



**FACILITIES ADVISORY COMMITTEE  
PRESENTATION DECEMBER 02, 2020**



- All presented materials & information will be distributed to you as handouts and on the Cleburne ISD website Cleburne ISD Facilities Advisory Committee 2020-21 Bond Tab.
- Because of time constraints, no breaks have been scheduled, so please take plumbing or motion breaks as needed. Restrooms and exits are right out the doors behind you.
- Ask any questions. Unanswered questions or frequently asked questions and answers will be posted on the Cleburne ISD website: Cleburne ISD Facilities Advisory Committee tab. (<https://www.c-isd.com/fac>)
- A committee roster will be distributed. If your information is incorrect, write the correct information on a post-it and leave it on your table. Your attendance at every meeting will help yield optimum results for this committee and this community.
- Those who miss three consecutive meetings will not receive further meeting notifications (unless absences pre-communicated with District liaison)
- Catch-up work and gathering information from missed meetings is the responsibility of the committee member. Because of the amount and complex and sequential nature of the presentations, no committee time will be allotted to remediating individuals at tables.



- One conversation at a time; no side-bar talk; no visiting table to table
- Honor the time contract
- Stay on topic and on task
- Share ideas freely; no “duck shooting”
- Listen to understand; respect and honor others’ input
- Think holistically; sublimate personal agendas; consider the whole District.
- Be kind
- Be honest
- Silence electronic devices
- Share the conversation—at tables and in large group; don’t monopolize time, conversation or “report out” opportunities
- Be relentless in pursuing consensus
- HAVE FUN!





FACILITIES ADVISORY COMMITTEE

# FAC YOUR TASK CYCLE FOR TONIGHT

## Purpose

Determine Cleburne ISD's need for capital projects, timelines, and costs that result in optimum student learning and strategic use of existing and new facilities. The Committee counsels and provides input to the administration and presents findings and recommendations to the Board of Trustees *for consideration of a May 2021 bond referendum.*

## Charge

Become informed of current Cleburne ISD needs and goals and design a bond referendum proposal that supports district goals, meets student needs, reflects good stewardship, and can be supported by the Cleburne community.

## Outcomes for Tonight

- Aligned Workgroup
- Final Review of all Presented Projects
- Financial/Tax Impact Scenarios
- Extended Table and Large Group Discussions
- Personal Bond Construction Instructions/Worksheet





# INFORMATION & FAQ'S

Dr. Kyle Heath  
Superintendent

Michael Wallace  
Executive Director of Technology

Barry Hipp  
Executive Director of District Operations





The background of the slide is a detailed architectural floor plan of a building. It shows various rooms, corridors, and structural elements. Dimensions are marked throughout the plan, such as 1800, 3800, 4400, 5400, and 6000. Room numbers like 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200 are visible. There are also circular areas and rectangular rooms of various sizes. The plan is overlaid with a grid of letters (A, B, C, D, E) and numbers (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20).

# REVIEW: ALL PRESENTED PROJECTS

## PBK Architects

**Rick Blan**  
Partner, PBK Architects

**Lee Osborne**  
Principal, PBK Architects

**Todd Spore**  
Partner, PBK Architects

## Cleburne ISD

**Dr. Kyle Heath**  
Superintendent

**Michael Wallace**  
Executive Director of Technology





# TECHNOLOGY PROJECTS PRIORITIZED

	Totals	Priority
<b>Safety &amp; Security</b>		
Video Surveillance .....	\$767,850.00	1
Phone System .....	\$132,150.00	1
<b>Total Safety &amp; Security</b>	<b>\$900,000.00</b>	
<b>Instructional Technology</b>		
Classroom Instructional Tech .....	\$3,000,000.00	1
Campus/Teacher Laptops .....	\$1,390,000.00	1
Career & Technical Education Labs .....	\$800,000.00	2
<b>District Wide Services</b>		
Wireless/Wired Campus Network (Internet Services) .....	\$977,145.00	3
Network Operations (Internet Services) .....	\$292,115.00	3
Servers .....	\$40,740.00	3
<b>TOTAL</b> .....	<b>\$7, 400,000.00</b>	



# CONCEPTUAL SITE PLAN: WHEAT MIDDLE SCHOOL



## OPTION A

**ESTIMATED PROJECT COST: \$46M - \$50M**

# CONCEPTUAL FRONT ENTRY: WHEAT MIDDLE SCHOOL



# CONCEPTUAL SITE PLAN: WHEAT MIDDLE SCHOOL



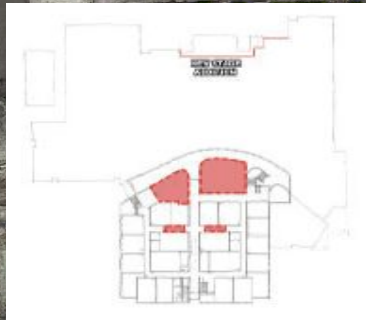
## OPTION B

### ESTIMATED PROJECT COST: \$68M - \$70M

# CONCEPTUAL FRONT ENTRY: WHEAT MIDDLE SCHOOL



# CONCEPTUAL SITE PLAN - SMITH MIDDLE SCHOOL



## SECOND FLOOR

- GENERAL RENOVATION AND RESTROOM ADDITION

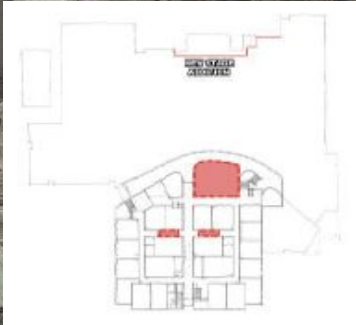
- NEW STAGE ADDITION
- RENOVATION TO CAFETERIA & SERVING LINES
- FINE ARTS RENOVATION
- RENOVATION OF SPECIAL EDUCATION
- GENERAL RENOVATION

# OPTION A

**ESTIMATED PROJECT COST: \$5.8M - \$6M**



# CONCEPTUAL SITE PLAN: SMITH MIDDLE SCHOOL



## SECOND FLOOR

• GENERAL RENOVATION AND RESTROOM ADDITION

- NEW STAGE ADDITION
- RENOVATION TO CAFETERIA & SERVING LINES

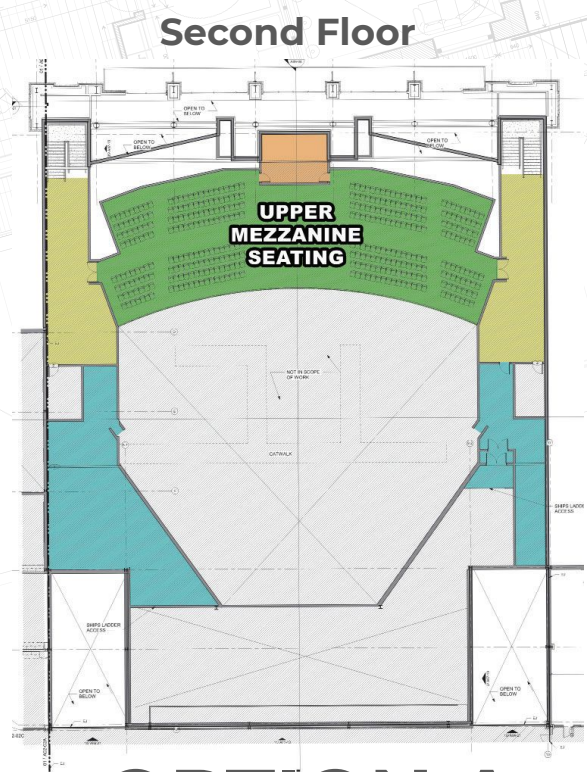
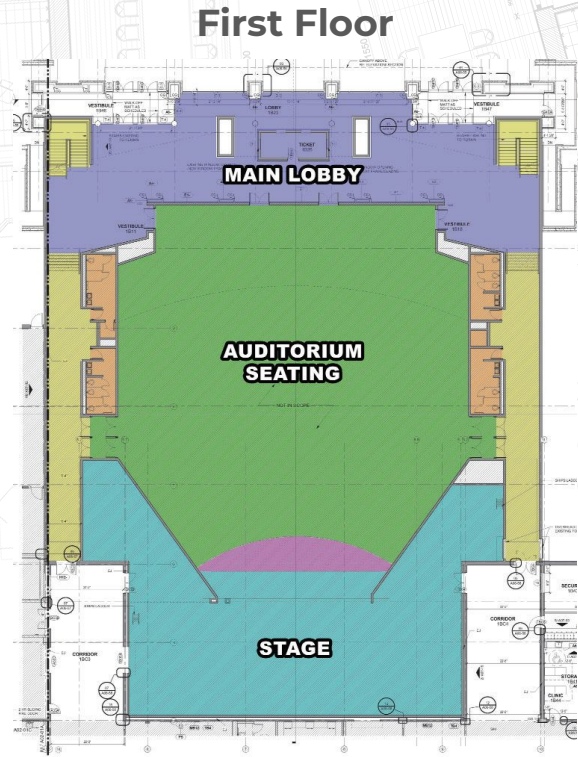
## OPTION B

ESTIMATED PROJECT COST: \$2.8M - \$3M



## Minor Renovations

- **Performing Arts Sound & Lighting**
  - Sound & theatrical lighting only. House lighting to remain
- **Performing Arts House Finishes**
  - Paint & carpet at house area.
- **New HVAC**
  - New duct system and new design to meet current ventilation rates
- **Design & Estimating Contingency**

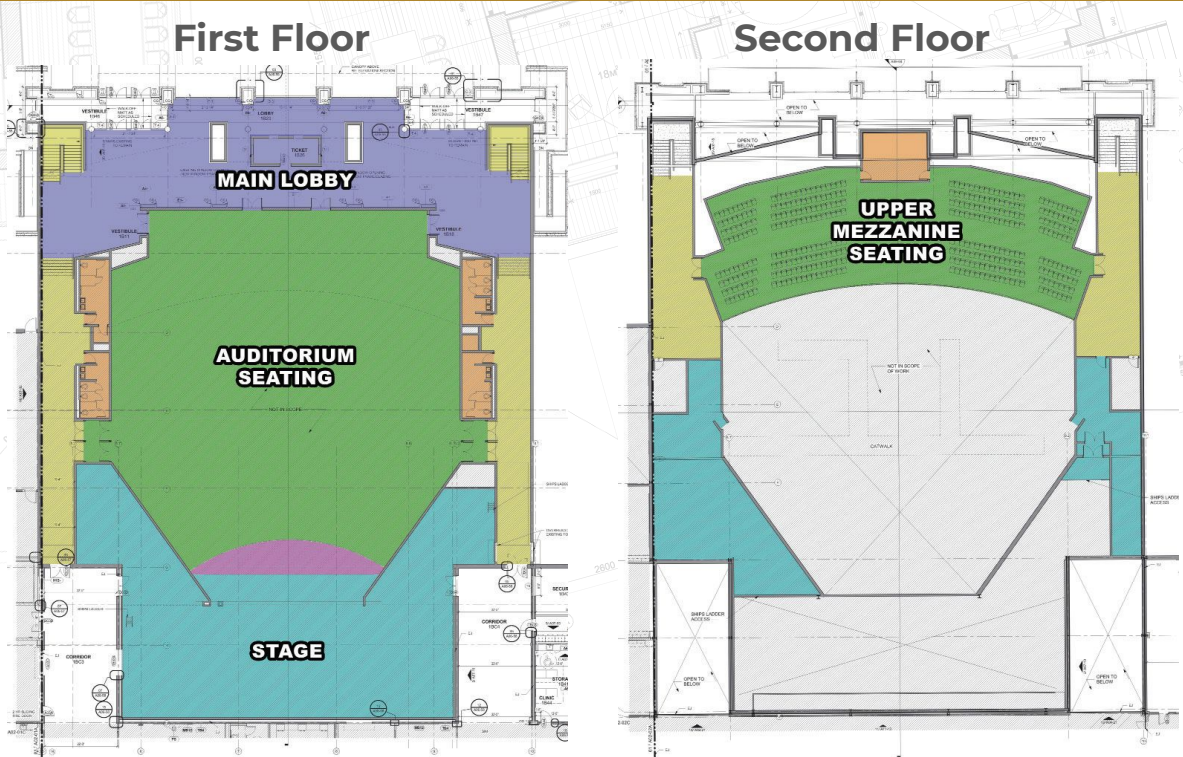


# OPTION A

## ESTIMATED PROJECT COST: \$4M

## Major Renovations

- **Performing Arts Center Renovation**
  - Includes stage finishes, lighting, sound, house finishes, & support spaces. Existing seating to remain.
- **New Restrooms at Lobby**
- **Fill In Pit & Expand Thrust Stage**
- **Addition of Elevator Access To Second Level Seating**
- **Design & Estimating Contingency**



# OPTION B

## ESTIMATED PROJECT COST: \$8.5M

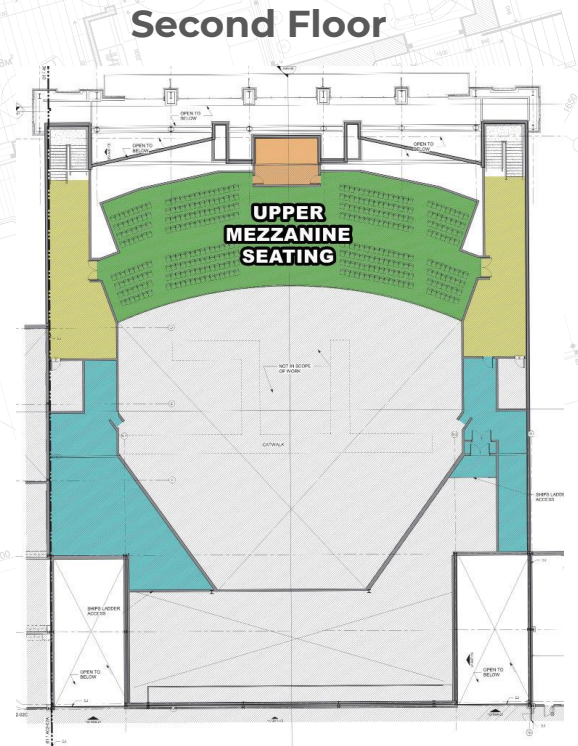
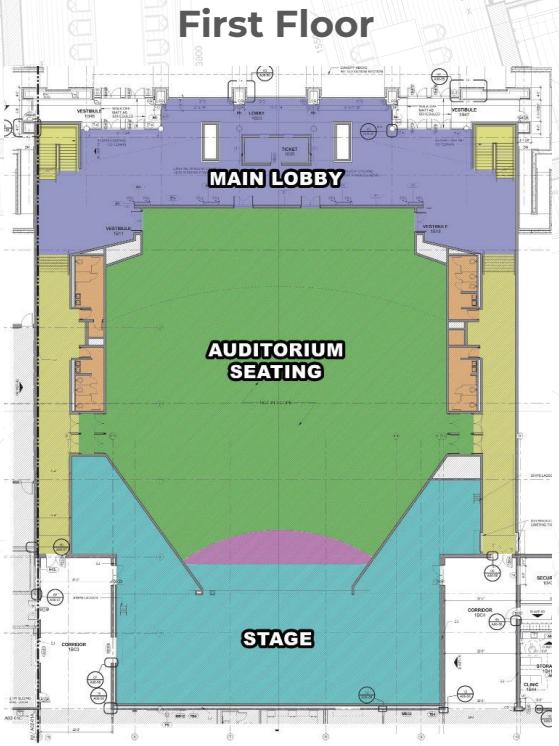


# CONCEPTUAL INTERIOR VIEW: PERFORMING ARTS CENTER



## Major Renovations

- **New HVAC**
  - New duct system and new design to meet current ventilation rates
- **Design & Estimating Contingency**



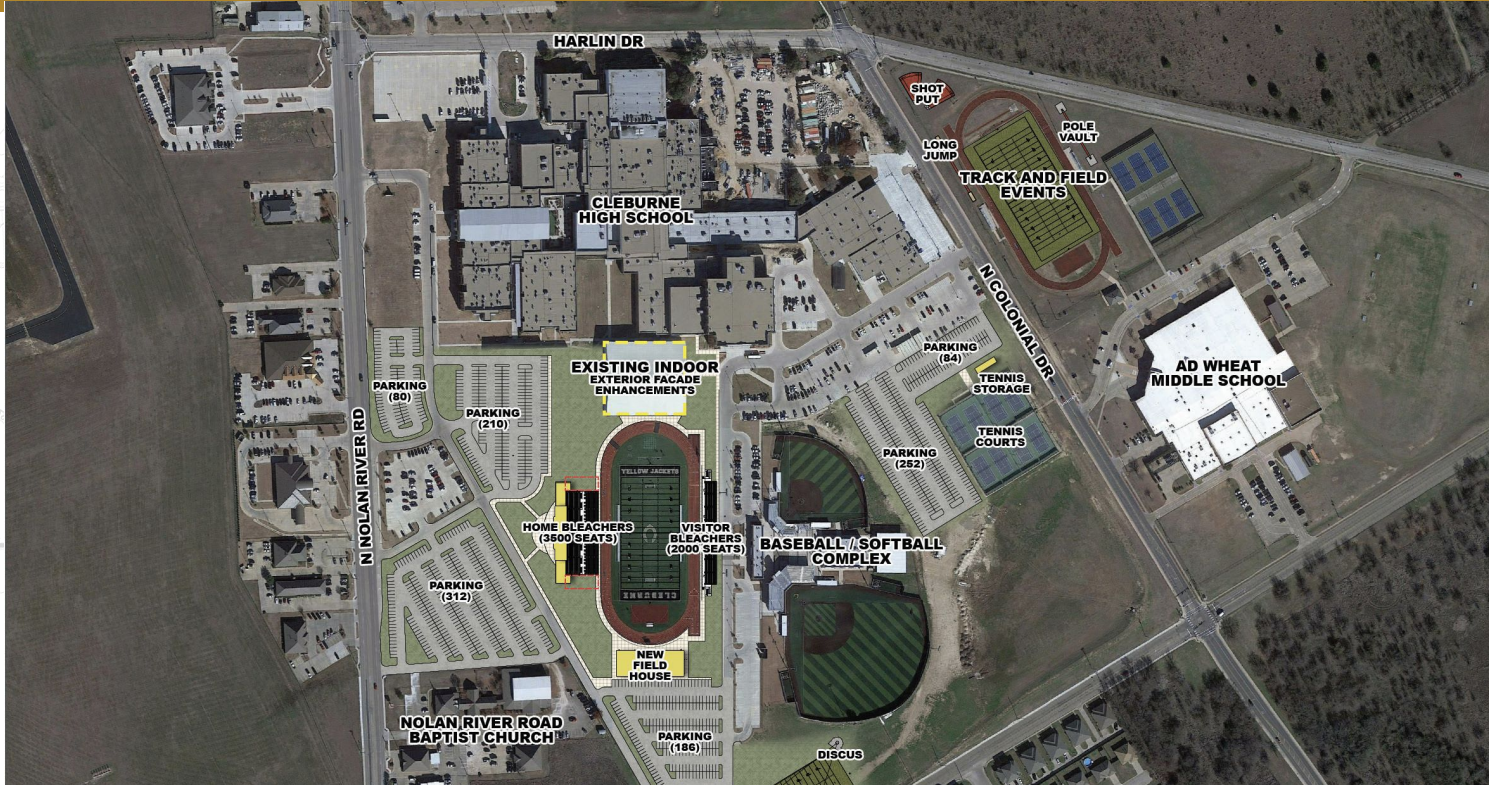
# OPTION C

**ESTIMATED PROJECT COST: \$1.5M**

# CLEBURNE HIGH SCHOOL EXISTING SITE PLAN AERIAL



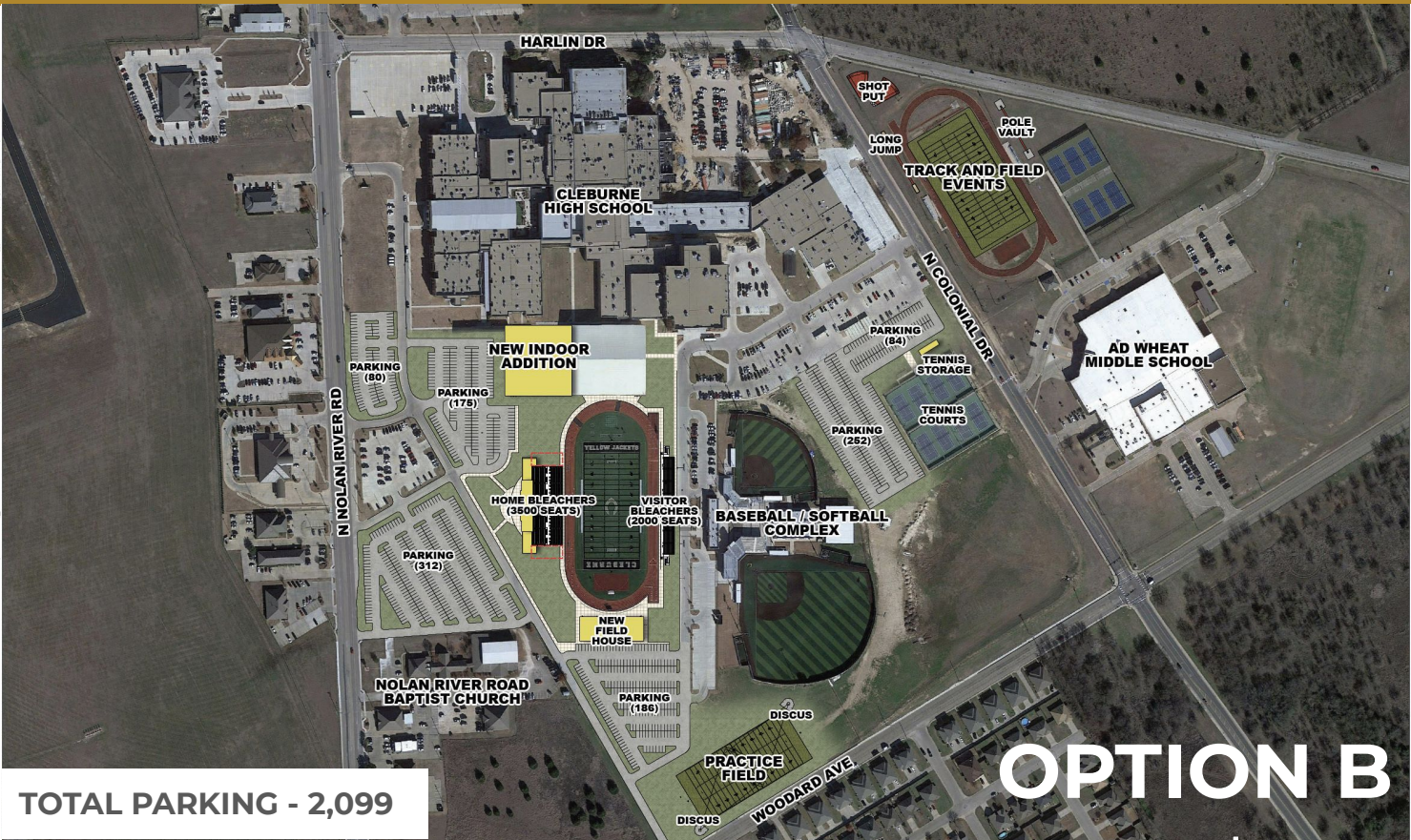
# CONCEPTUAL SITE PLAN: ATHLETIC IMPROVEMENTS



**TOTAL PARKING - 2,044**

**OPTION A**  
**ESTIMATED PROJECT COST: \$3.8M**

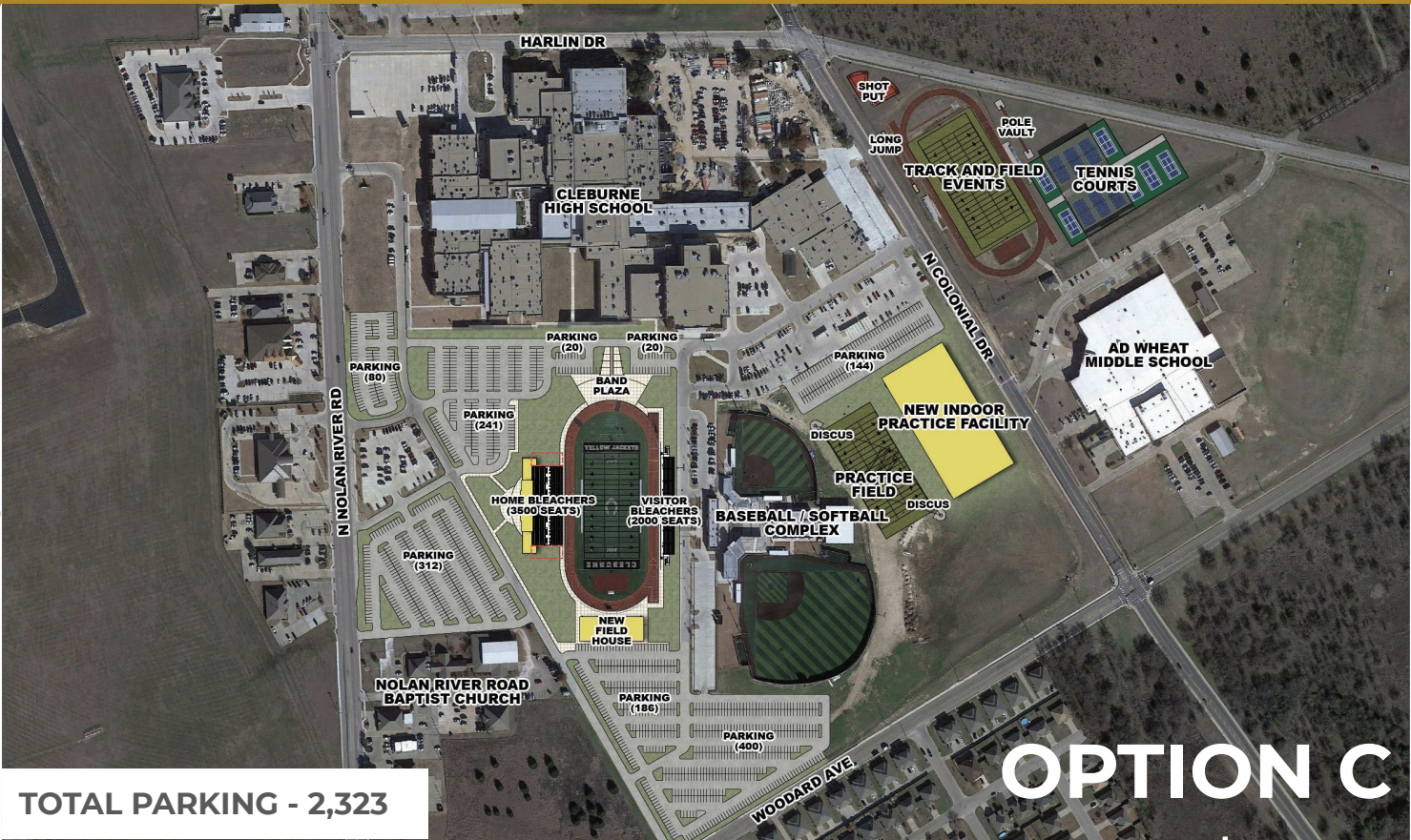
# CONCEPTUAL SITE PLAN: ATHLETIC IMPROVEMENTS



**TOTAL PARKING - 2,099**

**OPTION B**  
**ESTIMATED PROJECT COST: \$12.5M**

# CONCEPTUAL SITE PLAN: ATHLETIC IMPROVEMENTS



**TOTAL PARKING - 2,323**

**OPTION C**

**ESTIMATED PROJECT COST: \$22.5M**

# CONCEPTUAL SITE PLAN: NEW STADIUM



**ESTIMATED PROJECT COST: \$19.9M**

# CONCEPTUAL IMAGE: NEW STADIUM



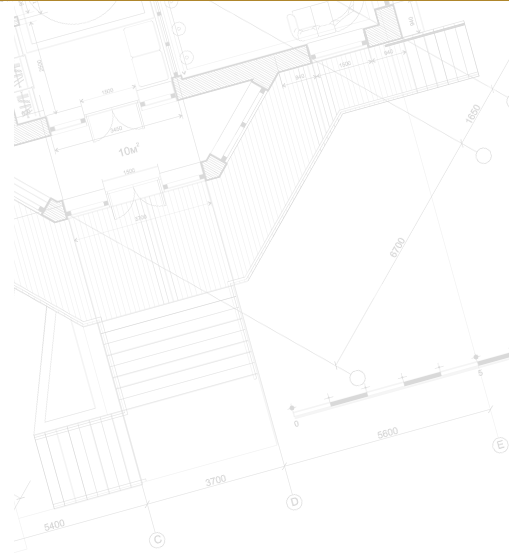
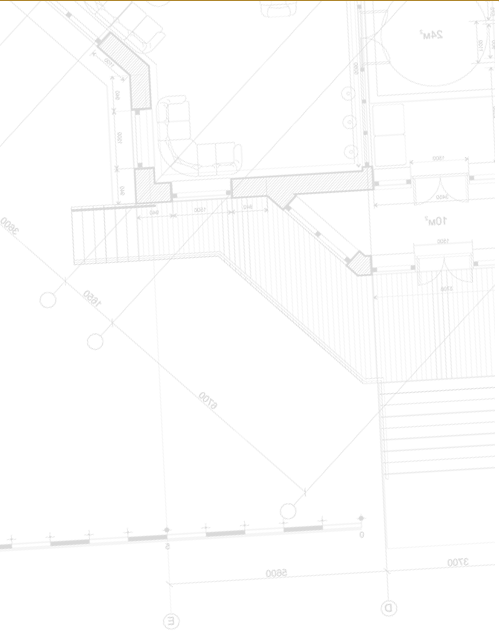


# CONCEPTUAL IMAGE: NEW STADIUM





# POTENTIAL BOND PROJECTS SUMMARY



**Cleburne**  
Independent School District  
**Potential Bond Projects Summary**

**Hypothetical Version**

Project Description	Estimated Cost	Priority	2021 Total Project Cost	Insert Y or N
<b>Cleburne HS PAC Option A</b> Minor Renovation, Lighting, Sound and Finishes	\$3,929,825	P2	\$0	Y
<b>Cleburne HS PAC Option B</b> Major Renovation, Lighting, Sound, Restrooms, Elevator, Finishes	\$8,524,399	P2	\$0	Y
<b>Cleburne HS PAC Option C</b> HVAC Only	\$1,491,119	P1	\$0	Y
<b>Athletic Improvements Option A</b> Renovate Existing Student Activity Center and Parking	\$3,874,999	P2	\$0	Y
<b>Athletic Improvements Option B</b> Addition to Existing Student Activity Center and Parking	\$12,502,028	P2	\$0	Y
<b>Athletic Improvements Option C</b> New Student Activity Center, Parking and Band Plaza	\$22,456,685	P2	\$0	Y
<b>Smith Middle School Option A</b> Renovation of Cafeteria, Serving Line, SpEd, Fine Arts, 2nd FI Restrooms, Add Stage and General Finishes	\$5,871,648	P1	\$0	Y
<b>Smith Middle School Option B</b> Renovation of Cafeteria, Serving Line, 2nd FI Restrooms and Add Stage	\$2,856,687	P1	\$0	Y
<b>Wheat Middle School Option A</b>	\$46,478,202	P1	\$0	Y
<b>Wheat Middle School Option B</b>	\$68,821,708	P1	\$0	Y
<b>Safety and Security</b> Campus Phone/Video Camera System Upgrades	\$900,000	P1 <i>(safety/security)</i>	\$0	Y
<b>Instructional Technology</b>				
Classroom Instructional Tech	\$3,000,000	P1	\$0	Y
Campus/Teacher Laptops	\$1,390,000	P1	\$0	Y
Career and Technical Education Labs	\$800,000	P2	\$0	Y
<b>District Wide Services</b>				
Wireless/Wired Campus Network (Internet services)	\$977,145	P3	\$0	Y
Network Operations (Internet services)	\$292,115	P3	\$0	Y
Servers	\$40,740	P3	\$0	Y
<b>Bond Improvements Total from Above</b>		Priority Varies	\$0	
<b>5,500 Seat Stadium</b>	\$19,939,680	P3	\$0	Y
<b>Total</b>			\$0	

1. Costs shown are 2021 estimated cost.  
 2. FF&E, technology and other soft cost percentages are estimated from similar type projects..  
 3. Cost shown excludes property purchases and unknown site infrastructure not typical to a typical green field site.



The background of the slide is a detailed architectural floor plan of a building. It shows various rooms, corridors, and structural elements. Some rooms are labeled with areas such as 34m², 18m², 8m², 24m², 10m², and 10m². The plan includes a grid system with letters A through E and numbers 1 through 5. The main title is overlaid on this background.

# FINANCIAL & TAX IMPACT INFORMATION

Jeff Robert

First Southwest, District Financial Advisors



## What is a Bond?

A school bond is similar to a home mortgage. It is a contract to repay borrowed money over time with a fixed, tax-exempt interest rate. Bonds are approved/authorized by voters and later sold by a school district to lenders/underwriters to raise funds to pay for the costs of construction, acquisitions, renovations and/or equipment. Bond authorizations can be sold in one bond issuance or multiple issuances over a two to five year period or longer. Almost all school districts in Texas utilize voted bonds to finance new facilities and major renovation projects.



## How are the bonds repaid?

A school district has two components to its total tax rate: the Maintenance and Operations (“M&O”) tax rate and the Interest and Sinking Fund (“I&S”) tax rate. The district levies an annual I&S tax rate against the taxable property in the District to make their bond payments. **The Interest and Sinking Fund (“I&S”) tax rate can only be levied for repayment of voted bonds.** The State Attorney General will not approve a bond issue that is projected to result in an I&S tax rate above \$0.50 in any year that the bonds are outstanding using the current tax base at the time of bond issuance (“AG Fifty Cent Test”).



## What is the term/payback period of a bond?

Depending on the projects being financed with a bond issue, a school district bond will typically have a term of between 20 and 35 years (maximum legal term is 40 years). If short life projects like technology or transportation are included in a bond issuance, the amounts borrowed for those items are paid off within their five or ten year useful lives.



## What will the interest rate be?

The interest rate is not be finalized until bonds are sold, which takes place after the passage of a bond election. School districts are able to borrow money at lower, tax exempt interest rates meaning that the interest earned by the investor is not subject to Federal income taxes. Texas School District bond issues also qualify for the State Permanent School Fund Guarantee (“PSF”). The PSF allows for the bonds to receive a ‘Aaa’ rating which is the highest credit rating. The District’s strong financial position and stand-alone Moody’s (“Aa3”) underlying rating along with the PSF Guarantee means that Cleburne ISD bonds will be priced at the lowest available interest rates at the time of issuance.



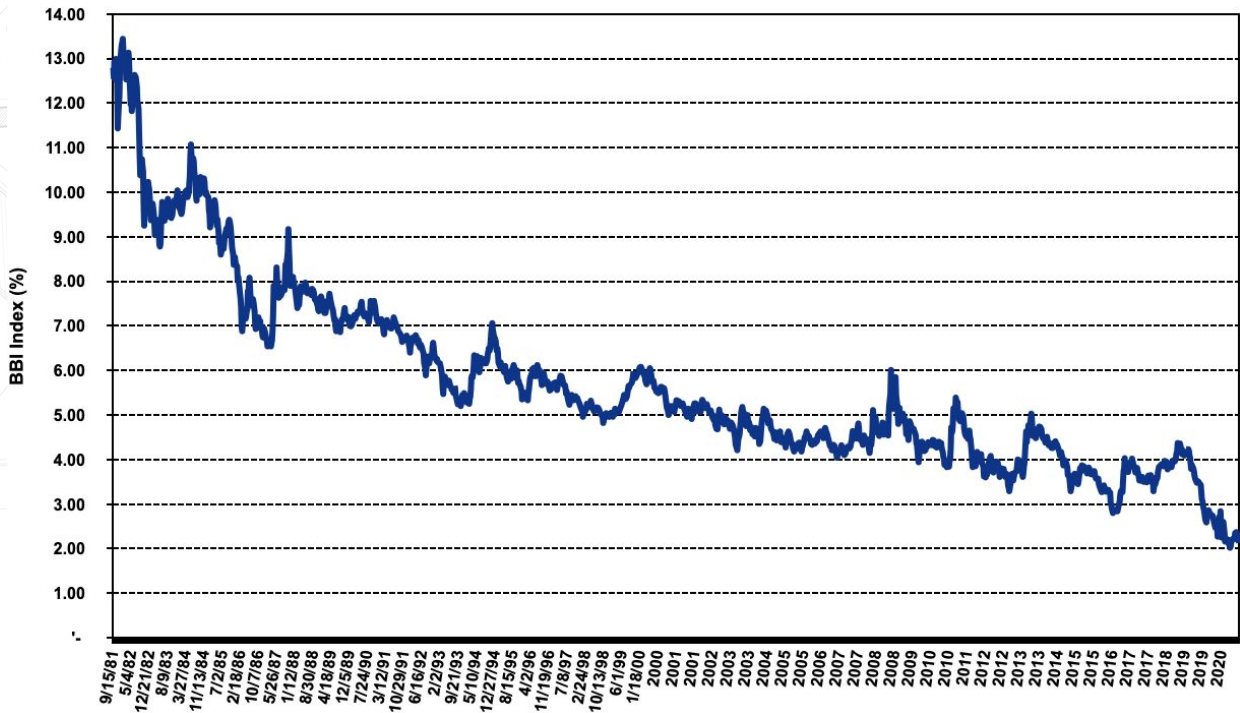


## Tax Base

- Tax base assumptions have to be made when issuing tax supported bonds that have a term from 2 to 40 years.
- When tax base goes down, same tax rate from prior year produces fewer dollars; tax base goes up, same tax rate produces more dollars
- Goal is to produce tax base assumptions that are realistic yet conservative



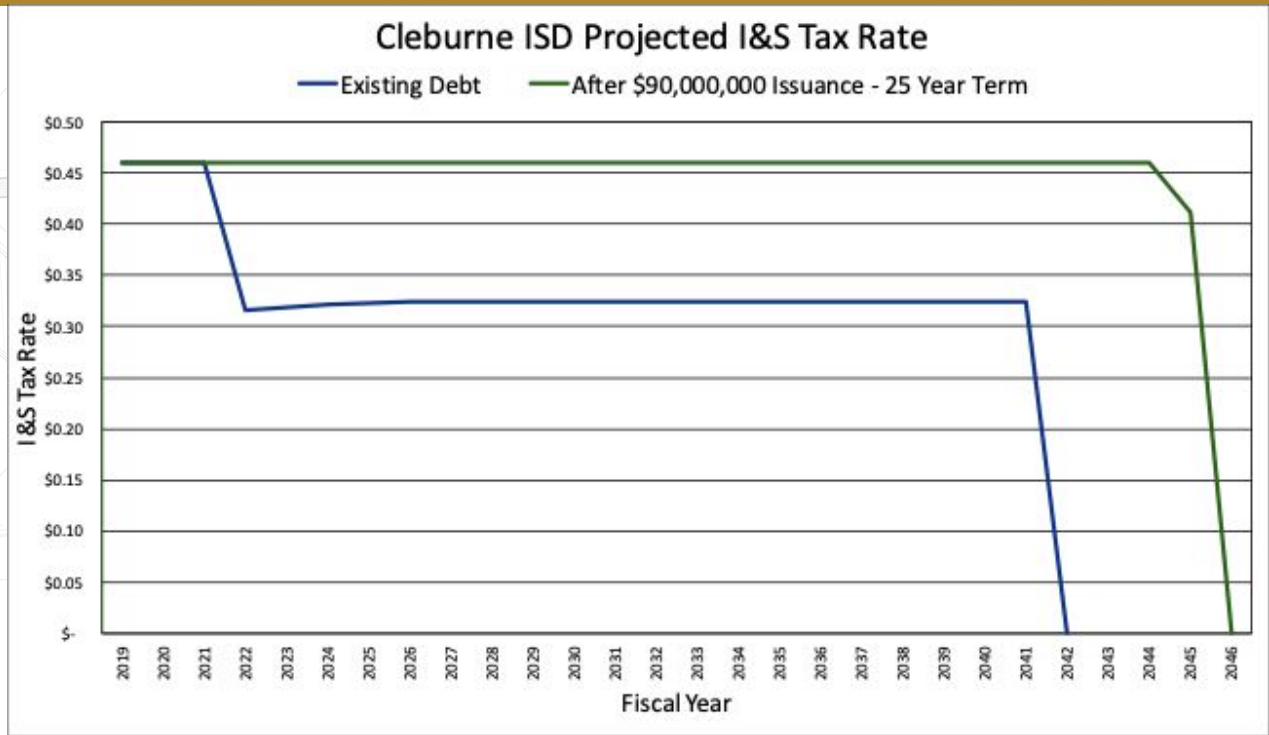
**Bond Buyer 20 Year GO Index**  
September 1981 - November 26, 2020



**Bond Buyer 20 Year GO Index is a weekly index estimating the composite yield on 20 general obligation bonds rated "A" or better.**

*This graph depicts historical interest rates. Future interest rates are dependent upon many factors such as, but not limited to, interest rate trends, tax rates, the supply and demand of short term securities, changes in laws, rules and regulations, as well as changes in credit quality and rating agency considerations. The effect of changes in such factors individually or in any combination could materially affect the relationships and effective interest rates. These results should be viewed with these potential changes in mind as well as the understanding that there may be interruptions in the short term market or no market may exist at all.*





**Conservative Tax Base & interest Assumptions:**

- Tax Base assumed to grow 0% for the next two years and 0.50% annually thereafter
- Tax exempt yields assumed to be a full 1.00% higher than current yields



## Ballot Language

Legislation passed in 2019 REQUIRES the following language to appear on every proposition on the bond ballot:

**“THIS IS A PROPERTY TAX INCREASE”**

**Explanation:** Taxes will have to be levied in order to repay the new bonds, however the I&S TAX RATE will not exceed the current \$0.46 rate

## Bond Propositions

Legislation passed in 2019 REQUIRES separate propositions for certain types of projects: Athletic Stadiums, Certain types of Technology purchases, Admin Buildings to name a few



The background of the slide is a detailed architectural floor plan of a building. It features various rooms, corridors, and structural elements. Several rooms are labeled with their areas: 34m², 18m², 10m², 8m², 4m², 24m², 18m², and 10m². The plan includes a grid system with letters A through E and numbers 1 through 5. Dimensions and other technical specifications are scattered throughout the drawing.

# Questions, Comments, & Feedback



## Extended Discussion of Presented Projects

- Does it meet the needs of Cleburne ISD students?
- Does it align with the District's vision for teaching and learning?
- Does it reflect good stewardship of tax dollars?
- Is it viable in this community?



The background is a detailed architectural floor plan of a building. It shows various rooms, corridors, and structural elements. Dimensions are provided in meters (m) and millimeters (mm). Room areas are labeled, such as 34m², 18m², 8m², 24m², 10m², and 10m². The plan includes a grid system with letters A through E and numbers 1 through 5. A scale bar is visible at the bottom left, and a north arrow is at the bottom right.

# LARGE GROUP DISCUSSIONS



## Individual Bond Construction

- Use your worksheet to construct your personal idea of the best options for a bond referendum.
- Bring your worksheet to the December 16 meeting where you will deliberate with your table members.



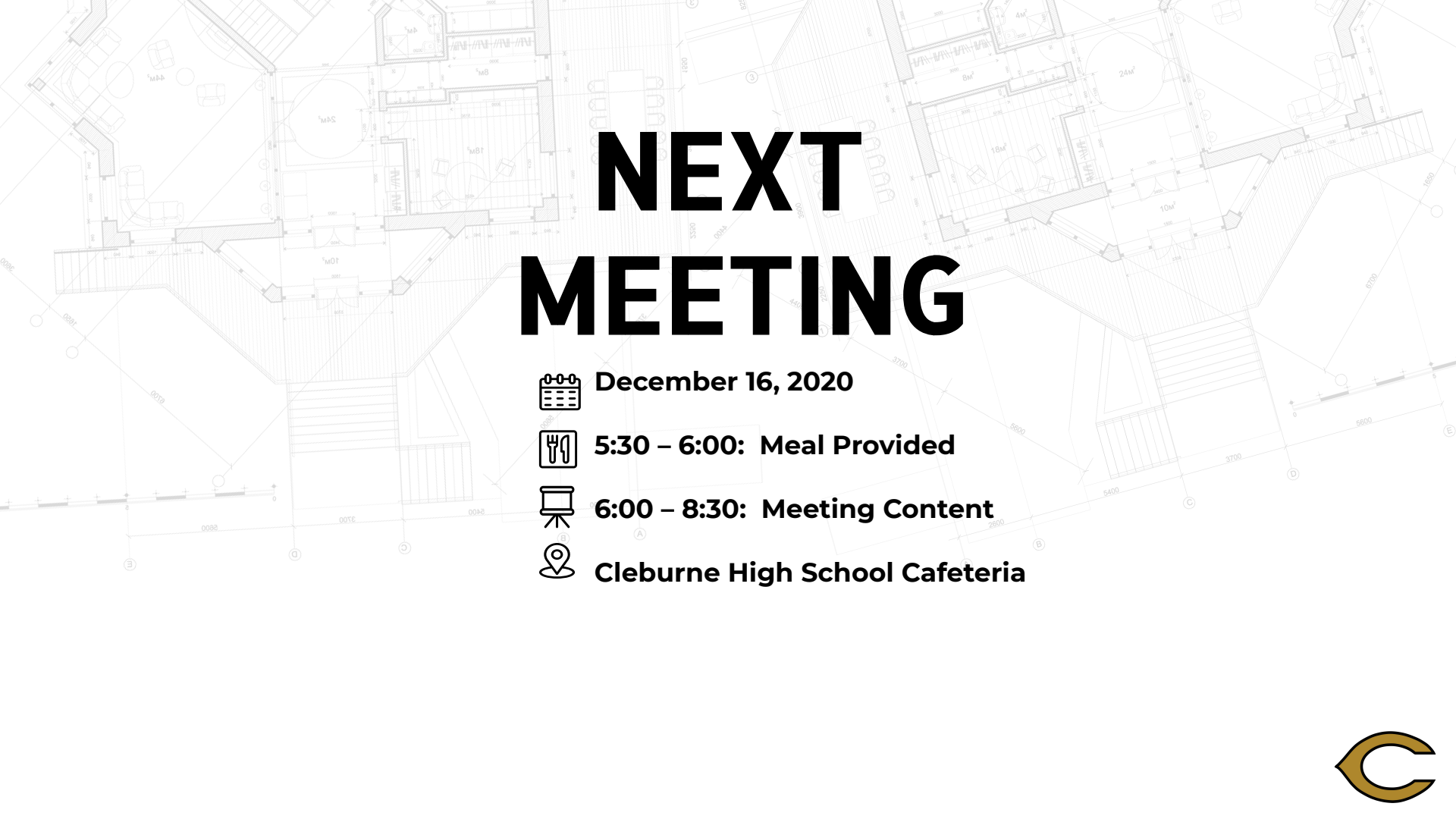




The background is a detailed architectural floor plan of a building. It features various rooms, corridors, and structural elements. Several rooms are labeled with their areas in square meters: 34m², 18m², 10m², 8m², 4m², 24m², 18m², and 10m². The plan includes a grid system with letters A through E and numbers 1 through 5. Dimensions are marked throughout the drawing, such as 3100, 3400, 3800, 4100, 4400, 4600, 4800, 5100, 5400, 5600, 5800, 6000, 6200, 6400, 6600, 6800, 7000, 7200, 7400, 7600, 7800, 8000, 8200, 8400, 8600, 8800, 9000, 9200, 9400, 9600, 9800, and 10000. The text 'LIKES & WISHES' is overlaid in the center in a large, bold, black font.

# LIKES & WISHES





# NEXT MEETING



**December 16, 2020**



**5:30 – 6:00: Meal Provided**



**6:00 – 8:30: Meeting Content**



**Cleburne High School Cafeteria**

