GREGORY-PORTLAND ISD

# LONG-RANGE CAPITAL IMPROVEMENT PLANNING

Where we have been • Where we are • Where we go next

Board of Trustees Workshop | November 16, 2026

# Purpose of today’s workshop

- Report back on the Board’s September 21 direction
- Review facility, demographic and conceptual planning findings
- Consider project priorities, costs and proposition structure
- Understand financial capacity and available planning paths
- Determine whether to proceed into formal pre-bond planning

# A decade of community investment

**$117.00M**

2015 Bond

**$107.74M**

2020 Bond

**$175.80M**

2023 Bond

**$205.00M**

2025 Bond

**$605.54 MILLION**

Total voter-approved authorizations since 2015

Authorizations are not equivalent to funds expended or current outstanding debt.

# 2015 and 2020: building the foundation

- 2015: New W.C. Andrews Elementary and middle school
- 2015: High school classrooms, CTE facility and land acquisition
- 2020: Early Childhood Center and Agriscience Facility
- 2020: Middle school athletics, APF and high school HVAC Phase II
- 2020: Playgrounds and equipment, bus and device replacements

# 2023 and 2025: continued modernization

- 2023: Replacement T.M. Clark Elementary opened October 2026
- 2023: High school fine arts, cafeteria/culinary and athletic fields
- 2023: Elementary cafeteria and experiential learning investments
- 2025: High school/CTE/VPA improvements, parking and access
- 2025: Safety, maintenance, technology and five-year asset rotations

Several 2023 and 2025 projects remain in design, construction or closeout.

# Stewardship alongside investment

**$131.48M**

Principal prepaid through debt defeasance since 2013

**$61.5M**

Estimated future interest savings

**$1.1037**

2026 total tax rate per $100 of value

- 2012 total tax rate: $1.3500 | 2026: $1.1037
- Historically ~90% of debt-service property taxes from business/industrial property

Tax-rate change reflects multiple factors; it does not establish individual tax-bill reductions.

# Facilities assessment: generally strong conditions

| 8 | 2 | 3 | 0 |
|---|---|---|---|
| Facilities rated NEW | Facilities rated GOOD | Facilities rated FAIR | POOR or CRITICAL |

- ~$104.6M in assessed needs across priority levels
- ~$55M related to hailstorm roofing, being addressed separately
- Assessment totals are not equivalent to new unfunded bond needs

# What the assessment identified

- Former T.M. Clark: renovate and repurpose for district programs
- Ray Akins Stadium: modernization of aging stadium infrastructure
- Gregory-Portland High School: welding, shared spaces and systems
- Districtwide needs: continue monitoring maintenance and renewal
- Avoid double counting storm repairs, funded work and conceptual projects

# Demographics: plan for sustainable demand

**5,130**

Enrollment baseline

**3,401**

Projected new housing occupancies

**2035–36**

Long-range projection horizon

- Enrollment projected to remain relatively stable with measured growth
- Housing pipeline: 2,615 single-family and 786 multifamily units
- Prioritize modernization, repurposing and targeted expansion

# September 21 direction → October planning

- Board reviewed Facilities Condition Assessment and PASA demographics
- Trustees requested conceptual plans, site layouts and cost estimates
- Cumming Group/Gallagher and Huckabee developed preliminary concepts
- Draft planning report delivered October 30, 2026
- November workshop brings those findings back for Board direction

# Conceptual project estimates *(if a bond is called for May 2027)*

| PROJECT | PRELIMINARY COST |
|---|---|
| Former T.M. Clark renovation and repurposing | $25,304,342 |
| High school renovations | $20,114,825 |
| Districtwide parking improvements | $4,660,384 |
| Ray Akins Stadium renovation and modernization | $65,245,380 |
| **TOTAL BASE CONCEPTUAL PROGRAM** | **$115,324,931** |

Draft rough-order-of-magnitude estimates; scope, exclusions and allowances require refinement.

# Former T.M. Clark: an opportunity to repurpose

- Proposed renovation and repurposing: $25.30M
- 18+ transition, DAEP, credit recovery / Wildcat Learning Center
- Special education and specialized programs
- Professional learning and Food & Nutrition functions
- Board choice: renovation approach versus alternative replacement scope

T.M. Clark replacement option in consultant report: $31.96M; $6.66M incremental.

# High school: extend existing investments

- Conceptual renovations: $20.11M
- Welding shop and Career & Technical Education improvements
- Common areas, auditorium, library and exterior improvements

- *Coordinate with ongoing 2023 and 2025 high school projects*

# Ray Akins Stadium: renovation scope

**$65.25M**

Preliminary renovation and modernization estimate

- Scoreboard, seating and bleachers
- Press box and Entrance
- Athletic lighting and stadium technology
- Proposed as a separate athletics proposition

Only the stadium renovation scope is included in this presentation.

# Additional administration-identified priorities

**$8.00M**

High School HVAC — Phase III

**$2.00M**

Districtwide safety and security

- HVAC: continue mechanical system modernization and reliability
- Security: access controls, monitoring, communications and related infrastructure
- Final project scopes to be validated before any election call

# Previously approved: potential reimbursements

| PROJECT | BOARD ACTION | AMOUNT |
|---|---|---|
| T.M. Clark Elementary | May 18, 2026 | $4.0M |
| High school parking | Dec. 15, 2025 / Feb. 23, 2026 | $4.0M |
| Visual & Performing Arts Center | July 27, 2026 | $13.0M |
| Early Childhood Center additions | Jan. 12, 2026 | $7.0M |
| **TOTAL POTENTIAL REIMBURSEMENTS** | | **$28.0M** |

Subject to reimbursement resolutions, legal eligibility, prior funding and scope reconciliation.

# Proposition A | Educational facilities and infrastructure

| PROJECT GROUP | AMOUNT |
|---|---|
| Former T.M. Clark repurposing | $25.30M |
| High school renovations + HVAC Phase III | $28.11M |
| Districtwide parking + safety/security | $6.66M |
| Potential reimbursement-related projects | $28.00M |
| **PROPOSITION A — PRELIMINARY TOTAL** | **$88.08M** |

Gross planning inventory. High school parking overlap and reimbursement eligibility must be resolved.

# Proposition B | Athletics facilities

**$65.25M**

Ray Akins Stadium renovation and modernization

- Modernize existing stadium infrastructure
- Address spectator, operations and technology needs
- Separate from educational-facility proposition
- Subject to final scope and bond-counsel review

# Preliminary two-proposition planning inventory

**$88.08M**

Proposition A

**$65.25M**

Proposition B

**$153.32M**

Combined gross planning inventory



**57.4% EDUCATIONAL / INFRASTRUCTURE**

**42.6% ATHLETICS**

Not a final bond recommendation or net borrowing requirement.

# Future considerations — outside the current totals

- Land acquisition for future District needs — amount TBD
- Potential staff housing for recruitment and retention — TBD
- Additional districtwide deferred maintenance — TBD
- Legal, operational and financial feasibility must be evaluated
- These items are NOT included in the $153.32M inventory

# 2025 bond: five-year replacement rotations

- School/activity buses and kitchen equipment
- Fine arts equipment/uniforms; athletics and cheer uniforms
- Service vehicles and maintenance equipment
- School resource officer vehicles and equipment
- Student 1:1 devices; technology equipment and infrastructure

Previously authorized for an approximately 2025–2030 cycle; monitor allocations before considering new funding.

# Existing bond balances: preserve, do not allocate

**~$10M**

Potential residual proceeds / earnings — preliminary estimate

- Complete outstanding 2023 and 2025 bond projects first
- Continue permitted investing, subject to arbitrage and bond restrictions
- Reconcile commitments, contingencies and closeout costs
- Board may later direct eligible deferred maintenance or replacements

Do NOT deduct the estimated $10M from future bond planning calculations.

# Financial capacity: updated analysis underway

**$127M**

Earlier lower capacity estimate

**$146M**

Earlier upper estimate

**~$150M**

Higher planning reference

- Prior analysis assumed no increase in total tax rate
- Advisor updating valuations, debt schedules, rates and issuance timing
- 2025 bond commitments and industrial / Chapter 313 impacts matter
- Compare updated capacity with refined scope before Board decision

Prior analysis date requires confirmation; figures are not guaranteed financing capacity.

# May 2027: decision path and timeline

**NOV 16**

Board workshop / direction

**DEC 10**

Financial Advisory Committee

**DEC–JAN**

Stakeholder review and prioritization

**JAN–FEB**

Refine projects and financial capacity

**FEB 12**

Election-call planning deadline

- Potential May 2027 election remains a Board decision, not a predetermined outcome

Confirm legal election-call date and procedural requirements with bond counsel.

# Community engagement: a potential hybrid model

- Use the Financial Advisory Committee as an established forum
- Consider adding a Bond Stakeholder Committee structure
- Share condition assessments, demographics, concepts and cost estimates
- Gather feedback on project priorities and alternatives
- Return advisory findings and a refined package to the Board

# BOARD DIRECTION & DISCUSSION

## Based on the information presented, what are the Board's thoughts and priorities regarding the District's long-range capital improvement needs?

Discussion • Questions • Priorities • Next Steps

# Recommended next steps

- Capture Board direction on projects and priorities
- Reconcile overlap, existing funding and reimbursement eligibility
- Complete updated bond financial capacity analysis
- Preserve potential existing bond residual resources
- Report to Financial Advisory Committee on December 10
- If directed, organize stakeholder process and return a refined package

PLANNING FOR THE NEXT CHAPTER

# Protect past investments.
# Prioritize future needs.
# Make informed decisions.