



FAC

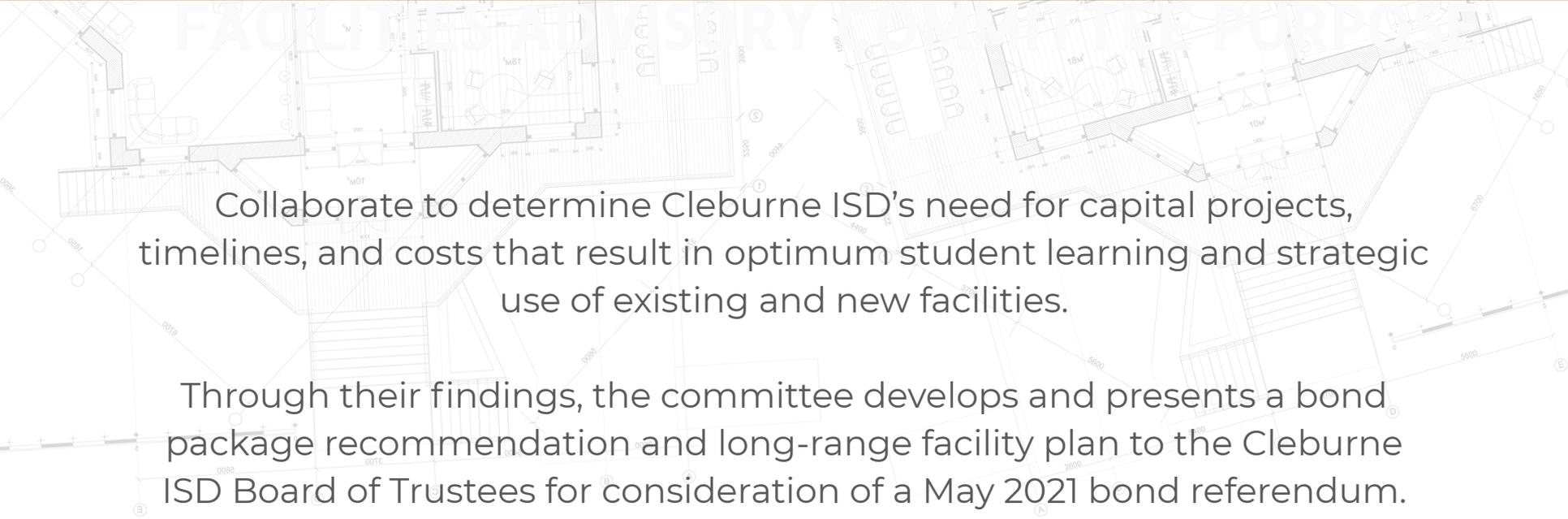
**FACILITIES ADVISORY COMMITTEE
RECOMMENDATION TO BOARD OF TRUSTEES
TUESDAY, JANUARY 19, 2021**

The background of the slide is a detailed architectural floor plan of a building. It shows various rooms, corridors, and structural elements. Some rooms are labeled with numbers like '101', '102', '103', '104', '105', '106', '107', '108', '109', '110', '111', '112', '113', '114', '115', '116', '117', '118', '119', '120'. There are also labels for '10m', '15m', '20m', '25m', '30m', '35m', '40m', '45m', '50m', '55m', '60m', '65m', '70m', '75m', '80m', '85m', '90m', '95m', '100m'. The plan includes a grid system with letters A through E and numbers 1 through 10. There are also some smaller labels like '10m', '15m', '20m', '25m', '30m', '35m', '40m', '45m', '50m', '55m', '60m', '65m', '70m', '75m', '80m', '85m', '90m', '95m', '100m'.

RECOMMENDATION TO THE BOARD BY

Vance Castles
&
Stephanie Philips





Collaborate to determine Cleburne ISD's need for capital projects, timelines, and costs that result in optimum student learning and strategic use of existing and new facilities.

Through their findings, the committee develops and presents a bond package recommendation and long-range facility plan to the Cleburne ISD Board of Trustees for consideration of a May 2021 bond referendum.

2020-2021 FAC MEMBERS

Al Archer
Lonnie Ballenger
Eric Bishop
Don Bonner
Wes Burton
Vance Castles
Katie Cunningham
Paige Harris
Rev. Daniel Hawkins
Cristin Head
Will Head
Dr. Joanie Hudson
Tara Janzen
Blake Jones

John Junker
Dustin King
MJ Larrison
Megan May
Brad Mead
Rene Meyers
Katie Newby
Shane Pace
Stephanie Philips
Juanita Reyes
Rev. Kenny Rigoulot
Eric Schwindt
Ryan Stepp
TJ Terronez

FAC BOND RECOMMENDATION PROCESS OVERVIEW





7

MEETINGS



24

COMMITTEE MEMBERS



505

ESTIMATED HOURS VOLUNTEERED

FAC 2016 BOND MASTERPLAN REVIEW

May 2016 Bond Election

Approved Projects

New Cleburne High School	
Renovated CTE Center	
Technology Upgrades	
Cooke Remodel	
Coleman Remodel	

Completed 2020

May 2021: Five Year Plan

Projects Anticipated

Projects recommended by 2016 Bond Committee for May 2021 Bond Referendum

Technology Upgrades	
New Land Purchase	
Wheat Remodel	
New Coleman	
New Cooke	
Upgrades To Gerard	

Bond Planning Priority Change
AAAC Recommends Grade Realignment to Board of Trustees, Sept. 21, 2020

2025: Ten + Year Plan

Projects Anticipated

Long-term projects recommended by 2016 Bond Committee for consideration by 2021 FAC

Technology Upgrades	
New Stadium	
Potential New Middle School	
Potential New Elementary School	
Potential Expansion of High School	



PROJECT PRIORITY RANKING

Project

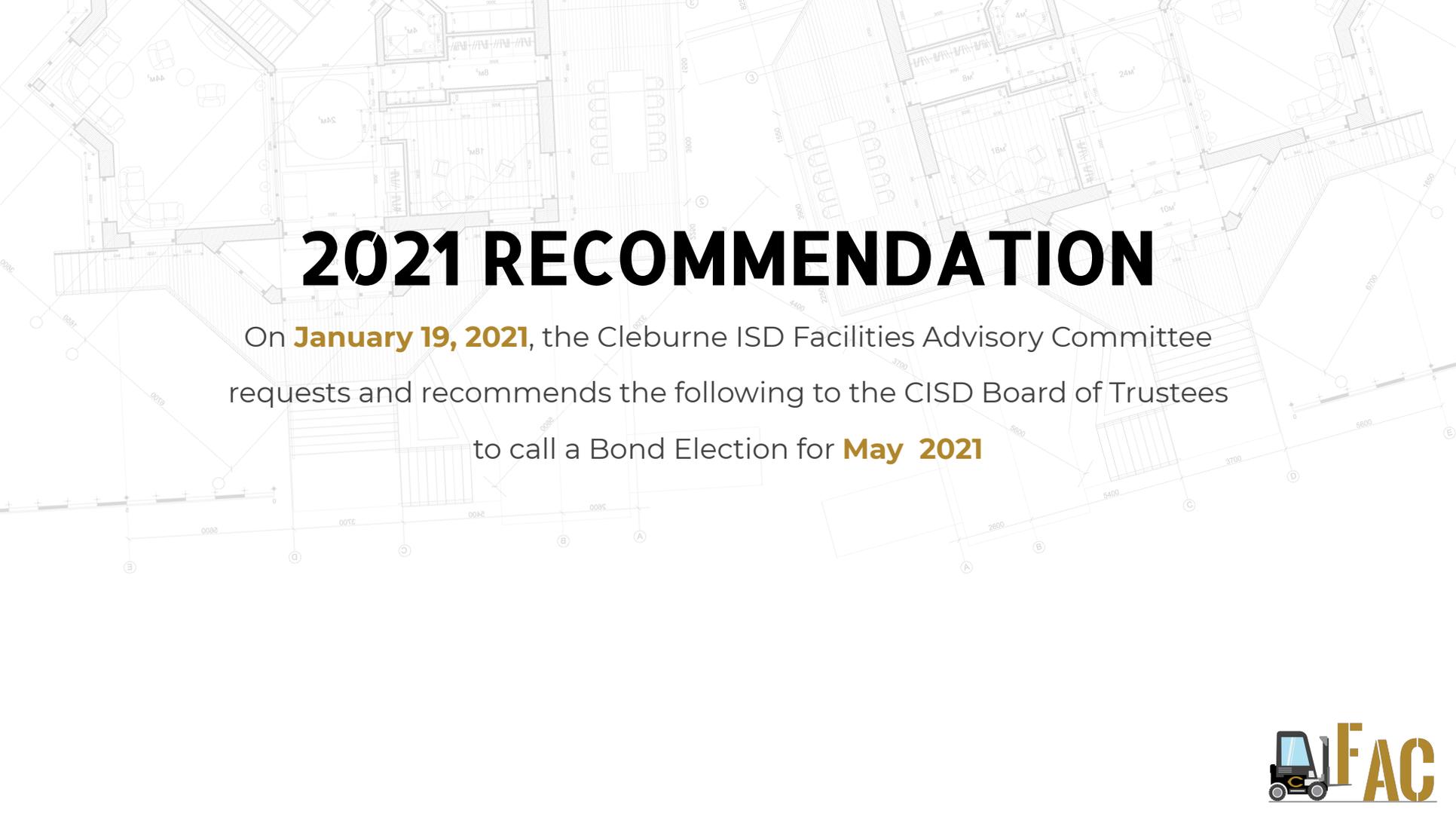
Average Priority Score

Wheat Middle School		1.00
Safety & Security		1.10
Instructional Technology		1.14
Smith Middle (Intermediate)		1.29
Districtwide Network Services		1.52
Don Smith Performing Arts Center		1.86
CHS Student Activity Center		2.19
Athletic Stadium		2.57

1.0

2.0

3.0



2021 RECOMMENDATION

On **January 19, 2021**, the Cleburne ISD Facilities Advisory Committee requests and recommends the following to the CISD Board of Trustees to call a Bond Election for **May 2021**



WHEAT MIDDLE SCHOOL RENOVATION



Major Renovations

- New Main Entry Addition
- New Locker Room Addition
- New Stage Addition
- New Turf At Competition Field
- New Practice Field
- New Visitor Parking

COST: \$46,478,202



Major Renovations

- Cafeteria
- Serving Line
- SpEd
- Fine Arts
- 2nd Floor General Renovations & Restroom Addition
- Add Stage and General Finishes

COST: \$5,871,648



Includes

- Campus Phone System Upgrades
- Video Camera System Upgrades
- Classroom Instructional Technology
- Campus & Teacher Laptops
- Career and Technical Education Labs
- Wireless/Wired Campus Network (Internet services)
- Network Operations (Internet services)
- Servers

COST: \$7,400,000



Major Renovations

- Stage Finishes
- Theatrical Lighting/Sound,
- HVAC
- House Lights
- New Ceiling
- New Restrooms at Lobby
- Fill In Pit & Expand Thrust Stage
- Addition of Elevator Access To Second Level Seating

COST: \$8,524,399



Major Renovations

- New Student Activity Center
- New Parking
- New Band Plaza

COST: \$22,456,685

COMMITTEE RECOMMENDATION

Proposed Items	Estimated Cost
Wheat Middle School Renovation	\$46,478,202
Smith Intermediate School Renovation	\$5,871,648
Technology, Safety, and Security	\$7,400,000
Don Smith Performing Arts Center Renovation	\$8,524,399
Student Activity Center New Construction	\$22,456,685
TOTAL	\$90,730,934 <i>No Tax Rate Increase Bond Proposal</i>

COMMITTEE RECOMMENDATION

Cleburne Independent School District

Prospective \$90,730,934 May 2021 Bond Election - I&S Tax Rate Projections / Calculations at **MAXIMUM I&S TAX RATE OF \$0.46**
1/15/2021

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
PROJECTED:															
AAA ¹ Tax Exempt Rates as of 1/15/21 PLUS 0.50%															
\$90,730,537 - 25 Year - 3.50% - 7/15/21															
CYE	Tax Base Assumptions ⁽¹⁾		Existing Debt Service	LESS: Projected Hold Harmless ⁽²⁾	LESS: I&S Fund Balance ⁽³⁾	PLUS: Supplemental I&S Levy	Existing Bond Debt	Calculated ⁽⁴⁾ I&S Tax Rate	Principal			LESS: I&S Fund Balance ⁽³⁾	CISD I&S Tax Levy	Calculated ⁽⁴⁾ I&S Tax Rate	CYE
	Valuation	Growth Rate							Interest	Total P&I	31-Dec				
2018	\$ 2,415,603,232	1.05%	\$ 11,051,222	\$ 156,226	\$ 5,457		\$ 0.4600						\$ 10,889,539	\$ 0.4600	2018
2019	2,564,388,336	6.16%	10,215,525	97,915		\$ 1,442,653	0.4600						11,560,263	0.4600	2019
2020	2,827,317,034	10.25%	10,216,100	90,000		2,619,445	0.4600						12,745,545	0.4600	2020
2021	2,855,279,449	0.99%	10,213,625			2,657,975	0.4600						12,871,600	0.4600	2021
2022	2,855,279,449	0.00%	8,847,050				0.3162	\$ 4,230,000	\$ 3,293,680	\$ 7,523,680	\$ 3,500,000		12,870,730	0.4600	2022
2023	2,855,279,449	0.00%	8,935,975				0.3194	805,000	3,131,438	3,936,438			12,872,413	0.4600	2023
2024	2,869,555,846	0.50%	9,026,888				0.3210	790,000	3,119,475	3,909,475			12,936,363	0.4600	2024
2025	2,883,903,625	0.50%	9,113,275				0.3225	780,000	3,107,700	3,887,700			13,000,975	0.4600	2025
2026	2,898,323,144	0.50%	9,205,150				0.3241	765,000	3,096,113	3,861,113			13,066,263	0.4600	2026
2027	2,912,814,759	0.50%	9,250,900				0.3241	645,000	3,085,538	3,730,538			12,981,438	0.4548	2027
2028	2,927,378,833	0.50%	9,298,775				0.3241	675,000	3,073,950	3,748,950			13,047,725	0.4548	2028
2029	2,942,015,727	0.50%	9,346,150				0.3242	705,000	3,060,150	3,765,150			13,111,300	0.4548	2029
2030	2,956,725,806	0.50%	9,390,175				0.3241	745,000	3,045,650	3,790,650			13,180,825	0.4549	2030
2031	2,971,509,435	0.50%	9,441,350				0.3242	780,000	3,022,600	3,802,600			13,243,950	0.4548	2031
2032	2,986,366,982	0.50%	9,484,750				0.3241	835,000	2,990,300	3,825,300			13,310,050	0.4548	2032
2033	3,001,298,817	0.50%	9,531,500				0.3241	890,000	2,955,800	3,845,800			13,377,300	0.4548	2033
2034	3,016,305,311	0.50%	9,580,250				0.3241	950,000	2,919,000	3,869,000			13,449,250	0.4550	2034
2035	3,031,386,838	0.50%	9,630,000				0.3242	1,005,000	2,879,900	3,884,900			13,514,900	0.4549	2035
2036	3,046,543,772	0.50%	9,674,875				0.3240	1,070,000	2,838,400	3,908,400			13,583,275	0.4550	2036
2037	3,061,776,491	0.50%	9,727,000				0.3242	1,130,000	2,794,400	3,924,400			13,651,400	0.4550	2037
2038	3,077,085,373	0.50%	9,776,475				0.3242	1,195,000	2,747,900	3,942,900			13,719,375	0.4550	2038
2039	3,092,470,800	0.50%	9,820,725				0.3240	1,270,000	2,698,600	3,968,600			13,789,325	0.4550	2039
2040	3,107,933,154	0.50%	9,873,900				0.3242	1,340,000	2,646,400	3,986,400			13,860,300	0.4551	2040
2041	3,123,472,820	0.50%	9,920,025				0.3241	1,420,000	2,591,200	4,011,200			13,931,225	0.4551	2041
2042	3,139,090,184	0.50%						11,670,000	2,329,400	13,999,400			13,999,400	0.4551	2042
2043	3,154,785,635	0.50%						12,220,000	1,851,600	14,071,600			14,071,600	0.4551	2043
2044	3,170,559,563	0.50%						12,790,000	1,351,400	14,141,400			14,141,400	0.4551	2044
2045	3,186,412,361	0.50%						13,385,000	827,900	14,212,900			14,212,900	0.4552	2045
2046	3,202,344,423	0.50%						14,005,000	280,100	14,285,100			14,285,100	0.4552	2046
			\$ 230,571,660	\$ 344,141	\$ 5,457	\$ 6,720,073		\$ 86,095,000	* \$ 65,738,593	\$ 151,833,593	\$ 3,500,000	\$ 385,275,727			

* - Bonds projected to be priced with a net premium that will result in a **\$90,730,934** deposit into CISD Project Fund on projected 8/12/21 closing date.

(1) FYE 2018-2021 taxable values per Johnson County Appraisal District; assumptions thereafter per District Staff

(2) Adjusted State Aid for Homestead Exemption Increase from \$15k to \$25k in 2016.

(3) Surplus I&S funds used to manage I&S Tax Rate

(4) FYE 2018-2021 are actual I&S Tax Rates; calculated at 98.0% collections thereafter.

May 2021: Bond Election

Projects Considered

Projects recommended by AAAC for May 2021 Bond Referendum

New Wheat MS / Renovation	✓
Smith Renovation (Intermediate)	✓
Safety & Security	✓
Instructional Technology	✓
District Wide Network	✓
Don Smith PAC	✓
CHS Student Activity Center	✓
New Stadium	X

Based On Survey Results

2025: Five Year Plan

Projects Anticipated

Projects recommended by FAC to consider for 2025 Bond Referendum

New Athletic Stadium	?
Technology Upgrades	?
New Elementary Campuses	?
Gerard Updates	?
New Land Purchase	?

2030: Ten + Year Plan

Projects Anticipated

Projects recommended by FAC to consider for 2030 + Bond Referendum

New Athletic Stadium	?
CHS Student Activity Center	?
Technology Upgrades	?
New Elementary Campuses	?
Gerard Updates	?
New Land Purchase	?
Expansion of High School	?
Updates Smith Intermediate	?
Updates High School	?
Updates to Wheat	?

A detailed architectural floor plan of a building, showing various rooms, corridors, and structural elements. The plan includes room numbers and areas such as 10M, 18M, 8M, 4M, 24M, and 10M. It also features a grid system with letters A through E and numbers 1 through 5. The background is a light gray color.

\$90,730,934

No Tax Rate Increase Bond Proposal

THANK YOU

