

**FREDERICKSBURG ISD**



**BOND 2021**

**Bond Steering Committee  
Recommendation to the Board of Trustees  
December 14, 2020**

# Committee Representatives

Presenting on behalf of the committee:

- Brad Hardin
- Leslie Krieg
- Mitch McGuffie
- Linda Rodriguez

# Bond Steering Committee

- The 26-member group represented a diverse cross-section of our community and included parents, business owners, community leaders, senior citizens, citizens new to Fredericksburg and citizens who have lived here their entire lives.
- Met over the course of several months to evaluate the needs of the district and determine the best course of action for the Middle School.



in need  
tradition  
unique  
blessed community  
pride family home safe  
community  
nurturing busy diversity welcoming  
heritage Strong  
supportive tradition pride  
pride community  
high standards  
welcoming

# Purpose and Charge

The purpose of the Bond Steering Committee was to evaluate the current and long-term facility needs of the district, particularly the Middle School. As part of the assessment, evaluation, and decision-making process, the committee:

- Reviewed facility assessment of the Middle School completed by Huckabee
- Toured the Middle School
- Discussed potential solutions in detail and analyzed impact, benefit and costs
- Studied school finance and FISD financial information
- Surveyed registered voters in the community

# Fredericksburg Middle School



**Years Built**

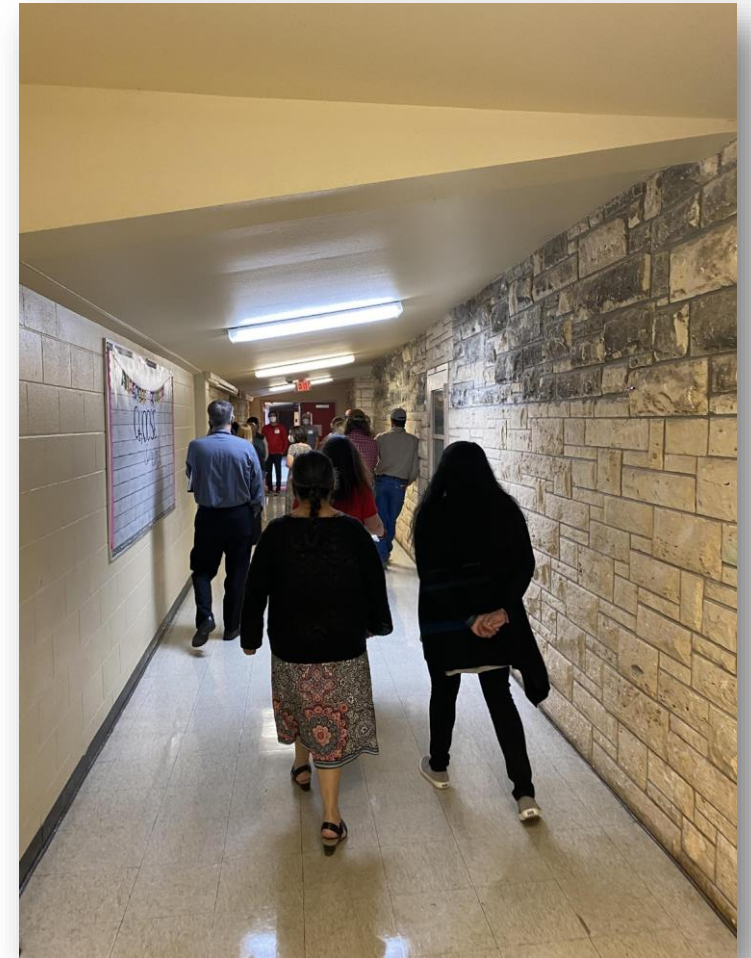
**1890, 1924, 1926, 1938,  
1946, 1951, 1997, 2003**

**Approx. Total Square  
Footage**

**108,143 SQF**

# Assessment Summary

- The assessment yielded buildings and systems that are aged, have worn materials and finishes, code deficiencies, or have reached the end of useful life, such as the case with Buildings 800 and 900.
- Site conditions, accessibility/code, building envelope, MEP, and technology present significant challenges and would require a substantial investment of bond dollars to rectify.
- Due to site constraints and historical preservation requirements, future growth would be impeded.
- Rebuilding on the existing site would require temporary portables and a phased construction schedule due to site limitations.



# Middle School Tour Takeaways

- Many health & safety concerns
- Structural Integrity
- Outdated buildings & technology
- No more money should be spent on renovation
- Concern for historical buildings
- Educational efficiency issues



# Bonding Capacity

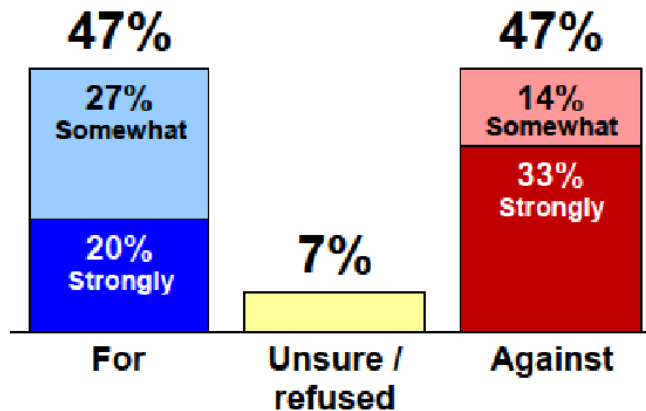
District's Bond Capacity = \$67,500,000

- No tax rate increase
- 31-year term
- 3.35% interest rate
- Moderate property value growth
- Future smaller bond elections possible

# Survey Results

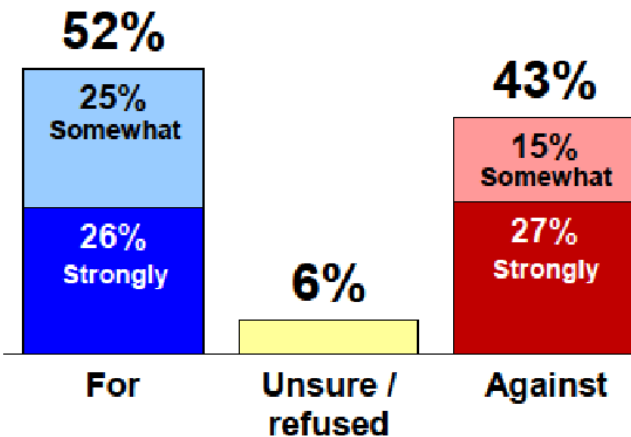
## INITIAL BALLOT OF \$67M

Q3. Would you vote for or against the issuance of \$67 million of bonds for the construction, acquisition, renovation, and equipment of school buildings, the purchase of sites for school buildings, and the purchase of school buses, which will result in a property tax increase?



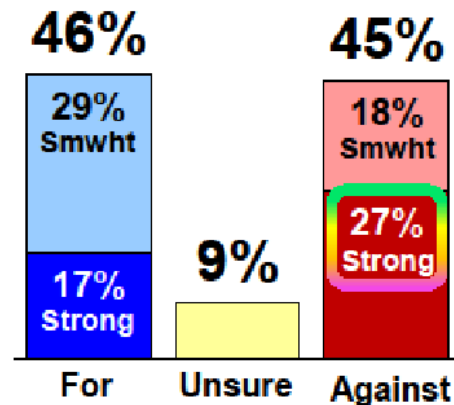
## INFORMED BALLOT OF \$67M

Q21. Having (heard / learned) more about it, would you vote for or against a bond proposal of \$67 million (**Ver Y:** knowing the ballot states this proposal is a property tax increase)?

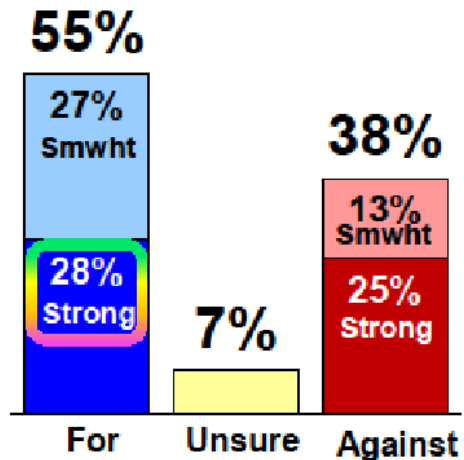


# Survey Results – Current Site vs New

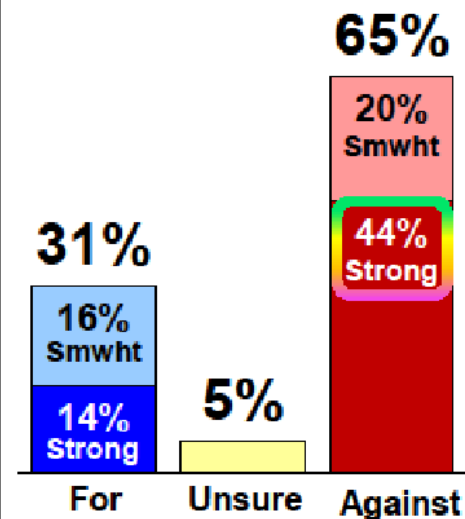
Q26. Would you vote for or against a bond proposal of \$67 million with no tax rate increase that would rebuild the middle school where it is currently located but not include upgrades to all athletic facilities?



Q27. Would you vote for or against a bond proposal of \$67 million with no tax rate increase that would rebuild the middle school on a new site near the high school to include all new athletic facilities?



Q28. Another option would be pass a larger bond amount to rebuild the middle school on the existing site and upgrade all athletic facilities. This could be done by increasing the tax rate one cent, to finance a bond of \$71.5 million that would increase property taxes by \$2.50 per month on every \$100,000 of taxable property value, except for seniors, whose property tax rates are frozen. Would you vote for or against this?



# Consensus

- While only 51% is required to win an election, the committee decided that for this group, a stronger majority was best.
- **For all decisions made by this committee, a 2/3 majority was required.**

# **Committee Recommendation**

# Recommendation

The Bond Steering Committee recommends that the Board of Trustees call for a bond election in May 2021 that includes:

- The building of a new Middle School on a new site totaling \$61,200,000 and the list of other district facility and maintenance needs provided by Fisd totaling \$1,972,792 for a total bond amount of **\$63,172,792**.
- This proposal can be accomplished with NO tax rate increase.

# Reasoning

The committee came to the decision to move to a new site by taking many factors into consideration, including the following:

- Larger site with more room for growth, adequate parking
- Increased efficiencies in delivering curriculum in an up-to-date facility
- Able to offer track and competition gym at less cost than trying to “fit” it on the current site
- Greater opportunity for better safety and security in building from the ground up
- Construction time reduced, no interruption of current classroom instruction
- Future growth and updates to campus will not be restrained by land size or Historic district regulations
- Opportunity to repurpose or sell current site
- Land, construction materials and interest rates will not go down. The time is now....
- No tax rate increase

# Additional Discussion

- The Bond Steering Committee expressed concern over what would happen to the existing Middle School buildings and site.
- The idea of FISD forming and charging a similar committee of community leaders and stakeholders was discussed to ensure the community would have a say in what happens at the current site if/when the students are moved.



# Proposal Summary

- ✓ Considers the long-term benefit and educational needs of our students
- ✓ Provides for adequate and appropriate learning environments
- ✓ To the extent possible, reflects community values and perceptions of need based on a statistically valid community survey of registered voters
- ✓ Is based on current, relevant data

# Questions

**Thank You!**