



**ALEDO**  
**GROWTH**  
**COMMITTEE**

January 23, 2023

# Group Work Snapshot

## 5 of 5 had:

- May 2023 Election
- Assuming Optimistic TAV
- Traditional Bond in first bond election/prop
- Growth Bond in second election/prop
- Tax Rate Increase
- ES #7 in first bond election/prop
- ES #8 in second bond election/prop
- Safety in first bond election/prop (amounts vary)
- Buses in first bond election/prop (amounts vary)

## 3 of 5 had:

- Two bond elections
- 7.5 cent total tax rate increase

## 2 of 5 had:

- One bond election with two props
- 5 cent total tax rate increase



# Group 1: \$119.0 Million May 2023 Bond Election for 2.5 Cents & \$357.0 Million May 2025 Bond Election for 5.0 Cents

## May 2023 Bond Election

- “Traditional”
- 2.5 Cent I&S Tax Rate Increase

Project	Estimated cost (date of bid)	Total
ES7	\$66M (2023)	\$71M
HS/DNG Furniture	\$5M	
Safety	\$5M	\$48M
B/T/M/L	\$43M	
		Total: \$119M

## May 2025 Bond Election

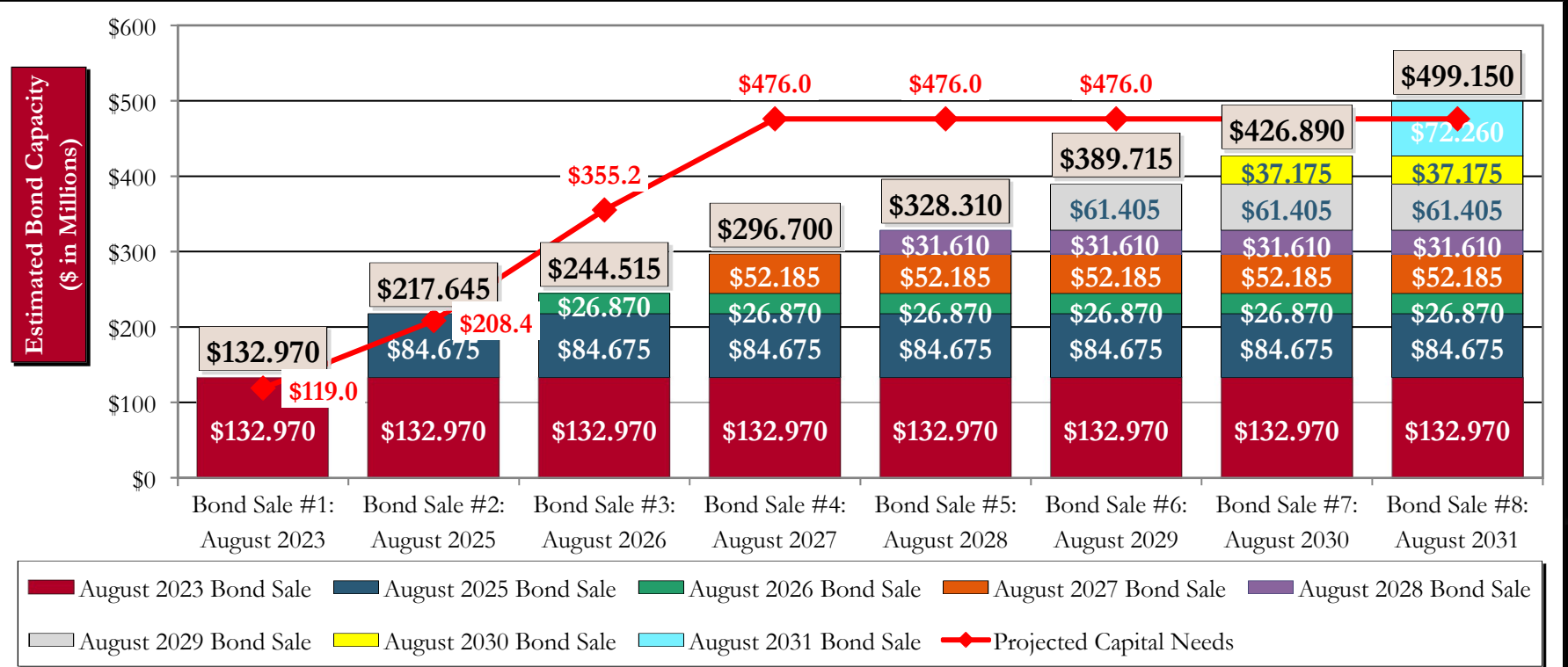
- “Growth”
- 5.0 Cent I&S Tax Rate Increase

Project	Estimated cost (date of bid)	Total
ES8	\$89.4M (2025)	\$357M
MS3	\$146.8M (2026)	
CCA (no AHS)	\$120.8M (2027)	
		Total: \$357M



# Group 1: \$119.0 Million May 2023 Bond Election for 2.5 Cents & \$357.0 Million May 2025 Bond Election for 5.0 Cents

## Aledo ISD's Projected Bond Capacity Versus Projected Capital Needs – Maximum I&S Tax Rate of 50.0 Cents





# Group 2 – Option A: \$99.0 Million May 2023 Bond Election for 5.0 Cents & \$335.8 Million May 2024 Bond Election for 2.5 Cents

## May 2023 Bond Election

- “Traditional”
- 5.0 Cent I&S Tax Rate Increase

Project	Estimated cost (date of bid)	Total
ES#7	\$66 mill (2023)	\$99M
Safety	\$5 mill	
Buses/Tech/Main/Land	\$28 mill	
		Total: \$99M

## May 2024 Bond Election

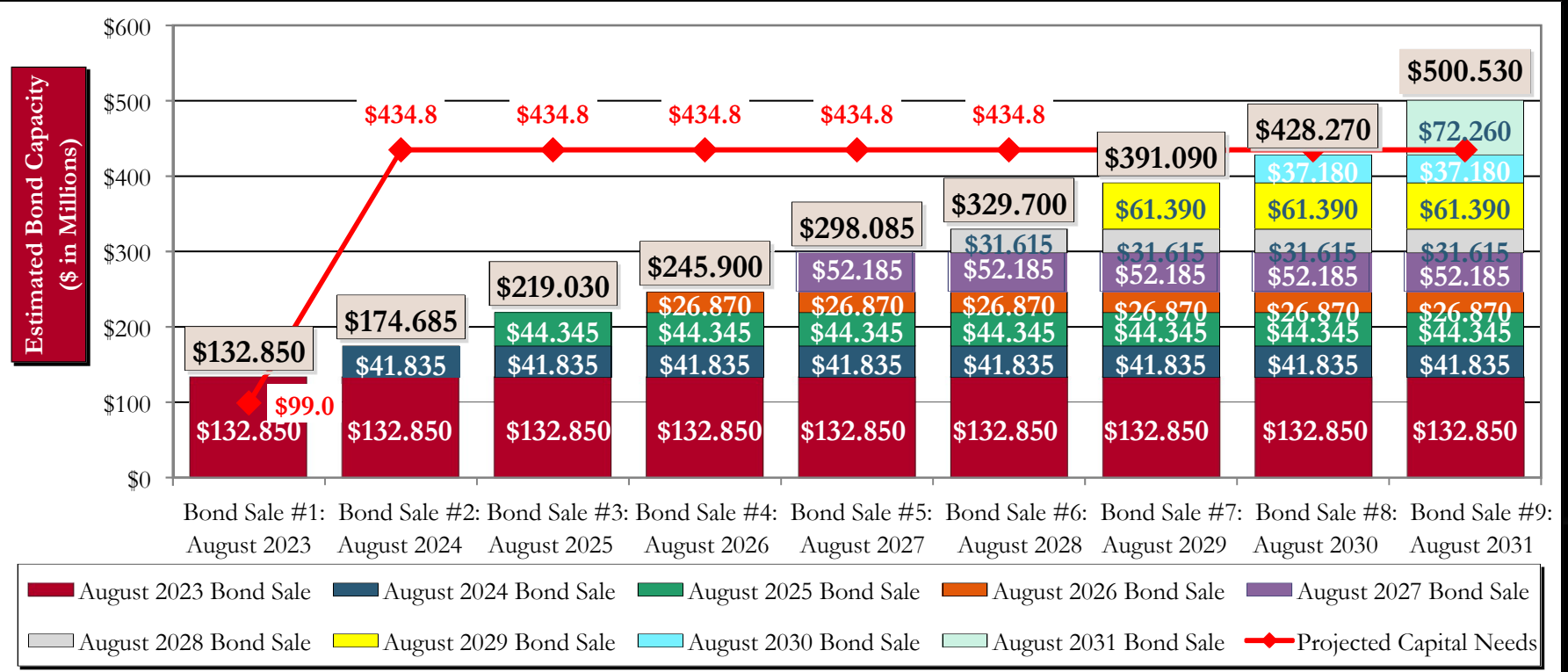
- “Growth”
- 2.5 Cent I&S Tax Rate Increase

Project	Estimated cost (date of bid)	Total
ES #8	\$82.8 mill (2024)	\$335.8M
phase 1 of HS #2	\$244 (2024)	
buses/tech/main/land	\$9 mill	
		Total: \$335.8M



# Group 2 – Option A: \$99.0 Million May 2023 Bond Election for 5.0 Cents & \$335.8 Million May 2024 Bond Election for 2.5 Cents

## Aledo ISD's Projected Bond Capacity Versus Projected Capital Needs – Maximum I&S Tax Rate of 50.0 Cents





# Group 2 – Option B: \$99.0 Million May 2023 Bond Election for 5.0 Cents & \$380.4 Million May 2024 Bond Election for 2.5 Cents

## May 2023 Bond Election

- “Traditional”
- 5.0 Cent I&S Tax Rate Increase

Project	Estimated cost (date of bid)	Total
ES#7	\$66 mill (2023)	\$99M
Safety	\$5 mill	
Buses/Tech/Main/Land	\$28 mill	
		Total: \$99M

## May 2024 Bond Election

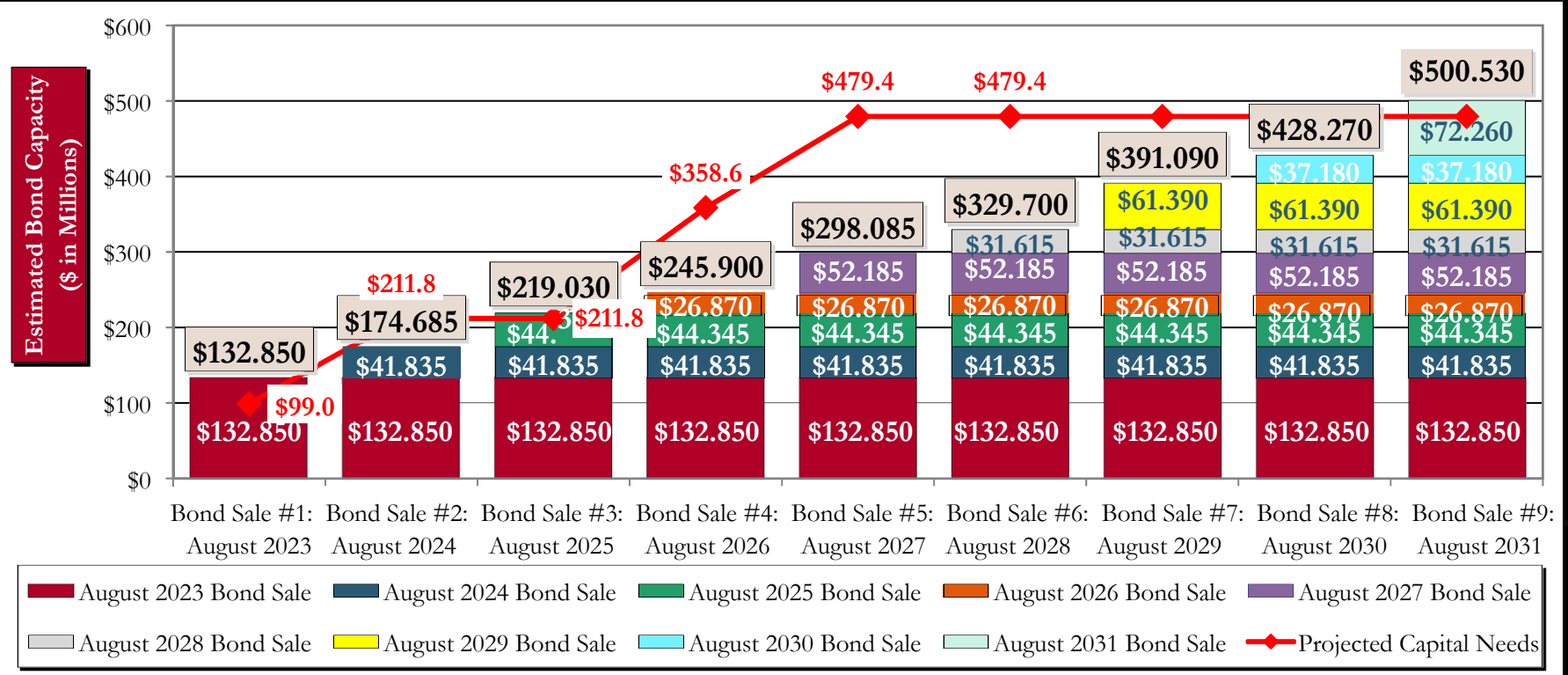
- “Growth”
- 2.5 Cent I&S Tax Rate Increase

Project	Estimated cost (date of bid)	Total
ES #8	\$82.8 mill (2024)	\$380.4M
MS#3	\$146.8 mill (2026)	
CCA	\$120.8 (2027)	
buses/tech/main/land	\$9 mill	
HS renovation	\$21 mill (2024)	
		Total: \$380.4M



# Group 2 – Option B: \$99.0 Million May 2023 Bond Election for 5.0 Cents & \$380.4 Million May 2024 Bond Election for 2.5 Cents

## Aledo ISD's Projected Bond Capacity Versus Projected Capital Needs – Maximum I&S Tax Rate of 50.0 Cents







# Group 3: \$438.9 Million May 2023 Bond Election for 5 Cents

## May 2023 Bond Election

- Prop A – “Traditional”
- 2.5 Cent I&S Tax Rate Increase (if both props pass, 5 cent total increase)

Project	Estimated cost (date of bid)	Total
ES7	\$66M (2023)	\$103.5M
AHS/DNG furniture	\$5M	
B/T/M/L	\$30M	
Safety	\$2.5M	
		Total: 103.5M

## May 2023 Bond Election

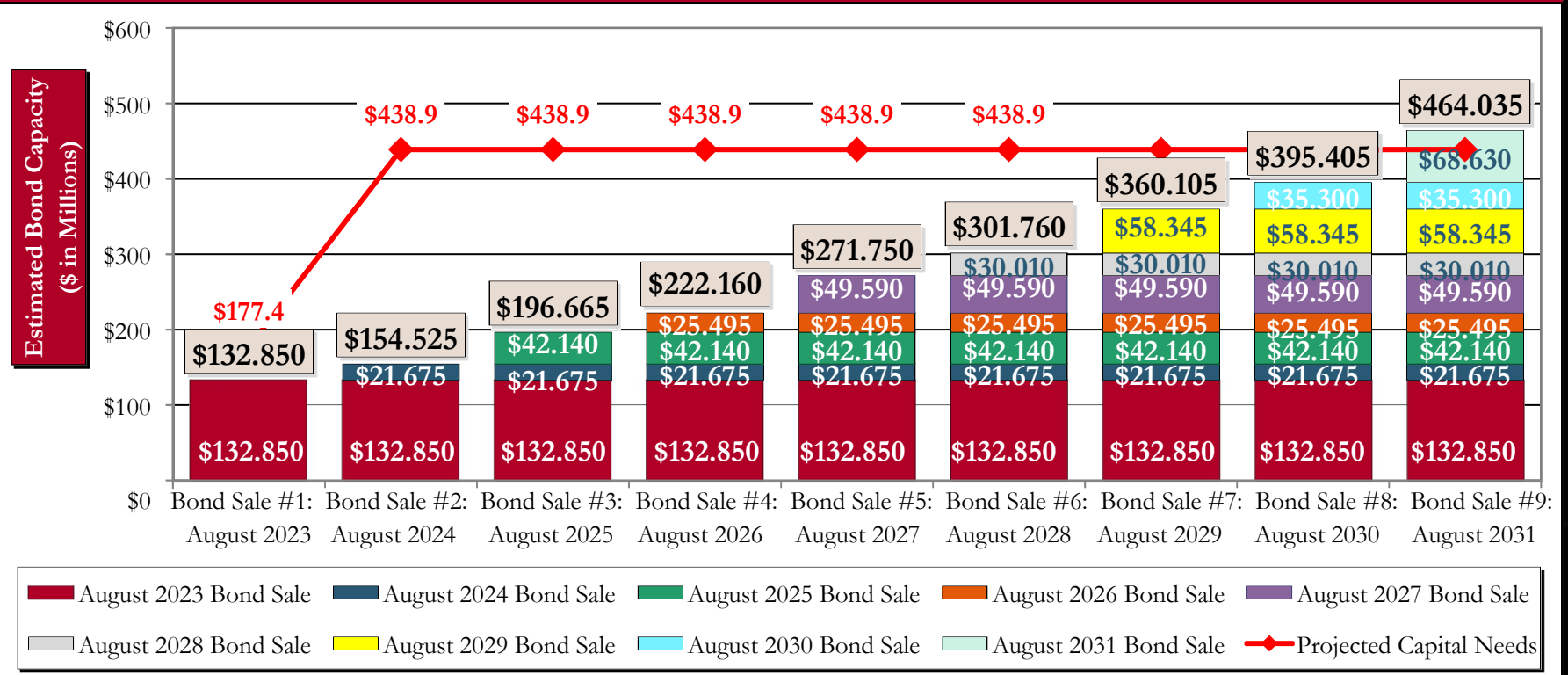
- Prop B – “Growth”
- 2.5 Cent I&S Tax Rate Increase (if both props pass, 5 cent total increase)

Project	Estimated cost (date of bid)	Total
ES8	\$73.9M (2023)	\$335.4
CCA (no AHS)	\$101.2(2024)	
MS3	\$139.8 (2024)	
Safety	\$2.5	
B/T/M/L	\$18	
		Total: \$335.4



# Group 3: \$438.9 Million May 2023 Bond Election for 5 Cents

## Aledo ISD's Projected Bond Capacity Versus Projected Capital Needs – Maximum I&S Tax Rate of 47.5 Cents





# Group 4: \$104.0 Million May 2023 Bond Election for 2.5 Cents & \$372.0 Million May 2025 Bond Election for 5.0 Cents

## May 2023 Bond Election

- “Traditional”
- 2.5 Cent I&S Tax Rate Increase

Project	Estimated cost (date of bid)	Total
ES#7	\$66 mill (2023)	\$71M
HS/DNG furniture	\$5 mill	
safety	\$5 mill	\$5M
buses technology maintenance land	\$28mill	\$28M
		\$104M

## May 2025 Bond Election

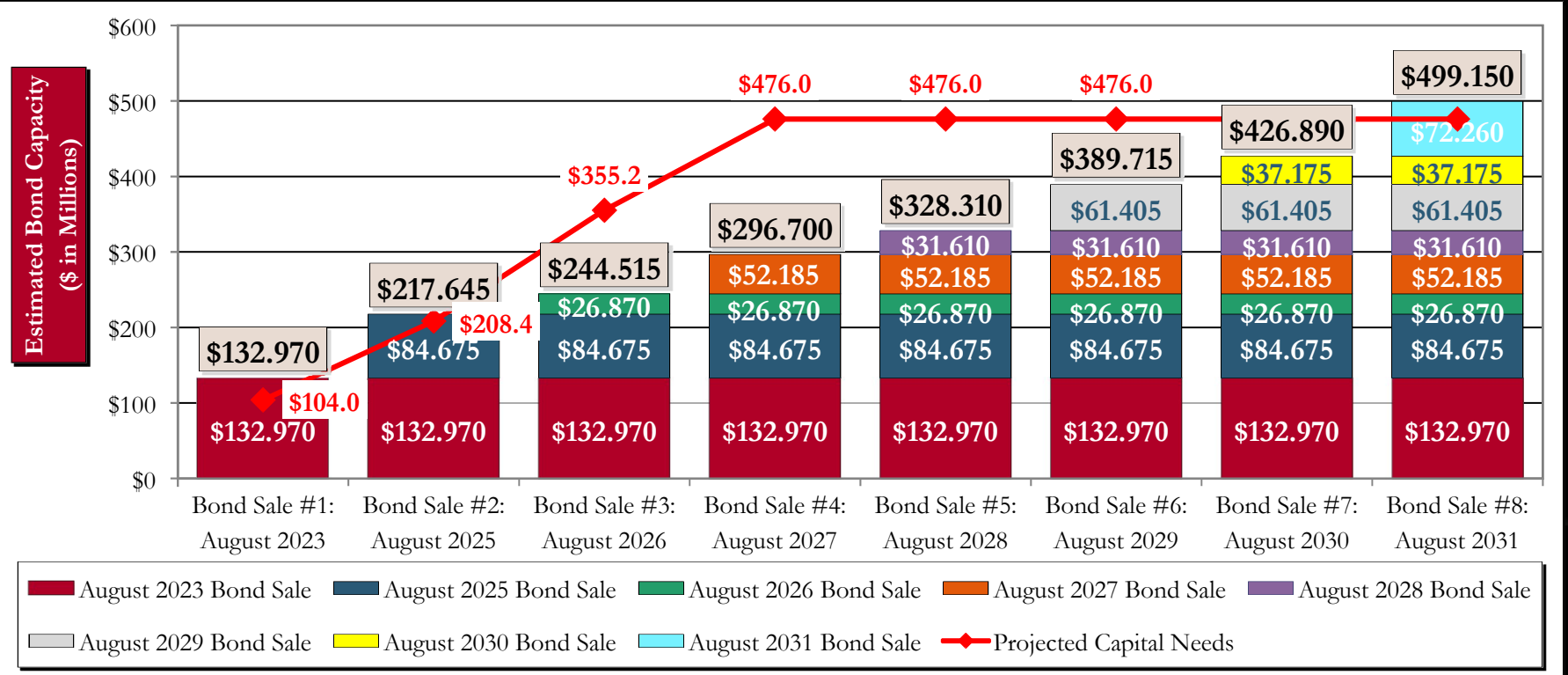
- “Growth”
- 5.0 Cent I&S Tax Rate Increase

Project	Estimated cost (date of bid)	Total
ES#8	\$89.4mill (2025)	\$357M
MS#3	\$146.8 mill (2026)	
CCA (no AHS)	\$120.8 mill (2027)	
buses technology maintenance land	\$15 mill	\$15M
		\$372M



# Group 4: \$104.0 Million May 2023 Bond Election for 2.5 Cents & \$372.0 Million May 2025 Bond Election for 5.0 Cents

## Aledo ISD's Projected Bond Capacity Versus Projected Capital Needs – Maximum I&S Tax Rate of 50.0 Cents





# Group 5: \$432.9 Million May 2023 Bond Election for 5 Cents

## May 2023 Bond Election

- Prop A – “Traditional”
- 2.5 Cent I&S Tax Rate Increase (if both props pass, 5 cent total increase)

Project	Estimated cost (date of bid)	Total
ES #7	66 million (2023)	\$66 million
AHS/DNG Furniture	5 million	\$52 million
Buses, Tech, Maintenance, Land	42 million	
Safety	5 million	
		Total: \$118M

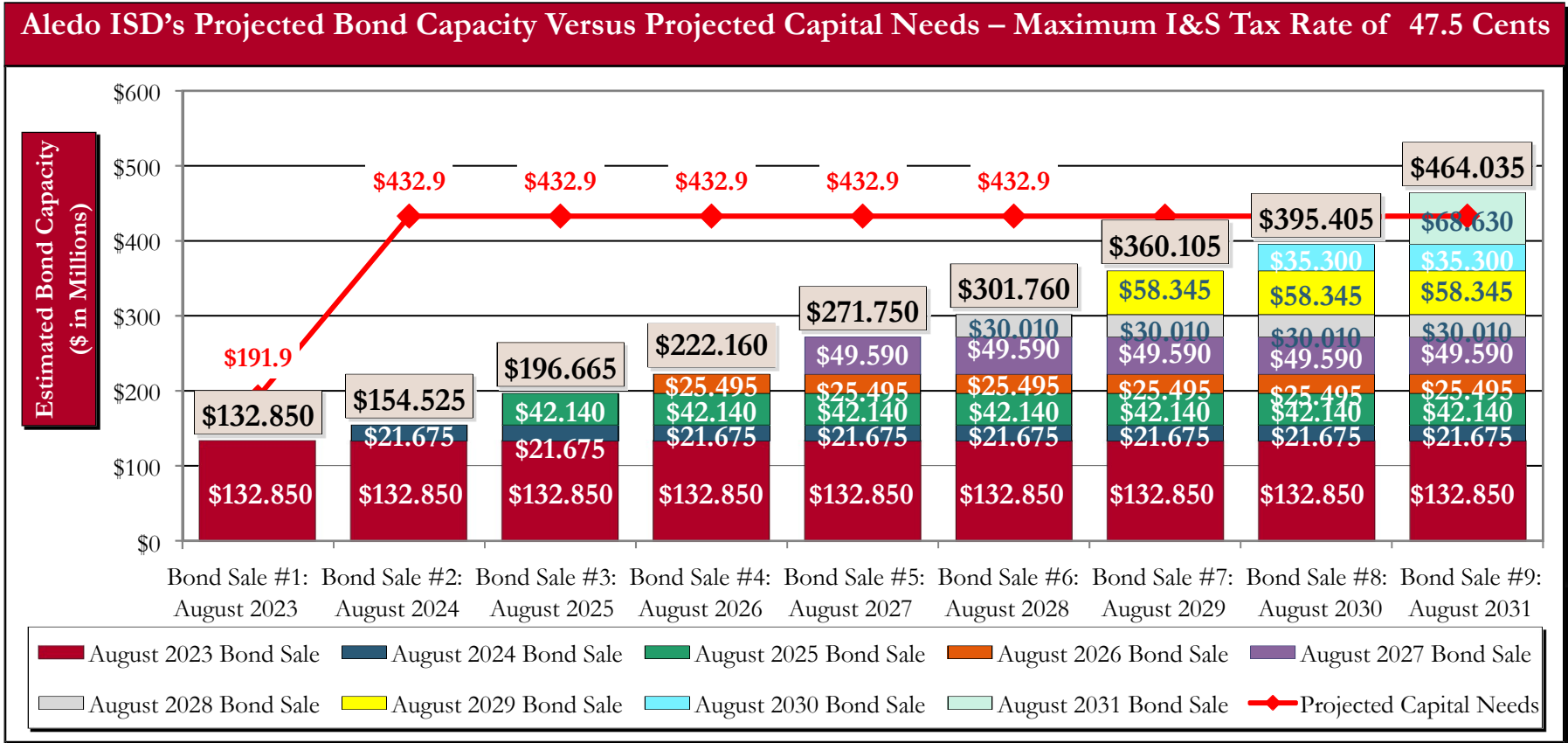
## May 2023 Bond Election

- Prop B – “Growth”
- 2.5 Cent I&S Tax Rate Increase (if both props pass, 5 cent total increase)

Project	Estimated cost (date of bid)	Total
ES #8	73.9 mill (2023)	\$314.9 million
CCA	101.2 mill (2024)	
MS #3	139.8 mill (2024)	
		Total: \$314.9 million



# Group 5: \$432.9 Million May 2023 Bond Election for 5 Cents







**CONSTRUCTION**



# CURRENT STATE

## Inflation Schedule

Year	% Inflation Per Year
2023	12%
2024	12%
2025	8%
2026	6%
2027	6%
2028	6%
2029	6%
2030	6%
2031	6%

## Opinion of Construction Cost

### Elementary School

- \$325 - \$450 per sqft

### Middle School

- \$350 - \$500 per sqft

### High School

- \$425 - \$600 per sqft

### Soft Cost

25%



# CURRENT STATE

5/31/2022	Prosper ISD	New ECC	CMAR	92,655	\$38,819,200	\$418.96
6/23/2022	Belton ISD	New Elementary School	CMAR	105,738	\$35,619,429	\$336.86
7/23/2022	Alvin	JHS 9	CMAR	177,326	\$57,946,000	\$326.78
8/11/2022	Cleveland ISD	New Admin Building	CMAR	50,596	\$21,592,000	\$426.75
8/23/2022	Georgetown ISD	New MS	CMAR	173,866	\$78,772,548	\$453.06
8/23/2022	Prosper ISD	New MS #5	CMAR	233,601	\$104,060,335	\$445.46
9/1/2022	Killeen ISD	New MS #15	CMAR	183,016	\$74,516,384	\$407.16
9/6/2022	HEB ISD	Bellaire ES Replacement	CSP	91,663	\$39,770,000	\$433.87



# ES #7 Update

**Aledo**  
Independent School District  
**New Elementary School No. 7**  
Project Cost Worksheet



<b>Total Construction Cost</b>		<b>\$49,335,000</b>
Construction Non-Contract Cost :	5.0%	\$2,466,750
Construction Contingency Allowance	4.0%	\$1,973,400
Furniture & Equipment:	5.0%	\$2,466,750
Technology:	5.0%	\$2,466,750
A & E Fee :	6.0%	\$2,960,100
<b>Total Project Cost 2023 Dollars</b>		<b>\$61,668,750</b>
<b>Total Project Cost 2024 Dollars</b>	Estimated Inflation 12%	<b>\$69,069,000</b>
<b>Total Project Cost 2025 Dollars</b>	Estimated Inflation 12%	<b>\$77,357,280</b>
<b>Total Project Cost 2026 Dollars</b>	Estimated Inflation 8%	<b>\$83,545,862</b>
<b>Total Project Cost 2027 Dollars</b>	Estimated Inflation 8%	<b>\$88,558,614</b>
<b>Total Project Cost 2028 Dollars</b>	Estimated Inflation 8%	<b>\$93,872,131</b>

***The following items are included in the estimated Project Cost:***

• New Elementary School No. 7:		\$41,250,000
110,000 est. sq ft	\$375	
• New Storm Shelter Premium:		\$1,600,000
8,000 est. sq ft	\$200	
• Miscellaneous Site Improvements		\$2,000,000
1 Allowance	\$2,000,000	
• Cost of Land		NA
• Detention for Added Impervious Area (assume above ground)		\$2,242,500
• Design and Estimating Contingency		\$2,242,500

1. Costs shown are estimated cost for year 2023 and have assumed estimated projected inflation rates using various construction industry data.  
 2. All non-contract, FF&E, technology and other soft cost percentages are estimated from actual most recently completed projects of similar scope and size.  
 3. Cost shown on this sheet excludes required property purchases and unknown site infrastructure considered not typical to a typical green field site.



**10  
minute  
break**

**10:00**





May 2023  
Bond

**Projects/Needs,  
Cost, and  
Opening Date**

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Total:  
Tax Rate:

**AGC  
Reconvenes**

- Actual student growth & updated projections
- Actual tax value & updated growth & bonding capacity projections
- Actual construction costs & updated inflation projections
- Impact of the work of the Texas Legislature
- Community and Board feedback

May 2025  
Bond

**Projects/Needs**

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**Future Citizens  
Bond Committee**

- Actual student growth & updated projections
- Actual tax value & updated growth & bonding capacity projections
- Actual construction costs & updated inflation projections
- Impact of the work of the Texas Legislature
- Community and Board feedback

Future Bond  
Election

**Likely Priorities**

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- 

Complete January 23rd

Complete February 6th

# Group Breakout #1

## Roles:

- Time keeper
- Recorders (2)



## Work:

- Discuss what you have heard tonight from the group and in the group
- How does it impact your thinking and the first part of your plan?
- How would you modify the first part of your plan?
- Try to get to consensus on the first part of your plan.



# Group Share Out!





**5  
minute  
break**

**5:00**



# Group Breakout #2

## Roles:

- Time keeper
- Fact checkers (2)
- Speakers (2)

## Work:

- Try to get to consensus if possible (on the priorities in the 2nd part of the plan)



**Group Share Out!**



# Group Breakout #3

## Work:

- Planning for the Board presentation & soliciting feedback from the community
- Make a list of things that the AGC should make sure the board and community hear at the meeting on the 26th
- What would you like to ask the community right now?



15:00





Demographic Update 1/23:  
Confirms at least one  
additional future  
student...



# Coming up:

January 26th:

School Board meeting & AGC presentation of  
initial recommendation

7:00 p.m.

Central Administration Building

February 6th:

AGC meeting

6:00-9:00 p.m.

February 13th:

Special School Board Meeting

6:00-7:00 p.m.

