



JUNE 20, 2023

COMMITTEE'S CHARGE

The purpose of the 2023 Citizens Bond Advisory Committee is to provide a recommendation to the Board of Trustees to call a referendum for a bond based on the projects and information presented to the committee.

You have been selected for this committee to consider the needs of all students of Goose Creek CISD while ensuring the district's mission and vision are reflected in the proposed bond.



MISSION

Developing the Whole Child

The District develops and enhances each learner's intellectual, social, and emotional well-being facilitated by a highly qualified team committed to Growth, Community, Collaboration, Innovation, Success, and Determination.

VISION

We **empower every student** with knowledge and skills they need to succeed in a global community.

STRATEGIC PLAN

Goal 1: Increase Academic Achievement

Goal 2: Strengthen Community Partnerships

Goal 3: Deliver Operational Excellence

Goal 4: Develop Organizational Excellence

Goal 5: Provide Excellence in Financial Management

CORE VALUES

Goose Creek CISD is committed to:

- Preparing all students for college and career readiness with the ability to build collaborative relationships, lead dynamically, communicate skillfully, and think critically.
- Provide a safe and secure environment for all students and staff, including physical, social, and emotional development and support.
- Building partnerships with families and the community to support our schools in a meaningful way.
- Creating a culture of mutual respect, dignity, and transparency to build trust with each other and those we serve.
- Providing every student with equitable access to high-quality instruction, supports, facilities, and other educational resources, even when this means differentiating resource allocation.

CBAC NORMS

RESPECT	COMMUNICATION	DECISION MAKING	CONFIDENTIALITY
NO PERSONAL ATTACKS	ONE PERSON SPEAKS AT A TIME	RESPECT THE PROCESS	RESPECT THE INTEGRITY OF THE PROCESS
LISTEN ACTIVELY	DIALOGUE DRIVEN, NOT DEBATE DRIVE	MAKE FACT BASED DECISIONS	COMMUNICATE A UNIFORM MESSAGE



AGENDA

- Welcome
- Project Presentations
 - Facilities Condition Assessment
 - Lee High School Site Renovations
 - Stallworth Renovations
 - New Stadium
- Bond Capacity Analysis
- Review of the voting/consensus process





Facilities Condition Assessment Renovations

Brenda Garcia & Clem Medina

FACILITIES CONDITION ASSESSMENT

- The district services over 24,000 students and employs approximately 4,000 educators and administrative and support staff
- With over 35 facilities, including 29 schools, the district manages over 4.5 million square feet of air-conditioned space
- The 2019 bond added 500,000 square feet of air-conditioned space to the district's asset inventory
- The district ordered a facility condition assessment of over 20 facilities, within the last year



MECHANICAL, ELECTRICAL, AND PLUMBING PROJECTS

- Project will replace mechanical, electrical, and plumbing systems at multiple campuses
- This would include the purchase of new chillers, boilers, air handler units, electrical switchgear, backup generators, and plumbing fixtures



PURPOSE

- Mechanical, electrical, and plumbing equipment slated to be replaced is past the replacement schedule and lifespan of approximately 12 years
- Equipment would address repeat work order issues
- Improvements provide a comfortable and safe learning environment



ROOFING AND BUILDING ENVELOPE PROJECTS

- Project will replace and repair roofing systems and exterior finishes at multiple campuses
- This would include the installation of new roofing systems, roof drains, flashing, and roof curbs
- This would include addressing building openings and masonry walls



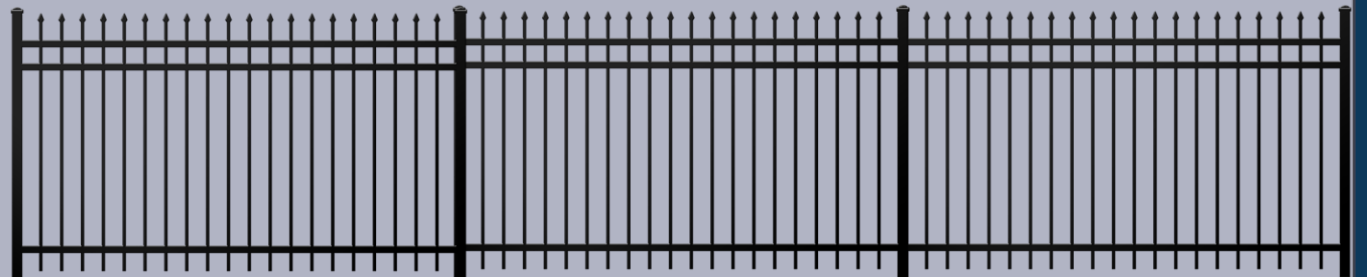
PURPOSE

- Roofing systems proposed to be replaced or repaired, are past their replacement schedule and lifespan of approximately 20 years
- Improvements would prevent water infiltration into buildings
- Improvements would extend the life of the buildings for daily operation
- Improvements would address repeat work order issues



BUILDING FOUNDATION & SITE IMPROVEMENT PROJECTS

- Project will replace/repair building foundation systems and site deficiencies at multiple campuses
- This would include the installation of french drains and foundation stabilization
- This would include the installation of perimeter fencing and gate equipment



PURPOSE

- Improvements would prevent water infiltration into buildings
- Improvements would extend the life of the buildings for daily operation
- Improvements would address repeat work order issues
- Improvements would increase safety and security at campuses



INTERIOR PROJECTS

- Project will repaint/replace/repair interior finishes at multiple campuses
- This would include the painting of interior walls, and replacing wall tile and flooring materials



PURPOSE

- Campuses proposed to be repainted are past their painting schedule of every 7 - 10 years
- Campuses proposed to receive new carpet are past their replacement schedule of every 8 - 10 years
- Improvements would enhance learning environments and the general interior aesthetics of buildings



PROJECT OVERVIEW

- The proposed projects will replace and repair multiple building systems throughout the district
- The projects will address the highest priority deficiencies within the district, maximize the operational use of each facility, and minimize emergency expenditures



TOTAL PROJECTED BUDGET

\$15,000,000





Lee High School Site Renovation

Kevin Foxworth

LEE HS SITE RENOVATION

- Proposing various site improvements at Lee High School
- Project will modify pedestrian and vehicular circulation, increase green space, and relocate athletic courts





EXISTING SITE



CONCEPTUAL SITE PLAN





WEST SIDE PARKING LOT

PURPOSE

The project will promote a safer pedestrian and vehicular experience for students and staff.



PROJECT OVERVIEW

- The proposed project will close Carnegie St. and a portion of Gentry Dr. which will be converted to a private drive
- Existing tennis courts will be relocated to allow for more on-site parking
- The project will create on-site parent drop-off queuing lanes, alleviating traffic stacking off market street
- The project will create safer pedestrian access
- The project will create a safer, consolidated green space for outdoor activities
- The project will clearly define bus lanes and parent lanes, promoting safer vehicular circulation
- The project intends to provide dedicated space for the band trailer
- Project specifics will not be known until the district hires an architect and completes the master plan



TOTAL PROJECTED BUDGET

\$6,200,000



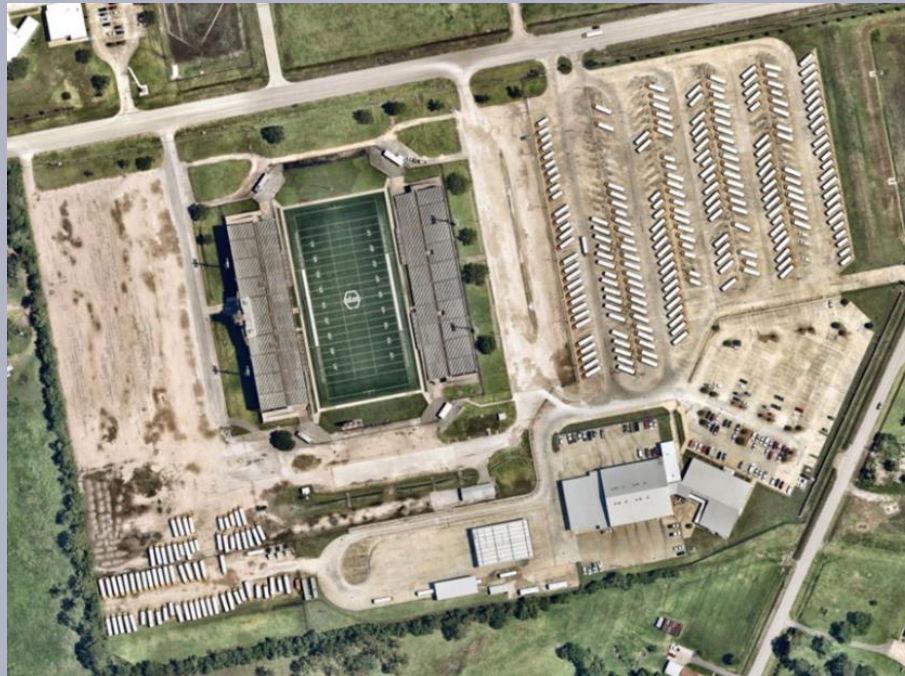


Stallworth Stadium Renovations / New Stadium

Brenda Garcia & Clem Medina

STALLWORTH STADIUM RENOVATIONS

Proposing a renovation project to address various deficiencies and to upgrade the overall functional use of the stadium.



FACILITY CONDITION ASSESSMENT

The general condition of the concrete structure is sound, requiring repair and maintenance, but the remainder of facilities are beyond their expected life cycle and the District should plan on their replacement.

Facility	Current Needs in 2022 Dollars
Main Structure (Grandstands, Field and Parking Lot)	\$ 10,607,360
Press Box	\$ 1,006,090
Locker Rooms	\$ 636,454
Restrooms	\$ 571,467
Concession Stands	\$ 530,258
Overall Stadium (Total)	\$ 13,347,630

- Assessment estimates \$13.3M for *repairing* current deficiencies
- Assessment estimates cost at \$32M for one-to-one *replacement*



FACILITY CONDITION ASSESSMENT

- Existing ramps into the grandstands are steep (19% to 22%) and exceed percentage grade acceptable (8%) today in new facilities
- If stadium undergoes major renovations, stadium will need to be brought up to current code standards
- The stadium structure, walls, and floors are in need of repairs and maintenance in various places
- If repairs are made promptly, structural integrity will remain



Steep ramps



Cracks on ramps



2023 CITIZENS BOND ADVISORY COMMITTEE

FACILITY CONDITION ASSESSMENT

- Locker rooms, restrooms, storage rooms, and concession stands all have moisture intrusion issues (facilities are serviceable, but deficient when compared to newer facilities in the Houston area)
- Concession stand lacks climate-controlled storage, causing daily loading and unloading logistic difficulties
- Press box is prefabricated assembly difficult to repair and does not adequately serve desired function; although repairable, District should consider replacing with a facility to better meet its current and future needs



Concession without climate control



Failed membrane at press box

FACILITY CONDITION ASSESSMENT

Determining suitability/functionality of the existing facility was beyond scope of assessment, however significant functional issues were identified:

- a. Non dedicated restrooms for fine arts, cheer, drill teams
- b. Concession stands – poor (dangerous) access for deliveries and no climate-controlled storage
- c. Concourse floods when it rains and water comes in from grandstands above
- d. Concrete spalling off structure and falling onto visitors
- e. Press box – has long term roof leaks – Recently performed emergency repair to soffit under press box, walkway surface has failed
- f. Elevator performance – Frequent issues with stopping
- g. Need equal facilities for men and women
- h. Improve ADA access facility wide
- i. Mechanical, electrical rooms are too small
- j. Appropriate facilities for officials (men's and women's)
- k. More functional press box – current configuration is not suitable for today's needs
- l. Parking lot – lack of lighting, striping and traffic control signage



FACILITY CONDITION ASSESSMENT



Decolorization of grandstands



Damaged CMU walls



Various issues at locker rooms



Deteriorated steel conduit



PURPOSE

- RENOVATIONS WILL BENEFIT STUDENTS INVOLVED IN ATHLETICS, FINE ARTS, AND CAREER AND TECHNICAL EDUCATION PROGRAMS.
- PROJECT WILL EXTEND THE USEFUL LIFE OF THE STADIUM.



PROJECT SUMMARY

- PROJECT WILL ADDRESS AGING AND OUTDATED FINISHES AND MECHANICAL SYSTEMS THAT HAVE EXCEEDED THEIR USEFUL LIFE.
- RENOVATIONS WILL PROVIDE STAFF AND STUDENTS WITH FUNCTIONAL AND UP-TO-DATE FACILITIES TO MEET CURRENT STADIUM STANDARDS.



TOTAL PROJECTED BUDGET

\$24,000,000



NEW STADIUM

PROPOSING A NEW STADIUM PROJECT



TOTAL PROJECTED BUDGET

\$105,000,000





BOND CAPACITY ANALYSIS & LEGISLATIVE UPDATE

Brigitte M. Clark, Goose Creek CISD Chief Financial Officer
Cameron Thatcher & David Tiffin, Financial Advisors, Huntington Securities, Inc.
Tom Sage, Bond Counsel, Hunton Andrews Kurth, LLP

ASSUMPTIONS

- The following financial models are **based on current law** and do NOT include potential changes in legislation which could affect the estimates.



BOND CAPACITY ANALYSIS

I. Election Amount	<u>\$285,000,000</u>			
Current I&S Tax Rate	0.32500			
Peak I&S Tax Rate after Election	<u>0.37500</u>			
Peak I&S Tax Rate Increase	<u>0.05000</u>	(+2-cents in 2024-25, +2-cents in 2025-26, +1-cents in 2026-27)		
II. Impact of I&S Tax Rate Increase on Homeowners				
A. Without Over 65 Exemption:				
Market Value of Home	\$ 150,000	\$ 200,000	\$ 250,000	\$ 300,000
Less: Mandatory State Homestead Exemption	(40,000)	(40,000)	(40,000)	(40,000)
Less: Optional Percentage Homestead Exemption at 0%	-	-	-	-
Net Taxable Assessed Value of Home	<u>\$ 110,000</u>	<u>\$160,000</u>	<u>\$210,000</u>	<u>\$260,000</u>
Maximum Annual Increase	\$55.00	\$80.00	\$105.00	\$130.00
Maximum Monthly Increase	\$4.58	\$6.67	\$8.75	\$10.83



BOND CAPACITY ANALYSIS

I. Election Amount	<u>\$410,000,000</u>			
Current I&S Tax Rate	0.32500			
Peak I&S Tax Rate after Election	<u>0.41000</u>			
Peak I&S Tax Rate Increase	<u>0.08500</u>	(+3-cents in 2024-25, +3-cents in 2025-26, +2.5-cents in 2026-27)		
II. Impact of I&S Tax Rate Increase on Homeowners				
A. Without Over 65 Exemption:				
Market Value of Home	\$ 150,000	\$ 200,000	\$ 250,000	\$ 300,000
Less: Mandatory State Homestead Exemption	(40,000)	(40,000)	(40,000)	(40,000)
Less: Optional Percentage Homestead Exemption at 0%	-	-	-	-
Net Taxable Assessed Value of Home	<u>\$ 110,000</u>	<u>\$160,000</u>	<u>\$210,000</u>	<u>\$260,000</u>
Maximum Annual Increase	\$93.50	\$136.00	\$178.50	\$221.00
Maximum Monthly Increase	\$7.79	\$11.33	\$14.88	\$18.42



BOND CAPACITY ANALYSIS

I. Election Amount	<u>\$533,000,000</u>			
Current I&S Tax Rate	0.32500			
Peak I&S Tax Rate after Election	<u>0.44000</u>			
Peak I&S Tax Rate Increase	<u>0.11500</u>	(+4-cents in 2024-25, +4-cents in 2025-26, +3.5-cents in 2026-27)		
II. Impact of I&S Tax Rate Increase on Homeowners				
A. Without Over 65 Exemption:				
Market Value of Home	\$ 150,000	\$ 200,000	\$ 250,000	\$ 300,000
Less: Mandatory State Homestead Exemption	(40,000)	(40,000)	(40,000)	(40,000)
Less: Optional Percentage Homestead Exemption at 0%	-	-	-	-
Net Taxable Assessed Value of Home	<u>\$ 110,000</u>	<u>\$160,000</u>	<u>\$210,000</u>	<u>\$260,000</u>
Maximum Annual Increase	\$126.50	\$184.00	\$241.50	\$299.00
Maximum Monthly Increase	\$10.54	\$15.33	\$20.13	\$24.92



BOND CAPACITY ANALYSIS

B. With Over 65 Exemption:

Market Value of Home	\$	150,000	\$200,000	\$250,000	\$300,000
Less: Mandatory State Homestead Exemption		(40,000)	(40,000)	(40,000)	(40,000)
Less: Optional Percentage Homestead Exemption at 0%		-	-	-	-
Less: Mandatory Over 65 Exemption		<u>(10,000)</u>	<u>(10,000)</u>	<u>(10,000)</u>	<u>(10,000)</u>
Net Taxable Assessed Value of Home	\$	<u><u>100,000</u></u>	<u><u>\$150,000</u></u>	<u><u>\$200,000</u></u>	<u><u>\$250,000</u></u>
Maximum Annual Increase		\$0.00	\$0.00	\$0.00	\$0.00
Maximum Monthly Increase		\$0.00	\$0.00	\$0.00	\$0.00

Freeze Effect - NO INCREASE TO LEVY Unless Property is Improved and Then ONLY ON Value of Improvements



PERMISSIBLE USE OF BOND FUNDS

- Bond funds must be used for capital projects (buildings, land, busses, equipment).
 - Must be permitted by the voted proposition
 - Cannot be used for day-to-day expenses like salaries
- Separate propositions for stadium, natatorium, recreational facility, performing arts facility, teacher housing and technology



POTENTIAL IMPACT OF LEGISLATION

- Bond Counsel will provide an update pertaining to latest developments in the legislature



GOOSE CREEK SAMPLE BALLOT LANGUAGE NOVEMBER 2023

OFFICIAL BALLOT LANGUAGE PROPOSITION A

- FOR) The issuance of \$_____ bonds for the construction, acquisition,
) rehabilitation, renovation, expansion, improvement and
) equipment of school buildings in the District, including (i) safety
) and security improvements, (ii) Sterling High School replacement, (iii) District-wide system and
- AGAINST) site improvements, including a Special Olympics gymnasium,
) and (v) the purchase of new school buses, and the levying of a
) tax in payment thereof. This is a property tax increase.



PROPOSITION A SAMPLE LANGUAGE

PROPOSITION A SAMPLE LANGUAGE

SHALL THE BOARD OF TRUSTEES OF GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT (THE "DISTRICT") BE AUTHORIZED TO ISSUE AND SELL AT ANY PRICE OR PRICES THE BONDS OF THE DISTRICT IN THE AMOUNT OF \$___ BONDS FOR THE CONSTRUCTION, ACQUISITION, REHABILITATION, RENOVATION, EXPANSION, IMPROVEMENT AND EQUIPMENT OF SCHOOL BUILDINGS IN THE DISTRICT, INCLUDING (I) SAFETY AND SECURITY IMPROVEMENTS, (II) STERLING HIGH SCHOOL REPLACEMENT, (III) DISTRICT-WIDE SYSTEM AND SITE IMPROVEMENTS, INCLUDING A SPECIAL OLYMPICS GYMNASIUM, AND (V) THE PURCHASE OF NEW SCHOOL BUSES, WHICH BONDS MAY BE ISSUED IN VARIOUS ISSUES OR SERIES, SHALL MATURE SEPARATELY OR OTHERWISE NOT MORE THAN 30 YEARS FROM THEIR DATE, AND SHALL BEAR INTEREST AT SUCH RATE OR RATES, NOT TO EXCEED THE MAXIMUM RATE NOW OF HEREAFTER AUTHORIZED BY LAW, AS SHALL BE DETERMINED BY THE BOARD OF TRUSTEES OF THE DISTRICT WITHIN THE DISCRETION OF THE BOARD AT THE TIME OF ISSUANCE; AND SHALL THE BOARD OF TRUSTEES BE AUTHORIZED TO LEVY AND PLEDGE, AND CAUSE TO BE ASSESSED AND COLLECTED, ANNUAL AD VALOREM TAXES ON ALL TAXABLE PROPERTY IN THE DISTRICT SUFFICIENT, WITHOUT LIMIT AS TO RATE OR AMOUNT, TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS AND THE COSTS OF ANY CREDIT AGREEMENTS EXECUTED OR AUTHORIZED IN ANTICIPATION OF, IN RELATION TO, OR IN CONNECTION WITH SAID BONDS; SAID BONDS TO BE ISSUED AND SAID TAXES TO BE LEVIED, PLEDGED, ASSESSED, AND COLLECTED UNDER THE CONSTITUTION AND LAWS OF THE STATE OF TEXAS INCLUDING THE TEXAS EDUCATION CODE?





Voting and Consensus Process Review

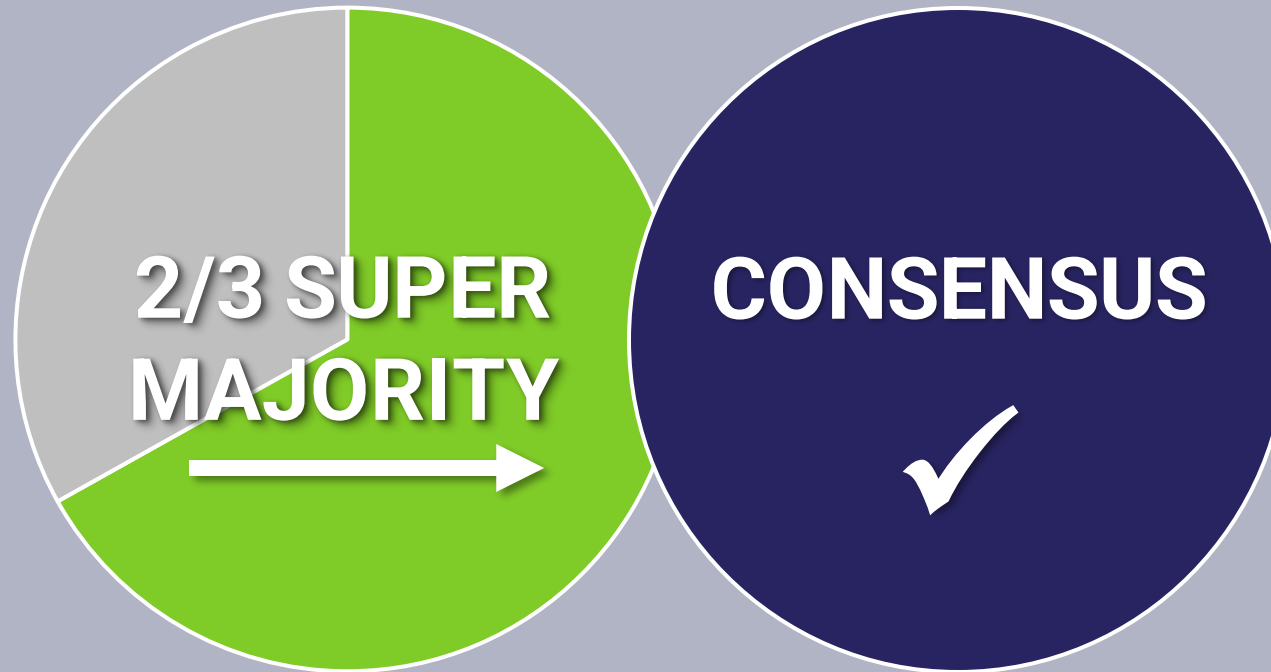
Brenda Garcia and Kendall David

CONSENSUS PROCESS













Goal	Deliberation	Voting	Recommendation
<ul style="list-style-type: none"> • Charge – make a recommendation to BOT • Understanding & acceptance of process 	<ul style="list-style-type: none"> • Presentation of projects • Site tours • Questions & Answers • Committee discussions 	<ul style="list-style-type: none"> • Unanimity is not required • 2/3 Super Majority • Consensus 	<ul style="list-style-type: none"> • Support of the whole group • Final recommendation made to BOT



CONSENSUS PROCESS



CONSENSUS PROCESS

Voting					Bond Package	November Election
 Project A	 Project B	 Project C	 Project D	 Project E	 ✓ Project A ✓ Project D ✓ Project E ✓ Project G ✓ Project H ✓ Project J	 November 7, 2023
 Project F	 Project G	 Project H	 Project I	 Project J		



COMPLETE PROJECT LIST

Project	Total Projected Budget
Sterling HS Replacement	\$285,000,000.00
College and Career Center	\$39,500,000.00
Special Olympics Facility	\$18,400,000.00
Safety & Security	\$24,000,000.00
Technology	\$20,000,000.00
Transportation	\$6,200,000.00
Districtwide Athletics	\$5,400,000.00
Old San Jacinto Demolition	\$510,000.00
Facility Condition Assessment	\$15,000,000.00
Lee HS Site Renovations	\$6,200,000.00
Stallworth Stadium Renovations	\$24,000,000.00
New Stadium	\$105,000,000.00
*TOTAL	\$444,210,000.00
**TOTAL	\$525,210,000.00
***TOTAL	\$549,210,000.00

*Total including Stallworth Renovations only

** Total with New Stadium & No Stallworth Renovation Project

*** Total with New Stadium & Stallworth Renovation Project



2023 CITIZENS BOND ADVISORY COMMITTEE

CONCLUSION

Next meeting:

- Review of all projects
- Voting with consensus
- Review of final vote
- Creation of bond referendum
- Selection of committee representatives
- August 7th board presentation

