

# South San Antonio ISD Facilities Assessment Presentation

November 18, 2020

PRESENTED BY:



A SERVICE OF THE TEXAS ASSOCIATION OF SCHOOL BOARDS

WE KNOW SCHOOLS INSIDE AND OUT.



Planning



Environmental



Construction



Energy

# Categories Evaluated

1. School Site
2. Systems and Components
3. Site Safety and Security
4. Educational Adequacy
5. Support Space
6. Portable Buildings
7. ADA Accessibility



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# Exterior Areas Evaluated

- Site size
- Playground, athletic, and P.E. space size
- Topography and drainage
- Parking area
- ADA compliance
- Roofs
- Foundations
- Building envelope
- Doors and walls
- Canopies

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# Exterior Areas Evaluated

- Student loading
- Pedestrian services and on-site walkways
- Access street and vehicular traffic
- Playgrounds and athletic/P.E. fields
- Campus security systems



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# Interior Areas Evaluated

- ADA compliance
- Heating, ventilation, and air conditioning
- Lighting
- Electrical, communications, and data infrastructure
- Drinking fountains
- Restrooms
- Plumbing infrastructure
- Flooring
- Doors, walls, cabinets, and ceilings
- Campus security systems



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# Interior Areas Evaluated

- Life safety systems
- Academic learning spaces
- Specialized learning spaces
- Library
- Gyms, athletic, and P.E. facilities
- Science labs
- Band, choir, and music spaces
- Art space
- Computer labs
- Teachers' lounges and work rooms

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# Interior Areas Evaluated

- Cafeteria and kitchen
- Nurse's clinic
- Reception space
- Administrative and support spaces



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# Armstrong Elementary School

Armstrong Elementary				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	34%	\$3,058,788	\$9,089,325	62%
Classroom & Gym Buildings	8%	\$438,121	\$5,765,400	
<b>Key Immediate Needs:</b>				
Repair roof leaks and resurface bare areas				
Replace aging HVAC units				
ADA improvements				
Numerous maintenance projects				
<b>Long Term Needs:</b>				
Plan for eventual replacement of Main Building				

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# Benevidez Elementary School

Benevidez Elementary				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	26%	\$6,242,108	\$23,972,850	61%
<b>Key Immediate Needs:</b>	Replace aging HVAC units			
	Replace windows that are in poor condition			
	Repair roof to eliminate leaks			
	Inspect and repair fire sprinkler system			
	ADA improvements			
	Numerous maintenance projects			
<b>Long Term Needs:</b>	None to consider at this time			

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# Carillo Elementary School

Carillo Elementary				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	19%	\$2,397,459	\$12,928,725	55%
<b>Key Immediate Needs:</b>	Replace aging HVAC units			
	Hire engineer to study foundation			
	Hire roofing company to inspect and reseal metal roofs			
	Repair campus fencing where needed			
	Numerous maintenance projects			
<b>Long Term Needs:</b>	None to consider at this time			

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# Kindred Elementary School

Kindred Elementary				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building, Gym, & Pavilion	19%	\$3,076,679	\$15,802,875	68%
<b>Key Immediate Needs:</b>	Replace aging HVAC units			
	Repair masonry cracks & recaulk expansion joints			
	Repair roof to eliminate leaks, clean debris and vegetation from gutters and rooftop, and trim trees over roof lines			
	ADA improvements			
	Numerous maintenance projects			
<b>Long Term Needs:</b>	Plan for eventual replacement of Main Building			

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# Palo Alto Elementary School

Palo Alto Elementary				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	20%	\$2,729,461	\$13,646,925	69%
Classroom Buildings and Gym	10%	\$576,153	\$6,001,425	
<b>Key Immediate Needs:</b>				
Replace aging HVAC units				
Recaulk all expansion joints and clean brick stains on small classroom building; recaulk window frame/wall joints on large classroom building				
Repair gravel roofs to eliminate leaks, and remove vegetation growing below some rooftop HVAC units; hire roofing company to inspect and reseal metal roofs				
ADA improvements				
Numerous maintenance projects				
<b>Long Term Needs:</b>				
Plan for eventual replacement of Main Building				

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# Price Elementary School

Price Elementary				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building, Gym, & Pavilion	20%	\$2,993,035	\$15,332,175	75%
<b>Key Immediate Needs:</b>	Replace aging HVAC units			
	Repair masonry cracks & clean masonry stains			
	Repair roof to eliminate leaks, clean debris from gutters and trim trees over roof lines			
	ADA improvements			
	Numerous maintenance projects			
<b>Long Term Needs:</b>	Plan for eventual replacement of oldest portion of Main Building			



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# Other Elementary Schools

Reports for Athens Elementary, Five Palms Elementary, Hutchins Elementary, and Madla Elementary should be available on-line by mid-December 2020.



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# Dwight Middle School

Dwight Middle School				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	13%	\$4,334,439	\$33,663,825	42%
<b>Key Immediate Needs:</b>				
	Replace aging HVAC units			
	Repair masonry and stucco cracks & damage			
	Sealcoat and repair parking lots			
	Replace roofing on all flat areas			
	Resolve IAQ issues			
	Replace carpeting in library and band hall			
	Numerous maintenance projects			
<b>Long Term Needs:</b>				
	None to consider at this time			

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# Shepherd Middle School

Shepherd Middle School				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building & Classroom Bldgs.	15%	\$4,229,711	\$28,280,475	61%
<b>Key Immediate Needs:</b>				
	Replace aging HVAC units			
	Hire engineer to study foundation			
	Repair damaged/broken built-in furniture and replace damaged moveable furniture			
	Repair damaged sidewalks and ADA ramps			
	Numerous maintenance projects			
<b>Long Term Needs:</b>				
	Plan for eventual replacement of Main Building			



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# Zamora Middle School

Zamora Middle School				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building & Classroom Bldgs.	19%	\$5,472,299	\$28,244,250	44%
<b>Key Immediate Needs:</b>				
	Replace aging HVAC units			
	Hire engineer to study foundation			
	Repair or replace areas of roof where needed			
	Numerous maintenance projects			
<b>Long Term Needs:</b>				
	None to consider at this time			

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# Other Middle School

Report for Kazan Middle School should be available on-line by mid-December 2020.



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# Hernandez DAEP Campus

Hernandez DAEP				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Main Building	7%	\$330,055	\$5,049,500	
<b>Key Immediate Needs:</b>	Replace aging HVAC unit			
	Recaulk all expansion joints			
	ADA improvement			
	Numerous maintenance projects			
<b>Long Term Needs:</b>	None to consider at this time			

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# High Schools & Administration

Reports for South San Antonio High School, West Campus High School, Athletic Facilities, and the Administration Building should be available on-line by mid-December 2020.



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# Warehouse/Storage Facilities

Warehouse/Storage Facilities				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Central Warehouse	55%	\$1,221,970	\$2,210,800	
Records Storage Bldg. - 2612	42%	\$773,632	\$1,836,500	
Records Storage Bldg. - 2638	87%	\$521,556	\$600,000	
<b>Key Immediate Needs:</b>	For continued use as warehouse/storage buildings, make necessary repairs to seal buildings to prevent moisture penetration			
	Roof replacement and major exterior repairs at 2638			
	ADA improvements			
	Numerous maintenance projects			
<b>Long Term Needs:</b>	If district does not have long term needs for the record storage buildings, then consider sale or demolition of the buildings			

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# Police and Transportation Yard

Police and Transportation Yard				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Police, Bus Wash, Bus Fuel Bldgs.	17%	\$216,279	\$1,271,400	
<b>Key Immediate Needs:</b>	Replace aging HVAC unit on police building			
	ADA improvements			
	Numerous maintenance projects			
<b>Long Term Needs:</b>	None to consider at this time			

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# District Owned Facilities – Leased to Other Entities

District Owned Facilities - Leased to Other Entities				
Buildings	FCI	Condition Budget	Replacement Cost	Capacity
Parent/Child Inc. Building	33%	\$390,484	\$1,200,000	
House of Freedom Church (Sp. Ed.)	(data not yet entered into system)			
<b>Key Immediate Needs:</b>				
Replace asphalt shingle roof at PCI				
ADA improvements at PCI				
Numerous maintenance projects at PCI				
<b>Long Term Needs:</b>				
PCI is a modular building and may have limited life remaining				



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# Planning Membership – Updating Data

- Expect quarterly email inquiries from TASB.
- Keep track of any significant changes or improvements to your facilities and report these to TASB, e.g.:
  - HVAC replacements
  - Major roof repairs or replacement
  - Building additions or renovations
  - Demolition of buildings
  - Etc.
- TASB staff will make annual visits to the district.
- Main TASB contact: Tiffany Hammond, Program Coordinator, 512-505-1055, [Tiffany.Hammond@tasb.org](mailto:Tiffany.Hammond@tasb.org)



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# Questions?

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