

# Update to the Board of Trustees 

Board Workshop

3-7-23

## Meetings

Dates

## Tentative Topics

| Thursday, February 2 | Overview; Purpose \& Process; School Finance 101; Defining Consensus |
| ---: | :--- |
| Wednesday, February 8 | PASA \& Growth; Marketplace \& Construction Costs; Financial Capacity |
| Wednesday, February 22 | New Construction; Land; Capacity Additions; Survey Results |
| Thursday, March 2 | Major Renovations; Master Plans; Gyms \& Playgrounds |
| Thursday, March 9 | Safety \& Security; Transportation |
| Thursday, March 23 | Infrastructure (including technology needs) |
| Thursday, March 30 | Review; Package Building/Consensus |
| Tuesday, April 11 | Review Consensus Items; Group Rotations: Athletics, CTE, Technology Devices |
| Tuesday, April 25 | Financial Update; Misc. Topics |
| Thursday, May 11 | Package Building; Community Information; Gathering Feedback; Materials |

## Transparency



## BPC Members

- 158 individuals
- 131 residents of Conroe ISD
- 34 business owners
- 58 Conroe ISD employees
- 46 parents of PreK-4
- 35 parents of 5-6
- 31 parents of 7-8
- 56 parents of 9-12
- 6 students
- 15 group/org. representatives
- 32 Board appointees By feeder
- Caney Creek: 21
- College Park: 34
- Conroe: 41
- Grand Oaks: 36
- Oak Ridge: 25
- The Woodlands: 32

IN THIS SECTION
> 2019 Bond Updates

Conroe ISD requested the participation of students, parents, business owners, mmunity members, and employes for a Bond Planning Committe (BPC) in anticipation of a bond on the November 7, 2023 ballot. The District is xperiencing unprecedented growth and seeks the guidance of stakeholders. Over 360 submissions were received through the interest form. Of those, 160 were selected to represent a cross-section of our great District.

- Bond Planning Committee Voting Members ${ }^{\text {Liva }} \rightarrow$
- Presentation to Board on $1 / 17 / 23$ 뭉 $\rightarrow$


## Enrollment Growth

## 2023 BPC Meeting Information

## February 2, 2023

February 8, 2023
February 22, 2023
March 2, 2023
March 9, 2023
March 23, 2023
March 30, 2023
April 11, 2023

## March 2, 2023

- Agenda ${ }^{\text {mar }}$
- Emailed Resources
- DRAFT School Seat Schedule-2/27 Update
- Active Enrollment/Campus Capacity/Portables
- Handouts
- DRAFT Campus Capacity with Enrollment and Year Built
- DRAFT Playground Costs Since 2018 man
- Presentations
- Welcome \& Potential Bond Elements
- Gym \& Playgrounds
- Major Renovations \& Master Plans
- Minutes


## Communication

## Question \&

Comment Form


Early arrival (5 PM) by Committee Resource Personnel for questions and conversation before each meeting.

To receive a response to your inquiry, please complete the following information.

## Name:

$\qquad$
Email:

Phone Number: $\qquad$
Feeder/Campus: $\qquad$
Write your question below:

## BPC Chats

BPC members are invited to join Zoom chats on the following dates. The purpose is to allow more opportunities for questions and conversation. A variety of District resource personnel will be available at these times.

Monday, March 6 @ 4:30 PM
Wednesday, March 22 @ 1 PM
Thursday, April 6 @ 6 PM
Friday, April 14 @ 10 AM
Thursday, April 27 @ 3 PM
Friday, May 5 @ 12 PM

Dates Tentative Topics


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| Thursday, March 2 | Major Renovations; Master Plans; Gyms \& Playgrounds |
| ---: | :--- |
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| Thursday, May 11 | Package Building; Community Information; Gathering Feedback; Materials |
| Monday, July 17 | Review Community Feedback; Elect Spokesperson |

## Purpose

\&

## Process

## Purpose

The purpose of the Bond Planning Committee is to study the facility and capital needs of the District and make recommendations for a future bond program.

Determine if a bond referendum is needed. 98\% voted yes

## Purpose

Develop a package that meets our needs and can be supported by the Board of Trustees and ultimately the voters in Conroe ISD.

## Process

STEP 1: Assess facilities and capital needs
STEP 2: Study demographics and growth projections

STEP 3: Develop bond proposal with diverse group of stakeholders from across the District

STEP 4: Communicate bond proposal and receive community feedback

STEP 5: Review community feedback and put together final proposal to present to the Board of Trustees for consideration

School Finance 101

## Tax Rate Components @ \$1.1146



The maintenance \& operations portion of the tax rate is used to fund the day-to-day operations of the district. (Salaries, benefits, supplies, utilities, fuel etc.)

The debt service or I\&S portion of the tax rate provides funding for principal and interest payments on debt the district issues to finance the building of new facilities and other capital expenditures.

## Tax Rate History



## State vs. Local Share



## Texas School Bond Funds

## Allowable Uses

Construction and renovations of facilities

- Including all Furniture and Equipment to Operate a School
Acquisition of land
School Buses
Vehicles
Safety and Security
Technology
- Bond expenditures for items with a shorter lifespan will be paid off before the purchase becomes obsolete.


## Un-allowable Uses

Salaries

- Pay raises
- Stipends
- Bonuses

Operating Costs

- Utility Bills
- Supplies
- Fuel
- Insurance
- Building Maintenance


## Debt Per Student Comparison

Local area school district bond elections held in 2022 and the corresponding debt per student calculation based on 2021-2022 student enrollment.

| School District | Bond Election Date (2022) | Bond Election Amount | 2021-2022 <br> Student <br> Enrollment | Debt per Student | Comparative Bond Amount (Based on CISD Enrollment of 73,394) |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Splendora ISD | November 2022 | \$201,000,000 | 4,384 | \$45,848.54 | \$3,365,007,755 |
| Lamar CISD | November 2022 | \$1,516,623,300 | 39,579 | \$38,318.89 | \$2,812,376,525 |
| Montgomery ISD | May 2022 | \$326,907,090 | 9,343 | \$34,989.52 | \$2,568,020,867 |
| Spring ISD | November 2022 | \$850,000,000 | 33,425 | \$25,430.07 | \$1,866,414,361 |
| Willis ISD | May 2022 | \$143,050,000 | 8,432 | \$16,965.13 | \$1,245,138,959 |
| Klein ISD | May 2022 | \$895,350,000 | 53,294 | \$16,800.20 | \$1,233,034,073 |
| Magnolia ISD | November 2022 | \$228,000,000 | 13,658 | \$16,693.51 | \$1,225,203,690 |
| Humble ISD | May 2022 | \$775,000,000 | 48,112 | \$16,108.25 | \$1,182,248,711 |
| Spring Branch ISD | May 2022 | \$381,600,000 | 33,545 | \$11,375.76 | \$834,912,816 |

Source: The Municipal Advisory Council of Texas, 2021-2022 TAPR and Various Other Sources.

## Upcoming Annual Capital Needs

- Portable buildings to support growth
- anticipated 3,000 student growth
- Technology Needs
- Safety: cameras and electric doors - both new and replacement parts
- Network: switches, routers, access points, UPS, and cabling; campus infrastructure; data center refresh
- Life cycle: projectors, VMware, disaster recovery, and servers
- Device Replacement: iPads, printers, and Chromebooks
- Infrastructure Needs
- Roofs and AC/heating overhauls
- Buses

Total

## Meeting

 2

Dates

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Review; Package Building/Consensus

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Thursday, May 11 Package Building; Community Information; Gathering Feedback; Materials

Monday, July 17

## PASA \& Growth



## Projected EE-4 ${ }^{\text {th }}$ Grade Resident Students

## by Attendance Zone

| Elementary School | Projected Resident EE-4th Grade Students |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Capacity | 202-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
| Anderson Elementary | 700 | 675 | 701 | 743 | 788 | 845 | 907 | 988 | 1,075 | 1,174 | 1,279 | 1,387 |
| Armstrong Elementary | 650 | 540 | 550 | 549 | 549 | 557 | 568 | 568 | 560 | 553 | 538 | 528 |
| Austin Elementary | 875 | 956 | 1,085 | 1,196 | 1,270 | 1,346 | 1,457 | 1,570 | 1,687 | 1,781 | 1,865 | 1,933 |
| Birnham Woods Elementar | 950 | 1,023 | 1,020 | 1,024 | 1,017 | 1,040 | 1,045 | 1,035 | 1,030 | 1,027 | 1,008 | 93 |
| Bradley Elementary | 950 | 1,039 | 1,090 | 1,117 | 1,144 | 1,152 | 1,155 | 1,136 | 1,112 | 1,088 | 1,055 | 1,031 |
| Broadway Elementary | 950 | 1,411 | 1,472 | 1,482 | 1,486 | 1,507 | 1,504 | 1,495 | 1,483 | 1,472 | 1,456 | 1,432 |
| Buckalew Elementary | 750 | 698 | 750 | 814 | 859 | 892 | 940 | 960 | 950 | 938 | 923 | 912 |
| Bush Elementary | 800 | 944 | 1,000 | 1,049 | 1,078 | 1,110 | 1,127 | 1,134 | 1,136 | 1,138 | 1,135 | 1,127 |
| Creighton Elementary | 650 | 933 | 1,055 | 1,132 | 1,193 | 1,226 | 1,261 | 1,278 | 1,284 | 1,293 | 1,298 | 1,298 |
| David Elementary | 650 | 637 | 632 | 611 | 583 | 562 | 548 | 521 | 497 | 473 | 445 | 427 |
| Deretchin Elementary | 700 | 716 | 735 | 719 | 769 | 780 | 780 | 798 | 829 | 864 | 896 | 927 |
| Ford Elementary | 700 | 837 | 851 | 842 | 844 | 857 | 867 | 867 | 864 | 861 | 856 | 850 |
| Galatas Elementary | 775 | 810 | 824 | 819 | 822 | 816 | 817 | 815 | 816 | 819 | 821 | 82 |
| Giesinger Elementary | 650 | 757 | 764 | 750 | 759 | 752 | 783 | 812 | 841 | 867 | 889 | 909 |
| Glen Loch Elementary | 575 | 487 | 469 | 456 | 427 | 404 | 394 | 391 | 391 | 391 | 388 | 381 |
| Gordon-Reed Elementary | 650 | 483 | 551 | 611 | 686 | 768 | 867 | 969 | 1,055 | 1,140 | 1,223 | 1,308 |
| Hailey Elementary | 600 | 687 | 703 | 731 | 742 | 773 | 770 | 762 | 756 | 750 | 742 | 733 |
| Hope Elementary | 925 | 603 | 632 | 676 | 730 | 788 | 833 | 852 | 847 | 840 | 832 | 82 |
| Houser Elementary | 700 | 519 | 540 | 600 | 634 | 662 | 682 | 698 | 702 | 713 | 724 | 735 |
| Houston Elementary | 900 | 612 | 651 | 707 | 728 | 762 | 779 | 789 | 795 | 799 | 802 | 802 |
| Kaufman Elementary | 900 | 1,003 | 1,029 | 1,026 | 1,032 | 1,044 | 1,051 | 1,040 | 1,029 | 1,019 | 1,001 | 982 |
| Lamar Elementary | 700 | 720 | 748 | 761 | 769 | 772 | 769 | 772 | 776 | 781 | 784 | 777 |
| Milam Elementary | 900 | 477 | 522 | 601 | 700 | 794 | 898 | 1,019 | 1,141 | 1,258 | 1,364 | 1,466 |
| Oak Ridge Elementary | 575 | 514 | 512 | 527 | 549 | 554 | 556 | 552 | 545 | 538 | 529 | 519 |
| Patterson Elementary | 92 | 960 | 1,061 | 1,168 | 1,290 | 1,420 | 1,558 | 1,659 | 1,728 | 1,797 | 1,848 | 1,879 |
| Powell Elementary | 775 | 932 | 974 | 969 | 973 | 959 | 963 | 970 | 977 | 980 | 976 | 969 |
| Reaves Elementary | 675 | 678 | 722 | 749 | 767 | 807 | 833 | 847 | 857 | 865 | 869 | 875 |
| Rice Elementary | 625 | 601 | 634 | 648 | 669 | 688 | 695 | 701 | 704 | 707 | 703 | 695 |
| Ride Elementary | 575 | 446 | 464 | 458 | 458 | 456 | 453 | 445 | 437 | 426 | 413 | 403 |
| Runyan Elementary | 575 | 672 | 743 | 794 | 833 | 879 | 913 | 948 | 960 | 972 | 978 | 978 |
| San Jacinto Elementary | 725 | 539 | 599 | 680 | 792 | 930 | 1,107 | 1,318 | 1,542 | 1,789 | 2,031 | 2,267 |
| Snyder Elementary | 950 | 1,218 | 1,288 | 1,361 | 1,417 | 1,495 | 1,589 | 1,684 | 1,777 | 1,836 | 1,911 | 1,997 |
| Stewart Elementary | 650 | 645 | 708 | 734 | 766 | 793 | 793 | 794 | 798 | 799 | 796 | 789 |
| Suchma Flex | 650 | 1,044 | 1,143 | 1,189 | 1,243 | 1,271 | 1,278 | 1,282 | 1,287 | 1,289 | 1,282 | 1,266 |
| Tough Elementary | 775 | 665 | 650 | 639 | 643 | 634 | 625 | 611 | 599 | 585 | 568 | 558 |
| Wilkinson Elementary | 900 | 1,004 | 1,106 | 1,171 | 1,263 | 1,323 | 1,397 | 1,480 | 1,560 | 1,644 | 1,707 | 1,760 |
| Projected Resident Elementary Student | 26,975 | 27,485 | 28,978 | 30,103 | 31,272 | 32,418 | 33,562 | 34,560 | 35,427 | 36,266 | 36,935 | 37,539 |

## Projected $5^{\text {th }} \mathbf{- 6}{ }^{\text {th }}$ Grade Resident Students

| Intermediate School | Projected Resident 5th-6th Grade Students |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Capacity | Current | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |
| Bozman Intermediate | 950 | 1,002 | 1,015 | 1,100 | 1,241 | 1,332 | 1,475 | 1,616 | 1,720 | 1,810 | 1,908 | 2,008 |
| Clark Intermediate | 950 | 1,073 | 1,060 | 1,086 | 1,143 | 1,219 | 1,274 | 1,345 | 1,392 | 1,402 | 1,433 | 1,475 |
| Collins Intermediate | 775 | 750 | 753 | 746 | 771 | 773 | 760 | 742 | 730 | 711 | 714 | 710 |
| Cox Intermediate | 950 | 905 | 909 | 952 | 960 | 936 | 956 | 981 | 989 | 978 | 981 | 989 |
| Cryar Intermediate | 900 | 766 | 808 | 865 | 918 | 942 | 979 | 1,019 | 1,067 | 1,097 | 1,135 | 1,171 |
| Deretchin Elementary | 375 | 328 | 336 | 353 | 306 | 269 | 311 | 336 | 353 | 365 | 381 | 402 |
| Gordon-Reed Elementary | 300 | 167 | 200 | 223 | 248 | 289 | 333 | 370 | 413 | 447 | 477 | 514 |
| Grangerland Intermediate | 1,050 | 1,178 | 1,316 | 1,472 | 1,658 | 1,873 | 2,053 | 2,230 | 2,441 | 2,610 | 2,787 | 2,978 |
| Mitchell Intermediate | 1,150 | 1,178 | 1,175 | 1,157 | 1,157 | 1,201 | 1,252 | 1,272 | 1,290 | 1,286 | 1,295 | 1,308 |
| Stewart Elementary | 300 | 165 | 205 | 270 | 314 | 298 | 305 | 321 | 319 | 316 | 317 | 325 |
| Suchma Flex | 300 | 362 | 393 | 432 | 437 | 438 | 480 | 498 | 496 | 492 | 497 | 510 |
| Tough Elementary | 375 | 339 | 317 | 308 | 277 | 276 | 291 | 288 | 280 | 273 | 274 | 270 |
| Travis Intermediate | 700 | 535 | 529 | 560 | 605 | 613 | 590 | 617 | 648 | 654 | 661 | 673 |
| Vogel Intermediate | 1,100 | 884 | 963 | 1,029 | 1,059 | 1,073 | 1,090 | 1,117 | 1,115 | 1,110 | 1,118 | 1,127 |
| Wilkerson Intermediate | 750 | 702 | 733 | 746 | 738 | 742 | 756 | 788 | 772 | 758 | 761 | 786 |
| Projected Resident Intermediate Students | 10,925 | 10,334 | 10,712 | 11,299 | 11,832 | 12,274 | 12,905 | 13,540 | 14,025 | 14,309 | 14,739 | 15,246 |

## Projected $7^{\text {th }}-8^{\text {th }}$ Grade Resident Students

 by Attendance Zone
## Projected $9^{\text {th }}-12^{\text {th }}$ Grade Resident Students

| High Sch | Capacity* | Current | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029 | 20 | 20 | 33 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Caney Creek High | 2,850 | 2,579 | 2,713 | 2,924 | 3,060 | 3,270 | 3,548 | 3,868 | 4,294 | 4,754 | 5,169 | 5,575 |
| Conroe High | 4,700 | 5,066 | 5,363 | 5,530 | 5,762 | 6,016 | 6,301 | 6,798 | 7,289 | 7,723 | 8,237 | 8,634 |
| Grand Oaks High | 3,200 | 3,614 | 3,902 | 4,041 | 4,197 | 4,273 | 4,296 | 4,425 | 4,520 | 4,644 | 4,802 | 4,979 |
| Oak Ridge High | 3,500 | 2,637 | 2,761 | 2,922 | 2,987 | 3,045 | 3,081 | 3,132 | 3,230 | 3,304 | 3,367 | 3,421 |
| Woodlands High | 4,500 | 4,533 | 4,573 | 4,565 | 4,515 | 4,516 | 4,396 | 4,340 | 4,222 | 4,230 | 4,291 | 4,355 |
| Woodlands College Park High | 3,100 | 3,067 | 3,139 | 3,199 | 3,091 | 3,086 | 3,031 | 2,976 | 3,041 | 3,072 | 3,117 | 3,154 |
| Projected Resident High School Students | 21,850 | 21,496 | 22,451 | 23,181 | 23,612 | 24,206 | 24,653 | 25,539 | 26,596 | 27,727 | 28,983 | 30,118 |

* Capacities at Conroe, Oak Ridge, and Woodlands include both 9th Grade Center + 10th-12th Grade Campus


## Long-Range Planning Summary

New Campuses Needed 2022-23 through 2032-33

New Campuses Needed
2022-23 through 2032-33
Elementary Schools 10

K-6th Schools
Intermediate Schools 3
Junior High Schools 4
9th Grade Campuses 3 High Schools 2


## Marketplace \& Construction Costs

## Historical Data


$\$ 40,000,000.00$


## Construction Inflation

- Last Bond Planned at 6\%-6\%-6\%-0\% (4 Year Cycle)
- Actuals 6\%-6\%-12\%-11\% (projected)
- If we Overestimate Inflation - we don't spend and/or potentially extend the overall bond cycle (Ex: 2008 Bond extended to 2015)
- If we underestimate...
- We carry/create Contingency Budget
- If we run out of Contingency Budget
- Cut Scope
- Supplement with General Funds from the M\&O Budget
- Current Forecast $8-12 \%$ annually


## Bid vs. Bond Budget Estimate

- Bid
- Advertised Publicly to Solicit Bids from the marketplace
- Fully Designed with enough Detail for Trades to be able to quantify materials and labor required for the work to be executed
- Scheduled for Construction
- Bond Budget Estimate
- Conceptual Estimate for future work to be considered by a Bond Planning Committee
- No definitive design
- No definitive schedule
- Based upon Historical Data from past CISD projects and industry professional input
- Budgets Presented in January 2023 Dollars and will need to be adjusted for time of construction

Compounding Costs

Total project cost depends on:

- anticipated start date of construction
- rate of construction inflation

| Construction Inflation |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 2023-2024 | 2024-2025 | 2025-2026 | 2026-2027 | 2027-2028 | 2028-2029 | 2029-2030 |  |  |
| 8\% | 8\% | 6\% | 6\% | 6\% | 6\% | 6\% |  |  |
| Project | Jan 2023 Cost | Year Open | Construction Start | Start 2024 | Start 2025 | Start 2026 | Start 2027 | Start 2028 |
| Conroe Area HS @ 3,800 Cap | \$ 329,413,200.00 | 2027 | 2025 | \$ | \$ 384,227,556.48 | \$ | \$ | \$ |
| Caney Creek HS 9th Grade 1600 Cap | \$ 118,391,000.00 | 2027 | 2025 | \$ | \$ 138,091,262.40 | \$ | \$ | \$ |
| Mavera - K-6 | \$ 54,642,000.00 | 2025 | 2024 | \$ 59,013,360.00 | \$ | \$ | \$ | \$ |
| Grand Oaks 7-8, 9 Campus (1,800 Cap.) | \$ 131,051,500.00 | 2027 | 2025 | \$ | \$ 152,858,469.60 | \$ | \$ | \$ |
| Conroe on 1314 Intermediate | \$ 54,642,000.00 | 2025 | 2024 | \$ 59,013,360.00 | \$ | \$ | \$ | \$ |
| Cadbury - Conroe Area JHS 1,600 | \$ 118,391,000.00 | 2027 | 2025 | \$ | \$ 138,091,262.40 | \$ | \$ | \$ |
| Grand Oaks Intermediate | \$ 54,642,000.00 | 2026 | 2025 | \$ | \$ 63,734,428.80 | \$ | \$ | \$ |
| Elementary Conroe Feeder | \$ 54,642,000.00 | 2026 | 2025 | \$ | \$ 63,734,428.80 | \$ | \$ | \$ |
| Evergreen - Pk-6 | \$ 54,642,000.00 | 2027 | 2026 | \$ | \$ | \$ 67,558,494.53 | \$ | \$ |
| Caney Creek North/East Elementary | \$ 54,642,000.00 | 2027 | 2026 | \$ | \$ | \$ 67,558,494.53 | \$ | \$ |
| Artavia - Elementary | \$ 54,642,000.00 | 2028 | 2027 | \$ | \$ | \$ | \$ 71,612,004.20 | \$ |
| West Conroe Intermediate | \$ 54,642,000.00 | 2028 | 2027 | \$ | \$ | \$ | \$ 71,612,004.20 | \$ |
| The Woodlands Feeder Old Conroe Road Pk-6 | \$ 54,642,000.00 | 2029 | 2028 | \$ | \$ | \$ | \$ | \$ 75,908,724.45 |
| Grand Oaks - Junior High | \$ 118,391,000.00 | 2029 | 2027 | \$ | \$ | \$ | \$ 155,159,342.43 | \$ |


| Total Cost at Anticipated Start | $\$ 1,568,173,192.82$ |
| :--- | :--- |


| Construction Inflation |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 2023-2024 | 2024-2025 | 2025-2026 | 2026-2027 | 2027-2028 | 2028-2029 | 2029-2030 |  |  |
| 12\% | 12\% | 12\% | 12\% | 12\% | 12\% | 12\% |  |  |
|  |  |  |  |  |  |  |  |  |
| Project | Jan 2023 Cost | Year Open | Construction Start | Start 2024 | Start 2025 | Start 2026 | Start 2027 | Start 2028 |
| Conroe Area HS @ 3,800 Cap | \$ 329,413,200.00 | 2027 | 2025 | \$ | \$ 413,215,918.08 | \$ | \$ | \$ |
| Caney Creek HS 9th Grade 1600 Cap | \$ 118,391,000.00 | 2027 | 2025 | \$ | \$ 148,509,670.40 | \$ | \$ | \$ |
| Mavera - K-6 | \$ 54,642,000.00 | 2025 | 2024 | \$ 61,199,040.00 | \$ | \$ | \$ | \$ |
| Grand Oaks 7-8, 9 Campus (1,800 Cap.) | \$ 131,051,500.00 | 2027 | 2025 | \$ | \$ 164,391,001.60 | \$ | \$ | \$ |
| Conroe on 1314 Intermediate | \$ 54,642,000.00 | 2025 | 2024 | \$ 61,199,040.00 | \$ | \$ | \$ | \$ |
| Cadbury - Conroe Area JHS 1,600 | \$ 118,391,000.00 | 2027 | 2025 | \$ | \$ 148,509,670.40 | \$ | \$ | \$ |
| Grand Oaks Intermediate | \$ 54,642,000.00 | 2026 | 2025 | \$ | \$ 68,542,924.80 | \$ | \$ | \$ |
| Elementary Conroe Feeder | \$ 54,642,000.00 | 2026 | 2025 | \$ | \$ 68,542,924.80 | \$ | \$ | \$ |
| Evergreen - Pk-6 | \$ 54,642,000.00 | 2027 | 2026 | \$ | \$ | \$ 76,768,075.78 | \$ | \$ |
| Caney Creek North/East Elementary | \$ 54,642,000.00 | 2027 | 2026 | \$ | \$ | \$ 76,768,075.78 | \$ | \$ |
| Artavia - Elementary | \$ 54,642,000.00 | 2028 | 2027 | \$ | \$ | \$ | \$ 85,980,244.87 | \$ |
| West Conroe Intermediate | \$ 54,642,000.00 | 2028 | 2027 | \$ | \$ | \$ | \$ 85,980,244.87 | \$ |
| The Woodlands Feeder Old Conroe Road Pk-6 | \$ 54,642,000.00 | 2029 | 2028 | \$ | \$ | \$ | \$ | \$ 96,297,874.25 |
| Grand Oaks - Junior High | \$ 118,391,000.00 | 2029 | 2027 | \$ | \$ | \$ | \$ 186,290,530.55 | \$ |
|  |  |  |  |  |  |  |  |  |
|  |  | Total Cost at Antici | pated Start | \$ 1,742,195,236.17 |  |  |  |  |


| Construction Inflation |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 2023-2024 | 2024-2025 | 2025-2026 | 2026-2027 | 2027-2028 | 2028-2029 | 2029-2030 |  |  |
| 10\% | 8\% | 6\% | 4\% | 4\% | 4\% | 4\% |  |  |
| Project | Jan 2023 Cost | Year Open | Construction Start | Start 2024 | Start 2025 | Start 2026 | Start 2027 | Start 2028 |
| Conroe Area HS @ 3,800 Cap | \$ 329,413,200.00 | 2027 | 2025 | \$ | \$ 391,342,881.60 | \$ | \$ | \$ |
| Caney Creek HS 9th Grade 1600 Cap | \$ 118,391,000.00 | 2027 | 2025 | \$ | \$ 140,648,508.00 | \$ | \$ | \$ |
| Mavera - K-6 | \$ 54,642,000.00 | 2025 | 2024 | \$ 60,106,200.00 | \$ | \$ | \$ | \$ |
| Grand Oaks 7-8, 9 Campus (1,800 Cap.) | \$ 131,051,500.00 | 2027 | 2025 | \$ | \$ 155,689,182.00 | \$ | \$ | \$ |
| Conroe on 1314 Intermediate | \$ 54,642,000.00 | 2025 | 2024 | \$ 60,106,200.00 | \$ | \$ | \$ | \$ |
| Cadbury - Conroe Area JHS 1,600 | \$ 118,391,000.00 | 2027 | 2025 | \$ | \$ 140,648,508.00 | \$ | \$ | \$ |
| Grand Oaks Intermediate | \$ 54,642,000.00 | 2026 | 2025 | \$ | \$ 64,914,696.00 | \$ | \$ | \$ |
| Elementary Conroe Feeder | \$ 54,642,000.00 | 2026 | 2025 | \$ | \$ 64,914,696.00 | \$ - | \$ | \$ |
| Evergreen - Pk-6 | \$ 54,642,000.00 | 2027 | 2026 | \$ | \$ | \$ 68,809,577.76 | \$ | \$ |
| Caney Creek North/East Elementary | \$ 54,642,000.00 | 2027 | 2026 | \$ | \$ | \$ 68,809,577.76 | \$ | \$ |
| Artavia - Elementary | \$ 54,642,000.00 | 2028 | 2027 | \$ | \$ | \$ | \$ 71,561,960.87 | \$ |
| West Conroe Intermediate | \$ 54,642,000.00 | 2028 | 2027 | \$ | \$ | \$ | \$ 71,561,960.87 | \$ |
| The Woodlands Feeder Old Conroe Road Pk-6 | \$ 54,642,000.00 | 2029 | 2028 | \$ | \$ | \$ | \$ | \$ 74,424,439.31 |
| Grand Oaks - Junior High | \$ 118,391,000.00 | 2029 | 2027 | \$ | \$ | \$ | \$ 155,050,915.22 | \$ |
|  |  |  |  |  |  |  |  |  |
|  |  | Total Cost at Antici | pated Start | \$ 1,588,589,303.39 |  |  |  |  |



## Financial Capacity

## Bond Capacity Factors:

## Current Market, Fixed Rates of Interest

$\square$ As demonstrated by the Bond Buyer 20-Bond Index below, municipal fixed rates of interest are currently below their historical average, but higher due to inflationary concerns. Generally speaking, the lower the interest rate, the more borrowing capacity available to the District.


## Preliminary Bond Capacity Analysis

This Preliminary Bond Capacity Analysis is based upon the assumptions summarized herein. To the extent the District's actual results differ from the assumptions herein, the financial impact to Conroe ISD will correspondingly change.

## $\square$ Scenarios Presented - Potential November 2023 Bonds Election

- Determine Conroe ISD's projected bond capacity for a November 2023 bond election assuming the following debt structures and Interest and Sinking ("I\&S") tax rates:
* Option 1: 25-Year Debt Structure
$>$ Scenario 1: No Tax Rate Increase. Maintain the Districts current I\&S Tax Rate of 26 cents.
$>$ Scenario 2: 1 Cent Tax Rate Increase. Maximum I\&S Tax Rate of 27 cents.
$>$ Scenatio 3: 2 Cent Tax Rate Increase. Maximum I\&S Tax Rate of 28 cents.
$>$ Scenatio 4: 3 Cent Tax Rate Increase. Maximum I\&S Tax Rate of 29 cents.
* Option 2: 30-Year Debt Structure
> Scenario 1: No Tax Rate Increase. Maintain the Districts current I\&S Tax Rate of 26 cents.
$>$ Scenatio 2: 1 Cent Tax Rate Increase. Maximum I\&S Tax Rate of 27 cents.
$>$ Scenario 3: 2 Cent Tax Rate Increase. Maximum I\&S Tax Rate of 28 cents.
$>$ Scenario 4: 3 Cent Tax Rate Increase. Maximum I\&S Tax Rate of 29 cents.

The following demonstrates Conroe ISD's projected annual bond capacity over the next 4 years based upon the assumptions summarized herein.

$\square$ The following demonstrates Conroe ISD's projected annual bond capacity over the next 4 years based upon the assumptions summarized herein.


## Meeting 3



Dates

## Tentative Topics

## Thursday, February 2 Overview; Purpose \& Process; School Finance 101; Defining Consensus <br> Wednesday, February 8 PASA \& Growth; Marketplace \& Construction Costs; Financial Capacity <br> Wednesday, February 22 New Construction; Land; Capacity Additions; Survey Results

| Thursday, March 2 | Major Renovations; Master Plans; Gyms \& Playgrounds |
| ---: | :--- |
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| Thursday, March 30 | Review; Package Building/Consensus |
| Tuesday, April 11 | Review Consensus Items; Group Rotations: Athletics, CTE, Technology Devices |
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| Thursday, May 11 | Package Building; Community Information; Gathering Feedback; Materials |
| Monday, July 17 | Review Community Feedback; Elect Spokesperson |

## Survey

# Basblice <br> <br> CONROE ISD <br> <br> CONROE ISD SURVEY 

 SURVEY}

February 9-13, 2023
$\mathrm{N}=300$ respondents
margin of error: $\pm \mathbf{5 . 7 \%}$

## OBJECTIVES

Assess general attitudes about Conroe ISD.

Assess perceptions relating to growth in the district.

To measure awareness of various aspects of school bonds.

To measure various price points for potential bond.

To measure initial versus informed attitudes regarding a potential bond proposal.

## DISTRIBUTION OF INTERVIEWS BY REGION



## GENERAL VIEWS ABOUT CONROE ISD

Q2. Do you have a positive or negative impression of the Conroe Independent School District?

| $76 \%$ | $17 \% \quad 7 \%$ |
| :--- | :---: |
| Positive | Negative Unsure |

Q10. Would you rate the quality of education in Conroe ISD as...

| $25 \%$ | $51 \%$ | $16 \%$ | $5 \%$ Uns. |
| :--- | :--- | :--- | :--- |
| Excellent | Good | Fair Poor |  |

Q11. Which of the following best describes your opinion of how Conroe ISD manages the money it has to operate the school district?

## INITIAL BALLOT

## INITIAL BALLOT

Q4. At some point over the next year or two, Conroe ISD may call for a bond election. If an election were held today would you vote for or against the issuance of $\$ 1.5$ billion in bonds to construct, renovate and equip schools, which would be a property tax increase?


BOND AMOUNTS

| Read Lowest to Highest Amount (Ver S) |  |  |  | Read Highest to Lowest Amount (Ver T) |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| For | Against | Net |  | For | Against | Net |
| 78\% | 19\% | +59\% | Q6. Would you vote for or against the issuance of $\$ 1.3$ billion <br> in bonds with no increase in the property tax rate? | 74\% | 20\% | +54\% |
| 62\% | 35\% | +27\% | Q7. Would you vote for or against the issuance of $\$ 1.5$ billion with a 1 -cent increase in the tax rate, which is another (Ver X: $\$ 31$ per year / Ver Y : $\$ 2.57$ per month) in property taxes on the average home? | 65\% | 32\% | +32\% |
| 39\% | 60\% | -21\% | Q8. Would you vote for or against the issuance of $\$ 1.6$ billion with a 2-cent increase in the tax rate, which is another (Ver X: \$62 per year / Ver Y : $\$ 5.13$ per month) in property taxes on the average home? | 59\% | 37\% | +22\% |
| 28\% | 69\% | -41\% | Q9. Would you vote for or against the issuance of $\$ 1.7$ billion with a 3-cent increase in the tax rate, which is another (Ver X: $\$ 92$ per year / Ver Y : $\$ 7.70$ per month) in property taxes on the average home? | 59\% | 37\% | +22\% |

## GENERAL POSITIONS ON GROWTH

Q12. Do you think Conroe ISD has enough schools and classrooms to meet the needs of the district over the next (Ver A: two to four years / Ver B: five to ten years) or do you think it needs more?


Q13. Which one of the following do you most prefer as a way to address growth...


## BALLOT LANGUAGE \& "TAX INCREASE"

Q27. Did you know that state law now requires the official ballot language for all school bonds to say quote THIS IS A PROPERTY TAX INCREASE - end quote, even if the tax rate is not

| Yes | No | Unsure |
| :---: | :---: | :---: |
| 22\% | 77\% | 1\% |
| 37\% | 58\% | 6\% |
| A: $35 \%$ | 62\% | 4\% |
| B: $39 \%$ | 54\% | 7\% | going to increase.

Q28. Would you believe it if (Ver A: district officials / Ver B: someone) told you a bond proposition would not increase taxes even though the ballot language said it was a property tax increase?

## INITIAL BALLOT

## INITIAL BALLOT

Q4. At some point over the next year or two, Conroe ISD may call for a bond election. If an election were held today would you vote for or against the issuance of $\$ 1.5$ billion in bonds to construct, renovate and equip schools, which would be a property tax increase?

## INFORMED BALLOT

Q34. Having heard more about it, if an election were held today, would you vote for or against the issuance of $\$ 1.5$ billion in bonds to construct, renovate and equip schools, which would be a property tax increase?

| 52\% | 5\% | 43\% |
| :---: | :---: | :---: |
| 32\% |  |  |
| Somewhat |  | $\begin{gathered} 14 \% \\ \text { Somewhat } \end{gathered}$ |
|  |  | $29 \%$ |
| 20\% Strongly |  |  |
| For | Unsure | Against |

## Land

## District Land <br> Inventory

| Land Area | Potential Type of School <br> Utilized on the Property |
| :--- | :--- |
| Mavera Subdivision | Elementary/Intermediate Site |
| Artavia Subdivision | Elementary/Intermediate Site |
| McCaleb Road | Elementary/Intermediate Site |
| Excellence Avenue | High School Site |
| 1485 Near 242 (72 acres) | Future High School Site |

## Land <br> Contracted

Total Committed \$36M

| Land Area | Potential Type of <br> School Utilized on <br> the Property |
| :--- | :--- |
| Old Conroe Rd - 20 acres | Elem/Inter Site |
| Woodson's Reserve -39 acres | JHS/9th Grade Site |
| Woodson's Reserve -18 acres | Elem/Inter Site |
| Woodson's Reserve -16.5 acres | Elem/Inter Site |
| 1314 Near 336 South -86 acres | Junior HS Site |

## District Land Inventory

COMNG



## Land <br> Needs

| Acres | Potential Type of School |
| :--- | :--- |
| 20 | Elementary/Intermediate Site |
| 20 | Elementary/Intermediate Site |
| 20 | Elementary/Intermediate Site |
| 40 | Junior HS Site |
| 40 | Junior HS Site |
| 40 | Junior HS Site |
| 80 | High School Site |
| $40-80$ | High School Site |



## Construction \&

 Capacity Additions*Projects listed in no particular order*

## New Campuses

| Campus | January 2023 Cost Estimate <br> *Preliminary* |
| :--- | :--- |
| Conroe Area High School (3,800 Capacity) | $\$ 329,413,000$ |
| Caney Creek High School 9th Grade | $\$ 118,391,000$ |
| Mavera K-6 | $\$ 54,642,000$ |
| Grand Oaks 7-8, 9th Grade (1,800 Capacity) | $\$ 131,052,000$ |
| Conroe Feeder Intermediate (Cadbury Site) | $\$ 54,642,000$ |
| Conroe Feeder Junior High (1,600 Cap.) (Cadbury Site) | $\$ 118,391,000$ |
| Grand Oaks Feeder Intermediate | $\$ 54,642,000$ |
| Conroe Feeder Elementary | $\$ 54,642,000$ |
| Evergreen Pk-6 | $\$ 54,642,000$ |
| Caney Creek Feeder Elementary | $\$ 54,642,000$ |
| Artavia Elementary | $\$ 54,642,000$ |
| Conroe Feeder Intermediate (Gordon-Reed Site) | $\$ 54,642,000$ |
| The Woodlands Feeder Pk-6 | $\$ 54,642,000$ |
| Grand Oaks Feeder Junior High (1,600 Cap) | $\$ 118,391,000$ |


| Campus | January 2023 Cost Estimate <br> *Preliminary* |
| :--- | :--- |
| McCullough Junior High <br> Additions \& Renovations | $\$ 43,000,000$ |
| Hailey Elementary <br> Additions \& Renovations <br> (includes Gym) | $\$ 13,500,000$ |
| Ford Elementary <br> Additions \& Renovations <br> (includes Gym) | $\$ 19,800,000$ |
| Kaufman Additions \& Renovations | $\$ 6,663,000$ |
| Birnham Woods <br> Additions \& Renovations | $\$ 7,149,000$ |
| Bradley Additions \& Renovations | $\$ 3,245,000$ |

## Meeting

| Thursday, February 2 | Overview; Purpose \& Process; School Finance 101; Defining Consensus |
| ---: | :--- |
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| Monday, July 17 | Review Community Feedback; Elect Spokesperson |

## Major

## Renovations

## \& Master Plans

## Master Plans \& Major Renovations

| Campus | January 2023 Cost Estimate <br> *Preliminary* |
| :--- | :--- |
| Oak Ridge High School Phase II - MP | $\$ 53,312,000$ |
| Oak Ridge High School Phase III - MP | $\$ 40,264,000$ |
| The Woodlands High School Renovation | $\$ 46,477,000$ |
| Knox Junior High Renovation | $\$ 36,916,000$ |
| Oak Ridge 9'h Grade Renovation | $\$ 29,832,000$ |
| Washington Junior High - MP | $\$ 27,207,000$ |
| San Jacinto Elementary <br> Gym Addition \& Renovation | $\$ 24,152,000$ |
| Creighton Gym Addition \& Renovation | $\$ 18,953,000$ |



## Gyms \& Playgrounds

## Elementary Gyms



## Elementary Physical Education Requirements

§103.1003. Student Physical Activity Requirements

- Students must participate in at least 30 minutes of moderate to vigorous daily physical activity; or
- 135 minutes a week; or
- 225 minutes during a two week period if the campus is on block scheduling
- A structured activity as referenced in this section is defined as an activity that meets, at a minimum, each of the following requirements:
- The activity is based on the grade appropriate movement, physical activity and health, and social development strands of the essential knowledge and skills for physical education
- The activity is organized and monitored by school personnel or by appropriately trained instructors


## Elementary Campuses Gym Status

## Conroe Feeder (11)

X Anderson
$\checkmark$ Armstrong
x Giesinger
$\checkmark$ Gordon-Reed
$\checkmark$ Houston
$\checkmark$ Patterson
X Reaves
$X$ Rice
$\checkmark$ Runyan (2019 Bond)
$\checkmark$ Stewart
$\checkmark$ Wilkinson

## Grand Oaks Feeder (5)

$\checkmark$ Birnham Woods
$\checkmark$ Bradley
$\checkmark$ Broadway
$\checkmark$ Hines (opening Aug. 2023)
$\checkmark$ Snyder

## Caney Creek Feeder (5)

$\checkmark$ Austin
$\checkmark$ Bartlett (opening Aug. 2024)
x Creighton
$\checkmark$ Hope
$\checkmark$ Milam
X San Jacinto

## Oak Ridge Feeder (5)

$X$ Ford
$x$ Houser
$\checkmark$ Kaufman
$\checkmark$ Oak Ridge Elementary
$\checkmark$ Suchma

## The Woodlands Feeder (6)

X Buckalew
$X$ Bush
$\checkmark$ Deretchin
X Galatas
X Glen Loch
$\checkmark$ Tough

## College Park Feeder (5)

$x$ David
$x$ Hailey
$\checkmark$ Lamar
$x$ Powell
$X$ Ride

## Potential Costs of Adding Elementary Gyms

- Gyms are approximately 8,000 square feet.
- Office space for PE coaches, storage and restrooms have been included in the previous additions.
- Potential costs would vary depending on the individual campus due to circumstances for drainage, building age and extent of necessary work at each campus location.
- Approximate cost for each campus gym addition would be $\$ 5$ million dollars in today's costs.


## Considerations for the Committee

- Not including elementary gym additions in the bond package recommendation.
- Including 4 out of the 16 gym additions in the bond package recommendation (approximately $\$ 20$ million).
- Including 8 out of the 16 gym additions in the bond package recommendation (approximately $\$ 40$ million).
- Including 12 out of the 16 gym additions in the bond package recommendation (approximately $\$ 60$ million).
- Including all 16 gym additions in the bond package recommendation (approximately $\$ 80$ million).



## Elementary Playgrounds



## Elementary Playgrounds \& Recess

- Each elementary campus should have a minimum of 20 minutes in daily recess.
- New campuses have historically come equipped with two play structures: one for younger students and one for older students.
- PTO/PTA's have been the main financial source for maintenance of PTO purchased structures and acquiring new play structures.
- Play structures are considered an asset that must be maintained. The District will coordinate the purchase \& maintenance of the structures when a parent organization has made a donation.
- Not all campuses have the ability to generate the amount of outside funds required to maintain and purchase additional structures. A portion of local funds allocated to Planning \& Construction have been used to assist purchasing structures for these campuses.
- The District provides mulching as a part of playground maintenance.


## Gordon-Reed Elementary Playgrounds



PK/K Playground


Older Student Playground

## Conroe ISD Playgrounds

## Considerations for the Committee

- Not including a playground program in the bond package recommendation.
- Including \$250,000 for each campus to enhance \& add playground structures to their current playground. ( $\$ 9.25$ million)
- Including $\$ 500,000$ for each campus to update playground surfaces and make structures more accessible. (\$18.5 million)
- Including \$750,000 for each campus to update playground surfaces, make structures more accessible \& purchase additional structures. ( $\$ 27.75$ million)
- Including $\$ 2$ million for each campus to update playground surfaces, make structures more accessible \& purchase additional customized structures. (\$74 million)


## Voting

What do you believe is the voting majority to add items to the bond package?

Consensus on
Consensus


Answered: 96 Skipped: 0

ANSWER CHOICES

- RESPONSES
- $50.1 \%$
- $66 \%$ 66.67\%
66.67\%
$4.17 \%$
$.17 \%$
TOTAL
96


## Meeting

 5

Dates

## Tentative Topics

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| ---: | :--- |
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