



# SOUTH SAN ANTONIO INDEPENDENT SCHOOL DISTRICT

## Agenda Item Summary

Meeting Date: June 27, 2016

Purpose: ☐ Report Only ☐ Recognition ☒ Discussion/ Possible Action

Presenter(s): Dr. Abelardo Saavedra, Superintendent

Item Title:

Discussion and possible action to include in the 2016-17 Budget the sale of \$10 million in Maintenance Notes.

Description:

At the April 7, 2016 budget workshop, Administration reported on an option to issue \$10,000,000 of maintenance notes for facility repairs and improvements using the 3 cents excess from the debt service fund rebated to the general fund for the annual payment.

The \$10,000,000 will address the schools identified with urgent maintenance needs in the facility needs assessment report from 2015: repairs that reduce or eliminate safety hazards, repairs that are needed to preserve the building's integrity, replacements or repairs that will save money and conserve energy, and remodeling that will provide essential instructional facilities.

The sale of the maintenance notes will provide the opportunity to leverage \$1 million to \$10 million that would be used for facilities.

District Goal:

Goal 6 We will promote and ensure a safe and secure learning environment for all students.

Funding Budget Code and Amount:

CFO Approval

APPROVAL ROUTE

SIGNATURE

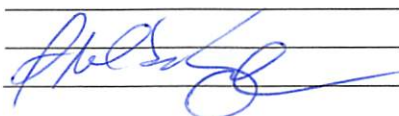
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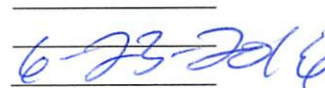
Principal/Director:

Executive Director:

Chief Administrator:

Superintendent:





2016-17 Facility  
Improvements  
Maintenance Notes  
Initiative

South San Antonio  
Independent  
School District

July 27, 2016

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# Facility Repairs & Improvements Initiative

- **Facility Improvements Assessment History:**

- April 2013 Board Approved Hollon & Cannon to Conduct District wide Roof Assessment
- February 2015 Board Approved Garza Bomberger to Conduct District wide Facility Assessment
- May 2015 Presentation Facility Assessment Report Totaling Needs of \$195,834,800
- April 7, 2016 Bond Presentation by Mr. Joe Wisnowski, Mr. Dan Casey, Mr. Richard Acosta and Mr. Dan Martinez
- June 27, 2016 Presentation of \$10 Million Urgent Facility needs Identified from District Wide Facility Assessment Report

- **Urgent Identified Facility Needs:**

- Roof Replacement & Repairs                      \$2,259,947
- HVAC Replacement                                      \$3,079,300
- Interior Repairs & Painting                      \$3,350,314
- Fencing Repairs & Replacements              \$400,000



### 2016-17 Facility Improvements Maintenance Notes Initiative Summary

		ROOF REPLACEMENT & REPAIRS	HVAC REPLACEMENT	INTERIOR REPAIRS & PAINTING	FENCING REPAIRS & REPLACEMENTS	CAMPUS TOTAL
Schools / Facilities	ORG					
Armstrong Elementary	110	\$ 34,806	\$ 302,100	\$ 170,309	\$ 30,000	\$ 537,215
Athens Elementary	101	\$ 265,906	\$ 270,300	\$ 207,389	\$ 25,000	\$ 768,595
Benavidez Elementary	113	\$ 67,940	\$ 983,150	\$ 299,919	\$ -	\$ 1,351,009
Carrillo Elementary	112	\$ 2,350	\$ 53,000	\$ 157,733	\$ 15,000	\$ 228,083
Dwight Middle School	041	\$ 297,111	\$ 10,600	\$ 432,209	\$ 20,000	\$ 759,920
Five Palms Elementary	109	\$ -	\$ 373,650	\$ 153,510	\$ 40,000	\$ 567,160
Hutchins Elementary	104	\$ 31,035	\$ 100,700	\$ 208,217	\$ 40,000	\$ 379,952
Kazen Middle School	043	\$ 93,264	\$ 148,400	\$ 298,869	\$ 50,000	\$ 590,533
Kindred Elementary	105	\$ 36,190	\$ 26,500	\$ 162,390	\$ 50,000	\$ 275,080
Madla Elementary	108	\$ 27,766	\$ 148,400	\$ 172,985	\$ 30,000	\$ 379,151
Palo Alto Elementary	106	\$ 9,225	\$ 92,750	\$ 231,767	\$ 50,000	\$ 383,742
Price Elementary	107	\$ 557,411	\$ 159,000	\$ 170,011	\$ 20,000	\$ 906,422
Shepard Middle School	042	\$ 75,000	\$ 10,600	\$ 299,715	\$ 30,000	\$ 415,315
South San High School - Career Ed/Athletic Center	001	\$ 755,668	\$ 386,900	\$ -	\$ -	\$ 1,142,568
Zamora Middle School	044	\$ 6,275	\$ 13,250	\$ 385,292	\$ -	\$ 404,817
<b>TOTAL</b>		<b>\$ 2,259,947</b>	<b>\$ 3,079,300</b>	<b>\$ 3,350,314</b>	<b>\$ 400,000</b>	<b>\$ 9,089,561</b>
			<b>Engineering/Consulting Fees</b>			<b>\$ 910,439</b>
			<b>Total Project Summary Cost</b>			<b>\$ 10,000,000</b>
*Maintenance Notes to be Paid from 3 cents Tax Credit from the bond paying agent account.			<b>*Total Maintenance Notes To be issued</b>			<b>\$ 10,000,000</b>

# Armstrong Elementary

## **Roof Replacement and Repairs: \$ 34,806 Estimate**

- 6 of 19 existing roof sections has been identified as requiring immediate replacement or repairs. Roof membrane is aging with visible deterioration and metal roof panels are surface rusting.

## **HVAC Replacement: \$ 302,100 Estimate**

- 23 out of the 38 units (114 tons) have been identified as requiring immediate replacement due to units not running efficiently due to rusted fan motors, belts cracked, frozen systems, hail damage, age (over 10 years old).

## **Painting/Trim/Ceiling: \$ 170,309 Estimate**

- Facility has not had interior painting in 10 to 15 years
- Damaged/Stained ceiling tiles caused by roof leaks need replacement
- Damaged trim work need replacement

## **Fencing: \$ 30,000 Estimate**

- Additional fencing is required for security and safety

## **Total Cost Estimate: \$ 537,215**

# Athens Elementary

## **Roof Replacement and Repairs: \$ 265,906 Estimate**

- 14 of 23 existing roof sections has been identified as requiring immediate replacement or repairs. Roof membrane is aging with visible deterioration and has no more serviceable life.

## **HVAC Replacement: \$ 270,300 Estimate**

- 28 out of the 69 units (102 tons) have been identified as requiring immediate replacement due to units not running efficiently due to rusted fan motors, belts cracked, frozen systems, hail damage, age (over 10 years old).

## **Painting/Trim/Ceiling: \$ 207,389 Estimate**

- Facility has not had interior painting in 10 to 15 years
- Damaged/Stained ceiling tiles caused by roof leaks need replacement
- Damaged trim work need replacement

## **Fencing: \$ 25,000 Estimate**

- Additional fencing is required for security and safety

## **Total Cost Estimate: \$ 768,595**

# Benavidez Elementary

## **Roof Replacement and Repairs: \$ 67,940 Estimate**

- 10 of 21 existing roof sections has been identified as requiring immediate replacement or repairs. Rusting observed at numerous metal roof penetrations, valleys and ridge cap visible open to water intrusion.

## **HVAC Replacement: \$ 983,150 Estimate**

- 99 out of the 123 units (371 tons) have been identified as requiring immediate replacement due to units not running efficiently due to rusted fan motors, belts cracked, frozen systems, hail damage, age (over 10 years old).

## **Painting/Trim/Ceiling: \$ 299,919 Estimate**

- Facility has not had interior painting in 10 to 15 years
- Damaged/Stained ceiling tiles caused by roof leaks need replacement
- Damaged trim work need replacement

**Total Cost Estimate: \$ 1,351,009**



# Carrillo Elementary

## **Roof Replacement and Repairs: \$ 2,350 Estimate**

- 6 of 9 existing roof sections has been identified as requiring immediate replacement or repairs. Screws backing out at ridge caps and control joints splitting open to water intrusion.

## **Painting/Trim/Ceiling: \$ 157,733 Estimate**

- Facility has not had interior painting in 10 to 15 years
- Damaged/Stained ceiling tiles caused by roof leaks need replacement
- Damaged trim work need replacement

## **Fencing: \$ 15,000 Estimate**

- Additional fencing is required for security and safety

## **HVAC Replacement: \$ 53,000 Estimate**

- 4 out of the 48 units (20 tons)

## **Total Cost Estimate: \$ 228,083**



# Dwight Middle School

## **Roof Replacement and Repairs: \$ 297,111 Estimate**

- 9 of 11 existing roof sections has been identified as requiring immediate replacement or repairs. Roof membrane flashing is aging with visible deterioration and nearing the end of serviceable life. Fasteners at metal ridge are backing out.

## **Painting/Trim/Ceiling: \$ 432,209 Estimate**

- Facility has not had interior painting in 5 to 10 years
- Damaged/Stained ceiling tiles caused by roof leaks need replacement
- Damaged trim work need replacement

## **Fencing: \$ 20,000 Estimate**

- Additional fencing is required for security and safety

## **HVAC Replacement: \$ 10,600 Estimate**

- 4 out of the 31 units (4 tons)

## **Total Cost Estimate: \$ 759,920**

# Five Palms Elementary

## **HVAC Replacement: \$ 373,650 Estimate**

- 28 out of the 38 units (141 tons) have been identified as requiring immediate replacement due to units not running efficiently due to rusted fan motors, belts cracked, frozen systems, hail damage, age (over 10 years old).

## **Painting/Trim/Ceiling: \$ 153,510 Estimate**

- Facility has not had interior painting in 10 to 15 years
- Damaged/Stained ceiling tiles caused by roof leaks need replacement
- Damaged trim work need replacement

## **Fencing: \$ 40,000 Estimate**

- Additional fencing is required for security and safety

## **Total Cost Estimate: \$ 567,160**

# Hutchins Elementary

## **Roof Replacement and Repairs: \$ 31,035 Estimate**

- 12 of 22 existing roof sections has been identified as requiring immediate replacement or repairs. Roof membrane is aging with visible deterioration. Asphalt shingles observed to be aged and missing.

## **HVAC Replacement: \$ 100,700 Estimate**

- 4 out of the 59 units (38 tons) have been identified as requiring immediate replacement due to units not running efficiently due to rusted fan motors, belts cracked, frozen systems, hail damage, age (over 10 years old).

## **Painting/Trim/Ceiling: \$ 208,217 Estimate**

- Facility has not had interior painting in 10 to 15 years
- Damaged/Stained ceiling tiles caused by roof leaks need replacement
- Damaged trim work need replacement

## **Fencing: \$ 40,000 Estimate**

- Additional fencing is required for security and safety

## **Total Cost Estimate: \$ 379,952**

# Kazen Middle School

## **Roof Replacement and Repairs: \$ 93,264 Estimate**

- 12 of 32 existing roof sections has been identified as requiring immediate replacement or repairs. Roof flashing has deteriorated. Roof deck and asphalt shingles observed to be worn, damaged and missing.

## **HVAC Replacement: \$ 148,400 Estimate**

- 14 out of the 74 units (56 tons) have been identified as requiring immediate replacement due to units not running efficiently due to rusted fan motors, belts cracked, frozen systems, hail damage, age (over 10 years old).

## **Painting/Trim/Ceiling: \$ 298,869 Estimate**

- Facility has not had interior painting in 5 to 10 years
- Damaged/Stained ceiling tiles caused by roof leaks need replacement
- Damaged trim work need replacement

## **Fencing: \$ 50,000 Estimate**

- Additional fencing is required for security and safety

## **Total Cost Estimate: \$ 590,533**



# Kindred Elementary

## **Roof Replacement and Repairs: \$ 36,190 Estimate**

- 9 of 16 existing roof sections has been identified as requiring immediate replacement or repairs. Roof flashing observed blistered and deteriorated . Roof deck observed worn and damaged. Asphalt shingles observed to be damaged and missing.

## **Painting/Trim/Ceiling: \$ 162,390 Estimate**

- Facility has not had interior painting in 5 to 10 years
- Damaged/Stained ceiling tiles caused by roof leaks need replacement
- Damaged trim work need replacement

## **Fencing: \$ 50,000 Estimate**

- Additional fencing is required for security and safety

## **HVAC Replacement: \$ 26,500 Estimate**

- 1 out of the 44 units (10 tons)

## **Total Cost Estimate: \$ 275,080**

# Madla Elementary

## **Roof Replacement and Repairs: \$ 27,766 Estimate**

- 8 of 21 existing roof sections has been identified as requiring immediate replacement or repairs. Roof membrane flashing is aging with visible deterioration and nearing the end of serviceable life. Metal panels are open and exposed open to water intrusion.

## **HVAC Replacement: \$ 148,400 Estimate**

- 8 out of the 50 units (56 tons) have been identified as requiring immediate replacement due to units not running efficiently due to rusted fan motors, belts cracked, frozen systems, hail damage, age (over 10 years old).

## **Painting/Trim/Ceiling: \$ 172,985 Estimate**

- Facility has not had interior painting in 10 to 15 years
- Damaged/Stained ceiling tiles caused by roof leaks need replacement

## **Fencing: \$ 30,000 Estimate**

- Additional fencing is required for security and safety

## **Total Cost Estimate: \$ 379,151**

# Palo Alto Elementary

## **Roof Replacement and Repairs: \$ 9,225 Estimate**

- 7 of 33 existing roof sections has been identified as requiring immediate replacement or repairs. Roof membrane flashing is aging with visible blistering and deterioration.

## **HVAC Replacement: \$ 92,750 Estimate**

- 3 out of the 49 units (35 tons) have been identified as requiring immediate replacement due to units not running efficiently due to rusted fan motors, belts cracked, frozen systems, hail damage, age (over 10 years old).

## **Painting/Trim/Ceiling: \$ 231,767 Estimate**

- Facility has not had interior painting in 5 to 10 years
- Damaged/Stained ceiling tiles caused by roof leaks need replacement
- Damaged trim work need replacement

## **Fencing: \$ 50,000 Estimate**

- Additional fencing is required for security and safety

## **Total Cost Estimate: \$ 383,742**

# Price Elementary

## **Roof Replacement and Repairs: \$ 557,411 Estimate**

- 16 of 20 existing roof sections has been identified as requiring immediate replacement or repairs. Roof membrane is aging with visible blistering and deterioration open to water intrusion.

## **Painting/Trim/Ceiling: \$ 170,011 Estimate**

- Facility has not had interior painting in 5 to 10 years
- Damaged/Stained ceiling tiles caused by roof leaks need replacement
- Damaged trim work need replacement

## **Fencing: \$ 20,000 Estimate**

- Additional fencing is required for security and safety

## **HVAC Replacement: \$ 159,000 Estimate**

- 20 out of the 60 units (60 tons) have been identified as requiring immediate replacement due to units not running efficiently due to rusted fan motors, belts cracked, frozen systems, hail damage, age (over 10 years old).

## **Total Cost Estimate: \$ 906,422**



# Shepard Middle School

## **Roof Replacement and Repairs: \$ 75,000 Estimate**

- 4 of 23 existing roof sections has been identified as requiring immediate replacement or repairs. Roof membrane is aging with visible blistering and deterioration open to water intrusion.

## **Painting/Trim/Ceiling: \$ 299,715 Estimate**

- Facility has not had interior painting in 5 to 10 years
- Damaged/Stained ceiling tiles caused by roof leaks need replacement
- Damaged trim work need replacement

## **Fencing: \$ 30,000 Estimate**

- Additional fencing is required for security and safety

## **HVAC Replacement: \$ 10,600 Estimate**

- 1 out of the 36 units (4 tons)

## **Total Cost Estimate: \$ 415,315**

# South San High School

## Career Education & Athletic Center Buildings

### **Roof Replacement and Repairs: \$ 755,668 Estimate**

- 5 of 5 existing roof sections has been identified as requiring immediate replacement or repairs. Roof membrane flashing is aging with visible deterioration and nearing the end of serviceable life.

### **HVAC Replacement: \$ 386,900 Estimate**

- 28 out of the 223 units (146 tons)

**Total Cost Estimate: \$ 1,142,568**

# Zamora Middle School

## **Roof Replacement and Repairs: \$ 6,275 Estimate**

- 8 of 18 existing roof sections has been identified as requiring immediate replacement or repairs. Metal roof panels observed damaged and open to water intrusion. Pipe penetration boots beyond its useful life.

## **HVAC Replacement: \$ 13,250 Estimate**

- 1 out of the 24 units (5 tons) have been identified as requiring immediate replacement due to units not running efficiently due to rusted fan motors, belts cracked, frozen systems, hail damage, age (over 10 years old).

## **Painting/Trim/Ceiling: \$ 385,292 Estimate**

- Facility has not had interior painting in 10 to 15 years
- Damaged/Stained ceiling tiles caused by roof leaks need replacement
- Damaged trim work need replacement

## **Total Cost Estimate: \$ 404,817**

South San Antonio Independent School District  
Board Action Calendar  
10,000,000\* Maintenance Tax Notes, Series 2016

Date	Action	Responsibility
August 17	Presentation of Plan and Calendar to the Board of Trustees	Jesus Salazar, Richard Acosta
September 19	Board Meeting to Approve Bond Sale	Richard Acosta, Dan Martinez
October 19	Approve & Execute Bond Purchase Agreement & Certificates	Jesus Martinez, Richard Acosta, Dan Martinez
October 26	Bond Closing	Richard Acosta, Dan Martinez



**End of Presentation**

**Questions?**