

SANTA FE INDEPENDENT SCHOOL DISTRICT



# **BOND STEERING COMMITTEE**

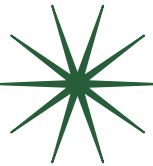
## Meeting 05



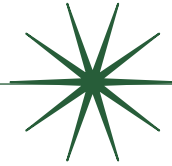
June 13, 2023 | 4:30 PM

# BOND STEERING COMMITTEE

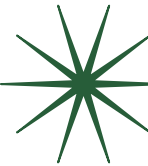
## MEETING 05 AGENDA



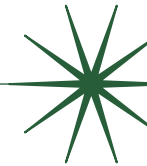
Review & Recap



Bond Election  
Scenarios



Major Project  
Concepts



Project Costs

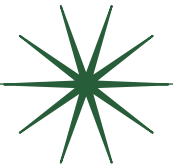


Table Work

# REVIEW / RECAP

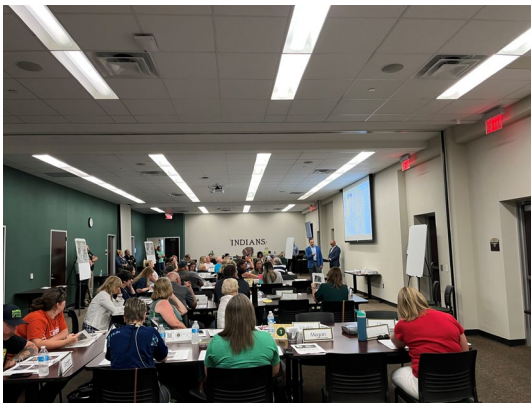




# MEETING 04

## AGENDA

1. Review / Recap
2. Demographics Update
3. Construction Costs Trends & Factors
4. Major Project Concepts
5. Committee Feedback





# Purpose

## Bond Steering Committee

The purpose of the Bond Steering Committee is to review and consider information related to:

- Needs of Students
- Demographic Projections
- Existing Condition of Facilities
- Support for Quality Educational Programs
- Comprehensive District Goals
- Impact on Santa Fe Taxpayer

The Committee will develop and recommend a **potential bond program** that will help Santa Fe ISD meet the challenges of the future as well as support prospective growth and change.



# OUR PROMISE TO YOU

- **Respect** your time
- **Provide** you with all the tools you need
- **Adjust** plans based on your feedback
- **Ensure** the process is transparent
- **Answer** all questions and serve as a resource to you

# YOUR CHARGE

- **Review information** related to the District's facility needs, enrollment trends, and educational vision
  - **Prioritize student needs**
  - Develop a **fiscally responsible plan**
  - Work with the **"big picture"**
  - **Provide input** regarding District's facilities ability to support education in your community
  - Provide insight into what the **broader community** might support
  - Serve as **ambassadors** for the process and the proposed plan
- ...and hopefully **have fun!**



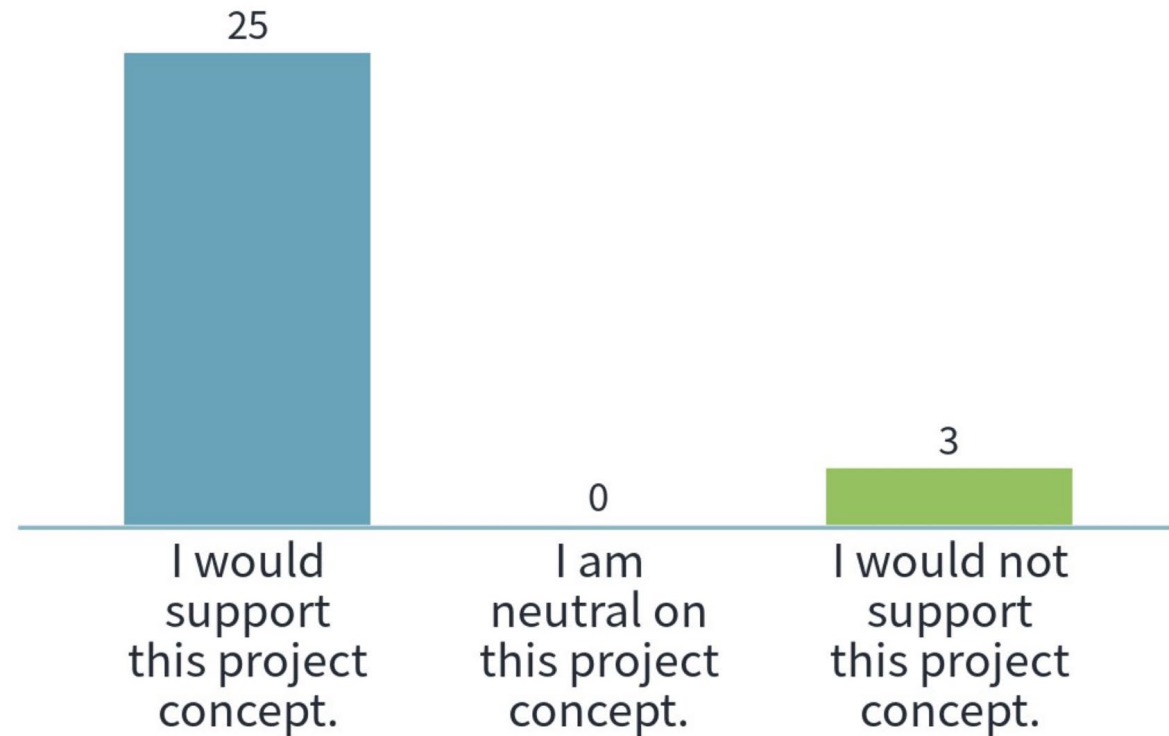
# COMMITTEE NORMS

- **Respect** each participant.
- **Listen** to each comment. One speaker at a time.
- Represent yourself and your community, but **work for the entire District**
- Respect those that have differing opinions and **seek first to understand**
- **Share** the process with the community
- **Trust** yourself and this team
- Actively **participate** by sharing your ideas, concerns, and questions.
- If you have a question, please **ask!**

# COMMITTEE FEEDBACK

# Concept Voting Results

## Concept E





# Concept E

## PROS

- *Group likes this one!*
- *Collab of UIL*
- *Not having to move*
- *Ease of access*
- *Future expansion*
- *Not crossing Warpath*

## CONS

- *Make sure traffic works*
- *Future expansion? 9th grade*
- *More cost because of square foot*
- *Traffic on Maple*
- *Traffic on easement*
- *Buy now build later?*
- *Greatest expense*

### CONCEPT E



#### Pros

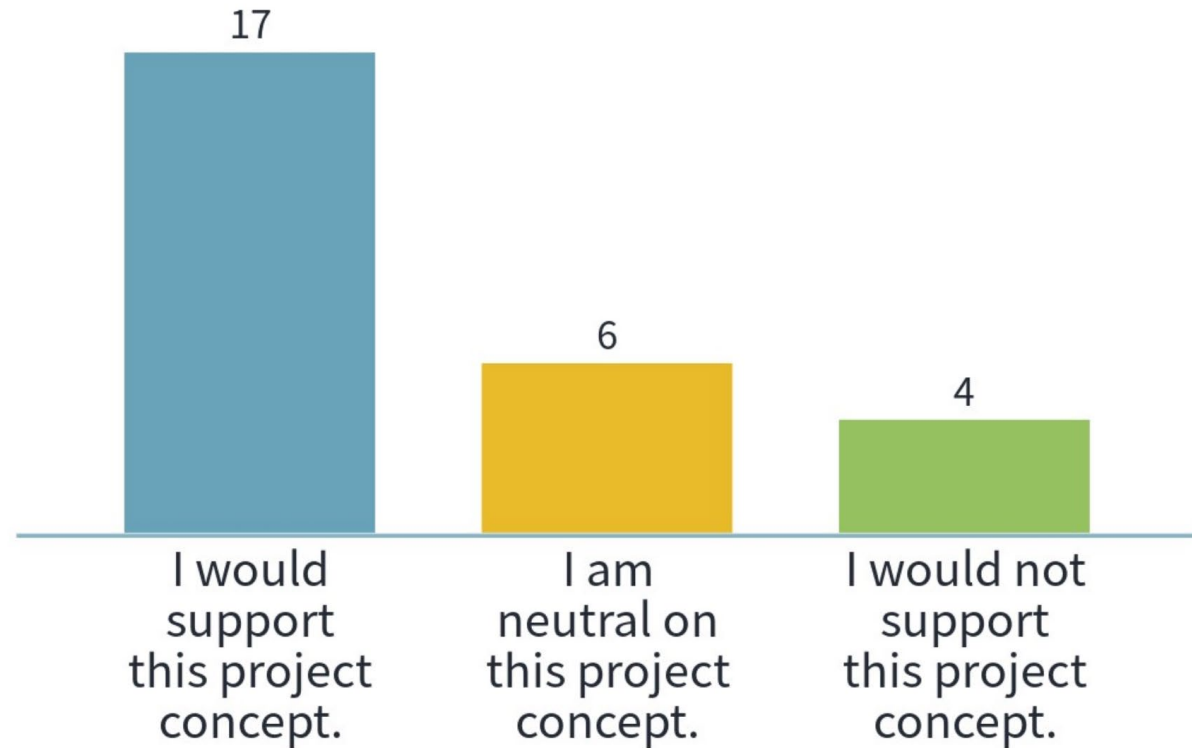
- Group likes this one !!!
- Collab of UIL
- Not having to move
- Ease of access
- Future exp
- Not x warpath

#### Cons

- Just make sure traffic works
- Future exp? 9th grade
- More cost because of sqft
- Traffic on maple
- traffic on easement
- Buy now build later?
- greatest expense

# Concept Voting Results

## Concept B



# Concept B

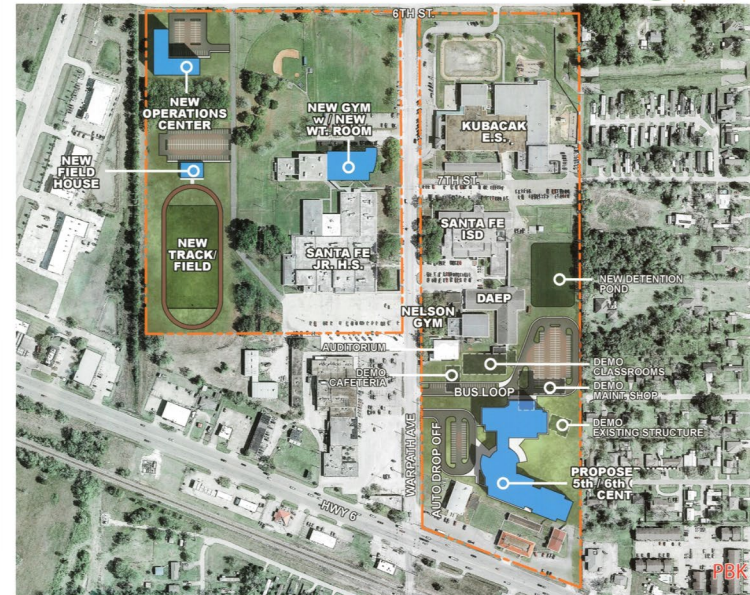
## PROS

- *Student safety*
- *7th/8th not crossing Warpath*
- *New JH Weight Rm/Gym*
- *5th/6th Room for play*
- *District owned Property*
- *Demo old buildings*

## CONS

- *Traffic on Warpath*
- *Additional campus on Warpath*
- *School start times - ?*
- *5th & 6th grade have to go to the new facility for athletics*
- *Demolition cost*
- *Asbestos removal*

### CONCEPT B



#### Pros

- Student Safety - 7/8 not crossing Warpath
- New JH weight Rm/Gym
- 5th/6th Rm for Play
- District owned property
- demo old buildings ~~asbestos removal~~
- ~~community more likely to support P&T repurposing~~

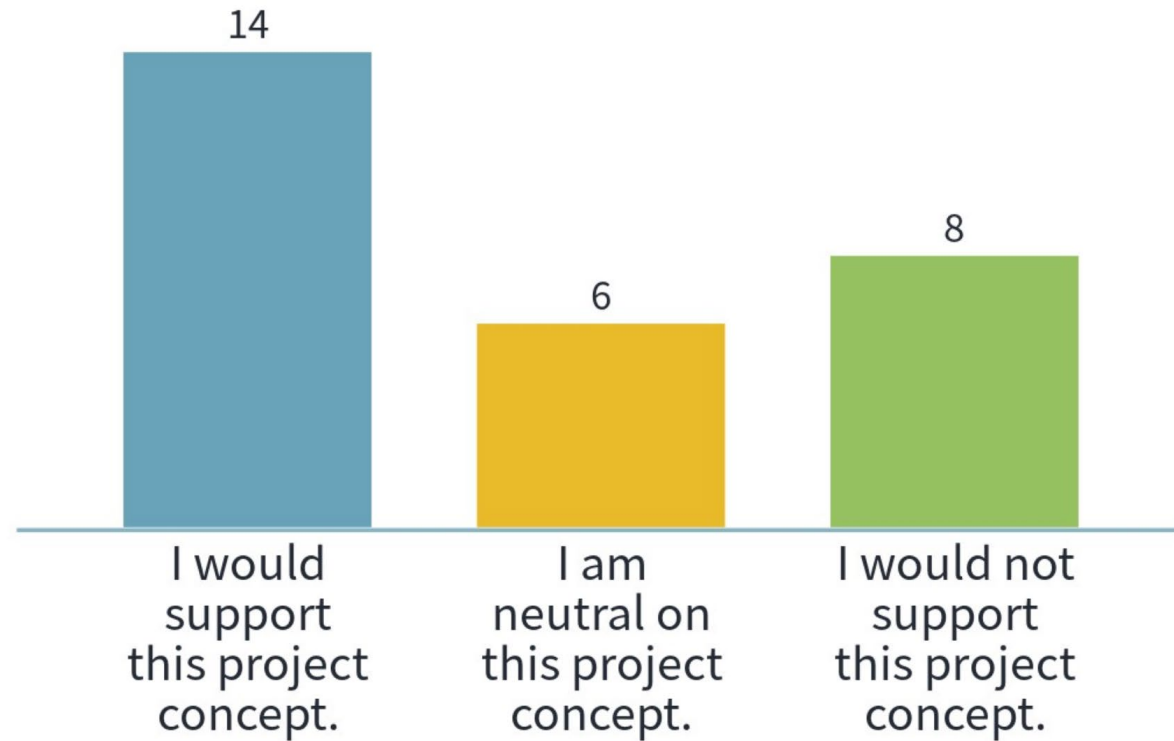
#### Cons

- Traffic Warpath
- Additional campus on Warpath
- School start times - ?
- 5th & 6th Grade have to go to the new facility for Athletics
- demolition cost
- asbestos removal



# Concept Voting Results

## Concept C



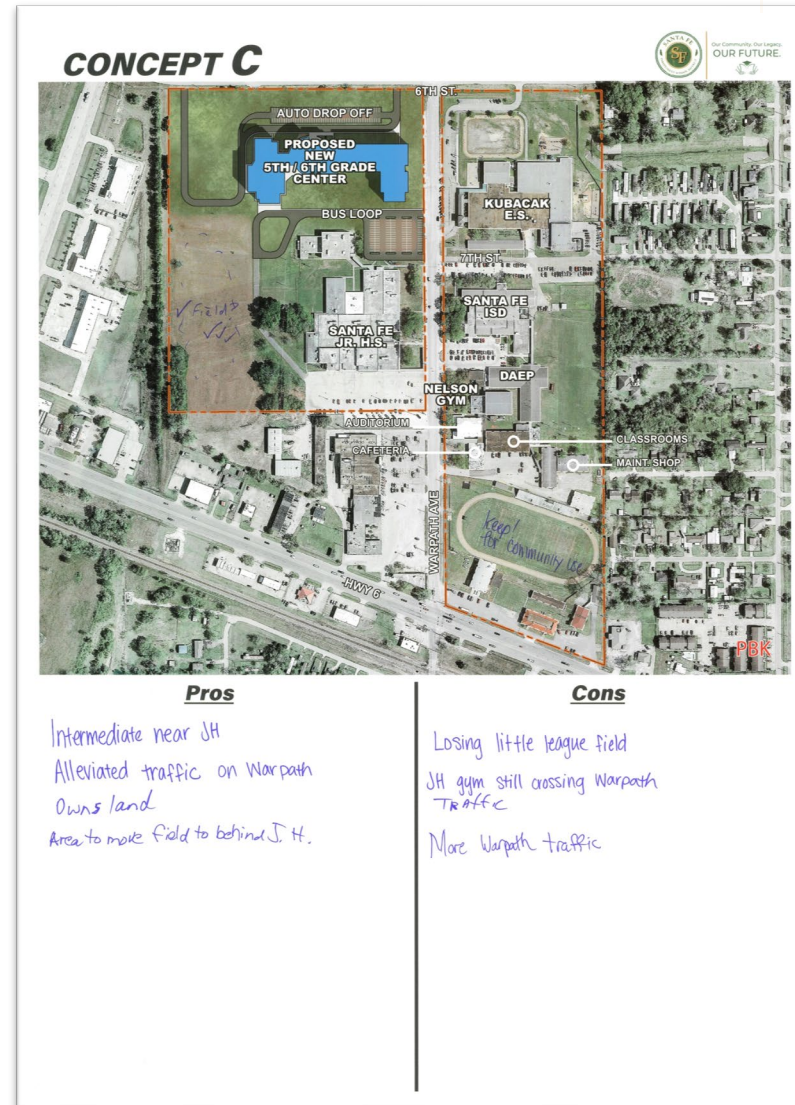
# Concept C

## PROS

- *Intermediate near JH*
- *Alleviated traffic on Warpath*
- *Owens land*
- *Area to move field behind JH*

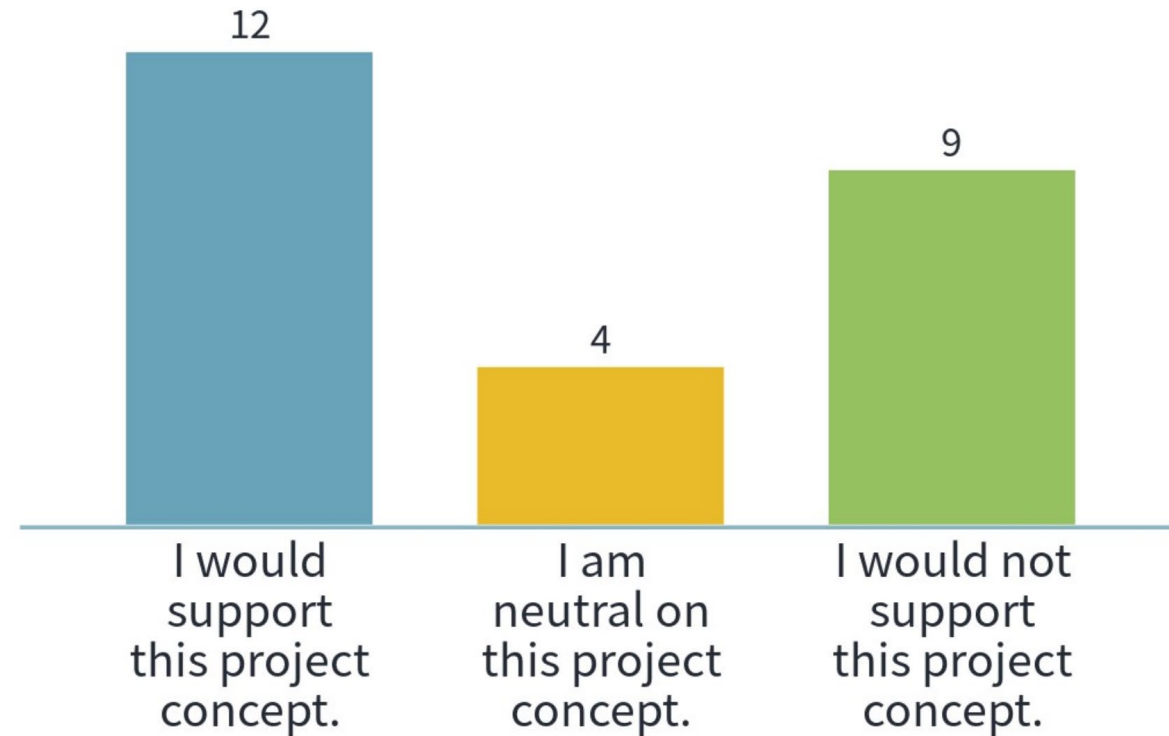
## CONS

- *Losing little league field*
- *JH gym still crossing Warpath*
- *Traffic*
- *More Warpath traffic*



# Concept Voting Results

## Concept A





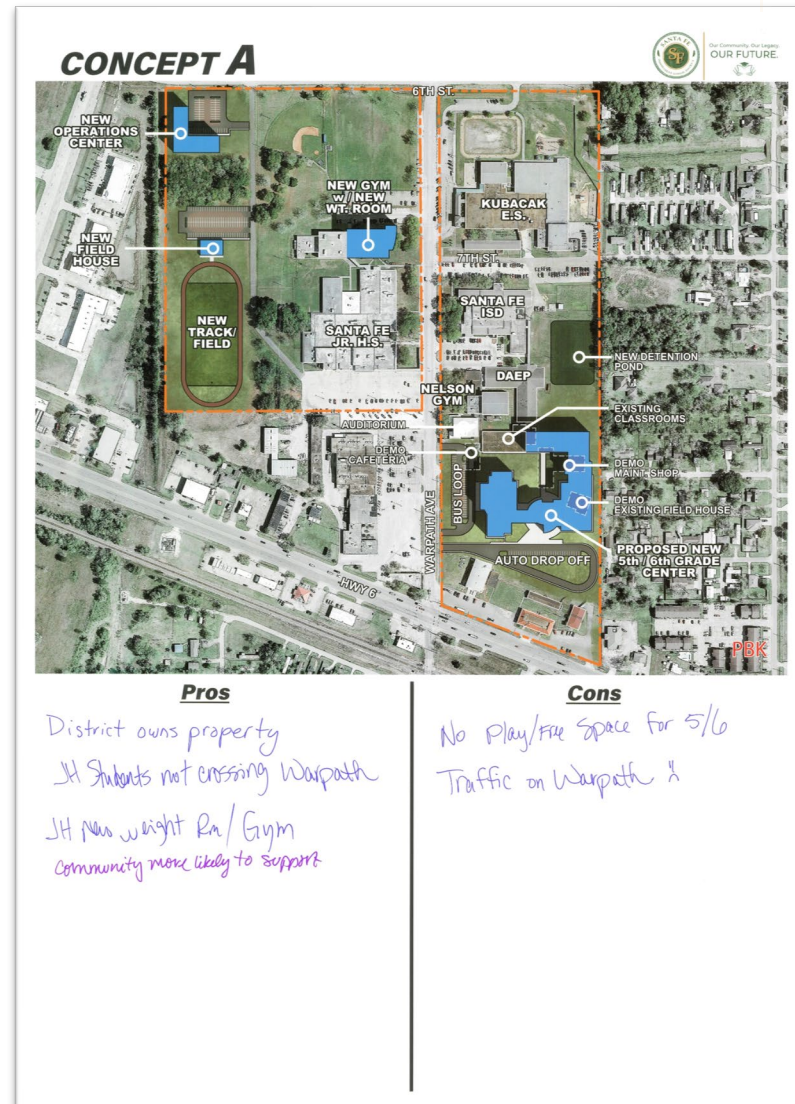
# Concept A

## PROS

- *District owns property*
- *JH Students not crossing Warpath*
- *JH new Weight Rm/Gym*
- *Community more likely to support*

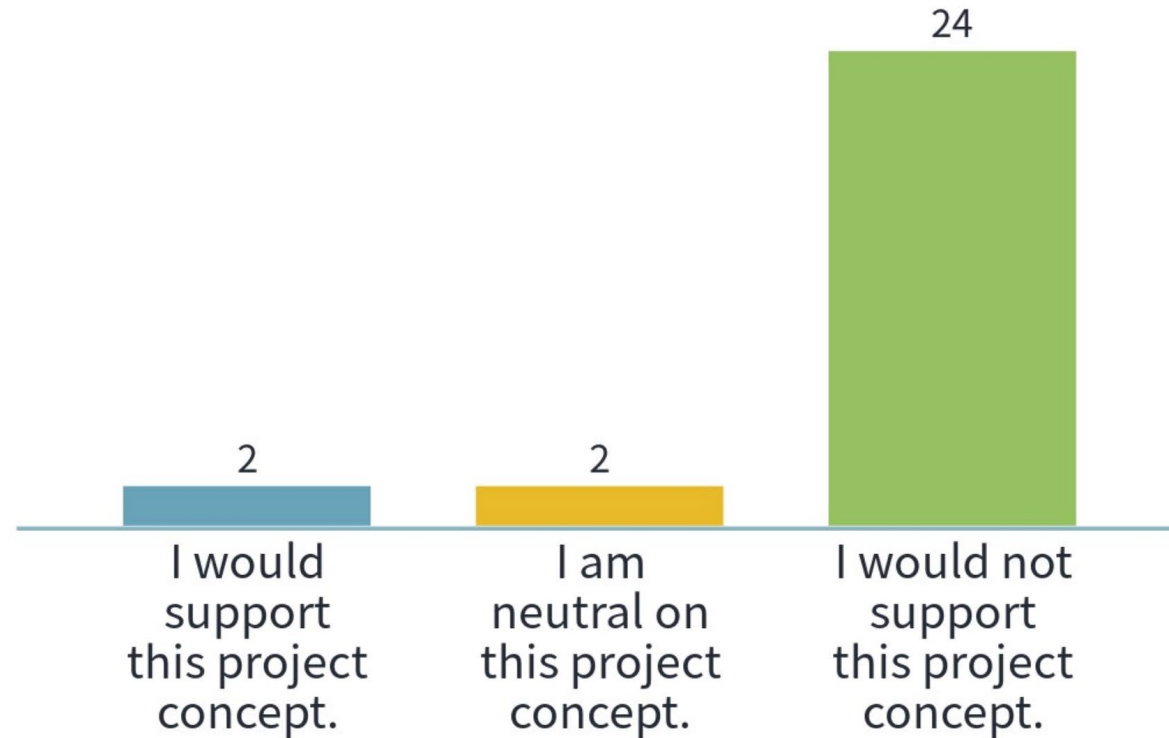
## CONS

- *No play/free space for 5th/6th*
- *Traffic on Warpath*



# Concept Voting Results

## Concept F



# Concept F

## PROS

- *Share facilities later*
- *More expansive space*
- *7th/8th helps with shared teachers*
- *CTE shared opportunities*
- *Keeps younger kids away from HS*

## CONS

- *Additional expenses for land, roadway, traffic on Hwy 6*
- *Don't like that we would have to come back and add later*
- *Don't like 5th/6th close to the HS - makes more sense to have 7th/8th see HS functions*
- *Staff + students moving from new a couple of years later = morale killer*

### CONCEPT F



#### Pros

Share facilities later  
more expansive space  
7/8 helps with shared teachers  
CTE shared opportunities  
Keeps younger kids away from HS.

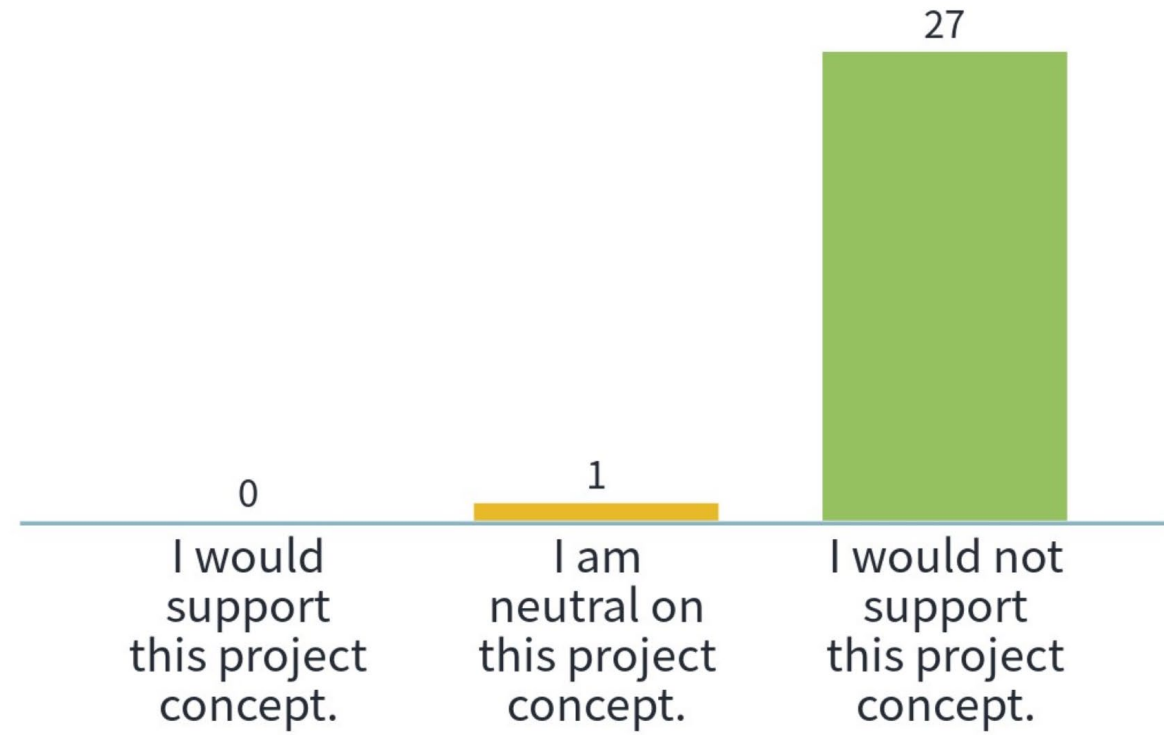
#### Cons

Additional expense for land, roadway, traffic on 6  
• Don't like that we would have to come back and add later.  
• Don't like 5/6 close to the HS - makes more sense to have 7/8 see HS functions.  
• Staff moving from new a couple of yrs. later = morale killer.



# Concept Voting Results

## Concept D



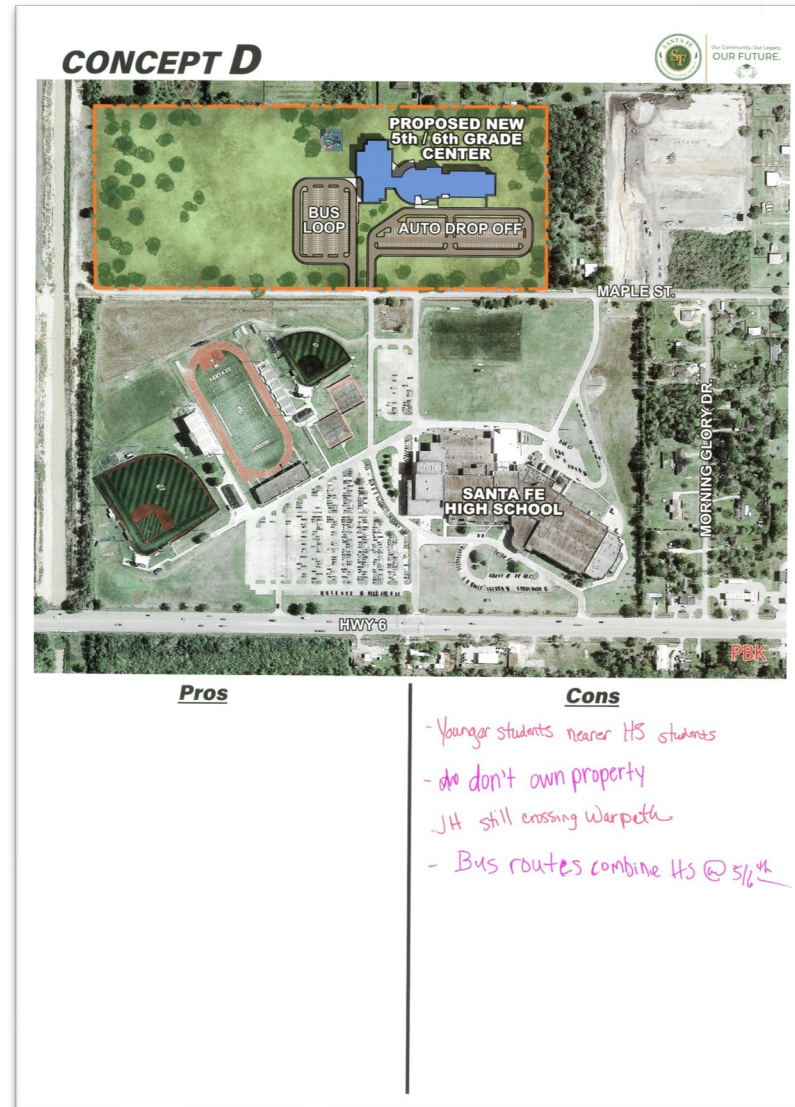
# Concept D

## PROS

- *None listed*

## CONS

- *Younger students nearer HS students*
- *Don't own property*
- *JH still crossing Warpath*
- *Bus Routes combine HS at 5th/6th*







# FINANCE





# Santa Fe Independent School District

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## Preliminary Bond Program Tax Rate Impact and Bond Election Timetable

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June 13, 2023





## Preliminary Tax Rate Impact Scenarios

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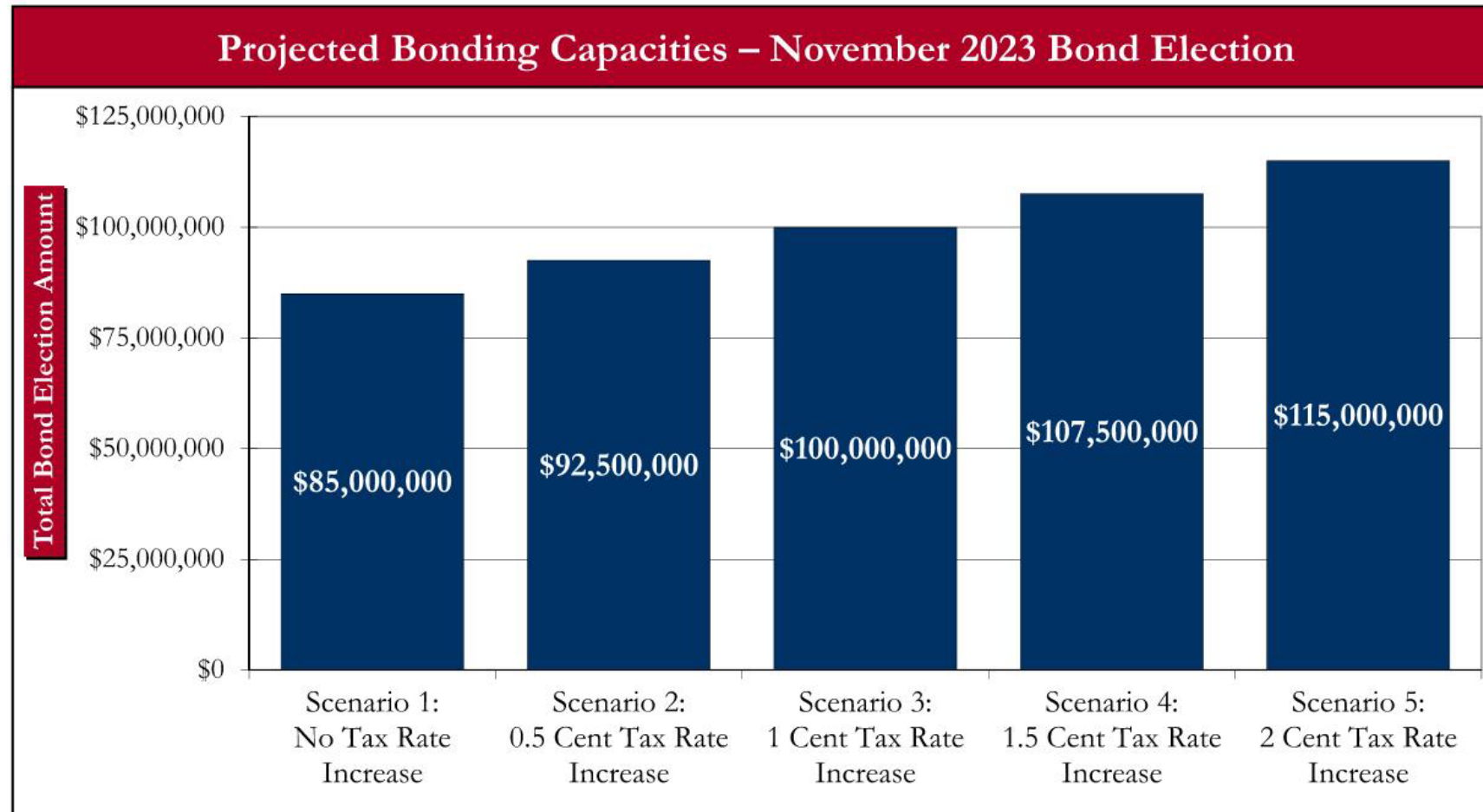
### ☐ Assumptions

- The Bonds will be sold in February 2024 utilizing a 25-year debt structure and an estimated interest rate of 4.25% (current market, fixed rates of interest are approximately 3.75%).
- Santa Fe ISD will not receive any State assistance for the repayment of bonds.
- The District's taxable assessed valuation will increase by 5.00% in 2024/25 and 4.00% in each of the next 4 years and remain constant thereafter.
- Includes the Defeasance Resolution approved by the Board on May 15, 2023, to "prepay" approximately \$2,370,000 of the existing Series 2017 Bonds to allow the District to maintain the I&S Fund Tax Rate of 36.23 Cents in 2023/24 and assist in managing future tax rates.
- Pursuant to State law, Santa Fe ISD may only issue new bonds to the degree it can demonstrate its I&S tax rate will not exceed 50.0 cents (the so-called Stated mandated "50-Cent Debt Test").
- However, there is not a limit on the amount of bonds that may be authorized in a bond election.



## Preliminary Tax Rate Impact Scenarios

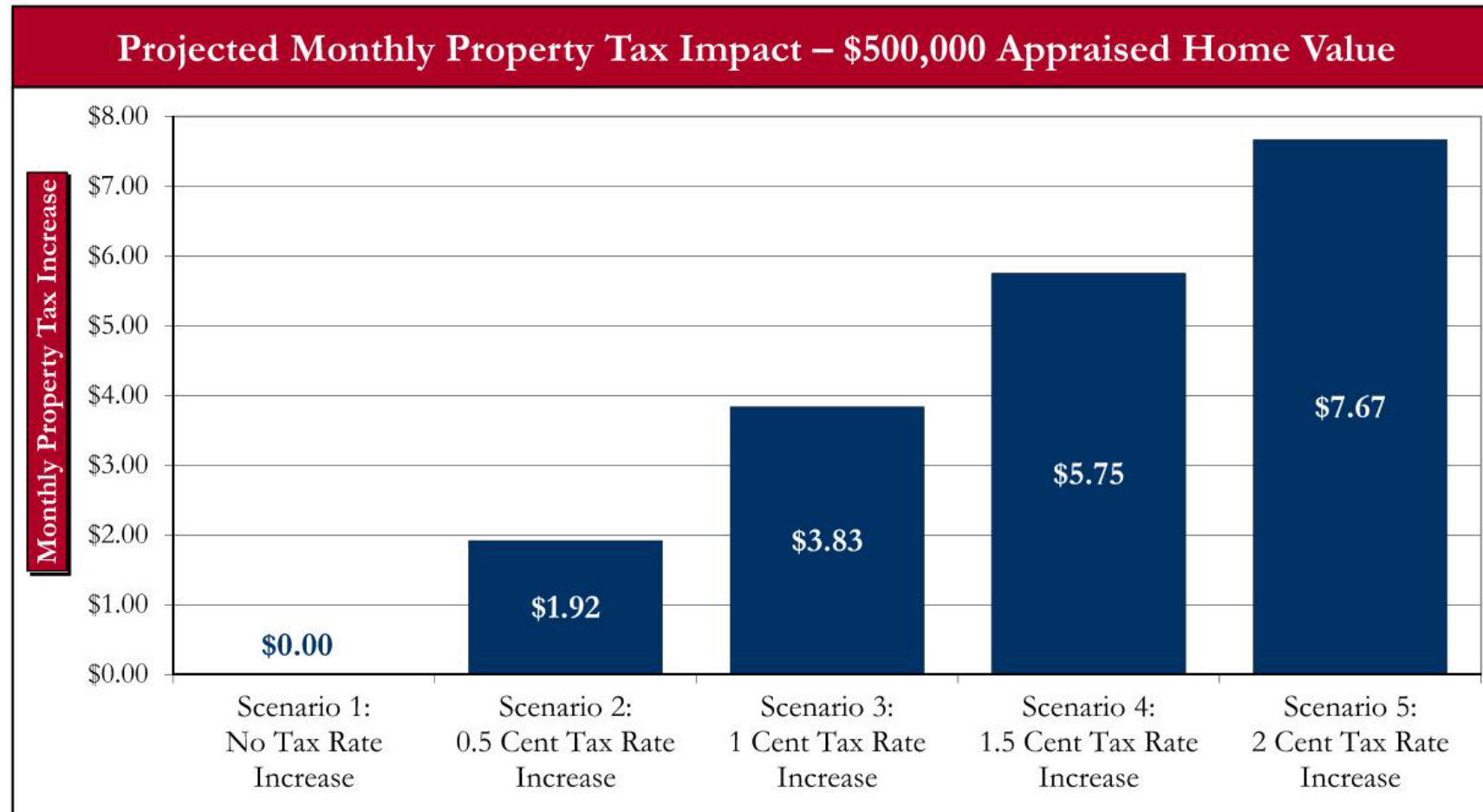
- ❑ The following depicts Santa Fe ISD's projected bonding capacities and estimated tax rate impacts based upon the aforementioned assumptions.





## Estimated Monthly Tax Rate Impact

- ❑ The following illustrates the estimated monthly property tax impact on a \$500,000 appraised home value.



Note: Taxes are net of the \$40,000 State-mandated residential homestead exemption.





## Bond Election Timetable – November 7, 2023

### Financing Team Members

SFISD	---	Santa Fe Independent School District
BOKFS	---	BOK Financial Securities, Inc. (Financial Advisor)
OHS	---	Orrick Herrington & Sutcliffe LLP (Bond Counsel)

### Preliminary Bond Election Timetable – November 2, 2020

Date	Action	Responsibility
On or Prior to August 21, 2023 <sup>(A)</sup>	Board Meeting – Board of Trustees Calls the Bond Election	SFISD, BOKFS, OHS
October 8 – 28, 2023	Publish Notice of Election	SFISD, OHS
Prior to October 17, 2023	Post Notice of Election	SFISD, OHS
October 23 – November 3, 2023	Early Voting Period	SFISD
November 7, 2023	Bond Election	SFISD, BOKFS, OHS
November 10 – 21, 2023	Board Meeting – Canvass Election Results	SFISD, BOKFS
December 10 – 21, 2023	30-Day Contest Period Ends (30-Days After Canvassing Election)	N/A
January 2024 or Thereafter	Bond Sale	SFISD, BOKFS, OHS
February 2024 or Thereafter	Bond Closing (District Receives Bond Proceeds)	SFISD, BOKFS, OHS

<sup>(A)</sup> For bond elections held on the November uniform election date, State law requires a bond election to be called by the Board of Trustees at least 78 days prior to the date of the election.



# MAJOR PROJECT CONCEPTS

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# **CAREER & TECHNICAL EDUCATION**

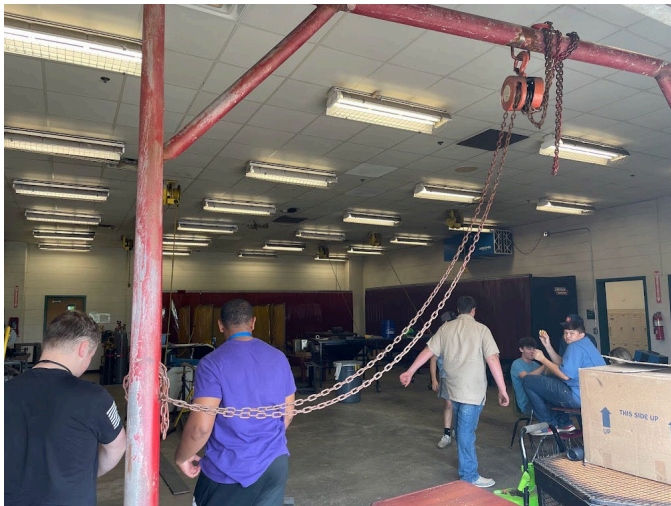
## **Project Concepts**

## **CTE CONCEPT A1 - High School Renovations**

- ❖ Culinary Arts Renovation (Existing Space)
- ❖ Ag Fab/Welding Renovation (Existing Space)
- ❖ General CTE Lab & Classroom Renovation (Existing Space)
- ❖ Avadek Canopy / Covered Work Area for Agricultural Fabrication Lab

## **CTE CONCEPT A2 - High School + Junior High School Renovations**

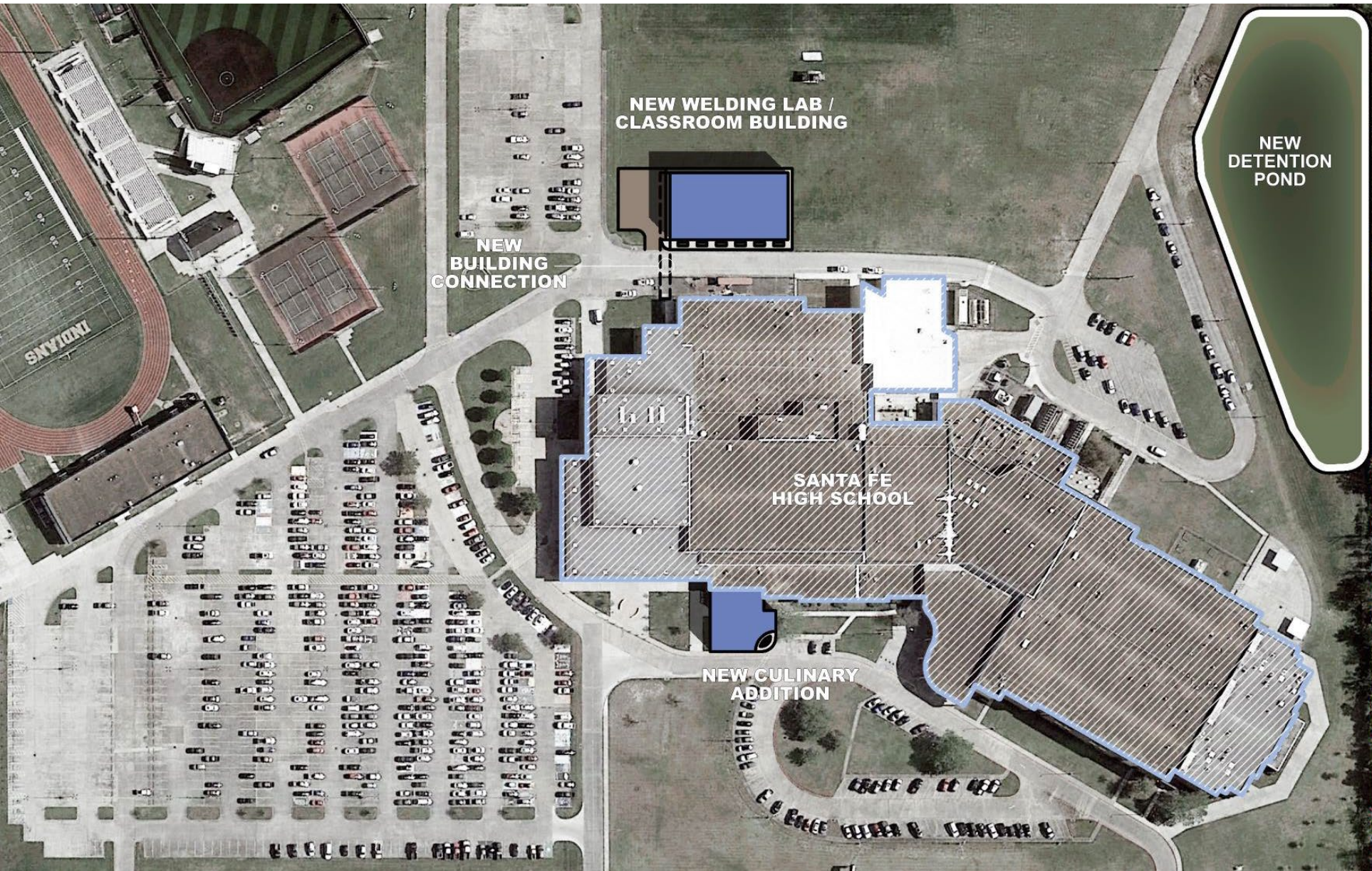
- ❖ Culinary Arts Renovation (Existing Space)
- ❖ Welding Renovation (Existing Space)
- ❖ General CTE Lab & Classroom Renovation (Existing Space)
- ❖ Avadek Canopy / Covered Work Area for Agricultural Fabrication Lab
- ❖ Junior High School CTE Renovation – Intro Construction, Human Services (Existing Space)



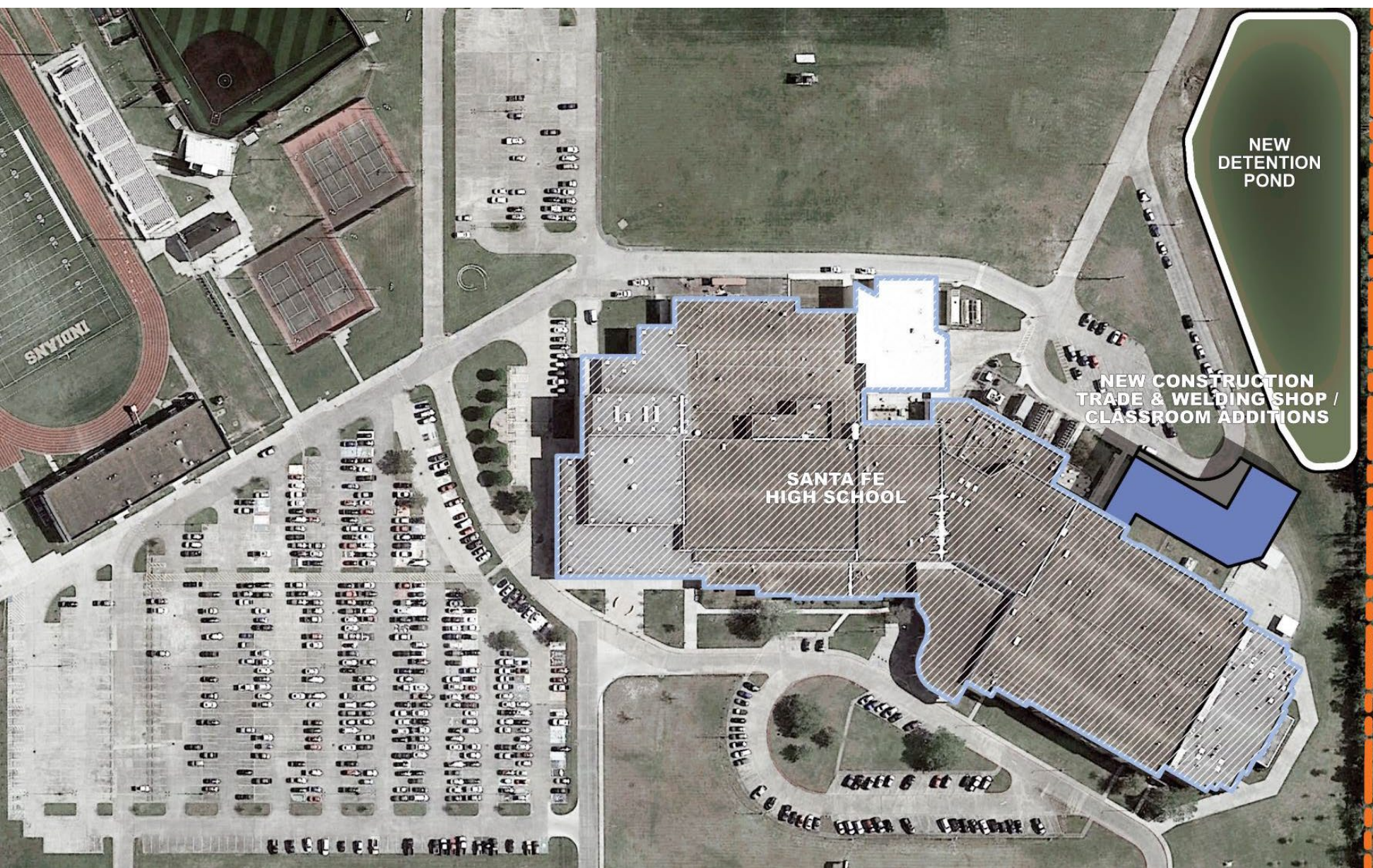


## CTE CONCEPT B

- ❖ Culinary Arts Addition
- ❖ Culinary Arts Renovation (Existing Space)
- ❖ Agricultural Fabrication Lab Upgrades (Existing Space)
- ❖ New Welding Lab & Classroom Building
- ❖ Conditioned Building Connector between New Welding Lab & Classroom Building & Existing High School







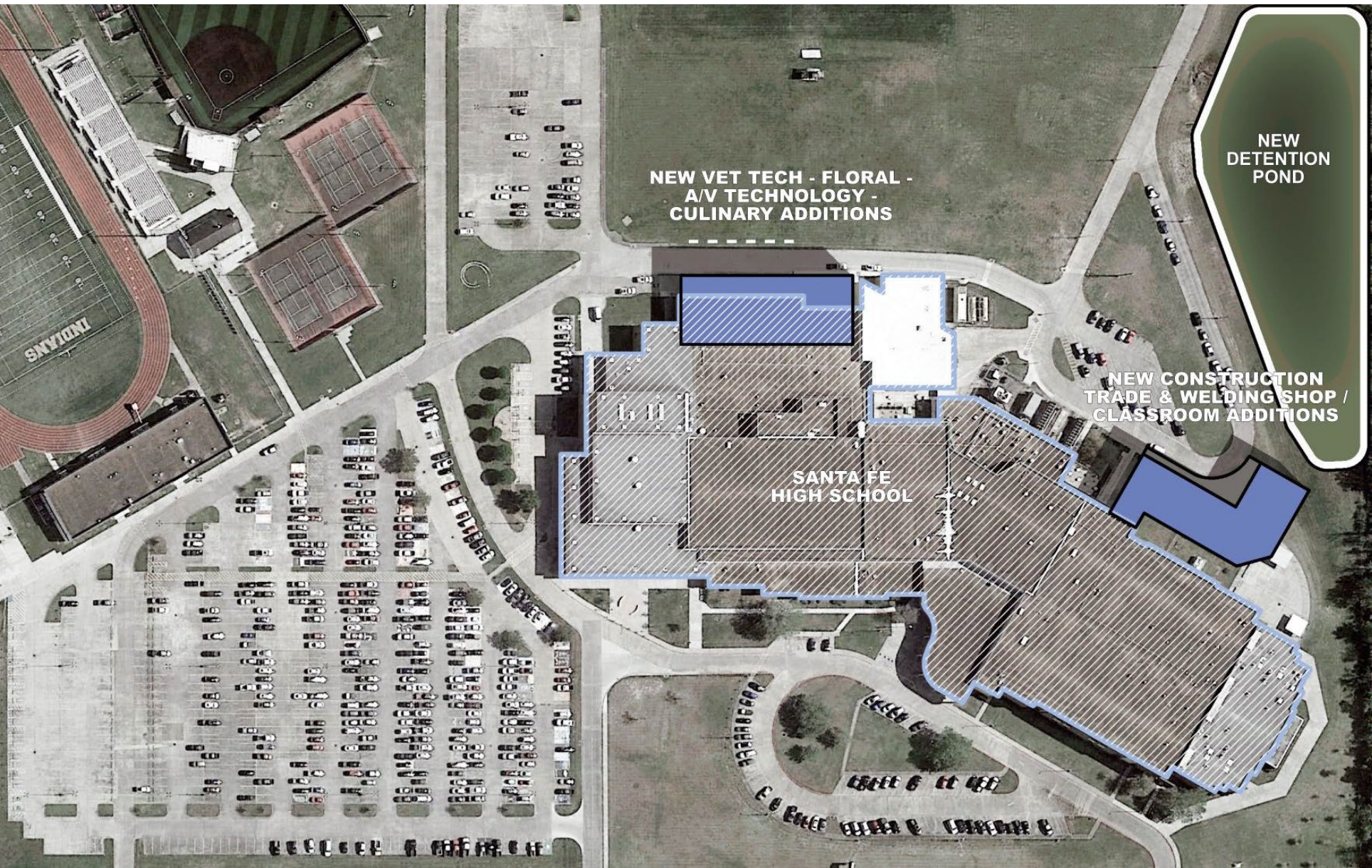
## CTE CONCEPT C

- ❖ Culinary Arts Renovation (Existing Space)
- ❖ Welding, Construction, Ag. Fab. Building Addition (to include new labs, classrooms, auxiliary spaces)
- ❖ Planned Future Phase 2 (*would not be funded in Current Bond*)



## CTE CONCEPT D

- ❖ Welding, Construction, Ag. Fab. Building Addition (to include new labs, classrooms, auxiliary spaces)
- ❖ Demolition of Existing Art Labs, Welding Lab & Classroom, Construction Lab & Classroom
- ❖ Reconstruction to include Vet Tech, Floral, Culinary Arts, A/V Technology Lab & Classroom Spaces





# **OTHER PROPOSED CAPITAL PROJECTS**



# RENOVATIONS & REPURPOSING OF EXISTING FBI COMPLEX

- ❖ Band Hall Renovation & Reuse for Police Department
- ❖ Nelson Gym Upgrades & Preservation for Community Use

# SAFETY & SECURITY

- ❖ Secure Vestibules – Campuses\*
- ❖ Secure Vestibules – Support
- ❖ Access Control (Bioreaders)\*
- ❖ Additional / Upgrade Site Lighting

*\* = District Priority*

# DISTRICT-WIDE IMPROVEMENTS

- ❖ Comprehensive Traffic Study for Warpath Avenue\*
- ❖ Building Automation System (BAS) Controls Replacements\*
- ❖ Intercom Replacements\*
- ❖ Classroom Technology Upgrades\*
- ❖ Roof Replacements\*
- ❖ Playground Replacements & Shade Coverage for Teachers\*
- ❖ Walking Tracks
- ❖ Library Renovation into Multimedia Spaces

*\* = District Priority*

# FACILITY IMPROVEMENTS & LIFE-CYCLE REPLACEMENTS

- ❖ MEPT Systems Replacements / Improvements\*
- ❖ Architectural Finish Upgrades / Interior Improvements\*
- ❖ Kitchen Renovation / Equipment Replacement at SFJHS
- ❖ Site Circulation Improvements at SFJHS, KES
- ❖ Single Pane Window Replacement at CESC
- ❖ Bus Wash Replacement at Transportation\*

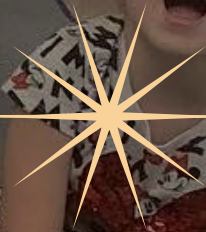
*\* = District Priority*



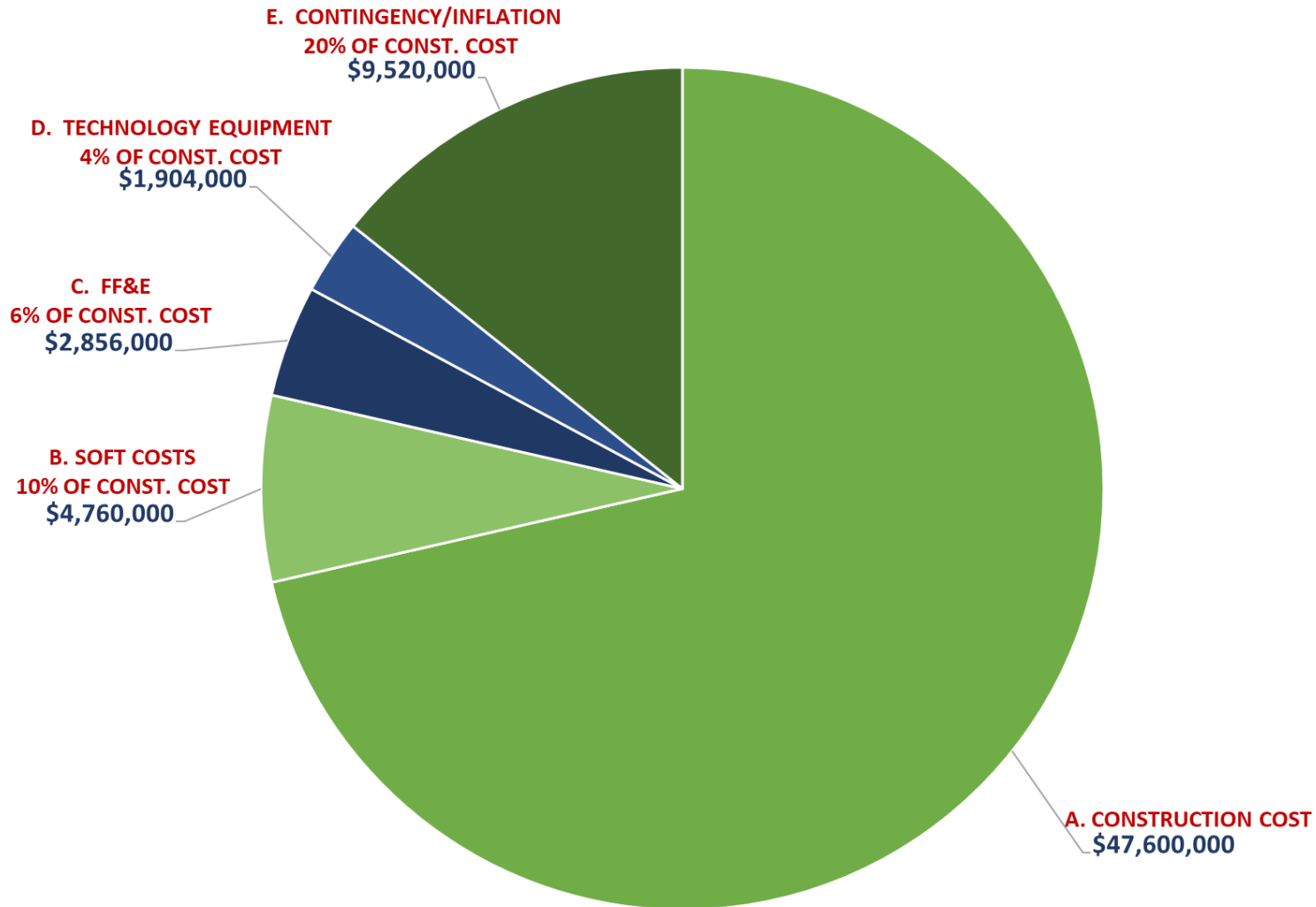


# PROJECT COSTS

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# WHAT MAKES UP A PROJECT BUDGET?



## A CONSTRUCTION COST:

### Items included:

Site Work	Infrastructure for all Technology
Building Construction Complete	MEPTS Systems
Specified and installed equipment	Finishes & Attic Stock

## B SOFT COSTS (% of Construction Cost):

10.00%

### Items included:

Professional Design Services	Printing and Reimbursable
Environmental Studies	TDLR Plan Review and Inspection
Survey	Bidding and Advertising
Plat Fees	Materials Testing
Topographic Survey	Utility Connection costs
Geotechnical Report	HVAC Testing & Balancing
Plan Review Fee / Impact Fees	

## C FURNITURE, FIXTURES & EQUIPMENT (% of Construction Cost)

6.00%

### Items included:

Furniture: Clrm, Office, Computer, Library, Cafeteria	Science Equipment
Classroom Equipment	PE Equipment
Office Equipment	Library Books & Equipment

## D TECHNOLOGY EQUIPMENT (% of Construction Cost)

4.00%

### Items included:

Computers / Printers / Misc. Equip.	TVs / Projectors
Campus Based Software	Cafeteria POS System
District Shared or Dedicated Servers	Badging Systems
District Wide Based Software	Peripherals
Wireless End Points	Misc. Loose Technology Equipment

## E PLANNING CONTINGENCY/INFLATION

20.00%

### Items included:

Inflation	Added Utility requirements
Development of Program	Etc.



# NEW CAMPUS CONCEPTS

## CONCEPT 'A' - New 5/6 Campus (1,000 Students) & Renovated Classrooms \$100,359,000

New 5/6 Campus (New Build)  
Renovate existing Classroom Wing  
New Gym & Weight Room at JHS Site  
New Track & Field  
New Field House at JHS Site  
New Operations Center (PEMB)

## CONCEPT 'B' - New 5/6 Campus (1,000 Students) at FBI Site \$104,615,000

New 5/6 Campus (New Build)  
New Gym & Weight Room at JHS Site  
New Field House at JHS Site  
New Track & Field  
New Operations Center (PEMB)

## CONCEPT 'C' - New 5/6 Campus (1,000 Students) at 6th Street & Warpath \$66,640,000

New 5/6 Campus (New Build)

## CONCEPTS 'D' & 'F' - New 5/6 Campus (1,000 Students) North of SFHS \$70,840,000

New 5/6 Campus (New Build)  
New Drive to Hwy 6  
Land Purchase

## CONCEPT 'E.1' - New 7/8 Campus North of HS (1,000 Students) \$92,400,000

New 7/8 Campus (New Build)  
New Drive to Hwy 6  
Land Purchase

## CONCEPT 'E.2' - New 7/8 Campus at Site North of HS (900 Students) \$83,580,000

New 7/8 Campus (New Build)  
New Drive to Hwy 6  
Land Purchase

# CTE CONCEPTS

## CTE CONCEPT 'A1' - Renovation of Existing CTE at SFHS

\$8,183,300

HS: Culinary Arts Renovation (Existing)  
 HS: Ag Fab/Welding Renovation (Existing)  
 HS: General CTE Lab & Classroom Renovations (Existing)  
 HS: Selective Demolition & Abatement  
 HS: Aluminum Walkway/Patio Cover System

## CONCEPT 'A2' - Renovation of Existing CTE at SFHS & JHS

\$8,617,650

HS: Culinary Arts Renovation (Existing)  
 HS: Ag Fab/Welding Renovation (Existing)  
 HS: General CTE Lab & Classroom Renovations (Existing)  
 HS: Selective Demolition & Abatement  
 HS: Aluminum Walkway/Patio Cover System  
 JHS: Renovate Existing CTE Space

## CONCEPT 'B' - Culinary Arts/Welding/Construction Trades Addition

\$14,366,400

HS: Culinary Arts Addition  
 HS: Culinary Arts Renovation  
 HS: Agricultural Fabrication Lab Upgrades  
 HS: New Welding Shops/Classrooms Addition  
 HS: Detention Pond (Allowance)  
 HS: Concrete drives, sidewalk and misc. site mod.  
 HS: Conditioned Building Connector

## CONCEPT 'C' - Renovations & Additions at SFHS

\$16,074,600

HS: Culinary Arts Renovation (Existing)  
 HS: Welding, Construction & Ag Fab Addition  
 HS: Conditioned Building Connector  
 HS: Detention Pond (Allowance)  
 HS: Concrete drives, sidewalk and misc. site mod.

## CONCEPT 'D' - Additions at SFHS

\$25,666,800

HS: Welding, Construction & Ag Fab Addition  
 HS: New CTE Addition - Future Phase 2  
 HS: Conditioned Building Connector  
 HS: Detention Pond (Allowance)  
 HS: Concrete drives, sidewalk and misc. site mod.





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# TABLE WORK

# Project Discussion

**Now that you've heard about the Project Concepts and the estimated Project Costs, take 10 minutes to discuss amongst your Table Group.**

- How do the Community Survey & Bond Scenario presentations impact your thoughts on the proposed projects?
- Which 5/6, 7/8 Concept do you think the community will support the most?
- Which CTE Concept do you think the community will support the most?
- Which other Capital Projects do you think are necessary to include in a potential bond package?
- Which bond scenario do you think the community will support the most?

# MENTIMETER

## Now for your Feedback!

Please use the QR code on the screen to follow along!

1. Rank the New Campus Projects in order of preference.
2. Which CTE Project do you support the most?
3. Which Bond Scenario do you support the most?

Results will be shared with the entire group at the beginning of Committee Meeting 06.





# NEXT STEPS





# Ongoing Communications



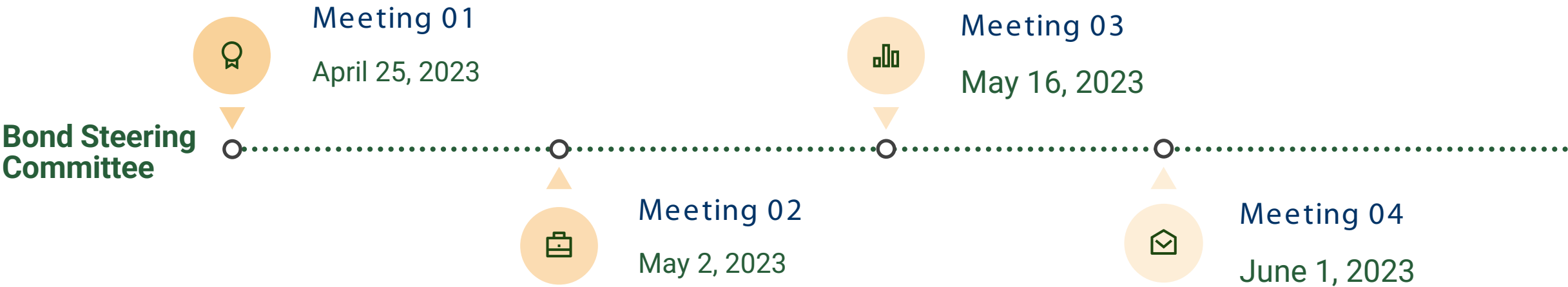
Agendas, presentation slides, and supplemental information will be available online accessible through the District's homepage.

LEARN MORE

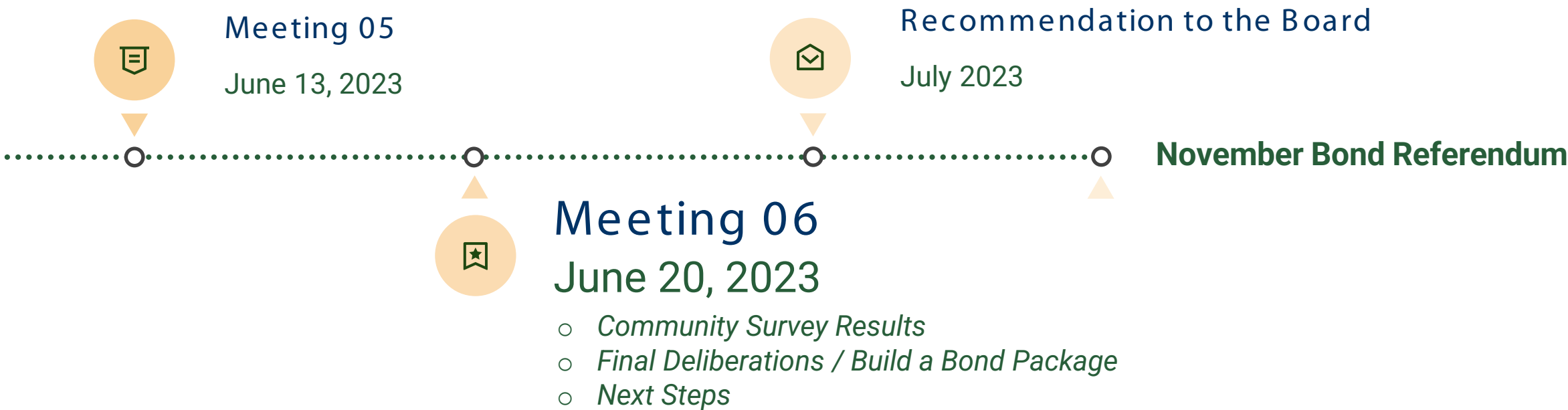


# BOND STEERING COMMITTEE SCHEDULE

Next Meeting



# BOND STEERING COMMITTEE SCHEDULE







THANK YOU!