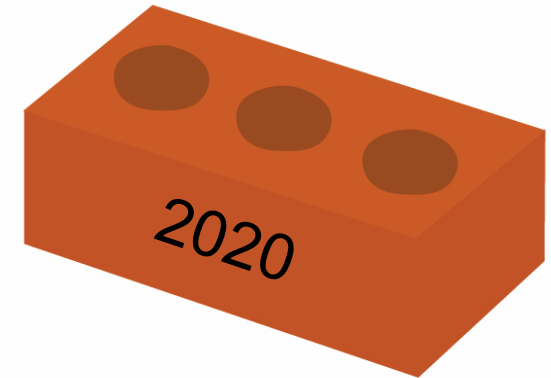
# What's Factored into the Construction Budget



+



=



## CURRENT CONSTRUCTION COST

Bricks, mortar, roof etc. –  
Estimated what it would cost to pay a contractor to do that work

## ESCALATION

Dollars of construction inflation that occur from today's date until **BID DAY**

Example:

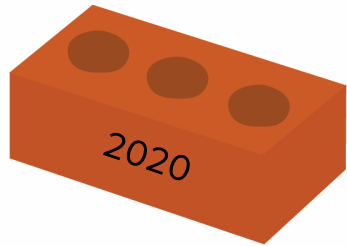
Basket of groceries in 2015: \$150

Basket of groceries in 2019: \$200

## TOTAL CONSTRUCTION COST

Estimate of projected contract bids

# What's Included in Total Project Budget



**TOTAL CONSTRUCTION COST**  
Estimate of projected contractible bids

+



**SOFT COSTS**  
Building permits, surveys and design fees

+

=



**TOTAL PROJECT BUDGET**  
"Turn Key"



**FURNITURE FIXTURES & EQUIPMENT (FFE)**  
Building furniture, classroom chairs, cafeteria tables, etc.

+



**TECHNOLOGY**  
Servers  
Telephone  
Security  
Cameras  
Computers

+



**CONTINGENCY**  
Emergency funds to cover unforeseen/ unexpected items such as material spikes, labor shortages or natural disasters

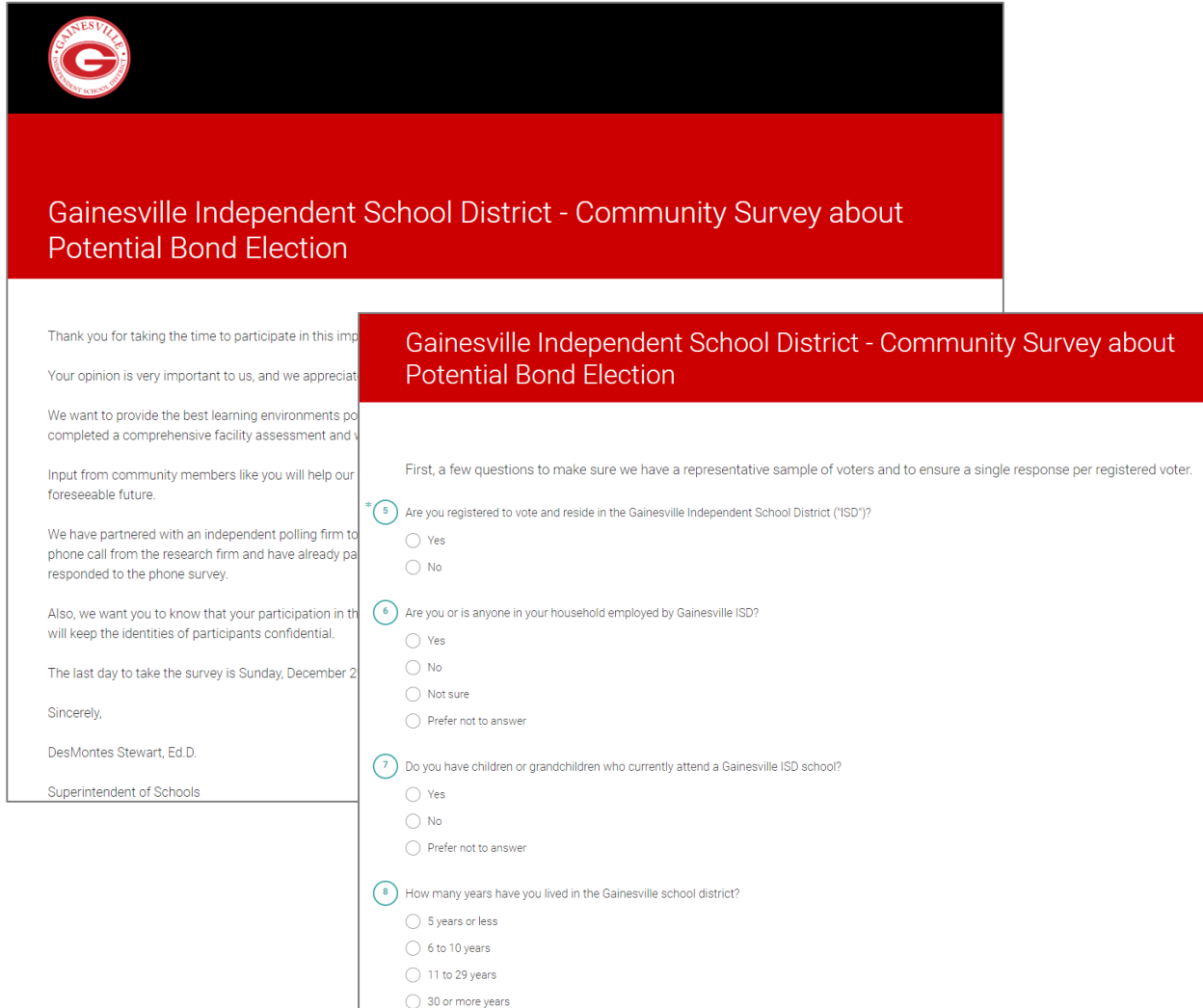


# Survey

Dr. Stewart

*Every Leopard, Every Day*

# Survey: [www.gainesvilleisd.org/facilitiesurvey](http://www.gainesvilleisd.org/facilitiesurvey)



The screenshot shows the beginning of a survey. At the top left is the Gainesville Independent School District logo. Below it is a red header with the text "Gainesville Independent School District - Community Survey about Potential Bond Election". The main content area is white and contains an introductory message from Superintendent DesMontes Stewart, Ed.D., and three numbered questions with radio button options.

**Gainesville Independent School District - Community Survey about Potential Bond Election**

Thank you for taking the time to participate in this important survey. Your opinion is very important to us, and we appreciate your input.

We want to provide the best learning environments possible for our students. We have recently completed a comprehensive facility assessment and we are looking for ways to improve our facilities for the foreseeable future.

Input from community members like you will help our district make decisions for the foreseeable future.

We have partnered with an independent polling firm to conduct this survey. You will receive a phone call from the research firm and have already participated in the survey.

Also, we want you to know that your participation in this survey is confidential. We will keep the identities of participants confidential.

The last day to take the survey is Sunday, December 29, 2013.

Sincerely,  
DesMontes Stewart, Ed.D.  
Superintendent of Schools

First, a few questions to make sure we have a representative sample of voters and to ensure a single response per registered voter.

\* 5 Are you registered to vote and reside in the Gainesville Independent School District ("ISD")?  
 Yes  
 No

6 Are you or is anyone in your household employed by Gainesville ISD?  
 Yes  
 No  
 Not sure  
 Prefer not to answer

7 Do you have children or grandchildren who currently attend a Gainesville ISD school?  
 Yes  
 No  
 Prefer not to answer

8 How many years have you lived in the Gainesville school district?  
 5 years or less  
 6 to 10 years  
 11 to 29 years  
 30 or more years

- Available now – December 29
- Administered by a third-party research firm
- Results will be shared at Meeting #4



# Closing

Dr. Stewart

*Every Leopard, Every Day*

# Next Meeting

## **Wednesday, January 8**

Tour: 5:30

Meeting Begins: 6 pm

### **Chalmers Elementary**

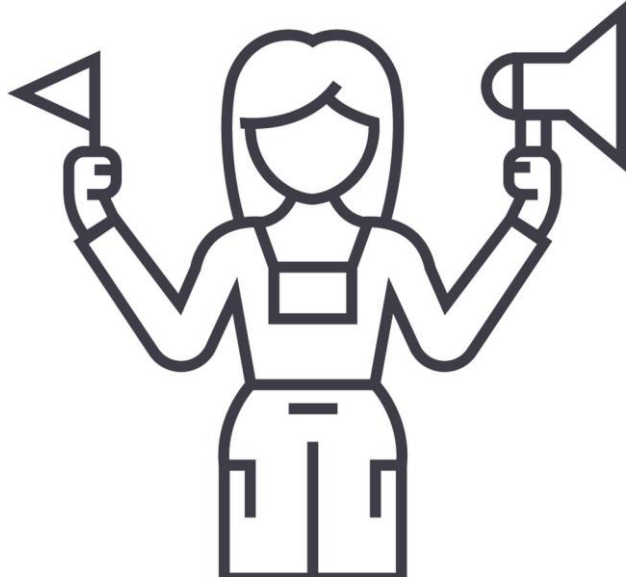
600 Radio Hill Road

### Tentative Agenda:

- Meeting 3 Recap
- Survey Results
- Review Project Costs
- Prioritize Projects
- Reach Consensus
- Discuss Presentation to the Board & Next Steps



A few thoughts before we close...



## **Tours**

5:30 - 6 pm

8 - 8:30 pm

*thank you*