

CLYDE CISD

Facility Planning Committee

Meeting #3

AGENDA

- Welcome & Review
- School Construction
- Review Budget Figures
- Prioritize Wants & Needs
- Next Steps & Tour



FACILITY PLANNING COMMITTEE

Review of Meeting #2

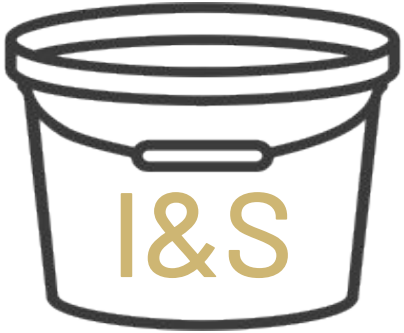


UNDERSTANDING CLYDE CISD TAXES



MAINTENANCE & OPERATIONS
Funds used for annual budget expenses.

CLYDE CISD M&O Tax Rate: $.6228



INTEREST & SINKING
Funds used for debt service on capital projects.

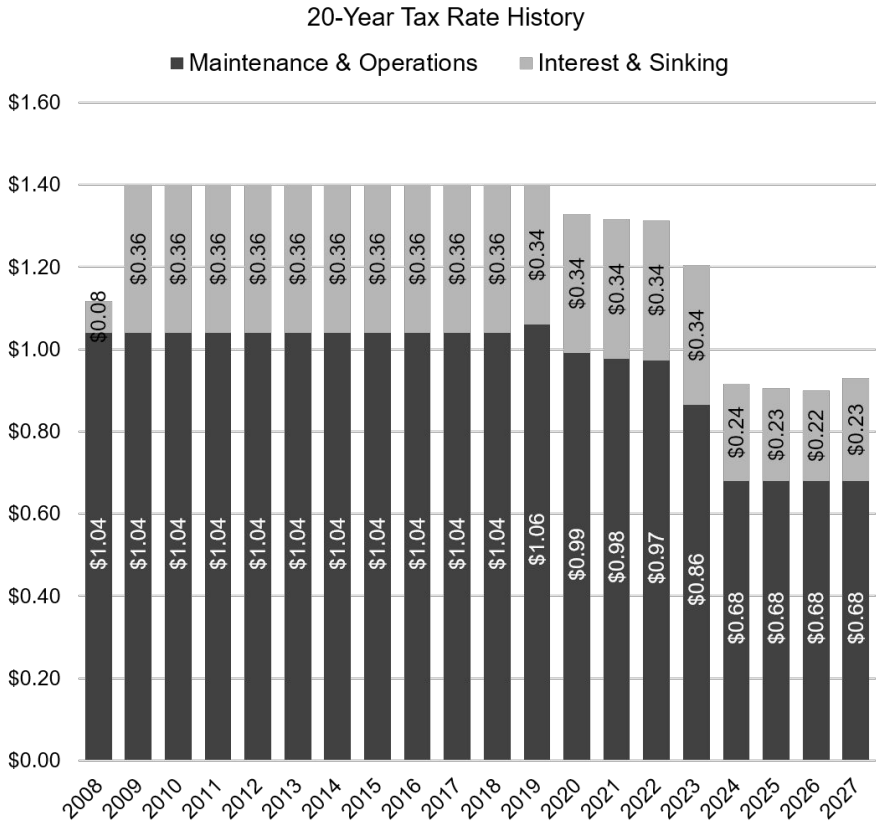
CLYDE CISD I&S Tax Rate: $.2309

Total tax rate for 2026-2027: $.8537

Total tax rate is calculated by adding the M&O and I&S rates. Taxation is based on the rate per $100 of valuation.

CLYDE CISD TAX RATE HISTORY

Historical Tax Rates			
FYE	Maintenance & Operations	Interest & Sinking	Tax Rate
2008	$1.0400	$0.0780	$1.1180
2009	1.0400	0.3597	1.3997
2010	1.0400	0.3597	1.3997
2011	1.0400	0.3597	1.3997
2012	1.0400	0.3597	1.3997
2013	1.0400	0.3597	1.3997
2014	1.0400	0.3597	1.3997
2015	1.0400	0.3597	1.3997
2016	1.0400	0.3597	1.3997
2017	1.0400	0.3597	1.3997
2018	1.0400	0.3597	1.3997
2019	1.0600	0.3397	1.3997
2020	0.9900	0.3397	1.3297
2021	0.9764	0.3397	1.3161
2022	0.9734	0.3397	1.3131
2023	0.8646	0.3397	1.2043
2024	0.6792	0.2372	0.9164
2025	0.6792	0.2259	0.9051
2026	0.6792	0.2200	0.8992
2027	0.6792	0.2309	0.9101



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CLYDE CISD BOND CAPACITY REVIEW

Scenarios	Minimum I&S Tax Rate Required	Estimated Project Deposit(2)
Capacity $3B Data Center $0.0191 Tax Rate Increase	$0.2500	$51,940,000
Capacity $3B Data Center $0.0691 Tax Rate Increase	$0.3000	$64,250,000
Capacity $3B Data Center $0.1191 Tax Rate Increase	$0.3500	$76,500,000
Capacity $3B Data Center $0.1691 Tax Rate Increase	$0.4000	$88,800,000

(1) Assumes current market rates for the refunding analysis, PSF Insurance and an A rating; Preliminary / Subject to change.
(2) Assumes current market rates +50bps for the Capacity analysis, PSF Insurance and an A rating; Preliminary / Subject to change.

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STATE MANDATED OVER 65 HOMESTEAD TAX EXEMPTION

- The Over 65 Homestead Tax Exemption grants an additional $10,000 tax exemption to Homestead values.
- Limits Over 65 Homestead property taxes to a tax dollar ceiling depending on when the homeowner applied for the Over 65 exemption.
- Automatically applies to School Districts taxes. (A County, City or Junior College may also limit taxes for the Over-65 Exemption *IF* they adopt a tax ceiling.)
- An increase in I&S tax rate will not increase the Over 65 Homestead property tax ceiling that was set when someone applies for the Over 65 Homestead Exemption.
- Improvements to a Homestead will increase the taxes.



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School Construction



BUDGET PROCESSES

- Private vs. Public Construction
- How do we budget?

PRIVATE V. PUBLIC CONSTRUCTION

PRIVATE

1. Design
2. Get Bids
3. Hire Contractor

PUBLIC

1. Pass Bond
   (For Specific Amount)
2. Design
3. Get Bids



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PRIVATE V. PUBLIC CONSTRUCTION

Key Differences of Public Construction:

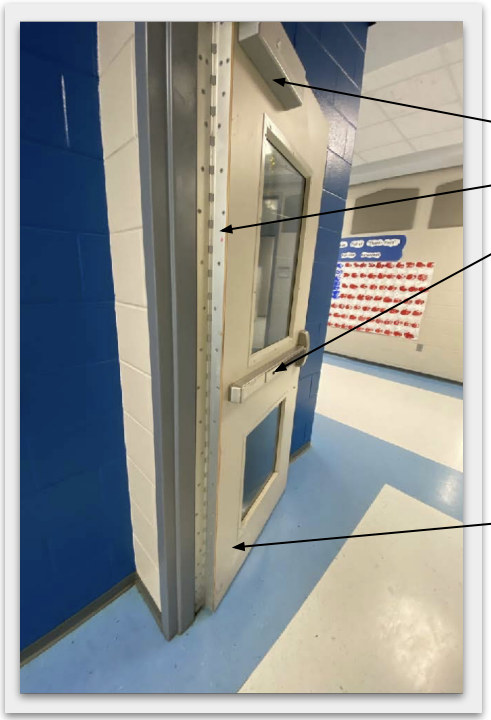
- Generally paid for by public TAX dollars
- Requirements based on capacity and use
- Must meet commercial building codes, local ordinances, Texas Accessibility Standards, and Texas Education Agency Standards
- Built to withstand more traffic and use

PRIVATE V. PUBLIC CONSTRUCTION

Residential



Public



Could be 1,000% or more per door

BUDGET COMPILATION

Construction Costs – Hard Costs:
Review current and recent projects of similar size, type, and geographical location (proximity to large markets).

Every bid is reviewed and provided to District so they know exactly what was bid, who bid it, and for how much.

Cost Escalation:
Approximately 7-12% per year!

Cost escalation is determined by reviewing past project costs and comparing to current project bids.

Timing is everything to maximize cost efficiency.

BUDGET COMPILATION

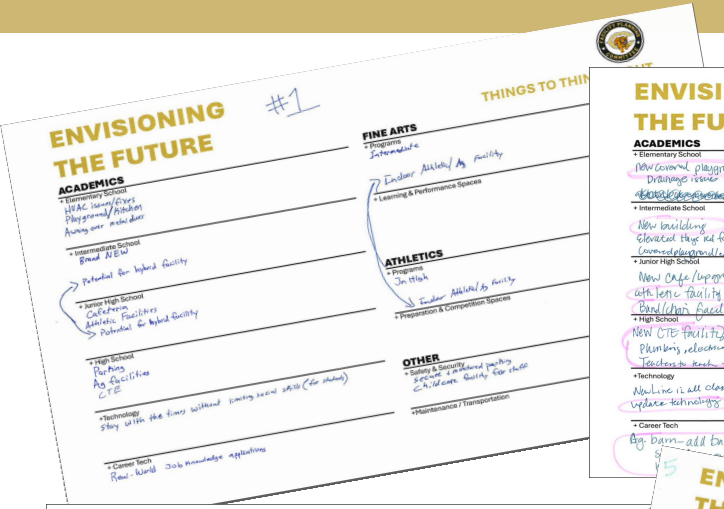
Development Costs- Soft Costs “Tag, Title and Tax”

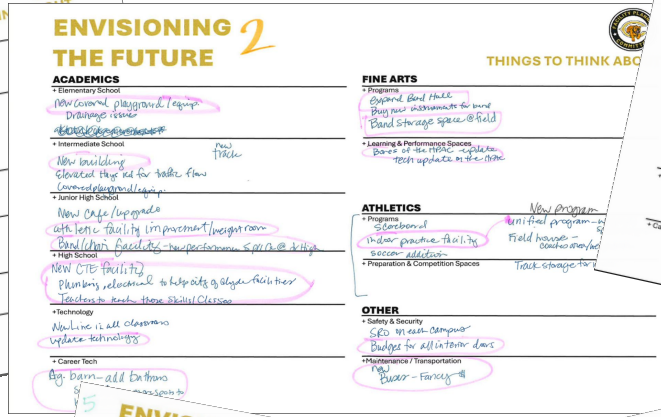
- Design Fees: Architect, Structural Engineer, Civil Engineer, MEP Engineer, etc.
- Asbestos Removal
- Furniture, Fixtures & Equipment (FF&E)
- Temporary Power/Utilities
- 3rd Party Test and Balancing, Plan and Code Review
- Energy and Texas Accessibility Standard (ADA) Inspections
- Technology – speakers, phone, intercom, scoreboards, lighting, etc.
- Bond/Finance Fees
- Contingency: Unforeseen costs. We use 3% on new, 5% on renovation

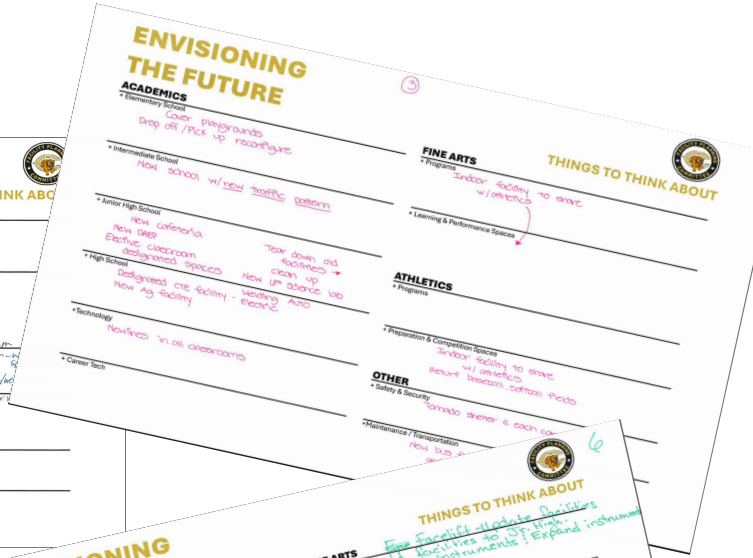
Needs & Wants Review

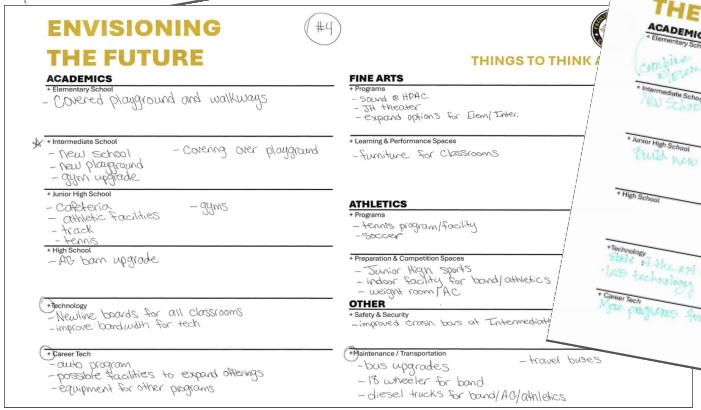


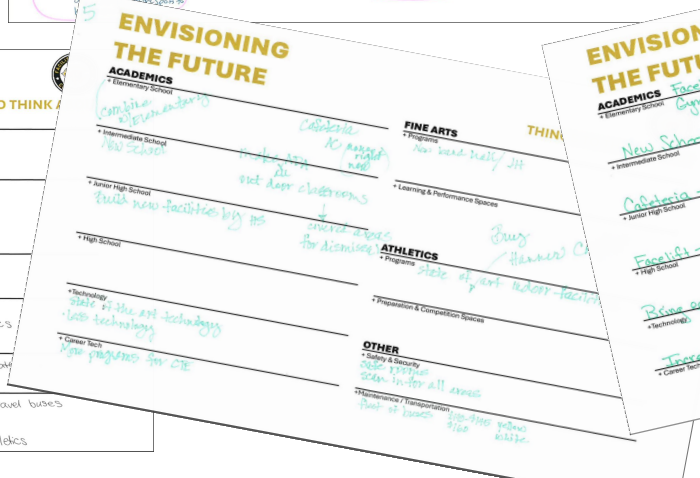
WANTS & NEEDS REVIEW

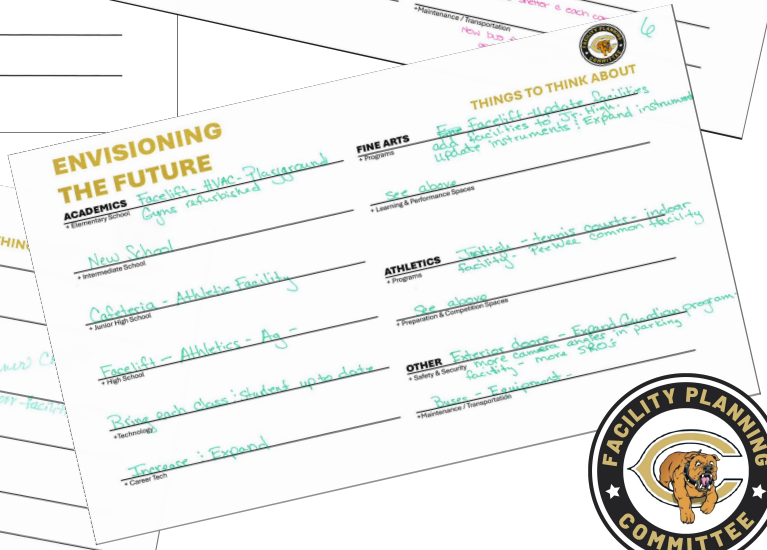






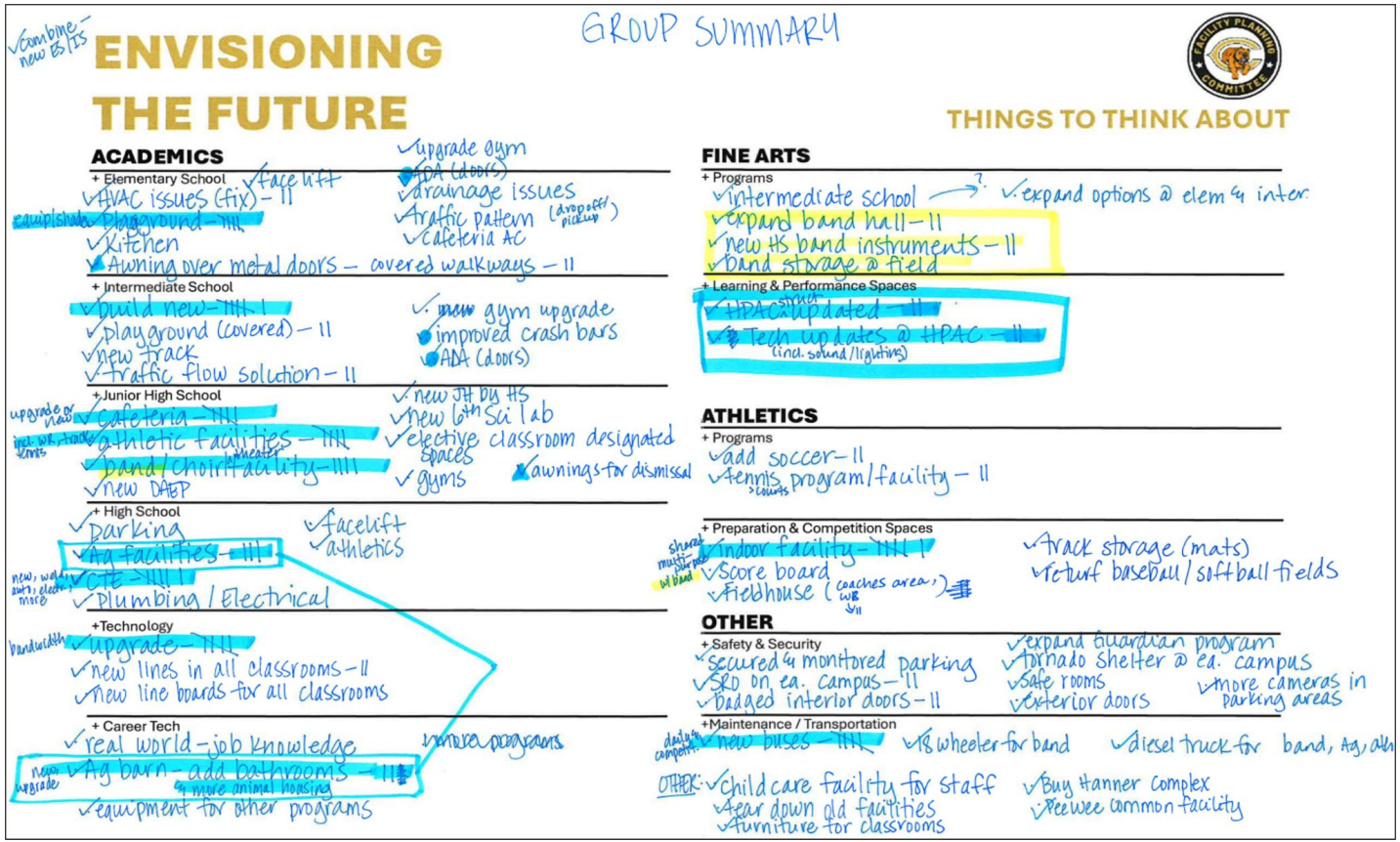






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WANTS & NEEDS SUMMARY



Project Costs & Prioritization



PRIORITIZED PROJECTS - ELEMENTARY

			ELEMENTARY								
3	2	1	**New Playground Equipment with Shade Structures**	2,500	SF	$ 200	20%	$ 600,000	9%	$ 654,000
3	2	1	**Replace End of Life HVAC Units**	15	EA	$ 50,000	20%	$ 900,000	9%	$ 981,000
3	2	1	**Interior Cosmetic Upgrades** (flooring, paint, etc.)	50,000	SF	$ 60	20%	$ 3,600,000	9%	$ 3,924,000
3	2	1	**Renovate Kitchen** (equipment)	3,000	SF	$ 800	20%	$ 2,880,000	9%	$ 3,139,200
3	2	1	**Renovate/Improve Exterior Entrance Façade(s)**	2,500	SF	$ 500	20%	$ 1,500,000	9%	$ 1,635,000
3	2	1	**Replace Stand-Alone Gym** (AC, restrooms, awnings, add to building)	8,000	SF	$ 500	20%	$ 4,000,000	9%	$ 4,360,000
			District Considerations:							

ELEMENTARY SITE



PRIORITIZED PROJECTS - INTERMEDIATE

Need	Wants	Future Bonds	Facility Type / Improvement	Approximate SF		2026 Construction Cost/SF	Owner Soft Costs (Fees, FF&E, Permitting)	Total Cost (2026)	% Inflation	Budget with Inflation (2027)
			INTERMEDIATE SCHOOL							
3	2	1	**New Intermediate School** (400 students)	76,000	SF	$ 675	20%	$ 61,560,000	9%	$ 67,100,400
3	2	1	**Renovate Intermediate School** (heavy renovations)	62,000	SF	$ 300	20%	$ 22,320,000	9%	$ 24,328,800
3	2	1	**New (Combined) Elementary - Intermediate School** (750 students)	125,000	SF	$ 675	20%	$ 101,250,000	9%	$ 110,362,500
3	2	1	**New Playground Equipment with Shade Structures**	2,500	SF	$ 200	20%	$ 600,000	9%	$ 654,000
3	2	1	**Upgrade/Renovate Gym**	8,500	SF	$ 250	20%	$ 2,550,000	9%	$ 2,779,500
3	2	1	**Replace Gravel on Track**		SF		20%		9%	
			District Considerations:							

INTERMEDIATE SITE



PRIORITIZED PROJECTS – JUNIOR HIGH

Need	Wants	Future Bonds	Facility Type / Improvement	Approximate SF		2026 Construction Cost/SF	Owner Soft Costs (Fees, FF&E, Permitting)	Total Cost (2026)	% Inflation	Budget with Inflation (2027)
			JUNIOR HIGH SCHOOL							
3	2	1	**New Junior High** (375 students, located by high school)	85,000	SF	$ 675	20%	$ 57,375,000	9%	$ 62,538,750
3	2	1	**New Kitchen / Cafeteria** (connect to building with hall or covered walkway)	12,000	SF	$ 650	20%	$ 9,360,000	9%	$ 10,202,400
3	2	1	**Renovate Athletic Facilities** (new weight room equipment and facelift, new track, new tennis courts, locker room updates)	50,000	SF	$ 45	7%	$ 2,407,500	9%	$ 2,624,175
3	2	1	**New Fine Arts Classrooms** (attached to cafeteria - art, band, choir, theater)	4,200	SF	$ 550	7%	$ 2,471,700	9%	$ 2,694,153
3	2	1	**Renovate Gyms** (interior and exterior gym)	7,750	SF	$ 250	7%	$ 1,937,500	9%	$ 2,111,875
3	2	1	**Renovate 6th Grade Science Classroom(s)**	2,000	SF	$ 150	7%	$ 300,000	9%	$ 327,000
			District Considerations: designated spaces for elective classes, exterior facelift							

FACILITY PLANNING COMMITTEE

JUNIOR HIGH SITE



PRIORITIZED PROJECTS – HIGH SCHOOL

Need	Wants	Future Bonds	Facility Type / Improvement	Approximate SF		2026 Construction Cost/SF	Owner Soft Costs (Fees, FF&E, Permitting)	Total Cost (2026)	% Inflation	Budget with Inflation (2027)
			HIGH SCHOOL							
3	2	1	**New CTE Facility** (ag mech/ag fab/welding, construction trades, health science (CNA), educ. & training, floral/hordiculture, ag science, law enforcement, robotics, sports marketing, cosmetology?)	25,000	SF	$ 500	20%	$ 15,000,000	9%	$ 16,350,000
3	2	1	**Renovate Ag Barn** (include restrooms, more animal pens, expanded show ring)	15,000	SF	$ 150	20%	$ 2,700,000	9%	$ 2,943,000
3	2	1	**Increased Parking** (staff, student, event)	50,000	SF	$ 12	7%	$ 642,000	9%	$ 699,780
3	2	1	**Plumbing & Electrical Upgrades??** (need more info from committee)	NA	LS	NA	NA	NA	NA	NA
3	2	1	**Facelift??** (need more info from committee)	NA	SF	NA	NA	NA	NA	NA
			District Considerations: equipment for other CTE programs, provide real-world job knowledge skills							

HIGH SCHOOL SITE



PRIORITIZED PROJECTS - FINE ARTS

Need	Wants	Future Bonds	Facility Type / Improvement	Approximate SF		2026 Construction Cost/SF	Owner Soft Costs (Fees, FF&E, Permitting)	Total Cost (2026)	% Inflation	Budget with Inflation (2027)
			FINE ARTS							
3	2	1	**Update HSPAC** (sound, lighting)	4,000	SF	$ 170	7%	$ 680,000	9%	$ 741,200
3	2	1	**Expand HS Band Hall**	5,500	SF	$ 600	20%	$ 3,300,000	9%	$ 3,597,000
3	2	1	**New HS Band Instruments & Uniforms**	1	LS	$ 380,000	7%	$ 380,000	9%	$ 414,200
3	2	1	**Band Storage at Stadium**	3,000	SF	$ 100	7%	$ 300,000	9%	$ 327,000
			District Considerations: expand options at ES & IS, replace HPAC fly system							

PRIORITIZED PROJECTS – ATHLETICS

Need	Wants	Future Bonds	Facility Type / Improvement	Approximate SF		2026 Construction Cost/SF	Owner Soft Costs (Fees, FF&E, Permitting)	Total Cost (2026)	% Inflation	Budget with Inflation (2027)
			ATHLETICS							
3	2	1	**Re-turf Baseball & Softball Fields**	157,000	LS	$ 15	7%	$ 2,355,000	9%	$ 2,566,950
3	2	1	**Upgrade Fieldhouse** (locker rooms & coaches office)	7,500	SF	$ 50	20%	$ 375,000	9%	$ 408,750
3	2	1	**New Tennis Facility** (6 courts)	18,000	LS	$ 85	7%	$ 1,530,000	9%	$ 1,667,700
3	2	1	**New Scoreboards & Sound System** (stadium, HS main gym)	1	EA	$ 500,000	7%	$ 500,000	9%	$ 545,000
			District Considerations: Add soccer program							

PRIORITIZED PROJECTS – DISTRICT WIDE

Need	Wants	Future Bonds	Facility Type / Improvement	Approximate SF		2026 Construction Cost/SF	Owner Soft Costs (Fees, FF&E, Permitting)	Total Cost (2026)	% Inflation	Budget with Inflation (2027)
			DISTRICT							
3	2	1	**New Multi-Purpose Indoor Facility** (for athletics, band, cheer; 70 yd field, includes weight room, storage, band hall, coach offices, locker rooms)	65,000	SF	$ 225	20%	$ 14,625,000	9%	$ 15,941,250
3	2	1	**New Multi-Purpose Indoor Facility** (for athletics, band, cheer; full field, includes weight room, storage, band hall, coach offices, locker rooms)	80,000	SF	$ 225	20%	$ 18,000,000	9%	$ 19,620,000
3	2	1	**Classroom Technology Upgrades** (increasesd bandwidth, replace new line boards in classrooms)	100	LS	$ 4,500	0%	$ 450,000	9%	$ 490,500
3	2	1	**New Buses** (15 route, 3 travel, 2 micro)	1	LS	$ 3,505,000	0%	$ 3,505,000	9%	$ 3,820,450
3	2	1	**Additional District Vehicles** (18-wheeler, 2 diesel trucks)	1	LS	$ 350,000	7%	$ 350,000	9%	$ 381,500
3	2	1	**Awnings over Metal Doors & Covered Walkways** (ES, JH, HS)	20,000	SF	$ 110	7%	$ 2,200,000	9%	$ 2,398,000
3	2	1	**Improve Traffic Pattern** (drop-off & pick-up at campuses)				7%			
3	2	1	**Repair Drainage Issues** (move water away from the buildings at multiple campuses)		LS		7%			
3	2	1	**New DAEP** (15 students)	5,000	SF	$ 425	20%	$ 2,125,000	9%	$ 2,316,250
3	2	1	**Furniture for Classrooms**	4	LS	100,000	0%	$ 400,000	9%	$ 436,000
3	2	1	**Child Care Facility** (for staff; accommodate 25 children ages birth-3)	7,500	SF	$ 425	20%	$ 3,825,000	9%	$ 4,169,250
3	2	1	**Demolish Old Facilities** (need more info from committee)	NA	SF	NA	NA	NA	NA	NA
			District Considerations: SRO on each campus, expand Guardian program, buy Hanner Complex, provide PeeWee Common Facility, tornado shelter at each campus, ADA Upgrades (doors), safety & security improvements							

FACILITY PLANNING COMMITTEE

PRIORITIZATION ACTIVITY

Need	Wants	Future Bonds	Facility Type / Improvement
			ELEMENTARY
3	2	1	**New Playground Equipment with Shade Structures**
3	2	1	**Replace End of Life HVAC Units**
3	2	1	**Interior Cosmetic Upgrades** (flooring, paint, etc.)
3	2	1	**Renovate Kitchen** (equipment)
3	2	1	**Renovate/Improve Exterior Entrance Façade(s)**
3	2	1	**Renovate Stand-Alone Gym** (AC, restrooms, awnings, add to building)
			District Considerations:

NEXT MEETING

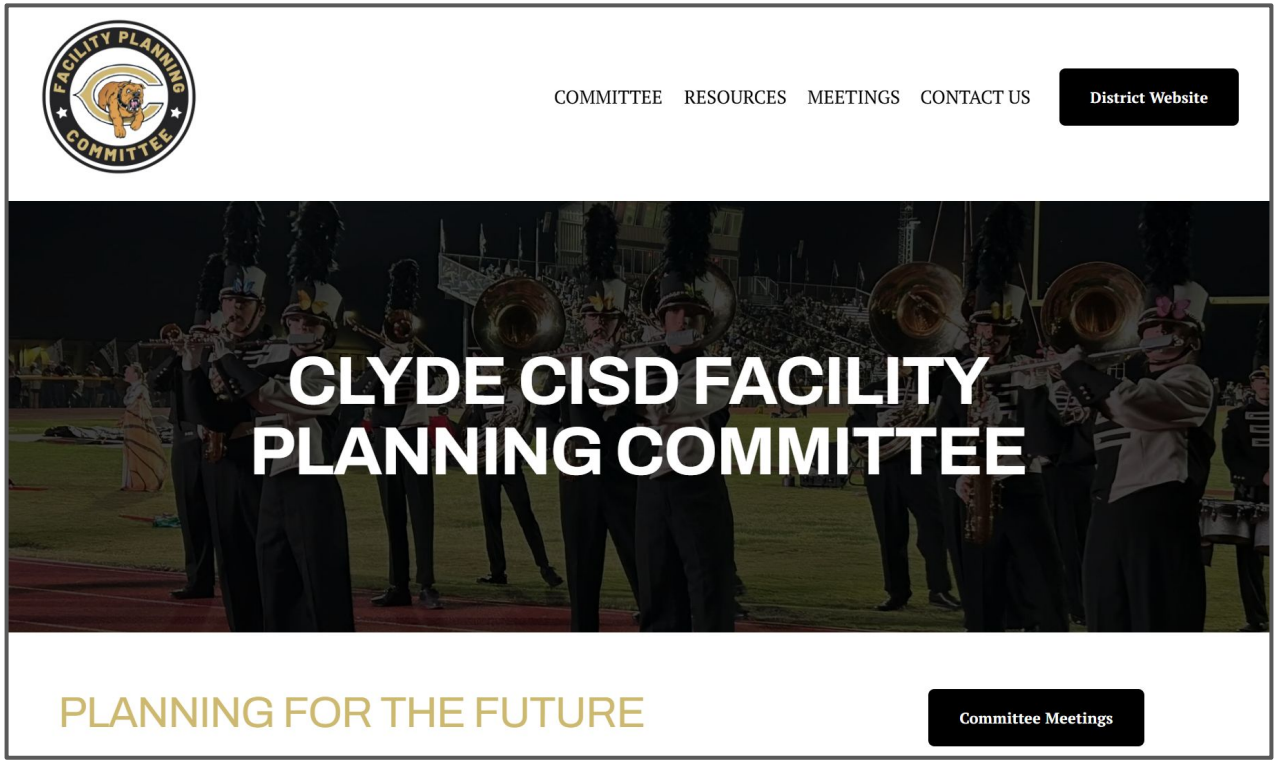
Time: Monday, November 9th @ 6:00 PM

Location: Clyde High School

TENTATIVE AGENDA:

- BOND SCENARIOS
- DETERMINE RECOMMENDATION TO PRESENT TO BOARD

FACILITY PLANNING WEBSITE



www.clydecisdfpc2026.com

Junior High School Tour

