2025 BOND
STEERING COMMITTEE

Meeting 3

October 1, 2024

Welcome to Splendora High School

- Opened 2004, east side expansion and athletic annex 2014
- Current building capacity is 1500.
  - Increased to 2100 when expansion opens in 2025
- Principal, Allen Painter
- Currently 1644 students enrolled
  (per 09.12 snapshot)

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Meeting 3 Agenda

- Good Things
- Meeting 2 Follow-Ups
- Reminder of Bonding Capacity
- Construction Cost vs. Total Project Cost
- Presentation on Splendora HS Departments
  - CTE Presentation
  - Athletics Presentation
  - Fine Arts Presentation
- Presentation on High Schools – Current & Projected Enrollment
- Questions and Discussion
- Tour of High School Facilities

Good Things

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Meeting #2 Follow-Ups

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Questions From Meeting 2

What is the price difference for adding a pool vs a standalone natatorium?

There are several factors that would need to be considered when determining costs of adding a pool to an existing facility, or standalone natatorium, including size of the space, spectator capacity, equipment, spaces desired in the building and overall square footage.

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Questions From Meeting 2

What is the plan for CTE and New Ag facilities?

Addressing space and capacity for CTE and programs has been identified as a district need, based on enrollment and program growth. The district owns land adjacent to the high school that could present a viable option for a new Ag facility.

Questions From Meeting 2

When thinking about Ag and CTE, have we considered all of our students who are enrolled but not in high school yet?

Yes, the district looks at current and projected enrollment across all grade levels to project out how much space will be needed to accommodate student interest in various CTE programs.

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Questions From Meeting 2

Where would a new agriculture facility (barn) be located? How much property will be allotted for this facility?

The district owns land adjacent to the high school that could accommodate a new Ag facility.

Questions From Meeting 2

Will each future high school and junior high school have their own CTE facilities or would it all be housed under one centralized location alongside the new proposed barn?

How would transportation for students look if everything is housed at one location?

A centralized CTE center is a facility that the district will not explore until projected enrollment grows to a level that necessitates more than two high schools.

Questions From Meeting 2

Do you anticipate the upcoming Presidential Election will impact the tremendous growth?

It’s difficult to speculate how the results on elections will impact the current growth we are experiencing in Splendora. However, all projections and conversations with those involved with economic development indicate we will continue to experience rapid growth, regardless of the outcome of the presidential election.

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Questions From Meeting 2

Do we anticipate any major businesses coming to our area?

This is an issue we continue to monitor and remain in conversations with developers, the chamber and economic development council. We are planning for continued rapid growth in Splendora.

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Questions From Meeting 2

What is the cost of bringing existing Peach Creek up to code for housing Support Services?

There is currently a projected $1,500,000 dollars of work (construction cost) identified to bring the existing Peach Creek Elementary School campus up to current building code. It's important to note that this projected cost only includes requirements associated with transitioning the space to support services, and not requirements associated with updates needed to the building if it were to remain a space where student instruction is held.

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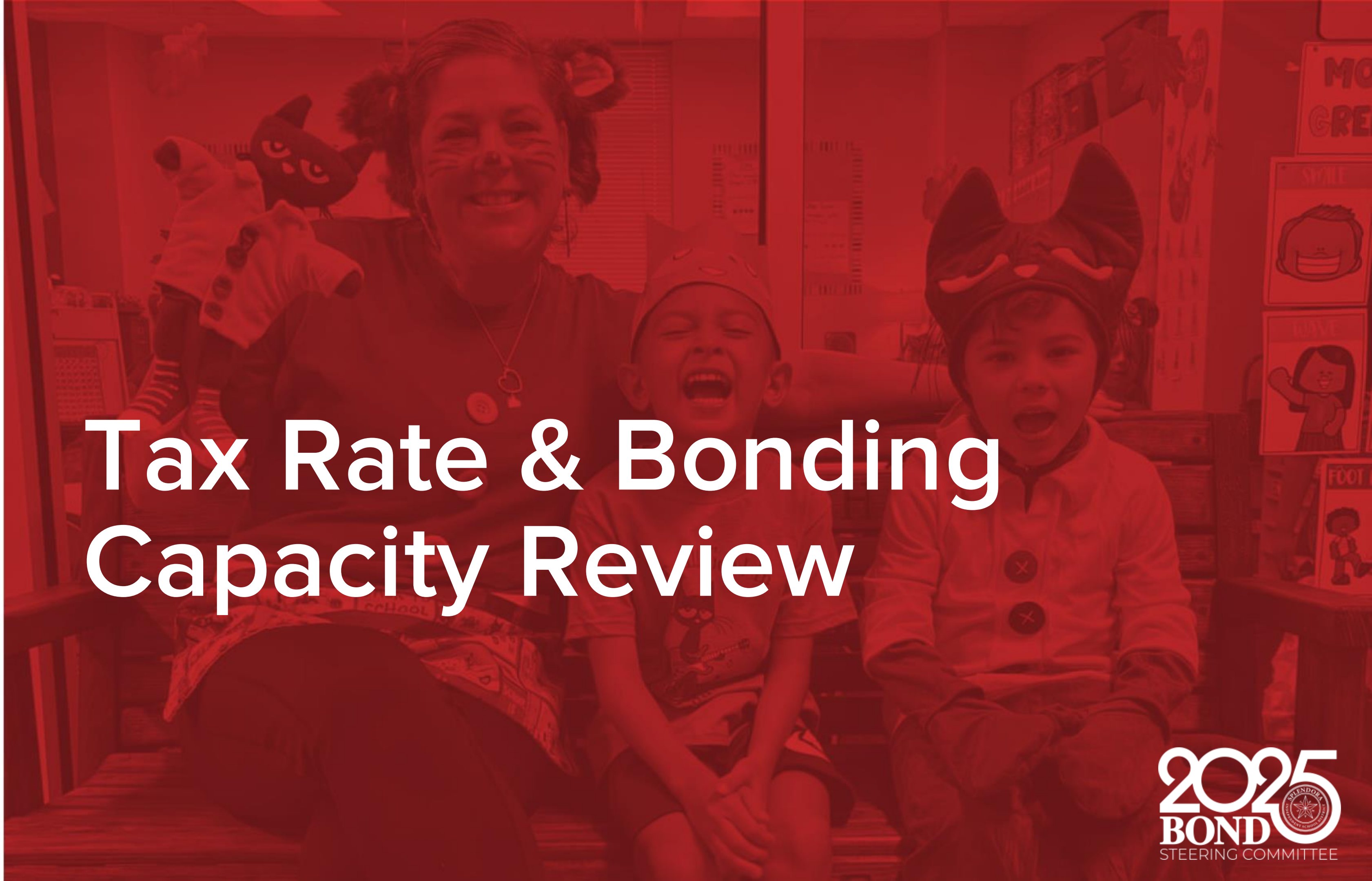
Questions From Meeting 2

If we can afford $40-$50 million per year without rate change, and our max is $150 million over 3 years, do we anticipate no rate increase?

There will be no tax rate increase associated with a possible 2025 bond program. The district's Interest & Sinking tax rate (the rate used to pay down bond debt) is currently $0.50 per $100 of property valuation, which is the maximum amount allowed by the state.

Tax Rate & Bonding Capacity Review



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Tax Rate Review

Each year, a school district adopts two tax rates, which determine the total tax rate:

Maintenance & Operations
(M&O – aka general fund)

Interest & Sinking
(I&S – aka debt service)

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Tax Rate Review

Interest & Sinking
(I&S – aka debt service)

- New building construction
- Existing building renovations
- Land purchases
- Program-specific equipment
- Technology
- School buses

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Tax Rate Review

M&O TAX RATE		I&S TAX RATE		TOTAL TAX RATE
$0.7552	+	$0.50	=	$1.2552

Splendora ISD's overall tax rate has **DECREASED** by over 13 cents since 2022 and nearly 35 cents since 2019

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Bonding Capacity Review

- The size of this potential bond election basically comes down to the number of years
    - **2-year bond cycle** would equal **$80-100 million**
    - **3-year bond cycle** would equal **$120-150 million**
    - **4-year bond cycle** would equal **$160-200 million**

Construction Cost vs. Total Project Cost

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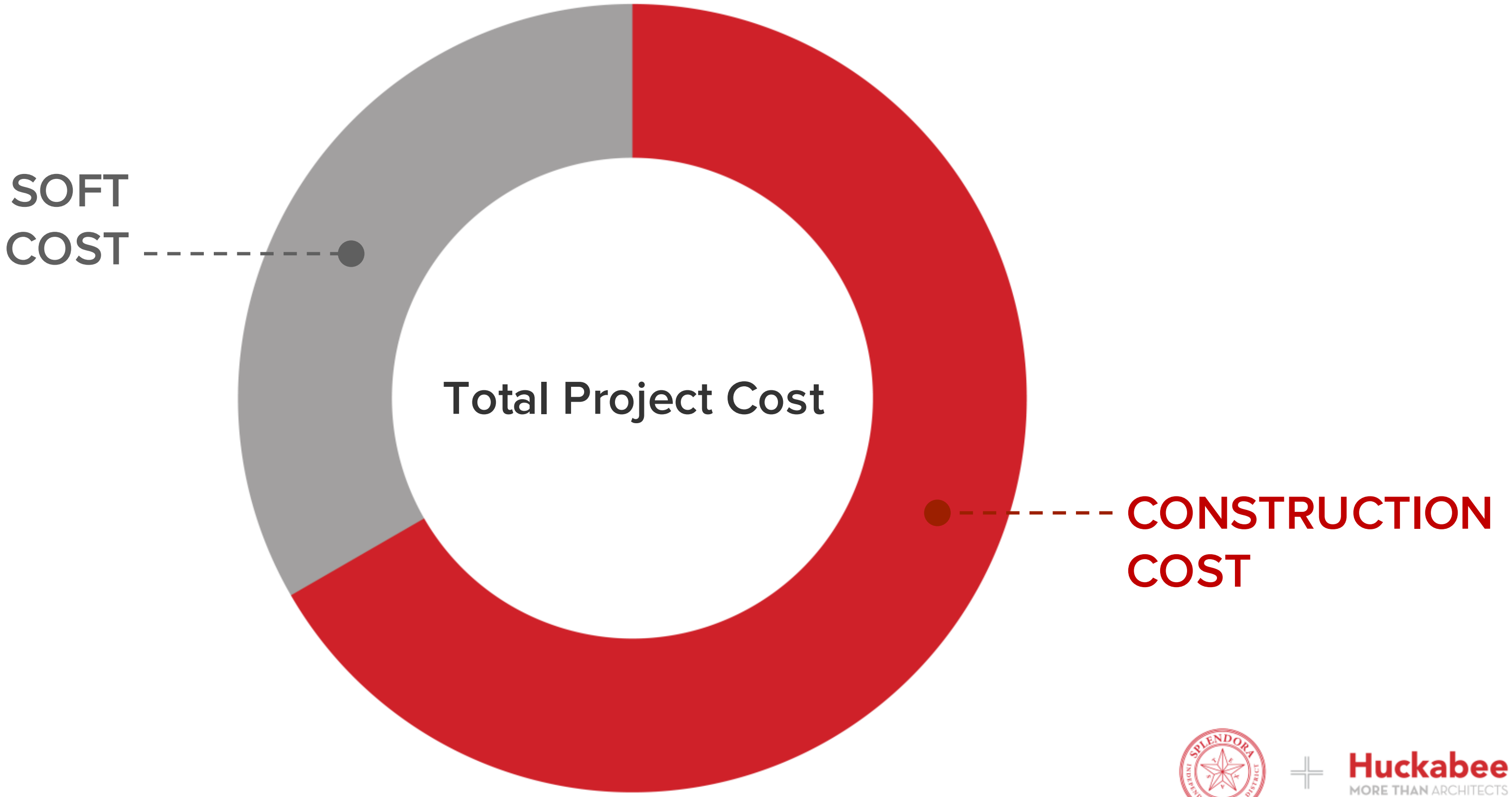
Construction Cost vs. Total Project Cost

- **Construction Cost**
  - "Hard" or "Direct" cost
  - Construction costs will be those costs incurred by the actual construction work itself.
- **Soft Costs**
  - Any costs that aren't directly related to construction costs
  - Can include: contingencies, legal (bond) fees, land fees, AE fees, furniture/fixtures/equipment, permits
- **Total Project Cost: All-in Cost**
  - Project Cost = Construction Cost + Soft Costs

Construction Cost vs. Total Project Cost



Construction Cost vs. Total Project Cost
Peach Creek Elementary School

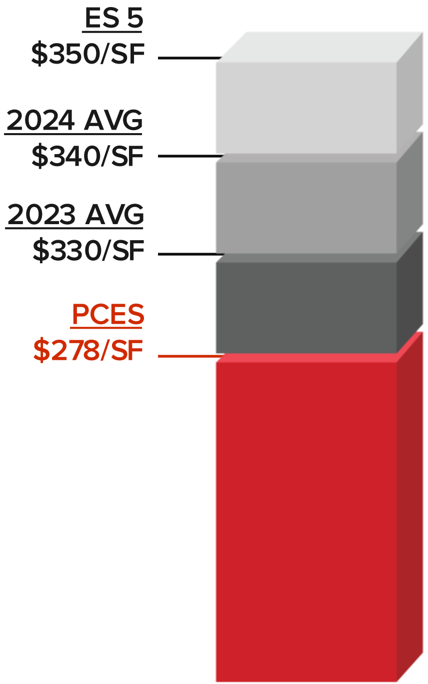
- **Construction Cost:**
  - PCES Budgeted: $40,845,000 **($320/SF)**
    - Currently tracking: $36,163,551 **($278/SF)** **!!**
  - ES 5 Budgeted: $44,747,500 **($350/SF)**
- **Project Cost: All-in Cost**
  - PCES Project Cost Budgeted: $49,290,665
  - ES 5 Project Cost Budgeted: $58,400,000

Construction Cost vs. Total Project Cost

Peach Creek Elementary School vs Houston Region

- **Construction Cost:**
  - PCES Budgeted: $40,845,000 **($320/SF)**
    - Currently tracking: $36,163,551 **($278/SF)** !!
  - ES 5 Budgeted: $44,747,500 **($350/SF)**

- **Additional Notes**
  - Budget built around project bidding ~1 year after bond election



CTE, Athletics, & Fine Arts Presentations

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Splendora ISD High Schools

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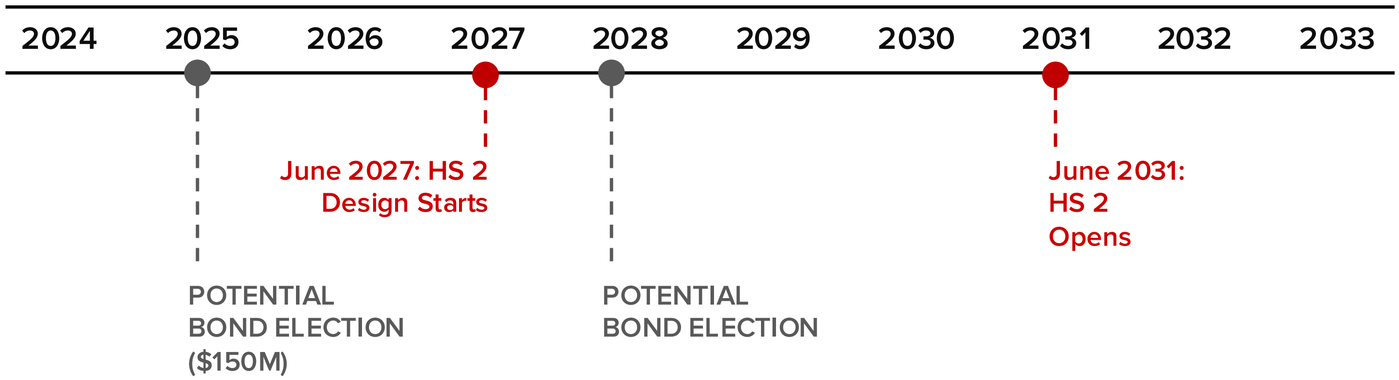
2022 Adopted M1 Plan

			2025 BOND			2028 BOND	
M1	New Facilities Timeline *Italics denote repurposed existing facility*						
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Elementary EE-5th (6th)	Greenleaf Replacement ES Peach Creek Replacement ES **6th Grade Center @Old JHS*		New Elem #5 New Elem #6	New Elem #7		New Elem #8	New Elem #9
Junior High 7th-8th	New JHS #1		New JHS #2				
High School 9th-12th	Expand HS to 2,100		**9th Grade Center @Old JHS*				High School #2 **Early College HS @Old JHS*
	2022 BOND						

- **Desired Capacity of High Schools (Per SISD)**
  - HS 1: 2500 students – long term plan.
    - Currently 2100 once 2025 additions are completed
  - HS 2: 2500 students
    - ~200-225 SF per student = 500,000-562,500 SF high school

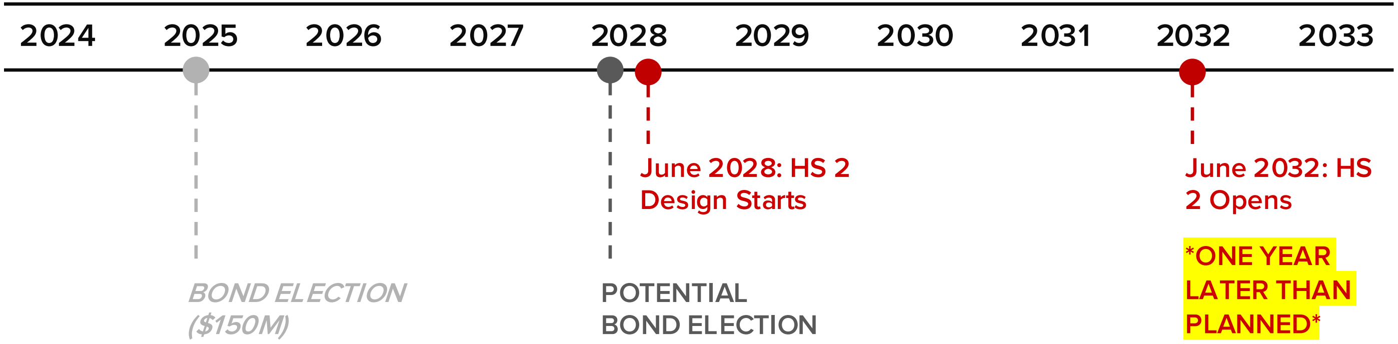
2022 Adopted M1 Plan – 2025 Bond

- **Per M1 Plan – HS 2 opens in 2031**
- **High School Design + Construction**
  - ~18 months for design, ~30 months for construction = ~4 years design + construction = HS 2 design begins Summer 2027
  - Splendora currently on 3-year bond cycle (2025, 2028)
  - 2025: $150-million-dollar bonding capacity

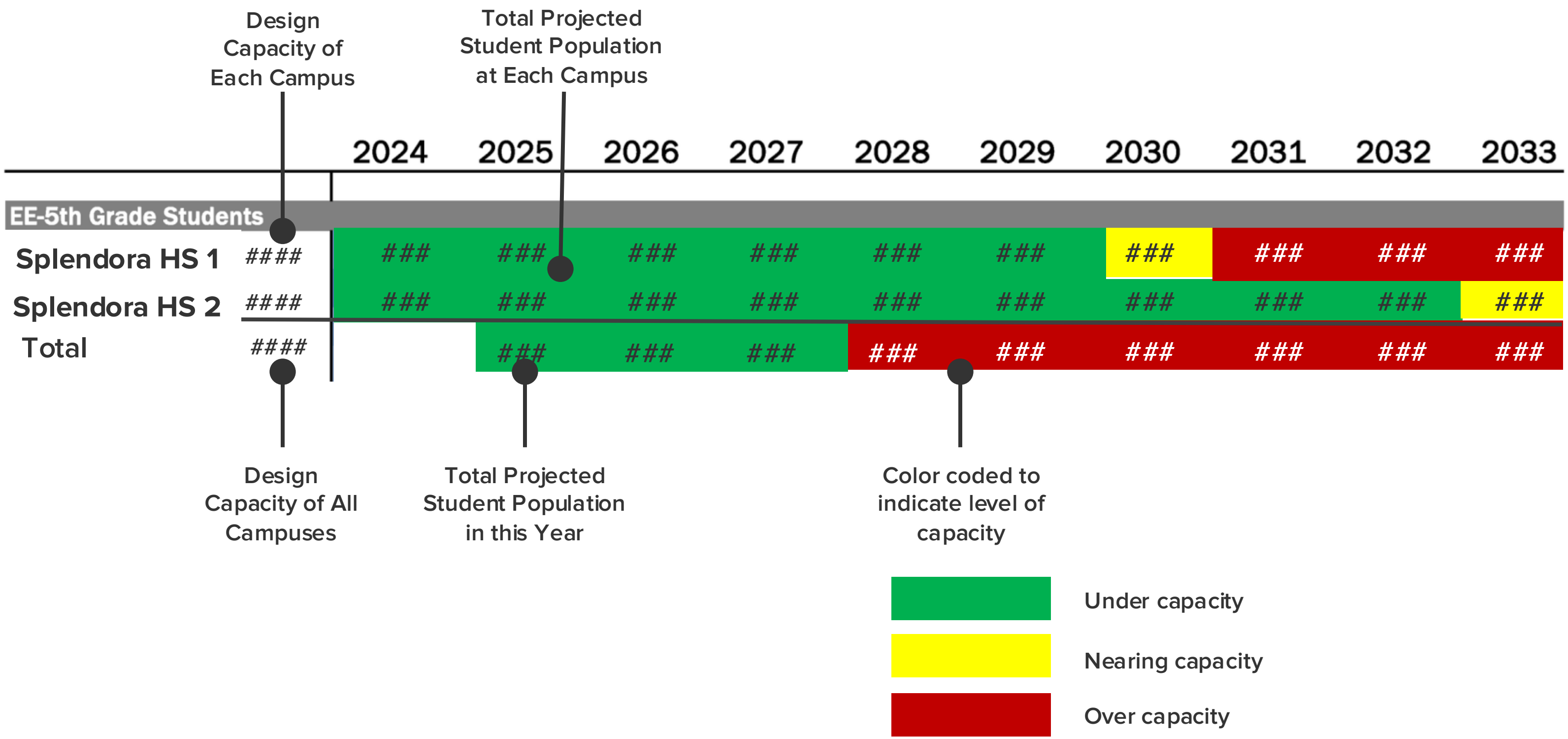


2022 Adopted M1 Plan – 2028 Bond

- **Per M1 Plan – HS 2 opens in 2031**
- **High School Design + Construction**
  - ~18 months for design, ~30 months for construction = ~4 years design + construction = HS 2 design begins Summer 2028
  - Splendora currently on 3-year bond cycle (2025, 2028)
  - 2028: **???**-million-dollar bonding capacity



Projected Enrollment - Information & Color Key



Base High School Enrollment Information

as provided by PASA

9th-12th Grade Students		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Splendora HS	2100	1620	1775	2020	2252	2558	2820	3088	3551	3866	4347

+155 +245 +232 +306 +262 +268 +463 +315 +475

- **Note:** Average class size (grades 9-12) currently enrolled at Splendora HS = ~400 students

Junior High School 2 & High School 1

- High School = 9th-12th grades until 2028 when JHS 2 opens
- 2028: High School becomes 10th-12th grades, “Flex Campus” becomes 9th Grade Center

JHS 2 OPENS

9th-12th Grade Students

		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Splendora HS	2100	1620	1775	2020	2252	2558	2820				

10th-12th Grade Students

		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Splendora HS	2100					1858	2070	2288	2651	2866	3197

SOLUTION NEEDED

Flex Campus & High School 1

- 2028: "Flex Campus" becomes 9th Grade Center, High School becomes 10th-12th grades

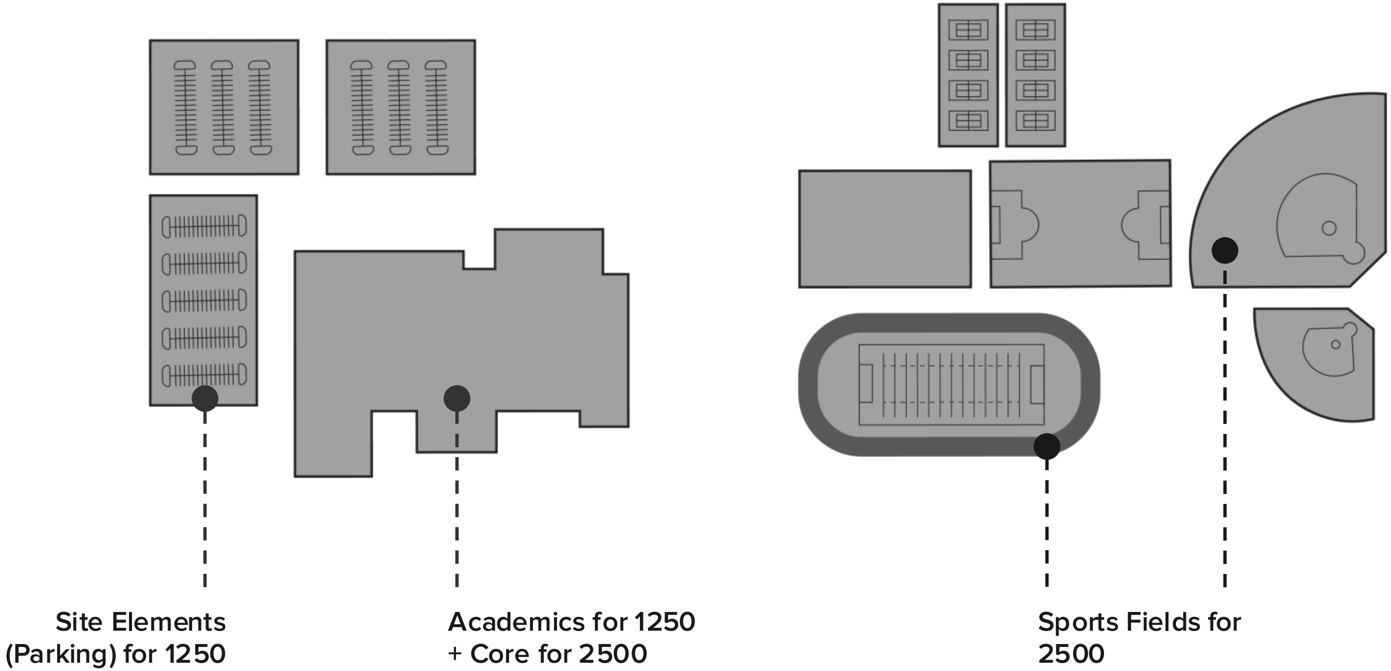
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
9th Grade Students											
9th Grade Ctr @ Flex Campus	900					700	750	800	900	1000	1150

		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
10th-12th Grade Students											
Splendora HS	2100					1858	2070	2288	2651	2866	3197

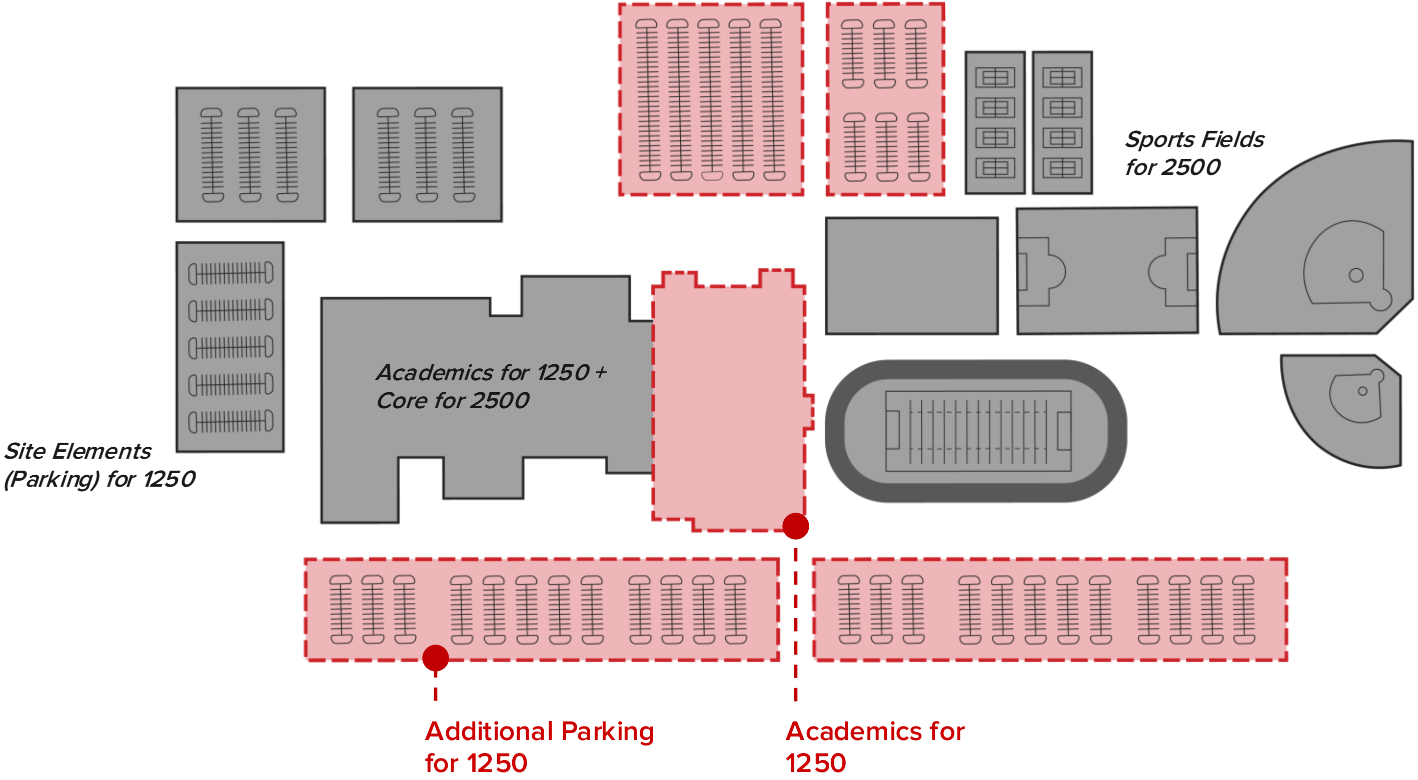
SOLUTION NEEDED

Let’s get creative.

High School 2 Potential Phasing Solution
Phase 1



High School 2 Potential Phasing Solution
Phase 2



HS 2 Phase 1 Opens in 2031

- **2031:** Flex Campus becomes 9th Grade Center for HS 1 only
- **HS 1:** 10-12th grade

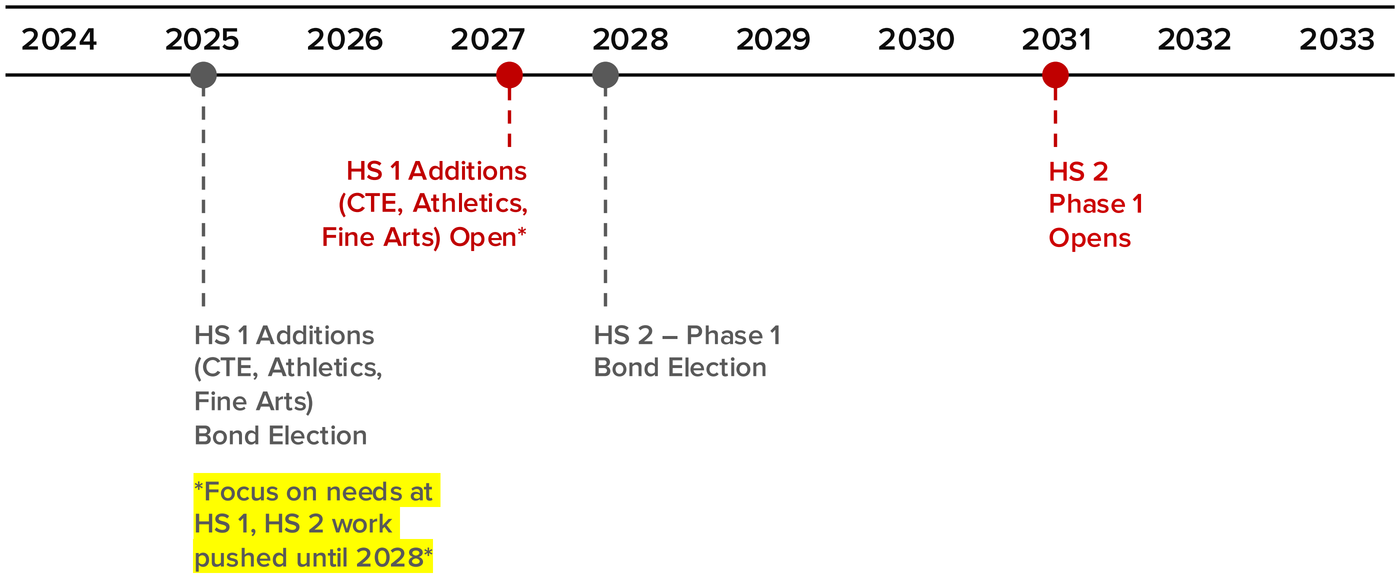
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
9th Grade Students											
HS 1 – 9th Grade Ctr @ Flex Campus	900					700	750	800	450	500	575
HS 1 – 10th-12th Grade											
HS 1	2100					1858	2070	2288	2201	2366	2622

HS 2 Phase 1 Opens in 2031

- **2031:** Flex Campus becomes 9th Grade Center for HS 1 only
- **HS 1:** 10-12th grade
- **HS 2 Phase 1:** 9 & 10th grade

		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
9th Grade Students											
HS 1 – 9th Grade Ctr @ Flex Campus	900					700	750	800	450	500	575
HS 1 – 10th-12th Grade											
HS 1	2100					1858	2070	2288	2201	2366	2622
HS 2 – Phase 1 – 9th-10th Grade											
HS 2 – Ph1	1250					700	732	800	900	1000	1150

Potential High Schools Timeline



* HS 1 additions could open Fall 2027 depending on addition scope desired

Group Questions and Discussion

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Next Steps

2025 BOND
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2022 Adopted M1 Plan → 2025

- SISD bonding capacity = $150,000,000 max for 3-year bond cycle

M1	New Facilities Timeline *Italics denote repurposed existing facility		2025 BOND				
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Elementary EE-5th (6th)	Greenleaf Replacement ES Peach Creek Replacement ES *6th Grade Center @Old JHS	$58.5M $58.5M	New Elem #5 New Elem #6	New Elem #7 $58.5M		New Elem #8	New Elem #9
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	2022 BOND					2028 BOND	

+ Support Services Facility

+ Land for future school sites

+ HS Additions (Fine Arts, CTE, Athletics)

+ ____________________

MTG NO.	1	2	3	4	5	6
	✓	✓	✓	*UP NEXT!*		
	INTRO	ELEMENTARY, JUNIOR HIGH SCHOOLS, & SUPPORT SERVICES	HIGH SCHOOLS	SUPPORT EDUCATIONAL FACILITIES (SUPPORT SERVICES, TRANSPORTATION, CAPITAL IMPROVEMENTS)	COMMITTEE BUILDS RECOMMENDATION	

Next Meeting

Wednesday, October 30

Light Refreshments: 5:30 p.m.

Meeting: 6 p.m.

Location: Timber Lakes Elementary

Takeaways and Feedback

- At this point of the process, how are you feeling about a possible May 2025 bond election?
- Rank district needs based off information shared so far in this process.
- Are there questions you still have about any topics covered in the first three meetings?
- Is there a topic you would like to see covered in the next meeting?

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Tour of Splendora High School

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"Education is the engine of personal development."
-Peter Thiel