

BOND 2024



SWEET HOME
INDEPENDENT SCHOOL DISTRICT

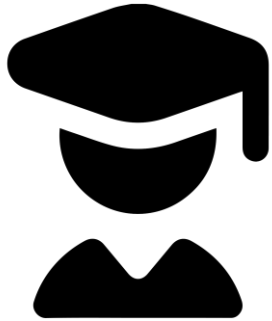
VOTER REGISTRATION ENDED: APRIL 4

EARLY VOTING: APRIL 22 – 30

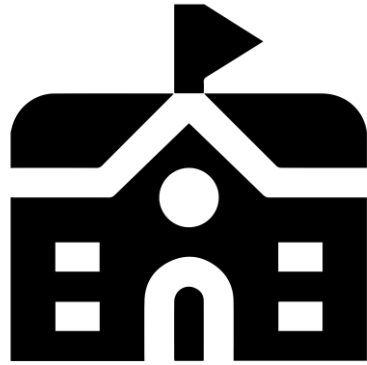
ELECTION DAY: SATURDAY, MAY 4



SWEET HOME ISD AT A GLANCE



148 Students



**1 Elementary School
(Pre-K – 8th Grade)**



63.3 Square Miles

DISTRICT MISSION

The mission of Sweet Home ISD is to provide a safe, nurturing, and secure learning environment that fosters accountability, integrity, respect, empathy, and connectedness. We believe in building strong relationships based on camaraderie and mutual respect with everyone in our community. We strive to create a culture of inclusivity where everyone feels valued and supported, and where everyone can thrive academically, socially, and emotionally. We are committed to promoting growth and success of our students, staff, and families through collaborative efforts that strengthen our community and enhance the quality of education we provide.

DISTRICT VISION

- Our students thrive in a safe, inclusive, and nurturing environment that fosters academic success and prepares them for life beyond the classroom.
- We build cohesive relationships and promote collaboration among students, staff, families, and community.
- We create socially-emotionally sound students who can navigate the complexities of the world with resilience and self-awareness.
- We equip all students with the necessary knowledge, skills, and competencies to succeed in college, career, and life supporting their whole-being.
- We empower students to reach their full potential, become lifelong learners, responsible citizens, and active community members through rigorous academics, innovative learning experiences, and a strong commitment to their well-being.



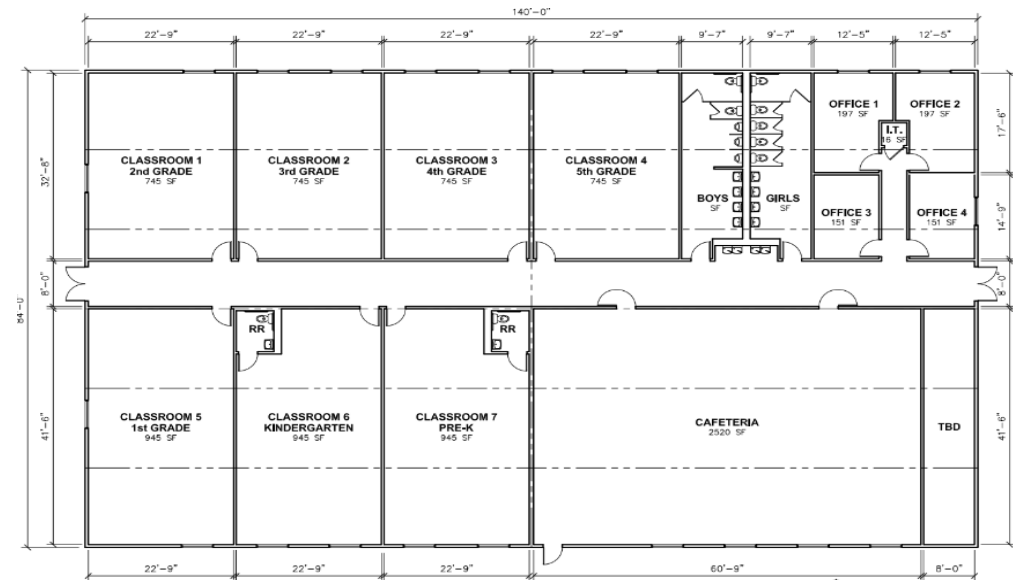
BUILDING THE BOND

Sweet Home ISD staff and Board members held several meetings, reviewed enrollment, parent, student and community feedback, facility condition information and analyzed data to establish priorities, develop options & craft the 2024 bond recommendation.



PURPOSE OF THE BOND

The 2024 bond proposal focuses on safety and security, aging facilities and infrastructure. It will include one bond proposition that will fund major projects across the District.



PURPOSE OF THE BOND



WHAT'S IN THE BOND?

PROPOSITION A – \$6,000,000

The bond proceeds will be used for the construction, acquisition, rehabilitation, renovation, expansion and equipment of school buildings, including Elementary and Junior High school buildings.

- **New Pre-K through 5th Grade Building**
- **New Cafeteria Building**
- **Gym Renovations (including A/C installation)**
- **Main Building Renovations**
- **Connect Main Building and Existing Junior High Building**
- **Asphalt Parking Lot**
- **New Septic System / Plumbing Updates**

ORIGINAL COMMUNITY WALK-THROUGH – AUGUST 10, 2018

- Boy/Girls Bathroom
 - new toilets
 - ceiling repair
 - replace stalls
- Classrooms
 - ceiling falling down because of leaks
 - windows leaking
 - windows broken
 - siding rotting
 - secure ceiling fans
- Outside
 - gutters need to be cleaned / replaced
 - walkway un-level
 - sprinkler heads broke
- Minor maintenance items that needed to be addressed.

LEADERSHIP SINCE 2018

- 4 Superintendents and 1 temporary superintendent
- 4-5 year superintendent resigned late Feb 2021
- Temp superintendent for rest of 2021 school year
- '21-'22 Superintendent took job closer to home after 2022 school year
- '22-'23 Superintendent took job closer to home after 2023 school year
- '23-? current superintendent

This noted to show the challenges to get the ball rolling to where we are today.

LANDLOCKED UNTIL 2021-2022

- 17 acres of land purchased on adjacent property.
- Luckily at the same time a generous donation was made to the school.

FACILITY ASSESSMENT

JULY 2023

- Handicap access non-compliant
- Improper door clearances
- Restrooms and toilet facilities non-compliant
 - No floor drains present in restrooms,
- East side of campus is low with poor drainage
- Unpaved visitor and staff parking
- Pre-K building wall cladding reached life expectancy
- Classroom sink base non-compliant
- Fluorescent light fixtures to bottom of ceiling framing non-compliant
- Kinder and 1st
 - rust at base of wall
 - Leaks in building roof
 - fascia and eave overhang rot
- Gym roof has reached its life expectancy
- Window units are present but inefficient and do not meet energy code
- Inadequate lighting in several places
- Lack of emergency lighting



Cafeteria

- VCT flooring appears needs to be replaced,
- Kitchen clearances non-compliant,
- Cabinets do not meet accessibility requirements
- Dining area is too small for current capacity
- Staff office located in dining area
- Chest freezer and reach in coolers located in dining area
- Serving counter is old and reached its life expectancy,
- Fire hood don't not meet code,
- Hand wash sink is located too close to three compartment sink,
- Food prep area too close to dishwashing



FACILITY ASSESSMENT

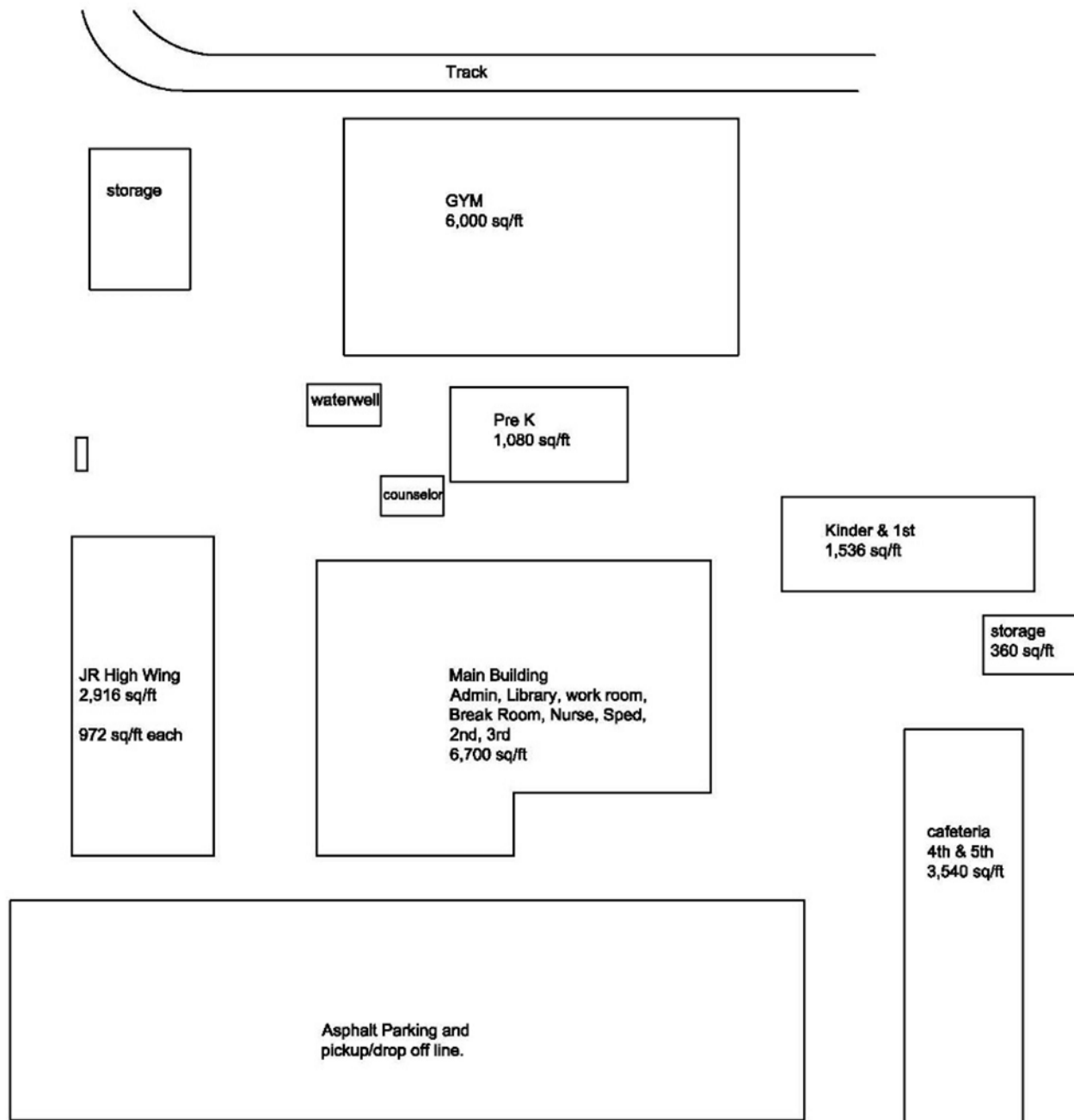
JULY 2023

It is important to note that existing buildings that do not undergo renovation or construction projects are not necessarily required to meet current adopted codes as it is expected they were code compliant at the time of permitting, construction and issuance of the certificate of occupancy. For those buildings determined to undergo renovation or addition, depending on the type of project and level of renovation, there are various levels of compliance required. The international Existing Building Code (IEBC) clearly identifies the requirements for compliance for various levels of renovation. Each level (1 through 3) includes greater scope and proportion of building being renovated and therefore has greater compliance requirements. **If a building undergoes a major renovation or addition (level 3 per IEBC), the local jurisdiction may require that the entire building, not just the addition or renovation, be brought up to current codes.** In this report, building code violations are identified as much as possible to assist in determining project scope in the event any building is renovated and RMA will be happy to further explain and discuss the various levels of renovation scope and code implications.

Where ADA/TAS (accessibility) non-compliance items were discovered and noted, the deficiency items will need to be repaired in order to bring the facility into compliance with the American Disabilities Act / Texas Accessibility Standards. **Unlike the building code, ADA/TAS is federal and state law that has no grandfather clause for non-compliance items.**

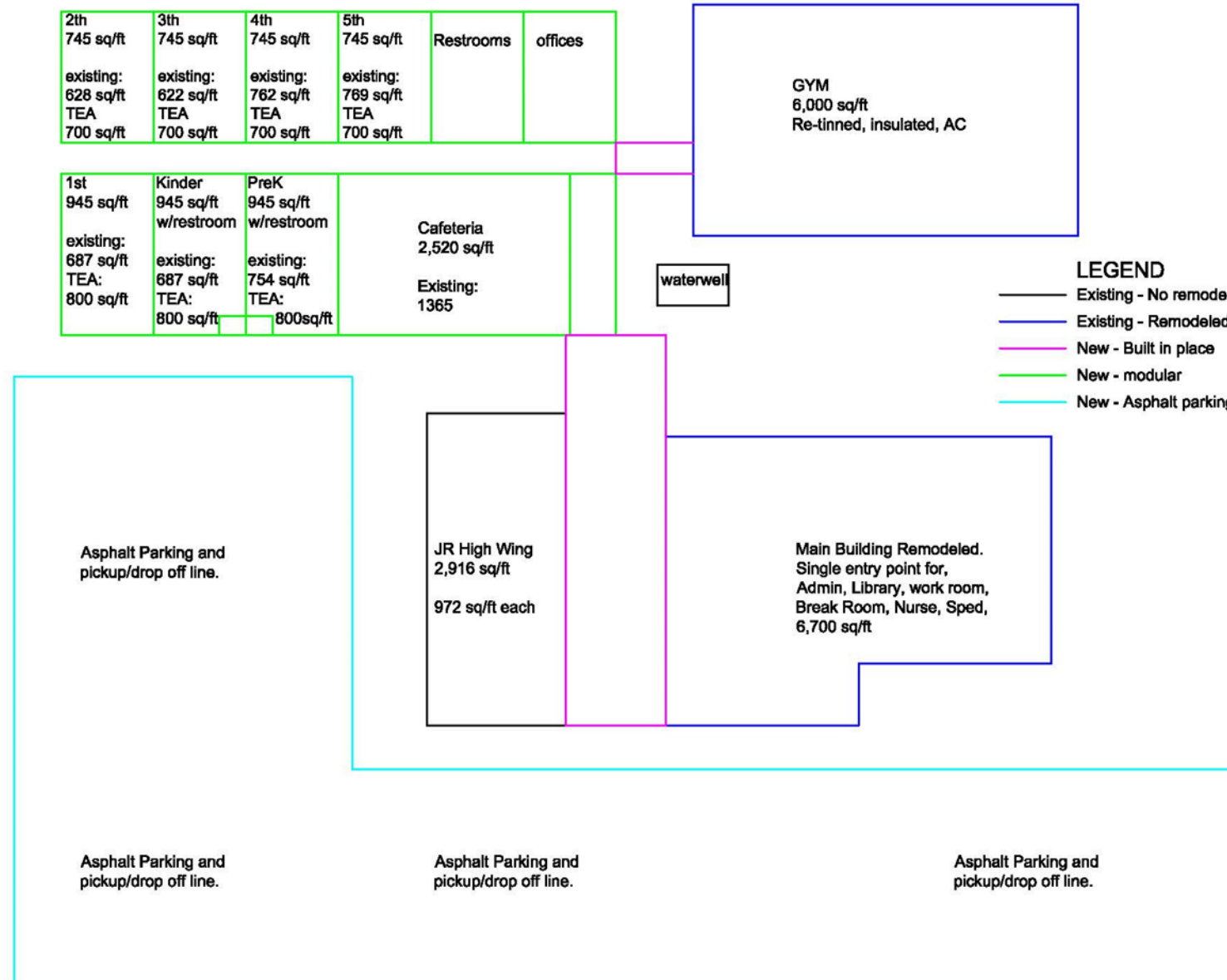
Item	Date	Description	Assigned	Resolution	Status	Date
1	1/5/2024	Are we required to have a general contractor to obtain a bond?	CP	No but agree it's a good idea so fee is included	closed	1/5/2024
2	1/5/2024	What insurance cost does the school need to obtain for construction?	CP		open	
3	1/5/2024	Do we require any building permits		If no local fire marshal, things such as sprinkler systems will need to go to the county or state level.	open	
4	1/5/2024	Do we want to try to make single point of entry for safety?	CP	Preferred	closed	1/5/2024
5	1/5/2024	Need contact to good plumber			open	
6	1/5/2024	What building do we want to try to renovate	CP	Main building and Gym	closed	1/5/2024
7	1/5/2024	What building do we want to incorporate	CP	Jr high	closed	1/5/2024
8	1/5/2024	Do we need to upgrade water well	CP	No	closed	1/5/2024
9	1/5/2024	Do we want slab on grade on trailer system	CP	Slab on grade preferred	closed	1/5/2024
10	1/5/2024	Preferred school room sizes. We have minimum per RMA report.	CP	A little larger than minimum but not much	closed	1/5/2024
11	1/5/2024	Rough cost to build slab on grade modular building	Ramtech	\$235/sq ft	closed	2/5/2024
12	2/5/2024	Does the \$235 sq/ft include the cost of concrete	Ramtech	yes. \$18/sq/ft	closed	2/5/2024
13	2/5/2024	Does the \$235 sq/ft include the cost of dirt work	Ramtech	No	closed	2/5/2024
14	2/5/2024	Does the \$235 sq/ft include the cost of crane on site	Ramtech	yes	closed	2/5/2024
15	2/5/2024	Does the \$235 sq/ft include the cost of shipping to site	Ramtech	yes	closed	2/5/2024
16	2/5/2024	Does the \$235 sq/ft include the cost of septic / offsite plumbing	Ramtech	no	closed	2/5/2024
17	2/5/2024	Does the \$235 sq/ft include the cost of electrical service / offsite elec	Ramtech	no	closed	2/5/2024
18	2/5/2024	What sizes modules can be built	Ramtech	10'-14' wide and up to 70' long	closed	2/5/2024
19	2/5/2024	What is rough cost for the slab for a 15,000 sq/ft building	Ramtech	\$270,000, does not included dirt work	closed	2/5/2024
20	2/5/2024	How long does it roughly take to assemble a 15,000 sq/ft building	Ramtech	8 months from slab to turnover	closed	2/5/2024
21	2/5/2024	How much power does a roughly 15,000 sq/ft building require.	Ramtech	800-1,000A depending on phase power	closed	2/5/2024
22	2/5/2024	Can a modular building tie into existing building	Ram / TB	Yes, but there will need to be communication between fabricator and on site builder	closed	2/5/2024
23	2/5/2024	Can a modular building use the conventional HVAC system	Ramtech	Yes	closed	2/5/2024
24	2/5/2024	Can we design this for future expansion	Ramtech	Yes, but it would not be a seamless transition. The new expansion would have to be stand alone from ramtech, and tied together with a site builder. Their licensing program does not allow for this type of expansion.	closed	2/5/2024
25	2/5/2024	What are the minimal room sizes	TB	PK-1 min 800SF 2-4 min 700SF 5-8 min 700SF Sped min 400SF Caf min 1,500SF??	closed	2/7/2024
26	2/7/2024	What building would we like to demo	CP	Morgan building for sure	closed	2/7/2024
27	2/7/2024	Where to relocate existing propane tank if space is used	TB		open	
28	2/7/2024	There is no local inspection since Sweet Home is unincorporated. Is 3rd party inspection required for installation	Ramtech	Yes, since no local code enforcement, a 3rd party will need to be used to stay in compliance.	closed	2/7/2024
29	2/8/2024	How close can the modular building be installed to existing.	Ramtech CP	State firemarshall might have a limit. If to close, they might require existing building to have sprinklers, etc. Ramtech prefers 20'	closed	2/8/2024

30	2/9/2024	Is sprinkler system required	architect	Per Ramtech If under 12,000 sq/ft it might not be required but need to double check that with architect.	open	
31	2/12/2024	can we tie in to an existing building with new construction?	architect	Yes but it is best to say 20' away	open	2/12/2024
32	2/12/2024	For code purposes, How much do we have to update in the main building.	architect		open	
33	2/12/2024	When will this go on the ballot for voting	CP	May 4th early voting April 24	closed	2/13/2024
34	2/12/2024	How detailed do we have to be in final engineering	architect	minimal to build what is proposed	open	
35	3/5/2024	Local general contractor sent building plans to review from ramtech	TB	Review was positive. Only caution was cement slab, and that was to make sure it is suitable for our area conditions.	closed	3/6/2024
36	4/1/2024	When was the first community walkthrough on the facility issues	TB	8/10/2018	closed	4/2/2024
37	4/1/2024	About how old are the existing Morgan building style classrooms	TB	The kinder and 1st grade are 20-25 years old. The pre-K is older. It was originally in a different spot and moved to current location	closed	4/2/2024
38	4/8/2024	How much does SHISD get per child from out of district kids	TB	Roughly \$6,000 per student. This money is used for other priorities and not facility improvements just like the money given for in district students.	closed	4/8/2024
39	4/8/2024	Does SHISD have to pay other districts for kids 9-12? If so how much	TB	Yes, depends on each district. The district that accepts the transfer sets the amount. But since we don't have a highschool the state reimburses this money back to the school.	closed	4/8/2024
40	4/8/2024	Does the \$100,000 homestead tax exemption expire in 2 years	TB	Not from any information I can find	open	
41	4/8/2024	How many kids are out of district	TB	roughly 90 out of district and 60 in district	closed	4/8/2024
42						
43						



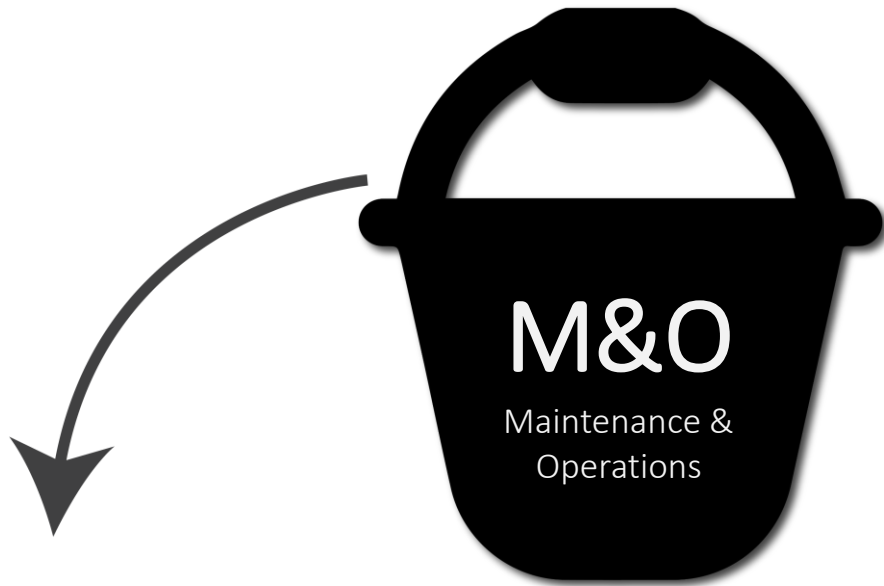
Existing School Layout

New School Layout



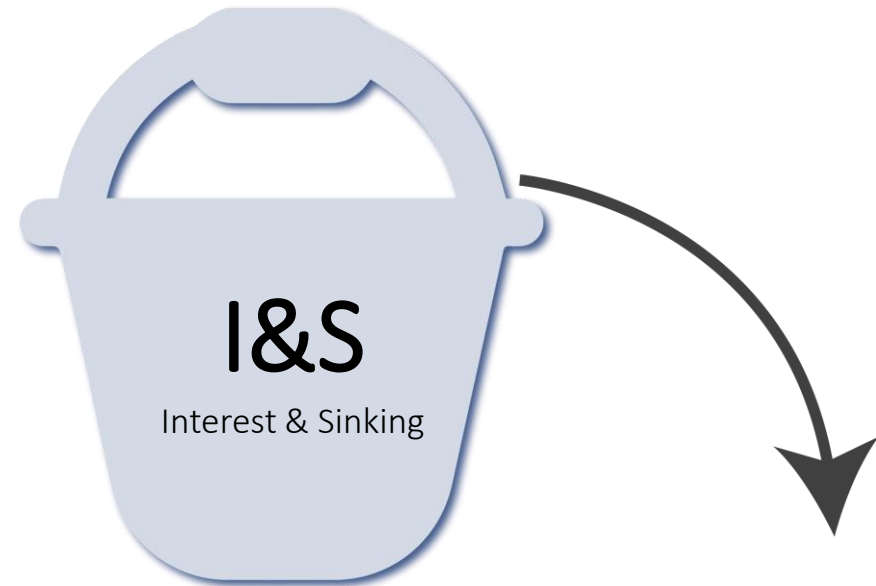
Description	Cost	Notes
Building complex	12	
Modular	\$2,811,600.00	11,760 sq/ft (their drawing is 14,560 sq/ft)
Site build - tie-in	\$1,053,000.00	2,340 sq/ft (26' x 90')
electrical	\$72,000.00	6 - 200A tie-in
plumbing	\$130,000.00	septic and tie-in
Gym	\$160,000.00	reskin, insulate, HVAC
Parking	\$72,000.00	asphalt front of school
land prep	\$5,000.00	clearing new area for buiding
Demo	\$45,000.00	need to know exact SOW
Re-Model	\$402,000.00	used \$60 sq ft. this could be risk
Appliances	\$75,000.00	Just kitchen, but just a guess
Desk, tables, etc	\$25,000.00	just a guess
Architect	\$75,000.00	just a guess
Fence	\$30,000.00	fence off new buliding
1/2 cost transformer	\$25,000.00	Rough price from City of Yoakum
3rd party inspection	\$60,000.00	No local inspector
Temp Fence	\$10,000.00	temp fence for construction
Bond Fees		
Permit		
total	\$5,050,600.00	
Management Fee	\$176,771.00	3.50%
total	\$5,227,371.00	
Contingency	\$522,737.10	10%
Cost needed	\$5,750,108.10	
Cost sq/ft	\$276.45	includes remodel but not gym upgrade

SCHOOL FINANCE 101



DAY-TO-DAY OPERATIONS

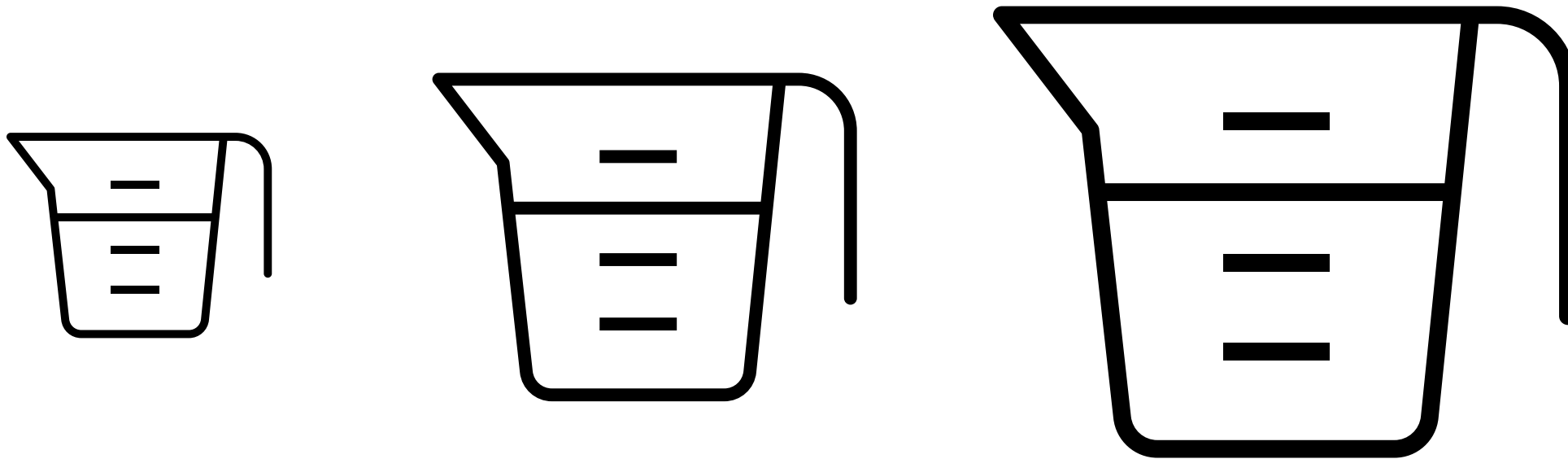
- Teacher salaries
- Classroom supplies
- Utilities
- Food Services



DEBT SERVICE / BOND PAYMENTS

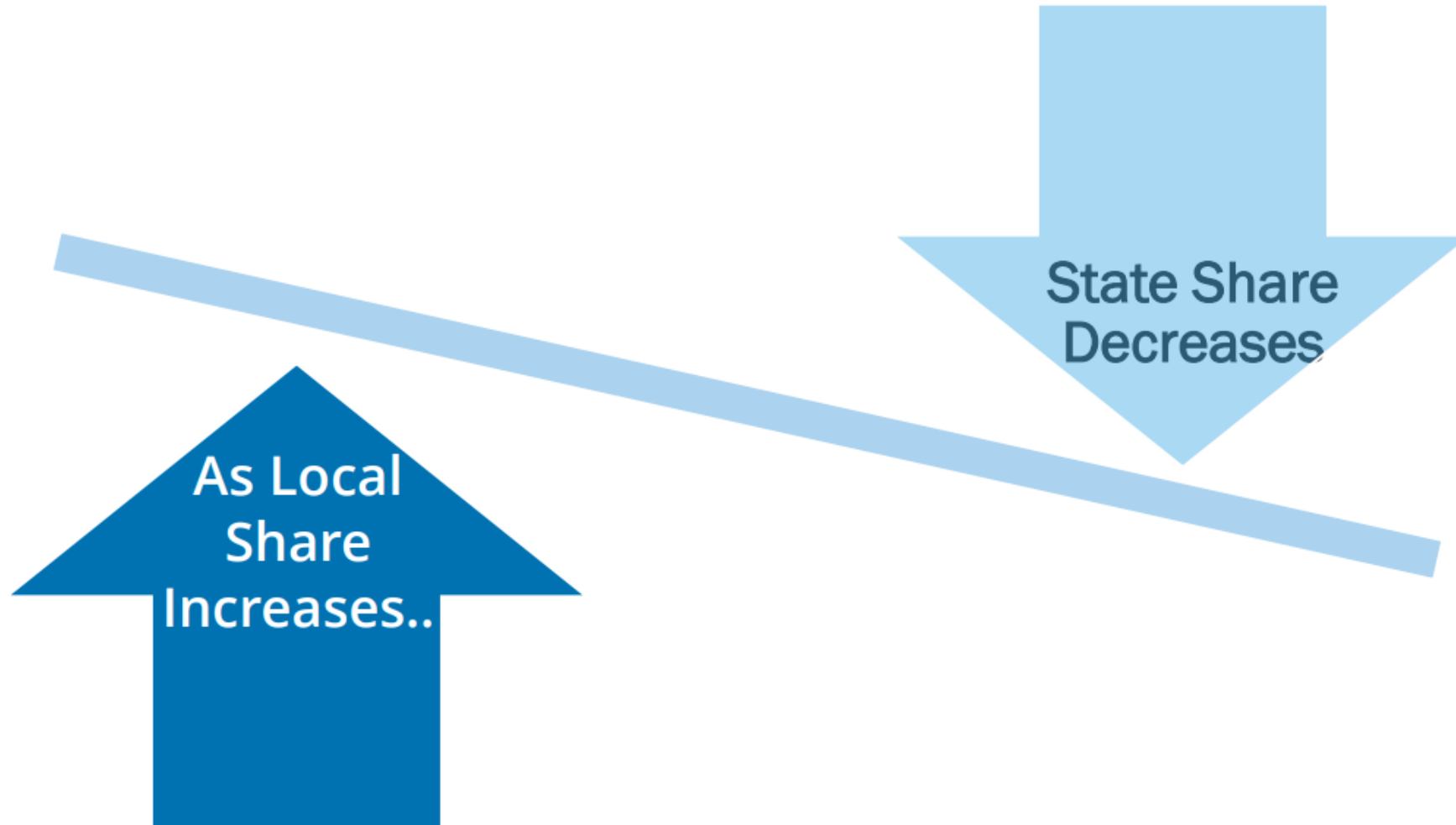
- Capital Expenditures
- Land
- Construction/Renovations
- Technology

MAINTENANCE & OPERATIONS



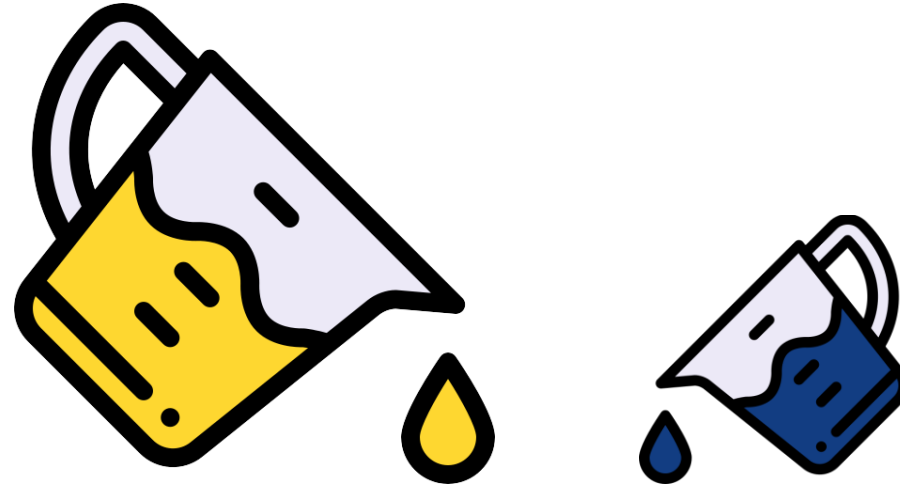
- The **State** establishes how much state funding school districts are entitled to receive.
- Formulas used consider both student and district characteristics including the number and type of students enrolled, district size and geographic factors, and local taxable property values and tax rates.
- Generally, once **entitlements** are established, the formulas are used to determine how much a district can generate locally (**local share**) through property taxes before making up the difference with state funds (**state share**).

A BALANCING ACT



M&O REVENUE BREAKDOWN

State Share



Local Share



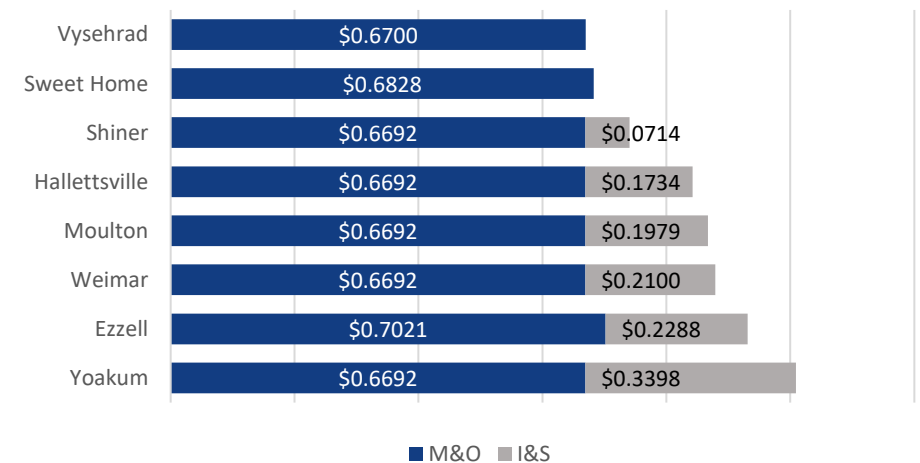
TAX RATE IMPACT

Voter approval of the 2024 bond is projected to result in a \$0.43 increase to the district tax rate. The estimated impact would be \$40 per month (\$104 compared to \$64) for a homestead valued at \$211,875 (average assessed home valuation in Sweet Home ISD*).

- Sweet Home ISD has maintained one of the lowest tax rate among neighboring Lavaca County school districts
- Property owners aged 65+ with a homestead exemption will incur **NO TAX INCREASE** above the current tax ceiling

**Assessed Value is AFTER agricultural exemption and homestead cap are applied but BEFORE homestead exemption is applied. Average Assessed Value is approximate based on an Average Taxable Value of \$111,875 in Sweet Home ISD for Tax Year 2023. Sourced from Lavaca CAD.*

2023 Lavaca County Districts



TAX RATE IMPACT

Homesteads

SHISD Taxes in 2022 Tax Year (\$40,000 homestead exemption)						
<u>Tax Rate</u> \$0.9144	Assessed Value \$150,000		Avg. Assessed Value \$211,875		Assessed Value \$300,000	
	<u>Yearly</u> \$1,006	<u>Monthly</u> \$84	<u>Yearly</u> \$1,572	<u>Monthly</u> \$131	<u>Yearly</u> \$2,377	<u>Monthly</u> \$198
SHISD Taxes in 2023 Tax Year (\$100,000 homestead exemption)						
<u>Tax Rate</u> \$0.6828	Assessed Value \$150,000		Avg. Assessed Value \$211,875		Assessed Value \$300,000	
	<u>Yearly</u> \$341	<u>Monthly</u> \$28	<u>Yearly</u> \$764	<u>Monthly</u> \$64	<u>Yearly</u> \$1,366	<u>Monthly</u> \$114
SHISD Projected Taxes in 2024 Tax Year (\$100,000 homestead exemption)						
<u>Tax Rate</u> \$1.1133	Assessed Value \$150,000		Avg. Assessed Value \$211,875		Assessed Value \$300,000	
	<u>Yearly</u> \$557	<u>Monthly</u> \$46	<u>Yearly</u> \$1,246	<u>Monthly</u> \$104	<u>Yearly</u> \$2,227	<u>Monthly</u> \$186
Change from 2022 to 2024	-\$449	-\$37	-\$326	-\$27	-\$151	-\$13

TAX RATE IMPACT

- The Over 65 Homestead Tax Exemption grants a \$10,000 tax exemption to Homestead values in addition to the \$100,000 General Homestead Exemption.
- Limits Over 65 Homestead property taxes to a tax dollar ceiling depending on when the homeowner applied for the Over 65 exemption.
- Automatically applies to School Districts taxes. (A County, City or Junior College may also limit taxes for the Over-65 Exemption if they adopt a tax ceiling.)
- An increase in I&S tax rate will not increase the Over 65 Homestead property tax ceiling that was set when someone applies for the Over 65 Homestead Exemption.
- Improvements to a Homestead will increase the taxes.

**Over 65 tax ceilings were updated in 2023 as a result of the Legislative Changes. Contact Lavaca CAD for specific questions about your tax ceiling.*



VOTING INFORMATION

VOTING DATES

EARLY VOTING: APRIL 22 – 30

8:00 am – 5:00 pm

ELECTION DAY: SATURDAY, MAY 4

7:00 am – 7:00 pm

EARLY VOTING LOCATION

Sweet Home Community Center

348 CR 391, Sweet Home, TX

ELECTION DAY VOTING LOCATION

Sweet Home Community Center

348 CR 391, Sweet Home, TX

B  **ND**
2024

SWEET HOME
INDEPENDENT SCHOOL DISTRICT

THANK YOU!

Questions?