



Bond and Growth Planning
Committee Reboot

Meeting 2

January 16, 2025

TRANSCEND⁴
Collaboration | Communication | Critical Thinking | Creativity

WELCOME FROM YOUR SUPERINTENDENT

Dr. Courtney Carpenter
Superintendent



TRANSCEND⁴

Collaboration | Communication | Critical Thinking | Creativity

Dr. Lizzy Johnson

Facilitator

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AGENDA

- WELCOME & PROCESS OVERVIEW
- FINANCIAL ADVISOR UPDATE
- PRESENT FEEDBACK FROM MTG 1 AND DOT ACTIVITY DATA
- OPEN DISCUSSION
- FINAL DOT CONSENSUS
- OPEN DISCUSSION
- CLOSING



HOUSEKEEPING

- All relevant materials and information will be distributed to you as handouts.
- Due to time constraints, no breaks have been scheduled. Please take care of your personal needs on your own.
- The Argyle ISD Leadership Team is here to serve you and to be a resource. Ask questions.
- Your attendance at every meeting will help yield optimum results for this committee and your community.

GROUND RULES



- Only one speaker at a time
- Respect the person who is speaking
- Listen with a desire to contribute & learn
- Engage in the ENTIRE meeting

TABLE TALK/Q&A PROCESS

- During table talk, the members will discuss the presentation and share their knowledge and opinions
- After table talk time has expired, we will have open forum discussion with Q&A
- Any questions not answered will be placed in the parking lot to be sent via email prior to the next meeting.

MEETING OVERVIEW

Meeting #1

Welcome
Committee Charge
Process Overview & Agendas
Project Priorities & Land
Open Discussion
Table Activity with Gallery Walk
Open Discussion
Closing

Meeting #2

Welcome & Process Overview
Financial Advisors Presentation
Present feedback from Meeting 1 and show dot consensus
Open Discussion
Final Dot Activity
Open Discussion
Determine if Meeting 3 is necessary and prepare for board presentation

Meeting #3

If Needed

Deadline to officially call the election

Friday, February 14, 2025

DRAFT

RBC Capital Markets

Bond Financial Advisors



Director | Julie MacMillan

Meeting 1 Project Priorities Review: *Dot Activity Data*

District staff consolidated all posters and themed the dots into the following projects.

Elementary and Middle School Projects

Project	Votes	Escalated Cost
Elementary 6	20	\$65,645,000
Middle School 2	28	\$129,080,000

High School at Canyon Falls Projects

Project	Votes	Escalated Cost
Baseball & Softball at Canyon Falls	21	\$29,435,000
Canyon Falls Connector	25 <i>(combined votes of connector only and connector with added capacity)</i>	\$6,930,000 <i>connector only - keeps capacity 'as is', but opens up congestion in hallways</i>

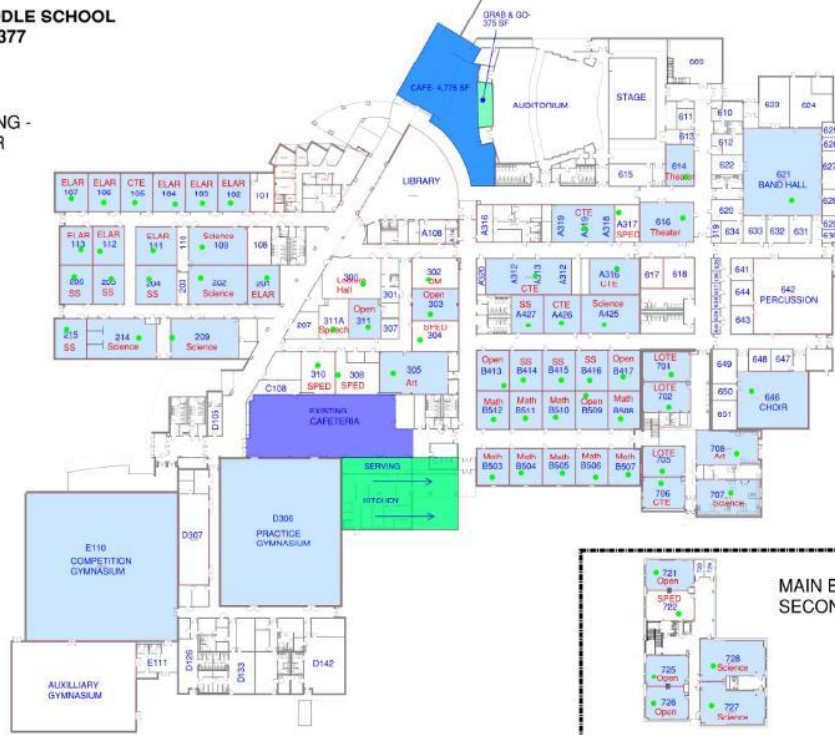
High School at 377 Campus Project

Project	Votes	Escalated Cost
377 Cafeteria Expansion	19	\$6,375,000



ARGYLE MIDDLE SCHOOL
 191 S. HWY. 377
 ARGYLE

**MAIN BUILDING -
 FIRST FLOOR**



- Provide secondary café outside auditorium with grab & go and hot food holding.
- Small kitchen addition to facilitate.





377 Campus Cafeteria

Argyle Independent School District

1/10/2025

Space	SF	Assumed Lunch Periods	Cafeteria Capacity	Campus Capacity	Additional SF Req'd
377 Cafeteria	5,639	3	1,128	1,300	861
377 Cafeteria + Café	10,414	3	2,083		
CF Cafeteria (w/ Stage)	9,200				

- Café could be provided in this area. Food could utilize “grab and go” equipment existing or be prepared in existing kitchen and brought down.
- Area is on multiple levels with stairs and ramps, which is not as efficient as flat area.



High School #3 Project

Project	Votes	Escalated Cost
High School #3 <i>Planning and Design ONLY</i>	20	\$22,825,000

Other Projects

Project	Votes	Escalated Cost
Land <i>ES #7, MS #3, HS #3, Bus Parking, Off-Site Costs, ES5 Overage</i>	34	\$115,000,000
Capital Improvements from Bond 2024 Process <i>HT, SGC, 377</i>	16	\$45,990,000
Buses	District Request	\$9,000,000
Technology Infrastructure	District Request	\$7,500,000

Total Cost of Projects
\$437,780,000

Questions for Follow-Up at Mtg 1

What are high school costs over the past 10 years?

Primary	Client	Cost/SF	Bid Date	Student Capacity - Function	Student Capacity - Max	Cost	Area (SF)	Delivery Method	Site Area (Acres)
Liberty Hill High School #2	Liberty Hill ISD	\$571.20	05/11/23	2,800	3,192	\$255,607,535.00	447,496	CM @ Risk	
Northwest HS #4	Northwest ISD	\$574.00	03/13/25	3,200		\$435,000,000.00	757,365	CM @ Risk	
Waxahachie Creek HS	Waxahachie ISD	\$456.00	02/13/25	3,200		\$282,743,503.00	567,716	CM @ Risk	
Comprehensive High School No. 5	Denton ISD	\$472.81	07/18/24	2,400	2,967	\$304,997,194.00	645,080	CM @ Risk	127
Worthy Fate High School (New HS No. 2)	Royse City ISD	\$512.20	01/25/24	2,500		\$309,618,828.00	604,486	CM @ Risk	113
Sanger HS	Sanger ISD	\$365.00	07/25/23	1,400		\$101,053,954.00	277,000	CM @ Risk	
Prosper HS #4	Prosper ISD	\$456.00	02/28/23	3,000		\$282,743,503.00	619,673	CM @ Risk	
Eagle Mountain High School	EMSISD	\$426.14	01/11/22	2,537	2,900	\$271,459,000.00	637,019	CSP	129
Katy High School No. 10	Katy ISD	\$299.02	01/27/22			\$189,876,000.00	635,000	CSP	
New Waller High School	Waller ISD	\$241.30	07/01/20	3,500		\$158,362,119.00	656,298	CM @ Risk	
New Caney HS	New Caney ISD	\$219.61	04/07/20			\$74,666,000.00	340,000	CSP	
Dekaney HS 9th Grade Center	Spring ISD	\$263.21	04/19/19	900	900	\$35,817,755.00	136,079	CM @ Risk	
Energy Institute High School	Houston ISD	\$234.04	10/01/15			\$26,563,909.00	113,500	CM @ Risk	
New Denton High School	Denton ISD	\$318.24	07/30/19	2,400	3,200	\$167,074,848.00	525,000	CM @ Risk	108
Sherman High School	Sherman ISD	\$272.79	12/18/18	2,700	3,000	\$142,873,893.00	523,745	CM @ Risk	94
New Tioga High School	Tioga ISD	\$290.39	03/28/17			\$20,194,587.00	69,542	CM @ Risk	
Braswell High School	Denton ISD	\$214.76	07/15/14	2,500		\$113,857,682.00	530,156	CM @ Risk	

Note: Some of these are “rebuilt” and do not include normal comprehensive high school amenities such as fields, concession stands, etc.



Table Talk & Open Discussion with Q&A

Dot Activity

- Each member will place dots on the projects they want to finalize.
- One dot per member, per project



Open Discussion

Next Steps

- Present Recommendation to Board of Trustees at a Special Meeting on **Thursday, January 30th**
- Board of Trustees Special Meeting again on **Wednesday, February 12th** to consider calling a bond election.

TELLING THE STORY...

