



College Station Independent School District

Success...each life...each day...each hour

MEMORANDUM

To: Dr. Valerie Jochen, Board President

From: Dr. Clark Ealy, Superintendent of Schools *CE*
8/14/15

Date: August 13, 2015

Subject: Consideration and possible approval of an order calling a bond election to be held by the College Station ISD on November 3, 2015

Agenda Item: E-3

Board Priority/
District Goal: Priorities A & B; Goals 1, 2 & 3

Background

At the February 2015 Board meeting, the Board of Trustees chartered an ad hoc advisory committee to study and make recommendations regarding long range facilities planning. The purpose of the 2015 Planning for Growth Committee (PFG) was to review CSISD enrollment history and projections, the state of current facilities and long range facilities plans, and other potential capital needs.

As with any discussion that includes school facilities, the committee also studied issues related to school finance, specifically related to the CSISD debt service tax rate.

The 34-member PFG committee comprised of 25 parents and community members and nine non-voting CSISD representatives including administrators, teachers and board members, developed a list of projects to review that included:

- New Facilities
 - Intermediate School #3
 - Middle School #3
 - Elementary School #10
 - District Performing Arts Center
 - Sports and Recreation Center



College Station Independent School District

Success...each life...each day...each hour

- Renovations
 - Flexible Learning Spaces at Current Intermediate and Middle Schools
 - Renovations and Additions to AMCMS Boys' and Girls' Locker Rooms
 - Oakwood Intermediate School Entrance
 - Cypress Grove Additional Restrooms
- Other
 - School Buses
 - Technology
 - Deferred Maintenance
 - Land Acquisition

The committee prioritized the projects by having each committee member assign a numerical value for each project: 1=High Priority; 2=Medium Priority; 3=Low Priority; and 4=Should Not Do at This Time. Thus, the range for projects could run from 1.0 to 4.0 with the lower values representing the higher priority projects. There was a distinct difference in the eyes of the committee between most projects considered and two other projects. Ballot results are summarized below.

Potential Project	Average
• Intermediate School #3	1.00
• Middle School #3	1.00
• Elementary School #3	1.05
• Deferred Maintenance	1.37
• AMCMS Locker Rooms	1.47
• Technology	1.47
• Cypress Grove Restrooms	1.53
• Land Acquisition	1.63
• Buses	1.84
• Flexible Learning Spaces	1.89
• Oakwood Entrance	1.95
• Performing Arts Center	3.53
• Sports and Rec Center	3.79

A presentation was made to the school board on May 19, 2015 that included a recommendation from the Planning for Growth (PFG) committee to move forward with all of the projects, except the performing arts center and the sports and recreation center.

Over the summer the administration worked with VLK Architects and Pepper Lawson General Contractors to evaluate the scope and pricing of the various projects. Updated project costs were provided at the July 21, 2015 workshop and the August 4, 2015 budget workshop.



College Station Independent School District

Success...each life...each day...each hour

Attached is the final recommendation of projects to be included in a November 3, 2015 bond election. The projected costs, which include professional service fees, bond insurance technology, equipment fees and construction costs is \$135,900,000. If approved by the voters of College Station ISD, the district would have the option to sell all of the bonds in either one or two sales, based on which option would provide the best value to the district.

If the bonds are sold in one sale, the additional bond debt is projected to increase the district's debt service tax rate between 6.85 cents and 10 cents per \$100 valuation for the 2016-17 school year. If the bonds are sold in two sales, the districts debt service tax rate is projected to increase between 2.15 cents and 4.37 cents per \$100 in valuation in 2016-17 and an additional 4.0 cents to 4.57 cents in 2017-18. The debt service tax rate can be determined only after property values and the terms of the bond sale are known.

The debt service tax rate for CSISD for the past several years has been:

- 2010-2011: 31.0 cents
- 2011-2012: 33.5 cents
- 2012-2013: 29.5 cents
- 2013-2014: 28.0 cents
- 2014-2015: 34.0 cents
- 2015-2016: 32.3 cents **

** Projected based on Board Agenda Item J-2 at the 8/18/15 Board Meeting

Recommendation

It is recommended that the Board of Trustees of College Station Independent School District approve an order calling a bond election to be held on November 3, 2015.