



Facilities Study and Planning Committee

Recommendation to the CISD Board of Trustees

June 2, 2014

*Presented on behalf of the Committee by Co-Chairs
Bryson Morrison, Jody McSpadden, and Leland Cook*

OVERVIEW

- ✓ **Met** for 8 consecutive Thursdays between March 20 and May 8
- ✓ **Crafted** Guiding Principles to serve as context for discussions/decisions
- ✓ **Reviewed** facilities assessment reports for each campus
- ✓ **Prioritized** work in 4 broad categories: *Safety & Security, Educational Adequacy, Building Systems & Components, and Site Improvements*
- ✓ **Toured** Drane Intermediate and Collins Middle Schools
- ✓ **Generated** 5 possible scenarios for a bond plan recommendation
- ✓ **Reviewed** CISD's bond capacity and tax impact scenarios
- ✓ **Narrowed** to two most attractive scenarios
- ✓ **Discussed** and debated the pros and cons of each scenario
- ✓ **Agreed** on the new middle school scenario



Guiding Principles

Bold statements describing our vision for the future of schooling in Corsicana ISD



Guiding Principles

May serve as a filter through which many operational decisions can be made... a strategic plan of sorts.



THESE

Guiding Principles

Helped to shape the recommendation that will ensure purposeful learning environments supporting exemplary student achievement.



Guiding Principles

Questions from Year 2024

1. How have teaching and learning changed since 2014?
2. How are today's students similar/different from those in 2014?
3. How are today's teachers similar/different from those in 2014?
4. How is technology used today compared to 2014?
5. How are the school day and school year similar/different than they were in 2014?
6. How is the population different today than it was in 2014?
7. How is school similar/different than it was in 2014?



Guiding Principle No. 1

The primary role of Corsicana ISD is to ensure academic and extra-curricular success in a safe environment for all students.



Guiding Principle No. 2

The human connections between a student and at least one caring adult, between a student and at least one older student mentor, and between parents and educators are primary functions of Corsicana ISD.



Guiding Principle No. 3

The Corsicana ISD community embraces the increasing role of student-centered, collaborative, individualized learning.



Guiding Principle No. 4

Students can access programs at any level, from anywhere, at any time, advance at their own pace, blurring the lines between traditional grade-level schooling.



Guiding Principle No. 5

The role of teachers and staff in Corsicana ISD is evolving from teacher to learning facilitators and life coaches in group and individualized settings with more autonomy to respond to individual student needs.



Guiding Principle No. 6

The Corsicana ISD community is connected by the latest digital technologies and wireless infrastructure, allowing students of all socio-economic levels the accessibility needed to fully engage online.



Guiding Principle No. 7

Corsicana ISD offers a full menu of career and college pathways for students to pursue through their schooling.



Guiding Principle No. 8

Physical space in Corsicana ISD continues to become more flexible and versatile, adapting easily for evolving program needs. Appearance of the school buildings is important to the community.



Guiding Principle No. 9

The City of Corsicana, Navarro County, Navarro College, the business community, parents, and Corsicana ISD partner to strengthen program opportunities and learning outcomes not only for students but for residents of all ages and cultural backgrounds.



Guiding Principle No. 10

In an increasingly digitized world, interpersonal skills and character development through education is a fundamental and critical element of a well-rounded education.



Guiding Principle No. 11

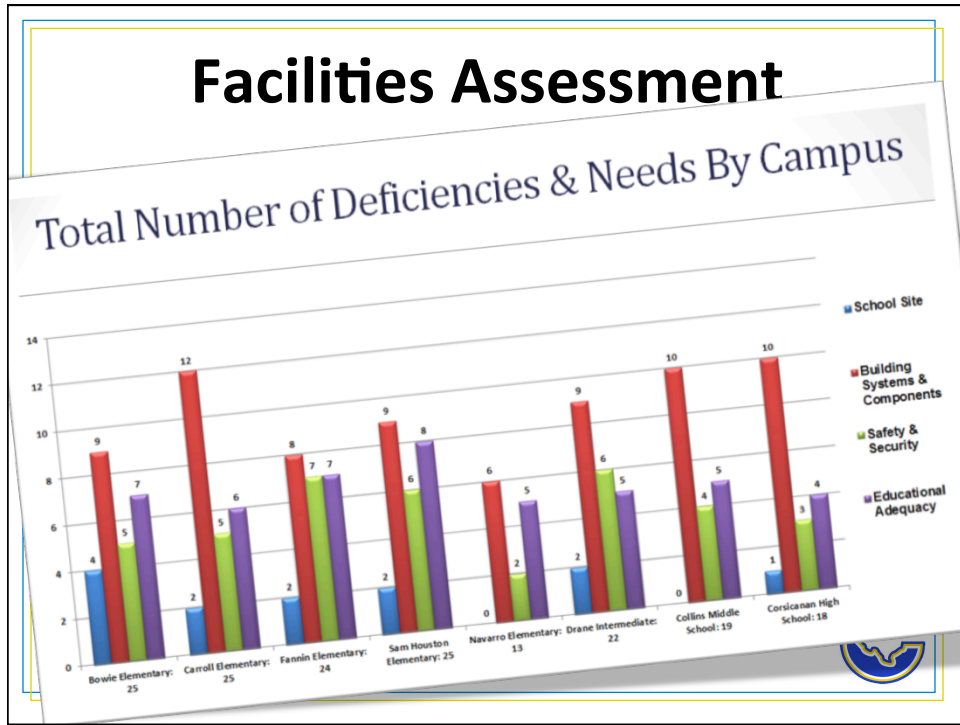
Corsicana ISD addresses growing poverty in its community by expanding its career training, literacy, and language programs to residents of all ages and cultural backgrounds.



Guiding Principle No. 12

Corsicana ISD leads the community's efforts to raise the quality of life for all residents.





Prioritization

FACILITIES STUDY AND PLANNING COMMITTEE
PRIORITIES ANALYSIS
CORSICANA INDEPENDENT SCHOOL DISTRICT
CAMPUS: FANNIN

PRIORITY:	1	2	3	4	5	6
SITE NEEDS	11.11	35.13	9.26	9.26	16.67	18.52
BUILDING SYSTEMS & COMPONENTS - ADA COMPLIANCE	9.26	3.7	11.11	20.37	24.07	29.63
BUILDING SYSTEMS & COMPONENTS - BUILDING ENVELOPE	9.26	5.56	22.22	29.63	29.63	1.85
BUILDING SYSTEM & COMPONENTS - SYSTEMS/FINISHES	9.26	12.96	24.07	20.37	9.26	20.37
SAFETY & SECURITY	62.82	18.52	9.26	1.85	7.42	1.85
EDUCATIONAL ADEQUACY	24.07	24.07	22.22	9.26	7.42	12.96

Fannin Elem / Carroll Elem / Bowie Elem / Navarro Elem / Sam Houston / Drane / Collins / Corsicana High School

Five Scenarios



Scenario One

1. Make necessary renovations to Drane and leave Drane in operation as a 6th grade center.
2. Construct new elementary to accommodate growth.
3. Renovations/repairs to all other facilities as identified in the TASB facilities assessment.
 - Requires change to attendance boundaries.
 - Leaves single grade at Drane and does not address middle school growth.
 - Young students get used to modern facility then meet disappointment at secondary campuses.



Scenario Two

1. Build new intermediate school to serve 5th and 6th grades.
2. Sell, demolish, or repurpose Drane.
3. Renovations/repairs to all other facilities as identified in the TASB facilities assessment.

- Does not require change to attendance boundaries.
- Younger students at 5th-6th level get used to modern facility then meet disappointment at secondary campuses that would be less modernized.



Scenario Three

1. Build new middle school to serve 7th and 8th grade students.
2. Convert Collins Middle School into a 5th and 6th grade intermediate campus.
3. Renovations/repairs to all other facilities as identified in the TASB facilities assessment.
4. Sell, demolish, or repurpose Drane.

- Avoids any changes to attendance boundaries.
- Signature new campus for students/community... good for economic development
- Provides more opportunities for 5th/6th graders (band, tennis, etc)



Scenario Four

1. Make necessary renovations to Drane Intermediate and leave in operation as 6th grade campus.
2. Construct additions to Navarro, Carroll, and Bowie campuses to accommodate growth.
3. Renovations/repairs to all other facilities as identified in the TASB facilities assessment.

- Can't add on to Fannin, meaning attendance boundary changes.
- Leaves single grade at Drane and does not address middle school growth.
- Does not bring anything new to District.



Scenario Five

1. Construct additions to Collins to convert to 5th through 8th grade campus
2. Sell, demolish, or repurpose Drane
3. Make necessary renovations / repairs at all other campuses as identified in the facility assessment

- Major traffic congestion issues at Collins campus.
- Not enough room on Collins campus to accommodate four grade levels and room for growth.



Scenario Finalists

Scenario 2

Build new intermediate 5th / 6th campus
Renovate and modernize other campuses
Repurpose Drane

Scenario 3

Build new 7/8 middle school and repurpose Drane
Convert Collins campus into 5/6 intermediate
Renovate and modernize other campuses



And the winner is...


Scenario 3

Build new 7/8 middle school and repurpose Drane
Convert Collins campus into 5/6 intermediate
Renovate and modernize other campuses



Tax Impact Analysis

CORSICANA INDEPENDENT SCHOOL DISTRICT
BOND ELECTION SCENARIO SUMMARY
5/1/2014



ISSUED JANUARY 15, 2015

ELECTION SIZE	TERM	RATE	I&S SURPLUS CONTRIBUTION	MAXIMUM I&S TAX RATE	CURRENT I&S TAX RATE	I&S TAX RATE INCREASE
\$35,000,000	25 YEAR	4.75%	\$802,221	\$ 0.3190	-\$ 0.2403 =	\$ 0.0787
\$40,000,000	25 YEAR	4.75%	\$802,449	\$ 0.3400	-\$ 0.2403 =	\$ 0.0997
\$45,000,000	25 YEAR	4.75%	\$801,798	\$ 0.3625	-\$ 0.2403 =	\$ 0.1222
\$50,000,000	25 YEAR	4.75%	\$759,398	\$ 0.3880	-\$ 0.2403 =	\$ 0.1477


TAX RATE IMPACT ON CORSICANA ISD HOMEOWNERS**					
HOME VALUES **					
ELECTION SIZE	TAX INCREASE	\$50,000	\$100,000	\$150,000	\$200,000
\$35,000,000	\$ 0.0787	\$27.54	\$66.89	\$106.24	\$145.59
\$40,000,000	\$ 0.0997	\$34.90	\$84.75	\$134.60	\$184.45
\$45,000,000	\$ 0.1222	\$42.77	\$103.87	\$164.97	\$226.07
\$50,000,000	\$ 0.1477	\$51.70	\$125.55	\$199.40	\$273.25

* - In order to reduce projected impact of bond election as much as possible, I&S fund balance used to 'buy down' the I&S Tax Rate
 ** - Tax rate impacts calculated on the home value less \$15,000 mandatory homestead exemption

Scenario Worksheet

	Safety & Security	Educational Adequacy	Building Systems and Components	Site	TOTAL
Bowie	\$794,653.44	\$1,092,648.48	\$998,482.10	\$233,323.04	\$3,119,107.06
Carroll	\$1,270,757.80	\$1,039,710.50	\$1,105,328.14	\$702,397.14	\$4,118,193.58
Fannin	\$793,101.50	\$643,054.94	\$1,059,926.14	\$200,853.56	\$2,696,936.14
Sam Houston	\$573,841.80	\$1,415,476.44	\$629,236.94	\$105,247.10	\$2,723,802.28
Navarro	\$643,911.28	\$103,191.32	\$1,213,730.82	\$41,194.56	\$2,002,027.98
Collins	\$956,403.00	\$352,359.00	\$3,117,873.78	\$242,753.12	\$4,669,388.90
CHS	\$2,096,536.52	\$1,151,039.40	\$4,512,262.26	\$295,980.62	\$8,055,818.80
TOTAL	\$7,129,205.34	\$5,797,480.08	\$12,636,840.18	\$1,821,749.14	\$27,385,274.74

New Middle School →	New Middle School \$37,288,350.00
	Overall Total \$64,673,624.74
	Less Entregal Efficient Building Program (\$8,000,000.00)
	Less Fund Balance (\$7,000,000.00)
	Total Bond \$49,673,624.74



Why Scenario 3?

1. Presents the best use of dollars for maximum benefit across the district.
2. Allows for space on the elementary campuses, reduces use of portable buildings.
3. Provides the Collins campus more years of capacity by housing the 5-6 grades (two gyms, large band hall, tennis courts, practice fields, etc.)
4. A new 7-8 campus provides motivation for students at an age where they begin dropping out.
5. Funds other campus renovation and/or repairs based on the priorities of the committee.



Resolution of Agreement

The Members of the Facilities Study and Planning Committee have reviewed, studied, and discussed the capital improvement needs of the Corsicana Independent School District and, having considered various scenarios and solutions in light of existing facility conditions, enrollment projections, and estimated tax implications, have come to agreement on a recommendation for consideration by the Corsicana ISD Board of Trustees.

The undersigned members of the Corsicana ISD Facilities Study and Planning Committee fully support and endorse this committee's recommendation to the Board of Trustees that the district request voter approval to invest up to \$50 million in bond funds and \$7 million from fund balance for a new middle school, conversion of Collins Middle School to an Intermediate 5-6 campus, and improvements to all other campuses addressing safety and security, technology, educational adequacy, and building systems as noted in the detailed bond plan worksheet.



