



LONG-RANGE FACILITY PLANNING COMMITTEE

Meeting #4 Wednesday, December 7, 2022

WELCOME

• Meeting 3 Recap

- Facility Tour & Discussion (Middle School)
- Review Project Solutions & Associated Costs
- Build-a-Bond (Prioritize projects/needs)
- Discussion

May 2023 Bond Scope - Package Option 1

New Intermediate (3-5) at existing ES site	\$35,934,775
Junior High Renovation & Additions	\$15,103,534
Existing High School Renovations - Security Focus Only - Vestibule and Fencing	\$483,551
Total May 2023 Bond Budget (\$??M)	\$51,521,860

May 2023 Bond Scope - Package Option 3

New Intermediate (3-5) at existing ES site expand existing kitchen and cafeteria	\$33,677,372
Existing High School Renovations - Security Focus Only - Vestibule and Fencing	\$483,551
Total May 2023 Bond Budget (\$??M)	\$34,160,923

May 2023 Bond Scope - Package Option 6

Junior High Renovation & Additions	\$15,103,534
Existing ES Renovation - Replace Ext CR doors and Windows + Reno Upper CRs for 2nd Grade	\$7,287,172
High School Renovations - Parking and Fencing Focus only (security directly by district)	\$1,575,916
Total May 2023 Bond Budget (\$??M)	\$23,966,622

GROUP 1

• OPTION 6

- tax amount
- keep @ \$25m (part of way) → next IS in future

\$25m

GROUP 2

• OPTION 1 (modified)

- new IS @ \$35m
- see school district for new residents
- renovations would be great, but pass?
- prefer to do it all (\$48m)

\$35m

GROUP 3

• OPTION 6

- realistic with what can pass
- ES needs most right now
- OPTION 1 in theory would be great, but too much?

\$25m

GROUP 4

• OPTION 3

- new IS @ existing site
- security @ HS
- some JHS renovations (\$35m cap)
- growth looks at schools
- putting money into old school not the best

\$35m

Potential Project Costs

May 2023 Bond Budget

ROCKDALE ISD

16-Nov-22



STATEMENT OF PROBABLE COSTS

Total Construction and Development Costs

May 2023 Potential Bond Projects

New Intermediate (3-5) at existing ES site expand existing kitchen and cafeteria	\$33,677,372
New Intermediate (3-5) at existing ES site	\$35,934,775
Junior High Renovation & Additions	\$15,103,534
Intermediate Additions and Renovations (2-5)	\$13,614,738
Existing High School Renovations - Security Focus Only - Vestibule and Fending	\$483,551
High School Renovations - Parking and Fending Focus only (security directly by district)	\$1,575,916
Existing High School Renovations - Complete except for Building Additions	\$2,229,415
ES Renovations - Temporary Solution Security Upgrades - Replace Exterior Classroom doors and Windows	\$1,500,000
Existing ES Renovation - Replace EXC R doors and Windows + Reno Upper CRs for 2nd Grade	\$7,287,172

May 2023 Bond Scope - Package Option 1

New Intermediate (3-5) at existing ES site	\$35,934,775
Junior High Renovation & Additions	\$15,103,534
Existing High School Renovations - Security Focus Only - Vestibule and Fending	\$483,551
Total May 2023 Bond Budget(\$??M)	\$51,521,860

May 2023 Bond Scope - Package Option 2

New Intermediate (3-5) at existing ES site expand existing kitchen and cafeteria	\$33,677,372
Junior High Renovation & Additions	\$15,103,534
Existing High School Renovations	\$2,229,415
Total May 2023 Bond Budget(\$??M)	\$51,010,322

May 2023 Bond Scope - Package Option 3

New Intermediate (3-5) at existing ES site expand existing kitchen and cafeteria	\$33,677,372
Existing High School Renovations - Security Focus Only - Vestibule and Fending	\$483,551
Total May 2023 Bond Budget(\$??M)	\$34,160,923

May 2023 Bond Scope - Package Option 4

Intermediate Additions and Renovations (2-5)	\$13,614,738
ES Renovations - Temporary Solution Security Upgrades - Replace Exterior Classroom doors and Windows	\$1,500,000
Junior High Renovation & Additions	\$15,103,534
Existing High School Renovations	\$2,229,415
Total May 2023 Bond Budget(\$??M)	\$32,447,688

May 2023 Bond Scope - Package Option 5

Junior High Renovation & Additions	\$15,103,534
Existing High School Renovations - Security Focus Only - Vestibule and Fending	\$483,551
Total May 2023 Bond Budget(\$??M)	\$15,587,085

May 2023 Bond Scope - Package Option 6

Junior High Renovation & Additions	\$15,103,534
Existing ES Renovation - Replace EXC R doors and Windows + Reno Upper CRs for 2nd Grade	\$7,287,172
High School Renovations - Parking and Fending Focus only (security directly by district)	\$1,575,916
Total May 2023 Bond Budget(\$??M)	\$23,966,622

No Bond Allocated Projects

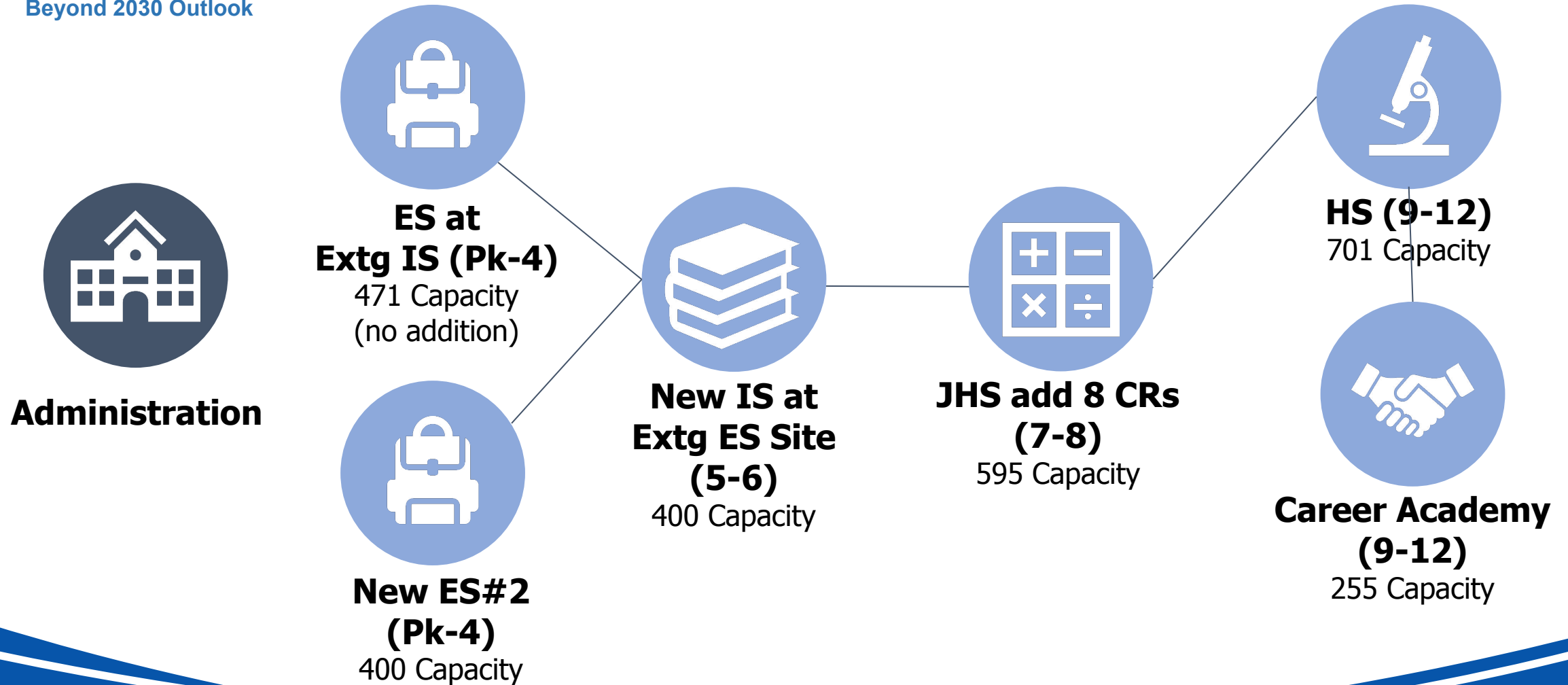
Maintenance Projects - Funded Yearly in RISD and Outside Funding		
Career Academy Renovations - grant & outside funding	allowance	\$10,000,000
Reboating ES to existing intermediate	allowance	\$65,000
Total Maintenance Projects		\$10,065,000

FUTURE BOND CONSIDERATIONS (assuming 2030 Opening)

New 500 Student Elementary School		\$69,416,614
Future HS Ag Weibling and Construction Trades Building + 16 Classroom 2-story Building Addition		\$36,122,028
Total - Future Considerations		\$105,538,642

Long-Range Master Plan – Option 3

Beyond 2030 Outlook



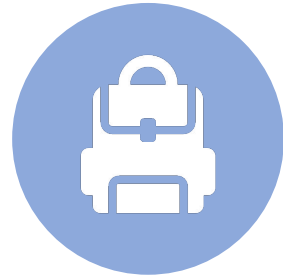
2,822 Students

Long-Range Master Plan – Option 2

Beyond 2030 Outlook



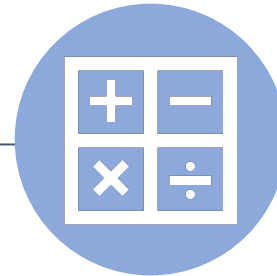
Administration



**ES at
Extg IS (Pk-2)**
471 Capacity
(no addition)



**New IS at
Extg ES Site
(3-5)**
400 Capacity



**JHS add 8 CRs
(6-8)**
595 Capacity



HS (9-12)
701 Capacity

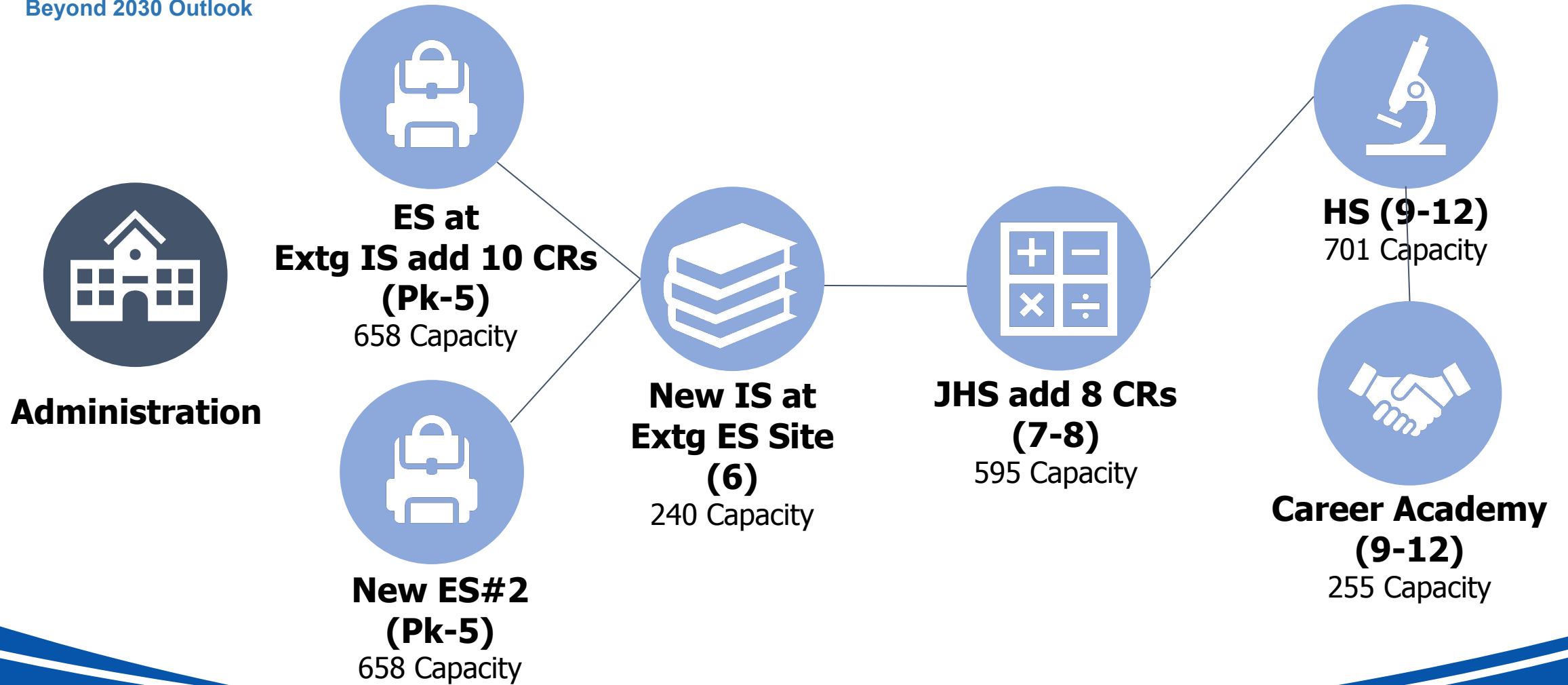


**Career Academy
(9-12)**
255 Capacity

2,422 Students

Long-Range Master Plan – Option 3 revised

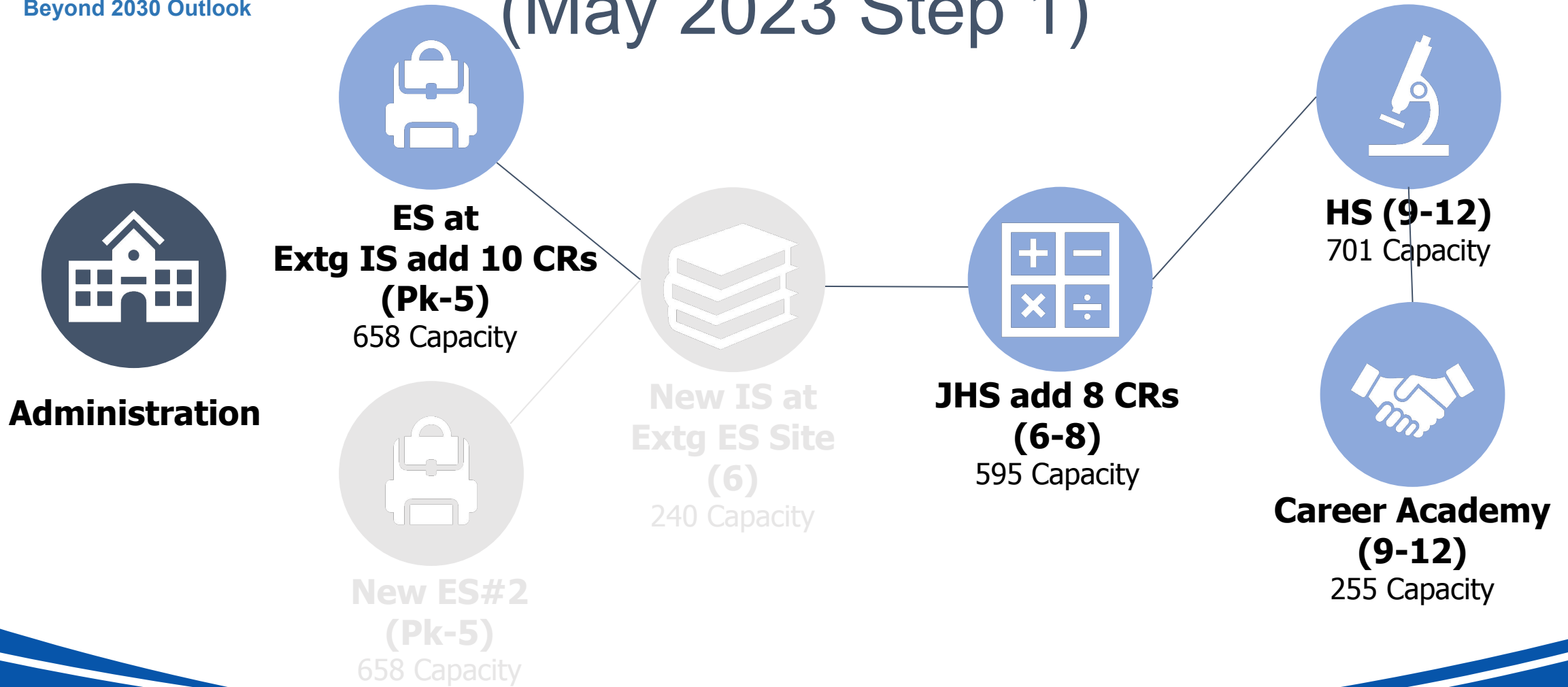
Beyond 2030 Outlook



3,107 Students

Long-Range Master Plan – Option 3 revised (May 2023 Step 1)

Beyond 2030 Outlook



2,209 Students

future resilient tough
dedicated community
helpful kind fundamental
welcoming
potential family classy
prideful
great growing relentless
2nd home



COMMITTEE MEMBERS

The Long-Range Bond Planning Committee is comprised of a diverse representation of the Rockdale ISD community.

Brittany Bell

Anna Bland

Braden Byrd

Amy Caffey

Jessie Casas

Lisa Gerthe

Jim Gibson

Barbara Holly

Rita Juergens

David Kaufmann

Quinn Kearney

Janice Keen

Jeff King

Angela Locker

Billy Ogea

Guillermo Pantaleon

Kim Pizana

Raymon Puente

Jessica Skrhak

Dallas Spence

Jackie Thornton

Bobby Joe Tindle, Jr.

Tawana Valdez

Herbie Vaughn

Steve Young

Pete Zenner

Jeff Zapata

Kristen Zycha



MEETING AGENDA

- Previous Meeting Review
- Updated Tax Impact Scenarios with 30 year term
- Community Survey Results
- Facility Tour of Rockdale High School
- Reconvene & Discuss
- Review and reassess “Build-a-Bond” activity results
- Committee Discussion & reach consensus
- Hospital Tour



**Updated Tax
Impact Scenarios
(30 year term vs
previous 25 year)**

BOND AMOUNT SCENARIOS

(* 30 year note vs mtg previous 25 year note)

SCENARIO AMOUNT	I&S TAX RATE	I&S TAX RATE INCREASE
\$30,000,000	\$0.4067	\$0.0448
\$52,680,000	\$0.4998	\$0.1379

ANNUAL TAX IMPACT SCENARIOS

APPRAISED HOME VALUE	STATE HOMESTEAD EXEMPTION	TAXABLE VALUE	\$30,000,000 SCENARIO	\$52,680,000 SCENARIO
\$70,000	\$40,000	\$30,000	\$13.44	\$41.37
\$80,000	\$40,000	\$40,000	\$17.92	\$55.16
\$90,000	\$40,000	\$50,000	\$22.40	\$68.95
\$100,000	\$40,000	\$60,000	\$26.88	\$82.74
\$125,000	\$40,000	\$85,000	\$38.09	\$117.21
\$144,101	\$40,000	\$104,101	\$46.64	\$143.55
\$175,000	\$40,000	\$135,000	\$60.49	\$186.16
\$200,000	\$40,000	\$160,000	\$71.69	\$220.63
\$225,000	\$40,000	\$185,000	\$82.89	\$255.10
\$250,000	\$40,000	\$210,000	\$94.09	\$289.57
\$275,000	\$40,000	\$235,000	\$105.30	\$324.05

\$30,000,000 TAX IMPACT SCENARIO

APPRAISED HOME VALUE	STATE HOMESTEAD EXEMPTION	TAXABLE VALUE	ANNUAL IMPACT	MONTHLY IMPACT
\$70,000	\$40,000	\$30,000	\$13.44	\$1.12
\$80,000	\$40,000	\$40,000	\$17.92	\$1.49
\$90,000	\$40,000	\$50,000	\$22.40	\$1.87
\$100,000	\$40,000	\$60,000	\$26.88	\$2.24
\$125,000	\$40,000	\$85,000	\$38.09	\$3.17
\$144,101	\$40,000	\$104,101	\$46.64	\$3.89
\$175,000	\$40,000	\$135,000	\$60.49	\$5.04
\$200,000	\$40,000	\$160,000	\$71.69	\$5.97
\$225,000	\$40,000	\$185,000	\$82.89	\$6.91
\$250,000	\$40,000	\$210,000	\$94.09	\$7.84
\$275,000	\$40,000	\$235,000	\$105.30	\$8.78

\$52,680,000 TAX IMPACT SCENARIO

APPRAISED HOME VALUE	STATE HOMESTEAD EXEMPTION	TAXABLE VALUE	ANNUAL IMPACT	MONTHLY IMPACT
\$70,000	\$40,000	\$30,000	\$41.37	\$3.44
\$80,000	\$40,000	\$40,000	\$55.16	\$4.60
\$90,000	\$40,000	\$50,000	\$68.95	\$5.75
\$100,000	\$40,000	\$60,000	\$82.74	\$6.90
\$125,000	\$40,000	\$85,000	\$117.21	\$9.77
\$144,101	\$40,000	\$104,101	\$143.55	\$11.96
\$175,000	\$40,000	\$135,000	\$186.16	\$15.51
\$200,000	\$40,000	\$160,000	\$220.63	\$18.39
\$225,000	\$40,000	\$185,000	\$255.10	\$21.26
\$250,000	\$40,000	\$210,000	\$289.57	\$24.13
\$275,000	\$40,000	\$235,000	\$324.05	\$27.00



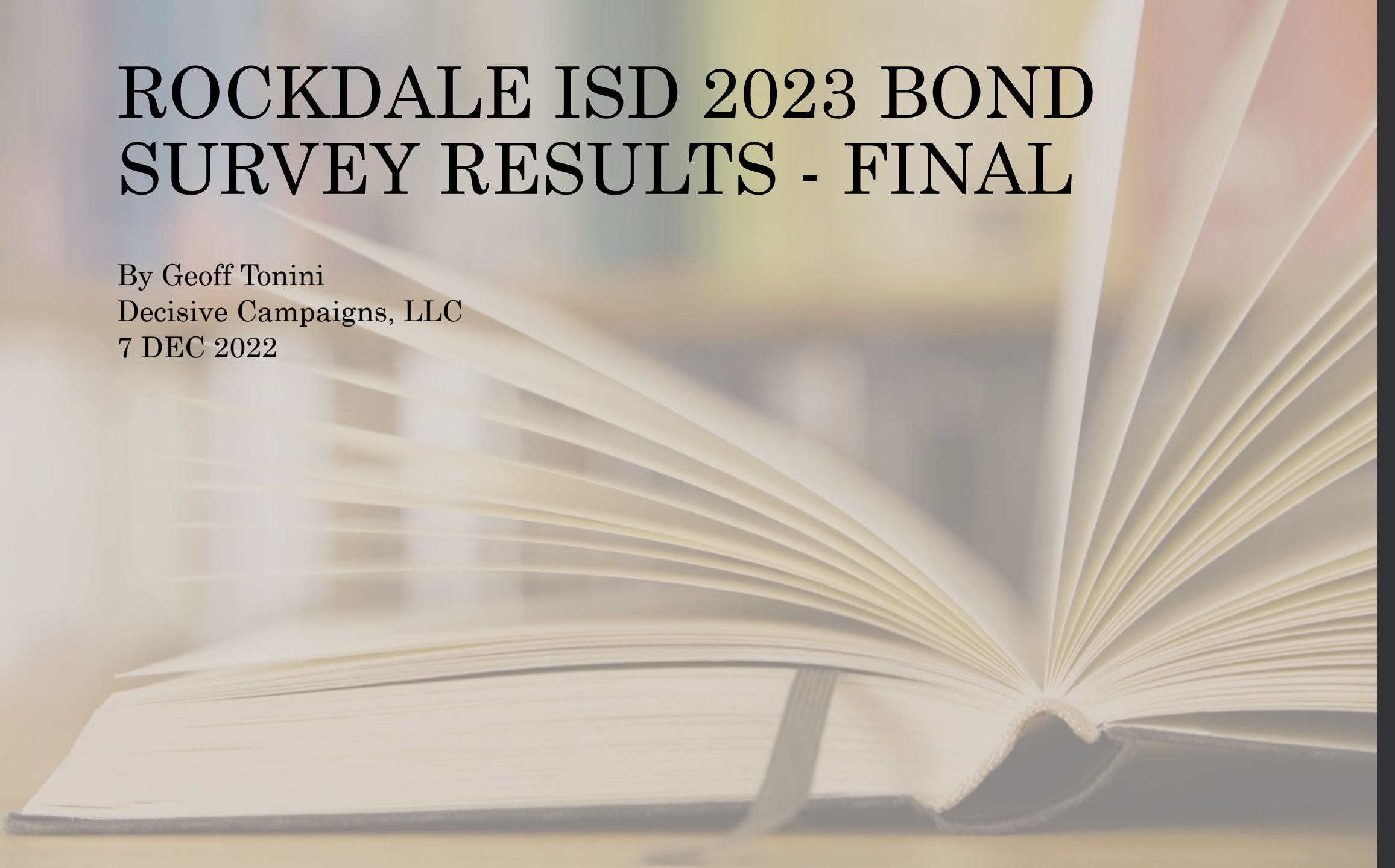
COMMUNITY SURVEY RESULTS

ROCKDALE ISD 2023 BOND SURVEY RESULTS - FINAL

By Geoff Tonini

Decisive Campaigns, LLC

7 DEC 2022



Survey Objectives

A diagram for listing survey objectives. It features a vertical line of seven circles on the left, connected by a thin line. From each circle, a horizontal line extends to the right, ending in a rectangular box for text entry.

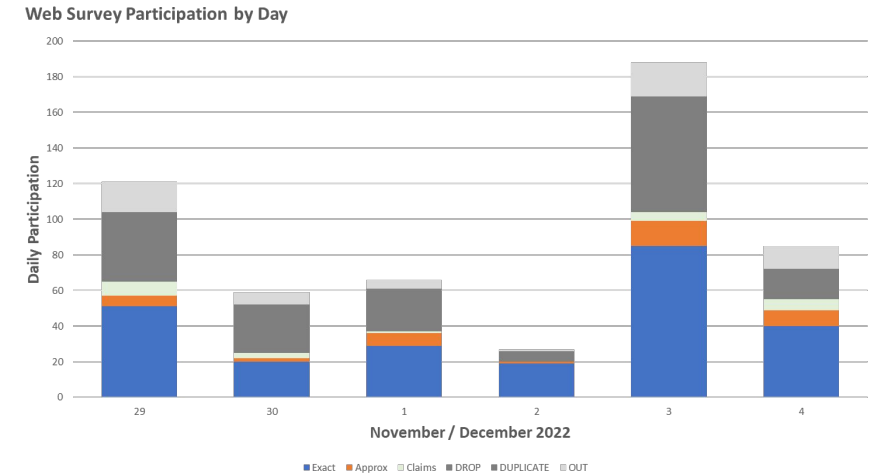
Executive Summary: Survey Overview

- Voting Population
 - 5,901 registered voters¹
- Expected turnout for May 2023
 - May local election average turnout: 5 – 12.5% (295 – 740)
 - Estimated Projection based on modeling: 590 – 1,032
 - Average May Turn-out (2000 – 2019): 667
 - May 2022 Turn-out: 805
 - Tax Elections (1978 – 2017): 1,074
 - Max: 1,933 (1985)
 - Min: 271 (2017)
- *NOTE – individual voting models not developed at the time of printing. Received County data on 12/6/22*

¹ As of December 5, 2022. Data provided by Milam County.

Executive Summary: Survey Overview

- Web survey was conducted between 29 November and 4 December 2022¹
 - Survey were sent to the community in English
 - 278 verified community surveys were completed
 - Employee also received a parallel survey² data was not incorporated into the main analysis
 - Employee survey did not collect Personal Identifiable information, unable to identify duplicates
 - To confirm support as employees are key community influencers
 - Communication Channels
 - Postcard with invite sent to all households



¹ 546 surveys were initiated. 278 successfully completed the survey and were validated to a Registered Voter ID in the ISD. 28 completed responses were not successfully validated to an ISD registered voter but claimed to be registered – 62 declared not eligible, 169 abandoned early (136 at start and 33 during Survey), 9 duplicates removed

² Employee survey did not ask for quality assurance questions. Only the base campus. 129 Employee surveys initiated and 112 completions – of which 74 identified as being registered in ISD to vote. 211 employees were identified as being registered to vote in the ISD

Executive Summary: Survey Overview

- 278 verified registered voters or households participated and completed the survey (n=278)
 - 95% confidence level of results
 - 5.74% Margin of Error (“MOE”) in results
 - Results shown throughout based on 278 completed and verified responses
 - Does not include the additional 23 respondents who claimed to Registered
 - Data from separate Employee was not incorporated
 - Exception: Comment analysis incorporates all comments from all sources

Executive Summary – Key Findings

- Data suggests that there is marginal support for Option 1 - \$30 Bond Proposition
 - Affiliation Model results in favorability straddling 1xMOE
 - Non-Affiliated and Prefer Not to Say Net Support at 48%
 - Option 1 saw more informed voters move from Need More information to positive than negative
 - Best option for successful – but not guaranteed based on survey results
- Data suggests that there are material concerns for Option 2 - \$52 Bond Proposition
 - Non-Affiliated and Prefer No to Say Net Support at 30.4%
 - Affiliation Model results in favorability < -2xMOE
 - Significant drop in support from 65+ demographic
 - Option 2 was lower than Option 1 in Pre Support and was lower after the survey
- Strong desire to participate in the town hall by survey participants (all ages) but stronger from affiliated than non-affiliated
- Strong support from faculty
- Over participation from affiliated voter limits the effectiveness of survey. Minimum non-affiliated participation is a concern
 - External mailer brought less participation than ISD communications
 - Rockdale ISD communications brought high affiliation participation

Post Survey Bond Support | Observations

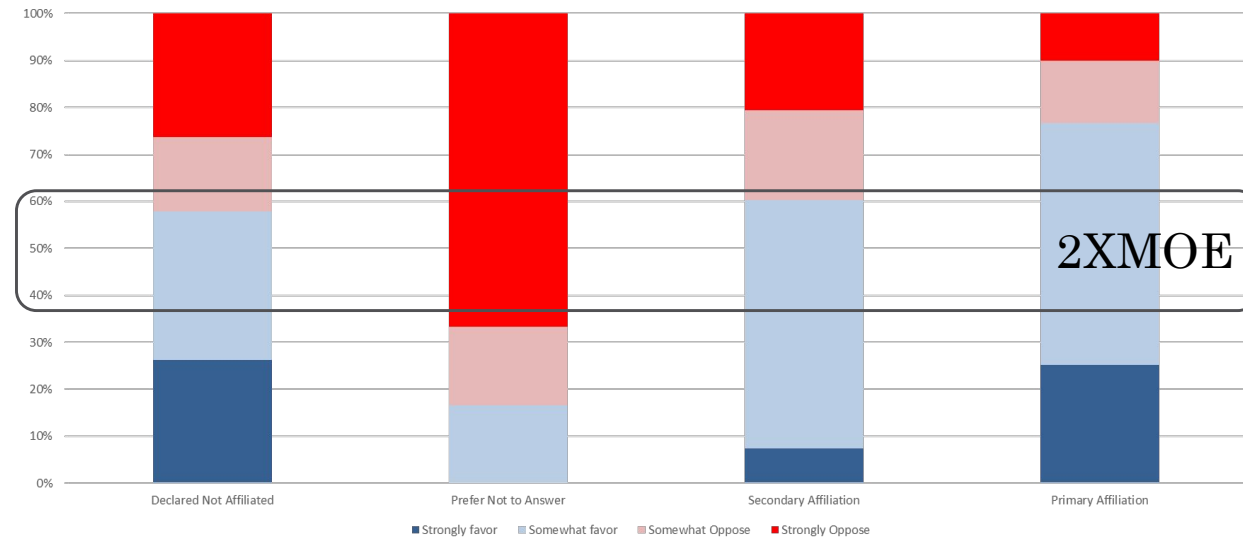
- No affiliation classification exceeds 1xMOE from Net perspective for Option 1
- Affiliation has a material impact on support levels
- Average Risk
 - Option 1: \$30M, < +1xMOE
 - Modeled results^{1,2,3}: 52.3% to 56.4%
- High Risk
 - Option 2: \$52M, < -1MOE
 - Modeled Results: 36.2% to 40.4%

¹ Shown as Conservative to Aggressive

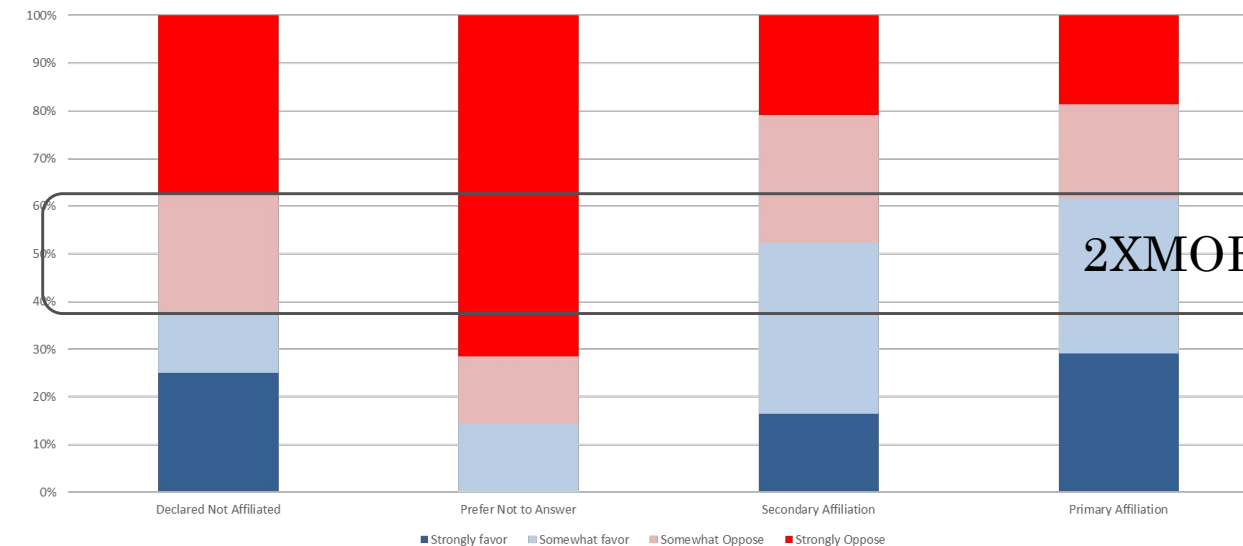
² Conservative Modeled results assume 80/5/15 split (Non / Secondary / Primary Affiliation)

³ Aggressive Modeled results assume 65/10/25 split (Non / Secondary / Primary Affiliation)

Post Option 1 - \$30M - GROSS Analysis



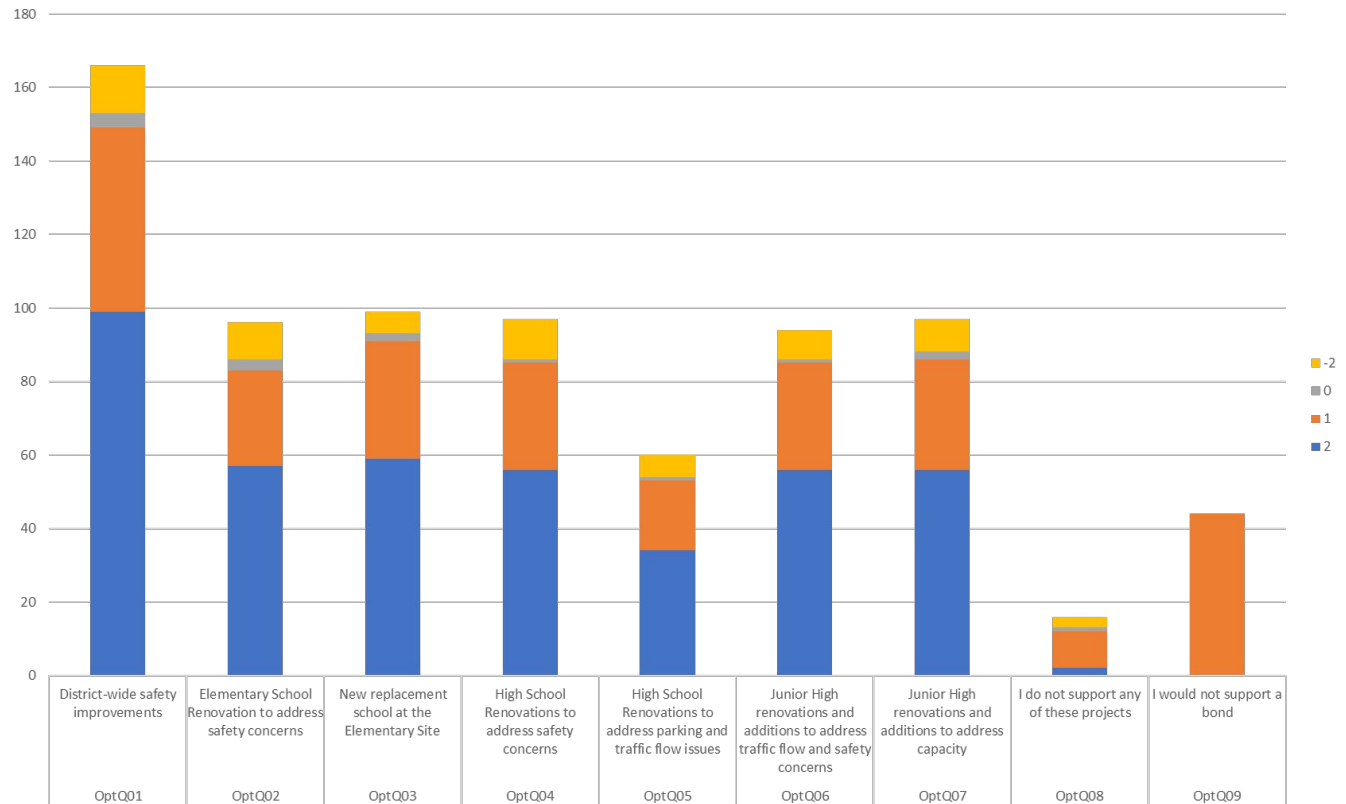
Post Option 2 - \$52M - NET Analysis



Project Support | Identified Preferred

- Given the Ability to Select multiple projects
- District Wide Safety Project distinct preferred support
- HS Renovations to address parking and traffic flow show the lowest support
- Consistent support for other projects
 - If remove Active Affiliation (2) – support varies by 3 votes
 - Upon supporters of Option 1 – support varies by 6 votes
 - BUT Option 2 – New Replacement at ES site was clearly #2
- I would not support any project came from Passively Affiliated voters

Supported Projects

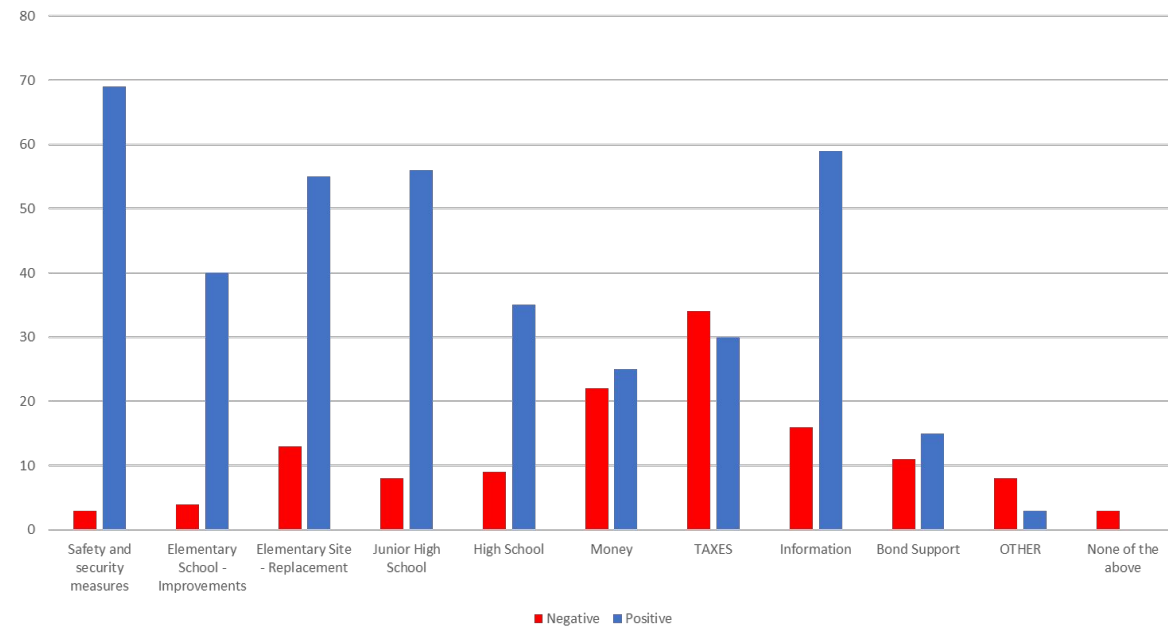


Affiliation	
-2	Non-Affiliated
1	Passive
2	Active Affiliation

Project Support | Reason Why

- While individual projects were not delineated, they were asked how they influenced the respondent's support
- Top motivators for positive
 - Safety (82%)
 - Need more info (70%)
 - Junior HS (67%)
 - ES Replacement (65%)
- Top concerns for negative
 - Taxes (64%)
 - Money (42%)
 - Need more Info (30%)
 - ES Replacement (25%)
- Positive focused on projects, negative focused on impact (Taxes and Money/Value)

Reasons for Positions (Positive or Negative)



Financial Results | Pre to Post Analysis Option 1

		Initial Response	Strongly Against	Somewhat Against	Not Sure	Somewhat Support	Strongly Support
Pre-Survey Support	No Support	46	27	13	5	1	
	Option 1: \$30M	29	1		2	20	6
	Option 2: \$52M	25		4		15	6
	Option 1 & 2	64			5	36	21
	Need More Info	96	4	13	54	21	1

- 2% of respondent's shifted from positive to negative
- 4% of respondent's shifted from negative to positive
- 0% of respondents who supported both Options in Pre-question turned negative with Post Option 1
- 58% of people needing more information Pre-question did not take a position
 - 17% resulted in a non-supportive position
 - 22% resulted in a positive support position

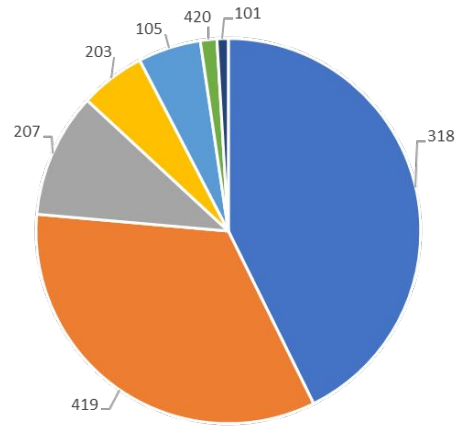
Financial Results | Pre to Post Analysis Option 2

		Initial Response	Strongly Against	Somewhat Against	Not Sure	Somewhat Support	Strongly Support
Pre-Survey Support	No Support	46	29	12	4	1	
	Option 1: \$30M	29	3	8	14	4	0
	Option 2: \$52M	25		1		9	15
	Option 1 & 2	64			9	29	24
	Need More Info	96	8	18	56	10	1

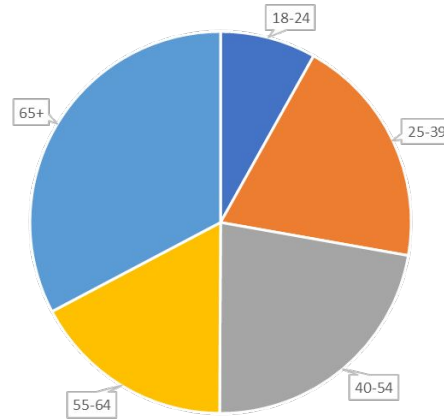
- 2% of respondent's shifted from positive to negative
- 10% of respondent's shifted from negative to positive
- 0% of respondents who supported both Options in Pre-question turned negative with Post Option 1
- 58% of people needing more information Pre-question did not take a position
 - 27% resulted in a non-supportive position
 - 11% resulted in a positive support position

Demographics | Analysis

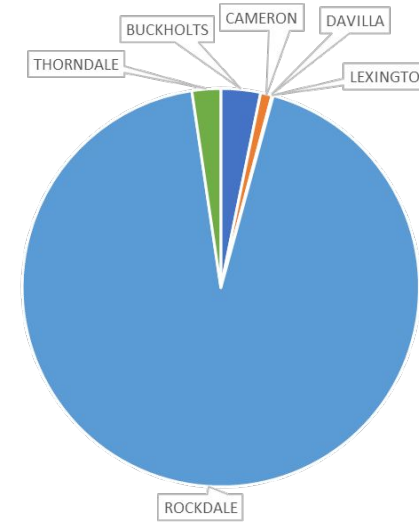
Precinct



Age Band

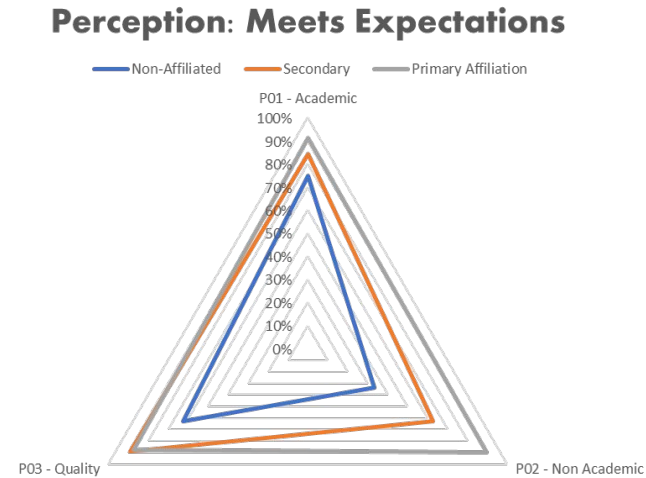
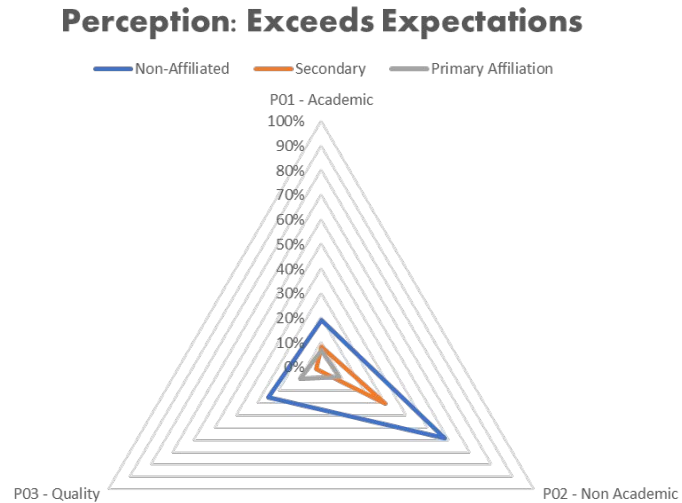


City



- 50% of the registered voters are 50 years old+
 - 37% of the respondents
 - Can be assumed that will represent 60 – 70% of the turn-out
 - 25 – 39 and 65+ showed strongest NET favorability with +2xMOE support (ABSOLUTE)
- Precincts 318 and 419 represent over 75% of the registered voters
 - Represented 83% of the respondents

Perception | Analysis



- Non-Affiliated voters perception of “Exceeds Expectations” on all three dimensions was the highest, but most notably for non-academic
- Primary Affiliation was balanced across the three dimensions, averaging 90% rating of Meets Expectations
- Voters did not show a preference with Safety funding (Not Shown). Based on other responses, voters either
 - Did not understand the question and financing
 - Truly not clear/ Largest selection was Unsure at 35.97%

Conclusions on Survey Viability/Objectives

- Survey objectives were realized
- **Did not** realized desired sample size but there was enough to make key observations
- Data biases existed as a result of the unbalanced participation
- There was sufficient data to analyze and make relevant observations
- Faculty survey shifted some ISD affiliated voters away from the community survey, but affiliated voters still experienced above expected participation in the community survey
 - Affiliated was self identified by respondent (Employee household or if respondent was Parent or Grandparent of Student)



FACILITY TOUR & DISCUSSION



BUILD-A-BOND & DISCUSSION



ENROLLMENT PROJECTIONS

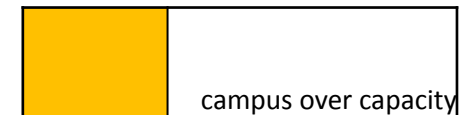
Enrollment Projections



	Student Capacity	Grades	2019-20	2020-21	2021-22	Current	Projected Enrollment**				
						2022-23*	2023-24	2024-25	2025-26	2026-27	2027-28
Elementary	411	PreK - 1	377	342	278	286	300	315	330	346	363
Intermediate	471	2 thru 5	309	323	386	417	437	458	480	504	529
Junior High	425	6 thru 8	357	347	351	317	332	348	365	383	402
High School	701	9 thru 12	447	423	415	464	487	511	536	562	590
Total	2008		1,490	1,435	1,430	1,484	1,556	1,632	1,711	1,795	1,884

* 2022-23 is first six weeks data collected

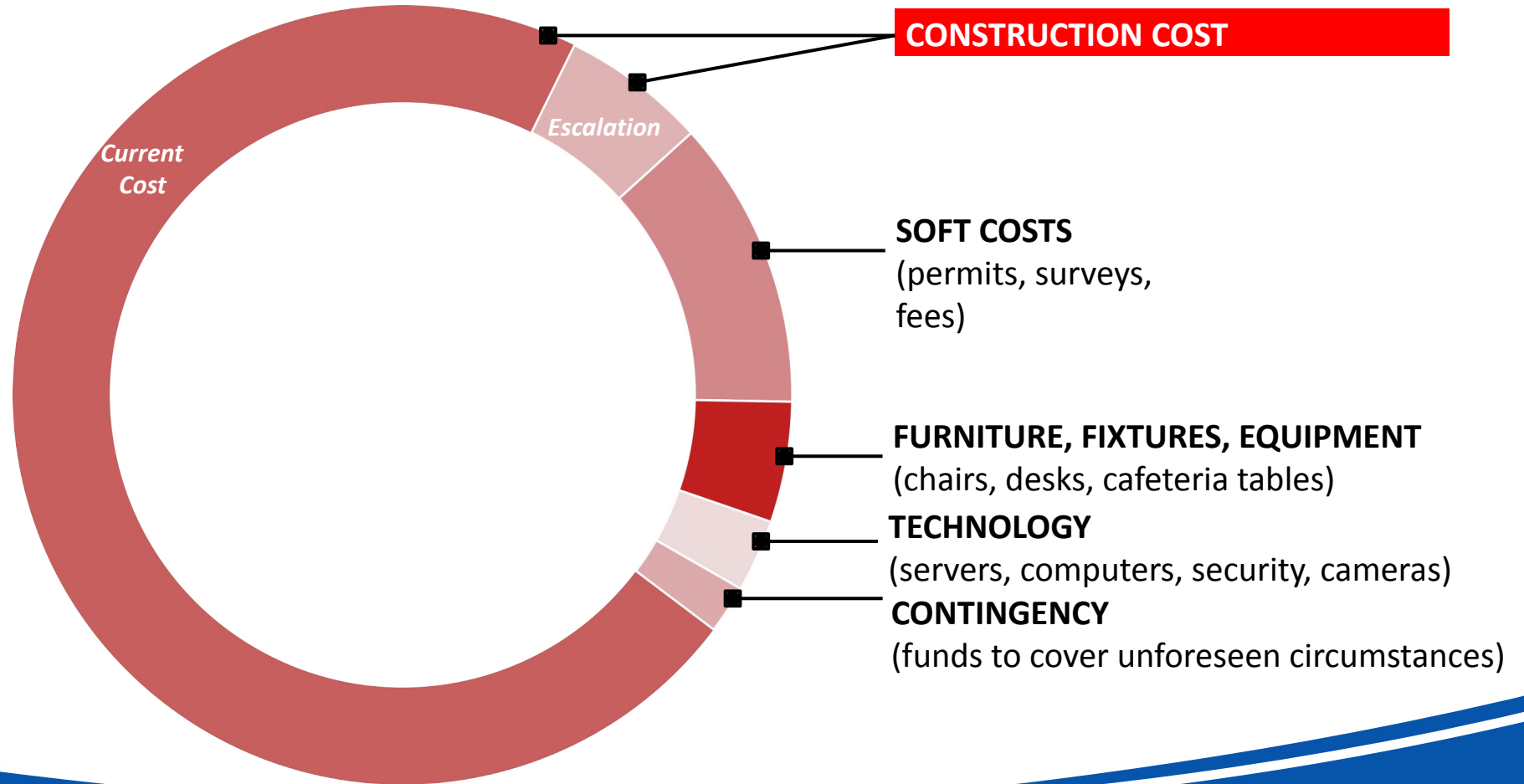
** Assumes 5% growth / year



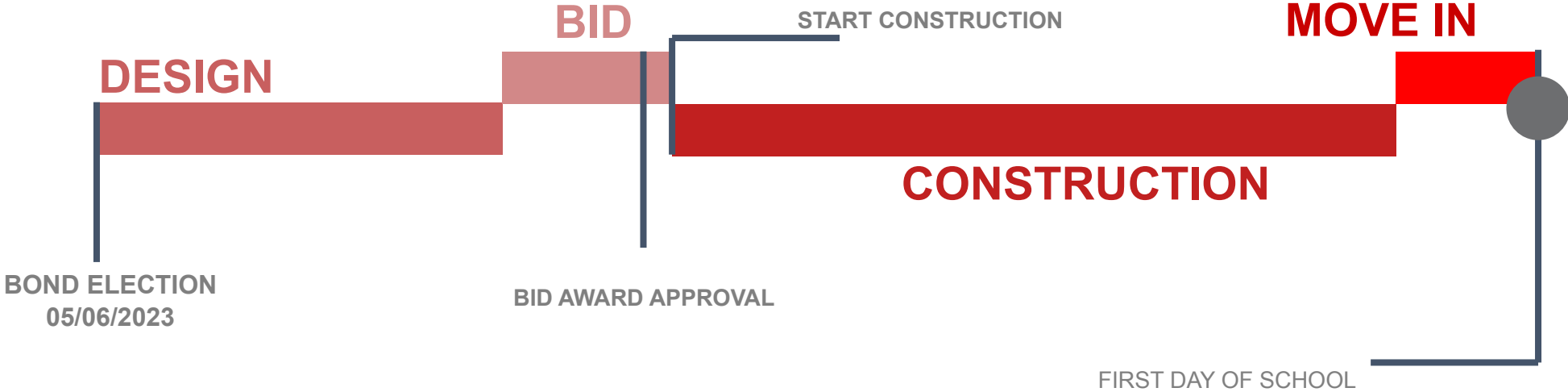


SOLUTIONS & COSTS

Building a Total Project Budget



Typical Building Project Schedule





Key Map



Elementary School – Future Campus Location

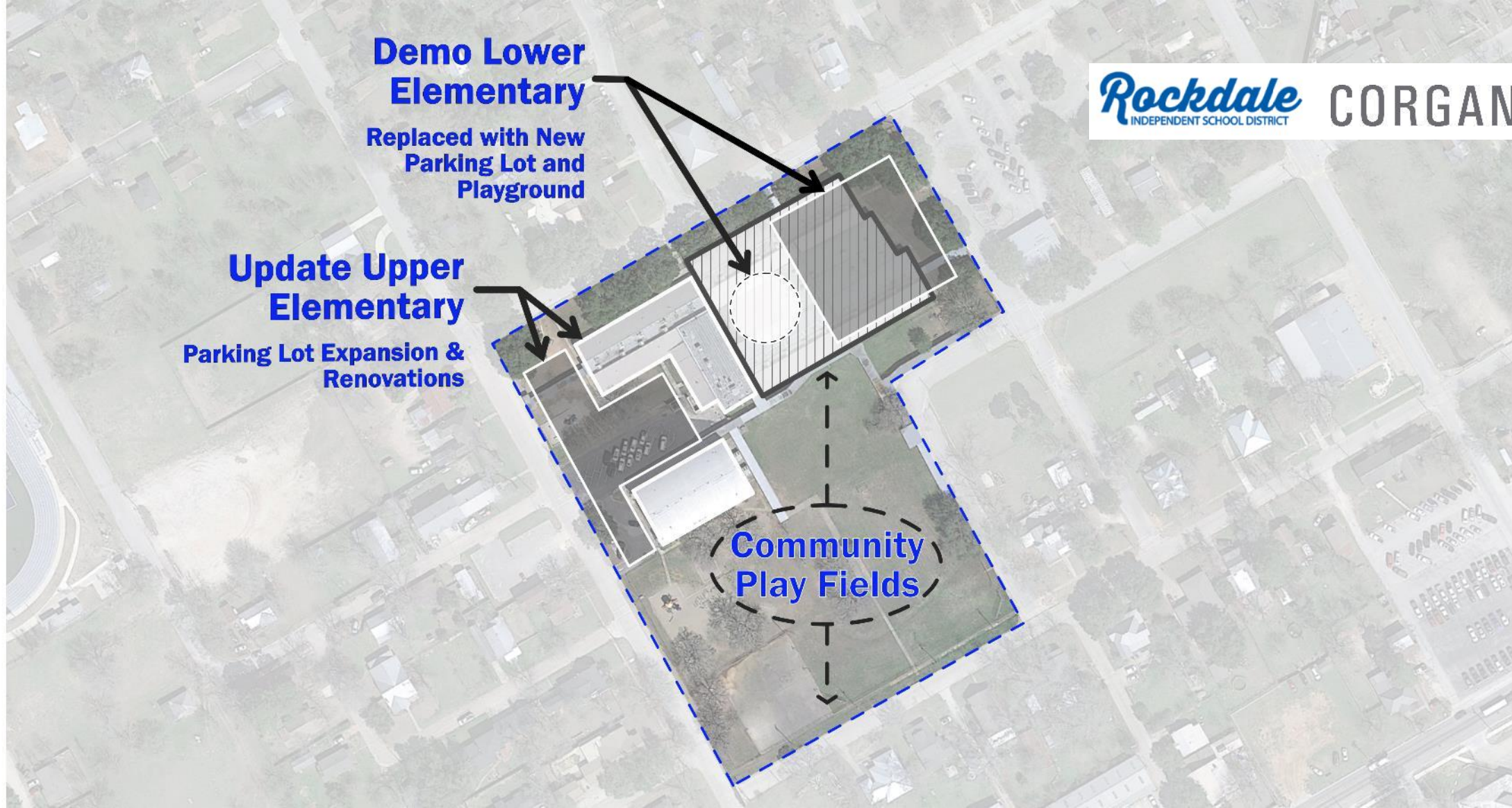
Demo Lower Elementary

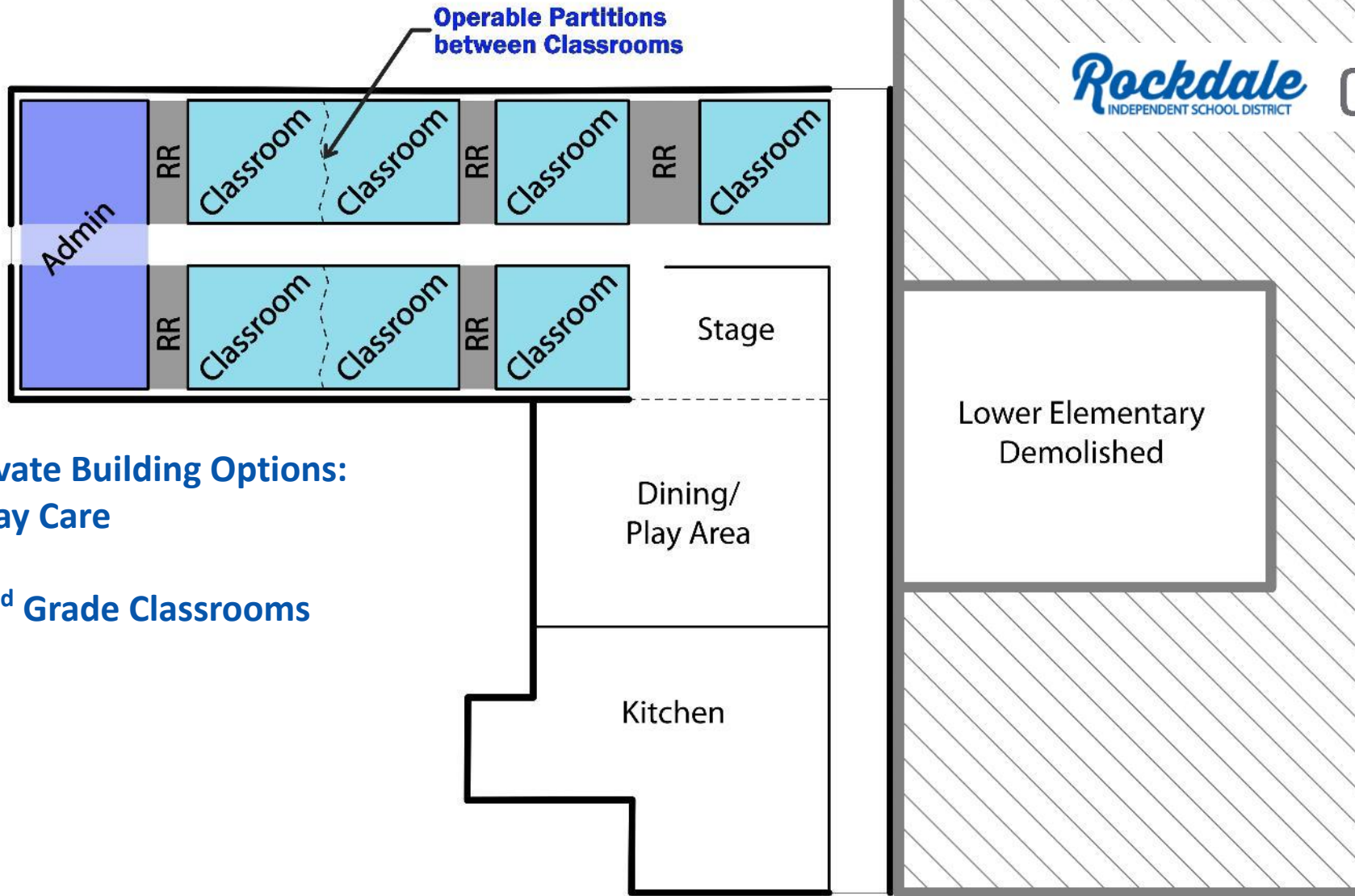
Replaced with New
Parking Lot and
Playground

Update Upper Elementary

Parking Lot Expansion &
Renovations

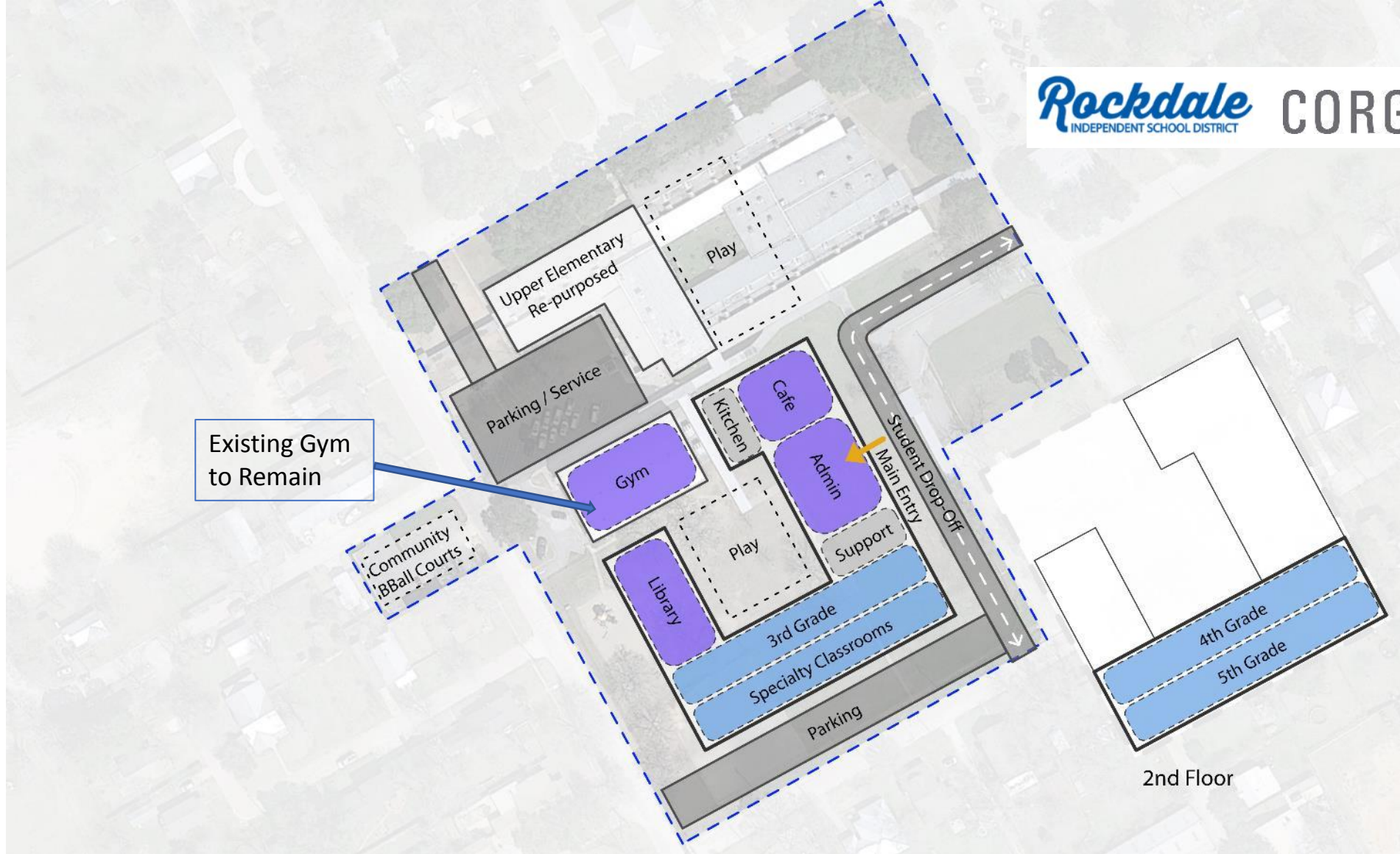
**Community
Play Fields**



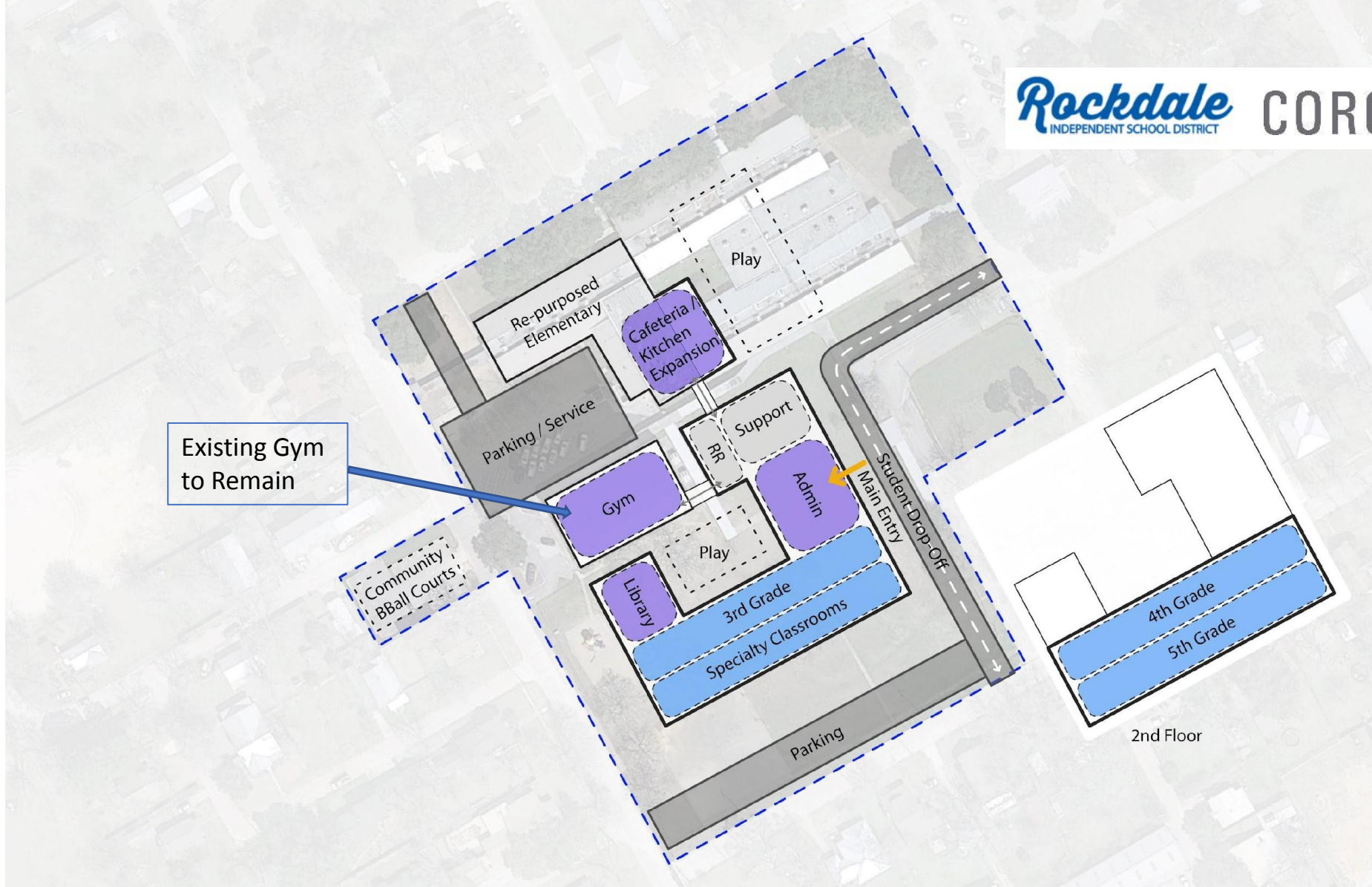


Renovate Building Options:

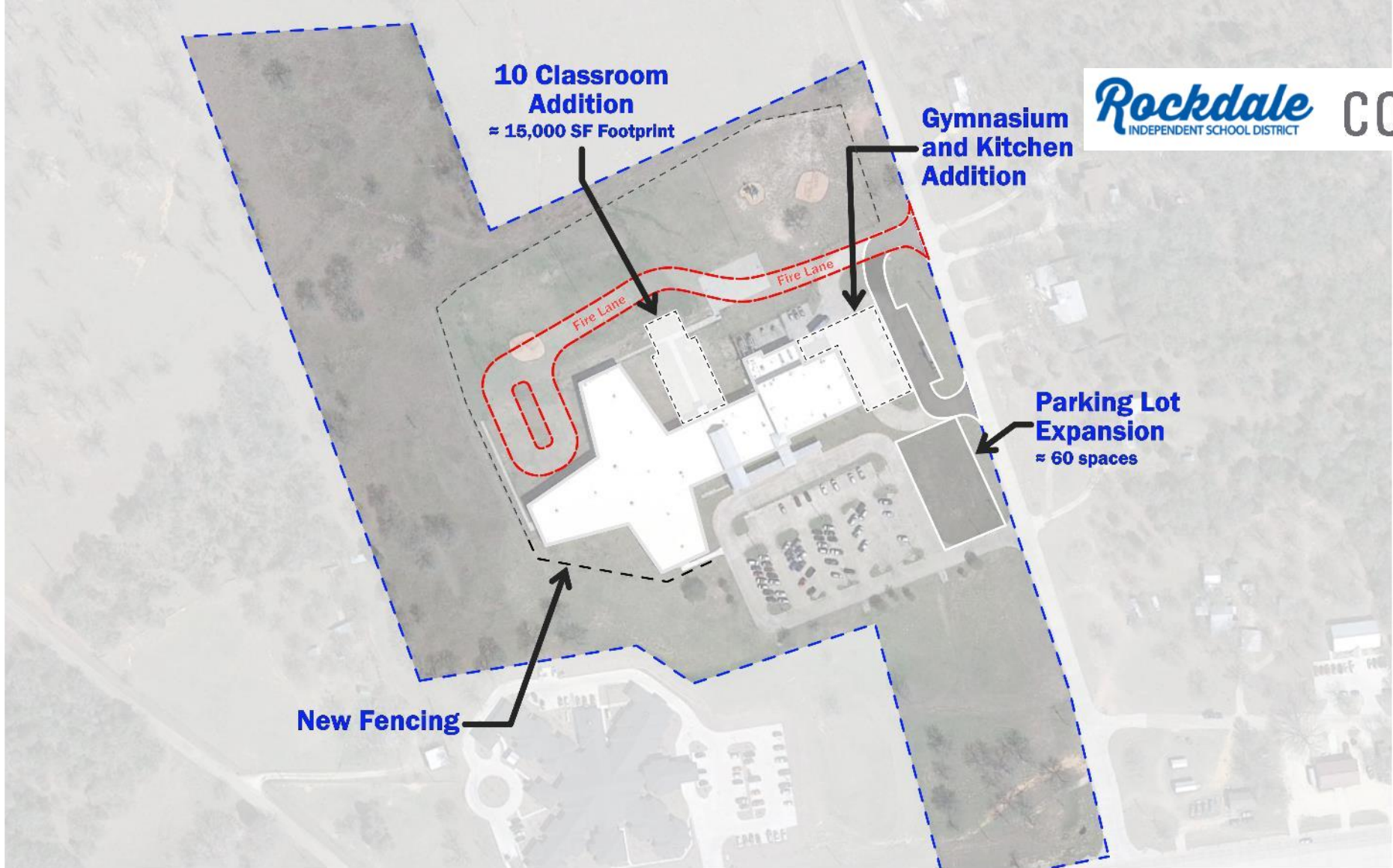
- 1. Day Care
- Or
- 2. 2nd Grade Classrooms



Elementary School – Option 1 Day Care + Intermediate (grades 3-5)



Elementary School – Option 2 – Day Care + Intermediate (Grades 3-5)



**10 Classroom
Addition**
≈ 15,000 SF Footprint

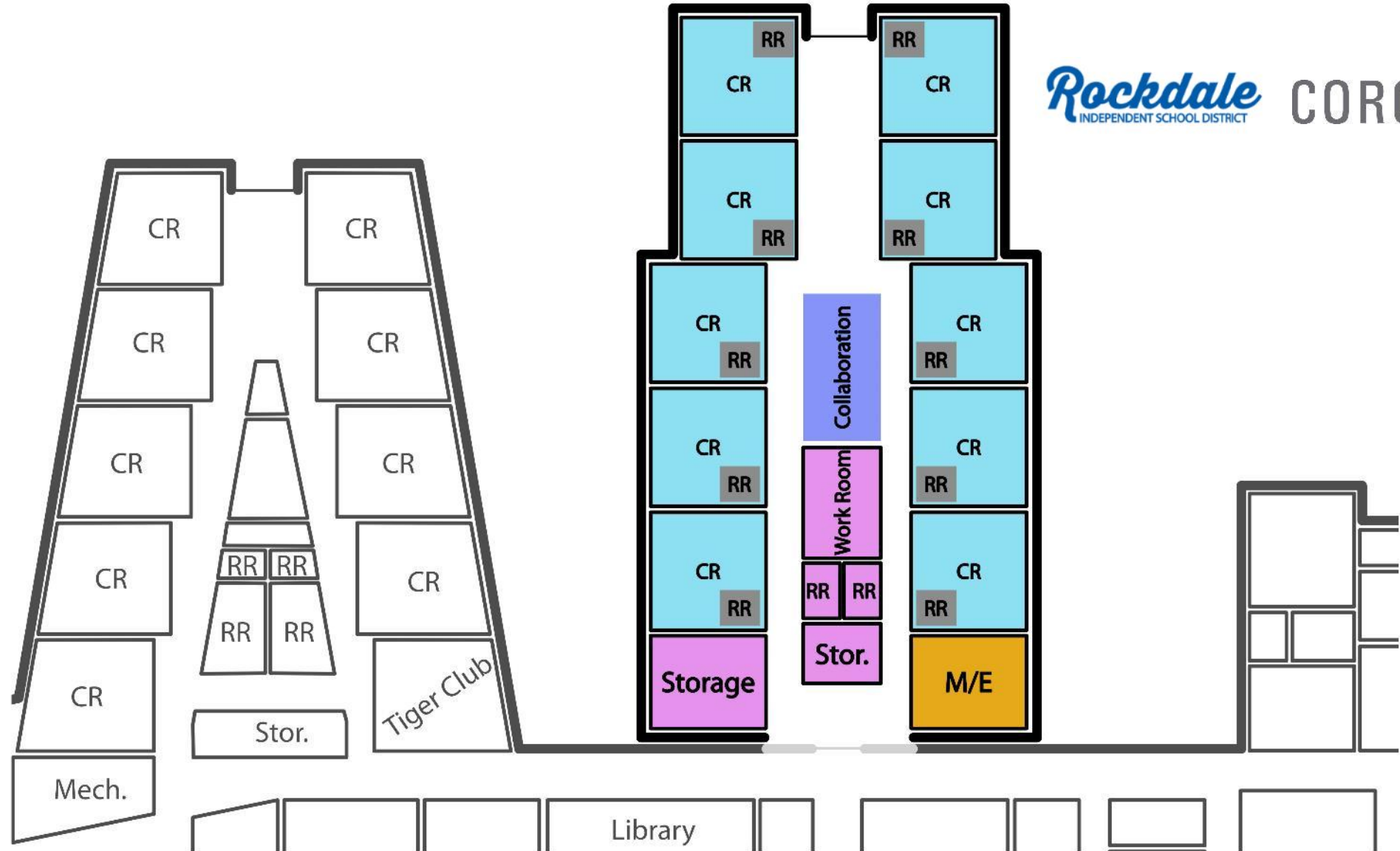
**Gymnasium
and Kitchen
Addition**

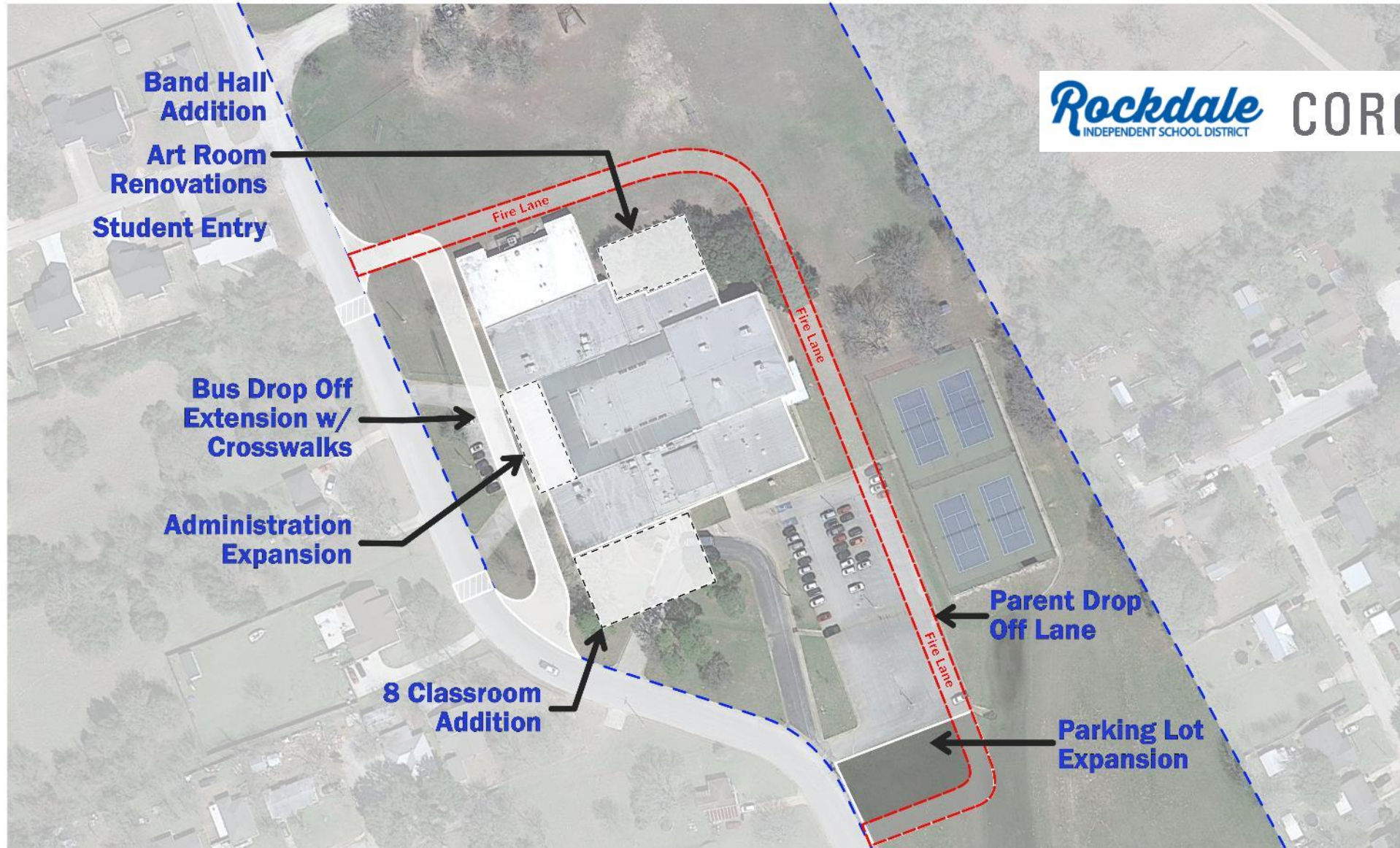
**Parking Lot
Expansion**
≈ 60 spaces

New Fencing

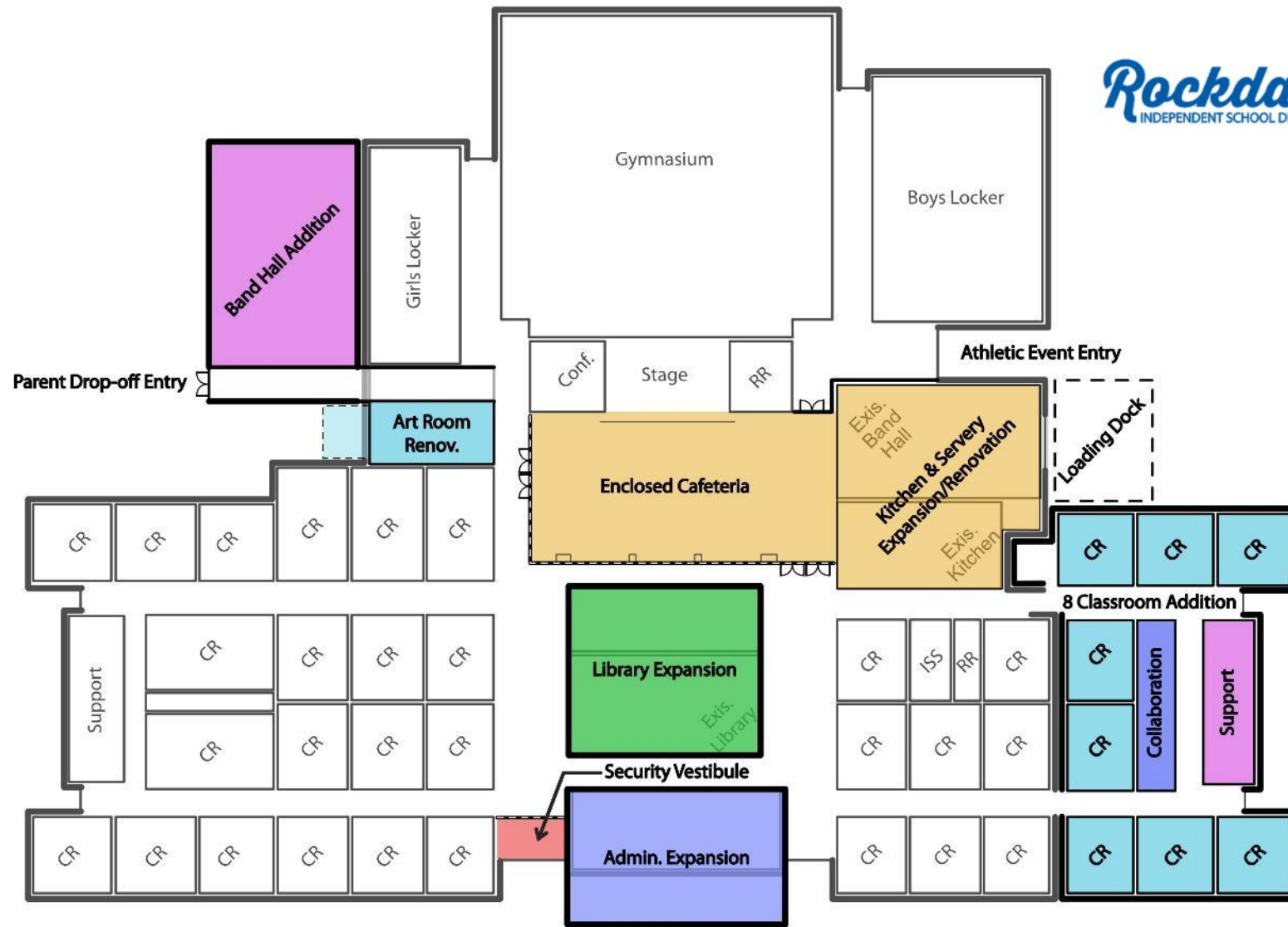
Fire Lane
Fire Lane

Intermediate School – Site Plan (grades 2-5)

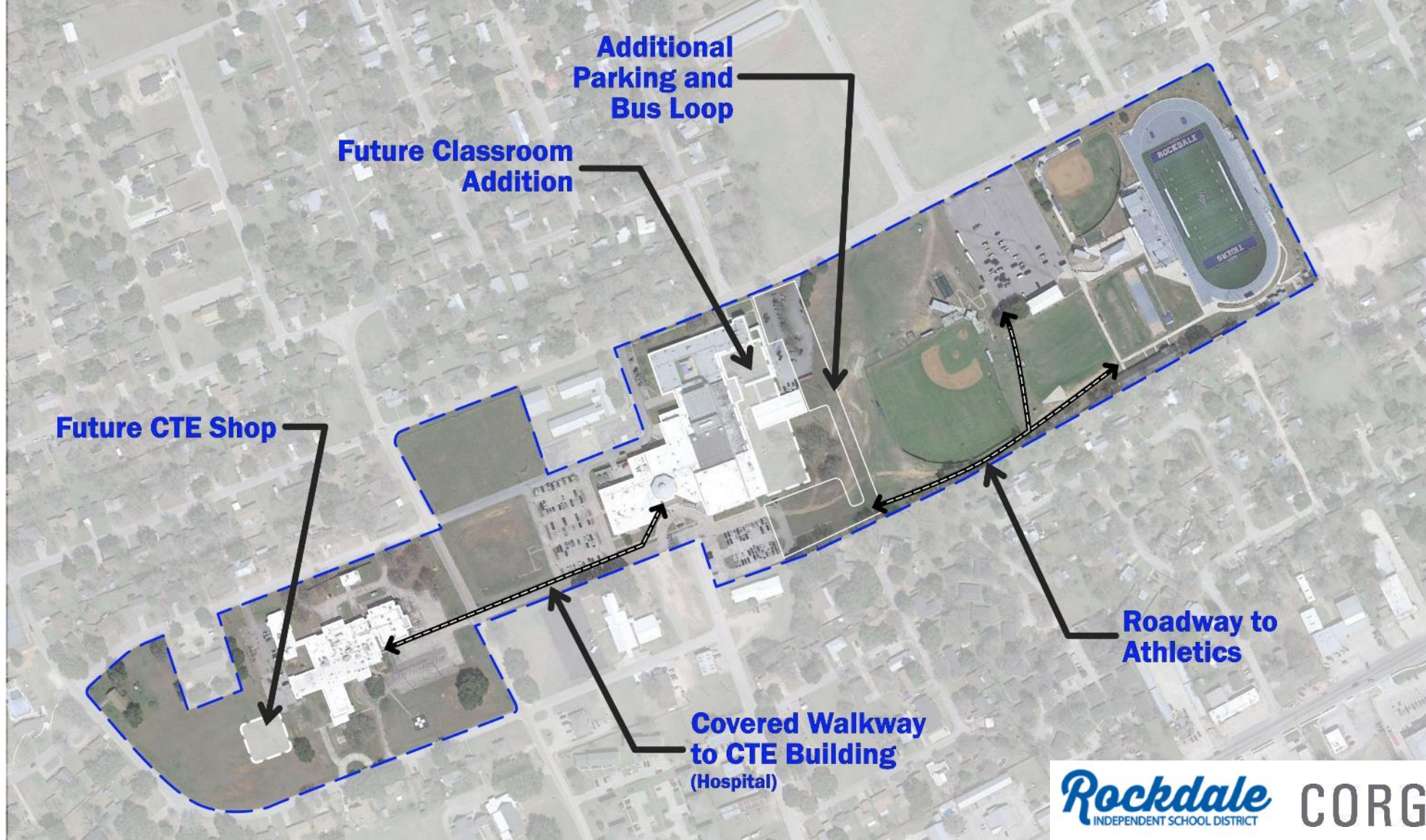




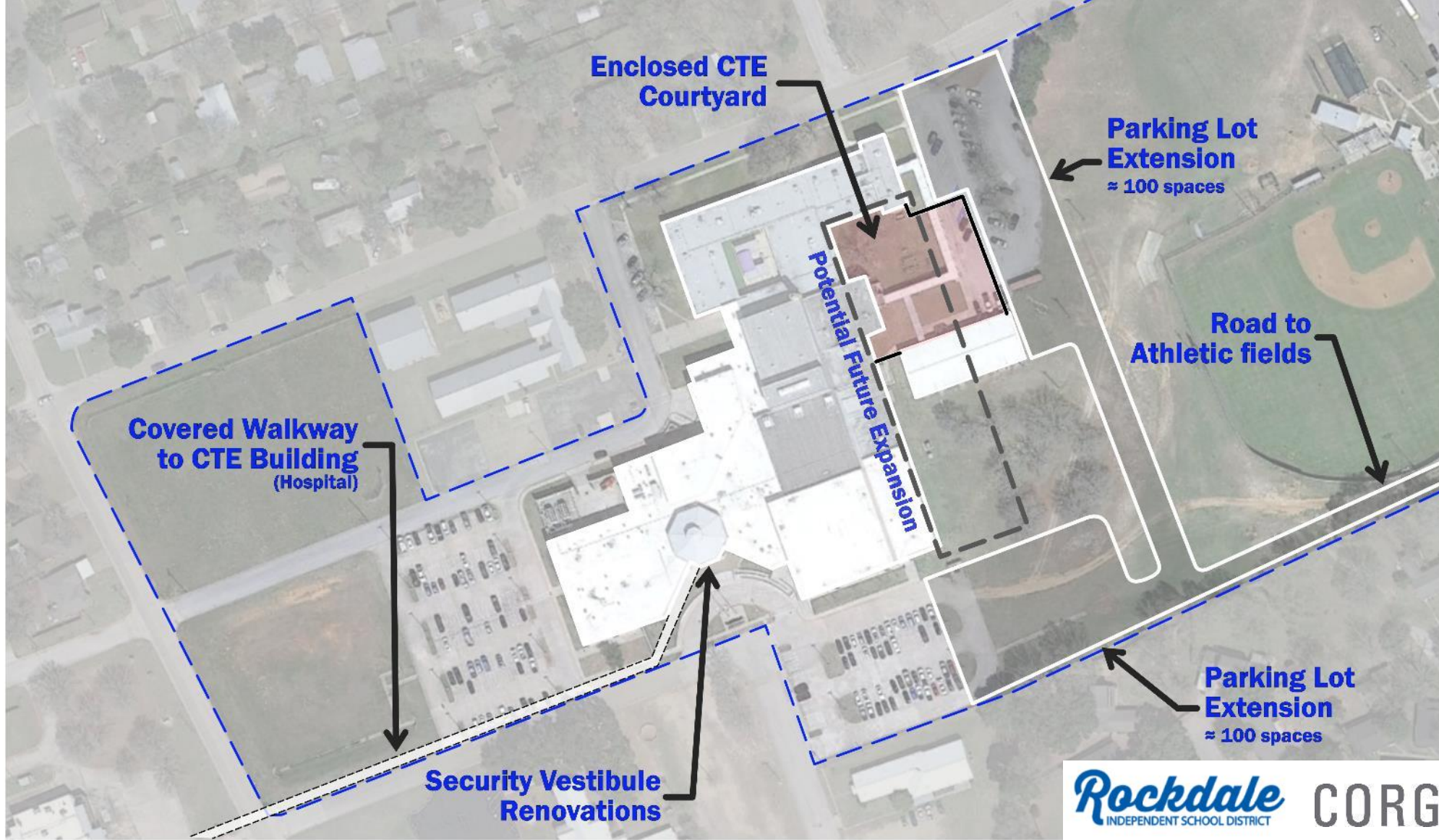
Junior High School – Site Plan (grades 6-8)



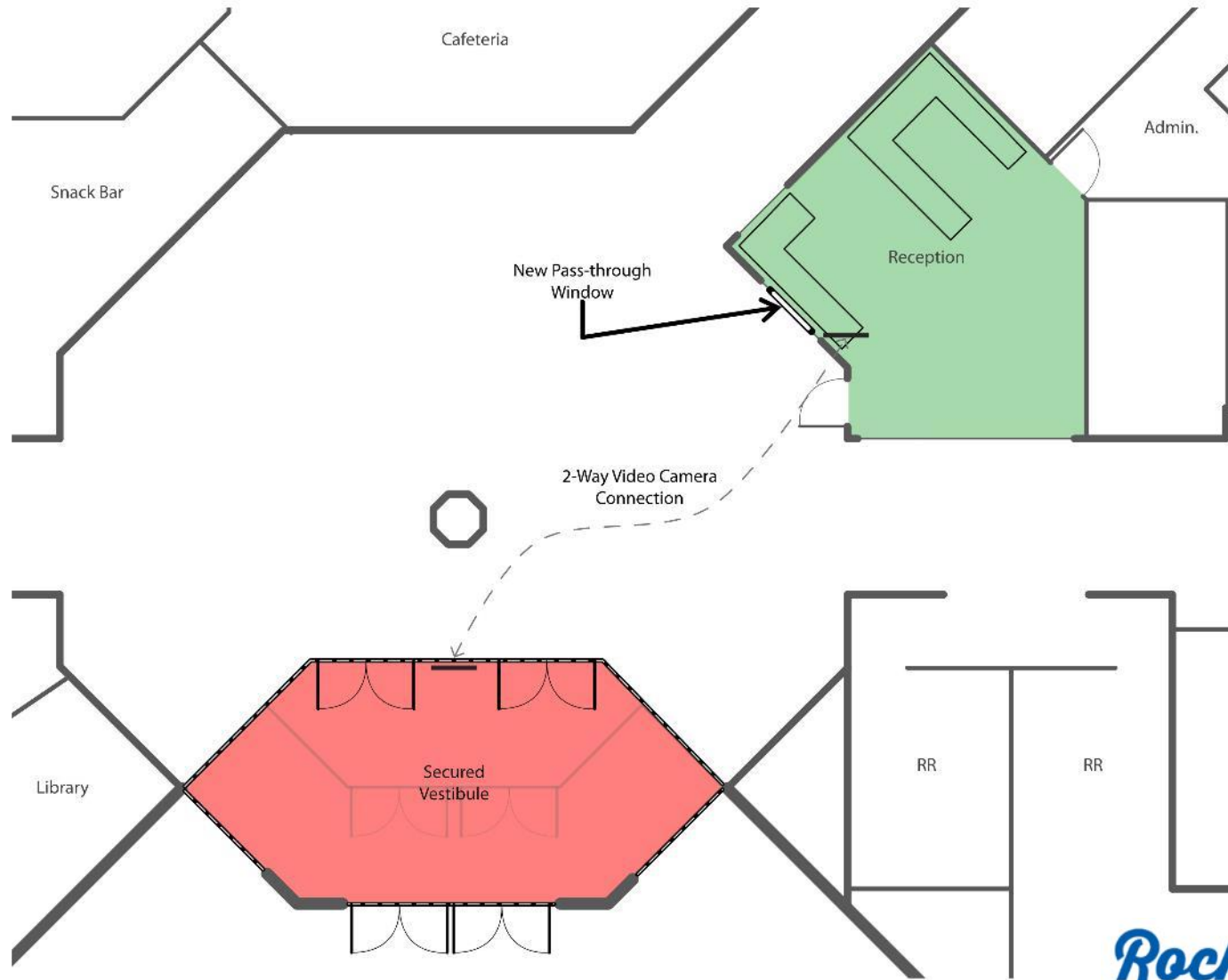
Junior High School – Floor Plan (grades 6-8)

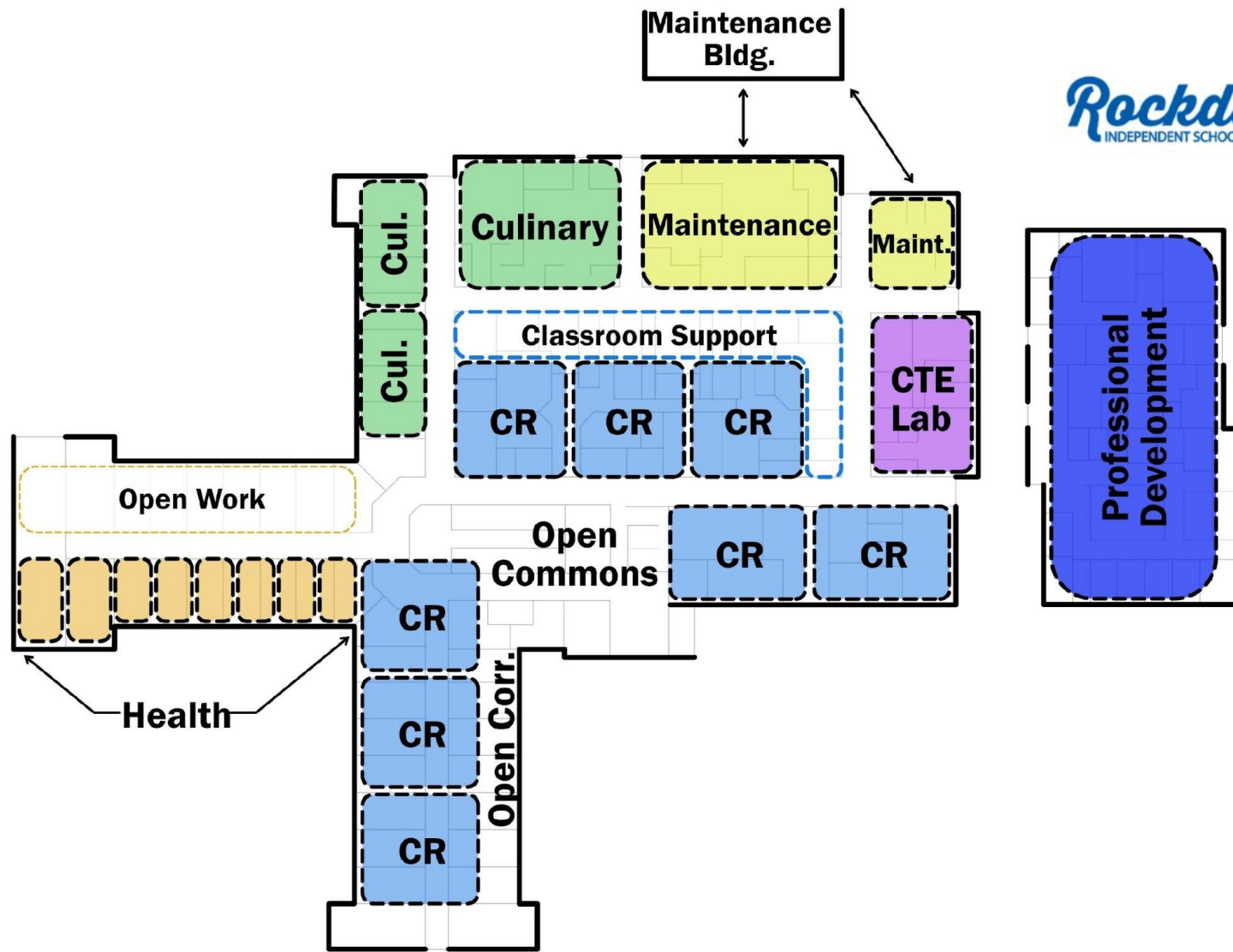


High School – Site Plan (grades 9-12)



High School – Site Plan (grades 9-12)







MEETING WRAP-UP

SCHEDULE

OPTIONAL

Meeting #1

Wednesday,
October 19

6:00 PM

*Rockdale
Intermediate*

Meeting #2

Wednesday,
November 2

6:00 PM

*Rockdale
Elementary*

Meeting #3

Wednesday,
November 16

6:00 PM

*Rockdale
Junior High*

Meeting #4

Wednesday,
December 7

6:00 PM

*Rockdale
High School*

Town Hall

Wed., Jan. 11th
or Thur, Jan.
12th????

6:00 PM

*Rockdale
Elementary*

Recommendation to the Board: January 18, 2023 - School Board Meeting

NEXT MEETING

Meeting #5

Wednesday,
January 18, 2022

6:00 PM

*Rockdale High School
– School Board
Meeting*

- Recommendation to Board
 - Long Range Master Plan
 - Potential Bond



THANK YOU!