

BOND STAKEHOLDER COMMITTEE MEETING

LONG-RANGE FACILITY PLAN

MAY 19, 2022



Educate.
Inspire.
EMPOWER!

PRESENTERS



Dr. Michelle
Cavazos

- Superintendent of Schools



Dr. Ismael
Gonzalez III

- Assistant Superintendent for Business and Finance



CO-PRESENTERS



Phillip Ramirez, AIA RID LEED AP,
Principal Architect

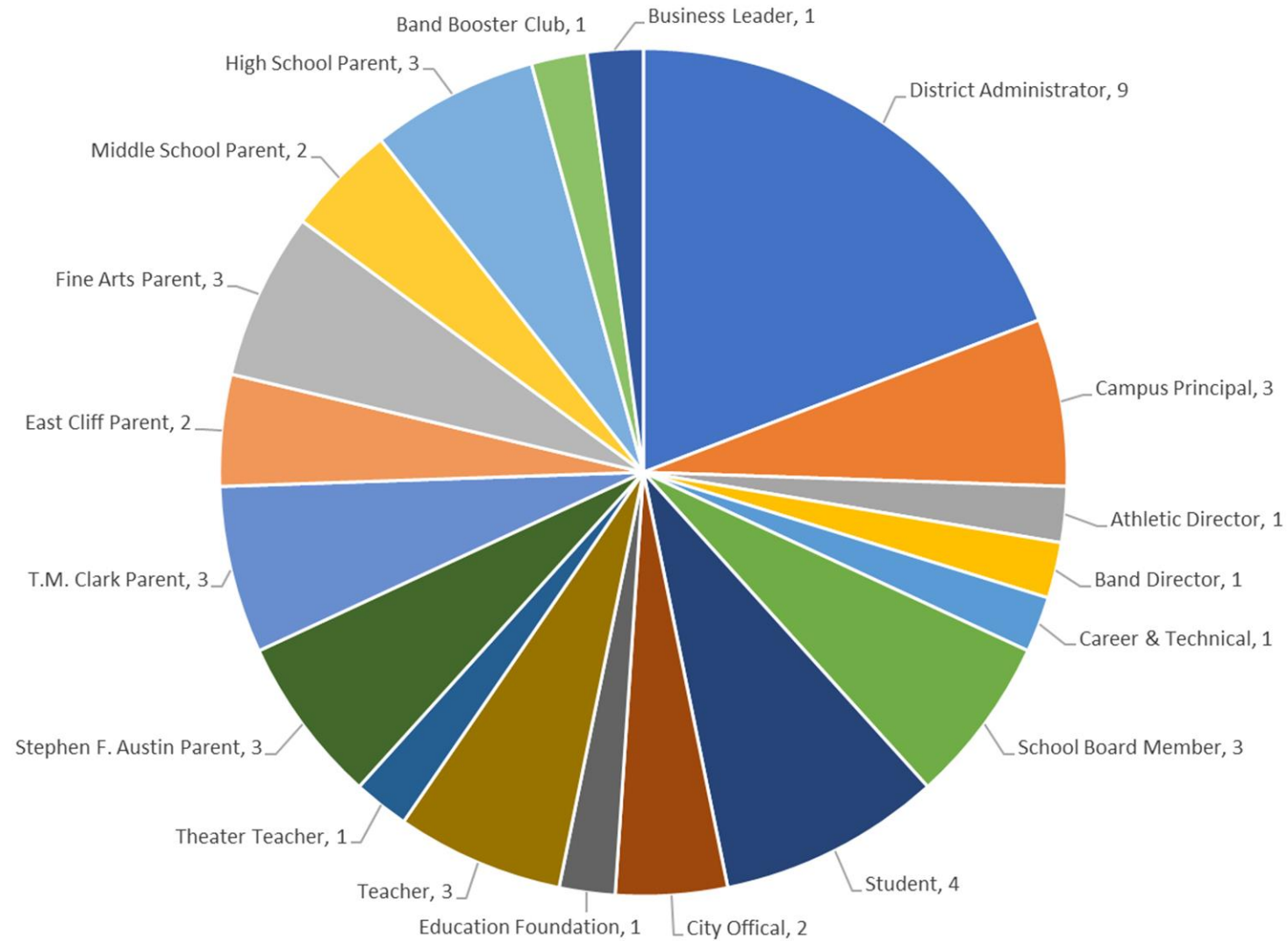


Nathan Swinney, CPE, CCM

Turner-Ramirez Architects was acquired by G-PISD to provide professional services that included:

- Construction Industry Analysis
- Project Cost Estimation Analysis

COMMITTEE OUTLOOK



BELIEFS



MISSION: The mission of G-PISD is to educate, inspire, and empower our students to succeed in life and become the next generation of leaders.

In G-PISD, WE BELIEVE our

Students

are leaders and critical thinkers who embrace diversity and pursue excellence in all endeavors.

Parents and Families

are true partners, have a voice, and have high expectations.

Faculty and Staff

build inclusive relationships and maximize student success with integrity, compassion, and talent.

Principals and Campus Leadership

are courageous leaders who show grace, empower others, embrace diversity, and cultivate G-P pride.

Superintendent and Central Office

advance our vision with intention, collaboration, and purpose driven leadership.

Board of Trustees

are strategic, collaborative leaders who model good governance and empower and inspire others to serve the G-P community.

g-pisd.org

 [gpisdwildcats](https://www.facebook.com/gpisdwildcats) |  [@GPISD1](https://twitter.com/GPISD1)



Educate
Inspire
EMPOWER!

AGENDA



RECAP OF ORIENTATION MEETINGS

PURPOSE OF STAKEHOLDER COMMITTEE

DISCUSS BOND OVERVIEW

DISCUSS LOCAL ECONOMIC DEVELOPMENT

DISCUSS CONSTRUCTION MARKET CHANGES

REVIEW UPDATED ESTIMATED COST PROJECTIONS

REVIEW PROPOSITIONS

DETERMINE RECOMMENDATION FOR THE BOARD OF TRUSTEES



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RECAP OF ORIENTATION MEETING



DISTRICT FACTS & FIGURES

FINANCIAL OVERVIEW

BOND CONSTRUCTION UPDATES (2012-
2022)

BOND CAPACITY

LONG-RANGE FACILITY PLANNING



FACILITY MASTER PLAN (FMP) RECOMMENDATIONS SUMMARY - AS OF FEBRUARY 2022

The 2021 Steering Committee voted **unanimous** support for the FMP recommendations presented and recommends that all projects be included in a single bond election for consideration by G-PISD voters.



PROJECT	PROJECT BUDGET
Rebuild T.M. Clark Elementary School & demolish old facility	
Rebuild Student Support Center & demolish old facility	
Rebuild Transportation & Maintenance Center	
Priority repairs	
Enlarge G-PHS cafeteria & create commons space	
Enlarge S.F. Austin Elementary cafeteria	
New Visual & Performing Arts Center	
New District Natatorium	
G-PHS Career-Tech Building addition	
Middle school robotics shop	
G-PHS auditorium improvements including house and stage lighting, sound system	
Classroom renovations to support experiential learning, including sensory spaces	
Library improvements	
Teacher planning / collaboration areas	
New baseball / softball fields	
Tennis facility improvements	
GPHS new band rehearsal hall & ensemble space (adjacent to new visual & performing arts center)	
G-PHS renovations for choir & theater	
Elementary school walking tracks	
Property acquisition for future growth	
Demolish old middle school & repurpose site for current priorities	
Consolidate District Administration & Instructional Support	

Preliminary Total Cost Estimate

\$204,659,183

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PURPOSE OF BOND STAKEHOLDER COMMITTEE

REVIEW CURRENT
DISTRICT FINANCIAL
SITUATION



REVIEW COMPLETED
MASTER FACILITY
PLAN RESULTS /
RECOMMENDATIONS



DETERMINE NEXT
BOND PACKAGE

CONSIDER
RECOMMENDATION
TO THE BOARD



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NEW BONDS AND RESOLUTIONS

What are bonds?

- Bonds for school projects are very similar to a mortgage on a home. To finance construction projects, the district sells bonds to investors who will be paid principal and interest.

How do bonds work?

- The sale of bonds begins with an election to authorize a specific amount—the maximum the district is allowed to sell without another election.



NEW BONDS AND RESOLUTIONS

What is a bond election?

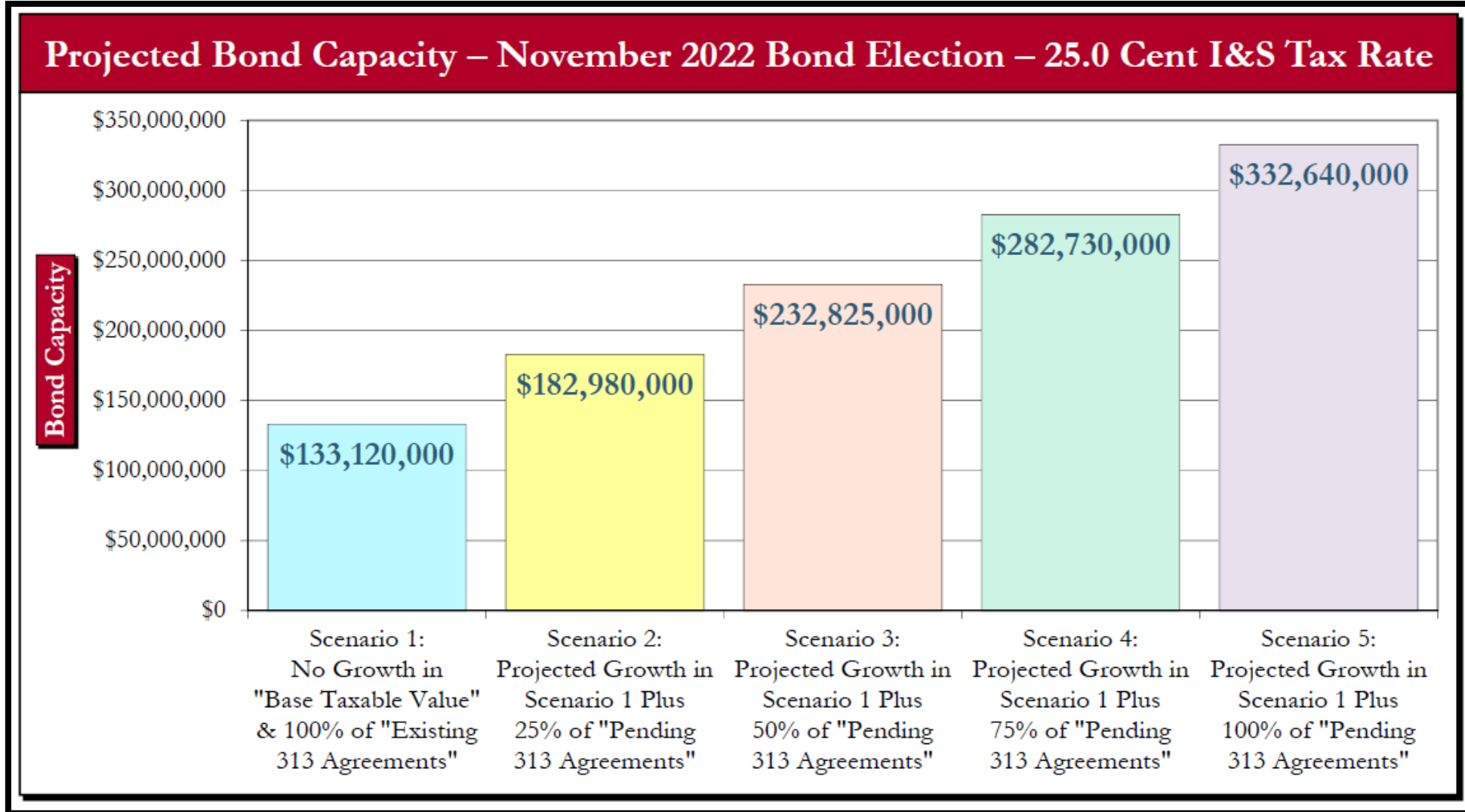
- A school bond election gives individuals an opportunity to vote on paying for the construction and renovation of school facilities. It is a request to give the elected Board of Trustees the authority to sell bonds when facilities are needed.

What is a Reimbursement Resolution?

- Projects that (1) have been, (2) are being, or (3) will be initially funded with existing Maintenance & Operations (M&O) dollars are eligible for reimbursement to the District when, and if, a Bond Election is passed.
- There is a limited amount of time that any project may be eligible for reimbursement (18 months from the time the asset is completed).

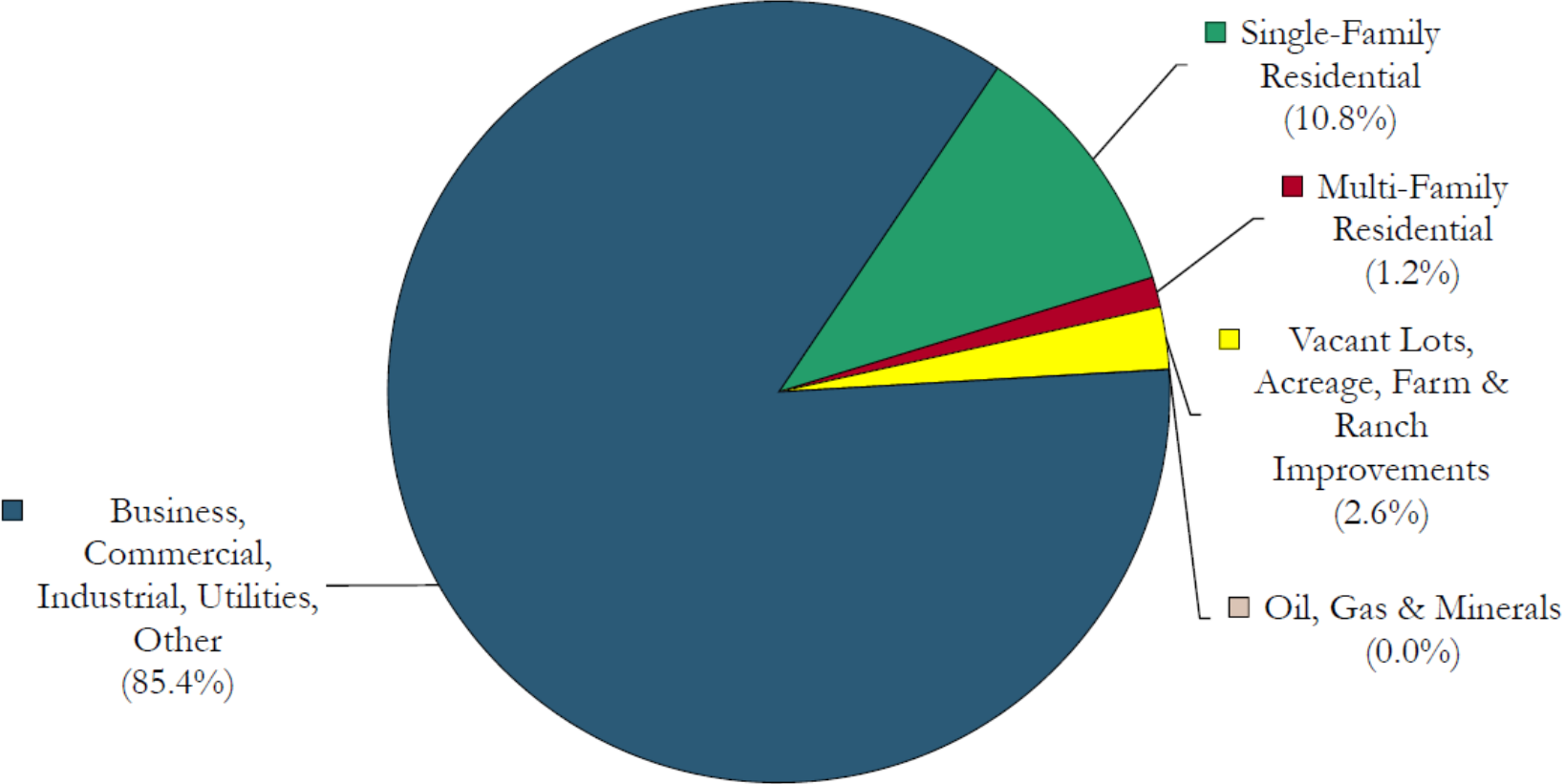


- Assuming a November 2022 bond election, determine the Districts projected bond capacity at a maximum I&S tax-rate of 25.0 cents (the current rate) based upon the following tax base growth scenarios:



COMPOSITION OF TOTAL ASSESSED VALUATION – YEAR 2021-2022

For year 2021-2022, Single-Family Residential properties comprise only 10.8% of the District's total assessed valuation, while other property categories comprise 89.2%



\$.89

\$.11

TOP 10 TAXPAYERS

- Gulf Coast Growth Ventures
- ExxonMobil
- TEDA TPCO American Corp.
- CC Liquefaction
- PWE Papalote Creek II LP
- Bechtel Oil & Gas & Chemicals
- Nashtech LLC
- Midway Wind LLC
- voestalpine Texas LLC
- Apex Wind Energy

*Business, Commerical,
Industrial, Utilities, Other*



**SINGLE FAMILY
RESIDENTIAL**

INTEREST & SINKING (I&S) FUND BOND DOLLAR

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NEW MUNICIPAL COMPLEX



PROJECTED GROWTH IN GREGORY

- 448 Acres
- Less than 2 miles from Gulf Coast Growth Ventures (GCGV) plant
- Portion of property lies within the City of Gregory
- Project includes:
 - Light industrial
 - Multi-family
 - Single family
 - Commercial
- Frontage on FM 3284, CR 106, and FM 136



MAP LEGEND

- MULTI-FAMILY
- SINGLE FAMILY
- COMMERCIAL
- LIGHT INDUSTRIAL (IL)



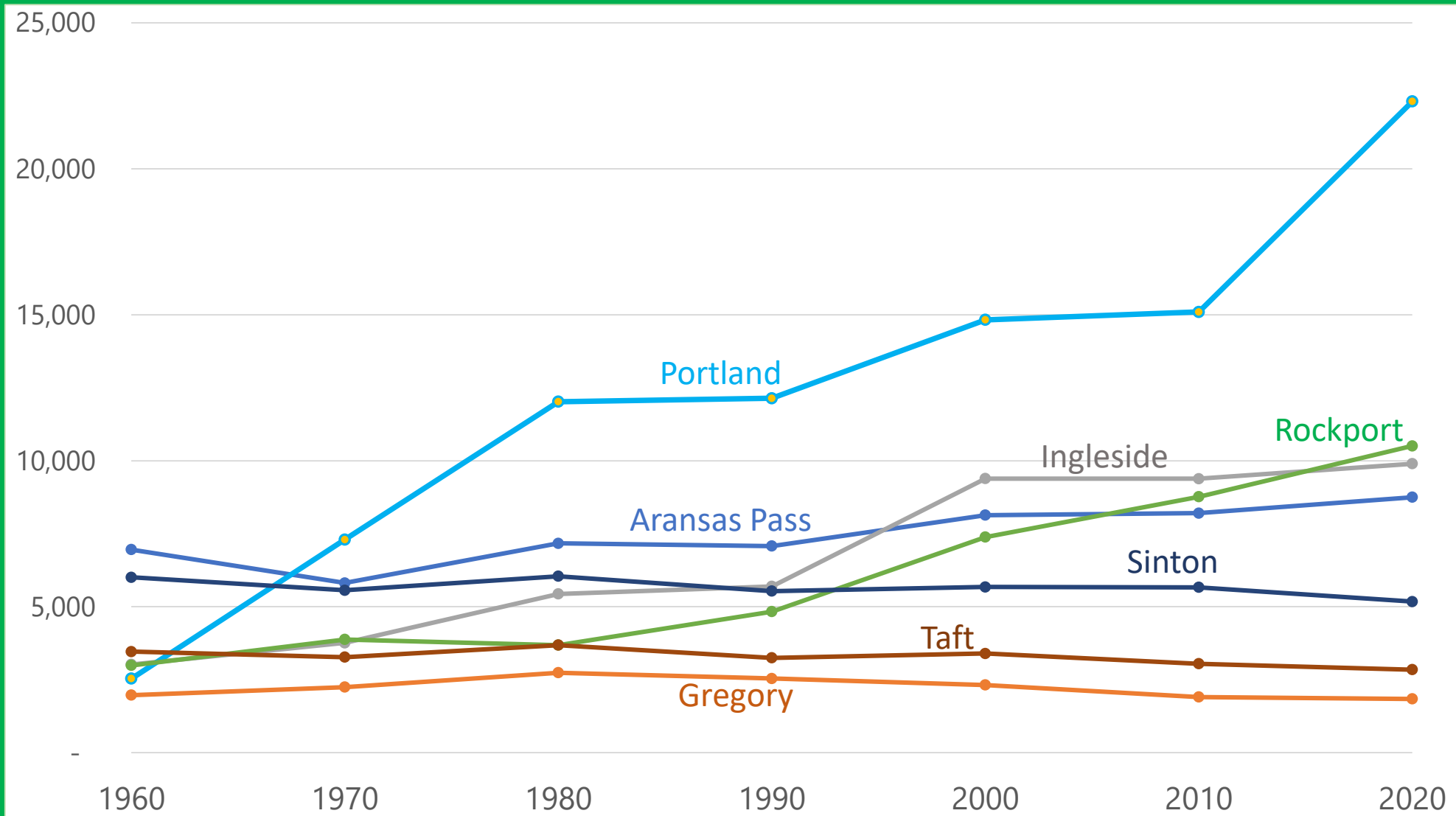
TURNER | RAMIREZ
ARCHITECTS





PORTLAND





Wildcat Republic
500

Harbor Bay
93

David Estates
575

The Pointe at Bay Ridge (Lennar)
801

Reserve at West Portland
348

Grand Estates at NS
199

Portland Village
200

Garnett Estates
92

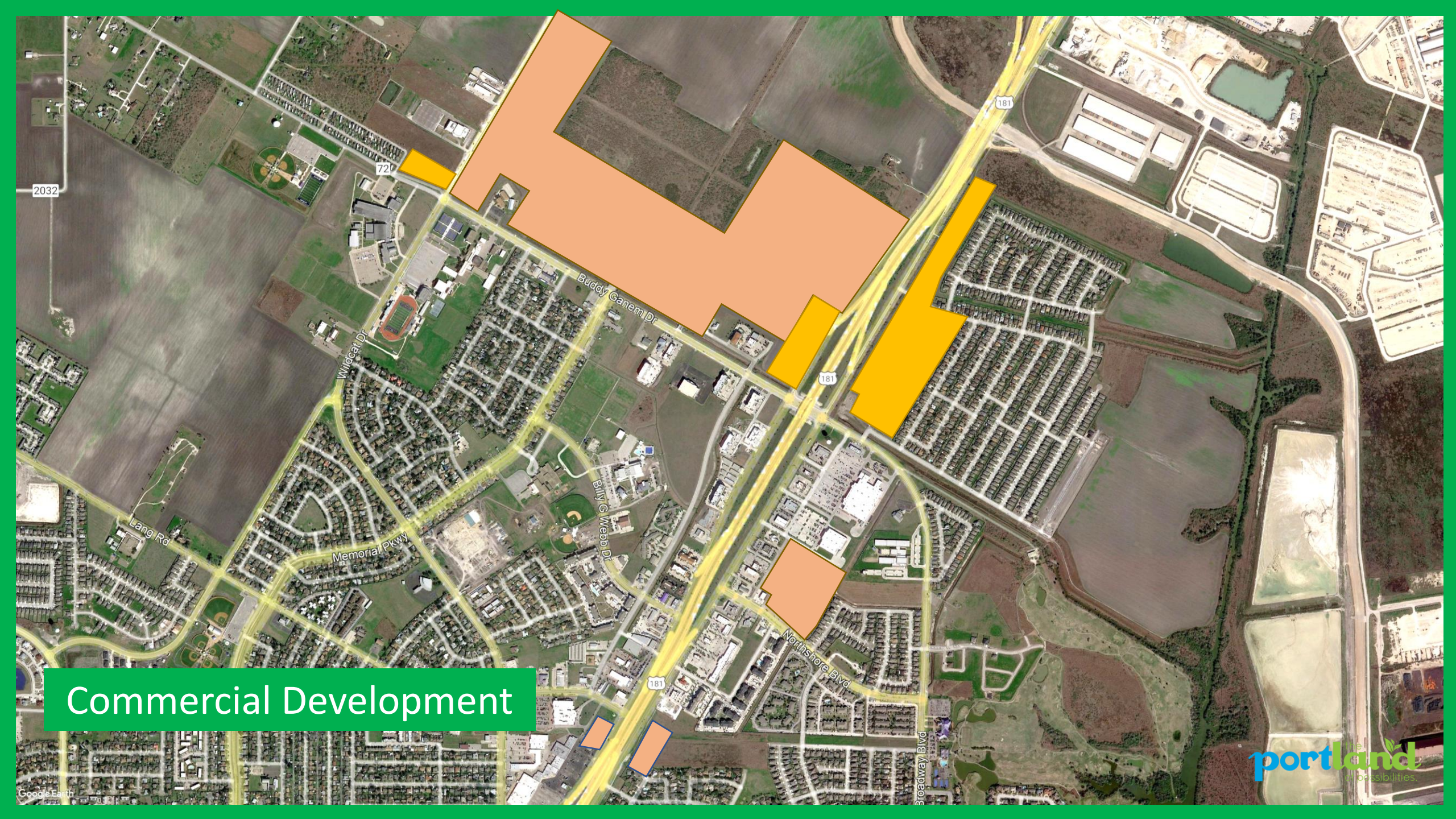
Bay Landing
81

Fox Landing
104

Mannar Estates
12

Residential Development

Bay Point
17



2032

721

181

181

181

Commercial Development

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Current Construction Industry Trends:

The Construction Industry is currently experiencing historic levels of inflationary pressure. The rapid rise in construction pricing is due to three main factors:

- ***Rising Input / Raw Material Costs***
- ***Labor Shortages***
- ***Supply Chain Issues***



Construction Trends Intro:

- Certified Professional Estimator (CPE) through American Society of Professional Estimators
- Practicing in and from Corpus Christi since 2002
- Extensive experience in all major and several minor metropolitan and rural areas in Texas
- Evolving portfolio consists of 300 projects valued at \$5 billion
- Started Swinney, LLC – Consulting for the Built Environment in 2020, following 18-year tenure with local Project Management firm, last serving as Vice President
- Tasked to assist District in developing budgets for Bond Projects
- Will present recent cost trends and preliminary recommendations

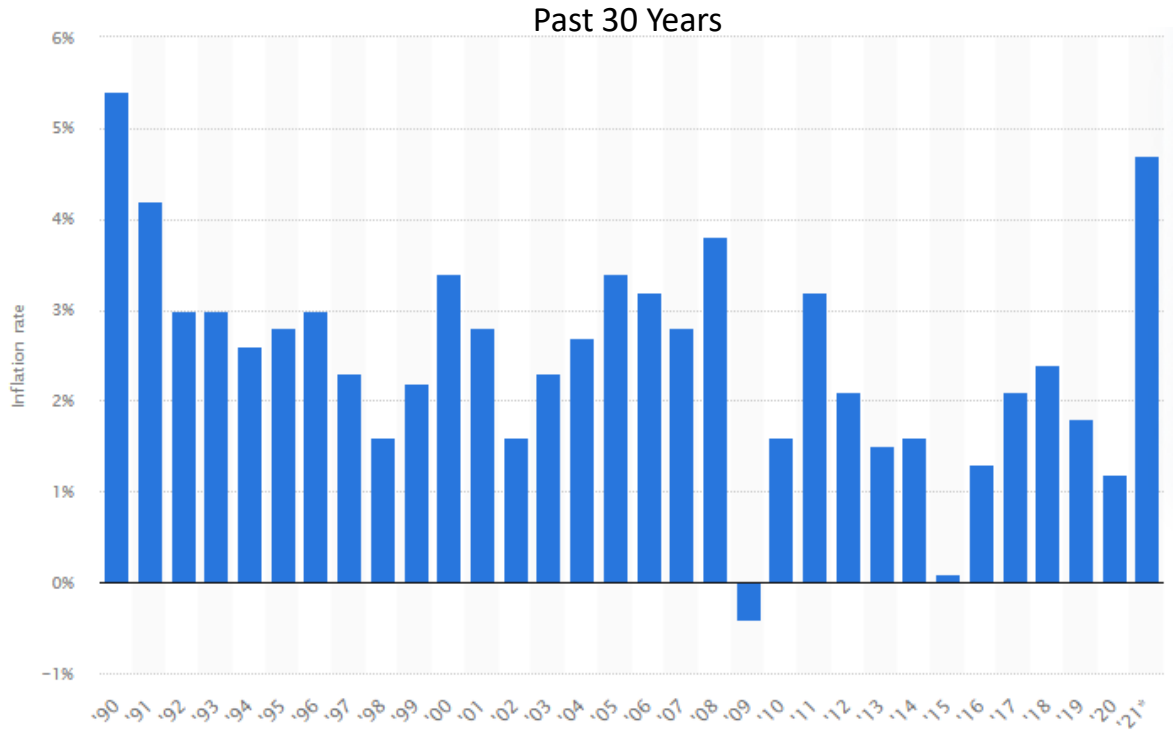


Construction Trends Overview:

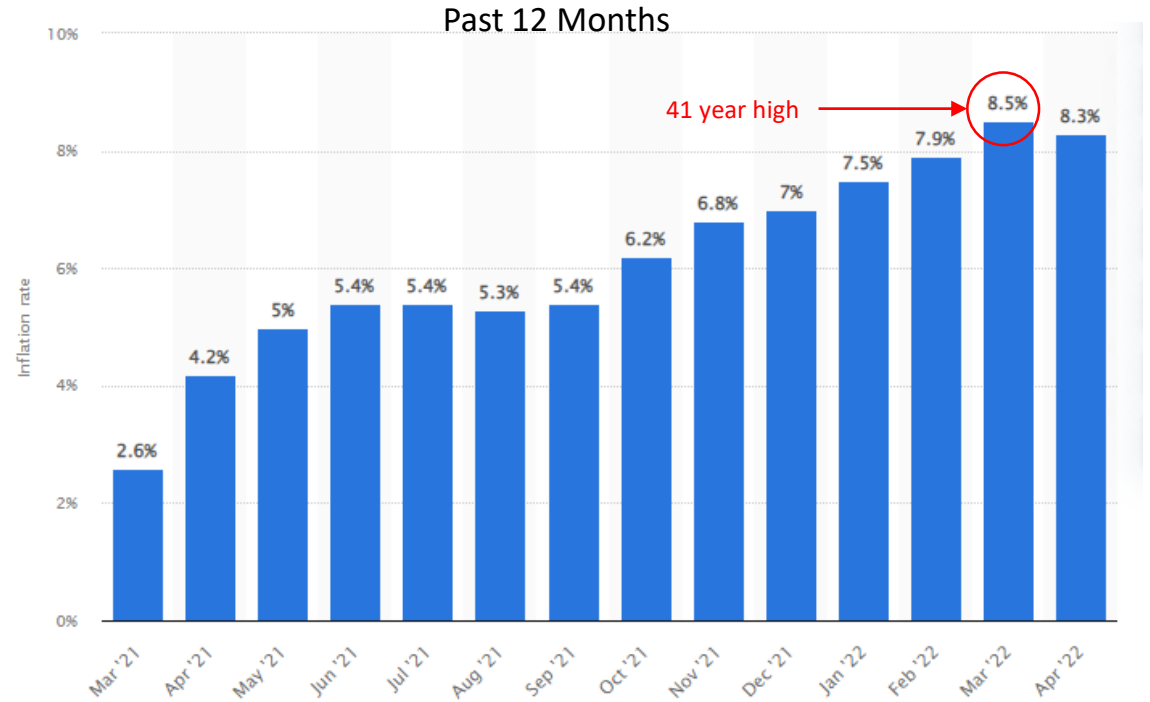
- Definitions
 - Inflation = Historical, Actual
 - Escalation = Future, Forecast
- Factors affecting costs
 - Material, Labor, Supply Chain, Volume
- No historical trends resembling what the industry is currently experiencing on which to model forecasts



Rate of U.S. Inflation:



Source: Bureau of Labor Statistics Consumer Price Index (CPI)



Source: Bureau of Labor Statistics Consumer Price Index (CPI)

“Long-term construction cost inflation is normally double [the] consumer price index.”

(Zarenski Construction Outlook 2022, May 2022)

Non-Residential Construction Inflation

2020 = -2.4%

2021 = +6.7% *'highest since 2007 peak'*

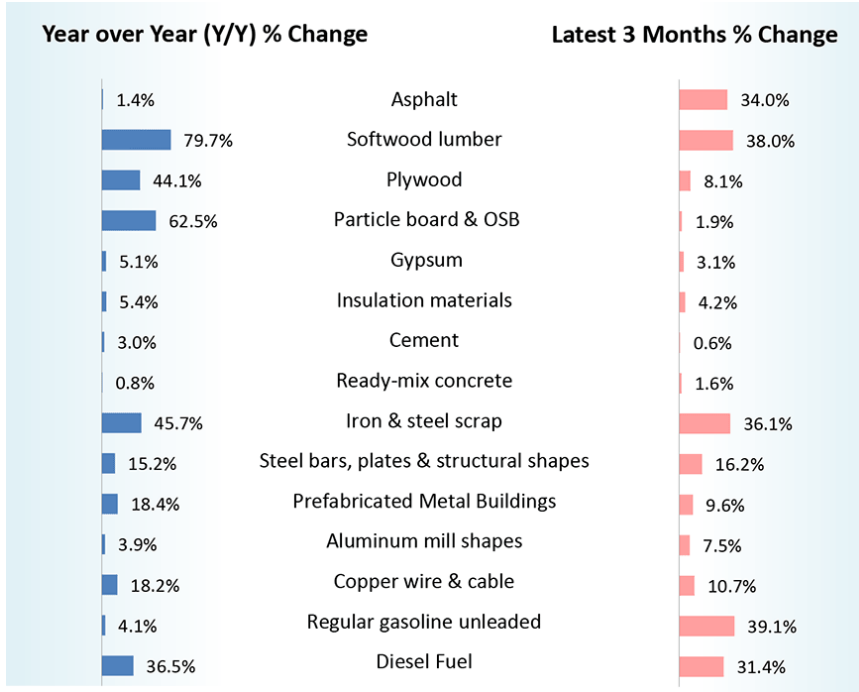
2022 = +6.3% (Q1)

Source: Dodge Construction Analytics

“It’s unlike anything we have ever seen . . . Starts were up in 2021, backlog into 2022 is down, that is not normal” (Zarenski Construction Outlook 2022,

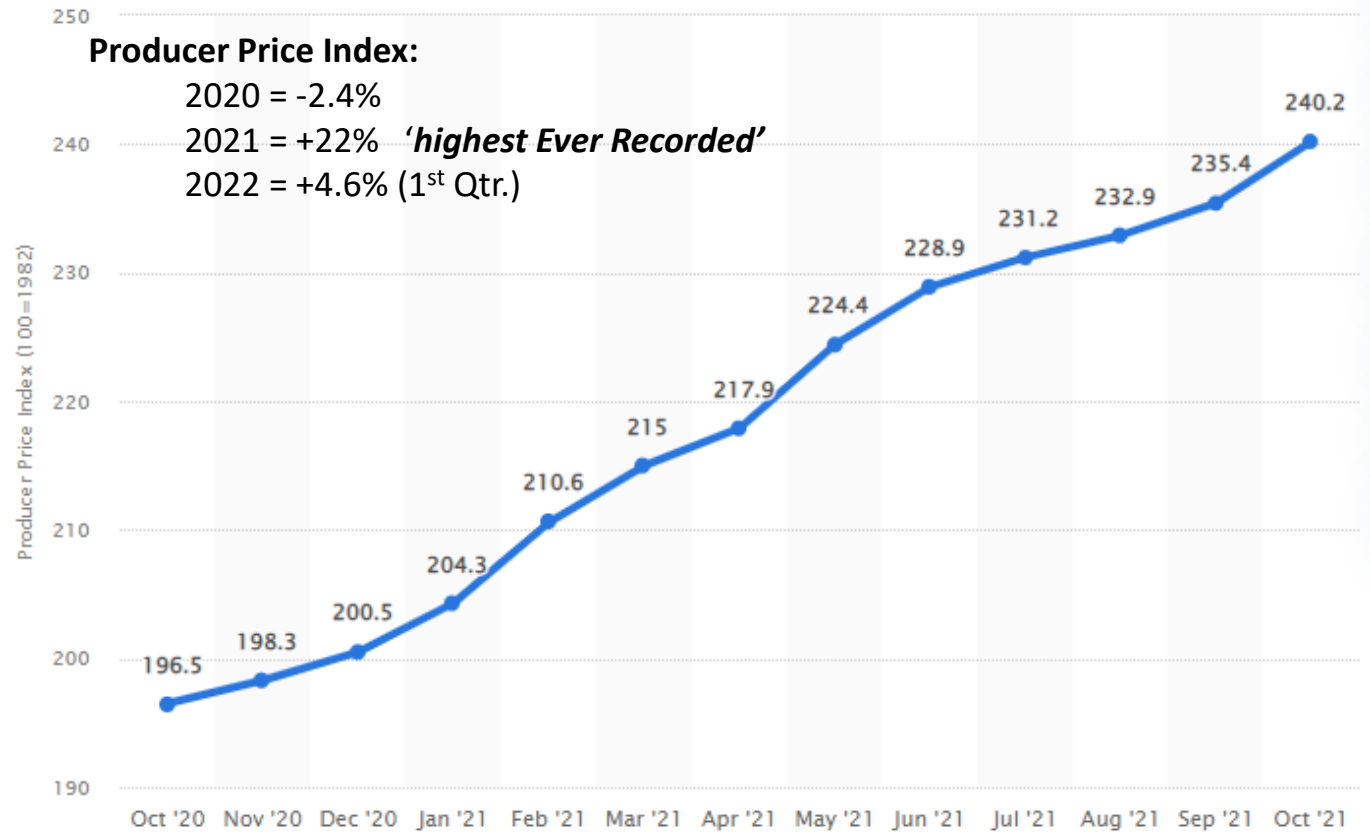
May 2022).

Material:



Source: PPI Series Data Feb 2021, Graph by ConstructConnect

In February, the softwood lumber PPI was +79.7% year over year and +38.0% during the latest three months; plywood, +44.1% y/y and +8.1% over latest three months; and particle board and oriented strand board, +62.5% y/y, although only +1.9% in the past three months.



Source: Bureau of Labor Statistics Producer Price Index (PPI)

“Nevertheless, Bid Price Index Stays Muted”

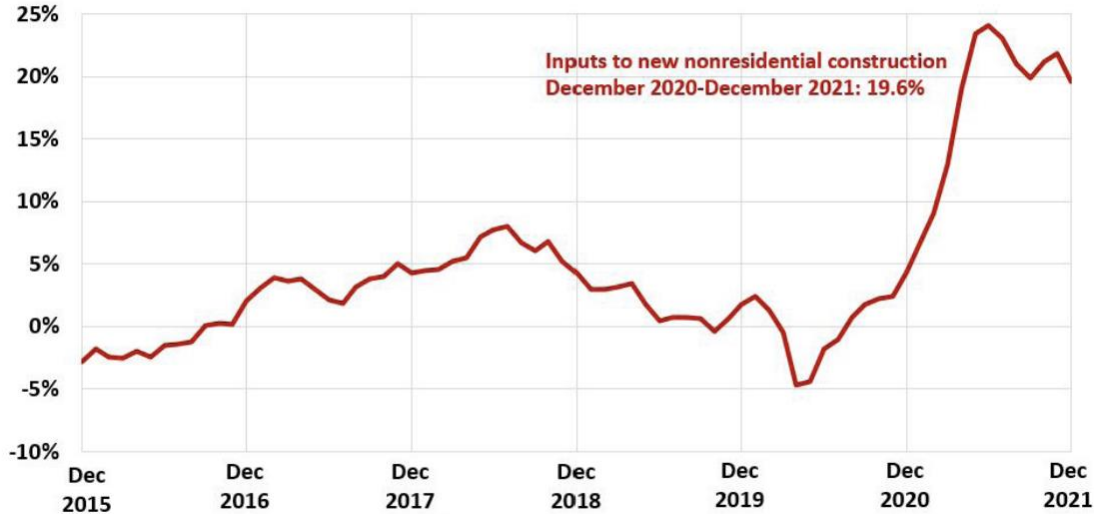
ConstructConnect Feb 2021)



Rising Input Costs:

Change in prices for inputs to construction

Year-over-year change in PPI, 2015 - 2021, not seasonally adjusted



Source: Bureau of Labor Statistics, producer price indexes, www.bls.gov/ppi

24.1%
The producer price index soared 24.1% from June 2020 to June 2021. By December, the increases had moderated slightly but still totaled 19.6% for the year.

Price increases for construction inputs

Year-over-year change in December PPI

Construction materials	2020	2021
Steel mill products	5.2%	127%
Plastic construction products	5.4%	34%
Aluminum mill shapes	-1.7%	30%
Copper and brass mill shapes	24%	23%
Gypsum products	3.6%	21%
Lumber and plywood	37%	18%
Architectural coatings	1.9%	14%
Asphalt felts and coatings	2.1%	12%
Used by contractors		
Diesel fuel	-2.8%	55%
Truck transport of freight	2.2%	18%
Construction machinery and equipment	1.1%	10%
Truck and offroad tires	0.3%	11%

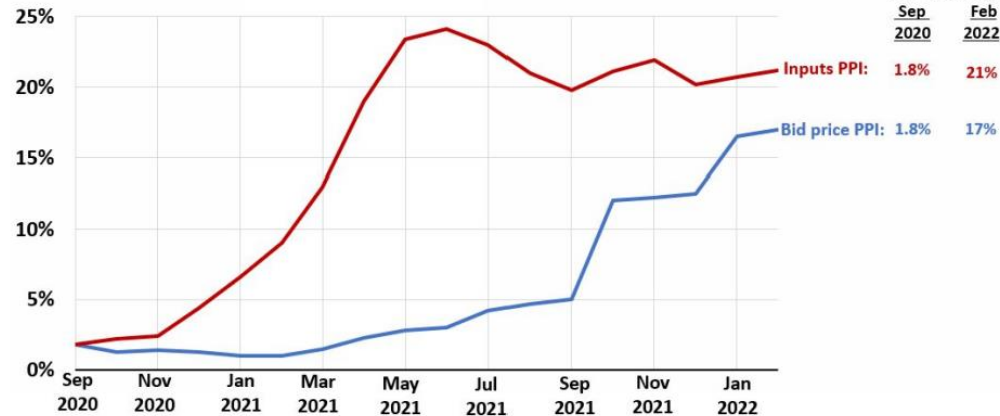
Source: Bureau of Labor Statistics, producer price indexes, www.bls.gov/ppi

26 months

The year-over-year change in materials costs may exceed the change in bid prices for 2 years or more

Change in prices for inputs to new nonresidential construction

Year-over-year change in PPIs, Sep 2020–Feb 2022, not seasonally adjusted



Source: Bureau of Labor Statistics, producer price indexes, www.bls.gov/ppi

Supply Chain:

Hover on all: ○ Stops ○ Pain Points

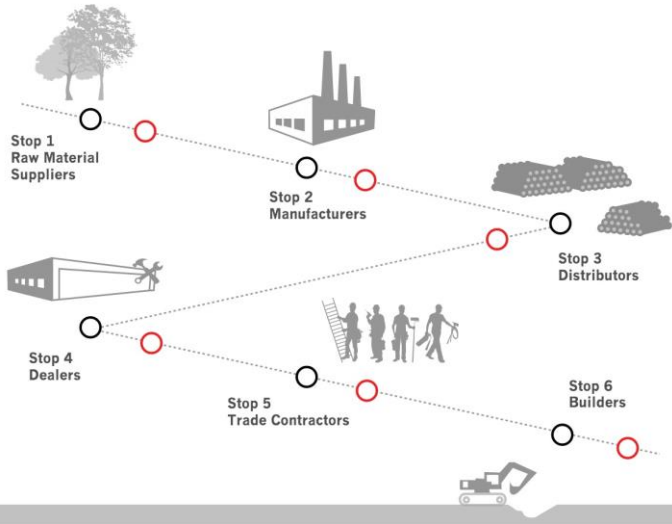
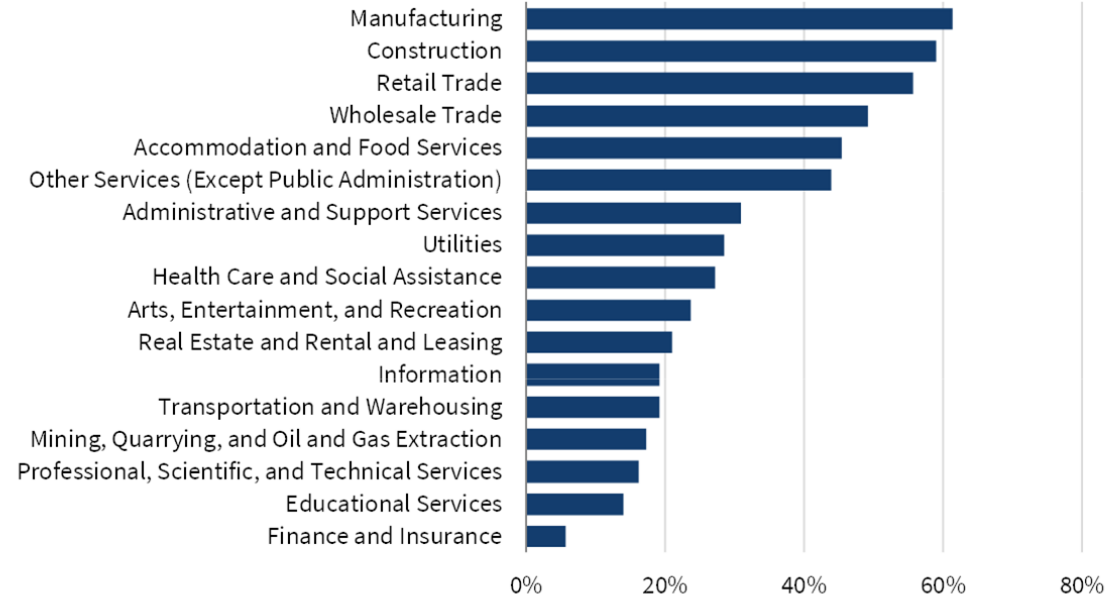
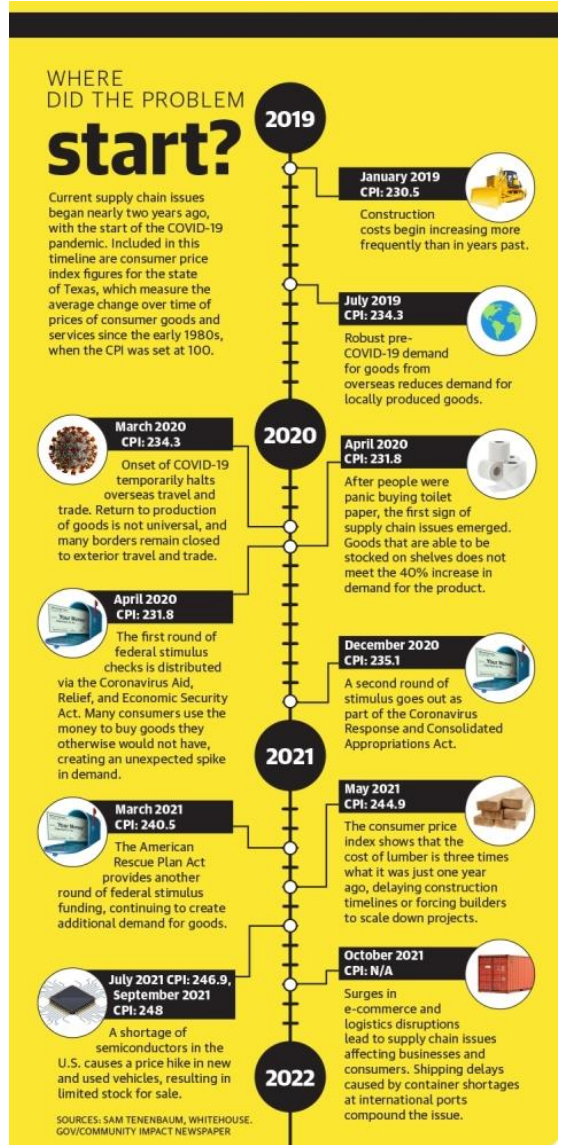


Figure 2. Supply-Chain Disruptions By Sector

In the last week, did this business have domestic supplier delays? (percentage saying yes)



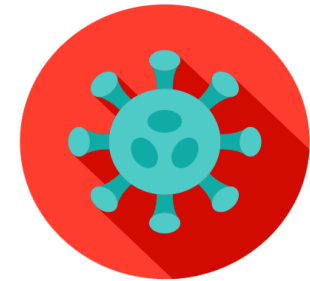
Sources: U.S. Census Bureau; CEA Calculations.



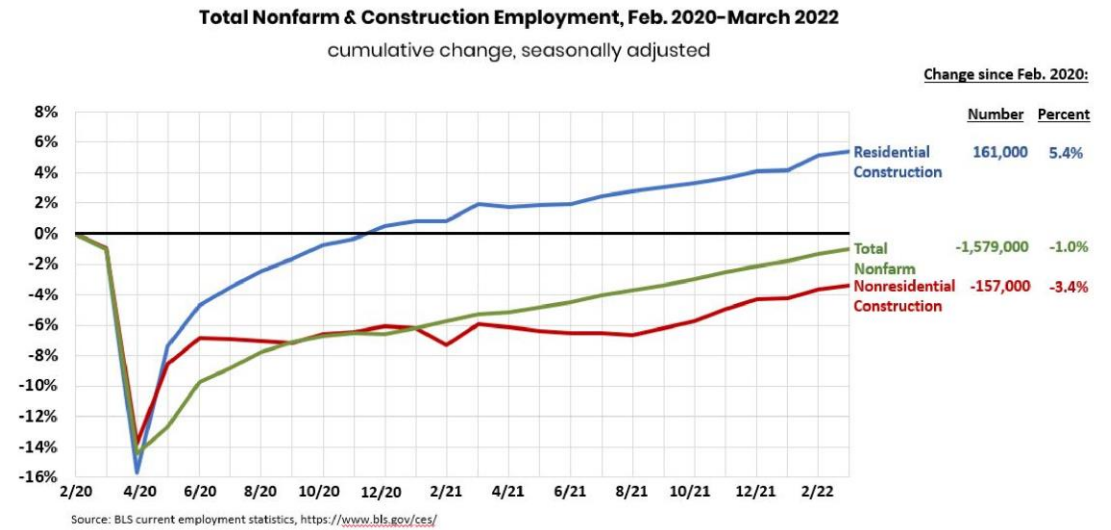
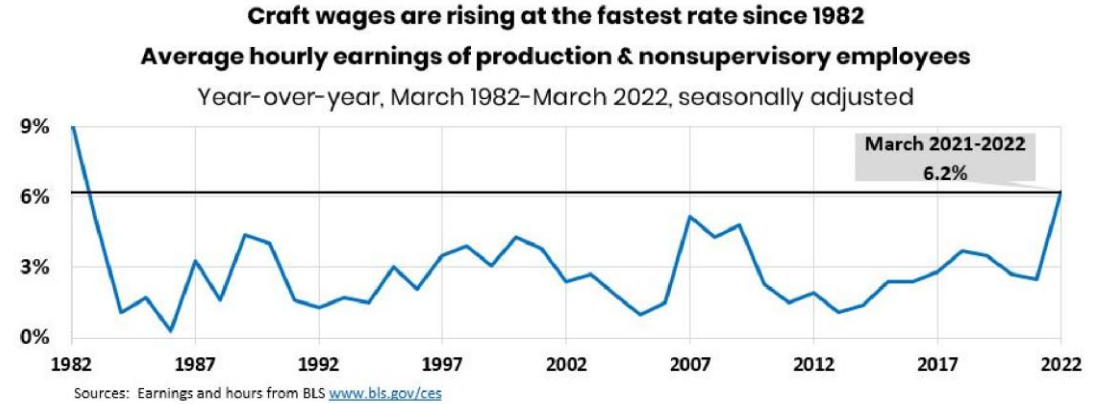
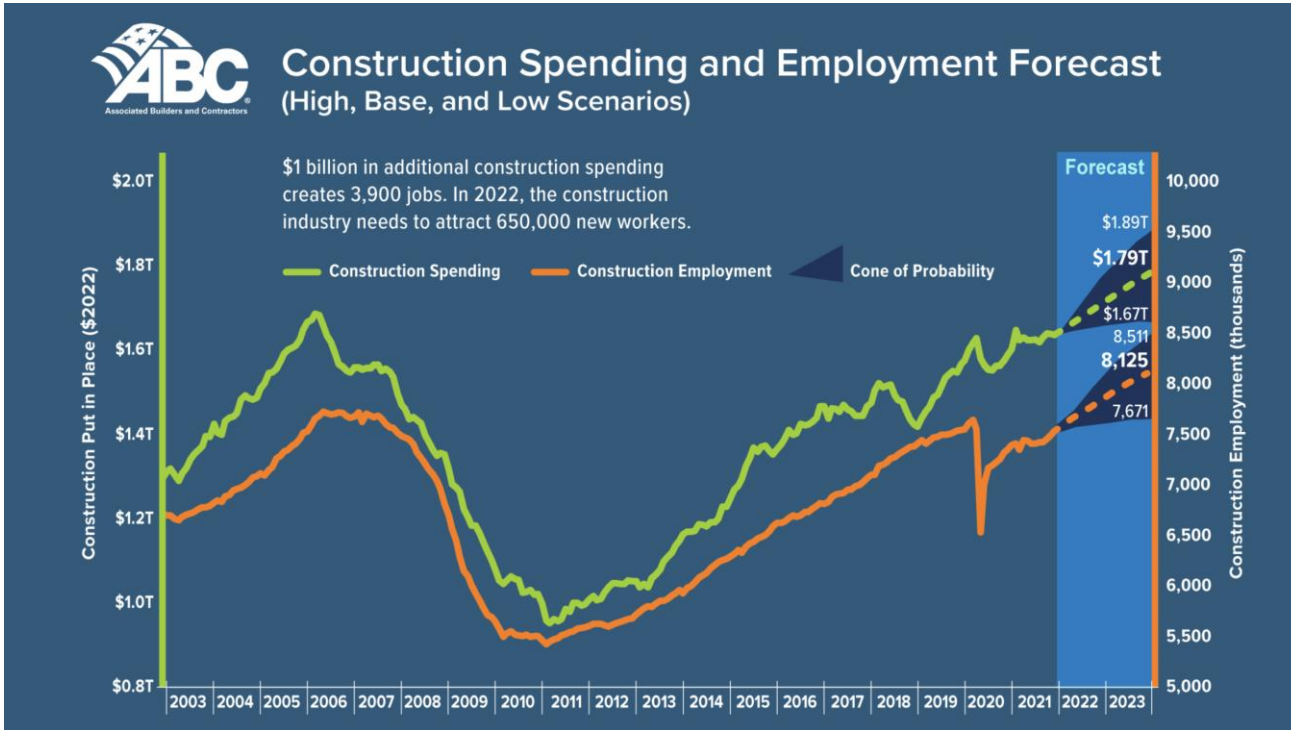
LONGEST MATERIAL LEAD TIMES



Source: Joeris General Contractors



Labor Shortages:



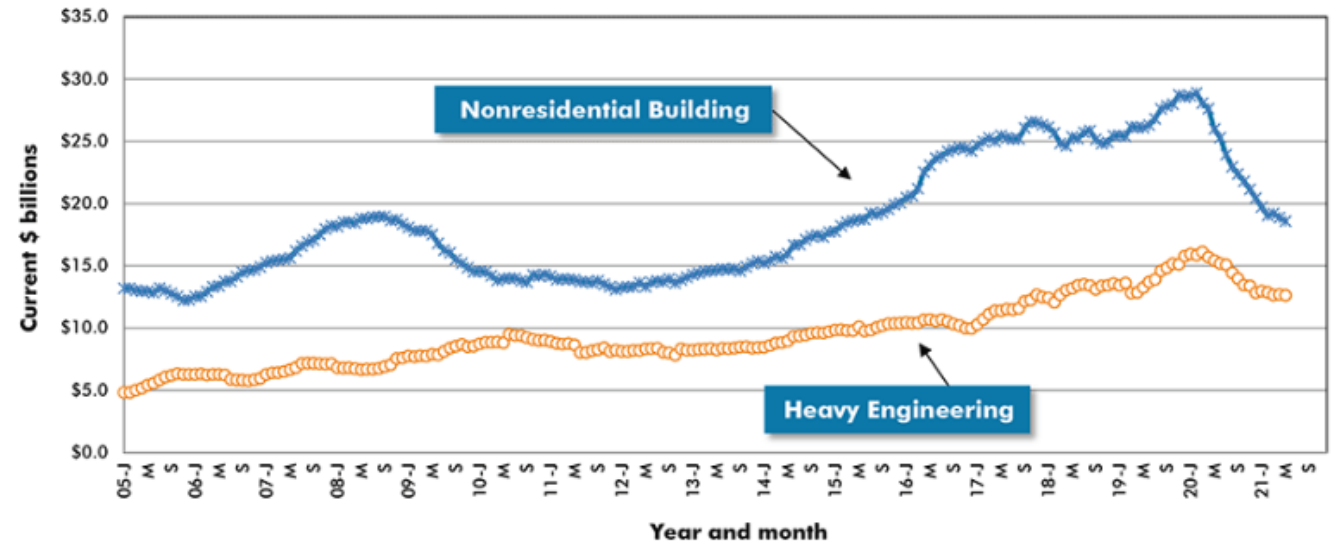
273,000
Construction job openings at the end of 2021 totaled 273,000, a jump of nearly 30% from the end of 2020.

364,000
The number of job openings at the end of February, a record for the month

Volume:

Volume - U.S. Non-Residential Construction (Construction Starts):

2020 = -18%
2021 = +18%
2022 = +18% forecasted



36% Increase in two years versus 30% over previous ten-year period (2010 – 2020)

Local statistics reveal something a little different, as evidenced on the next slide from CCERDC.

BUILDING PERMITS

PLEASE NOTE on the building permits The City of Corpus Christi may not require the disclosure of information related to the value of or cost of construction or improving a residential dwelling as a condition of obtaining a building permit except as required by the Federal Emergency Management Agency for participation in the National Flood Insurance Program.

The City's fiscal year is from Oct. 1 - Sept. 30.

City of Corpus Christi	Oct. - Mar. FY 2021-2022	Oct. - Mar. FY 2020-2021	2020-2021	2019-2020	2018-2019
Residential Permits Issued	740	754	1516	1086	980
Sq. Footage	1,733,508 s.f.	1,902,294 s.f.	3,691,246 s.f.	2,753,386 s.f.	\$120,680,297
Commercial Permits Issued	30	49	88	185	124
Project Cost	\$92,223,108	\$91,068,370	\$142,047,389	\$345,491,365	\$149,326,580

Source: www.cctexas.com

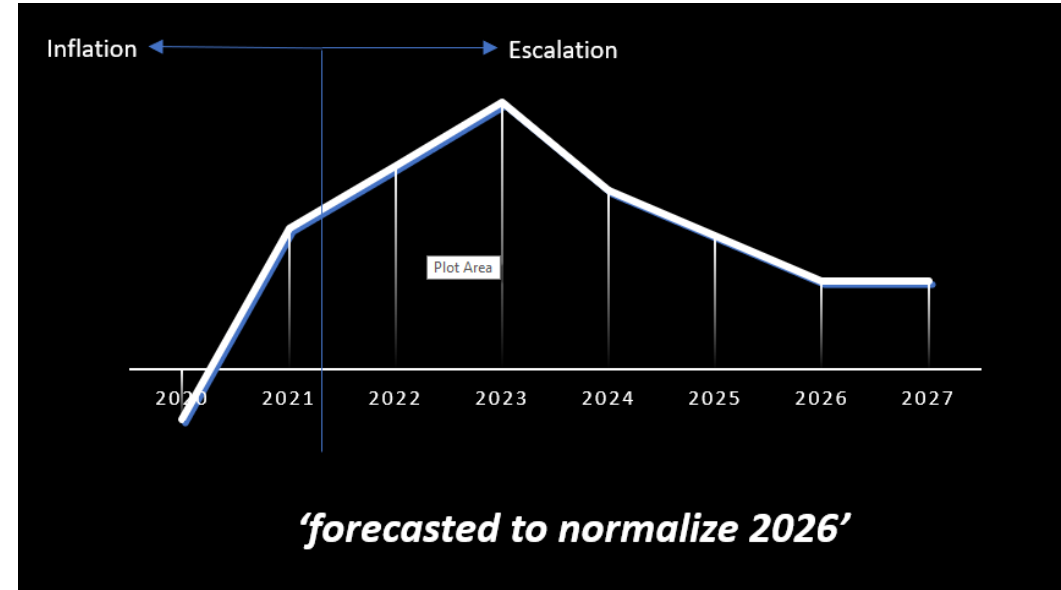
<https://www.cctexas.com/services/construction-and-property-services/building-compliance-information/useful-reports>

Considerations & Take-aways for Bond Planning Process:

Bond Planning needs to take into consideration:

- **Current Market Conditions / Rising Costs**
- **Need & Prioritization of Projects**
- **Escalation of Costs depending on timeframe for bidding / construction**

TASK DESCRIPTION	PLAN START	PLAN END	TYPE	J F M A M J J A S O N D J F M A M J J A S O N D																			
				J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
Phase 1 Title	2/15/2017	4/1/2018		◀ You can enter text like this																			
Task 1 Description	2/15/2017	8/15/2017	B	█																			
Task 2 Dependent on Task 1	8/15/2017	11/15/2017	P							█													
Task 3	5/1/2017	10/1/2017	R				█																
Phase 1 Milestone A	6/1/2017	6/1/2017	X				█	▲ You can point using text arrows															
Task 4	2/25/2017	7/25/2017	O	█																			
Task 5	7/25/2017	3/25/2018	G				█																
Phase 1 Milestone B	4/1/2018	4/1/2018	X							█			▶ This could be a goal										



Anticipated Project Cost Escalation*

- 2022 = 9.67%
- 2023 = 12.63%
- 2024 = 8.47%
- 2025 = 6.35%
- 2026 = 4.2%
- 2027 = 4.2%

***PRELIMINARY VALUES.** Subject to change. Focus to date limited to national trends. Final values will account for regional and local economic trends.

Sources:

- Construction Outlook 2022 (May 6, 2022) – Ed Zarenski Construction Analytics
- Associated General Contractors (AGC) of America – Construction Inflation Alert April 2022
- U.S. Census Data / Bureau of Labor Statistics
- Dodge Construction Analytics
- Turner Construction Cost Index
- Rider Levitt Bucknall Buildings Index
- Mortenson’s Cost Index
- Engineering News Record Construction Cost Index
- Engineering News Record Materials Cost Index
- City of Corpus Christi
- CC Economic Development Corporation
- ConstructConnect
- Associated Building Contractors of America

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Rebuild T.M. Clark Elementary School



Project Description:

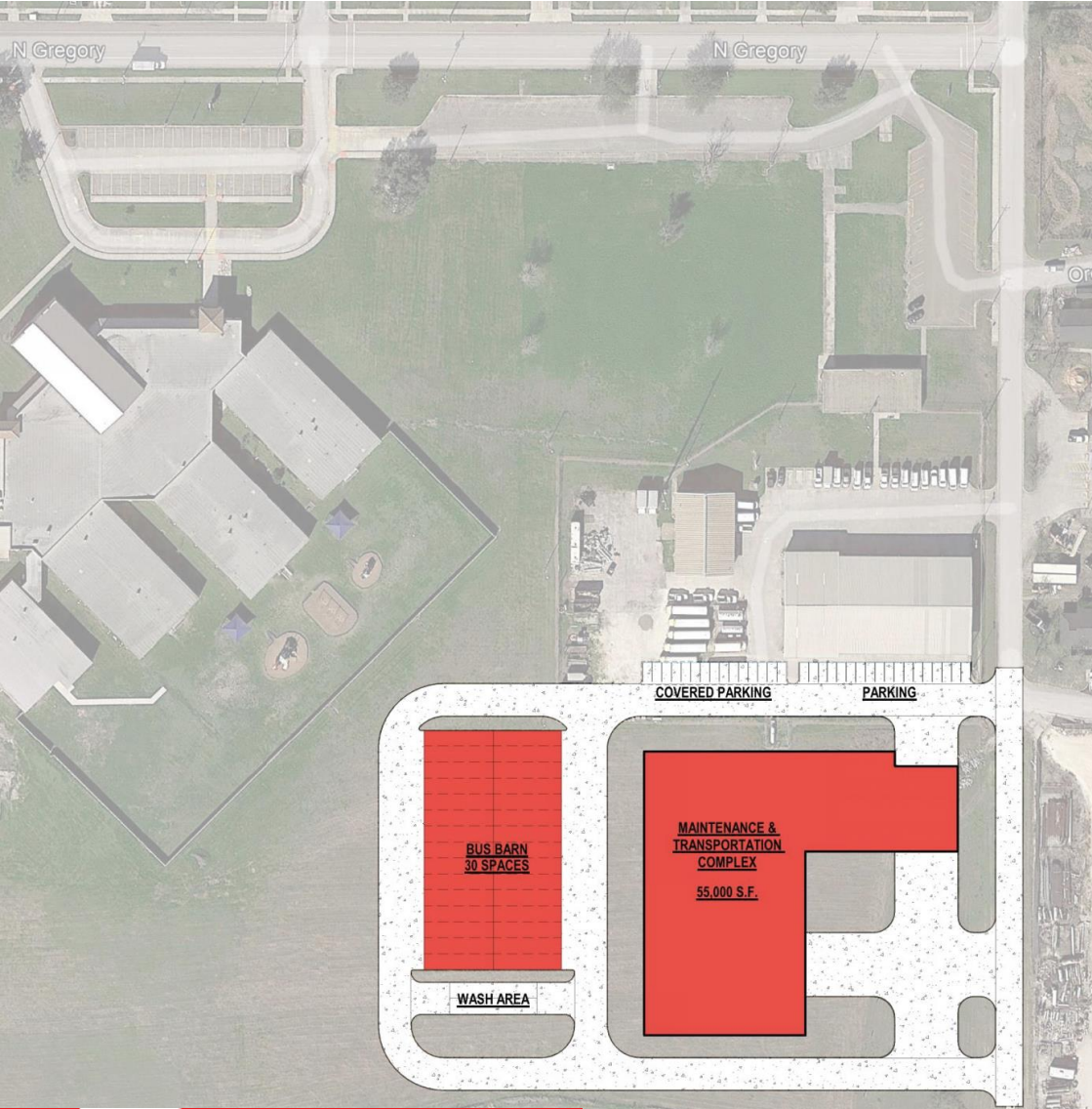
Rebuild new 600 student T.M. Clark Elementary School (approximately 80,000sf) on existing site of HS Ball Fields. The project will likely include two story classroom wings and more current learning environments. Existing T.M. Clark will remain operational until the new campus is opened.

Key Features: Flexible learning/collaboration areas, library w/ experiential learning elements, full gymnasium, calming/mindfulness spaces, teacher planning & collaboration workrooms, family resource center & volunteer spaces, secure/accessible playground areas.

Opinion of Potential Project Cost:

New T.M. Clark Elementary School	\$28,000,000
Demolition of Old School & Ball Fields	\$ 1,000,000
Construction Contingency (5%)	<u>\$ 1,450,000</u>
Sub-total	\$30,450,000
Soft Costs (18%)	\$ 5,481,000
Bond Contingency (2.5%)	\$ 898,275
Project Total Cost	<u>\$36,829,275</u>
Potential Escalation Range 2023 (12.63%)	\$45,492,007
Potential Escalation Range 2027 (4.20%)	\$56,979,373

New Maintenance & Transportation Facility



Project Description:

Construct new Maintenance & Transportation Facility (approximately 55,000 sf) on available land adjacent land to existing Bus Barn in Gregory. The existing Bus Barn will remain operational until the new facility is opened and then will be demolished.

Key Features: Administration/Support (8,000sf) including offices, locker rooms lounge, meeting rooms. Vehicle Maintenance Shop (7,000sf) including maintenance work bays, parts storage, tool storage. Grounds Maintenance Shop (20,000sf) including equipment storage, maintenance areas. Central Warehouse (20,000sf) including receiving offices & secure storage areas.

Opinion of Potential Project Cost:

Maintenance & Transportation Facility	\$14,655,000
Demolition of Old Bus Barn	\$ 1,000,000
Construction Contingency (5%)	\$ 782,750
Sub-total	\$16,437,750
Soft Costs (18%)	\$ 2,958,795
Bond Contingency (2.5%)	\$ 484,914
Project Total	\$19,881,459
Potential Escalation Range 2023 (12.63%)	\$24,557,840
Potential Escalation Range 2027 (4.20%)	\$30,759,038

New Student Support & Family Resource Center



Project Description:

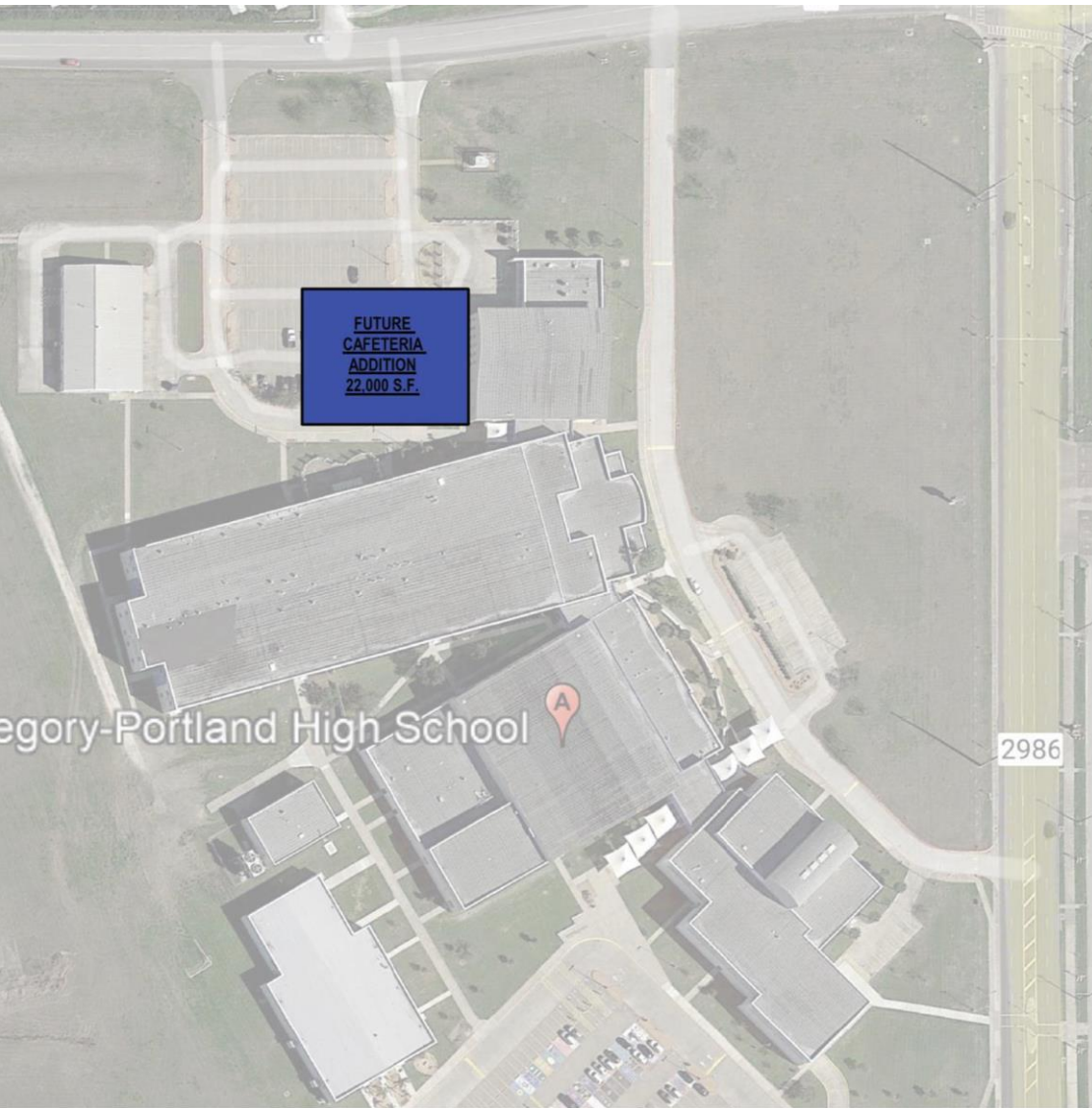
Construct a new Student Support & Family Resource center (approximately 25,000sf) on the available adjacent land to the current Student Services Center (old W.C. Andrews Elementary). The existing Student Services Center will remain operational until the new Center is opened and will then be demolished.

Key Features: Social Worker Office Space, Community Closet, Food Pantry (if needed), Learning Apartment for Students with Disabilities and IT & Technical Services Offices.

Opinion of Potential Project Cost:

New Student Support & Family Resource Center	\$ 7,500,000
Demolition of Old Student Service Center	\$ 750,000
Construction Contingency (5%)	<u>\$ 412,500</u>
Sub-total	\$ 8,662,500
Soft Costs (18%)	\$ 1,559,250
Bond Contingency (2.5%)	\$ 255,544
Project Total	<u>\$10,447,294</u>
Potential Escalation Range 2023 (12.63%)	\$12,941,692
Potential Escalation Range 2027 (4.20%)	\$16,209,649

G-PHS Cafeteria Additions & Renovations



Project Description:

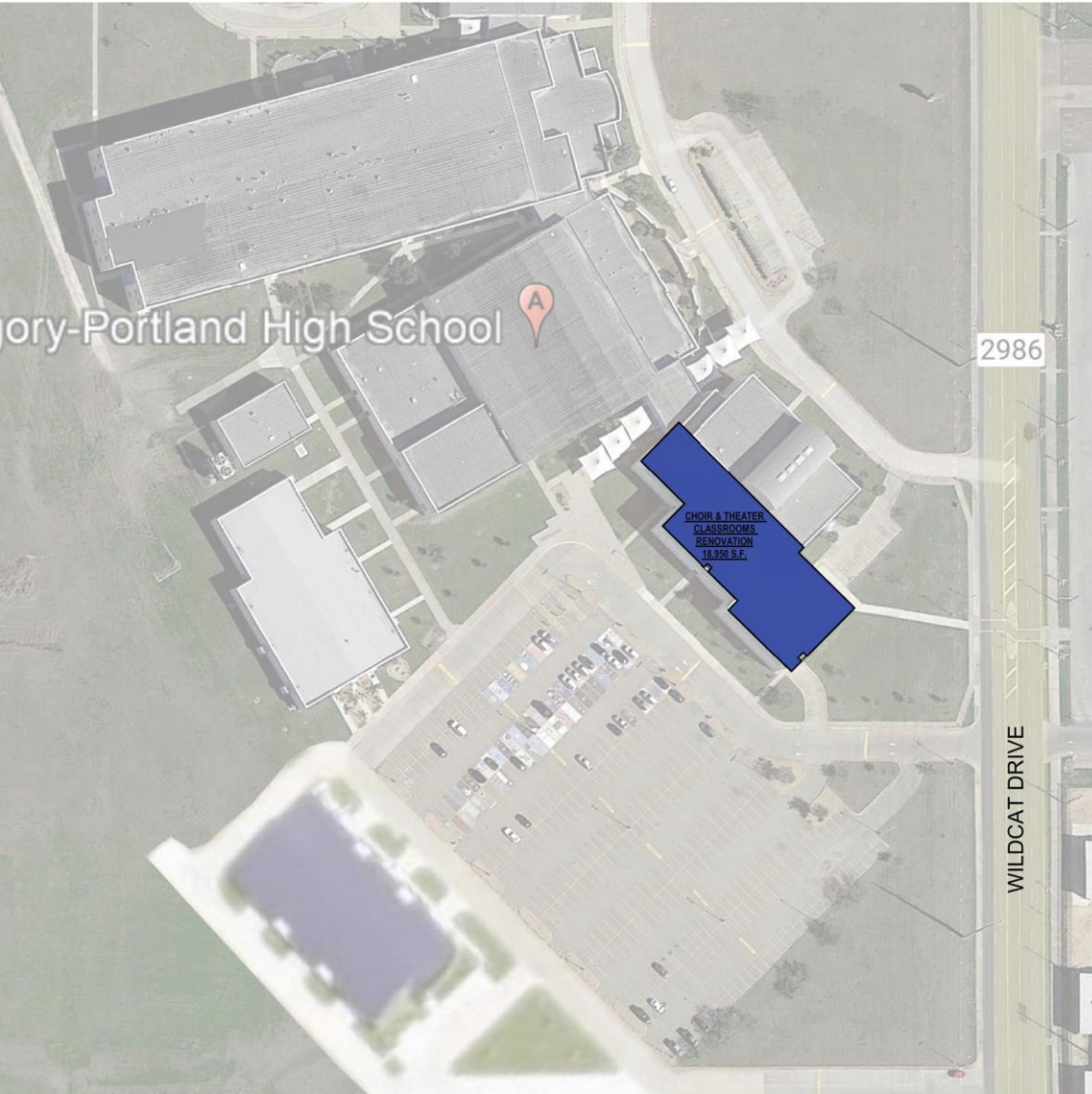
Construct a new addition to G-P High School Cafeteria and Kitchen Facilities (approximately 22,000 sf) to existing Cafeteria.

Key Features: Will add additional accommodations for 500 students in order to alleviate need for additional lunch shifts. Will also include additional Kitchen Facilities to accommodate new serving lines and provide students with potential additional dining choices.

Opinion of Potential Project Cost:

G-PHS Cafeteria Additions & Renovations	\$ 6,270,000
Emergency Generator for Food Storage	\$ 250,000
Construction Contingency (5%)	<u>\$ 326,000</u>
Sub-total	\$ 6,846,000
Soft Costs (18%)	\$ 1,232,280
Bond Contingency (2.5%)	\$ 201,957
Project Total	<u>\$ 8,280,237</u>
Potential Escalation Range 2023 (12.63%)	\$10,227,858
Potential Escalation Range 2027 (4.20%)	\$12,294,179

G-PHS Renovations for Choir & Theatre Classrooms



Project Description:

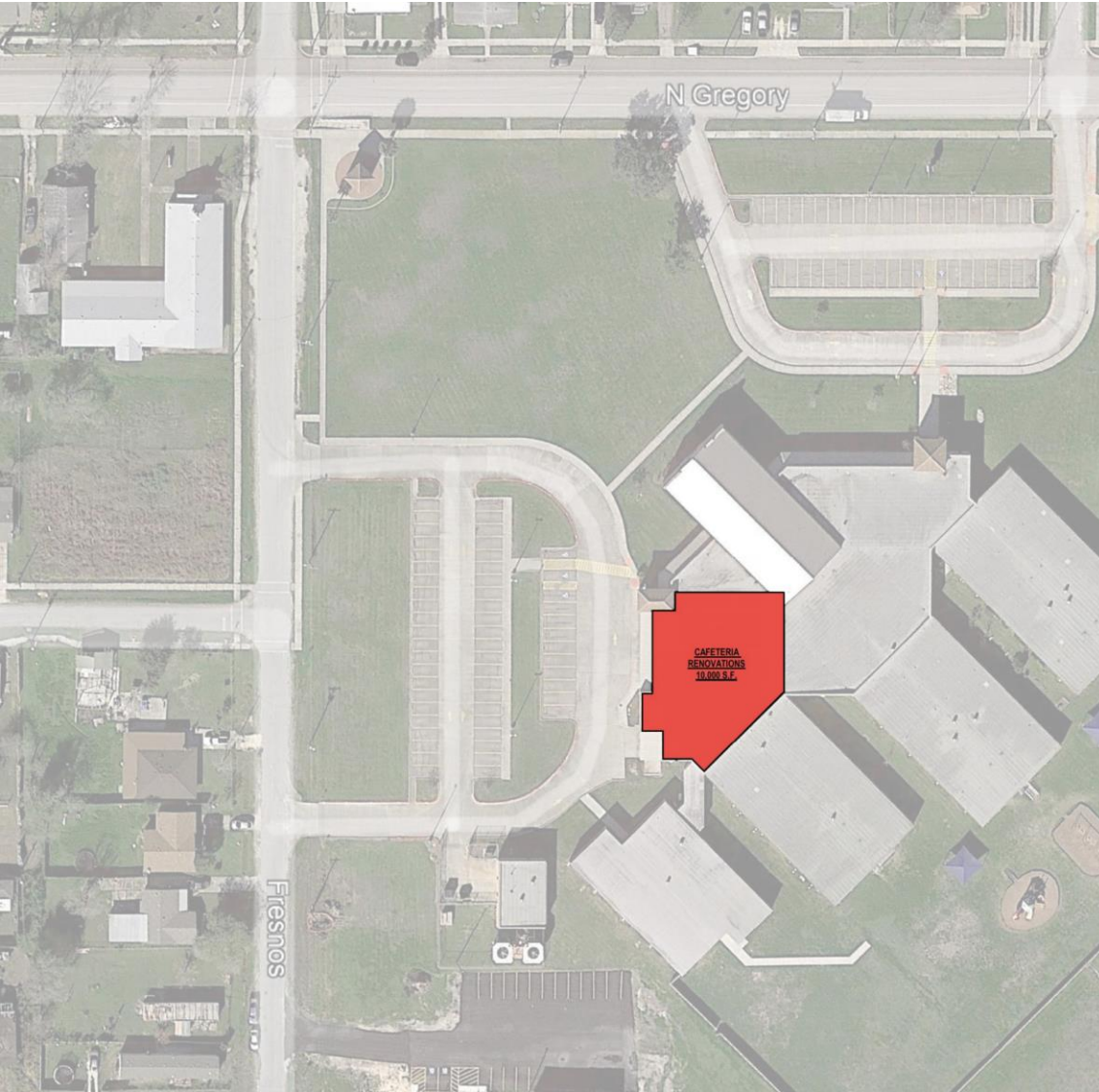
Renovations to existing G-P High School Choir & Theatre Classrooms (approximately 19,000sf) in order to provide a more adequate practice and classroom environment for the Choir and Theatre programs.

Key Features: Will reconfigure existing classrooms & rehearsal spaces to provide additional space to support Choir and Theatre functions. (This additional space will be made available for these changes contingent on the addition of a new Band Hall as part of the Performing Arts Projects being proposed).

Opinion of Potential Project Cost:

G-PHS Renovations for Choir & Theatre Classrooms	\$ 3,325,000
Construction Contingency (5%)	<u>\$ 166,250</u>
Sub-total	\$ 3,491,250
Soft Costs (18%)	\$ 628,425
Bond Contingency (2.5%)	\$ 102,992
Project Total	<u>\$ 4,222,667</u>
Potential Escalation Range 2023 (12.63%)	\$ 5,215,894
Potential Escalation Range 2027 (4.20%)	\$ 6,532,980

Stephen F. Austin Elementary Cafeteria Renovations



Project Description:

Renovations to existing Stephen F. Austin Elementary School Cafeteria (approximately 10,000sf) in order to provide spacious and modern dining facility for students.

Key Features: Will remove existing stage to provide more dining area, upgrades to finishes and lighting, new graphics & artwork. Work would likely be performed over the course of a summer so as not to disrupt school activities.

Opinion of Potential Project Cost:

Stephen F. Austin Elementary Cafeteria Renovations	\$ 1,250,000
Construction Contingency (5%)	<u>\$ 62,500</u>
Sub-total	\$ 1,312,500
Soft Costs (18%)	\$ 236,250
Bond Contingency (2.5%)	\$ 38,719
Project Total	<u>\$ 1,587,469</u>
Potential Escalation Range 2023 (12.63%)	\$ 1,960,862
Potential Escalation Range 2027 (4.20%)	\$ 2,357,013

Experiential Learning Additions at Elementary Campuses



Project Description:

Addition of experiential learning installations at W.C. Andrews, East Cliff & Stephen F. Austin (T.M. Clark is included in new school project) in order to provide a more seamless transition from the new Early Childhood Center which is fully integrated with these type of installations.

Key Features: Will include educational & curriculum-based graphics and installations along corridors and in classroom spaces where available.

Opinion of Potential Project Cost:

Experiential Learning Additions @ Elementaries	\$ 4,100,000
Construction Contingency (5%)	\$ <u>205,000</u>
Sub-total	\$ 4,305,000
Soft Costs (18%)	\$ 774,900
Bond Contingency (2.5%)	\$ 126,998
Project Total	\$ <u>5,206,898</u>
Potential Escalation Range 2023 (12.63%)	\$ 6,431,629
Potential Escalation Range 2027 (4.20%)	\$ 7,731,002

Teacher Planning & Collaboration Areas



Project Description:

Creation of Teacher Planning & Collaboration Areas within available spaces at W.C. Andrews, East Cliff & Stephen F. Austin (T.M. Clark is included in new school project) in order to provide a communal work environment for teachers outside of the classroom which will enhance collaboration and curriculum planning activities.

Key Features: Will include communal work area where teachers are provided a workstation (outside of the classroom) adjacent to other teachers. The spaces will also include break and workroom areas.

Opinion of Potential Project Cost:

Experiential Learning Additions @ Elementaries	\$ 1,531,250
Construction Contingency (5%)	<u>\$ 76,563</u>
Sub-total	\$ 1,607,813
Soft Costs (18%)	\$ 289,406
Bond Contingency (2.5%)	\$ 47,430
Project Total	<u>\$ 1,944,649</u>
Potential Escalation Range 2023 (12.63%)	\$ 2,402,056
Potential Escalation Range 2027 (4.20%)	\$ 3,008,609

Maintenance & District Upgrades / Replacement Plan



Project Description:

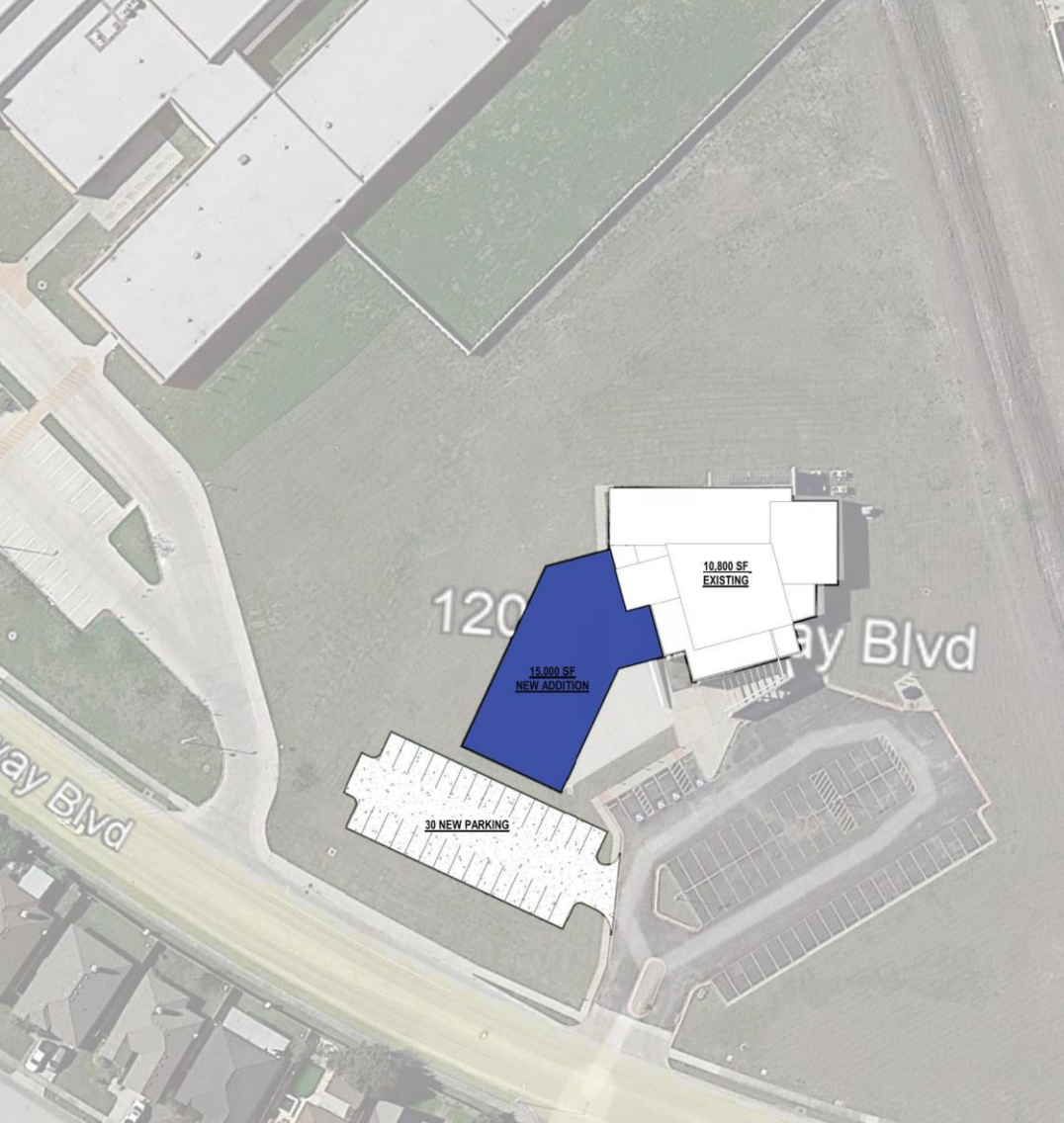
On-going maintenance & upgrades required for existing facilities in order to maintain functional & up-to-date facilities for students throughout the District .

Key Features: Will include re-roofing projects, envelope repairs, HVAC upgrades, lighting upgrades and various other maintenance projects throughout existing District Facilities.

Opinion of Potential Project Cost:

Maintenance & District Upgrades / Deferred Maintenance	\$23,409,619
Construction Contingency (5%)	<u>\$ 1,170,481</u>
Sub-total	\$24,580,100
Soft Costs (18%)	\$ 4,424,418
Bond Contingency (2.5%)	\$ 725,113
Project Total	<u>\$29,729,631</u>
Potential Escalation Range 2023 (12.63%)	\$36,722,433
Potential Escalation Range 2027 (4.20%)	\$45,995,359

Central Admin. Building Additions & Renovations



Project Description:

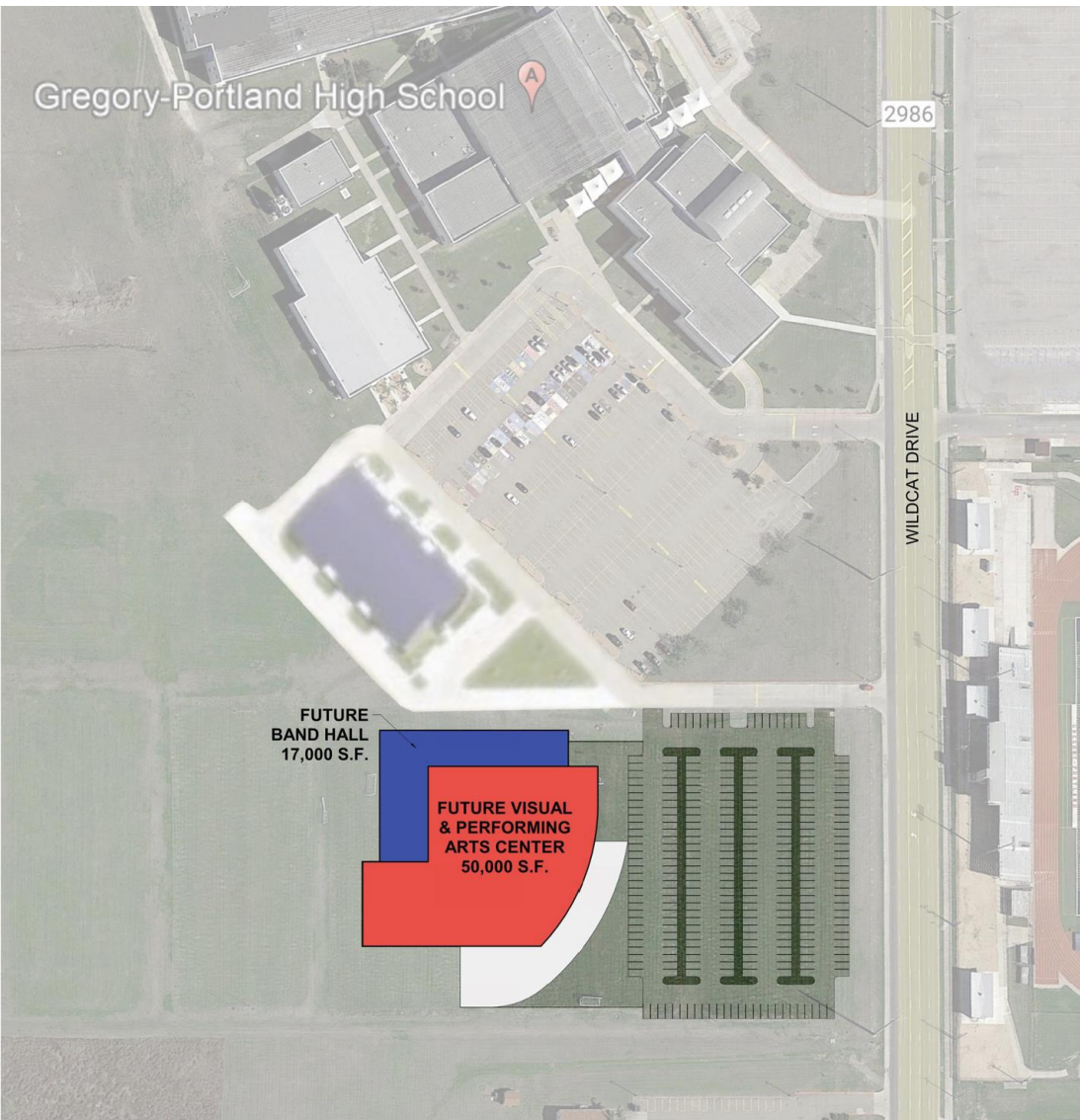
Addition to existing Administration Building at 1200 Broadway (approximately 15,000sf, two story) in order to consolidate Central Office functions that were displaced upon the demolition of the College Street Admin Offices. Currently administration is spread between multiple locations.

Key Features: New secure main entrance, will provide convenient access to new HR & Payroll department locations, training and meeting rooms, will utilize current Board Room & existing admin areas.

Opinion of Potential Project Cost:

Central Admin. Building Additions & Renovations	\$ 3,000,000
Construction Contingency (5%)	\$ 150,000
Sub-total	\$ 3,150,000
Soft Costs (18%)	\$ 567,000
Bond Contingency (2.5%)	\$ 92,925
Project Total	\$ 3,809,925
Potential Escalation Range 2023 (12.63%)	\$ 4,706,070
Potential Escalation Range 2027 (4.20%)	\$ 5,894,418

New Visual & Performing Arts Center



Project Description:

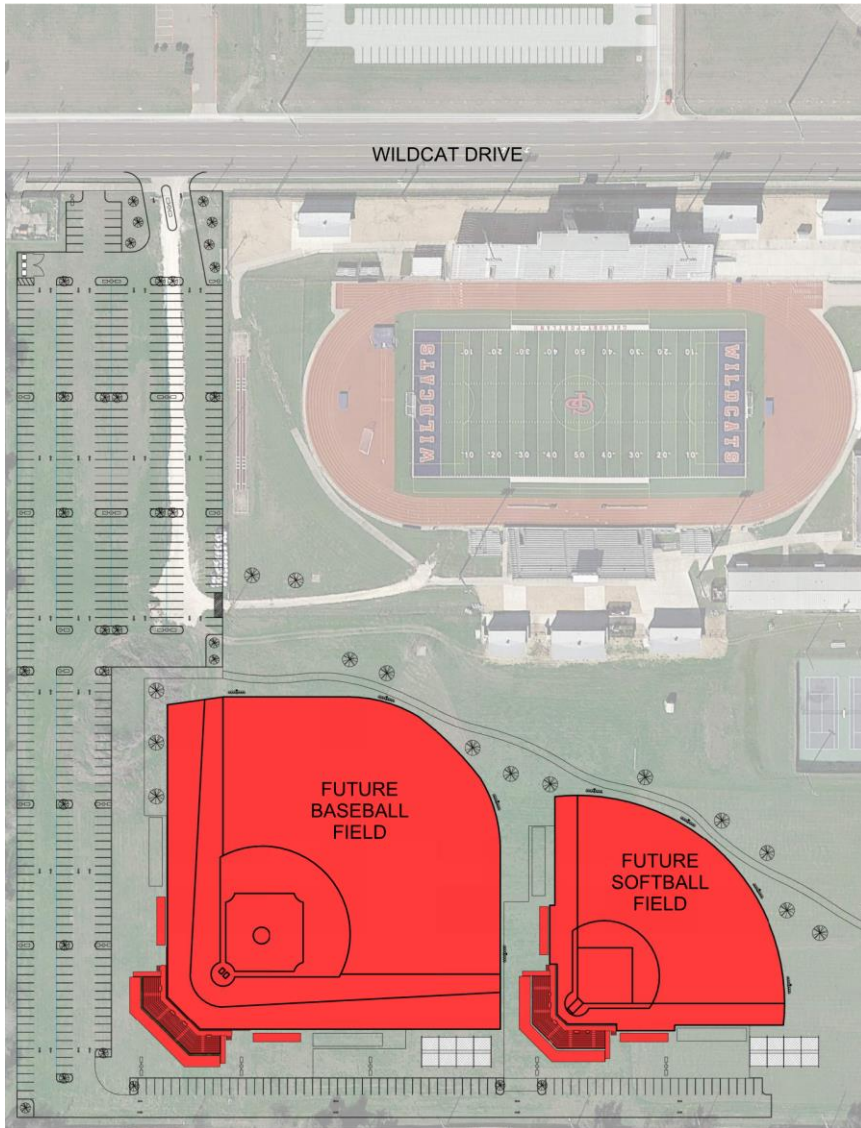
New 1,200 seat capacity visual & performance art venue with associated support spaces (approximately 50,000sf) and potential adjacent new Band Hall facilities (approximately 17,000sf) on available land on the G-PHS Campus. The project allow for all HS students to gather at once and will provide configurability for a variety of potential community functions.

Key Features: 1,200 seat capacity (with mezzanine level), dressing rooms, scene shop, large pre-event/lobby, box office, multi-purpose area, new Band Hall & ensemble space (will provide space for renovated Choir & Theatre programs in existing HS spaces).

Opinion of Potential Project Cost:

New Visual & Performing Arts Center	\$25,000,000
New Adjacent Band Hall	\$ 5,525,000
Construction Contingency (5%)	<u>\$ 1,526,250</u>
Sub-total	\$32,051,250
Soft Costs (18%)	\$ 5,769,225
Bond Contingency (2.5%)	\$ 945,512
Project Total	<u>\$38,765,987</u>
Potential Escalation Range 2023 (12.63%)	\$47,884,259
Potential Escalation Range 2027 (4.20%)	\$59,975,703

New Baseball and Softball Turf Fields



Project Description:

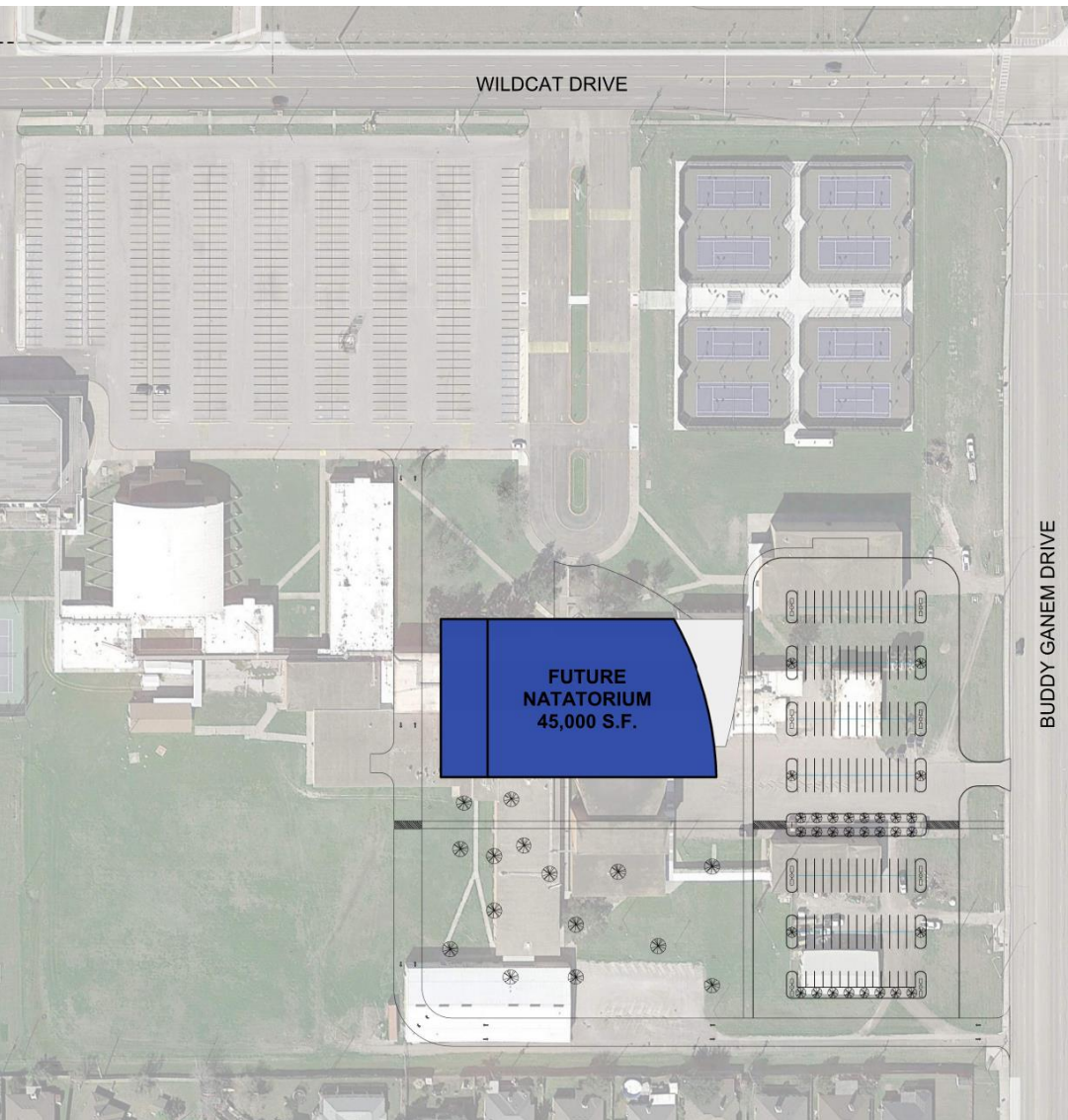
New turf Baseball and Softball Turf Fields located behind the existing Football Stadium & Track at G-PHS Campus. Project will include increased parking to serve both the ball fields and football stadium and track.

Key Features: Full synthetic turf playing fields, partially shaded stands, underground dugouts, new batting cages / bull pen areas, new concession stands and restrooms. 500 additional parking spaces will be provided to serve ball fields, football stadium & track.

Opinion of Potential Project Cost:

New Baseball and Softball Turf Fields	\$10,000,000
New 500 Space Parking Lot	\$ 3,000,000
Construction Contingency (5%)	<u>\$ 650,000</u>
Sub-total	\$13,650,000
Soft Costs (18%)	\$ 2,457,000
Bond Contingency (2.5%)	\$ 402,675
Project Total	<u>\$16,509,675</u>
Potential Escalation Range 2023 (12.63%)	\$20,392,969
Potential Escalation Range 2027 (4.20%)	\$25,542,478

New Aquatics Center / Natatorium



Project Description:

New Aquatics Center / Natatorium (approximately 45,000sf) will provide a full competition indoor swimming & diving facility at G-PHS Campus. The project could potentially be located on the site of the old G-P Middle School which is currently in the process of being demolished.

Key Features: Full 8 lane competition pool, separate warm up pool, diving well, locker rooms, spectator seating, concessions, merchandise shop & multipurpose room for managing swim meets. Additional parking spaces will be provided to serve the facility.

Opinion of Potential Project Cost:

New Aquatics Center / Natatorium	\$27,000,000
Construction Contingency (5%)	<u>\$ 1,350,000</u>
Sub-total	\$28,350,000
Soft Costs (18%)	\$ 5,103,000
Bond Contingency (2.5%)	\$ 836,325
Project Total	<u>\$34,289,325</u>
Potential Escalation Range 2023 (12.63%)	\$42,354,627
Potential Escalation Range 2027 (4.20%)	\$53,049,762

Future Property Acquisitions



Project Description:

Possible future property acquisitions purchase for G-PISD

Opinion of Potential Project Cost:

Future Properties: \$10,000,000

AGENDA



RECAP OF ORIENTATION MEETINGS

PURPOSE OF STAKEHOLDER COMMITTEE

DISCUSS BOND OVERVIEW

DISCUSS LOCAL ECONOMIC DEVELOPMENT

DISCUSS CONSTRUCTION MARKET CHANGES

REVIEW UPDATED ESTIMATED COST PROJECTIONS

REVIEW PROPOSITIONS

DETERMINE RECOMMENDATION FOR THE BOARD OF TRUSTEES



BOND 2020 CONSTRUCTION ADJUSTMENTS

Early Childhood Center Project

- Includes 8 additional classrooms
- Bond Amount \$37,612,295
- Final Cost \$54,054,944
- Construction Adjustment **\$16,442,649**

Agri Science Facility

- Includes Project Center & Greenhouse
- Bond Amount \$7,000,000
- Final Cost \$9,643,875
- Construction Adjustment **\$2,643,875**

All-Purpose Indoor Practice Facility*

- Bond Amount \$9,763,816
- Final Cost \$18,469,584
- Construction Adjustment **\$8,705,768**



*In the Fall of 2021, the Board of Trustees approved an additional \$29,339,435 for the addition of a New Fieldhouse that will include multi-purpose spaces for athletics, band, robotics, collaboration areas, training rooms, weight room, etc.

The new estimated cost for requires an additional \$23,839,328 which totals to a grand sum of \$44,472,995 for the New Fieldhouse.

	<i>CS Estimates</i> <i>Dec-21</i> <i>Basic Estimate</i>	<i>T-R Estimates</i> <i>May-22</i> <i>5 Year Escalation Forecast</i>	<i>Project Consolidation</i> <i>May-22</i>
PROPOSITION A			
Rebuild T.M. Clark Elementary School		\$ 50,910,000.00	\$ 50,910,000.00
Rebuild Maintenance & Transportation Facility		\$ 25,730,000.00	\$ 25,730,000.00
G-P High School Cafeteria Additions & Renovations		\$ 11,450,000.00	\$ 11,450,000.00
Stephen F. Austin Elementary Cafeteria Renovations		\$ 2,190,000.00	\$ 2,190,000.00
Rebuild Student Support and Family Resource Center		\$ 14,480,000.00	\$ 14,480,000.00
Experiential Learning Additions at Elementary Campuses		\$ 7,200,000.00	\$ 7,200,000.00
Teacher Planning and Collaboration Areas		\$ 2,690,000.00	\$ 2,690,000.00
Maintenance District Upgrades/Replacement Plan		\$ 41,100,000.00	\$ 41,100,000.00
Central Administration Building Additions & Renovations		\$ 5,270,000.00	\$ 5,270,000.00
Property Aquisition		\$ 10,000,000.00	\$ 10,000,000.00
New All-Purpose Feild House		\$ 44,472,996.00	\$ 44,472,996.00
All-Purpose Practice Facility - Construction Adjustment		\$ 8,705,768.00	\$ 8,705,768.00
Early Childhood Center - Construction Adjustment		\$ 16,442,649.00	\$ 16,442,649.00
Agricultural Science Facility - Construction Adjustment		\$ 2,627,275.00	\$ 2,627,275.00
Demolish Old Middle School & Repurpose Site		\$ 3,997,140.00	
Elementary School Walking Tracks		\$ 884,000.00	
Tennis Facility Improvements		\$ 89,700.00	
Library Improvements		\$ 2,484,000.00	
G-PHS Auditorium Improvements		\$ 350,000.00	
Middle School Robotics Shop		\$ 50,000.00	
G-PHS Career & Technical Building Addition		\$ 10,600,000.00	
PROPOSITION B			
New Visual & Performing Arts Center		\$ 43,890,000.00	\$ 43,890,000.00
G-P High School New Band Hall (adjacent to V&P arts center)		\$ 9,700,000.00	\$ 9,700,000.00
G-P High School Renovations for Chior and Theater Classrooms		\$ 5,840,000.00	\$ 5,840,000.00
PROPOSITION C			
New Baseball and Softball Turf Fields		\$ 22,820,000.00	\$ 22,820,000.00
PROPOSITION D			
New Aquatics Center/Natatorium		\$ 47,400,000.00	\$ 47,400,000.00
Grand Total	\$ 204,659,183.00	\$ 391,373,528.00	\$ 372,918,688.00



**50% BOND
CAPACITY LIMIT
\$232M**

AGENDA



RECAP OF ORIENTATION MEETINGS

PURPOSE OF STAKEHOLDER COMMITTEE

DISCUSS BOND OVERVIEW

DISCUSS LOCAL ECONOMIC DEVELOPMENT

DISCUSS CONSTRUCTION MARKET CHANGES

REVIEW UPDATED ESTIMATED COST PROJECTIONS

REVIEW PROPOSITIONS

DETERMINE RECOMMENDATION FOR THE BOARD OF TRUSTEES



ACTIVITY FOR COMMITTEE

Instructions for Red Dot Activity:

- Every Gregory-Portland Taxpayer is eligible to participate in this activity
- All participants will receive 14 red dots. (dots are stapled in groups of 14, placed in small metal bucket on the table)
- Potential Bond projects are placed on easels in the hallway.
- Participants will walk the hallway and place a Red dot on all potential projects you are in favor for. You can use all 14 dots, one for each project, **OR** if you are **NOT** in favor of a project, you can place multiple dots on one project if it is a high priority for you.



RECOMMENDATION OPTIONS AND FEEDBACK SURVEY

TALLY DOTS FOR PRIORITY
PROJECTS

CONSIDERATION OF A BOND
ELECTION FOR NOVEMBER 2022



Educate. 
Inspire 
EMPOWER! 

THE NEXT SLIDE PROVIDES
THE RESULTS AFTER THE
BOND STAKEHOLDER
COMMITTEE COMPLETED
THE ACTIVITY



	Project Consolidation	TALLY UP	Priority 1 Projects	Priority 2 Projects
	May-22	Thursday, May 19, 2022	2022	2024
New Baseball and Softball Turf Fields	\$ 22,820,000.00	64	\$ 22,820,000.00	
New Visual & Performing Arts Center	\$ 43,890,000.00	52	\$ 43,890,000.00	
G-P High School New Band Hall (adjacent to V&P arts center)	\$ 9,700,000.00	52	\$ 9,700,000.00	
Rebuild T.M. Clark Elementary School	\$ 50,910,000.00	40	\$ 50,910,000.00	
G-P High School Cafeteria Additions & Renovations	\$ 11,450,000.00	33	\$ 11,450,000.00	
Stephen F. Austin Elementary Cafeteria Renovations	\$ 2,190,000.00	32	\$ 2,190,000.00	
Rebuild Maintenance & Transportation Facility	\$ 25,730,000.00	25	\$ 25,730,000.00	
Experiential Learning Additions at Elementary Campuses	\$ 7,200,000.00	25	\$ 7,200,000.00	
New Aquatics Center/Natatorium	\$ 47,400,000.00	23		\$ 47,400,000.00
G-P High School Renovations for Chior and Theater Classrooms	\$ 5,840,000.00	22		\$ 5,840,000.00
Maintenance District Upgrades/Replacement Plan	\$ 41,100,000.00	16		\$ 41,100,000.00
Central Administration Building Additions & Renovations	\$ 5,270,000.00	15		\$ 5,270,000.00
Property Aquisition	\$ 10,000,000.00	14		\$ 10,000,000.00
Rebuild Student Support and Family Resource Center	\$ 14,480,000.00	12		\$ 14,480,000.00
Teacher Planning and Collaboration Areas	\$ 2,690,000.00	7		\$ 2,690,000.00
PROPOSITION A				
New All-Purpose Field House	\$ 44,472,996.00		\$ 44,472,996.00	
All-Purpose Practice Facility - Construction Adjustment	\$ 8,705,768.00		\$ 8,705,768.00	
Early Childhood Center - Construction Adjustment	\$ 16,442,649.00		\$ 16,442,649.00	
Agricultural Science Facility - Construction Adjustment	\$ 2,627,275.00		\$ 2,627,275.00	
G-PHS Career & Technical Building Addition				\$ 10,600,000.00
PROPOSITION B				
PROPOSITION C				
PROPOSITION D				
Grand Total	\$ 350,098,688.00		\$ 246,138,688.00	\$ 137,380,000.00
MAX BOND CAPACITY	\$ 232,000,000.00		\$ 232,000,000.00	
DIFFERENCE	\$ (118,098,688.00)		\$ (14,138,688.00)	



NEXT STEPS

SEQUENCE PROCESS

- Determine maximum bond amount based on Financial Advisor's (BOK Financial Securities) presentation of G-PISD bond capacity analysis
- Review priority one projects and determine when each project would start (2023-2027)
- Determine the estimated total cost based on the potential escalation ranges shared above for each project

PRESENT AT JUNE BOARD MEETING

- Discuss overall analysis and share recommendations
 - Enrollment Projections
 - Development of Long-Range Facility Plan Committee
 - Long-Range Facility Plan
 - Facility Condition Assessment
 - Development of Bond Stakeholder Committee
 - Orientation to present overall process and district data/information
 - Recommendation from committee

CALL BOND ELECTION AT JULY 25 BOARD MEETING

- Consider to call a bond election for November 2022



Thank
you



Educate. *Inspire.* **EMPOWER!**