



GROOM INDEPENDENT SCHOOL DISTRICT



THIS IS TIGER COUNTRY!!

Meet the Team

Board of Trustees

Ron Kuehler, President
Brady Miller, Vice President
Adrianna Fields, Secretary
Greg Lambert
Cecil Gwyn
Cara Ashford
Tony Rocha

School Administration

Jay Lamb, Superintendent
Stephen Vanderpool, Principal
Tony Dodson, Assistant Principal
Frances Payton, PEIMS Coordinator
Tammy Case, Business Office
Kaitlyn Mortiz, Counselor

Architect	
Name	Company
Stephen Butler	A&E Design Group, Inc.
Construction Manager Agent	
Name	Company
Greg Huseman	Huseman Builders
Mike Brown	Huseman Builders
Financial Advisor	
Vince Viaille	Specialized Public Finance, Inc
Patrick Smith	Specialized Public Finance, Inc
Paul Jasin	Specialized Public Finance, Inc
Legal	
Name	Company
Fred Stormer	Underwood Law Firm

2016 Bond Committee	
Name	
Denny Babcock	
Tony Treadwell	
Seth Ritter	
Jamie Shuck	
Brenda Hendricks	
Kathleen Barkley	
Bobby Pool	
Debbie Ollinger	
Karen Brown	
Jerod Keesee	
Tami Keesee	
Frances Payton	
Tim Case	
Jay Lamb	
Tom Lambert	
Cody Bivens	
Lance Ollinger	
Cecil Gwyn	
Stephen Vanderpool	
Tony Dodson	
Barbie Bowen	2

Groom ISD Building History



Groom Common School District #10 was created on **May 13, 1901** by the Carson County Commissioner's Court

The District Contained **40 Sections of Land**
In 1905, District Enlarged by **20 Sections**
In 1908, Enlarged by **20 Sections**

Groom School built in 1903
25 Students Attended the First Year

First school located in **Block #3 OTS of Groom** – where current day Post Office, Old Meat Market, and two trailer houses are located.

Groom ISD Building History



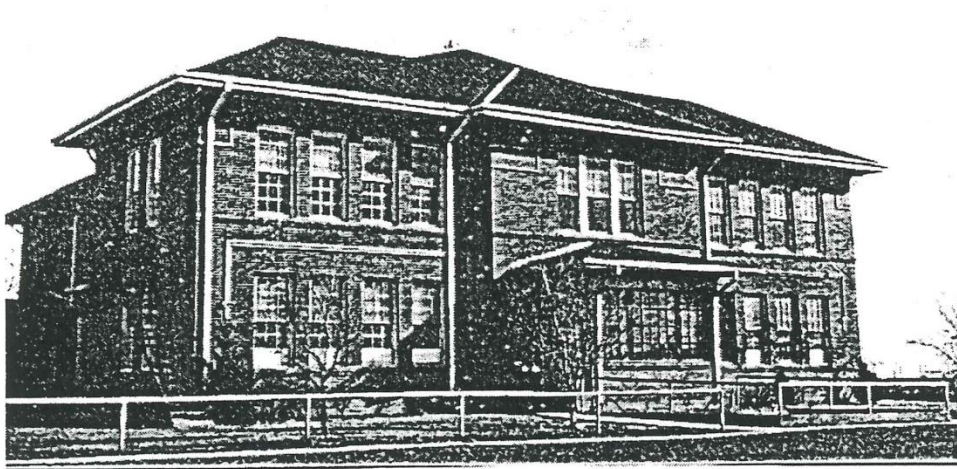
Groom School Built in 1913

10 Years Later

**Groom ISD built a
Two-Story, Five
Room Brick and
Stone Building
located on Groom's
Western Border.**

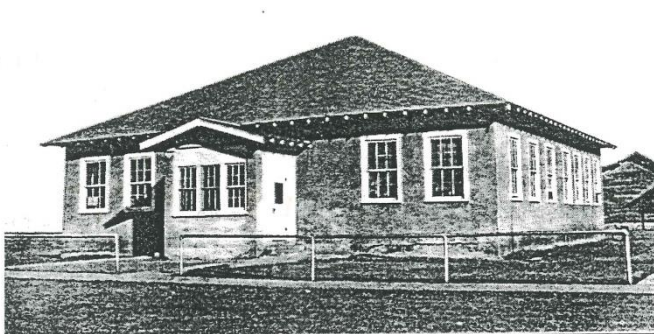
**Building was constructed with the proceeds of an \$8,000 Bond passed May 25, 1912
It was occupied in 1913**

Groom ISD Building History



Groom School as it looked in 1927 after adding rooms and auditorium.

THE LITTLE PINK BUILDING



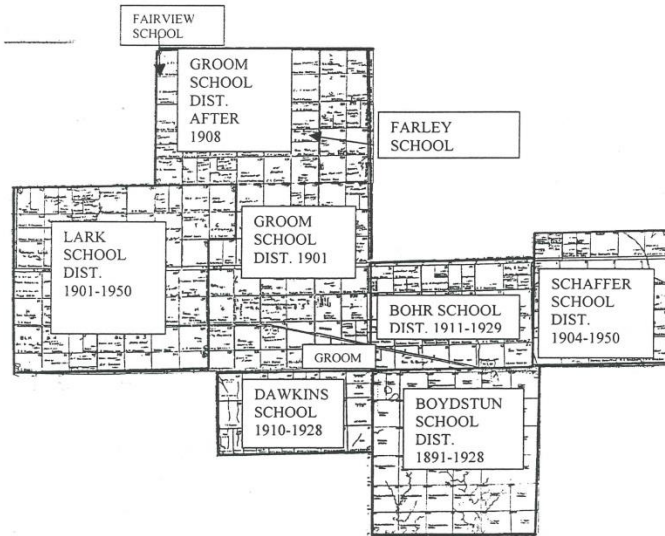
14 Years Later Groom School Building Additions

Groom ISD Passed a **\$50,000 Bond** to construct an Elementary School, add four additional classrooms, and an auditorium to the existing brick building – **May 26, 1921**

In **April of 1922** an additional **\$25,000 Bond** was passed to complete the project.

Groom ISD Building History

- **Groom ISD continues to grow:**



GROOM CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AFTER 1950

- **1928 Boydstun CSD #3** joins Groom CSD (adding 42 Sections of Land)
- **1928 Dawkins CSD #10** joins Groom CSD (adding 18 Sections of Land)
- **1929 Bohr CSD #5** joins Groom CSD (adding 30 Sections of Land)

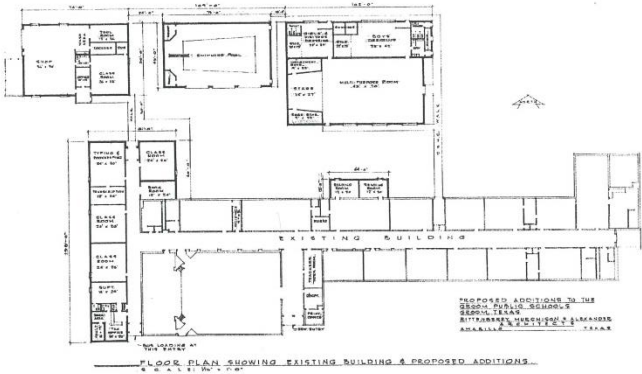
By 1929, the District had 170 sections of land

In the late 1940's – Lark and Schaffer

Districts were annexed into the Groom CISD – adding an additional 69 Sections and 7 part sections to the District.

The Total for the District was now 244 Sections.

Groom ISD Building History



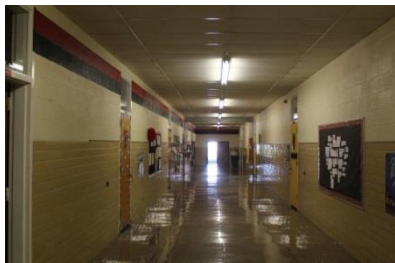
By 1945, It was apparent that the Groom school building was not large enough to accommodate the current growth – plus problems had developed with the Brick Building.

A series of Bond Initiatives were passed to accomplish the construction of a new school building – completed in **May 1952** at a cost of **\$393,542**

- \$100,000 Bond passed May 15, 1945
- \$200,000 Bond passed February 7, 1950
- \$75,000 Bond passed April 7, 1951

The new building included 10 classrooms, a science lab/classroom, library, homemaking room, cafeteria, 500 seat auditorium, bookroom, restrooms, boiler room, and administrative offices – but no gym.

The building is still in use today.



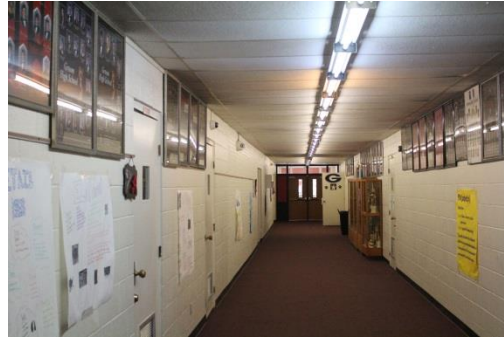
Groom ISD Building History

April 10, 1954 a **\$60,000 Bond** was approved for the construction of a gym facility – the revenue was combined with other reserves to complete the gym project in **May 1955** at a cost of **\$89,265**. The gym is still in use today.



Groom ISD Building History

- In **December 1966**, a **\$255,000 Bond Proposal** was approved in three separate ballot proposals to build a high school addition including: Classrooms, Administrative Offices, Vo-Ag Shop/Classroom, Swimming Pool, Multipurpose Room, and Locker Rooms. Completed in **August 1967** at a cost of **\$238,200**



Groom ISD Building History

- In 1968 – St. Mary's Catholic School Closes –
Groom ISD Grows Again

In **June of 1968**, Groom passed a **\$200,000 Bond** for the construction of a Cafeteria, remodeling several classroom spaces, updating lighting in the facility, and installing suspended ceilings – completed in **August 1969** at a cost of **\$147,707**



The facility is still in use today

Groom ISD Building History

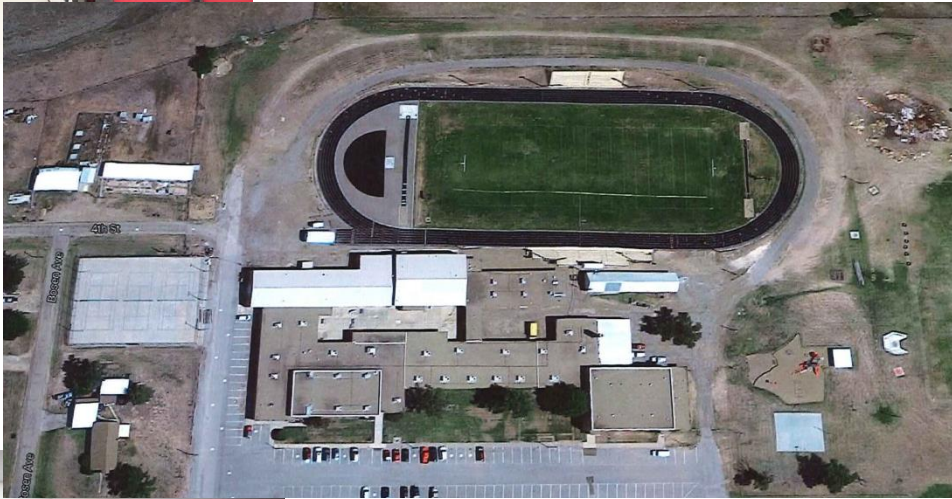


October 1999

Groom approved a **\$600,000 Bond Proposal** for improvements to the Science Lab, remodel the homemaking room, teacher workroom, lounge, install Heat/AC in classrooms, and rewire the facility.



Groom ISD Building History



Spring 2008

Groom approved a **\$1,500,000 Bond Proposal** for renovation of the auditorium, cafeteria, roof replacement, and re-surfacing the track facility

Age of Current Facilities

- Main 1951 Building Complex **64 Years**
- Competition Gym **61 Years**
- HS Addition w/pool **49 Years**
- Cafeteria **47 Years**

-
- Average Age of Texas School Buildings **35 Years (UT Study)**
 - Usable Age without Renovation **40 Years**

In 2012, as a District, we began to realize that renovation of our facilities was approaching a critical need – but the district lacked the tax base to support a major renovation project.

Current Facilities/Equipment

- **Age/Condition of Existing Facilities**
 - The majority of district facilities pre-date 1960
 - The newest additions were constructed in 1967
 - Current facilities cost of maintenance are increasing
 - Maintenance Allocations have increased by **34% since the 2011-12 school year (\$167,512 to \$223,867)**
 - Facilities do not currently meet energy efficient standards
 - **Asbestos is present** in the current facilities
 - Facilities were **not designed for the current security needs of schools**
 - **Plumbing, water lines, and gas lines** are **50+ years old**
 - **Electrical Systems** do not meet current power needs

Current Facilities/Equipment

- **New Programs and Space Needs**
 - **Agricultural Science Program**
 - Reestablishing this program relocated elementary choir
 - **Elementary Choir**
 - No current permanent location
 - **Elementary Physical Education**
 - Little gym size and capacity
 - **Theatre/Drama Class**
 - **DAEP and In-School Suspension Locations**
 - **Counseling Services and Nursing Services Locations**
 - **Pre-Kindergarten Program**
 - **Journalism Program**
 - Broadcast Studio Space
 - **Maintenance Space and Storage**
 - White “Bus Barn” – not heated, contains asbestos
 - **Vehicle Storage and Maintenance**
 - No interior storage for district vehicles

Current Facilities/Equipment

- **Updating Classrooms** – Lighting, Walls, Doors, Insulation, HVAC, Technology Smart Boards, Wireless Access, Furniture
- **Physical Education Facilities/Athletic Facilities**
 - Football Light Poles/Lighting, Fencing, Bleachers, Additional Gymnasium Space, Tennis Fencing & Lighting, Locker rooms, & Concession Area
- **HVAC Systems on main building** are approaching 20 years old - maintenance concerns and inability to get parts
- **Hallways are not climate-controlled**
 - Very cold in the winter...increased load on classroom units
- **Cafeteria Equipment and Walk-in Refrigerator/Freezer**
- **Restrooms, Showers, and Locker Rooms** – Schoolwide

Current Facilities/Equipment

- **Transportation**

- Updating Activity Buses and School Vehicle Fleet
- Operating a 1993 Bluebird Bus
- Newest Activity Bus (2008 International)



- **Unused/Under-Utilized Space**

- Courtyard, old boiler room, space between Elementary Wing and Cafeteria, & up-stairs area

GISD Annual Maintenance Costs

Year	Costs
2006	\$217,661
2007	\$247,287
2008	\$191,698
2009	\$187,456
2010	\$207,922
2011	\$202,805
2012	\$217,996
2013	\$230,482
2014	\$213,514
2015	\$215,480
2016	\$225,207
11 Year Avg	\$214,319
Last 5 Years	\$220,536

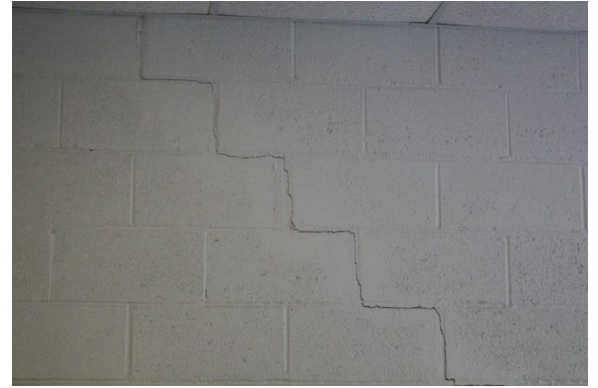
Five Year Utility Costs 2011-2015

Five Year Average						
	2010-11 Fiscal Year	2011-12 Fiscal Year	2012 - 13 Fiscal Year	2013-14 Fiscal Year	2014-15 Fiscal Year	Average
Electricity:	Total Usage for Year	Total Usage for Year	Total Usage for Year	Total Usage for Year	Total Usage for Year	Average Usage
Kilo Hours	385,234	366,039	342,585	359,800	324,595	355,651
\$	\$27,462	\$28,320	\$25,866	\$30,247	\$28,076	\$27,994
Unit cost \$	0.071267	0.077369	0.075502	0.084066	0.086673	0.0790
Natural Gas:						
MCF	2,340	2,293	2,251	2,750	2,749	2,477
Cost \$	15,288.00	12,311.00	12,565.00	19,765.00	17,582.00	\$15,502
Unit cost \$	6.533333	5.368949	5.581964	7.187273	7.917160	6.5177
Water:						
Gallons	3,696	3,058	2,909	1,551	1,062	2455
Cost \$	\$13,236.00	\$11,831.00	\$12,033.00	\$8,281.00	\$7,051.00	\$10,486.40
Unit cost \$	3.581169	3.868869	4.136473	5.339136	9.415100	5.2681
Aggregate Cost: \$	\$55,986	\$52,462	\$50,464	\$58,293	\$52,710	\$53,983

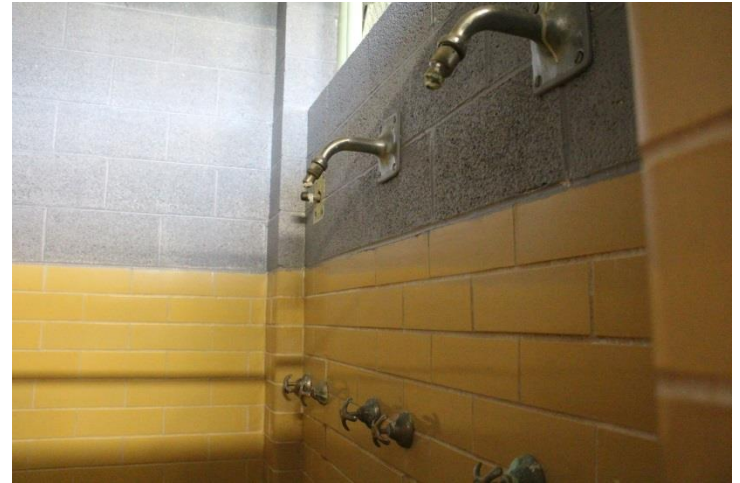
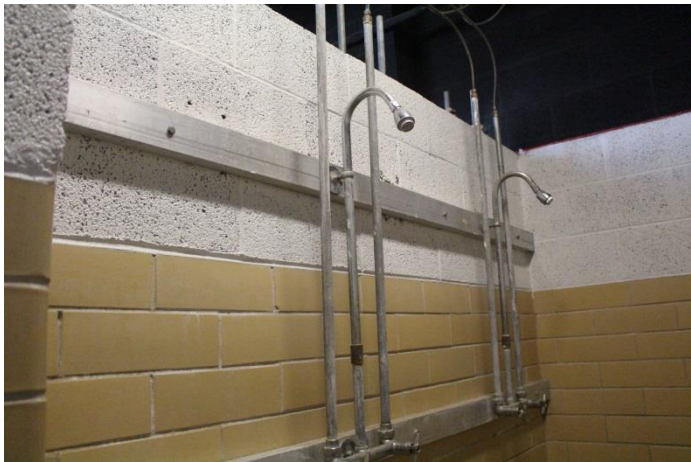
Areas Addressed in Proposed Bond



Areas Addressed in Proposed Bond



Areas Addressed in Proposed Bond



Areas Addressed in Proposed Bond



Improvements

Over the last 6 years a number of improvements have been made with M&O monies, grants, and local fund balance; but, these resources are limited.

Some improvements included:

- a) Substantial Investments in Technological Resources and the Local Network Infrastructure;
 - a) Purchasing Student Technology (Laptops and I-Pads),
 - b) Installing and Updating Server Network,
 - c) Increasing Network Bandwidth almost 600% from 3Mb to 40 Mb,
- b) Replacement of flooring in Gym Locker Rooms;
- c) Replacement of heaters in the gym, small gym, and pool area;
- d) Painting and restoring surfaces in the classrooms, labs, hallways, and gyms;
- e) Replacing water heaters in the small gym area, and cafeteria;
- f) Improving or replacing vital equipment – dishwasher, pool heater, etc.;
- g) Replacing lighting fixtures in many areas of the school;
- h) Improving Security by installing secure entrances in key locations and by providing video monitoring of hallways;
- i) Improving transportation capabilities with the purchase of two new route buses in 2014;
- j) Increasing employee salaries and benefits;
- k) Providing more programs for students and staffing those programs; and
- l) Structural improvements in some areas – like the pool walls.

Increase in District Taxable Values

The Source of is the Power of the Wind.

Groom ISD was approached in late 2013 by two companies with three Applications for Tax Limitations to construct Windfarms.

By 2015, our taxable property values had increased by over 400% - from \$84,930,671 to \$356,444,142.

Spring 2013 - Spring 2014

- *Wind farm construction slower than anticipated due to problems with 313 Applications at the State Level and the FAA at the Federal Level.*
- *As of now, the district has 4 approved 313 Applications and 3 approved LAVAs (Limited Assessed Valuation Agreements) with 1 pending (Grandview III)*
- *We are expecting another Application and Lava Agreement Salt Fork II*



Details of Revenue

- **School Budget**

- **Two Sides of School Budget**

- **Maintenance & Operations (M&O)** – Daily Operations – funded by state aid & local property taxes
 - **Interest & Sinking Funds (I&S)** – Bonded Indebtedness

- **State Controls M&O Revenue Target Revenue or Revenue per WADA**

- **Increased tax values are of limited value**, Increases recapture to state, and lowers the effective tax rate – unless there are significant increases in WADA and student numbers

- **Increased tax value on I&S Funds are a huge benefit to our District**

- Allows the district to **finance capital improvements**


District Planning

The District responded to the potential increase in values with a Needs Survey of the staff and community in the Fall of 2014.

Groom Independent School District

Excellence Now—A Commitment to the Future

Building and Infrastructure Needs Survey 2014



Home of the Tigers and Lady Tigers

304 W. Third Street
Groom, Texas 79039

Organized in 1903

Tel: 806 248 7474



Opportunity

As many of you may be aware, a unique and exciting opportunity is headed our way in the next 1 to 2 years.

Our district is experiencing an economic boom of sorts, unlike any ever seen in our 111 year existence. With the arrival of several wind energy projects, our tax values are poised to prosper in the near future. Below is a table of potential wind projects within GISD.

Project	Tax Value	Completion Date
Grandview I*	\$269,000,000.00	December 2014
Grandview II*	\$191,000,000.00	December 2015
Salt Fork*	\$77,000,000.00	December 2015
Grandview III	\$40,000,000.00	Pending
Cherokee Energy	\$110,000,000.00	Pending

(* Chapter 31.3 Application on file with the District)

Our district currently has a taxable value around \$84,000,000.00. As you can see, in the near future our values could grow substantially, perhaps approaching over \$600,000,000.00 by 2016.

While this windfall in taxable values will not change much on the Maintenance & Operations side of the district budget, it could change our landscape considerably on the Interest & Sinking Fund (Bond) side of the budget.

Current Adopted Tax Rates—GISD

M & O Tax Rate	\$1.105
I & S Tax Rate	\$0.187
Total Tax Rate	\$1.292

Community Input Needed

The majority of our facilities were built prior to 1960. The latest physical additions to our infrastructure (additional buildings) were built in 1967. While the district has done a commendable job at maintaining our facilities, they are in need of modernization. Community input is needed.

Proposed Improvements: *Mark those you feel should be a priority for the district.*

Update Classroom Heating and Air Conditioning (HVAC)
Electrical Systems & Lighting Replacement (Complete)
Plumbing Replacement and Bathroom Remodeling (Throughout)
Improved Insulation (Throughout)

Classroom Modernization—Ceiling, Walls, and Flooring
Climate Control Hallways

Complete Asbestos Removal (Throughout)

Exterior Modernization—Brick, Windows, and Entries

Locker Room Remodeling and Improvement

Cafeteria Remodeling and Equipment Upgrading

Swimming Pool Remodeling and Equipment Upgrades

Existing Gym Remodeling—adding a Foyer and Additional Dressing Areas, Replacing Flooring, Updating Existing Dressing Areas

Adding Additional Classroom Space for Future Needs: Music, Kindergarten, and Pre-Kindergarten

Making All Areas of the Building Handicapped Accessible

Security Upgrades—Remodeled Entrances for Controlled Access, Installing Security Cameras, and Exterior Lighting Upgrades

Technology Upgrades—CAT 6 Cabling, Wireless Net, Climate-Controlled Server Room

Exterior Fencing Replacement—Grounds, Track, and Tennis Courts

Constructing Bus/Maintenance Barn

Replacing Home Football Stands and Press Box

Adding a new Competition Gymnasium

Updating Agriculture Pens

Transportation Needs:

Purchase Additional Activity Bus (Replace 1993 Bluebird)

Purchase Additional Suburban for small group transportation

Other Needs: (Add Your Thoughts and Ideas)

In the near future, the district will form a committee to help establish priorities for improvements to the facilities. If you desire to help in this process, please indicate this by adding your contact information below:

Name: _____

Phone: _____

E-mail: _____

On-Line Version of Survey is Available at www.groomisd.net

Please return your survey to the Groom ISD Business Office—Attention Jay Lamb, Superintendent.

Proposed Timeline

Fall 2014—Community Input (Establish Priorities)
Spring 2015—Facility/Bond Committee Formed
Spring/Summer/Fall 2015—Formalize Plans/Community Meetings
Spring 2016—Bond Election
Summer/Fall 2016—Improvements Begin

Results favored a major upgrade to the current facility.

District Planning

Value projections were constructed...

Windfarm - Estimated Annual Values							
Farm	Grandview I	Grandview II	Grandview III	Salt Fork	Salt Fork II	Transmission Lines	Totals
Est Completion	Dec-14	Dec-16	Dec-18	Dec-16	Dec-18		
# Turbines	118	67	18	51	48		302
Application	Yes	Yes	Yes	Yes	No	No	
LAVA	Yes	Yes	No	Yes	No	No	
Pilot	\$13,300.00	\$13,300.00	\$50,000.00	\$13,300.00	\$50,000.00	\$0.00	\$139,900.00
Initial Tax Value	\$277,105,720.00	\$230,000,000.00	\$40,500,000.00	\$129,253,637.00	\$109,500,000.00	\$10,567,880.00	\$796,927,237.00
Date	Tax Yr	Values	Values	Values	Values	Values	District Value
Jan-15	15	\$277,105,720	\$0	\$0	\$0	\$10,567,880	\$350,814,713
Jan-16	16	\$238,464,790	\$38,119,535	\$65,000	\$0	\$10,070,310	\$349,860,748
Jan-17	17	\$219,387,607	\$230,093,215	\$65,000	\$62,290,909	\$9,264,685	\$584,242,529
Jan-18	18	\$201,836,598	\$211,685,758	\$65,000	\$129,253,637	\$8,523,510	\$614,505,616
Jan-19	19	\$185,689,670	\$194,750,897	\$40,500,000	\$118,913,346	\$109,500,000	\$720,336,656
Jan-20	20	\$170,834,497	\$179,170,825	\$37,260,000	\$109,400,278	\$100,740,000	\$667,761,013
Jan-21	21	\$157,167,737	\$164,837,159	\$34,279,200	\$100,648,256	\$92,680,800	\$619,391,421
Jan-22	22	\$144,594,318	\$151,650,187	\$31,536,864	\$92,596,396	\$85,266,336	\$574,891,396
Jan-23	23	\$133,026,773	\$139,518,172	\$29,013,915	\$85,188,684	\$78,445,029	\$533,951,373
Jan-24	24	\$122,384,631	\$128,356,718	\$26,692,802	\$78,373,589	\$72,169,427	\$496,286,553
Jan-25	25	\$112,593,860	\$118,088,181	\$24,557,378	\$72,103,702	\$66,395,873	\$461,634,917
Jan-26	26	\$103,586,352	\$108,641,126	\$22,592,787	\$66,335,406	\$61,084,203	\$429,755,413
Jan-27	27	\$95,299,443	\$99,949,836	\$20,785,364	\$61,028,573	\$56,197,467	\$400,688,735
Jan-28	28	\$87,675,488	\$91,953,849	\$19,122,535	\$56,146,288	\$51,701,669	\$373,942,141

We patiently waited for tax values to hit the tax roll – in January 2015, they did.

District Planning

*A Bond Committee was formed – and planning began in the
Spring of 2016*

- *The Committee met numerous times from March 2016 through August 2016 and formulated a plan for Groom ISD Facilities.*
- *An **Architect, Construction Manager, Legal Advisor, and Financial Advisor** were retained by the Board of Trustees to help with planning.*
- *A **facility study** was also conducted to determine the physical state of the current facility.*

Bond Committee Members & Construction Team

2016 Bond Committee
Name
Denny Babcock
Tony Treadwell
Seth Ritter
Jamie Shuck
Brenda Hendricks
Kathleen Barkley
Bobby Pool
Debbie Ollinger
Karen Brown
Jerod Keesee
Tami Keesee
Frances Payton
Tim Case
Jay Lamb
Tom Lambert
Cody Bivens
Lance Ollinger
Cecil Gwyn
Stephen Vanderpool
Tony Dodson
Barbie Bowen

Architect	
Name	Company
Stephen Butler	A&E Design Group, Inc.

Construction Manager Agent	
Name	Company
Greg Huseman	Huseman Builders
Mike Brown	Huseman Builders

Financial Advisor	
Vince Viaille	Specialized Public Finance, Inc
Patrick Smith	Specialized Public Finance, Inc
Paul Jasin	Specialized Public Finance, Inc

Legal	
Name	Company
Fred Stormer	Underwood Law Firm

Committee Priorities

94 priorities were evaluated – those closest to 1.0 were the highest and considered essential.

	No.	Description	Avg. Score
General Updates throughout Campus	1	Update/replace existing electrical wiring throughout facility	1.00
	2	Update/replace existing lighting to LED technology- including gyms and football field	1.00
	3	Update/replace existing floor ing throughout. VCT throughout w/ceramic tile at entrances	1.00
	4	Update/replace ceilings throughout. Add additional insulation.	1.00
	5	Replace roof. Add insulation.	1.00
	6	Install wall coverings to classrooms and hallways. Add insulation.	1.11
	7	Update facility restrooms throughout. Replace stalls, toilets, urinals, and sinks. Climate control in restrooms, add hot water (tankless).	1.11
	8	Replace all HVAC thermostats w/ energy management system.	1.00
	9	Update/replace HVAC in main school building.	1.00
	10	Update/replace underground plumbing, gas, and water lines.	1.00
	11	Replace gas heaters (as needed) in Gym and Ag Shop	1.11
	12	Replace interior gas and water lines.	1.00
	13	Install HVAC system in hallways.	1.22
	14	Update/replace windows throughout facility with dark tinted glazing.	1.11
	15	Update/replace all interior and exterior doors.	1.00
	16	Update/replace classroom and office furniture throughout facility.	1.67
	17	Update/replace white boards and interactive boards in classrooms.	1.11
	18	Remove all remaining Asbestos throughout the facility.	1.00
	19	Replace existing PA, Bell, and clock system to digital in hallways.	1.00
	20	Repaint all surfaces.	1.00
	21	Replace/repair and repaint student lockers. Add PC charging in lockers. Add combo locks.	1.56
	22	Replace wireless network system	1.00
	23	Re-cable bulding to Cat 6 or current standare rails.	1.00
	24	Remodel secure server room	1.00
	25	Provide HVAC to server room. Enclose server rack.	1.00
	26	FOOTBALL FIELD: Replace Home and Visitor Grandstands and Pressbox.	1.22
	27	FOOTBALL FIELD: Replace electrical system.	1.11
Football Field/Track	28	FOOTBALL FIELD: Replace wooden light poles with metal poles.	1.22
	29	FOOTBALL FIELD: Replace fence & gates around track.	1.67
	30	FOOTBALL FIELD: Install sprinkler system on field with electronic controls.	1.33
Cafeteria/Kitchen	31	FOOTBALL FIELD/TRACK: Turf for football field	3.43
	32	CAFETERIA: Update cafeteria kitchen equipment and serving line	1.22
	33	CAFETERIA: Replace serving tables and water fountains	1.33
	34	CAFETERIA: Construct area for billing attendant computer operation.	1.78
	35	CAFETERIA: Replace walk-in cooler and freezer.	1.11
	36	CAFETERIA: Install HVAC in Kitchen.	1.11
Auditorium	37	NURSE: Access Nurse Area from Hallway.	1.33
	38	AUDITORIUM: Replace stage lighting system. New A/V Booth.	1.22
	39	AUDITORIUM: Replace sound system. New A/V Booth.	1.22
	40	AUDITORIUM: Replace ceiling, add floor & wall lighting. Add insulation.	1.11
	41	AUDITORIUM: Replace stage flooring and stage curtains.	1.22
	42	AUDITORIUM: Install rear projection screen & projector (electric operated)	1.33

Committee Priorities

Existing Gym	43	GYM: Replace wooden playing surface floor	1.11
	44	GYM: Replace side goals and provide electric wench.	2.22
	45	GYM: Install/replace waer heaters for showers in each dressing room.	1.00
	46	GYM: Install exhaust system.	1.11
	47	GYM: Replace heaters or provide HVAC system.	1.22
	48	GYM: Replace sound system	1.56
	49	GYM: Replace main goals.	1.00
Pool/Locker Rooms	50	GYM: OPTION A: Update existing Locker Rooms.	3.33
	51	GYM: OPTION B: Replace existing Locker Rooms to include 4 Team Rooms, including team areas, offices, training room, and referee dressing area.	1.00
	52	POOL: Update pool equipment including sand filter, heater, plumbing & circulation network, diving board, ladders, and slide	1.11
	53	POOL: Repair/replace pool lighting	1.11
	54	POOL: Replaster entire pool	1.11
	55	POOL: Install new exhaust system	1.11
	56	POOL: Repair/replace drainage on exterior deck.	1.11
	57	POOL: Extend pool to include walk-on shallow end (Accessible)	
	58	AG SHOP: Replace shop equipment as needed	1.00
	59	AG SHOP: Replace overhead door	1.00
Security	60	AG SHOP: Replace Exhaust system	1.00
	61	AG SHOP: Replace unit heaters	1.00
	62	SECURITY: Install new locking system with card/key access	1.00
	63	SECURITY: Update security interior and exterior cameras	1.00
	64	SECURITY: Install secure doors on North Hallway to Cafeteria	1.00
Exterior	65	EXTERIOR: Repace parking areas (all asphalt)	1.22
	66	EXTERIOR: Remove gravel at North and South of School and install concrete surfaces	1.22
	67	EXTERIOR: Remove white bus barn building	1.00
	68	EXTERIOR: Remove bus covering on east end of building	1.00
	69	EXTERIOR: Replace/complete perimeter fencing around school property	1.44
	70	EXTERIOR: Repair/paintail eaves and overhangs	1.00
	71	EXTERIOR: Repair/clean brick and repoint mortar joints	1.00
	72	EXTERIOR: Remove boilers	1.00
	73	EXTERIOR: Construct new bus barn with office, tool room, and wash bay	1.11
	74	EXTERIOR: Close 4th Street from west to limit access to school property. Include in fencin	1.22
Tennis Courts	75	EXTERIOR: Replace flag pole with 3-pole/flags , marquee, and veterans plaque	1.11
	76	TENNIS COURTS: Replace lighting and fencing	1.22
	77	TENNIS COURTS: Add aluminum bleachers	
Existing Wt. Room	78	TENNIS COURTS: Install fence wind break	1.00
	79	WT. ROOM: Install elevator for storm shelter use	1.00
	80	WT. ROOM: New lighting in stairwell	1.00
Existing Upstairs	81	WT. ROOM: Convert offices to storage (2 large storage rooms)	1.00
	82	WT. ROOM: Repair HVAC system	1.00
	83	UPSTAIRS: Install new bracing and flooring	1.44
Existing Elem. Gym	84	UPSTAIRS: Repair outside emergency exit	1.44
	85	UPSTAIRS: Construct rooms for storage	1.44
	86	UPSTAIRS: Install elevator access	1.44
New Gym/Concessions	87	LITTLE GYM: Remove/Replace flooring	3.33
	88	LITTLE GYM: Remodel to exercise/wt. room, coaches offices, & meeting room	1.00
	89	NEW GYM: Construct new competition gym below grade	1.11
	90	NEW GYM: Construct new weigh room with new gym.	1.11
	91	COMMONS: Construct new commons area	1.11
	92	CONCESSIONS: Construct new concessions to serve Football stadium & Gyms	1.11
	93	ELEMENTARY: Construct Pre-K & K in elementary area	1.11
	94	COURTYARD: Construct new Music/Choir/Art, Life Skills, Elem. Science Lab, Broadcast	1.11

The Plan

Groom ISD

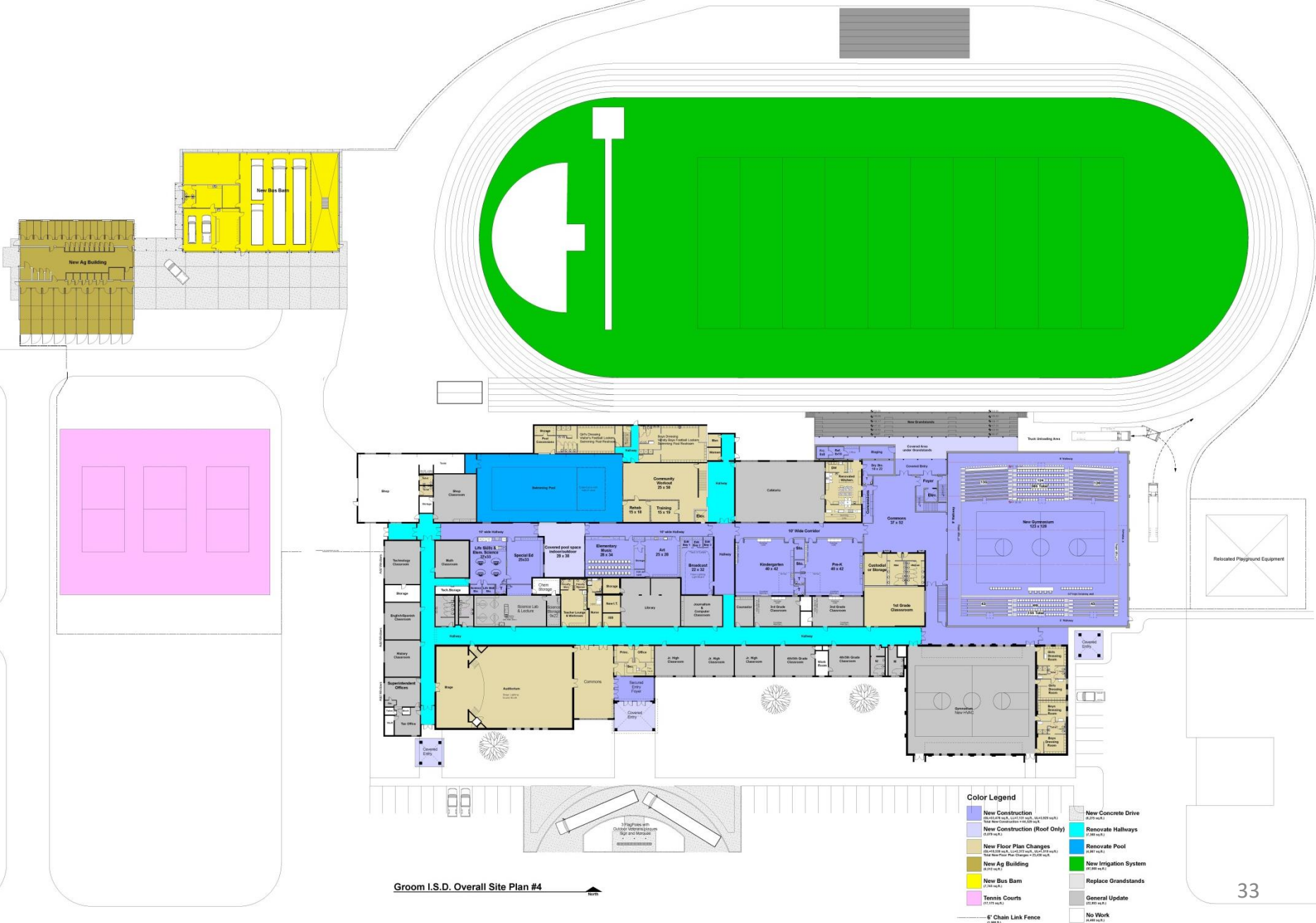
PROPOSED BUILDING ADDITIONS AND IMPROVEMENTS



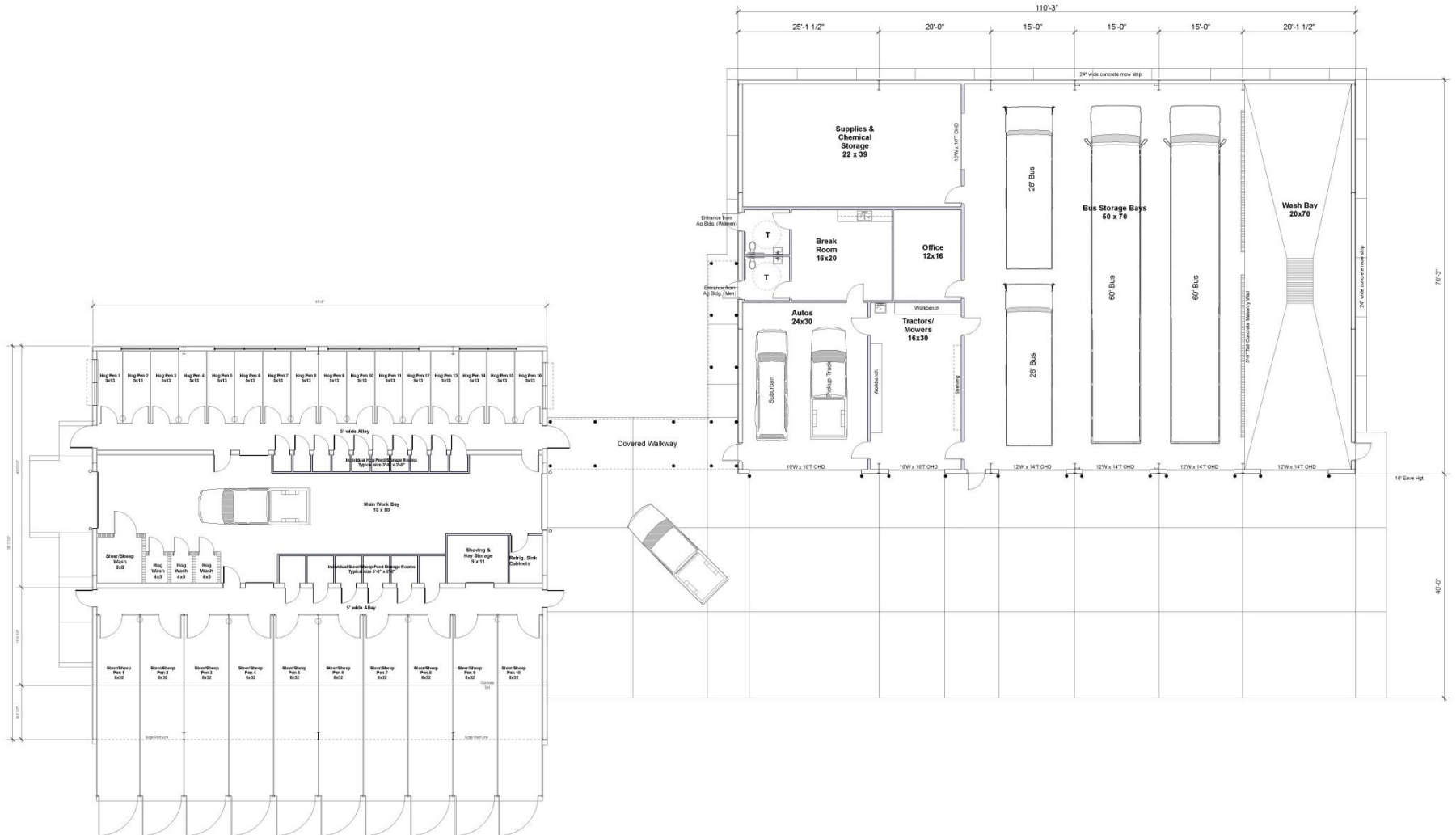
2016



Overall Site Plan – Groom ISD 2016



Bus Barn and Ag Barn

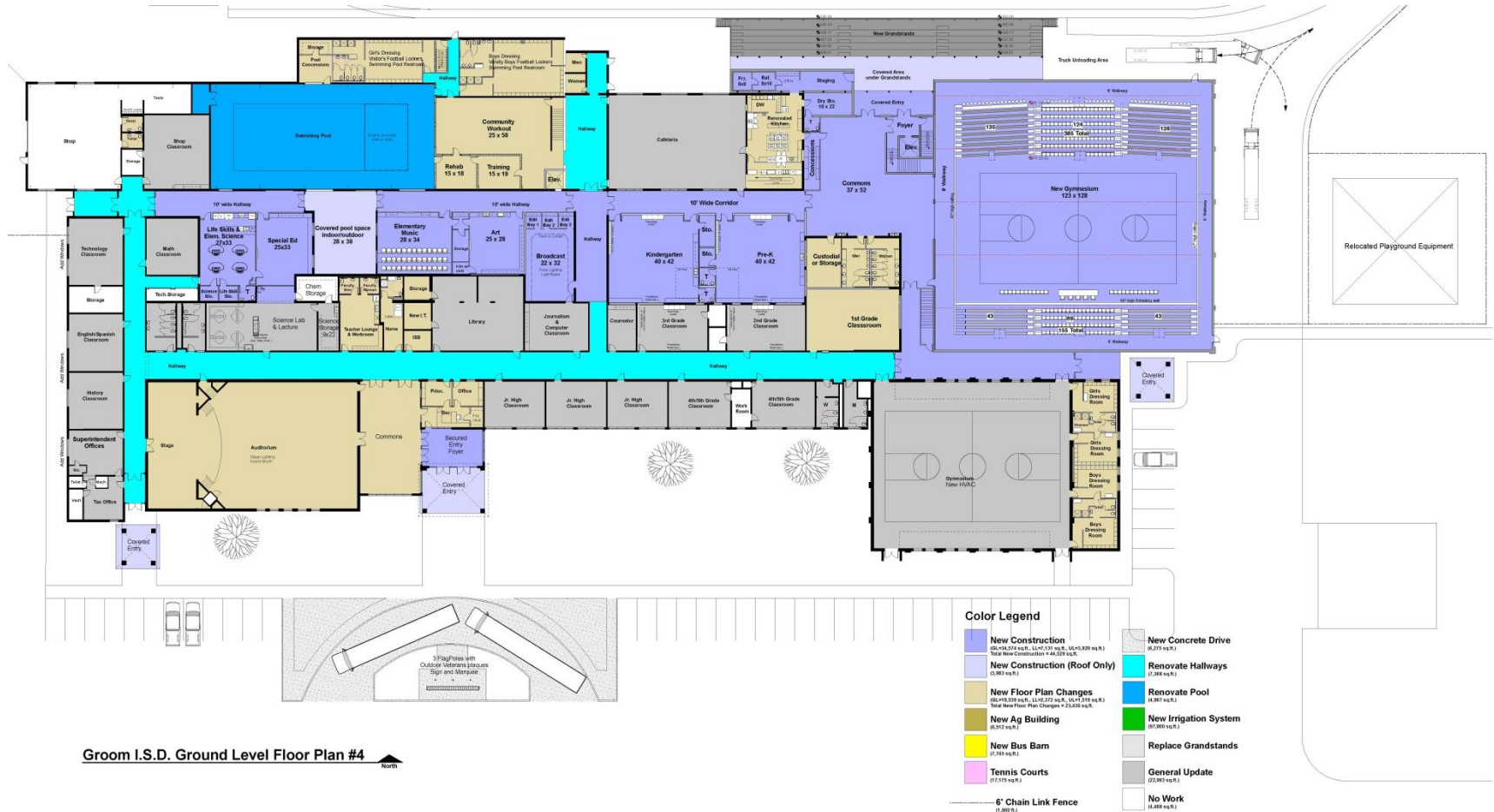


Ground Floor – New Additions



New Additions – Ground Floor in Purple

Ground Floor Renovations



Areas in Brown and Hallways

Ground Floor Renovations

Updating Classrooms – Lighting, Walls, Doors, Insulation, HVAC, Technology Smart Boards, Wireless Access, Furniture

Climate Control Hallways and Replace Aged Flooring

Replace Cafeteria and Pool Equipment and Walk-in Refrigerator/Freezer

Update restrooms and locker rooms – schoolwide

Solve Hot water issues in gym, restrooms, and showers

Remove Asbestos-Containing Materials

Enhance Security for Students – Increase Video Monitoring, Re-key the Facility, Reduce Access Points for Strangers

Repair Structural Cracks and Settling

Improve Wireless Access and Network Speeds

Repurpose Underutilized Spaces – Increase Storage Capabilities

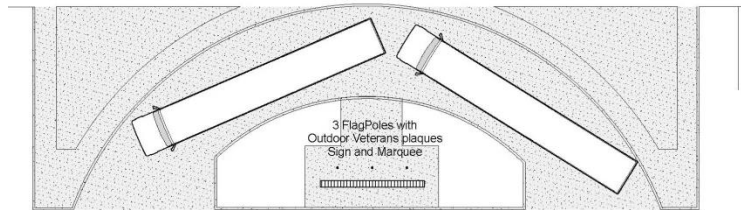
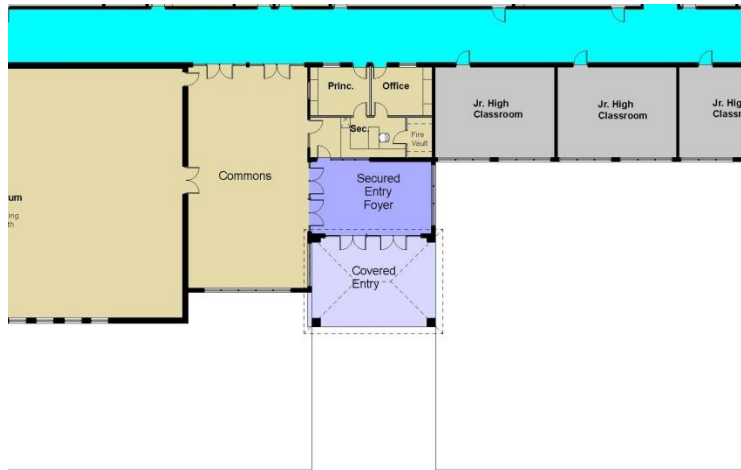
Make Building more Handicapped Accessible

Construct ONE (Easily Identified) main entrance to the Facility

Design a safer parking, drop-off, and playground area

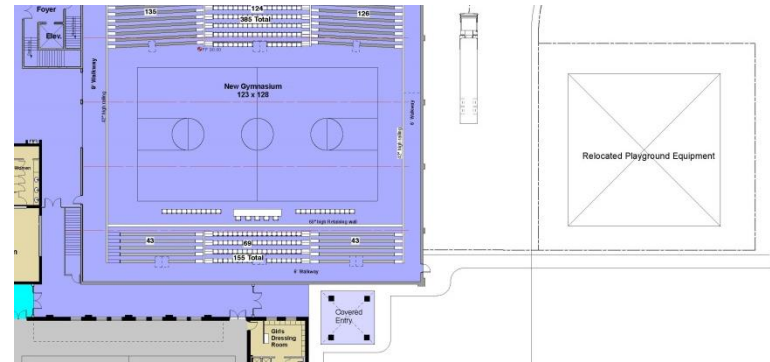
Improve Lighting and Sound capabilities of the Auditorium and Gyms

Entry and Security Improvements

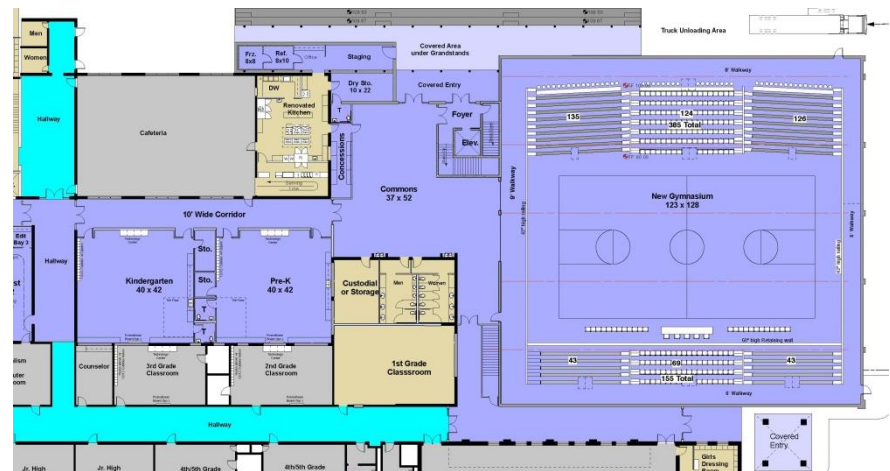


Easily Identified – Safer Entrance

***Link all areas of the building
with a modern intercom
system***



Safer Playground Area with Limited Vehicle Access



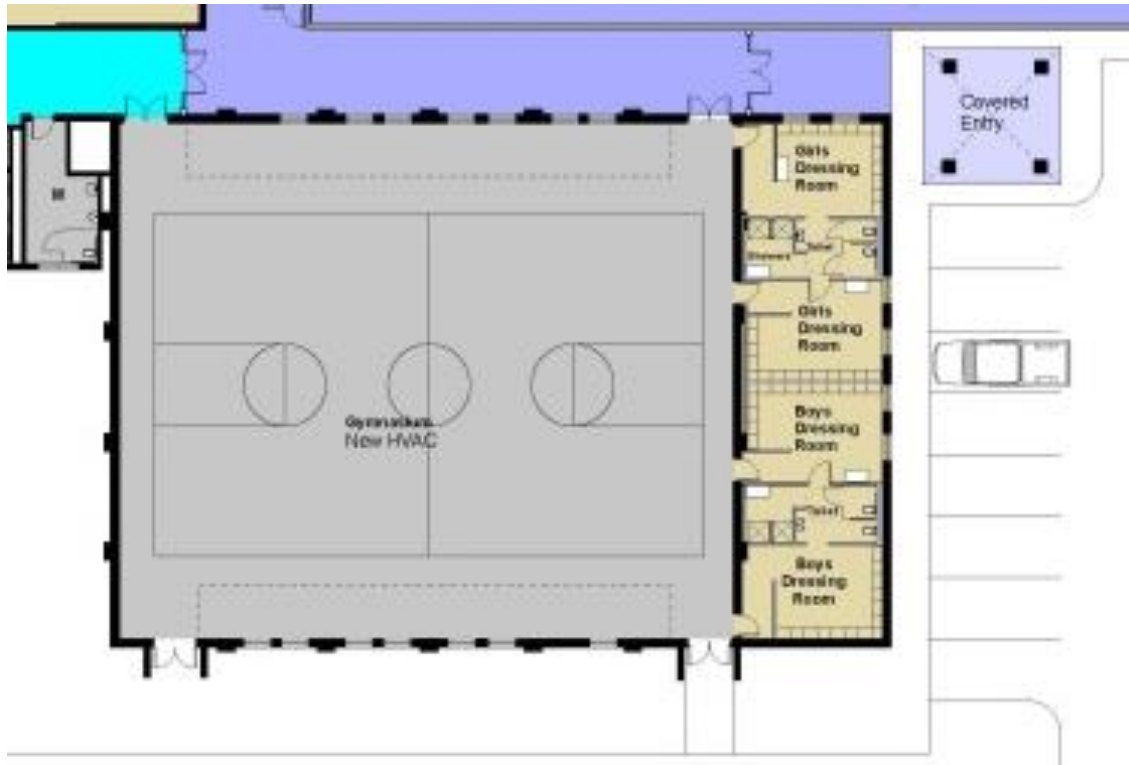
Complete Secure Corridors in All Areas

Pool and Weight Room Renovations



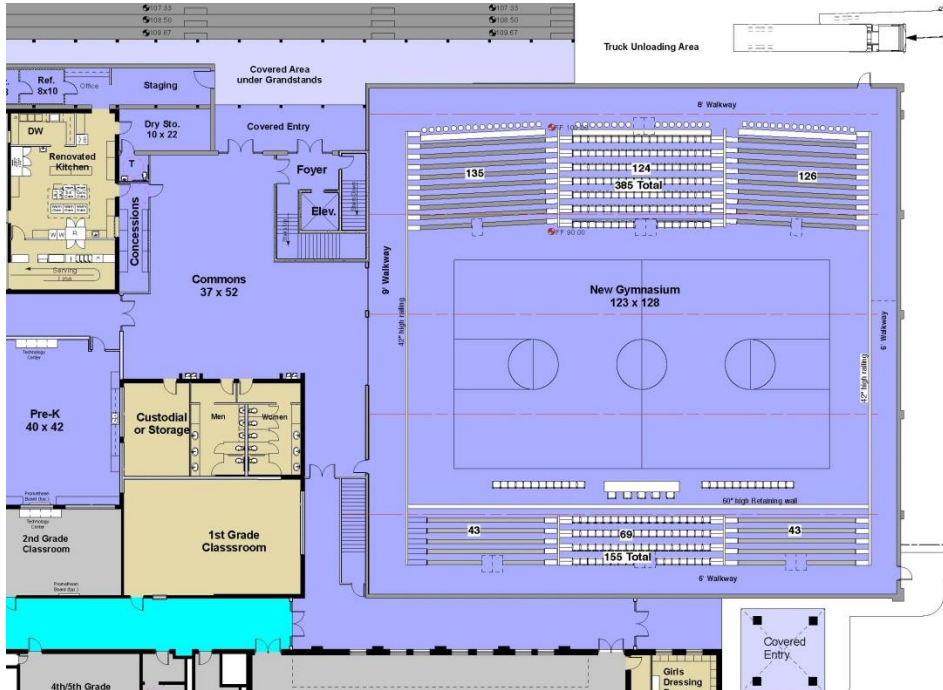
Expand the swimming pool to eliminate the stairs – creating a walk-in (beach front) pool
Repurpose the Little Gym into an Exercise Facility with a Training and Rehab Room.

Gymnasium Renovation



Climate control, replace the wooden floor, replace the lighting, and repurpose the dressing room areas (providing for 4 dressing rooms), replace restrooms and showers in the old competition gymnasium.

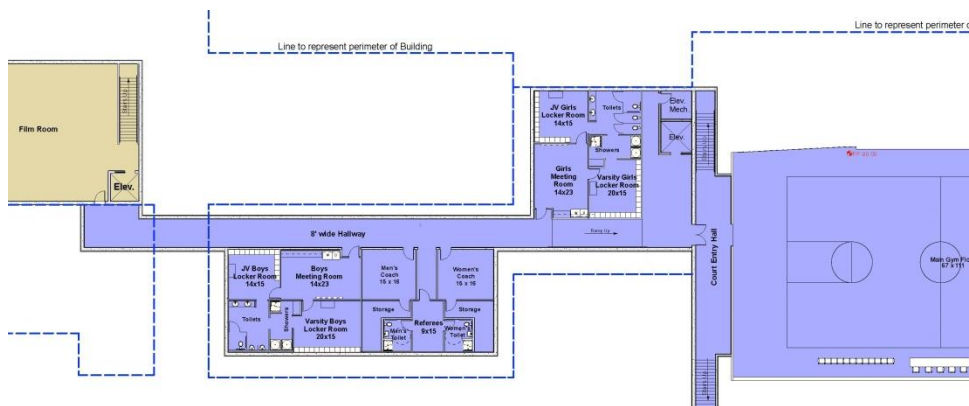
Gymnasium Construction



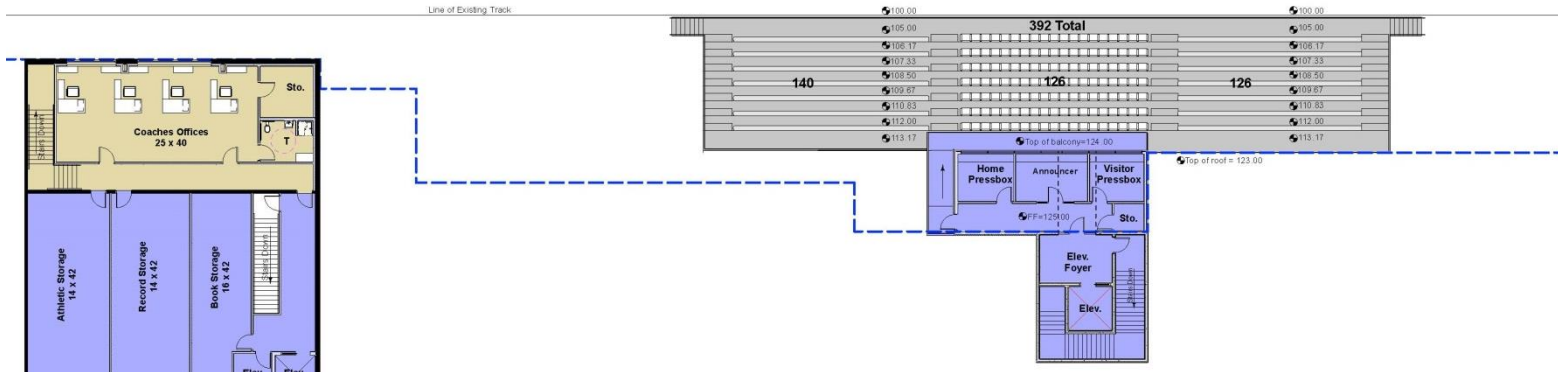
Construct a New Modern Gymnasium with a sunken playing surface and underground dressing areas – connected by a tunnel to the existing basement. Also, elevator access to the underground area and press box level of the football stands.

Expanding our storm shelter capabilities; plus, provides restroom access in the shelter.

Common Concession for all Activities in the Commons Area of the Gym



Upper Level Improvements

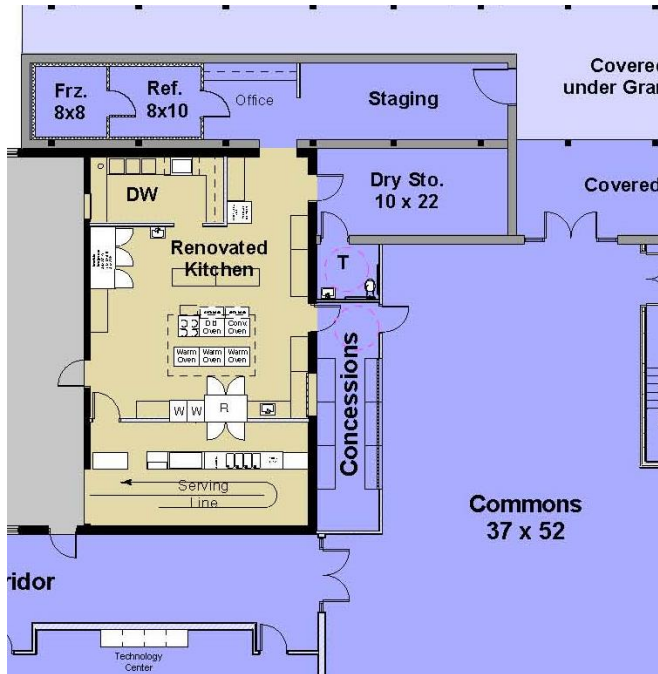


Remodeling of the current third story area in the little gym as offices and storage.

New Football Stands, Home and Visitor, and a New Press Box Handicapped Accessible Area at the Top of the Stands via the elevator in the commons area of the new gym.

Other Improvements

- Cafeteria Improvements



Redesign of the Cafeteria preparation and serving area – incorporating new equipment, a new walk-in refrigerator/freezer, a staging and dry storage area, office area, and restroom. Concession Area is located immediately behind the cafeteria preparation area.

Other Improvements

- **Field/Court Lighting**
 - Replacement of field lighting on the football field and tennis courts
- **Field Watering System**
 - Installation of an underground sprinkler system on the football field
- **Relocate and Replace Electrical Service to the Building**
- **Resurface Parking Areas and Eliminate Gravel Areas**

Proposed Improvements



Hallways

Front – Curbside Appeal



Proposed Improvements

Competition Gymnasium



East Side of School

Cost Estimate

Estimate based on costs associated with similar projects with fees and inflation considered:

Complete Project

\$19,589,806.00*

**This Estimate is not based on competitive bids and final specifications have not been set by the Board of Trustees.*

**Estimate provided by:
Huseman Builders, Inc.**



Average Tax Rates – Groom ISD

Year	Maintenance & Operations	Interest & Sinking Funds	Total
2010	1.170	0.230	\$1.400
2011	1.170	0.230	\$1.400
2012	1.170	0.232	\$1.402
2013	1.170	0.220	\$1.390
2014	1.105	0.187	\$1.292
2015	1.040	0.045	\$1.085
2016	1.060	0.250	\$1.310
2017	1.060	0.327	\$1.387
2017	1.060	0.304	\$1.364

*20 yr

*25 yr

Average Tax Rates Since 2010

Average	1.126	0.199	\$1.33
---------	-------	-------	--------

** 2017 Tax Rates are projected rates based on current conditions. Should the Bond measure pass, actual rates may vary.*

Financial Data

Financial Data - Specialized Public Finance, Inc.			
Term	20 Years	25 Years	Difference
Bond Amount	\$19,500,000	\$19,500,000	
Prepaid Bonds	\$750,000	\$750,000	
FY 2017 I&S Tax Rate	\$0.25	\$0.25	
Projected FY 2018 Tax Rate after Proposed Bonds	\$0.326	\$0.303	\$0.023
Aggregate Debt Service on the Proposed Bonds	\$24,443,685	\$26,162,202	(\$1,718,517)
FY 2017 Prior Debt Service	\$155,513	\$155,513	\$0.00
Total Debt Service	\$25,143,272	\$26,861,790	-\$1,718,518

A 20-Year note would save taxpayers approximately \$1,718,518 as compared to a 25-Year note

Current Tax Rates

2016 Groom ISD Tax Rates

Maintenance & Operations Rate - \$1.06*

Interest & Sinking Rate - \$0.25*

Total Tax Rate - \$1.31*

***Per \$100 of Assessed Valuation**

Projected 17-18 Tax Rates*

25 Year \$19.5M Bond

Proposed 2017 Groom ISD Tax Rates (with \$19,500,000 Bond)

Maintenance & Operations Rate - \$1.06*

Interest & Sinking Rate - \$0.304* **(2.2% Higher than 2016)**

Total Tax Rate - \$1.364*

20 Year \$19.5M Bond

Proposed 2017 Groom ISD Tax Rates (with \$19,500,000 Bond)

Maintenance & Operations Rate - \$1.06*

Interest & Sinking Rate - \$0.326* **(3.0% Higher than 2016)**

Total Tax Rate - \$1.386* (20 Year \$19.5M Bond)

***Per \$100 of Assessed Valuation**

****Based on current conditions, actual rates may vary.***

Tax Impact of the Bond – If Approved

Annual Rates in White – Monthly Rates in Tan

\$19,500,000 Bond – 25 Years

Annual Effect on Taxes		19.5 - 25 Yr							Amt of Increase		2016-2017	Avg-2017
Value	\$40,000	\$50,000	\$60,000	\$70,000	\$80,000	\$90,000	\$100,000	\$200,000	\$500,000	\$750,000	\$1,000,000	
16 to 17	\$21.60	\$27.00	\$32.40	\$37.80	\$43.20	\$48.60	\$54.00	\$108.00	\$270.00	\$405.00	\$540.00	
Average to 2017	\$15.20	\$19.00	\$22.80	\$26.60	\$30.40	\$34.20	\$38.00	\$76.00	\$190.00	\$285.00	\$380.00	
16 to 17	\$1.80	\$2.25	\$2.70	\$3.15	\$3.60	\$4.05	\$4.50	\$9.00	\$22.50	\$33.75	\$45.00	
Average to 2017	\$1.27	\$1.58	\$1.90	\$2.22	\$2.53	\$2.85	\$3.17	\$6.33	\$15.83	\$23.75	\$31.67	

\$19,500,000 Bond – 20 Years

Annual Effect on Taxes		19.5 - 20 Yr							Amt of Increase		2016-2017	Avg-2017
Value	\$40,000	\$50,000	\$60,000	\$70,000	\$80,000	\$90,000	\$100,000	\$200,000	\$500,000	\$750,000	\$1,000,000	
16 to 17	\$30.80	\$38.50	\$46.20	\$53.90	\$61.60	\$69.30	\$77.00	\$154.00	\$385.00	\$577.50	\$770.00	
Average to 2017	\$24.40	\$30.50	\$36.60	\$42.70	\$48.80	\$54.90	\$61.00	\$122.00	\$305.00	\$457.50	\$610.00	
16 to 17	\$2.57	\$3.21	\$3.85	\$4.49	\$5.13	\$5.78	\$6.42	\$12.83	\$32.08	\$48.13	\$64.17	
Average to 2017	\$2.03	\$2.54	\$3.05	\$3.56	\$4.07	\$4.58	\$5.08	\$10.17	\$25.42	\$38.13	\$50.83	

**Compute Taxable Values after \$25,000
Standard Homestead Exemption**

Tax Exemptions

Over 65 – Tax Valuation Freeze

- *Taxpayers that are over 65, that have applied for and received a tax freeze, will not have their taxes go above the frozen levy amount/ceiling that was established when the Over-65 Exemption was granted on their homestead property, except adjustments for improvements made after the exemption was granted.*

Other Exemptions

- *Age 65 or Older or Disabled additional \$10,000*
- *Disabled Veterans - % of service-connected disability*
- *Surviving Spouse of US Armed Services member killed in action – 100%*

Other Considerations

Authorization versus Obligation

A Bond Election authorizes the School Board or governing body to issue Bonds up to the amount specified in the referendum – it does not create a debt obligation or require that the full amount authorized be issued by that governing body.

The Cost Estimate used to determine the Bond amount is based on costs associated with prior construction projects – this specific project has not yet been competitively bid.

Project Costs

Projection of Taxable Values for the District

25 Year Average

2017-2041	Tax Base	%	Wind Development	%	Total Values
Average Values	\$63,141,114	17.58%	\$296,023,155	82.42%	\$359,164,269

20 Year Average

2017-2036	Tax Base	%	Wind Development	%	Total Values	20 Yrs
Average Values	\$63,141,114	16.16%	\$327,658,080	83.84%	\$390,799,193	

Board of Trustees Action

On August 22, 2016, the Board of Trustees, acting on the recommendation of the Bond Committee and the Administration, ordered a Bond Election on November 8, 2016 - The Proposition is as follows:

PROPOSITION

(PROPOS/CIION)

THE ISSUANCE OF \$19,500,000 OF BONDS BY GROOM INDEPENDENT SCHOOL DISTRICT FOR THE CONSTRUCTION, ACQUISITION, RENOVATION AND EQUIPMENT OF SCHOOL BUILDINGS IN THE DISTRICT, THE PURCHASE OF NEW SCHOOL BUSES, AND THE LEVYING OF THE TAX FOR PAYMENT THEREOF



FOR (A FAVOR)



AGAINST (*EN CONTRA*)

Where to Vote

Early Voting:

<i>County</i>	<i>Main Early Voting Polling Place</i>	<i>Dates of Early Voting</i>	<i>Hours of Early Voting</i>
Carson-Main	Carson County Courthouse County Clerk's Office 501 Main St. Panhandle, TX 79068	October 24-October 28, 2016 (Monday-Friday) October 31-November 4, 2016 (Monday-Friday)	8:00 am to 12:00 pm & 1:00 pm to 5:00 pm 8:00 am to 12:00 pm & 1:00 pm to 5:00 pm
Gray-Main	Gray County Courthouse 200 N. Russell, 2nd Floor Pampa, TX 79065	October 24-October 28, 2016 (Monday-Friday) October 31-November 4, 2016 (Monday-Friday)	8:00 am to 5:00 pm 8:00 am to 5:00 pm
Donley-Main	Donley County Clerk's Office Annex 300 South Sully St. Clarendon, TX 79226	October 24-October 28, 2016 (Monday-Friday) October 31-November 4, 2016 (Monday-Friday)	8:00 am to 5:00 pm 8:00 am to 5:00 pm
Armstrong-Main	Armstrong County Courthouse 100 Trice St. Claude, TX 79019	October 24-October 27, 2016 (Monday-Thursday) October 28, 2016 (Friday) October 31-November 3, 2016 (Monday-Thursday) November 4, 2016 (Friday)	7:30 am to 6:00 pm 9:00 am to 12:00 pm 7:30 am to 6:00 pm 9:00 am to 12:00 pm

Where to Vote

Election Day: November 8, 2016

7:00 am – 7:00 pm

<i>District Polling Place</i>	<i>County and Precinct Number</i>	<i>Polling Place Address</i>
1	Carson County Precinct 101	Groom Community Center 100 Broadway Groom, TX 79039
2	Carson County Precincts 102 and 401	White Deer Community Center 5th and Paul White Deer, TX 79097
3	Gray County Precinct 3	Grandview-Hopkins Independent School District 11676 FM 293 Groom, TX 79039
4	Donley County Precinct 102	Howardwick City Hall 224 Rick Husband Blvd. Howardwick, TX 79226
5	Armstrong County Precinct 202	Armstrong County Courthouse 100 Trice St., 2 nd Floor Claude, TX 79019

Thank You for your Attention

- **Questions ??**

Community Informational Meetings
Thursday – September 29, 2016 at 6:30
p.m.

Tuesday – October 18, 2016 at 6:30 p.m.

School Auditorium

Last Day to Register to Vote in the November 2016 Election

Tuesday, October 11, 2016