



SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT

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Executive Director of Facility
Planning and Development

- ★ High Achievement For All Students
- ★ Highly-performing and Engaged Workforce
- ★ Effective and Efficient District and Campus Operations

BOND 2016 FAQ

Bond 2016

1. What are M&O and I&S Tax Rates and how do they differ?

A school district's property tax rate is made up of an M&O tax rate and, if applicable, an I&S tax rate. As its name suggests, the M&O tax rate provides funds for the maintenance and operation costs of a school district. These are costs such as salaries, supplies, utilities and day-to-day operation. The I&S (Interest and Sinking) tax rate provides funds for payments on debt that finance a district's facilities, such as new schools and major renovations. Currently, there is a state cap of \$1.04 (per \$100.00 of appraised property value) on M&O (\$1.17 with a tax ratification election) and \$0.50 (per \$100.00 of appraised property value) on I&S. It is important to remember that these two funds must never be combined and must always be maintained separately.

2. What is the district's current tax rate?

The total tax rate for the current school year (2015-16) is \$1.49 per \$100.00 of appraised property value. Of that amount, \$1.04 is for M&O and \$0.45 is for I&S. We will be able to lower the **2016-17** I&S tax rate to \$0.43 due to the District's aggressive refinancing of previous debt and the projected favorable increase in taxable values. Next year (2017-18), the rate may go back to \$0.45 depending on taxable values at that time.

[SCUCISD Tax Rate Information](#)

3. How does our appraised value compare to surrounding districts?

DISTRICT	(TAV) TAXABLE ASSESSED VALUE	TAV PER STUDENT	ENROLLMENT
Northside ISD	40,891,676,794	391,161.93	104,539
North East ISD	31,341,931,853	464,324.92	67,500
Comal ISD	12,496,153,648	592,234.77	21,100
Judson ISD	7,282,781,996	311,802.97	23,357
SCUC ISD	4,542,759,977	301,664.12	15,059
New Braunfels ISD	4,073,235,129	481,697.63	8,456
East Central ISD	2,515,134,704	250,736.19	10,031

4. How much does it cost to build a new school?

The following are the best projected costs. These costs will vary from month to month depending on construction related variables/economic trends. These are estimated total project costs (not including land) as per the [10 Year Facility Master Plan](#):

SCHOOL TYPE	# OF STUDENTS	ESTIMATED COST	
Elementary	990	\$38,000,000	<i>*Our construction cost, per square foot, is basically what it takes to build a school that we believe is a 75-year school. Some districts build cheaper schools, but you generally give up quality of building materials when you do. *Please attend Community Advisory Committees for design and construction details. *We build our core-facility (cafeteria, gym, library...) well beyond the numbers of students to accommodate for growth</i>
Intermediate	1,188	\$54,000,000	
Junior High	1,188	\$66,000,000	
High School	2,376	\$152,000,000	

★ SCUCISD Mission Statement ★

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5. How has SCUC managed previous bond referendums?

SCUC completed the 2006 Bond on time and under budget. The 2013 Bond is projected to finish on time and under budget.

6. What is the capacity of existing schools and are they at capacity?

CAMPUS	DESIGN CAPACITY	ENROLLMENT AS OF OCT 2015
Clemens High School	2230	2576*
Steele High School	2400	2231
Corbett Jr. High School	1200	1191
Dobie Jr. High School	1400	1150
Jordan Intermediate	940	700
Schlather Intermediate	900	734
Wilder Intermediate	900	892
Cibolo Valley Elementary	990	752
Green Valley Elementary	748	689
Paschal Elementary	748	691
Rose Garden Elementary	484	504*
Schertz Elementary	750	765*
Sippel Elementary	750	678
Watts Elementary	786	668
Wiederstein Elementary	750	799*

* - Exceeds design capacity

7. How many students a year is the district growing?

Approximately 600-700 students (PreK-12) a year. The district typically uses the moderate growth (blue line) scenario.

<http://www.scuc.txed.net/files/filesystem/District%20Enrollment%20Forecast.pdf>

8. How was the 10-year Master Facility Plan created and how is it updated?

The main driver was/is clear demographic data. The District’s demographer has done an outstanding job predicting enrollment growth and patterns to allow SCUC to plan for short, intermediate and long-term needs. In addition, the Community Advisory Committee meets monthly with District senior leaders to provide feedback and ensure the 10-year plan meets the community needs, within the financial constraints. The Board of Trustees then provides final feedback and approval. The process is systematic, data-driven and transparent.

9. Do we have enough land for the next few schools?

Yes. Due to strategic, long-term planning, the district has sufficient property, in appropriate locations, for the next 5 - 8 schools. A link to the district map is provided below. Property for future school sites owned by the district are highlighted in baby blue.

[District Map Link](#)

10. Which is better...to build or renovate? Can existing schools be reconfigured to create more space?

Any future facility planning will include a blend of new construction and renovations of existing facilities. There are many variables that impact the decision to renovate, including rezoning, costs of renovation, acreage/space and long-range enrollment trends.

In regards to a NEW HIGH SCHOOL, the cost for a new high school would be approximately \$152 million. The proposed budget for Clemens Renovations and Additions are approximately \$72 million.

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11. What are the various cities doing to recruit commercial property? Does the school work with the cities?

The primary growth issues for SCUC fall in the cities of Schertz and Cibolo. Both of these cities actively recruit commercial property. District officials communicate with city officials regularly. These meetings typically include items such as commercial growth, zoning, infrastructure...etc.

<http://schertzeduc.com/homepage/about-us/>
<http://www.cibolotx.gov/index.aspx?nid=134>

12. What are the plans for facilities other than schools?

As the district continues to grow, the requirement for facilities other than school buildings will be necessary. District staff is continually reviewing these options and considering the economic impact. Recently, over 50 staff members moved to the Marion Dolford Learning Center (Old Wiederstein Elementary). For approximately \$100,000 renovation, SCUC saved approximately \$10-15 million in new construction.

13. Will new schools mean no portables?

Generally speaking, it will mean less, but portables are always necessary in a fast-growth district. As soon as we "catch up" in one area of the district, growth starts in another. There are two primary drivers for the use of portables in SCUC.

- a.) Our low taxable value per student, as compared to surrounding districts (see #3); and
- b.) We need to open campuses at 60% capacity, in order to be able to operate them in a cost-effective manner. This means high-growth campuses must hold over capacity (portables) until the new campus opens. Current SCUCISD Portable Status is shown below.

CURRENT STATUS SCUC	Portable Classrooms	POTENTIAL SPACE (# of classrooms based on placement of double portable)
Green Valley	4	4
Paschal	8	0* 4 if trees are cut down
Rose Garden	6	4
Schertz	16	0
Sippel	6	8
Watts	4	4
Wiederstein	10	4
Cibolo Valley	0	12
Jordan	0	0
Schlather	8	4
Wilder	9	4
Corbett	0	8 +
Dobie	10	0 Office portables and RR portable to be removed 10/2016
Clemens	26	20
Steele	22	26
	129	98

14. How can a district stakeholder (parent/family members/taxpayer/student) monitor district growth and provide feedback?

The Community Advisory Committee (CAC) will systematically work with district senior leaders to maintain a link on the district website that provides timely information for district stakeholders. Please consider joining the CAC.

[Superintendent Advisory Committee's link](#)

15. What buildings ("old" campuses) are currently not being used for students? Can they be used?

Northview and Marion Dolford (old Wiederstein). Northview is currently being considered for sale due to its size and geographical location. Marion Dolford has been repurposed for Student and Academic Services Department

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(see #13). This campus is very small and it would have been cost prohibitive to bring to current student standards.

16. Are school boundaries contiguous with city boundaries?

No, city boundaries are not the same as school boundaries. Following are some examples with biggest impact:

- The Sysco Plant, in the City of Schertz, is in the Comal ISD boundaries.
- A portion of the Schertz Industrial Park is in SCUC ISD and a large portion is in Comal ISD.
- The Northcliff subdivision is half SCUCISD and half Comal ISD.
- Although we have Universal City in the district's name, we actually have only a small portion of Universal City situated in the SCUC ISD boundary.
- The new sub-division at Nor-Tex Farms will include some of the City of Schertz, City of Cibolo, SCUC ISD and Comal ISD.

[District Map Link](#)

17. Do developers and school officials talk?

Occasionally. However, our main source of information comes from the cities. The district has no legal authority over developers, with very little guidance from state law. The relationship between the ISD and the cities is our best route to work with developers.

[Active and Future Subdivision Map](#)

18. Will any campus boundaries change?

Yes, at this time only elementary is being considered. The location for the new Rose Garden Elementary will drive the need for an elementary boundary change. This update will occur in fall 2017 in order to be prepared for an accelerated fall 2018 opening (assuming Bond 2016 Election passes). We will attempt to minimize any changes to the fullest extent possible; nevertheless, will need to consider current neighborhoods, as well as long-range planning (future neighborhoods), when determining the new Rose Garden Elementary boundary.

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