



April 15, 2021

# Goose Creek 2019 Bond CBOC Report

- **Dr. Randal O'Brien** – Superintendent of Schools
- **Dr. Demetrius McCall**– Deputy Superintendent for Administrative Services
- **Susan Jackson** – Deputy Superintendent of Curriculum and Instruction
- **Dr. Anthony Price** – Chief Operations Officer
- **Brigitte Clark** – Chief Financial Officer
- **Matt Flood** – Chief Technology Officer
- **Rick Walterscheid** – Director of Transportation and Special Projects
- **Ray Lavan**– Director of Fine Arts
- **Brenda Garcia** – Director of Facilities Planning and Construction
- **Lockwood, Andrews & Newnam** – Program Managers
- **CBOC Chair** – Chet Theiss
- **CBOC Secretary** – Brian Miller



# BOND FINANCES

Brigitte  
Clark



## \$335,725,000 - 2019 Bond Program / Tax Rate Analysis

### ORIGINAL PLAN 11 ½ cent increase to \$0.376890

Cent Increase	\$ 0.115000
Peak Tax Rate	\$ 0.376890
Current Tax Rate	\$ 0.261890

		\$335.725 Million Bond Program	
	Year		
	2019	\$ 109,720,000	
	2020	\$ 111,435,000	
	2021	\$ 114,570,000	
		\$ 335,725,000	
		Debt Service Tax Rate	
Taxable AV	Calendar Year		
\$13,466,327,257	2019	\$ 0.26189	
\$13,600,990,530	2020	\$ 0.37689	
\$13,737,000,435	2021	\$ 0.37689	
\$14,000,370,439	2022	\$ 0.37689	
\$14,505,941,730	2023	\$ 0.37689	
\$15,260,319,200	2024	\$ 0.37689	
\$16,073,559,078	2025	\$ 0.37000	
\$16,166,292,541	2026	\$ 0.36778	
\$16,166,292,541	2027	\$ 0.35629	
\$16,166,292,541	2028	\$ 0.35196	
\$16,166,292,541	2029	\$ 0.34819	
\$16,166,292,541	2030	\$ 0.33436	
\$16,166,292,541	2031	\$ 0.26120	

### UPDATED PLAN < 7 ½ cents increase to \$0.335000

Cent Increase	\$ 0.073110
Peak Tax Rate	\$ 0.335000
Current Tax Rate	\$ 0.297500

		\$335.725 Million Bond Program	
	Year		
	2019	\$ 127,330,000	
	2020	\$ 118,030,000	
	2021	\$ 90,365,000	
		\$ 335,725,000	
		Debt Service Tax Rate	
Taxable AV	Calendar Year		
\$13,887,138,762	2019	\$ 0.26189	
\$15,699,425,598	2020	\$ 0.28593	
\$16,013,075,679	2021	\$ 0.29750	
\$16,093,141,057	2022	\$ 0.30000	
\$16,173,606,763	2023	\$ 0.32000	
\$16,254,474,796	2024	\$ 0.33000	
\$16,335,747,170	2025	\$ 0.33500	
\$16,417,425,906	2026	\$ 0.32824	
\$16,417,425,906	2027	\$ 0.31939	
\$16,417,425,906	2028	\$ 0.31807	
\$16,417,425,906	2029	\$ 0.30576	
\$16,417,425,906	2030	\$ 0.29342	
\$16,417,425,906	2031	\$ 0.22711	

#### Updated Assumptions:

- 2019 Series 2019A sold at an "All Cost Rate" of 2.905% & Series 2019B 1.410%.
- 2020 sold at an "All Cost Rate" of 2.659%
- 2021 estimate 3.25% fixed interest rate.
- Outstanding Variable Rate debt is estimated at 3%.
- Minimum debt service fund balance 10%.
- 99% tax collections rate.

**We are selling the bonds faster**

**AV Growth is healthy**

**2020 Refinancings saved more than \$15.5 million**

**Interest Rates are lower than estimated**

**Adjustable Rate Bond Program has been very successful**

#### Original Assumptions:

- 2019 4.00% fixed interest rate.
- 2020 4.25% fixed interest rate.
- 2021 5.00% fixed interest rate.
- Maximum length of bond issue is 29 years.
- Outstanding Variable Rate debt is estimated at 3%.
- Initial investment rate on debt service funds 0.25% and after 2 years, 0.75% is assumed.
- \$13,466,327,257 Base Taxable AV grown at 1% annually through 2026. Proposed projects at estimated values through 20.



TECHNOLOGY

Matt  
Flood



# TECHNOLOGY

- Teacher & Presentation Stations Replacement
- Interactive Whiteboards
- Replace Elementary and Junior High Mobile Devices
- Add Elementary and Junior High Mobile Devices
- Computer Lab and Library Technology Replacement
- Administrative Computer Replacement
- Network Cabling Replacement
- Network Infrastructure Replacement Phase 1



## Teacher & Presentation Stations

- Completing the original 671 Elementary Presentation Computers (OPS) by the end of May.
- Planning the Junior and High School Presentation Computer (OPS) for this summer/fall.
- Planning the Document Camera and Teacher Computer replacement for this summer/fall.



## Interactive Whiteboard

- Completing the original 671 Elementary Interactive Whiteboards by the end of May.
- Planning the Junior and High School Interactive Whiteboards for this summer/fall.



## Replace Elementary and Junior High Mobile Devices & Add Elementary and Junior High Mobile Devices

- 22,430 students have a district issued iPad. This is about 95% of our student population.
- 14,411 of the 22,430 iPads are the newer TEA iPads with keyboard cases. The TEA iPads were deployed at the Elementary and Junior Schools.
- We are developing our plan for collection.



## Computer Lab and Library Technology Replacement & Administrative Computer Replacement

- Planning Lab and Administrative Computer replacements after completing Teacher computer replacements.



## Network Cabling Replacement

- Completing the first 2,052 network drops at 12 campuses by the end of May.
- Tech Team is working on site surveys to develop cabling replacements at older schools.

## Network Infrastructure Replacement Phase 1

- Planning this project after Computer Replacement projects.



**SECURITY**  
(no update)

**Dr. Anthony  
Price**



# SECURITY

(no update)

- White Fleet
- New Security Cameras



# TRANSPORTATION

(no update)

Rick  
Walterscheid



# TRANSPORTATION

(no update)

- Bus Equipment
- Buses



**FINE ARTS**  
(no update)

**Dr. Demetrius McCall  
& Ray Lavan**



# FINE ARTS

(no update)

- Fine Arts Equipment Replacement



# FACILITIES PLANNING & CONSTRUCTION

Brenda Garcia



# FACILITIES PLANNING & CONSTRUCTION

- Site Improvements
- Stuart CTHS P3
- Stuart CTHS P4
- Ed. Svc. Center P1
- Ed. Svc. Center P2
- RSS High School MEP Package #1
- MEP #2
- Lee Auditorium
- San Jacinto ES
- Junior School #6
- BAS Upgrades
- Plumbing #2
- CTE Renovations
- Construction Lab
- Running Tracks
- Elementary School #17
- REL Fine Arts
- Gentry Fine Arts
- Fine Arts Renovations
- Roof Replacement
- Stallworth Field House

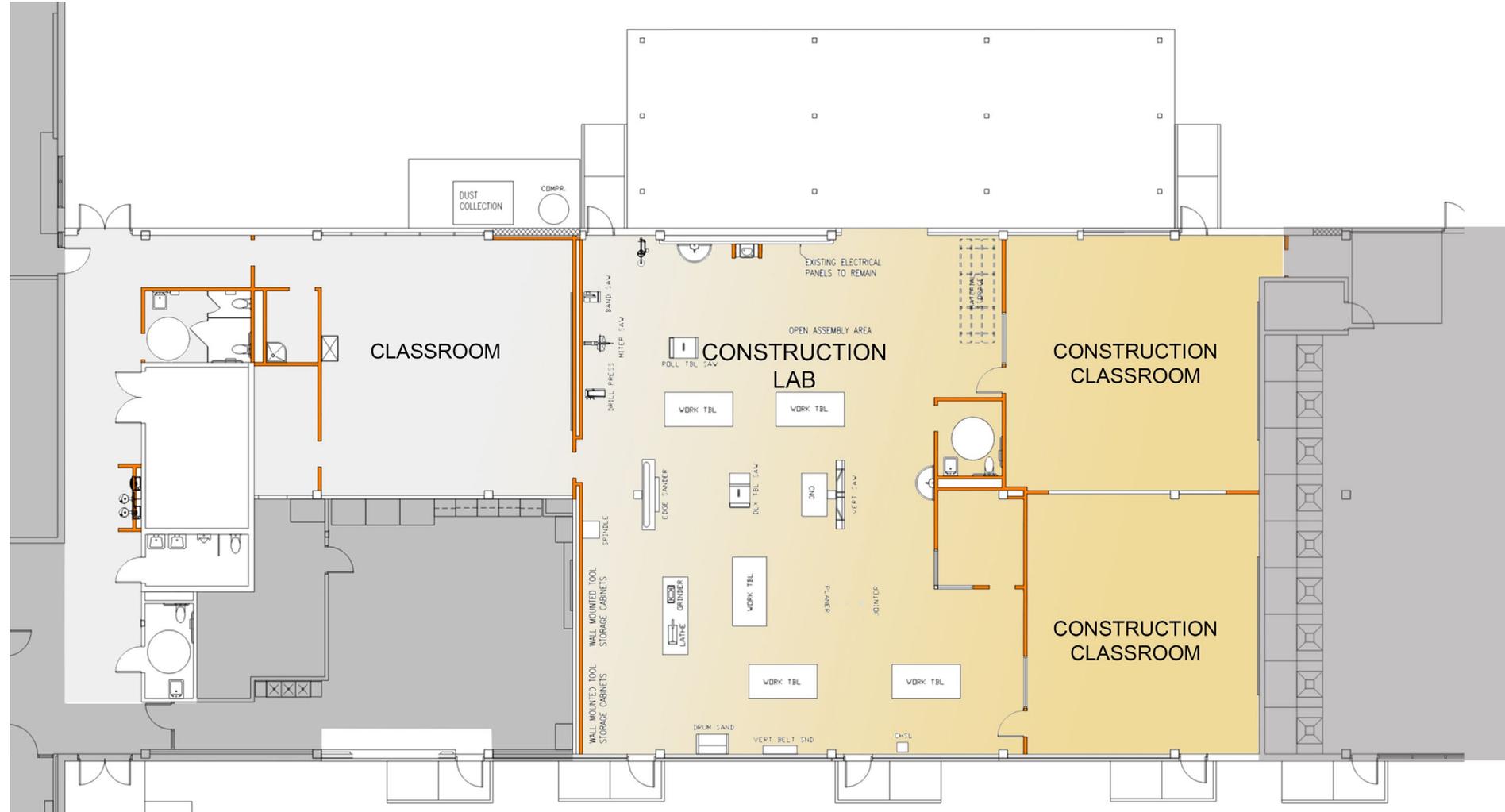


## Design

- **Gentry JS/ Lee HS Fine Arts** – Project is in the Schematic Design phase
  - Design team has reviewed conceptual floor plans with both campuses
  - The District is currently negotiating with Marshall Construction as the Construction Manager at Risk
- **District-Wide Roof Replacement** – Project is in the Bidding phase
  - District is currently negotiation contracts with the General Contractors
- **CTE Sterling Construction Lab**– Project is in the Construction Documents phase
  - Architect has issued 95% Construction Drawings for review and approval
  - Drawings will be issued to the City of Baytown for permitting by the end of the month
- **Education Service Center Phase 1C**– Project is in the Bidding phase
  - City of Baytown has issued a construction permit for this phase of the project
  - Contractor will mobilize on site and start construction within the upcoming weeks



## Sterling High School CTE Construction Lab



Floor Plan

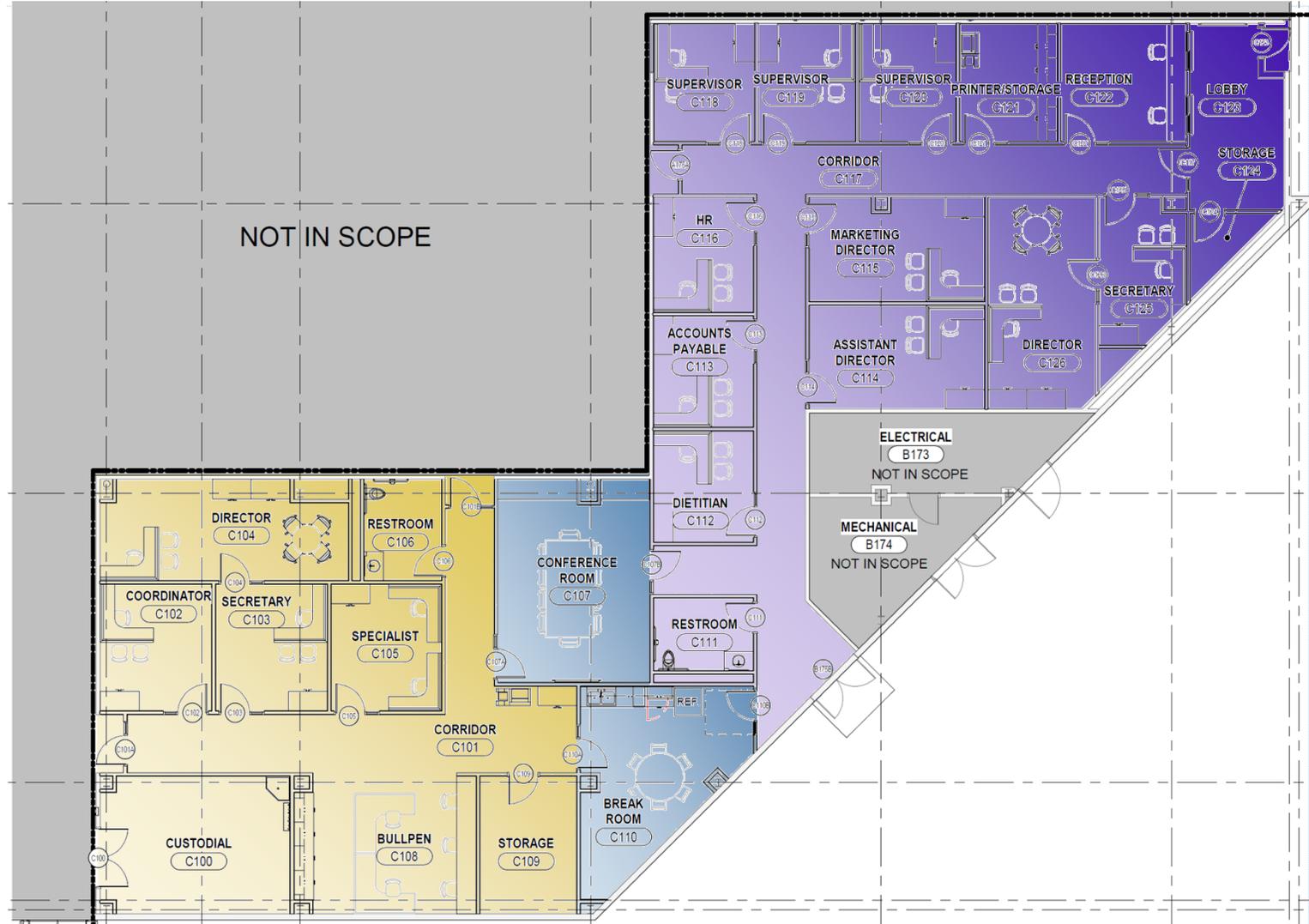
## Gentry Junior School Fine Arts Renovation/Addition



Floor Plan / Site Plan



## Education Service Center – Phase 1C



Floor Plan

EARLY  
LEARNING  
ACADEMY

Dr. DEMETRIUS  
McCALL



# OBJECTIVES

- EARLY CHILDHOOD EDUCATION
- GCCISD EARLY LEARNING ACADEMY MODEL
- CBOC SUPPORT/ENDORSEMENT



# Early Childhood Education

- Requirements for Enrollment
  - Limited English Proficiency
  - Socio-Economically Disadvantaged/Homeless
  - Active-Duty Military Family
  - Family Protective Services Custody
  - Children of Employees (upon availability)
- Benefits of Pre-K
  - Higher Math and Language Acquisition Skills
  - Early Identification of Learning Needs (special education, etc.)
  - Development of Socialization Skills
  - Increased Graduation Rates
- Texas Education Agency Initiative
  - From Half-Day to Full-Day
  - 85% of Brain Development (birth – 5 years)
  - Addition of Pre-K 3-year-old Statewide Initiative



## PRE-K IN GCCISD

### CURRENT MODEL

- Pre-K offered at every elementary
- Assigned classrooms
- Standards based curriculum

### FUTURE MODEL

- Pre-K offered at 3 locations (North, Central, South)
- Dedicated spaces for the unique needs of Pre-K students
- Instructional Delivery and Curriculum Enhancements
- Language and Conceptually Rich Environments
- Texas is leading but nationwide exploration



# Current Pre-K Classrooms

- Group Seating
- Traditional Instructional Resources
- Structured Lesson Delivery
- Year-Long Academic Setting



# Pre-K of the Future

- Thematic Design
- Conceptual Vocabulary Building
- Exploratory Learning
- Student Choice/Decision Making
- Increased Socialization Skill Development
- Rotating Academic Environment (3-4 weeks)





# Early Learning Academy - Central

- Design Development of Early Learning Academy
  - Approved December 2020
  - 16 Museum Quality Learning Experiences
  - Capacity of 396 Students
  - Expected Completion: July 2022

# CBOC Support

- San Jacinto Elementary and Elementary 17
  - North and South of GCCISD
  - Dedicated Pre-K Wing
  - Re-Designed
  - Increased Capacity for Elementary Schools (due to Pre-K Centralization)
  - Simultaneous Implementation

**\* No decision required today by CBOC**



## Construction

- **E.F. Green Junior School**
  - Interior finishes installation is underway in academic building
  - Football field, tennis courts, and track & field stations installation are underway
- **GCCISD Elementary #17**
  - Structural steel installation is underway throughout building pad
  - Underground site utilities installation is complete
- **Sterling High School MEP Package #1**
  - Demolition of ceiling tiles and mechanical systems is complete in library
  - New electrical wiring for power and lighting circuits being landed in electrical panels
- **Lee High School Auditorium Renovation**
  - New theater seating installation is nearing completion
  - New theater stage rigging system installation is underway
- **San Jacinto Elementary Replacement**
  - Structural steel installation is underway throughout building pad
  - Underground site utilities installation is ongoing
- **Stuart CTHS Phase 4**
  - Roofing insulation and lightweight concrete installation is in progress
  - Mechanical, electrical, and plumbing top-out is ongoing on the first floor
- **Junior School Running Tracks**
  - Concrete placement of track curbs is complete at Gentry JS and Horace Mann JS
  - Soil stabilization and preparation is ongoing at Baytown JS and Highlands JS



## Completion

- ✓ BAS Upgrades – Phase 1 (ABM; ECM HVAC Controls)
- ✓ Site Improvement Project (Baytown JS, Gentry JS, and Hopper Primary)
- ✓ Stuart CTHS Phase 3
- ✓ CTE Lab Renovations
- ✓ Education Service Center Phase 1 A & B
- ✓ District-Wide MEP Package #2



## E.F. Green Junior School



Overall aerial view of site



Shotput and Discus platforms

## San Jacinto Elementary Replacement

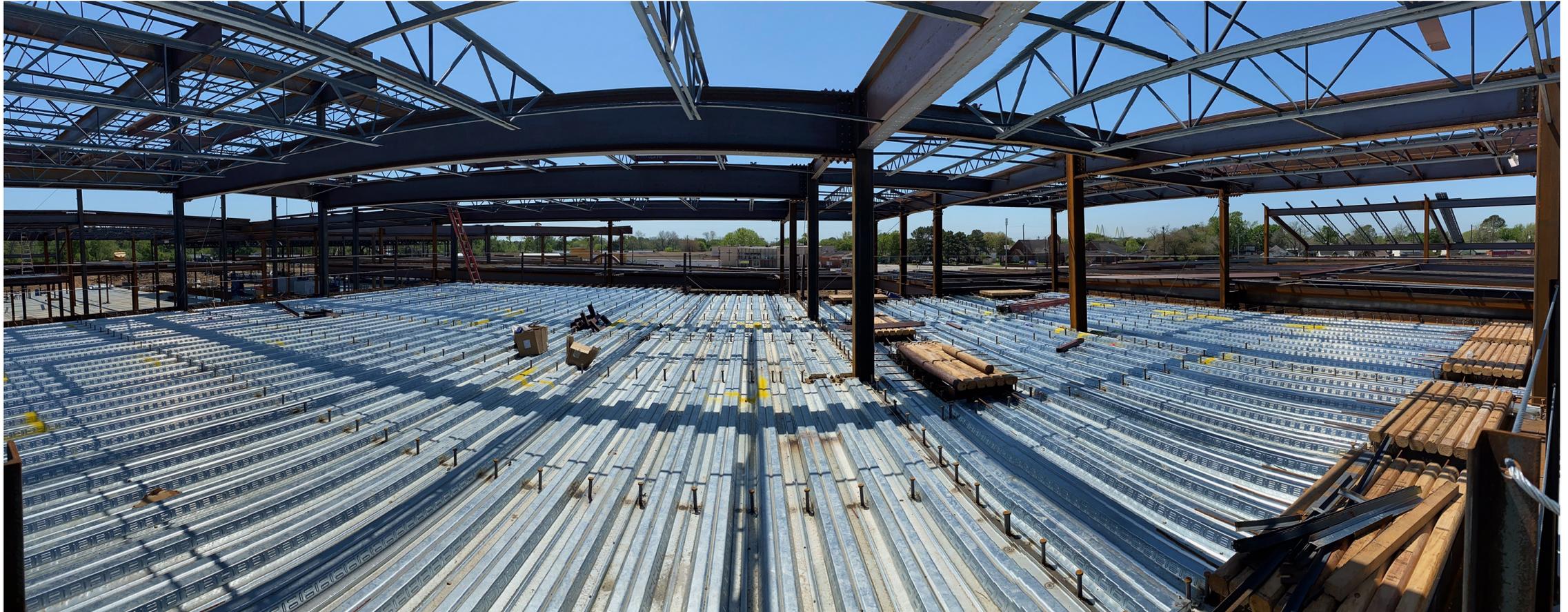


Overall aerial view of site



Structural steel of main entry of building

## San Jacinto Elementary Replacement



Metal decking installation

## GCCISD Elementary #17



Overall aerial view of site



Domestic water line and fire line vault and meter box

## Stuart CTHS – Phase 4

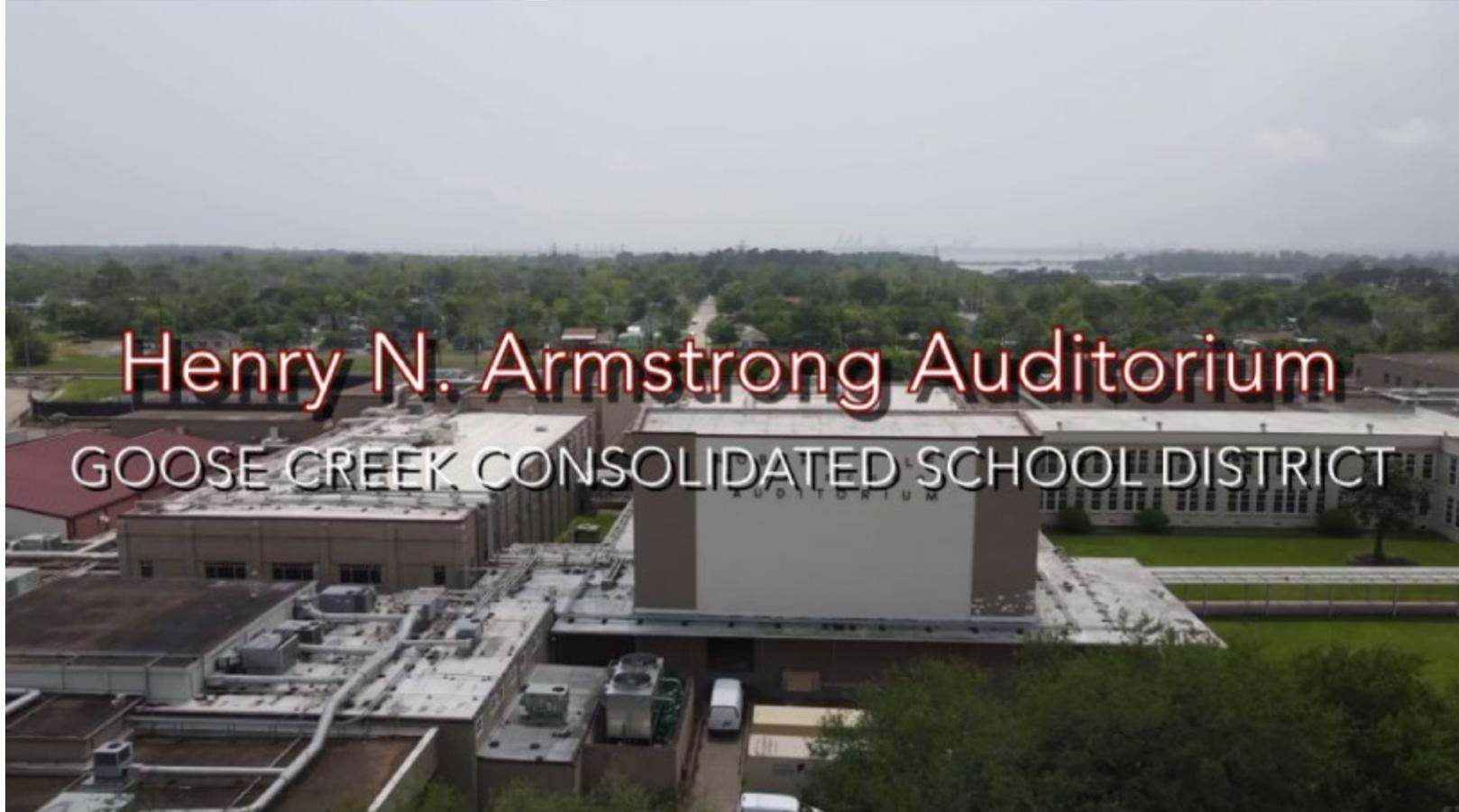


Overall aerial view of site plan

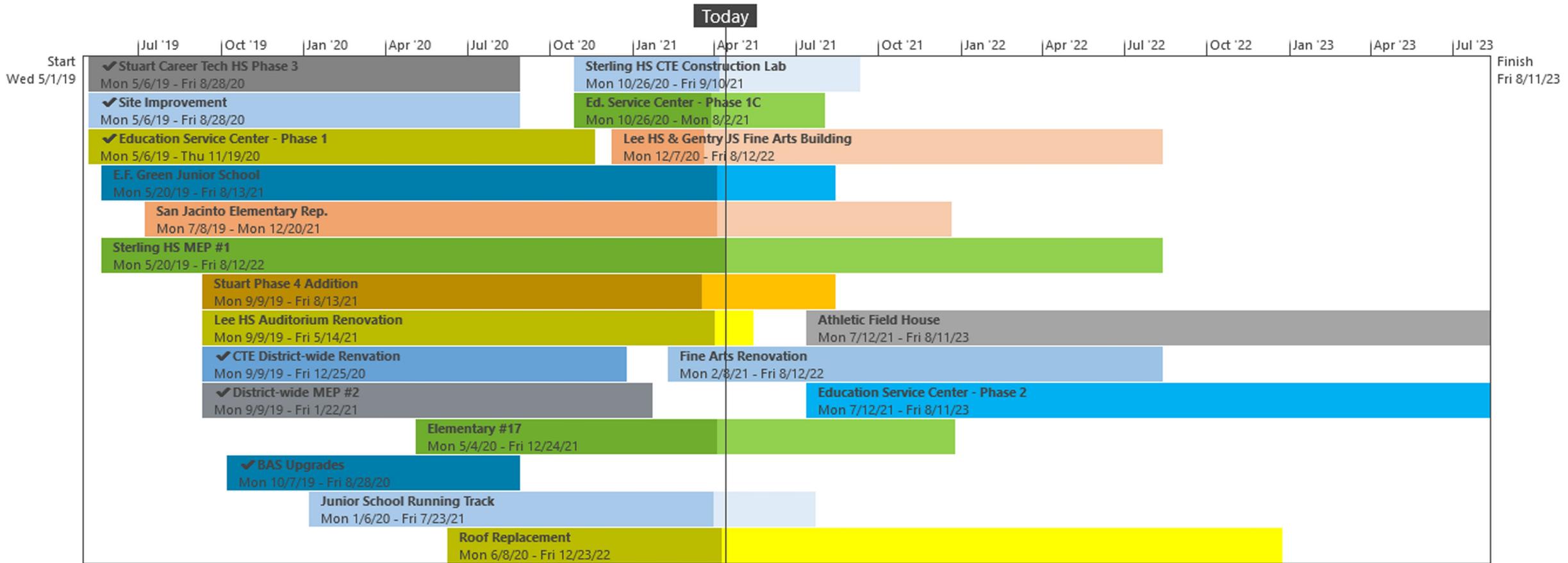


Mechanical, electrical, and plumbing top-out continues at first and second levels

## Lee High School – Armstrong Auditorium



## Construction Schedule



Bond Project Schedule



Goose Creek CISD Series 2019 Bond Fund #632 Financial Progress Report As of February 28, 2021

	Project Budget	Actual	Completion %	Estimated Final Cost	Estimated Cost %	Budget Variance
<b>REVENUE</b>						
Unlimited Tax School Bldg Bonds, 2019	\$ 127,330,000	\$ 127,330,000		127,330,000		-
Unlimited Tax School Bldg Bonds, 2020	\$ 118,030,000	\$ 118,030,000		118,030,000		-
Unlimited Tax School Bldg Bonds, 2021	\$ 90,365,000			90,365,000		-
Investment Earnings (Estimate)	-	1,900,009		1,900,009		1,900,009
<b>Total Revenue</b>	<b>\$ 335,725,000</b>	<b>\$ 247,260,009</b>		<b>\$ 337,625,009</b>		<b>\$ 1,900,009</b>
<b>PROJECT EXPENDITURES</b>						
<b>Construction</b>						
Site Improvements	2,302,539	2,697,948	117%	2,822,539	123%	(520,000)
SCTHS Phase III	19,672,546	18,486,274	94%	18,634,057	95%	1,038,489
ESC Phase I & Phase 2	10,950,727	9,430,278	86%	10,950,727	100%	-
Mechanical #1/Plbg. Upgrades #1	33,212,375	17,764,293	53%	33,212,375	100%	-
Lee Auditorium	5,184,544	2,551,694	49%	5,538,644	107%	(354,100)
San Jacinto Rplmt	27,001,097	6,123,016	23%	27,001,097	100%	-
Jr High #6	56,930,190	24,108,869	42%	56,930,190	100%	-
BAS Upgrades	2,866,171	-	0%	-	0%	2,866,171
Construction Lab	2,880,000	2,108,553	73%	2,880,000	100%	-
Mechanical #2	8,949,676	5,613,955	63%	6,031,521	67%	2,918,155
Stuart CTHS P4	16,324,374	2,289,528	14%	16,324,374	100%	-
Running Tracks	3,117,791	651,654	21%	3,756,291	120%	(638,500)
Elementary #17	25,718,330	3,692,542	14%	25,718,330	100%	-
Lee & Gentry Fine Arts Buildings	11,617,016	-	0%	11,617,016	100%	-
Fine Arts Renov.	3,408,000	56,480	2%	3,408,000	100%	-
Roof Replacement	8,272,982	182,000	2%	8,272,982	100%	-
Field House	8,450,412	-	0%	8,450,412	100%	-
BAS/Control Upgrades - ABM	6,112,290	6,112,289	100%	6,112,290	100%	-
Water Conservation - ABM	764,579	730,411	96%	730,411	96%	34,168
PRG MGMT - ABM	85,961	85,968	100%	85,968	100%	(7)
Program Management	7,450,761	2,978,792	40%	7,450,761	100%	-
FPC Expenditures	2,697,664	2,024	0%	2,697,664	100%	-
Non-FPC Bond Expenditures	210,975	191,480	91%	210,975	100%	-
<b>Total Construction Projects</b>	<b>\$ 264,181,000</b>	<b>\$ 105,858,048</b>	<b>40%</b>	<b>\$ 258,836,624</b>	<b>98%</b>	<b>\$ 5,344,376</b>



Goose Creek CISD Series 2019 Bond Fund #632 Financial Progress Report As of February 28, 2021						
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<b>REVENUE</b>						
Unlimited Tax School Bldg Bonds, 2019	\$ 127,330,000	\$ 127,330,000		127,330,000		-
Unlimited Tax School Bldg Bonds, 2020	\$ 118,030,000	\$ 118,030,000		118,030,000		-
Unlimited Tax School Bldg Bonds, 2021	\$ 90,365,000			90,365,000		-
Investment Earnings (Estimate)	-	1,900,009		1,900,009		1,900,009
<b>Total Revenue</b>	<b>\$ 335,725,000</b>	<b>\$ 247,260,009</b>		<b>\$ 337,625,009</b>		<b>\$ 1,900,009</b>
<b>Technology</b>						
Teacher/Present Stations Repl	4,955,100	307,527	6%	4,955,100	100%	-
Interactive Whiteboards	7,299,360	1,347,106	18%	7,299,360	100%	-
Elem/JS Mobile Device Rpl	6,929,500	490,754	7%	6,929,500	100%	-
Add Elem. & JS Mobile Dev.	6,553,856	320,000	5%	6,553,856	100%	-
Comp Lab/Lib Tech Repl	6,896,247	-	0%	6,896,247	100%	-
Admin. Computer Repl.	1,322,200	-	0%	1,322,200	100%	-
Network Cabling Repl.	11,992,560	210,266	2%	11,992,560	100%	-
Network Infra. Repl. P1	3,789,700	-	0%	3,789,700	100%	-
<b>Total Techonolgy Projects</b>	<b>\$ 49,738,523</b>	<b>\$ 2,675,653</b>	<b>5%</b>	<b>\$ 49,738,523</b>	<b>100%</b>	<b>\$ -</b>
<b>Administrative Services/C&amp;I</b>						
Buses	14,600,000	5,928,915	41%	14,600,000	100%	-
Bus Equipment	2,000,000	550,168	28%	2,000,000	100%	-
New Security Cameras	1,155,477	-	0%	1,155,477	100%	-
Vehicles - Police	600,000	593,294	99%	600,000	100%	-
Fine Arts Equip Replacement	3,450,000	2,458,316	71%	3,450,000	100%	-
<b>Total Adm Services/C&amp;I Projects</b>	<b>\$ 21,805,477</b>	<b>\$ 9,530,693</b>	<b>44%</b>	<b>\$ 21,805,477</b>	<b>100%</b>	<b>\$ -</b>
<b>Total Project Expenditures</b>	<b>\$ 335,725,000</b>	<b>\$ 118,064,394</b>	<b>35%</b>	<b>\$ 330,380,624</b>	<b>98%</b>	<b>\$ 5,344,376</b>
<b>Bond Program Savings/Earnings</b>						<b>\$ 7,244,385</b>



# FOLLOW-UP INFORMATION

## Future Meetings

- ~~August 6, 2020~~
- ~~September 24, 2020~~
- ~~October 29, 2020~~
- ~~December 10, 2020~~
- ~~January 21, 2021~~
- ~~March 4, 2021~~
- ~~April 15, 2021~~
- May 27, 2021



THANK YOU

