

# RED OAK ISD BOND INPUT

Board Meeting – February 9, 2023



# GROWTH PROJECTIONS



## ROISD PROJECTED STUDENTS - 2026

Based on Data provided by Davis Demographics - November 2021

<u>RED OAK HIGH SCHOOL</u>		
	2297	
9-12	2165	106%

<u>RED OAK MIDDLE SCHOOL</u>		
	1688	
6-8	1034	163%

<u>DT SHIELDS</u>	<u>EASTRIDGE</u>	<u>WOODEN</u>	<u>ROE</u>	<u>SCHUPMANN</u>
673	680	660	415	866
PK-5 607 111%	PK-5 504 135%	PK-5 576 115%	PK-5 537 78%	PK-5 760 114%

Red # Projected by 2026  
Black # Facility Capacity

# GROWTH PROJECTIONS

1. Currently, ROMS is at about 1550 students
2. Using CTE classrooms
3. HS CTE using TSTC; temporary lease
4. Added three (3) portables for increased capacity
5. Classroom space does not address support spaces
  - Cafeteria, restrooms, gyms space, band halls, etc.
6. Large MS issue with fewer opportunities
  - More extra-curriculars = better grades, attendance, student development; less discipline

<b>RED OAK MIDDLE SCHOOL</b>		
	<b>1688</b>	
<b>6-8</b>	<b>1034</b>	<b>163%</b>

# DISTRICT BONDS

## 1. Last passed bond was in 2007

- New HS, replaced Shields (pre-tornado), MS renovations, district upgrades, security

## 2. Failed bond in 2017

- **New MS**, CTE, Classroom Tech., Transportation, district upgrades, security, and Goodloe renovations

## 3. Failed bond in May 2022

- **New MS**, CTE, expand 2 elementaries, Transportation, district upgrades, security, and Goodloe renovations

## 4. Failed bond in Nov. 2022

- **New middle school ONLY**



# **DISTRICT BONDS**

**After the May 2022, ROISD listened and people wanted three things:**

- **Prioritize - New middle school ONLY**
- **No tax rate increase – Done by limiting projects to only MS**
- **Show us project – MS Preliminary Design completed with community input**



# FACILITY OPTIONS



## Options from M&O funds:

1. Possible lease of vacant DeSoto ISD East MS
  - Bus 6<sup>th</sup> graders, leave existing MS for 7-8<sup>th</sup> Grade
  - Additional bus routes for all 6<sup>th</sup> graders
2. Add more portables as needed (3 at MS last year)
  - \$150K each for 2 classroom building
  - Doesn't address operational space or opportunities
  - Safety concerns w/ multiple building for pre/early teens
  - Spending M&O funds that could be raises, staff

# FACILITY OPTIONS

*Slide added after Feb. 9 presentation by request*



## Board suggested option from I&S funds:

### *Expand two elementary schools, add 6<sup>th</sup> graders*

- 8 classrooms, new kitchen/cafeteria (storm shelter) additions to Eastridge and Wooden ES
- Added 4 classrooms via portables at each school, 2022-23
- Was \$28M in May 2022; estimate now- \$30-35M
- Can't do construction during school, so will take two years
- Approx. 500 - 6<sup>th</sup> graders will not fit even with expansions to the two schools; all 5 ES will be overcrowded immediately
- Not ideal to have that grade span; Prek-6<sup>th</sup> at one school
- 6<sup>th</sup> graders miss MS academic/extracurricular opportunities

# FACILITY OPTIONS



## Option 1 from I&S funds:

### *Bond to renovate former Shields*

- Lease location for Little Hawks
- Create 6<sup>th</sup> grade center or early childhood center
  - If EC, move 6<sup>th</sup> graders to elementary schools
  - Either adds additional bus routes as well
- Still need \$35-40M bond for major renovations and code compliance
- Facility nearly 45 years old; need cafeteria, kitchen, gym, storm shelter, safety upgrades, etc.



# FACILITY OPTIONS



## Option 2 from I&S funds:

*Bond to build just 6<sup>th</sup> grade center on site,  
then add on later for additional grades*

- Build 6<sup>th</sup> grade academic wing in first phase
- All support spaces – cafeteria, gym, library, storm shelter, etc. – built in first phase; still = 75% of cost
- Then a second bond later to add wings for 7-8<sup>th</sup> grade
- Additional bus routes for all 6<sup>th</sup> graders
- Long-term = greater cost to build in phases

# FACILITY OPTIONS



## Option 3 from I&S funds:

### *Bond to build second middle school on site*

- 1,200 student school for grades 6-8
- Not to exceed amount - \$97.5M
- Has built in projected cost increases to ensure full build out possible; if lower = cost savings
- Includes ALL design, infrastructure, construction, furniture/technology, and inflation costs to go from an empty field to a fully functional school.

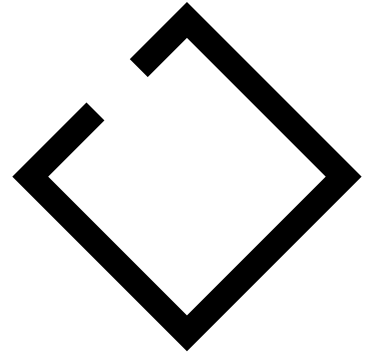
# SECOND MS DESIGN



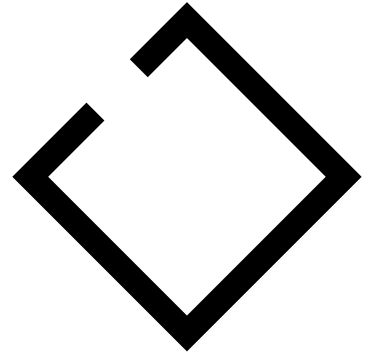
# SECOND MS DESIGN



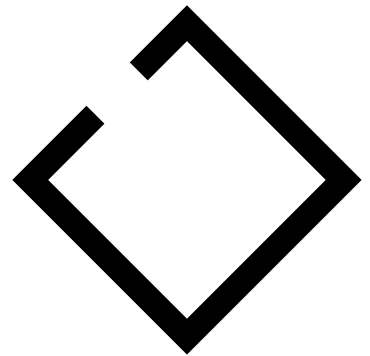
# ABOUT THE BUILDING



1,200 student capacity; core classrooms including science labs, fine arts (band hall, dance studio, choir room, art rooms), special education, pull out areas for intervention, computer labs, restrooms, locker rooms and gymnasium space.



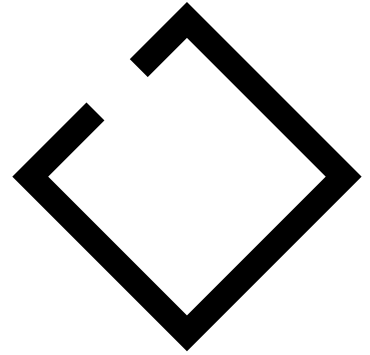
Cafetorium with performance platform; storm shelter with approved materials to meet the required building codes.



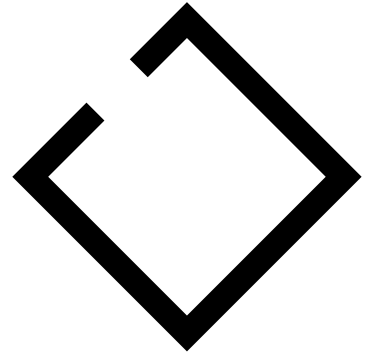
Main entrance office and lobby, offices for principal, AP, counselor, nurse, etc., and staff break rooms and work areas. Custodial closets and maintenance spaces.



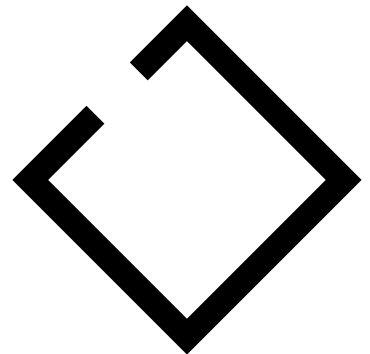
# ADDITIONAL FACILITY AREAS



Outdoor learning and PE space, plus athletic field including football field with track including bleachers and tennis courts.



Parking for staff and guests; drop-off/pick-up and bus access  
– 300 cars and 16 buses can cue on site.



Access points for bus riders, car riders and special needs;  
exterior lighting, green space with proper facility  
grading and drainage.



# Storm shelter



## **As required:**

Built into current cost of facility; located within contained space, the shelter must include space for all students and staff, have restrooms and a generator.

# VS

## **Entire building:**

Estimated increase of approx. \$15-20M; Would require ALL exterior and interior walls be tornado grade, concrete roof, additional cost of steel doors, bathrooms and multiple generators for each “shelter” section.

# COMMUNITY CONCERNS

## Tax burden –

- Yes, property taxes at the current rate will pay back the bond over typical 30 year note – like a mortgage
- Selling of bonds is primary option to fund the building of a public school with community approval
- ROISD has \$80M currently in debt service (I&S tax rate repays); well below others in area
- We have paid off or refinanced bonds and utilized Maintenance Tax Notes for smaller projects





# COMMUNITY CONCERNS



## Road/location –

- Road will be widened along frontage of the school site
  - ISD cannot pay for roads beyond our financial obligation
  - City of Ovilla received funds from area housing developers
- We drive on similar (and worse) roads across the District
- No plans to build on extra land at this time
- Site was affordable property and the needed size within ROISD boundaries
- Other open land not for sale, accessible, or out of price range

# COMMUNITY CONCERNS



## Little Hawks Learning Center –

- Approx. 130 employees utilize PAID daycare option which allows their babies to be on same schedule as ISD
- Many ISDs offer ‘benefits’ that not all employees partake – such as insurance, workout facility, business perks, etc.
  - We will lose staff during a teacher/staff shortage
- Program on a grant that offsets any ISD costs; plan is to restructure after the grant to close the cost gap

# COMMUNITY CONCERNS



## Change site –

- Need 35-40 acres for MS property; 15-20 acres for ES
  - We have one MS site and two future elementary sites
- ‘Open’ land is not for sale, being developed or overpriced
- LHLC – facility does not have Ovilla Rd. access
  - Even if ~\$40M to renovate (Early Childhood/6<sup>th</sup> Grade Ctr.)
- Old school (Live Oak) not an option – owned and renovated by the City of Red Oak
  - Receive land for 2 ES plus funds in exchange
  - Too close to existing MS, \$\$\$ to bring up to code
  - Win to have fields, theater, library, community center

# COMMUNITY CONCERNS



## Serving our students –

- We have served and continue to serve students in Ovilla, Glenn Heights, Oak Leaf and Red Oak on the west side
  - Ovilla – 235 students
  - Oak Leaf – 195 students
  - Glenn Heights – 1,465 students
  - Plus west of I-35 Red Oak students - roughly 800 students
  - TOTAL = 2,700 students on the west side of I-35
- MS needed on west side of I-35

# **MAY 2023 BOND TIMELINE**

- 1. Board must call by Feb. 17, 2023 for the May 6 ballot**
- 2. ISD owns schematic design from fall 2022**
- 3. Bond election, passes:**
  - a) Hire construction management firm
  - b) Final design and get bids for construction
  - c) Sell bonds as construction timeline deeds necessary
  - d) Begin construction
  - e) Complete Construction
  - f) Move-in August 2025 (if no delays; last chance)



# FACILITY DESIGN PROCESS

- ✓ Programming
- ✓ Schematic design
- Design development
- Construction documents
- Bidding
- Construction
- Close out and Warranty



# COMPARISON OF MIDDLE SCHOOLS

- ROMS is 12<sup>th</sup> largest MS in the state
  - 7 of those above us are building additional schools
- Once their construction is done, ROISD will be the largest multi-building middle school in the state
- We sell 'family atmosphere' but unable to build relationships in a school this size
- Smaller schools = better grades and attendance plus fewer discipline issues and more opportunities for student development

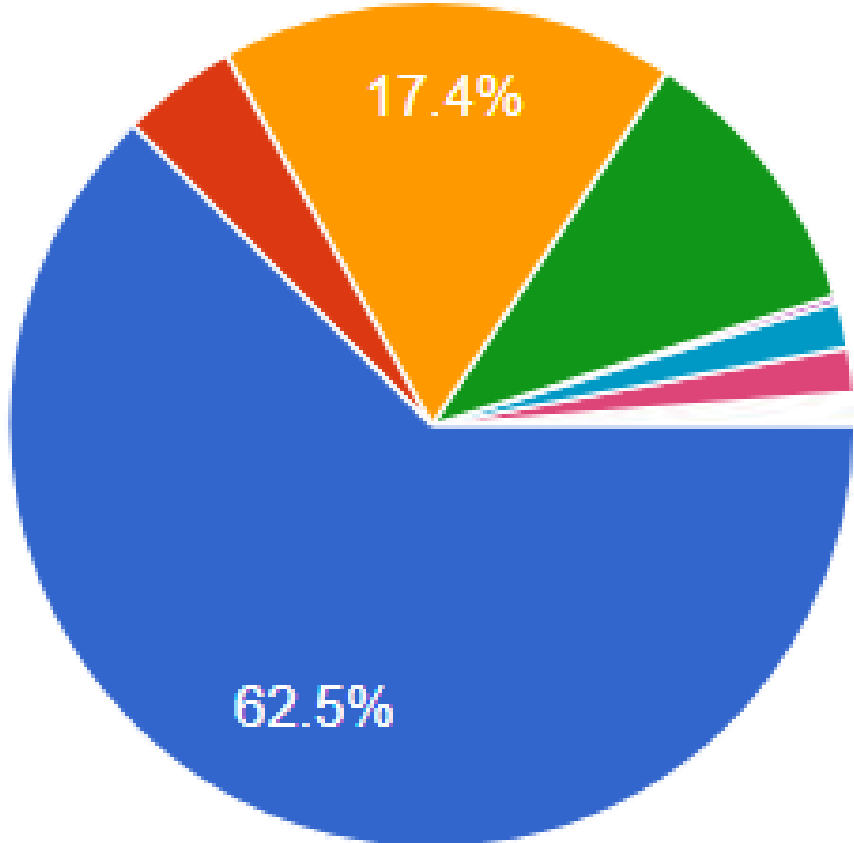


# SURVEY SAYS

What is your district connection?

 Copy

747 responses



- Parent
- Student
- Employee
- Parent-Employee
- Alumni
- Community Member
- Grandparent or other relative...
- Area business or organization

▲ 1/2 ▼



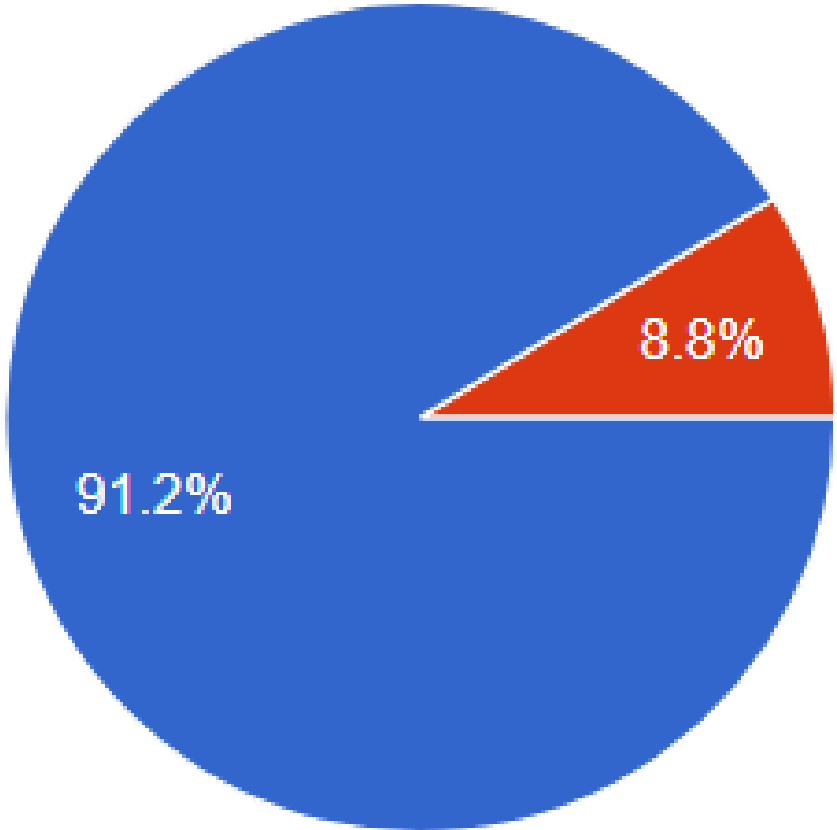


# SURVEY SAYS

Should the ROISD Board call for the middle school bond to be on the ballot May 6, 2023?



747 responses



- Yes - call for the bond
- No - do not call for the bond



# ROISD – NEXT STEPS

1. Determine course of action.
2. By February 17, 2023 - call for May 2023 bond with ONLY a second ROISD middle school on the ballot.
3. Use current estimate of cost for bond amount, final amount will be determined prior to sale of bonds.
  - Called Bond Election will be a not-to-exceed amount
4. Review other possible cost savings for ROISD

