

Jackson County School District

Facilities/Bond Workshop Meeting

Monday, February 22, 2021 - 5:00 PM

Our District Office Board Room

4700 Colonel Vickrey

VANCLEAVE, MS 39565

Jackson County School District

Strategic Plan Goals

- 1. Decreased Safety Incidents 2. Increased Student Achievement 3. Sound Financial Management
4. Improved Facilities and Infrastructure
5. Positive Educational Experience 6. Effective Leadership**

AGENDA

1. Call to Order
2. Invocation
3. Pledge
4. **Approve Consent Agenda Items**
5. **Approve Agenda**
6. **Dr. John Strycker, Superintendent of Education**
 - A. **Approve New 16th Section Lease of WOV LLC at 16-6-7 - Subject to closing on the improvements with Mr. Mizelle**
 - B. f.y.i. Discuss Facility Bond Recommendation 2
 - C. **Approve Bond Election Date of May 18, 2021**
 - D. **Approve Bond Amount of 67 Million Dollars**
 - E. **Approve District-Wide Bond Projects**
 - F. **Discuss and Approve Ballot Template** 11
 - G. **Approve JCSD Construction Funds for District Restroom Renovations as Outlined**
7. **Executive Session TBD**

Jackson County School District

Board Facility Planning Workshop

February 22, 2021



Facility Bond Recommendation:

Considering:

- A school community survey involving input from parents, employees, students, and community members with nearly 3,600 people responding
- Input from district employees through face-to-face meetings including individual interviews with each teacher in the school district
- A detailed professional facility study by Jacobs assessing the district's current facility conditions
- A demographic study analyzing the makeup of the community to better understand growth trends in student body, community housing, and overall school enrollment
- A financial analysis illustrating the impact of a possible bond to the school district's finances, the community in general, and the individual taxpayer
- Project estimates compiled by the school district's architectural/engineering firm
- Many Board and open community meeting discussions and considerations

Recommendation:

- I recommend calling a May 18, 2021 special bond election to vote on a \$67M (approximately 7.5 mills), 20 year term bond with proceeds after fees split approximately 29% East Central Attendance Center, 42% St Martin Attendance Center, and 29% Vancleave Attendance Center.
- I recommend using present JCSD construction funds for district restroom repairs:
 - ECAC \$870,000
 - SMAC \$1,000,000
 - VAC \$879,000 + \$300,000 for enhancing performing arts

7.5 MILL PROPOSAL (20 YR TERM)				
	Percentage	Bond Amount	Less: Security/CTE	New Construction/Repairs
East Central	29%	\$18,068,553	(\$714,435)	\$17,354,117
St Martin	42%	\$26,168,249	(\$1,034,699)	\$25,133,549
Vancleave	29%	\$18,068,553	(\$714,435)	\$17,354,117
TOTAL	100%	\$62,305,354	(\$2,463,570)	\$59,841,784

revised 02-15-2021

EAST CENTRAL ATTENDANCE CENTER

For illustrative purposes only

	Budget	Total Projects	Difference
7.5 mill	\$17,354,118	\$17,354,118	\$0
ESSER	\$960,000	\$960,000	\$0

Based 7.5 mill increase split 29% ~ 42% ~ 29% these projects will not be funded:

- ECCHS classroom addition
- \$100,000 cut from the ECUE Entry/Admin Addition
- No drainage repairs at ECUE
- Reduced track restrooms & small concession

Construction Fund Restroom Repairs:

ECUE Building F	\$75,000
ECMS 6th grade staff	\$75,000
ECCHS Gym hot water	\$50,000
ECCHS Football fieldhouse hot water	\$50,000
ECMS Football fieldhouse restroom/showers	\$125,000
ECUE Building H	\$75,000
ECCHS Restroom outside cafetorium	\$75,000
ECAC Restrooms	\$45,000
Bus Repair Shop Restrooms	\$45,000
Maintenance Shop Restrooms	\$45,000
7th Grade Fieldhouse Concession	\$75,000
Baseball Coaches Restroom	\$45,000
Varsity Fieldhouse both sets	\$90,000
Total	\$870,000

Revised 02-15-2021

		7.5 mil		
		New Construction	Repairs	ESSER
East Central Attendance Central				
East Central Lower Elementary				
1	New Gymnasium	\$550,000		
2	Replace Carpet with vinyl tile flooring		ESSER	\$205,000
East Central Upper Elementary				
3	Entry/Admin Area/Library Ph 2 plus parking	\$3,400,000		
4	Completion of Upper's phased projects	\$2,100,000		
5	Replacement of windows in 3rd grade hall (asbestos)		ESSER	\$120,000
6	Replacement of Carpet & vinyl tile flooring		ESSER	\$285,000.00
East Central Middle School				
7	Repair canopies (includes gym, cafeteria, & maintenance)		\$256,206	
East Central High School				
8	Carpet replacement with vinyl tile flooring		ESSER	\$350,000
9	Roof Replacement		\$860,000	
10	Multipurpose Building (band/chorus/activities)	\$828,000		
11	New 500 seat auditorium	\$6,800,000		
12	New admin offices	\$400,912		
East Central Attendance Center				
13	New Maintenance/Bus Shop	\$500,000		
East Central Athletics				
14	New Football field house (vs. necessary repairs)	\$1,125,000		
15	Track Lighting	\$284,000		
16	Track Restrooms & small concession	\$250,000		
TOTAL PROJECTS		\$16,237,912	\$1,116,206	\$960,000
		\$17,354,118		
BUDGET		\$17,354,118		\$960,000
BALANCE		\$0		\$0
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revised 02-11-2021

ST. MARTIN ATTENDANCE CENTER

For illustrative purposes only

	Budget	Total Projects	Difference
7.5 mill	\$25,133,550	\$25,132,000	\$1,550
ESSER	\$1,420,000	\$1,420,000	\$0

Based 7.5 mill increase split 29% ~ 42% ~ 29% these projects will not be funded:

None

Construction Fund Restroom Repairs:

SMNE Restrooms	\$250,000
SMEE Restrooms	\$250,000
SMUE Restrooms	\$250,000
SMMS Restrooms	\$250,000
Total	\$1,000,000

revised 02-16-2021

VANCLEAVE ATTENDANCE CENTER

For illustrative purposes only

	Budget	Total Projects	Difference
7.5 mill	\$17,354,118	\$17,097,160	\$256,958
ESSER	\$960,000	\$773,684	\$186,316

Based 7.5 mill increase split 29% ~ 42% ~ 29% these projects will not be funded:

New gym (multipurpose center will accommodate space for gym)

500 seat auditorium

Repairs to football fieldhouse at VHS

Repairs to softball concession

Repairs to softball hitting building

Construction Fund Restroom Repairs:

Football practice field house restrooms/locker room \$220,000

VHS Gym Boys & Girls Restrooms/Locker Room (Home & V \$440,000

VHS Cafeteria Hallway Restrooms \$130,000

Softball Concession Stand (Inside for Employees) \$12,000

Softball Hitting Facility \$65,000

Maintenance Shop Restroom (Mens) \$12,000

Additional Construction Funds:

Performing Arts Enhancement \$300,000.00

Total \$1,179,000

VANCLEAVE ATTENDANCE CENTER
FOR ILLUSTRATIVE PURPOSES ONLY

Revised 02-11-2021

7.5 mil

VANCLEAVE ATTENDANCE CENTER		New Construction	Repairs	ESSER
Vancleave Lower Elementary				
1	Flooring - Carpet Replacement			\$25,384
2	New 20 classroom/cafeteria expansion	\$5,600,000		
Vancleave Upper Elementary				
3	No Repairs Required with Creation of K-5 School			
Vancleave Middle School				
4	12 Classroom Addition	\$3,375,000		
5	Paving		\$110,250	
6	Drainage		\$30,000	
7	Roof Repairs		\$150,000	
8	Windows		ESSER	\$200,000
9	Flooring - Tile Repair		\$10,000	
10	Flooring - Carpet Replacement		ESSER	\$50,000
Vancleave High School				
11	New Band Hall	\$2,470,000		
12	Multipurpose building	\$2,700,000		
13	Roof Repairs		\$300,000	
14	Windows		ESSER	\$166,600
15	Flooring - Carpet Replacement		ESSER	\$325,700
16	HVAC Repairs/Replacement		ESSER	\$150,000
17	Alternative School move to Business Office - Carpet Replacement		ESSER	\$40,000
Athletics				
18	New football fieldhouse at football stadium		\$664,000	
19	New football entry/restroom/concession behind the home stands	\$1,162,800		
20	New Baseball Field Grandstands	\$460,000		
Vancleave Attendance Center				
21	Water Fountains Across the VAC (45 @ \$958)		\$43,110	
22	Fire Alarm Repairs/Installs (VHS, VMS, VLE)		\$22,000	

TOTAL PROJECTS	\$15,767,800.00	\$1,329,360.00	\$957,684.00
COMBINED	\$17,097,160.00		
BUDGET	\$17,354,118		\$960,000
BALANCE	\$256,958		\$2,316

Draft

Draft

Draft

Revised 02-15-2021

District Office

For illustrative purposes only

	Budget	Total Projects	Difference
7.5 mil	\$ 2,463,570.00	\$ 2,463,570.00	\$ -

Based on 7.5 mil increase split 29% ~ 42% ~ 29% all projects will be funded to include:

Rekeying the entire district to create a proper hierarchy of keys for campuses, attendance centers and the district as whole.

Access control for the exterior doors for monitoring and to relieve the possibility of rekeying in the event of lost or stolen keys.

JCTC Improvements

- Additional Vocational rooms at FabLab Site (additional Vocational Classrooms)
- New Intercom
- Complete the additional foundation
- Paving
- New exterior lighting
- Roof
- HVAC Repairs
- Locker Replacement
- Fencing (High Priority)
- Drainage Study
- Transformer replacement
- Restroom remodeling

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Revised 02-15-2021

District Office	
District Wide Projects	
1	Rekeying the District
2	Access Control on External Doors
Jackson County Technology Center	
3	Additional Vocational rooms at FabLab Site (additional Vocational Classrooms) / New Intercom / complete the additional foundation / Paving / New exterior lighting
4	Roof / HVAC Repairs / Locker Replacement / Fencing (High Priority) / Drainage Study / Transformer replacement / Restroom remodeling

7.5 mil

New	
Construction	Repairs
	\$495,000
	\$600,000
\$785,461	
	\$583,109

	\$785,461	\$1,678,109
TOTAL PROJECTS	\$2,463,570	
BUDGET	\$2,463,570	
BALANCE	\$0	

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**OFFICIAL BALLOT
MADISON COUNTY SCHOOL DISTRICT
MADISON COUNTY, MISSISSIPPI**

Tuesday, the 15th day of September, 2009.

Shall the Madison County School District issue its bonds in the maximum principal amount of \$61,000,000 to raise money for the purpose of paying the costs, including the costs of borrowing, of purchasing, erecting, repairing, equipping, remodeling and enlarging school buildings and related facilities, including all necessary facilities connected therewith, and providing necessary water, light, heating, air conditioning and sewerage facilities for such school buildings and related facilities, including, but not limited to, the following generally described projects: construct and equip a new high school in the Gluckstadt area; enlarge and remodel Ann Smith Elementary School and Luther Branson Elementary School; construct or equip science labs at Highland Elementary, Madison Avenue Upper Elementary, Madison Station Elementary, Madison Crossing Elementary, Mannsdale Elementary, East Flora Elementary, Camden Elementary, and Luther Branson Elementary Schools; construct and equip classrooms at Ann Smith Elementary School, Highland Elementary School, Ridgeland High School, Madison Avenue Upper Elementary School, Madison Middle School, and the Madison Career and Technical Center; renovate Olde Towne Middle School and Madison Middle School to create additional computer lab(s); repair and renovate Madison Central High School; construct a band hall at Northeast Madison Middle School; construct, equip, remodel and enlarge athletic facilities at Velma Jackson High School, Ridgeland High School, Madison Central High School and the new Gluckstadt area high school?

FOR THE BOND ISSUE () 89%

AGAINST THE BOND ISSUE ()

(Place a cross (X) or check (✓) mark opposite your choice on the proposition.)

publication of such notice shall be made not more than seven (7) days prior to the date of said election. The said notice shall be in substantially the following form:

NOTICE OF SPECIAL BOND ELECTION

JACKSON COUNTY SCHOOL DISTRICT

JACKSON COUNTY, MISSISSIPPI

NOTICE is hereby given to the qualified electors of the Jackson County School District of Jackson County, Mississippi, that a special election will be held in said District on April 15, 1980, at which time there will be submitted to the qualified electors of said District the following proposition:

PROPOSITION

Shall the Jackson County School District of Jackson County, Mississippi, issue its general obligation bonds in the maximum principal amount of \$9,500,000 to raise money for the purpose of erecting, repairing, equipping, remodeling, and enlarging school buildings and related facilities, and purchasing land therefor, and providing necessary water, light, heating, and sewerage facilities for school buildings, and purchasing land therefor, which amount of \$9,500,000 shall be expended as follows:

1. The maximum amount of \$2,822,032.00 shall be expended for such facilities and land in the area of said District served by East Central Attendance Center to provide a new high school for approximately 700 students and related facilities;
2. The maximum amount of \$2,743,931.00 shall be expended for such facilities and land in the area of said District served by Vancleave Attendance Center to provide a new high school for approximately 600 students and related facilities;
3. The maximum amount of \$3,754,037.00 shall be expended for such facilities and land in the area of said District served by St. Martin Attendance Center to provide a new high school for approximately 1000 students and related facilities; and
4. The maximum amount of \$180,000.00 shall be expended for such facilities to provide a vocational building and center and related facilities to be located on the Sixteenth Section (Section 16, Township 6 South, Range 7 West) in Vancleave?

The said election will be held at the usual precincts and voting places in said District, which are as follows:

<u>Precinct</u>	<u>Voting Place</u>
Wade	Old Wade School
Hurley	County Barn
Big Point	Community House
North Fountainbleau	Highway Department Maintenance Building

2. The maximum amount of \$2,743,931.00 shall be expended for such facilities and land in the area of said District served by Vancleave Attendance Center to provide a new high school for approximately 600 students and related facilities;
3. The maximum amount of \$3,754,037.00 shall be expended for such facilities and land in the area of said District served by St. Martin Attendance Center to provide a new high school for approximately 1000 students and related facilities; and
4. The maximum amount of \$180,000.00 shall be expended for such facilities to provide a vocational building and center and related facilities to be located on the Sixteenth Section (Section 16, Township 6 South, Range 7 West) in Vancleave?

FOR THE BOND ISSUE () 81%
 AGAINST THE BOND ISSUE ()

Instructions to voter: Place a cross (x) or check (v) mark opposite your choice.

On the reverse of each ballot there shall be printed substantially as follows:

OFFICIAL BALLOT
 SPECIAL BOND ELECTION
 JACKSON COUNTY SCHOOL DISTRICT
 JACKSON COUNTY, MISSISSIPPI

Tuesday, THE 15th DAY OF April, 1980

_____ PRECINCT

SECTION 4. That the Chairman of the Jackson County Board of Election Commissioners should cause ballots to be prepared for voters who will be absent on the election date and who are otherwise qualified to cast an absentee ballot, and such ballots shall be made available for distribution as provided by law.

SECTION 5. That notice of said election shall be given by publication once a week for not less than three (3) consecutive weeks in The Mississippi Press, a newspaper published in Jackson County, Mississippi, having a general circulation in Jackson County, Mississippi, and in the District, and qualified under Section 13-3-31, Mississippi Code of 1972. The first publication of such notice shall be made not less than twenty-one (21) days prior to the date of said election and the last

OFFICIAL BALLOT
SPECIAL SCHOOL BOND ELECTION
HARRISON COUNTY SCHOOL DISTRICT
HARRISON COUNTY, MISSISSIPPI

Tuesday, the 6th day of November, 2018

Shall the Harrison County School District issue its bonds in the maximum principal amount of \$55,000,000 to raise money for the purpose of paying the costs, including the costs of borrowing, of purchasing, erecting, repairing, equipping, remodeling and enlarging school buildings and related facilities, and providing necessary water, light, heating, air conditioning and sewerage facilities for such school buildings and related facilities, including, but not limited to the following generally described project: (a) construct and equip new K-8 school on the east side of the District; (b) construct and equip a new middle school on the west side of the District; and (c) renovate, equip and improve all school facilities as necessary, including improvements to enhance safety and security?

FOR THE BOND ISSUE 75%

AGAINST THE BOND ISSUE

(Place a cross (Ω) or check (T) mark opposite your choice on the proposition.)

**OFFICIAL BALLOT
LONG BEACH SCHOOL DISTRICT
LONG BEACH, MISSISSIPPI**

Thursday, the 2nd day of August, 2018

Shall the Long Beach School District issue its bonds in the maximum principal amount of \$20,000,000 to raise money for the purpose of paying the costs, including the costs of borrowing, of purchasing, erecting, repairing, equipping, remodeling and enlarging school buildings and related facilities, and providing necessary water, light, heating, air conditioning and sewerage facilities for such school buildings and related facilities, including, but not limited to generally the following at the Long Beach High School, to the extent funds are sufficient: (a) construct academic classroom/science addition, (b) renovate the art room into science laboratories, (c) construct perimeter fencing and other security enhancements and (d) construct a combination fine arts/gymnasium/multipurpose facility?

FOR THE BOND ISSUE 63%

AGAINST THE BOND ISSUE

(Place a cross (X) or check (✓) mark opposite your choice on the proposition.)

**OFFICIAL BALLOT
MADISON COUNTY SCHOOL DISTRICT
MADISON COUNTY, MISSISSIPPI**

Tuesday, the 20th day of May, 1997.

Shall the Madison County School District issue its bonds in the maximum principal amount of \$49,000,000 to raise money for the purpose of paying the costs, including the costs of borrowing, of purchasing, erecting, repairing, equipping, remodeling and enlarging school buildings and related facilities, establishing and equipping school athletic fields and necessary facilities connected therewith, providing necessary water, light, heating, air conditioning and sewerage facilities for such school buildings and related facilities and purchasing land for school buildings and related facilities, including, but not limited to generally the following: (a) construct and equip a new school in the Madison Avenue Elementary School attendance zone, including all necessary site and paving work, (b) construct and equip a new school in the Madison Station Elementary School attendance zone, including all necessary site and paving work, (c) construct and equip new classrooms, activity rooms and other facilities, renovate and improve the existing facilities, and make other improvements and additions to facilities at Rosa Scott School, (d) construct and equip a media center, office space, classrooms and other facilities, perform paving and site improvements, and make other improvements and additions to facilities at Velma Jackson School, (e) renovate and improve existing facilities, and make other improvements and additions to facilities at Luther Branson School, (f) construct and equip new classrooms and other facilities, install exterior fencing, enlarge the cafeteria, and make other improvements and additions to facilities at Ridgeland Elementary School, (g) construct and equip new classrooms and other facilities and make other improvements and additions to facilities at Olde Towne Elementary School, (h) construct and equip new classrooms, laboratories and other facilities and make other improvements and additions to facilities at Olde Towne Middle School, (i) renovate and improve existing facilities, construct classrooms, athletic dressing rooms, and other facilities, improve and enlarge the library and make other improvements and additions to facilities at East Flora School, (j) construct and equip a new high school, including athletic facilities (but not including a football stadium), in Ridgeland, purchase land for the new facility, and perform site and paving work at the new school, (k) improve and enlarge the cafeteria, construct additional instructional and activity rooms and other facilities, and make other improvements and additions to facilities at Madison Central High School, (l) purchase and install computer hardware and software and other technology improvements at all schools in the District, (m) construct and equip Tech-Prep or similar classrooms and laboratories and related facilities at all middle and high schools in the District, (n) renovate and improve facilities at Madison Avenue Elementary School, Madison Station Elementary School, the alternative school and the business and commerce center, (o) improve and replace the heating and cooling system and make related improvements at schools in the District and (p) purchase additional land and construct and equip additional school buildings and facilities as necessary to meet the needs of the District (the "Project").

FOR THE BOND ISSUE	()	61%
AGAINST THE BOND ISSUE	()	

(Place a cross (x) or check (√) mark opposite your choice on the proposition.)