



Bond 2020

Community Update

**M.L. King Academy for Arts
Integration
Sam Houston High School
Davis Middle School
Smith Elementary**

**Jan. 14,
2025**



Purpose of Today's Meeting

- Bond 2020 Program Update
- Major renovation updates for:
 - **M.L. King Academy**
 - **Sam Houston High School**
 - **Davis Middle School**
 - **Smith Elementary**
- Facility Condition Assessment and master planning



Bond 2020 Approval

In November 2020, voters approved two propositions totaling \$1.3 billion:

PROP A

\$1.21 billion for:

- Campus renovations/upgrades, including HVAC upgrades
- Security upgrades at all schools
- Replacement of air-conditioning chillers more than 15 years old at schools not receiving major renovations
- New school models

PROP B

\$90 million for technology upgrades for all schools

Bond 2020 Planning

Renovation projects were planned pre-pandemic using standard estimates of 4%-5% for inflation

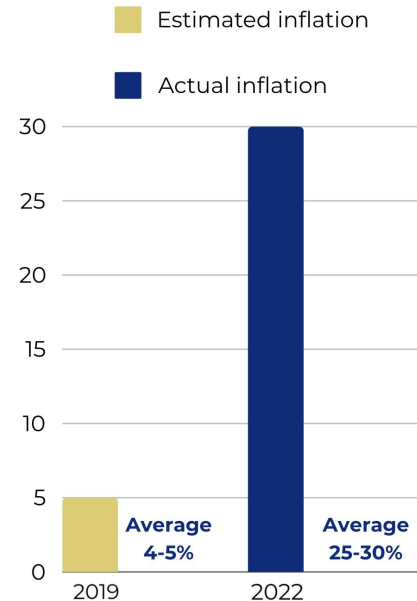


Pandemic Impacts

And then the global pandemic hit, bringing with it significant construction pressures:

- Unprecedented inflation
 - Average of **25-30%**
 - Preliminary estimates for all projects came in over budget
- Supply chain issues
- Labor shortages

Estimated vs. Actual Average Inflation



District Response

A tremendous amount of work went into salvaging Bond 2020:

- Bond expenses examined at a program and a project level to identify savings
- A number of program-wide cost-saving measures implemented
 - **Example: project start dates staggered through phasing**
- Every major renovation project reviewed to get as close to budget as possible



How Can Bond Funds Be Used?

USE OF BOND FUNDS

- New buildings
- Building additions
- Facility renovations
- Land acquisition
- Equipment
(for new or existing buildings)
- Technology Infrastructure



- Building maintenance
(routine)
- Salaries
- Utility bills
- Supplies
- Fuel
- Insurance

Rightsizing Impact

In 2023, the Board of Trustees voted on a plan to consolidate SAISD schools

- Ripple effect on the bond program
- 7 of the campuses to be consolidated were slated for renovations (leaving 29 major renovations projects)
- Receiving campuses had immediate needs to accommodate larger student populations



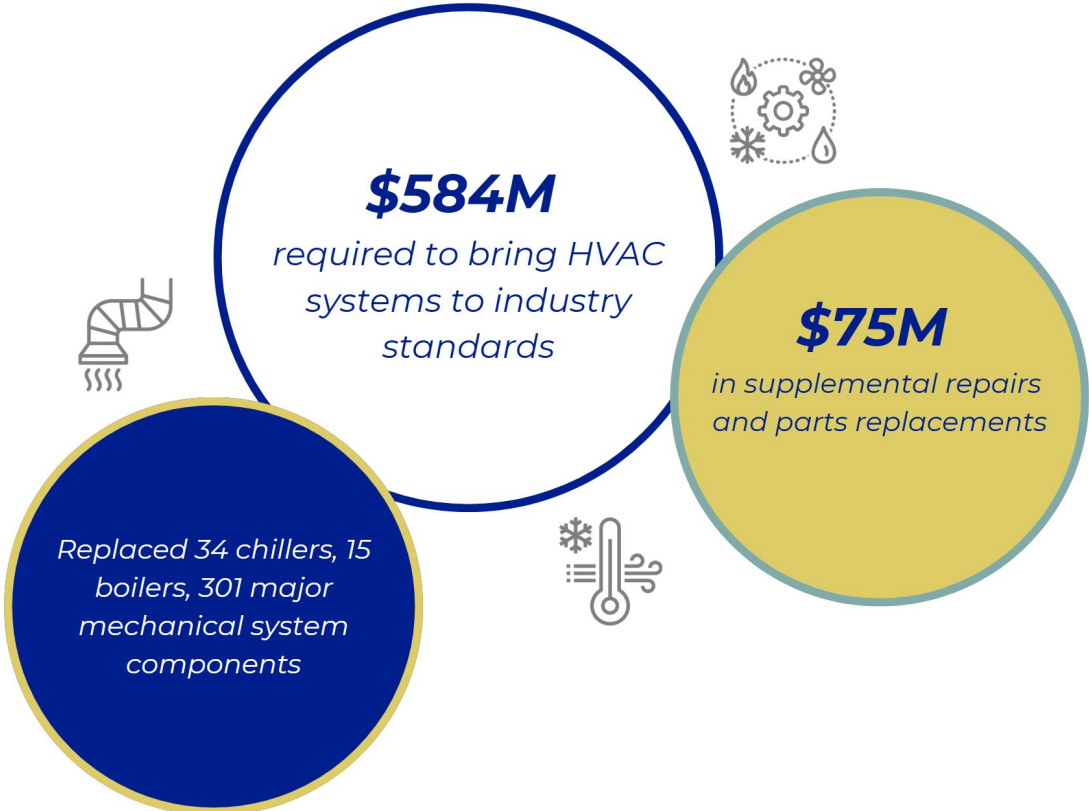
Funds From Canceled Bond Projects

Funds returned to the overall bond program for areas of critical need across the district, including at campuses receiving students through Rightsizing

- The Bond 2020 Citizens Advisory Committee supported the use of returned bond funds for the following priority areas:
 - ❑ **HVAC**
 - ❑ **Security upgrades**
 - ❑ **Restoration of scope to address critical needs**



Significant HVAC Needs



Where We Are Today

Bond 2020

17 PROJECTS

COMPLETED
OR
UNDER CONSTRUCTION



SAN ANTONIO
INDEPENDENT SCHOOL DISTRICT

BOND 2020
RENOVATIONS • TECHNOLOGY • SECURITY

COLLEGE PREP MIDDLE SCHOOL



SAN ANTONIO
INDEPENDENT SCHOOL DISTRICT



SAISD

Breakdown of Project Costs



Sam Houston HS: Current Project Scope & Budget

Total Budget*: \$46 million

Scope:

- New competition gym, mat room, and weight room
- Renovated locker rooms and training room
- Renovated athletic concourse
- New gallery area and blackbox theater space
- Renovated auditorium
- Relocated and expanded dance studio
- New student entrance, concourse area, and learning stairs

****Includes architectural, engineering, surveys, permits, construction costs and FF&E***

**Phase 2
Project**

**Targeted completion:
Fall 2026**

Sam Houston HS Project Status

Overall project: 15% complete

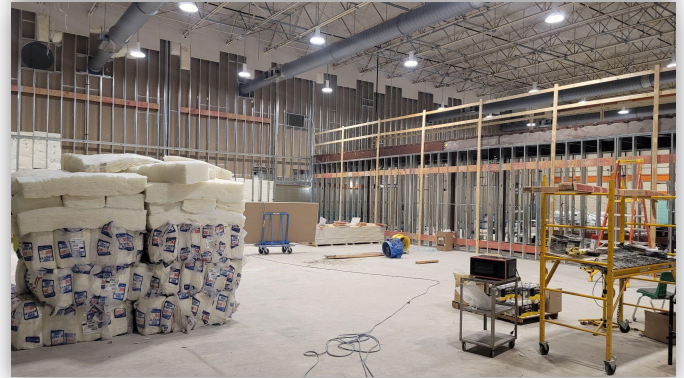
Fine arts improvements:

Underground foundation and steel beam installed for black box theater



Sam Houston HS Project Status

- **New gym:**
Foundation piers installed
- **New dance studio and weight room:**
Walls and framing in progress
- **Renovation of locker rooms:**
Demo of wall and working on layout for new walls



M.L. King Academy: Current Project Scope & Budget

Total Budget*: \$70 million

Scope:

- Overhaul or replace all classrooms and science labs
- Overhaul or replace special education classrooms
- Upgrade fine arts spaces & build performing arts addition
- Overhaul or replace gyms, locker rooms, and PE support spaces
- Overhaul or replace student dining and kitchen
- Overhaul or replace auditorium
- Overhaul or replace main office and main entrance to include secured vestibule
- Replace old exterior windows with new energy efficient windows
- Complete overhaul and update to mechanical systems to the latest energy efficiency and indoor air quality standards
- Add or replace outdoor learning opportunities
- Re-pave and re-surface parking lots and driveways
- Add, replace, and/or repair existing playground equipment



****Includes architectural, engineering, surveys, permits, construction costs and FF&E***

Davis MS: Current Project Scope & Budget

Total Budget*: \$12.6 million

Scope:

- New competition gym
- Support spaces to include locker room, coaches offices, weight/mat room
- Renovate existing gym into PE practice area with support spaces
- Relocate existing clinic portable building
- Improve perimeter fencing
- Parking lot improvements



****Includes architectural, engineering, surveys, permits, construction costs and FF&E***

Smith ES: Current Project Scope & Budget

Total Budget*: \$29.1 million

Scope:

- Overhaul or replace all classrooms and science labs
- Overhaul or replace special education classrooms
- Overhaul or replace main office and main entrance to include secured vestibule
- Renovate physical education support spaces
- Overhaul or replace student dining and kitchen
- Update mechanical systems to meet the latest energy efficiency and indoor air quality standards
- Add new outdoor learning opportunities
- Add, replace, and/or repair existing playground equipment
- Re-pave and re-surface parking lots and driveways



****Includes architectural, engineering, surveys, permits, construction costs and FF&E***

Phase 3 Projects

Most Phase 3 projects are in the design phase

- M.L. King Academy, Davis Middle School, and Smith Elementary are all Phase 3 projects
- Construction estimates for most Phase 3 projects exceed project budget
- As we review Phase 3 projects, key factors to consider include next round of Rightsizing and SAISD Master Plan 2045



Next Round of Rightsizing

In May 2024, the Board of Trustees requested recommendations for next round of Rightsizing

- SAISD still has more schools than it needs for current student population of about 44,000
- Kicking off Master Plan 2045 to guide future downsizing efforts



About the Master Plan

**Master Plan 2045
will provide
significant data
for each SAISD
facility**

FACILITY CONDITION ASSESSMENT



*What is the condition of
the facility and its
systems?*

FACILITY CONDITION INDEX

*Numerical value that measures the
condition of a facility by comparing
the cost of repairs to the cost of
replacing the facility*

EDUCATIONAL ADEQUACY INDEX



*How well is the building
equipped to deliver the
instructional curriculum?*

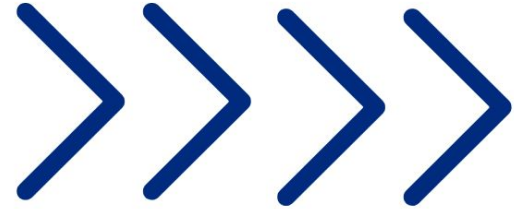
SAISD EDUCATIONAL SPECIFICATIONS



*How does the facility
measure up to the standards
we have set as a district?*

Next Steps

- Kick off the facility master planning process to chart **a new way forward** for facilities in SAISD
- Capital Development & Construction Services to begin project meetings at M.L. King, Smith, and Davis this spring.
 - Principals to begin organizing Project Advisory Team (PAT)



Bond Update & News

Bond.saisd.net

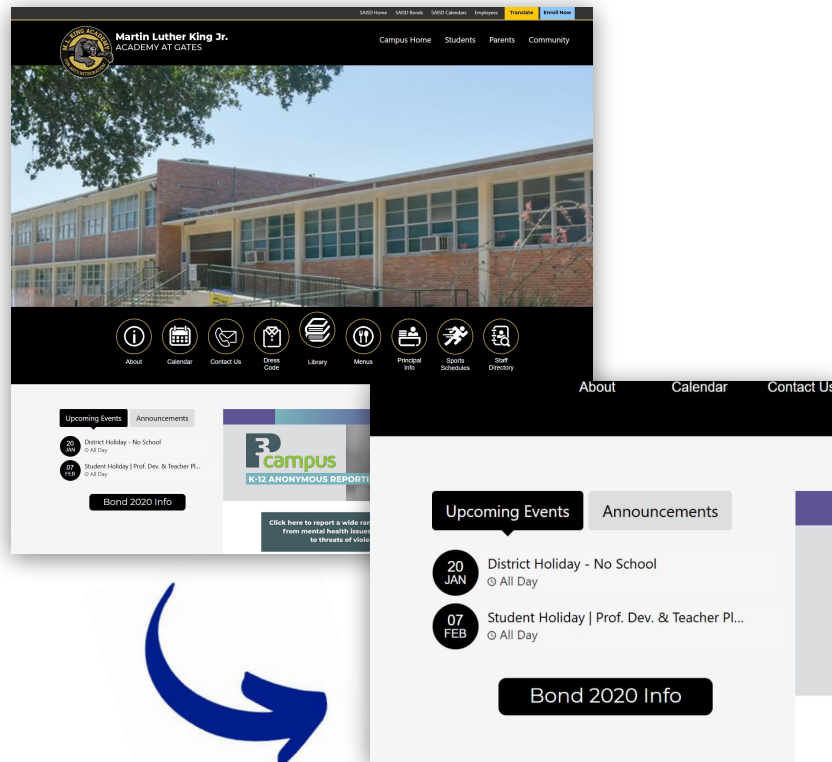
For individual project updates, upcoming events, and more

Campus website

Quick link to your school's bond page via your campus homepage

Social media

Follow San Antonio ISD Facebook, Instagram, and LinkedIn for bond progress and event info



Questions

