

2018 BOND PROPOSAL PROJECTS AND TAX IMPACT

Emeline Carpenter Elementary School: Construction of a new, 75,000-square-foot elementary school. The Carpenter project comes with an A-B option, depending on whether land for a new site can be secured within the existing attendance zone.

Option A, at \$21,235,508, would build the school at a new location – somewhere within the existing attendance zone.

Option B would build the new campus onsite and is the pricier alternative, at \$22,782,622, since it would require a process called “phased construction,” with a portion of the new school being completed, followed by demolition of parts of the existing school.

McMichael Middle School: \$14,727,938 to add 40,000 square feet of classrooms for 750 students and allow for consolidation of Mikes Moses and McMichael middle schools to one campus. New construction includes expansion of the existing cafeteria (3,900 square feet) and library (1,200 square feet), construction of new restrooms and a small concession stand at the football field behind the campus; and the expansion of parking and a driveway.

Fredonia Elementary: \$3,562,325 would be used to convert the campus into a Pre-K center. Construction would include minor interior renovations, improvements to existing parking and construction of an “auto-drop loop” around the existing site that would allow cars to queue up for drop-off in the morning and pick-up in the afternoon. The estimate also includes demolition of the existing gym.

Malcolm Rector Career and Technical Center at Nacogdoches High School: \$12,106,019 for construction of a 30,000-square-foot addition at the existing high school on Northwest Stallings Drive.

Plans call for renovation of existing CTE classrooms and work areas located on the backside NHS. The proposal includes new

technology, furniture and equipment for the facility.

The CTE center would be constructed at the back of NHS, facing Maroney Drive.

Transportation Renovation and Office Expansion: At \$5,053,860, the project includes an interior renovation of the existing transportation center, adds a 2,800-square-foot service bay with parts and equipment storage and replaces and upgrades bus parking area and drive, including lighting.

Plans also include construction of 134,000 square feet of parking areas and a driveway that will be added to the north of the service bay expansion. The new facility would include a covered bus wash area and a covered fueling station.

The project also allows for demolition and construction of a new 2,000-square-foot maintenance building and office for the transportation department.

Land acquisitions for instructional facilities and infrastructure: \$1,540,000 is related to the project with Emeline Carpenter Elementary. The money can be used for the “phased-in construction” related with Option B. If Option A is the choice, the money will be used for land acquisition, which would leave additional funds to be used, for example, on demolition projects at campuses being vacated.

New press box at Dragon Stadium: \$1,417,606 would be used to construct a press box/classroom to be used by CTE students interested in audio/visual technology and production. Within the press box/classroom, students will produce material for and help operate the new video board, as well as control and oversee the three-camera system for live production during games, including instant replays and coverage of student performances in the stadium.

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During the regular school week, the same space could be used for instructional purposes.

Also included is demolition of the existing 1,500-square-foot press box. The new press box/class room would include restrooms and an elevator (to satisfy requirements of the federal Americans with Disabilities Act).

Priority maintenance items – There are a number of maintenance items that have been delayed over the years. Those projects, totaling \$14,857,870, would repair roofs and upgrade heating and cooling units:

Thomas J. Rusk Elementary School – Replacement of HVAC; for water main supply; kitchen plumbing; and technology/lighting upgrades in theater/auditorium.

Nacogdoches High School – For two 110-ton chillers for air conditioning; replacement of HVAC on 9th-grade Building.

Brooks-Quinn-Jones Elementary – HVAC repairs and replacement; roof repairs.

McMichael Middle School – Replacement/upgrade of HVAC; roof repairs.

Raguet Elementary – Replacement/upgrade of HVAC; for water main supply.

Mike Moses Middle School – Roof repairs; allowance to transform building into elementary school; HVAC replacement in classrooms; HVAC replacement in gym and band hall.

Martin Center – Asbestos abatement and demolition.

NHS Field House – HVAC replacement/upgrade.

Deaf Education Facility – HVAC replacement; roof repairs.

District Support Center: \$3,493,875 would be set aside the renovation of existing DSC offices or at another site that could be acquired.

Total Bond Proposal
\$77,995,000

Property Tax Impact

Residents over 65 or Disabled will NOT have any tax increase on their Residential Homestead Property if they qualified by or prior to the 2018 Tax Roll.

I & S Tax Rate Increase - \$0.2176

Current I & S Tax Rate - \$0.1625

New Total I & S Tax Rate - \$0.3801

Current M&O Tax Rate - \$1.1700

Current Total Tax Rate - \$1.3325

Potential Total Tax Rate - \$1.5501

Homestead Examples

Appraised Value #1 \$93,750

*Taxable Value \$50,000

Tax Increase Y/M \$109/\$9

Appraised Value #2 \$156,250

*Taxable Value \$100,000

Tax Increase Y/M \$218/\$18

Appraised Value #3 \$218,750

*Taxable Value \$150,000

Tax Increase Y/M \$326/\$27

*The State mandates a Homestead Exemption of \$25,000. NISD also provides an additional optional Homestead Exemption of 20% to be deducted from the appraised value before applying the tax rate.

Y = Average Annual tax increase

M = Average Monthly tax increase

(Property Tax Impact Source: Mr. Gary Wood, Chief Appraiser)