

Proposition A Building Activity

After reviewing the information in this packet, circle the components from each option you believe should be considered for Prop A. Items with asterisks can have a \$0 minimum. Additional information for each of the components is contained on the following pages.

DRAFT Prop	Components	Cost Estimate Ranges		
		Option 1	Option 2	Option 3
A	New Schools	\$934,000,000	\$1,272,000,000	\$1,415,000,000
	Additions*	48,000,000	90,600,000	114,500,000
	Major Renovations	59,900,000	98,900,000	133,900,000
	Master Plans	53,300,000	80,500,000	120,780,000
	Infrastructure	222,000,000	260,000,000	300,000,000
	Gyms*	20,000,000	40,000,000	80,000,000
	Playgrounds*	9,250,000	18,500,000	27,750,000
	Safety	25,000,000	35,000,000	50,000,000
	Land	50,000,000	75,000,000	100,000,000
	Transportation			
	- Buses	10,000,000	12,000,000	16,000,000
	- Centers	10,000,000	25,000,000	37,000,000
	Technology Infrastructure	35,000,000	50,000,000	70,000,000
B	Technology Devices			
C	Career & Technical Education			
D	Athletics			
	Column Total	\$1,476,450,000	\$2,057,500,000	\$2,464,930,000
	<i>*minimum can be \$0</i>			
	My Prop A Total			

NOTE: All estimates will continue to be refined.



New Schools

DRAFT Prop	Components	Cost Estimate Ranges		
		Option 1	Option 2	Option 3
A	New Schools	\$934,000,000	\$1,272,000,000	\$1,415,000,000
	<i>Components</i>	<i>schools in green</i>	<i>schools in yellow & green</i>	<i>all schools listed</i>

Proposed Order of Consideration	New Campus	Seats	Grade Levels	Relieves:	Feeder Zone(s)	Construction starts in:	Opens in:	Updated Estimated Costs at time of Construction Start (additional update expected April 2023)	Land
1	Conroe Area High School	3,800	9-12	Conroe HS	Conroe Feeder Zone	2025	2027	\$384,230,000.00	Own
2	Caney Creek 9th Grade Campus	1,600	9	Caney Creek HS	Caney Creek Feeder Zone	2025	2027	\$138,100,000.00	Own
3	Conroe Area Junior High	1,600	7-8	Stockton & Moorhead	Conroe Feeder Zone	2025	2027	\$138,100,000.00	Under Contract
4	Grand Oaks 7-8, 9th Grade Campus	2,200	7-8, 9	York JH & Grand Oaks HS	Grand Oaks Feeder Zone	2024	2026	\$155,540,000.00	Under Contract
5	The Woodlands Feeder Elementary	950	PreK-6	Bush, Deretchin, Buckalew, & Mitchell	The Woodlands Feeder Zone	2024	2025	\$59,000,000.00	Under Contract
6	242 Corridor Elementary	950	K-6	Suchma & San Jacinto	Caney Creek & Oak Ridge Feeder Zones	2024	2025	\$59,000,000.00	Own
7	Conroe Area Intermediate	950	5-6	Bozman	Conroe Feeder Zone	2025	2026	\$63,730,000.00	Under Contract
8	Grand Oaks Elementary	950	K-6	Hines, Bradley, Snyder, & Clark	Grand Oaks Feeder Zone	2025	2026	\$63,730,000.00	Under Contract
9	Conroe Elementary	950	PreK-4	Runyan & Wilkinson	Conroe Feeder Zone	2027	2027	\$67,560,000.00	
10	Caney Creek Elementary	950	PreK-4	Austin, Milam, Creighton, & Bartlett	Caney Creek Feeder Zone	2027	2028	\$71,610,000.00	
11	242 Corridor Elementary	950	PreK-6	Grangerland area schools	Caney Creek Feeder Zone	2027	2028	\$71,610,000.00	
12	242 Corridor Elementary	950	K-4	San Jacinto	Caney Creek Feeder Zone	2027	2028	\$71,610,000.00	Own
13	Conroe Intermediate	950	5-6	Stewart, Gordon-Reed, & Cryar	Conroe Feeder Zone	2027	2028	\$71,610,000.00	Own

NOTE: All estimates will continue to be refined.



Additions

DRAFT Prop	Components	Cost Estimate Ranges		
		Option 1	Option 2	Option 3
A	Additions <i>(can be \$0)</i>	48,000,000	90,600,000	114,500,000
	<i>Components</i>	McCullough JH	McCullough JH, Hailey & Ford	all projects listed

Draft Order	Additions & Renovations	Seats	Grade Levels	Addresses:	Feeder Zone(s)	Opens in:	Early Estimated Cost (updated estimates expected April 2023)
1	McCullough Junior High gym; specialized/general classrooms addition; campus updates	500	7-8	reliance on portables (7)	The Woodlands Feeder Zone	2025	\$48,000,000.00
2	Hailey Elementary gym; specialized/general classrooms addition; campus updates	100	PreK-4	reliance on portables (8)	College Park Feeder Zone	2026	\$16,600,000.00
3	Ford Elementary gym; specialized/general classrooms addition; campus updates; increase queueing space	100	PreK-4	reliance on portables (11); safety	Oak Ridge Feeder Zone	2027	\$26,000,000.00
4	Kaufman Elementary specialized/general classrooms addition; campus updates	88	K-4	reliance on portables (1); program needs	Oak Ridge Feeder Zone	2028	\$9,400,000.00
5	Birnam Woods Elementary specialized classrooms addition and campus updates	75	K-4	program needs	Grand Oaks Feeder Zone	2028	\$10,000,000.00
6	Bradley Elementary specialized classrooms	80	PreK-4	reliance on portables (5)	Grand Oaks Feeder Zone	2028	\$4,500,000.00

NOTE: All estimates will continue to be refined.



Major Renovations

DRAFT Prop	Components	Cost Estimate Ranges		
		Option 1	Option 2	Option 3
A	Major Renovations	59,900,000	98,900,000	133,900,000
	<i>Components</i>	The Woodlands HS & Creighton Elementary	TWHS, Creighton, ORHS9, and San Jacinto	All listed projects

Campus	March 2023 Cost Estimate
The Woodlands High School Renovation	\$41,000,000
Knox Junior High Renovation	\$35,000,000
Oak Ridge 9 th Grade Renovation	\$17,000,000
San Jacinto Elementary Gym Addition & Renovation	\$22,000,000
Creighton Gym Addition & Renovation	\$18,900,000

NOTE: All estimates will continue to be refined.



Master Plans

DRAFT Prop	Components	Cost Estimate Ranges		
		Option 1	Option 2	Option 3
A	Master Plans	53,300,000	80,500,000	120,780,000
	<i>Components</i>	ORHS Phase II	ORHS Phase II & Washington HS	All listed projects

Campus	January 2023 Cost Estimate
Oak Ridge High School Phase II – MP	\$53,312,000
Oak Ridge High School Phase III – MP	\$40,264,000
Washington High School – MP	\$27,207,000

NOTE: All estimates will continue to be refined.

Infrastructure

DRAFT Prop	Components	Cost Estimate Ranges		
		Option 1	Option 2	Option 3
A	Infrastructure	222,000,000	260,000,000	300,000,000
		MEP & roofs	All of option 1 and updates (ex: lights, casework, paint, flooring, etc.) at some campuses receiving MEP/roof work.	All of option 1 and updates (ex: paint, flooring, etc.) to more campuses receiving MEP/roof work.

Chillers	Boilers	Air Handlers (campuses)	Kitchen Coolers	Kitchen Freezers	Roofs (sections)
97	106	28	43	42	81
Total Cost \$222,000,000					

NOTE: All estimates will continue to be refined.

Gyms

DRAFT Prop	Components	Cost Estimate Ranges		
		Option 1	Option 2	Option 3
A	Gyms	20,000,000	40,000,000	80,000,000
	<i>(can be \$0 or a separate prop)</i>	4 out of the 16 gym additions	8 out of the 16 gym additions	all 16 gym additions

Elementary Campuses Gym Status

Conroe Feeder (11)

- ✗ Anderson
- ✓ Armstrong
- ✗ Giesinger
- ✓ Gordon-Reed
- ✓ Houston
- ✓ Patterson
- ✗ Reaves
- ✗ Rice
- ✓ Runyan (2019 Bond)
- ✓ Stewart
- ✓ Wilkinson

Grand Oaks Feeder (5)

- ✓ Birnham Woods
- ✓ Bradley
- ✓ Broadway
- ✓ Hines (opening Aug. 2023)
- ✓ Snyder

Caney Creek Feeder (5)

- ✓ Austin
- ✓ Bartlett (opening Aug. 2024)
- ✗ Creighton
- ✓ Hope
- ✓ Milam
- ✗ San Jacinto

Oak Ridge Feeder (5)

- ✗ Ford
- ✗ Houser
- ✓ Kaufman
- ✓ Oak Ridge Elementary
- ✓ Suchma

The Woodlands Feeder (6)

- ✗ Buckalew
- ✗ Bush
- ✓ Deretchin
- ✗ Galatas
- ✗ Glen Loch
- ✓ Tough

College Park Feeder (5)

- ✗ David
- ✗ Hailey
- ✓ Lamar
- ✗ Powell
- ✗ Ride

- ✗ Campuses without gyms
 - ✓ Campuses with gyms



NOTE: All estimates will continue to be refined.



Playgrounds

DRAFT Prop	Components	Cost Estimate Ranges		
		Option 1	Option 2	Option 3
A	Playgrounds	9,250,000	18,500,000	27,750,000
	<i>(can be \$0 or a separate prop)</i>			

- 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)

NOTE: All estimates will continue to be refined.

Safety

DRAFT Prop	Components	Cost Estimate Ranges		
		Option 1	Option 2	Option 3
A	Safety	25,000,000	35,000,000	50,000,000
	<i>Components</i>	Amount from 2019 bond	All door locks and other projects TBD by safety committee	All door locks and other projects TBD by safety committee

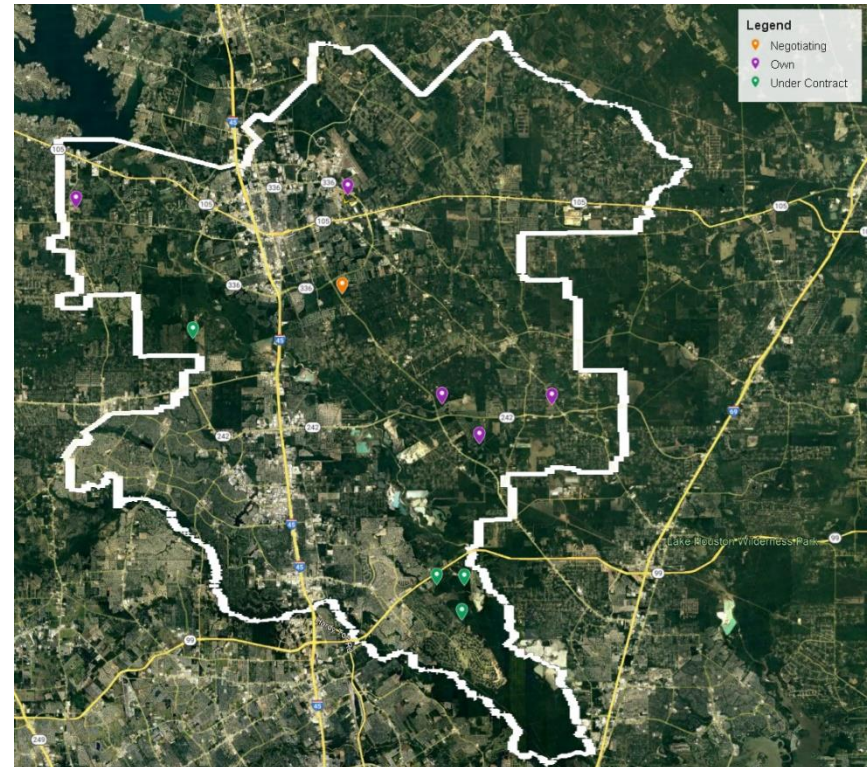
- Texas Education Code 61.1040(k) Safety & Security Standards
 - Required for Capital Improvements budgeted after November 1, 2021
 - Communications Infrastructure
 - MHEOP
 - Communications Infrastructure
 - Site plans and Floor Plans for each facility
 - Access Control
 - Exterior Door Numbering
 - Visitor Management
 - Unobstructed line of sight of approaching visitors (physical or digital)
 - Physical barrier that prevents unassisted access to the facility
 - Location for visitor check-in and check-out process
 - Security Cameras
 - TEA Rules and Guidelines are continually evolving
 - Conroe ISD seeks to exceed the minimum requirements

NOTE: All estimates will continue to be refined.

Land

DRAFT Prop	Components	Cost Estimate Ranges		
		Option 1	Option 2	Option 3
A	Land	50,000,000	75,000,000	100,000,000
	<i>Components</i>	\$36 M already committed plus additional land needed for schools in bond		

- Elementary/Intermediate School
 - ~20 acres +/- (~871,200 square feet)
- Junior High School
 - ~40 acres +/- (~1,742,400 square feet)
- High School
 - ~80 acres +/- (~3,484,800 square feet)
- Range of Developed Costs
 - \$4.00 - \$8.00/sf (*and rising*)
 - At \$4.00/sf an acre would cost \$174,240
 - At \$8.00/sf an acre would cost \$348,480



NOTE: All estimates will continue to be refined.

Transportation

DRAFT Prop	Components	Cost Estimate Ranges		
		Option 1	Option 2	Option 3
A	Transportation			
	- Buses	10,000,000	12,000,000	16,000,000
	<i>variety of options</i>			
	- Centers	10,000,000	25,000,000	37,000,000
	<i>variety of options</i>			all center needs

Transportation Center Needs	Cost
Conroe Transportation Center <ul style="list-style-type: none"> • Rehab of the existing asphalt and the bus parking shelters • With city permission based on the existing tree ordinance, we could extend parking area 	\$8,450,000
Oak Ridge Transportation Center <ul style="list-style-type: none"> • Convert the existing surface detention to underground detention and maximizes the parking for buses 	\$17,300,000
East County Transportation Center <ul style="list-style-type: none"> • Maximizes paving for parking of buses 	\$11,200,000
TOTAL COST	\$36,950,000

NOTE: All estimates will continue to be refined.



Scenario 1

6% Inflation	QTY	77 Passenger	Total	QTY	47/53 Passenger	Total	Grand Total	
Year 1	20	\$139,549	\$2,790,980	10	\$125,345	\$1,253,450	\$4,044,430	
Year 2	19	\$147,922	\$2,810,517	9	\$132,866	\$1,195,791	\$4,006,308	
Year 3	19	\$156,797	\$2,979,149	7	\$140,838	\$985,864	\$3,965,013	
Year 4	18	\$166,205	\$2,991,687	7	\$149,288	\$1,045,016	\$4,036,702	
	76		\$11,572,333	33		\$4,480,121	\$16,052,453	109

Scenario 2

6% Inflation	QTY	77 Passenger	Total	QTY	47/53 Passenger	Total	Grand Total	
Year 1	16	\$139,549	\$2,232,784	6	\$125,345	\$752,070	\$2,984,854	
Year 2	16	\$147,922	\$2,366,751	5	\$132,866	\$664,329	\$3,031,080	
Year 3	15	\$156,797	\$2,351,960	5	\$140,838	\$704,188	\$3,056,148	
Year 4	14	\$166,205	\$2,326,867	4	\$149,288	\$597,152	\$2,924,019	
	61		\$9,278,362	20		\$2,717,739	\$11,996,101	81

NOTE: All estimates will continue to be refined.

Technology Infrastructure

DRAFT Prop	Components	Cost Estimate Ranges		
		Option 1	Option 2	Option 3
A	Technology Infrastructure	35,000,000	50,000,000	70,000,000
	<i>Components</i>	50% of need	approx. 70% of need	all

	2023-2024	2024-2025	2025-2026	2026-2027	Total
Network Equipment, NOC, Wireless	\$8,562,500	\$10,262,500	\$17,162,500	\$19,762,500	\$55,750,000
Life Cycle, Systems, Upgrades	\$2,187,500	\$3,162,500	\$2,337,500	\$3,487,500	\$11,175,000
Safety, Security and A/V	\$950,000	\$800,000	\$600,000	\$600,000	\$2,950,000
Totals	\$11,700,000	\$14,225,000	\$20,100,000	\$23,850,000	\$69,875,000

NOTE: All estimates will continue to be refined.

