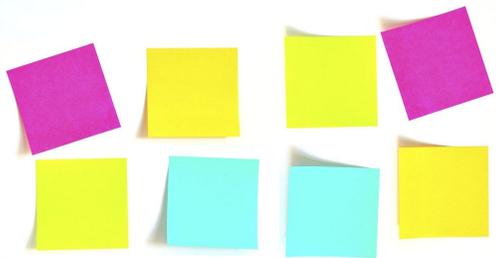


Welcome! Share Questions and Feedback

Before our meeting officially starts, please use post-it notes to share **your questions** and **feedback you've heard from other residents**.

What questions do you still need answered?



What feedback did you hear from community members?



Based on the conversations you've had since the last committee meeting.

B ND

PLANNING COMMITTEE

Meeting #6: Tuesday, Dec 19, 2023



Dr. Deana Steeber
Superintendent

Welcome

Valued Committee Member

- Ask Questions
- Do Research
- Value in All Opinions
- Learn from Each Other
- Speak from ♥
- Be involved — own it.
- Think about Future Needs
- Try to understand Why Bond Failed
- Identifying Misinformation
— Share Facts

Meeting Norms

- Presentations and activities will begin by 5:30 pm
- Committee members are expected to attend each meeting, as information and understanding builds from one meeting to the next
- Keep phones and other devices on silent
- Be a valued committee member



Tonight's Agenda

- Meeting #5 Recap
- Establishing Consensus
- Slido Input & Re-Vote
- Q&A and Construction Budget Info
- Final Vote to Reach Consensus, if needed Recommendation
- Educating the Community
- Looking Ahead / Important Dates



Meeting #5 Recap

- **Three ES scenarios emerged:**
 - 1 new ES (approximately \$80M total)
 - 2 new ESs (approximately \$132M)
 - 2 850 ESs and 1 600 ES (address all ES)
- **Committee members showed interest/passion toward particular scenarios**
- **Committee members were asked to have conversations with neighbors and other SSISD residents**

Elementary Scenarios



Scenarios At-A-Glance

CURRENT	SCENARIO #1	SCENARIO #2	SCENARIO #3
 <p>BOWIE PRIMARY Capacity: 400 Grades: K-3</p>  <p>BARBARA BUSH PRIMARY Capacity: 400 Grades: K-3</p>  <p>JOHNSON PRIMARY Capacity: 300 Grades: K-3</p>  <p>TRAVIS PRIMARY Capacity: 300 Grades: K-3</p>  <p>SULPHUR SPRINGS ELEMENTARY Capacity: 600 Grades: 4-5</p>	 <p>NEW ELEMENTARY Capacity: 600 / 850 Grades: K-5</p>  <p>SULPHUR SPRINGS ELEMENTARY Capacity: 600 Grades: K-5</p>  <p>BARBARA BUSH Capacity: 600 Grades: K-5</p>  <p>BOWIE Capacity: 400 Grades: K-5</p>  <p>TRAVIS OR JOHNSON Special Programs Staff Offices</p> <p>■ NEW CONSTRUCTION ■ RENOVATIONS</p>	 <p>NEW ELEMENTARY Capacity: 600 / 850 Grades: K-5</p>  <p>NEW ELEMENTARY Capacity: 600 / 850 Grades: K-5</p>  <p>BARBARA BUSH Capacity: 600 Grades: K-5</p>  <p>BOWIE Capacity: 400 Grades: K-5</p>  <p>TRAVIS OR JOHNSON Special Programs Staff Offices</p> <p>■ NEW CONSTRUCTION ■ RENOVATIONS</p>	 <p>NEW ELEMENTARY Capacity: 850 Grades: K-5</p>  <p>NEW ELEMENTARY Capacity: 850 Grades: K-5</p>  <p>BARBARA BUSH Capacity: 600 Grades: K-5</p>  <p>BOWIE Special Programs Staff Offices</p> <p>■ NEW CONSTRUCTION ■ RENOVATIONS</p>
MAY 2024 BOND AMOUNT	\$83.45 MILLION	\$132.13 MILLION	\$150.43 MILLION
TAX IMPACT	NO TAX RATE INCREASE	NO TAX RATE INCREASE	\$.0025 per \$100 valuation
FUTURE BOND TIMELINE	Bond #2: \$68.3M (2027/2028) Bond #3: \$70.04M (2037/2038)	Bond #2: \$58.37M (2030/2031)	Bond #2: Potential HS/MS Projects (2037/2038)
ACCOMMODATES IDEAL GRADE CONFIGURATION	✓	✓	✓
M&O BUDGET SAVINGS	unforeseen system failures and emergency maintenance expenses		
ACCOMMODATES FUTURE ENROLLMENT	✓	✓	✓
NAMING IMPLICATIONS	✓	✓	✓

Scenario 1

Bond #1 (Timeframe: May 2024)

New 600/850 Elementary School (Site TBD)	\$53.78M
Renovate SSES	\$9.31M
Renovate Bush ES	\$3.59M
Renovate Bowie ES	\$12.50M
Renovate Travis or Johnson ES (staff relocation)	\$2.94M
Land Acquisition	\$1.33M
Total	\$ 83.45M
Douglass ECC	\$6.72M

Bond #2 (Timeframe: ~2027/28)

New 600/850 Elementary School (SSES)	\$59.95M
Bush Site Improvements	\$3.26M
SSMS Infrastructure Upgrades	\$5.09M
SSHS Phase I Additions/Renovations	TBD
Total (+SSHS)	\$68.30M

Bond #3 (Timeframe: ~2037/38)

Two Elementary Expansions to 850 students	\$70.04M
Total	\$70.04M

Total Cost: \$221.79M

Scenario 2

Bond #1 (Timeframe: May 2024)

New Elementary School (SSES)	\$54.86M
New Elementary School (Site TBD)	\$53.78M
Renovate Bush ES	\$6.72M
Renovate Bowie ES	\$12.50M
Renovate Travis or Johnson ES (staff relocation)	\$2.94M
Land Acquisition	\$1.33M
Total	\$132.13M
Douglass ECC	\$6.72M

Bond #2 (Timeframe: ~2030/31)

Elementary Expansions to 850	\$51.90M
SSMS Infrastructure Upgrades	\$6.47M
SSHS Phase I Additions/Renovations	TBD
Total (+SSHS)	\$58.37M

Total Cost: \$190.5M

Scenario 3

Bond #1 (Timeframe: May 2024)

New 850 Elementary School (SSES)	\$69.91M
New 850 Elementary School (Site TBD)	\$68.72M
Renovate Bush ES	\$6.72M
Bowie Upgrades (saff relocation)	\$3.75M
Land Acquisition	\$1.33M
Total	\$150.43M
Douglass ECC	\$6.72M

Bond #2 (Timeframe: ~2030/31)

SSMS Infrastructure Upgrades	\$6.47M
SSHS Phase I Additions/Renovations	TBD
Total (+SSHS)	\$6.47M

Total Cost: \$156.9M

Striving for Consensus



Establishing Consensus

As part of the decision-making process, Committee members need to reach consensus before taking a recommendation to the Board of Trustees.

Definition:

- a general agreement
- the judgment arrived at by most of those concerned
- group solidarity in sentiment and belief;
- concerned with the process of deliberating and finalizing a decision

Examples: **Simple Majority** **Supermajority**

51%

2/3 is commonly used

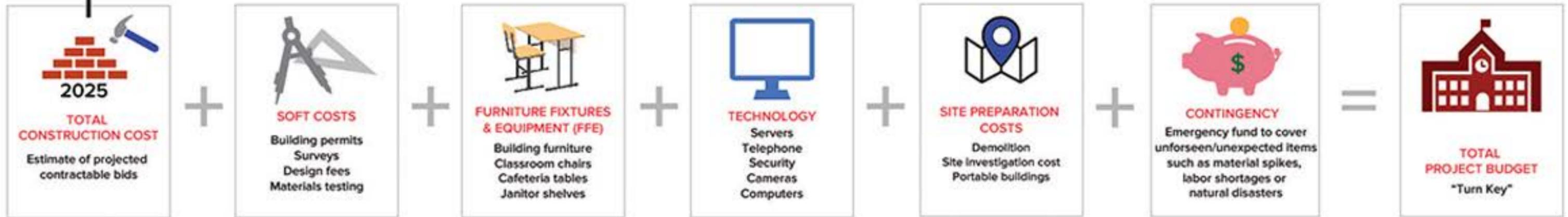
Individual Vote



Additional Construction Budget Information



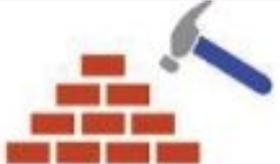
Building A Bond Budget



Construction Budget

$$\text{SF} \times \text{\$/SF} = \text{TODAY'S CONST \$}$$

$$115,000 \text{ SF} \times \$444 = \$51,100,000$$



2023
CURRENT CONSTRUCTION COST
Estimate of what it would cost to pay a contractor to do that work today (Labor, supplies, etc.)

Today, an elementary school in Texas will cost \$428 - \$526 / SF.

$$\text{CONST \$} \times \text{ESCALATION} = \text{ESCALATION \$}$$

$$\$51,100,000 \times 8.5\% = \$4,400,000$$

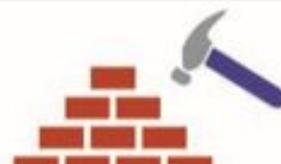


2023 – 2025
ESCALATION
Dollars of construction inflation that occur from today's cost until project construction

We anticipate escalation to increase 8% per year.

$$\text{TODAY'S CONST \$} + \text{ESCALATION} = \text{TOTAL CONST \$}$$

$$\$51,100,000 + \$4,400,000 = \$55,500,000$$



2025
TOTAL CONSTRUCTION COST
Estimate of projected contractable bids

We consider location and design complexity.

Project Budget

CONST COST

**CONST COST X 11%
=
SOFT COSTS**

**CONST COST X 6%
=
CONTINGENCY**

**CONST COST X 7%
=
FFE**

**CONST COST
+ SOFT COSTS
+ CONTINGENCY
+ FFE
=
TOTAL PROJECT BUDGET**

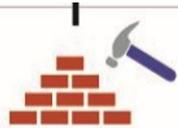
\$55,500,000

\$55,500,000 x 12%
=
\$6,600,000

\$55,500,000 x 6%
=
\$3,300,000

\$55,500,000 x 7%
=
\$3,500,000

\$69,000,000



2025
TOTAL CONSTRUCTION COST
Estimate of projected contractable bids




SOFT COSTS
Building permits
Surveys
Design fees
Materials testing




CONTINGENCY
Emergency fund to cover unforeseen/unexpected items such as material spikes, labor shortages or natural disasters




FURNITURE FIXTURES & EQUIPMENT (FFE)
Building furniture
Classroom chairs
Cafeteria tables
Janitor shelves




TOTAL PROJECT BUDGET
"Turn Key"

75%

7-16%

4-8%

5-10%

Budget Questions

How do we know the construction cost/SF?

What if we're wrong about the escalation estimate?

What if we're wrong about the construction estimate?

What is a budget?
What is an estimate?

If the escalation or construction cost is **less**, where does the money go?

If the escalation or construction cost is **more**, where does the money go?

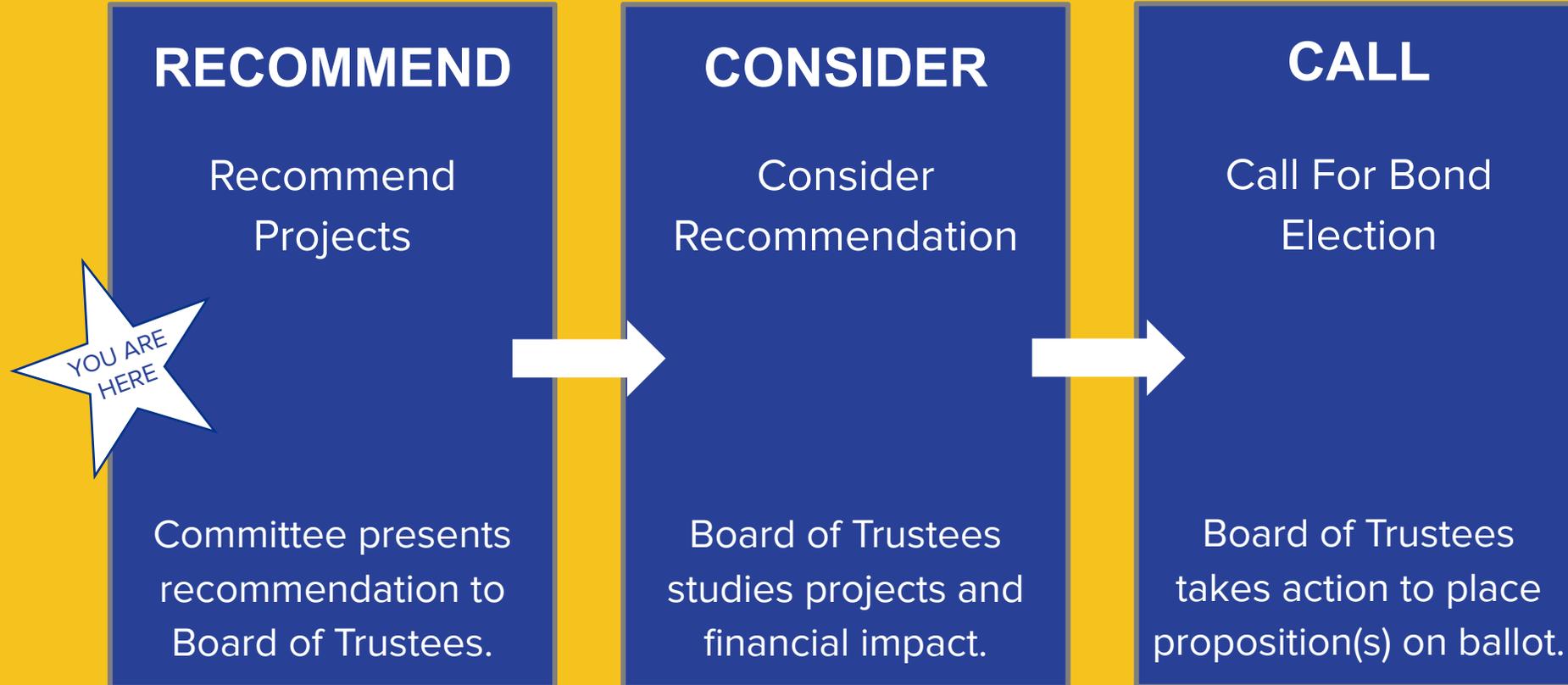
Reach Consensus on Recommendation



Educating the Community



Next Steps in Process



Board's Responsibility

After Board Calls Election

EDUCATE

District Educates
Voters on the
Proposal

It's the school district's
role to communicate
facts about the bond.

VOTE

Voters Consider
Proposition(s)

School bond
propositions must be
held with the general
elections in May or
November.

APPROVE

Voters Approve
Bond Election

A majority of voters
voting in favor of the
proposition(s) gives the
Board authority to
sell bonds.

SELL

District Sells Bonds
to Investors

District issues bond
sales in increments
over time to match the
schedule of project
design and
construction.

Shared Responsibility

After Voters Approve... and SSISD Sells Bonds

LEVY

Board Levies
I&S Tax Rate

The Interest & Sinking
tax rate (set annually) is
levied to make annual
debt payments.

DESIGN

Project Design

Project design is a
multifaceted process
that begins conceptual
and concludes with
construction
documents.

BID

Projects Bid

Projects are bid in the
competitive market to
select a contractor and
get the best value for
the district.

CONSTRUCT

Project Construction

Project durations can
vary. Construction can
take several years for
new schools and
renovations.

Roles and Responsibilities

Bond Planning Committee

- Present Recommendation to School Board
- Communicate with Friends, Family and Neighbors

Board of Trustees

- Receive and Study Committee's Recommendation
- Consider Calling Bond Election (Bond Amount & Propositions)
- Take Action by Voting to Call a Bond Election by February 16 (for May 2024 ballot)

SSISD Staff

- Work with Board to Prepare for Calling Election
- Train Staff on Election Ethics
- Engage with Voters / Community Outreach
- Share Facts about Bond Election

Election Ethics

- **Section 255.003 of the Texas Election Code prohibits an employee or officer of the district from using school resources, funds or time for political advertising or advocacy.**
- **Political advertising is a communication that pushes for a particular outcome (passage or defeat) in an election and includes statements made orally or in writing.**
- **This explains why you won't see Dr. Steeber wearing a t-shirt that says: VOTE YES for THE BOND. Dr. Steeber is always the Superintendent. She does not ever take off her "Superintendent Hat" and put on her "Private Citizen Hat."**

Board of Trustees and District Staff

- Board Members and Staff may wear two hats.
- When acting in an official capacity, Board Members and Staff can **educate only**.

Official Representative



- Board Member
- Coach
- Director
- Teacher
- Staff
- Administrator

Private Citizen



- Private citizen
- Voter
- Friend
- Community activist
- Educator

Educate

- **Distribute district-developed materials + share district website**
 - Share proposed bond projects & estimated costs
 - Provide information about age and condition of facilities
 - Give tax rate and financial information
- **Describe the process**
 - Give details about the BPC and the planning that led to the decision to call a bond
- **Provide information about voting**
 - Project information + ballot language
 - Voter registration information
 - Election dates, times & polling locations

Looking Ahead/ Important Dates



Recommendation to Board of Trustees

**Please Attend!
Your support of
the final
recommendation
speaks volumes.**

Monday, Jan. 22, 2024

Sulphur Springs ISD Board Room

6 pm



Thank you in advance to committee representatives!

Election Dates

	April 1	2	3	4 VOTER REGISTRATION DEADLINE	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23 DEADLINE TO APPLY FOR BALLOT BY MAIL	24	25	26	27
	EARLY VOTING					
28	29	30	May 1	2	3	4 ELECTION DAY
EARLY VOTING						