



GAINESVILLE ISD

LONG RANGE

FACILITY PLANNING COMMITTEE

Welcome

Dr. DesMontes Stewart, Superintendent

Why Are We Here?

BUILDING FUTURES

 **GAINESVILLE**
INDEPENDENT SCHOOL DISTRICT

Every Leopard, Every Day



A Few Housekeeping Items Before We Get Started:

- LRFPC Meetings are Special-Called Board Meetings
- LRFPC 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
- Breaks

Tonight's Agenda

1. Introductions
2. Committee Overview
3. GISD Bond History
4. District Overview
5. Current Facilities
6. Bond-Planning Process
7. Define Consensus
8. Closing



GISD Board of Trustees



Corey Hardin
Place 7
President



Marvin Royal
Place 2
Vice President



Nathan Dempsey
Place 4
Secretary



Phil Neelley
Place 6



Latecia Hendricks
Place 1



Dan Doss
Place 3



Laura Otts
Place 5

Additional Resources to Committee

- Gainesville ISD Administration
- Consultants

Committee Overview

Arena Blake, Huckabee

Our Committee Members

Approximately 30 citizens committed to the students of
Gainesville ISD.

Represent a diverse cross section of our school district.

Bring varying perspectives to this planning committee.

YOU are Leopard Pride!

Let's Get to Know Each Other!

Stand if you...

- Have lived in Gainesville ISD for 3 years or less
- Have lived in Gainesville ISD for 4 to 9 years
- Have lived in Gainesville ISD for 10-15 years
- Have lived in Gainesville ISD for more than 15 years
- Have lived in Gainesville ISD your entire life (or most of it!)

Let's Get to Know Each Other!

Stand if you...

- Attended school in Gainesville ISD
- Have a child who is currently enrolled in a Gainesville ISD elementary school
- Have a child who is currently enrolled in Gainesville Junior High
- Have a child who is currently enrolled in Gainesville High School
- Have children at multiple schools in Gainesville ISD
- Have at least one child who has graduated from Gainesville ISD
- Have young children at home who are not yet school aged
- Have grandchildren in the district
- Serve in a leadership role for an area business, church or organization



“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).

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

Committee Schedule

Meeting #1

Thursday, March 23

Gainesville ISD Admin Bldg

Meeting #2

Tuesday, April 18

Gainesville Junior High

Meeting #3

Thursday, May 11

Edison Elementary

Meeting #4

Tuesday, June 6

Chalmers Elementary

Meeting #5

Tuesday, June 27

Gainesville Intermediate

Other Important Dates:

July 17 – Board Meeting

August 21 – Deadline to Call Bond Election

November 7, 2023 – Election Day

Transparency

Committee meeting agendas, minutes and FAQs will be posted on the GISD website

www.gainesvilleisd.org/longrangeplanning

TABLE DISCUSSION (3-5 min.)

- What qualities make a good committee member?

GISD Bond History

Dr. DesMontes Stewart, Superintendent

Gainesville ISD Bond History

1957	Construct High School	\$1.5 M
1960	Construct Edison and Add 4 Rooms at HS	\$475,000
1965	Construct Competition Gym	\$125,000
1971	Construct Vocational Classrooms and Third Floor Classrooms at GJHS	
<i>1985</i>		<i>\$9.56 M</i>
1995	Construct Lee and Chalmers, Renovate Edison and Extend Campus	\$9.5 M
<i>2003</i>	<i>Construct New High School, Academic/Vocational Facility & Renovation of Existing High School</i>	<i>\$22.2 M</i>
<i>2003</i>	<i>Construction and Equipment of Athletic/Co-Curricular Facilities</i>	<i>\$4.2 M</i>
2005	Construct New High School/Renovate Existing HS to be used as Jr. High	\$29.5 M

Facilities Steering Committee

MET 5 TIMES IN THE FALL OF 2019 AND STUDIED:



- Deficiencies in existing facilities
- Grade alignment/school configuration
- Impact of the student enrollment projections
- Safety and security systems
- Results of a community survey
- Financial analysis of bonding capacity

2020 Bond Proposal - \$35.1M

EXPANSIONS AT CHALMERS AND LEE



22,800+ SF Expansion

- Classroom Addition for 250 Students
- New Gym/Shelter
- Library Expansion
- Cafeteria Expansion
- Parking Expansion



23,600+ SF Expansion

- Classroom Addition for 250 Students
- New Gym/Shelter
- Library Addition
- Cafeteria Addition
- Parking Expansion

SAFETY & SECURITY UPGRADES

- Controlled Vestibules
- Re-Key All Buildings
- Upgrade Fire Alarm Panels
- Add Storm Shelters to Chalmers & Lee

CAPITAL IMPROVEMENTS

- HVAC Systems
- New Roofs
- Correct Water Infiltration
- Sealant Work
- Paint
- Replace Carpet

2020 Bond Proposal - \$35.1M

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SAFETY & SECURITY UPGRADES

- Controlled Vestibule
- Re-K...

CAPITAL IMPROVEMENTS

- HVAC Systems
- New Roofs
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- Sealant Work
- Paint
- Replace Carpet

CANCELED DUE TO COVID-19

What Happened Next?

Facility
Assessment
SPRING 2019

Demographic
Report
SPRING 2019

Financial
Analysis
FALL 2019

Formed
the FSC
FALL 2019

FSC Met 5
Times to Study &
Prioritize Needs
FALL 2019

FSC Presented
Recommendation
to the Board
FEBRUARY 2020

Board Called
May 2020
Bond Election
FEBRUARY 2020

Election Postponed
and Ultimately
Canceled Due to
COVID-19
FALL 2020

Reconvened the
FSC
SPRING 2021

Financial Analysis
SUMMER 2021

Discussed Project
Options
SUMMER 2021

New FSC
Recommendation
to the Board
SUMMER 2021

2021 Bond Proposal - \$70M

New Gainesville Middle School at Existing Site: \$70,000,000

Serve Grades 6-8 | Capacity for 850 Students

Included in the new school proposal:

- Career and Technical Spaces
- Special Program Spaces: Resource, Life Skills, Behavioral Intervention
- Fine Arts: Band, Choir, Visual Arts, Theater Arts
- Physical Education: PE, Athletics, Gymnasium, Weight Room
- Library
- Cafeteria and Kitchen
- Administration Spaces
- Furniture and Equipment
- Storm Shelter
- Modern Safety and Accessibility Features
- Increased Technology

2021 Bond Proposal - \$70M

GAINESVILLE ISD



2021 **BOND**






*Election
Results*

For: 484 (31%)

Against: 1,097 (69%)

Total Votes: 1,581

A Look at Escalation

	2006	2018	2023	Change
	\$1.26/Gallon Regular	\$1.97/Gallon Regular	\$3.41/Gallon Regular	170%
	\$3.20/Gallon Whole Milk	\$2.96/Gallon Whole Milk	\$4.20/Gallon Whole Milk	31%
	\$1.31/Dozen	\$1.06/Dozen	\$4.25/Dozen	224%
	\$22,651	\$36,270	\$46,431	105%
	\$24,487	\$43,000	\$47,248	93%

Gainesville HS: Then vs. Now



Cost in 2006

\$29,500,000

Cost in 2023

\$72,900,000

Change

147%

Growth is Coming!



If the Board chooses to call a November 2023 bond election, it will have been two years since the district's last bond election, which failed.

TABLE DISCUSSION (5-7 min.)

- How will you be part of sharing this committee's work and the district's needs to the community?
- What are the challenges associated with overcoming the failed 2021 bond election?

District Overview

Dr. DesMontes Stewart, Superintendent

Leopard Pride: What We Believe



— Every Leopard, Every Day —

Vision Statement

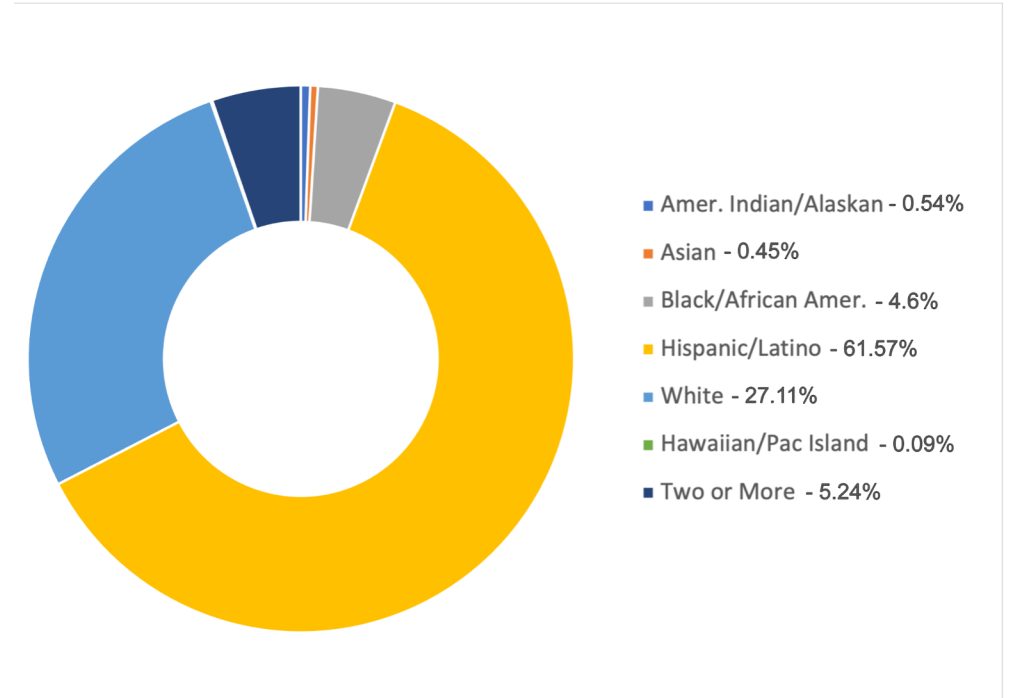
Reaching every student every day to be learners and leaders.

Mission Statement

We ensure students and staff develop the knowledge, skills and attitudes necessary for immediate and future success, through a cooperative effort of school, home and community.

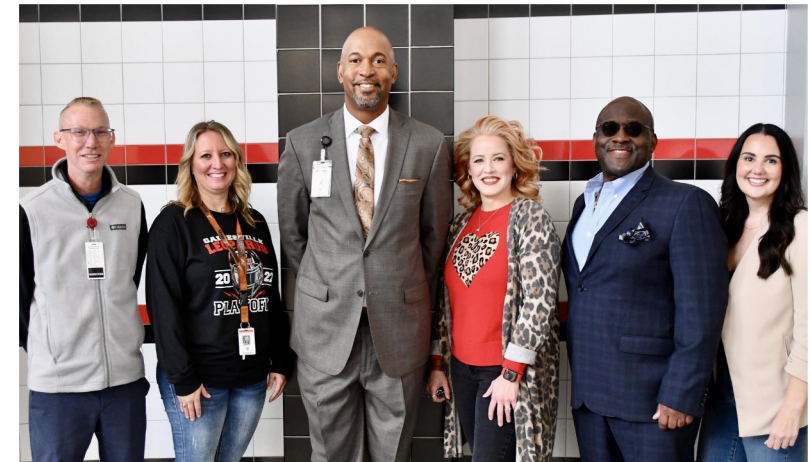
Leopard Pride: Who We Are

3,178 students



Leopard Pride: Who We Are

400 employees



Leopard Pride

- Financial Integrity Rating System of Texas (FIRST Report) - SUPERIOR Rating 20 years straight
- UIL Success and continuous improvements across Academics, Athletics and Fine Arts
- Collegiate Academy - Earn up to an Associate Degree at a fraction of the cost
- Red River Promise District
- Two - Way Dual Language Program
- Community Involvement
- OPPORTUNITIES for students

Leopard Pride

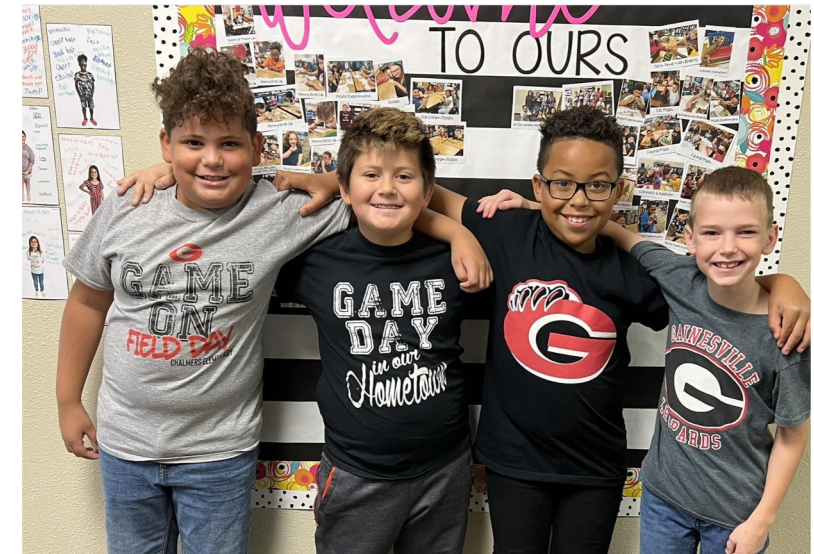


Table Activity

You are on vacation and are seated at a community table with others who you don't know. During the conversation everyone shares where they are from and a little about themselves with their new table mates. It is during this conversation that someone at the table asks you what makes Gainesville ISD such a great district and why you live in that district.

What makes Gainesville ISD so unique and special? (3 - 5 mins)

Current Facilities

Joe Warren, Director of Maintenance & Operations

Leopard Pride: Who We Are

6 campuses | 503,454 square feet



Gainesville High School
Grades 9-12 | Built in 2006



Gainesville Junior High
Grades 7-8 | Built in 1958



Gainesville Intermediate
Grades 5-6 | Built in 1997



Chalmers Elementary
Grades 2-4 | Built in 2000



Edison Elementary
Grades PreK-1 | Built in 1961



Head Start
Early Childhood | Built in 2000

Table Discussion

(2-3 min.)

- What is your overall impression of GISD facilities?
- How do you feel the facilities align with GISD's core beliefs?
- What works well in our facilities?
- What improvements could be made to our facilities?

Facility Updates

Facility maintenance and updates are currently in progress across the district with limited available funds.

Warehouse Distribution Center



Ag Facility Expansion



Centralized Admin Building



- Existing Conditions Inspection Complete.
- Final Round of Floor Plan Design Complete.
- Anticipated Permitting: July 2023

Chalmers Secure Vestibule

- Coming Summer 2023



Intermediate Secure Vestibule

- Coming Summer 2023



Kitchen Equipment Replacement



Summer 2023 Projects

- Replace Cafeteria Tables at Chalmers.
- Update Inclusive Playground at Chalmers.
- Repave Rear Drive at Edison.
- Remove Overhead Door in Intermediate Gym.
- Commence District Rekey and Door Security Hardware Upgrade.
- Replace HVAC at DAEP.

Bond-Planning Process

Arena Blake, Huckabee

Bond Planning Process

ASSESS

Assess Needs
at Existing
Facilities

Identify deficiencies
and inequities
in existing
campuses

REVIEW

Review
Financial
Data

Understand the financial
implications to make
fiscally-sound
recommendations

STUDY

Study
Demographics &
Enrollment
Projections

Determine areas of
overcapacity and needs
for future growth

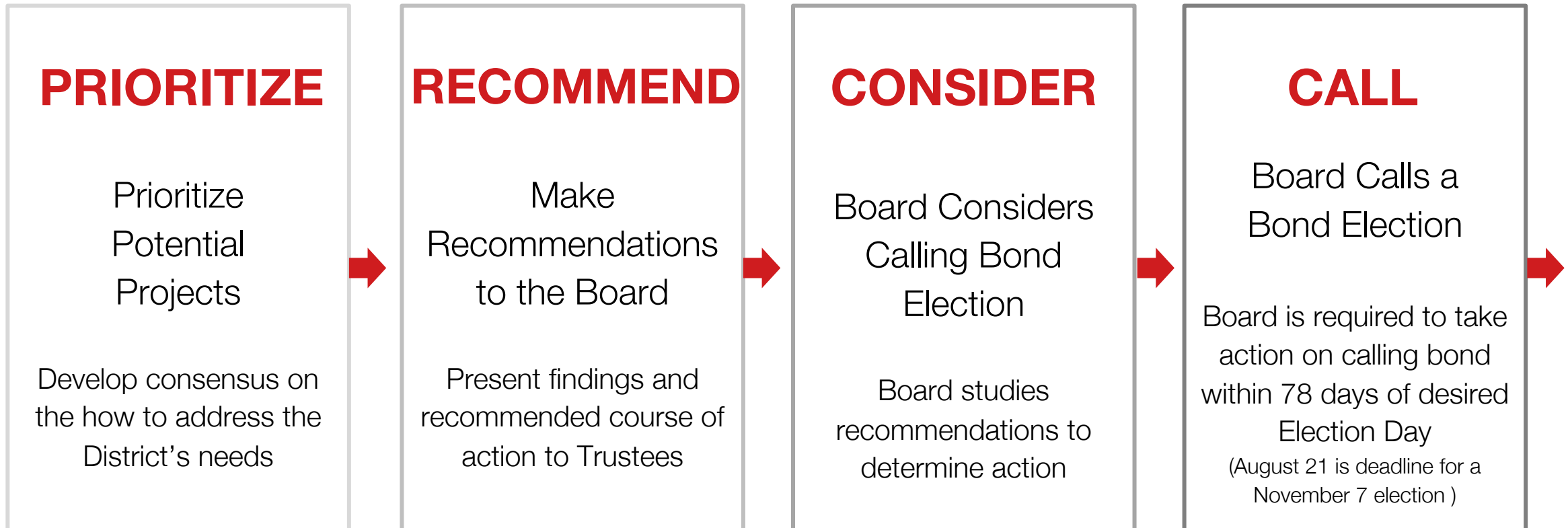
ESTABLISH

Establish
Long Range
Facilities Planning
Committee

Create invaluable
community input in the
decision-making

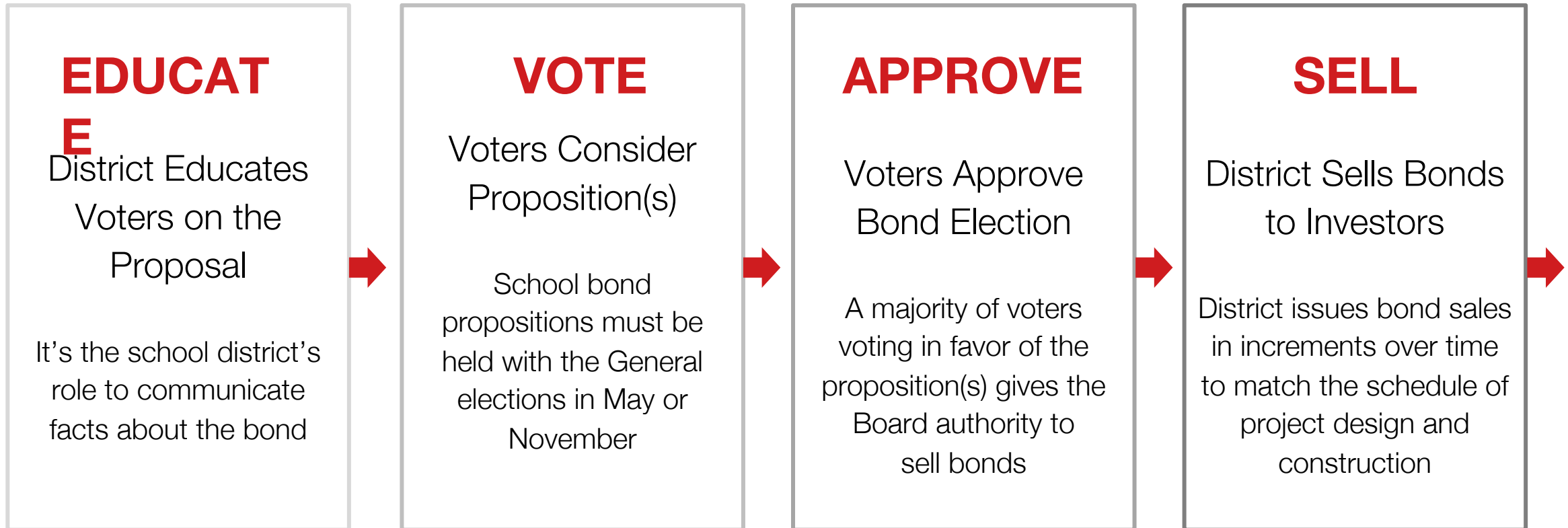
Ongoing Responsibilities of GISD

Bond Planning Process



Responsibility of the
LRFPC

Bond Planning Process



Shared
Responsibility

Bond Planning Process

LEVY

Board Levies
I&S Tax Rate

The Interest & Sinking tax rate (set annually) is levied to make annual debt payments

DESIGN

Project Design

Project design is a multifaceted process that begins conceptual and concludes with construction documents

BID

Projects Bid

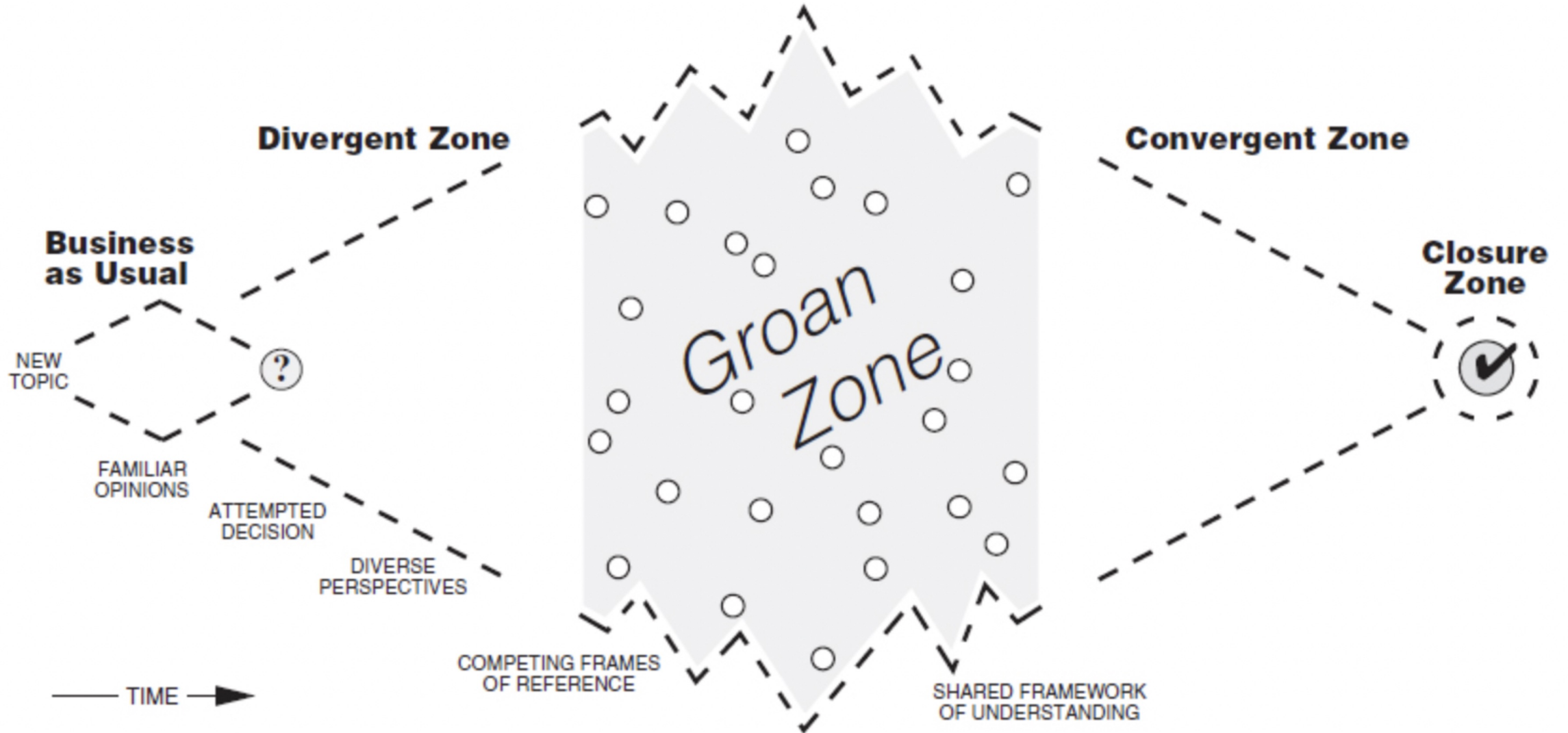
Projects are bid in the competitive market to select a contractor and get the best value for the District

CONSTRUCT

Project
Construction

Construction takes approx. 12-14 mos. for an elementary and 24-28 mos. for a high school

Group Decision Making



Define Consensus

Consensus is defined by Merriam-Webster as:

- a general agreement
- the judgment arrived at by most of those concerned
- group solidarity in sentiment and belief;
- *concerned with the process of deliberating and finalizing a decision*

Goal:

Goal is to agree on a definition and then, once recommendation goes forward, for everyone to be able to support it.

Table Discussion:

What is our definition of consensus?

- Unanimous agreement
- Unanimous consent (“I can support that.”)
- Unanimous agreement minus one or two votes
- Unanimous consent minus one or two votes
- Super majority thresholds (90%, 80%, 75%, two-thirds, and 60% are common)
- Simple majority

Questions?

Closing

Dr. DesMontes Stewart, Superintendent

Next Meeting

Tuesday, April 18

Meeting Begins: 5:30 p.m.

**Gainesville Junior High School
Tour**