

Classroom Wing 1960s
Roof 1985

Old Gym 1947
Roof 2009

Classroom Wing 1985
Roof 2009

Vo-Ag
Metal Roof

Gym 2001
Roof 2001

Classroom Wing 1997
Roof 1997

Maintenance

RR

FIELD HOUSE

FIELD HOUSE

High School Junior High Main Buildings

(1947, 1950s, 1985, 2001)

Health Safety

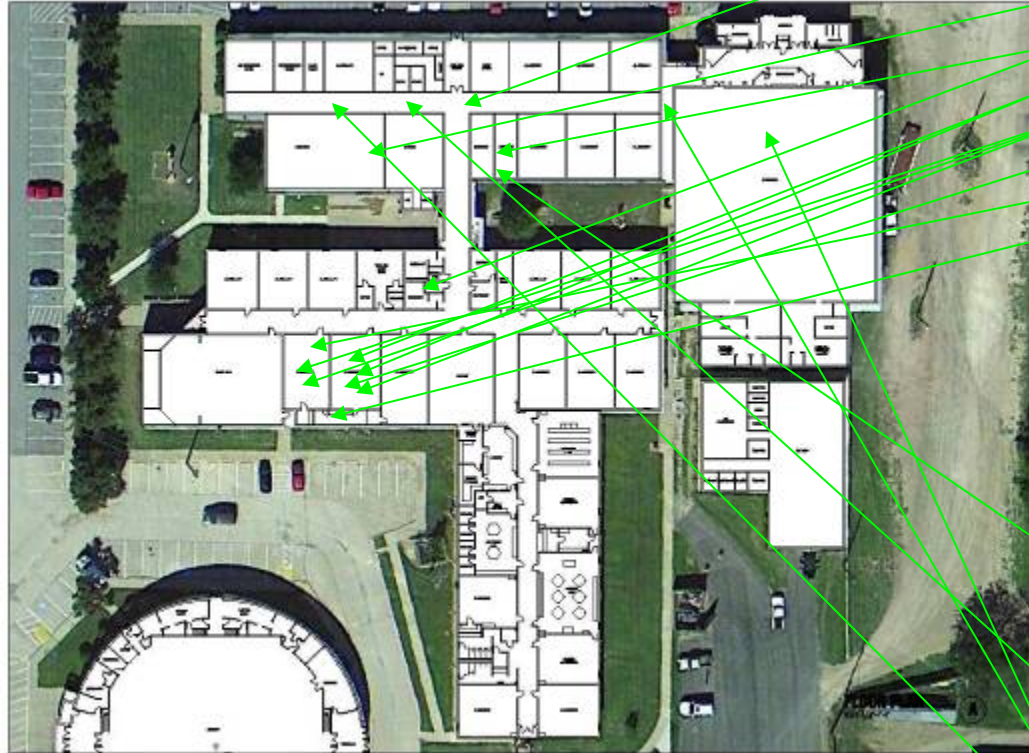
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- Asbestos Tile
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- No Second Exit in Science Room
- No Chemical Storage Room
- Electric Outlets and/or Boxes Do Not Meet Codes

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- American Disabilities Act Access Issues to buildings

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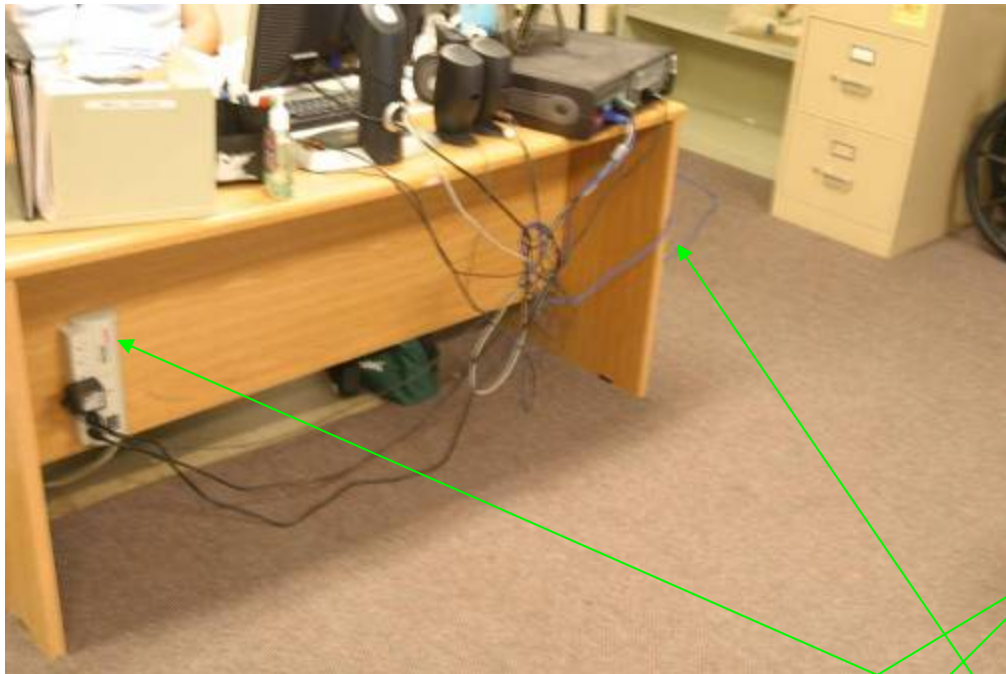
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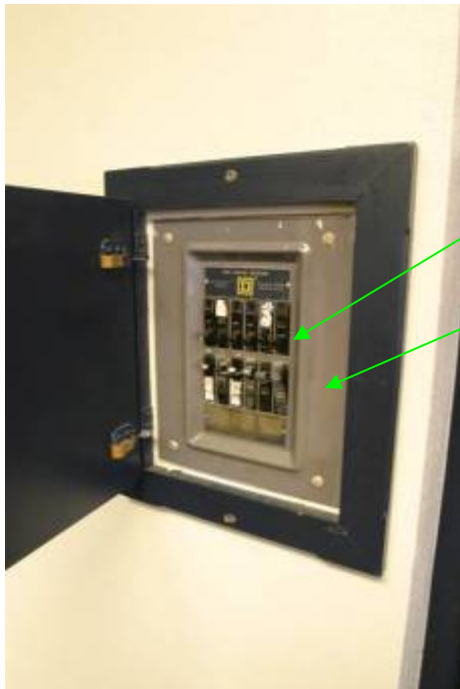
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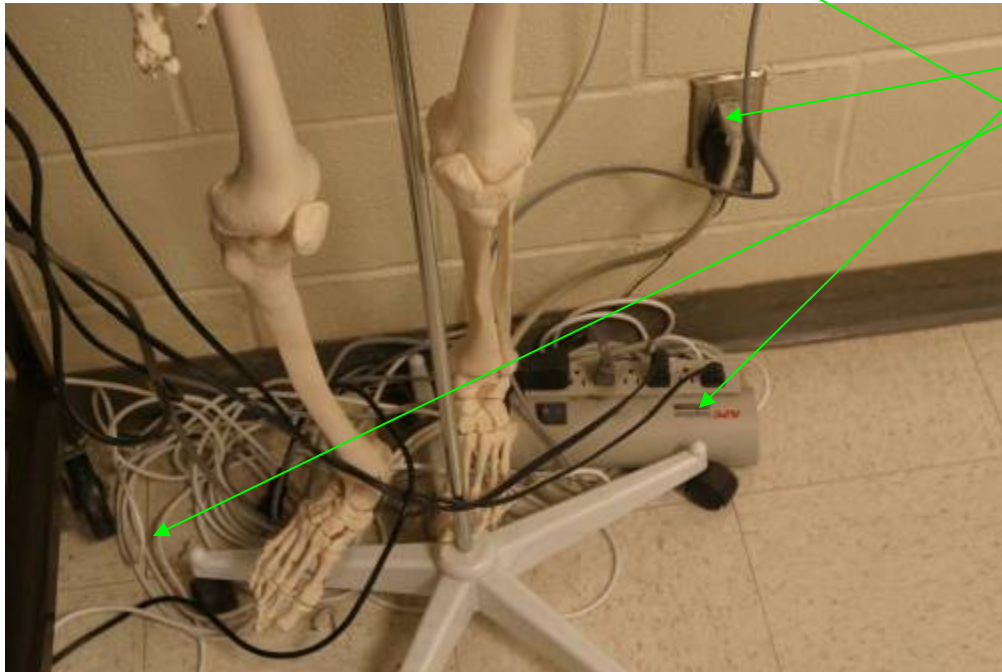
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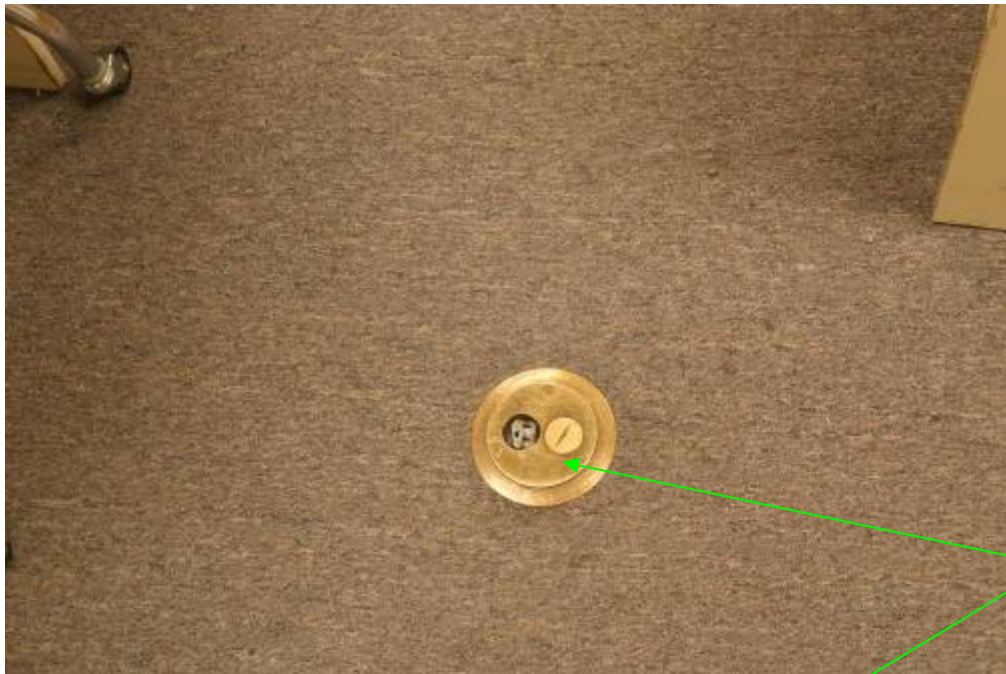
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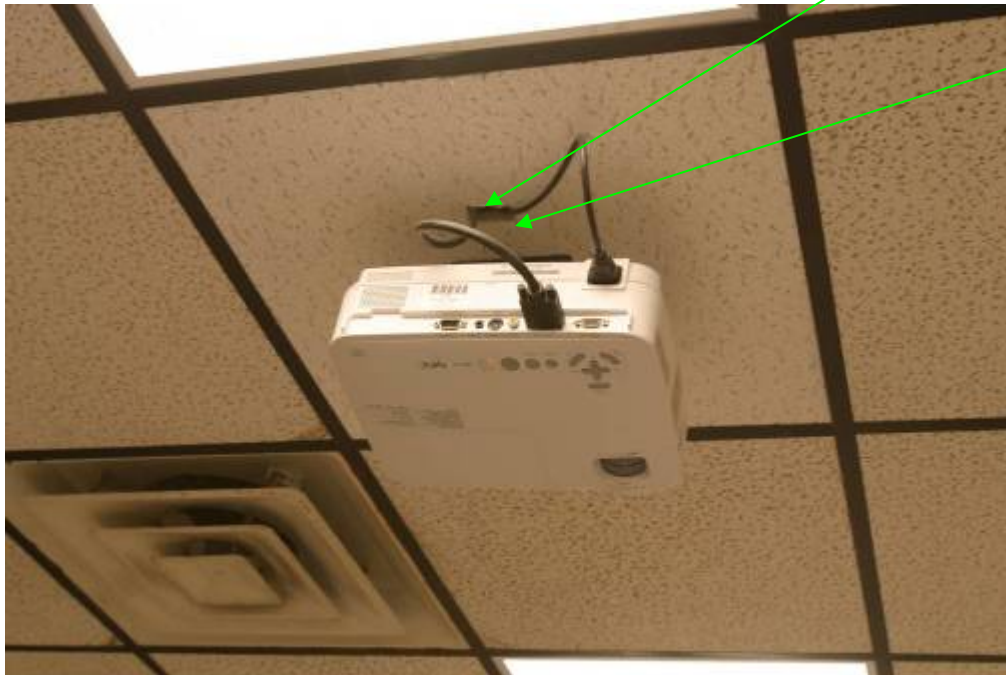
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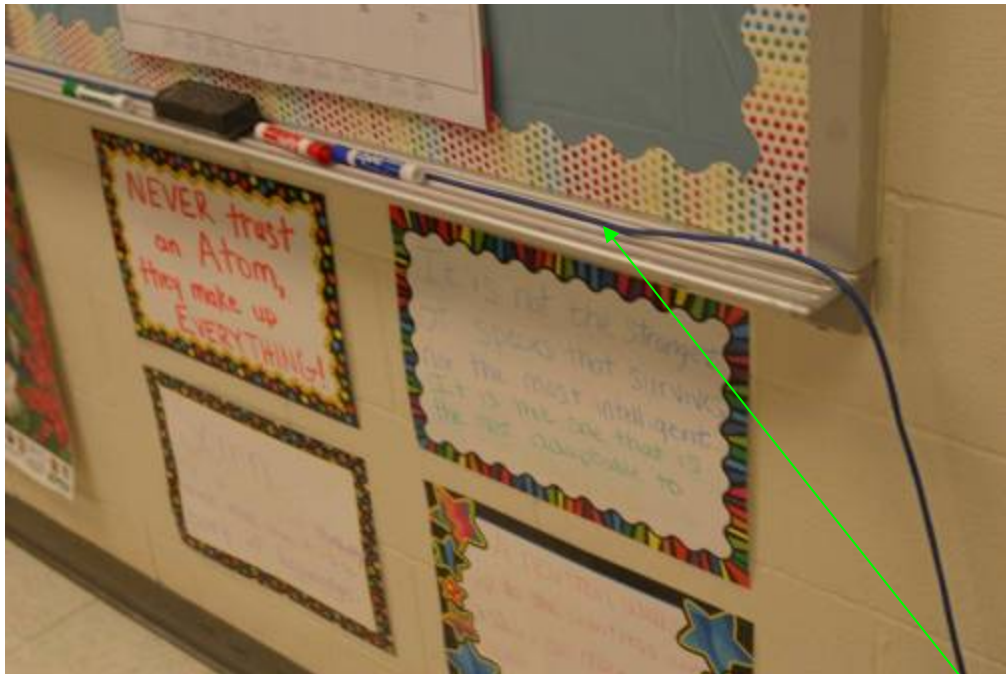
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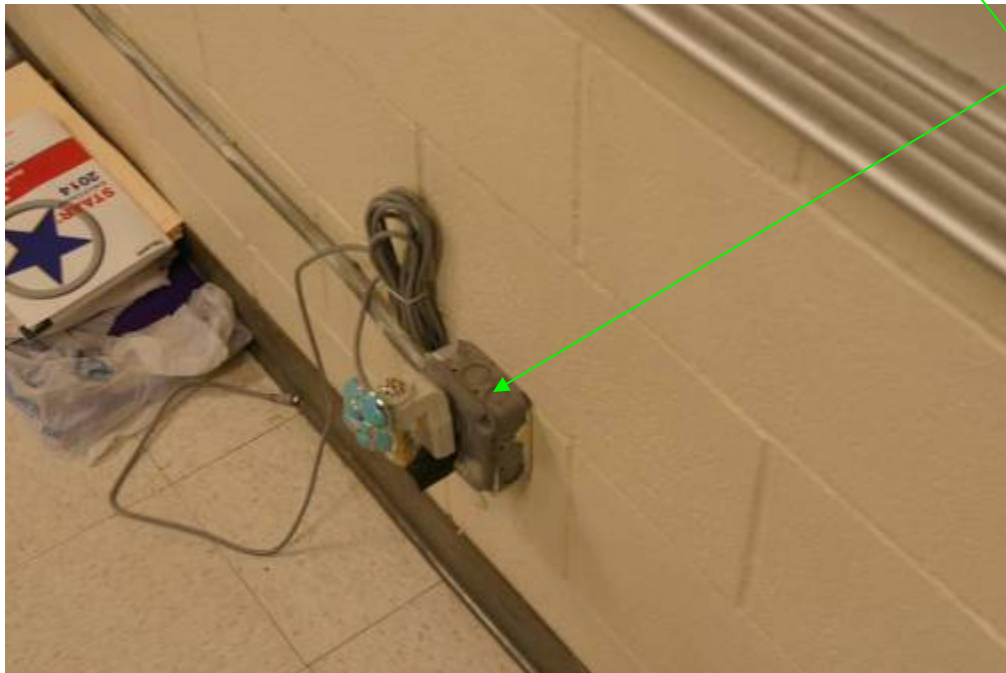
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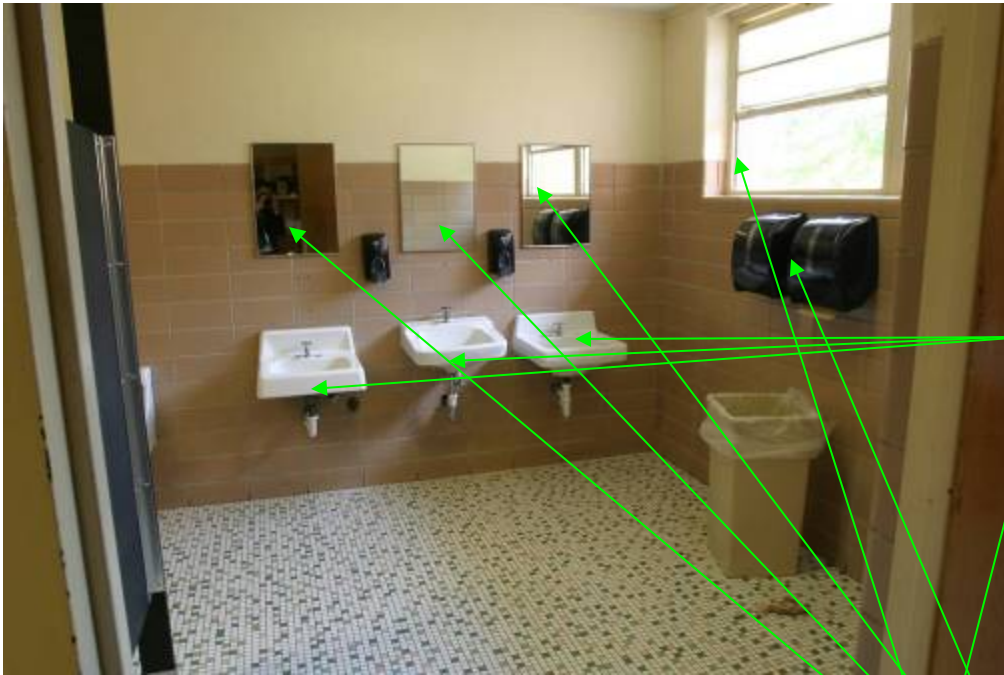
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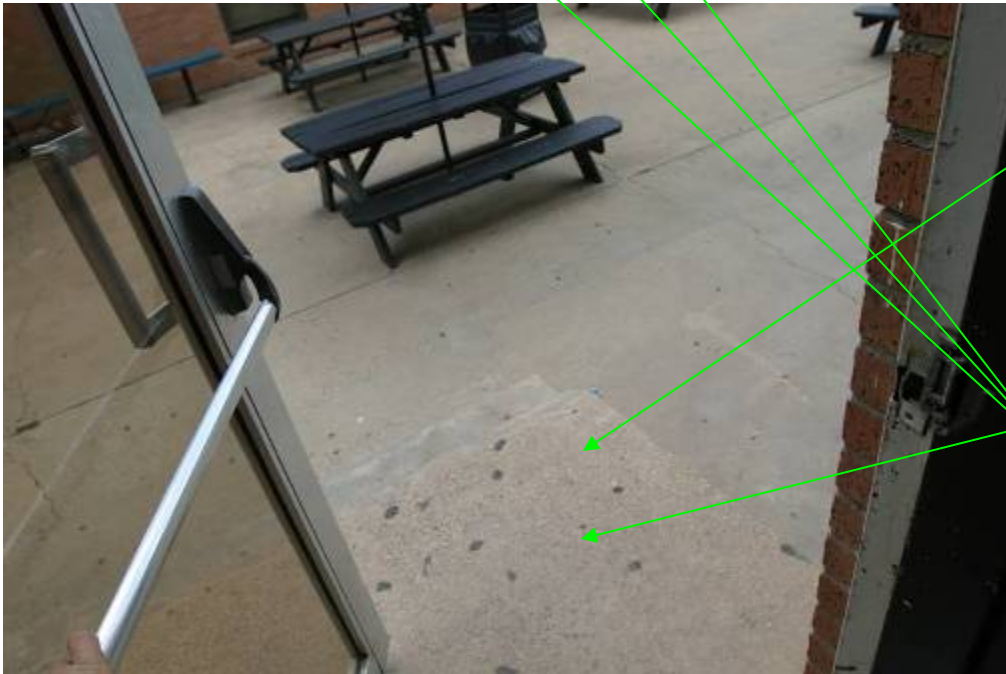
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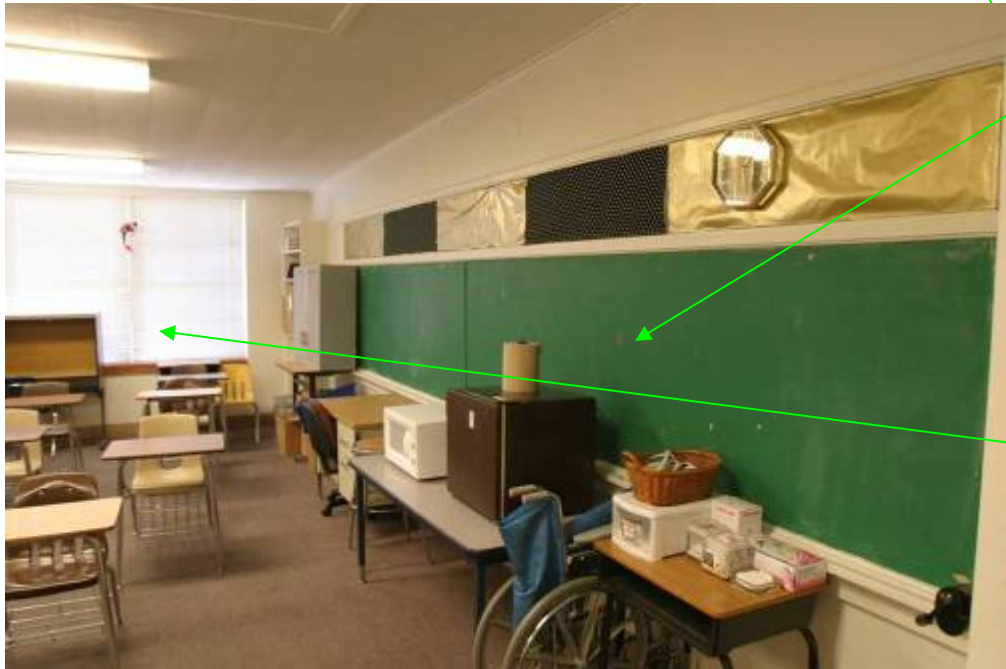
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Old Gymnasium (1947 addition 1993)

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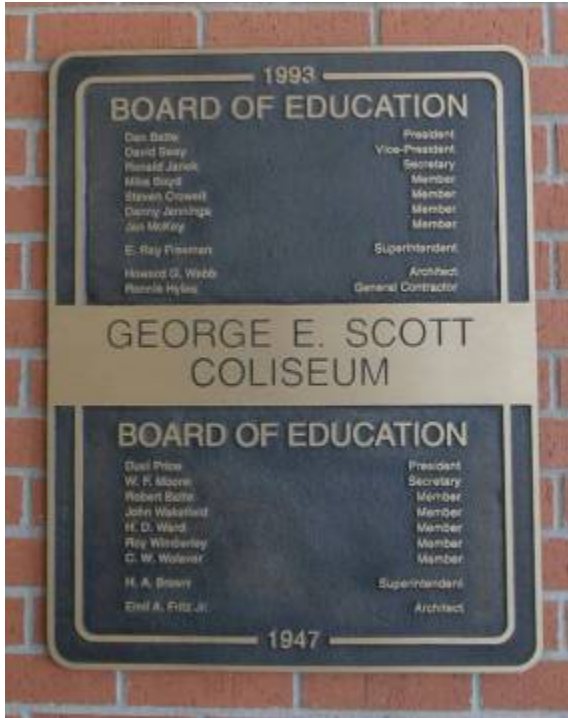
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- No Ramp For Handicapped Access
- Not Enough Storage
- No Separate Offices
- No Separate Training Room
- Size and Layout Issues





Field House

Health Safety

- No Fire Sprinklers
- No Hot Water for Washing Hands (Health Code)
- Electric Outlets and/or Boxes Do Not Meet Codes
- Showers Do Not Meet Health Code

Site

- American Disabilities Act Access Issues to buildings

Building

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Football Field

Health Safety

Site

- American Disabilities Act Access to Stadium

Building

- Electrical Issues With Age of Building
- Restrooms Do Not Meet American Disabilities Act
- Counter Heights Do Not Meet American Disabilities Act
- Stadium Dose Not Meet American Disabilities Act
 - Not Handicap Ramp
 - No Handicap Seating
 - No ADA Compliant Handicap Parking
 - No Press Box Elevator
 - No ADA Walkway to Stadium
 - Ticket Booth Does Not Meet American Disabilities Act





Football Field

Health Safety

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Bus Maintenance

Health Safety

Site

- In the Middle of Campus

Building

- Multiple Old Metal Buildings
- Secure Storage Needed
- No Maintenance Building For Cars, Trucks and Busses
 - No Lifts
 - No Pits For Busses





Gymnasium

Health Safety

Site

Building

- Needs Larger More Open Lobby Area
- Needs Concession Area
- Acoustical Treatment
- Some Minor Maintenance Issues



Gymnasium

Health Safety

Site

Building

- Needs Larger More Open Lobby Area
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- Some Minor Maintenance Issues



Library (WWII Barracks)

Classroom Wing 1998
Roof 1998

GYM
1961
Roof 2005

Classroom Wing 1961
Roof 1998

Classroom Wing 1985
Roof 2005

Cafeteria TBD
Roof 2005

Elementary School Buildings

(WWII, 1961, 1985, 1998)

Health Safety

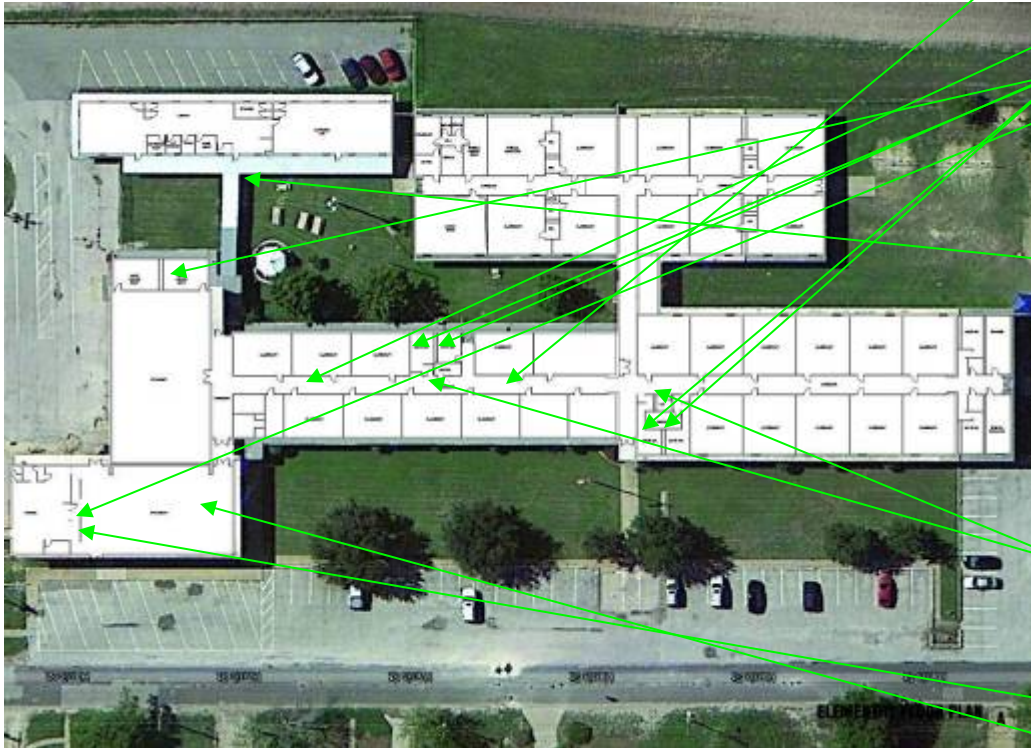
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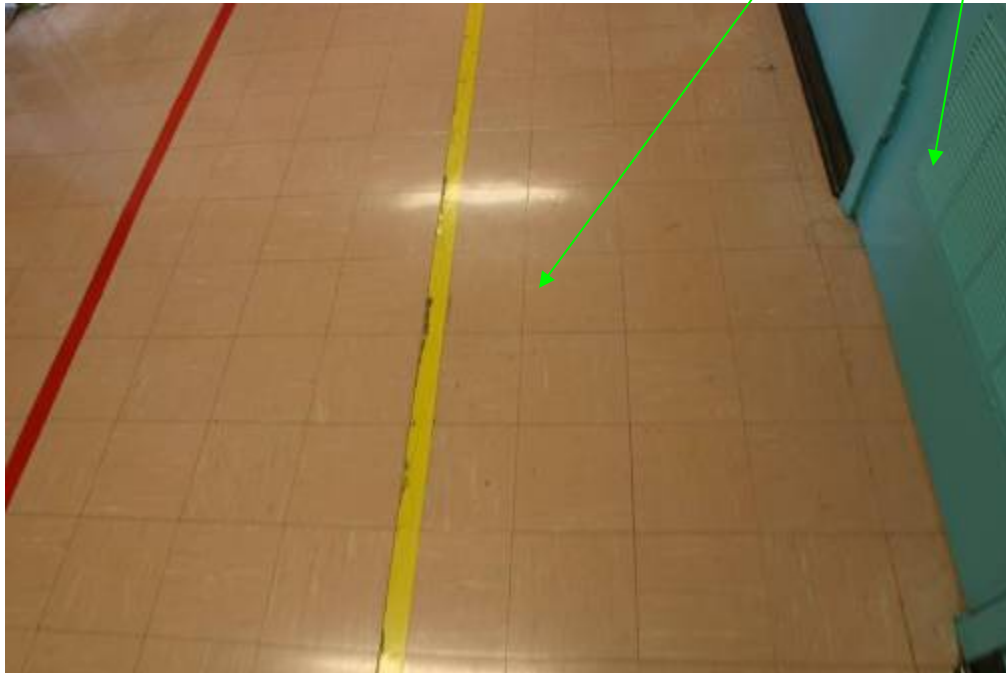
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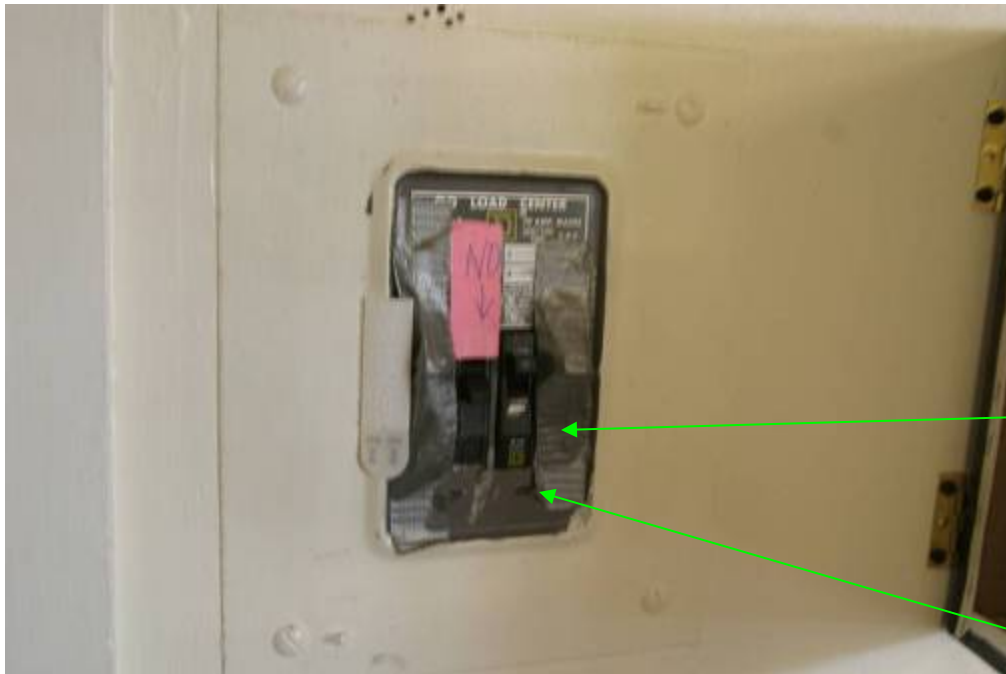
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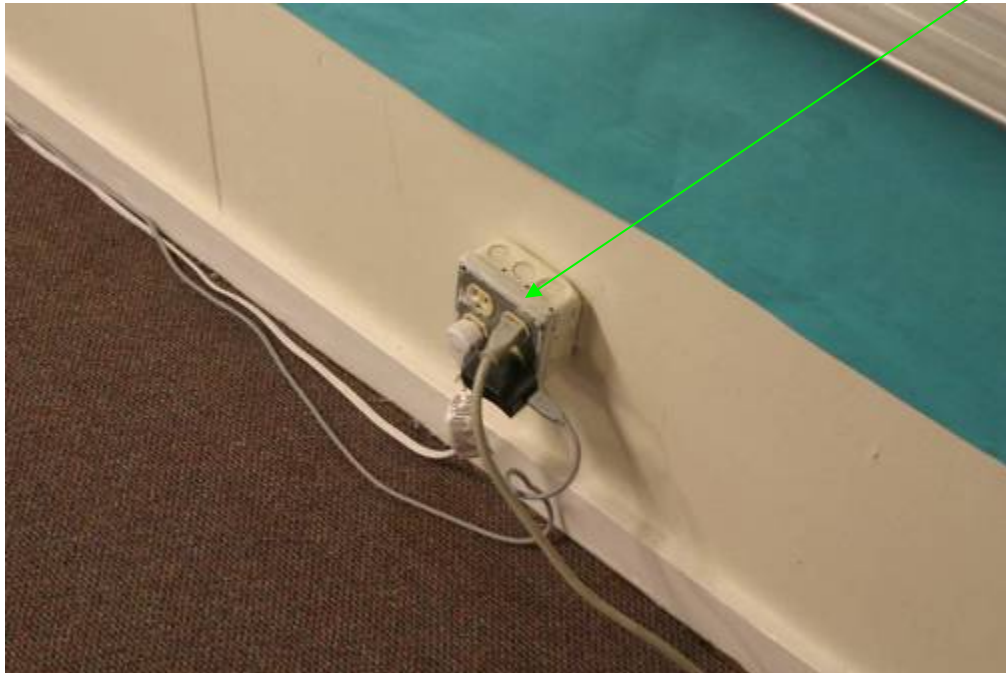
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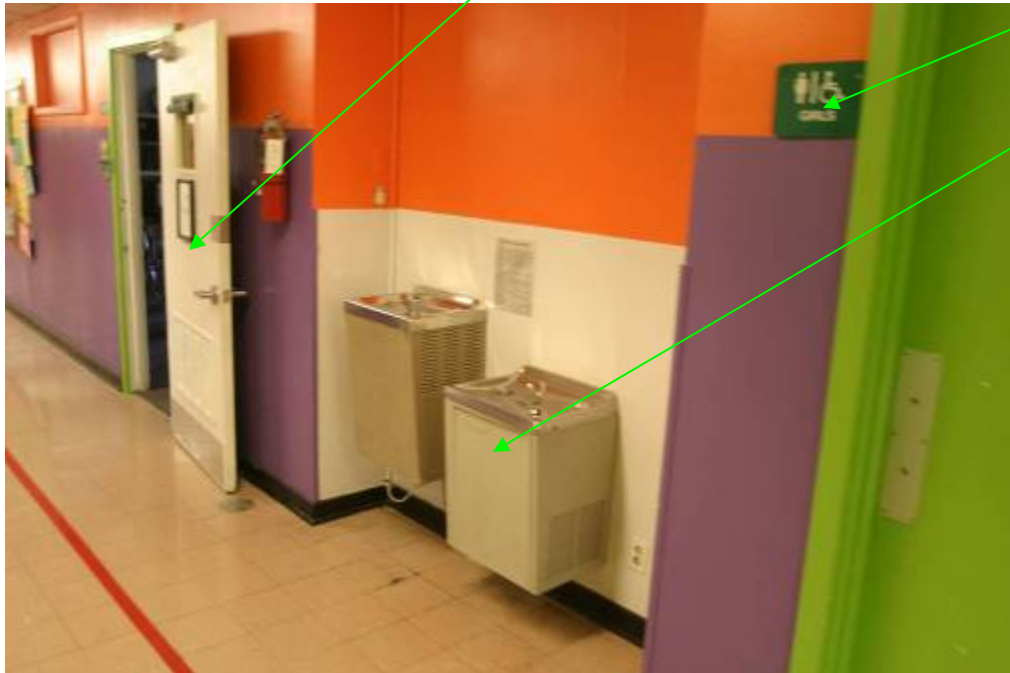
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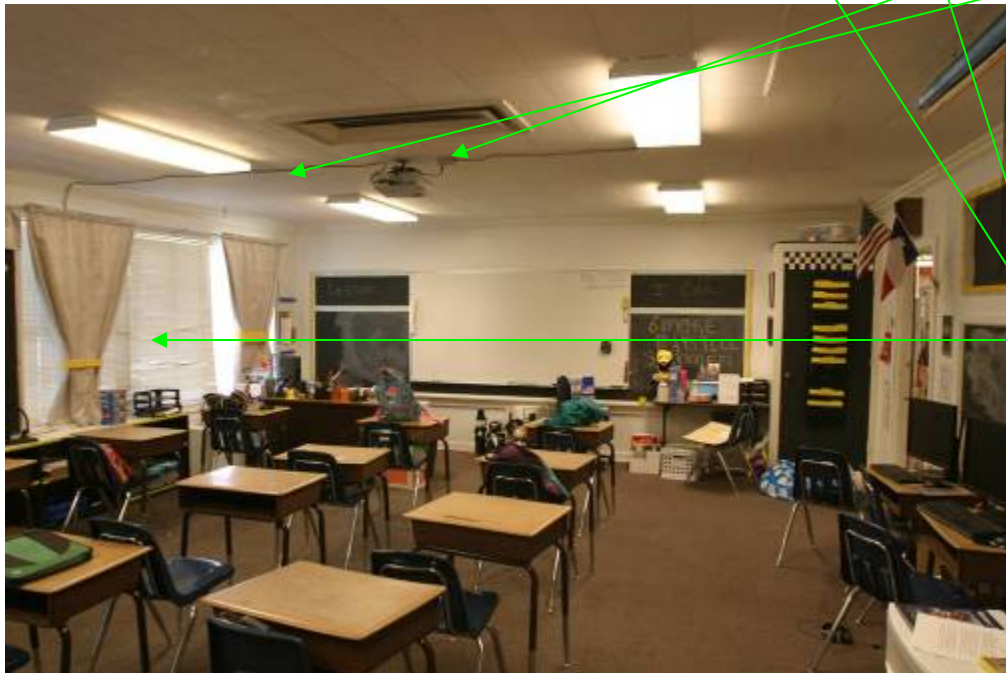
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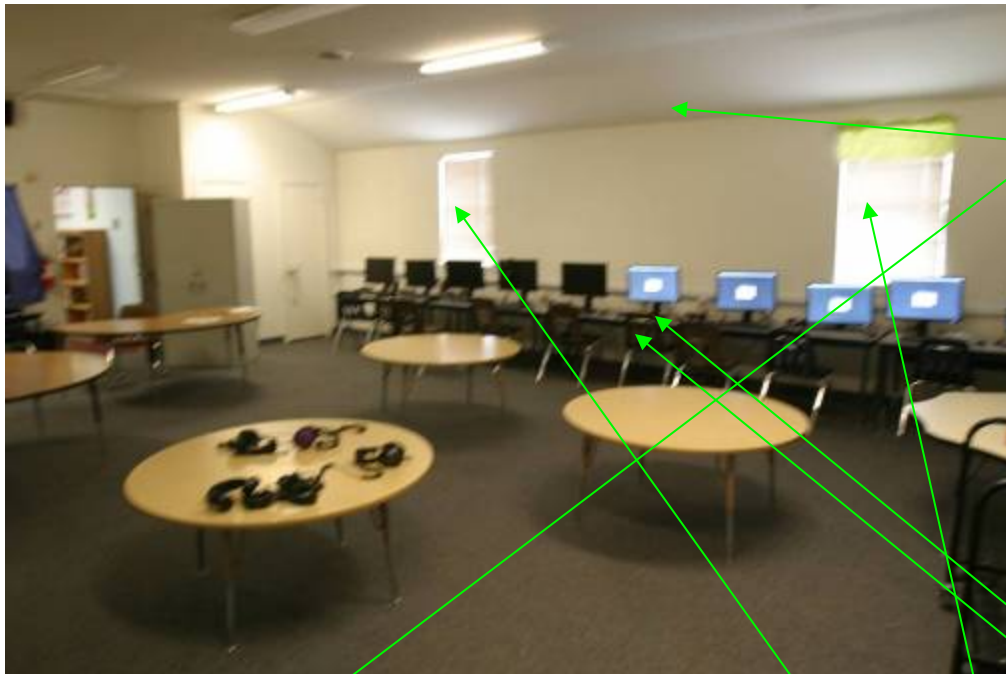
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APPRAISAL GUIDE FOR SCHOOL FACILITIES

ITALY INDEPENDENT SCHOOL DISTRICT

ITALY I.S.D. HIGH SCHOOL

TABLE OF WEIGHTS AND CATEGORIES

Maximum Points	Non-Existant	Very Inadequate 1-29%	Poor 30-49%	Borderline 50-69%	Satisfactory 70-89%	Excellent 90-100%
5	0	1	2	3	4	5
10	0	2	4	6	8	10
15	0	3	6	9	12	15
20	0	4	8	12	16	20
25	0	5	10	15	20	25

APPRAISAL SUMMARY

Italy I.S.D. High School

Section	Possible Points	Total Earned	Per Cent	Rating Category
1.0 The School Site	100	72	72%	Satisfactory
2.0 Structural & Mechanical	200	172	86%	Satisfactory
3.0 Plant Maintainability	100	87	87%	Satisfactory
4.0 School Building Safety & Security	200	170	85%	Satisfactory
5.0 Educational Adequacy	200	113	57%	Borderline
6.0 Environment for Education	200	133	67%	Borderline
TOTAL	1000	747	74%	Satisfactory

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3.0 Plant Maintainability	100	65	65%	Borderline
4.0 School Building Safety & Security	200	153	77%	Satisfactory
5.0 Educational Adequacy	200	102	51%	Borderline
6.0 Environment for Education	200	121	61%	Borderline
TOTAL	1000	635	64%	Satisfactory

APPRAISAL GUIDE FOR SCHOOL FACILITIES

ITALY INDEPENDENT SCHOOL DISTRICT

STAFFORD ELEMENTARY SCHOOL

**TABLE OF WEIGHTS
AND CATEGORIES**

Maximum Points	Non-Existant	Very Inadequate 1-29%	Poor 30-49%	Borderline 50-69%	Satisfactory 70-89%	Excellent 90-100%
5	0	1	2	3	4	5
10	0	2	4	6	8	10
15	0	3	6	9	12	15
20	0	4	8	12	16	20
25	0	5	10	15	20	25

APPRAISAL SUMMARY

Italy I.S.D. Stafford Elementary School

Section	Possible Points	Total Earned	Per Cent	Rating Category
1.0 The School Site	100	63	63%	Borderline
2.0 Structural & Mechanical	200	122	61%	Borderline
3.0 Plant Maintainability	100	55	55%	Borderline
4.0 School Building Safety & Security	200	153	77%	Satisfactory
5.0 Educational Adequacy	200	82	41%	Poor
6.0 Environment for Education	200	128	64%	Borderline
TOTAL	1000	603	60%	Borderline

**ITALY INDEPENDENT SCHOOL DISTRICT
JUNIOR HIGH AND HIGH SCHOOL PROGRAMMING
MASTER PLANNING MEETING 9/11/2014**

1. Need UIL stage and performance venue for drama and band.
2. Need larger cafeteria with updated kitchen.
3. Library:
 - a. Larger with more computers
 - b. Computer lab
 - c. Art display space
 - d. Coffee bar
 - e. WIFI
4. Create separate identity for Junior High School and High School
 - a. Use existing front entry for Junior High School
 - b. Create South entry for High School
5. Fine Arts Wing:
 - a. Graphic design
 - b. Ceramic lab with back-to-back pottery wheels, storage, kiln room, yard for castings that connects to VO-AG
 - c. Art room connecting with computer lab, spray closet, flammables cabinet
6. Health and Leadership Classroom

7. VO-AG Building / CT Complex
 - a. 2 classrooms with divider wall
 - b. Food Science / Culinary Arts
 - c. 2 computer labs – business
 - d. 4 classrooms
 - e. Shop – Woodworking, welding, paint booth, crane, sand blasting booth, plasma cutter, restroom, showers, changing rooms
 - f. Science lab for dissection
 - g. Floral with big greenhouse

8. Administration
 - a. Separate Junior High and High School offices
 - b. Security – air lock entries
 - c. Camera system for security

9. Classrooms
 - a. Clean power for technology
 - b. Center white board for projectors
 - c. Sliding white boards – math, science, English
 - d. Math – tablets

10. Science
 - a. Renovate 1990's lab
 - b. Junior High needs new lab
 - c. High School – Combine two labs as lecture and biology lab

11. Band Hall
 - a. Currently 65 band members
 - b. Ensemble room and practice rooms needed
 - c. Instrument repair room with tuba sink
 - d. Music library
 - e. 2 offices
 - f. Loading dock with storage

12. Athletic Complex
 - a. Football Field (Turf)
 - b. Upgrade baseball and softball fields
 - c. Big practice room 50 yds. X 50 yds. overhead doors, skylights (no A/C), football and band use
 - d. Concessions, locker rooms, weight room, visitors' changing rooms and home changing room, coaches' offices
13. Teacher Workrooms with Restrooms
14. Technology:
 - a. Additional clean power electrical
 - b. Wire racks above ceiling for wiring technology
 - c. Cafeteria – Power drops and roll-down screen

**ITALY INDEPENDENT SCHOOL DISTRICT
ELEMENTARY SCHOOL PROGRAMMING
MASTER PLANNING MEETING 10/2/2014**

1. Classrooms
 - a. Double switch lighting to provide lower lighting levels (this will also meet building code requirements for energy savings).
 - b. Clean power outlets provided for technology (3-4 plex outlets with two data outlets at each location).
 - c. Replace carpet with V.C.T.
 - d. Classroom cabinets with doors (some lockable) for more teacher storage.

2. Teachers' Workroom
 - a. More layout space for separating papers at the copier
 - b. Additional staff restrooms
 - c. Staff parking lot

3. Need two computer labs so there will be additional computer classes each week.

4. More student restrooms (the west wing does not have a hallway restroom available).

5. Drinking fountains on the playgrounds.

6. Add restrooms for the cafeteria.

7. Add back music classrooms.

8. Two science labs – 3rd and 4th and 5th and 6th grade
9. Provide tackable surfaces for hallways.
10. Provide more custodial storage space.
11. Address student drop-off/pick-up to provide multiple locations. Provide covered drop-off/ pick-up for bad weather.
12. Administration
 - a. Principal's office
 - b. Counselor's office
 - c. Reception/Secretary
 - d. Conference room
 - e. Nurse's office
 - f. Workroom
 - g. Staff restrooms

CLASSROOM ADDITION

\$2,000,000

PLAYGROUND

\$150,000

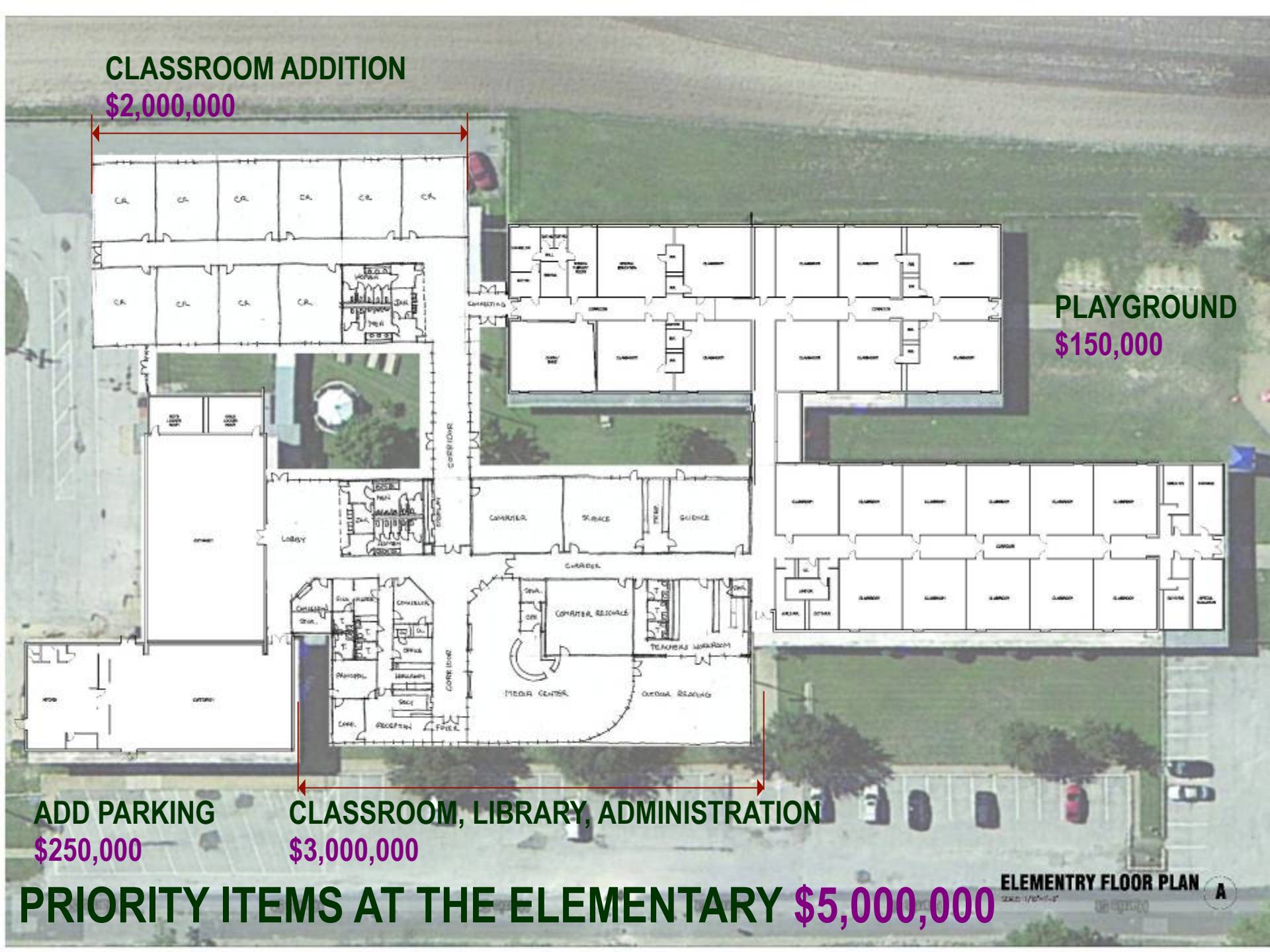
ADD PARKING

\$250,000

CLASSROOM, LIBRARY, ADMINISTRATION

\$3,000,000

PRIORITY ITEMS AT THE ELEMENTARY \$5,000,000



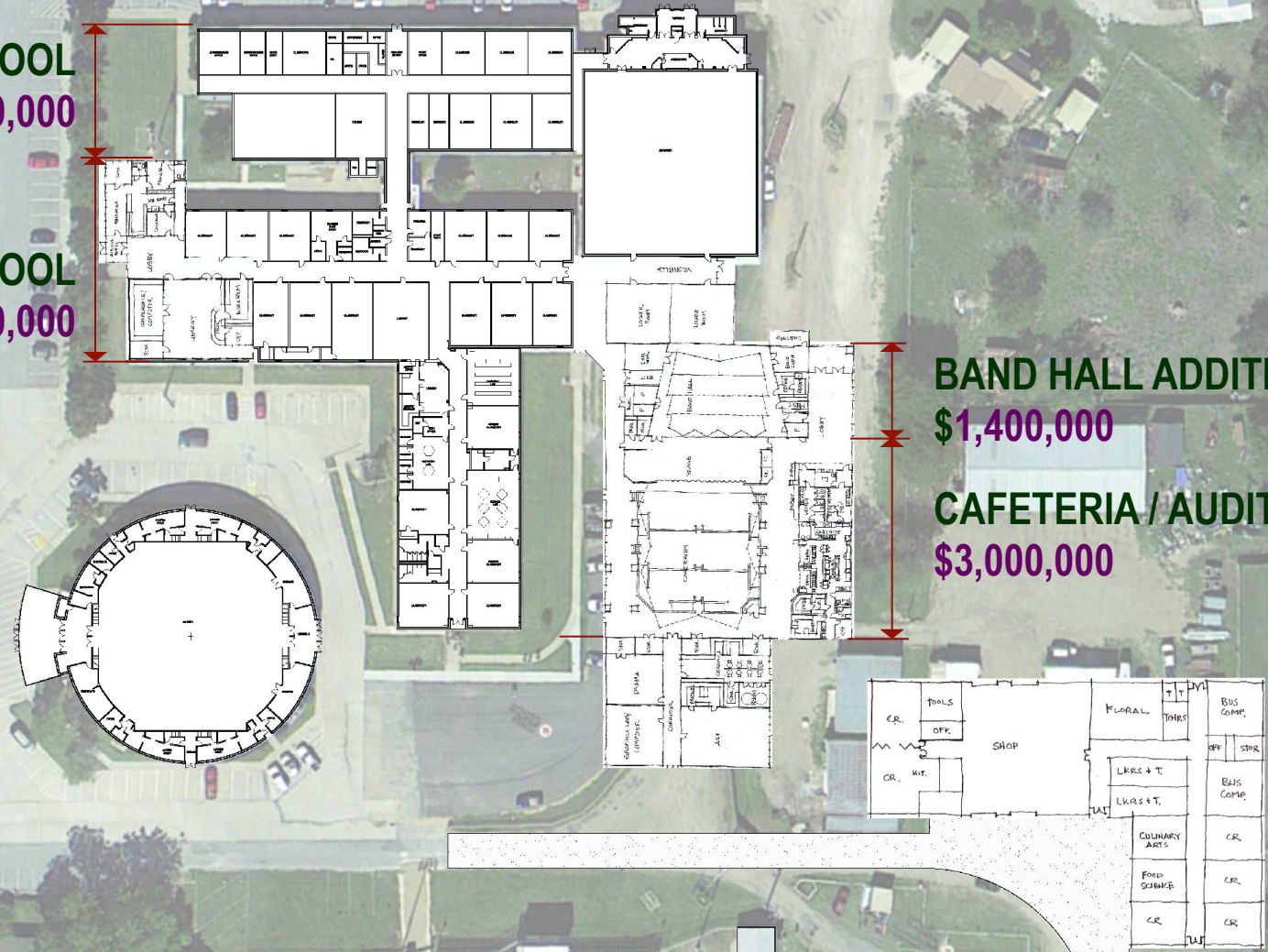
**JUNIOR HIGH SCHOOL
UPGRADES \$360,000**

**HIGH SCHOOL
UPGRADES \$800,000**

**BAND HALL ADDITION
\$1,400,000**

**CAFETERIA / AUDITORIUM
\$3,000,000**

PRIORITY ITEMS AT THE JH/HS P \$5,560,000



FLOOR PLAN
SCALE: 1/32"=1'-0"

A

**JUNIOR HIGH SCHOOL
UPGRADES \$360,000**

**HIGH SCHOOL
UPGRADES \$800,000**

**GYMNASIUM UPGRADES
\$700,000**

**LOCKER ROOM ADDITION
\$800,000**

**BAND HALL ADDITION
\$1,400,000**

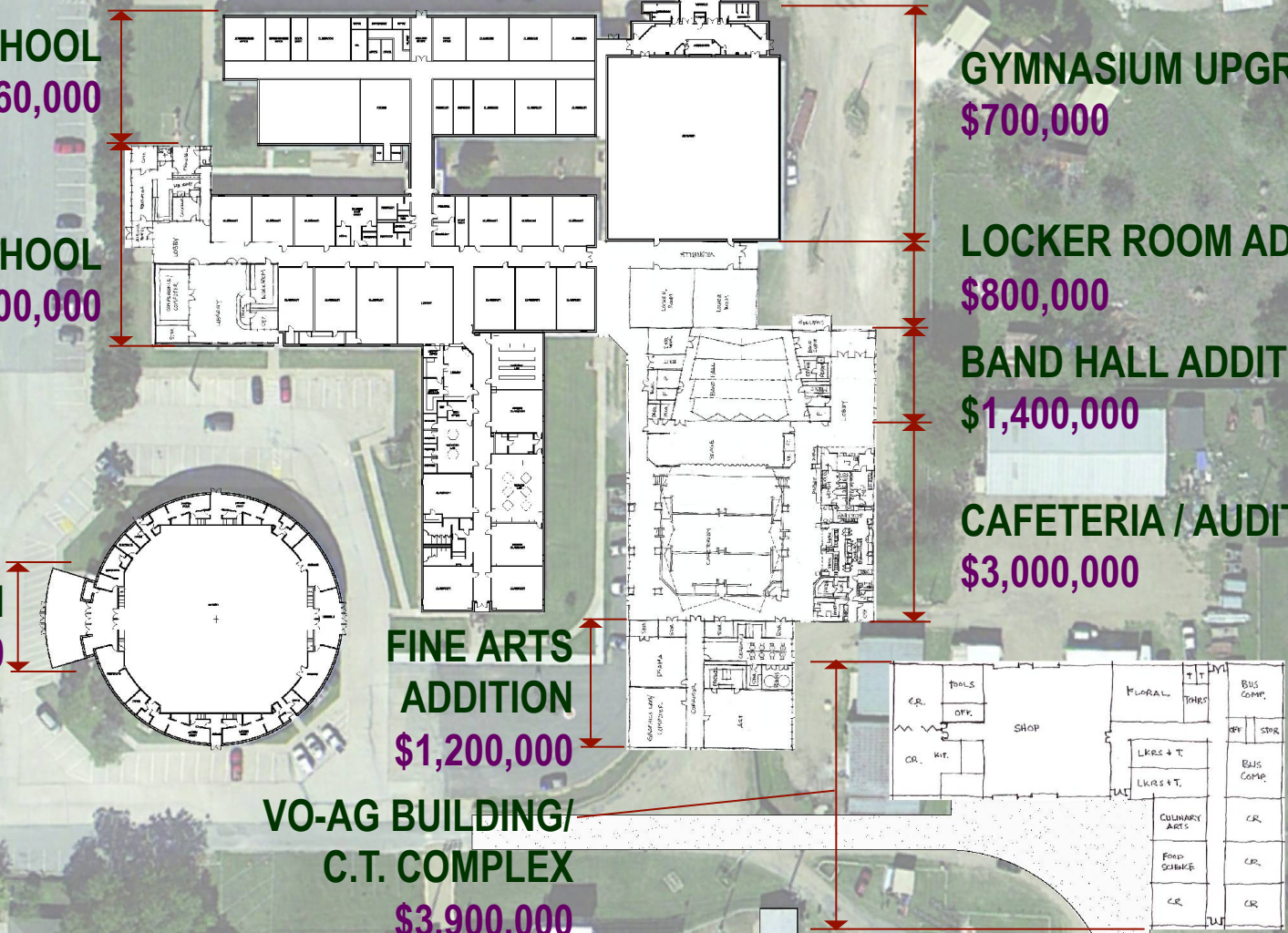
**CAFETERIA / AUDITORIUM
\$3,000,000**

**DOME ADDITION
\$200,000**

**FINE ARTS
ADDITION
\$1,200,000**

**VO-AG BUILDING/
C.T. COMPLEX
\$3,900,000**

TOTAL MASTER PLAN \$23,110,000



FLOOR PLAN
SCALE: 1/32"=1'-0"

A

BASEBALL + SOFTBALL
\$500,000

FIELD HOUSE \$1,500,000

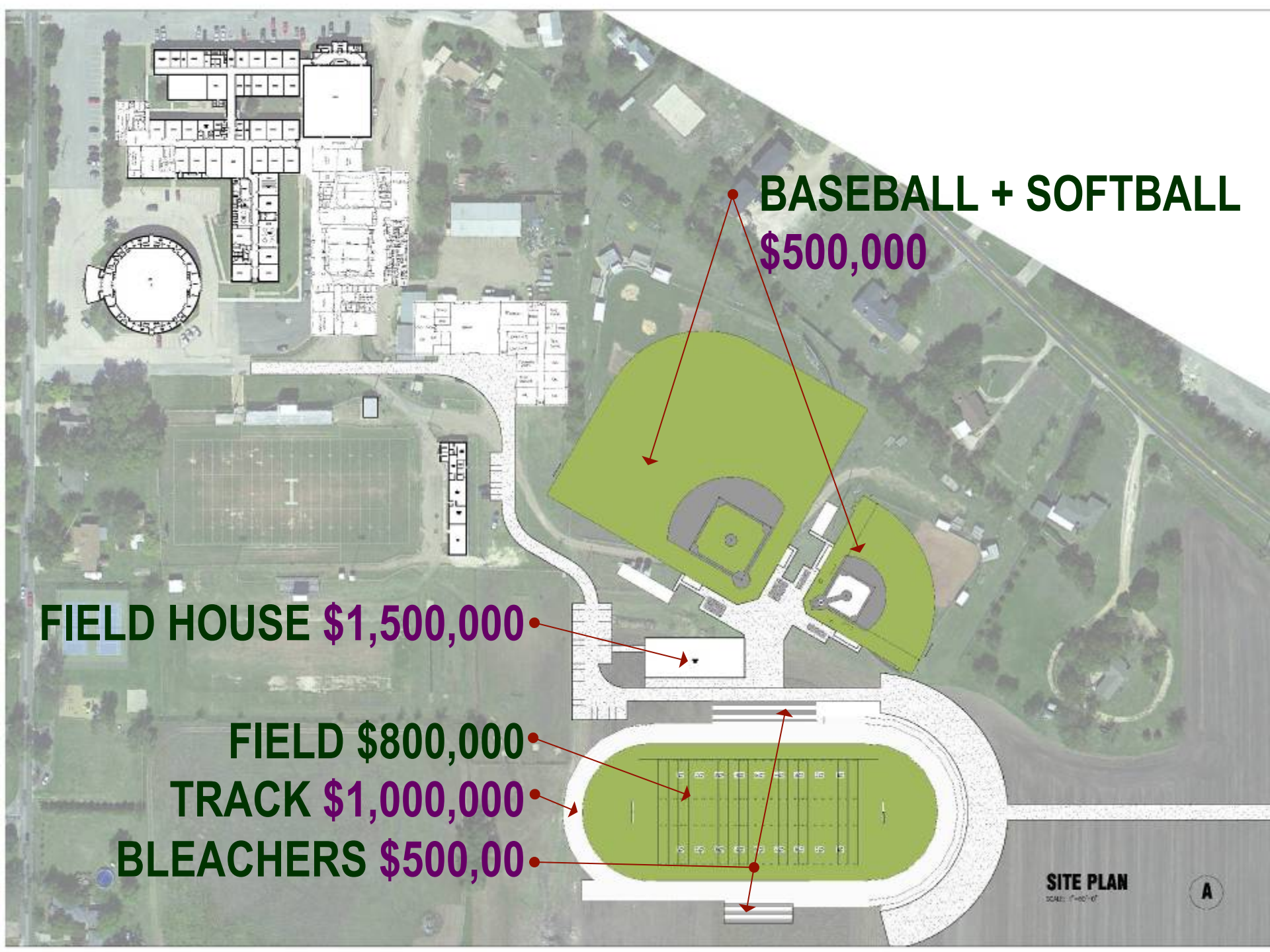
FIELD \$800,000

TRACK \$1,000,000

BLEACHERS \$500,000

SITE PLAN
SCALE: 1"=40' 0"

A



Italy Independent School District Master Plan Costs

	Priority Items	Master Plan
Strafford Elementary	\$5,000,000	\$5,400,000
HS / JH Up-grades	\$1,160,000	\$1,160,000
Band Hall	\$1,400,000	\$1,400,000
Cafetorium	\$3,000,000	\$3,000,000
Gymnasium Up-grades		\$700,000
Locker Room Addition		\$800,000
Fine Arts Addition		\$1,200,000
Vo-Ag / CT Complex		\$3,900,000
Dome Addition		\$200,000
Athletic Fields		\$5,350,000
Total	\$10,560,000	\$23,110,000

Italy Independent School District

Bond Election Scenario Summary 1/9/2015

<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
Election Size	Issued July 15, 2015		I&S Surplus Contribution**	Projected Max I&S Tax Rate	Current I&S Tax Rate	I&S Tax Rate Increase
	Term	Rate*				
\$ 8,000,000	25 Year	4.20%		\$ 0.3550	\$ 0.0770	\$ 0.2780
\$ 8,000,000	30 Year	4.40%		\$ 0.3250	\$ 0.0770	\$ 0.2480
\$ 9,000,000	25 Year	4.20%		\$ 0.4150	\$ 0.0770	\$ 0.3380
\$ 9,000,000	30 Year	4.40%		\$ 0.3700	\$ 0.0770	\$ 0.2930
\$ 10,500,000	25 Year	4.20%		\$ 0.5036	\$ 0.0770	\$ 0.4266
\$ 10,500,000	30 Year	4.40%		\$ 0.4525	\$ 0.0770	\$ 0.3755

Tax Rate Impact on Italy ISD Home owners***

Home Values***

Election Size	Term	Tax Increase	Home Values***					
			\$ 30,000	\$ 50,000	\$ 75,000	\$ 100,000	\$ 150,000	\$ 200,000
\$ 8,000,000	25 Year	\$ 0.2780	\$ 41.70	\$ 97.30	\$ 166.80	\$ 236.30	\$ 375.30	\$ 514.30
\$ 8,000,000	30 Year	\$ 0.2480	\$ 37.20	\$ 86.80	\$ 148.80	\$ 210.80	\$ 334.80	\$ 458.80
\$ 9,000,000	25 Year	\$ 0.3380	\$ 50.70	\$ 118.30	\$ 202.80	\$ 287.30	\$ 456.30	\$ 625.30
\$ 9,000,000	30 Year	\$ 0.2930	\$ 43.95	\$ 102.55	\$ 175.80	\$ 249.05	\$ 395.55	\$ 542.05
\$ 10,500,000	25 Year	\$ 0.4266	\$ 63.98	\$ 149.30	\$ 255.94	\$ 362.58	\$ 575.86	\$ 789.15
\$ 10,500,000	30 Year	\$ 0.3755	\$ 56.33	\$ 131.43	\$ 225.30	\$ 319.18	\$ 506.93	\$ 694.68

* - Bond issuance scenarios assume PSF 'AAA' interest rates as of 1/7/15 PLUS 0.75%; subject to change.

** - 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

Italy Independent School District

\$10,500,000 Bond Election - I&S Tax Rate Projections / Calculations

30 Year Term

9-Jan-15

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Projected - Rates as of 1-7-15 PLUS 0.75%															
LESS:				\$ 10,500,000 - 30 Year - 4.40% - 7/1/15				Existing Debt Allotment Funding			LESS:				
FYE	Taxable Valuation ⁽¹⁾	Existing Debt Service	IFA Funding	Principal	Interest	Cap-Interest	Total P&I	EDA Eligible	State Share	Local Share	EDA Cap Level	I&S Fund Balance Contribution	Net ISD I&S Tax Levy	Calculated ⁽²⁾ I&S Tax Rate	FYE
31-Aug	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015
	\$ 98,647,362	\$ 148,938	\$ 65,137		\$ 466,689	\$ (112,916)	\$ 353,773	\$ 353,773	\$ -	\$ 353,773	\$ 0.3586		\$ 83,801	\$ 0.0770	2015
2016	99,633,338	146,638	63,092		466,689	(106,426)	360,263	360,263	-	360,263	0.3616		441,691	0.4525	2016
2017	100,630,174	144,338	62,909		465,506		359,506	522,406	239,579	239,828	0.2900		446,744	0.4531	2017
2018	101,636,476	146,463	64,645	130,000	463,024		608,024	532,854	238,109	294,746	0.2900		452,016	0.4540	2018
2019	102,652,841	148,463	66,341	145,000	459,494		618,484	543,511	245,818	297,693	0.2900		454,667	0.4521	2019
2020	103,679,369	149,713	67,212	160,000	451,984		616,984	543,511	242,841	300,670	0.2900		454,806	0.4522	2020
2021	103,679,369	146,588	65,149	170,000	445,394		615,284	543,511	242,841	300,670	0.2900		453,535	0.4510	2021
2022	103,679,369	152,200	68,003	175,000	438,384		613,384	543,511	242,841	300,670	0.2900		454,740	0.4522	2022
2023	103,679,369	36,400	36,264	250,000	429,572		679,572	543,511	242,841	300,670	0.2900		456,867	0.4543	2023
2024	103,679,369			280,000	418,309		698,309	543,511	242,841	300,670	0.2900		455,468	0.4529	2024
2025	103,679,369			290,000	406,820		696,820	543,511	242,841	300,670	0.2900		453,979	0.4514	2025
2026	103,679,369			305,000	395,456		700,456	543,511	242,841	300,670	0.2900		457,614	0.4550	2026
2027	103,679,369			315,000	383,614		698,614	543,511	242,841	300,670	0.2900		455,772	0.4532	2027
2028	103,679,369			325,000	371,390		696,390	543,511	242,841	300,670	0.2900		453,548	0.4510	2028
2029	103,679,369			340,000	358,688		698,688	543,511	242,841	300,670	0.2900		455,847	0.4533	2029
2030	103,679,369			350,000	346,509		695,509	543,511	242,841	300,670	0.2900		452,668	0.4501	2030
2031	103,679,369			365,000	331,853		696,853	543,511	242,841	300,670	0.2900		454,011	0.4514	2031
2032	103,679,369			380,000	315,723		695,723	543,511	242,841	300,670	0.2900		452,882	0.4503	2032
2033	103,679,369			400,000	296,925		696,925	543,511	242,841	300,670	0.2900		454,084	0.4515	2033
2034	103,679,369			420,000	277,163		697,163	543,511	242,841	300,670	0.2900		454,322	0.4518	2034
2035	103,679,369			440,000	256,437		696,437	543,511	242,841	300,670	0.2900		453,596	0.4510	2035
2036	103,679,369			465,000	234,627		699,627	543,511	242,841	300,670	0.2900		456,785	0.4542	2036
2037	103,679,369			485,000	211,732		696,732	543,511	242,841	300,670	0.2900		453,890	0.4513	2037
2038	103,679,369			510,000	187,752		697,752	543,511	242,841	300,670	0.2900		454,911	0.4523	2038
2039	103,679,369			535,000	162,568		697,568	543,511	242,841	300,670	0.2900		454,726	0.4522	2039
2040	103,679,369			560,000	136,176		696,176	543,511	242,841	300,670	0.2900		453,337	0.4508	2040
2041	103,679,369			590,000	108,434		698,434	543,511	242,841	300,670	0.2900		455,592	0.4530	2041
2042	103,679,369			620,000	79,212		699,212	543,511	242,841	300,670	0.2900		456,371	0.4538	2042
2043	103,679,369			650,000	48,542		698,542	543,511	242,841	300,670	0.2900		455,700	0.4531	2043
2044	103,679,369			680,000	16,422		696,422	543,511	242,841	300,670	0.2900		453,581	0.4510	2044
2045	103,679,369														2045
		\$ 1,365,530	\$ 604,747	\$ 10,500,000	\$ 9,428,945	\$ (219,342)	\$ 19,709,603	\$ 15,900,592	\$ 6,785,536	\$ 9,115,057		\$ -	\$ 13,684,670		

(1) 2015 Taxable Valuation per BIs County Appraisal District.

(2) 2015 I&S tax rates are actual; calculated at 97.0% collection rate thereafter.