

Chester ISD

Facility Tour
January 26, 2023



TASB Facility Audit

Chester ISD

PRIORITY PROJECTS ★

HVAC SUMMARY ↗

ROOF SUMMARY ↗

FACILITY UPDATE SURVEY ✎

District Sites

Please select a site from the map below.



District Information



Chester ISD



Address: 273 Yeollowjacket Drive | Chester, TX 75936



Square Footage: 75,760



Replacement Cost Built: \$32,494,665



Condition Budget: \$38,617,715



Total Enrollment/Capacity - Elementary: 156 | 317



Total Enrollment/Capacity - High: 78 | 139

***Structural Assessment Requested on Buildings**

Goodwin-Lasiter-Strong: Structural Assessment

GLS Recommendation for High School Building: “Due to the fact that this building is all wood constructed, it is not appropriate construction for a classroom building. It meets none of the current building codes. It would be our recommendation that this facility be demolished, and a new building constructed. Also, the asbestos within the building should be abated before any work on demolition occurs.”

GLS Recommendation for Junior High Building: “All aspects of this facility are in poor condition and would require extensive remodeling and repair to make it adequate for continued use. It would be best if this building were demolished and the three (3) classrooms become part of a new classroom building, given the cost to update the existing facility in its current condition.”

Cost to Remodel Vs. Cost to Replace

TASB estimates that it would cost 125.45% more to remodel our existing Junior High and High School vs replacing both. Replacing both would be more cost effective by combining both into one structure.

This is due to the labor intensive work that would be involved in replacing plumbing, electrical, asbestos abatement, foundation repairs, roof replacement, complete HVAC redesign, etc.

FACILITY PLANNING COMMITTEE

GLS Preliminary Budget for Possible Projects

New JH/HS (8 Classroom plus Science Lab, Restrooms, Teacher Workroom, Teacher Restroom, Front Office): \$3,800,000

Demolition of Junior High Classrooms, High School Building, and Weight Room: \$309,400

New Entry and Restrooms to Competition Gym: \$300,000

Ag Shop Fume Ventilation: \$115,000

Cafeteria Kitchen Repairs: \$225,000

- Add 11% to above figures to cover soft costs such as asbestos studies, asbestos abatement, architect and engineering fees, surveys, etc.

Possible Bond Tax Rate

Current M&O Tax Rate: .9603

Current I&S Tax Rate: None

Maximum Proposed I&S Rate: .3

Possible Total Tax Rate: 1.2603

Woodville Tax Rate: 1.341 (.45 I&S)

Corrigan Tax Rate: 1.1768 (.24 I&S)

Colmesneil Tax Rate: .9321

Warren Tax Rate: 1.3376 (.36 I&S)

Spurger: 1.0237 (.02 I&S)

Livingston Tax Rate: 1.2369 (.255 I&S)

Onalaska Tax Rate: 1.0839 (.1753 I&S)

Little Centerville: .9857

Goodrich Tax Rate: 1.0656 (.1053 I&S)

Zavalla Tax Rate: 1.2838 (.3235 I&S)

What would this do to your taxes?

The average home value in Chester school district is \$127,000. The current Chester ISD taxes on that value is \$835.81 per year. The Chester ISD taxes at the maximum proposed rate would be \$1096.46 per year. This is an additional \$260.65 per year or \$21.72 per month on mortgages with escrow.

Home Value	Current CISD Taxes	Possible CISD Taxes	Diff Per Year	Diff Per Month
\$80,000	\$384.12	\$504.12	\$120	\$10
\$100,000	\$576.18	\$756.18	\$180	\$15
\$120,000	\$768.24	\$1,008.24	\$240	\$20
\$140,000	\$960.30	\$1,260.30	\$300	\$25
\$160,000	\$1152.36	\$1,512.36	\$360	\$30

SCHOOL SAFETY

FACILITY TOURS

Q&A

THANK YOU FOR YOUR TIME!

