



November 2023 Bond Project Recommendations

School Board Workshop

June 20, 2023

Today's Agenda

- Background Information
- Committee Work Recap
- Committee Project Recommendation Details
- Bond Funding / Tax Rate Information
- Proposition Legalities
- Going Forward
- Questions / Discussion

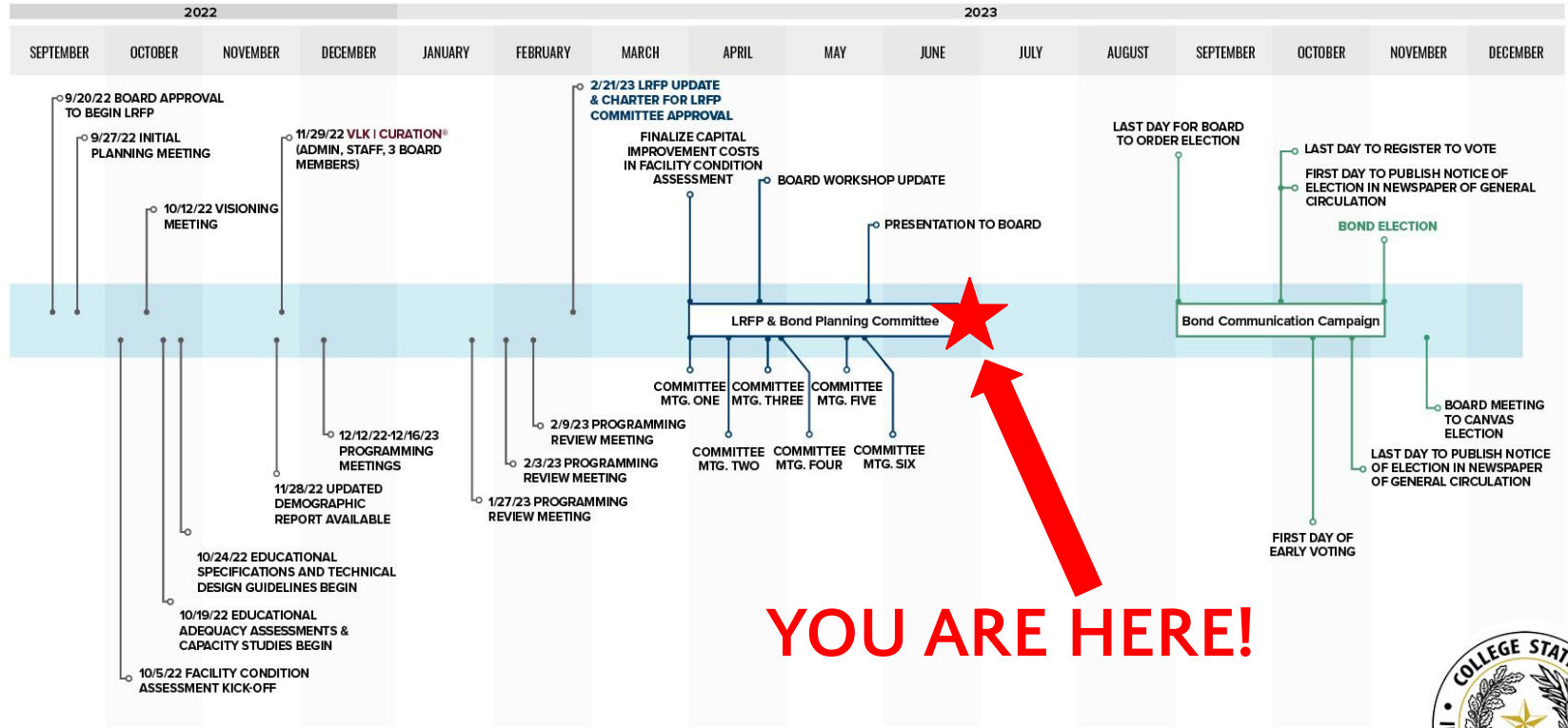


BACKGROUND INFORMATION

- September 2022: Board approval for long-range facilities planning
- September 2022-February 2023: Facilities Condition Assessment
- March 2023: Board adopted charter and approved committee membership
- April 2023-May 2023: Committee met six times to develop recommendation
- May 2023: Committee representatives provided Board with a recommendation for a November 2023 bond package



BACKGROUND INFORMATION



COMMITTEE WORK RECAP

Meeting #1

Process, timeline, vision, end goal
Charge from Board of Trustees
Gradients of Decision Making Model
School Finance 101
Updates of prior bond projects

Meeting #2

Demographic Report
Facility Needs Presentation

Meeting #3

Facilities Tour

Meeting #4

Project Priority Presentation

Meeting #5

Financial Advisor Presentation
Priority Worksheet and Table Vote

Meeting #6

Bond Package Development with
CoVoice
CELEBRATE!



COMMITTEE WORK RECAP

- **District Wide Safety** - \$5,000,000
- **Rock Prairie Elementary** - \$13,820,000
- **AMCHS Additions and Renovations** - \$50,751,000
- **College Station HS Additions and Renovations** - \$62,256,000
- **CTE Center Phase II** - \$32,150,000
- **College View HS CTE Cosmetology Lab** - \$1,355,000
- **Middle School Athletic Fields** - \$13,160,000
- **AMCHS Stadium Field House Additions and Renovations** - \$11,352,000
- **Tiger Stadium Renovations** - \$20,100,000
- **Cougar Stadium Renovations** - \$7,020,000
- **AMCHS and CSHS Baseball and Softball Renovations** - \$13,270,000
- **Central Office Option 2** - \$31,111,000
- **Transportation Priority 1** - \$11,245,000
- **Technology Priority 1** - \$19,949,000
- **Technology Priority 2** - \$8,323,000
- **Deferred Maintenance Priority 1** - \$45,000,000
- **Land Acquisition** - \$5,000,000

TOTAL PACKAGE - \$350,862,000



COMMITTEE WORK RECAP

The **College Station ISD**
Long Range Facilities Planning Committee
recommends the
College Station ISD Board of Trustees call a
Bond Election for November 7, 2023.





PROPOSED PROJECTS

Districtwide Safety - Current Funding & Projects

	2021 Bond \$2.3 Million	State Safety Grant \$662,439	SPAT Grant \$38,094	Adam Family Donation \$1 Million
Security Vestibule Upgrades	✗			✗
Fencing Replacement & Additions	✗	✗		
Entry Resistant Film <small>(Exterior doors and adjacent windows not in secured areas)</small>				✗
Silent Panic Alert (SPAT)			✗	
Additional Bollards				✗
Fire Alarm Replacement	✗			
Security Cameras <small>(Additions / Replacements)</small>	✗			



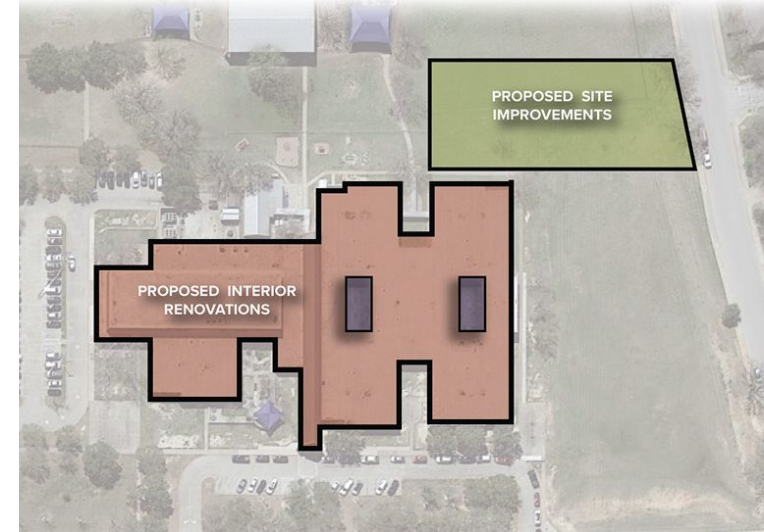
PROJECT: Districtwide Safety - \$5,000,000

- Remainder of Fencing Upgrades - \$2,900,000
- Remainder of Entry-Resistant Film - \$1,000,000
- Additional Technology-Related Safety Needs - \$1,100,000
 - Cell Signal Boosters
 - Security Camera Replacements / Additions
 - Emergency Communications Replacement / Upgrades



PROJECT: Rock Prairie Renovations - \$13,820,000

- Building Addition - Close in atriums for instructional space
- Comprehensive Building Renovation
 - Increase functional space in office
 - Cafeteria (increase square footage, cooler, & freezer)
 - Update interior finishes (non-wax flooring, carpet, LED Lighting, ceiling, paint, casework, doors, tile, signage, restrooms)
- Site improvements
 - New pick up/drop off queuing (Edelweiss Ave.)
 - Additional parking for 35 vehicles
- Phased Completion - Fall 2025 / 2026



PROJECT: Renovations Additions to High Schools

SCHOOL	CAPACITY (85-110%)	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
AMCHS (2,350)	1,998 - 2,585	2,141	2,220	2,281	2,313	2,358	2,351	2,403	2,414	2,518	2,527	2,487
CSHS (1,950)	1,658 - 2,145	2,131	2,188	2,240	2,244	2,191	2,193	2,252	2,294	2,400	2,438	2,430



PROJECT: Renovations additions to High Schools

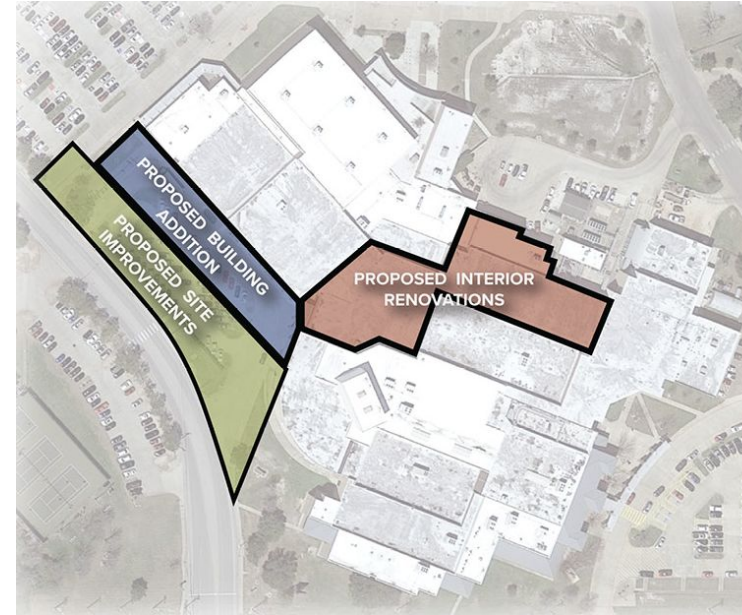
SCHOOL	CAPACITY (85-110%)	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
AMCHS (2,350)	1,998 - 2,585	2,141	2,220	2,281	2,313	2,358	2,351	2,403	2,414	2,518	2,527	2,487
CSHS (1,950)	1,658 - 2,145	2,131	2,188	2,240	2,244	2,191	2,193	2,252	2,294	2,400	2,438	2,430

The following proposed High School projects will increase the capacity of both to approximately 2,700.



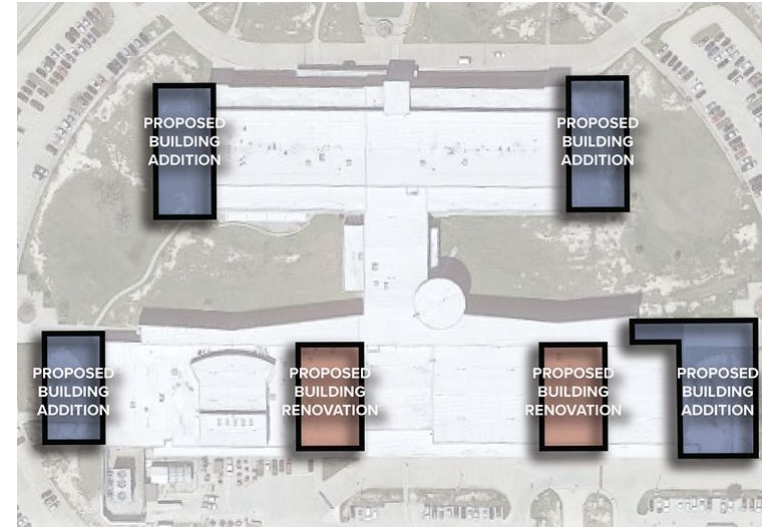
PROJECT: AMCHS Additions / Renovations - \$50,751,000

- Building Addition
 - Two story addition (primarily new science classrooms/labs to meet TEA requirements)
 - Indoor weight room comparable to CSHS
- Interior Renovations
 - Repurpose existing science classrooms
 - Increase cafeteria square footage & functionality
 - Fine arts renovations (larger and renovated black box theatre, band hall)
 - Create functional indoor sports medicine space, laundry and storage
- Site improvements
 - Modify bus drive and parking lot on Welsh
- Phased Completion - Fall 2026 / 2027



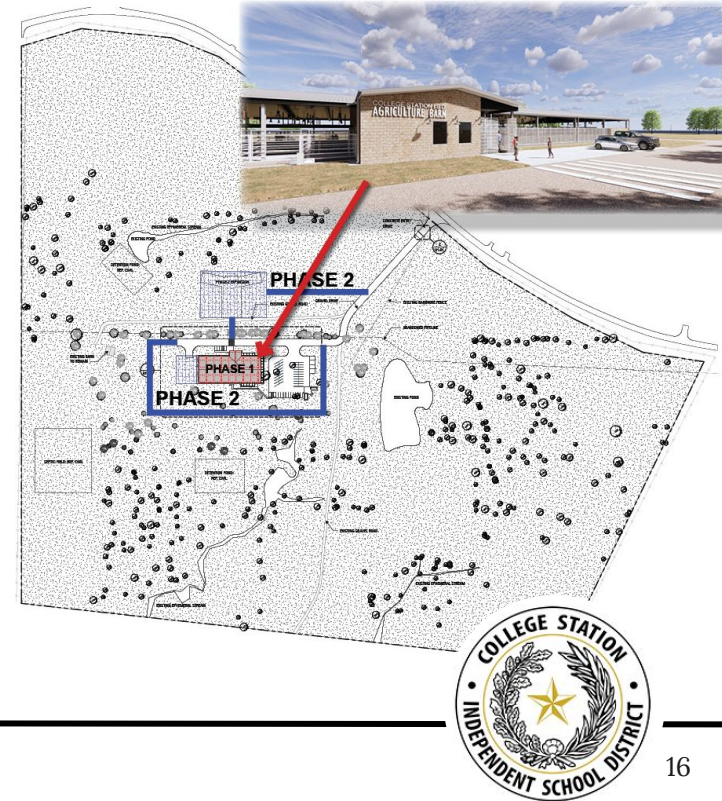
PROJECT: CSHS (Phase II) - \$62,256,000

- Building Additions
 - Classrooms additions including regular classrooms, science labs, CTE labs, and art classroom
 - Fine arts orchestra hall & large ensemble addition
 - Add third gym with additional locker rooms and storage
- Interior Renovations
 - Renovate existing orchestra hall to create black box theatre
- Phased Completion - Fall 2026 / 2027



PROJECT: CTE Center (Phase II) - \$32,150,000

- CTE Classrooms to expand programs, such as Vet Medicine, Food Science and two flexible classrooms
- Show arena designed as multi-purpose space
- Extension of Phase I - additional pens for cattle, goats and pigs
- Additional parking/lighting
- Project Completion - Winter 2025



PROJECT: CTE Cosmetology Lab at CVHS - \$1,355,000

- Renovations to create a cosmetology lab (CSISD currently does not offer cosmetology)
- Maximum capacity of 50 students (25 per block)
- Designed to meet Texas Department of Licensing and Regulation requirements allowing students to obtain a license
- Project Completion - Fall 2025



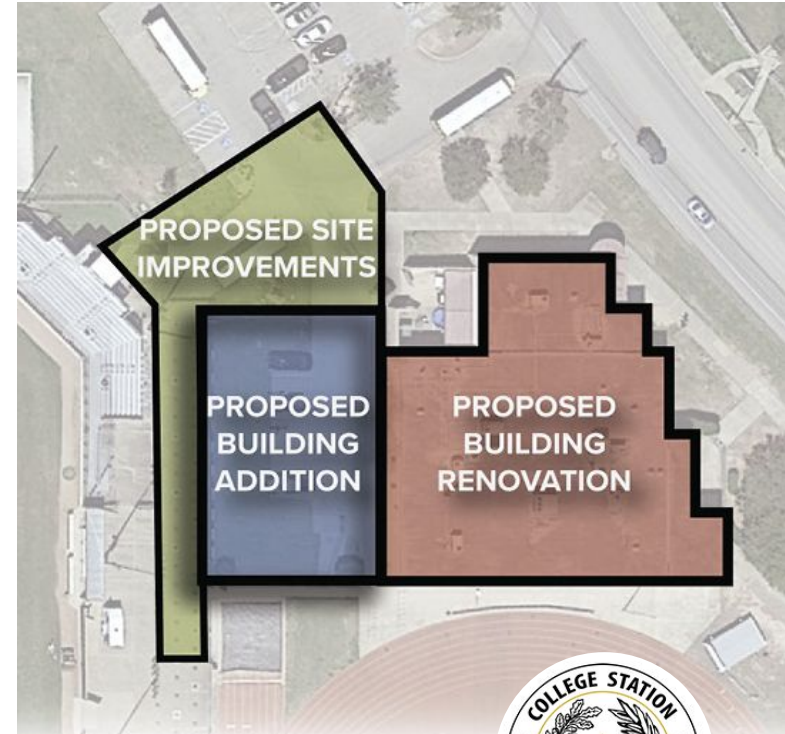
PROJECT: Middle School Stadiums - \$13,160,000

- At all three middle schools
 - Increase seating capacity from 400-450 to 900
 - Convert playing surface to artificial turf
 - LED lighting
- AMCMS
 - Rebuild restroom and concession facilities
- CSMS
 - Rebuild restroom and concession facilities
 - Resurface track
- WMS
 - Addition to restrooms and concessions per code
 - Resurface track
- Project Completion - Fall 2025



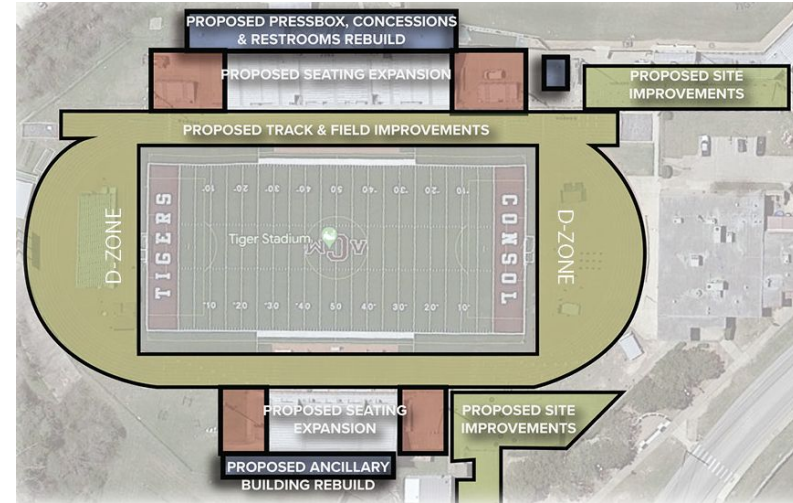
PROJECT: Tiger Stadium Fieldhouse - \$11,352,000

- Building Addition
 - New and enlarged Sports Medicine area
 - Baseball locker rooms and offices
 - Concessions and restrooms for baseball
 - 2 classrooms
- Building Renovations
 - Create freshman football locker room
 - Relocate coaches offices to be able to view weight room
 - Weight room expansion and renovation
 - Interior finish upgrades - paint, flooring, etc.
- Site improvements
 - Due to addition and access between facility and baseball field
- Project Completion - Fall 2025



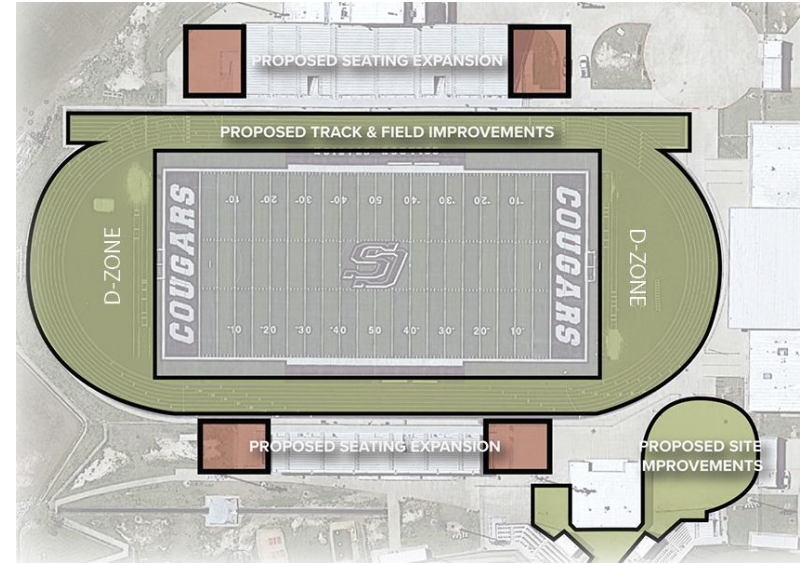
PROJECT: Tiger Stadium Renovations/Expansion - \$20,100,000

- Stadium capacity expanded from 5,238 to 6,300
- Resurface track
- Turf one of the "D-zones"
- Rebuild pressbox, restrooms & concessions (one structure)
- Remove current concession stand
- Renovate home and visitor entrances
- Rebuild home and visitor ticket booths
- New digital scoreboard with video display
- Project Completion - Fall 2026



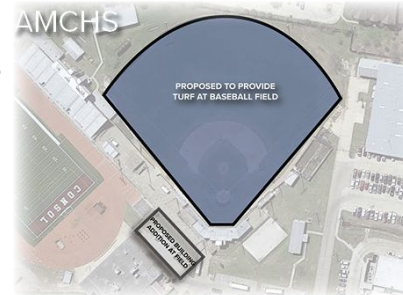
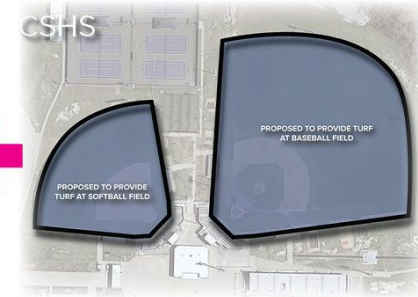
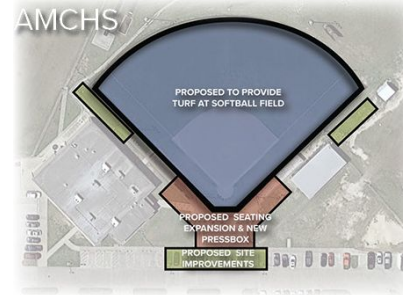
PROJECT: Cougar Stadium Renovations/Expansion - \$7,020,000

- Stadium capacity expanded from 4,573 to 6,300
- Restroom additions for increased capacity (per code)
- Resurface track
- Turf one of the "D-zones"
- Repair exterior walls and replace roof of pressbox
- Replace heaved concrete around visitor concessions
- New digital scoreboard with video display
- Project Completion - Fall 2026



PROJECT: High School Baseball and Softball - \$13,270,000

- All 4 stadiums
 - Convert playing surface to artificial turf
 - LED lighting
- AMCHS Softball
 - Expand seating
 - New pressbox and ticket booth
 - Modify sidewalks and parking to accommodate improvements
- Project Completion - Fall 2026



****Note: Locker Room, Concessions & Restrooms Listed with Field House Project****



PROJECT: Central Office - \$31,111,000

- Current facility
 - Construct canopy over walkway between current buildings
 - Create security vestibule to limit number of entrances
 - Security fencing and gates
- Purchase and renovate an existing building (TBD) to increase overall office capacity and meeting space
- Project Completion - Fall 2026



PROJECT: Transportation - \$11,245,000

- 64 Buses - \$9,600,000
- Transportation Center Parking Lot Expansion - \$550,000
- White Fleet
 - 2 fine arts tractor trailer trucks - \$420,000
 - 1 warehouse vehicle and box truck lift - \$85,000
 - 3 technology vehicles - \$135,000
 - 3 maintenance & operations vehicles - \$135,000
 - 6 vehicles for check-out fleet - \$330,000



PROJECT: Technology - \$28,272,000

- Classroom interactive displays
- Audio upgrades
- Technology Infrastructure upgrades
 - Network and Server Capacity
 - Resiliency
 - Cyber Security
- Teacher and student devices
 - Increase numbers to have one set of laptops for each core classroom



PROJECT: Deferred Maintenance - \$45,000,000

- Roof Replacements
- Mechanical / Electrical / Plumbing Upgrades and Replacements
- Water Intrusion Repairs
- Other Miscellaneous Deferred Maintenance
- Approximately \$90 million worth of deferred maintenance projects identified in the comprehensive facilities assessment
- Some of the identified deferred maintenance projects are included with other proposed bond projects



PROJECT: Land Acquisition - \$5,000,000

Current Inventory:

Sebesta Road Approx. 40.9 Acres



Arrington Road Approx. 100 Acres



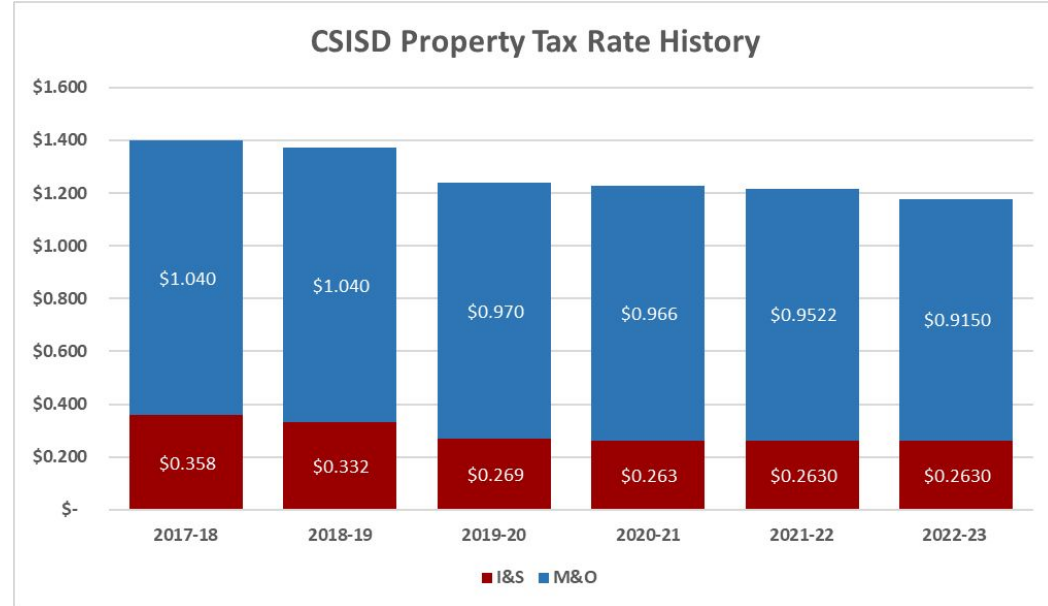


BOND FUNDING & TAX RATE INFORMATION

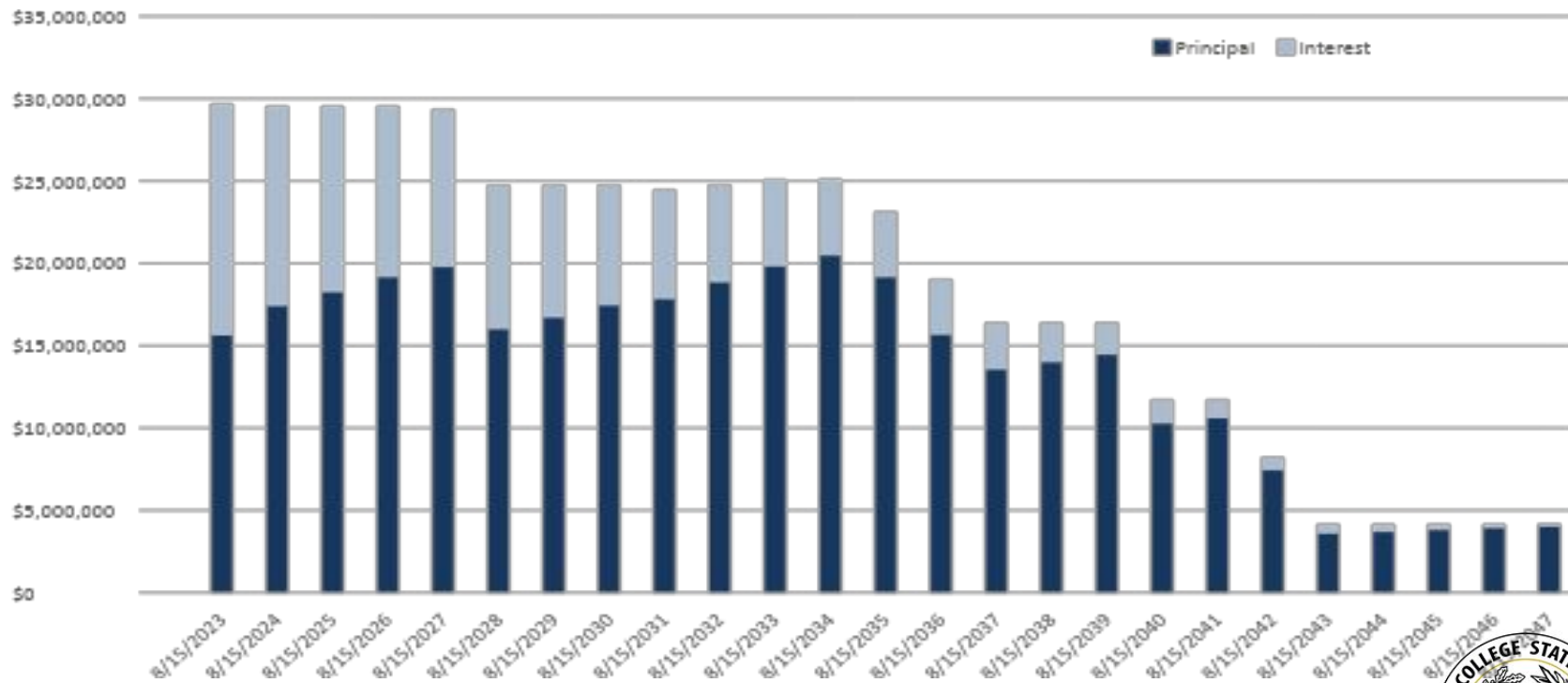
College Station ISD Tax Rate History

	I&S	M&O	Total	Change
2017-18	\$ 0.358	\$ 1.040	\$ 1.3980	\$ 1.3960
2018-19	\$ 0.332	\$ 1.040	\$ 1.3720	\$ (0.0260)
2019-20	\$ 0.269	\$ 0.970	\$ 1.2390	\$ (0.1330)
2020-21	\$ 0.263	\$ 0.966	\$ 1.2290	\$ (0.0100)
2021-22	\$ 0.2630	\$ 0.9522	\$ 1.2152	\$ (0.0138)
2022-23	\$ 0.2630	\$ 0.9150	\$ 1.1780	\$ (0.0372)

The CSISD tax rate has decreased 22 cents - or 15.7 % - in the last five years.



College Station ISD Summary of Outstanding Debt



Committee Provided November 2023 Bond Election Assumptions

- Taxable value growth of 7.00% in tax year 2024, 5.00% in tax years 2025 and 2026, 3.00% in tax year 2027, 1.00% in tax year 2028, and 0.00% thereafter
- 25 year terms
- 99% tax collections
- Multiple issuances over four years
- Projected interest rates of 4.65% in 2024, 4.90% in 2025, 5.15% in 2026, and 5.40% in 2027
 - The true interest cost for a 25 year PSF Guaranteed Texas ISD bond issue at current market rates is estimated at 3.90%, preliminary subject to change
 - Projected interest rates are higher than current market rates, in order to give some cushion in the event that interest rates rise from the time the bond election is called to the time the bonds are issued
 - Interest rates have risen recently, however they are still at relatively low when compared to rates over the last 40 years



Updated November 2023 Bond Election Assumptions

- o Taxable value growth of **15.00% in tax year 2024**, 5.00% in tax years 2025 and 2026, 3.00% in tax year 2027, 1.00% in tax year 2028, and 0.00% thereafter
- o 25 year terms
- o 99% tax collections
- o Multiple issuances over four years
- o Projected interest rates of **4.95% in 2024, 5.20% in 2025, 5.45% in 2026, and 5.70% in 2027**
 - The true interest cost for a 25 year PSF Guaranteed Texas ISD bond issue at current market rates is estimated at 3.90%, preliminary subject to change
 - Projected interest rates are higher than current market rates, in order to give some cushion in the event that interest rates rise from the time the bond election is called to the time the bonds are issued
 - Interest rates have risen recently, however they are still at relatively low when compared to rates over the last 40 years



November 2023 Bond Capacity Analysis

November 2023 Authorization					
Scenario	Total Bond Authorization Range	Repayment Term	Interest Rates	Increase Above Current Tax Rate of \$0.2630	Estimated Max Required I&S Tax Rate
1	\$260,000,000 to \$270,000,000	25	4.65% - 5.40%	\$0.00	\$0.2630
2	\$335,000,000 to \$345,000,000	25	4.65% - 5.40%	\$0.02	\$0.2830
3	\$385,000,000 to \$395,000,000	25	4.65% - 5.40%	\$0.04	\$0.3030

Notes

- (1) Four annual issuances 2024 through 2027.
- (2) Assumed the following growth rates in CSISD's Taxable Assessed Values: Year 1 assumed 7.00% growth; Years 2-3 assumed 5.00% growth; Year 4 assumed 3.00% growth; Year 5 assumed 1.00% growth; and no growth thereafter.
- (3) 99% estimated tax collection rate.
- (4) All interest rates are as of April 2023 and are for purposes of illustration only. Preliminary, subject to change.

PRELIMINARY / SUBJECT TO CHANGE – For discussion purposes only.



Both Assumptions Produce Near the Same Tax Affect

- o Interest rates have increased slightly since the spring of 2023
- o The first tax year affected is 2024 which remains at a 5% estimated property value growth rate
 - 2024 and 2025 are the property value growth years that will impact the tax rate
- o The updated assumptions has more principal paid in the first 3 years





PROPOSITION LEGALITIES

2019 BOND ELECTION LAWS

- REQUIRES the following language to appear on every proposition on the bond ballot:
 - **“THIS IS A PROPERTY TAX INCREASE”**
- REQUIRES separate propositions for certain types of projects:
 - Stadium with seating capacity for more than 1,000 spectators
 - Natatorium
 - Recreational facility other than gym, playground, or play area
 - Performing arts facility
 - Teacher housing
 - Technology, other than security equipment or infrastructure for new construction



Projects NOT Needing to be on Separate Propositions

- Safety and Security - \$5,000,000
- Rock Prairie Renovations - \$13,820,000
- AMCHS Additions and Renovations - \$50,751,000
- CSHS Phase II - \$62,256,000
- CTE Center Phase II - \$32,150,000
- CTE Cosmetology Lab at CVHS - \$1,355,000
- Middle School Stadiums - \$13,160,000
- Central Office - \$31,111,000
- Transportation - \$11,245,000
- Technology Infrastructure - \$14,127,000
- Deferred Maintenance - \$45,000,000
- Land Acquisition - \$5,000,000

**GENERAL PROPOSITION
TOTAL**

\$284,975,000



Projects **NEEDING** to be on Separate Propositions

- “Stadiums with seating capacity of more than 1,000 spectators” projects:
 - Tiger Stadium Fieldhouse - \$11,352,000
 - Tiger Stadium Renovations / Expansion - \$20,100,000
 - Cougar Stadium Renovations / Expansion - \$7,020,000
 - TOTAL - \$38,472,000

- “Technology, other than security equipment or infrastructure for new construction” projects:
 - Technology Devices - \$14,145,000

- “Recreational facilities other than gym, playground, or play area” projects:
 - High School Baseball and Softball - \$13,270,000



Possible Proposition Totals

• General Proposition	\$284,975,000
• Football Stadiums Proposition	\$38,472,000
• Technology Device Proposition	\$14,145,000
• Baseball/Softball Proposition	\$13,270,000
• TOTAL	\$350,862,000





**GOING
FORWARD**

NEXT STEPS

- July Workshop: Continued discussion
- August Workshop/Meeting: TBD
- August 21, 2023: Deadline to call election
- August - November: Bond Communication
- October 23 - November 3: Early Voting
- November 7: Election Day





QUESTIONS / COMMENTS