



# CABC Proposed Facilities' Solutions for BISD

Background  
Information

# Statement of Principles

- 1. Build schools in neighborhoods that will grow in student population and eliminate overcrowding**
- 2. Replace schools that can't be repaired cost efficiently**
- 3. Repair existing schools to acceptable standards equal across the district**
- 4. Equalize the access to high quality athletic facilities for all under BISD ownership**
- 5. Consolidate schools in neighborhoods that are not full.**
- 6. Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.**

# About BISD

- In early 80s, South Park and Beaumont public school districts were merged to form the Beaumont Independent School District.
- There are 32 schools in BISD; most of the facilities are more than 50 years old.
- In the last three decades, there has been only one bond issue passed to renovate, update or build new schools in the district.

# About BISD

- **The district is one of the most well-run school districts of its size in the state, consistently earning superior ratings for its finances and fiscal acumen.**
- **BISD is one of the most financially stable & secure school districts of its size in the state of Texas.**
- **In fact, if the district does not start putting funds back into facilities, it will cost more and more to maintain and operate these inefficient and aging buildings.**

# About BISD

- **Academically, BISD has shown significant improvements in all areas on the Texas Assessment of Knowledge & Skills (TAKS) exam.**
- **There are 12 schools rated either exemplary or recognized schools in BISD, including Price Elementary which is lauded as one of the top elementary schools in the state! All other ratable BISD schools are academically acceptable by TEA.**
- **The district's students are achieving at all levels, including earning millions in collegiate scholarships.**

# About BISD

- Attendance rates in BISD are higher than the state standard.
- Dropout rate is better than the state standard.
- The success/graduation rate of BISD students is higher than the state standard.

# About BISD

- **The leadership of the district includes a Board of Trustees which has been recognized as the Texas School Board of the Year.**
- **The superintendent of the school district has been recognized by the State of Texas and nationally as the Superintendent of the Year. Furthermore, he is President-Elect of a national alliance of educators.**

# BISD Enrollment History and Five Year Projection

<b>Campus</b>	<b>1991</b>	<b>1997</b>	<b>2001</b>	<b>2006</b>	<b>2011*</b>
<b>Elementary</b>	<b>9415</b>	<b>10130</b>	<b>10348</b>	<b>9644</b>	<b>10494</b>
<b>Secondary</b>	<b>10640</b>	<b>10340</b>	<b>10556</b>	<b>9926</b>	<b>9687</b>
<b>TOTALS</b>	<b>20055</b>	<b>20470</b>	<b>20904</b>	<b>19570</b>	<b>20181</b>

*\*This projection does not take into consideration 15,000 new jobs expected in coming years or hurricane impact over the last two years.*

Elementary Campus Building Statistics

Campus	Year Built	Permanent Sq. Ft.	Portables	Portable Sq. Ft.
Pietzsch/MacArthur	1908/2000	182,000	0	0
Ogden	1912	54,729	6	4,992
Amelia	1913	65,019	8	3,072
Blanchette	1938/1956/1974	47,974	0	0
Bingman	1952	44,256	8	5,376
Fehl	1952	40,765	8	5,376
Field	1952	44,834	3	1,536
Martin	1952	93,867	5	1,536
Curtis	1956	44,516	11	2,304
French	1956	84,338	1	1,536
Lucas	1956	52,806	6	4,608
Dunbar	1957	75,268	3	2,304
Price	1957	52,511	0	0
Caldwood	1958	44,039	19	13,056
Southerland	1958	15,890	36	21,504
Regina	1980	51,349	11	2,304
Fletcher	1983	44,037	17	6,048
Guess	1985	83,865	4	4,800
Homer	1989	58,128	0	0
Dishman	1999	83,314	0	0
<b>Elementary Totals</b>		<b>1,263,505</b>	<b>146</b>	<b>80,352</b>

Secondary Campus Building Statistics

Campus	Year Built	Permanent Sq. Ft.	Portables	Portable Sq. Ft.
South Park	1922	103,579	5	7680
Pathways	1926	23,340	0	0
Central	1929	278,728	26	18,432
Administration Annex	1951	17,000	2	3,072
Ozen	1951	334,151	0	0
Brown	1952	42,594	0	0
Smith	1952	160,490	0	0
Austin	1957	103,383	13	12,154
Transportation	1959	3,116	1	1,632
Vincent	1960	103,950	6	1,536
Marshall	1962	91,459	6	3,840
West Brook	1964	271,572	20	10,512
Odom	1968	110,015	4	2,208
Career Center	1986	85,936	0	0
King	1997	146,500	0	0
Oaks	1999	27,880	0	0
<b>Secondary Totals</b>		<b>1,955,675</b>	<b>83</b>	<b>61,066</b>
<b>Overall District Totals</b>		<b>3,219,180</b>	<b>229</b>	<b>141,418</b>

## Portable Classrooms in BISD

- Among the 32 schools in BISD, portable classroom space totals:
  - **200+ portable bldgs.**
  - **141,000+ sq. ft.**



# BISD Facilities

- **32 school campuses**
- **More than 150 permanent structures (buildings)**
- **3.3 million sq. ft. of space**
- **Approximately 1,000 acres of land**

# Beaumont Area Projections for New Jobs

Over the next 5 years, the Beaumont Area Chamber of Commerce conservatively projects more than the following number of **NEW** jobs:

■ 15,000+

# Recommendations to the Board

## 1. Re-zoning

- Austin students will be zoned to West Brook.
- Guess students zoned to Austin with students wishing to attend Central allowed to do so with District transportation provided.
- Homer students will remain zoned to Austin with students wishing to attend Central allowed to do so with District transportation provided.

# Recommendations to the Board

## 2. South Park Middle School -

Explore possibilities that provide a new school on or near the current South Park Middle School; if built on the current site, will try to preserve as much as possible of the original building.

# Recommendations to the Board

**3. School capacity** - will be based on permanent classroom space; capacity for transfers will be capped at 92.5% of permanent classroom space.

# Recommendations to the Board

**4. Maintenance** — The District will communicate to the public its plan to maintain the renovated or newly constructed buildings.

# Recommendations to the Board

- 5. Multi-purpose facility** – BISD will explore opportunities with the City of Beaumont to identify a location that will benefit the needs & interest of BISD as well as fit into the master plan of the City of Beaumont; the facility will be owned & administered by BISD.

# Recommendations to the Board

## 6. Building schedule – BISD will develop a schedule of order in which schools will be built or repaired

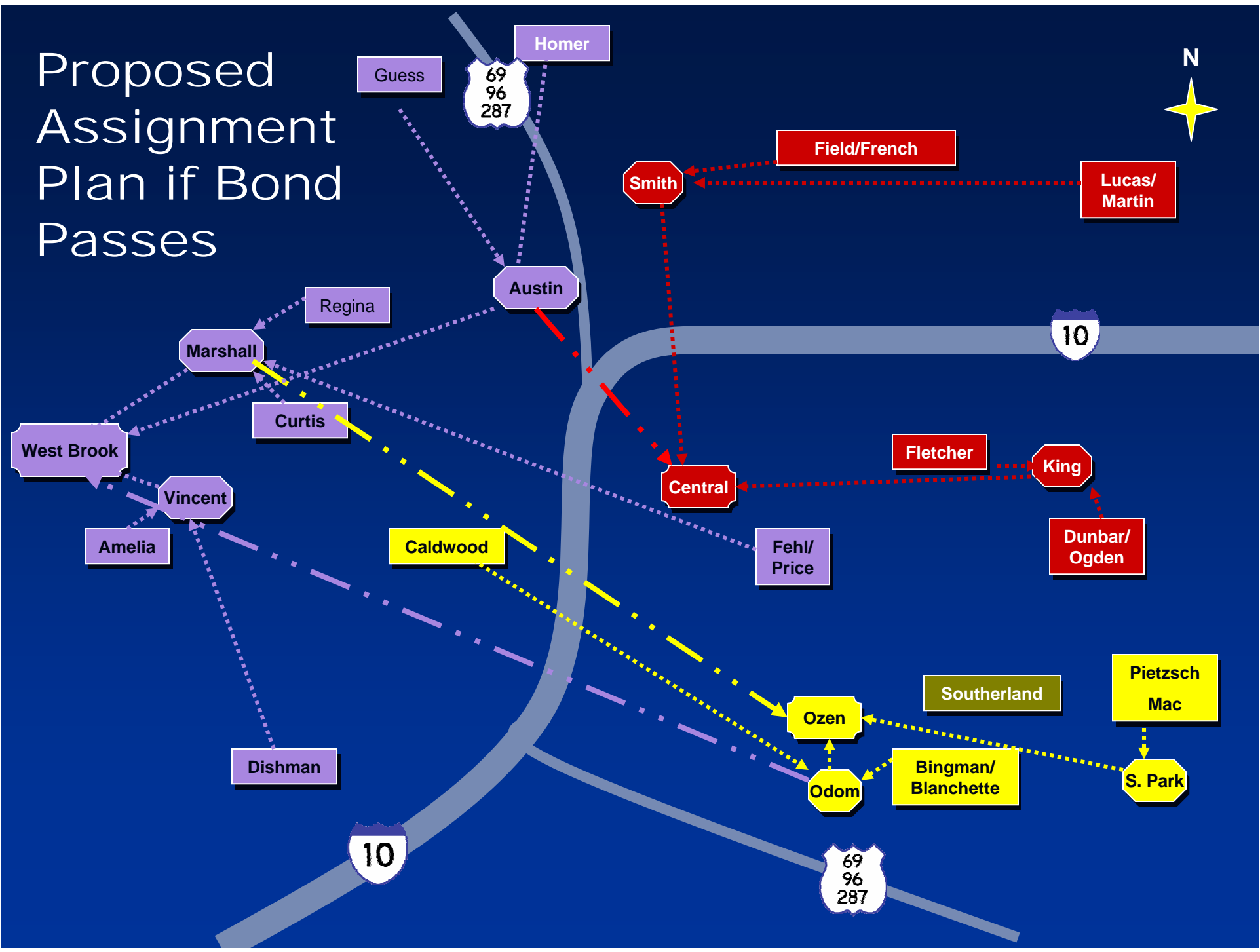
- The schedule should be reviewed & commented on by the Citizens Advisory Bond Committee
- The schedule will be communicated to the community prior to the election
- A highly qualified third party management firm will manage the construction & spending of bond money.
- Accountability milestones will be established in the schedule & monitoring of the building cost progress will be communicated regularly to the public

# Recommendations to the Board

## 7. Costs –

- The scope of work will not exceed \$390 million & the elementary schools will be of Dishman-like quality.
- BISD will communicate to the public the financial impact of the bond to taxpayers.

# Proposed Assignment Plan if Bond Passes



# High Schools

- Central
  - New roof
  - Interior & electrical upgrades
  - Exhaust, insulation, lighting
  - New wing to replace portables
  - Upgrade field house
  - 4 new science labs
  - Auditorium upgrades

# High Schools

- Ozen
  - Interior & HVAC upgrades
  - Exhaust, insulation, lighting
  - 4 new science labs
  - D-Wing repairs
  - Auditorium for 1750 students

# High Schools

- West Brook
  - New roof, interior upgrades
  - Exhaust, insulation, lighting, heating
  - Perimeter fencing
  - New wing to replace portables
  - 6 new science labs
  - Upgrade/expand cafeteria
  - Auditorium for 2600 students
  - Upgrade field house

# Middle Schools

- **New South Park Middle School for 700 students**
- Austin
  - Woodshop HVAC, pipe insulation & exhaust system, 3 new science labs, expand cafeteria
- King
  - Renovate gym, repair roof, 3 new science labs

# Middle Schools

- Marshall
  - Upgrade interior/exhaust system & pipe insulation; 3 new science labs
- Smith
  - New roof, perimeter fencing, upgrade interior/exhaust system & pipe insulation

# Middle Schools

- Odom
  - New roof, upgrade interior/exhaust, HVAC, lighting & insulation; 3 science labs, 2 new classrooms
- Vincent
  - 4 new science labs & 5 new classrooms, interior upgrades, restroom exhaust system & pipe insulation

# New Elementary Schools

- Bingman/Blanchette on Blanchette site 550 students
- Dunbar/Ogden on south end site 750 students
- Field/French on a north end site 750 students
- Lucas/Martin on Martin site 750 students
- Price/Fehl on Fehl site 750 students

# Propose New Elementary Schools

- Amelia on current site 750 students
- Caldwood on current site 550 students
- Sallie Curtis on current site 550 students
- Regina Howell on nearby site 750 students
- Purchase land for future new NW school

# Other Improvements at Elementary Schools

- Pietzsch-MacArthur
  - Repair roof, duct work, exhaust fans; improve ventilation/lighting/playground
- Homer
  - Add 10 new classrooms, improve lighting & playground
- Guess
  - Add 5 new classrooms, repair leaks @ gym/wing A, improve HVAC/lighting/playground; duct work, exhaust system

# Other Improvements at Elementary Schools

- Fletcher
  - New wing, new roof, improve interior finishes/duct work & ventilation/lighting/drop-off areas/play area
- Dishman
  - New gym; repair skylight; increase library lighting

**Proposed solutions**  
**District-wide Multi-Purpose**  
**Center for Educational Excellence**

- ***District-wide Athletic Complex***
- ***District-wide Natatorium***

# New Multi-Purpose Facilities District-wide Athletic Complex

(Samples)



**Round Rock Stadium**  
**Round Rock ISD**



**Alamo Stadium**  
**San Antonio ISD**



**Aldine Stadium**  
**Aldine ISD**

# *New Multi-Purpose Facilities* *District-wide Natatorium*



**(Samples)**

## Other Improvements

- *Agricultural Farm Improvements*



## Other Improvements

- Paul A. Brown Center
  - Pathways
- Southerland move
- Transportation Center

### Across the District

*Parking lots/pavements, ADA modifications/updates, indoor air quality management/duct work/air handlers/ventilations/filtration systems, piping, flooring\*, windows/doors, ceilings\* & roofs\**

*\*specific locations not already accounted for with new construction or major renovations already proposed*

# *Total Proposed Bond Package*

- 9 new elementary schools*
- 1 new middle school*
- 1 new multi-purpose facility*
- improvements across district*

*\$388,600,000*

**Financial Information  
&  
Impact of Bond  
Proposal on Tax Rate**

# M & O /Operating Fund General Fund

- Different ways of describing the main operating fund of the district.
- Utilities, general maintenance costs
- School supplies
- Teacher salaries
- Contracted services
- Miscellaneous operating expenses.

# I & S/Debt Service Fund

- Payments for principal on bonds issued by voter approval
- Interest payments on bonds issued by voter approval

# Capital Projects Fund

- Proceeds from bond sales are set aside in this separate fund for projects authorized under a bond referendum approved by voters.
- It is subject to all audit requirements of the state and district.
- Monthly reports are made to the Board of Trustees.

# Chapter 41 – “Wealthy District” Status

- BISD was notified on July 16, 2007 by the Texas Education Agency that we are a “wealthy district” for 2007-2008.
- BISD’s wealth per Weighted Average Daily Attendance (WADA) exceeds the equalized wealth set under the Texas Education Code, Sec 41.002 (a) (3).

# Chapter 41 – “Wealthy District” Status

- BISD is not permitted to keep revenue generated that is above the level set by the state. Excess funds are sent to the state. *This only affects M&O funds.*
- Funds raised for debt payments on bonds can be kept by the district and do not have to be sent to the state.



# BEAUMONT INDEPENDENT SCHOOL DISTRICT

## 2007 Bond Program - Tax Rate Analysis

<b>30-YEAR DEBT</b>	
<b>\$388,550,000</b>	
<b>Bond Program</b>	
<b><i>Sale Date</i></b>	<b>\$81,600,000</b>
Mar-08	<b>116,570,000</b>
Mar-09	<b>116,570,000</b>
Mar-10	<b>73,810,000</b>
Mar-11	
<b><i>Tax Year</i></b>	<b><i>Tax Rate</i></b>
2006 (Current)	<b>0.0550</b>
2007	<b>0.0550</b>
2008	<b>0.1525</b>
2009	<b>0.2050</b>
2010	<b>0.2500</b>
2011	<b>0.2500</b>
2012	<b>0.2500</b>
2013	<b>0.2453</b>
2014	<b>0.2363</b>
2015	<b>0.2338</b>
2016	<b>0.2313</b>
2017	<b>0.2289</b>
<b>Tax Rate Increase</b>	<b>0.1950</b>
<i>Minimum Coverage</i>	\$1,734,657 D/S Fund Balance in 2006

***STRUCTURE ASSUMPTIONS:***

*Interest Rate on the Bonds: March 2008: 5.25%, March 2009: 5.50%, March 2010: 5.50%, and March 2011: 5.50%*

*Starting Assessed Valuation: \$8,060,462,435 (per Jefferson County Appraisal District Certified Values – January 1, 2006), \$8,787,420,000 Assessed Valuation in 2007; 4.25% Growth Rate 2008 – 2013; and 1.00% Growth Rate thereafter*

*Includes additional assessed value associates with Eastman Chemical Company Project*

*Interest Income Interest Rate on Debt Service Fund Balance: 4.50%*

*Estimated IFA/EDA Funding: No Funding*

*Starting Debt Service Fund Balance: \$1,736,223,*

*98% Tax Collection Rate*

BISD/jk

**DRAFT 8-30-07**

## \$388,550,000 Bonds - Repay over 30 Years ( 4 year issues)

		Taxable Value of Home								
		\$50,000		\$100,000		\$200,000				
Fiscal Year	Debt Inc (Dec)	Total Debt Tax Rate	Annual		Annual		Annual		M & O Total	Total Tax Rate
			Per Mo	Per Mo	Per Mo	Per Mo				
2006/07	-	0.0550	-		-		-		1.3079	1.3629
2007/08	-	0.0550	-		-		-		1.0400	1.0950
2008/09	0.0975	0.1525	48.75	4.06	97.50	8.13	195.00	16.25	1.0400	1.1925
2009/10	0.0525	0.2050	26.25	2.19	52.50	4.38	105.00	8.75	1.0400	1.2450
2010/11	0.0450	0.2500	22.50	1.88	45.00	3.75	90.00	7.50	1.0400	1.2900
2011/12	-	0.2500	-		-		0.00		1.0400	1.2900
		Total	\$ 97.50	\$ 8.13	\$ 195.00	\$ 16.25	\$ 390.00	\$ 32.50		
2008-2012	0.1950									

# *Beaumont Independent School District*

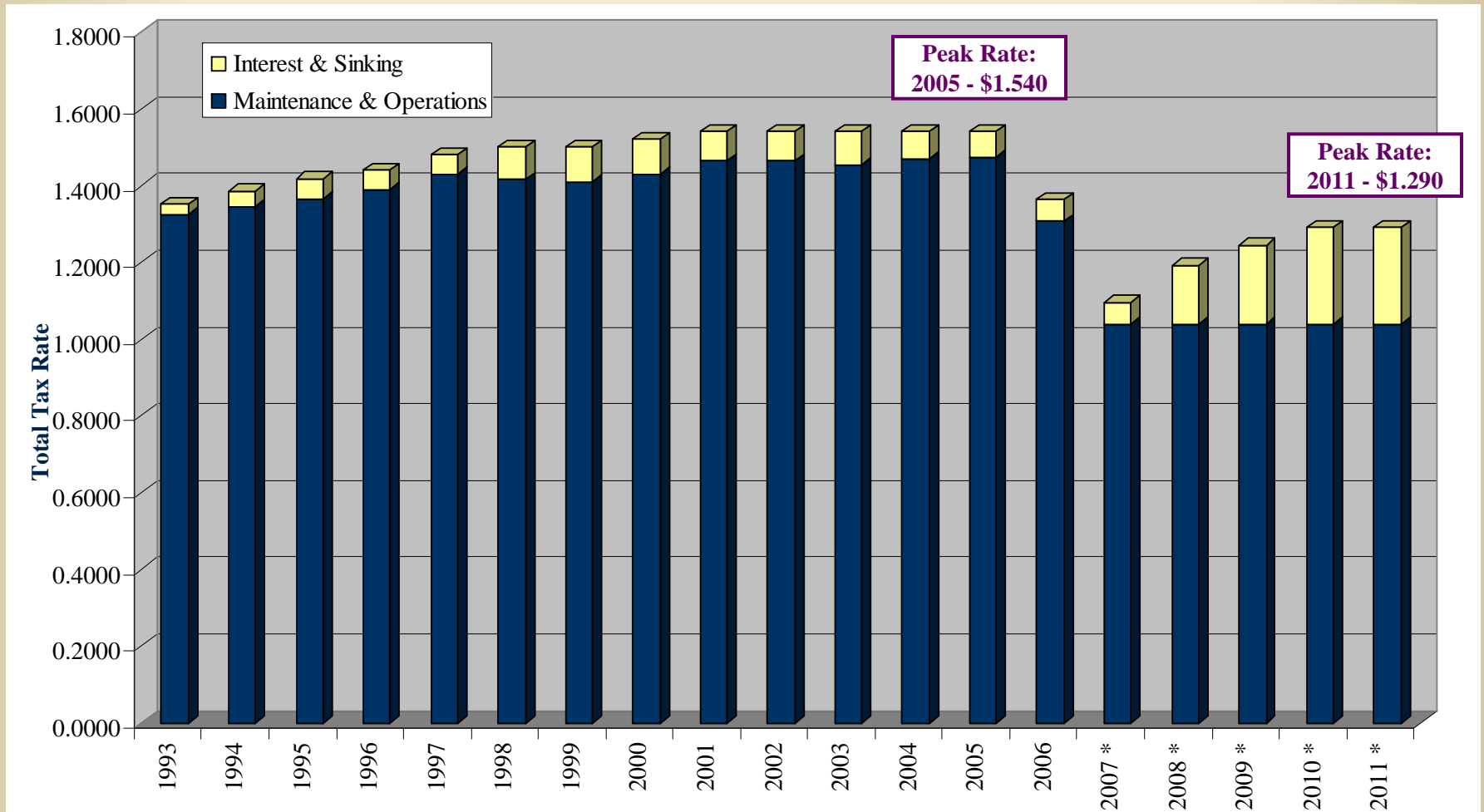
## *Tax Rate Decline*

<i>Fiscal Year</i>	<i>Debt Tax Rate</i>	<i>M &amp; O Total</i>	<i>Total Tax Rate</i>	<i>Inc/(Dec) By Year</i>
<i>2005/06</i>	0.065	1.4750	1.5400	-
<i>2006/07</i>	0.055	1.3079	1.3629	(0.1771)
<i>2007/08</i>	0.055	1.0400	1.0950	(0.2679)
<i>Inc (Dec)</i>	(0.010)	(0.435)	(0.445)	(0.445)



# BEAUMONT INDEPENDENT SCHOOL DISTRICT

## 2007 Bond Program - Tax Rate Analysis



Tax Year  
BISD/jk

**DRAFT 8-30-07**

\* Projected Tax Rates based on a successful Bond Program (\$388,550,000 – 4 Sales – 30 Year Debt).

<b>District</b>	<b>2006 M &amp; O Rate</b>	<b>2006 Debt Service Rate</b>
<b>BEAUMONT ISD</b>	<b>1.3079</b>	<b>0.0550</b>
<b>ALDINE ISD</b>	<b>1.4940</b>	<b>0.1100</b>
<b>AUSTIN ISD</b>	<b>1.3700</b>	<b>0.1230</b>
<b>HOUSTON ISD</b>	<b>1.2857</b>	<b>0.1900</b>
<b>KLEIN ISD</b>	<b>1.3700</b>	<b>0.2100</b>
<b>SPRING BRANCH ISD</b>	<b>1.3965</b>	<b>0.2350</b>
<b>GALENA PARK ISD</b>	<b>1.4675</b>	<b>0.2475</b>
<b>PASADENA ISD</b>	<b>1.4100</b>	<b>0.2800</b>
<b>CONROE ISD</b>	<b>1.3100</b>	<b>0.2800</b>
<b>CYPRESS-FAIRBANKS ISD</b>	<b>1.3700</b>	<b>0.3000</b>
<b>KATY ISD</b>	<b>1.4850</b>	<b>0.3300</b>
<b>SPRING ISD</b>	<b>1.3100</b>	<b>0.4000</b>

BISD/jk

# Previous Bond Issues

Date	Amt (Millions)
4/1/1960	\$ 2.50
3/1/1961	2.50
5/1/1966	5.00
11/1/1973	8.00
1994	56.00

# Who Pays?

## Frozen Taxes – Senior Citizens

- Under state law, the dollar amount of school taxes on the residence homestead of a person 65 years of age may not be increased above the amount paid in the first year after the person turned 65, *regardless of changes in tax rate or property value.*

# Who Pays?

## 2007 Certified Tax Roll

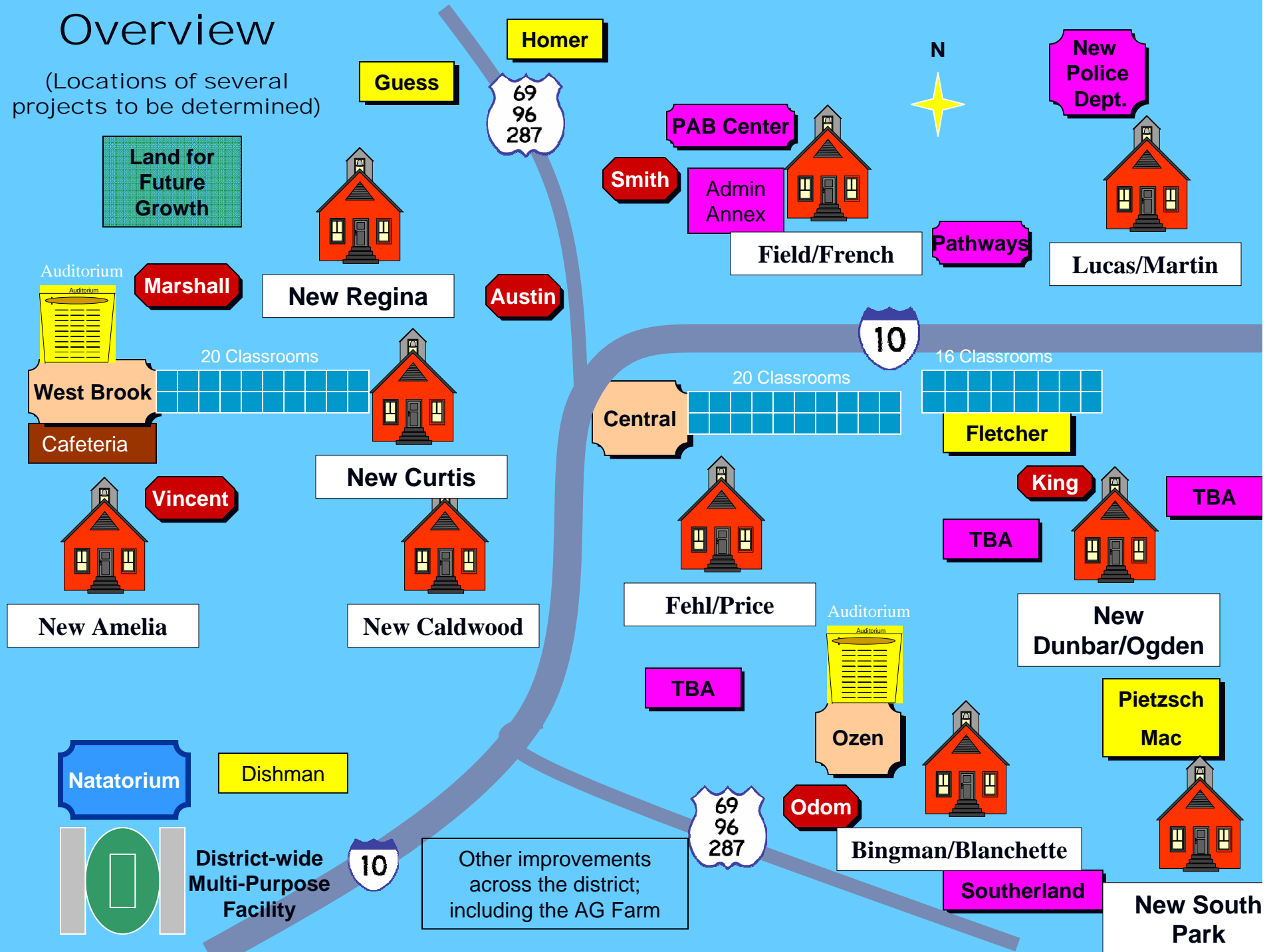
<u>Single Family Residences</u>	<u>29.26%</u>
<u>Business, Industry and other</u>	<u>70.74%</u>

Senior Citizen – Taxes are frozen

Source – Jefferson County Appraisal District

# Overview

(Locations of several projects to be determined)



*Thank You for Reviewing this  
Information*



***In Quest of  
Excellence***