

2023 Bond Information

Election Results

Proposition A

- **For: 7,470 (69.35%)**
- Against: 3,302 (30.65%)

Proposition B

- **For: 6,623 (61.71%)**
- Against: 4,110 (38.29%)

Proposition C

- For: 5,089 (47.48%)
- **Against: 5,630 (52.52%)**

Proposition D

- For: 5,088 (47.54%)
 - **Against: 5,615 (52.46%)**
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Overview

At its August 15, 2023 meeting, the CSISD Board of Trustees approved an order calling for a bond election for November 7, 2023.

This comes after a 48-member committee met six times in April and May, and ultimately recommended the board call a bond election for November 7, 2023, to include projects totaling \$350.865 million. In the June, July and August workshops, the board received presentations and had discussions regarding the recommended projects for the 2023 bond package.

By law, CSISD will have four separate propositions on the November ballot.

Proposition A: General (\$284,975,000)

+ | Districtwide Safety & Security

In the past two years, College Station ISD has used \$2.3 million from 2021 bond funds, \$662,439 from a state safety grant, \$38,094 from a Silent Panic Alert (SPAT) grant, and a \$1 million donation from the Adam Family Foundation to upgrade safety throughout the district. Projects included security vestibule upgrades, fencing additions and replacements, entry resistance film on exterior doors and adjacent windows.

This bond would allow the district to complete the remaining safety fencing at all campuses, install the remainder of the entry resistant film, and purchase and install additional cell phone boosters, security cameras, and replace and upgrade emergency communication equipment.

Estimated cost: \$5 million

+ | Renovations to Rock Prairie Elementary

This project would include a comprehensive building renovation to update interior finishes such as flooring, LED lighting, ceiling, paint, casework, doors, tile, signage and restrooms.

The renovations would also include increasing the functional space in the front office, the cafeteria and the freezer and cooler in the kitchen.

The two open atrium areas would be closed in for instructional space allowing for the removal of the campus's portable building.

Site improvements would move the parent pick-up and drop-off cueing from Welsh Avenue to Edelweiss Avenue and provide an additional 35 parking spaces.

Estimated cost: \$13.82 million

+ High School Additions & Renovations

The current capacities at A&M Consolidated HS and College Station HS are 2,350 and 1,950, respectively. Both will have approximately 2,200 students enrolled in the 2023-24 school year.

While there is currently some room for more students at AMCHS, CSHS has six portable buildings in the south parking lot, which contain 12 classrooms. When CSHS was designed and originally built, it was done so with the intention of adding a second phase to increase its capacity in the future.

Although there is capacity at AMCHS, the science classrooms in the building no longer meet Texas Education Agency standards for science instruction.

The high school additions and renovations proposed in this project alleviate several short-term and long-term issues by increasing the capacity of both schools to 2,700 and delaying the discussion of a third comprehensive high school for the foreseeable future.

Depending on the size, a new high school is estimated to cost between \$200 million and \$300 million. In addition to construction costs, staffing an operating another high school would add approximately \$6 million to the district's annual maintenance and operations budget.

AMCHS Additions and Renovations

- This project would include a two-story building addition to be constructed in the staff parking lot located on the West side of the building. The addition would consist of mostly Science classrooms/labs to meet TEA requirements and in building a weight room similar to the one at CSHS would also be included.
- Interior renovations to the existing building would include repurposing the current science classrooms and labs, increasing the cafeteria square footage and functionality, creating a larger and renovated black box theater, renovating and adding square footage to the band hall and creating a functional sports medicine, laundry and storage space for athletics.

- Because of the location of the building addition, this project also includes funding to modify the bus drive and parking lot off of Welsh.

Estimated cost: \$50.751 million

CSHS Phase II

- Phase 2 of College Station High School will include classroom additions, including regular classrooms, science labs, CTE labs, and an art classroom. There will also be an addition of a fine arts orchestra hall, a large ensemble room, and a third gym with additional locker rooms and storage. The existing orchestra hall will be converted to a black box theater.

Estimated cost: \$62.256 million

+ | Career & Technical Education (CTE)

In the past several years, CSISD has seen tremendous growth in its Career and Technical Education (CTE) program enrollment. Since 2019, the number of students in grades 7-12 who are taking CTE courses has skyrocketed from 3,692 to 5,099, an increase of 38%. CSISD offers 90 different CTE courses.

With 2021 bond funds, CSISD is beginning to address the needs of students in these courses by constructing phase 1 of the CTE center, which consists of an agricultural barn to house animals. The 2023 bond would address additional program growth and offerings with the following projects:

CTE Center Phase II

- This project would include an extension of Phase 1 with additional pens for cattle, goats and pigs.
- A show arena would be designed and built as a multi-purpose facility which could be used for an assortment of indoor events.

- CTE classrooms would be added to expand courses such as veterinary medicine, food science, and two additional flexible classrooms.
- Additional parking / lighting

Estimated cost: \$32.150 million

CTE Cosmetology Lab at College View HS

- A portion of College View High School would be converted to a cosmetology lab large enough to accommodate 50 students (25 per block) each year. It would be designed to meet Texas Department of Licensing and Regulation requirements allowing students to obtain a cosmetology license while in high school.

Estimated cost: \$1.355 million

— Central Office Additions

The current central office building has multiple points of entry and an open-corridor between the two buildings making it difficult to provide a secure environment. In addition, many central office staff are doubled or tripled up in offices. According to VLK architects, the amount of meeting and office space for an organization the size of CSISD is more than 90,000 square feet. The current CSISD central office building is approximately 44,000 square feet.

This project will contain funds to purchase and renovate an existing building to increase overall office capacity and meeting/training space. In addition, the current building will be renovated by constructing a canopy over the open-corridor. Security fencing and gates will be installed and the creation of a security vestibule will funnel visitors to a single point of entry.

Estimated cost: \$31.111 million

+ Middle School Playing Fields

This project will allow CSISD to turf the football fields and add LED lighting at all three middle schools, resulting in more practice time, fewer delayed or canceled games, improved field conditions, and less facility and grounds maintenance.

This project will increase the seating capacity at all three middle school stadiums from 400-450 to 900.

The restroom and concessions facilities at A&M Consolidated Middle School and College Station Middle School will be rebuilt. Per code additional restrooms will be added at Wellborn Middle School.

The tracks will be resurfaced at College Station Middle School and Wellborn Middle School (CSMS was resurfaced with 2021 bond funds).

Estimated cost: \$13.160 million

+ | Transportation

Industry standard for school bus replacement is 12 years in order to reduce maintenance costs, breakdowns, and increase overall efficiency.

This project includes funds for the purchase of 64 buses, which will replace all buses that are 12 years or older for the next three years.

The project also includes funding for expanding the parking lot at the Transportation Center.

Additionally, this project will allow the district purchase two fine arts tractor trailer trucks, one warehouse vehicle, one box truck lift, three technology vehicles, three maintenance and operations vehicles, and create a six-vehicle check-out fleet.

Estimated cost: \$11.245 million

+ | Technology Infrastructure

This project will replace the remaining interactive displays that were not already replaced as part of the 2021 bond package. It also includes funding for audio upgrades for high school and middle school gyms, as well as audio upgrades to older classrooms.

This project will include funding for technology infrastructure upgrades including, increasing network and server capacity and improved resiliency and cybersecurity.

Estimated cost: \$14.127 million

+ | Facilities Maintenance Improvements

There were approximately \$90 million in maintenance improvement projects identified in the comprehensive facilities assessment completed by VLK architects. Many of these projects are included as part of other proposed renovation projects included in this bond package.

Facilities Maintenance Improvements include roof replacements, mechanical, electrical and plumbing upgrades and replacements, water intrusion repairs, and other miscellaneous projects.

Projects include but are not limited to:

- Air conditioning replacements at Creekview ES, Forest Ridge ES, Pebble Creek ES, A&M Consolidated HS and Rock Prairie ES;
- Roofs/building envelope issues at A&M Consolidated HS and College Station MS;
- Old electrical switchgear replacement at A&M Consolidated HS, Southwood Valley ES and South Knoll ES

Estimated cost: \$45 million

+ | Land Acquisition

College Station ISD currently has two tracts of land in its inventory, including 40.9 acres off of Sebesta Road close to Highway 6, and 100 acres on Arrington Road between the Indian Lakes and Nantucket neighborhoods.

- This project will include funds to purchase additional land within College Station ISD for future district facilities.

Estimated cost: \$5 million

Proposition B: Technology (\$14,145,000)

- Proposition B will allow CSISD to purchase new and replacement teacher and student devices.
- The increase in the number of devices will ensure all teachers continue to have a laptop and there is at least one set of laptops for each core subject-area classroom.

Proposition C: Football Stadiums (\$38,475,000)

+ | Tiger Stadium Field House Renovations & Additions

+ | Tiger Stadium Renovations

+ | Cougar Stadium Renovations

Proposition D: Baseball/Softball Stadiums

(\$13.270 million)

Proposition D will allow CSISD to turf the baseball and softball fields and add LED lighting at both comprehensive high schools, resulting in more practice time, fewer delayed or canceled games, improved field conditions, and less facility and grounds maintenance.

At the AMCHS softball stadium, this proposition would allow the district to expand the seating, build a new press box and ticket booth, as well as modify the sidewalks and parking to accommodate the improvements.

Tax Impact

The tax impact for the issuance of \$350.865 million in bonds is estimated to be a two-cent increase to the current CSISD Interest and Sinking Tax Rate of \$0.2630 per \$100 of valuation.

At its August 22, 2023 meeting, the board adopted a Maintenance and Operations Tax Rate of \$0.6992, which is 21.58 cents lower than last year's rate.

The current total tax rate of \$0.9622 is now 43.58 cents lower than the 2017 rate of \$1.3980, which is a decrease of 31 percent in the last six years.

In addition to the lower tax rate, the November 7 election will include a statewide election to increase the homeowners' exemption from \$40,000 to \$100,000.

Citizens who are 65 or older and have applied for and received the over 65 exemption will not see an increase in taxes.

Background



In September of 2022, CSISD and VLK Architects began a process to produce a long-range facilities plan to review and prioritize the district's facility needs and consider future bond referendums.

VLK gathered feedback from district and campus administration and comprehensively reviewed existing

facilities. This resulted in the development of several documents:

- [Curation Report \(https://www.csisd.org/common/pages/DisplayFile.aspx?itemId=78263169\)](https://www.csisd.org/common/pages/DisplayFile.aspx?itemId=78263169) - Curation studies the district philosophy in order to adequately approach the collaborative Long Range Facility Planning process.
- [Programming and Capacity Analysis \(/fs/resource-manager/view/672a603e-d952-4d3d-8293-b62a86cccf1b\)](/fs/resource-manager/view/672a603e-d952-4d3d-8293-b62a86cccf1b) - This report looks at preferred adjacencies, number and sizes of spaces and how the spaces support the educational program. The report also includes a building capacity analysis.
- [Facilities Condition Assessment \(/fs/resource-manager/view/13c997e5-a27a-4687-9a90-c29b7721c9f7\)](/fs/resource-manager/view/13c997e5-a27a-4687-9a90-c29b7721c9f7) - VLK performed assessments of instructional campuses, administrative buildings, maintenance warehouse and transportation facilities. The assessments include review of as-built drawings, site visits, reviewing district standards for new construction, [surveys of campus principals and program directors \(/fs/resource-manager/view/a2fc79ec-207e-42ba-8e6d-dde6a927a9a3\)](/fs/resource-manager/view/a2fc79ec-207e-42ba-8e6d-dde6a927a9a3), and incorporating current building codes and accessibility requirements.
- [High School Athletic Facility Comparison \(/fs/resource-manager/view/2355d767-49e2-46ba-bed2-17a04797f66d\)](/fs/resource-manager/view/2355d767-49e2-46ba-bed2-17a04797f66d) - This report includes comparisons of fieldhouses, locker rooms, showers, and shared spaces.
- [Educational Adequacy Index \(https://www.csisd.org/common/pages/DisplayFile.aspx?itemId=78263195\)](https://www.csisd.org/common/pages/DisplayFile.aspx?itemId=78263195) - This assessment reviews how well a school supports the teaching and learning goals of the district. The form includes over 100 data points which involves a physical walk-through of every space. A combination of TEA Standards, Education Specifications and the district's educational mission serve as the base for comparison. Sample items include: Are the rooms the correct size? Are corridors wide enough for efficient traffic flow? Do classrooms have natural light? Is the furniture flexible?

In March of 2023, the CSISD Board of Trustees chartered an ad hoc Long Range Facilities and Bond Planning Committee.

Using the reports from VLK and facilitated by Dr. Lizzy Johnson, the 48-member committee met six times to develop consensus on what projects should be included in the 2023 bond package.

On May 16, 2023, committee members presented their recommendations to the school board, who discussed the proposed projects in open meetings on May 16, June 20, July 18, and August 15, before officially calling for the bond package to be placed on the November 2023 ballot.

A complete timeline of the district's work leading up to presenting this bond package to the community can be found here. (<https://www.csisd.org/cms/One.aspx?portalId=1301524&pageId=78163408>).