

# Recommendation to Board of Trustees

January 24, 2023

CFBISD CITIZEN'S  
**BOND PLANNING**  
**COMMITTEE**

# Background Information

# CFBISD AT-A-GLANCE

**24,880**

→ **Total Students**

**93.7%**

→ **4-Year Graduation Rate**

**63.52%**

→ **Economically Disadvantaged**

**4,091**

→ **Total Staff Members**

**35.0%**

→ **Emergent Bilingual**

**38**

→ **Campuses**

**55**

→ **Languages Spoken**

**14.07%**

→ **Special Education Services**

# CFBISD FACILITY OVERVIEW

4 High Schools

6 Middle Schools

24 Elementary Schools

5 Support facilities

3 Admin



 **Dave Blair Elementary**  
Carrollton-Farmers Branch ISD

 **Blanton Elementary**  
Carrollton-Farmers Branch ISD

 **Carrollton Elementary**  
Carrollton-Farmers Branch ISD

 **Central Elementary**  
Carrollton-Farmers Branch ISD

 **Country Place Elementary**  
Carrollton-Farmers Branch ISD

 **Dale B. Davis Elementary**  
Carrollton-Farmers Branch ISD

 **Farmers Branch Elementary**  
Carrollton-Farmers Branch ISD

 **Bernice Chatman Freeman Elementary**  
Carrollton-Farmers Branch ISD

 **Furneaux Elementary**  
Carrollton-Farmers Branch ISD

 **R. E. Good Elementary**  
Carrollton-Farmers Branch ISD

 **E. L. Kent Elementary**  
Carrollton-Farmers Branch ISD

 **La Villita Elementary**  
Carrollton-Farmers Branch ISD

 **Tom Landry Elementary**  
Carrollton-Farmers Branch ISD

 **Las Colinas Elementary**  
Carrollton-Farmers Branch ISD

 **McCoy Elementary**  
Carrollton-Farmers Branch ISD

 **Charlie McKamy Elementary**  
Carrollton-Farmers Branch ISD

 **McLaughlin/Strickland Elementary**  
Carrollton-Farmers Branch ISD

 **Kathryn S. McWhorter Elementary**  
Carrollton-Farmers Branch ISD

 **Annie Heads Rainwater Elementary**  
Carrollton-Farmers Branch ISD

 **Riverchase Elementary**  
Carrollton-Farmers Branch ISD

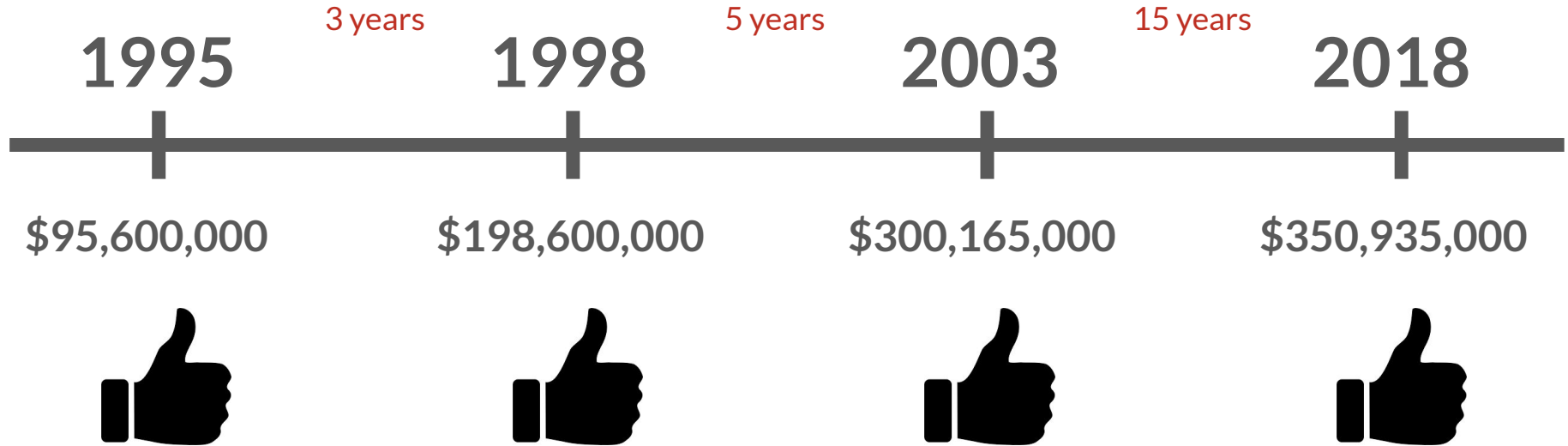
 **Rosemeade Elementary**  
Carrollton-Farmers Branch ISD

 **Sheffield Elementary**  
Carrollton-Farmers Branch ISD

 **Janie Stark Elementary**  
Carrollton-Farmers Branch ISD

 **June R. Thompson Elementary**  
Carrollton-Farmers Branch ISD

# 30-YEAR BOND HISTORY



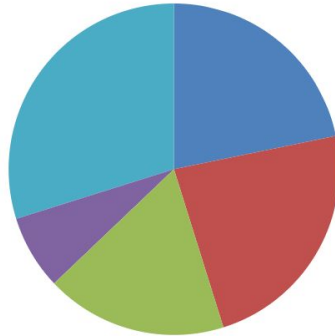
# OVERVIEW OF COMMITTEE

- Nearly 60 citizens were invited to join this committee.
- Committee Members were nominated to ensure a diverse cross-section of the CFBISD community.
- Parents & Non-Parents
- Campus & District Staff
- Community & Business
- Mix of Backgrounds & Geographic Representation

**Including varying perspectives from the entire community is very important to the process.**

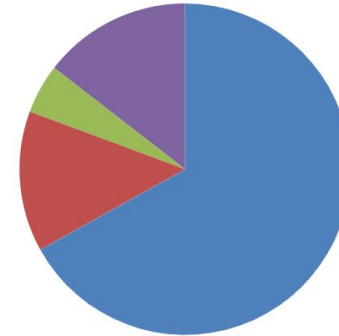
# COMMITTEE MEMBERS

Years with the District



- 1-5 years
- 11-20 years
- 6-10 years
- Less than a year
- More than 20 years

Age of Invitee



- 36-50
- 51-64
- 65 and over
- Under 35

# COMMITTEE MEMBERS

***Board Liaison: Tara Hrbacek***

Abousaid, Isam

Adams, Tamika

Ahmed, Ikhlas

Alan, Dani

Allen, James

Azhari, Marwan

Bauer, Jennifer

Carlin, Catherine

Castaneda, Liz

Chandran, Elias Sundar Raj

Cody, William

Drake, Cydney

Eatman, Josie

Eisenmann, Mary

Ellis, Nikki

Etheridge, Diane

Finney, Ruby

Franco Jr, Noe

Hakimi, Shaima

Halencak, Lee

Harrington, Rori

Hester, Matthew

Hithersay, Anna

Holmes, Elisabeth J (Liz)

Kelly, Kane

Khawla, Nabil

Martini, Beth

Mbah, Frank

McIntosh, Erin

Messer, Billy Bob

Miller, Shannon

Mills, Nehemiah

Nunez, DeAnna

Perez, Anita

Porter, Jo Lyne

Powell, Krisha

Reyes, Edit

Rinks, Joey

Rivas, Jaime

Root, Ruth

Rude, Karl

Salomon, Hector

Sanders, Jason

Sawicki, Mark

Schackmann, Dr. Ruth

Shattuck, Rob

Smith, Brandy

Smith, Herta

Spindler, Laurie

Stovall, Carrie

Valentine, Kristina

Vyakaranam, Lakshmana

Walden, Ainsley

Watson, Meredith

Wells, Lisa

Whitfield, Sarah

Wright, Kaci

# COMMITTEE CHARGE

- **Represent the entire community** in the facility planning process
- Assist CFISD in **assessing and prioritizing** the District's current and long-term facility needs, including, but not limited to:
  - Operational efficiency
  - Building age, safety and condition
  - Student and program accountability, including early literacy
  - Evolving educational delivery and programs
- Consider the **educational needs of all students** and align recommendations with the district's mission, vision and goals
- Consider the district's current financial position and funding methods to develop a recommendation that is **fiscally sound**
- Report their findings to the CFBISD Board of Trustees that will include **recommendations on how to proceed with a long-range facilities plan**

# COMMITTEE TRANSPARENCY

[cfbisd.edu/community/citizens-bond-planning-committee](https://cfbisd.edu/community/citizens-bond-planning-committee)

## Citizen's Bond Planning Committee

The Carrollton-Farmers Branch ISD Board of Trustees is committed to the district's mission: to empower scholars to acquire life-long knowledge, skills, and values that prepare them to compete in the world marketplace while contributing to their community.

The Board of Trustees also has been proactively planning for the district's future and has been studying the district's projected growth and other aging and evolving facility needs. This, in conjunction with the district's belief in creating a collaborative culture in which all stakeholders may be a part of discussions regarding the district's future, led the district to organize the Citizens Bond Planning Committee (CBPC). A committee is an invaluable group of community members formed to study the facility needs of the school district and ultimately present a recommendation to the CFBISD Board of Trustees for consideration.

Obtaining different perspectives from the entire community is very important to the process, and approximately 60 citizens from a variety of geographic areas and backgrounds make up the CBPC. Members of the committee will study a district-wide facilities assessment, enrollment projections, financial data, results of a community-wide survey, and more in order to make the best recommendation.

### Meeting Schedule

**OCT 13**  
2022

- Meeting #4
- 6:00 PM - 8:00 PM
- Sheffield Elementary (18111 Kelly Blvd Dallas, TX 75287)

[Read More](#)

**OCT 27**  
2022

- Meeting #5
- 6:00 PM - 8:00 PM
- Carrollton Elementary (18111 Kelly Blvd Carrollton, TX 75006)

[Read More](#)

### CFBISD CITIZEN'S BOND PLANNING COMMITTEE

**Number of Members:**  
60 Citizens

**Who:**  
Cross-Section Community


- Parents
- Senior Citizens
- Community Leaders
- Staff & Students

- Nominations:**
- 1 nomination per Board Member
  - Online form open to community member nominations


**Charge:**  
Represent entire community in the facility-planning process by assessing and prioritizing current and long-term facility

[PUBLIC PARTICIPATION](#) [COMMITTEE MEMBERS](#) [FREQUENTLY ASKED QUESTIONS](#) [MEETING SUMMARIES](#) [VIDEOS](#)

[MEETING #1](#) [MEETING #2](#)




**Meeting #1 Summary - August 25, 2022**  
Nancy Watten Technology and Event Center  
Irving, Texas  
6pm-8pm



**Attendees:**

- 51 Committee Members
- 15 District Leaders
- 1 School Board Trustee



**Presenters:**

- Dr. John E. Chapman, III
- Lesley Weaver, Huckabee & Associates
- Malcom Mulrone, Chief Operations Officer
- Larry Guerra, Chief Financial Officer
- Dr. Lance Hamline, Assistant Superintendent
- Leon Sulak, Principal, Dan F. Long Middle School

## PUBLIC PARTICIPATION

## COMMITTEE MEMBERS

## FREQUENTLY ASKED QUESTIONS

## MEETING SUMMARIES

## VIDEOS

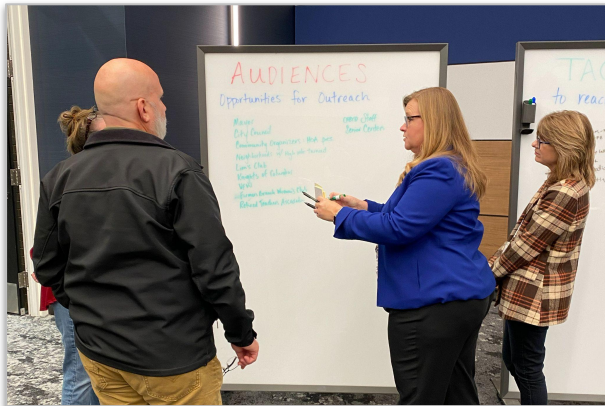
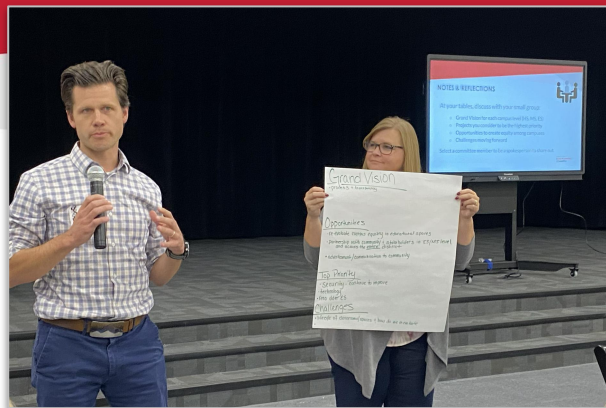
The Citizen's Bond Planning Committee process is designed to be open and transparent. All committee meetings will be open to the public. Non-committee members in attendance are invited to sit in the designated section for visitors and to listen, but not verbally participate. The non-committee members are encouraged to submit their questions and/or comments in writing on note cards that will be available at each meeting. Those questions and comments will be shared with the committee members and CFBISD administration. Answers will be communicated via email to guests who provide an email address on the note card.

# Committee Process

# COMMITTEE MEETINGS

The CFBISD Citizen's Bond Planning Committee met nine times over six months.





Meeting 1   Meeting 2   Meeting 3   Meeting 4   Meeting 5   Meeting 6   Meeting 7   Meeting 8   Meeting 9



PROJECT STUDY & INPUT



PRIORITIZATION



VOTING



#### Meeting #1 - August 25, 2022

- District Overview & School Finance
- 22 to 22 Committee Report
- Bond History
- Defined Consensus as 75% for Recommendation

#### Meeting #2 - September 8, 2022

- High School Projects
- Safety & Security
- Career & Tech. Education (CTE)
- Tour

#### Meeting #3 - September 22, 2022

- Fine Arts
- Athletics
- Middle School Projects
- Tour

#### Meeting #4 - October 13, 2022

- Elementary School Projects
- Special Education
- Tour

#### Meeting #5 - October 27, 2022

- Early Childhood Education
- Technology & Fiber
- Demographer's Report
- Prioritization Factors

#### Meeting #6 - November 17, 2022

- Bonding Capacity & Tax Impact Scenarios
- Design Process Overview
- Construction Panel Discussion
- Prioritization Activity - Elementary

#### Meeting #7 - December 8, 2022

- Review Elementary Prioritization Feedback
- Prioritization Activity - Secondary + District Projects
- Community Survey Results

#### Meeting #8 - December 15, 2022

- Finance Update
- Secondary Prioritization Feedback
- Alternative Education Prioritization Feedback
- Individual Build-A-Bond Activity

#### Meeting #9 - January 5, 2023

- Review Ballot Results
- Group Build-A-Bond Activity
  - Reach Consensus & Finalize Recommendation

# TOURS

## Engaging, Thorough First-Hand Look at Schools





**Carrollton-Farmers Branch ISD**  
Carrollton-Farmers Branch Independent School District

Tour Notes for: Vivian Field Middle School  
Name: \_\_\_\_\_

Strategic Priorities	Middle School Examples	- Architectural Elements - What did you see?
Optimize Engaging & Diverse Learning	<ul style="list-style-type: none"> <li>Variety of Learning Modes—Individual; peer-to-peer; small, medium and large groups</li> <li>Variety of Experiences—Outdoor learning; on-line learning; virtual learning</li> <li>Variety of Method—Research, design</li> </ul>	



**Carrollton-Farmers Branch ISD**  
Carrollton-Farmers Branch Independent School District

Tour Notes for: Vivian Field Middle School  
Name: \_\_\_\_\_

Strategic Priorities	Middle School Examples	- Architectural Elements - What did you see?
Optimize Engaging & Diverse Learning	<ul style="list-style-type: none"> <li>Variety of Learning Modes—Individual; peer-to-peer; small, medium and large groups</li> <li>Variety of Experiences—Outdoor learning; on-line learning; virtual learning</li> <li>Variety of Method—Research, design, making / creating</li> <li>Engaging learning spaces</li> <li>Collaborative spaces</li> <li>Consideration for learners with disabilities</li> </ul>	☆☆☆☆☆
Optimize Facility, Safety & Security, and Infrastructure to Be Adaptable to Student Needs	<ul style="list-style-type: none"> <li>Wayfinding for students</li> <li>Outdoor learning opportunities</li> <li>Visibility</li> <li>Safe environment</li> </ul>	☆☆☆☆☆
Optimize Community Engagement	<ul style="list-style-type: none"> <li>Front entry obvious</li> <li>Wayfinding for parents</li> <li>Welcoming for parents</li> <li>Opportunities for community engagement</li> </ul>	☆☆☆☆☆
Optimize Social and Emotional Health of All Students	<ul style="list-style-type: none"> <li>Warm, comfortable physical environment</li> <li>Welcoming environment for students</li> </ul>	☆☆☆☆☆
Optimize All Available Resources	<ul style="list-style-type: none"> <li>Professional workspaces for teachers</li> <li>Technology for teachers / learners</li> <li>Efficiency of the environment</li> </ul>	☆☆☆☆☆

# FEEDBACK FORMS

## Consistent, Transparent, Individual

### Safety and Security Systems

Carrollton-Farmers Branch ISD  
**BOND ELECTION**  
| | | | | | | | | | 2018

Completed Improvements	Agree ✓	Notes
1. <b>Visitor Management System</b> - Raptor and Secure vestibules		
2. <b>Student and Staff Badging</b> - Standardize systems and encourage use		
3. <b>Two-way communication</b> - Updated radio equipment and coverage		
5. <b>Bus/Fleet Management</b> - New Cameras and Zonar reporting		
8. <b>Intrusion Detection</b> - Updated system with 2018 bond for all campuses		

CFBISD CITIZEN'S  
**BOND PLANNING COMMITTEE**

Proposed Improvements	Agree ✓	Notes
4. <b>Emergency Telephone</b> - Emergency call box for high schools		
6. <b>Video Surveillance</b> - Update and replace cameras, End device analytics		
7. <b>Access Controls</b> - Replace and update, expand to all learning spaces		
9. <b>Public Address</b> - Replace speaker and cables		
11. <b>Perimeter Control</b> - Fencing, gates, Cameras and signage		

General Notes \_\_\_\_\_

### Career & Technical Education

Carrollton-Farmers Branch ISD  
**BOND ELECTION**  
| | | | | | | | | | 2018

Completed Improvements	Agree ✓	Notes
R. L. Turner - BioMed-VetMed, AMAT, STEM (Auto & Welding), & Cosmetology		
Newman Smith - Construction and Architecture, Business and Marketing		
Creekview - Transportation (Auto Shop) and JROTC (Navy)		
Ranchview - Information Technology (IT) and Hospitality & Culinary Arts		

CFBISD CITIZEN'S  
**BOND PLANNING COMMITTEE**

Proposed Improvements	Agree ✓	Notes
R. L. Turner - Energy and STEM		
Newman Smith - Manufacturing		
Creekview - Education (Future Teacher Program) and Public Service (First Responders)		
Ranchview - Agriculture and Food Resources (ag facility)		

General Notes \_\_\_\_\_

### Athletics

CFBISD CITIZEN'S  
**BOND PLANNING COMMITTEE**

Proposed Improvements	Agree ✓	Notes
1. <b>Elementary Gym Space</b> - Expand gym, update and expand storage and office space		
2. <b>Lu System</b> - Install in every gym		
3. <b>HS Competition Gyms</b> - Add one additional gym to each HS for a total of three gyms; update existing gyms with new seating, floors, sound system and floor coverings		
4. <b>MS Competition Gyms</b> - Add one additional gym to each MS for a total of two gyms		
5. <b>Weight Rooms</b> - Add or expand at each high school, Blackack, Long, Polk and Bush MS and update weight equipment		
6. <b>Indoor Facility</b> - Renovate and expand to 120x60 yards; add multiple use equipment and additional locker rooms		
7. <b>Locker Rooms</b> - Renovate for all indoor sports at high school and all 6 middle schools		
8. <b>Add Coaches Offices, Meeting Rooms, Film/Media Room, Additional Storage</b> - Create more storage and expand laundry facilities		
9. <b>Wrestling Rooms</b> - Expand to accommodate three full mats		
10. <b>Athletic Training Rooms</b> - Expand and update training equipment for injury/rehab treatment		
11. <b>Standridge Stadium</b> - Renovate home side press box, film deck, storage, restrooms, weight room, locker rooms, and large room		
12. <b>Natorium</b> - Renovate and divide old visitor locker room to create separate boys and girls swim locker rooms		

General Notes \_\_\_\_\_

### Fine Arts

CFBISD CITIZEN'S  
**BOND PLANNING COMMITTEE**

Proposed Improvements	Agree ✓	Notes
1. <b>High School and Middle School Classroom Rehearsal Spaces</b> - Expand, update or reconfigure ensemble/breakout rooms and classrooms for band, choir, orchestra, and theatre		
2. <b>High School Auditoriums</b> - Re-vision and renovate front of House and Foyer, including seating, painting, carpeting, and acoustical tile		
3. <b>Art Classrooms</b> - Expand smaller classrooms and improve lighting and kiln access		
4. <b>Dance Classrooms</b> - Add permanent, "sprung" floors		
5. <b>Additional Storage</b> - Create additional storage spaces for equipment, instruments, costumes, props and for drying and storing visual arts		
6. <b>Elementary and Middle School Stages</b> - Update curtains, lighting, and sound equipment		
7. <b>Standing or Choral Risers</b> - Purchase and install as needed throughout the district		
8. <b>High School Black Box Theaters</b> - Renovate to add sound and lighting to create additional performance spaces		

General Notes \_\_\_\_\_

# SMALL GROUP DISCUSSIONS

Positive, Worthwhile, Collaborative



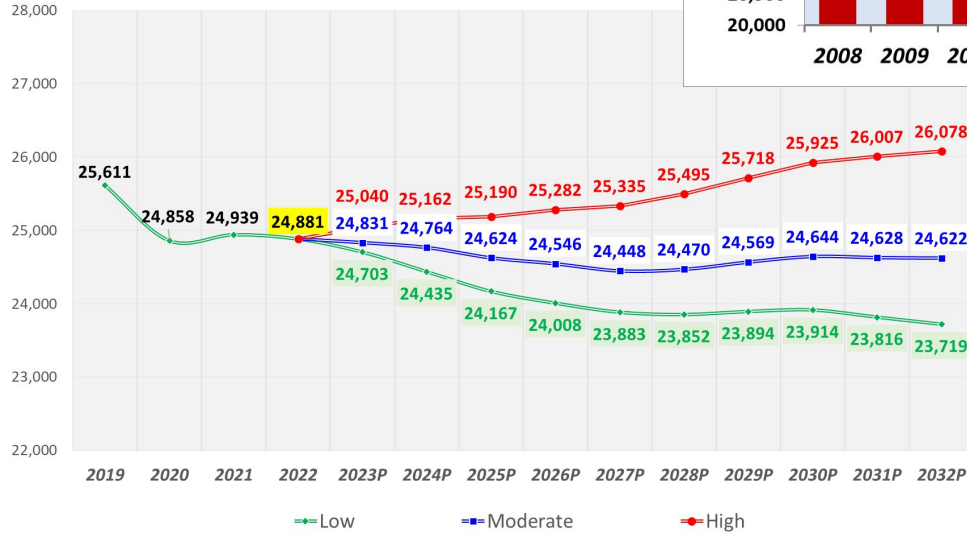
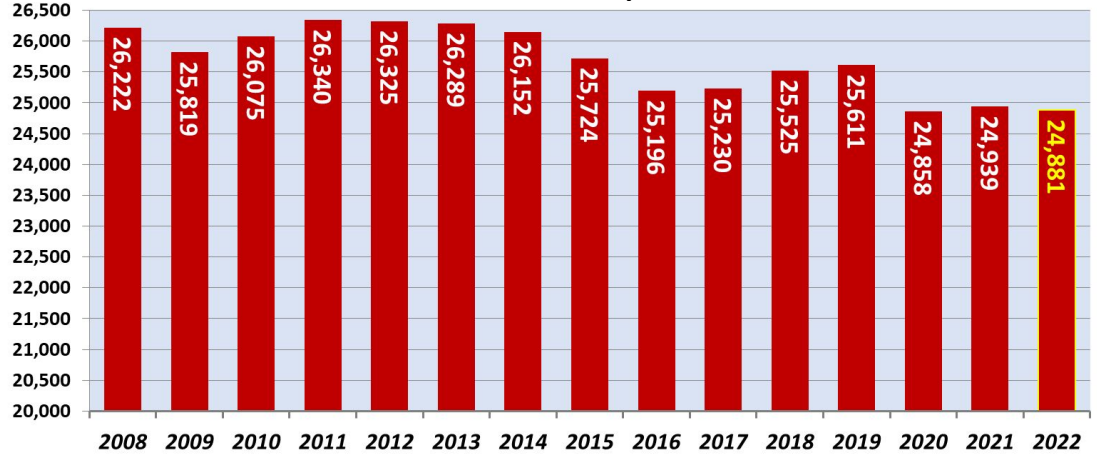
# Understanding the Big Picture:

- **Demographic Study**
- **Construction Costs & Escalation**

# CARROLLTON-FARMERS BRANCH ISD ENROLLMENT

- At the current yields, residential growth in CFBISD is projected to add 850-1,000 additional enrolled students over the next 10 years
- The residential growth is expected to help keep district enrollment near 24,500-25,500 students

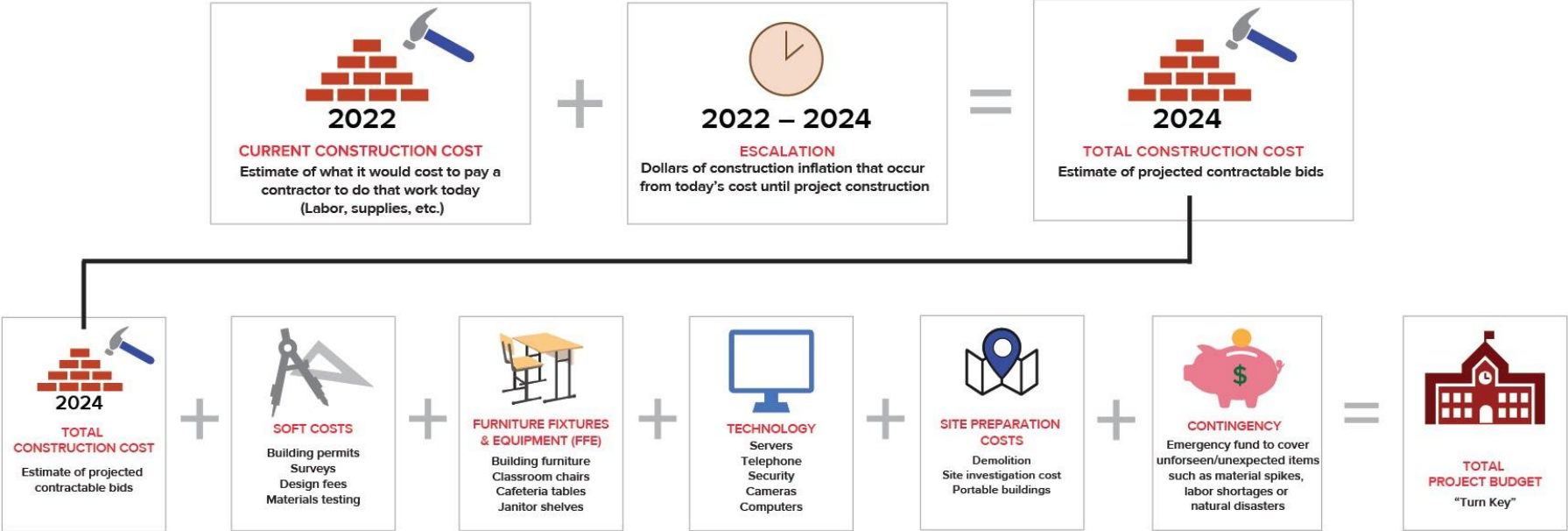
Enrollment as of Fall Snapshot Date



	Low Scenario	Moderate Scenario	High Scenario
3-Year	-714	-257	309
5-Year	-998	-483	454
10-Year	-1,162	-259	1,197
5-Yr. Annual Avg.	-0.8%	-0.4%	+0.4%

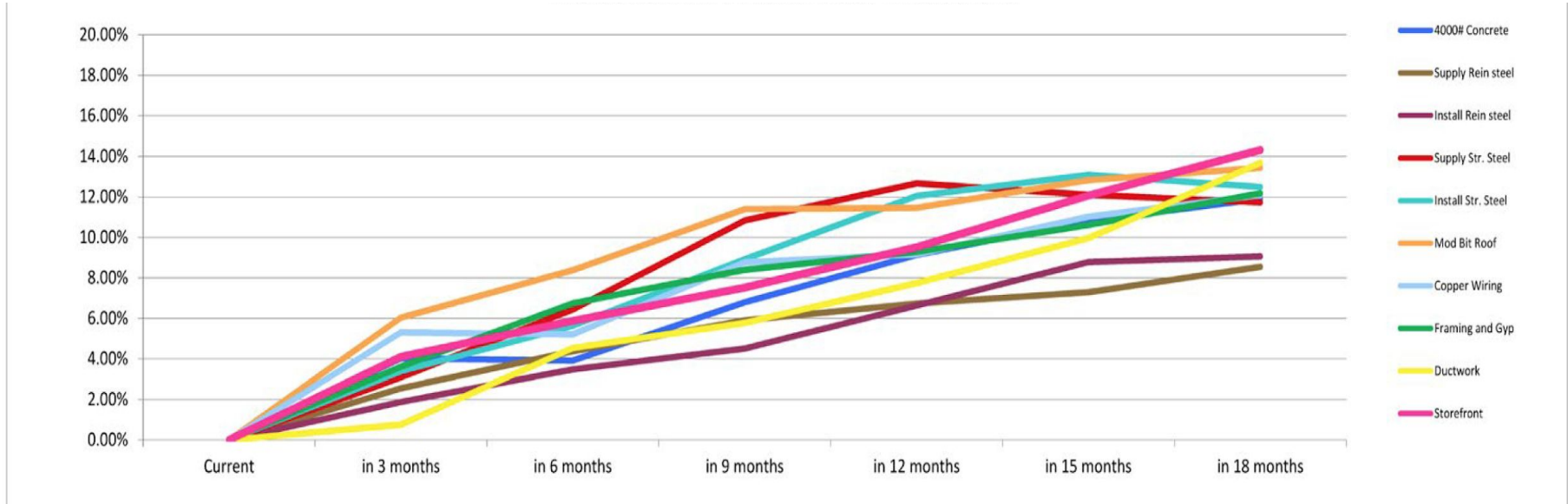
Source: School District Strategies | October 27, 2022

# BUILDING A BOND BUDGET



# CONSTRUCTION ESCALATION

## Cost Increases



# CONSTRUCTION PANEL

JOERIS

CORE



*Industry experts shared lessons learned and market challenges.*

# Understanding the Big Picture: **District Tax & Financial Information**

# CURRENT TAX RATE 2022-2023 Fiscal School Year

Maintenance & Operations  
Tax Rate

\$0.9429



+

Interest & Sinking  
Tax Rate

\$0.2000



=

TOTAL  
Tax Rate

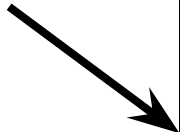
\$1.1429

# 21-22 TAX RATE COMPARISON



	District	M&O	I&S BOND	Total Tax Rate
1	Prosper ISD	\$ 0.9603	\$ 0.5000	\$ 1.4603
2	Denton ISD	\$ 0.8820	\$ 0.4800	\$ 1.3620
3	Mesquite ISD	\$ 0.8720	\$ 0.4400	\$ 1.3120
4	Lancaster ISD	\$ 1.0329	\$ 0.4375	\$ 1.4704
5	Desoto ISD	\$ 0.9603	\$ 0.4283	\$ 1.3886
6	Northwest ISD	\$ 0.8720	\$ 0.4200	\$ 1.2920
7	Grand Prairie ISD	\$ 0.9603	\$ 0.4160	\$ 1.3763
8	Lewisville ISD	\$ 0.9278	\$ 0.3809	\$ 1.3087
9	McKinney ISD	\$ 1.0067	\$ 0.3700	\$ 1.3767
10	Richardson ISD	\$ 1.0409	\$ 0.3500	\$ 1.3909
11	Duncanville ISD	\$ 0.9759	\$ 0.3400	\$ 1.3159
12	Cedar Hill ISD	\$ 0.9024	\$ 0.3360	\$ 1.2384
13	Grapevine-Colleyville ISD	\$ 0.9534	\$ 0.3217	\$ 1.2751
14	Garland ISD	\$ 0.9384	\$ 0.3179	\$ 1.2563
15	Frisco ISD	\$ 0.9972	\$ 0.2700	\$ 1.2672
16	Plano ISD	\$ 1.0517	\$ 0.2690	\$ 1.3207
17	Irving ISD	\$ 0.9390	\$ 0.2687	\$ 1.2077
18	Coppell ISD	\$ 1.0472	\$ 0.2448	\$ 1.2920
19	Dallas ISD	\$ 1.0062	\$ 0.2420	\$ 1.2482
20	Carrollton-Farmers Branch ISD	\$ 1.0012	\$ 0.2000	\$ 1.2012

*Lowest I&S  
and Total  
Tax Rate!*



# BOND PROGRAM DEBT CAPACITY

**Bond Amount**      **\$719 million**

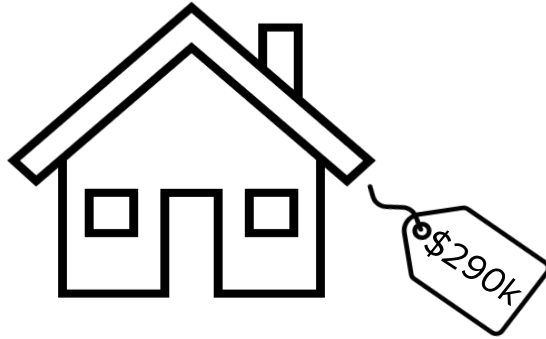
**I&S Tax Rate**      **\$0.20**

**Change  
to I&S Tax Rate**      **No Change**

**Impact on Home  
Valued at \$290,000**      **\$0**

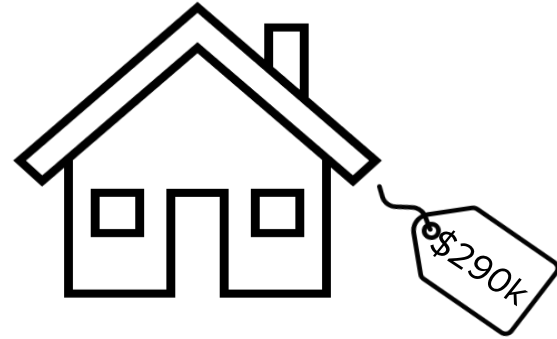
**Ballot Language**      **THIS IS A PROPERTY  
TAX INCREASE.**

# OUR RECOMMENDATION: NO TAX RATE IMPACT



TAXES DUE  
**WITHOUT** BOND:

**\$3,003**



TAXES DUE  
**WITH** BOND\*:

**\$3,003**

*\*Bond amount of \$719M or below.*

\$3,003 is the annual tax liability on a home valued at \$290,000 with the \$40,000 homestead exemption.

# State Requires Ballot to Say “Tax Increase”

In 2019, House Bill 3 was adopted, which requires the ballot language shown below for all school bond elections, regardless of the impact on the ISD’s tax rate.

SECTION 1.008. Section 45.003, Education Code, is amended by adding Subsections (b-1) and (d-1) and amending Subsections (d) and (f) to read as follows:

(b-1) The ballot proposition under Subsection (b) must include the following statement **"THIS IS A PROPERTY TAX INCREASE."**



The ballot will say “THIS IS A PROPERTY TAX INCREASE” even if the Board calls for an amount that can be funded at the current 20 cent I&S tax rate.

# Facility Needs / Projects Studied

# CRITICAL LIFE-CYCLE PROJECTS AT 18 SCHOOLS

## Base Scope for Roof and Mechanical Items

Replace roofing and HVAC units that are at end of life at the following campuses:

- Blanton ES
- Child Dev. Academy
- Country Place ES
- Davis ES
- Furneaux ES
- La Villita ES
- McCoy ES
- McKamy ES
- McLaughlin Strickland ES
- McWhorter ES
- Rainwater ES
- Rosemeade ES
- Stark ES
- Thompson ES
- Blalack MS
- Field MS
- Creekview HS
- Smith HS
- Turner HS

# ELEMENTARY SCHOOLS

## Campuses Considered for Replacement



**Carrollton**

Built in 1951



**Central**

Built in 1965



**Farmers Branch**

Built in 1965

# ELEMENTARY SCHOOLS

## Significant Facility and Layout Needs



**Furneaux**

Built in 1982



**McCoy**

Built in 1979



**Rosemeade**

Built in 1984



**Kent**

Built in 1982

# MIDDLE SCHOOLS

## Construction Timeline



# MIDDLE SCHOOLS

## Long Middle School

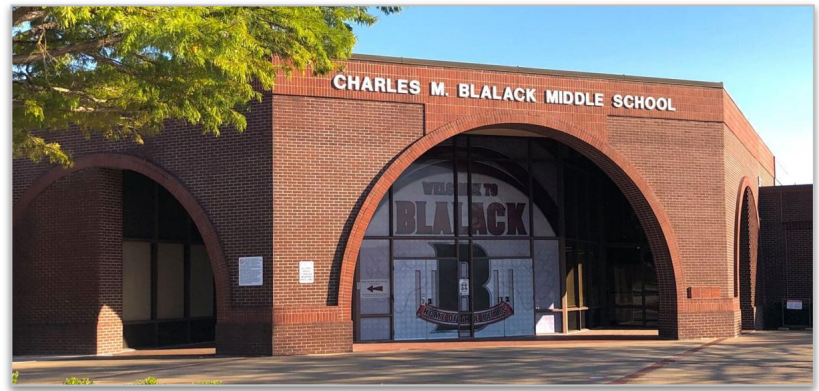
Built in 1979



# MIDDLE SCHOOLS

## Blalack Middle School

Built in 1984



# HIGH SCHOOLS

**“Grand Vision” for Consideration 2023 Bond**



**R.L. Turner High School**



**Newman Smith High School**

# HIGH SCHOOLS

Update Campus Finishes and Renovate Strategic Areas



Ranchview High School



Creekview High School

# EARLY CHILDHOOD EDUCATION

- Specialized Learning Spaces
- Specialized Furniture
- Outdoor Learning
- Bathrooms
- Safety & Security



# SPECIAL EDUCATION

- Specialized Learning Spaces
- Bathrooms
- Changing Stations
- Covered Playgrounds



# CAREER & TECHNICAL EDUCATION (CTE)

## New Pathways and Opportunities

- Ranchview HS - Agriculture & Food Resources (Ag Facility)
- Creekview HS - Education & Public Service
- Turner HS - Energy & STEM
- Smith HS - Manufacturing



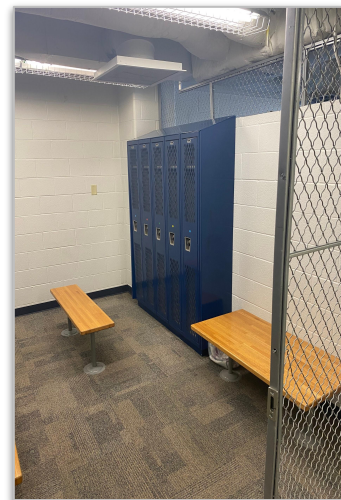
# FINE ARTS

- Secondary Rehearsal Spaces
- High School Auditoriums
- Art Classrooms
- Dance Classrooms
- Additional Storage
- Elementary & MS Stages
- Standing or Choral Risers
- High School Black Box Theaters



# ATHLETICS

- Elementary Gym Space
- Weight Rooms
- Locker Rooms
- Athletic Training Rooms
- Natatorium
- Lu System
- HS Competition Gyms
- MS Competition Gyms
- Indoor Facility
- Coaches Offices
- Meeting Rooms
- Additional Storage
- Wrestling Rooms
- Standridge Stadium

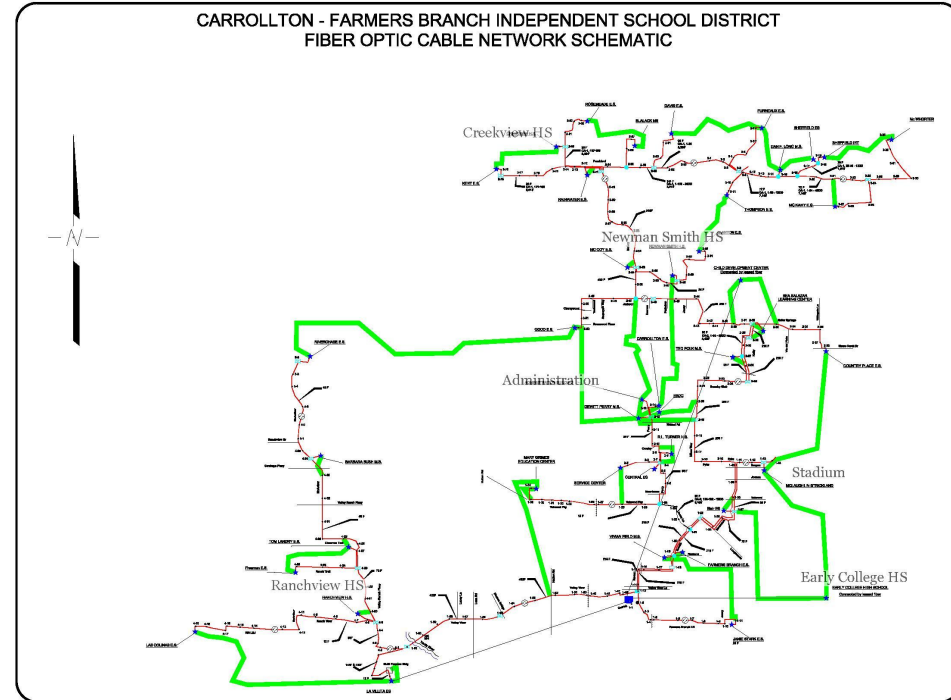


# SAFETY & SECURITY



# TECHNOLOGY / CRITICAL INFRASTRUCTURE NEEDS

- Communications
- Data Network
- Security
- Fiber Optic Cable Network



# Project Ranking and Prioritization

# PRIORITIZATION BALLOTS

Comprehensive, Dynamic, Effective

**CFBISD - MAY 2023**  
"NEW-ISH CAMPUSES"

ITEM **4**

**CAMPUS RENOVATIONS PRIORITIZATION**

BLAIR STARK LANDRY MCSTRICT

BASE SCOPE INCLUDES ALL SAFETY & SECURITY ITEMS, BASE PLAYGROUNDS & MAJOR MAINTENANCE. \$20.28M

**FACILITY FINISH UPDATES** - REFRESH CAFETERIA AND CORRIDORS AND COLLABORATION SPACE. \$25.71M

**FINE ARTS** - ART, MUSIC, STAGE FINISH AND EQUIPMENT UPGRADES. \$5.52M

**EARLY CHILDHOOD** - SPECIALIZED LEARNING SPACES, FURNITURE, AGE APPROPRIATE BATHROOMS. \$7.26M

**ATHLETICS** - RENOVATE GYMS, OFFICES AND STORAGE AREAS WITH NEW FINISHES & EQUIPMENT. \$9.29M

**SPECIAL EDUCATION** - SPECIALIZED LEARNING SPACES, BATHROOMS, CHANGING STATIONS. \$5.60M

**KITCHEN** - RENOVATE FINISHES, REPLACE EQUIPMENT INCLUDING COOLER / FREEZERS. \$8.94M

**PLAYGROUNDS** - EXPAND BASE SCOPE TO (2) PLAY AREAS AND OUTDOOR LEARNING. \$1.75M

PRIORITIZE 1-7 (1 IS HIGHEST PRIORITY)

PROPERTY TAX INCREASE

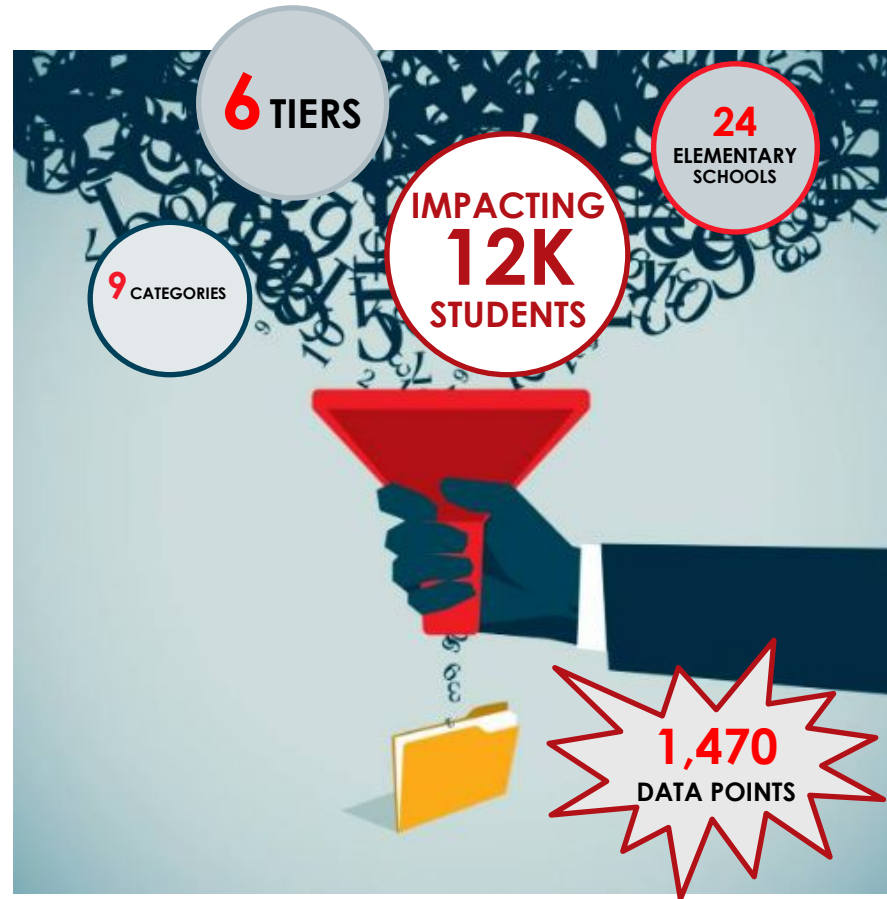
**CFBISD 2023 BOND**

**#cfbproud**

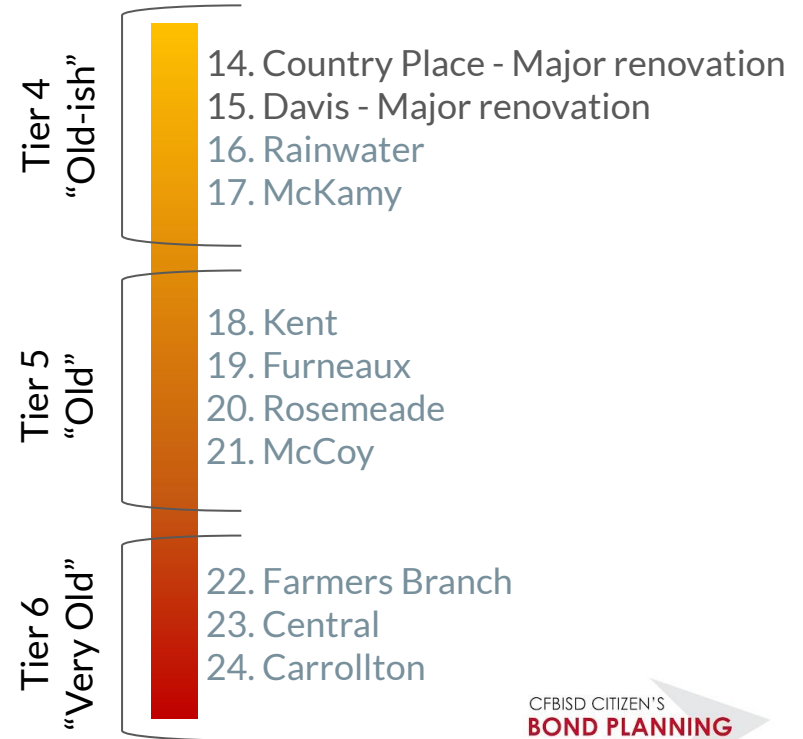
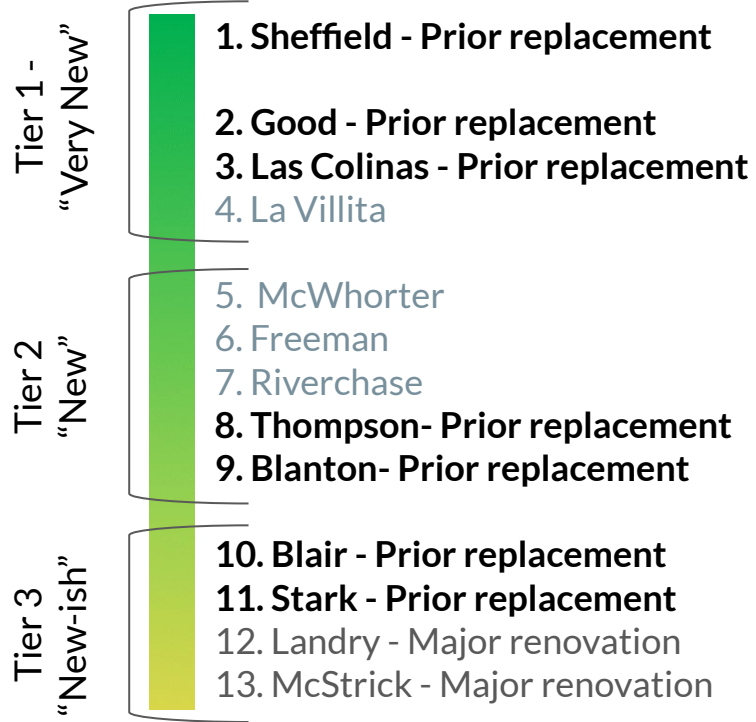
Feedback is Open from 6:00 p.m. - 8:30 p.m!

\*\*\*\*\* FEEDBACK FORMS \*\*\*\*\*

# ELEMENTARY PRIORITIZATION FEEDBACK



# ELEMENTARY SCHOOLS



# ELEMENTARY REPLACEMENT FEEDBACK

## 'VERY OLD' CAMPUS REPLACEMENT

REPLACE 3 CAMPUSES \$170M

31



RENOVATE FOR CRITICAL UPGRADES  
ONLY \$63.8M

4

## 'OLD' CAMPUS REPLACEMENT

REPLACE 4 CAMPUSES \$226.34M

6

RENOVATE FOR CRITICAL  
UPGRADES ONLY (BASE) \$20.28M

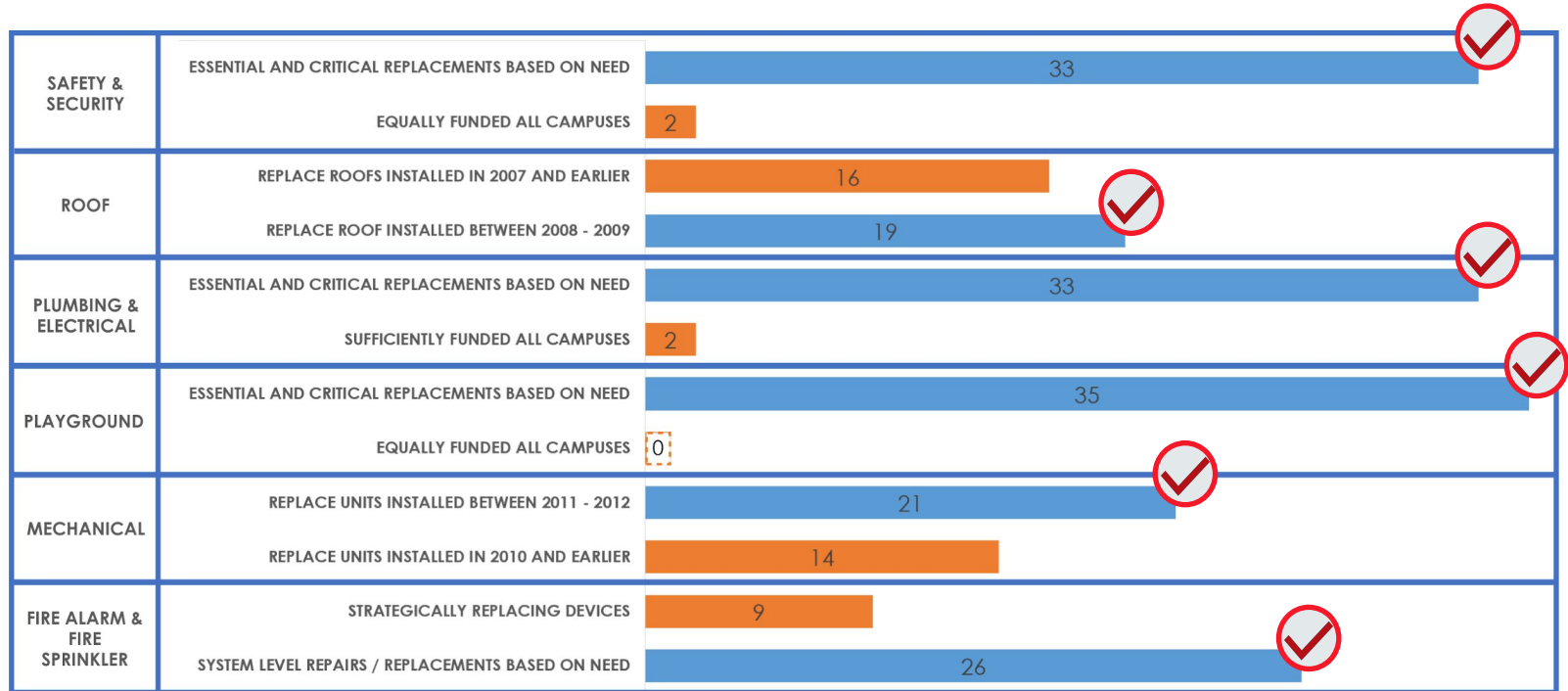
28



Did not select an option

1

# ELEMENTARY BASE SCOPE FEEDBACK



# SUMMARY OF RESULTS: Elementary Prioritization

Tier 1 -  
"Very New"

1. Sheffield
2. Good
3. Las Colinas
4. La Villita

EARLY CHILD	88
SPEC ED	94
FINE ARTS	114
FACILITY	126
PLAYGROUND	137
ATHLETICS	156

Tier 2  
"New"

5. McWhorter
6. Freeman
7. Riverchase
8. Thompson
9. Blanton

SPEC ED	92
EARLY CHILD	96
FINE ARTS	131
FACILITY	134
PLAYGROUND	150
KITCHEN	167
ATHLETICS	182

Tier 3  
"New-ish"

10. Blair
11. Stark
12. Landry
13. McStrick

SPEC ED	98
EARLY CHILD	101
FACILITY	105
FINE ARTS	142
PLAYGROUND	161
KITCHEN	176
ATHLETICS	197

Tier 4  
"Old-ish"

14. Country Place
15. Davis
16. Rainwater
17. McKamy

EARLY CHILD	107
SPEC ED	108
FACILITY	111
FINE ARTS	140
PLAYGROUND	155
KITCHEN	169
ATHLETICS	190

Tier 5  
"Old"

18. Kent
19. Furneaux
20. Rosemeade
21. McCoy

FACILITY	102
EARLY CHILD	106
SPEC ED	109
PLAYGROUND	150
KITCHEN	154
FINE ARTS	159
ATHLETICS	200

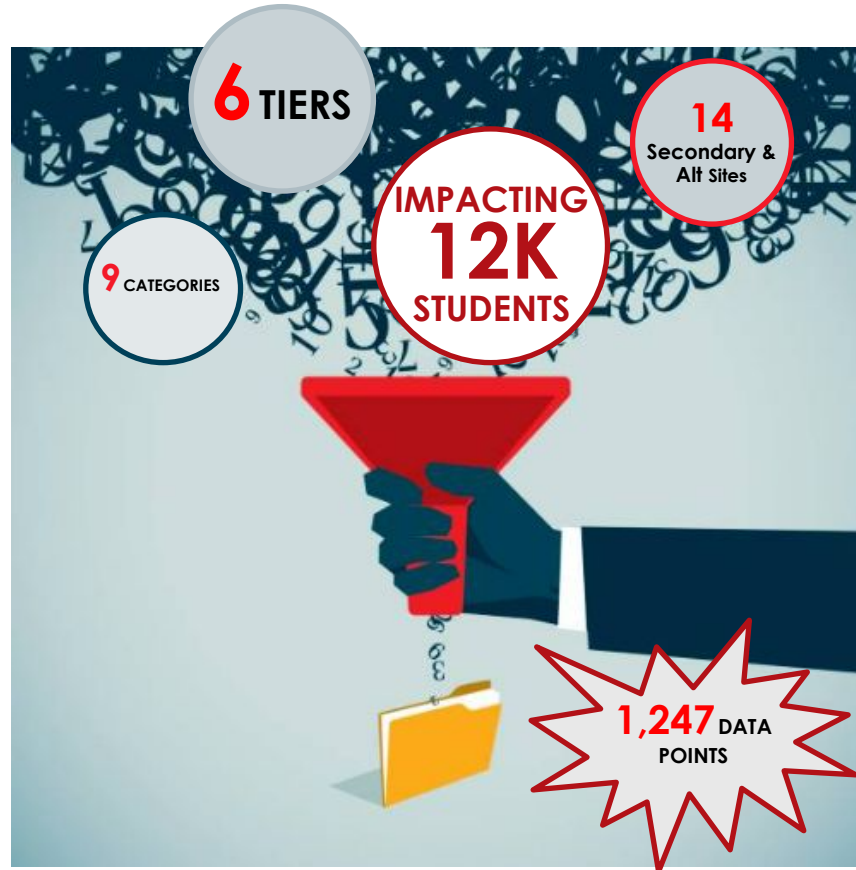
Tier 6  
"Very Old"

22. Farmers Branch
23. Central
24. Carrollton

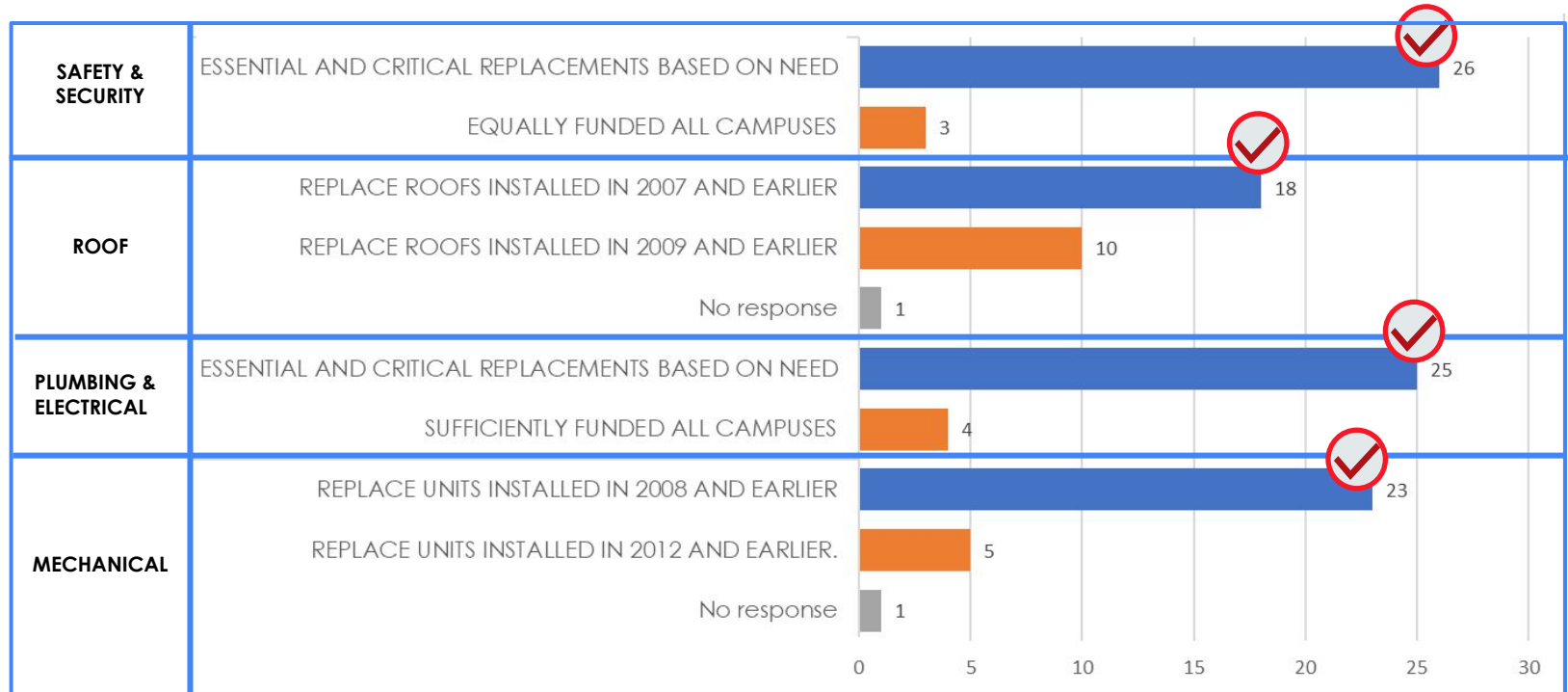
89% of committee preferred replacing these 3 schools

'The lower the score the higher the priority'

# SECONDARY PRIORITIZATION FEEDBACK



# SECONDARY BASE SCOPE FEEDBACK



# MIDDLE SCHOOLS



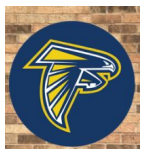
Tier 1 -  
"Updated"

1. Perry - 1936 / 2022 Major Reno
2. Vivian Field - 1959 / 2020 Major Reno



Tier 2 -  
"Newish"

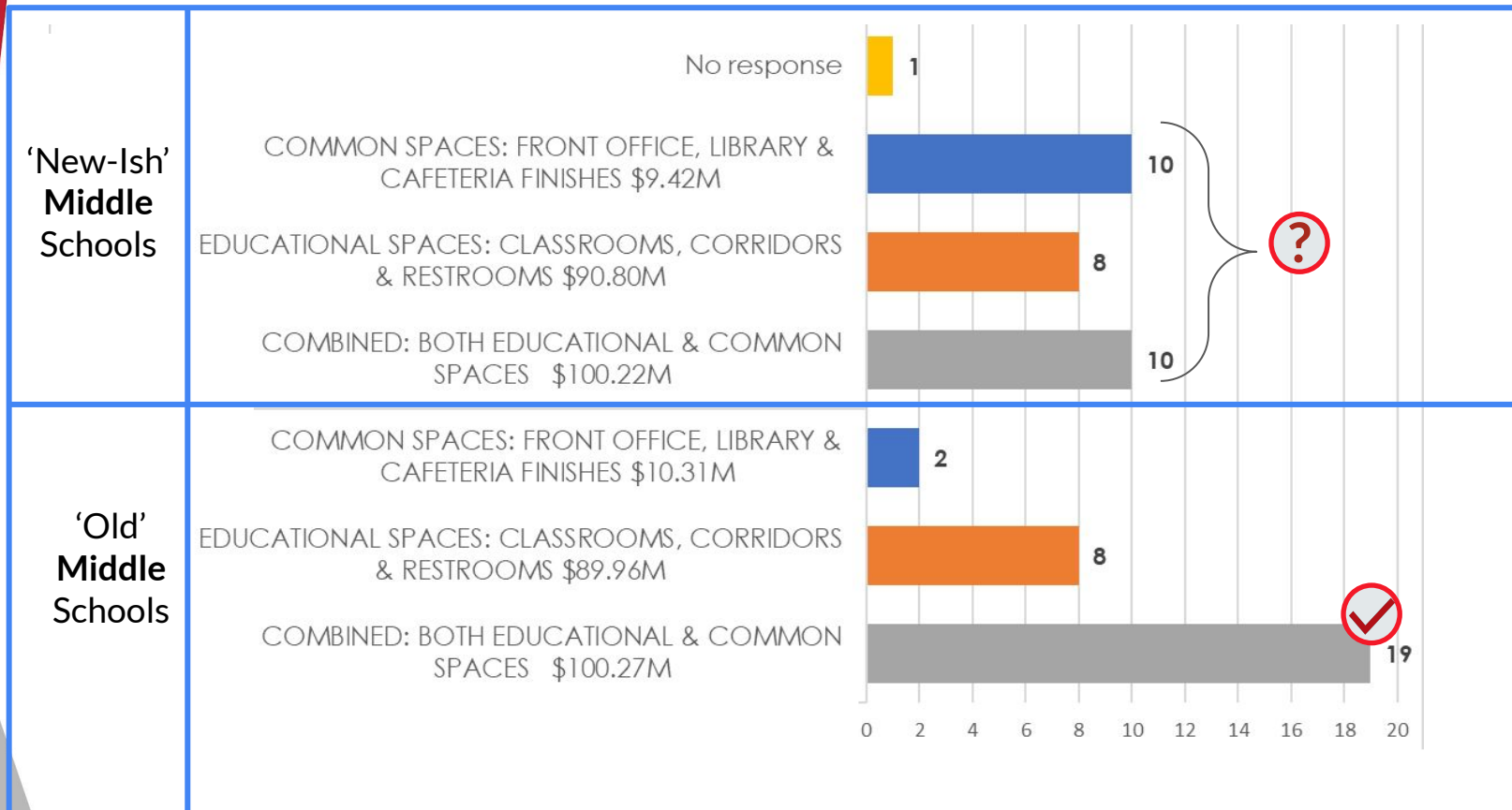
3. Bush - 1998 / 2015 Addition
4. Polk - 1997 / 2014 Addition



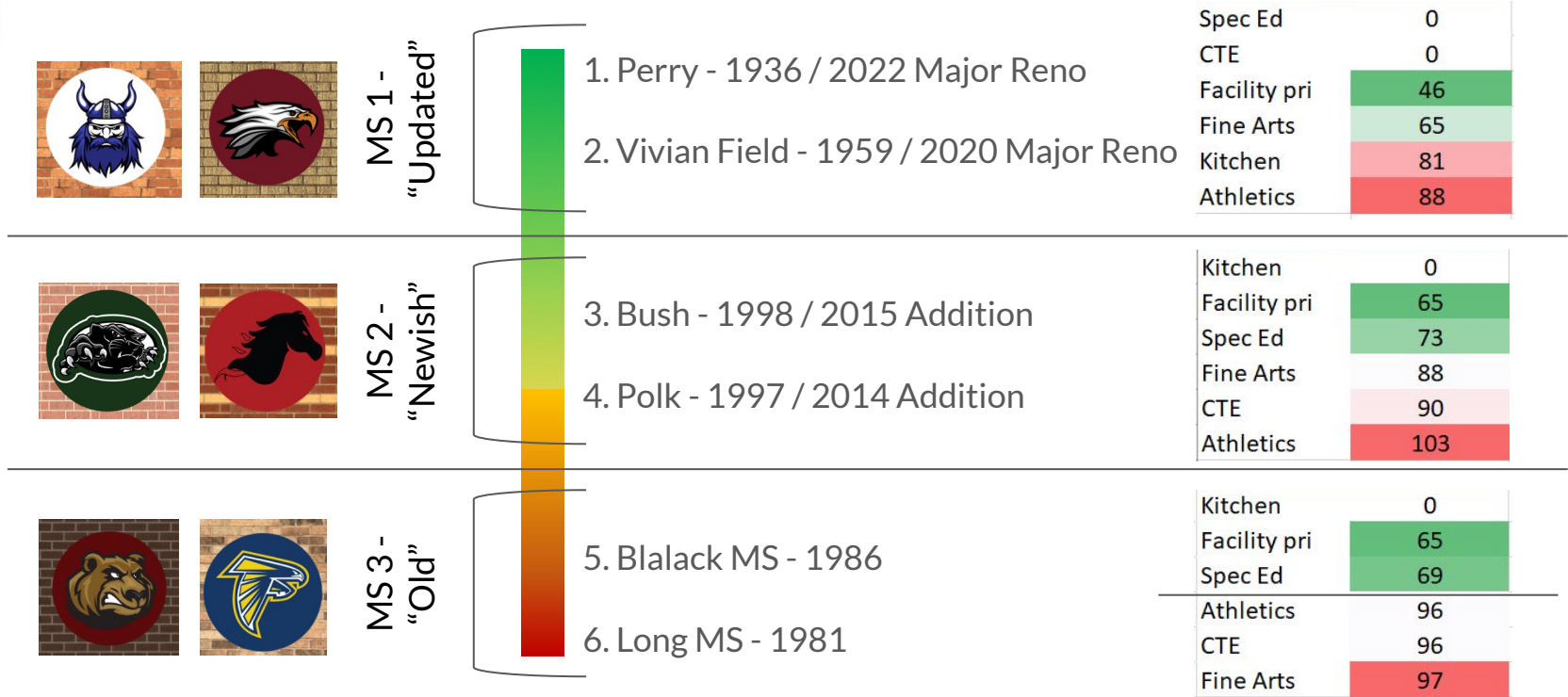
Tier 3 -  
"Old"

5. Blalack MS - 1986
6. Long MS - 1981

# MIDDLE SCHOOL PRIORITIZATION FEEDBACK



# Summary of Results: MIDDLE SCHOOL PRIORITIZATION



**'The lower the score the higher the priority'**

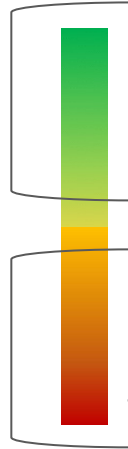
# HIGH SCHOOLS



Tier 1 -  
"New-ish"



Tier 2 -  
"Old"



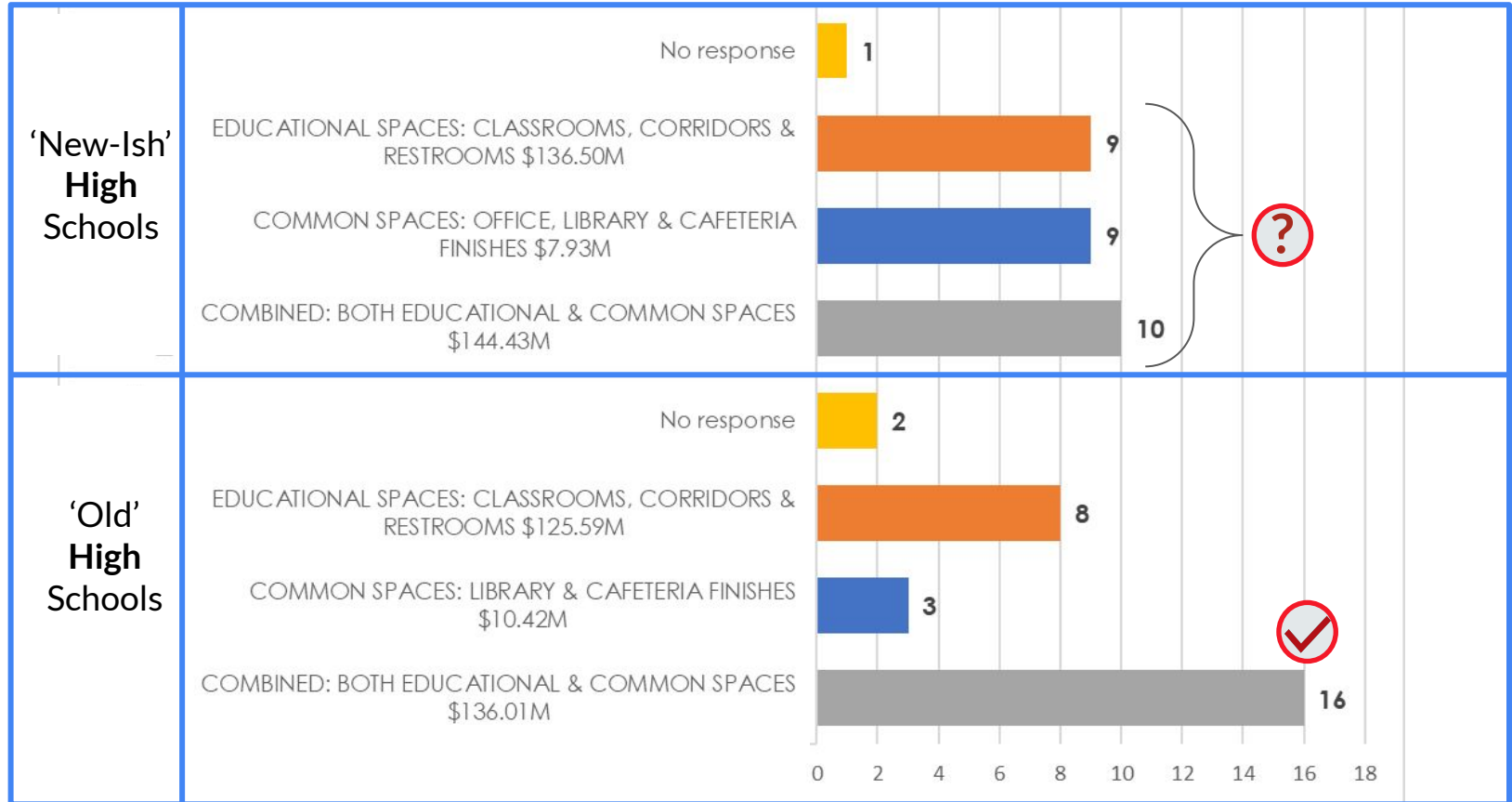
1. Ranchview HS - 2002 / 2015 Addition

2. Creekview - 1998 / 2008 Addition

3. Smith - 1973

4. Turner - 1960

# HIGH SCHOOL PRIORITIZATION FEEDBACK



# Summary of Results: HIGH SCHOOL PRIORITIZATION



Tier 1 -  
"New-ish"

1. Ranchview HS - 2002 / 2015 Add

2. Creekview - 1998 / 2008 Add



Tier 2 -  
"Old"

3. Smith - 1973

4. Turner - 1960

Facility pri	73
Spec Ed	77
Fine Arts	85
CTE	107
Athletics	116
Kitchen	130

Spec Ed	76
Facility pri	83
CTE	90
Fine Arts	93
Athletics	111
Kitchen	133

**'The lower the score the higher the priority'**

# ALTERNATIVE EDUCATION/SITES

**Childhood Development Center**  
Carrollton-Farmers Branch ISD



**Bea Salazar Learning Center**  
Carrollton-Farmers Branch ISD



**Mary Grimes Education Center**  
Carrollton-Farmers Branch ISD

**Agricultural and Outdoor  
Learning Center**  
Carrollton-Farmers Branch ISD

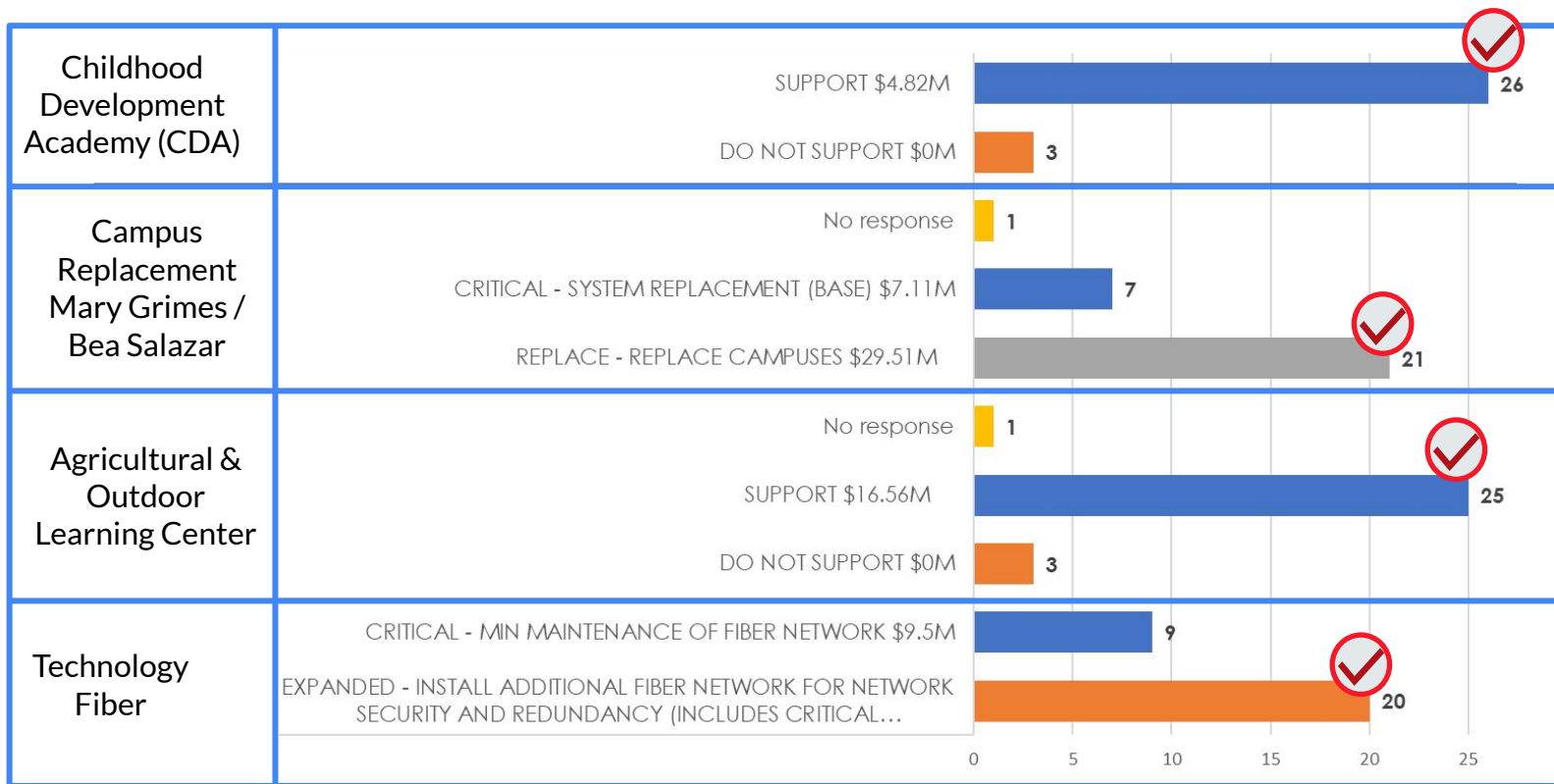
1. Childhood Development Center (CDA) - 2007

2. Bea Salazar - 1993

3. Mary Grimes - 1989

4. Agricultural and Outdoor Learning Center - 1981

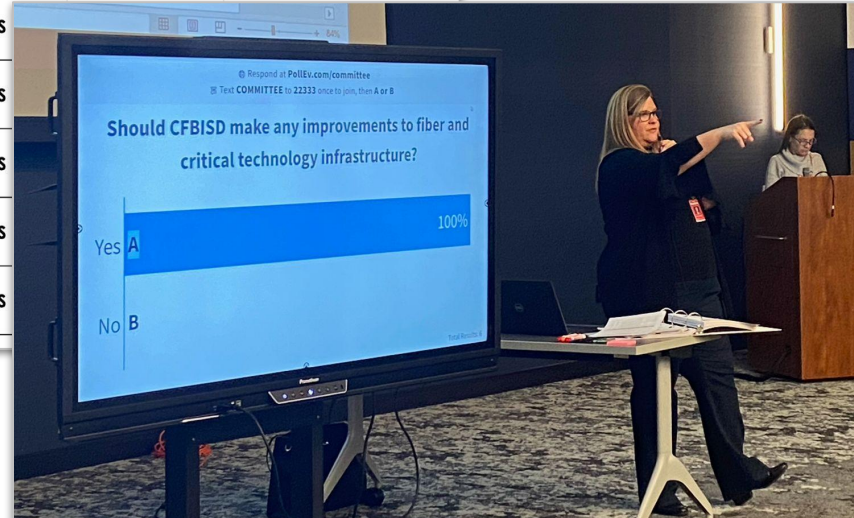
# ALTERNATIVE EDUCATION/SITES FEEDBACK



# BUILD-A-BOND ACTIVITY & VOTING

Interactive, Informative, Decisive

Tier	Category	PROJECT	Cost	Y/N/ Maybe	12/15/22 Vote Result	Selected
						Select Value
OLD Elementary	Facility Update	Refresh facility with paint and flooring, limited renovation as needed	\$ 28.57 MM	YES	89% (Consensus)	\$ 28.57 MM
OLD Elementary	Early Childhood	Early Childhood to serve each elementary refresh finishes, furniture, and access to age appropriate bathrooms.	\$ 7.26 MM	YES	89% (Consensus)	\$ 7.26 MM
OLD Middle School	Facility Update	Restroom refresh - new partitions, fixtures, and paint	\$ 2.59 MM	YES		
OLD-ish Elementary	Special Education	Renovate select areas of existing campuses to provide specialized learning spaces that meets the needs of the programs including bathrooms and changing stations.	\$ 3.93 MM	YES		
NEW-ish High School	Special Education	Refresh select areas of existing campuses to provide specialized learning spaces that meets the needs of the programs including bathrooms and changing stations.	\$ 3.11 MM	YES		
OLD Elementary	Fine Arts	Art, Music, and Stage w/ limited scope: refresh finishes, strategic replacement of equipment	\$ 2.16 MM	YES		
Alt Sites + Fiber	Grimes	Replacement Mary Grimes and Bea Salazar with a combined facility at 39,060 SF, including storm shelter	\$ 29.51 MM	YES		



# Our Recommendation

# Our Recommendation



## What Was Studied:

- 38 Sites
- 12 Tiers
- 9 Categories
- 100+ Projects
- 2,717 Data Points
- \$3 billion+ of Possible Projects

## What We're Recommending:

- Updated Security at Every Campus
- Critical Maintenance at Nearly Every Site
- Facility Upgrades at 26 Schools
- Critical Infrastructure and System Improvements to Support All Students and Staff
- A Bond Package to Stay at a 20 cent I&S Tax Rate

# Our Recommendation: 4 Main Categories



## Safety & Security

- Door Locks
- Access Control
- Cameras
- Perimeter Fencing
- Impact Film



## Student Support Facilities

- Special Education
- Early Childhood
- CTE
- Fine Arts
- Athletics



## Replacement Schools

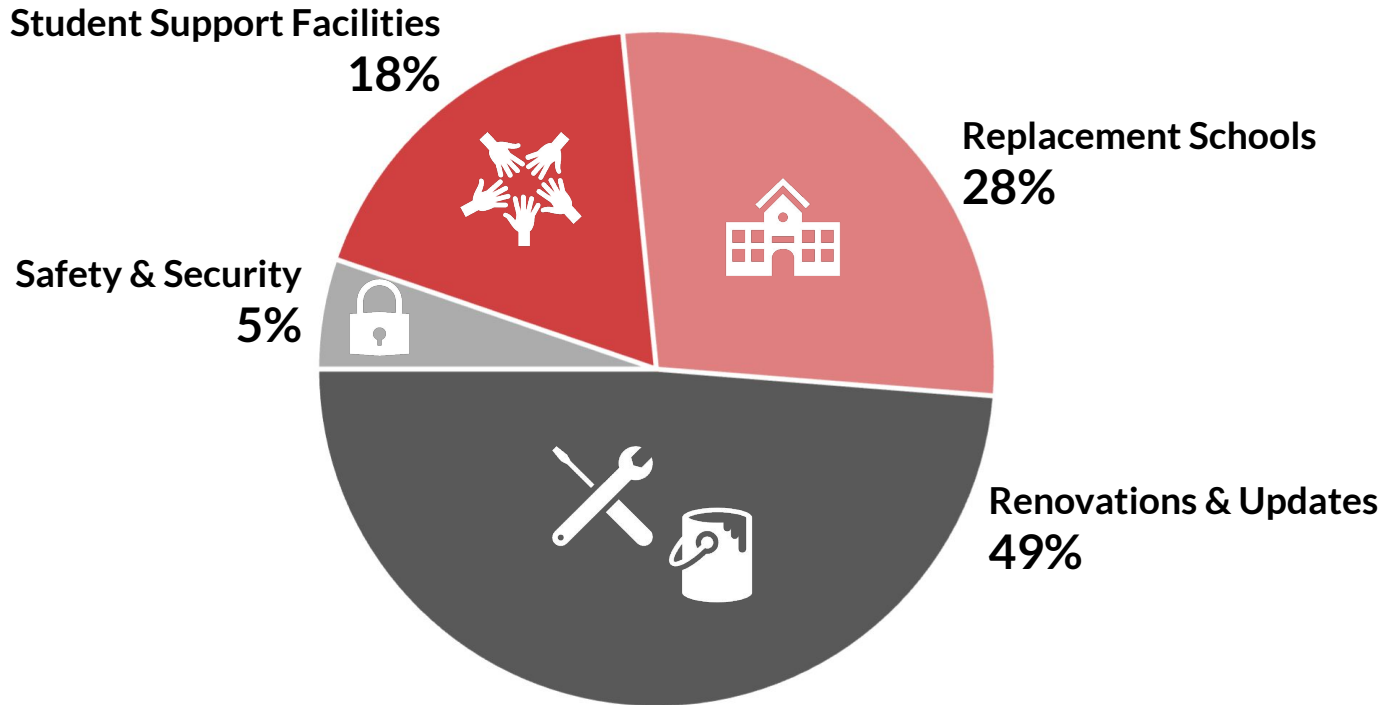
- Carrollton ES
- Central ES
- Farmers Branch ES
- Mary Grimes & Bea Salazar



## Renovations & Updates

- Roofing
- Flooring
- HVAC Units
- Restroom Updates
- Paint & Fixtures
- Fiber & Technology Infrastructure

# Category Breakdown



**100% for Students of CFBISD**



## **SAFETY & SECURITY**

- Door Locks
- Access Control
- Cameras
- Perimeter Fencing
- Impact Film

Total: \$37,700,000



# SAFETY & SECURITY

## At-A-Glance

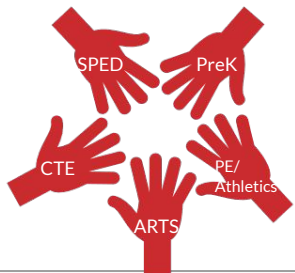
	Door Locks	Access Control	Cameras	Fencing	Impact Film
All Elementary Schools	✓	✓	✓	as needed	✓
All Middle Schools	✓	✓	✓	as needed	✓
All High Schools	✓	✓	✓	as needed	✓
Support Facilities	as needed	✓	✓	as needed	as needed



# STUDENT SUPPORT FACILITIES

- **Special Education** Renovations / Refreshes / Storage
- **Early Childhood** Classroom Finishes, Furniture and Access to Age-Appropriate Bathrooms at 8 ES
- **Outdoor Learning Center** / Ag Site Renovations
- **CTE** Classroom Renovations at 2 MS and 2 HS
- **Fine Arts** Renovations at 8 ES and 2 MS
- **Gym** Updates at 4 ES, 2 MS, 2 HS and **Locker Rooms** at 2 HS

Total: \$130,000,000



# STUDENT SUPPORT FACILITIES

## At-A-Glance

	Special Ed	Early Childhood	CTE / Outdoor Learning	Fine Arts	PE & Athletics
Furneaux, Kent, McCoy, Rosemeade ES	✓	✓		Art, Music & Stage	Gym Floors & Walls
Country Place, Davis, McKamy, Rainwater ES	✓	✓		Art, Music & Stage	
Blair, Landry, McLaughlin- Strickland, Stark ES	✓				
Blanton, Freeman, McWhorter, Riverchase, Thompson ES	✓				
Blalack, Long MS	✓		2 CTE Classrooms	Art Rooms & Stage Equipment	Gyms & Weight Room
Bush, Polk MS	✓			Art Rooms & Stage Equipment	Polk Track
Smith, Turner HS	✓		Manufacturing (NSHS) Energy Mgmt (RLTHS)		Gyms & Locker Rooms
Creekview, Ranchview HS	✓		EMT & First Responders		
Outdoor Learning Center			Site Improvements		



# REPLACEMENT SCHOOLS

- **Replace the three oldest elementary schools in CFBISD:**
  - Carrollton ES: 72 years old
  - Central ES: 58 years old
  - Farmers Branch: 58 years old
- **Construct a new, combined campus for Mary Grimes and Bea Salazar**  
Diploma Program | Moving On Up | Functional Skills Workshop | Disciplinary Alternative Education Program

Total: \$199,550,000



# REPLACEMENT SCHOOLS

## At-A-Glance

	Modern Safety & Security	Modern Learning Spaces	New Early Childhood Classrooms	New Technology & Furniture	New Playgrounds	Storm Shelter	Existing Site
Carrollton ES	✓	✓	✓	✓	✓	✓	✓
Central ES	✓	✓	✓	✓	✓	✓	✓
Farmers Branch ES	✓	✓	✓	✓	✓	✓	✓
Mary Grimes & Bea Salazar	✓	✓		✓		✓	✓



## RENOVATIONS & UPDATES

- **New Fiber & Critical Technology Infrastructure** for all facilities
- **Restroom Updates** at 4 MS, 2 HS, 4 ES
- **Front Office Updates (Paint and Flooring)** at 4 MS, 2 HS
- **Library Renovations** at 4 MS
- **Cafeteria Updates** at 2 MS, 2 HS
- **Classroom Renovations** at 2 MS, 2 HS
- **Kitchen Equipment** at 4 ES
- **Building Systems Roofs, Mechanical and Electrical Updates** at 19 sites

**Total: \$349,190,000**



# RENOVATIONS & UPDATES

## At-A-Glance

	Restrooms	Library	Office	Cafeteria	Classrooms
Furneaux, Kent, McCoy, Rosemeade ES	✓	✓	✓	Kitchen Equip.	✓
Country Place, Davis, McKamy, Rainwater ES					STEM
Blalack, Long MS	✓	✓	✓	✓	✓
Bush, Polk MS	✓	✓			
Smith, Turner HS	✓	Turner Only		✓	✓

# Our Recommendation



**Safety & Security**

**\$37,700,000**



**Student Support  
Facilities**

**\$130,000,000**



**Replacement  
Schools**

**\$199,550,000**



**Renovations &  
Updates**

**\$349,190,000**

**TOTAL: \$716,440,000**

**CFBISD can issue this amount without increasing the I&S tax rate.**

# Our Recommendations

- We recommend that the CFBISD Board of Trustees call a Bond Election to be on the May 2023 ballot.
- We recommend that the projects outlined on the previous slides be included in the bond proposal to update safety & security systems, improve our technology infrastructure, replace three of the oldest elementary schools, address early childhood education, update special education spaces, and replace critical systems that need to be updated.
- We recommend a single proposition for \$716,440,000.

# Community Survey Results

# **CARROLLTON-FARMERS BRANCH ISD SURVEY**

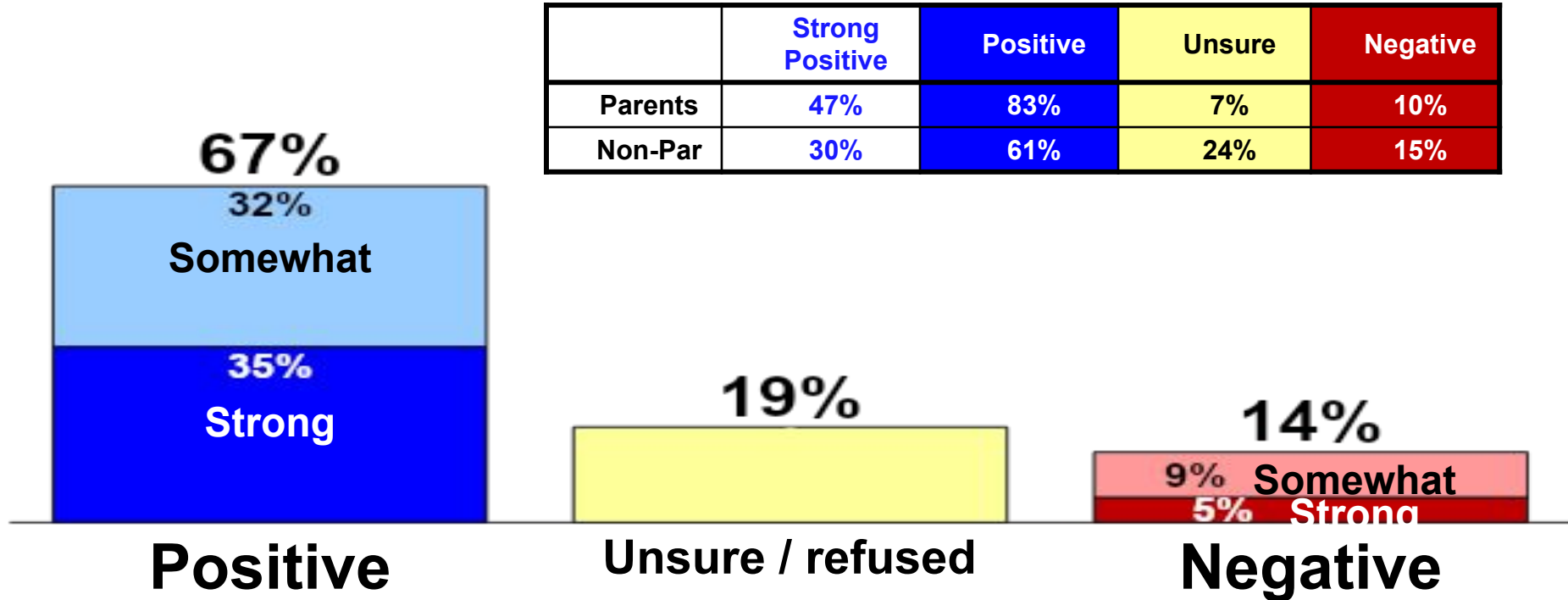
**December 2 - 6, 2022**

**N = 350 respondents**

**margin of error:  $\pm 5.2\%$**

# VIEW OF CFBISD

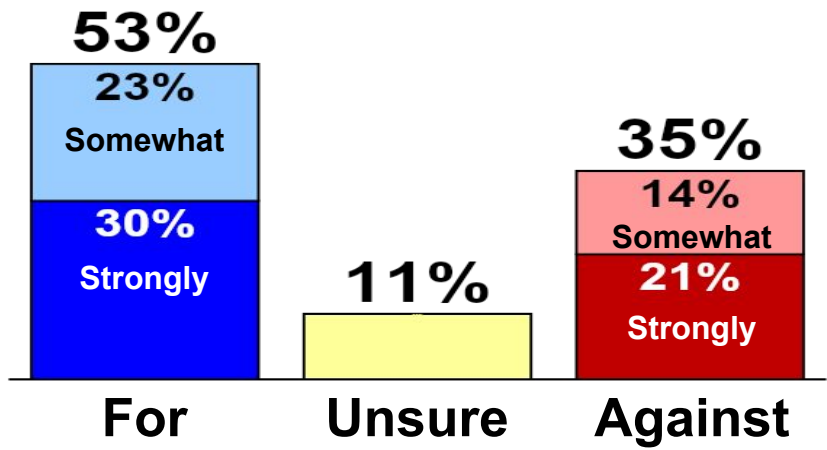
Q2. Do you have a positive or negative impression of the Carrollton-Farmers Branch Independent School District?



# GENERAL BOND

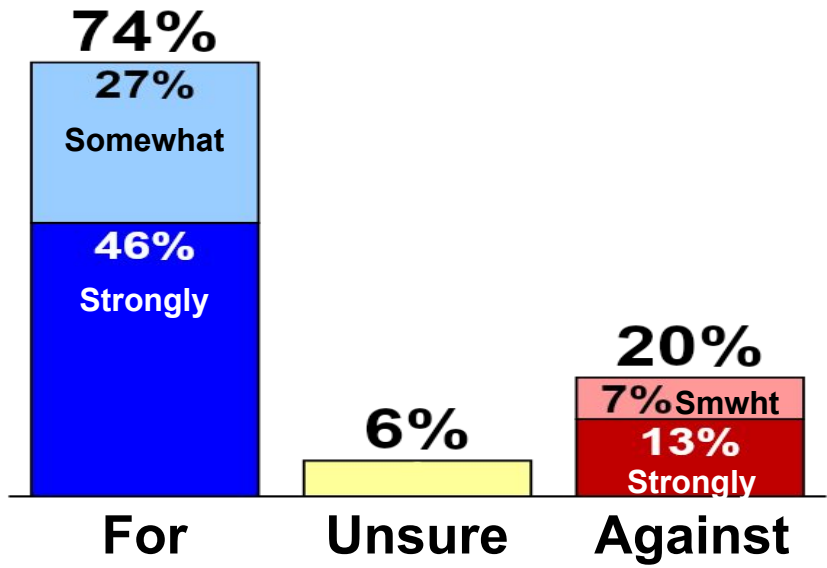
## INITIAL BALLOT

Q3. Carrollton-Farmers Branch ISD is considering calling for a bond election in May, but no amount has been set yet. If the election were held today, would you vote for or against the issuance of \$670 million in bonds to construct, renovate and equip school buildings, which is a property tax increase?



## INFORMED BALLOT

Q28. Having heard more about it...would you vote for or against the issuance of \$670 million in bonds to construct, renovate and equip school buildings which the ballot states is a property tax increase?



# BOND PROJECTS AND ELEMENTS

Now I am going to read you some projects that could be included in a potential bond of \$670 million. For each item I read, please tell me if you strongly favor, somewhat favor, somewhat oppose or strongly oppose that project.		Total Favor	Total Oppose	Depends / Unsure
Q7	This bond could allow for improvements to technology infrastructure to expand the fiber network and increase its speed, connectivity, reliability and security to better support district operations and modern learning.	81%	14%	5%
Q8	This bond could allow for replacement and upgrades to essential school building infrastructure such as H-VAC, roofing, electrical, plumbing, and mechanical systems at schools where they are beyond their useful life.	86%	9%	5%
Q9	The bond could allow for safety and security improvements which may include upgrades to perimeter fencing, surveillance cameras, visitor access control systems, and other improvements to secure all learning environments.	83%	13%	4%
Q10	The bond could allow for improvements to playgrounds at all elementary schools, replacing outdated equipment and surfaces to bring them to the same standard and make them safer. (Ver Y: It could also allow for expanding outdoor areas at elementary schools for more recreation features and outdoor learning spaces for innovative lessons and teaching.)	82%	13%	5%
Q11	The bond could allow for major renovations at Blalack (blay-lack) Middle School and Long Middle School to modernize these campuses and update learning environments, (Ver X: similar to work that was completed at Perry Middle School and Field Middle School as part of the 2018 bond package / Ver Y: to continue the district's initiative or long range plan to modernize its Middle Schools that began with two schools in the 2018 bond).	77%	15%	8%
Q12	The bond could allow for updates to corridors, restrooms, and common spaces at Turner and Smith High Schools to keep these schools in good condition as they age and bring them to the same standard as the district's newer schools.	78%	15%	6%
Q13	Carrollton Elementary, Central Elementary and Farmers Branch Elementary have an average age of 60 years, and it is estimated that renovating these schools could cost nearly as much as building new schools. This bond could allow for rebuilding these schools, investing tax dollars into new buildings.	70%	20%	10%
Q14	High school fine arts programs have outgrown their spaces and this bond could allow for upgrades to band halls, choir, orchestra, art and dance classrooms.	82%	14%	4%
Q15	This bond could allow for renovations to various high schools to expand Career and Technical Education programs (Ver X: to expand student access to these programs and / Ver Y: bring in new and innovative programs which) help prepare students for college and careers.	84%	10%	6%
Q16	The bond could allow for adding Pre K classrooms to Elementary Schools by renovating existing space at elementary schools for age appropriate restrooms and classroom furniture, allowing the district to expand its Pre K program and offer it to more children.	79%	16%	5%
Q17	The bond could allow for the renovation of special education classrooms and restrooms to provide more accessible spaces and appropriate safety features.	85%	11%	4%
Q18	Schools that were built several decades ago were not designed to educate students in today's modern, high tech world and job market. One of the primary objectives of this bond is to modernize the district's older schools to bring them in line with today's curriculum.	80%	13%	7%

# KEY FINDINGS

1

CFBISD has a 67% positive and 14% negative image rating, and about half of those with a positive impression have a strong positive impression (35%).

2

On the initial ballot, 53% would vote for and 35% would vote against a bond of \$670M. In a separate question, before respondents hear additional information about bond projects, 68% indicate they are willing to support bonds with no tax rate increase. After respondents hear more about the bond components, 74% would vote for a bond of \$670M and 20% would vote against it.

3

After hearing the district has over \$670M million in needs, a majority of respondents prefer a half-cent tax increase bond (56%) over a no-tax increase bond (27%), while 14% prefer no bond. Two thirds (68%) of respondents would vote for a bond of \$695 million (with a half cent tax increase) and 27% would vote against.

4

Multiple regression analysis was used to determine which elements of the bond correlate most with support. Analysis shows the best messages are a mix of projects (particularly, general improvements to school buildings and safety upgrades), and messages of a fiscal nature (such as the district's relatively low tax rate and construction cost escalation).

# Next Steps & Looking Ahead

# Next Steps for Board of Trustees



**Study  
Recommendation**



**Seek Clarification &  
Hold Workshop(s)**

*if/as needed*



**Consider Calling  
Bond Election**

# Deadline to Call Election: February 17

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
January 22	23	24 COMMITTEE RECOMMENDATION	25	26	27	28
29	30	31	February 1	2 BOARD MEETING	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17 DEADLINE TO CALL MAY '23 ELECTION	18

# Requirement for Separate Propositions



In 2019, Senate Bill 30 was adopted, requiring separate propositions for the following:

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



**There are no projects in the committee's recommendation that would require a separate proposition.**

# Looking Ahead



## Election Ethics

Board Training to be  
Scheduled



## Voter Education

Comprehensive  
Communications Plan



## Project Design

Collaborative Design  
Process to Follow  
Voter Approval

# Election Dates

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>April 2</b>	3	4	5	6 VOTER REGISTRATION DEADLINE	7	8
9	10	11	12	13	14	15
16	17	18 DEADLINE TO APPLY FOR BALLOT BY MAIL	19	20	21	22
23	24	25	26	27	28	29
	EARLY VOTING					
30	<b>May 1</b>	2	3	4	5	6 ELECTION DAY
	EARLY VOTING					

***Thank You!***