



# RENEWAL 2000

*Building for the Next Century*

*Pasadena Independent School District*

Renewal begins at home. Voters in the Pasadena Independent School District agreed with this concept last December when they voted in support of a \$47.65 million bond issue to renovate, expand and build new schools and classrooms in every corner of our community. The Board of Trustees supported renewal through the commitment of \$9.9 million to expand classrooms at nine additional campuses. Community members who helped develop the bond and pay-as-you-go packages conceded that there were many needs left unmet.

In urban renewal timing is critical. Taking advantage of lower construction costs and interest rates, the Pasadena Independent School District announces **Renewal 2000**, an ambitious program to drastically reduce the number of critical facility needs within the school district.

Pasadena ISD's contribution to the renovation of our community fits well with the improvements proposed in the city's Pasadena Plan. That's why I am also proud of our own **Renewal 2000**. This project combines the work of the bond issue and its attached pay-as-you-go commitment with another \$26.2 million in building and equipment renovations designed to upgrade our facilities for the next century.

The rate of deterioration of our 20-30 year old roofs and air-conditioning systems exceeds our ability to keep up. **Renewal 2000** will speed up this process and provide much needed replacement and renovations at almost every campus within our district over the next four years.

**Renewal 2000** will address health and safety, instructional, economic and code compliance issues. Broken into its component parts, the district will replace or add air-conditioning systems to more adequately and effectively cool our schools, renovate and air-condition our elementary gyms, remove asbestos and make all of our campuses more accessible to our students and patrons with physical disabilities.

Academically, PISD is on the move. **Renewal 2000** allows us to set the stage for improved learning into the 21st century by giving us a chance to create an environment that is safer, healthier and more conducive to teaching and learning.

*Rick Schneider*

Rick Schneider  
Superintendent of Schools

## SCOPE OF **Renewal 2000**

- Air-conditioning all elementary gyms.
- Refurbishing, replacing old HVAC systems or their component parts throughout the district.
- Asbestos abatement at 15 campuses.
- Installation of energy management systems.
- Replacement of water lines at six campuses.
- Addition of dance rehearsal room at Rayburn.
- Expansion of Queens cafeteria.

## SOLUTIONS OFFERED BY **Renewal 2000**

**Renewal 2000** provides a solution for three major factors or areas of concern expressed by our parents and our patrons.

### *Health and Safety Factors*

- Parents and physicians express concern about the lack of air-conditioning in our elementary school gyms. Physical education is an important part of the state-required curriculum. Our students suffer through the intense heat during six months of the school year. Countless hours of instruction have been lost over the years due to colds, heat exhaustion, asthma and allergies attributed to the heat.
- The district will replace and repair old water lines in which corrosion has built up over the past 30-50 years. The change will improve the flow of chilled water through our air-conditioning systems reducing the growth of mold and mildew, a perennial problem in the humid, Houston climate.
- Removing the asbestos will eliminate concerns about adverse health effects of this material.
- Minor structural problems at two campuses and Memorial Stadium will be corrected for obvious safety reasons.
- Additional improvements in waste management and restrooms will address other health concerns. Added security lighting at our campuses will improve safety during evening events and activities.

### *Instructional Factors*

- The district's elementary gyms were built during the 1960s. Major repairs and renovations to the floors and bleachers will serve our students into the next century.
- Electrical surge protection at each campus will protect the district's investment in instructional technology and keep the equipment operating for our children.

## PRICE OF **Renewal 2000**

In an effort to reduce the impact on the taxpayer, the payment plan will blend the use of fund balance, the local maintenance budget and short term equipment and asbestos notes. The \$18.5 million in equipment and asbestos notes will increase the tax rate by less than one cent per year over the next four years. A homeowner would see his or her annual taxes increase just eight dollars per year for the next four years on a home valued at \$80,000.

- Gym floor replacement at 27 campuses.
- Compliance with American Disabilities Act (ADA) at all locations.
- Replacement of lockers at 10 secondary schools.
- Roof repair and replacement at 24 locations.
- Additional security lighting at 30 locations.
- Adding electrical surge protection at all locations.

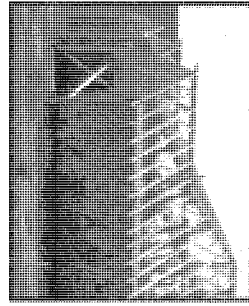
- A dance team practice room at Rayburn will bring this instructional program to parity with other Pasadena high schools.

### *Economic Factors*

- Preventive maintenance and repair is essential to the long lasting value of your home. It just makes sense to do the same thing with our buildings and equipment.
- Thanks to the district's Aa credit rating from Moody's and A1 rating from Standard and Poor's, the interest rate on notes and bonds stands at 3.88 percent, significantly lower than it is expected to be after the November election.
- Inflation rates and construction costs are projected to rise in the months ahead.
- Improved air conditioning and energy management controls will increase the efficiency and effectiveness of these systems, saving the district money on utility costs.
- Several new projects will improve the value of our facilities. **Renewal 2000** will expand the cafeteria at Queens Intermediate, add a dance rehearsal facility at Rayburn High, replace lockers and expand parking at several district campuses.
- The district will move to comply fully with the American Disabilities Act (ADA) by upgrading the campuses and district offices to meet the needs of students and patrons with disabilities.
- Timing the construction projects with those already approved through the bond and pay-as-you-go program lets the district tie several construction projects with the same contractor reducing our costs by almost 20 percent.
- Under current market conditions, the district can invest its reserves at a rate higher than the cost of borrowing money. The district can earn up to \$700,000 above the cost of borrowing the funds, further reducing the cost to the taxpayer.

In addition, the district is committing an additional \$7.7 million in budgeted revenue and interest earnings over the next three years saving the taxpayer an additional penny or two on the tax rate.

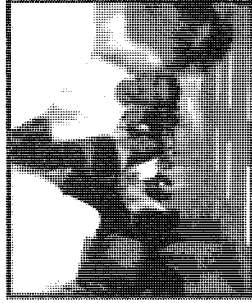
**Renewal 2000** sets the stage for improved learning into the 21st century by providing our children an environment that is safer, healthier and more conducive to learning.



the future.  
students both now and in  
the educational needs of our  
developed a plan to address  
facilities committee has  
and a community future

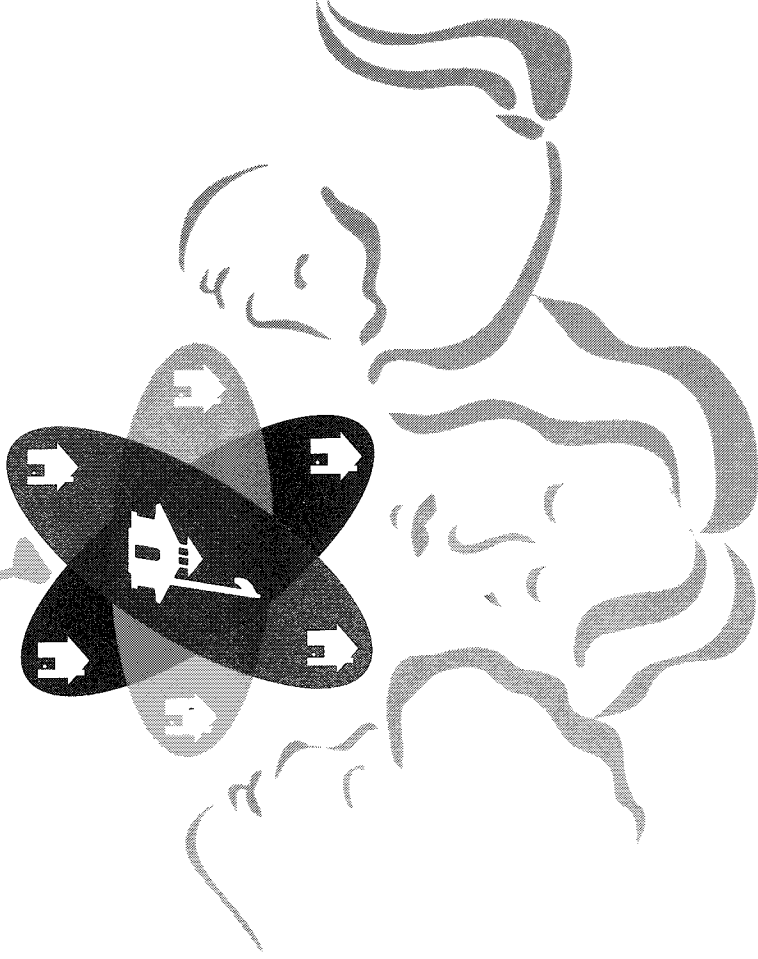
The Pasadena Independent School District

New homes bring new  
children to our schools.



# Growing Together

A FACILITIES PLAN FOR THE CHILDREN OF THE  
PASADENA INDEPENDENT SCHOOL DISTRICT



of fastest growth can be found  
in south Pasadena, between  
Highway 3 and I-45 and in  
the South Belt area of our  
community west of I-45.

see potential for residential development in  
areas of the district not yet platted. The areas  
2008. The same projections  
homes in Pasadena ISD by

demographic projections  
predict an additional 7,200  
the 1950s and 1960s. Recent  
the community experienced in

**T**he Pasadena Independent School  
District is experiencing an increase  
in commercial and residential

development similar to what

## Financial Assistance

The state provides funds to offset the cost of schoolhouse bonds for property poor and fast growth school districts. In the past bond election, the state paid between 50-65 percent of the cost of the bonds. By state law, a district must win voter approval for the bond issue before it can apply for the state financial assistance. It is estimated that Pasadena ISD could receive up to 50 percent funding from the state for the upcoming bond, reducing the overall cost of the bond program to the local taxpayer to no more than three cents on the tax rate.

## Tax Impact

The chart shows the increase taxpayers will see in their monthly mortgage payments if the bond issue is approved. **By law, senior citizens who have filed for the over 65 exemption**

**will see no increase in their taxes as a result of the bond.** It is estimated that state assistance will lower the tax rate implications for the bond issue from eight cents to three cents per \$100 in property values. The \$299.88 million bond would increase Pasadena ISD's tax rate from its current \$1.77 to a maximum of \$1.80, provided the district receives state assistance.

Tax Impact	
\$50,000 Home Value	\$0.75/mo.
\$100,000 Home Value	\$1.88/mo.
\$150,000 Home Value	\$3.00/mo.

### PASADENA ISD BOARD OF TRUSTEES

Vickie Morgan, President  
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Nelda Sullivan, Secretary  
Carmen Orozco, Assistant Secretary  
Frank Braden, Member  
Fred Roberts, Member  
Jerry Speer, Member

### PASADENA ISD ADMINISTRATION

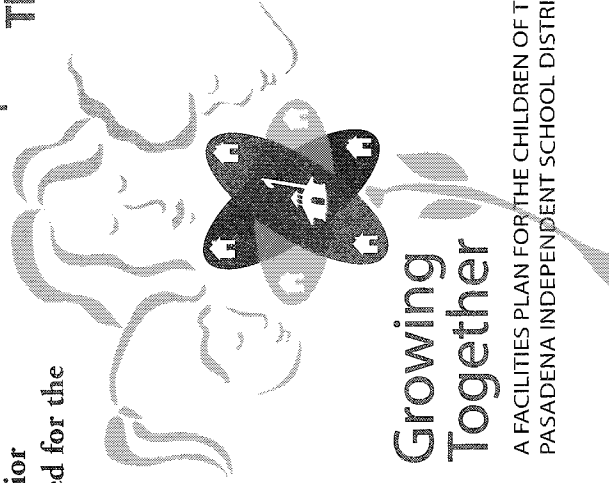
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Kirk Lewis, Deputy Superintendent of Administration, PR & Governmental Affairs  
Diana De Los Santos, Associate Superintendent of Campus Development  
Steve Laymon, Associate Superintendent of Campus Development  
Daria Massey, Associate Superintendent of Campus Development  
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Joyce Eversole, Associate Superintendent of Curriculum & Instruction  
Barbara Fuqua, Associate Superintendent of Administrative Services  
Gloria Gallegos, Associate Superintendent of Special Programs  
Julian Garcia, Associate Superintendent of Facilities a& Construction  
John Piscacek, Associate Superintendent of Finance

The Bond Election is November 2, 2004.

Early Voting Locations Open  
October 18-October 29:

IBEW Hall #66, 4345 Allen Genoa Road  
Harris County Courthouse Annex #25  
(Kyle Chapman Annex), 7330 Spencer Highway  
Freeman Branch Library  
16616 Diana Lane, Clear Lake

LOCATIONS SUBJECT TO CHANGE

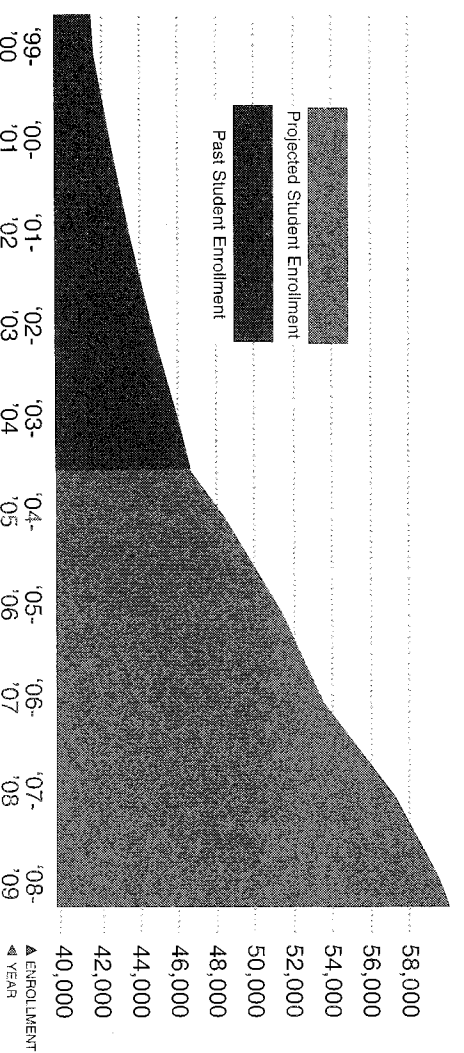
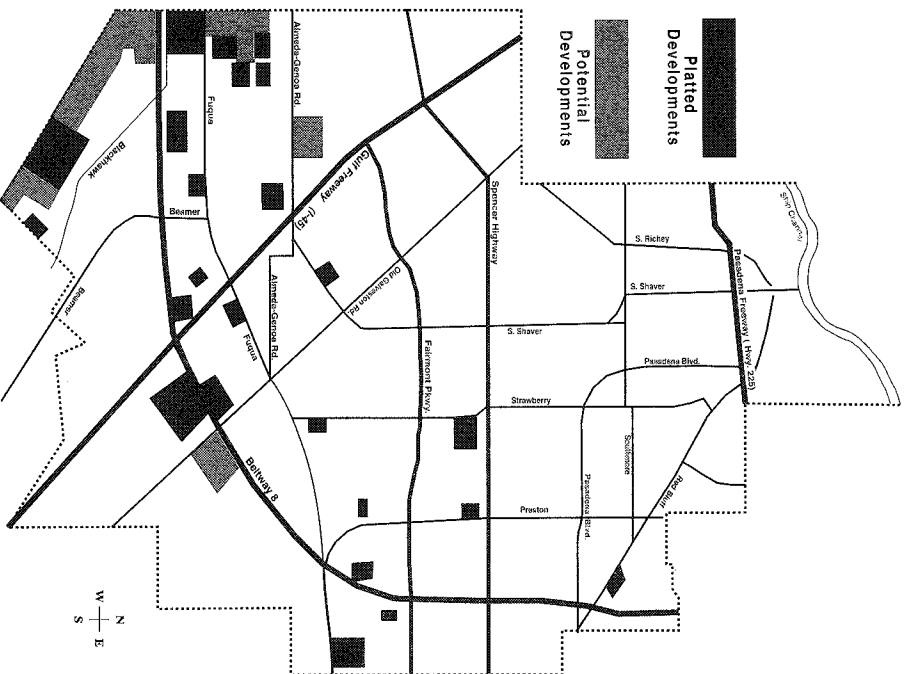


Growing  
Together

A FACILITIES PLAN FOR THE CHILDREN OF THE  
PASADENA INDEPENDENT SCHOOL DISTRICT

**Pasadena Independent School District  
A Texas Recognized District**

Enrollment studies, based on this new development, changing neighborhoods and current enrollment trends, indicate that student enrollment could exceed 59,000 students by 2008-09, an increase of approximately 12,000 students over today's figures. Since the majority of the district's campuses are approaching enrollment capacity, the prospect of more students suggests overcrowded classrooms that can negatively impact student achievement, teacher effectiveness and school safety. A community-wide Future Facilities Committee studied the building issues in Pasadena ISD and made a recommendation on addressing the district's building needs based upon student enrollment growth and replacing existing campuses that they believe have reached their limit of effective service.



## The Plan

### Creating a new school structure

For the first time in more than 40 years, the Pasadena Independent School District is considering a fundamental change in its school structure, offering strong educational benefits for children. If approved and funded, a new proposal from the district's Future Facilities Committee would insert the middle school concept as a transition between elementary and intermediate schools. By converting De Zavala and Morris fifth grade centers and building five new campuses housing fifth and sixth graders, the middle school concept would provide more intense instruction directed specifically at those students that many



feel are too old for elementary school and too young for intermediate school. Freeing up this classroom space will give our elementary and intermediate schools room to grow without increasing the student/teacher ratio.

### New Schools

Hobby Area Elementary School  
Riverstone Ranch Elementary School

### Replacement Campuses

Kruse  
(original wing built in 1930s)  
Pearl Hall (1951)  
Richey (1952)  
Southmore (1952)  
San Jacinto (1959)

### Misc Features

Campus Renovations  
Technology  
Buses  
Security Cameras-  
Elementary Schools  
Satellite Transportation Center  
Pasadena Center Build-Out-Phase II

### Building New Schools for Growth

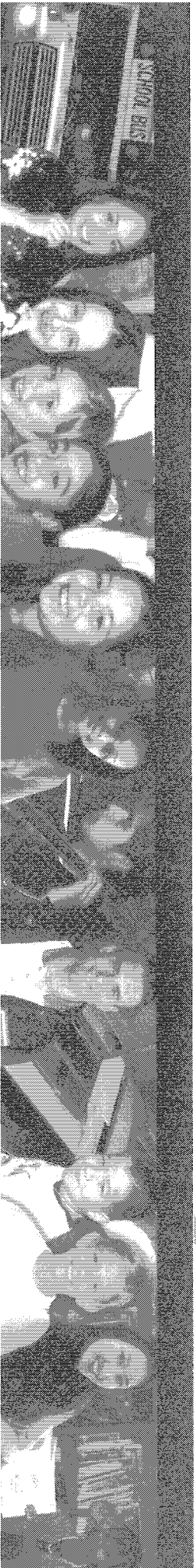
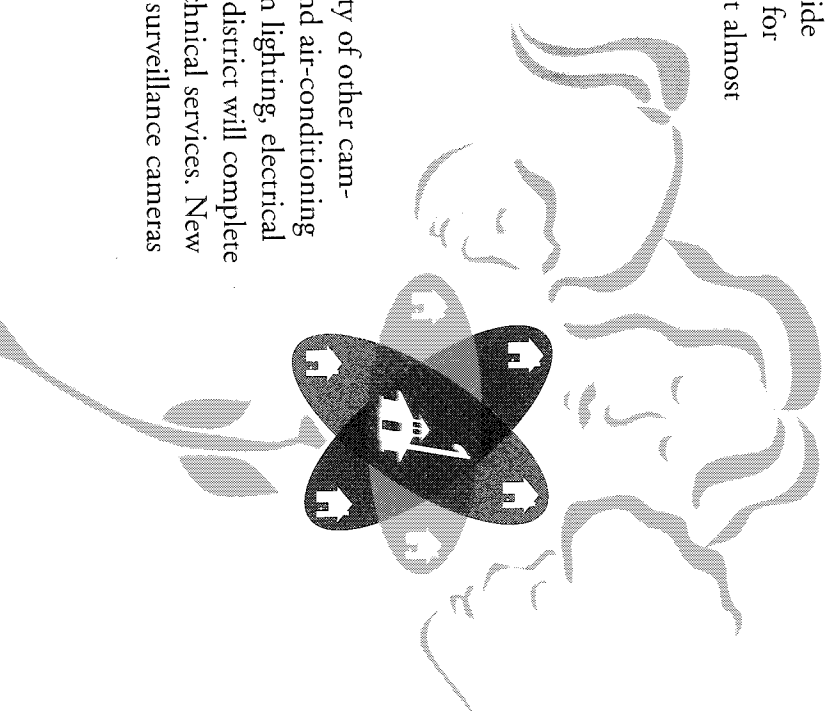
The anticipated student enrollment growth cannot be handled by the middle school concept alone. Two new elementary campuses are proposed in the fast-growing area of the district west of I-45; one near Hobby Airport (north of Fugua) and the second in the Riverstone Ranch area in the southwest corner of the district. Classroom additions to Dobie High School and Memorial High School will provide an interim solution to projected overcrowded conditions at both locations. Student enrollment at both Dobie and Memorial is expected to exceed existing capacity over the next few years. If enrollment at Dobie climbs as high as expected, a sixth high school may be needed sometime in the future.

### Replacing Aging Facilities

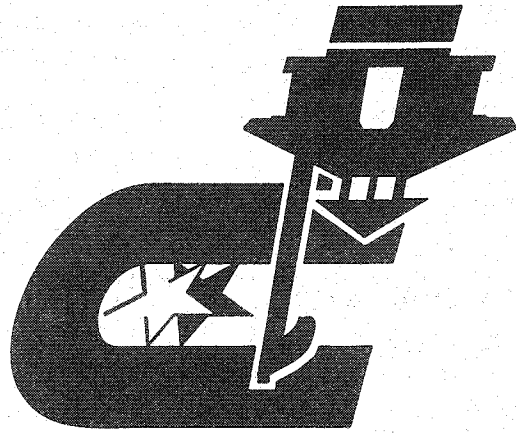
An extensive facilities audit conducted by an outside firm identified five campuses as prime candidates for replacement. The audit revealed that it would cost almost as much to renovate these schools as it would to rebuild them. Over the years, the campuses have had structural concerns, internal air quality issues and lacked sufficient electrical service for today's instructional technology needs. Major changes in instructional programs make the classrooms outdated.

### Miscellaneous Features

The Facilities Assessment Study identified a variety of other campus renovations including replacement of roofs and air-conditioning systems, flooring, restroom renovations, classroom lighting, electrical service and security renovations. In addition, the district will complete renovations of facilities for transportation and technical services. New buses will be purchased to handle the additional student enrollment. Video surveillance cameras will be added to enhance the elementary campus safety programs.



# CHILDREN FIRST



## A "Home Improvement" Building Program for the Pasadena Independent School District

**Bond Election**  
Saturday, December 2, 1995

On December 2, 1995, the Pasadena Independent School District will hold a bond issue election to seek voter support for the construction and renovation of educational facilities on 15 campuses and affecting over 12,000 students in the district. Through careful research and planning, the administration worked with recommendations from the Facility Steering Committee made up of community members to devise a proposal that would best fit the needs of the district and its students.

For more information, call Children First Hotline 920-4606

### Committee for Children First

Larry N. Forehand  
Chairman  
Don Spradling  
Treasurer

Shirley Spillman  
Ann Brannen  
Morris Malveaux  
Ginger Lay  
Larry Kennedy  
Diana Kennedy

J.D. Bruce  
Billie Morris  
Kathleen Morris  
Frank Hernandez  
Jerry Bull  
Sandra Jobe

Roy Haney  
Cathy Haney  
Marie Barfield  
Nina Dye  
Cecil Ghorley  
Cipriano Romero

### Superintendent of Schools

Rick Schneider

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Vice President

Fred Roberts  
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Carmen Orozco  
Assistant Secretary

Bob Blair  
Vickie Morgan  
Ted Sullivan  
Members

Voter Option 1	
Home Value	Monthly Tax Rate Impact
\$ 50,000	\$1.96
\$ 70,000	\$2.85
\$100,000	\$4.17

Voter Option 2	
Home Value	Monthly Tax Rate Impact
\$ 50,000	\$2.02
\$ 70,000	\$2.93
\$100,000	\$4.30

### Do you know anyone age 65?

If you are over 65 years of age, your school taxes on your homestead are frozen and will not increase as a result of this election. (Sec. 11.26 Texas State Property Tax Code) A homestead is usually considered your home and approximately two acres. If you own other property, your taxes may increase, but if no improvements are made to your homestead, your taxes remain the same.

