



Bond 2020

Community Update

Highland Hills Elementary
Schenk Elementary
Highlands High School

Jan. 29, 2025



Purpose of Today's Meeting

- Bond 2020 Program Update
- Major renovation updates for:
 - **Highland Hills Elementary**
 - **Schenck Elementary**
 - **Highlands High School**
- 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

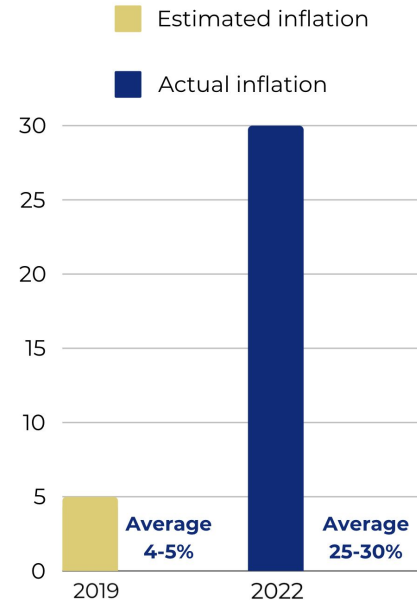


Pandemic Impacts

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



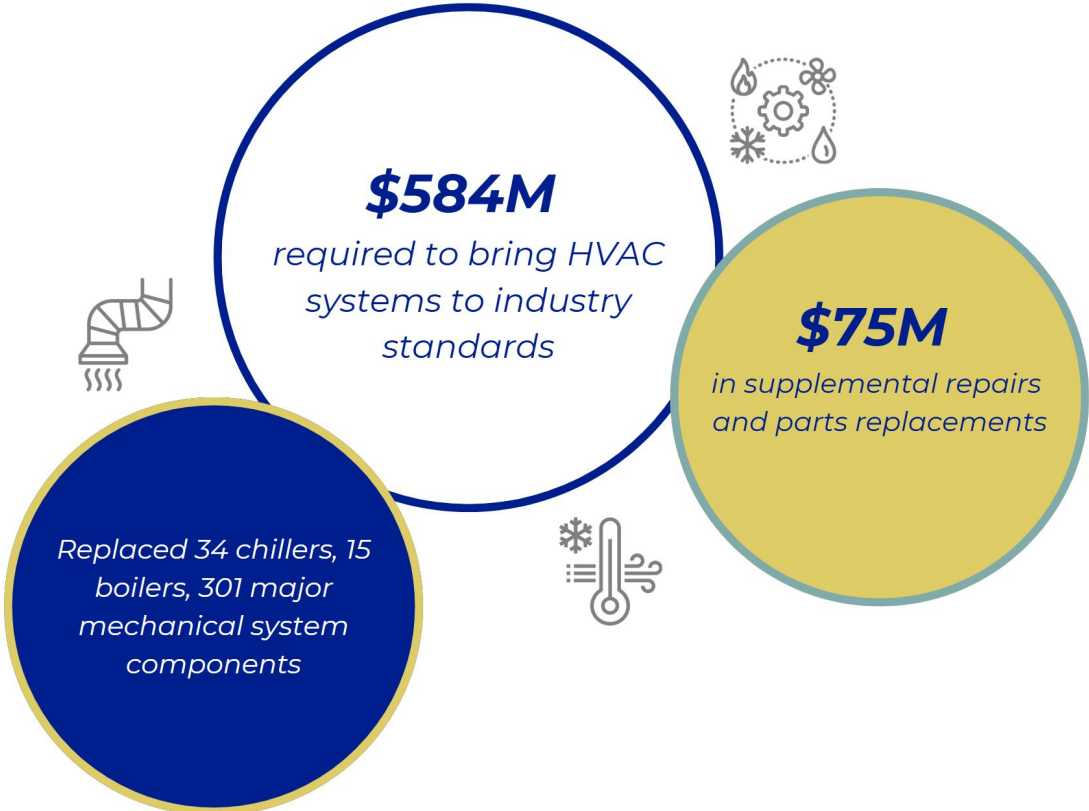
Funds From Canceled Bond Projects

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



SAN ANTONIO
INDEPENDENT SCHOOL DISTRICT



SAISD

Breakdown of Project Costs



Highlands HS: Current Project Scope & Budget

Total Budget*: \$49.6 million

Scope:

- Build new competition and secondary gyms
- Build new athletic spaces, including weight rooms, training room, mat room and restrooms
- HVAC installation/upgrades in new/renovated areas of the school
- New band practice pad
- New bus loop

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

**Phase 2
Project**

**Targeted completion:
spring 2025**

Highlands HS Project Status

Overall project: 95% complete

Competition gym: Completed

Secondary gym: Completed

Weight rooms, mat room, training room : Completed

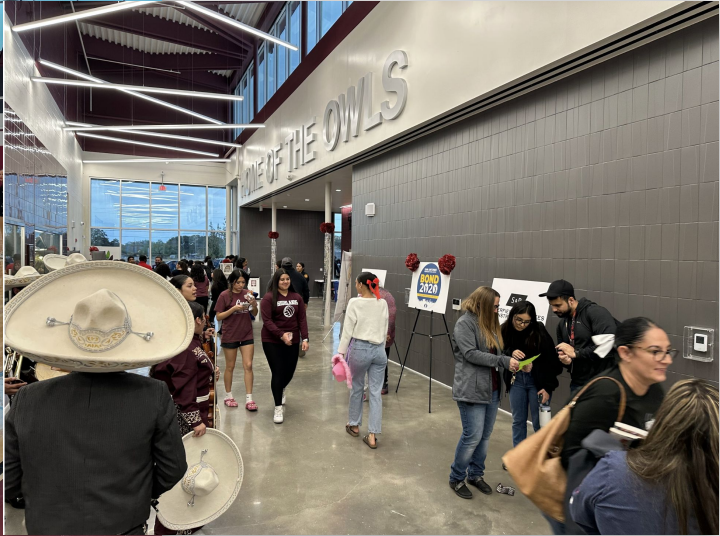
New band pad: Completed

New bus loop: Completed

Remaining: Demolition of the old gym at 95%



Highlands HS Project Status



Schenck ES: Current Project Scope & Budget

Total Budget*: \$41.5 million

Scope:

- New 2-story building with library, main classrooms, art, music, makerspace and learning commons
- New campus entrance and administrative area
- New drop-off and pick up locations, and outdoor spaces
- Kitchen and equipment upgrades
- Site and parking upgrades
- Relocate central plant and provide HVAC, technology, and security updates

**Phase 3
Project**

**Targeted completion:
Summer 2027**

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

Schenck ES Project Status



Highland Hills ES: Current Project Scope & Budget

Total Budget*: \$42.8 million

Scope:

- Overhaul or replace all classrooms and science labs
- Overhaul or replace special education classrooms
- Overhaul or replace student dining and kitchen
- Overhaul or replace main office and main entrance to include secured vestibule
- Replace old exterior windows with new energy efficient windows in spaces receiving renovations
- Overhaul and update mechanical systems to the latest energy efficiency and indoor air quality standards
- 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***

Phase 3 Projects

Most Phase 3 projects are in the design phase

- Highland Hills is a Phase 3 project that is currently in design
- 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?*

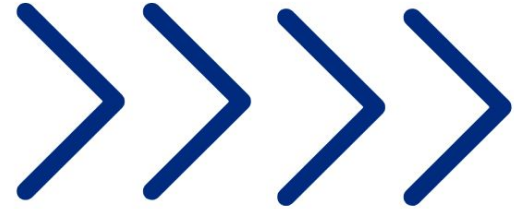
SAISD EDUCATIONAL SPECIFICATIONS



*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 will be following up with Highland Hills principal to discuss activating the Project Advisory Team (PAT).



Bond Update & News

Bond.saisd.net

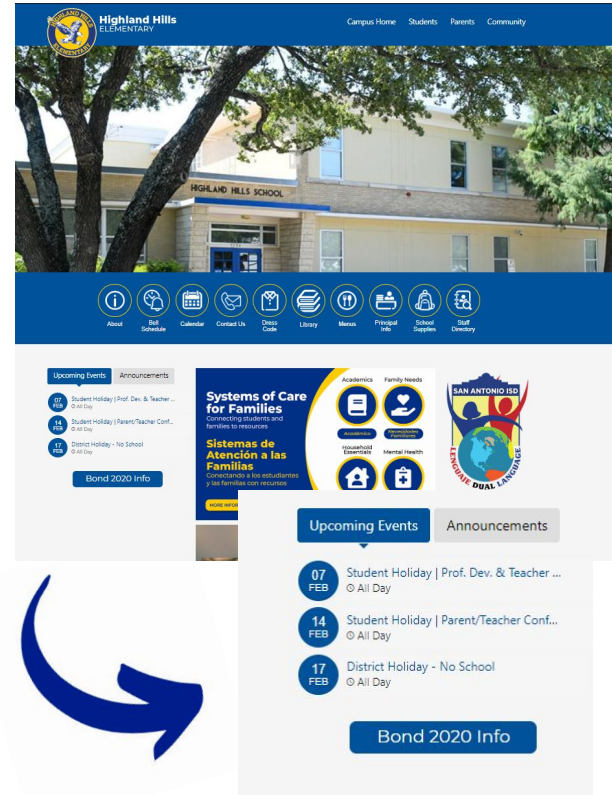
For individual project updates, upcoming events, and more

Campus website

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

Social media

Follow **SanAntonioISD** on Facebook, Instagram, and LinkedIn for bond progress and event info



Questions

