

SANTA FE INDEPENDENT SCHOOL DISTRICT



BOND STEERING COMMITTEE

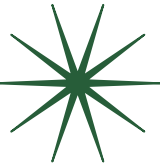
Meeting 02



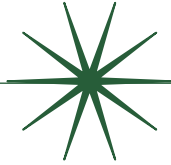
May 2, 2023 | 4:30 PM

BOND STEERING COMMITTEE

MEETING 02 AGENDA



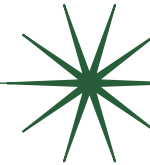
Review / Recap



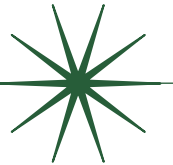
School Finance 101



Facility Condition
Assessment



Next Steps



Thank You!
Questions?

REVIEW / RECAP



MEETING 01

AGENDA

1. Welcome & Introductions
2. Purpose & Process
3. Goal-Setting
4. Overview of the District
5. Consensus-Building



Purpose

Bond Steering Committee

The purpose of the Bond Steering Committee is to review and consider information related to:

- Needs of Students
- Demographic Projections
- Existing Condition of Facilities
- Support for Quality Educational Programs
- Comprehensive District Goals
- Impact on Santa Fe Taxpayer

The Committee will develop and recommend a **potential bond program** that will help Santa Fe ISD meet the challenges of the future as well as support prospective growth and change.



OUR PROMISE TO YOU

- **Respect** your time
- **Provide** you with all the tools you need
- **Adjust** plans based on your feedback
- **Ensure** the process is transparent
- **Answer** all questions and serve as a resource to you

YOUR CHARGE

- **Review information** related to the District's facility needs, enrollment trends, and educational vision
 - **Prioritize student needs**
 - Develop a **fiscally responsible plan**
 - Work with the **"big picture"**
 - **Provide input** regarding District's facilities ability to support education in your community
 - Provide insight into what the **broader community** might support
 - Serve as **ambassadors** for the process and the proposed plan
- ...and hopefully **have fun!**

COMMITTEE NORMS

- **Respect** each participant.
- **Listen** to each comment. One speaker at a time.
- Represent yourself and your community, but **work for the entire District**
- Respect those that have differing opinions and **seek first to understand**
- **Share** the process with the community
- **Trust** yourself and this team
- Actively **participate** by sharing your ideas, concerns, and questions.
- If you have a question, please **ask!**

RESULTS & YOUR IDEAS

In the context of a Long-Range Facility Plan, what would you like to see or consider in relation to...



EDUCATIONAL PROGRAMS



FACILITY IMPROVEMENTS



SAFETY & SECURITY



TECHNOLOGY



COMMUNITY & NEIGHBORHOODS



EDUCATIONAL PROGRAMS

- Additional CTE Programs, Expanded CTE Facilities, CTE programs that are not at COM ★
- Additional STEM / STEAM Programs for all ages
- Grade reconfiguration for Middle School
- Reading Improvement Plan
- **More non-collegiate opportunities; continued expansion of technical tracks for HS Students not targeting a 4-year College Education**
- Better job communicating with 8th graders about the options available in HS (i.e. CTE, dual credit & collegiate)
- Vertical alignment of curriculum and transition between campuses
- Maintain Small Class Size, especially at the Elementary Level
- More available education programs and qualified teachers to provide support
- Improve or make necessary additions to accommodate student learning at all grade levels
- More support for RTI students; Additional behavior support in classrooms

EDUCATIONAL PROGRAMS

- More Clubs at the Elementary Level; After School Programs at the Elementary Level
- Social-emotional programs
- TEXAS based curriculum, not NGSS crammed into our TEKS
- After school activities for older kids
- Communication from Individual Campuses

FACILITY IMPROVEMENTS

- A New 5th/6th Grade Center / New Intermediate School to alleviate overcrowding at Junior High ★
- A New Junior High with room for growth ★
- New 9th Grade Center
- Replacement Furniture at existing Junior High; Renovated Restrooms at the existing Junior High
- Facility Improvements at the Junior High ★
- Elementary Modernization
- Replacement of Capital Equipment that has reached its end of service life
- More Gym Space
- No portable buildings
- New playgrounds at Wollam ES
- A/C at Kubacek Elementary
- Expanded facilities at the sports fields, including restrooms
- Stadium Growth

SAFETY & SECURITY

- Security Vestibules at campuses that do not have them
- Cameras covering all areas of schools
- Equitable safety / security improvements at all campuses, but particularly Wollam, Kubacek, Junior High School ★
- More armed guards
- Address security issue with Junior High School PE; Junior High School Track within Fence ★
- PA system with panic buttons
- Biometric entry
- Metal Detectors outside of buildings

TECHNOLOGY

- Upgraded, larger, more technology (i.e. laptops, WiFi) ★
- Continued updating of technology
- Barnett Elementary Level Technology at all Campuses

COMMUNITY & NEIGHBORHOODS

- **Additional Facilities to Address Growth & New Neighborhoods** ★
- Add necessary facilities where it provides the best use of existing facilities in coordination with existing
- Enough Student Capacity to Accommodate new Subdivisions
- Mentoring programs from Community Leaders
- Growing Student Populations with New Neighborhoods

RESULTS & YOUR IDEAS

What number most aligns with your view of consensus?

- 100% - 0 votes
- 75% - 28 votes
- 66% - 23 votes
- 50% - 0 votes
- Less than 50% - 0 votes

75%





SCHOOL FINANCE 101



LET'S PLAY

Kahoot!

Financial Integrity Rating System of Texas

SFISD has received
Above Standard and
Superior FIRST
Financial ratings over
the past 7 years.

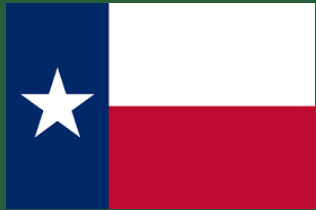


How Do We Pay for Santa Fe ISD?



LOCAL

- Property Taxes
- Other Local Revenue



STATE

- Foundation School Program
- Available School Funds



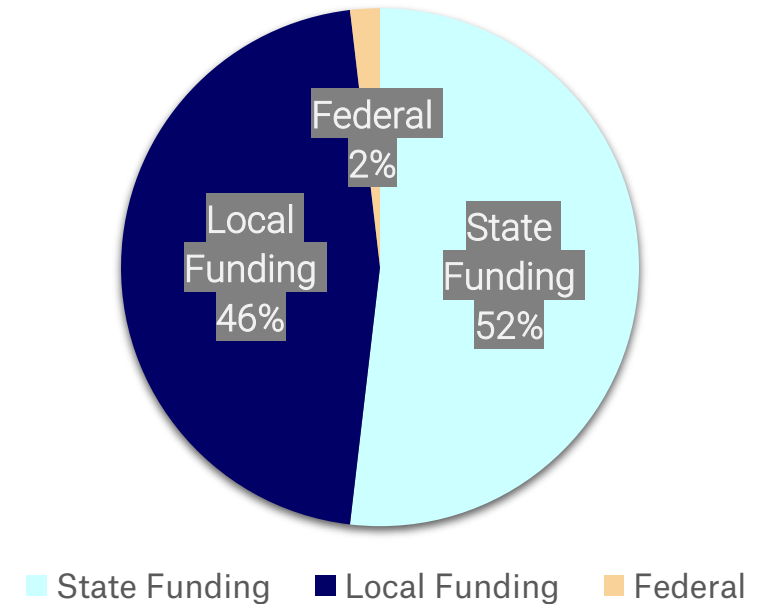
FEDERAL

- Federal Program Indirect Costs
- School Health & Related Services (SHARS)

SCHOOL FINANCE

- Schools are funded primarily in TWO Ways
 - Local funding/property taxes
 - State funding
- Funding is based on attendance, NOT enrollment
 - 4,500 students (96.5% attendance) = 4,343
 - 4,500 students (92.0% attendance) = 4,140
- So, if we receive roughly \$10,000 per student
 - 96.5% attendance = \$43,430,000
 - 92% attendance = \$41,400,000
(\$2,030,000)

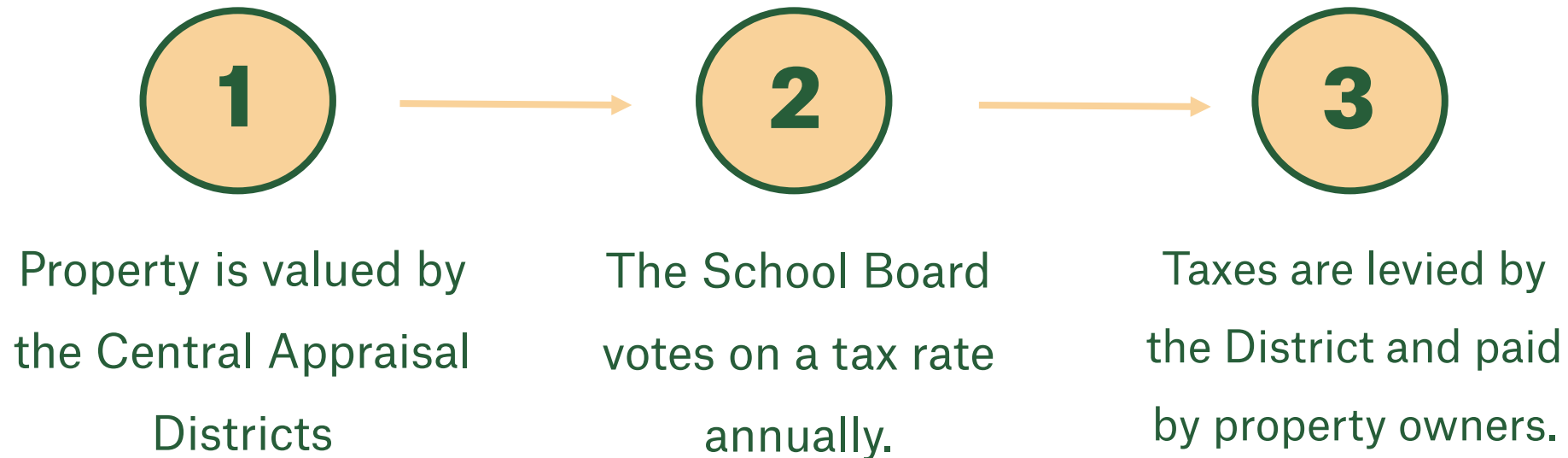
School Funding – Santa Fe ISD



**NOTE: This is an overarching example; basic allotment/student funding varies by student need & school district.*

PROPERTY TAXES

Property taxes are locally assessed taxes on property owned within the boundaries of the taxing unit (Santa Fe ISD). Everyone owning property pays property taxes to the school district, including homeowners and business owners.

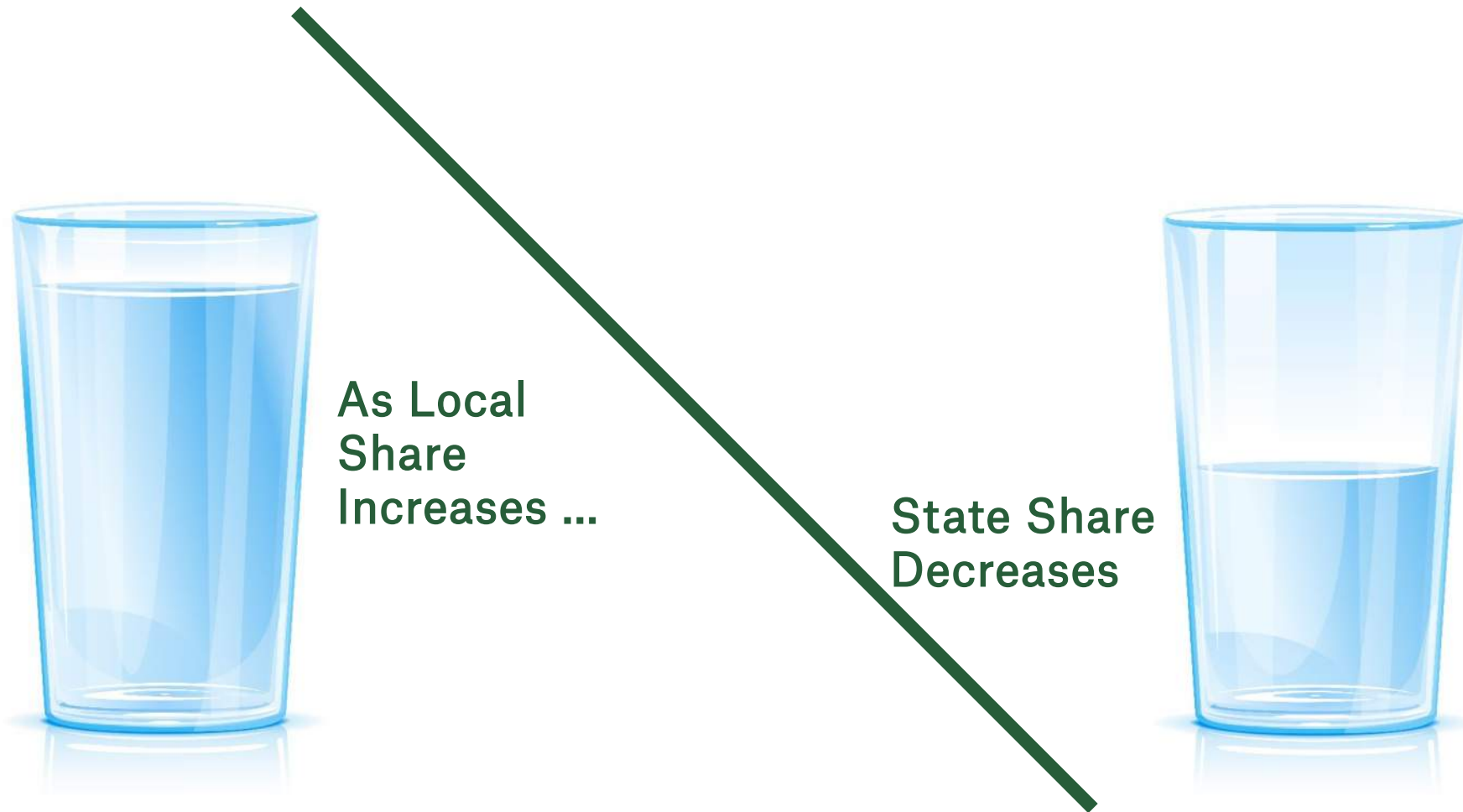


Tax Rate

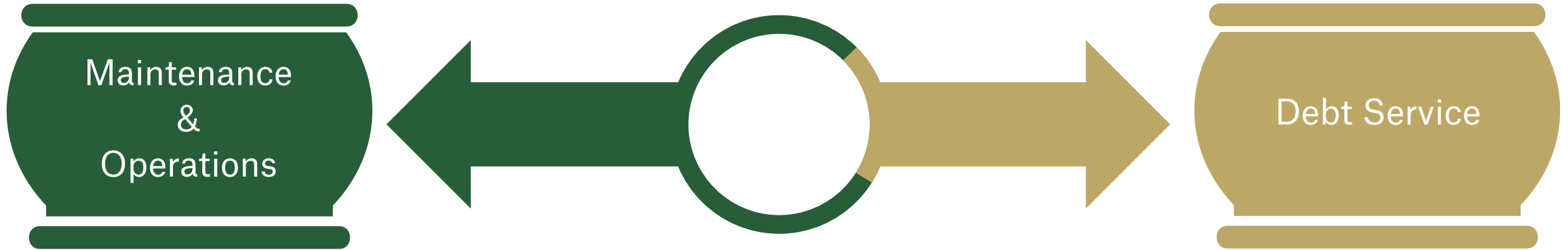
TAX RATE THROUGH THE YEARS



BALANCING ACT



TWO BUCKETS



Used to fund the day-to-day operations of the district. (*Teacher salaries, classroom supplies, fuel, utilities*)

Provides funding for payments on debt the district issues to finance the building of new facilities, land purchases and other capital expenditures.

The two buckets cannot be mixed!

FUNDING & EXPENSES

49.2%



Local Taxes

48.8%

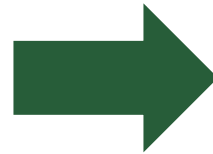


State Funding

2.0%



Other Funding



83.0%



Salaries

6.2%



Contracted Services

3.6%



Supplies

7.0%



Operations

0.1%



Capital Assets



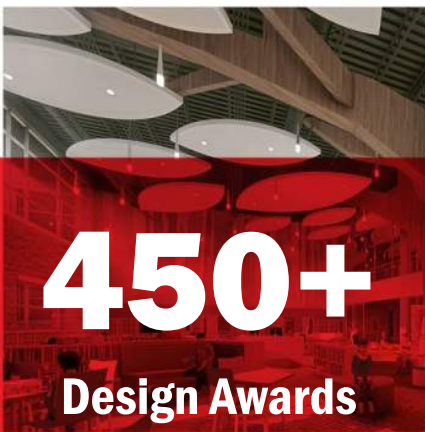
FACILITY CONDITION ASSESSMENT

LET'S PLAY

Kahoot!



PRK



40

Years of Experience

450+

Design Awards

18,000+

Projects Completed

650+

Client-focused Professionals

19

Offices



GET INVOLVED

Please contact:
Melissa Houghton, Project Lead, Google
Melissa.Houghton@prk.com
Melissa Houghton, Project Lead, National Education
& Innovation Center, PRK
melissa.houghton@prk.com

SCHOOL OF THE FUTURE
Creating research-to-practice across the nation

WHAT'S NEXT FOR LEARNING SPACES

As leaders in learning environments and design, it is our belief that "learning spaces" are critical to the success of our nation's future. We are committed to the design of learning spaces that are not only functional, but also inspiring and transformative. We are committed to the design of learning spaces that are not only functional, but also inspiring and transformative. We are committed to the design of learning spaces that are not only functional, but also inspiring and transformative.

ELF! **LEAF ENGINEERS**

PERFORMANCE IN EXISTING BUILDINGS
MISSIONING SOLUTIONS

Experts in Long-Range Facility Planning

100M+

SF WALKED
(OVER THE PAST 5 YEARS)

27+

PREK-12
LONG-RANGE
FACILITY PLANS
(OVER THE PAST 5 YEARS)

15+

SMALL-RURAL
DISTRICTS
SERVED

THE TEAM



MANNY TORRES
PARTNER-IN-CHARGE



RYAN GREGORY
PARTNER



CHRIS GREEN
CLIENT EXECUTIVE



CAROLINE HARRIS
DIRECTOR OF
FACILITY PLANNING

WORKING HISTORY WITH SANTA FE ISD

- 2008 Facility Assessment/Master Plan & Bond Promotion
- 2008 New Gym at Wollam ES
- 2009 Kubacak ES Additions & Renovations
- 2009 New Ag Event Center
- 2009 District-wide HVAC Upgrades
- 2010 New Auditorium at Santa Fe HS
- 2010 Transportation Center Addition
- 2016 Bond Planning
- 2018 District-wide Roofing Repairs/Replacements
- 2021 Santa Fe HS Synthetic Turf Repairs

BY DEFINITION

A facilities condition assessment is a comprehensive, systematic evaluation of **existing conditions** for a facility or group of facilities.

It involves a thorough, visual examination of the interior and exterior of each designated campus or site (beginning with a site-by-site, building-by-building, physical walk-through) in order to assess current-state conditions and anticipated remaining useful life of those buildings, sites, systems and component systems.



CIVIL



BUILDING
ENVELOPE



ARCHITECTURE



MECHANICAL



ELECTRICAL



PLUMBING



TECHNOLOGY



LIFE SAFETY &
SECURITY



SPORTS



FOOD SERVICE

THE TEAM

Multi-Disciplinary Assessment Teams

- **Site/Civil** *(Paving, Drainage, Site Utilities, etc.)*
- **Building Envelope** *(Roofing, Exterior Walls, Windows, etc.)*
- **Architectural** *(Finishes, Code Compliance, etc.)*
- **Mechanical** *(HVAC, Exhaust & Building Systems Automation, etc.)*
- **Electrical** *(Lighting, Panels, Outlets, etc.)*
- **Plumbing** *(Domestic Water, Sanitary Sewer, Gas, Fixtures, etc.)*
- **Technology/Low-Voltage** *(Data, Projectors, Intercom, Local Sound, etc.)*
- **Life Safety & Security** *(Secure Front Entries, Cameras, Card Readers, etc.)*
- **Athletics** *(Turf, Track & Field, Gyms, Weight Rooms, etc.)*



THE PROCESS



ASSESS

- ✓ **Questionnaires** distributed to school principals and other key stakeholders to gather feedback regarding known facility deficiencies and needs.



PRIORITIZE

- ✓ **Pre-Assessment Tabletop Review Meeting** held to discuss the condition of Mechanical, Electrical, Plumbing, Technology systems at each facility.
- ✓ **Principal Meetings (ongoing)** with each campus principal to hear highest needs and wants.



PRICE

- ✓ **Site Assessment** teams walk each facility and create a detailed list of observed deficiencies.
- ✓ **Database** developed to organize, prioritize, and price site assessment findings.

SANTA FE ISD
2023 FACILITY CONDITION ASSESSMENT
Facility Questionnaire

Please respond to the best of your knowledge to each question.

0 X people have filled this out

Let's Get Started! press Enter

Item ID	Arch / Eng Name	Facility	Corrective Action	PBK, Consultant or Questionnaire Comments	Discipline	Priority
4-0015	Matt Szkorec	Wolam Elementary School	Replace 1980A main service panelboard.		Electrical	1
4-0016	Matt Szkorec	Wolam Elementary School	Replace 30% of electrical panels and transformers		Electrical	1
4-0017	Matt Szkorec	Wolam Elementary School	Building-wide upgrade to LED lighting (currently fluorescent)		Electrical	2
4-0018	Matt Szkorec	Wolam Elementary School	Building-wide lighting control upgrade to district standard (currently contactor only)		Electrical	2
4-0019	Matt Szkorec	Wolam Elementary School	Replace building mounted exterior lighting		Electrical	1
4-0020	Matt Szkorec	Wolam Elementary School	Replace fixture heads on existing parking lot lighting poles, provide additional poles		Electrical	1
4-0021	Matt Szkorec	Wolam Elementary School	Provide a generator (none existing)		Electrical	1
4-0022	Matt Szkorec	Wolam Elementary School	Replace stage lighting system		Electrical	2
4-0023	Matt Szkorec	Wolam Elementary School	Provide additional power in the library (floor pockets)		Electrical	2
4-0024	Matt Szkorec	Wolam Elementary School	Replace Sellen domestic water boiler (2008)	Issues reported by maintenance but none currently	Plumbing	3
4-0025	Matt Szkorec	Wolam Elementary School	Replace exterior drinking fountains		Plumbing	2

ASSESSMENT FAST FACTS

1,047,220 square feet

Assessed by an Experienced Team of Consultants

100% response rate

Facility Questionnaire Responses Received from Santa Fe ISD staff

Multiple Sessions

Reviewing Historical Data with Santa Fe ISD Maintenance / Operations

THE PRIORITIES

PRIORITY 1 // MUST DO

Legal, Life Safety and/or Critical Replacements and/or Programmatic Musts

(1-2 Years)

PRIORITY 2 // SHOULD DO

Necessary System Repair and Replacements and/or Curricular, Instructional or Program Needs

(3-5 Years)

PRIORITY 3 // WOULD LIKE TO DO

Projected Life-Cycle System/Equipment Replacements and/or Curricular, Instructional or Program Enhancements

(6-10 Years)

PRIORITY 4 // FUTURE CONSIDERATION

Anticipated Life-Cycle System/Equipment Replacements or scopes of work that will not be addressed with bond funding at this time

(11+ Years)

PRIORITY M // MAINTENANCE ITEMS

Could be addressed with Maintenance Funds

BUILDING SYSTEMS LIFESPAN

SYSTEM	USEFUL LIFE
Boilers	18 years
Chillers	15 years
Cooling Towers	20 years
Air Handlers – Indoor	25 years
Air Handlers – Outdoor	20 years
Rooftop Units	15 years
Switchboards	30 years
Generators	18 years
Intercom / Access Control / Intrusion Detection	15 years
Lighting & Controls	20 years
Roof	20 years

RECENT M&O ACTIVITY

APPROVED	CAPITAL PROJECT DESCRIPTION	TOTAL COSTS
8/26/2019	Addition of synthetic turf at baseball and softball fields	\$ 1,346,982.36
8/26/2019	Replacement of HVAC equipment at Kubacak Gym	\$ 28,180.00
9/23/2019	Replacement of 2 300-ton chillers at high school	\$ 827,462.00
11/16/2020	Addition of boiler to JH main building for comfort heating	\$ 79,879.00
11/16/2020	Consulting and design for Repair of storm inlet bid documents	\$ 29,000.00
12/14/2020	Replacement of fall zone materials from pea gravel to engineered hardwood mulch on two campuses playgrounds	\$ 38,317.00
2/22/2021	Storm drain inlet repairs at high school	\$ 111,830.00
9/15/2021	Replacement of elevator doors at football field elevator	\$ 43,000.00
9/20/2021	Purchase of box truck for district use	\$ 96,958.00
9/20/2021	Replacement of backstop at Softball field	\$ 35,000.00

**All projects occurred outside of Bond Funds*

RECENT M&O ACTIVITY

APPROVED	CAPITAL PROJECT DESCRIPTION	TOTAL COSTS
1/24/2022	Replacement of canopy at Kubacak near Annex	\$ 67,732.51
1/24/2022	Engineering design services for installation of emergency generators at RJ Wollam and the Junior High	\$ 62,500.00
1/24/2022	Cafatorium audio video refresh	\$ 66,000.00
1/24/2022	Teacher laptop replacement purchase	\$ 110,111.00
1/24/2022	Replacement of junior high football field fencing	\$ 26,760.00
1/24/2022	Painting of football fieldhouse and two concession stands	\$ 32,000.00
4/18/2022	Replacement of chiller coils at Cowan ESC	\$ 66,926.11
4/18/2022	Purchase of 2 14-passenger class A school buses	\$ 168,516.00
6/20/2022	Replacement of classroom technology projectors and interactive boards	\$ 116,500.00
8/22/2022	Purchase of 2 HVAC rooftop units at Kubacak	\$ 63,298.00

**All projects occurred outside of Bond Funds*

DISTRICT-WIDE CONCERNS AND NEEDS

- HVAC building controls upgrades – many campuses are controlled by Schneider/ TAC and the District can no longer easily find parts
- LED lighting and lighting control upgrades – for energy efficiency
- Exterior lighting fixture replacement / additions – for security
- Full Comprehensive Traffic Study for Warpath Avenue Campuses / Facilities
- Classroom Technology Upgrades (Laser Projectors for Secondary and Interactive Displays for Elementary)
- Library Modernization to reflect current standards of a 21st Century Learning Environment – flexible furniture, updated technology
- Property for Future Growth

BARNETT ES (PK-5)

WHERE WE STAND TODAY



Year Built = 2019



Site Acreage = 19.41



Square Footage = 109,130



BARNETT ES

STRENGTHS & OPPORTUNITIES

- Newest facility in the District
- Excellent condition – most items are future life-cycle needs
- No observed educational inadequacies
- Core spaces are adequately sized to accommodate student enrollment
- Library is a flexible, multipurpose space
- Certain finishes serve as the current District standard
(i.e. no wax LVT flooring, p-lam finishes on corridor walls)

BARNETT ES

STRENGTHS & OPPORTUNITIES



Plastic Laminate Surfacing on Highly-Trafficked Corridor Walls



Interactive Displays in all Classrooms



Dedicated Secure Vestibule at Main Entry



Mobile, Flexible Library Furniture & Shelving; a true "Library-Media Center Concept Space"

WOLLAM ES (PK-5)

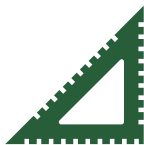
WHERE WE STAND TODAY



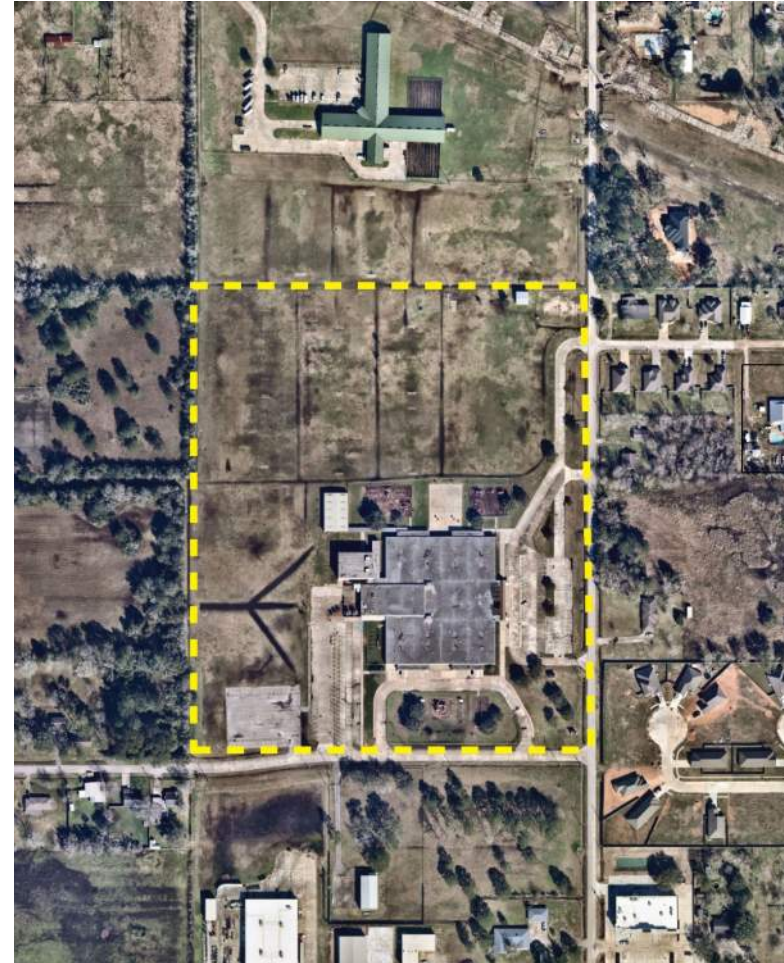
Year Built = 1985



Site Acreage = 25.62



Square Footage = 93,136



WOLLAM ES

STRENGTHS & OPPORTUNITIES

- Existing play structures are recommended to be replaced
- Exterior hollow metal doors and window systems are recommended to be replaced as water intrusion is occurring
- Art Room & Science Lab are undersized and currently located in a typical classroom with carpet flooring
- Gymnasium is a well-maintained space with Gerflor flooring, tectum panel ceiling, motorized goals all in good condition
- Main electrical switchboard, boiler, rooftop units, intercom system reaching end of useful service life

WOLLAM ES STRENGTHS & OPPORTUNITIES



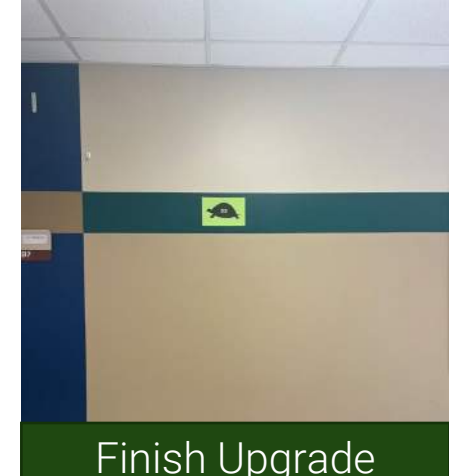
Library Shelving is not Mobile



Water Intrusion



Gymnasium in Excellent Condition



Finish Upgrade
Needed



New Interactive Displays



Original Boiler



Playground Replacement & Relocation Needed

KUBACAK ES (PK-5)

WHERE WE STAND TODAY



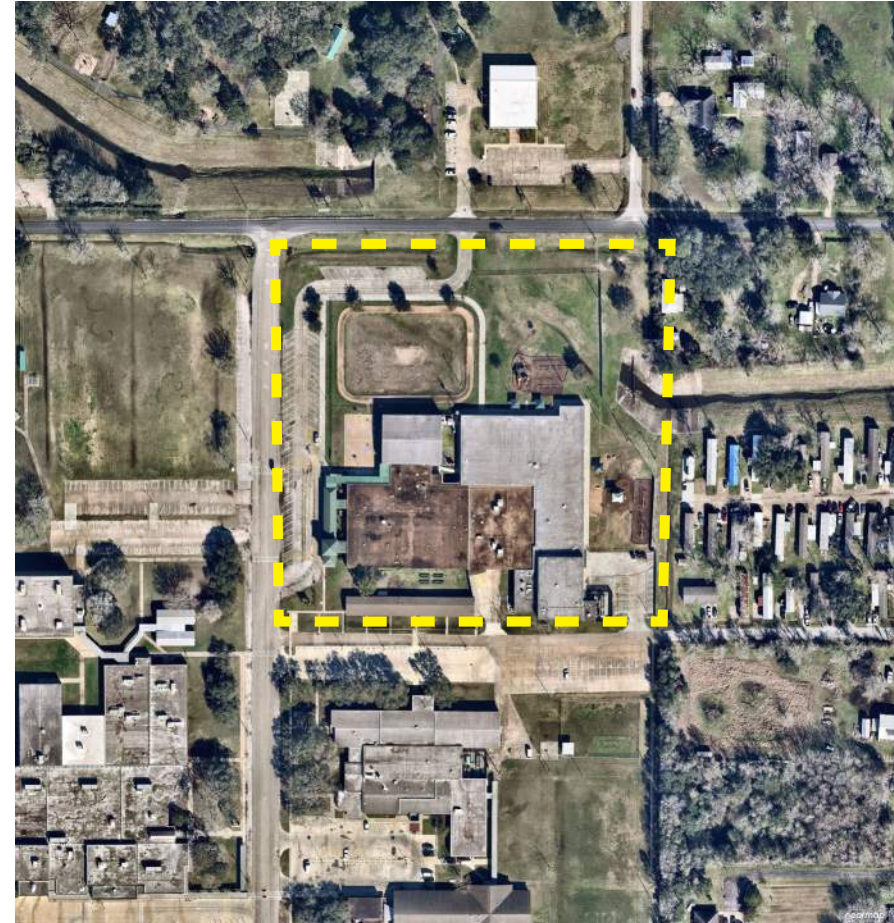
Year Built = 1964



Site Acreage = 9.77



Square Footage = 103,626



KUBACAK ES

STRENGTHS & OPPORTUNITIES

- Secure vestibule is a critical need
- Flooring replacement needed for Clinic and Staff Lounge to mitigate further cracking, damage
- Has a walking track already in place, as well as shade canopies
- No observed educational inadequacies
- Gravel roof has reached end of useful life
- Chiller replacement needed – single chiller that currently runs the entire school is reaching end of life; additional chiller needed for redundancy
- Recommend 100% outside air units to improve humidity control and indoor air quality

KUBACAK ES STRENGTHS & OPPORTUNITIES



Walking Track in Place



Additional Bottle Fillers Needed



Chiller has reached End of Life



Shade Canopy over Benches for Teachers



Flooring Replacement Needed at Clinic, Lounge

SANTA FE JHS (6-8)

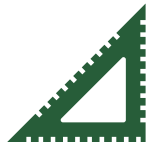
WHERE WE STAND TODAY



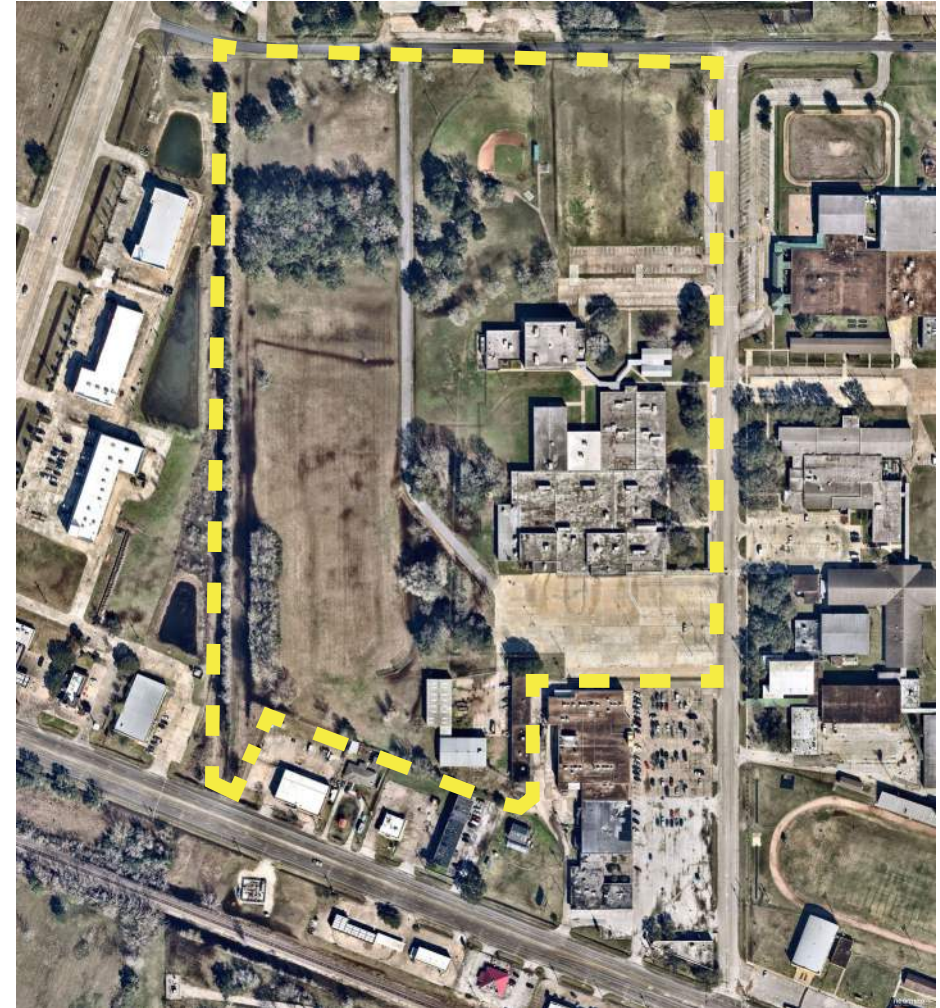
**Year Built = 1972;
Gym = 1977; Field House = 2011**



Site Acreage = 18.87



Square Footage = 152,263



SANTA FE JHS

STRENGTHS & OPPORTUNITIES

- Secure vestibule is a critical need
- Student capacity is a concern; portables are in use on site
- Kitchen originally was designed to serve (3) campuses; consider remodeling kitchen and serving lines to better accommodate students and staff
- Roof was replaced in 2019 and is in good condition
- Mitigate stormwater intrusion at the library
- 50% of Rooftop Units are original to the building and have reached end of useful service life
- Remaining hydronic piping is original to the building and recommended to be replaced

SANTA FE HS (9-12)

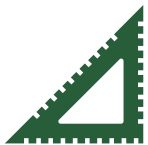
WHERE WE STAND TODAY



**Year Built = 2000;
Field House = 2002**



Site Acreage = 64.76



Square Footage = 323,193



SANTA FE HS

STRENGTHS & OPPORTUNITIES

- CTE spaces are in need of upgrading due to program changes - Welding, Ag Mech, Vet Tech, Med Clinic, Culinary, Business. Spaces were not originally designed to accommodate these programs.
- 60% of lockers have been replaced; Field House / PE lockers still need to be replaced
- Mechanical Upgrades recommended in the Field House
- Audio / Visual Upgrades recommended for Gym and Auditorium; Cafeteria Upgrades are complete
- Ceiling Tile & Grid is recommended to be replaced; ceiling was observed to be sagging in some locations

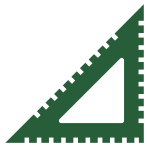
FBI COMPLEX WHERE WE STAND TODAY



**Year Built = 1958;
Band Hall = 1963; Annex = 1997**



Site Acreage = 21.89



Square Footage = 54,897



FBI COMPLEX - DAEP STRENGTHS & OPPORTUNITIES

- Secure vestibule is a critical need
- Recommend a separate access / egress door for Education Foundation & Social Workers
- Exterior facade replacement and painting needed
- Provide intrusion detection system
- Provide PA system with panic buttons
- Technology infrastructure upgrades recommended
- Single DX units installed in 2015 with Wi-Fi based controls for each classroom

FBI COMPLEX - BAND HALL STRENGTHS & OPPORTUNITIES

- Asbestos abatement needed
- Building shell is in fair shape
- Potential candidate for administration support services space
- New HVAC system is needed (ducts have been eaten by animals)
- Restroom remodel is recommended (new finishes and fixtures)

FBI COMPLEX - NELSON GYM STRENGTHS & OPPORTUNITIES

- Building is adequate for current use
- Gym floor is in excellent condition
- Gym restroom facilities are in excellent condition
- Bleachers are in excellent condition (2016 replacement)
- Exterior walls and windows recommended to be replaced due to condition
- Recommend replacing two suspended air handlers with rooftop DX

FBI COMPLEX - AUDITORIUM STRENGTHS & OPPORTUNITIES

- Asbestos abatement needed
- Auditorium seating is in fair condition (original to the building)
- Stage needs to be replaced to provide ADA accessibility
- Full Audio / Visual system is needed
- All major systems need to be upgraded (Electrical, Mechanical, Plumbing)

FBI COMPLEX – CLASSROOM WING STRENGTHS & OPPORTUNITIES

- Asbestos abatement needed in classrooms
- Complete replacement of exterior envelope
- Needs reconfiguration of interior walls to meet current TEA square footage standards
- Needs elevator
- Complete restroom renovation and reconfiguration to meet ADA standards
- All major systems need to be upgraded (Electrical, Mechanical, Plumbing)
- Complete roof replacement in both Classroom Wing and Cafeteria
- Low ceilings which limit the ability to meet indoor air quality needs

NEXT STEPS



Ongoing Communications



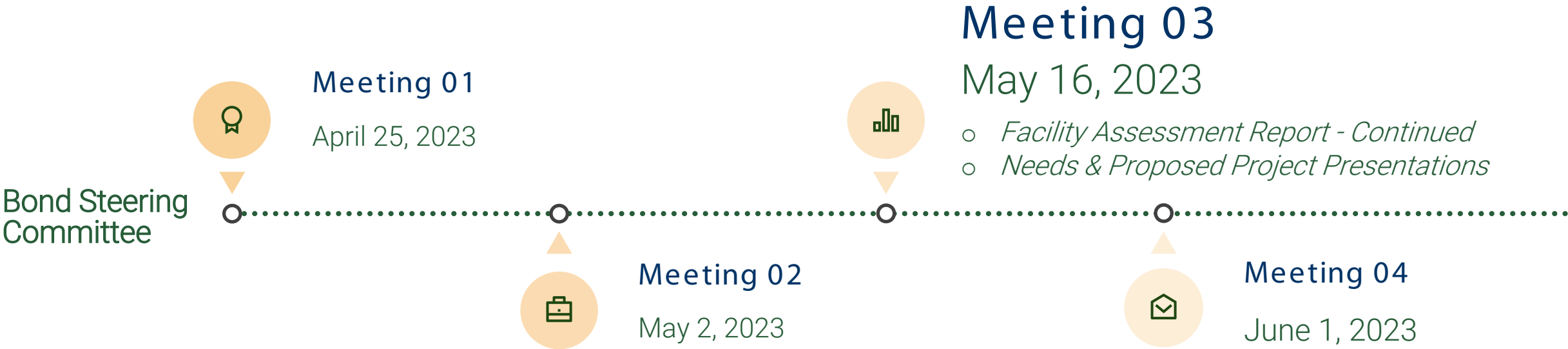
Agendas, presentation slides, and supplemental information will be available online accessible through the District's homepage.

LEARN MORE

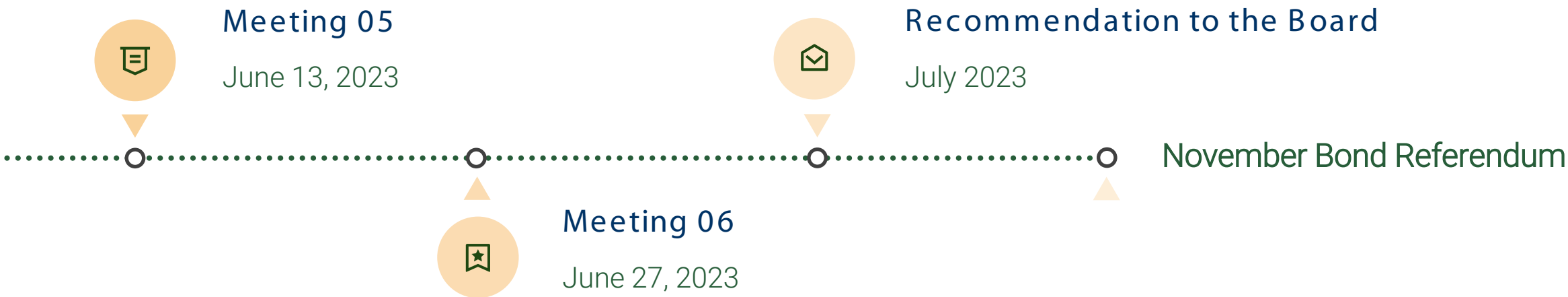


BOND STEERING COMMITTEE SCHEDULE

Next Meeting



BOND STEERING COMMITTEE SCHEDULE





THANK YOU!
QUESTIONS?