Evant ISD
Bond Presentation

Dr. Jennifer Ingram
Superintendent

About The Bond

Welcome, Dr. Ingram

Thank you for being a part of Evant ISD’s future.

- Update on exciting things happening in the district
- Review Bond Timeline
- Information about the upcoming bond election

GREAT THINGS ARE HAPPENING

AT EVANT ISD

Evant ISD Bond Project Timeline

How we got to where we are today.

2025 BOND
EVANT INDEPENDENT SCHOOL DISTRICT

FEBRUARY

FACILITY ASSESSMENT

- The facility assessment process began in early February 2024 through a consultation with TASB and district administration.
- Findings were then presented to the Board in May 2024.

MAY-JULY

FACILITY COMMITTEE MEETINGS

- A facility committee consisting of community members, parents, business owners, and faculty was formed in May, and held meetings from May-July
- The committee analyzed the facility assessment, the district's bonding capacity and construction costs to prioritize projects for a potential bond package

AUGUST

BOND CALL

- The committee then recommended the proposed bond package to the board of trustees
- The board of trustees called for a bond election to be held for the November 2025 election

Evant ISD Considerations

The initial project consideration list was large and included the following:

<u>Potential Renovations:</u> $15.3 est.

- Roofing, plumbing, electrical, HVAC updates
- Fire system install, LED & exterior lighting
- Restrooms: renovate all + add at CTE (old Band Hall)
- Classrooms: repair/replace baseboards, flooring, furnishings
- Asbestos abatement/flooring
- Kitchen: new fixtures, expand cafeteria/kitchen w/ restrooms
- Playground: structures, canopy, ground cover

<u>Athletic Facilities:</u> $12.7M est.

- New athletic complex on 20 acres (Langford Cove)
- Relocate football field to track site
- New stadium w/ track, field house, concessions, restrooms
- Add tennis courts
- Demo existing stadium, field house & concessions

<u>New Build:</u> $30M est.

- New school building + practice gym (not competition gym)
- Includes land acquisition

Evant ISD Decisions

The Board of Trustees voted to call a Bond Election on August 4, 2025 to include $9.5M for these renovations/updates

- With the updated $140,000 homestead exemption passed in the last legislative session, Evant ISD's bond capacity ranged from **$210,000 with a $.01 tax increase, $5.87M with a $0.20 tax increase, up to $14.92M with a $0.50 tax increase.**
- After review, the Board of Trustees set a **$9.5M budget tied to a $0.32 tax rate increase.**
- The Facility Planning Committee then prioritized projects with the greatest impact on student safety, learning environments, and long-term facility needs, while staying within this budget.

- **Final Project List: $9.5M**
- Roofing repair/replacement
- Plumbing system
- Electrical system
- Restroom updates/renovations
- HVAC updates
- Asbestos abatement/flooring
- Playground: structures, canopy, ground cover

Proposed Projects

Bond Total: $9,500,000

- Renovation of restrooms
- District-wide roof repairs and replacements
- Replacement of HVAC units, flooring,electrical and plumbing systems
- Improvements to playground

School Finance

- The State dictates how much money we get for salaries, bus fuel, utilities, copy paper, and all the things it takes to operate a school district. A portion of that money is paid to us through the M&O rate, while the State makes up the rest.

- The I&S rate is used to borrow money for specific things like buildings, buses, major technology purchases, and items of that nature. I&S tax collections can only be used to make payments on a "bond."

- The I&S rate **CAN NOT** be used for salaries, utilities, bonuses, or anything that is an ongoing expense.

School Finance

- A “bond” is a loan that must be approved by the voters.
- The I&S tax rate is set by the Evant ISD Board of Trustees and the associated collections are used to make the payments for the “bond”.
- Think of the M&O rate and collections as your budget for groceries, gas, clothes, kid's expenses, etc. (day to day living expenses)
- Think of the I&S rate and collections as your mortgage payment.

Tax Rate Break Down

M&O

Salaries, Transportation, Maintenance, Security, etc.

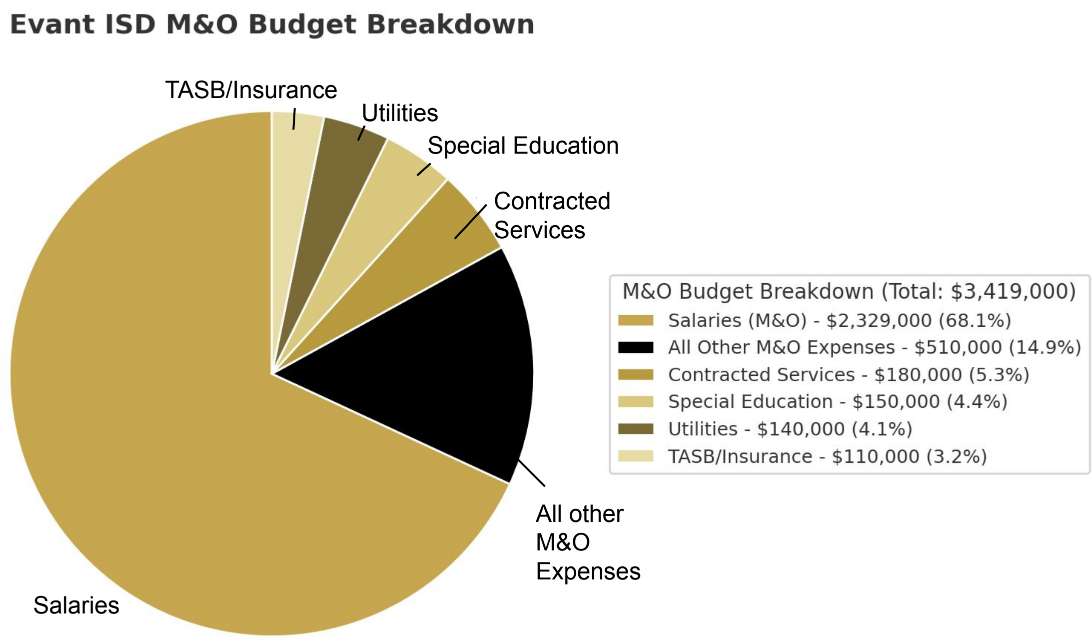
- Maintenance & Operations
- State determines amount Evant ISD is entitled to
- Tax rate limits set annually by the State
- Revenue bucket is filled by Local Share + State Share

I&S

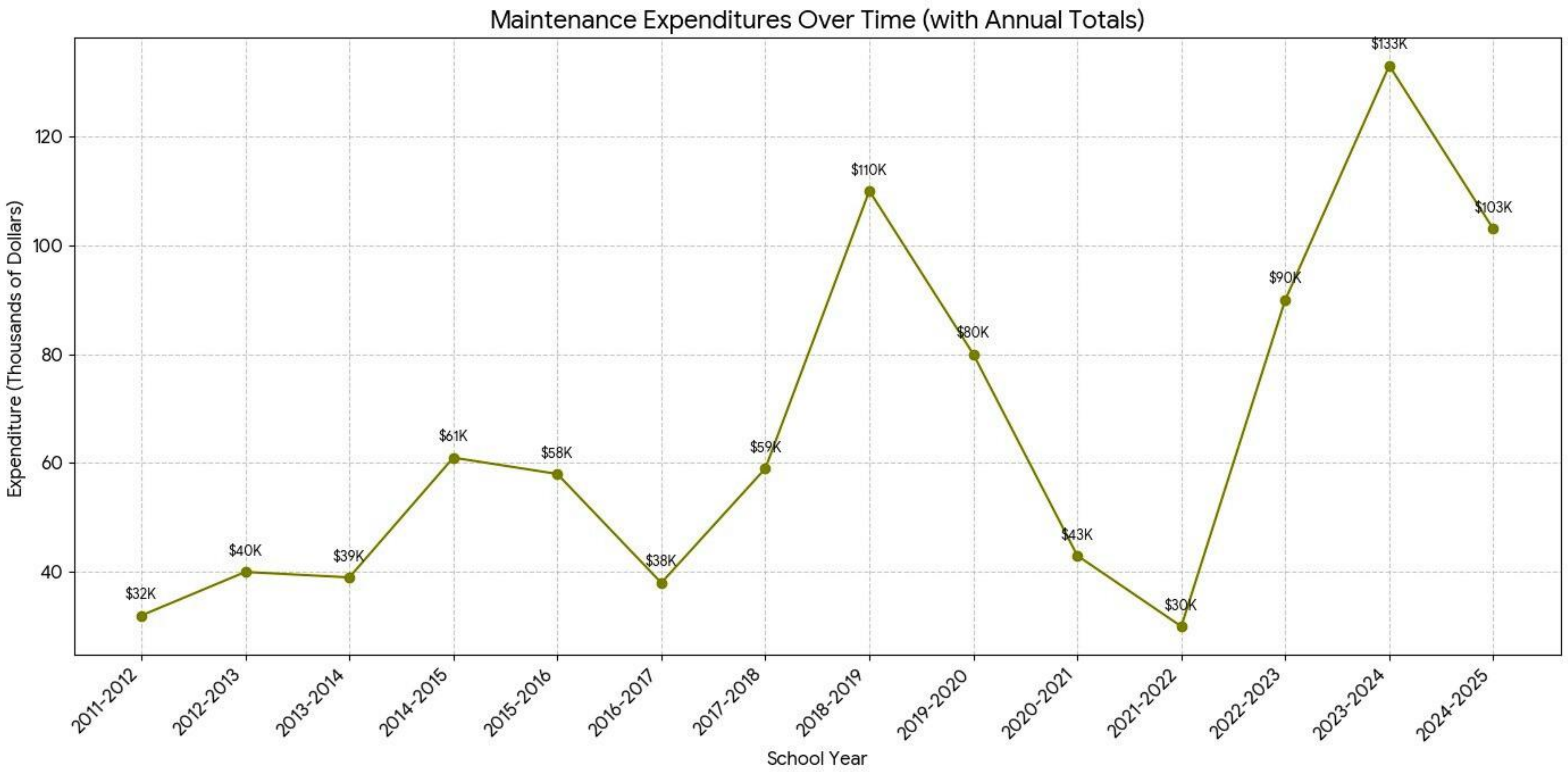
Bond Payments

- Interest & Sinking
- Used strictly for Bond/Bond related payments
- Bond proceeds are used for capital expenditures, buses, construction, renovations, ect.
- Tax rate set annually by the District

M&O Breakdown: Total Budget $3.4M



Category	M&O Amount	Percentage
Salaries (M&O)	**$2,329,000**	**68.1%**
Contracted Services	$180,000	5.3%
Special Education	$150,000	4.4%
Utilities	$140,000	4.1%
TASB/Insurance	$110,000	3.2%
Maintenance/Janitorial	$95,000	2.8%
Cafeteria	$85,000	2.5%
Transportation/Fuel	$75,000	2.2%
Appraisal Districts	$60,000	1.8%
Extracurricular	$50,000	1.5%
Instruction	$50,000	1.5%
Audit/Legal	$40,000	1.2%
Security	$35,000	1.0%
Technology	$20,000	0.6%
Total	**$3,419,000**	**100.0%**


Maintenance Expenditures Over Time (with Annual Totals)
Expenditure (Thousands of Dollars)
120
100
80
60
40
$32K
$40K
$39K
$61K
$58K
$38K
$59K
$110K
$80K
$43K
$30K
$90K
$133K
$103K
2011-2012
2012-2013
2013-2014
2014-2015
2015-2016
2016-2017
2017-2018
2018-2019
2019-2020
2020-2021
2021-2022
2022-2023
2023-2024
2024-2025
School Year

Budgeting for the Bond

- The committee used historical, current, and future cost projections combined with geographic construction cost analysis to accurately project budgets
  - Consulted with Gallagher Construction Services to assist in development budgets for potential projects
- Budgets for public projects consist of two main components:
  - **Hard Costs: Makes up roughly 70-80% of the total budget. This strictly the construction cost for projects; essentially the materials and labor.**
  - **Soft Costs & Escalation: Makes up roughly 20%-30% of the total budget. These are all of the other associated costs that public entities must legally follow.**

Residential vs. Public School Construction

- **Residential**: Built to local residential codes.

- **Public School**: Must meet stricter state and federal codes (safety, accessibility, storm shelters, energy efficiency, etc.).

In public school construction, districts must follow strict state and federal laws and codes when looking to complete projects. It protects the district or any volunteers from liability and ensures construction complies with the law.

Typical Timeline of Public School Construction

Residential Process

ALLOCATE FUNDS → DESIGN → BID → BUILD

Public School Process

PLAN → VOTE ON PROJECTS WITH PROJECTED BUDGETS → DESIGN → BID → BUILD

Proposed Projects

What is "design?"

In a school bond project, design is the step where architects and engineers plan exactly what will be built or improved.

Why don't we design before the bond?

A district can pay for early design drawings, but if the bond doesn't pass, then they are out that money on those drawings.

Design Fee: 6-10% ($570,000-950,000 roughly for these projects) - which comes out of M&O if the bond doesn't pass

WHY DON'T WE START WITH BIDS?

BEFORE THE BOND

2025 BOND
EVANT INDEPENDENT SCHOOL DISTRICT

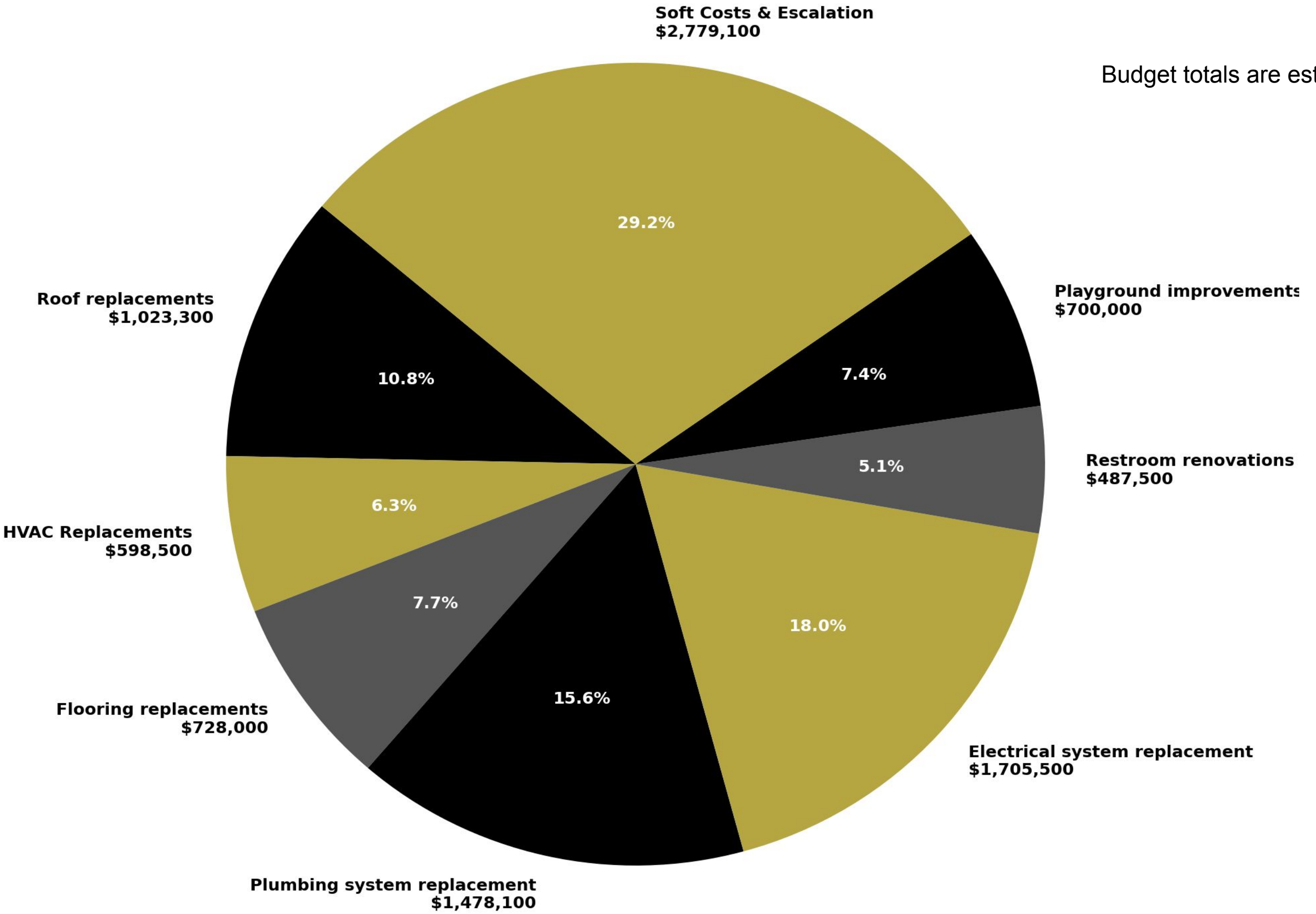
Budgets are built. These are estimates based on historical, current, regional and future construction cost trends. This helps voters understand how much projects could cost and ensures projects are able to be funded if voters approve a bond election.

AFTER THE BOND

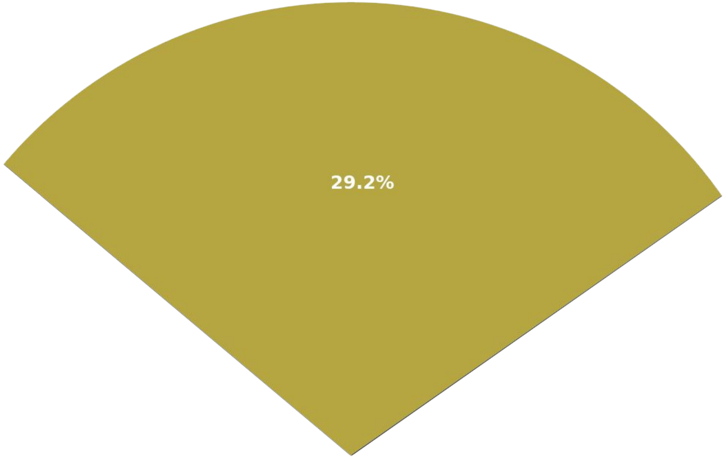
If a bond election does pass, projects are then designed and competitively bid after design is complete. This ensures taxpayer dollars are used efficiently on fully designed and specific projects.

Evant ISD Project Allocation

Budget totals are estimated projections.



Soft Costs & Escalation
$2,779,100



Soft Cost & Escalation Details

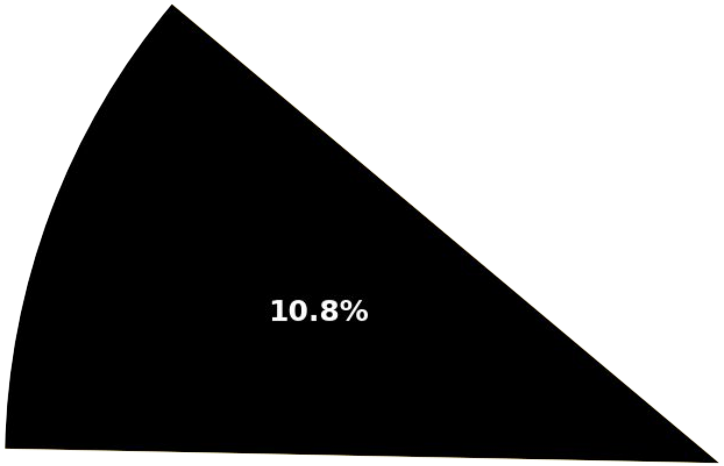
- Architect & engineering fees
- Escalation
- Surveying
- Temporary Power/Water
- HVAC Test & Balance
- Building Permits
- Plan Review & Building Code Review
- TAS Review & Energy Code Inspections
- Furnitures, fixtures, & equipment
- Bond issuance

What are Soft Costs and Escalation Factors?

- Soft costs are the non-construction expenses required to plan design and complete a project.
  - Everything excluding materials and labor.
- Escalation is the anticipated increase in construction costs
  - Impacted by inflation, labor / material price increases.
- Reflects the change of today's estimate vs. when the project is actually getting bid out.
- Currently, construction trends are showing roughly an increase of 1% per month in escalation costs.

Roofing Details

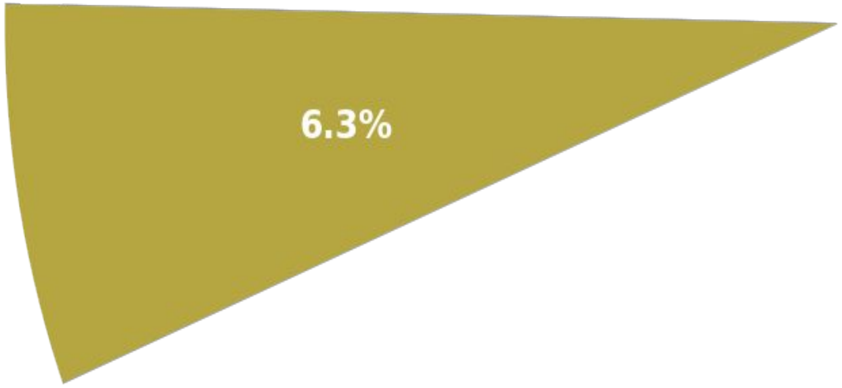
Roof Replacements/Repairs
$1,023,300



- Roof repairs and replacements where they are needed across the district.
- Roofs that are beyond life expectancy district wide, per TASB Report:
  - CTE/Ag Shop-1975
  - Support Programs (Daycare)- 1994
  - Band Hall- 1996
  - Concessions- 1986
  - TASB Identified over $1.2M in potential repairs/replacement considerations
- ,Main Campus Leaks
  - Roofing Inspection Report
- Contingency built into budget

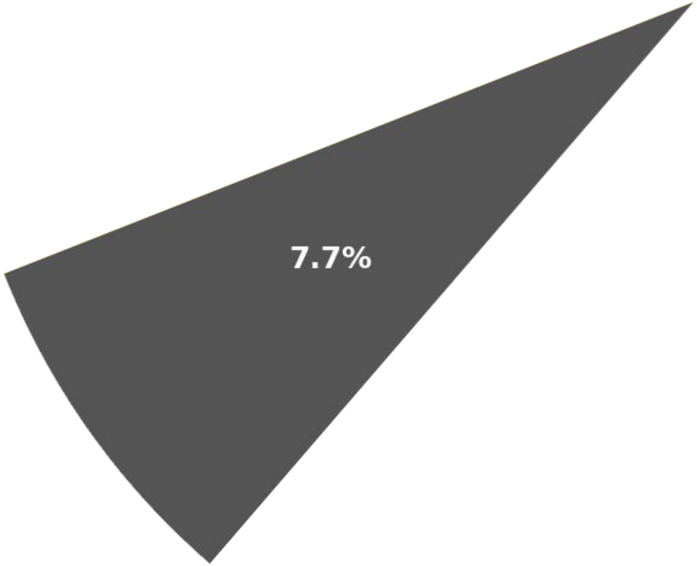
HVAC Details

HVAC Replacements
$598,500



- Replacement of 10 outdoor units that are 20+ years old
- 8 units are 23 years old
- 2 units are 24 years old

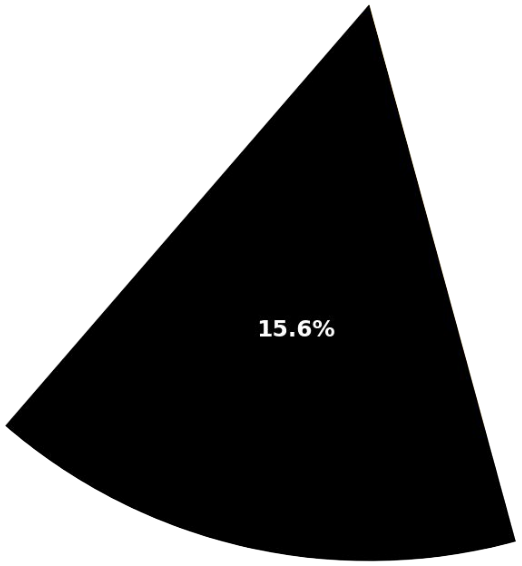
Flooring Replacements
$728,000



Flooring Details

- Flooring replacement throughout the entirety of the main campus.
- Asbestos abatement is required
- Contingency built into budget

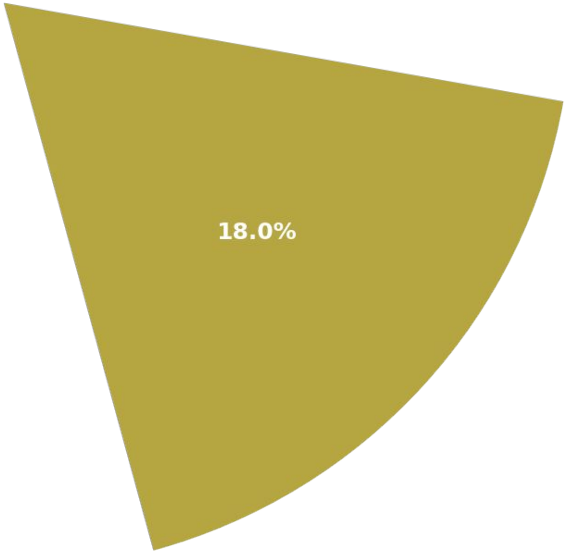
Plumbing System Replacement
$1,478,100



Plumbing Details

- Complete overhaul and replacement of main campus plumbing system
  - Replacing and modernizing all major plumbing system components
  - Water piping, underground sewer lines, shutoff valves, pressure regulators, backflow preventers, etc.
- Brings 50+ year old plumbing system up to current code
- Contingency is built into budget

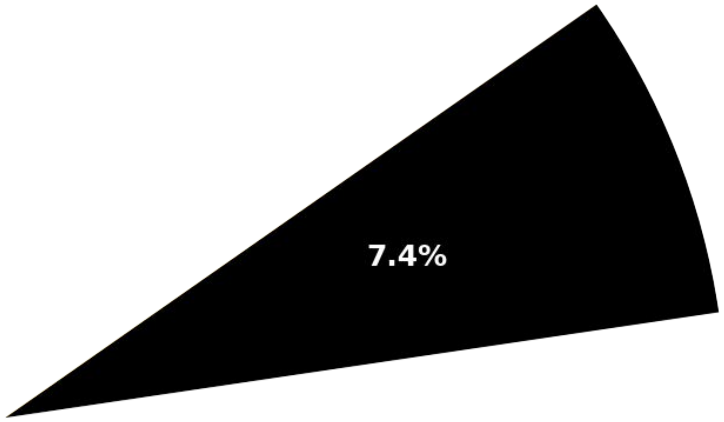
Electrical System Replacements
$1,705,500



Electrical Details

- Complete overhaul and replacement of main campus electrical system
  - Modernization of main switchgear/electrical panels, wiring, conduit, fire code compliance
- Brings 50+ year old electrical system up to code
- Contingency is built into the budget

Playground Improvements
$1,023,300



Playground Details

- Replacement of aging playground equipment
- Incorporation of new compliant surfacing
- Update to meet current ADA and safety codes

Tax Impact

Taxes in 2024-2025 School Year ($100,000 homestead exemption)										
Tax Rate			$200,000		$237,267*		$300,000		$400,000	
M&O +	I&S =	Total	Yearly	Monthly	Yearly	Monthly	Yearly	Monthly	Yearly	Monthly
0.6669	0.0000	0.6669	667	56	915	76	1,334	111	2,001	167
Taxes in 2025-2026 School Year ($140,000 homestead exemption)										
Tax Rate			$200,000		$237,267*		$300,000		$400,000	
M&O +	I&S =	Total	Yearly	Monthly	Yearly	Monthly	Yearly	Monthly	Yearly	Monthly
0.6608	0.0000	0.6608	396	33	643	54	1,057	88	1,718	143
Projected Taxes in 2026-2027 School Year ($140,000 homestead exemption)										
Projected Tax Rate			$200,000		$237,267*		$300,000		$400,000	
M&O +	I&S =	Total	Yearly	Monthly	Yearly	Monthly	Yearly	Monthly	Yearly	Monthly
0.6608	0.3200	0.9808	588	49	954	79	1,569	131	2,550	213
Change from 2024-2025 to 2025-2026			-$270	-$23	-$273	-$23	-$277	-$23	-$283	-$24
Change from 2024-2025 to 2026-2027			-$78	-$7	$39	$3	$235	$20	$549	$46

*Average market value of homestead in the District for 2025-2026. (Includes $100,000/140,000 State Mandated Residential Homestead Exemption.)

2025 BON
EVANT INDEPENDENT SCHOO

Agriculture Tax Impact

Projected Annual Increase				
Acres	Native Grass	Improved Grass	Native Pasture	Wildlife Management
10	$2.78	$4.61	$3.17	$3.36
25	$6.96	$11.52	$7.92	$8.40
50	$13.92	$23.04	$15.84	$16.80
100	$27.84	$46.08	$31.68	$33.60

Agriculture production values per acre from Texas Comptroller of Public Accounts for Evant ISD.

2025 EVANT INDEPENDENT SCHOO

General Homesteads

An adult is entitled to exemption from taxation by a school district of $140,000 of the appraised value of the adult's residence homestead.

Home Market Value	State Mandated Homestead Exemption	Taxable Value	Projected Tax Rate Increase	Projected Yearly Tax Increase	Projected Monthly Tax Increase
$150,000	-$140,000	$10,000	$0.32	$32.00	$2.67
$200,000	-$140,000	$60,000	$0.32	$192.00	$16.00
$237,267	-$140,000	$97,267	$0.32	$311.26	$25.94
$300,000	-$140,000	$160,000	$0.32	$512.00	$42.67
$350,000	-$140,000	$210,000	$0.32	$672.00	$56.00

Qualified Agriculture Land

Land used for agricultural production is taxed on its production value, NOT market value. Production value is determined by the CAD each year and varies by land classification. Contact your respective Appraisal District for more information.

Projected Annual Increase (3)				
Acres	**Native Grass**	**Improved Grass**	**Native Pasture**	**Wildlife Management**
10	$2.78	$4.61	$3.17	$3.36
25	$6.96	$11.52	$7.92	$8.40
50	$13.92	$23.04	$15.84	$16.80
100	$27.84	$46.08	$31.68	$33.60

1) See Property Tax Code Section 11 for full explanation.

(2) Assumes $140,000 General Homestead Exemption. Increases to the homestead exemptions is pending voter approval in November.

(3) Based on average production values from Coryell, Hamilton, and Lampassas CADs.

65+ and Disabled Homesteads

In addition to the General Homestead Exemption, an adult who is disabled or is 65 or older is entitled to an exemption from taxation by a school district of $60,000 of the appraised value of the person's residence homestead.

Residence homestead means a structure (including a mobile home) or a separately secured and occupied portion of a structure (together with the land, not to exceed 20 acres, and improvements used in the residential occupancy of the structure, if the structure and the land and improvements have identical ownership).

NO TAX INCREASE on 65 and older or disabled homesteads over the voter's tax freeze level (ceiling). For questions on how to apply for an exemption, contact your respective Appraisal District.

How would the bond impact 65 and older landowners?

There would be no increase over the tax ceiling on the portion of the property categorized as their homestead. Non-homesite land and non-homesteaded properties will be taxed on its assessed value.

While the homestead exemption is limited to 20 acres, typically, larger landowners, who also live on the larger property, also receive an Ag exemption. The Ag land is taxed on its production value. Here are a couple of examples:

Type	Description	Acreage	Sqft	Market Value	Production Value
RES	RESIDENTIAL	1	43,560	$6,400	$0.00
IG	IMPROVED GRASS	20.88	909,576	$133,640	$3,010.00
NG	NATIVE GRASS	61.38	2,673,713	$392,830	$5,340.00

Type	Description	Acreage	Sqft	Market Value	Production Value
RES	RESIDENTIAL	1.86	81,022	$10,180	$0.00
WDLF	WILDLIFE	213	9,278,280	$1,166,220	$18,530.00

Homestead Exemption

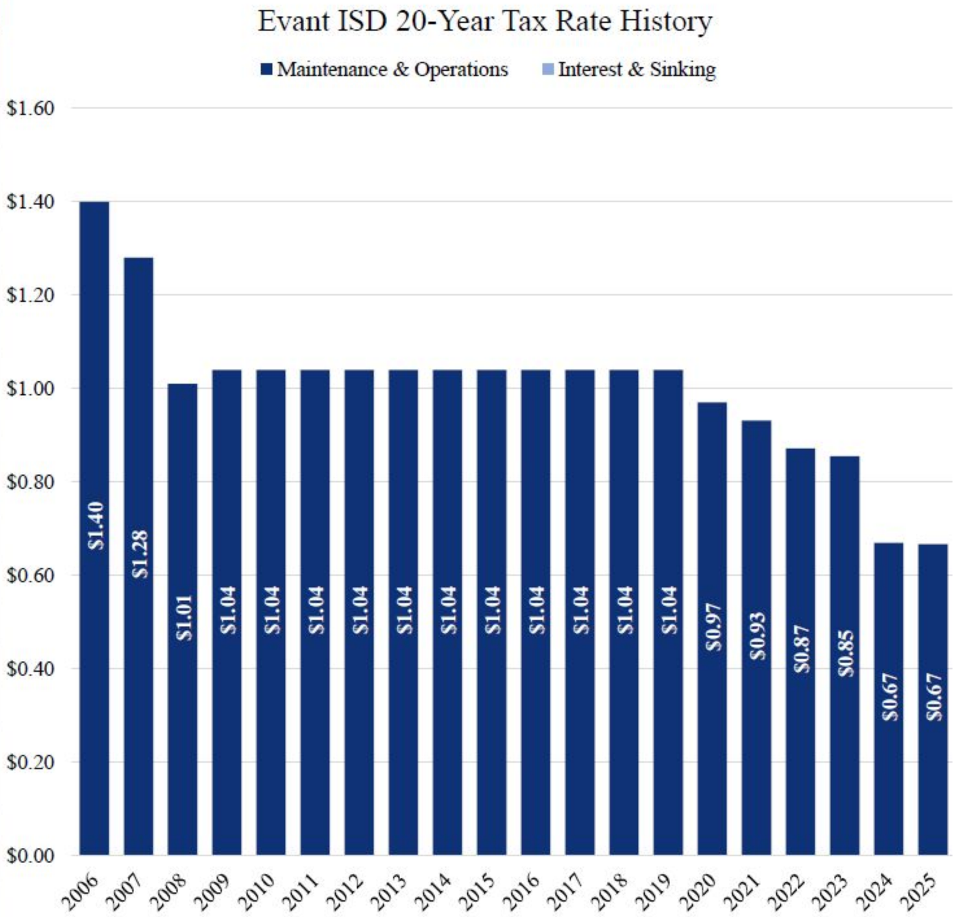
Home Market Value	State Mandated Homestead Exemption	Taxable Value	Projected Tax Rate Increase	Projected Annual $ Increase	Projected Monthly $ Increase
$150,000	-$140,000	$10,000	$0.3200	$32.00	$2.67
$200,000	-$140,000	$60,000	$0.3200	$192.00	$16.00
$237,267*	-$140,000	$97,267	$0.3200	$311.26	$25.94
$300,000	-$140,000	$160,000	$0.3200	$512.00	$42.67
$350,000	-$140,000	$210,000	$0.3200	$672.00	$56.00

*Average market value of homestead in the District for 2025-2026. (Includes $140,000 State Mandated Residential Homestead Exemption.)

Current legislation proposes raising the homestead exemption to $140,000, homes at or below that value wouldn't see a tax increase. If it doesn't pass, the exemption stays at $100,000.

Historical Tax Rate

Historical Tax Rates		
FYE	**Maintenance & Operations**	**Interest & Sinking**
2006	$1.4000	-
2007	1.2800	-
2008	1.0100	-
2009	1.0400	-
2010	1.0400	-
2011	1.0400	-
2012	1.0400	-
2013	1.0400	-
2014	1.0400	-
2015	1.0400	-
2016	1.0400	-
2017	1.0400	-
2018	1.0400	-
2019	1.0400	-
2020	0.9700	-
2021	0.9313	-
2022	0.8720	-
2023	0.8546	-
2024	0.6692	-
2025	0.6669	-



Tax Impact

<u>We have a tax calculator on the bond website:</u>

Why is there consideration for **asbestos abatement**?

While it is common in some districts to cover up asbestos with flooring, it only works for so long before it can become a concern. Over time, flooring with heavy use from students becomes worn down and the smallest amount of damage can potentially expose asbestos fibers that can become airborne. That could lead to potential emergency closures and emergency abatement costs. Emergency abatements are more expensive than a planned one. While leaving it covered can be done, being proactive is what the committee felt like was the best option for the district and students. That ensures that the students and staff will be safe for decades to come. It is a simple case of being proactive or keeping lipstick on a pig essentially. Moreover, the flooring applied in some areas in recent years to cover asbestos has prematurely cracked and separated, a result of the inability to adequately prepare the subsurface prior to installation.

Can the **playground renovation** be completed with volunteer support and labor?

No. While certain improvements could be accomplished through volunteer efforts or donations, the replacement and design of playground equipment and surfacing require professional expertise. Proper design and installation are critical to ensure the safety of students using the playground. Recently, Evant ISD was awarded a $25,000 grant to assist with the playground renovation, which will be put towards the project in addition to bond proceeds.

Options with leftover money?

- We don’t have to sell those bonds
- If additional bonds are not sold, that money goes back to the taxpayer
- Can be used for different projects *under the same bond language that is on the ballot*
- Bond oversight committee/community will make decision on what is done with additional funds

2025 Voting Information

Early Voting: October 20 - 31

Election Day: November 4th

Scan to Visit
Bond Website

Thank you!

Following this meeting, campus tours will be available.