

Bond Planning Committee

Meeting #8

December 15, 2022

#cfbproud

2022-2023

AGENDA

1. Finance Update
2. Project Recap
 - Brief Recap on Elementary Prioritization Feedback from Meeting 6
 - Review Secondary Prioritization Feedback
 - Review Alternative Education Prioritization Feedback
3. Build-A-Bond
4. Reach Consensus & Finalize Recommendation
5. Next Steps & Election Information

From Financial Advisor, Meeting 6



		Interest Rate		
		Base Case	0.25% Increase	0.25% Decrease
20 Year Maturity	\$566mm		-\$8.6mm	+\$15.2mm
30 Year Maturity	\$674mm		-\$17.3mm	+\$18.4mm

		Base Case
		4 Year
20 Year Maturity	\$566mm	
30 Year Maturity	\$674mm	



		Duration of Bond Program	
		4 Year	5 Year
20 Year Maturity	\$566mm		+\$38mm
30 Year Maturity	\$674mm		+\$45mm

		Tax Rate		
		\$0.200	\$0.205	\$0.210
20 Year Maturity	\$566mm		+\$23mm	+\$44mm
30 Year Maturity	\$674mm		+\$21mm	+\$46mm

BOND PROGRAM DEBT CAPACITY: 4 Year Scenario

Change to I&S Tax Rate	No Change		
I&S Tax Rate	\$0.20	\$0.205	\$0.21
Bond Amount	\$674 million	\$695 million	\$720 million
Impact on Home Valued at \$540,000	\$0	\$2.08/month \$25/year	\$4.17/month \$50/year
Ballot Language	THIS IS A PROPERTY TAX INCREASE.	THIS IS A PROPERTY TAX INCREASE.	THIS IS A PROPERTY TAX INCREASE.

BOND PROGRAM DEBT CAPACITY: 5 Year Scenario

Change to I&S Tax Rate	No Change		
I&S Tax Rate	\$0.20	\$0.205	\$0.21
Bond Amount	\$719 million	\$740 million	\$765 million
Impact on Home Valued at \$540,000	\$0	\$2.08/month \$25/year	\$4.17/month \$50/year
Ballot Language	THIS IS A PROPERTY TAX INCREASE.	THIS IS A PROPERTY TAX INCREASE.	THIS IS A PROPERTY TAX INCREASE.

CALCULATING YOUR CFBISD TAXES

1 Calculate Your Home's Taxable Assessed Value ➤

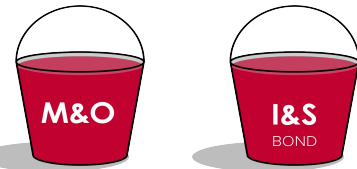
$$\begin{array}{r} \$540,000 \text{ Appraised Home Value} \\ - \underline{\$40,000 \text{ Homestead Exemption}} \\ \$500,000 \text{ Taxable Assessed Value} \end{array}$$

2 Taxable Assessed Value Divided by 100 ➤

$$\$500,000 / 100 = \$5,000$$

3 Multiply That Amount with the Overall Tax Rate ➤

$$\$5,000 \times \$1.2012 = \$6,006$$



= \$1.2012

With 1 cent increase on I&S rate:
 $\$5,000 \times \$1.2112 = \$6,056$

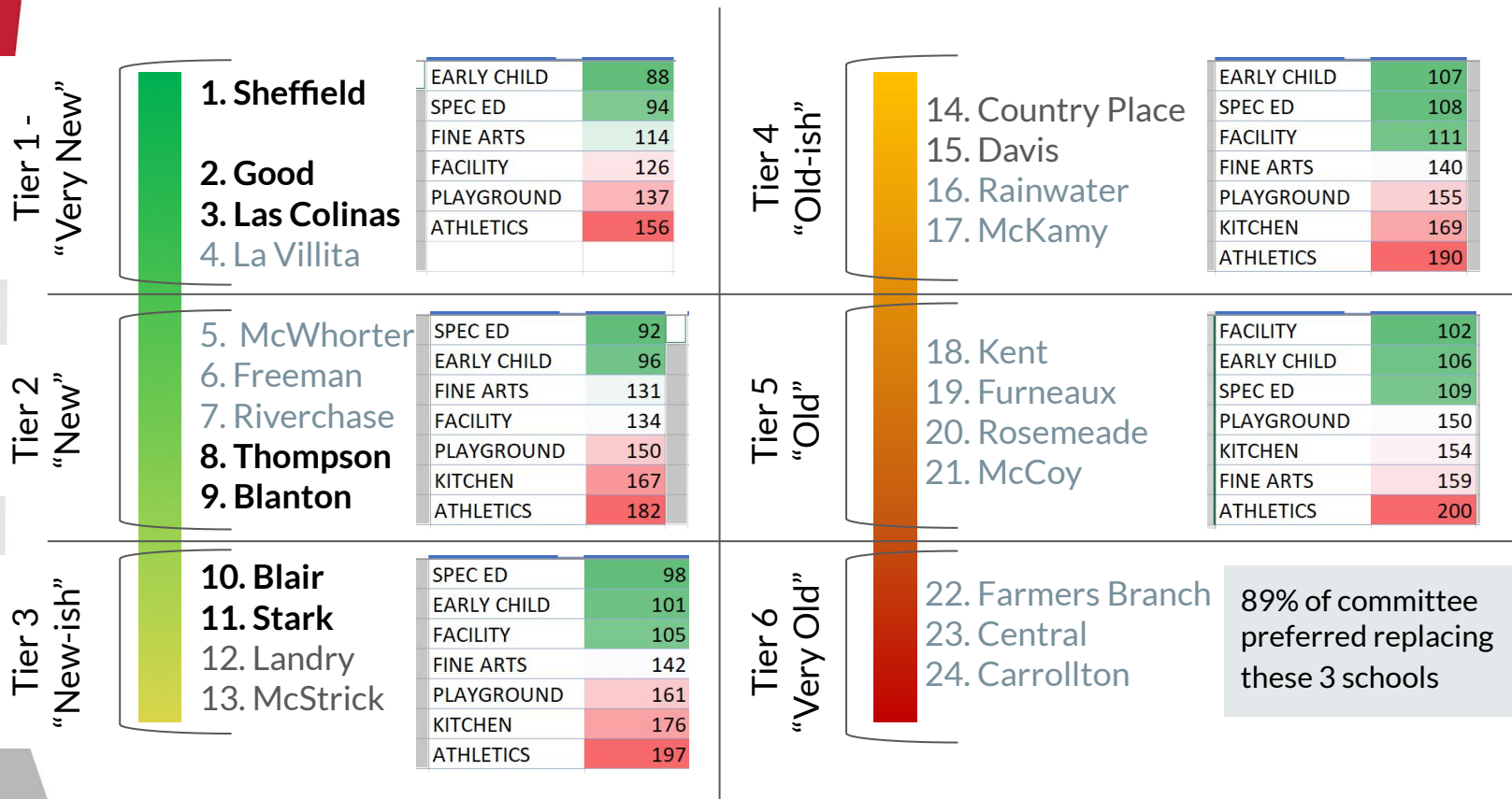
TAX IMPACT SCENARIOS: 5 Year Scenario

Change to I&S Tax Rate	No Change	\$0.005 Increase	\$0.01 Increase
Bond Amount	\$719 million	\$740 million	\$765 million
Impact on *Home Valued at \$340,000	\$0	\$1.25/month \$15/year	\$2.50/month \$30/year
Impact on *Home Valued at \$440,000	\$0	\$1.66/month \$20/year	\$3.33/month \$40/year
Impact on *Home Valued at \$540,000	\$0	\$2.08/month \$25/year	\$4.17/month \$50/year
Ballot Language	THIS IS A PROPERTY TAX INCREASE.	THIS IS A PROPERTY TAX INCREASE.	THIS IS A PROPERTY TAX INCREASE.

**assumes \$40,000
homestead exemption*

Elementary Prioritization & Base Scope (Mtg 6 Recap)

SUMMARY OF ELEMENTARY RESULTS



SUMMARY OF ELEMENTARY RESULTS

Sum of Bond Cost Row Labels	Column Labels						Grand Total
	Tier 1 - Very New	Tier 2 - New	Tier 3 - New-ish	Tier 4 - Old-ish	Tier 5 - Old	Tier 6 - Very Old	
01. Base Scope	\$ 6.71 MM	\$ 14.91 MM	\$ 11.41 MM	\$ 16.95 MM	\$ 13.53 MM		\$ 63.5 MM
02. Facility Finishes Update				\$ 25.71 MM	\$ 28.57 MM		\$ 54.28 MM
03. Fine Arts			\$ 1.62 MM	\$ 2.16 MM	\$ 2.16 MM		\$ 5.94 MM
04. Early Childhood	\$ 5.44 MM	\$ 9.07 MM	\$ 7.26 MM	\$ 7.26 MM	\$ 7.26 MM		\$ 36.28 MM
05. Athletics			\$ 2.22 MM	\$ 3.02 MM	\$ 3.29 MM		\$ 8.53 MM
06. Special Education	\$ 2.36 MM	\$ 3.93 MM	\$ 3.14 MM	\$ 3.93 MM	\$ 3.14 MM		\$ 16.49 MM
07. Kitchen					\$ 4.27 MM		\$ 4.27 MM
09. Replacement Campus						\$ 170.04 MM	\$ 170.04 MM
Grand Total	\$ 14.51 MM	\$ 27.9 MM	\$ 25.64 MM	\$ 59.03 MM	\$ 62.22 MM	\$ 170.04 MM	\$ 359.34 MM



Pinning - Until we can evaluate
Secondary and Support Campus Needs

Secondary Prioritization Feedback

6 TIERS

14
Secondary &
Alt Sites

9
CATEGORIES

IMPACTING
12K
STUDENTS

1,247
DATA POINTS

CFBISD CITIZEN'S
BOND PLANNING
COMMITTEE

"BASE SCOPE" ALL SECONDARY SITES



Mary Grimes Education Center
Carrollton-Farmers Branch ISD



Bea Salazar Learning Center
Carrollton-Farmers Branch ISD

Agricultural and Outdoor Learning Center
Carrollton-Farmers Branch ISD

Childhood Development Center
Carrollton-Farmers Branch ISD

CFB ISD - MAY 2023

SECONDARY BASE SCOPE

HS CAMPUSES
RANCHVIEW HS
CREEKVIEW HS
SMITH HS
TURNER HS

MS CAMPUSES
PERRY MS
VIVIAN FIELD MS
BUSH MS
POLK MS
BLALACK MS
LONG MS

ALTERNATIVE CAMPUSES
MARY GRIMES
CHILDHOOD
DEVELOPMENT CENTER
(CDA)
AGRICULTURAL AND
OUTDOOR LEARNING
CENTER

ITEMS B1 - B4 - SELECT ONE

ITEM

B1

BASE SCOPE -
SAFETY & SECURITY

LOCATIONS LISTED
ABOVE

- ☐ ESSENTIAL AND CRITICAL
REPLACEMENTS BASED
ON NEED
- ☐ EQUALLY FUNDED ALL
CAMPUSES

ITEM

B2

BASE SCOPE -
ROOF

LOCATIONS LISTED
ABOVE

- ☐ REPLACE ROOFS
INSTALLED IN 2007 AND
EARLIER
- ☐ REPLACE ROOF INSTALLED
IN 2009 AND EARLIER

ITEM

B3

BASE SCOPE -
MECHANICAL

LOCATIONS LISTED
ABOVE

- ☐ REPLACE UNITS INSTALLED
IN 2008 AND EARLIER
- ☐ REPLACE UNITS INSTALLED
IN 2012 AND EARLIER

ITEM

B4

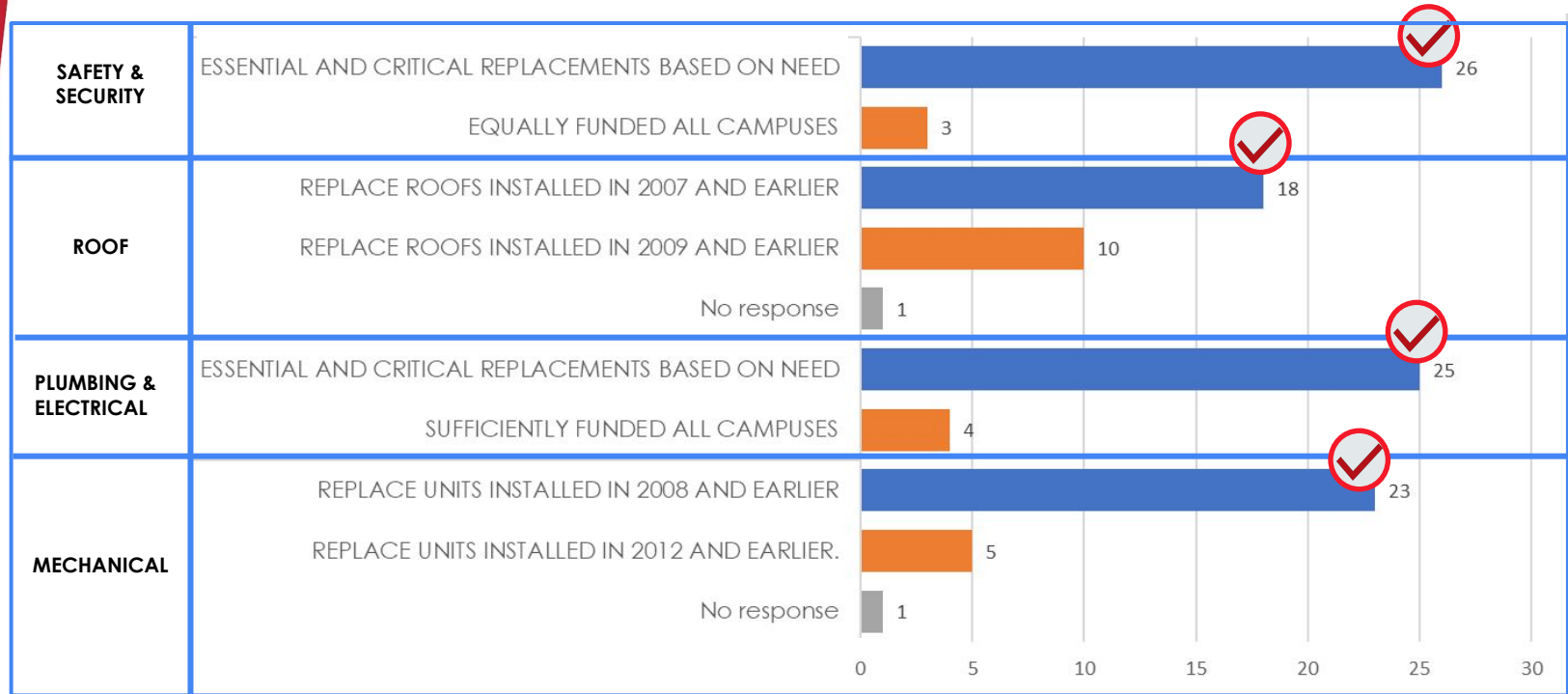
BASE SCOPE -
PLUMBING & ELECTRICAL

LOCATIONS LISTED
ABOVE

- ☐ ESSENTIAL AND CRITICAL
REPLACEMENTS BASED
ON NEED
- ☐ SUFFICIENTLY FUNDED
ALL CAMPUSES

"THIS IS A PROPERTY TAX INCREASE"

SECONDARY BASE SCOPE FEEDBACK



HIGH SCHOOL PRIORITIZATION FEEDBACK



Tier 1 -
"New-ish"



Tier 2 -
"Old"

1. Ranchview HS - 2002 / 2015 Addition

2. Creekview - 1998 / 2008 Addition

3. Smith - 1973

4. Turner - 1960

HIGH SCHOOL PRIORITIZATION FEEDBACK

'New-ish' - Creekview & Ranchview

Spec Ed	76
Facility pri	83
CTE	90
Fine Arts	93
Athletics	111
Kitchen	133

'Old' - Turner & Smith

Facility pri	73
Spec Ed	77
Fine Arts	85
CTE	107
Athletics	116
Kitchen	130



'The lower the score the higher the priority'

HIGH SCHOOL PRIORITIZATION FEEDBACK



Tier 1 -
"New-ish"



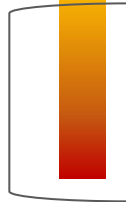
1. Ranchview HS - 2002 / 2015 Add

2. Creekview - 1998 / 2008 Add

Facility pri	73
Spec Ed	77
Fine Arts	85
CTE	107
Athletics	116
Kitchen	130



Tier 2 -
"Old"

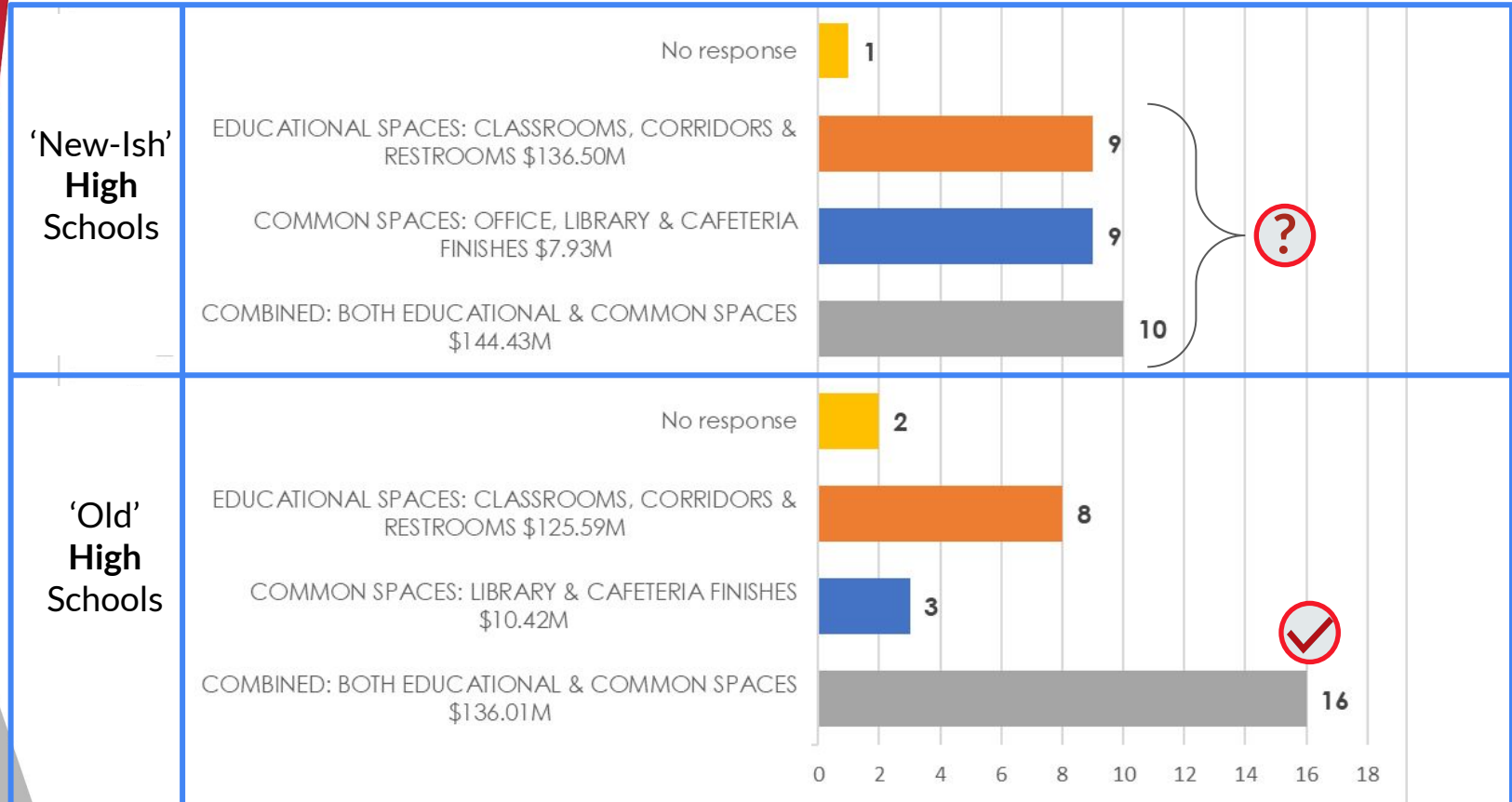


3. Smith - 1973

4. Turner - 1960

Spec Ed	76
Facility pri	83
CTE	90
Fine Arts	93
Athletics	111
Kitchen	133

HIGH SCHOOL PRIORITIZATION FEEDBACK



MIDDLE SCHOOL PRIORITIZATION FEEDBACK



Tier 1 -
"Updated"



Tier 2 -
"Newish"



Tier 3 -
"Old"



1. Perry - 1936 / 2022 Major Reno
2. Vivian Field - 1959 / 2020 Major Reno
3. Bush - 1998 / 2015 Addition
4. Polk - 1997 / 2014 Addition
5. Blalack MS - 1986
6. Long MS - 1981

MIDDLE SCHOOL PRIORITIZATION FEEDBACK

'Updated' - Field & Perry

Spec Ed	0
CTE	0
Facility pri	46
Fine Arts	65
Kitchen	81
Athletics	88

'New-ish' - Bush & Polk

Kitchen	0
Facility pri	65
Spec Ed	73
Fine Arts	88
CTE	90
Athletics	103

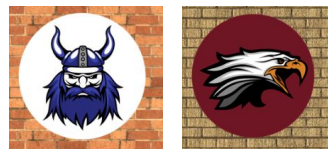
'Old' - Blalack & Long

Kitchen	0
Facility pri	65
Spec Ed	69
Athletics	96
CTE	96
Fine Arts	97



'The lower the score the higher the priority'

MIDDLE SCHOOL PRIORITIZATION FEEDBACK



MS 1 -
"Updated"

1. Perry - 1936 / 2022 Major Reno
2. Vivian Field - 1959 / 2020 Major Reno

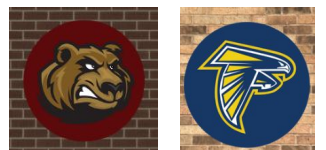
Spec Ed	0
CTE	0
Facility pri	46
Fine Arts	65
Kitchen	81
Athletics	88



MS 2 -
"Newish"

3. Bush - 1998 / 2015 Addition
4. Polk - 1997 / 2014 Addition

Kitchen	0
Facility pri	65
Spec Ed	73
Fine Arts	88
CTE	90
Athletics	103

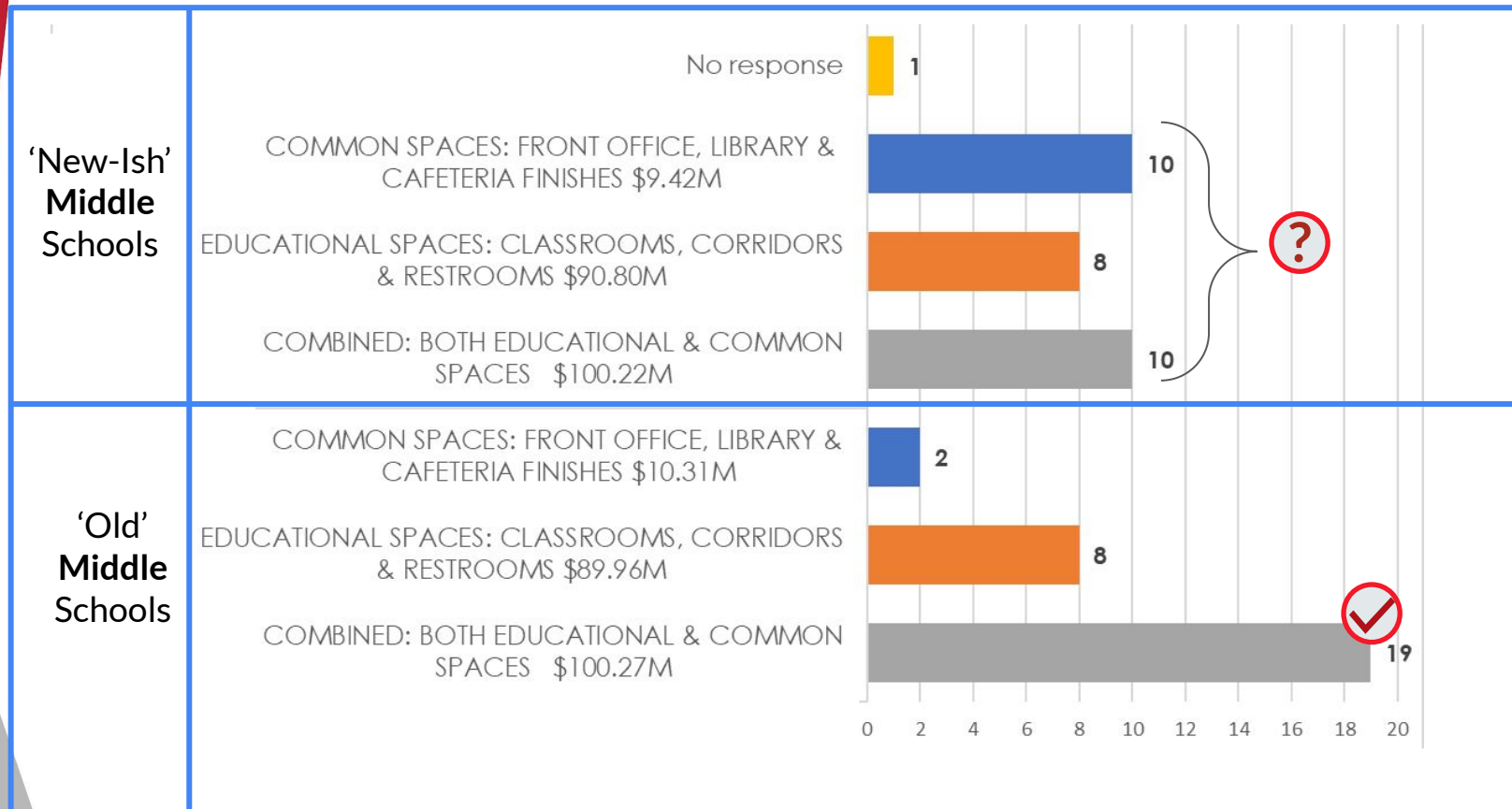


MS 3 -
"Old"

5. Blalack MS - 1986
6. Long MS - 1981

Kitchen	0
Facility pri	65
Spec Ed	69
Athletics	96
CTE	96
Fine Arts	97

MIDDLE SCHOOL PRIORITIZATION FEEDBACK



ALTERNATIVE EDUCATION FEEDBACK

Childhood Development Center
Carrollton-Farmers Branch ISD



Bea Salazar Learning Center
Carrollton-Farmers Branch ISD



Mary Grimes Education Center
Carrollton-Farmers Branch ISD

**Agricultural and Outdoor
Learning Center**
Carrollton-Farmers Branch ISD

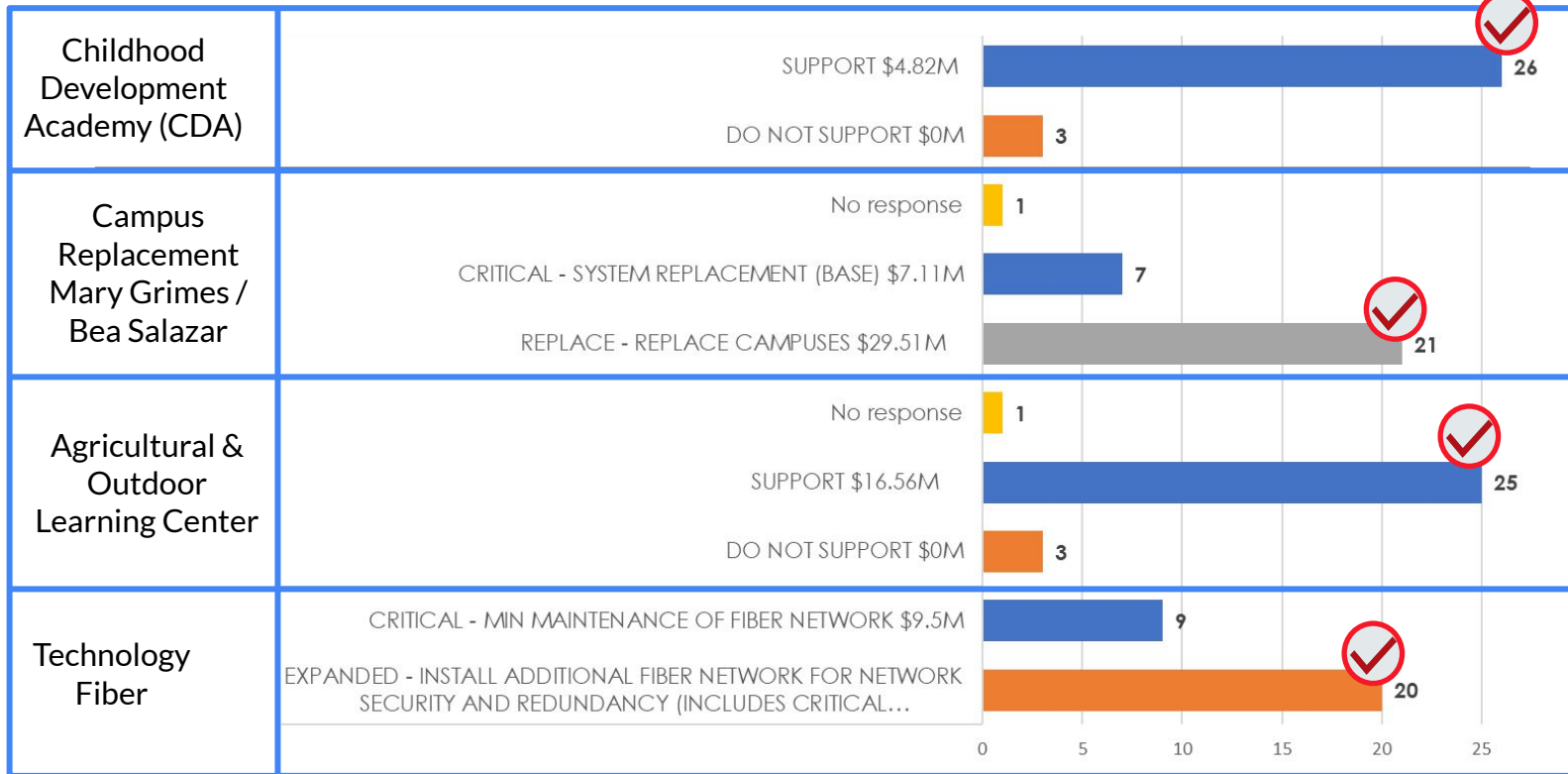
1. Childhood Development Center (CDA) - 2007

2. Bea Salazar - 1993

3. Mary Grimes - 1989

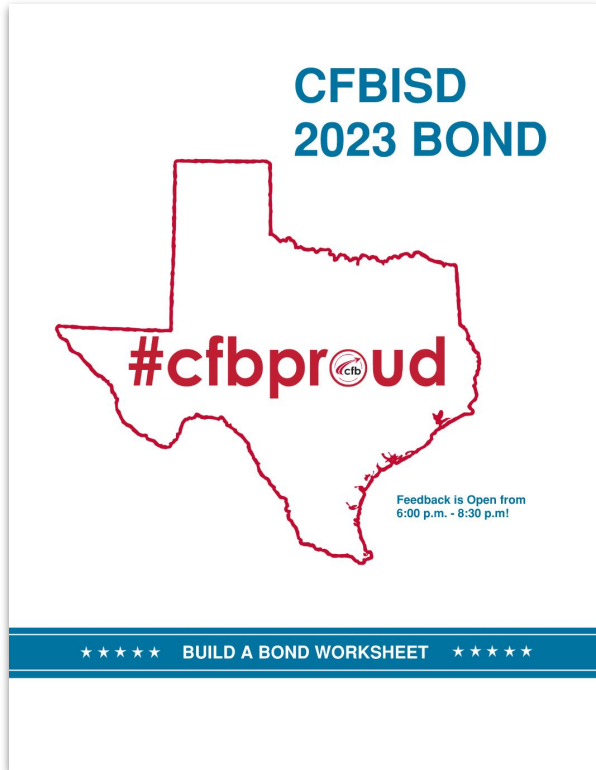
4. Agricultural and Outdoor Learning Center - 1981

ALTERNATIVE EDUCATION FEEDBACK



Build-A-Bond

CFBISD - Build-A-Bond



- Review Projects
- Use the worksheet provided
- Once you feel your recommendation has been captured, bring to CFBISD Representative for Data Entry.
- We will then review the cumulative results.

DEFINITIONS

- LIGHT - Indicates a very strategic refresh. Does not include all finishes.
- REFRESH - Indicates a finish refresh to walls, floors and ceiling.
- RENOVATION - Indicates a more significant scope. May involve relocation of walls, alteration to room size, location, finishes as well as update of building systems.

School Type (ES, MS, HS)

School Age Grouping

Cost

Bonding Capacity, for reference

Bond Planning Committee Build-A-Bond			
Costs provided by CFBSD Facilities Dept.			
PROJECT		Cost	Y/N
			Selected
Elementary Schools - 6 Tiers with 24 campus			
Elem School 1 "Very New" at Las Colinas, Good, and La Villita			
04. Early Childhood	Early Childhood to serve each elementary refresh finishes, furniture, and access to age appropriate bathrooms.	\$ 5.44 MM	Select Value
06. Special Education	Renovate select areas of existing campuses to provide specialized learning spaces that meets the needs of the programs including bathrooms and changing stations.	\$ 2.36 MM	Select Value
Elem School 2 "New" at Riverchase, McWhorter, Freeman, Thompson, and Blanton			
04. Early Childhood	Early Childhood to serve each elementary refresh finishes, furniture, and access to age appropriate bathrooms.	\$ 9.07 MM	Select Value
06. Special Education	Renovate select areas of existing campuses to provide specialized learning spaces that meets the needs of the programs including bathrooms and changing stations.	\$ 3.93 MM	Select Value
Elem School 3 "New-ish" at Landry, Blair, Stark, and McStrick			
03. Fine Arts	Art, Music, and Stage w/ limited scope: refresh finishes, strategic replacement of equipment	\$ 1.62 MM	Select Value
04. Early Childhood	Early Childhood to serve each elementary refresh finishes, furniture, and access to age appropriate bathrooms.	\$ 7.26 MM	Select Value
05. Athletics	Refinish gym floors and paint walls: Stark, Country Place, Davis, McKamy, Rainwater, Kent, Fumeaux, Rosemeade, McCoy	\$ 2.22 MM	Select Value
06. Special Education	Renovate select areas of existing campuses to provide specialized learning spaces that meets the needs of the programs including bathrooms and changing stations.	\$ 3.14 MM	Select Value
Elem School 4 "Old-ish" at Rainwater, Davis, Country place, and McKamy			
02. Facility Update	Refresh Cafeteria and corridors with paint and tile	\$ 18.47 MM	Select Value
	Renovate select STEM and Collaboration spaces with updated finishes and furniture	\$ 7.24 MM	Select Value
03. Fine Arts	Art, Music, and Stage w/ limited scope: refresh finishes, strategic replacement of equipment	\$ 2.16 MM	Select Value
04. Early Childhood	Early Childhood to serve each elementary refresh finishes, furniture, and access to age appropriate bathrooms.	\$ 7.26 MM	Select Value
05. Athletics	Refinish gym floors and paint walls: Stark, Country Place, Davis, McKamy, Rainwater, Kent, Fumeaux, Rosemeade, McCoy	\$ 3.02 MM	Select Value

*CAPACITY at 20 CENT I&S RATE: \$1,74,000,000

*CAPACITY at 20.5 CENT I&S RATE: \$695,000,000

*CAPACITY at 21 CENT I&S RATE: \$720,000,000

You may select as many projects as you want within a section (ES, MS, HS).

Middle School 3 "Old" at Blalack and Long

02. Facility Update	Common spaces - Cafeteria refresh finishes	\$ 2.81 MM	Y	\$ 2.81 MM
	Common spaces - Front office renovation	\$ 5.96 MM	Y	\$ 5.96 MM
	Common spaces - Library renovation	\$ 5.08 MM	N	
	Restroom refresh - new partitions, fixtures, and paint	\$ 2.59 MM	N	
	Educational spaces - Corridor refresh finishes	\$ 9.57 MM	Y	\$ 9.57 MM

There are sections where you should **choose only one**, these are identified in yellow.

Select ONE	room with new equipment			
Select ONE	1. Renovate 4 classrooms at each campus to support specialized spaces	\$ 2.98 MM	N	
	2. Renovate Special education suite, including bathrooms and storage	\$ 6.49 MM	Y	\$ 6.49 MM
Middle School - 3 Tiers at 6 Campuses - Subtotal				\$ 136.38 MM

	room with new equipment			
Select ONE	1. Renovate 4 classrooms at each campus to support specialized spaces	\$ 2.98 MM	N	
Select ONE	2. Renovate Special education suite, including bathrooms and storage	\$ 6.49 MM	Y	\$ 6.49 MM
Middle School - 3 Tiers at 6 Campuses - Subtotal				\$ 136.38 MM

Your recommendation TOTAL will be shown at the bottom. Once you feel that your recommendation has been captured please deliver your worksheet to a CFB Representative.

HELP DEVELOP THE COMMUNICATIONS PLAN!

After you turn in your ballot, head to the back of the room for a discussion on how to best engage the CFBISD community.

1



2



Next Steps & Election Information

ROLES AND RESPONSIBILITIES

BOND PLANNING COMMITTEE

- Present Recommendation to School Board
- Communicate with Friends, Family and Neighbors

BOARD OF TRUSTEES

- Receive and Study Committee's Recommendation
- Consider Calling Bond Election (Bond Amount & Propositions)
- Take Action by Voting to Call a Bond Election by February 17 (for May 2023 ballot)

CFBISD STAFF

- Work with Board to Prepare for Calling Election
- Train Staff on Election Ethics
- Engage with Voters / Community Outreach
- Share Facts about Bond Election

NOTE: PROJECT COSTS AND PROJECT CATEGORIES

- All costs shown are Opinions of Probable Costs and could change based on scope, material, schedules, etc.
- Projects have been grouped into categories that reflect best practices and feedback from the Bond Planning Committee.
- These categorical listings could change once a bond election is called and projects are communicated to the community. For example, “Old-ish” could be communicated by sharing the age of the school during the district’s informational campaign.

COMMITTEE'S NEXT STEPS

- 1 Spokespersons Prepare for Recommendation
- 2 Present to CFBISD Board of Trustees



RECOMMENDATION TO BOARD OF TRUSTEES



Exact date and time will be communicated ASAP.

ELECTION DATES

April 2	3	4	5	6 VOTER REGISTRATION DEADLINE	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25 DEADLINE TO APPLY FOR BALLOT BY MAIL	26	27	28	29
EARLY VOTING						
30	May 1	2	3	4	5	6 ELECTION DAY
EARLY VOTING						

Thank You!