

Garland Independent School District

Board of Trustees

Special Meeting

Tuesday, January 24, 2023

Agenda

10:00 AM

- I. Call to Order and Determination of a Quorum
- II. Public Forum: Members of the public who wish to make comments may complete a Public Comment Participation Request in person at Gilbreath-Reed Career and Technical Education Center prior to the start of the meeting indicated in the posted notice. Complaints about student discipline, specific student issues or personnel must be addressed through appropriate administrative channels, in accordance with the Texas Open Meetings Act and Board policy. For more information about public comment procedures, please review the Board Policy for Public Comment accessible at the following link: <https://pol.tasb.org/Policy/Code/364?filter=BED>.
- III. Discussion Items
 - A. Discuss Bond 2023, Long-Range Facilities Planning and Recommendations of the Citizen Bond Steering Committee - **Dr. Brent Ringo, Paul Gonzales, Javier Fernandez** 3
- IV. Action Items
 - A. Discussion and Possible Action Regarding the Scope of Work for the Potential May 2023 Bond – **Dr. Ricardo Lopez** 55
 - B. Discussion and Possible Action Regarding Potential May 2023 Bond Management Plan – **Dr. Ricardo Lopez** 56
 - C. Discussion and Possible Action Regarding Potential May 2023 Bond Financing and Bond Repayment Plan – **Dr. Ricardo Lopez** 67
 - D. Consideration and Possible Action Regarding the Recommendations of the Citizen Bond Steering Committee for Potential May 2023 Bond – **Dr. Ricardo Lopez** 77
- V. Executive Session: Executive session will be held for purposes permitted by Texas Open Meetings Act, Texas Government Code Section 551.001 et seq.
 - A. Pursuant to Texas Government Code Section 551.071, private consultation with the Board’s attorney, in person or by phone, when the Board seeks the advice of its attorney about: 1) pending or contemplated litigation; 2) a settlement offer; or 3) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

B. Pursuant to Texas Government Code Section 551.074, deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

1. Discussion and deliberation regarding projected enrollment.

VI. Reconvene from Executive Session for any possible action relative to items considered during Executive Session

VII. Adjournment



Garland Independent School District Board of Trustees

Date of Meeting: January 24, 2023

Agenda Item: Discuss Bond 2023, Long-Range Facilities Planning and Recommendations of the Citizen Bond Steering Committee

Agenda Section: Discussion Item

Administrator Responsible: Dr. Brent Ringo
Chief Financial Officer

Mr. Paul Gonzales
Executive Director of Facilities and Maintenance

Mr. Javier Fernandez
Director of Facilities Planning and Construction Services

Board Goal Objective:

Not Applicable.

Superintendent's Goal:

Superintendent Goal #1 – Student Results

Garland ISD will ensure ALL students graduate prepared for college, careers and life by increasing student performance measures, postsecondary readiness, and graduation rates and decreasing student management incidences.

Superintendent Goal #3 – Board Relations

The superintendent maintains a positive and productive working relationship with the board of trustees and the community.

Superintendent Goal #4 – Educational Leadership

The superintendent provides leadership and direction for an educational system that is based on desired student achievement.

Superintendent Goal #5 – District Management

The superintendent demonstrates effective planning and management of the district administration, finances, operations, and personnel.

Superintendent Goal #6 – Community Relations & Relationship Building

The superintendent maintains a positive and productive working relationship with District employees and the community.

Summary/Background Information:

A presentation pertaining to Bond 2023 and Long-Range Facilities Planning is being provided.

Administrative Recommendations:

Provided for discussion.



Bond 2023 & Long-Range Facilities Planning

January 24, 2023

Long-Range Master Plan History

- April 2019: Long Range Master Plan (LRMP) Initiation and Kick off Meetings
- April 2019 to November 2019: Focus Groups, Departmental Meetings, Facility Assessment Walks
- June 2020: LRMP First Publication (COVID19 March 2020)
- July 2021: LRMP Update Initiated
- January 2022: LRMP Update
- July 2022: LRMP Update
- September 2022: Board of Trustees Approves Garland ISD Citizen Bond Steering Committee
- January 2023: Garland ISD Citizen Bond Steering Committee Recommendation to the GISD Board of Trustees



Committee Meetings

Meeting #1

Process, Timeline, End Goal
Charge from Board
Demographer Report
School Finance 101

Meeting #2

Review of Past Bond Programs
Facility Needs Assessment

Meeting #3

Facilities Tour

Meeting #4

Project Priority Presentation
Priority Worksheet

Meeting #5

Financial Advisor Presentation
Project Priority Information
Mock Vote

Meeting #6

Final Q&A
Deliberation to Consensus



Committee Charge

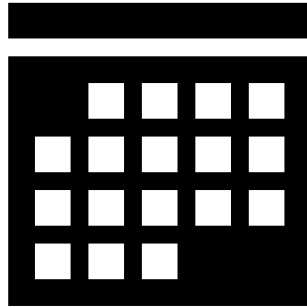
The Garland ISD Citizen Bond Steering Committee is charged by the Board of Trustees to:

- **Develop a school facility referendum recommendation that is fiscally sound for presentation to the Garland ISD Board of Trustees, and ultimately to the Garland ISD community.**



Long-Range Master Plan History

Priorities 1 through 3 and Major Projects:	\$3 Billion
District Reduced Projects to Committee for Review:	\$1.9 Billion
Committee Recommended Projects:	\$1.2 Billion



Reduced Project Scope

- **Priority 2 & 3 Items: (\$1.1 Billion)**
 - Items still within life cycle
 - Priority 2 items will become Priority 1 items in 5 to 7 years
 - Priority 3 items will become Priority 1 items in 5 to 7 years

Projects Committee Did Not Approve

Major Projects Consolidated/Removed/Reduced

<u>FACILITY NAME</u>	<u>DESCRIPTION</u>	<u>COSTS</u>	<u>REASON FOR CHANGE</u>
All	Remove exterior painting	(\$41,189.07)	Maintenance
All	Remove interior painting	(\$323,865.31)	Maintenance
All	Reduced chiller scope	(\$7,728,000.00)	Re-prioritized
All	Removed exhaust fan replacement	(\$18,843,186.07)	Re-prioritized
All	Reduced HVAC Controls	(\$12,880,000.00)	Scope reduction
All	Remove interior lighting and lighting controls	(\$12,855,175.31)	Re-prioritized
All	Reduced roofing replacement scope	(\$52,921,490.43)	Re-prioritized
All	Remove upgrade data cabling	(\$3,157,851.84)	Re-prioritized
All High Schools	Fine arts upgrades	\$50,342,045.90	Re-prioritized
Lakeview Centennial HS	Remove portables and build addition as needed	\$16,649,054.82	Re-prioritized
Lakeview Centennial HS	Provide new track & field, bleachers, press box and concessions/restrooms building of sub-varsity competitions	\$6,790,103.55	Re-prioritized
Lakeview Centennial HS	Provide sports lighting at competition football fields	\$460,351.02	Re-prioritized
Memorial Pathway Academy	Remove all priority #1	(\$26,015,865.00)	Re-prioritized
Naanman Forest HS	Cafeteria expansion	\$8,040,986.94	Re-prioritized
Naanman Forest HS	Admin addition for required relocation for cafeteria expansion	\$5,029,675.19	Re-prioritized
Naanman Forest HS	Renovate and expand cafeteria. Existing cafeteria is 7,234sf with a total area of 15,587sf	\$3,011,311.75	Re-prioritized
Naanman Forest HS	Provide new track & field bleachers, press box and concessions/restrooms building for sub-varsity competitions.	\$6,790,103.55	Re-prioritized
Naanman Forest HS	Replace the track and field lighting system with new LED system.	\$853,797.68	Re-prioritized
MS & HS Portable Removal/Additions	Transitioned to General Operations	(\$95,368,637)	Re-prioritized
District-wide Fleet Replacements	Removed from scope	(\$50,224,272)	Re-prioritized
Classroom Door Hardware	Removed from scope	(\$16,228,095)	Re-prioritized
Spring Creek ES Prototype	Removed from scope	(\$8,416,288)	Re-prioritized

Major Projects Consolidated/Removed/Reduced

Sachse HS	Replace exterior waterproofing/sealant joints (including all exterior wall control/expansion joints, material transitions, around door and window frames, wall penetrations, etc.).	\$21,344.94	Re-prioritized
Sachse HS	Provide sports lighting at competition football fields.	\$460,351.02	Re-prioritized
Coyle MS	Roof replacement	\$5,288,276.11	Re-prioritized
Jackson Technology Center for Math & Science	Roof replacement	\$3,797,065.09	Re-prioritized
All	Boys' & Girls' dressing room additions	\$5,246,888.60	Re-prioritized
All Elementary Schools	New playgrounds with shade structures	\$16,179,466.10	Re-prioritized
Freeman ES	Remove all priority #1	(\$1,626,313.00)	Re-prioritized
Golden Meadows ES	Remove all priority #1	(\$4,677,949.00)	Re-prioritized
Hickman ES	Remove fire alarm system replacement	(\$297,142.97)	Work completed
Hillside ES	Remove all priority #1	(\$3,523,462.00)	Re-prioritized
Kimberlin Academy for Excellence	Remove all priority #1	(\$1,344,979.00)	Re-prioritized
Cisneros Pre-K	Provide shade structures for outdoor play	\$331,443.20	Re-prioritized
Cisneros Pre-K	Provide new Motor Skill Development outdoor play structures	\$107,719.04	Re-prioritized
Parsons Pre-K	Provide shade structures for outdoor play	\$331,443.20	Re-prioritized
Parsons Pre-K	Provide new Motor Skill Development outdoor play structures	\$107,719.04	Re-prioritized
Pathfinder Achievement Center	Remove all priority #1	(\$2,932,663.00)	Re-prioritized
Warren School	Remove all priority #1	(\$2,839,616.00)	Re-prioritized
Marvin D. Roden Technology Center	Remove all priority #1	(\$366,346.00)	Re-prioritized
Padgett	Scope reduction to just RTUs, HVAC controls, paving, and DX system	(\$27,362,366.45)	Re-prioritized
HBJ Stadium	Remove all priority #1	(\$91,333,038.00)	Re-prioritized
Williams Stadium	Remove all priority #1	(\$12,120,789.00)	Re-prioritized
Ag Facility	Removed from scope	(\$35,337,265)	Re-prioritized

Proposition A: “General Proposition”

PROPOSITION A

“Shall the Board of Trustees of the Garland Independent School District be authorized to issue and sell bonds of the District in the principal amount not to exceed \$_____ for the purposes of constructing, renovating, improving, upgrading, updating, acquiring, and equipping school facilities (and any necessary or related removal of existing facilities), the purchase of the necessary sites for school facilities, the purchase of new school buses, the retrofitting of school buses with emergency, safety, or security equipment, and the purchase or retrofitting of vehicles to be used for emergency, safety, or security purposes, such bonds to mature serially or otherwise (not more than ___ years from their date of issuance) in accordance with law; any issue or series of such bonds to bear interest per annum at such rate or rates (fixed, floating, variable, or otherwise) as may be determined within the discretion of the Board of Trustees, provided that such rate or rates of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of such bonds; and shall the Board of Trustees of the District 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 the bonds and the cost of any credit agreements executed in connection with the bonds?”

Proposition A Detail

ABBETT ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$ 3,283,408.00
Major Projects	\$ -
Remove portables and build additions as needed	\$ 290,221.01
Add security glazing film at main and secondary entries	\$ 36,431.24

\$ 3,610,060.25

ARMSTRONG ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$1,871,928.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 1,908,359.24

BACK ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$2,835,489.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 2,871,920.24

Proposition A Detail

BEAVER TECHNOLOGY CENTER FOR MATH & SCIENCE

DESCRIPTION	COST
Priority No. 1	\$1,647,609.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 1,684,040.24

BRADFIELD ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$1,437,232.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 1,473,663.24

BULLOCK ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$1,727,775.00
Major Projects	
Remove portables and build additions as needed	\$580,442.02
Add security glazing film at main and secondary entries	\$36,431.24

\$ 2,344,648.26

Proposition A Detail

CALDWELL ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$1,305,018.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 1,341,449.24

CARVER ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$1,981,795.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 2,018,226.24

CENTERVILLE ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$1,576,370.00
Major Projects	
Remove portables and build additions as needed	\$2,321,768.06
Add security glazing film at main and secondary entries	\$36,431.24

\$ 3,934,569.30

Proposition A Detail

CLASSICAL CENTER AT VIAL ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$3,421,856.00
Major Projects	
Remove portables and build additions as needed	\$870,663.02
Add security glazing film at main and secondary entries	\$36,431.24

\$ 4,328,950.26

CLUB HILL ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$1,934,737.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 1,971,168.24

COOPER ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$3,895,211.00
Major Projects	
Remove portables and build additions as needed	\$580,442.02
Add security glazing film at main and secondary entries	\$36,431.24

\$ 4,512,084.26

Proposition A Detail

COUCH ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$2,062,787.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 2,099,218.24

DAUGHERTY ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$1,355,967.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 1,392,398.24

DAVIS ES

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$1,594,658.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 1,631,089.24

Proposition A Detail

DORSEY ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$1,926,005.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 1,962,436.24

ETHRIDGE ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$1,902,811.00
Major Projects	
Remove portables and build additions as needed	\$1,451,105.04
Add security glazing film at main and secondary entries	\$36,431.24

\$ 3,390,347.28

Proposition A Detail

HANDLEY ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$1,331,115.00
Major Projects	
Remove portables and build additions as needed	\$580,442.02
Add security glazing film at main and secondary entries	\$36,431.24

\$ 1,947,988.26

HEATHER GLEN ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$5,872,528.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 5,908,959.24

Proposition A Detail

HERFURTH ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$3,944,979.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 3,981,410.24

HICKMAN ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$8,266,769.00
Major Projects	
Remove portables and build additions as needed	\$1,160,884.03
Add security glazing film at main and secondary entries	\$36,431.24

\$ 9,464,084.27

Proposition A Detail

KEELEY ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$1,705,270.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 1,741,701.24

LIBERTY GROVE ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$1,955,155.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 1,991,586.24

Proposition A Detail

LISTER ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$1,682,726.00
Major Projects	
Remove portables and build additions as needed	\$290,221.01
Add security glazing film at main and secondary entries	\$36,431.24

\$ 2,009,378.25

LUNA ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$3,115,746.00
Major Projects	
Remove portables and build additions as needed	\$290,221.01
Add security glazing film at main and secondary entries	\$36,431.24

\$ 3,442,398.25

MONTCLAIR ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$1,633,952.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 1,670,383.24

Proposition A Detail

NORTHLAKE ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$4,336,709.00
Major Projects	
Remove portables and build additions as needed	\$2,321,768.06
Add security glazing film at main and secondary entries	\$36,431.24

\$ 6,694,908.30

PARKCREST ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 2,160,464.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 2,196,895.24

PEARSON ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 2,087,185.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 2,123,616.24

Proposition A Detail

ROACH ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 1,476,699.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 1,513,130.24

ROWLETT ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 8,904,809.00
Major Projects	
Remove portables and build additions as needed	\$1,160,884.03
Add security glazing film at main and secondary entries	\$36,431.24

\$ 10,102,124.27

SEWELL ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 1,981,914.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 2,018,345.24

Proposition A Detail

SHOREHAVEN ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 1,435,695.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 1,472,126.24

SHUGART ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 3,045,214.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 3,081,645.24

SOUTHGATE ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 2,683,214.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 2,719,645.24

Proposition A Detail

SPRING CREEK ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 2,795,428.00
Major Projects	
Remove portables and build additions as needed	\$1,741,326.05
Add security glazing film at main and secondary entries	\$36,431.24

\$ 4,573,185.29

STEADHAM ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 4,540,055.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,429.76

\$ 4,576,484.76

STEPHENS ELEMENTARY SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 3,079,465.00
Major Projects	
Add security glazing film at main and secondary entries	\$36,431.24

\$ 3,115,896.24

Proposition A Detail

TOLER ES

DESCRIPTION	COST
Priority No. 1	\$ 6,778,180.00
Major Projects	
Remove portables and build additions as needed	\$2,902,210.08
Add security glazing film at main and secondary entries	\$36,431.24

\$ 9,716,821.32

WALNUT GLEN ACADEMY FOR EXCELLENCE

DESCRIPTION	COST
Priority No. 1	\$ 2,877,822.00
Major Projects	
Remove portables and build additions as needed	\$1,160,884.03
Add security glazing film at main and secondary entries	\$36,431.24

\$ 4,075,137.27

WATSON ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$ 1,922,205.00
Major Projects	
Remove portables and build additions as needed	\$1,160,884.03
Add security glazing film at main and secondary entries	\$36,431.24

\$ 3,119,520.27

Proposition A Detail

WEAVER ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$ 1,848,079.00
Major Projects	
Remove portables and build additions as needed	\$1,741,326.05
Add security glazing film at main and secondary entries	\$36,431.24

\$ 3,625,836.29

WILLIAMS ELEMENTARY SCHOOL

DESCRIPTION	COST
Priority No. 1	\$ 1,770,594.00
Major Projects	
Remove portables and build additions as needed	\$870,663.07
Add security glazing film at main and secondary entries	\$36,431.24

\$ 2,677,688.31

Elementary Total

\$331,001,406.44

(3) NEW ELEMENTARY SCHOOLS

DESCRIPTION	COST
Major Project - (3) New Elementary Schools	\$ 187,079,048.00

\$ 187,079,048.00

Proposition A Detail

AUSTIN ACADEMY FOR EXCELLENCE

DESCRIPTION	COST
Priority No. 1	\$ 8,488,543.00
Major Projects	\$ -
Add security glazing film at main and secondary entries	\$ 44,777.48

\$ 8,533,320.48

CLASSICAL CENTER AT BRANDENBURG MIDDLE SCHOOL

DESCRIPTION	COST
Priority No. 1	\$6,122,016.00
Major Projects	
Add security glazing film at main and secondary entries	\$ 44,777.48

\$ 6,166,793.48

BUSSEY MIDDLE SCHOOL

DESCRIPTION	COST
Priority No. 1	\$4,378,575.00
Major Projects	
Add security glazing film at main and secondary entries	\$ 44,777.48

\$ 4,423,352.48

Proposition A Detail

COYLE MIDDLE SCHOOL

DESCRIPTION	COST
Priority No. 1	\$9,016,891.00
Major Projects	
Add security glazing film at main and secondary entries	\$ 44,777.48

\$ 9,061,668.48

HOUSTON MIDDLE SCHOOL

DESCRIPTION	COST
Priority No. 1	\$10,420,725.00
Major Projects	
Add security glazing film at main and secondary entries	\$ 44,777.48

\$ 10,465,502.48

HUDSON MIDDLE SCHOOL

DESCRIPTION	COST
Priority No. 1	\$7,823,178.00
Major Projects	
Add security glazing film at main and secondary entries	\$ 44,777.48

\$ 7,867,955.48

Proposition A Detail

JACKSON TECHNOLOGY CENTER FOR MATH &

DESCRIPTION	COST
Priority No. 1	\$ 10,077,397.00
Major Projects	
Add security glazing film at main and secondary entries	\$ 44,777.48

\$ 10,122,174.48

LYLES MIDDLE SCHOOL

DESCRIPTION	COST
Priority No. 1	\$ 7,019,993.00
Major Projects	
Add security glazing film at main and secondary entries	\$ 44,777.48

\$ 7,064,770.48

O'BANION MIDDLE SCHOOL

DESCRIPTION	COST
Priority No. 1	\$ 7,143,771.00
Major Projects	
Add security glazing film at main and secondary entries	\$ 44,777.48

\$ 7,188,548.48

Proposition A Detail

SCHRADE MIDDLE SCHOOL

DESCRIPTION	COST
Priority No. 1	\$ 5,494,805.00
Major Projects	
Add security glazing film at main and secondary entries	\$ 44,777.48

\$ 5,539,582.48

SELLERS MIDDLE SCHOOL

DESCRIPTION	COST
Priority No. 1	\$ 4,717,633.00
Major Projects	
Add security glazing film at main and secondary entries	\$ 44,777.48

\$ 4,762,410.48

WEBB MIDDLE SCHOOL

DESCRIPTION	COST
Priority No. 1	\$ 3,644,454.00
Major Projects	
Add security glazing film at main and secondary entries	\$ 44,777.48

\$ 3,689,231.48

Middle School Total

\$84,885,310.76

Proposition A Detail

GARLAND HIGH SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 42,678,256.00
Major Projects	\$ -
Fieldhouse Additions	\$ 14,935,097.00
Multi-Purpose Activity Centers	\$ 19,415,626.00
Add security glazing film at main and secondary entries	\$ 72,598.28

\$ 77,101,577.28

LAKEVIEW CENTENNIAL HIGH SCHOOL

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$68,660,116.00
Major Projects	
Fieldhouse Additions	\$ 14,935,097.00
Multi-Purpose Activity Centers	\$ 19,415,626.00
Add security glazing film at main and secondary entries	\$ 72,598.28

\$ 103,083,437.28

Proposition A Detail

NAAMAN FOREST HIGH SCHOOL

DESCRIPTION	COST
Priority No. 1	\$35,479,825.00
Major Projects	
Fieldhouse Additions	\$ 14,935,097.00
Multi-Purpose Activity Centers	\$ 19,415,626.00
Add security glazing film at main and secondary entries	\$ 72,598.28

\$ 69,903,146.28

NORTH GARLAND HIGH SCHOOL

DESCRIPTION	COST
Priority No. 1	\$45,730,222.00
Major Projects	
Fieldhouse Additions	\$ 14,935,097.00
Multi-Purpose Activity Centers	\$ 19,415,626.00
Add security glazing film at main and secondary entries	\$ 72,598.28

\$ 80,153,543.28

ROWLETT HIGH SCHOOL

DESCRIPTION	COST
Priority No. 1	\$12,526,694.00
Major Projects	
Fieldhouse Additions	\$ 14,935,097.00
Multi-Purpose Activity Centers	\$ 19,415,626.00
Add security glazing film at main and secondary entries	\$ 72,598.28

\$ 46,950,015.28

Proposition A Detail

SACHSE HIGH SCHOOL

DESCRIPTION	COST
Priority No. 1	\$14,830,533.00
Major Projects	
Fieldhouse Additions	\$ 14,935,097.00
Multi-Purpose Activity Centers	\$ 19,415,626.00
Add security glazing film at main and secondary entries	\$ 72,598.28

\$ 49,253,854.28

SOUTH GARLAND HIGH SCHOOL

DESCRIPTION	COST
Priority No. 1	\$70,013,601.00
Major Projects	
Fieldhouse Additions	\$ 14,935,097.00
Multi-Purpose Activity Centers	\$ 19,415,626.00
Add security glazing film at main and secondary entries	\$ 72,598.28

\$ 104,436,922.28

High School Total

\$530,955,094.24

Proposition A Detail

CISNEROS PRE-K

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$3,126,300.00
Major Projects	
Add security glazing film at main and secondary entries	\$ 30,867.08

\$ 3,157,167.08

GARLAND AEC

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$273,097.00
Major Projects	
Add security glazing film at main and secondary entries	\$ 30,867.08

\$ 303,964.08

GILBREATH-REED CAREER & TECHNOLOGY CENTER

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 359,067.00
Major Projects	
Add security glazing film at main and secondary entries	\$ 30,867.08

\$ 389,934.08

Proposition A Detail

PARSONS PRE-K

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 5,556,988.00
Major Projects	
Add security glazing film at main and secondary entries	\$ 30,867.08

\$ 5,587,855.08

NEW STUDENT SERVICES BUILDING/MEMORIAL PATHWAY

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 62,359,683.00

\$ 62,359,683.00

Proposition A Detail

GILBREATH-REED CAREER CENTER AND TECHNOLOGY CENTER ADDITION

<u>DESCRIPTION</u>	<u>COST</u>
Major Projects	
Curriculum Addition to GRCTC	\$ 24,227,238.00
Add security glazing film at main and secondary entries	\$ 30,867.08

\$ 24,258,105.08

NEW AG FACILITY

<u>DESCRIPTION</u>	<u>COST</u>
Major Project - New AG Facility	\$ 27,102,019.00

\$ 27,102,019.00

Proposition A Detail

HARRIS HILL ADMINISTRATION

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$2,690,790.00

\$ 2,690,790.00

PADGETT

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 6,737,909.00

\$ 6,737,909.00

PDC - SHUGART

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 161,270.00

\$ 161,270.00

RECORDS BUILDING (STUDENT SERVICE ANNEX)

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 223,221.00

\$ 223,221.00

Proposition A Detail

TAX OFFICE

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 523,776.00

\$ 523,776.00

TRANSITION LEARNING CENTER

<u>DESCRIPTION</u>	<u>COST</u>
Priority No. 1	\$ 523,776.00

\$ 523,776.00

Proposition A Detail

NEW NETWORK OPERATIONS CENTER

DESCRIPTION	COST
Major Project - New AG Facility	\$ 28,117,716.00

\$ 28,117,716.00

NEW TRANSPORTATION CENTER

DESCRIPTION	COST
Major Project - New AG Facility	\$ 40,437,226.00

\$ 40,437,226.00

Prop A Summary

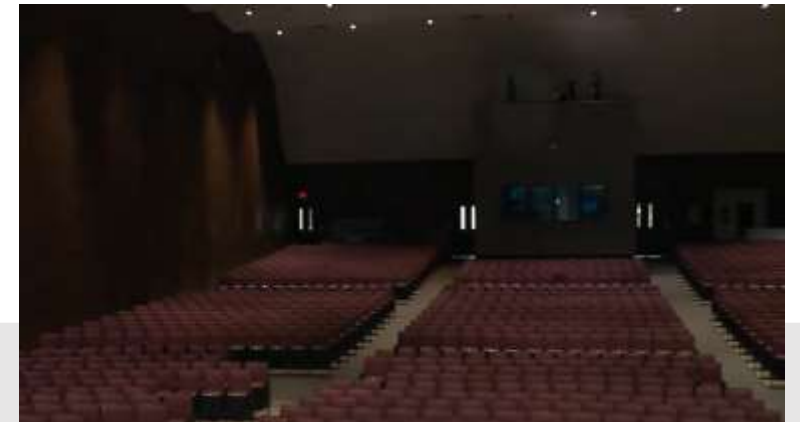
- Proposition A: “General” Proposition:
 - Campus Renovations & Improvements at Every Elementary, Middle, and High School Campus
 - Priority Improvements Include: Maintenance, Roofing, HVAC, Plumbing, Electrical
 - 3 New Elementary Campuses
 - 2 New ADA Accessible Playgrounds, with Canopies, at every Elementary Campus
 - New Memorial Pathway Academy/Student Services Center (108,000 S.Ft.)
 - New Transportation Center
 - New Network Operations Center
 - New Ag Facility
 - Gilbreath Reed Career and Technology Center Expansion

Prop A Summary

- Proposition A: “General” Proposition Continued:
 - Fine Arts Improvements
 - Renovations for All High School Auditoriums and Dance Rooms
 - Fieldhouse Additions at every High School Campus
 - Fieldhouses/Weight Rooms/Outdoor Sport Locker Rooms/Training Rooms at every High School Campus
 - Middle School Locker Room Replacements & Expansions
 - Turf Fields for All High School Baseball/Softball Fields, with canopies
 - Remove All Portables from Elementary Campuses
 - Additions at Elementary Campuses, as needed
 - Safety Perimeter Fencing at all Campuses
 - Security Film at All Entrances
 - \$1,017,300,000

Proposition A Total

Prop A: \$1,017,300,000



Proposition B: “Recreational Facility”

PROPOSITION B

“Shall the Board of Trustees of the Garland Independent School District be authorized to issue and sell bonds of the District in the principal amount of \$ _____ for the purposes of designing, constructing, renovating, improving, upgrading, updating, acquiring, and equipping a multi-purpose activity center at each high school campus, such bonds to mature serially or otherwise (not more than _____ years from their date of issuance) in accordance with law; any issue or series of such bonds to bear interest per annum at such rate or rates (fixed, floating, variable, or otherwise) as may be determined within the discretion of the Board of Trustees, provided that such rate or rates of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of such bonds; and shall the Board of Trustees of the District 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 the bonds and the cost of any credit agreements executed in connection with the bonds?”

Prop B Total

- Proposition B: Multipurpose Activity Centers \$135,910,000



Multipurpose Activity Centers All HS Campuses

Proposition C: “Technology”

PROPOSITION C

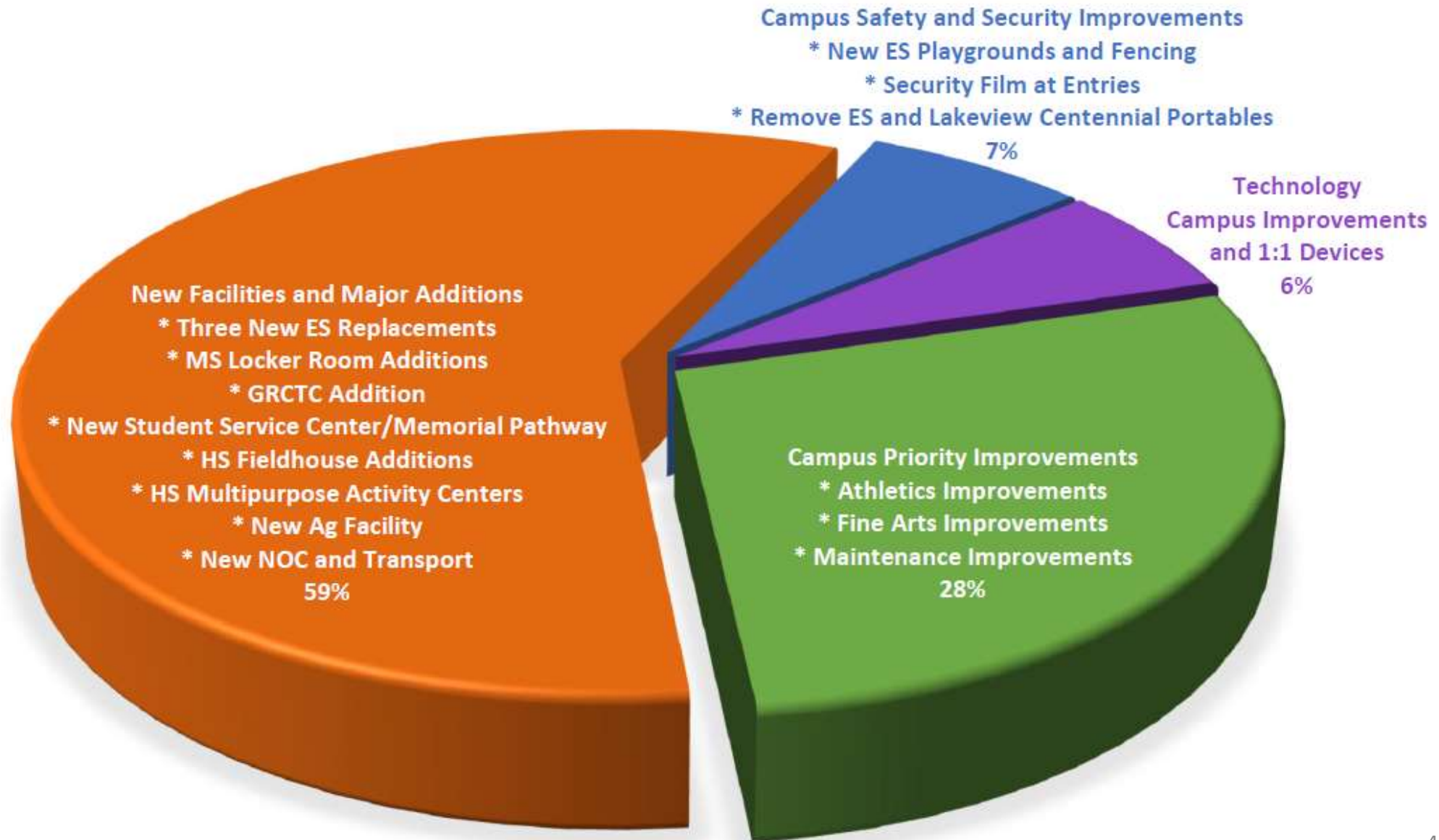
“Shall the Board of Trustees of the Garland Independent School District be authorized to issue and sell bonds of the District in the principal amount of \$ _____ for the purposes of acquiring and updating technology equipment, such bonds to mature serially or otherwise (not more than ___ years from their date of issuance) in accordance with law; any issue or series of such bonds to bear interest per annum at such rate or rates (fixed, floating, variable, or otherwise) as may be determined within the discretion of the Board of Trustees, provided that such rate or rates of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of such bonds; and shall the Board of Trustees of the District 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 the bonds and the cost of any credit agreements executed in connection with the bonds?”

Prop C Total

- Proposition C: “Technology”
 - 1:1 Student and Staff Device Refresh: \$40,605,000



Bond Scope Distribution



Committee Recommendations

- Proposition A: “General Proposition”: \$1,017,300,000
- Proposition B: “Recreational Facility”: \$135,910,000
- Proposition C: “Technology”: \$40,605,000
- **Total:** **\$1,193,815,000**



Bond Election Dates & Deadlines

Election must be called by the Board of Trustees by
February 17, 2023

Early voting will be held between
April 24, 2023 - May 2, 2023

Election Day is
May 6, 2023

Bond Progression

- Meeting Schedules for Bond Planning
- Presentations to Rotary, Chambers, Campuses, PTAs, Townhalls, etc.
- Communication Plan & Website Updates
- Talking Points to Educate on the Bond Program

QUESTIONS



Garland Independent School District Board of Trustees

Date of Meeting: January 24, 2023

Agenda Item: Discussion and Possible Action Regarding the Scope of Work for the Potential May 2023 Bond

Agenda Section: Action Item

Administrator Responsible: Dr. Ricardo López
Superintendent

Dr. Brent Ringo
Chief Financial Officer

Board Goal Objective:

Not Applicable.

Superintendent's Goal:

Superintendent Goal #1 – Student Results

Garland ISD will ensure ALL students graduate prepared for college, careers and life by increasing student performance measures, postsecondary readiness, and graduation rates and decreasing student management incidences.

Superintendent Goal #3 – Board Relations

The superintendent maintains a positive and productive working relationship with the board of trustees and the community.

Superintendent Goal #4 – Educational Leadership

The superintendent provides leadership and direction for an educational system that is based on desired student achievement.

Superintendent Goal #5 – District Management

The superintendent demonstrates effective planning and management of the district administration, finances, operations, and personnel.

Superintendent Goal #6 – Community Relations & Relationship Building

The superintendent maintains a positive and productive working relationship with District employees and the community.

Summary/Background Information:

Information pertaining to the scope of work for the potential May 2023 Bond is provided.

Administrative Recommendations:

Provided for your consideration.



Garland Independent School District Board of Trustees

Date of Meeting: January 24, 2023

Agenda Item: Discussion and Possible Action Regarding Potential May 2023 Bond Management Plan

Agenda Section: Action Item

Administrator Responsible: Dr. Ricardo López
Superintendent

Dr. Brent Ringo
Chief Financial Officer

Mr. Paul Gonzales
Executive Director of Facilities and Maintenance

Mr. Javier Fernandez
Director of Facilities Planning and Construction Services

Board Goal Objective:

Not Applicable.

Superintendent's Goal:

Superintendent Goal #1 – Student Results

Garland ISD will ensure ALL students graduate prepared for college, careers and life by increasing student performance measures, postsecondary readiness, and graduation rates and decreasing student management incidences.

Superintendent Goal #3 – Board Relations

The superintendent maintains a positive and productive working relationship with the board of trustees and the community.

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Superintendent Goal #5 – District Management

The superintendent demonstrates effective planning and management of the district administration, finances, operations, and personnel.

Superintendent Goal #6 – Community Relations & Relationship Building

The superintendent maintains a positive and productive working relationship with District employees and the community.

Summary/Background Information:

A presentation related to a bond management plan is provided. This presentation was presented to the Board during the Working Meeting on January 10, 2023 as Discussion Item – Discuss the Bond Program Administration.

Administrative Recommendations:

Provided for your consideration.

Bond Program Administration

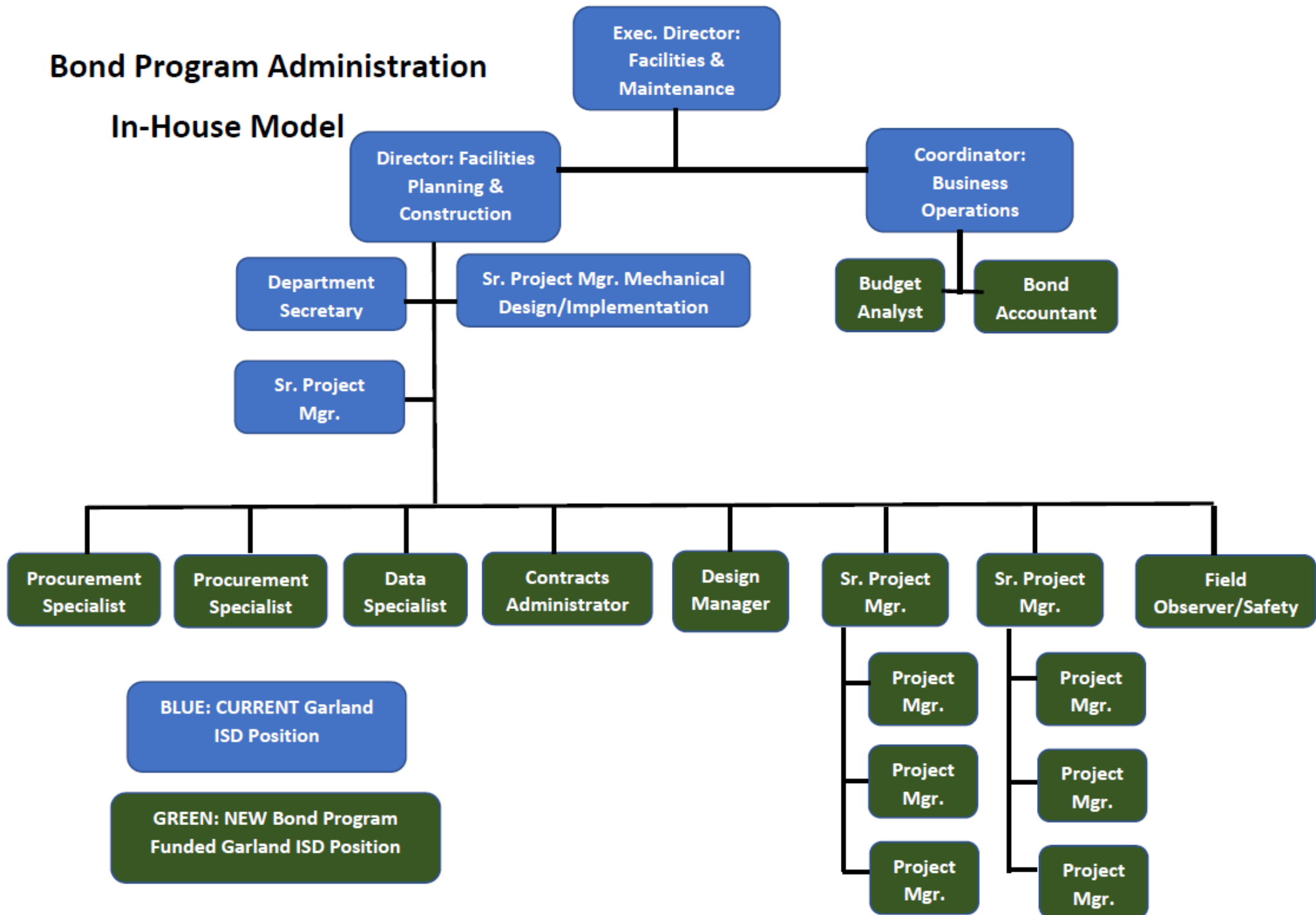
January 24, 2023

Bond Program Administration

- In-house Model
 - Annualized Cost
- Staff Augmentation Model
 - Annualized Cost
- Third Party Administrator (Program Management Firm)
 - Market Estimates Cost

Bond Program Administration

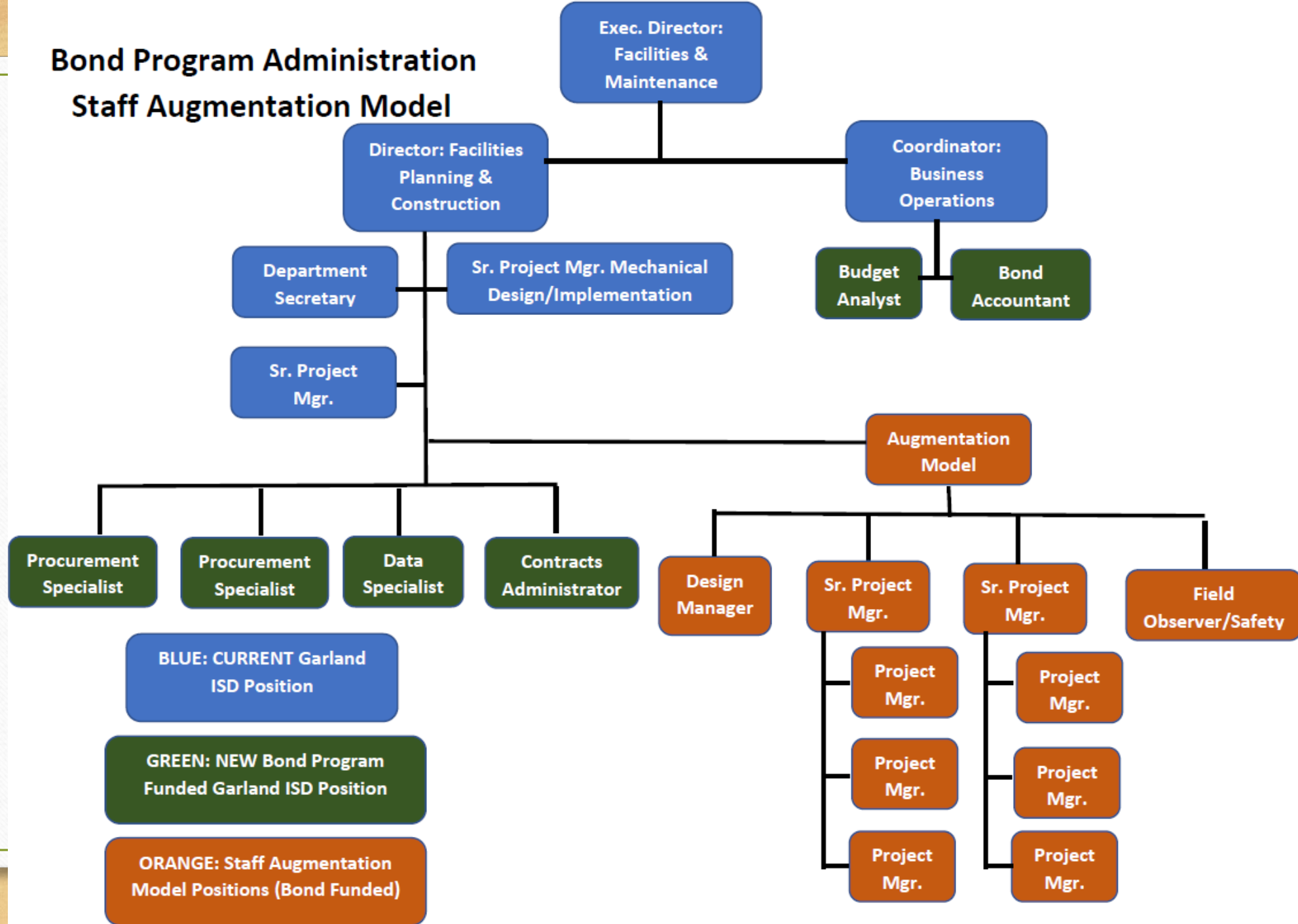
In-House Model



Bond Program Administration In-house Model Cost

Year 1 Bond Impact	Year 2 Bond Impact	Year 3 Bond Impact	Year 4 Bond Impact	Year 5 Bond Impact	Bond Administration
2,254,862.50	2,251,057.00	2,340,699.28	2,433,927.25	2,530,844.34	11,811,430.37

Bond Program Administration Staff Augmentation Model

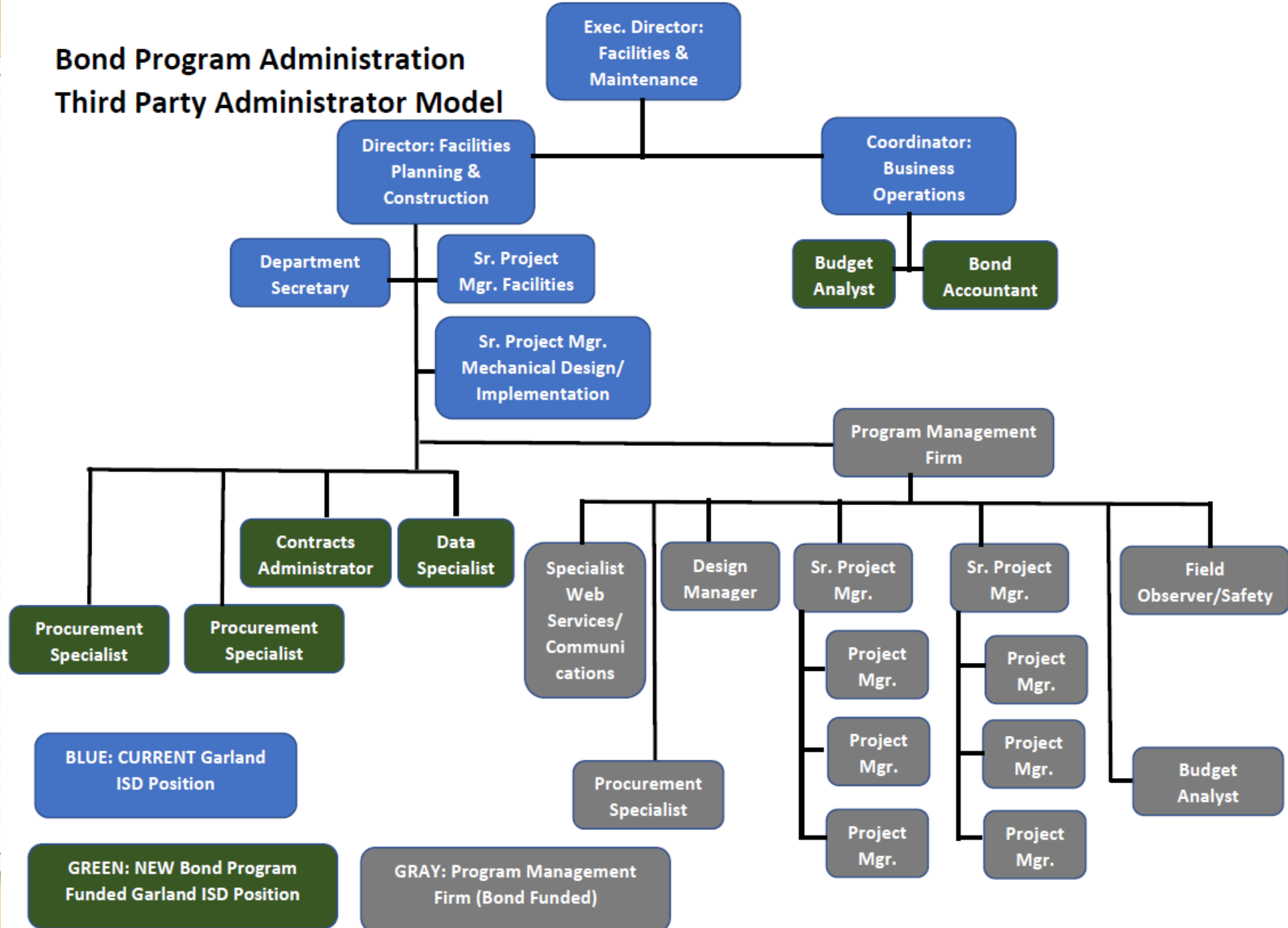


Bond Program Administration Staff Augmentation Model Cost

- Staff Augmentation: Design Manager, Project Managers, and Field Observer/Safety
- Internal staff requirements in place
- Total includes both internal and augmented staff cost

Year 1 Bond Impact	Year 2 Bond Impact	Year 3 Bond Impact	Year 4 Bond Impact	Year 5 Bond Impact	Bond Administration
3,354,481.25	3,394,660.50	3,530,046.92	3,670,848.80	3,817,282.75	17,767,320.22

Bond Program Administration Third Party Administrator Model



Bond Program Administration Third Party Administrator Model Cost

Market estimates based on a 5-year bond program at 1.2b

Bond Program	Fee	Year 1 Bond Impact	Year 2 Bond Impact	Year 3 Bond Impact	Year 4 Bond Impact	Year 5 Bond Impact	Bond Administration
Program Management Fee	3.50%	8,400,000.00	8,400,000.00	8,400,000.00	8,400,000.00	8,400,000.00	42,000,000.00
District in-house staff		837,892.50	777,408.20	808,104.53	840,028.71	873,229.86	4,136,663.79
Total		9,237,892.50	9,177,408.20	9,208,104.53	9,240,028.71	9,273,229.86	46,136,663.79
Program Management Fee	3.75%	9,000,000.00	9,000,000.00	9,000,000.00	9,000,000.00	9,000,000.00	45,000,000.00
District in-house staff		837,892.50	777,408.20	808,104.53	840,028.71	873,229.86	4,136,663.79
Total		9,837,892.50	9,777,408.20	9,808,104.53	9,840,028.71	9,873,229.86	49,136,663.79
Program Management Fee	5.00%	12,000,000.00	12,000,000.00	12,000,000.00	12,000,000.00	12,000,000.00	60,000,000.00
District in-house staff		837,892.50	777,408.20	808,104.53	840,028.71	873,229.86	4,136,663.79
Total		12,837,892.50	12,777,408.20	12,808,104.53	12,840,028.71	12,873,229.86	64,136,663.79

Bond Program Administration Cost Summary

5-year 1.2b bond program administration cost by model

Questions?



Garland Independent School District Board of Trustees

Date of Meeting: January 24, 2023

Agenda Item: Discussion and Possible Action Regarding Potential May 2023 Bond Financing and Bond Repayment Plan

Administrator Responsible: Dr. Ricardo López
Superintendent

Dr. Brent Ringo
Chief Financial Officer

Board Goal Objective:

Not Applicable.

Superintendent's Goal:

Superintendent Goal #1 – Student Results

Garland ISD will ensure ALL students graduate prepared for college, careers and life by increasing student performance measures, postsecondary readiness, and graduation rates and decreasing student management incidences.

Superintendent Goal #3 – Board Relations

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Superintendent Goal #4 – Educational Leadership

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Superintendent Goal #5 – District Management

The superintendent demonstrates effective planning and management of the district administration, finances, operations, and personnel.

Superintendent Goal #6 – Community Relations & Relationship Building

The superintendent maintains a positive and productive working relationship with District employees and the community.

Summary/Background Information:

A presentation related to potential May 2023 bond financing and repayment plan is provided. This presentation was presented to the Board during the Working Meeting on January 10, 2023 as Discussion Item – Discuss the Garland ISD Bond Election Summary.

Administrative Recommendations:

Provided for your consideration.



Bond Election Summary Presentation

\$0.3179 I&S Tax Rate – No Increase

May 2023 Authorization

Scenario	Total Bond Authorization	Number of Bond Issues	Amount of Each Issue	Repayment Term (years)	Assumed Interest Rates	Increase Above Current Tax Rate of \$0.3179	Estimated Max Required I&S Tax Rate
A	\$900,080,000	4 Issuances	\$225,020,000	20	5.25% - 5.45%	No Increase	\$0.3179
B	\$983,540,000	4 Issuances	\$245,885,000	25	5.50% - 5.70%	No Increase	\$0.3179
C	\$1,031,540,000	4 Issuances	\$257,885,000	30	5.75% - 5.95%	No Increase	\$0.3179

Notes:

- (1) Use of surplus I&S funds to defease/redeem bonds in years exceeding the target tax rate.
- (2) Equal annual issuances beginning Summer 2023.
- (3) Level annual debt service structure for each issuance for planning purposes. Actual structure dependent on taxable value and interest rates at the time of issuance.
- (4) Assumed the following growth rates in GISD's Taxable Assessed Values: Years 1-2 assumed 3.00% growth; Years 3-5 assumed 2.00% growth; and no growth thereafter.

PRELIMINARY / SUBJECT TO CHANGE - For discussion purposes only

\$1.0 Billion Bond Election Amount

May 2023 Authorization

Scenario	Total Bond Authorization	Number of Bond Issues	Amount of Each Issue	Repayment Term (years)	Assumed Interest Rates	Increase Above Current Tax Rate of \$0.3179	Estimated Max Required I&S Tax Rate
1	\$1,000,000,000	4 Issuances	\$250,000,000	20	5.25% - 5.45%	\$0.0244	\$0.3423
2	\$1,000,000,000	4 Issuances	\$250,000,000	25	5.50% - 5.70%	\$0.0037	\$0.3216
3	\$1,000,000,000	4 Issuances	\$250,000,000	30	5.75% - 5.95%	(\$0.0067)	\$0.3112

Scenario	Bond Election Size	Repayment Term (years)	Estimated Increase Above FY2023 Tax Rate	Taxable Home Value After Exemption ⁽¹⁾									
				\$100,000		\$175,000		(Est. Average Market Value of \$300,000) \$260,000		\$325,000		\$400,000	
				Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly
1	\$1,000,000,000	20	\$0.0244	\$24.38	\$2.03	\$42.66	\$3.56	\$63.39	\$5.28	\$79.23	\$6.60	\$97.52	\$8.13
2	\$1,000,000,000	25	\$0.0037	\$3.67	\$0.31	\$6.43	\$0.54	\$9.55	\$0.80	\$11.93	\$0.99	\$14.69	\$1.22
3	\$1,000,000,000	30	-\$0.0067	-\$6.72	-\$0.56	-\$11.75	-\$0.98	-\$17.46	-\$1.46	-\$21.83	-\$1.82	-\$26.86	-\$2.24

(1) All Texas homeowners are eligible to receive a \$40,000 State homestead exemption on school taxes. (e.g. \$300,000 home less \$40,000 mandatory homestead exemption equals \$260,000 in taxable value after exemption).

PRELIMINARY / SUBJECT TO CHANGE - For discussion purposes only

\$1.1 Billion Bond Election Amount

May 2023 Authorization

Scenario	Total Bond Authorization	Number of Bond Issues	Amount of Each Issue	Repayment Term (years)	Assumed Interest Rates	Increase Above Current Tax Rate of \$0.3179	Estimated Max Required I&S Tax Rate
4	\$1,100,000,000	4 Issuances	\$275,000,000	20	5.25% - 5.45%	\$0.0488	\$0.3667
5	\$1,100,000,000	4 Issuances	\$275,000,000	25	5.50% - 5.70%	\$0.0260	\$0.3439
6	\$1,100,000,000	4 Issuances	\$275,000,000	30	5.75% - 5.95%	\$0.0146	\$0.3325

Scenario	Bond Election Size	Repayment Term (years)	Estimated Increase Above FY2023 Tax Rate	Taxable Home Value After Exemption ⁽¹⁾									
				\$100,000		\$175,000		(Est. Average Market Value of \$300,000) \$260,000		\$325,000		\$400,000	
				Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly
4	\$1,100,000,000	20	\$0.0488	\$48.79	\$4.07	\$85.38	\$7.11	\$126.85	\$10.57	\$158.56	\$13.21	\$195.15	\$16.26
5	\$1,100,000,000	25	\$0.0260	\$26.01	\$2.17	\$45.51	\$3.79	\$67.62	\$5.63	\$84.52	\$7.04	\$104.03	\$8.67
6	\$1,100,000,000	30	\$0.0146	\$14.58	\$1.21	\$25.51	\$2.13	\$37.90	\$3.16	\$47.37	\$3.95	\$58.30	\$4.86

(1) All Texas homeowners are eligible to receive a \$40,000 State homestead exemption on school taxes. (e.g. \$300,000 home less \$40,000 mandatory homestead exemption equals \$260,000 in taxable value after exemption).

PRELIMINARY / SUBJECT TO CHANGE - For discussion purposes only

\$1.2 Billion Bond Election Amount

May 2023 Authorization

Scenario	Total Bond Authorization	Number of Bond Issues	Amount of Each Issue	Repayment Term (years)	Assumed Interest Rates	Increase Above Current Tax Rate of \$0.3179	Estimated Max Required I&S Tax Rate
7	\$1,200,000,000	4 Issuances	\$300,000,000	20	5.25% - 5.45%	\$0.0732	\$0.3911
8	\$1,200,000,000	4 Issuances	\$300,000,000	25	5.50% - 5.70%	\$0.0483	\$0.3662
9	\$1,200,000,000	4 Issuances	\$300,000,000	30	5.75% - 5.95%	\$0.0359	\$0.3538

Scenario	Bond Election Size	Repayment Term (years)	Estimated Increase Above FY2023 Tax Rate	Taxable Home Value After Exemption ⁽¹⁾									
				\$100,000		\$175,000		(Est. Average Market Value of \$300,000) \$260,000		\$325,000		\$400,000	
				Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly
7	\$1,200,000,000	20	\$0.0732	\$73.19	\$6.10	\$128.08	\$10.67	\$190.29	\$15.86	\$237.86	\$19.82	\$292.75	\$24.40
8	\$1,200,000,000	25	\$0.0483	\$48.34	\$4.03	\$84.60	\$7.05	\$125.70	\$10.47	\$157.12	\$13.09	\$193.38	\$16.11
9	\$1,200,000,000	30	\$0.0359	\$35.88	\$2.99	\$62.78	\$5.23	\$93.28	\$7.77	\$116.60	\$9.72	\$143.50	\$11.96

(1) All Texas homeowners are eligible to receive a \$40,000 State homestead exemption on school taxes. (e.g. \$300,000 home less \$40,000 mandatory homestead exemption equals \$260,000 in taxable value after exemption).

PRELIMINARY / SUBJECT TO CHANGE - For discussion purposes only

\$1.3 Billion Bond Election Amount

May 2023 Authorization

Scenario	Total Bond Authorization	Number of Bond Issues	Amount of Each Issue	Repayment Term (years)	Assumed Interest Rates	Increase Above Current Tax Rate of \$0.3179	Estimated Max Required I&S Tax Rate
10	\$1,300,000,000	4 Issuances	\$325,000,000	20	5.25% - 5.45%	\$0.0976	\$0.4155
11	\$1,300,000,000	4 Issuances	\$325,000,000	25	5.50% - 5.70%	\$0.0707	\$0.3886
12	\$1,300,000,000	4 Issuances	\$325,000,000	30	5.75% - 5.95%	\$0.0572	\$0.3751

Scenario	Bond Election Size	Repayment Term (years)	Estimated Increase Above FY2023 Tax Rate	Taxable Home Value After Exemption ⁽¹⁾									
				\$100,000		\$175,000		(Est. Average Market Value of \$300,000) \$260,000		\$325,000		\$400,000	
				Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly
10	\$1,300,000,000	20	\$0.0976	\$97.60	\$8.13	\$170.79	\$14.23	\$253.75	\$21.15	\$317.19	\$26.43	\$390.38	\$32.53
11	\$1,300,000,000	25	\$0.0707	\$70.67	\$5.89	\$123.68	\$10.31	\$183.75	\$15.31	\$229.69	\$19.14	\$282.70	\$23.56
12	\$1,300,000,000	30	\$0.0572	\$57.16	\$4.76	\$100.04	\$8.34	\$148.63	\$12.39	\$185.78	\$15.48	\$228.66	\$19.05

(1) All Texas homeowners are eligible to receive a \$40,000 State homestead exemption on school taxes. (e.g. \$300,000 home less \$40,000 mandatory homestead exemption equals \$260,000 in taxable value after exemption).

PRELIMINARY / SUBJECT TO CHANGE - For discussion purposes only

Tax Impact Comparison – May 2023 Bond Election

Garland Independent School District

May 2023 Tax Rate Impact Analysis

May 2023 Authorization

Proposition	Total Amount	20 Year	25 Year	30 Year
		Repayment Term	Repayment Term	Repayment Term
		Increase Above Current I&S Tax Rate of \$0.3179	Increase Above Current I&S Tax Rate of \$0.3179	Increase Above Current I&S Tax Rate of \$0.3179
Prop A	\$1,017,300,000	\$0.0611	\$0.0400	\$0.0294
Prop B	\$135,910,000	\$0.0082	\$0.0053	\$0.0039
Prop C	\$40,605,000	\$0.0024	\$0.0016	\$0.0012
Total	\$1,193,815,000	\$0.0717	\$0.0470	\$0.0345
Est. Max I&S Tax Rate (INCLUDING Net Existing Debt)		\$0.3896	\$0.3649	\$0.3524
Total Interest Paid Over Entire Repayment Term		\$772,357,927	\$1,049,817,187	\$1,368,248,509

PRELIMINARY / SUBJECT TO CHANGE - For discussion purposes only

Tax Impact Comparison – May 2023 Bond Election

Proposition	Prop Amount	Repayment Term (years)	Increase Above Current I&S Tax Rate of \$0.3179	Taxable Home Value After Exemption ⁽¹⁾									
				\$100,000		\$175,000		(Est. Average Market Value of \$300,000) \$260,000		\$325,000		\$400,000	
				Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly	Annual	Monthly
Prop A	\$1,017,300,000	20	\$0.0611	\$61.10	\$5.09	\$106.93	\$8.91	\$158.86	\$13.24	\$198.58	\$16.55	\$244.40	\$20.37
Prop B	\$135,910,000	20	\$0.0082	\$8.20	\$0.68	\$14.35	\$1.20	\$21.32	\$1.78	\$26.65	\$2.22	\$32.80	\$2.73
Prop C	\$40,605,000	20	\$0.0024	\$2.40	\$0.20	\$4.20	\$0.35	\$6.24	\$0.52	\$7.80	\$0.65	\$9.60	\$0.80
Total	\$1,193,815,000	20	\$0.0717	\$71.70	\$5.98	\$125.48	\$10.46	\$186.42	\$15.54	\$233.03	\$19.42	\$286.80	\$23.90
Prop A	\$1,017,300,000	25	\$0.0400	\$40.00	\$3.33	\$70.00	\$5.83	\$104.00	\$8.67	\$130.00	\$10.83	\$160.00	\$13.33
Prop B	\$135,910,000	25	\$0.0053	\$5.30	\$0.44	\$9.28	\$0.77	\$13.78	\$1.15	\$17.23	\$1.44	\$21.20	\$1.77
Prop C	\$40,605,000	25	\$0.0016	\$1.60	\$0.13	\$2.80	\$0.23	\$4.16	\$0.35	\$5.20	\$0.43	\$6.40	\$0.53
Total	\$1,193,815,000	25	\$0.0470	\$47.00	\$3.92	\$82.25	\$6.85	\$122.20	\$10.18	\$152.75	\$12.73	\$188.00	\$15.67
Prop A	\$1,017,300,000	30	\$0.0294	\$29.40	\$2.45	\$51.45	\$4.29	\$76.44	\$6.37	\$95.55	\$7.96	\$117.60	\$9.80
Prop B	\$135,910,000	30	\$0.0039	\$3.90	\$0.33	\$6.83	\$0.57	\$10.14	\$0.85	\$12.68	\$1.06	\$15.60	\$1.30
Prop C	\$40,605,000	30	\$0.0012	\$1.20	\$0.10	\$2.10	\$0.18	\$3.12	\$0.26	\$3.90	\$0.33	\$4.80	\$0.40
Total	\$1,193,815,000	30	\$0.0345	\$34.50	\$2.88	\$60.38	\$5.03	\$89.70	\$7.48	\$112.13	\$9.34	\$138.00	\$11.50

Notes:

(1) All Texas homeowners are eligible to receive a \$40,000 State homestead exemption on school taxes. (e.g. \$300,000 home less \$40,000 mandatory homestead exemption equals \$260,000 in taxable value after exemption).

PRELIMINARY / SUBJECT TO CHANGE - For discussion purposes only

May 2023 Bond Election Calendar

Action	May 2023 Election
<u>Last</u> day to call for Bond Election	February 17
First day to publish notice of election	April 6
Last day for voter registration	April 6
Last day to post notice of election	April 17
First day of Early Voting	April 24
Last day to publish notice of election	April 26
Last day of Early Voting	May 2
Election Day	May 6
Earliest day to canvass election	May 9
Last day to canvass election	May 17



Garland Independent School District Board of Trustees

Date of Meeting:	January 24, 2023
Agenda Item:	Consideration and Possible Action Regarding the Recommendations of the Citizen Bond Steering Committee for Potential May 2023 Bond
Agenda Section:	Action Item
Administrator Responsible:	Dr. Ricardo López Superintendent Dr. Brent Ringo Chief Financial Officer Mr. Paul Gonzales Executive Director of Facilities and Maintenance Mr. Javier Fernandez Director of Facilities Planning and Construction Services

Board Goal Objective:

Not Applicable.

Superintendent's Goal:

Superintendent Goal #1 – Student Results

Garland ISD will ensure ALL students graduate prepared for college, careers and life by increasing student performance measures, postsecondary readiness, and graduation rates and decreasing student management incidences.

Superintendent Goal #3 – Board Relations

The superintendent maintains a positive and productive working relationship with the board of trustees and the community.

Superintendent Goal #4 – Educational Leadership

The superintendent provides leadership and direction for an educational system that is based on desired student achievement.

Superintendent Goal #5 – District Management

The superintendent demonstrates effective planning and management of the district administration, finances, operations, and personnel.

Superintendent Goal #6 – Community Relations & Relationship Building

The superintendent maintains a positive and productive working relationship with District employees and the community.

Summary/Background Information:

A presentation related to the recommendations of the Citizen Bond Steering Committee for the potential May 2023 Bond is provided. This presentation was presented to the Board during the Working Meeting on January 10, 2023 as Discussion Item – Discuss the Garland ISD Citizen Bond Steering Committee Recommendation.

Administrative Recommendations:

Provided for your consideration.



Garland ISD Citizen Bond Steering Committee

January 24, 2023

As presented on January 10, 2023

Recommendation to the Garland ISD Board of Trustees

Citizen Bond Steering Committee:

- Recommendation to the School Board
- January 10, 2023

Committee Liaisons:

- **Rich Aubin:** Former Garland City Council Member & Mayor Pro Tem; Current Garland Plan Commissioner for District 5; 4 children in Garland ISD schools
- **Bryan Robinson:** 40-year resident of Garland; GISD Alum / SGHS '91; Parent of 2 GISD Alums that are currently in college

Committee Representation

Comprised of a cross-section of the community:

- Parents & Grandparents
- Business Leaders
- Civic Leaders
- Educators
- Students
- Volunteers
- Community Members
- Retirees
- Alumni



Citizen Bond Steering Committee

Tora Adams	Justin Caraway	Michael Gallops	Stan Maige	Tammy Omer	Mark Roberts	Tamra Williams
Brenda Aguillon	Kaiana Carter	Phil Gilbreath	Jeannie Marten	Gary Overby	Bryan Robinson	Matt Yeager
Rich Aubin	Robert L. Christian	Sydna Gordon	Johnny McCoy	Ida Perales	Blanca Sanchez	Emily Zoog
Tracey Bergfield	Obi Chukwumah	Benjamin Green	Victor McCray	Stanley Pollard	Nicole Scott	
Leslie Bickerstaff	Michelle Coates	Joe Harn	Ricky McNeal	Tom Poore	Becky Sebastian	
Coleman Bruman	Jonathan De La Garza	Justina James	Brenda Monk	Gilbert Prado	David Smith	
Melvin Bullitt	Charlie Dean	Scott Johnson	Jarvis Morgan	Mark Quinn	Troy G. Smith	
Doug Burnside	Mick Donnelly	Andrew Johnson	Jennifer Nguyen	Wilfred Ramirez	Denise Spell	
Chris Burrow	Rudy Fairley	Chris Kizziar	Syndi Nguyen	James Reed	David Sutton	
Brandon Butler	Mike Felix	Michael Light	Cliff Odenwald	Jed Reed	Tony Torres	
Rita Cabello	Joseph Figarelli	Katie Lujan	Julian Olalde	Charles Rene	Kevin Torris	
	Elvia Flores	Jody Luna	Karina Olivares	Debbi Richards	John Washington	

Student Voices

- Ian Bales
- Ruben Estrada
- Chance Groothuis

- Jennifer Villareal
- Bella Zitzelberger



Staff Table Facilitators

- **Carmen Blakey** - Rowlett HS Principal
- **Lakisha Culpepper** - Community Liaison
- **Ron Griffen** - Executive Director of Athletics
- **Babetta Hemphill** - Executive Director of Student Services & Choice of School
- **Don Hernandez** - Sam Houston MS Principal
- **Jose Mata** - Communications Coordinator
- **Brandy Mayo** - Executive Director of Budget
- **Shauntell Moore** - Coordinator of Security Operations
- **Elise Mosty** - Lakeview Centennial HS Principal
- **Javier Solis** - Community Liaison
- **Trang Vo** - Curriculum & Instruction

Committee Charge

The Garland ISD Citizen Bond Steering Committee is charged by the Board of Trustees to:

- **Develop a school facility referendum recommendation that is fiscally sound for presentation to the Garland ISD Board of Trustees, and ultimately to the Garland ISD community.**

Committee Meetings

Meeting #1

Process, Timeline, End Goal
Charge from Board
Demographer Report
School Finance 101

Meeting #2

Review of Past Bond Programs
Facility Needs Assessment

Meeting #3

Facilities Tour

Meeting #4

Project Priority Presentation
Priority Worksheet

Meeting #5

Financial Advisor Presentation
Project Priority Information
Mock Vote

Meeting #6

Final Q&A
Deliberation to Consensus

Long-Range Master Plan History

Priorities 1 through 3 and Major Projects:

\$3 Billion

District Reduced Projects to Committee for Review:

\$1.9 Billion

Committee Recommended Projects:

\$1.2 Billion



Selection Process

Project Name	Priority	Cost	Table #	Table Result	Votes For	Votes Against
Proposed New Construction Major Projects Fieldhouse Addition at All High Schools	N/A	\$104,681,034	2	approved	6	0
			3	approved	6	0
			4	approved	5	0
			5	approved	7	0
			6	approved	8	0
			7	approved	6	0
			8	approved	6	0
			9	approved	6	1
			10	approved	5	0
			Proposed New Construction Major Projects Multipurpose Activity Center at All High Schools	N/A	\$121,633,533	1
2	approved	6				0
3	approved	6				0
4	approved	5				0
5	approved	7				0
6	approved	6				2
7	approved	6				0
8	approved	6				0
9	approved	5				2
10	approved	5				0

Project Name	Priority	Cost	Table #	Table Result	Votes For	Votes Against
Proposed New Construction Major Projects Rowlett Elementary Prototype Classroom and Library Open Concept Security Improvements (Includes: Rowlett, Toler, Northlake, Hickman. Rowlett \$2,238,291 P1 has been deducted if YES)	N/A	\$28,200,436	1	approved	6	0
			2	approved	6	0
			3	approved	6	0
			4	failed	3	2
			5	approved	7	0
			6	approved	8	0
			7	failed	0	6
			8	approved	6	0
			9	failed	1	6
			10	failed	0	5
Proposed New Construction Major Projects Back Elementary Prototype Classroom and Library Open Concept Security Improvements (Includes: Back, Luna, Shugart)	N/A	\$37,873,295	1	approved	6	0
			2	approved	6	0
			3	approved	6	0
			4	failed	2	3
			5	approved	7	0
			6	approved	8	0
			7	failed	0	6
			8	approved	6	0
			9	failed	1	6
			10	failed	0	5

Committee Recommendations

- Proposition A: “General” Proposition:
 - Campus Renovations & Improvements at Every Elementary, Middle, and High School Campus
 - Priority Improvements Include: Maintenance, Roofing, HVAC, Plumbing, Electrical
 - 3 New Elementary Campuses
 - 2 New ADA Accessible Playgrounds, with Canopies, at every Elementary Campus
 - New Memorial Pathway Academy/Student Services Center (108,000 S.Ft.)
 - New Transportation Center
 - New Network Operations Center
 - New Ag Facility
 - Gilbreath Reed Career and Technology Center Expansion

Committee Recommendations

- Proposition A: “General” Proposition Continued:
 - Fine Arts Improvements
 - Renovations for All High School Auditoriums and Dance Rooms
 - Fieldhouse Additions at every High School Campus
 - Fieldhouses/Weight Rooms/Outdoor Sport Locker Rooms/Training Rooms at every High School Campus
 - Middle School Locker Room Replacements & Expansions
 - Turf Fields for All High School Baseball/Softball Fields, with canopies
 - Remove All Portables from Elementary Campuses
 - Additions at Elementary Campuses, as needed
 - Safety Perimeter Fencing at all Campuses
 - Security Film at All Entrances
 - \$1,017,298,417

Committee Recommendations



**New ADA Playgrounds for
All Elementary Campuses**

Committee Recommendations

- Proposition B: “Recreational Facility” \$135,908,380



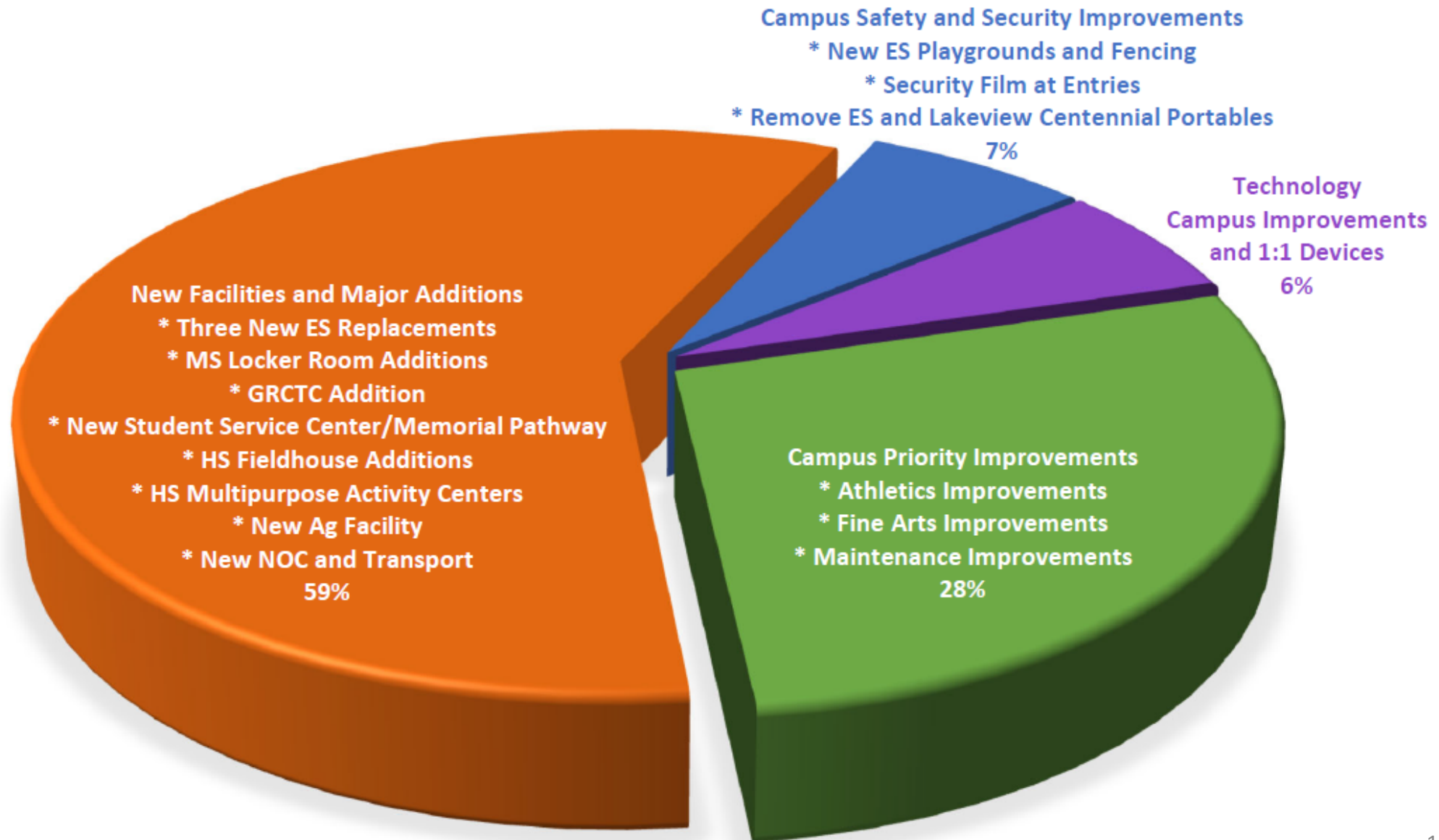
Multipurpose Activity Centers All HS Campuses

Committee Recommendations

- Proposition C: “Technology”
 - 1:1 Student and Staff Device Refresh: \$40,603,498



Bond Scope Distribution



Committee Recommendations

- Proposition A: “General Proposition”: \$1,017,298,417
- Proposition B: “Recreational Facility”: \$135,909,380
- Proposition C: “Technology”: \$40,603,498
- **Total:** **\$1,193,811,295**



Committee Recommendations

The **Garland ISD Citizen Bond Steering Committee** recommends the Garland ISD Board of Trustees call a **Bond Election for May 6, 2023**

Future Considerations

The **Garland ISD Citizen Bond Steering Committee** recommends the Garland ISD Board of Trustees:

Consider adopting a bond cycle policy and process going forward.

Bond Election Dates & Deadlines

Election must be called by the Board of Trustees by
February 17, 2023

Early voting will be held between
April 24, 2023 - May 2, 2023

Election Day is
May 6, 2023

QUESTIONS