



ALEDO GROWTH COMMITTEE

Special Meeting
Aledo ISD Board of Trustees
February 13, 2023

Aledo Growth Committee (AGC)



- Led by 2 community co-chairs: Dan Reilley & Kelli Stumbo
- 49 community members chosen to create diverse group (demographically, geographically, campus, professional expertise, etc.)
- Purpose is to represent the AISD community in the study of data pertaining to:
 - Enrollment
 - Finances
 - Instructional Priorities
 - Facility Needs

AGC Members



Co-Chairs: Dan Reilley and Kelli Stumbo

Nicole Adkins

Chris Briggs

Callie Caldwell

Mike Caldwell

Carol Caron

Carma Chisam

Ashley Davis

Niki Dover

Michael Fernihough

Charles Freeman

Kathy Fry

George Gamez

Lori Harbuck

Khala Hart

Peter Healey

Mike Hobbs

Cody Hughes

Jack Hunt

Asia Jackson

Cheryl Jones

Matt Lantz

Tamara Lawrence

Erin Lewis

Christopher Link

Emily Lyle

Jacob McDonald

Catherine Montenegro

Matt Morris

Heather Moseley

Jason Niemela

Hope Olsen

Shawn Poteet

Jeremy Pruett

Carolyn Rekerdres

Jamie Rinehart

Becky Rockwell

Sonia Rodriguez

Meghan Schroeder

Aarti Sharma

Penny Shelton

Ana Sherman

Eric Silver

Jeff Streetman

Dennis Thompson

Jeremy Thompson

Chad Tregellas

John Turnage

Aaron Valencia

Jennifer Watkins

Purpose of the Aledo Growth Committee



The purpose of the Aledo Growth Committee is to represent the Aledo ISD community in:

- the study of data related to enrollment, finances, instructional priorities and facility needs,
- constructing a long-range facility master plan for the district to address districtwide educational infrastructure needs due to rapidly growing student enrollment and aging facilities, and
- recommending to the Board of Trustees a bond program for a possible upcoming bond election.

Charge of the Aledo Growth Committee



The Aledo Growth Committee is charged by the Board of Trustees to:

- represent the priorities, expectations and values of the entire community,
- consider the needs of all of the district's students,
- use facts and data to make informed decisions,
- understand the district's finances to develop a program that is fiscally sound and efficient,
- recommend a long-range facility master plan that meets the district's building capacity needs into the future, and
- recommend to the Board of Trustees a bond program for a possible upcoming bond election.

Our Timeline



- Aug 22, 2022** Board of Trustees appoints AGC members
- Aug 29, 2022-
Jan 10, 2023** AGC holds 11 meetings
- Dec 6&8, 2022** AGC hosts community meetings
- Jan 23, 2023** 12th AGC meeting to complete draft bond package to present to the board and community
- Jan 26, 2023** AGC presents draft 2023 bond package to board and community
- Jan 26-31, 2023** Community review & feedback period
- Feb 6, 2023** AGC meeting to complete Long-Range Plan for Growth
- Feb 13, 2023** AGC presents final 2023 Bond and Long-Range Plan for Growth to the board and community

Our Work



- Demographic projections for student growth
- School finance and financial projections (taxable value growth, bonding capacity, impact on homeowner)
- Review facilities and maintenance needs
- Technology needs
- Transportation (bus) needs
- Land needs
- Campus tours
- Estimated costs & timelines of possible projects, including options for elementary, middle, and high school campuses

Our Work



- All possibilities on the table
- Considered needs and expectations of community
- Significant dialogue
- Made work public and transparent
- Took charge from Board of Trustees seriously and revisited it throughout the process
- Analyzed both short and long term needs

Examining Need for New Learning Space



AGC priority: Address the need for learning space for students, identifying and meeting the most critical needs.

- Address projected overcrowding at the elementary school level
 - By the 2024-2025 school year projected enrollment at 5 of 6 elementary schools will exceed max capacity
- Updated demographic report continues to show this critical need

Examining Need for New Learning Space



AGC priority: Address the need for learning space for students, identifying and meeting the most critical needs.

- Projected student growth at the secondary level:
 - In 5 school years (2027-2028) projected district middle school enrollment will exceed max capacity
 - In 6 school years (2028-2029) projected high school enrollment will exceed max capacity
- Updated demographic report pushed projected need for more secondary space slightly further out

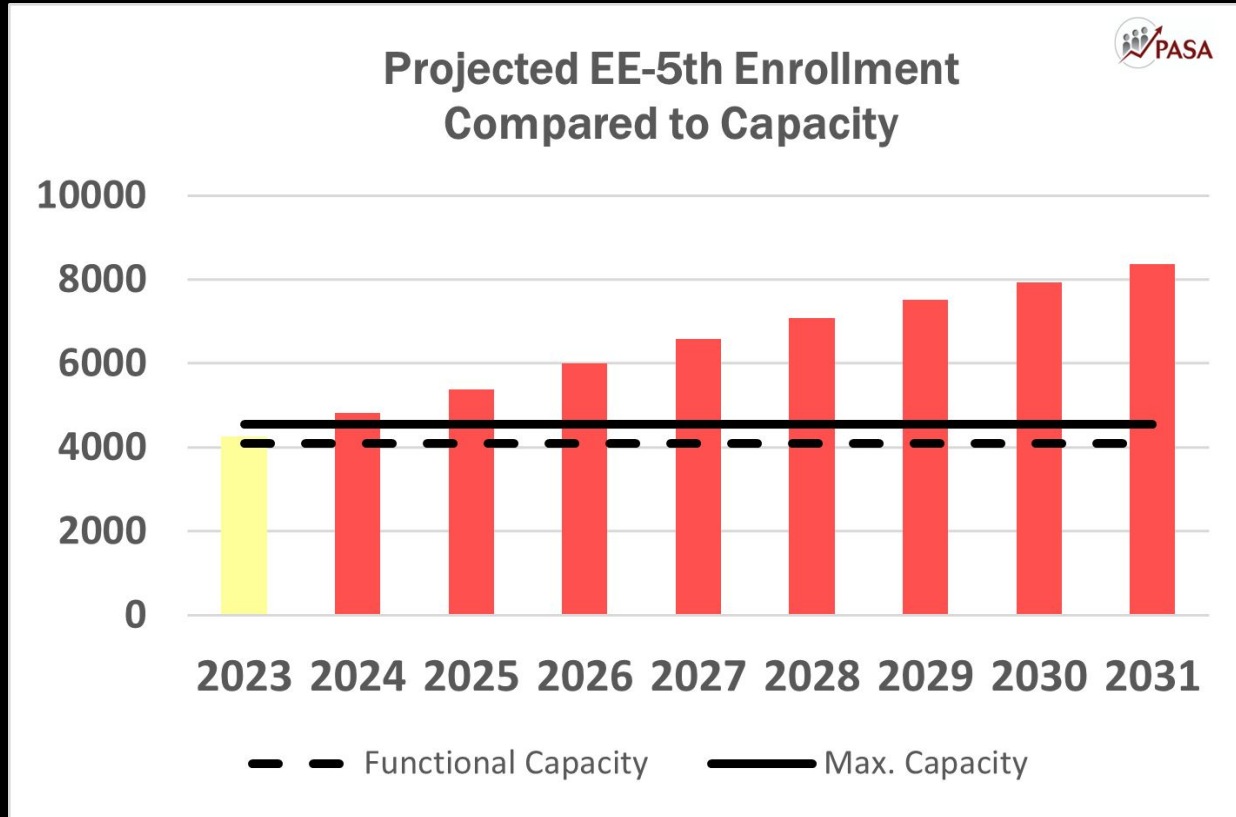
Other Needs



AGC priority: Address the need for AISD to purchase buses, technology, and land to meet needs due to growth.

- Provide funding for buses for growth & replacement
- Provide funding for technology infrastructure for growth & replacement/upgrades
 - Bus and technology additions will be utilized across all campuses
- Provide funding so that AISD is able to secure land for future school sites, including:
 - High School #2, College & Career Academy
 - Middle School #3
 - 3 elementary school sites (likely donations)
 - Additional school tracts (as funding allows)

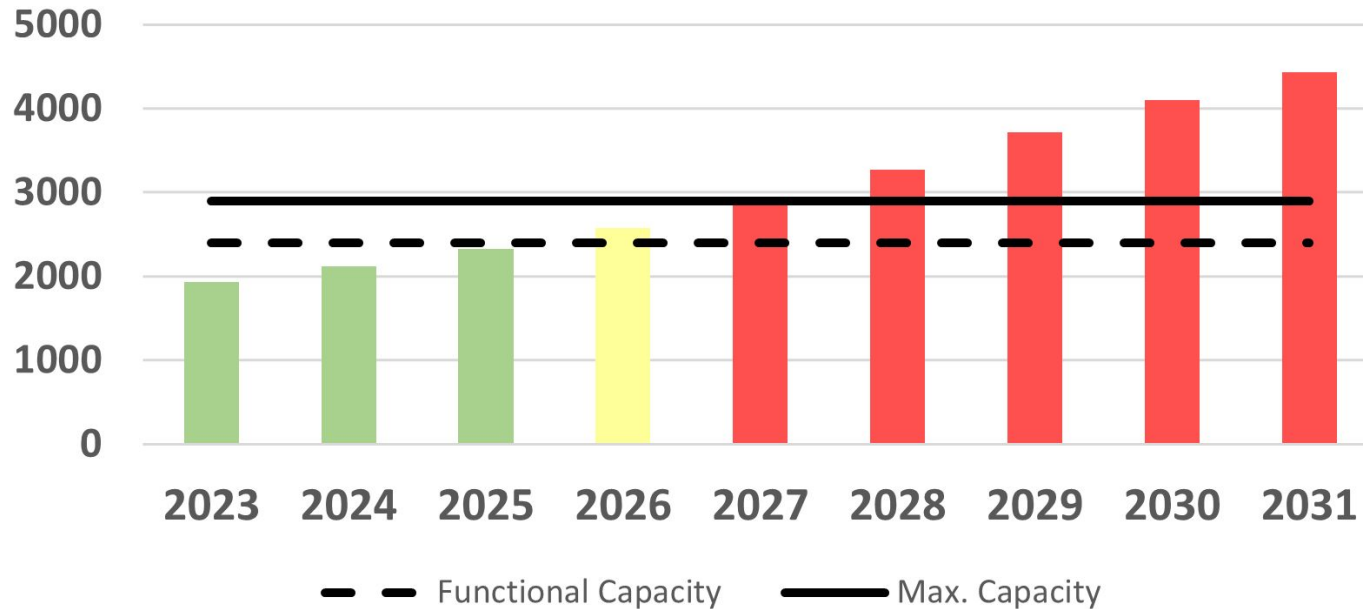
Elementary School Enrollment/Capacity



Middle School Enrollment/Capacity



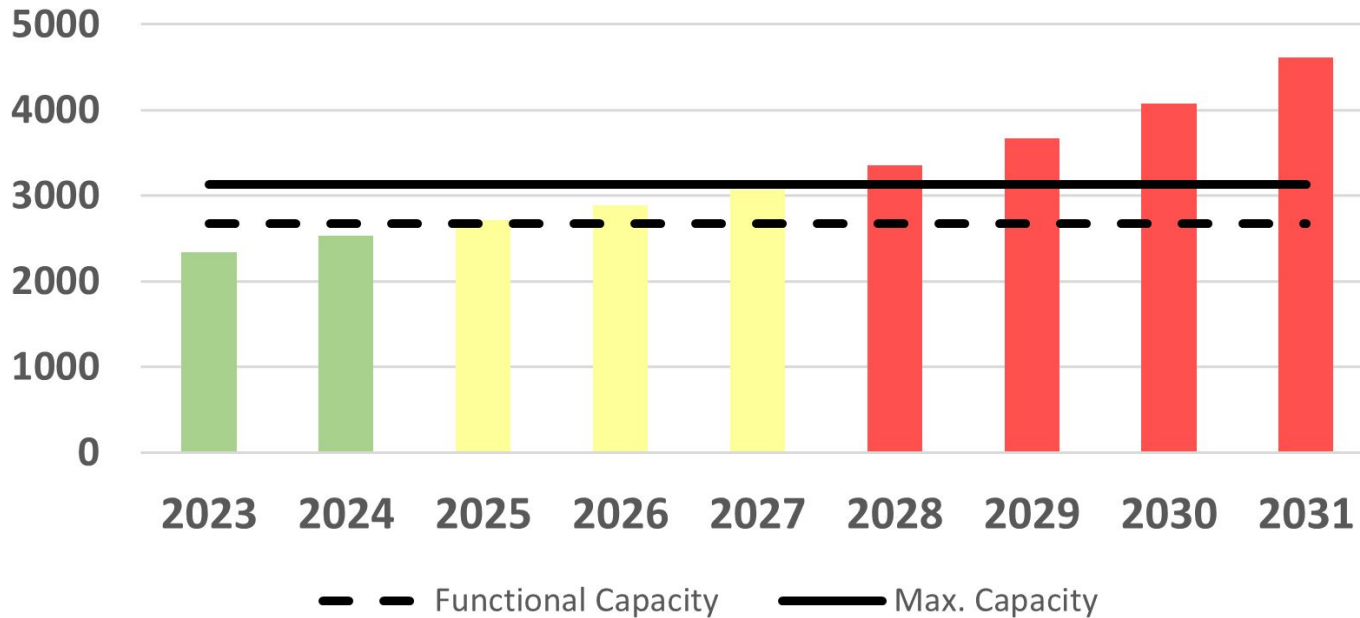
Projected 6th-8th Enrollment Compared to Capacity



High School Enrollment/Capacity



Projected 9th-12th Enrollment Compared to Capacity



Other Needs



AGC priority: Address the need for AISD to repair, maintain and improve facilities and repair, maintain and upgrade facility safety & security equipment as technology improves and needs change.

- Provide funding for the repair and/or replacement of facility equipment and building systems as required, and as laid out according to condition assessments.
- Provide funding for the replacement and upgrade of building safety and security measures, as related to facilities.
- Facility and maintenance additions will be utilized across all campuses

Meeting Needs in a Fiscally Responsible Way



2023 Bond Program

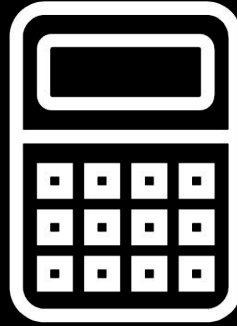
- Would address immediate needs
 - Capacity need at elementary level
 - Need for program space at high school level
- 2.5 cent tax rate increase
- Uses 2 years of projected taxable value growth
- Does not use all of the available bonding capacity
- Cost of Elementary School #7 project has been refined

School Finance - Tax Rate Implications



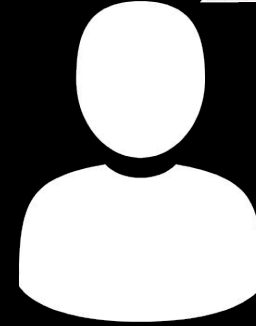
Average Home Value
in Aledo ISD:
\$407,049

Average Taxable Value
in Aledo ISD:
\$359,033



Aledo ISD Current I&S Tax Rate:
\$0.4250 per \$100 Valuation

Aledo ISD Proposed 2023-24 I&S Tax Rate:
\$0.4500 per \$100 Valuation



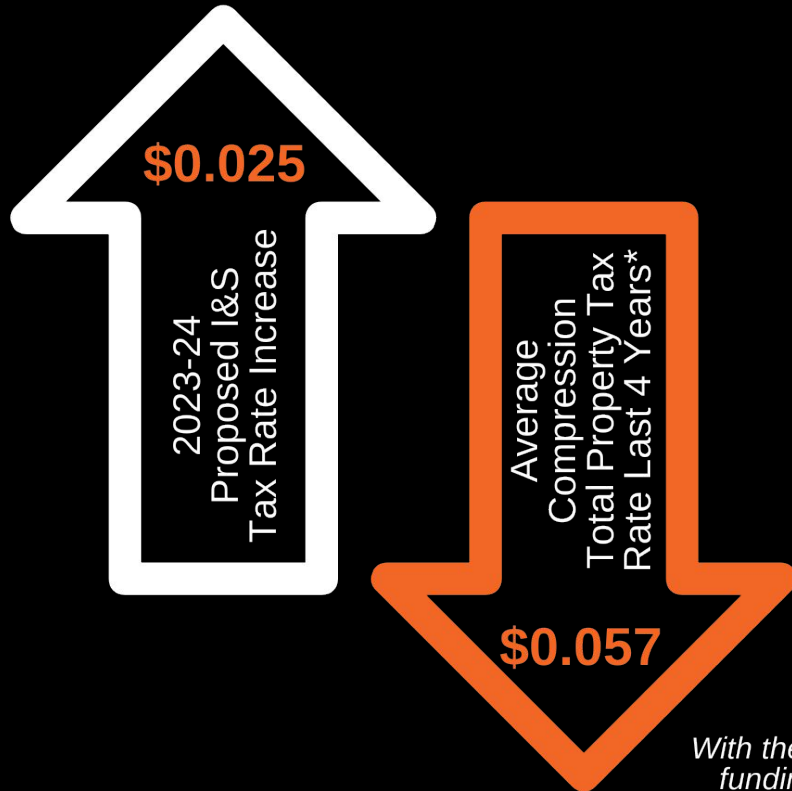
Monthly Impact on
Average Homeowner:
\$7.48

Yearly Impact on
Average Homeowner:
\$89.76

Taxes paid by taxpayers over 65 are capped at the amount paid in the year they turned 65 and cannot increase beyond that amount unless they make improvements to their property.

This is an amount for a particular home value. Home values in AISD are expected to increase in value each year, so these amounts will also increase.

School Finance - Property Tax Information



The Aledo ISD total tax rate has **decreased 22.71 cents** or an average of *\$0.057 per year the last four years*

from the 2018-2019 tax rate of \$1.5950 to the 2022-2023 tax rate of \$1.3679.

*While the Bond 2023 package proposes a \$0.025 increase, Aledo ISD expects additional required compression from the state after the 2023 Legislative Session ends May 29, 2023; *the 2022-23 tax rate compression was \$0.025.*

With the passage of House Bill 3 in 2019, AISD has received additional state funding that has permitted a required tax rate compression, or decrease.

May 2023 Recommended Bond Package



Elementary School #7	\$59,800,000
High School Addition/Repurpose	\$20,200,000
AHS/DNG Furniture	\$5,000,000
Land (<i>to include tracts for additional high school facilities</i>)	\$17,800,000
Safety & Security	\$5,000,000
Transportation	\$4,500,000
Technology	\$6,500,000
Maintenance	\$5,000,000
Total	\$123,800,000

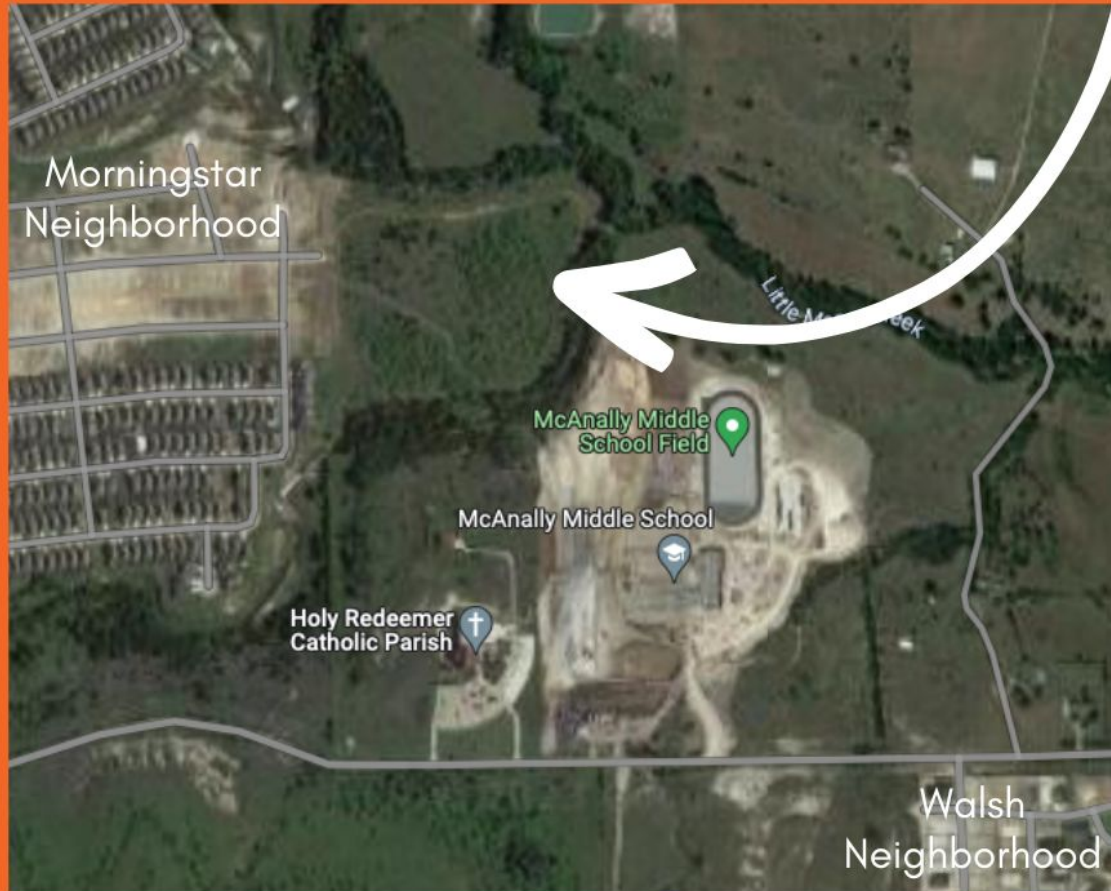
Elementary School #7



\$59,800,000

- **Student Capacity:** 889
- **Grades:** K-5th
- **Size:** 107,500 sq ft
- **Opens:** Fall 2024
- To be located northwest of McAnally Middle School, adjacent to the Morningstar subdivision
- Includes required access road and bridge from McAnally Middle School

Approximate Location for Elementary No. 7



High School Addition/Repurpose



\$20,200,000

Addition of flexible program space &
repurposing space for program needs

\$20,200,000

AHS ADDITION/REPURPOSE

Ag Barn Expansion Concept



Current Estimated Ag Barn Square Footage:
10,500 sf

Estimated Square Footage of the Addition:
5,000 sf

Addition would provide for additional pens.

Some unknowns on existing utilities will have to be investigated and developed during design phase. This could result in a stand alone building instead of an addition.



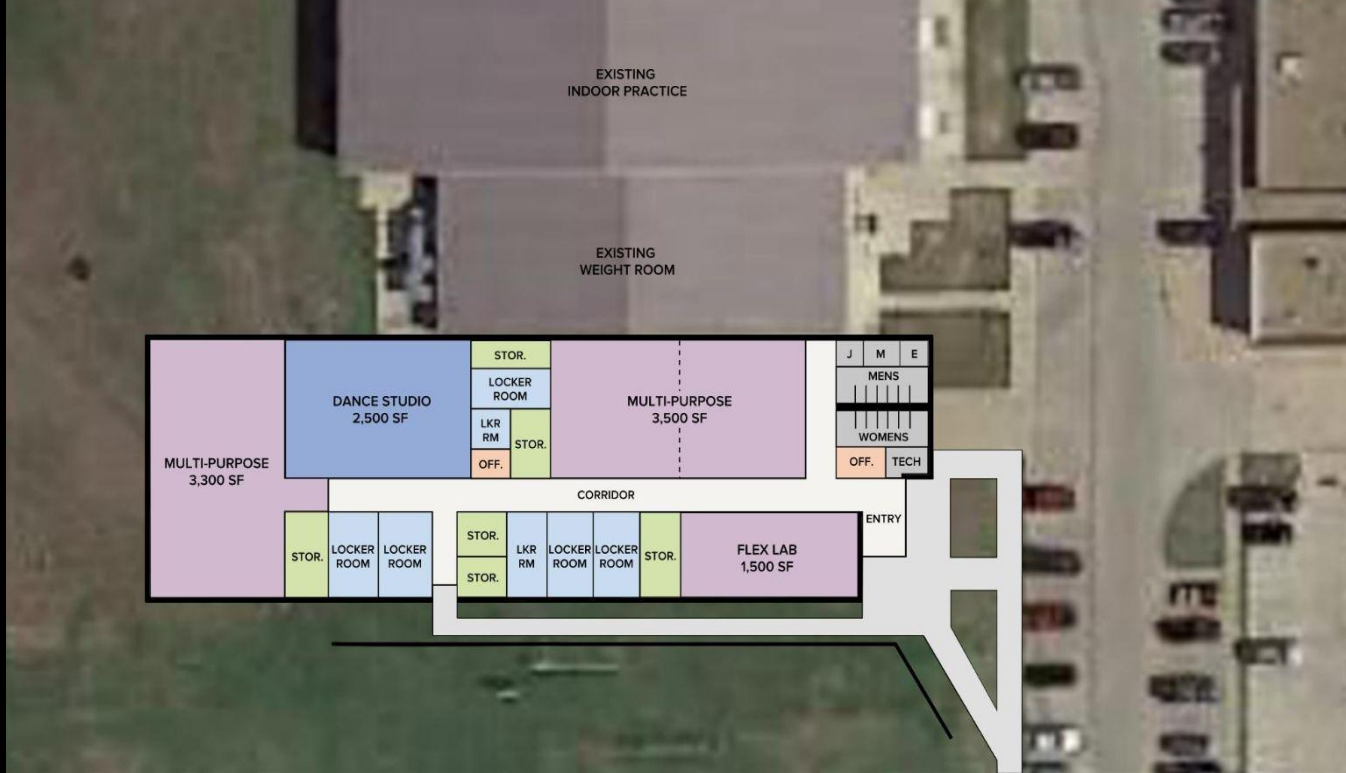
AHS ADDITION/REPURPOSE

Multi-Purpose Addition Floor Plan Concept

Estimated square footage of addition: 19,821 SF

Project Specifics:

- retaining wall
- drainage improvements
- fire truck access around building
- added plumbing for restrooms,
- fire sprinkler system
- pedestrian access and accessible parking



LEGEND	
	Multi-Purpose/Flex
	Storage
	Performing Arts
	Locker Room
	Administration
	Support Services
	Circulation



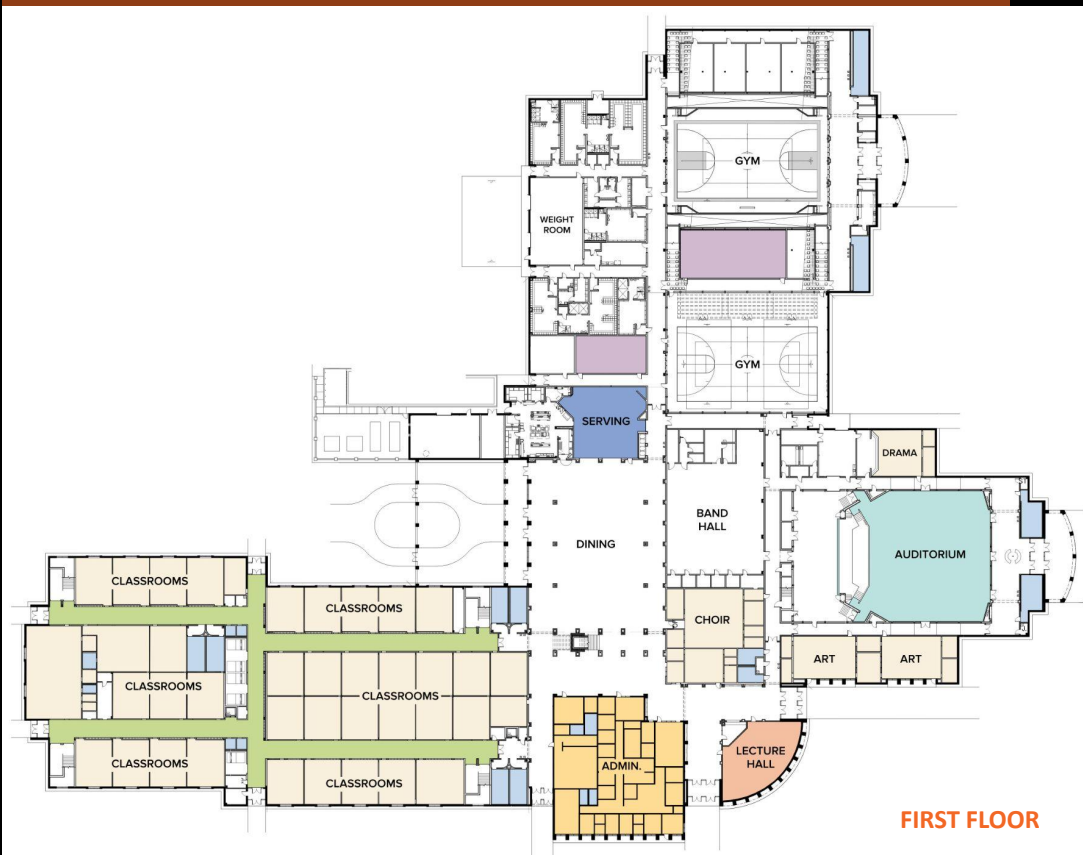
AHS ADDITION/REPURPOSE

Multi-Purpose Addition Massing Concept



AHS ADDITION/REPURPOSE

Proposed Renovation Scope



Project highlights:

- Restroom renovation (all)
- Library renovation
- Lecture hall renovation
- Auditorium renovation
- Kitchen serving lines renovation
- Repurpose space for new changing rooms
- New flooring & paint in classrooms
- New paint & wall finish in hallways

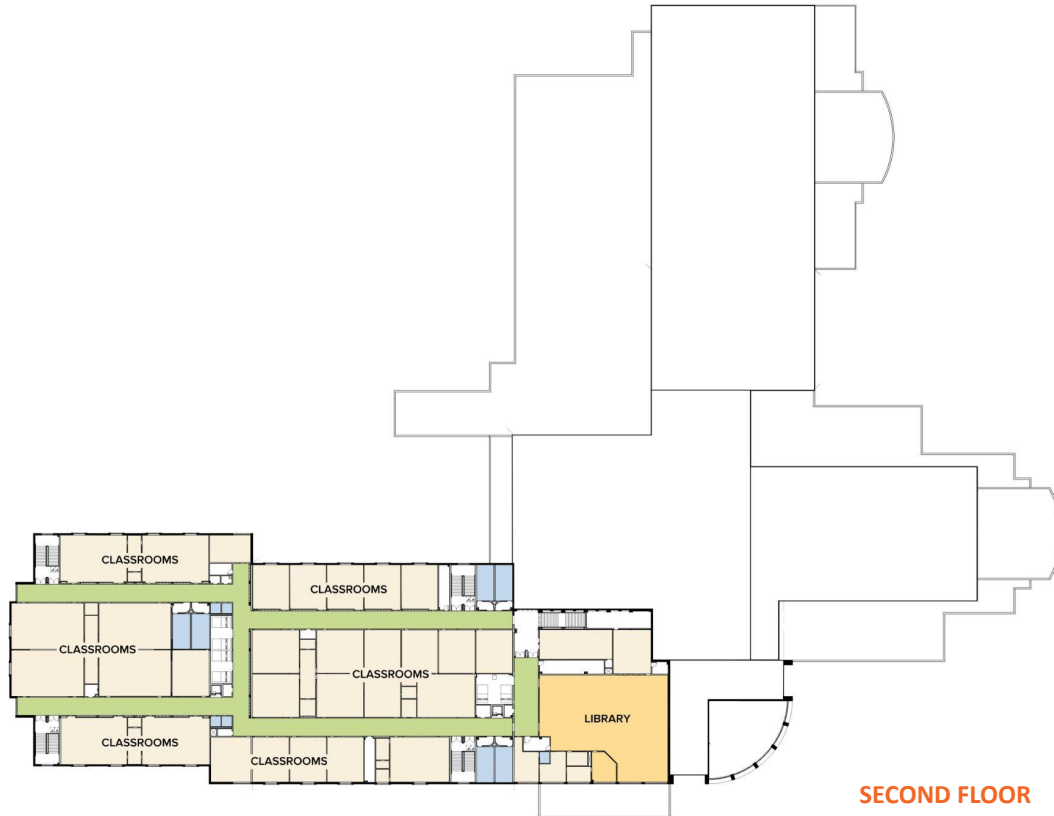
LEGEND

	New Flooring & Paint
	New Carpet, Paint, Seats, Projector
	New Flooring
	Paint (Unpainted brick to remain)
	New Flooring, Seats, Stage Curtain
	New Tile on Walls and Counter
	Refresh for new program
	Restroom Remodel*



AHS ADDITION/REPURPOSE

Proposed Renovation Scope



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LEGEND

	New Flooring & Paint
	New Flooring
	Paint (Unpainted brick to remain)
	Restroom Remodel*



AHS ADDITION/REPURPOSE

Building Component	Estimated Square Footage	Construction OPC (Escalated)	Soft Costs, Fees, & Contingency	Furniture, Fixtures, & Equipment (FFE)	Project Budget OPC
Additional Ag Barn Space	5,000 SF ±	\$1.2M ±	\$250K ±	\$100K ±	\$1.5M ±
Multi-Purpose Addition	19,821 SF ±	\$8.7M ±	\$1.5M ±	\$400K ±	\$10.6M ±
Aledo High School Renovation	N/A	\$6.9M ±	\$1.2M ±	\$0	\$8.1M ±
TOTAL					\$20.2M ±

- **Bids as one package in 2024**
- **This is one scenario for how the project costs could be allocated across the components of this project. Numbers shown are based on concept designs. It is expected that during design, funds could be moved from one AHS project component to another AHS project component as needed and determined by District.**



Programs expected to be impacted



- Ag
- Band
- Colorguard
- Cheer
- Engineering/Robotics
- Dance
- Wrestling
- Other programs in need of large learning spaces
- Other programs in need of locker room/changing space

AHS & DNG Furniture



\$5,000,000

- New furniture for the entirety of both campuses, except AHS cafeteria furniture
- Furniture that focuses on flexibility
- Completes districtwide furniture replacement

Land for Future Campuses



\$17,800,000

Land purchase plan:

- Purchase HS #2 site
- Purchase College & Career Academy site
- Purchase MS #3 site
- Developer donations of 3+ elementary school sites
- Purchase additional sites as funds permit

land pricing dependent on access to utilities (water & wastewater)

Safety & Security



\$5,000,000

Access Control Upgrades - \$2,050,000

- Some new, and replacement of aged door hardware and monitoring tools.

Public Address Upgrades - \$2,300,000

- Upgrades to outdated and discontinued public address systems.

Security Camera Upgrades - \$650,000

- Upgrades to aging security cameras that have exceeded their reasonable lifespan.

Technology



\$6,500,000

Wireless Access Point Upgrades - \$2,325,000

- The vast majority of district devices connect to the network wirelessly including student Chromebooks and iPads. This upgrade will replace aging wireless access points throughout the district.

Network Router and Switch Upgrades - 3,600,000

- These devices support anything that requires a physical network connection including wireless access points, security cameras, classroom telephones, and public address systems. This upgrade will replace aging router and switch equipment throughout the district.

Network Operations Center Upgrades - \$575,000

- The Network Operations Center supports learning at all campuses and includes the districts core network, virtual servers, and storage environments. This upgrade will replace aging equipment.

Transportation



\$4,500,000

School Buses

- School buses (30-35) for fleet replacement needs and additional bus routes for student growth.
- The District currently has 36 buses in the fleet that are 12 years and older, with the oldest buses being 17 years old.
- Current 2023 pricing: \$135,000 per bus

Facility Maintenance



\$5,000,000

The district has identified maintenance items that require repair or replacement. These items will be prioritized and addressed at campuses and facilities across the district depending on needs and funds available.

Mechanical, Electrical, Plumbing

- Roof Top Units (HVAC)
- Lighting
- Fire sprinklers
- Water heaters
- Irrigation
- Roof repairs
- Site repairs
- Restroom repairs
- Door repairs/replacements
- Playground equipment repairs/ground cover

Addressing Needs & Community Expectations


















Recommended 2023 Bond & Outline of Long Range Plan:

- Fiscally conservative approach
- Addresses critical needs immediately
- Relies on actual data and updated projections related to student growth, finances, and construction costs
- Will use updated data prior to determining how longer-term needs will be addressed



ALEDO GROWTH COMMITTEE (2023) LONG-RANGE PLAN FOR GROWTH

Based on current growth, costs and bonding capacity projections
 [subject to future revision due to changes in enrollment, financial, and cost projections]

	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	FUTURE
ELEMENTARY SCHOOL	 New Vandagriff Opens Early Childhood Academy Opens Pursue Sites ES#8, #9, #10	Elementary #7 Construction Pursue Sites ES#8, #9, #10	 Elementary #7 Opens <small>(NW of McAnally MS)</small>	ES#8 Construction	 Elementary #8 Opens ES#9 Planning	ES#9 Construction	 Elementary #9 Opens ES#10 Planning	 Elementary #10 / Future Elementary Schools
MIDDLE SCHOOL	 MMS Opens AMS Reno / Addition Opens Pursue Site MS#3	Pursue Site MS#3	Plan MS#3	MS#3 Planning / Construction	MS#3 Construction	 OR  MS#3 Opens	 MS#3 Opens	 MS#4 / Future Middle Schools
HIGH SCHOOL	Pursue Sites HS#2 & CCA	HS Addition / Repurpose Planning / Construction	HS Addition / Repurpose Construction Furniture for AHS / DNG Early Planning HS#2 / CCA	 AHS Addition / Repurpose Opens <small>(Existing AHS campus)</small>	HS#2 Phase 1 Planning / Construction OR CCA Planning / Construction Pursue Site HS#3	HS#2 Phase 1 Construction OR CCA Construction Pursue Site HS#3	 HS#2 Phase 1 <small>(Location TBD)</small> OR  CCA Opens <small>(Champions Drive)</small>	 HS#2 Phase 2 OR  HS#2 Phase 1 <small>(Location TBD)</small>
	<u>Bond Election</u> <ul style="list-style-type: none"> ES#7 AHS Addition/ Repurpose AHS/DNG Furniture Land Safety Technology Transportation Maintenance 	<u>Monitor:</u> <ul style="list-style-type: none"> Enrollment Bonding Capacity Construction Costs Legislative Actions 	<u>Monitor:</u> <ul style="list-style-type: none"> Enrollment Bonding Capacity Construction Costs Legislative Actions 	<u>Bond Election</u> <ul style="list-style-type: none"> ES#8 ES#9 MS#3, HS#2 Phase 1 OR CCA Land Safety Technology Transportation Maintenance 	<u>Monitor:</u> <ul style="list-style-type: none"> Enrollment Bonding Capacity Construction Costs Legislative Actions 	<u>Monitor:</u> <ul style="list-style-type: none"> Enrollment Bonding Capacity Construction Costs Legislative Actions 	<u>Monitor:</u> <ul style="list-style-type: none"> Enrollment Bonding Capacity Construction Costs Legislative Actions 	<u>Bond Election</u> <ul style="list-style-type: none"> Future ES#2 HS#2 Phase 2 AND/OR CCA Renovation/ Expansion of existing campuses Land Safety Technology Transportation Maintenance

AGC Checkpoints & Planned Data Review



Potential Checkpoint

- September 2023
 - Certified 2023 TAV
 - New Projected Bonding Capacity
 - 2023/24 Initial Enrollment
 - Land Purchase Update
- November 2023
 - 2023 PEIMS Snapshot Data
 - 2023 Legislative Update
 - Construction Cost Update/Revised Inflation Schedule
- January 2024
 - Updated Demographic Report
 - State of New Developments - One Year Later
 - Review Priority List
 - Begin consideration of Timing of Potential New Bond Program

Stay In Touch



AGC Website

www.aledoisd.org/AGC

Questions/Comments for the AGC?

agcquestions@aledoisd.org

Questions?



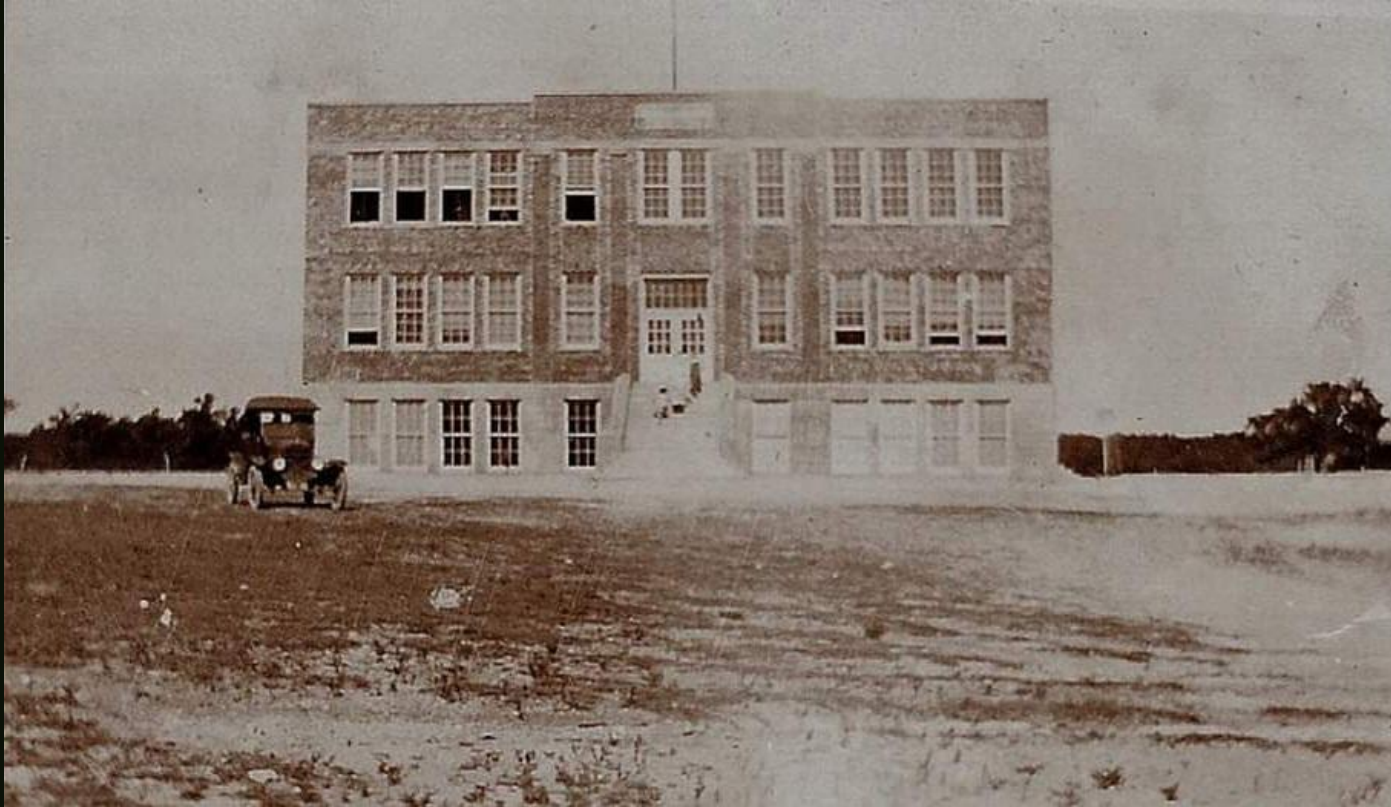
ALEDO
GROWTH
COMMITTEE

100 Years of Growth

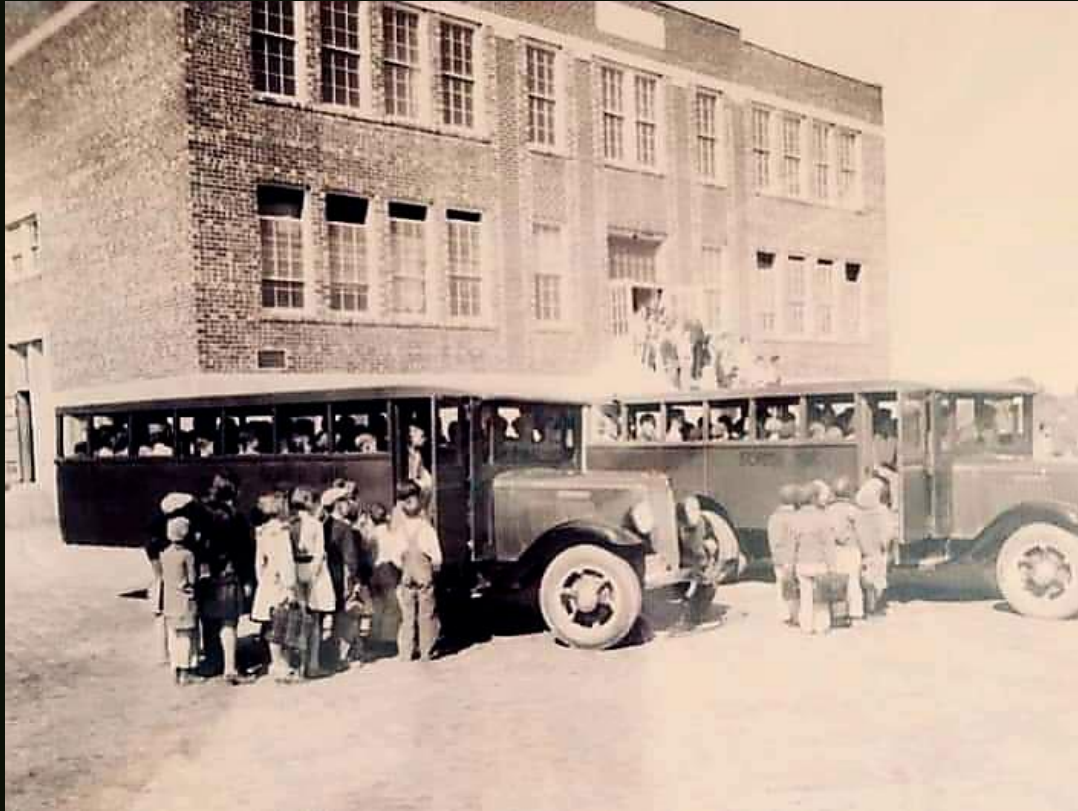
When schools in Aledo reached their capacity...



**...the community rallied to
provide space and innovation.**



And there has always been a need for more buses!



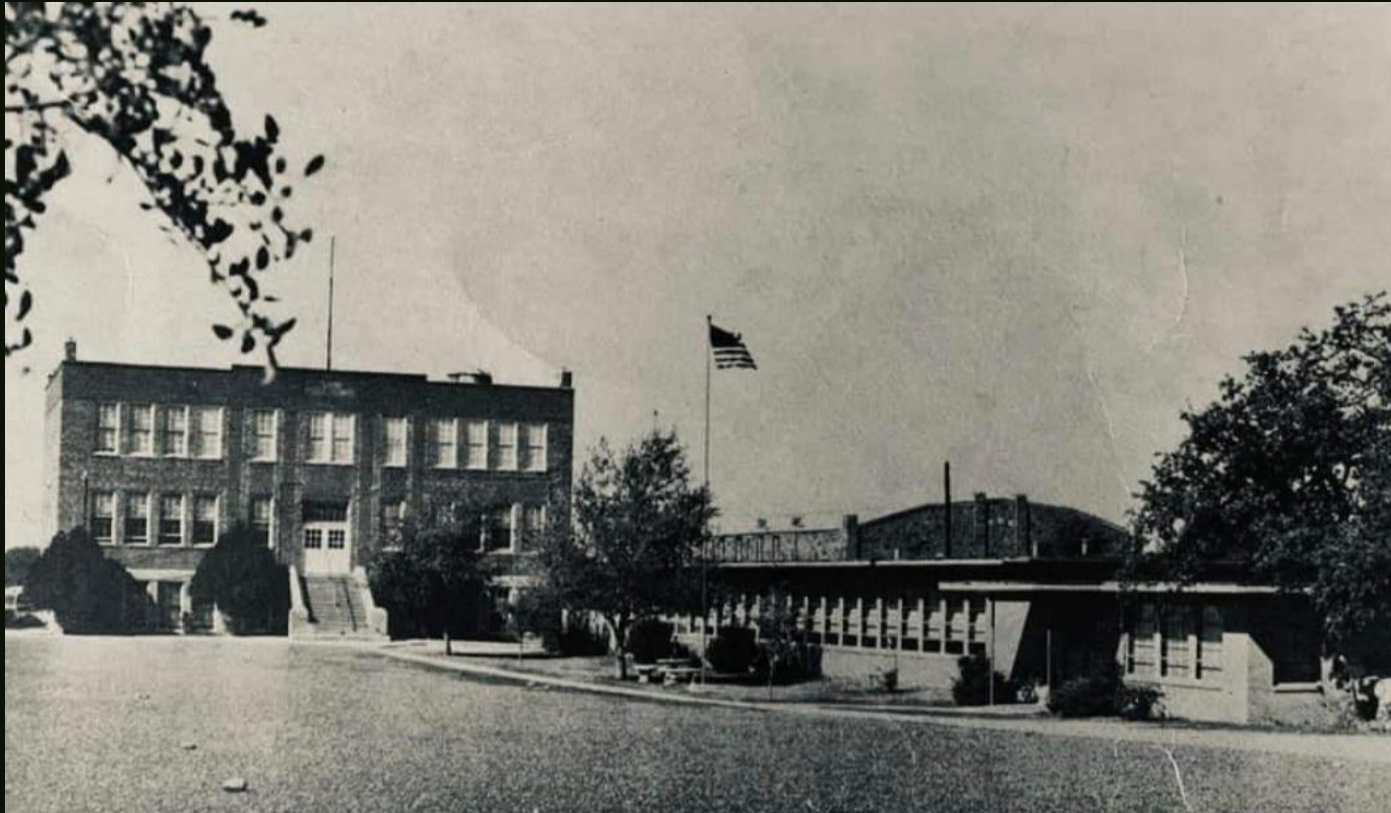
**With more students, more
space was added...**



...and added...



...and added.



Athletics & Fine Arts have always been part of Aledo.



As time passes, buildings reach the end of their life span...



**...and make way for
construction of new facilities.**



The next generation of students learn in new modern spaces.



Eventually, additional locations are added...



...and added...



...and added.



As time passes, buildings reach the end of their life span...



...and older facilities may be upgraded or repurposed.



All done to better the student experience in Aledo ISD!



Community



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agcquestions@aledoisd.org



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