

COMMUNITY  
MEETINGS

PAULDING COUNTY  
SCHOOL DISTRICT

# E-SPLOST

Building On Our Progress!





# PAULDING COUNTY SCHOOL DISTRICT

*Engage Inspire Prepare*

## COMMUNITY MEETINGS

### Board of Education



**Steve Barnette**

**Adam Clayton**

**John Dean**

**Deborah Collett** – Vice Chair

**Dan Nolan** – Chairman

**Theresa Lyons**

**Jeff Fuller**

**Nick Chester**

Superintendent

District 3

District 5

District 4

District 6

District 1

At-large

District 2

### PCSD Representatives

**Steve Barnette** Superintendent

- Intro
- Debt Service
- New Construction
- Additional Projects

**Jason Gregaydis** Chief of Staff

- E-SPLOST VI Renovations

**Doug Carey** Exec. Director of Facilities

- Facilities Master Plan
- E-SPLOST VII Renovations

**Jason Freeman** Chief School Leadership Officer

- Athletics and Physical Education

**Mike Ruple** Exec. Director of Safety & Security

- Safety and Security

**Jay Dillon** Public Information Officer

- Audience participation



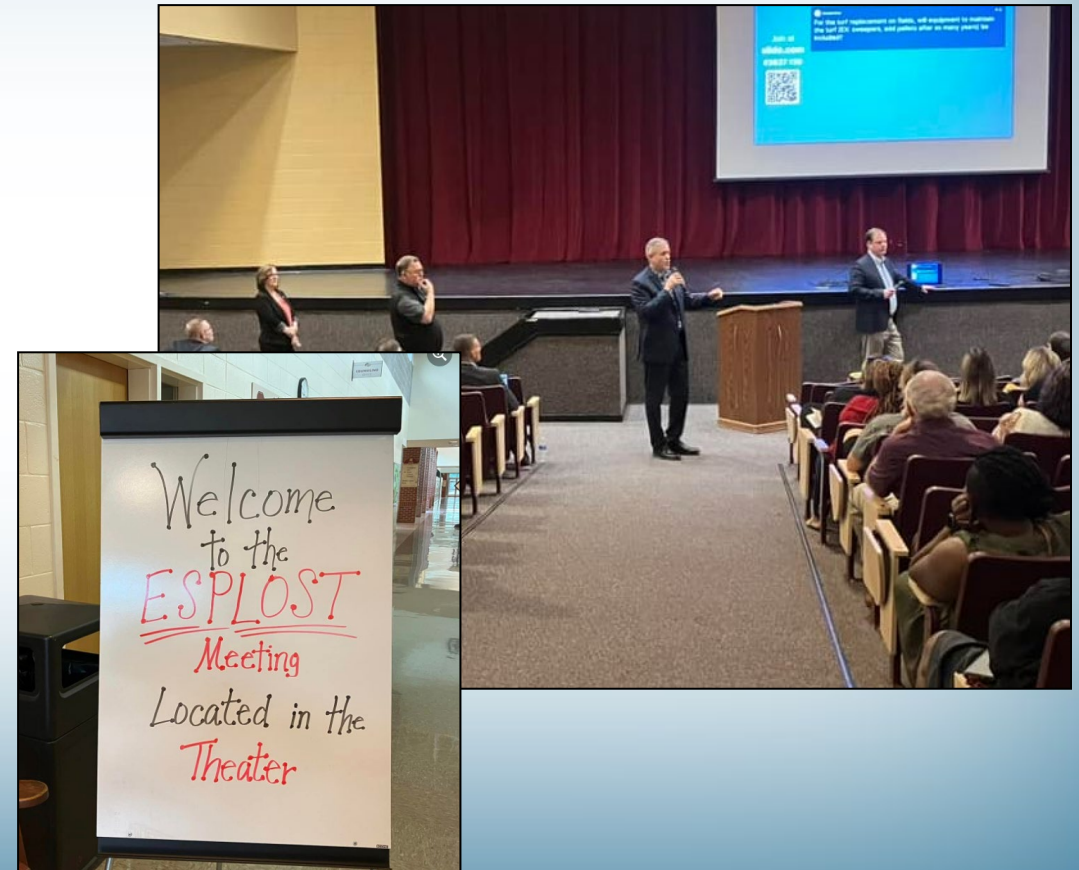
## Purpose of Tonight's Meeting:

- Update you on E-SPLOST VI
- Show you how we could continue “Building on Our Progress” with SPLOST VII
- Hear your input and feedback
- E-SPLOST VII Referendum  
November 7, 2023



## Tonight's Agenda:

- SPLOST VI and VII Presentations
- Types of Capital Improvements
  - ✓ Debt Service
  - ✓ Renovations
  - ✓ New Construction
- Facilities Master Plan Introduction
- Hear your input and feedback
  - ✓ Poll Questions and Q&A
  - ✓ Meet & Greet





# Welcome!

Network: PCSD\_Guest  
Password: paulding10

COMMUNITY  
MEETINGS



## slido

Go to [www.slido.com](https://www.slido.com)

Enter Event # **3837131**

Or use the QR Code →

Slido is a feedback tool so you can submit questions and answer polls during the presentation.

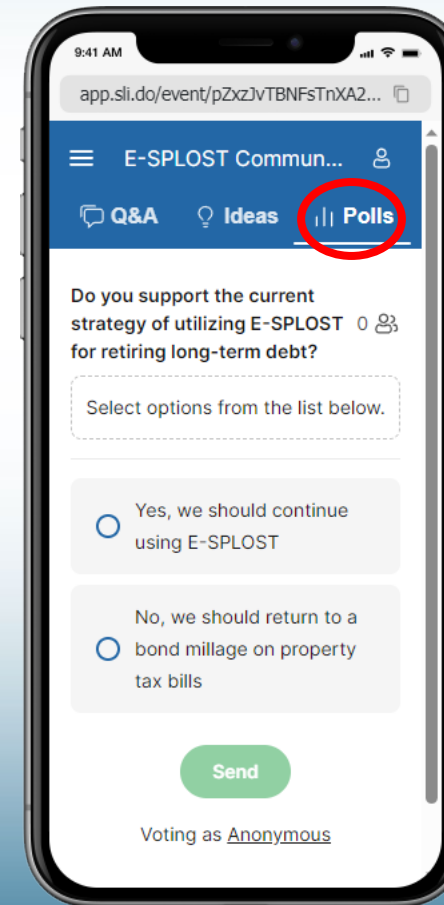
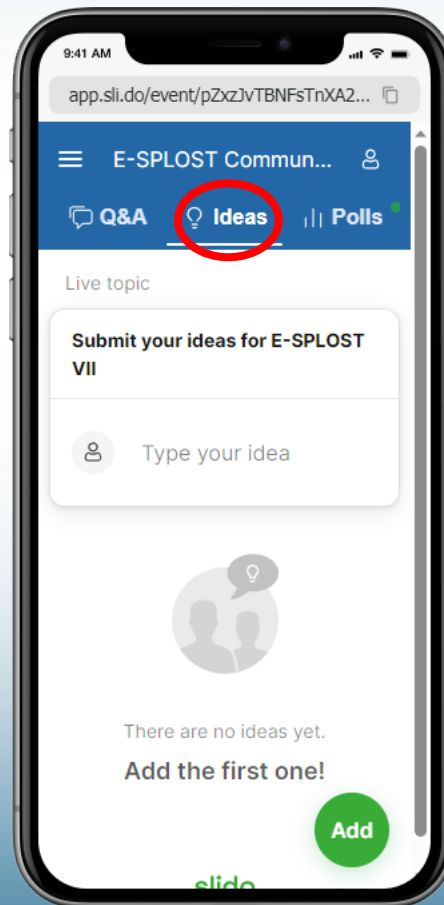
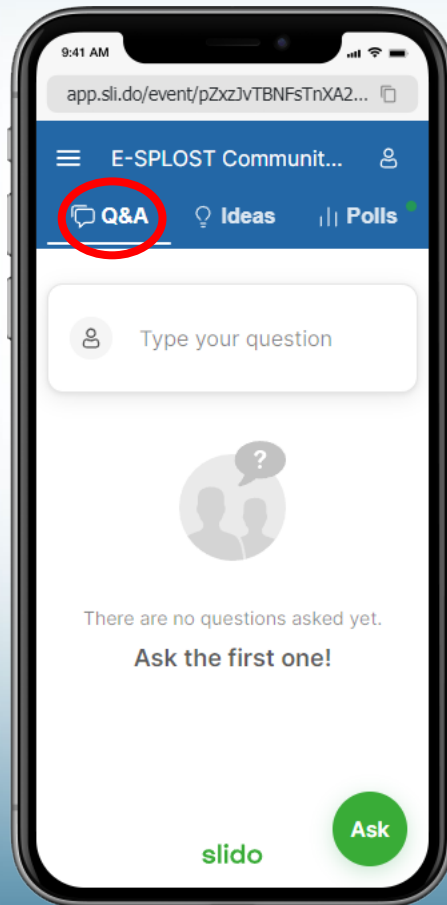


Network: PCSD\_Guest  
Password: paulding10

Go to [www.slido.com](http://www.slido.com)  
Enter Event # 3837131

COMMUNITY  
MEETINGS

slido



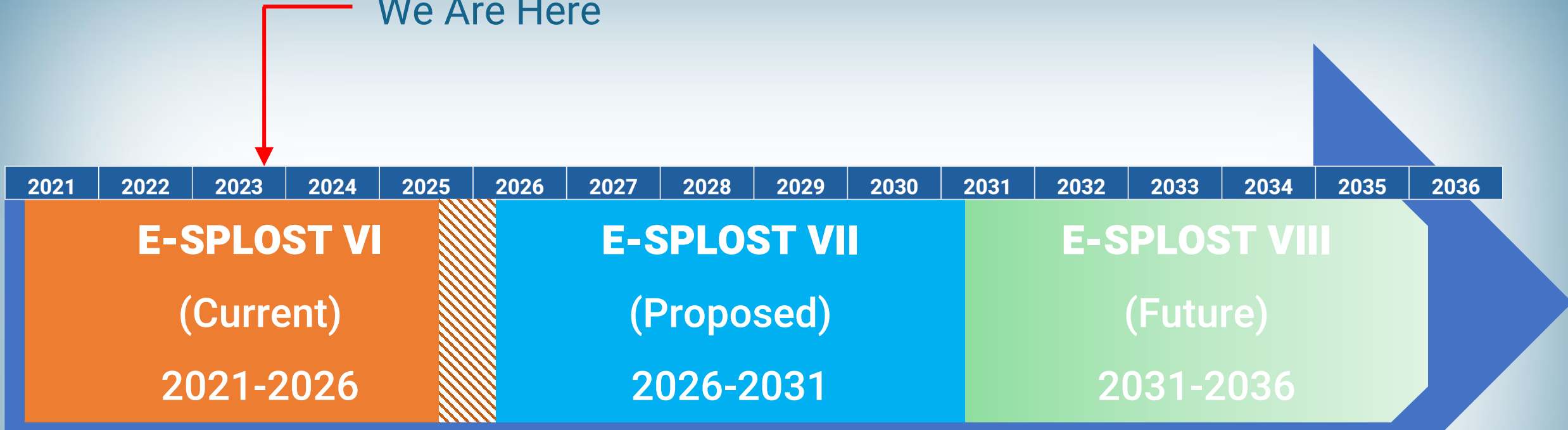




# TIMELINE

## COMMUNITY MEETINGS

We Are Here



Disclaimer: With around 2 ½ years remaining on SPLOST VI and, if approved, SPLOST VII potentially extending out to 2031, collections and the projects they fund could change for a host of reasons. With the exceptions of the referendum requirements (the language of the referendum) and debt service, everything is subject to change based on current conditions.



# PROJECTED REVENUE

COMMUNITY  
MEETINGS

## E-SPLOST VII Projected Collections:

60 Months*	\$167.4 million
Projected State Reimbursement	\$ 9.4 million
<hr/>	
<b>Total Projected Funding</b>	<b>\$176.8 million</b>

\*Based on 3 percent growth

\*Collection ceiling, listed on referendum: \$197 million

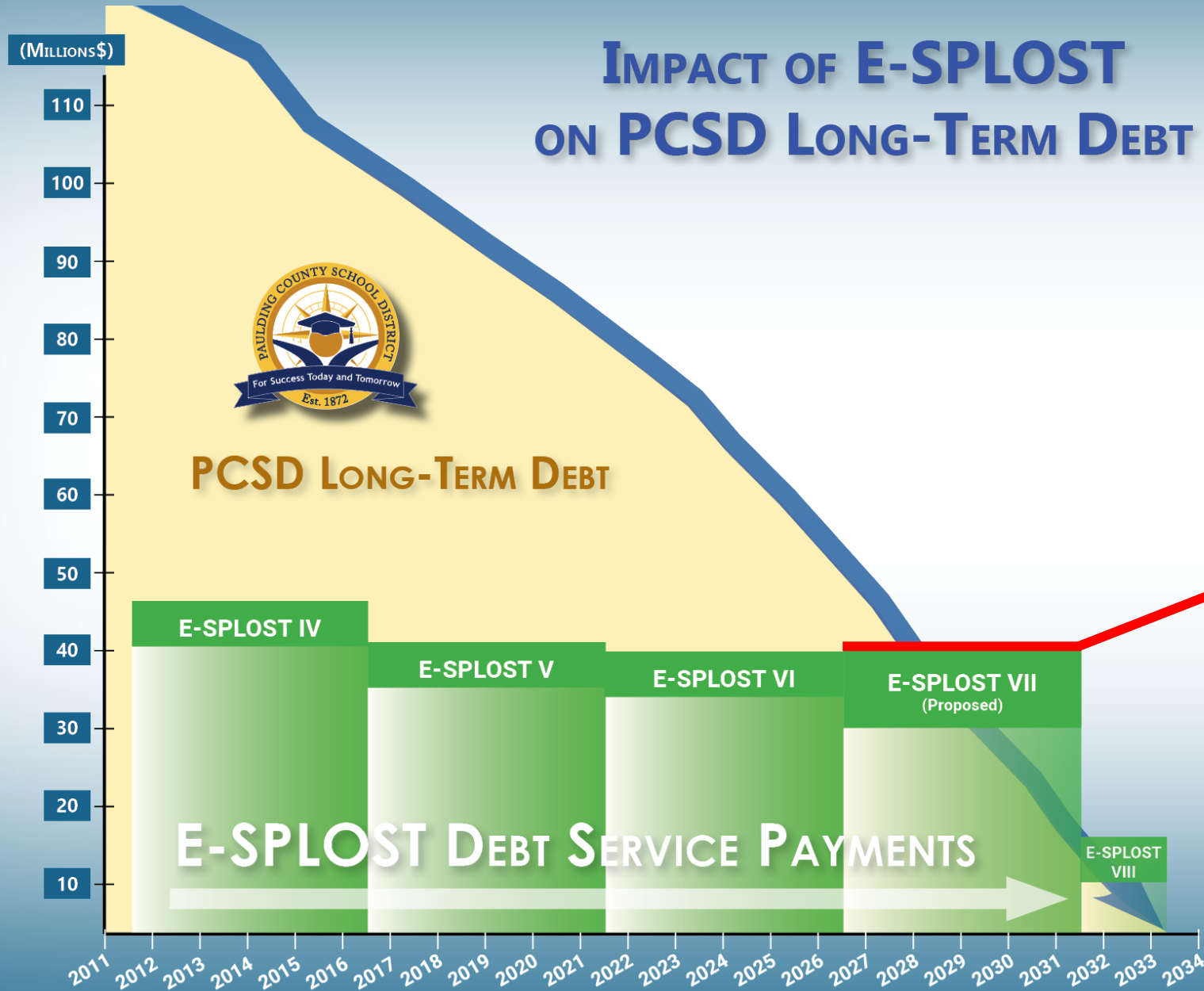
\*Referendum provides option to issue bonds, similar to previous E-SPLOSTs





# DEBT SERVICE

COMMUNITY  
MEETINGS




**E-SPLOST VII  
Debt Service  
~\$40 million  
(Proposed)**



- In 2011, school bond millage rate eliminated.
- Debt Service (principal and interest) shifted from property tax millage to sales tax.
- Removed tax burden from property owners, shifted to purchasers of certain goods and services in Paulding County (resident or not).
- **A bond millage of approximately 1.700 would be required to meet FY2024 debt service.**

J.W. (Bibi) Watson, III  
Paulding County Tax Commissioner  
240 Constitution Blvd. Room 3008  
Dallas, GA 30132-4614  
(770) 443-7581

Scan this code with  
your mobile phone  
to view or pay this  
bill



**Paulding County Board of Tax Assessors**  
240 Constitution Blvd. Room #3008  
Dallas, GA 30132  
(770) 443-7606

**Sample Bill**

If you believe that the fair market value placed upon your property by the Board of Tax Assessors is higher than it should be and if you can provide supporting evidence (mortgage appraisal, sales of comparable properties, etc.), then it may be in your best interest to file a property tax return with the Board of Tax Assessors requesting a review of your property appraisal. This must be done not later than April 1, 2019. Information on how to file a property tax return can be obtained from the address above.

**INTERNET TAX BILL**

**State, County & School Ad Valorem Tax Notice**

Bill No.	Account Number	Fair Market Value	Assessed Value	Tax District	Acreage	Homestead Code
Sample	Sample	228900	\$1580	01	0.25	\$1

Map Number / Property Description

Sample Bill	SCHOOL M&O			17.750	\$ 2,5
	SCHOOL BND			1.700	\$ 2

**Financial Option Sales Tax Information**

COUNTY M&O					

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

To pay online go to [pauldingcountypa.com](http://pauldingcountypa.com). If you have any questions concerning this bill, please call our office at (770) 443-7581. Check Verification and Returned Check processing provided by: Evision Payment Solutions.

**TOTAL DUE**

**DATE DUE**



# Poll Question 1

COMMUNITY  
MEETINGS

1. Do you support the current strategy of utilizing E-SPLOST for retiring long-term debt?

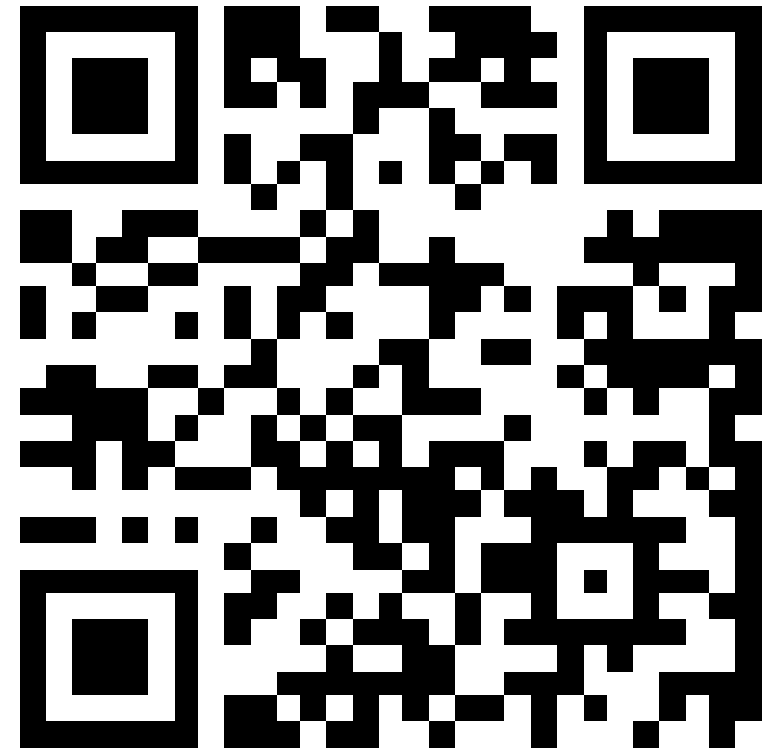
- Yes, we should continue using E-SPLOST
- No, we should return to a bond millage on property tax bills

**slido**

Go to [www.slido.com](https://www.slido.com)

Enter Event # **3837130**

Or use the QR Code





# PROJECTED REVENUE

COMMUNITY  
MEETINGS

## E-SPLOST VII Projected Collections:

<b>Projected Funding</b>	<b>\$176.8 million</b>
<b>- Debt Service</b>	<b>\$ 39.7 million</b>

---

<b>Total For Projects</b>	<b>\$137.1 million</b>
---------------------------	------------------------



# COMMUNITY MEETINGS



**RENOVATIONS**



**NEW CONSTRUCTION**



**ADDITIONAL PROJECTS**



## E-SPLOST Overview

# E-SPLOST

*Building On Our Progress!*

**REFERENDUM  
NOV. 7, 2023**

**Jason Gregaydis**

Chief of Staff

**Doug Carey**

Exec. Director of Facilities



# RENOVATIONS



## E-SPLOST

*Building On Our Progress!*

**REFERENDUM  
NOV. 7, 2023**



# RENOVATIONS

## **1950-1959**

Dallas, New Georgia, Union, HJMS

## **1960-1969**

Hiram ES, PCHS

## **1980-1989**

McGarity

## **1990-1999**

Allgood, Nebo, Northside, Panter, Roberts,  
Shelton, Dobbins, EPMS, SPMS, EPHS

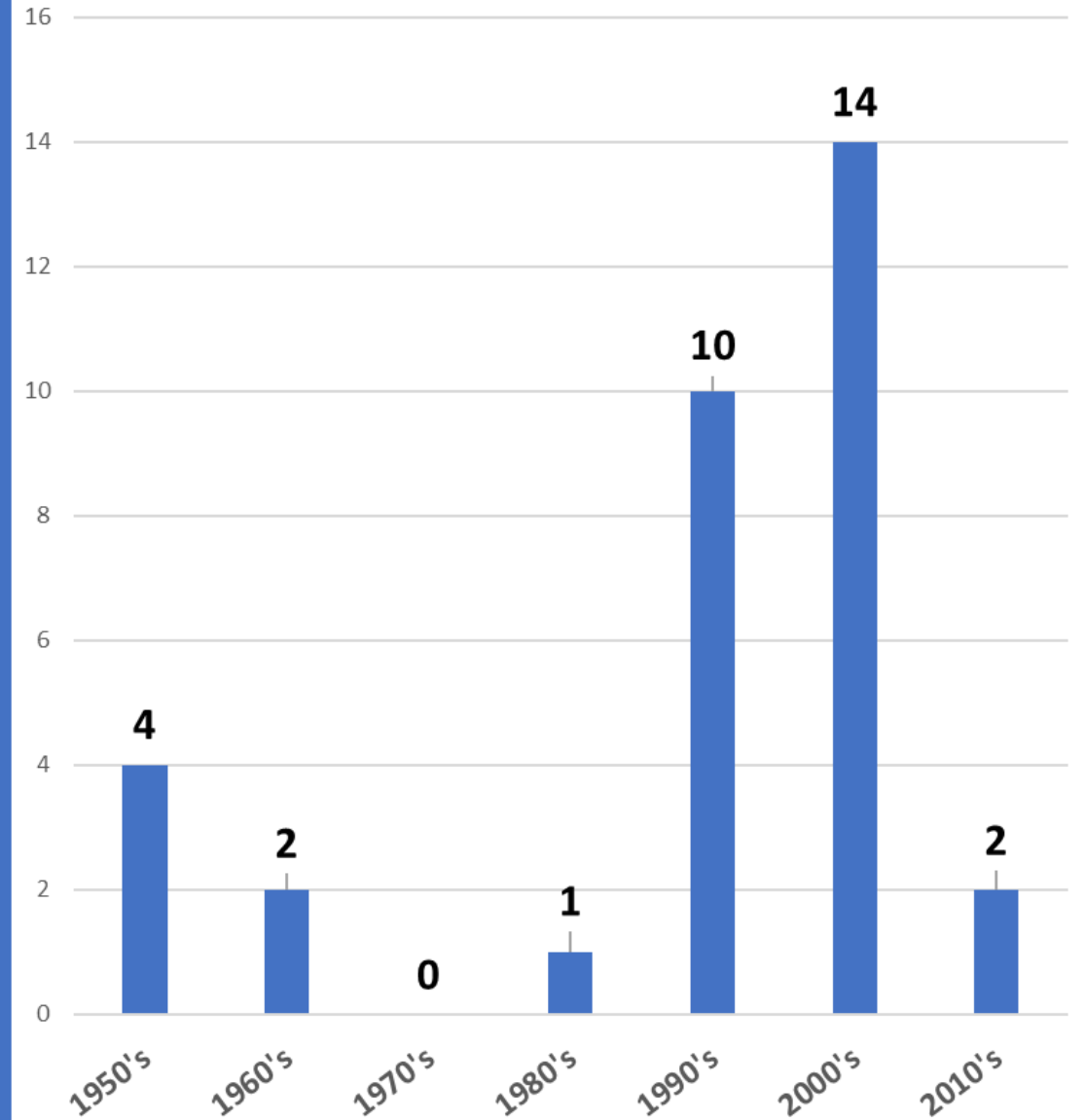
## **2000-2009**

Baggett, Burnt Hickory, Dugan, Hutchens, Poole,  
Ragsdale, Russom, Austin, Moses, McClure,  
Scoggins, Hiram HS, NPHS, SPHS

## **2010's**

Abney, Ritch MS

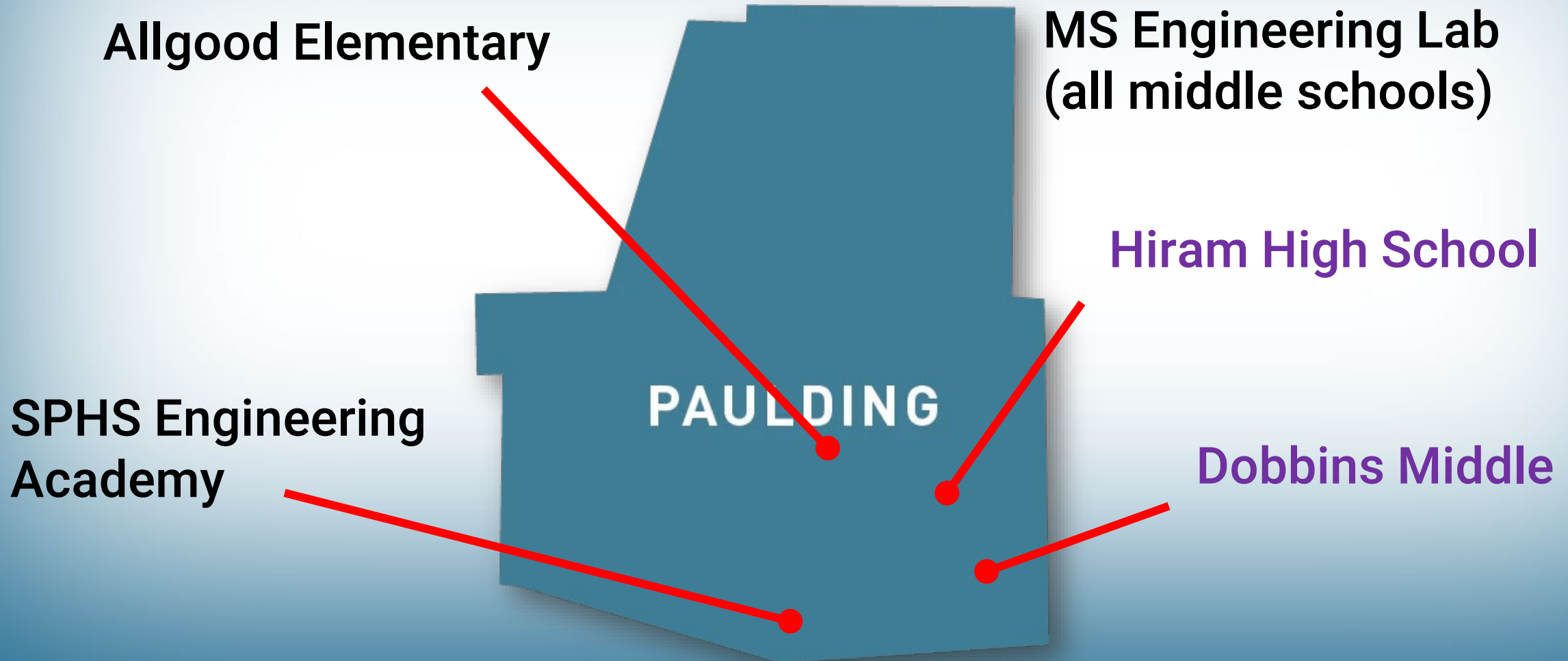
## New School Construction







## E-SPLOST VI **Completed** Renovations





# RENOVATIONS

## COMMUNITY MEETINGS



# Allgood ES

- Summer 2022
- Cost: \$6.9m

**COMPLETED**

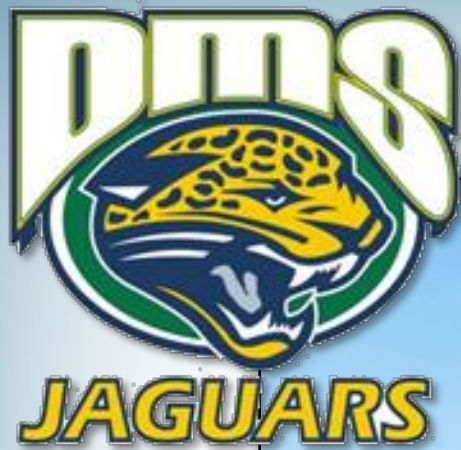






# RENOVATIONS

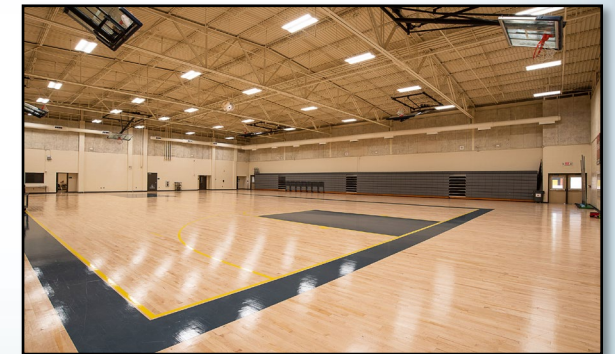
## COMMUNITY MEETINGS



# Dobbins MS

- Summer 2022
- Cost: \$7m

**COMPLETED**







# RENOVATIONS



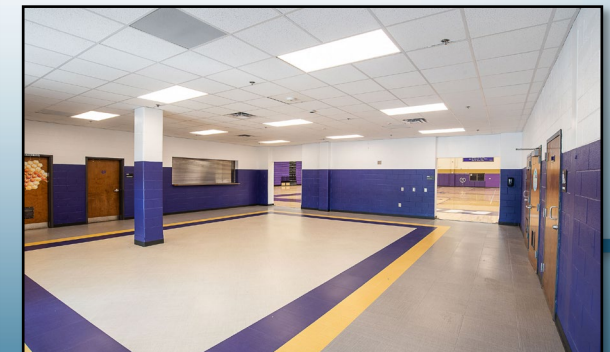
## Hiram HS

- Summer 2021
- Cost: \$8.7m

**COMPLETED**



## COMMUNITY MEETINGS







# E-SPLOST VI **Remaining** Renovations

## Poole Elementary

- Summer 2025
- Estimated Cost: ~\$6.2m

## Austin Middle

- Summer 2026
- Estimated Cost: ~\$9.1m

## Moses Middle

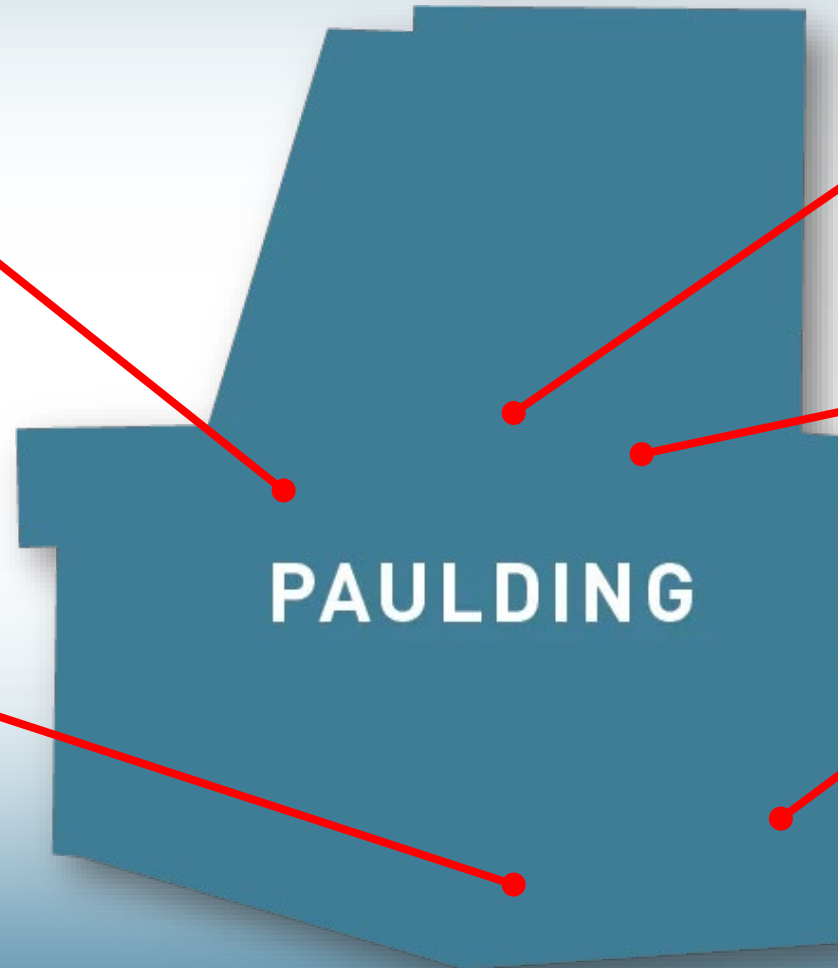
- Summer 2025
- Estimated Cost: ~\$8.8m

## Roberts Elementary

- Summer 2024
- Estimated Cost: ~\$5.5m

## Baggett Elementary

- Summer 2024
- Estimated Cost: ~\$6m





## E-SPLOST VI Remaining Safety & Security



### FIRE ALARM SYSTEMS

- **Dallas ES**
- Scoggins MS
- **Hutchens ES**
- Ragsdale ES
- **Dugan ES**



### INTERCOM SYSTEMS

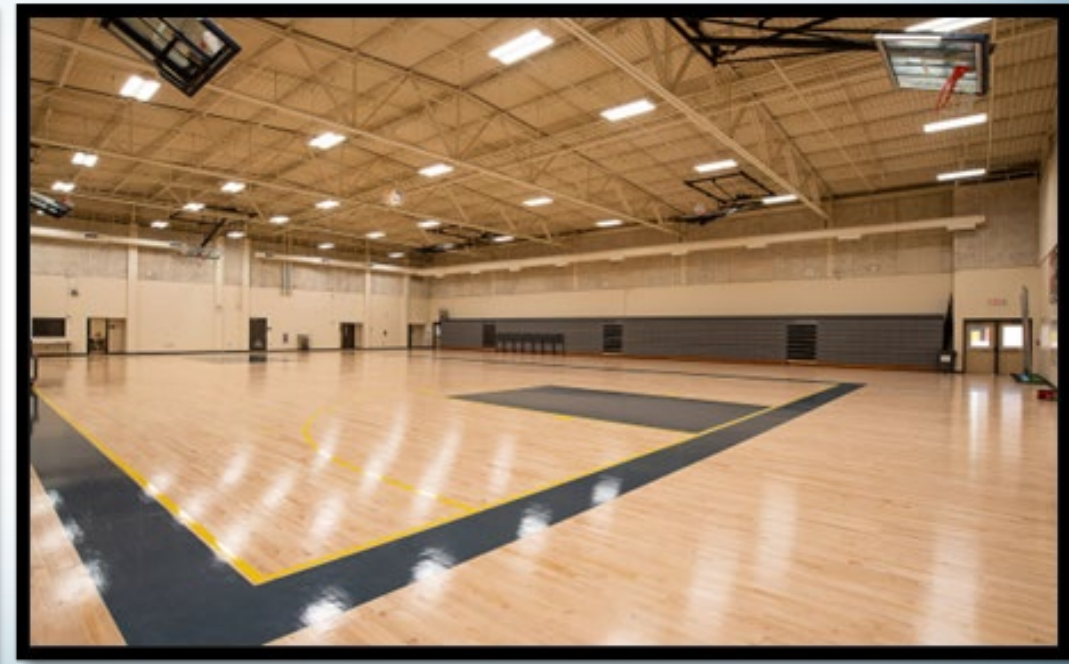
- |                    |                      |
|--------------------|----------------------|
| • Shelton ES       | • <b>Baggett ES</b>  |
| • PCHS             | • <b>Hiram ES</b>    |
| • Scoggins MS      | • New GA ES          |
| • <b>Dallas ES</b> | • Northside ES       |
| • McGarity ES      | • <b>PB Ritch MS</b> |
| • SPHS             | • Poole ES           |
| • EPHS             | • Ragsdale ES        |
| • Abney ES         | • SPMS               |
| • <b>Austin MS</b> |                      |



RENOVATIONS

COMMUNITY  
MEETINGS

## E-SPLOST VI Fine Arts & Gym Floors





# FACILITIES MASTER PLAN

COMMUNITY  
MEETINGS







# FACILITIES MASTER PLAN

COMMUNITY  
MEETINGS



## Building Condition Study

- Helps track individual needs at each facility.
- Each facility is evaluated using the same criteria and then scored.
- Accounts for building components with lifecycles that will expire in the future.
- Considers buildings with additions of varying ages.

## Ed Specs & Design Standards


- All district-funded building components comply with district standards.
- Necessary to maintain consistency.



# BUILDING CONDITION STUDY

## COMMUNITY MEETINGS

[DISTRICT HOME](#) [+ OUR SCHOOLS](#) [+ User Options](#) [+ Translate](#) [Find it Fast](#) [▼](#)



**PAULDING COUNTY  
SCHOOL DISTRICT**  
*Engage Inspire Prepare*

[Home](#) [Our District](#) [Academics](#)

[Home » Our District » Capital Improvements » Planning For The Future » Building Condition Study](#)

### Capital Improvements

- Overview
- Current Projects
- Completed Projects
- + E-SPLOST
- Planning For The Future**
  - Facilities Master Plan
    - Demographics Study
    - Building Condition Study**
    - Educational Specifications Development
    - Safety and Security Study
    - Athletics and PE Facilities Study
    - Playground Study
    - Technology Study
    - Local Facility Plan Development
    - Financial Resources Study

### Building Condition Study

This study examined the conditions of each facility and identified areas for improvement. Included in this study is an evaluation of the age of buildings, project priorities, and building dispositions.

- Building Condition Study**

### BUILDING CONDITION STUDY

#### Background

Buildings of any age, require maintenance to some extent. Routine maintenance is defined as attention to the building beyond the scope of the custodian, such as patching a roof leak or repairing an HVAC component that does not work. As buildings age, major building components eventually come to the end of their expected life cycle. When building systems reach this point, a capital renewal program is utilized to replace the entire aged building system.

A building condition study identifies capital building deficiencies and assigns costs so the building systems in need of replacement can be tracked, prioritized, and scheduled when funding is available. The building condition study enables the school district to build and renovate in a way that will have the most significant impact on our students and communities with the funding available. It provides a data driven path forward to position the school district in the best possible outcome for the future and it provides consistency amongst the campuses by building according to the district standards.

#### Scope of Review

The building condition study should assist the school district in completing renovations that will have the most significant impact on our schools. To best accomplish this goal, the building condition study reviews multiple factors in determining the overall condition of a building. Schools are assessed on both critical systems and non-critical system needs. Critical needs are those that impact instruction when building systems fail. These include, but are not limited to, HVAC, plumbing, roofing, and fire alarm. Non-critical needs are those that do not impact instruction when building components are at the end of their lifespan. These non-critical needs may include paint, carpet, and other items that may typically be addressed through maintenance versus capital projects.

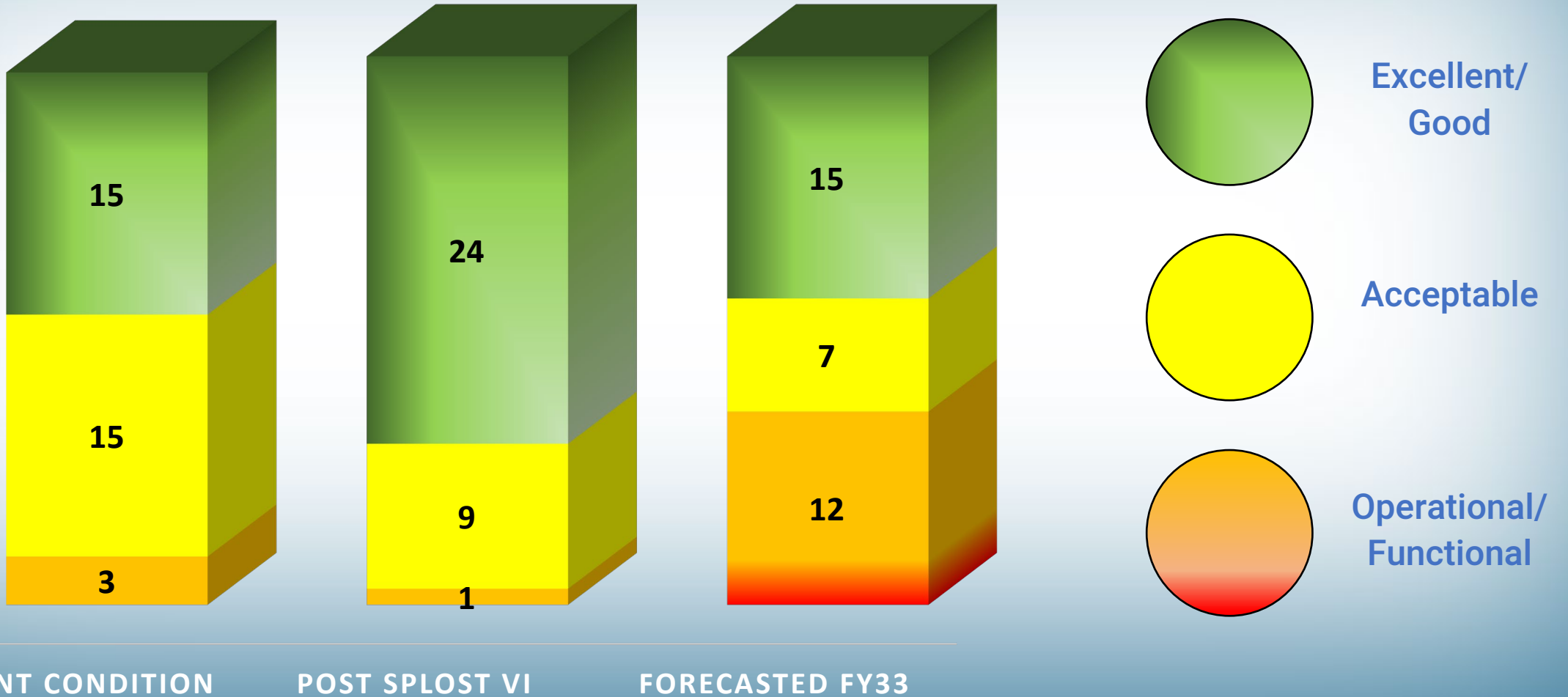
In addition to the building needs, to forecast the buildings' conditions over the next ten years, it is important to utilize other factors including building age and building density as it relates to student enrollment. It is reasonable to predict that facilities will require more attention as they become older. Additionally, schools that have greater student density will naturally exhibit more wear and tear. By scoring and weighting these factors at each facility, the district can identify schools and future renovations according to their scores on both critical and non-critical needs. Below is the scoring scale and building classifications used in the building condition study.



# BUILDING CONDITION STUDY

COMMUNITY  
MEETINGS

## FY33 FORECAST – NO E-SPLOST VII





# RENOVATIONS

COMMUNITY  
MEETINGS

## Proposed E-SPLOST VII Renovation Projects

### Abney Elementary

- Estimated Cost: \$5.0m

### Dallas Elementary

- Estimated Cost: \$1m

### McClure Middle

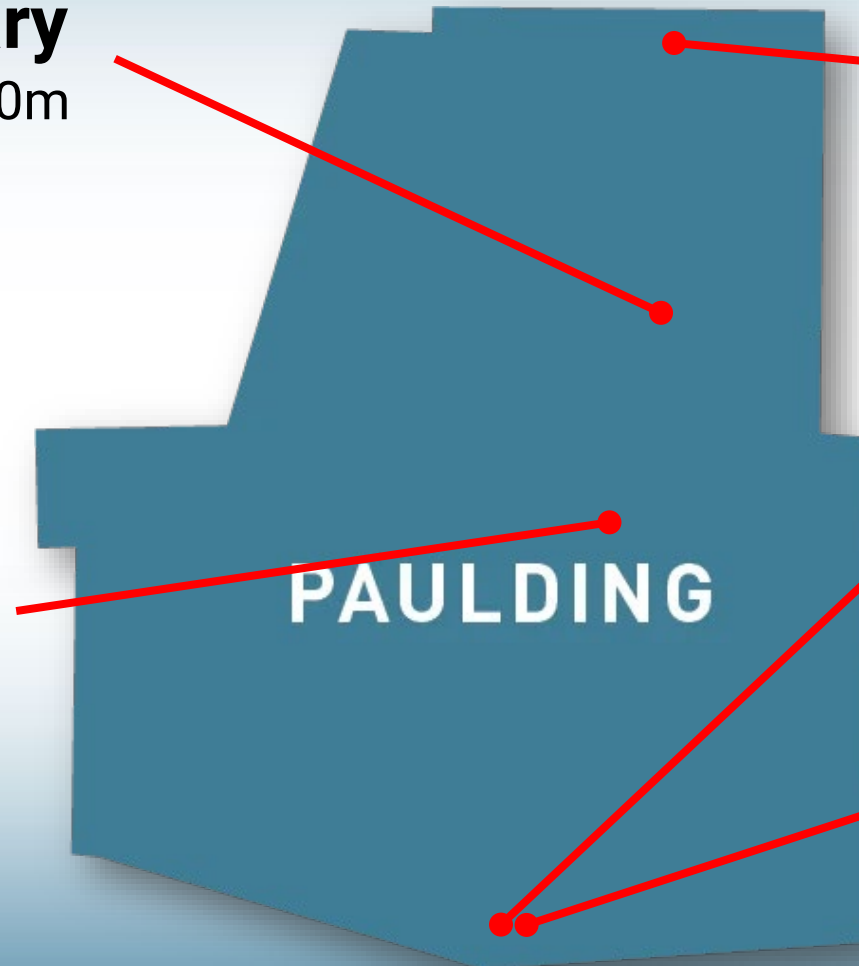
- Estimated Cost: \$7.5m

### Dugan Elementary

- Estimated Cost: \$7.1m

### South Paulding HS

- Estimated Cost: \$13.5m



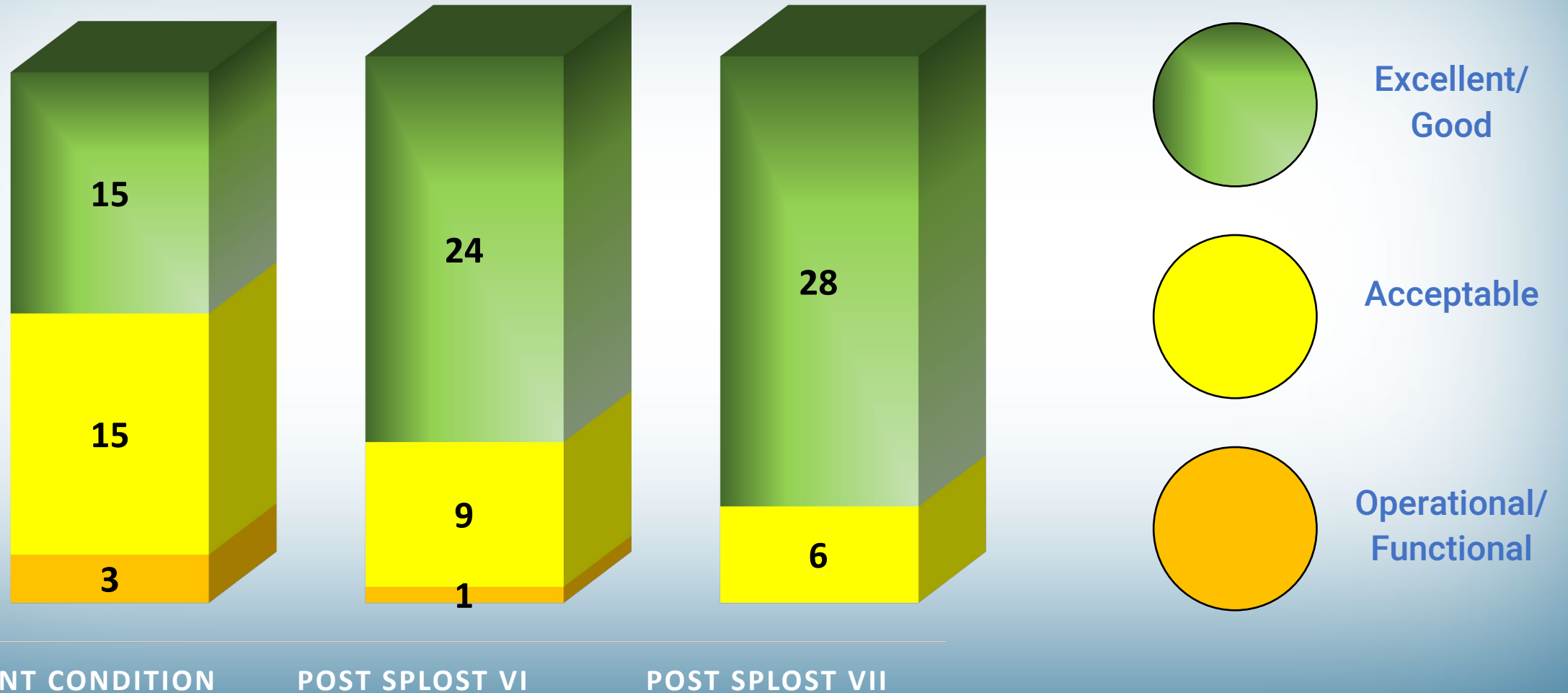




# BUILDING CONDITION STUDY

COMMUNITY  
MEETINGS

## Impact of Proposed E-SPLOST VII Renovation Projects





# FACILITIES MASTER PLAN

COMMUNITY  
MEETINGS

**Jason Freeman**

Chief School Leadership Officer





# ATHLETICS & PHYSICAL EDUCATION

COMMUNITY  
MEETINGS

## E-SPLOST VII Turf Field Replacement

Cost: \$3.4 million (five high schools)







# ATHLETICS & PHYSICAL EDUCATION

COMMUNITY  
MEETINGS

## E-SPLOST VII Sports Lighting Replacement

Cost: \$5 million (five high schools)







# ATHLETICS & PHYSICAL EDUCATION

COMMUNITY  
MEETINGS

## E-SPLOST VII

Weight Rooms / Wrestling / Dressing / Restrooms / Multi-Purpose



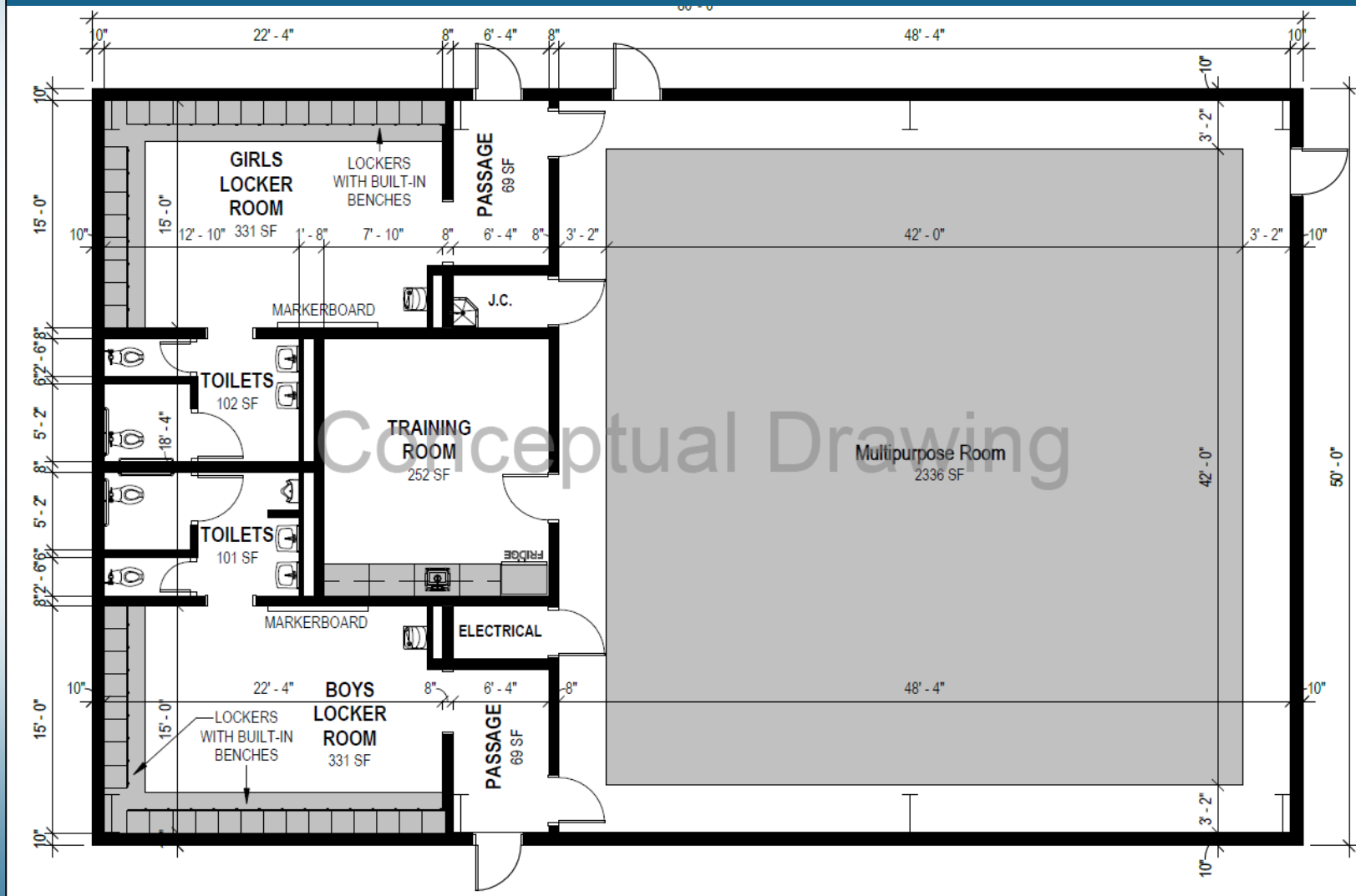


# ATHLETICS & PHYSICAL EDUCATION

COMMUNITY  
MEETINGS

## Multi-Purpose Building Conceptual Design

Cost: Estimated \$1 million per building





# FACILITIES MASTER PLAN

COMMUNITY  
MEETINGS

**Michael Ruple**

Exec. Director Safety & Security







### Safety & Security Recent Improvements



- 1 Executive Director
- 2 Senior Safety Officers
- 3 Safety Officers
- 33 Security Guards
- 2 Risk Mgt/Courier
- 5 Safety Advisors
- EMS Coordinator
- 5 Social Workers
- Access Control
- Crisis Alert System
- Shatter Proof Window Film
- PCSO SRO Agreement





# SAFETY & SECURITY

COMMUNITY  
MEETINGS

## E-SPLOST VII Proposed Projects

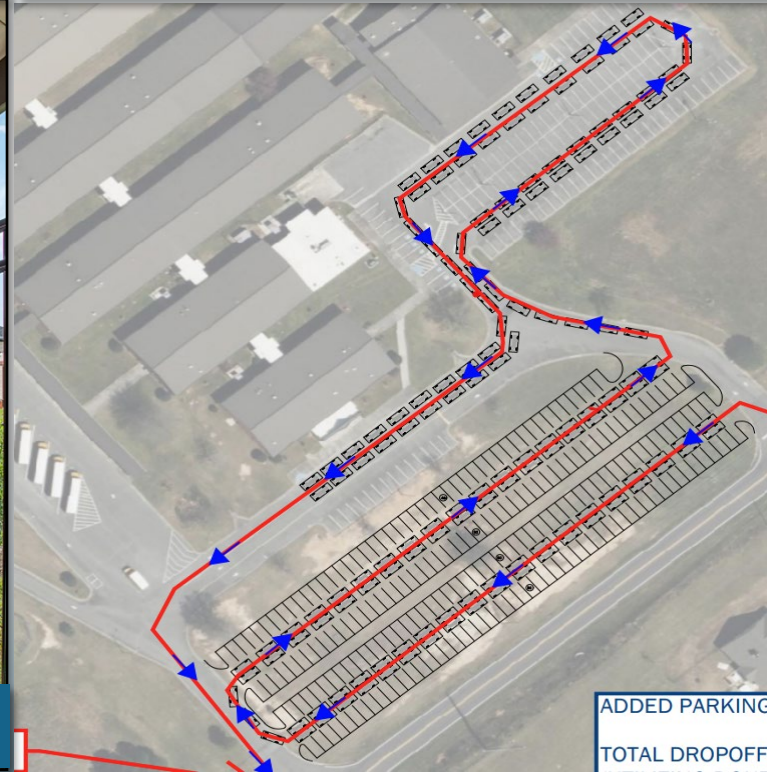
### E-SPLOST VI Projects

#### ACCESS CONTROL



#### FENCING

#### TRAFFIC MANAGEMENT



#### CROSSWALKS



#### CAMERAS





# COMMUNITY MEETINGS

<https://www.paulding.k12.ga.us/safety>



# School Safety Online Conversation

Watch later   Share

---



**What is Layered Security?**

Security professionals concerned that large organizations such as a school district, the best approach to safety and security is layered approaches. A layered security begins with a comprehensive district-wide plan that focuses down to the classroom level. Here is a sample of security layers in the Peach County School District.

DISTRICT	DISTRICT-WIDE
<b>BUILDING PERIMETER</b>	<b>CLASSROOM / INTERIOR</b>



# COMMUNITY MEETINGS

**Steve Barnette**  
Superintendent



## NEW CONSTRUCTION



# E-SPLOST

*Building On Our Progress!*

**REFERENDUM  
NOV. 7, 2023**





# FACILITIES MASTER PLAN

COMMUNITY  
MEETINGS



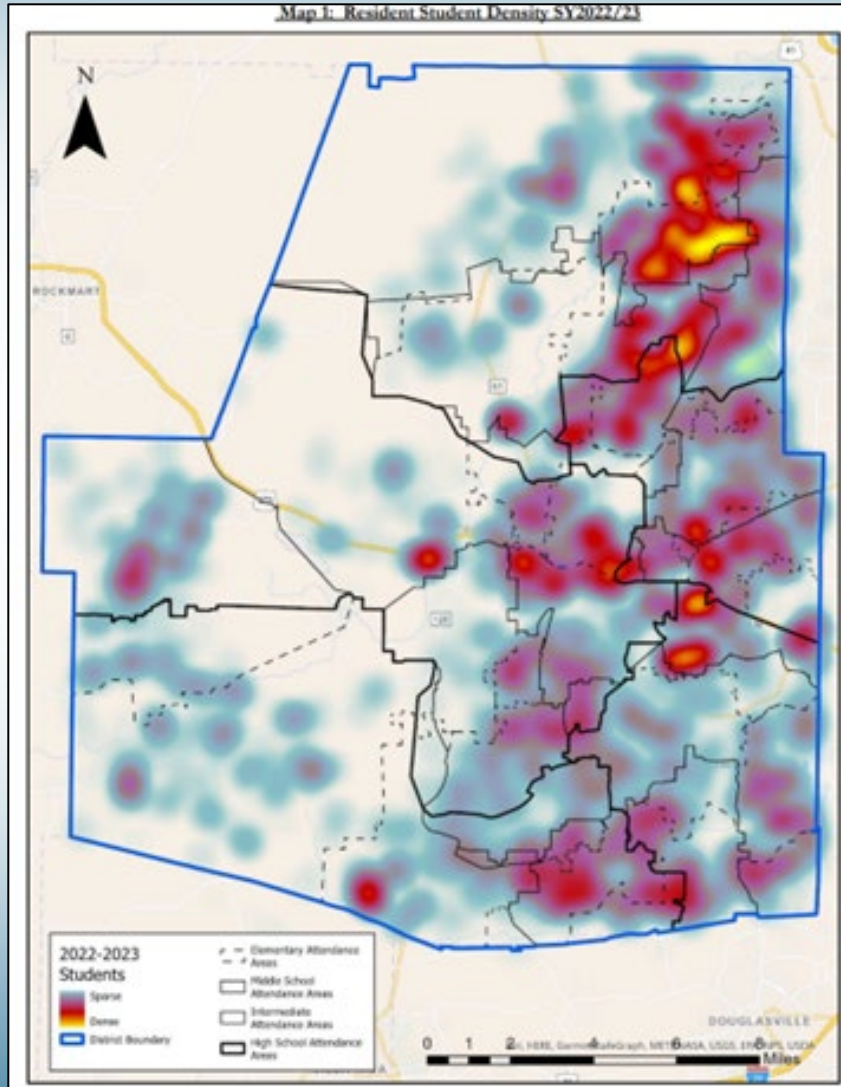




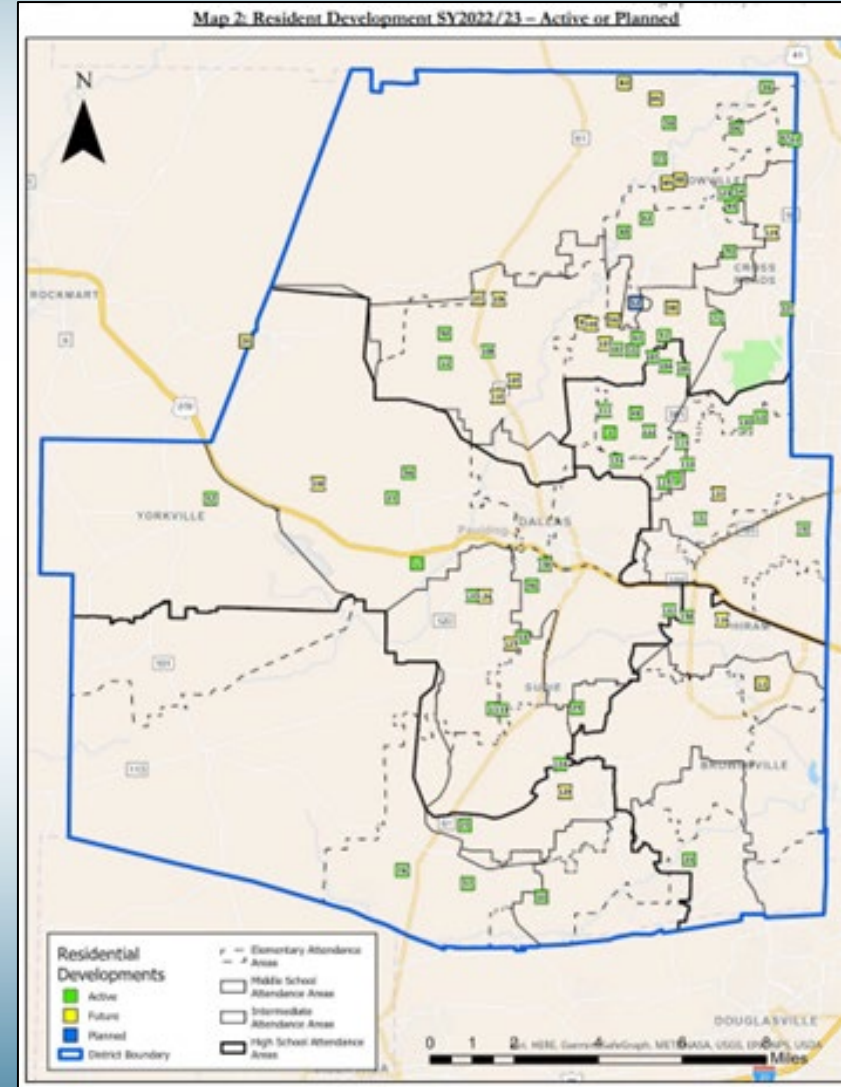
# DENSITY & GROWTH

## COMMUNITY MEETINGS

### Student Density 2022-2023



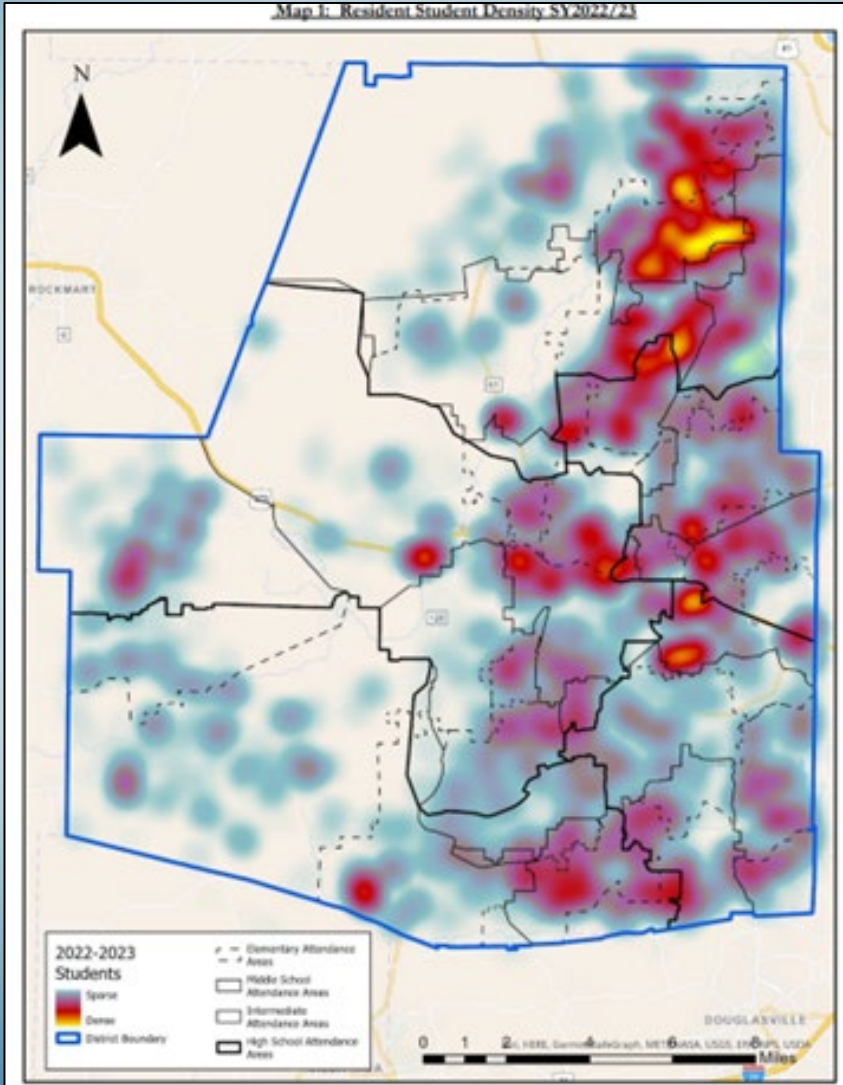
### Residential Development 2022-2023





# NEW CONSTRUCTION

## Student Density 2022-2023



## COMMUNITY MEETINGS

**North Paulding HS**  
SPLOST VI Addition

**Burnt Hickory ES**  
SPLOST VI Addition

**#10 Middle School**  
SPLOST VI New School

**Elementary School**  
SPLOST VII Potential  
New Construction

**Northside ES**  
SPLOST VI Addition

**Roberts ES**  
SPLOST VI Addition

**Elementary School**  
SPLOST VII Potential  
New Construction

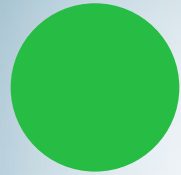
**PAULDING**



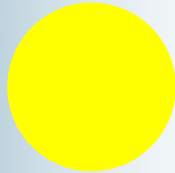
# CAPACITY UTILIZATION

COMMUNITY  
MEETINGS

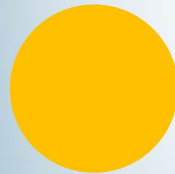
## Capacity Utilization through E-SPLOST VI



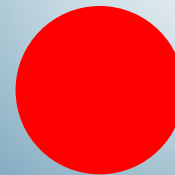
Under Capacity  
(-85%)



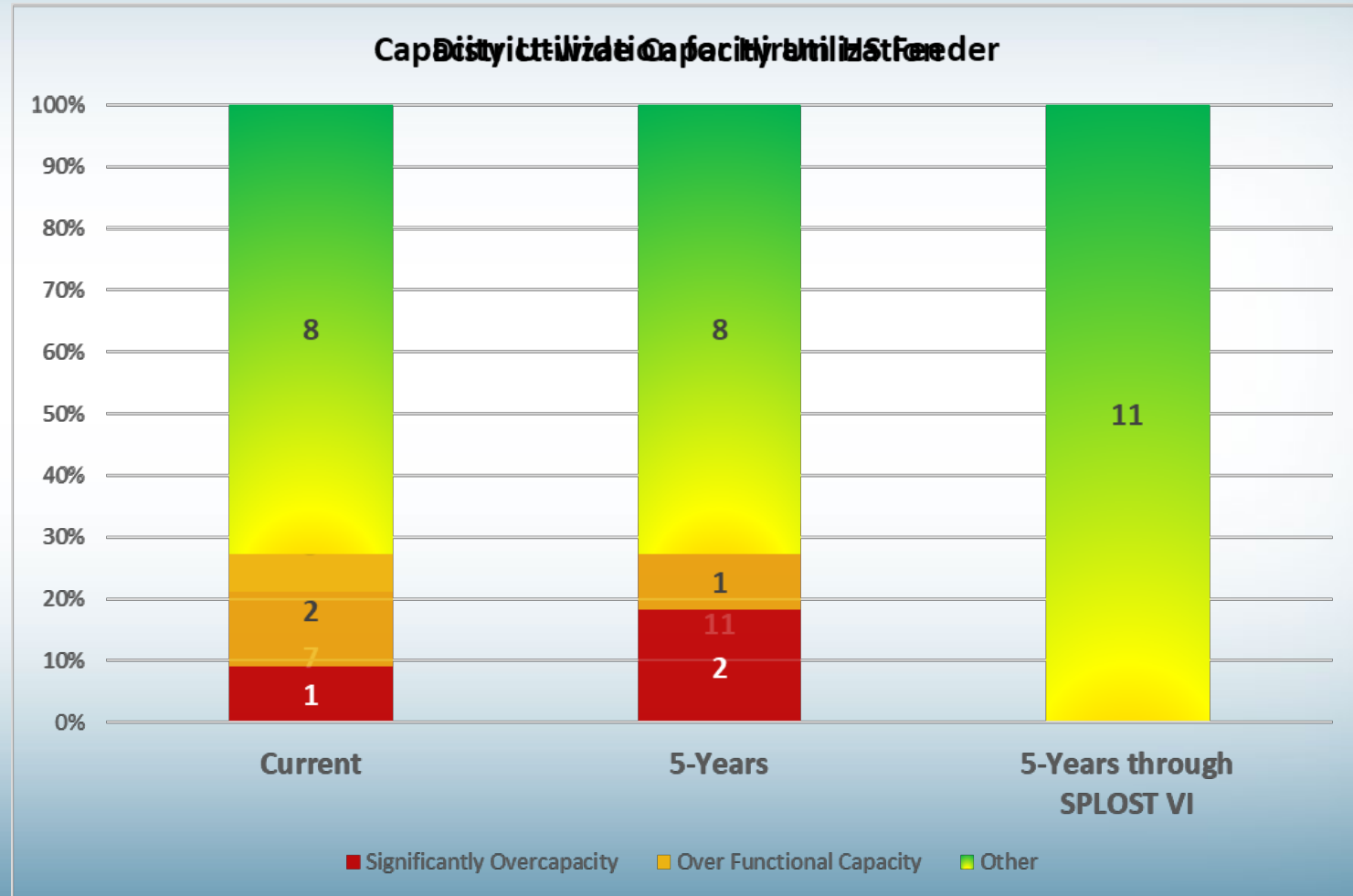
Approaching  
Capacity (85%-95%)



At or Above Capacity  
(96%-110%)



Over Capacity  
(+110%)



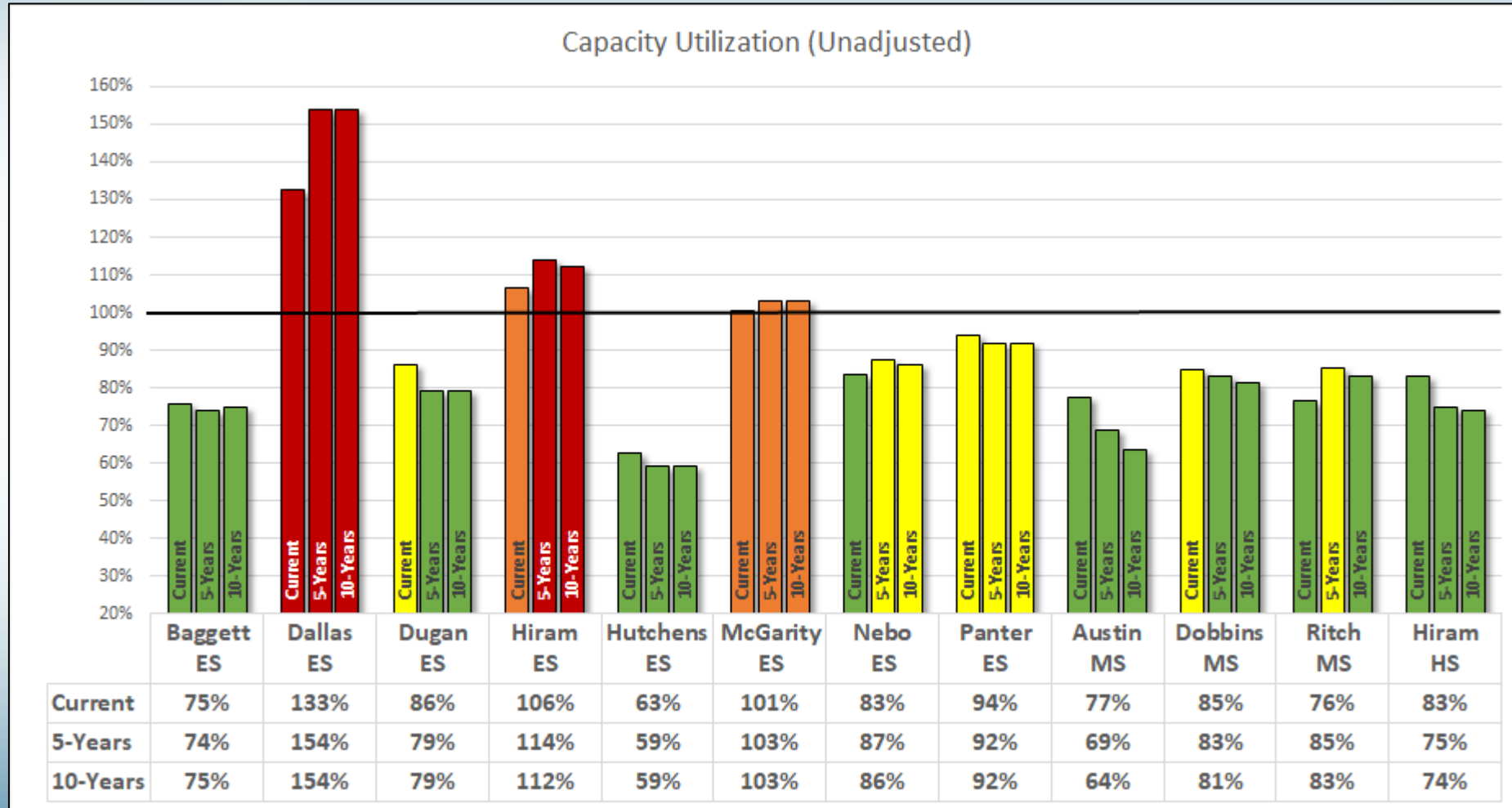




# CAPACITY UTILIZATION

## COMMUNITY MEETINGS

Current with No Change (Unadjusted)



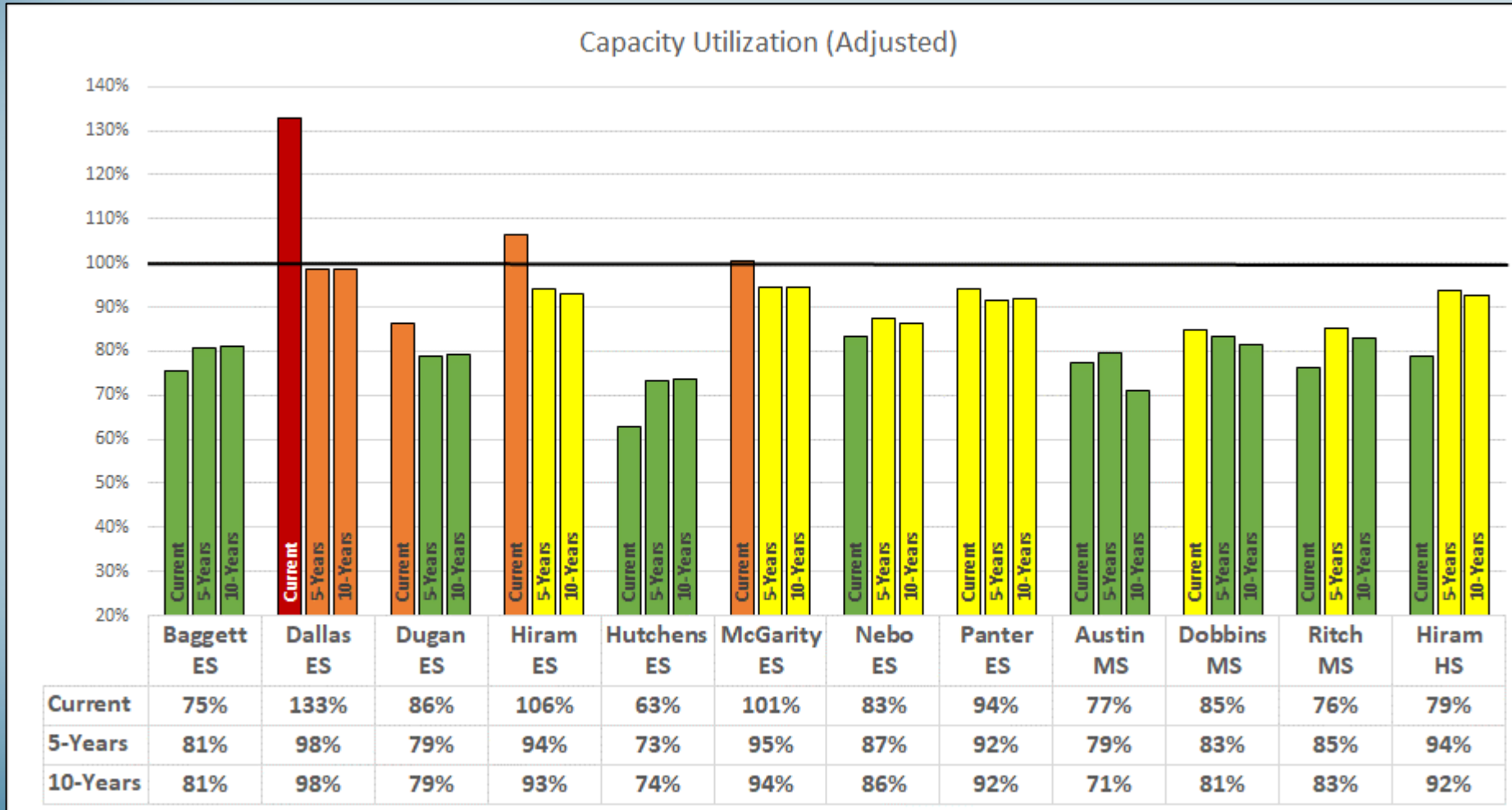




# CAPACITY UTILIZATION

## COMMUNITY MEETINGS

### After Proposed E-SPLOST VI & VII Projects (Adjusted)



Potential Boundary Realignment to relieve Hiram ES, increasing Baggett ES and Hutchens ES (24/25)

Potential Boundary Realignment to relieve South Paulding MS, increasing Austin MS (25/26)

Potential Boundary Realignment to relieve NPHS, EPHS and PCHS, increasing SPHS and Hiram HS (27/28)

# Poll Question 2

COMMUNITY  
MEETINGS

Rank the following in order of preference as methods to address growth and capacity needs of school facilities:

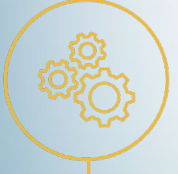
- Construct new schools/Add classrooms
- Coordinate with county government on managing development
- Mobile classrooms
- Boundary realignment (redistricting)

slido 

Go to [www.slido.com](https://www.slido.com)

Enter Event # **3837131**

Or use the QR Code



COMMUNITY  
MEETINGS



# ADDITIONAL PROJECTS



**E-SPLOST**

*Building On Our Progress!*

REFERENDUM  
NOV. 7, 2023





# Additional Projects

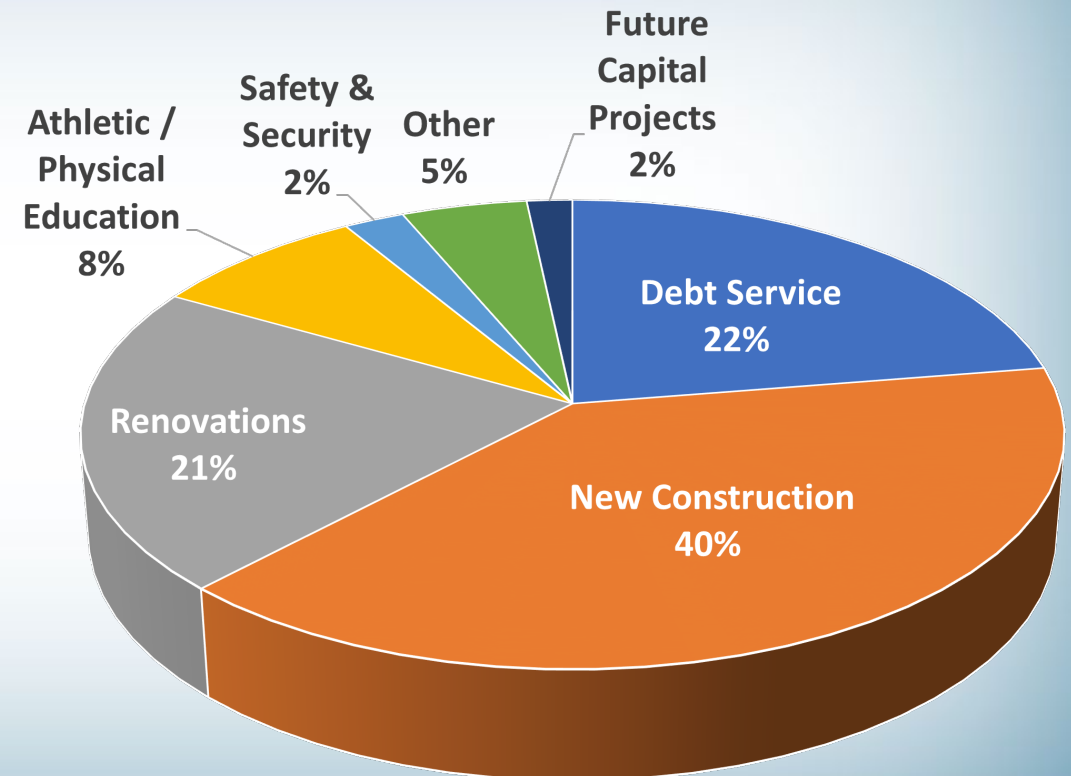
## COMMUNITY MEETINGS

### Funding

SPLOST VII Collections	\$ 167.4
State Reimbursements	\$ 9.4
	<b>\$ 176.8</b>

### Expenditures

Series 2022 Debt Service	\$ 39.7
New Construction	\$ 70.0
School Renovations	\$ 37.4
Athletic / Physical Education	\$ 14.4
Safety & Security	\$ 4.0
Traffic & Paving	\$ 1.9
Fine Arts	\$ 1.5
Playgrounds	\$ 1.4
Technology	\$ 1.3
Recurring Projects	\$ 1.3
Miscellaneous	\$ 1.0
Future Capital Projects	\$ 3.0
	<b>\$ 176.9</b>



## What is E-SPLOST (Education Special Purpose Local Option Sales Tax)?

- One-cent sales tax on all eligible retail sales in Paulding County.
- Not a new tax, but a continuation of the current E-SPLOST program.
- It is a consumption tax, not a property tax.
- Everyone who makes a purchase contributes to our schools.
- Cannot be used for operating expenses.
- We can educate but we cannot advocate for SPLOST.



# E-SPLOST

*Building On Our Progress!*

**REFERENDUM  
NOV. 7, 2023**



# CAPITAL IMPROVEMENTS WEBSITE

## COMMUNITY MEETINGS

[DISTRICT HOME](#) [+ OUR SCHOOLS](#) [+ User Options](#) [+ Translate](#) [Find it Fast](#) [▼](#)

**PAULDING COUNTY SCHOOL DISTRICT**  
*Engage Inspire Prepare*

[Home](#) [Our District](#) [Academics](#) [Departments](#) [Board of Education](#) [Employment](#)

[Home » Our District » Capital Improvements » Overview](#)

### Capital Improvements

- > Overview
- > Current Projects
- > Completed Projects
- + E-SPLOST
- + Planning For The Future



### Paulding County School District Capital Improvement Program

As we build new schools and facilities, or renovate existing schools and facilities, the Paulding County School District Capital Program is committed to the belief that student success is best achieved in a future-focused, supportive, and safe learning environment. To that end, our plan provides for fiscal responsibility, informed and coordinated goals for long-term needs in growth, while also continually enhancing the current facilities through these key program areas:

- Forecasting future enrollment and classroom capacity needs
- Designing facilities to meet program needs of students
- Using comprehensive educational and design specifications to analyze building needs
- Prioritizing projects based on Master Facility Plan and Georgia Department of Education Local Facilities Plan
- Managing scope, schedule, and budget within the context of capital cash flow

Capital Projects, whether new builds or renovations and modifications, are completed in collaboration with key internal and external stakeholders. This communication ensures that the project and program meets community, local, and state standards and service.

The process of capital construction is completed in four key phases:

Concept

→

Planning/  
Design

→

Construction

→

Completion

While there may not be an active project at every school and facility, every school and facility is included in the plan. This site is designed to ensure that all schools are informed of school-based projects and to inform our community of sound capital fund management from State Capital Outlay awards to E-SPLOST and bonds.



# Poll Question 3

COMMUNITY  
MEETINGS

After hearing this presentation, do you believe the school district is on the right track with its proposal to continue “Building on Our Progress” with E-SPLOST VII?

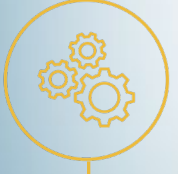
- Completely Agree
- Mostly Agree
- Somewhat Agree
- Do not agree

slido 

Go to [www.slido.com](https://www.slido.com)

Enter Event # **3837131**

Or use the QR Code

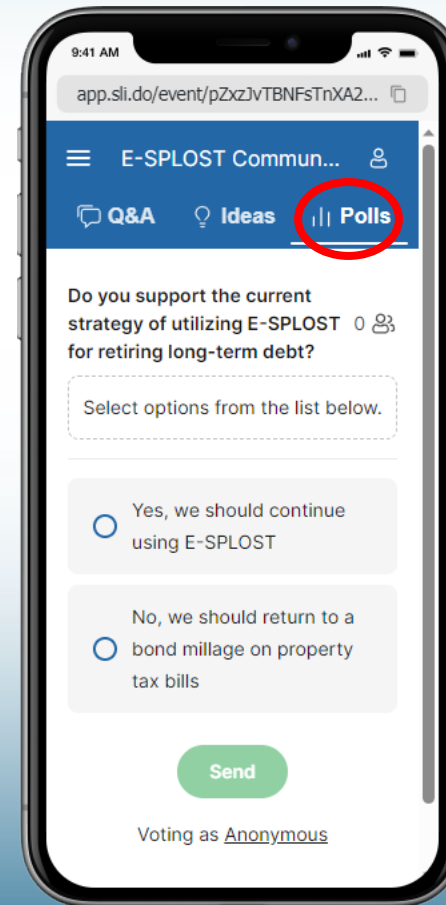
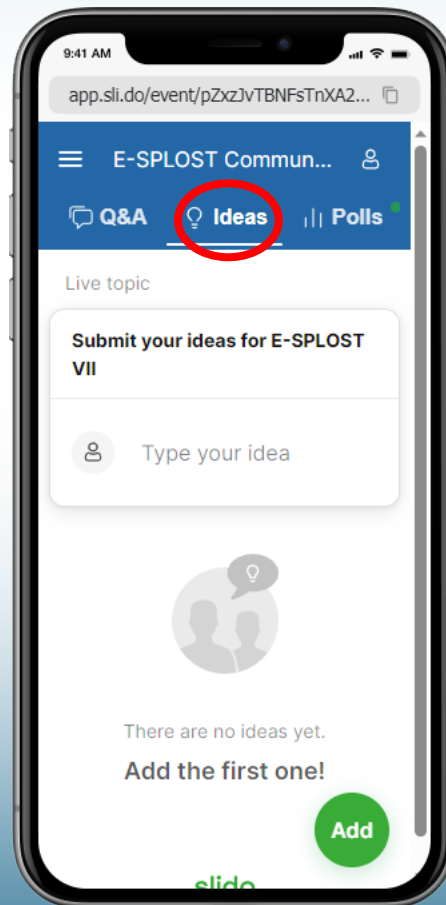
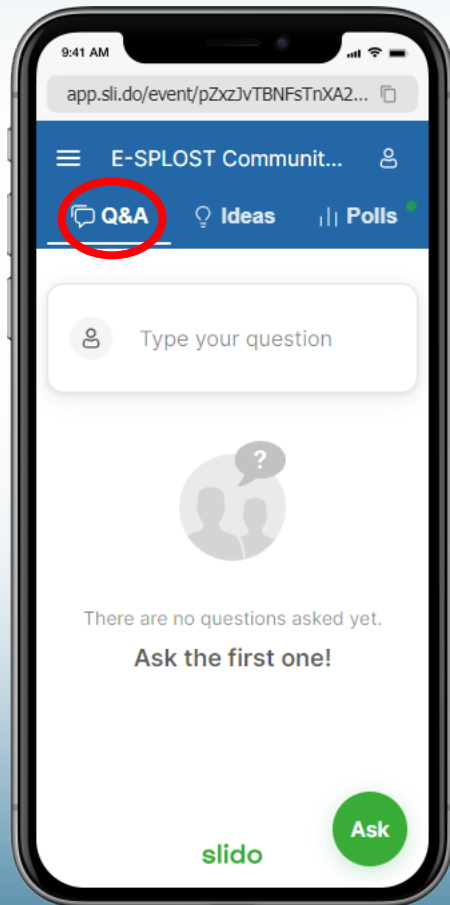


Go to [www.slido.com](http://www.slido.com)  
Enter Event # 3837130

Network: PCSD\_Guest  
Password: paulding10

# COMMUNITY MEETINGS

# slido





# Poll Question Results

## Q&A

If you have additional questions, please use Slido or email your question to  
**[planningforthefuture@paulding.k12.ga.us](mailto:planningforthefuture@paulding.k12.ga.us)**

**E-SPLOST**



# Q&A

## slido

Go to [www.slido.com](https://www.slido.com)

Enter Event # **3837131**

Or use the QR Code →

Slido is a feedback tool so you can submit questions and answer polls during the presentation.



COMMUNITY  
MEETINGS

# THANK YOU!

Remember to vote November 7<sup>th</sup>!

If you have additional questions, please use Slido or  
email your question to  
**[planningforthefuture@paulding.k12.ga.us](mailto:planningforthefuture@paulding.k12.ga.us)**



## E-SPLOST

*Building On Our Progress!*

REFERENDUM  
NOV. 7, 2023