

SANTA FE INDEPENDENT SCHOOL DISTRICT



BOND STEERING COMMITTEE

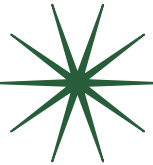
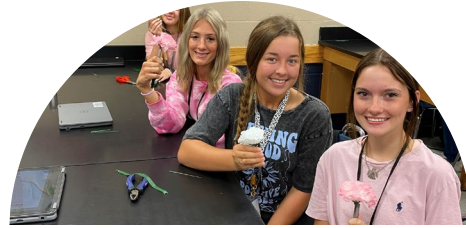
Meeting 04



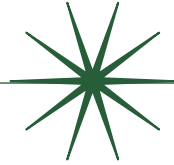
June 1, 2023 | 4:30 PM

BOND STEERING COMMITTEE

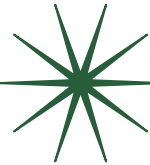
MEETING 04 AGENDA



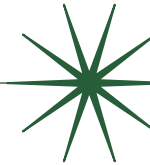
Review & Recap



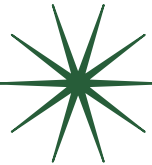
Demographics
Update



Construction Costs
Trends & Factors



Major Project
Concepts



Committee
Feedback

**FBI Campus Tour prior to Meeting 04*

REVIEW / RECAP



MEETING 03

AGENDA

1. Review / Recap
2. Facility Condition Assessment – *Continued*
3. Focus Session – Safety & Security
4. Focus Session – CTE
5. Focus Session – Junior High / Elementary School Growth



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

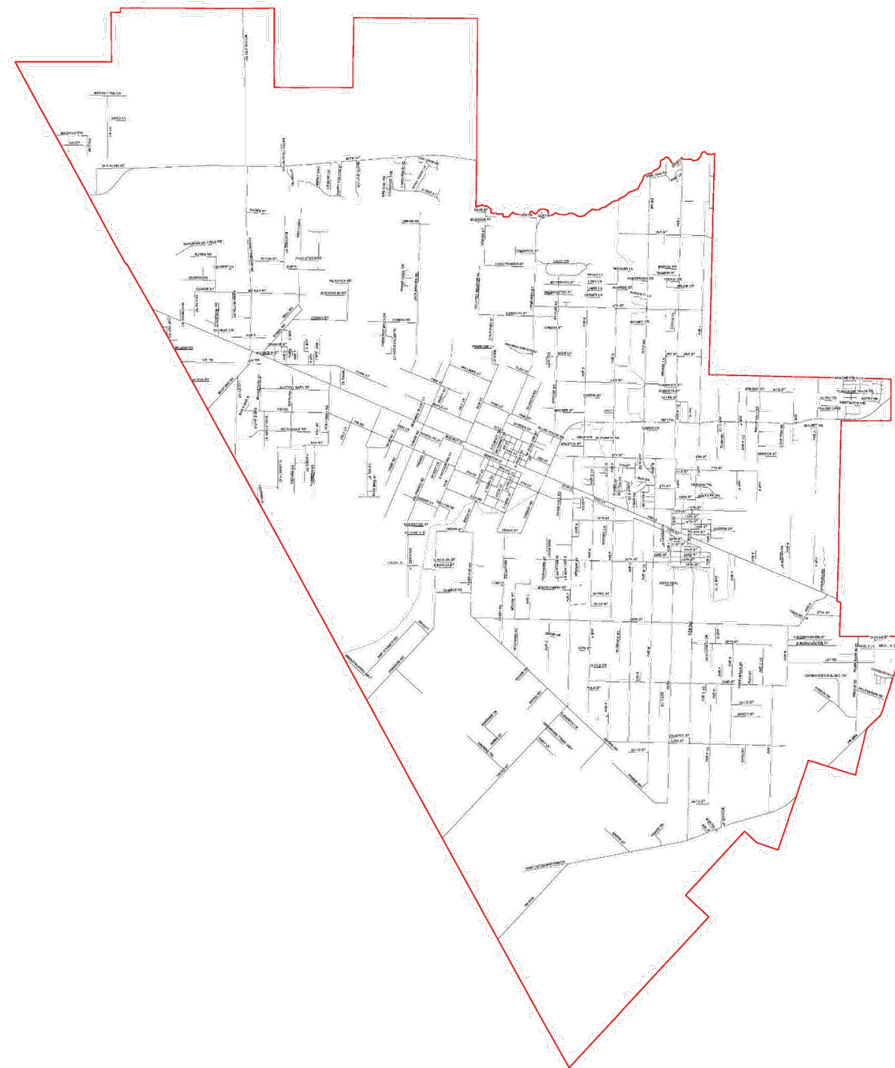
- **Respect** each participant.
- **Listen** to each comment. One speaker at a time.
- Represent yourself and your community, but **work for the entire District**
- Respect those that have differing opinions and **seek first to understand**
- **Share** the process with the community
- **Trust** yourself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



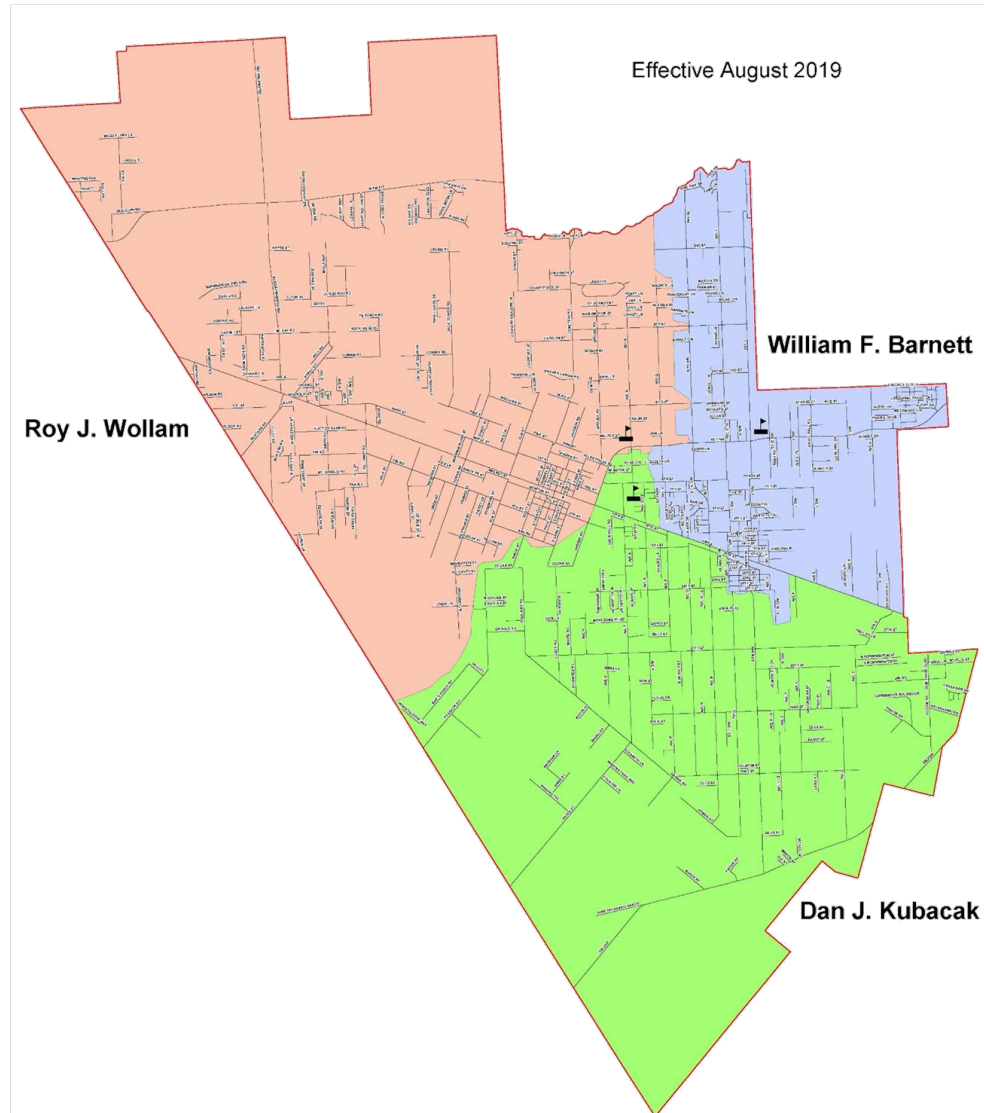
DEMOGRAPHICS UPDATE



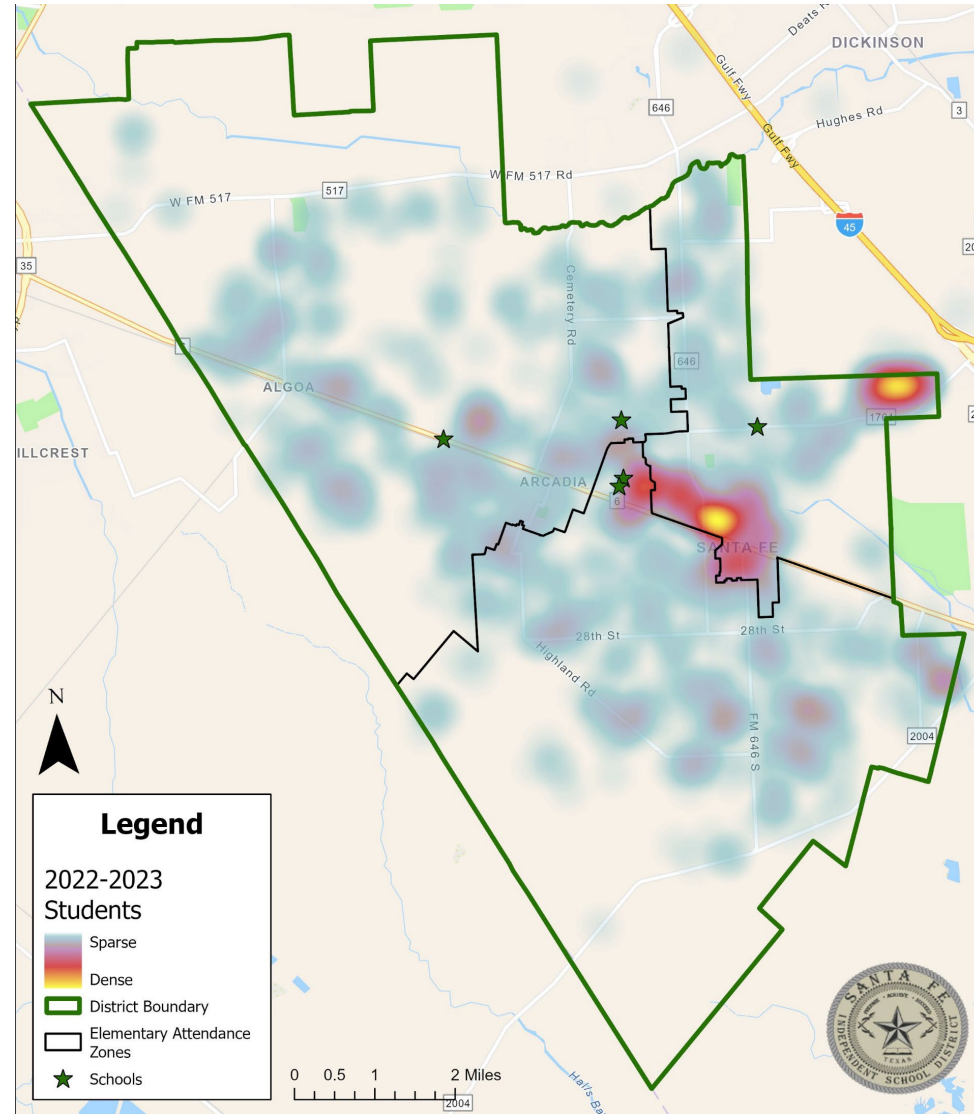
DISTRICT BOUNDARY MAP



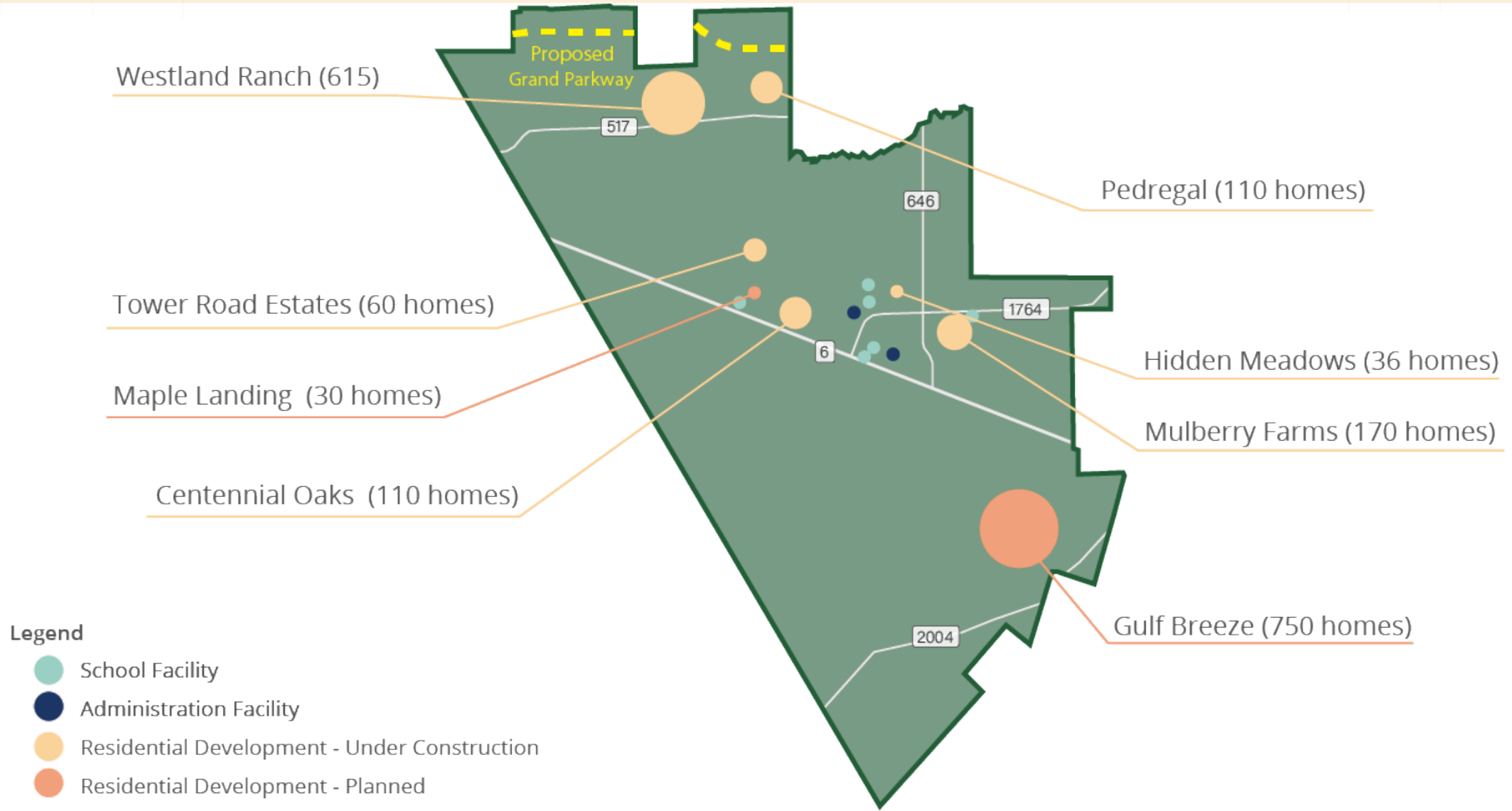
ELEMENTARY ATTENDANCE ZONES



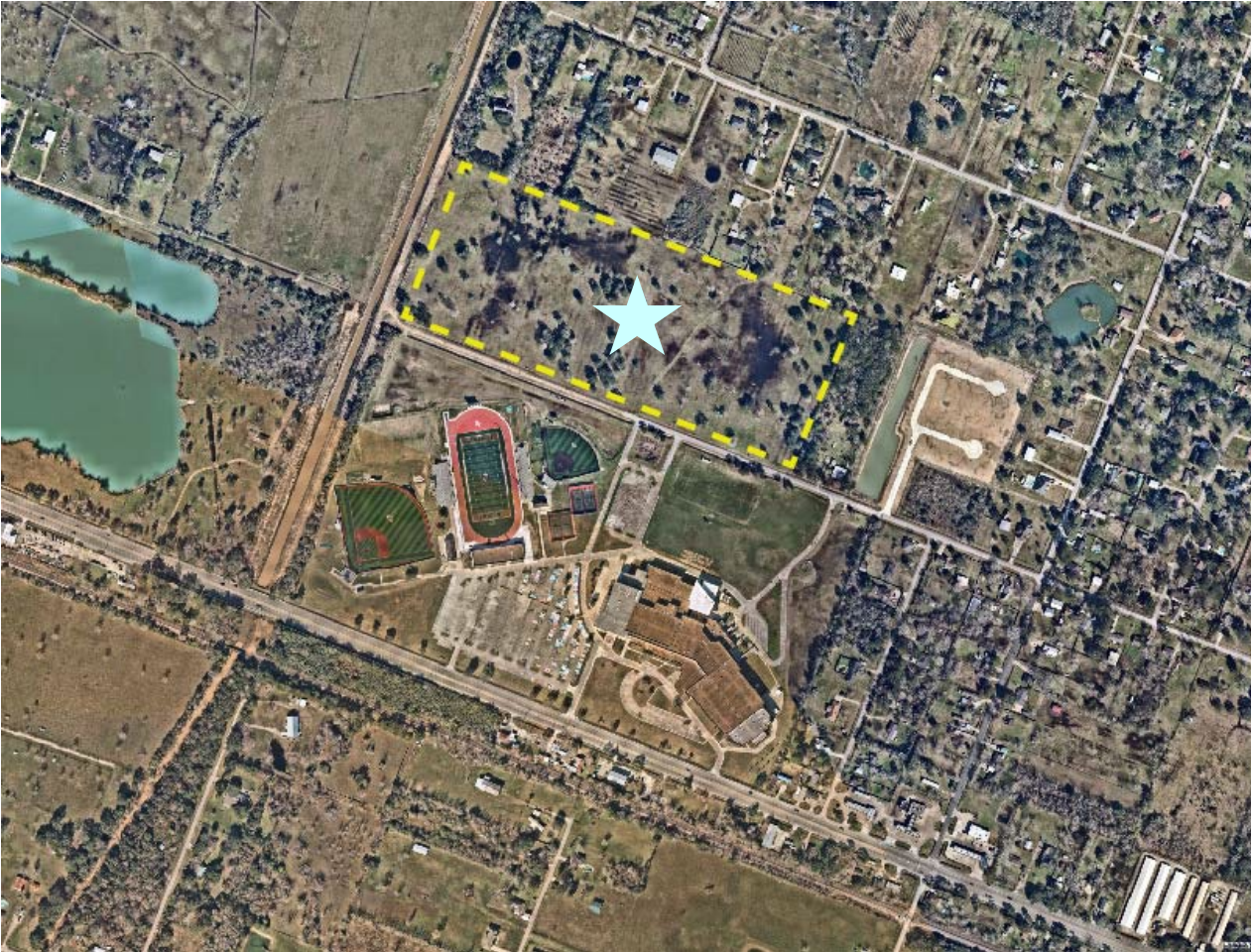
'22-'23 STUDENT DENSITY MAP



UPCOMING DEVELOPMENT

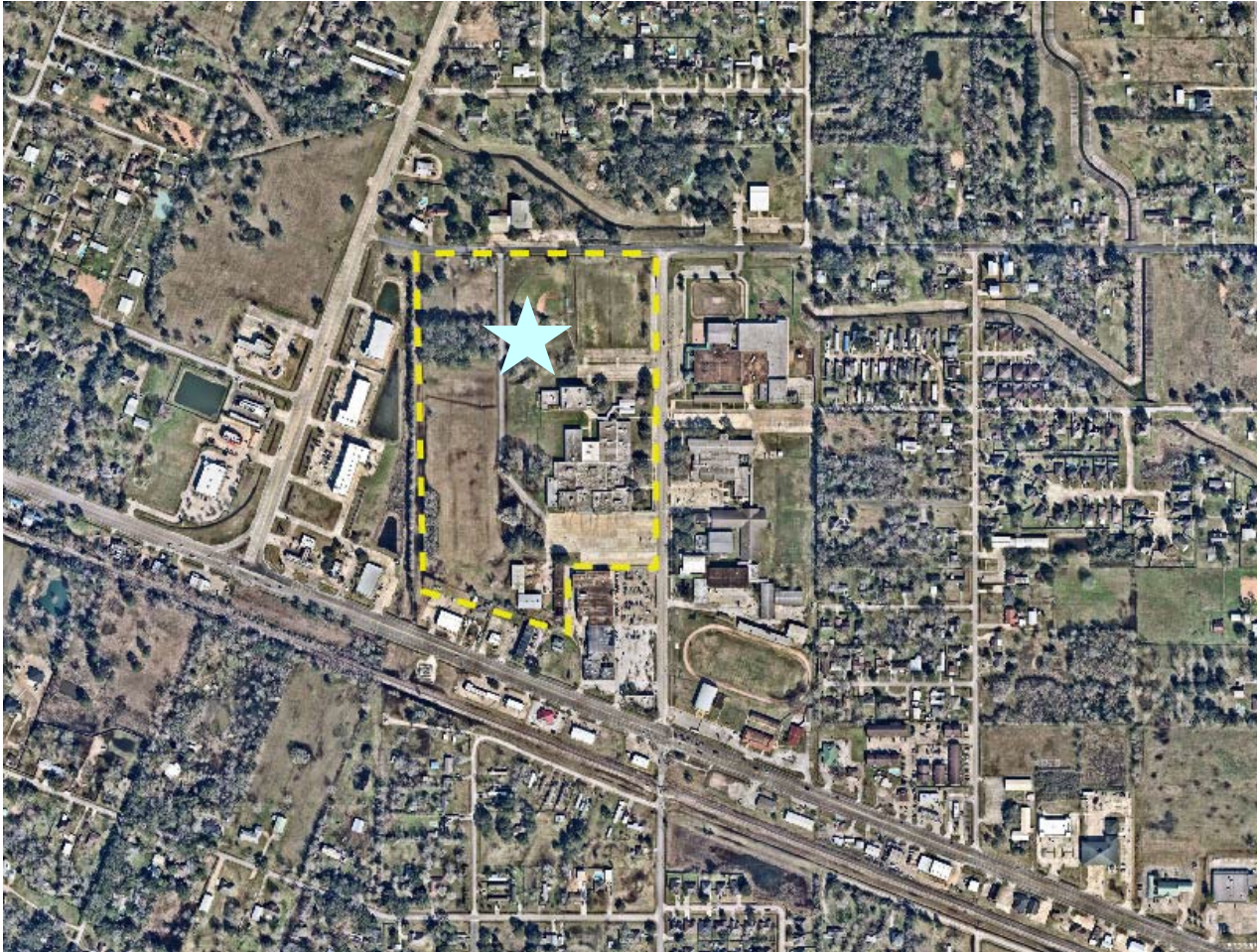


LAND CONSIDERATIONS



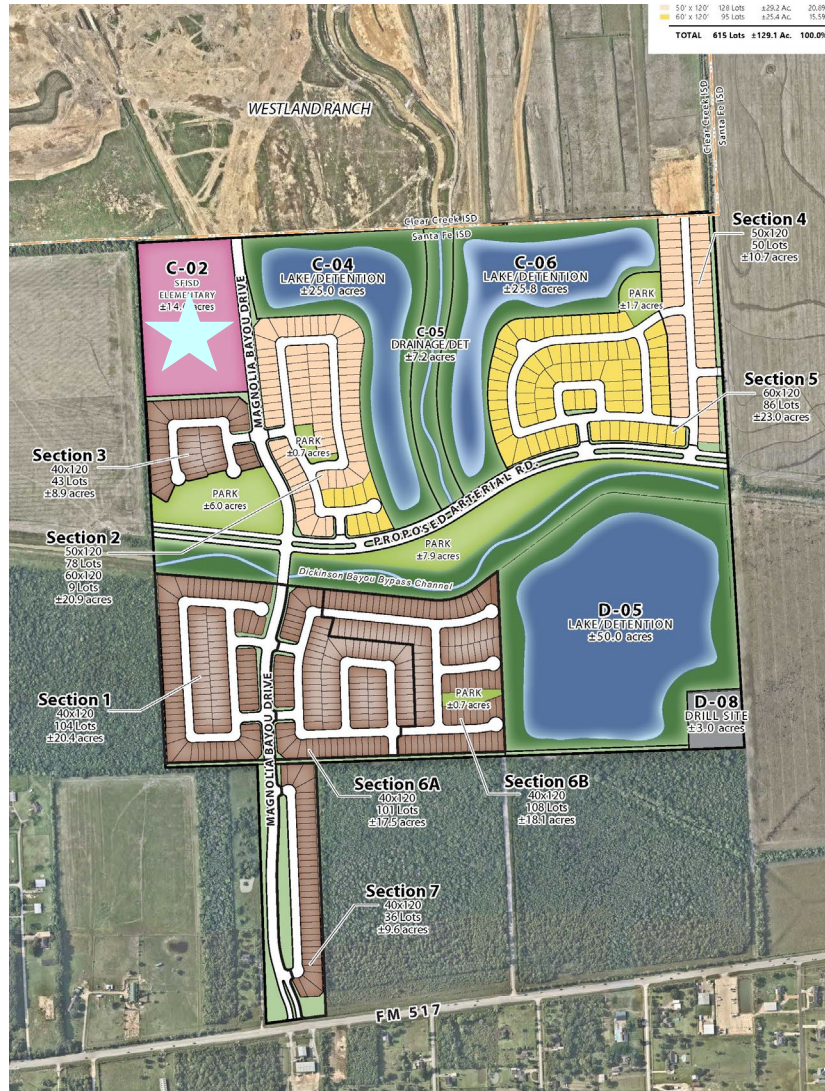
- 30 Acres
- Located behind High School
- District does not own; available for purchase
- Utilities are nearby

LAND CONSIDERATIONS



- 34.03 Acres – Entire Site
- 12+ Acres Available for Future Development
- Located next to Junior High School
- District already owns
- Traffic Impact on Warpath Avenue by adding another grade level
- Utilities are on Site

LAND CONSIDERATIONS



- 14+ Acres
- Located near Westland Ranch Development
- District does not own; available for purchase
- Anticipated Development Schedule
 - 2024: 33 homes
 - 2025: 138 homes
 - 2026: 156 homes
 - 2027: 142 homes
 - 2028: 72 homes
 - 2029: 56 homes

LAND CONSIDERATIONS

Property Summary Report

13820 Vacek St - Vacek Santa Fe

Santa Fe, TX 77517 - Southeast Outlier Submarket



LAND	
Type	Commercial Land
Land AC - Gross	139.25 AC
Land SF - Gross	6,065,730 SF
Topography	Level
Parcels	3980-0009-0002-010

Property Summary Report

00 FM 2004

Hitchcock, TX 77563 - Southeast Outlier Submarket



LAND	
Type	2 Star Commercial Land
Land AC - Gross	86.00 AC
Land SF - Gross	3,746,160 SF
Parcels	0048-0023-0092-000

ZONING & USAGE

Zoning	None
Proposed Use	Commercial, Hold for Investment, Industrial, Manuftrd Hms/Mobl Hm Pk

TRAFFIC & FRONTAGE

Traffic Volume	1,238 on Mecom Rd & FM 2004 S (2018)
	929 on Ave C & Camp Wallace Rd S (2018)
Frontage	2,300' on FM 2004

Made with TrafficMetrics® Products

SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

SALE HIGHLIGHTS

- 86 Acres (across the street from Grandsport Speedway on FM 2004)
- 90 seconds from Hwy 6 and about 5 minutes from I-45
- Located in Santa Fe ISD
- 12" water line is about 1,200' to the north on the west side of FM 2004 at Blimp Base Blvd. (per City of Hitchcock)
- 12-15" sewer line is about 1,200' to the north on the west side of FM 2004 at Blimp Base Blvd. (per City of Hitchcock)



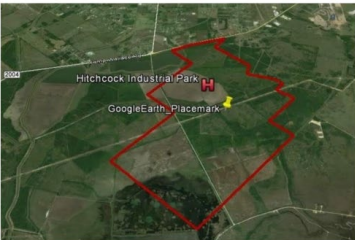
Lots		Active	
ML#:	68171886	List Price:	\$1,900,000
Address:	13801 Cedar Street	Orig Price:	\$1,900,000
Area:	33	LP/SF:	
Tax Acc #:	5967-0000-0003-000	DOM:	218
Tax Acc #2:	5967-0000-0003-001	Tax Acc#3:	
City/Location:	Santa Fe	State:	Texas
County:	Galveston	Zip Code:	77517
Market Area:	Santa Fe	Key Map:	734L
Subdivision:	Pourteau Sub 2005	Country:	United States
Lot Size:	/ Appr Dist	Section #:	
Acres:	23.0110	Lot Num:	
Master Planned:	No	LP/Acre:	\$82,569.21
Legal Desc:	POURTEAU SUB (2005) ABST 636, LOT 3, ACRES 23.011		
Tax Acc #2:	*SBPCL 596	Tax Acc#3:	
	5967-0000-0003-001		

Listing Firm: Leopold & Strahan Realty Group
Directions: I45 south take exit 1764 into Santa Fe, take a left on HWY 6, then a right Avenue T, right on 6th street, then left on Cherry then curves to the right and turns into cedar. Follow your GPS

Property Summary Report

8815 FM 2004 - FM 2004 Approx. 1190 ACS Hitchcock, TX

Hitchcock, TX 77510 - Southeast Outlier Submarket



LAND	
Type	3 Star Industrial Land
Land AC - Gross	1,190.49 AC
Land SF - Gross	51,857,744 SF
Topography	Sloping

ZONING & USAGE

Zoning	Industrial Commercial
Proposed Use	Distribution, Industrial, Mixed Use, Warehouse

TRAFFIC & FRONTAGE

Traffic Volume	8,764 on Camp Wallace Road & FM 646 W (2022)
	5,868 on Camp Wallace Rd & FM 646 SW (2022)
Frontage	3,563' on FM 2004

Made with TrafficMetrics® Products

SALE

For Sale	\$13,095,445 (\$11,000/AC - \$0.25/SF)
Sale Type	Investment
Status	Active

SALE HIGHLIGHTS

- The FM 2004 corridor grants quick access to Freeport, Houston, Texas City, Chocolate Bayou.



Lots		Active	
ML#:	46465914	List Price:	\$335,032
Address:	00 Avenue Q	Orig Price:	\$335,032
Area:	33	LP/SF:	\$5.92
Tax Acc #:	7056-0000-0356-001	DOM:	44
City/Location:	Santa Fe	State:	Texas
County:	Galveston	Zip Code:	77510
Market Area:	Santa Fe	Key Map:	698V
Subdivision:	Thamans 2nd Sub 91	Country:	United States
Lot Size:	364,850 / Appr Dist	Section #:	
Acres:	8.3758	Lot Num:	
Master Planned:	No	LP/Acre:	\$40,000
Legal Desc:	ABST 1 M AUSTIN SUR PT OF LOT 356 (356-1) THAMANS SECOND SUB		
Tax Acc #2:		Tax Acc#3:	

Listing Firm: Barr and Assoc Real Estate LLC
Directions: From 517 take 646 south , right on 4th street, right on avenue Q, property on left.



Lots		Active	
ML#:	41411527	List Price:	\$560,000
Address:	1405 Algoa Friendswood Road	Orig Price:	\$599,900
Area:	33	LP/SF:	\$1.29
Tax Acc #:	4143-0000-0034-001	DOM:	302
Tax Acc #2:	4143-000-0033-002	Tax Acc#3:	
City/Location:	Alvin	State:	Texas
County:	Galveston	Zip Code:	77511 - 8475
Market Area:	Santa Fe	Key Map:	697T
Subdivision:	I & Gnrr A-601 Sub	Country:	United States
Lot Size:	435,382 / Appr Dist	Section #:	
Acres:	9.9950	Lot Num:	33 & 34
Master Planned:	No	LP/Acre:	\$56,028.01
Legal Desc:	ABST 601 PAGE 2 S 2 / 2 OF LOT 34(34-1) I & GN RR CO SUR SUB SE		
Tax Acc #2:	4143-000-0033-002	Tax Acc#3:	

Listing Firm: Dixie Newhouse-Estep, Broker
Directions: I45 turn west on 517, go 3.25 miles to Algoa Friendswood Rd, turn left, go 1/2 mile and property is on the right. From Hwy 6 traveling west towards Alvin, turn right on Algoa Friendswood Rd, go 1/2 mile and property will be on the left.

School Information		
School District:	45 - Santa Fe	Elem: ROY J. WOLLAM ELEMENTARY SCHOOL
Middle:	SANTA FE JUNIOR HIGH SCHOOL	High: SANTA FE HIGH SCHOOL
2nd Middle:		

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

School Information			
High:	Manned Gate	Back Dim:	Left Dim:
Front Dim:	Manufactured Home, Other, Single-Family	Lot Improve:	Right Dim:
Lot Use:	Open	Acres:	Cleared, Curbs & Gutters, Fenced
Lot Desc:	Asphalt	Dev Community:	5 Up to 10 Acres
Road Surface:	Availability Unknown	Cable:	No
Gas:	Electric Available	Phone:	Available
Electric:			Available

Physical Property Description:
Prime Real Estate in Santa Fe City limits & SFISD. 10 Park-like acres of land nestled with gorgeous maple, oak, cypress & p trees. Property has custom iron fencing, a 30 x 24 shop, newly built 34 x 28 metal building on slab & your very own private shooting range. There is a 100' well from previous owner. Land is divided between Santa Fe city limits & county and is ag exempt. Multi use property - single family, mobile home park, Mfd home, etc. Drive over, take a look and make your dream a reality.

Utilities, Features and Additional Information			
Utility District:	No	Area Pool:	
Water/Sewer:	No Sewer, No Water, Well	Area Tennis:	
Golf Course Nm:		Waterfront Feat:	
Restrictions:	Horses Allowed	Disclosures:	Owner/Agent
55+ Community:	No	Sub Lake Access:	

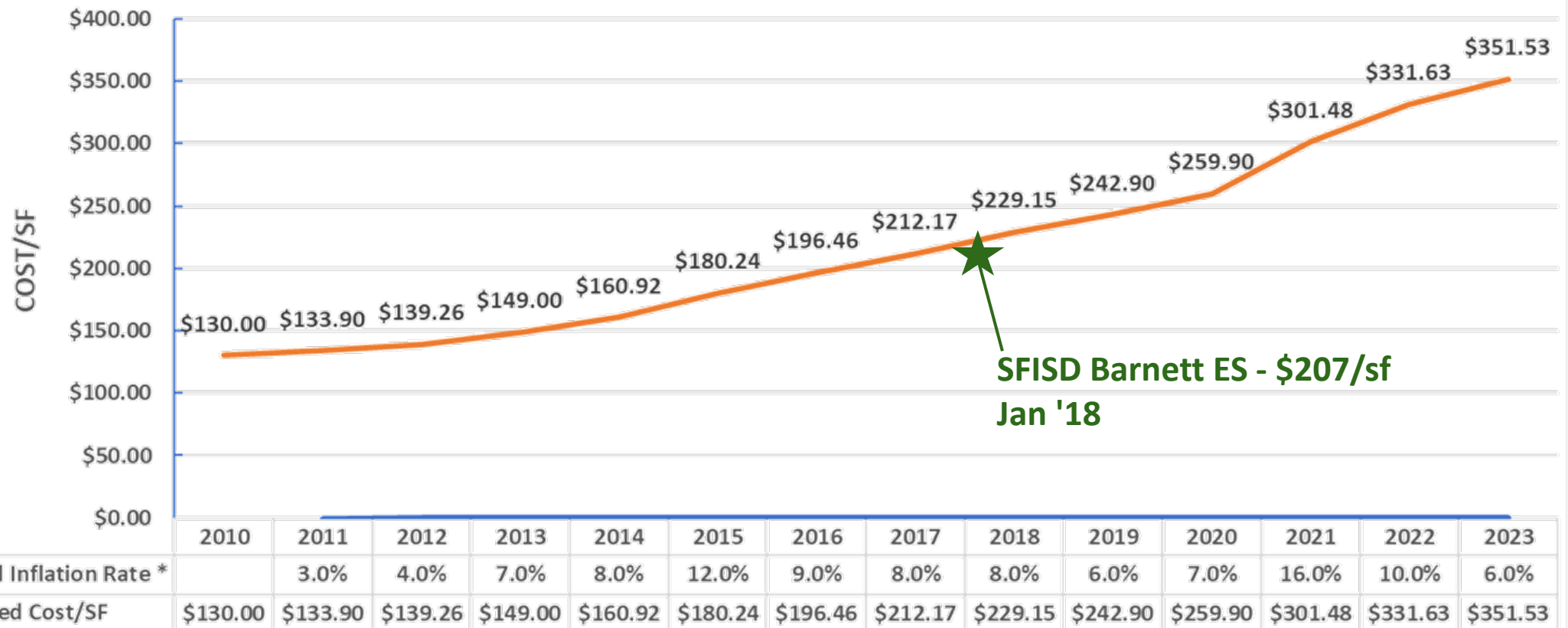
Financial Information		
Finance Considered:	Cash Sale, Conventional, FHA, Investor	
Taxes w/o Exempt:	\$10/2021	Tax Rate: 2.3536
Maint. Fee:	No	
Other Mand Fee:		

CONSTRUCTION COSTS TRENDS & FACTORS



INFLATIONARY RATES

School Construction Cost Inflation Rate - Historical Data
(Elementary/Intermediate Schools - Texas Region)



*Sources include AGC Reports, Dodge Construction Reports, General Contractors, AE Community

INFLATIONARY RATES

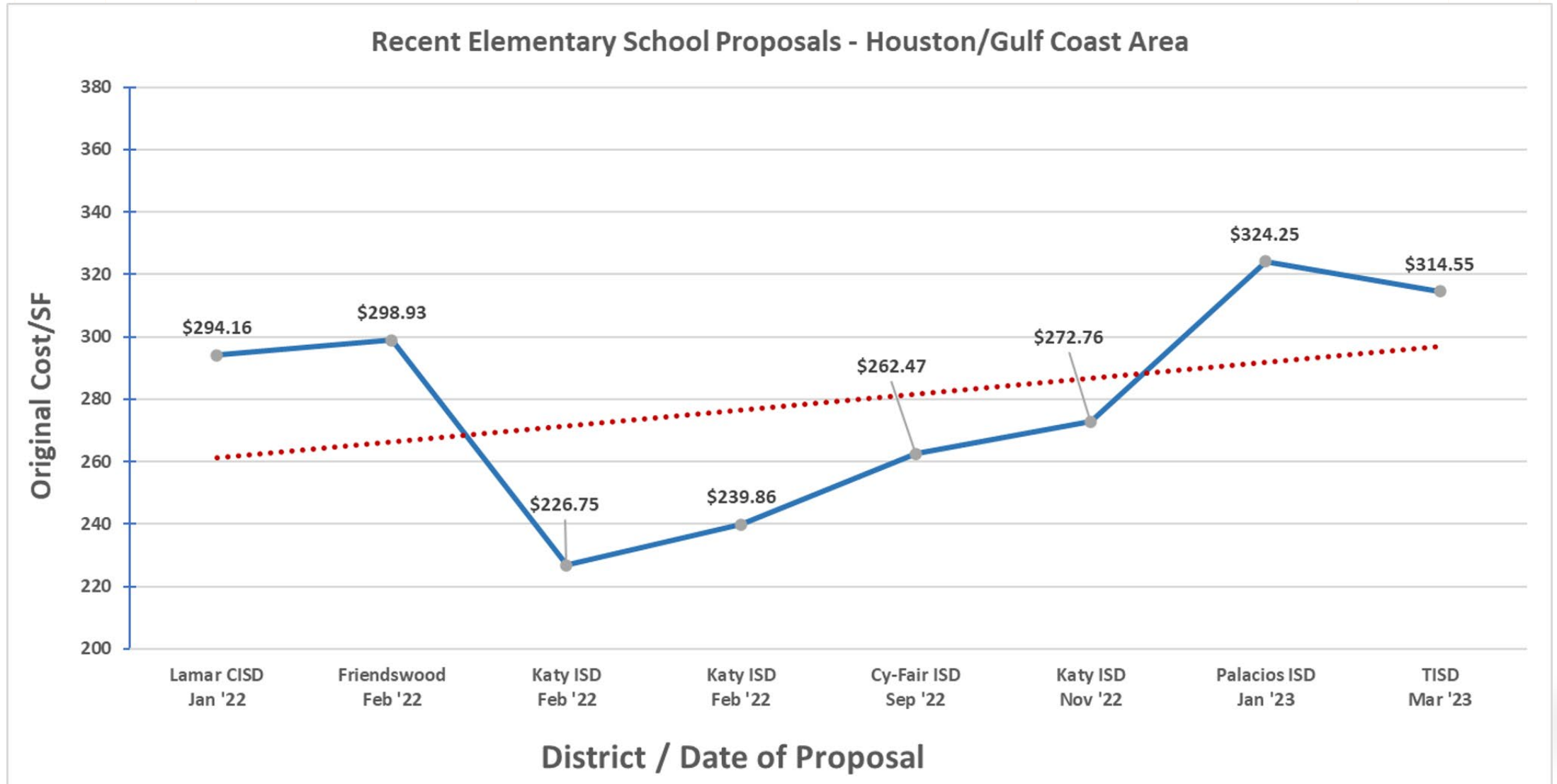
School Construction Cost Inflation Rate - Historical Data
(Junior High Schools - Texas Region)



Dickinson JHS - \$272/sf
Sept '21

*Sources include AGC Reports, Dodge Construction Reports, General Contractors, AE Community

RECENT PROJECT COSTS



BROAD-RANGE HOUSTON AREA CONSTRUCTION COST ESTIMATES

YEAR	ES \$/SF	MS / JH / IS \$/SF	HS \$/SF
2023	\$325-\$380 / SF	\$325-\$380 / SF	\$350-\$425 / SF
2024	\$355-\$420 / SF	\$355-\$420 / SF	\$385-\$465 / SF
2025	\$385-\$450 / SF	\$385-\$450 / SF	\$415-\$500 / SF

NEW CONSTRUCTION/GREENFIELD SITE vs RENOVATION/EXISTING SITE

NEW CONSTRUCTION/GREENFIELD SITE

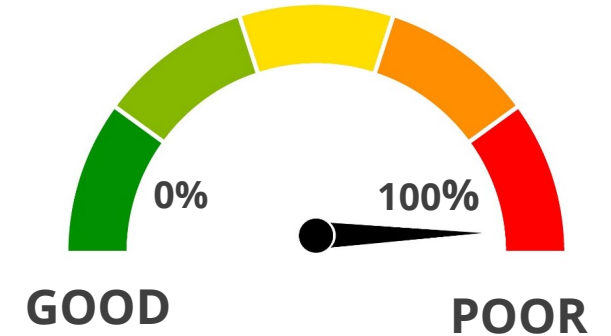
- Best value with economy of scale
- Highest quality with all new building systems
- Attracts upper tier contractors
- More control of schedule with less unforeseen conditions
- Most flexibility of design to adapt to Owner's program
- Longevity of equipment with uncompromised infrastructure
- Higher end-user enthusiasm

RENOVATION/EXISTING SITE

- Trade costs bid higher anticipating unforeseen conditions
- New equipment with old infrastructure may impact longevity
- Susceptible to schedule impacts due to unforeseen conditions
- TEA requirements for learning spaces sizes may be compromised due to existing structural conditions of older facilities
- Building skeleton and slab approximately 30% of total cost. Renovations/replacements of remaining 70% results in higher FCI
- Preservation of facility is positive with community

FACILITY CONDITION INDEX (FCI)

$$\text{FCI} = \frac{\text{total cost of existing deficiencies}}{\text{current replacement value}}$$



- An industry-standard measure used to compare relative building conditions
- Intended to be used as a tool only and not the sole determining factor in decisions; FCI helps weigh options in terms of renovating or replacing the facility
- 1:1 Replacement
- The lower the FCI, the better the condition of the building and the lower the need for remedial/maintenance work.
- An FCI of **60%** means that an investment of **60%** of the building's total cost is needed in order to keep the facility in working order.

FCIs by FACILITY

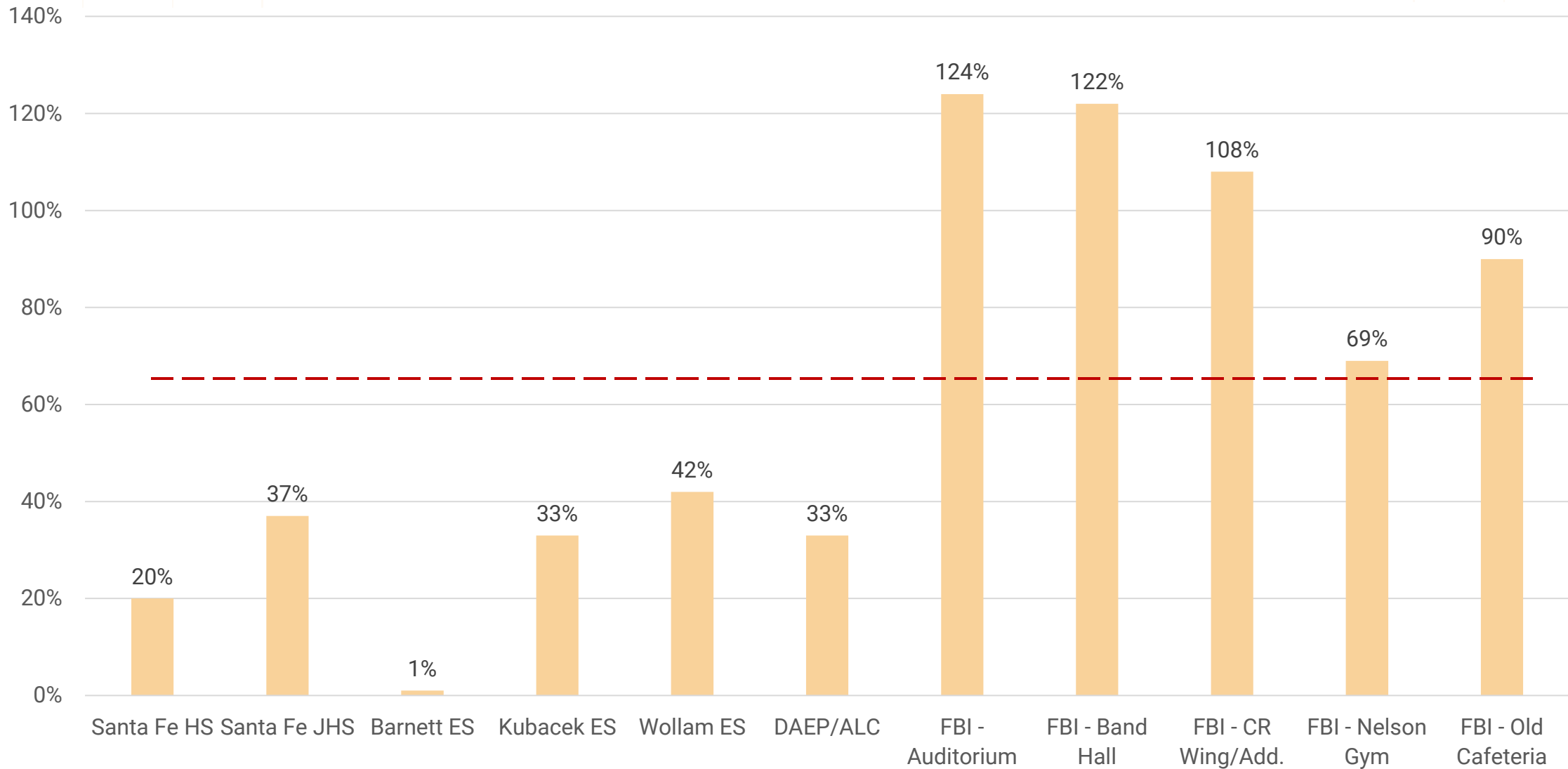


TABLE TALK

- **Old Intermediate School Tour**
- **Demographics & Land**
- **Construction Costs**



MAJOR PROJECT CONCEPTS

PROJECT CONCEPT INFORMATION

5th / 6th Grade Campus

~1,000 Students

~135 – 150 SF per Student

~135,000 – 150,000 SF

~15 Acres (Minimum)

7th / 8th Grade Campus

~1,000 Students

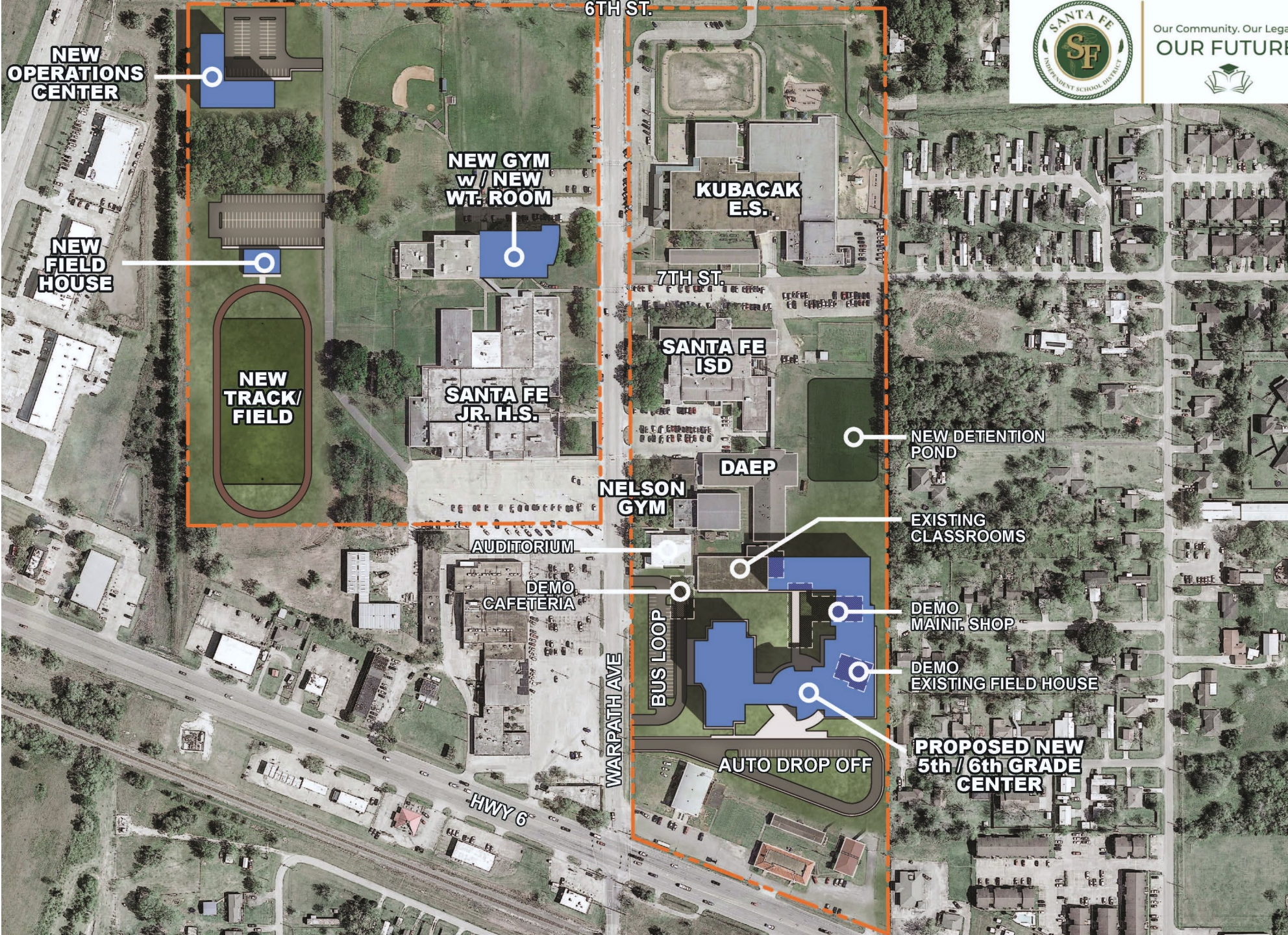
~165 - 190 SF per Student

~165,000 – 190,000 SF

~30 – 50 Acres

PROJECT CONCEPT CONSIDERATIONS

- All options preserve the legacy of the Nelson Gym.
- All options allow for the Old Band Hall to be considered for a possible Police Department Relocation.
- All options can be funded under SFISD's current Bond Capacity.
- Other Major Projects (CTE, Safety & Security) will be explored during the 6/13 Meeting.

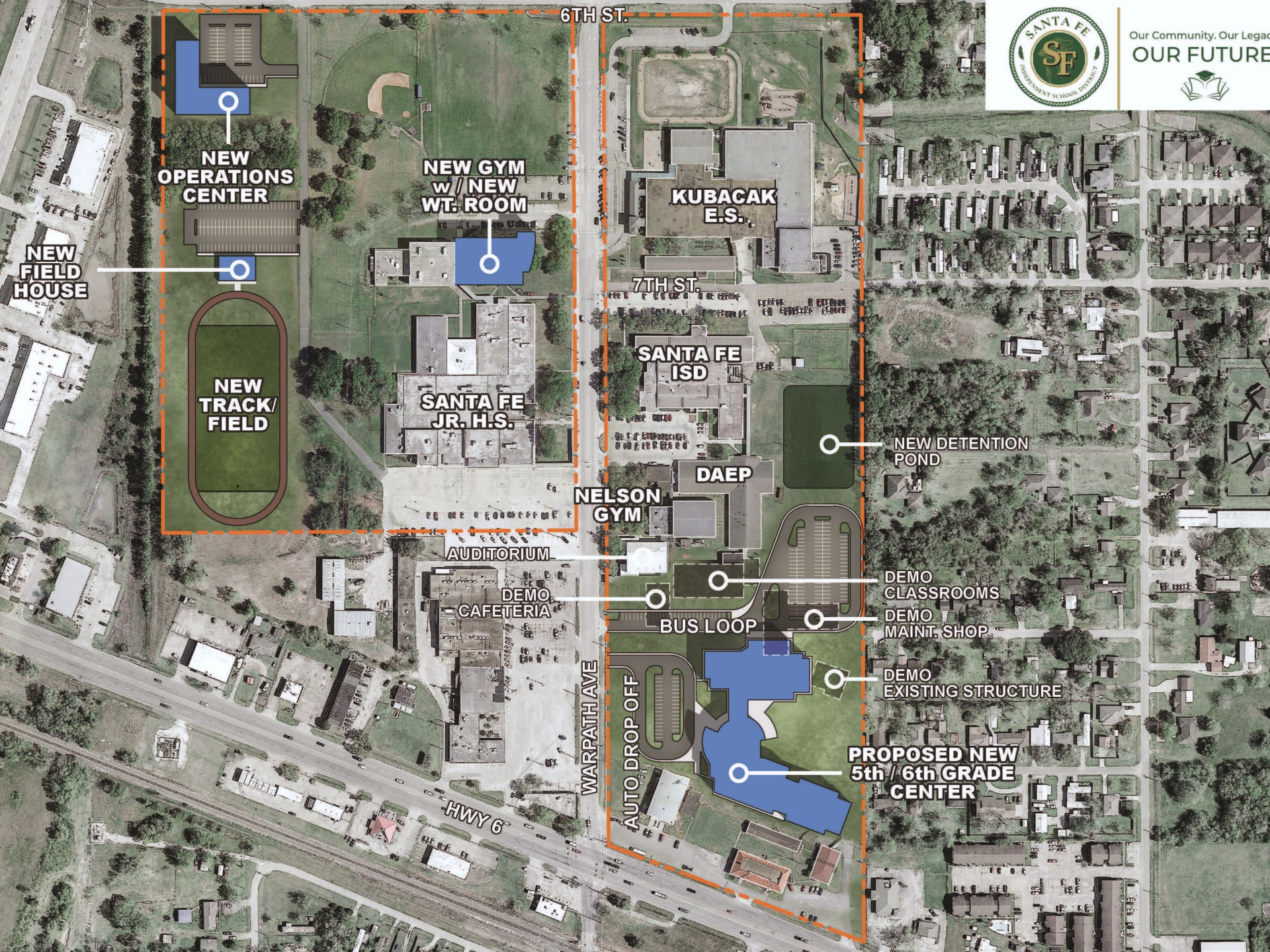


Our Community. Our Legacy
OUR FUTURE.



CONCEPT A

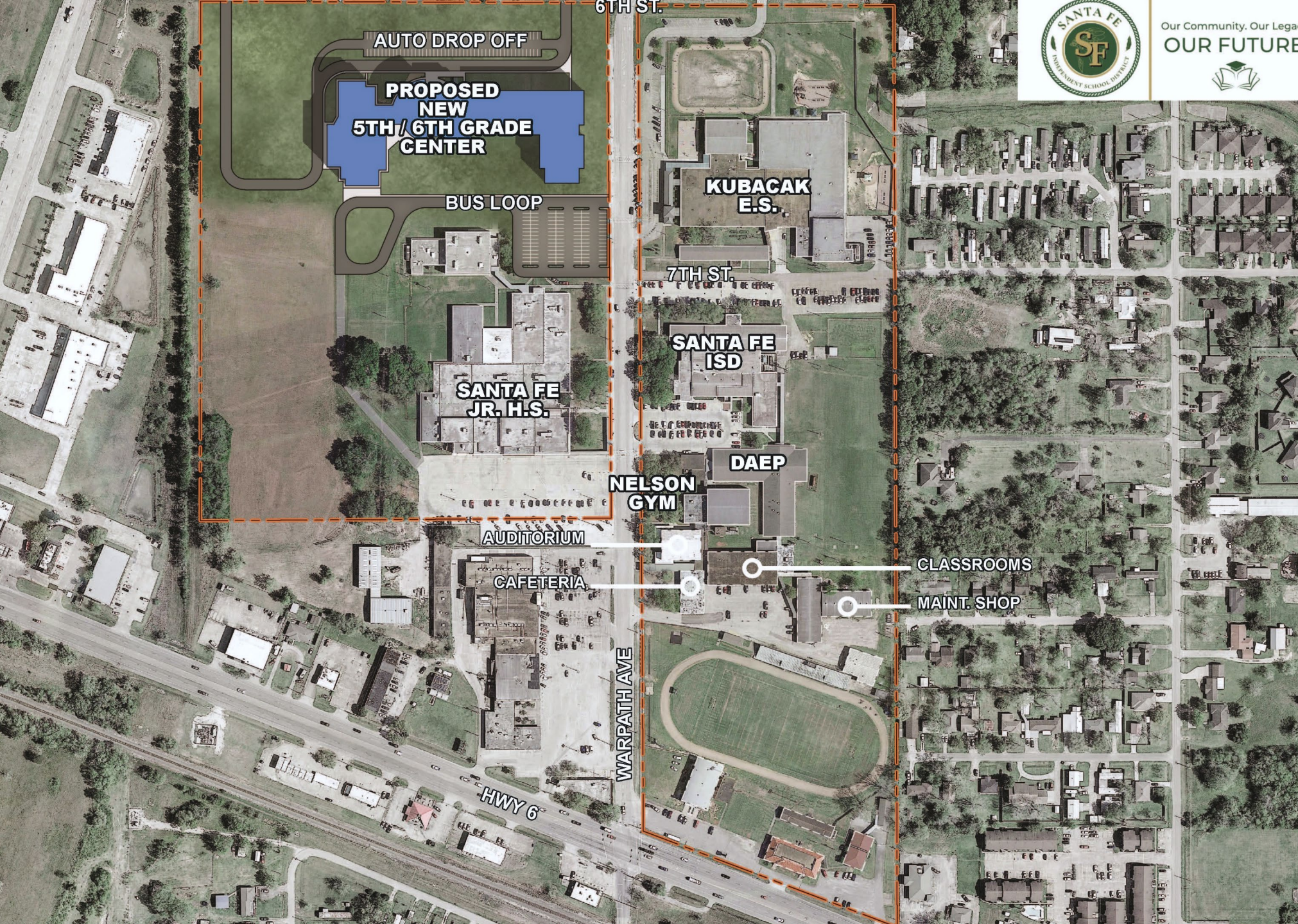
- ❖ District owned land
- ❖ Existing Classroom Wing remains, but extensive renovation required
- ❖ Existing Classroom Wing has low ceiling height (9-ft) that could not be adjusted
- ❖ +/- 100,000 SF Addition
- ❖ Displaces Maintenance Shops, Junior High Field/Track, Weight Room, Field House
- ❖ Bus / Car Entry and Exit is on Warpath
- ❖ No space for play fields on 5/6 Campus



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OUR FUTURE.

CONCEPT B

- ❖ District owned land
- ❖ Existing Classroom Wing is demolished
- ❖ Displaces Maintenance Shops, Junior High Field/Track, Weight Room, Field House
- ❖ Bus / Car Entry and Exit is on Warpath
- ❖ Allows space for 5/6 campus play areas



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OUR FUTURE.



CONCEPT C

- ❖ District owned land
- ❖ Avoids displacement of Maintenance Shops, Junior High Track/Field, Weight Room, Field House
- ❖ Junior High Students are still crossing Warpath to access Athletic Facilities
- ❖ Car pick-up / drop-off is off 6th street, not Warpath



Our Community. Our Legacy.
OUR FUTURE.



CONCEPT D

- ❖ Land purchase required
- ❖ Greenfield site
- ❖ Does not impact FBI facilities
- ❖ Does not contribute to traffic on Warpath





Our Community. Our Legacy.
OUR FUTURE.



CONCEPT E

- ❖ Land purchase required
- ❖ Greenfield site
- ❖ Does not impact FBI facilities
- ❖ Does not contribute to traffic on Warpath
- ❖ Repurpose existing JH as a 5/6 campus





Our Community. Our Legacy.
OUR FUTURE.



CONCEPT F

- ❖ Land purchase required
- ❖ Greenfield site
- ❖ Does not impact FBI facilities
- ❖ Does not contribute to traffic on Warpath
- ❖ Build initially for 5/6 Grade Campus
- ❖ Convert to 7/8 Grade Campus later on



**PROPOSED NEW
5th / 6th GRADE
CENTER WITH
OPTION FOR CONVERSION TO
7th / 8th GRADE CENTER with
ADDITION OF FUTURE GYM AND CLASSROOMS**

**FUTURE
TRACK /
FIELD**

**BUS
LOOP**

**FUTURE
GYM**

AUTO DROP OFF

**CLASSROOM
ADDITION @
FUTURE
CONVERSION TO
7th / 8th GRADE
CENTER**

MAPLE ST.

**SANTA FE
HIGH SCHOOL**

HWY 6

MORNING GLORY DR.

TOWER DR.

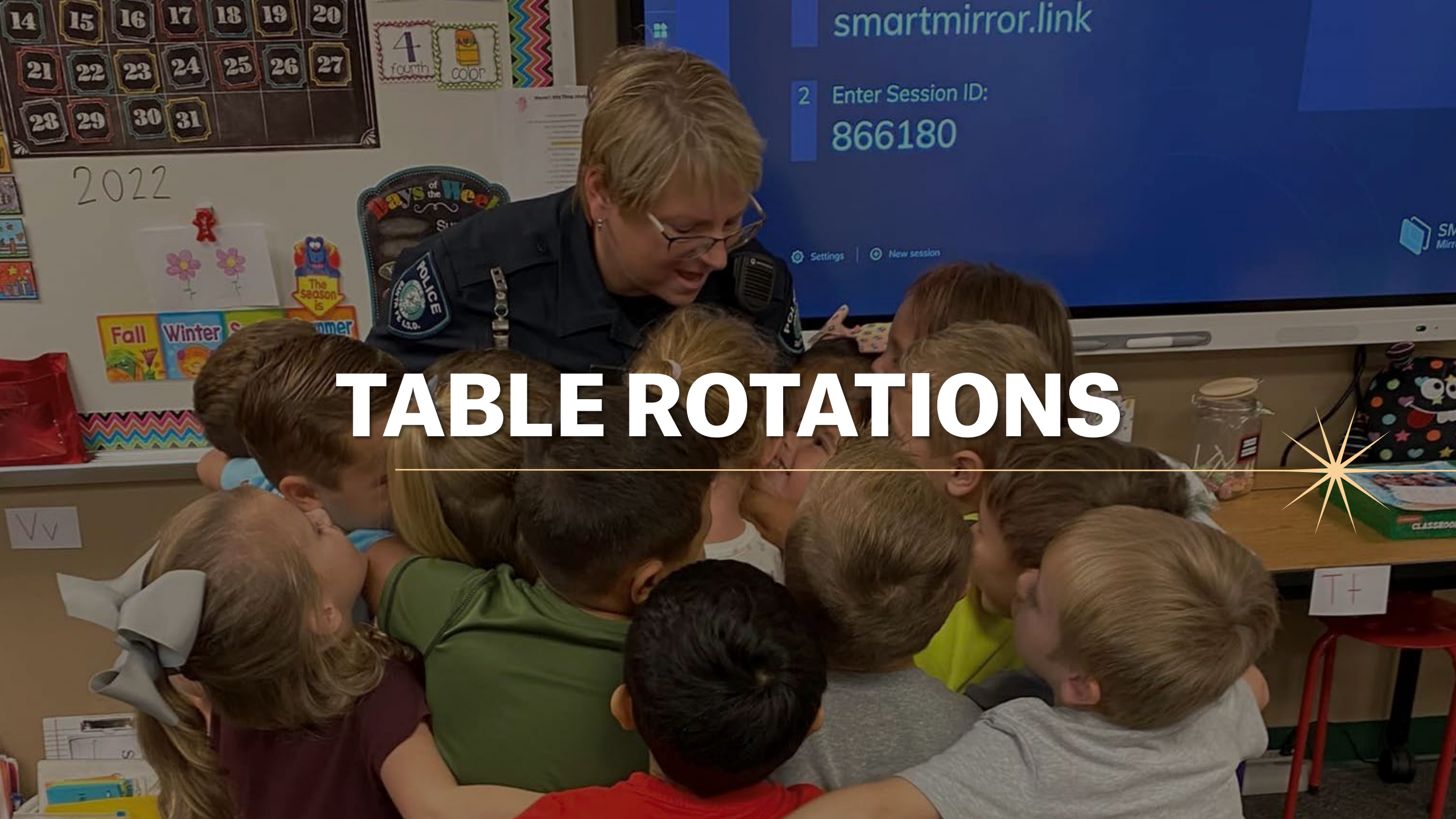


TABLE ROTATIONS

ROTATIONS

Now that you've heard about the various Concepts, take 3-5 minutes at each "Station" with your Table Group to collectively identify "Pros" and "Cons" for each Concept. There is no right or wrong answer, we are gathering your feedback!

TABLE TALK

- **PROJECT CONCEPTS**

MENTIMETER

Now for your Feedback!

Please use the QR code on the screen to follow along and indicate which Project Concepts you would support or not support (you are not limited to the number of concepts you can support).

Results will be shared with the entire group at the beginning of Committee Meeting 05.



NEXT STEPS



FACILITIES CONDITION ASSESSMENT

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)

02 | EXISTING CONDITIONS

ASSESSMENT SUMMARY
SANTA FE JUNIOR HIGH
4132 Warpath Avenue, Santa Fe, TX 77510

FRONT ENTRANCE

SITE

PBK \ \ JUNE 1, 2023 (DRAFT) 13

SITE & FACILITY INFORMATION

Grades Served: 6-8
Site Area: 18.87 Acres
Construction Date: 1972
Additions/Renovations: 1977, 1985, 2010
Building Area: 170,687 SF
Enrollment (as of May 2023): 1,008 Students
Design Capacity (provided by SFISD): 1200 Students
Facility Condition Index (FCI): 37%

ITEMS	PRIORITY
low top of sidewalk and into the building. Will need 100 ft² of concrete	1
ing out.	1
ill need to be protected.	1
ities; total is \$216,000	1
sidewalk is located at the drive called Warpath. Also throughout site. Will need 2000 ft² of concrete	2
just check around do need sealant	2
concrete is starting to crack approximately 5000	3
	1
	2
ot up to standards and is	2

PBK \ \ JUNE 1, 2023 (DRAFT) 15

ITEMS	PRIORITY	
select kitchen equipment replacement due to life cycle.	use for cafeteria.	from the kitchen to

16 SANTA FE INDEPENDENT SCHOOL DISTRICT \ \ 2023 LONG-RANGE FACILITY PLAN

Ongoing Communications



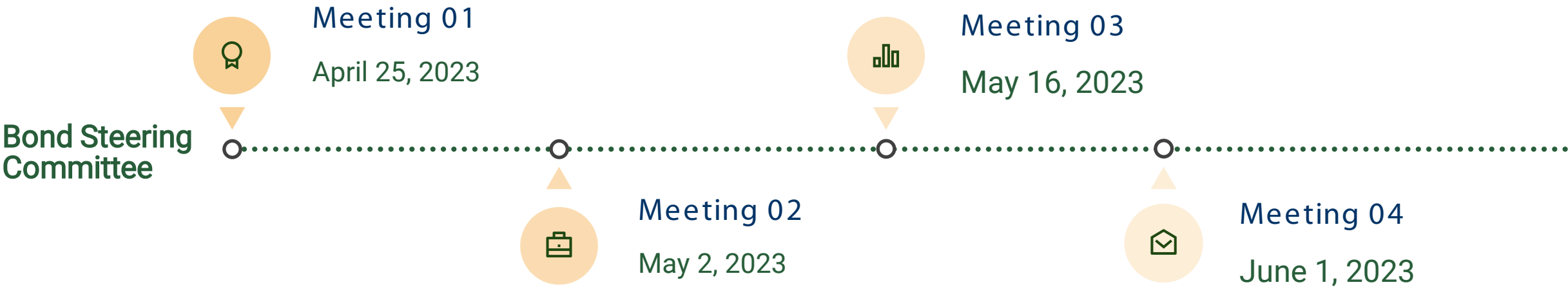
Agendas, presentation slides, and supplemental information will be available online accessible through the District's homepage.

LEARN MORE



BOND STEERING COMMITTEE SCHEDULE

Next Meeting



BOND STEERING COMMITTEE SCHEDULE



Meeting 05

June 13, 2023



- *Major Project Concepts – CTE, Safety & Security, Capital Projects*
- *Project Costs*
- *Financial Advisor Presentation*



Recommendation to the Board

July 2023

November Bond Referendum



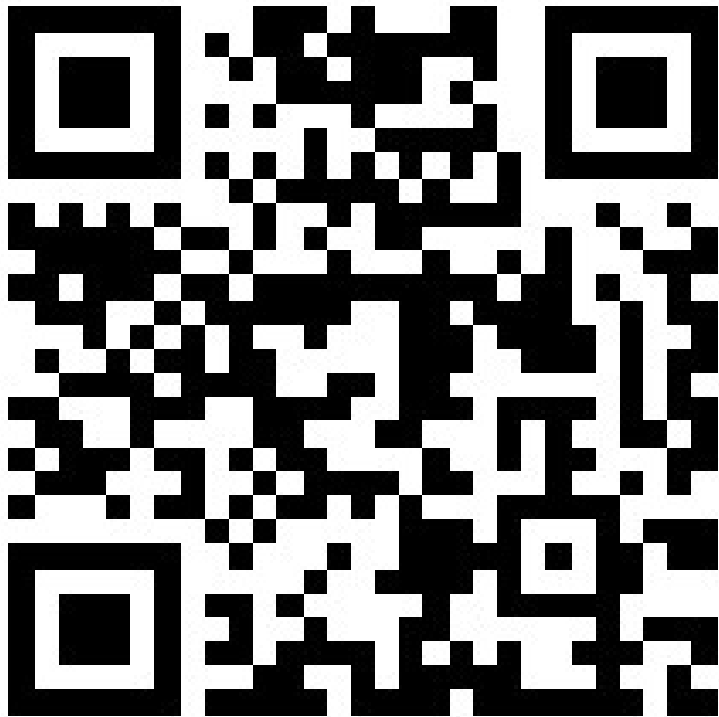
Meeting 06

June 20, 2023



WE NEED YOUR HELP!

COMMUNITY SURVEY



- **Please share!**
- **We need participation from voters not affiliated with the District**