

Bond Steering Committee/Comité Directivo del Bon

Public Comment Registration/ Inscripción para presentar un comentario público



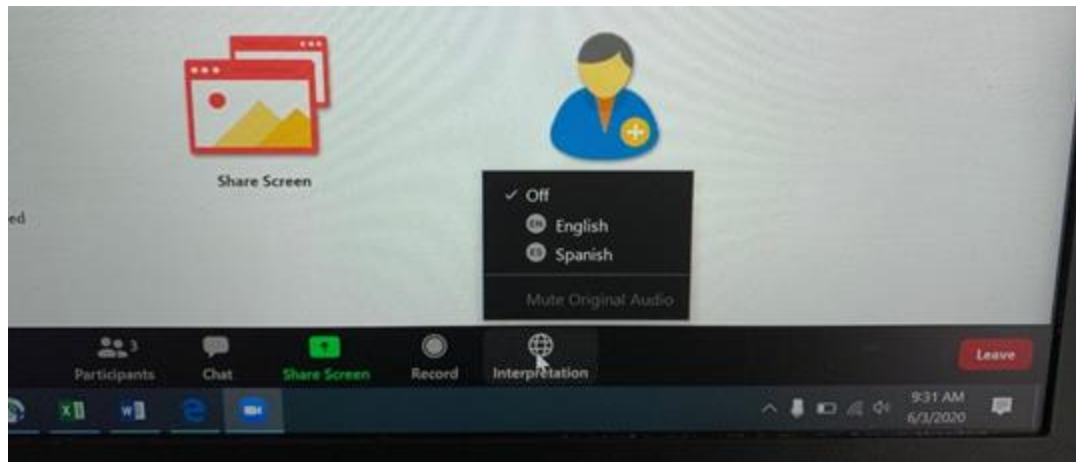
- Ten minutes for public comment.
- Two minutes per person.
- Register using the QR Code or <https://tinyurl.com/aisd2022bond>
- The committee follows the district's [Communications and Visitor Requirements](#)
- Diez minutos para comentarios públicos
- Dos minutos por persona.
- Regístrese usando el código QR o <https://tinyurl.com/aisd2022bond>
- El comité sigue los requisitos de visitantes y comunicaciones del distrito.



PLEASE CHOOSE YOUR PREFERRED LANGUAGE FOR THE MEETING
ELIJA EL IDIOMA EN EL QUE PREFIERA ESCUCHAR LA JUNTA

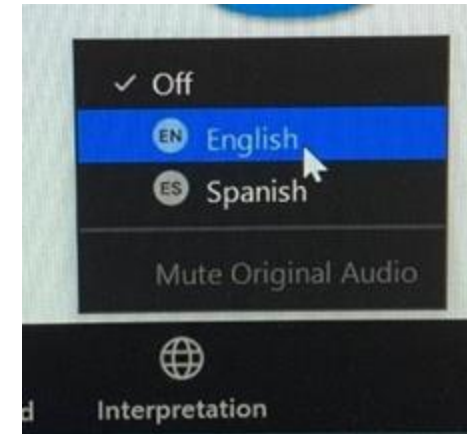
On a desktop or laptop
En una computadora de escritorio o una computadora portátil

1. Hover at the bottom of the screen to see the toolbar and click on the Interpretation icon.
 - Ponga el cursor en la parte de abajo de la pantalla para ver la barra de herramientas y haga clic en el ícono del globo terráqueo que dice “Interpretation”.



*The interpretation feature is not available in some devices.
*La función de interpretación no está disponible en algunos equipos.

2. Click on your preferred language.
 - Haga clic en la idioma de su preferencia.



3. If you don't want to hear the original language in the background, click on Mute Original Audio. This sometimes can help when the sound is choppy.

- Si no quiere escuchar la idioma original en el fondo, haga clic en “Mute Original Audio”. Esto a veces puede ayudar cuando el sonido se está cortando.

Bond Steering Committee/Comité Directivo del Bono

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Bond Steering Committee

Meeting #2

March 30, 2022





Call to Order



Public Comment

Public Comment

- [District Visitor Guidelines](#)
- All regular and plenary meetings of AISD advisory bodies are open to the public.
- Ten minutes of Public Comment is allowed. No more than two minutes per person.





AUSTIN
Independent School District



Welcome

Introduce Yourself: BSC Members and Staff

- Welcome
 - Valerie Turullols
 - Aiden Woodruff



Welcome

Purpose of Today's Meeting:

- The Legal Framework For Bond Propositions in Texas
- Timeline
- Introduce Facility Condition Assessments (FCA) and Educational Suitability Assessments (ESA) for District Facilities
- Review Building a Project Bond Project



Committee Charge

The purpose of the BSC is to utilize the district's long-range plans, bond capacity, and other relevant information, to develop and prioritize a potential bond package for the November 8, 2022 election.



Agenda

	AGENDA ITEM	START	DURATION
1.	Call to Order	6:00 p.m.	
2.	Public Comment	6:00 p.m.	10 min
3.	Welcome, Meeting Overview and Introductions	6:10 p.m.	10 min
4.	Approval of Minutes for March 9, 2022 Meeting	6:20 p.m.	5 min
5.	Presentation and Discussion: Legal Requirements for School District Bonds and Bond Proposals In Texas	6:25 p.m.	30 min
6.	Presentations and Discussions: <ul style="list-style-type: none"> • Committee Timeline • The Development and Use of Facility Conditions Assessments (FCA) and Educational Suitability Assessments (ESA) • Bond Project Budgets 	6:55 p.m.	60 min
7.	Potential Future Items for Discussion, Meeting Dates/Times, Locations	7:55 p.m.	5 min
8.	Adjourn	.	



The BSC: A Workshop Driven Committee

- The BSC will be Workshop Driven
- Agreements
 - Stay engaged (Ask and respond to questions, etc.).
 - Please keep your camera on (if possible). Your “in-real time” face and authentic presence are important to all of us.
 - Extend respect to fellow members inside and outside the committee.
 - Be mindful of being a dominant voice. We want to hear all voices.
 - Share and make space for others to share questions and perspectives.
 - One mic, one voice.
 - Refrain from using the chat.
 - Speak only from the “I” perspective.
- As a reminder, this meeting is being recorded





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Independent School District



Approval of Minutes/Meeting Summary

Approval of Minutes

- Linked to Committee Recording and Materials
- Posted on Committee Website
<https://www.austinisd.org/advisory-bodies/bsc>
- Staff tries to capture key points. However, if a member (or staff) wants something specifically reflected in the minutes, please state that during the meeting.



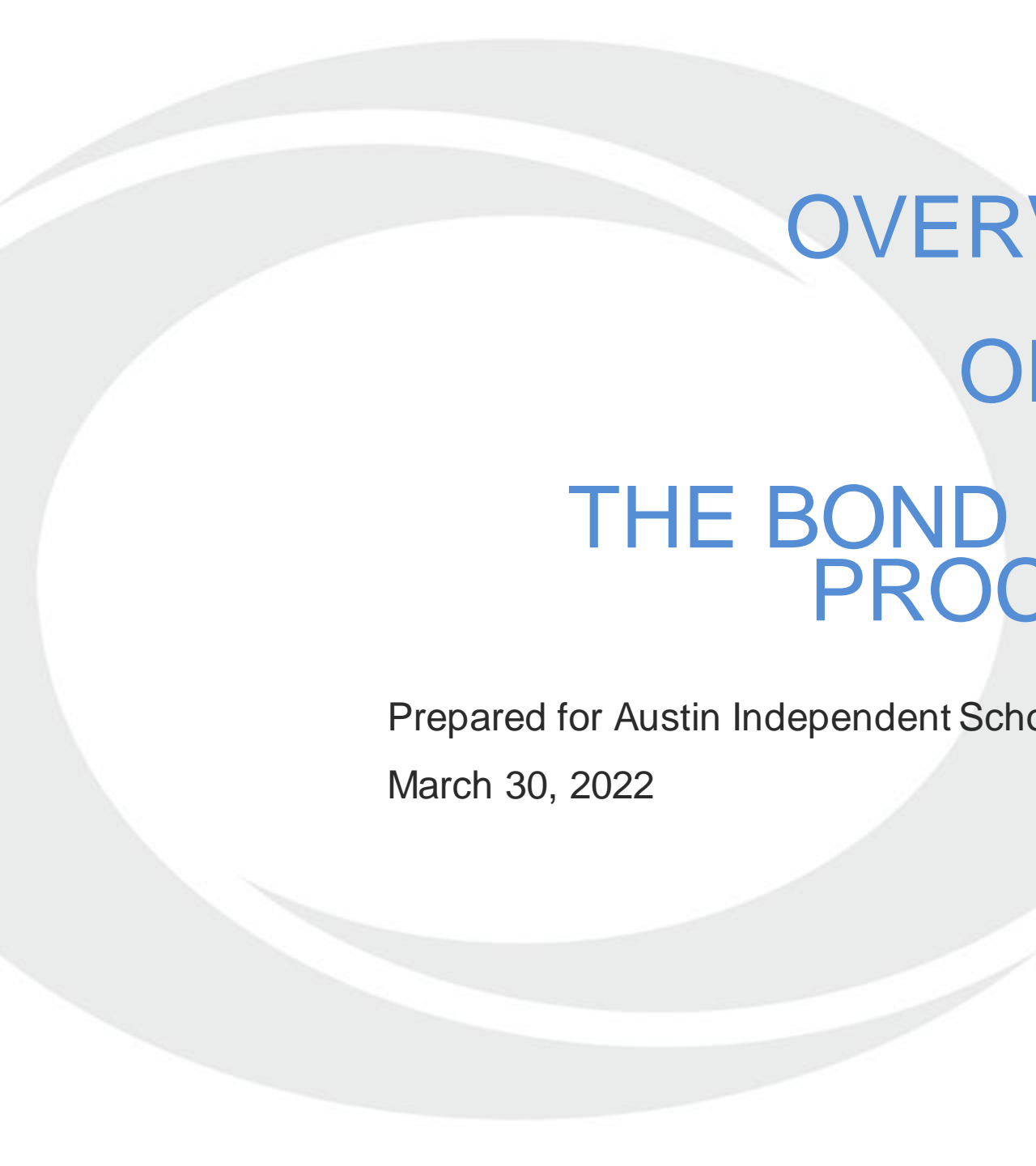


AUSTIN
Independent School District



Presentation: Overview of The Bond Elections Process

Orrick, Herrington & Sutcliffe LLP



OVERVIEW OF THE BOND ELECTION PROCESS

Prepared for Austin Independent School District Bond Steering Committee

March 30, 2022



Overview of the Bond Election Process

TOPICS COVERED

- Legal authority for Bonds/Bond Elections
- Calling the Bond Election
- What happens after the Bond Election is called?



Legal Authority for Bonds/Bond Elections

- Legal Authority – Independent School Districts
 - Article VII, Section 3 of the Texas Constitution
 - Texas Education Code, Chapter 45



Legal Authority for Bonds/Bond Elections

- **Authorized Purposes for Tax Secured School Bonds**
 - Construction, acquisition and equipment of school buildings
 - Note that "construction" includes rehabilitation, renovation, improvement, and expansion of a building
 - Purchase of sites for school buildings
 - Purchase of new school buses
 - Retrofitting of school buses with emergency, safety or security equipment
 - Purchase or retrofitting of vehicles to be used for emergency, safety or security purposes
 - Acquisition/refinancing of property financed under a contract entered under Subchapter A, Chapter 271, Local Government Code



Calling the Bond Election

- **Single Proposition vs. Separate Propositions**
 - Historically, school districts could combine an entire bond program into a single proposition
 - Legislation enacted in 2019 (SB 30) now requires a separate proposition for each of the following purposes:
 - stadium with more than 1,000 seats
 - natatorium
 - recreational facility (other than a gym, playground or play area)
 - performing arts facility
 - housing for teachers
 - technology equipment (other than equipment for security or technology infrastructure integral to construction of a facility)



Calling the Bond Election

- The Texas Attorney General's Office ("Texas OAG") must review and approve bonds issued by school districts
- Appropriate grouping of purposes and projects within propositions under SB 30 is currently a focus of the Texas OAG in connection with their review and approval of school district bonds
- Austin ISD and bond counsel should work closely to ensure that propositions comply with SB 30's requirements
- For particularly novel questions, bond counsel will seek "pre-clearance" of propositions with the Texas OAG



Calling the Bond Election

- **SB 30 Considerations**

- Sports related facilities may require separate propositions.
- Sports related facilities can be difficult to classify as either "general purpose" or "special purpose."
- Texas OAG's current approach requires classification of sports related facilities as "recreational facilities" (i.e., "special purpose" items) unless facilities are clearly within a "general purpose" safe harbor.
 - "General purpose" safe harbors include:
 - Small stadia (see next slide)
 - Gyms
 - Playgrounds
 - Play areas



Calling the Bond Election

- **SB 30 Considerations**

- To qualify for the "general purpose" safe harbor for small stadia, a facility must:
 - Be used for athletic competitions; and
 - Have some seating for spectators, but not more than 1,000 seats
- Practice areas for extracurriculars that are not used for competitions are likely not "general purpose".
- Gyms, playgrounds and play areas
 - Texas OAG has provided limited guidance.
 - Austin ISD's classification (as evidenced by names included on informational materials) may be critical to the determination.



Calling the Bond Election

- **SB 30 Considerations**

- Generally, fine arts purposes can be classified as "general purpose" projects, but performing arts facilities are "special purpose."
- What are performing arts facilities?
 - A facility with a "predominant purpose" of staging performances to audiences.
 - If staging performances to audiences is not a predominant use of an auditorium or other mixed-use facility, the facility is not a performing arts facility.
 - Texas OAG may apply the predominant use test to a portion of a school building rather than the entire building (i.e., predominant use of an auditorium within a high school rather than the entire school)



Calling the Bond Election

- **SB 30 Considerations**

- What technology equipment is considered "special purpose"?
 - Laptops and iPads should be considered "special purpose."
 - Cabling, networking equipment and other technology infrastructure necessary for a school building are "general purpose."
- A "complex" (i.e., multiple facilities on a single piece of property) may require multiple propositions
 - For example, the Texas OAG has declined to pre-clear a combined proposition for a large stadium and natatorium that were envisioned as a cohesive sports complex.



Calling the Bond Election

- **Items with short useful lives (i.e., musical instruments or iPads)**
 - Tax secured bonds may only finance "capital" expenditures
 - Item must have a useful life of more than one year to be "capital"
 - Bonds may not finance maintenance expenses, including:
 - Teacher salaries
 - Items with a useful life of one year or less
 - New useful life limitation (HB 440 in 2019)
 - District may not issue bonds if the weighted average maturity of the bond issue exceeds 120% of the reasonably expected weighted average economic life of the improvements and personal property financed with the issue of bonds.
 - This limitation generally conforms to federal tax requirements.



Calling the Bond Election

- Generally, a bond election must be held on a uniform election date:
 - the first Saturday in May; or
 - the first Tuesday after the first Monday in November
- Deadline to Call the Bond Election
 - Not later than the 78th day before a Uniform Election Date
 - November 8, 2022 election - **Monday, August 22, 2022**
 - May 6, 2023 election - **Friday, February 17, 2023**



Calling the Bond Election

Proposition – Contents

- Purpose for which the bonds are to be issued
- Principal amount of bonds authorized
- Imposition of taxes sufficient to pay the bonds

Ballot – Contents

- Plain language description of the single specific purpose
- Total principal amount of debt obligations to be authorized
- Taxes sufficient to pay the principal of and interest on the debt obligations will be imposed
- Must state “THIS IS A PROPERTY TAX INCREASE”
 - Statement must be in this exact form
 - Statement is required even if the election is not projected to require a tax rate increase



Calling the Bond Election

Considerations

- Number of propositions and grouping of purposes
 - Separate propositions now required for certain purposes
 - Alternative and contingent measures (not recommended)
- Degree of specificity
 - Limited ability to communicate with voters through proposition
 - Greater latitude for narrative description of projects and purposes using informational materials prepared by Austin ISD for purpose of communicating factual information to voters
- Preferred date for election (November vs. May)



What happens after the Bond Election is called?

- General process after calling the bond election:
 - Bond counsel assists Austin ISD staff in complying with various posting/publication requirements
 - Austin ISD provides informational materials to the public
 - Orrick reviews materials for legal sufficiency in advance
 - The Election is held
 - Board of Trustees canvasses results of the Election
 - If the Election passes, the District issues bonds from the authorization provided by the voters
- As and when necessary, Bond Counsel advises Austin ISD regarding questions and issues that arise in connection with the above process



QUESTIONS?

Orrick, Herrington & Sutcliffe LLP

Jerry Kyle, Ben Morse, Justin Rosas



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Independent School District



Presentation and Discussion BSC and Bond Timelines

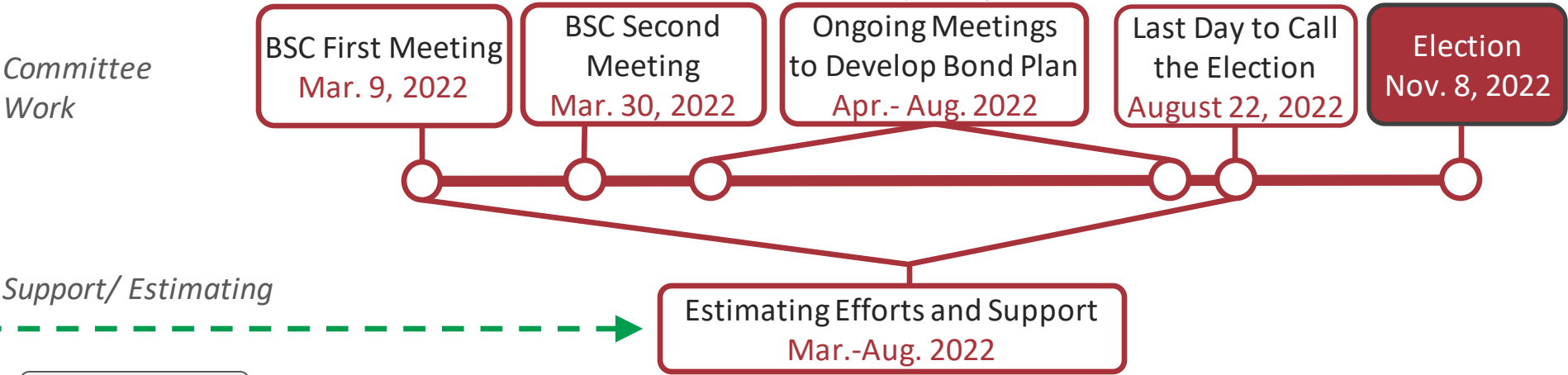
FCA & ESA



Long-range Planning (LRP)



Bond Steering Committee (BSC)



LEGEND

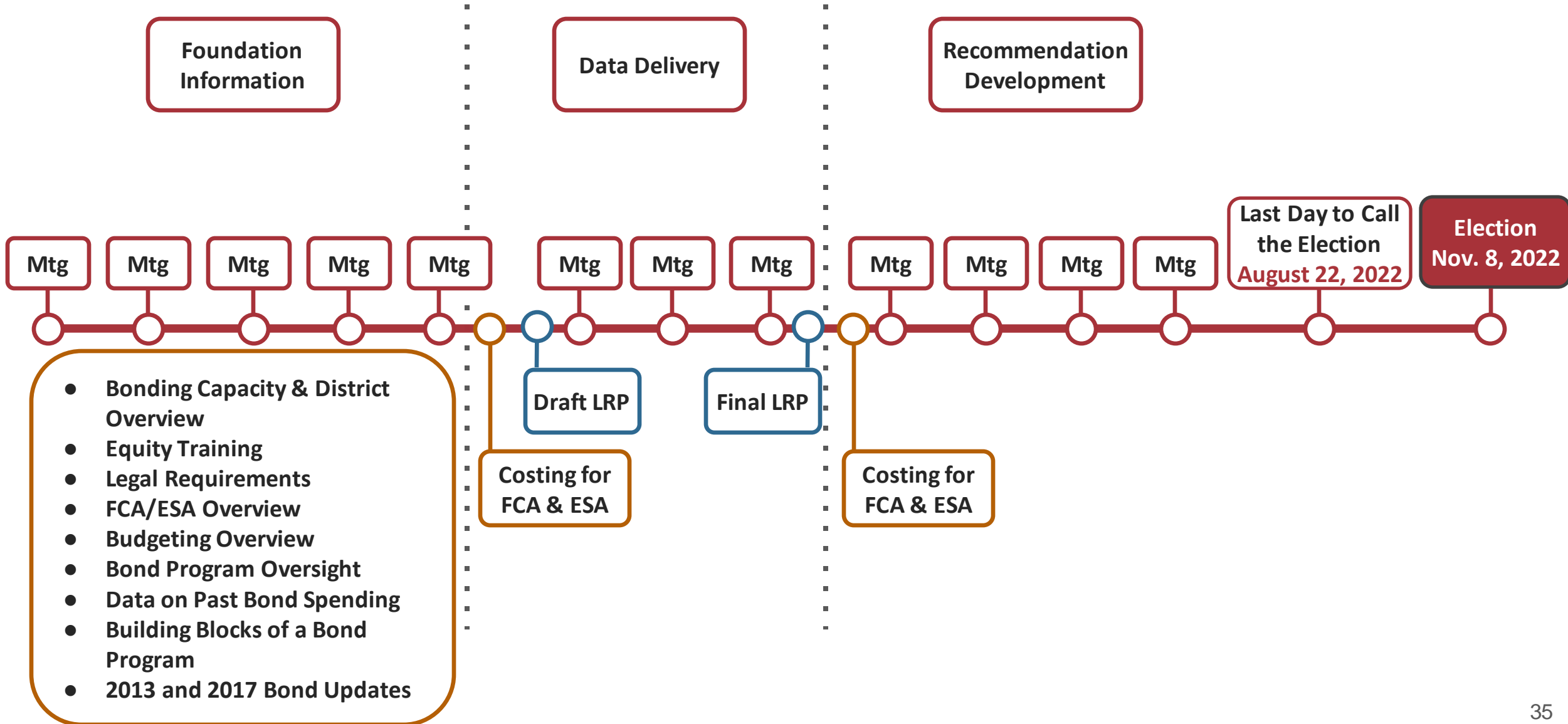
Information handoff ->

Milestones -○-

*Facility Condition Assessment (FCA) / Educational Suitability Assessment (ESA)

Bond Steering Committee (BSC)

TIMELINE





AUSTIN
Independent School District



Presentation and Discussion: Facility Conditions Assessments (FCA) and Educational Suitability Assessments (ESA)

Why Discuss FCA and ESA

- FCA + ESA (Safety portion) =
Deficiencies (HVAC, Roofing, Plumbing,
Structural, Safety)
- FCA + ESA (entirety) = Informs LRP



Facility Condition Assessment (FCA) and Education Suitability Assessment (ESA)

What is a Facility Condition Assessment (FCA)?

- The FCA evaluates the **physical condition of a facility** to measure what systems are broken, aging, etc. This includes items such as roofing, heating and air conditioning, plumbing, electrical, site drainage, and parking.

What is an Educational Suitability Assessment (ESA)?

- The ESA evaluates **how well a facility supports teaching and learning** using the district's **Educational Specifications** as the standard.

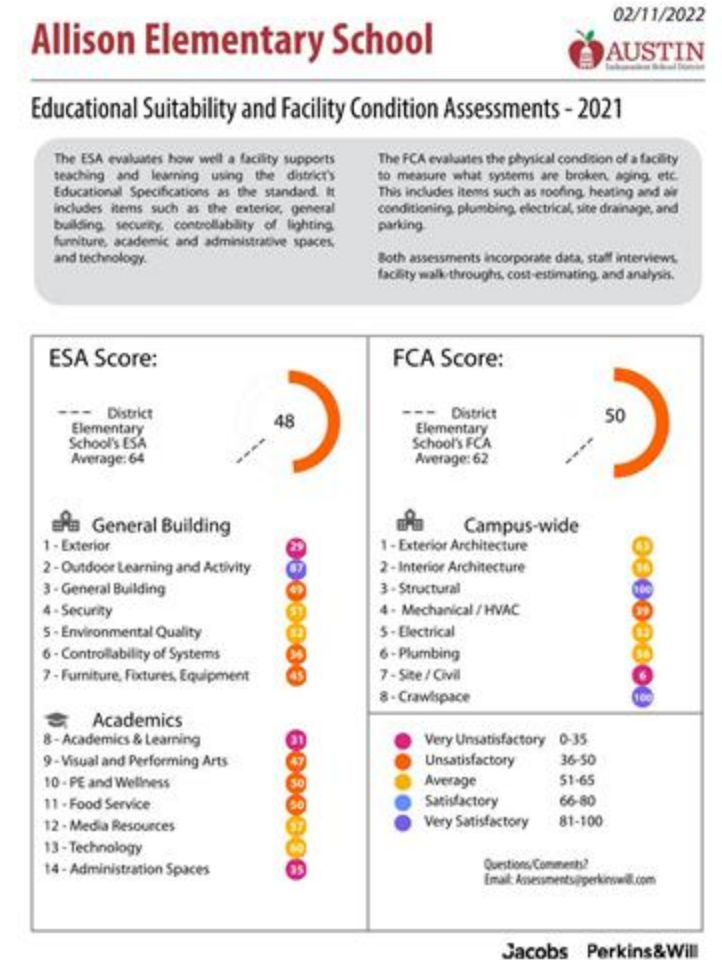


Review of Sample FCA and ESA Reports

Website Material

- Link for main FCA/ESA page: <https://www.austinisd.org/fca-esa>
- Link directly to reports: <https://austinisdplanning.com/>

Example of Summary Page



Facility Condition Assessments (FCA)



Facility Condition Assessment (FCA)

What is a Facility Condition Assessment (FCA) and what does it entail?

- The FCA evaluates the **physical condition of a facility** to measure what systems are broken, aging, etc. This includes items such as roofing, heating and air conditioning, plumbing, electrical, site drainage, and parking. The assessment incorporates data, staff interviews, facility walk-throughs, cost-estimating, and analysis.
- The process begins with collecting data through construction documents, maintenance logs, etc. Once preliminary data is gathered, an interview is conducted at each school with the principal, maintenance and operation staff and other staff and community members. Next, a team of architects and engineers of various disciplines perform an onsite evaluation at the facility.
- The assessment consists of 11 categories - Site, Roofing, Exterior, Interior, Mechanical, Electrical, Plumbing, Fire and Life Safety, Conveyances, Specialties, and Crawlspace.



Review of Sample FCA Report



Facility Condition Assessment

Austin ISD - Allison ES

Executive Summary

Allison ES is located at 515 Vargas Rd in Austin, Texas. The oldest building is 65 years old (at time of 2020 assessment). It comprises 61,426 gross square feet.

The findings contained within this report are the result of an assessment of building systems and the conditions found on the site at the time of the visit. The assessment was performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$2,934,429. A ten-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For Allison ES the ten-year need is \$10,682,291.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Assessment (FCA) score. A 5-year FCA was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCA calculation. The Allison ES facility has a 5-year FCA score of 49.69%.

Summary of Findings

The table below summarizes the condition findings at Allison ES

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
Exterior Site								
	Exterior Site	\$1,130,343	\$202,302	\$0	\$1,332,645	\$1,332,645	\$0	
Permanent Building(s)								
101A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	\$1,804,086	\$7,011,442	\$534,118	\$8,815,528	\$9,349,646	\$20,171,690	56.30%
Sub Total for Permanent Building(s):		\$1,804,086	\$7,011,442	\$534,118	\$8,815,528	\$9,349,646	\$20,171,686	
Total for Site:		\$2,934,429	\$7,213,744	\$534,118	\$10,148,173	\$10,682,291	\$20,171,686	49.69%

Items in this category are currently functioning, but are anticipated to reach end of life and will need to be replaced within 1 to 5 years

These deficiencies are components and systems that are currently broken and not functioning - also sometimes referred to as "year zero"

Items in this category are currently functioning, but are anticipated to reach end of life and will need to be replaced within 6 to 10 years

Note: Costs are in today's dollars. These also do not include project costs. This is simply the repair cost

5 year FCA =

$$\frac{\$10,148,173}{\$20,171,686} = 49.69$$



Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 – Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

Priority 3 – Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 – Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

Priority 5 – Enhancements: Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$0	\$0	\$1,130,343	\$1,130,343	38.62 %
Roofing	\$1,307,797	\$0	\$0	\$0	\$0	\$1,307,797	44.68 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$284,913	\$0	\$0	\$59,026	\$343,939	11.75 %
Interior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$43,099	\$43,482	\$0	\$0	\$86,581	2.96 %
Plumbing	\$0	\$0	\$5,417	\$46,177	\$0	\$51,594	1.76 %
Fire and Life Safety	\$6,868	\$0	\$0	\$0	\$0	\$6,868	0.23 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$1,314,665	\$328,012	\$48,899	\$46,177	\$1,189,369	\$2,927,122	

The building systems at the site with the most need include:

Roofing	-	\$1,307,797
Site	-	\$1,130,343
Exterior	-	\$343,939



Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	
Site	\$0	\$0	\$0	\$106,549	\$95,753	\$202,302
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$0	\$1,180,886	\$1,180,886
Interior	\$0	\$0	\$7,597	\$224,183	\$734,339	\$966,119
Mechanical	\$0	\$1,827,929	\$0	\$47,930	\$581,663	\$2,457,522
Electrical	\$0	\$0	\$0	\$72,955	\$1,172,612	\$1,245,567
Plumbing	\$0	\$0	\$0	\$269,016	\$391,525	\$660,541
Fire and Life Safety	\$0	\$0	\$97,533	\$141,385	\$0	\$238,918
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$308,066	\$308,066
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$1,827,929	\$105,130	\$862,018	\$4,464,844	\$7,259,921



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032		
Site	\$202,302	\$0	\$0	\$0	\$0	\$0	\$0	\$202,302
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$1,180,886	\$0	\$0	\$28,472	\$0	\$0	\$28,472	\$1,209,358
Interior	\$966,119	\$0	\$0	\$0	\$413,876	\$47,113	\$460,989	\$1,427,108
Mechanical	\$2,457,522	\$0	\$0	\$0	\$0	\$0	\$0	\$2,457,522
Electrical	\$1,245,567	\$0	\$0	\$0	\$0	\$0	\$0	\$1,245,567
Plumbing	\$660,541	\$0	\$0	\$0	\$73,129	\$0	\$73,129	\$733,670
Fire and Life Safety	\$238,918	\$0	\$0	\$0	\$0	\$0	\$0	\$238,918
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$308,066	\$0	\$0	\$0	\$0	\$0	\$0	\$308,066
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$7,259,921	\$0	\$0	\$28,472	\$487,005	\$47,113	\$562,590	\$7,822,511



Allison ES - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
PROGRAM DEFICIENCIES	ADA Compliance	484,781	EACH	5	\$832,360	1618
PUBLIC DEFICIENCIES	ADA Compliance	145,278	EACH	5	\$249,440	1617
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	28,273	EACH	5	\$48,544	1619
Sub Total for System		3	items		\$1,130,343	
Sub Total for School and Site Level		3	items		\$1,130,343	

Building: 101A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
AISD ROOFING P1	Capital Renewal	460,212	EACH	1	\$460,202	1790
AISD ROOFING P2	Capital Renewal	424,419	EACH	1	\$424,410	1791
AISD ROOFING P4	Capital Renewal	423,195	EACH	1	\$423,186	1792
Sub Total for System		3	items		\$1,307,797	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Aluminum Window Replacement	Capital Renewal	120	SF	2	\$11,967	1460
Aluminum Window Replacement	Capital Renewal	396	SF	2	\$39,492	1461
Aluminum Window Replacement	Capital Renewal	560	SF	2	\$55,847	1462
Aluminum Window Replacement	Capital Renewal	420	SF	2	\$41,885	1463
Steel Window Replacement	Capital Renewal	48	SF	2	\$6,938	1045

Note: Replace broken windows

Location: admin area

Steel Window Replacement	Capital Renewal	54	SF	2	\$7,805	1464
Steel Window Replacement	Capital Renewal	640	SF	2	\$92,507	1465
Wood Exterior Door Replacement	Capital Renewal	9	Door	2	\$28,472	1500
Exterior Cleaning	Deferred Maintenance	15,000	SF Wall	5	\$58,093	1440
Overhead Door Repainting	Deferred Maintenance	84	SF	5	\$933	1046
Sub Total for System		10	items		\$343,939	

Priority as defined on previous page

Cost of repair, in today's dollars.
Note: This does NOT include all project and program cost associated with repairs

System category - corresponds with summary page

System deficiency total - corresponds with summary page



Allison ES - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (8-10 Ft)	1,360	LF	\$106,549	4
Parking Lot Pavement	Asphalt	66	CAR	\$95,753	5
Sub Total for System		2	items	\$202,302	
Sub Total for Building -		2	items	\$202,302	

Building: 101A - Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Brick - Bldg SF basis	36,856	SF	\$1,035,454	5
Exterior Wall Veneer	Stucco - Bldg SF basis	12,285	SF	\$63,878	5
Exterior Entrance Doors	Steel - Insulated and Painted	22	Door	\$81,554	5
Exterior Entrance Doors	Wooden Door	9	Door	\$28,472	8
Sub Total for System		4	items	\$1,209,357	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Non Painted - Plaster/Gypsum Board Finish	1,229	SF	\$7,597	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	18,428	SF	\$82,574	4
Carpeting	Carpet	6,143	SF	\$77,771	4
Interior Door Supplementary Components	Door Hardware	43	Door	\$63,838	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	46,070	SF	\$191,847	5
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	3,071	SF	\$2,656	5
Suspended Plaster and	Painted ceilings	4,914	SF	\$10,234	5
Tile Wall Finish	Ceramic Tile wall	27,642	SF	\$229,479	5
Wall Paneling	Wood Panel wall	3,071	SF	\$48,160	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	46,070	SF	\$155,567	5
Compartments and Cubicles	Toilet Partitions	15	Stall	\$30,247	5
Wood Flooring	Wood Flooring - All Types	3,071	SF	\$66,149	5
Stone Facing	CMU Wall	12,285	SF	\$413,876	9
Athletic Flooring	Athletic/Sport Flooring	3,071	SF	\$47,113	10
Sub Total for System		14	items	\$1,427,109	

Cost of repair, in today's dollars.

Note: This does NOT include all project and program cost associated with repairs

Years left before component should be replaced

System deficiency total - corresponds with summary page

Note: These items also have a priority assigned to them in the raw data. That priority does not appear on this summary

System category - corresponds with summary page



Educational Suitability Assessments (ESA)



Education Suitability Assessment (ESA)

What is an Educational Suitability Assessment (ESA) and what does it entail?

- The ESA evaluates **how well a facility supports teaching and learning** using the district's **Educational Specifications** as the standard. It includes items such as the exterior, general building, security, controllability of lighting, furniture, academic and administrative spaces, and technology.
- The assessment includes interviews with campus leadership and representatives and an onsite evaluation by a team experienced in best school facility practices.
- The assessment consists of fourteen categories - seven General Building categories and seven Academic categories to determine areas that need more attention.



Educational Suitability Summary Report

Allison Elementary School

Date: 01/04/2021

Score 48% Unsatisfactory

Total ESA score for the campus

Overview of the campus

Allison Elementary School, serving an enrollment of approximately 410 students in southeast Austin, is known for its diverse curriculum and robust dual-language program. The campus is part of the Eastside Memorial family of schools, which offers STEAM programs at every grade level.

Originally built in 1955, the campus does not meet many of the current AISD Educational Specifications. Recent modernizations to the campus targeted HVAC, technology, security, civil and structural improvements, while leaving the underlying campus layout intact. The main building plan was very efficiently designed with no space for growth. Many programs including studios and special education programs are currently housed in portables. While this assessment does not cover the portables, it is assumed that spaces in portables will be found deficient. The main entry to the building is easily identifiable from the street; however, it is small and disconnected from the parking lot. Since the parking lot is located off a dead-end one-way street, cars and buses are required to navigate through neighborhood streets to get to the parking lot. There is a new apartment complex behind the school, and the road accessing the parking lot becomes very congested during pickup and drop-off.

The interior is organized into four compact academic wings with no spaces for informal interaction or collaboration. Due to the lack of collaboration spaces, small group rooms and breakout spaces, the Educational Specifications learning neighborhood model cannot be followed. The academic wings' lack of transparency and flexibility between learning spaces restricts teaching options and limits project-based learning.

Interview Overview

Overview of the interviews that were conducted

For this interview, we were joined by Principal Lupe Molina. There was a general emphasis on the need for space as well as updated facilities to support the school's enrollment. Principal Molina mentioned the age of the campus several times and noted that the facility is not conducive to collaborative learning. She hopes the future campus will provide the space and technology necessary to support 21st Century learning.

Some of the top priorities for the school include providing a dedicated community meeting room, dedicated life skills studios, areas for collaboration, and expanding the outdoor learning spaces. While the campus has a robust STEM program, there is a desire for an expanded arts program to include courses such as dance, film, photography and graphic design.



These pages contain summaries of the finding, organized by score (very unsatisfactory, unsatisfactory, etc.) and by category

Assessment Findings

The Educational Suitability Assessment of Allison Elementary School earned a 48% overall score and places the campus in a category of Unsatisfactory. The assessment consists of seven General Building categories and seven Academic categories to determine areas that need more attention.

Very Unsatisfactory Categories (0-35%):

Academics & Learning

Score is very unsatisfactory.

Studios are not part of learning neighborhoods, [REDACTED]. Movable partitions are outdated and are not being utilized. There are no breakout rooms or collaboration spaces, and the studio furnishings do not support project-based learning.

Exterior

Score is very unsatisfactory.

The building is in poor condition and needs repairs. The parking lot is in poor condition, not adequate for number of staff, has poor wayfinding signage and is disconnected from the main entrance. Traffic flow in this area is a problem. There is no separation of bus, vehicle and pedestrian traffic.

Administration Spaces

Score is very unsatisfactory.

The administration area is small with limited seating and poor acoustic privacy. There is no conference room available for public / parent use.

Unsatisfactory Categories (36-50%):

General Building

Score is unsatisfactory.

The building is showing its age and is in poor condition. The cafeteria is the only community area that can be accessed for after-hours functions without full school access. Interior corridors are wide at 8 to 10 feet.

Controllability of Systems

Score is unsatisfactory.

Some items are redacted from the report, for safety and security reasons



Sample pictures of
the findings



The media center is well-sized but needs technology upgrades and flexible furniture to fully support group work in various sizes.



The cafeteria is undersized and has no outdoor dining available. No projector or screen is present. Only one seating type exists with fixed stools.



Austin ISD Educational Suitability Assessment Criteria
General Building
School Name

Allison ES

Walk Attendees:

Travis Hughbanks, Shani Saul

Date:

01.04.2021

Category and sub-categories

Base score

Multiplier for base score

Final overall score for the category

Final score for sub-category

1 - Exterior		1	2	3	4	5	N/A	8.75	29%
1.1	Does the site permit desirable separation of vehicular, bus and pedestrian traffic?	1						1.00	1.00
1	Very unsatisfactory - Bus, car and pedestrian all happen at the same location	The front of the building is easily identifiable but the parking lot is difficult to access. It is located off a one-way street that requires cars and buses to navigate through the residential neighborhood to get to the parking lot and loading/unloading zone.							
2	Unsatisfactory - Cars and buses mix, pedestrians are separated								
3	Average - Buses, cars, and pedestrians are separate but stack space is small								
4	Satisfactory - Buses, cars, and pedestrians are separate but drop off does not have a canopy or a holding place like a commons or cafeteria								
5	Very satisfactory - Buses, cars, and pedestrians are separate and drop off area has a canopy and destination								
N/A	Does not apply								
1.2	Is the building easily identified with appropriate signage and community wayfinding?		2					0.25	0.50
1	Very unsatisfactory - Campus has no signage / wayfinding	School signage is clearly identified at the front entry, but the campus lacks wayfinding signage.							
2	Unsatisfactory - Signage/wayfinding is faded/hidden								
3	Average - Signage / wayfinding visible but not apparent								
4	Satisfactory - Signage / wayfinding is visible but not good condition								
5	Very satisfactory - Signage and wayfinding is visible and easy to use								
N/A	Does not apply								



10 - PE and Wellness		1	2	3	4	5	N/A	10.00	50%
10.1	Does the campus meet the ed spec standard for physical education program spaces?			3				Comments	1.00 3.00
1	Very unsatisfactory - Too small, missing program spaces							The gymnasium is well-sized and appears to have a new floor. The ceilings are low and the lighting is poor.	
2	Unsatisfactory - Too small, poor condition								
3	Average - Adequate size, adequate condition, needs some renovations or updates to function well								
4	Satisfactory - Good size, good condition								
5	Very Satisfactory - Generous size, excellent condition								
N/A	Does not apply								
10.2	Are the physical education storage spaces appropriately configured per the ed spec?		2					Comments	1.00 2.00
1	Very unsatisfactory - None provided							The restrooms are undersized and located directly off the gym playing floor, which makes the protruding door hardware a danger to students playing court sports. No PE faculty toilets are provided and the shower is in poor condition.	
2	Unsatisfactory - Too small, disconnected, poor condition								
3	Neutral - Adequate size, average condition, needs updates or renovations to function well								
4	Satisfactory - Good size, connected, good condition								
5	Very Satisfactory - Generous size, connected, excellent condition								
N/A	Does not apply								
11 - Food Services		1	2	3	4	5	N/A	10.00	50%
11.1	Is the Dining Commons appropriately configured per the ed spec?			3				Comments	1.00 3.00
1	Very unsatisfactory - Too small, missing program spaces							The dining commons is an adequate size but needs updating. The ceiling, paint and lighting are all in poor condition. There is no access to outdoor dining and only one indoor seating option provided.	
2	Unsatisfactory - Too small, poor condition, only one option for eating space provided, inadequate circulation								
3	Average - Adequate size and condition, needs updates or renovations to function well								
4	Satisfactory - Good size and condition, good circulation, multiple options for eating space (ex: connection to outdoor eating space)								
5	Very Satisfactory - Generous size, excellent condition and circulation, multiple options for eating space (ex: connection to outdoor eating space)								
N/A	Does not apply								
11.2	Are the Food Services support spaces appropriately configured per the ed spec?		2					Comments	1.00 2.00
1	Very unsatisfactory - None provided							No table/chair storage exists. Spaces need updating.	
2	Unsatisfactory - Too small, disconnected, poor condition								
3	Neutral - Adequate size, average condition, needs								



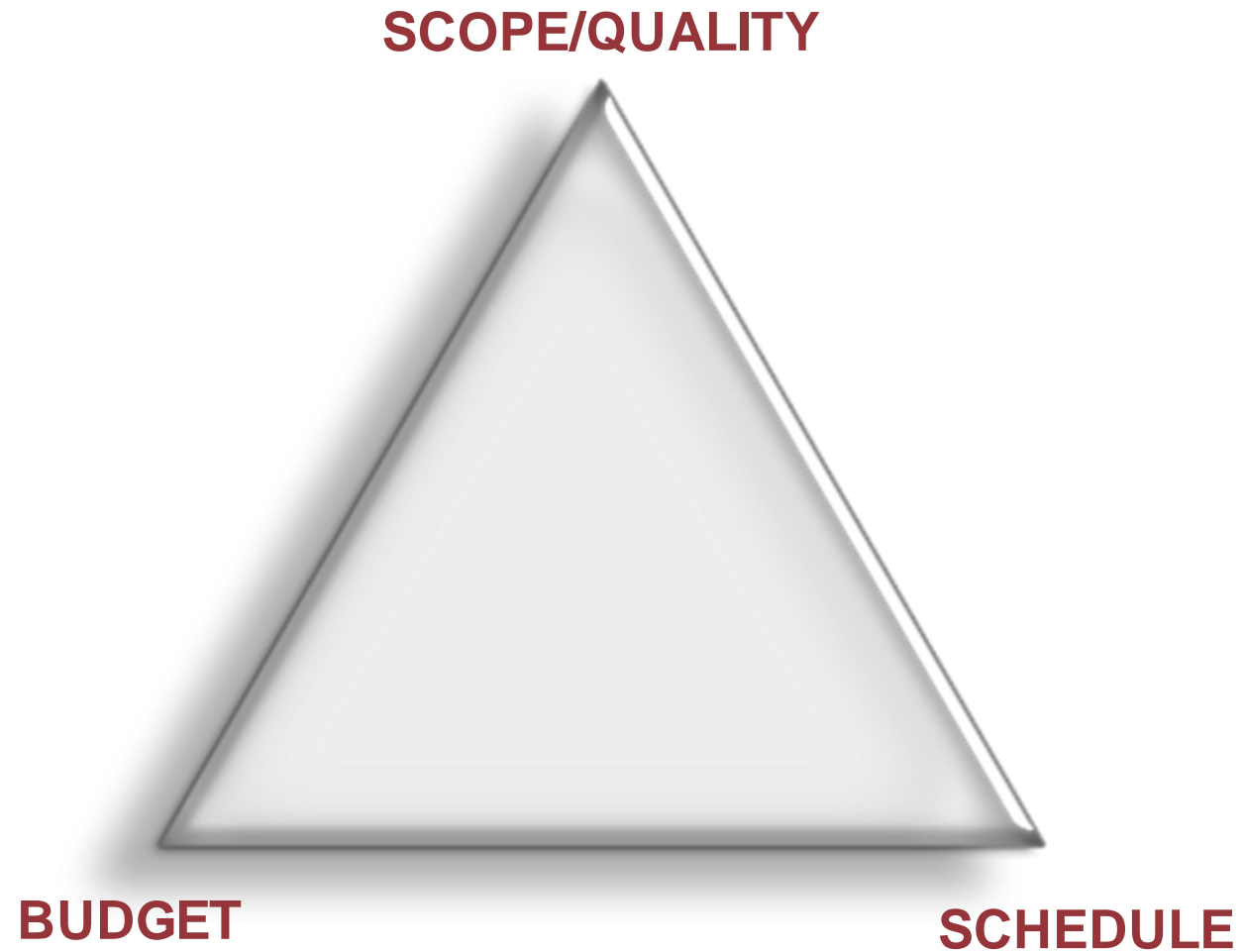


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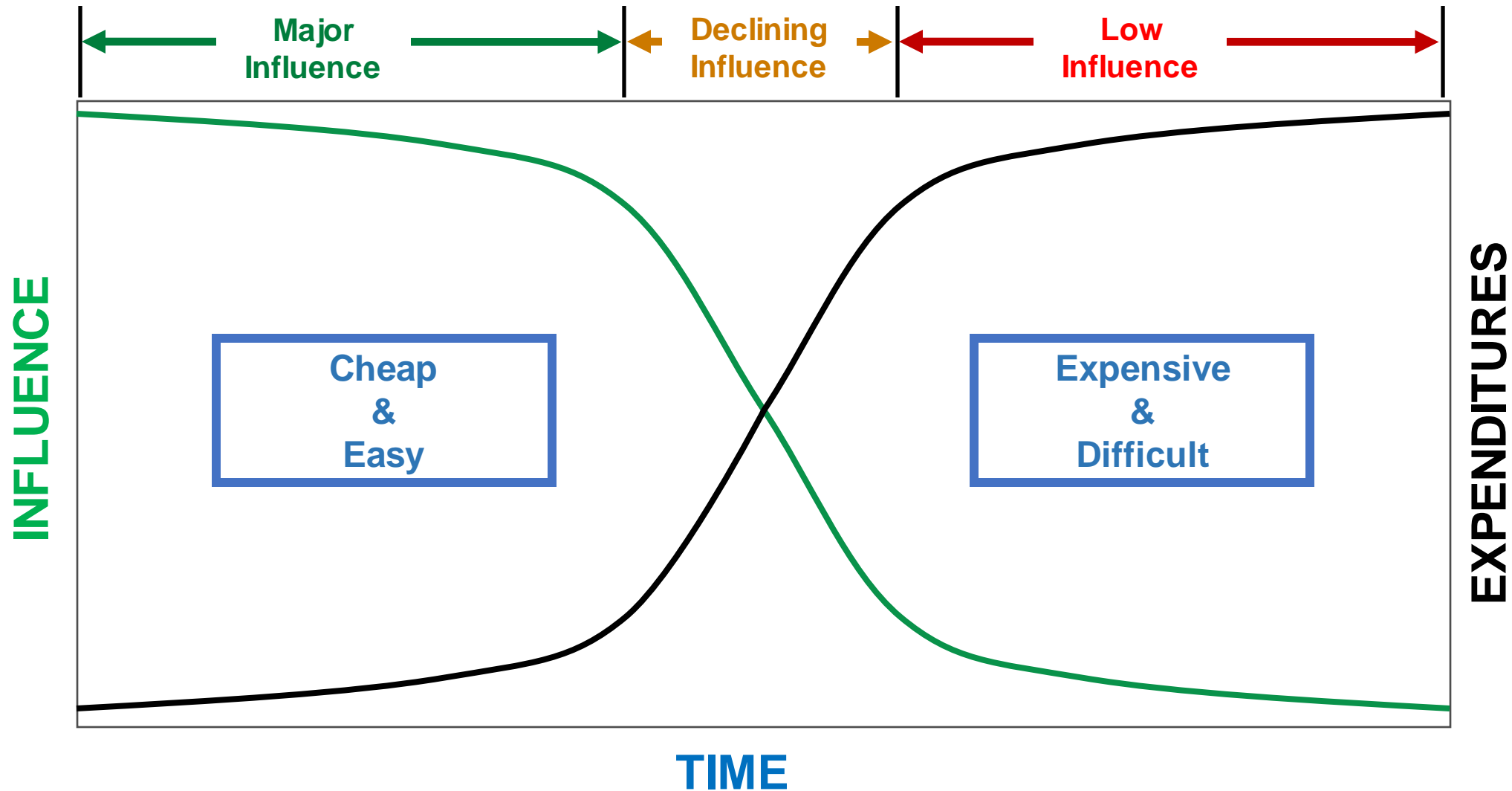
Presentation and Discussion:

Bond Project Budgets

GIVE AND TAKE



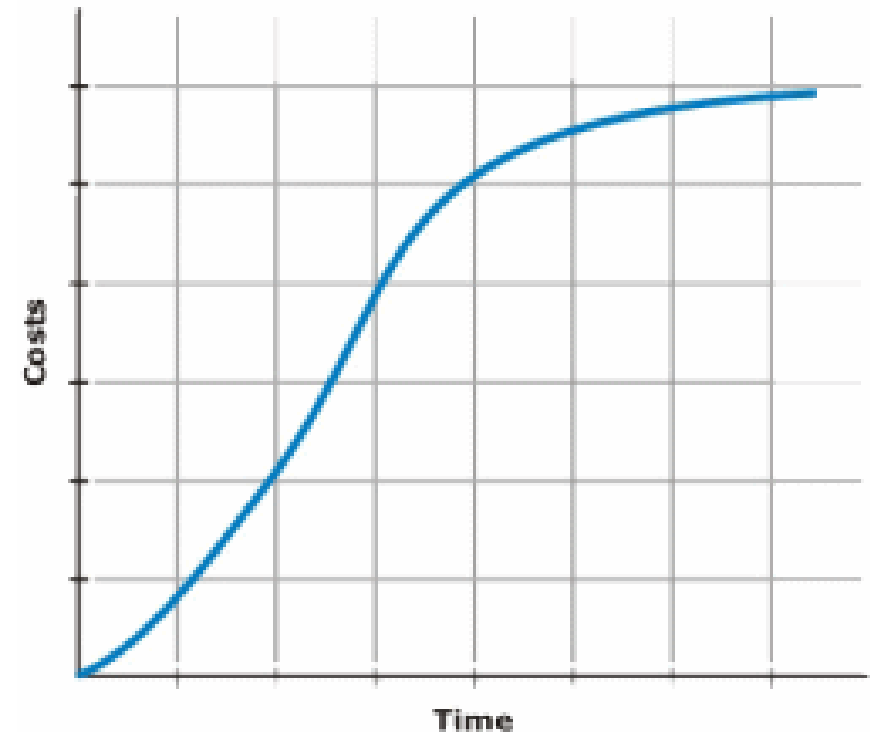
EARLY ALIGNMENT IS CRITICAL



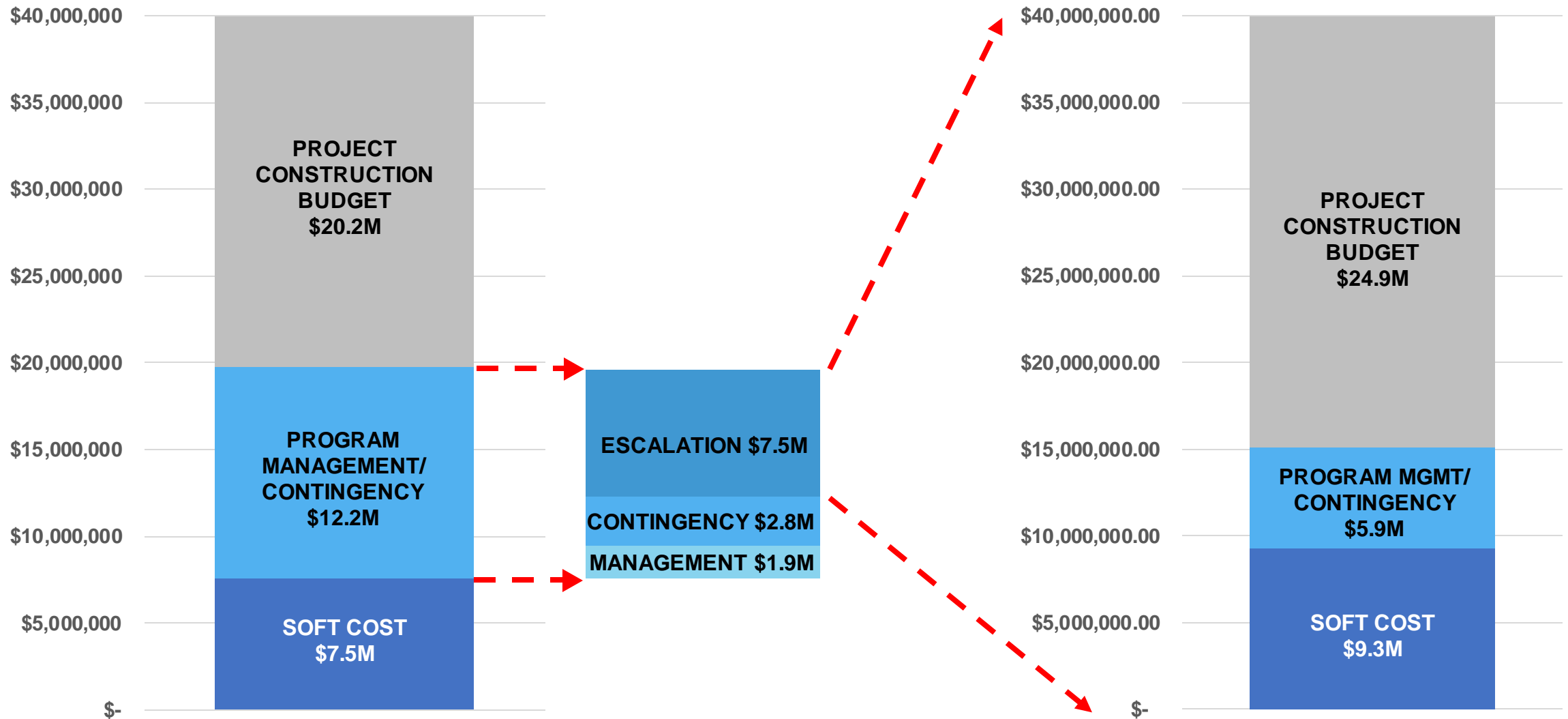
ESCALATION

Escalation is the change in the cost or price of specific goods or services in a given economy over a period

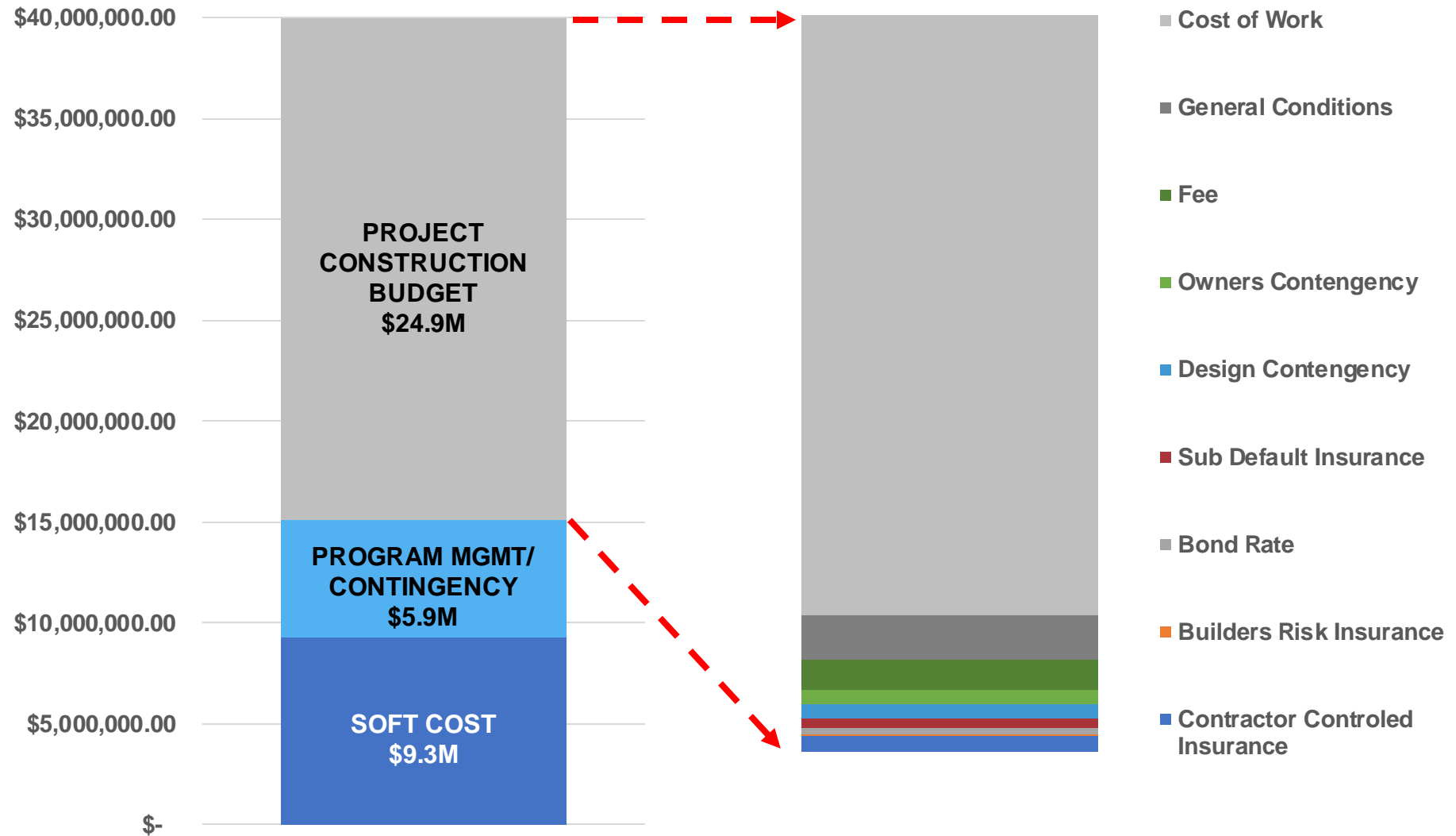
- Budgeted in 2017 bond program as 5% per year, compounded annually, to the mid-point of construction
- 2017 Bond estimates were generally in Q3, 2016
- Example – Rosedale Modernization
 - Mid-point of construction is Q3 2020
 - Basis of estimate was Q1 2017
 - 3.5 years at 5% is 18.6%
 - Escalation is \$7.45M of \$40M budget



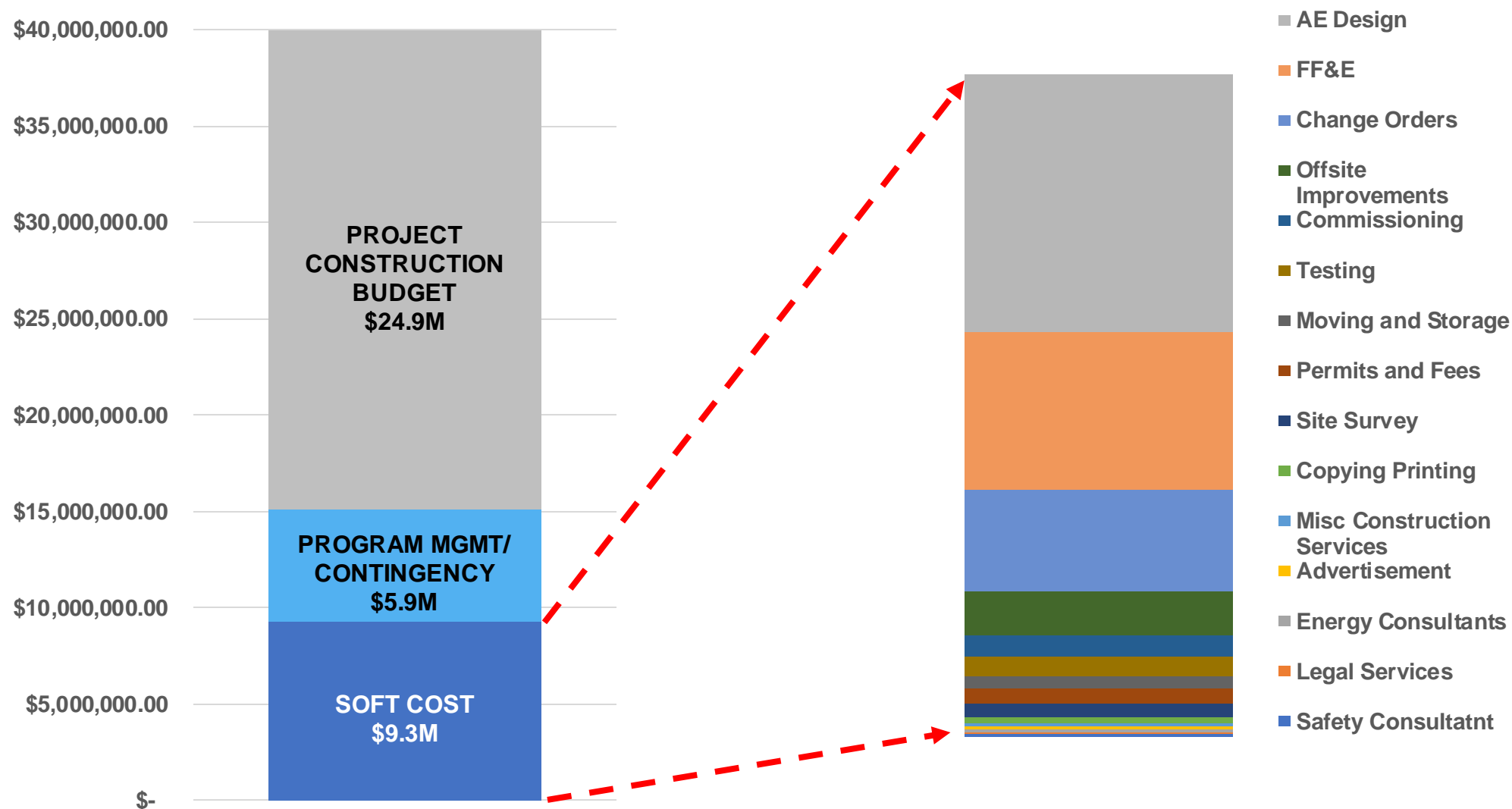
BUDGETS & DISTRIBUTING ESCALATIONS



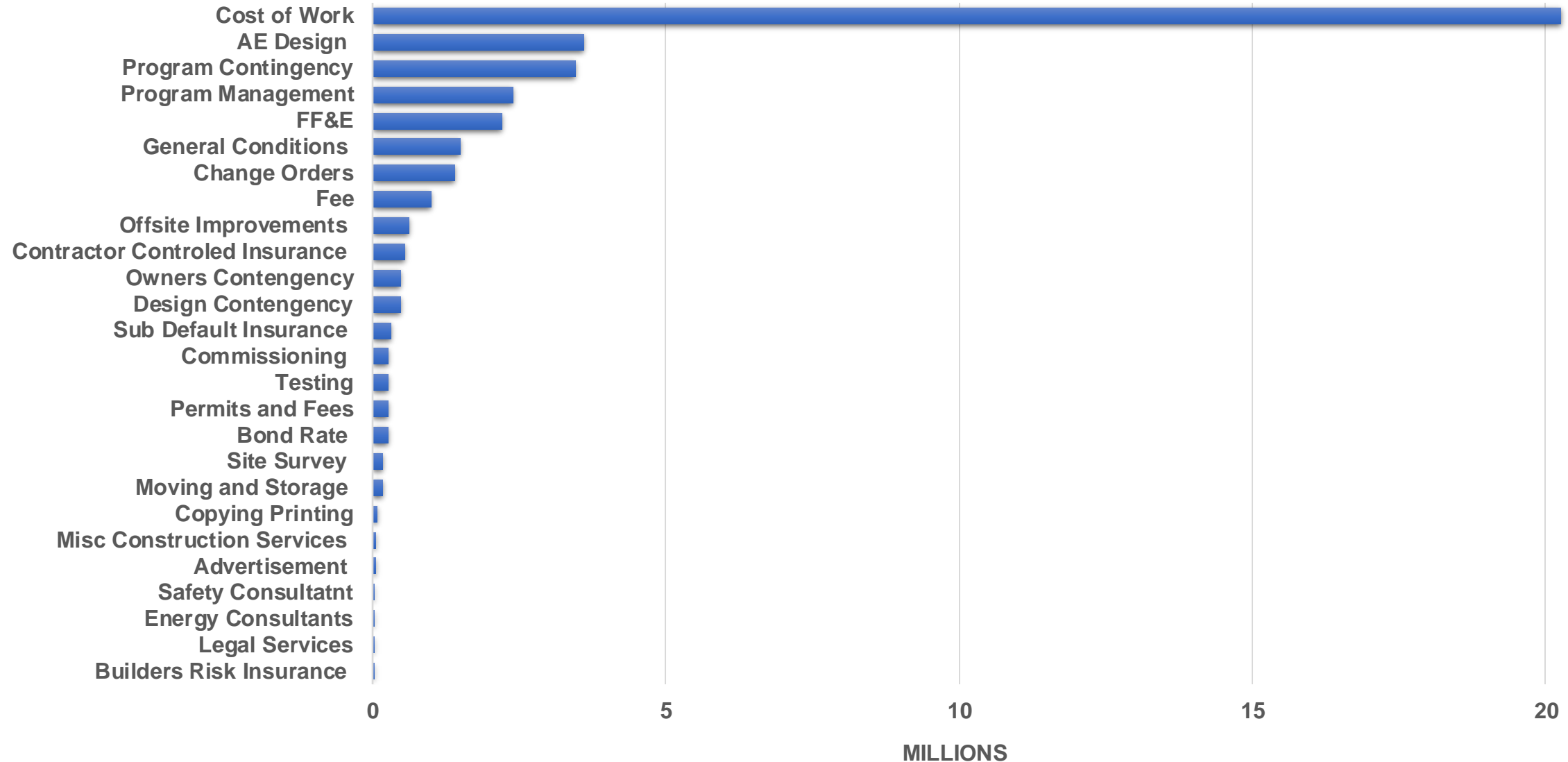
SUB-BUDGET: PROJECT CONSTRUCTION



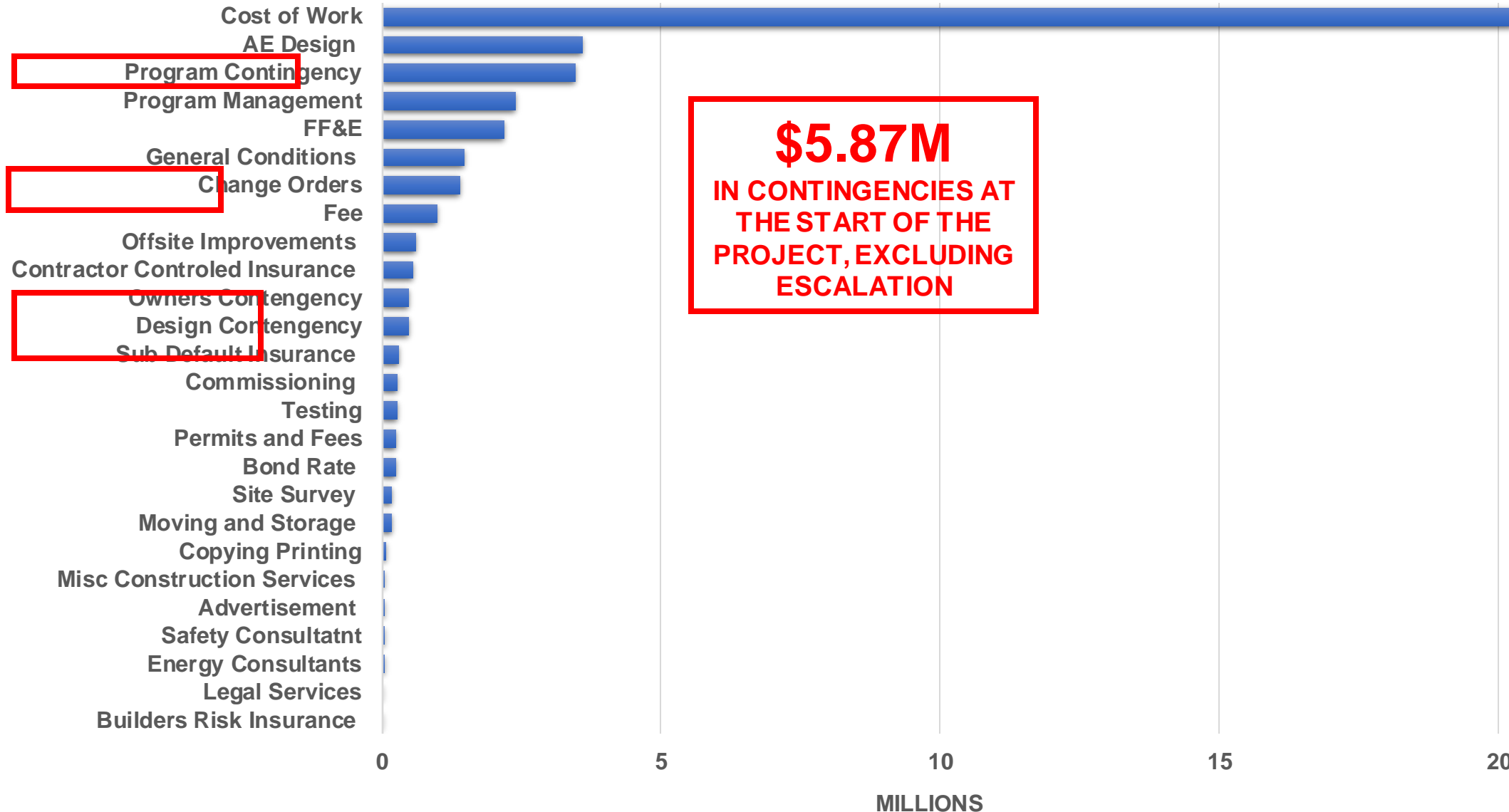
SUB-BUDGET: SOFT COSTS



ANATOMY OF A BOND BUDGET



ANATOMY OF A BOND BUDGET



SIMPLE... BUT NOT EASY



AS REQUESTED



AS INTERPRETED



AS DESIGNED



AS BUILT



AS MODIFIED



AS WANTED





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Potential Items for Future Discussion, Meeting Dates/Times, Locations

Issues Review

Needed Follow-up

- A presentation at some point on the use of the district's facility data dashboard that shows where bond funds were spent over time. (Meeting #1)
 - *Staff is developing Heat Maps and Other Data to Be Presented at Future Meeting*
- Work with committee members to further explore accountability and reporting. (Meeting #1)
 - *Staff is developing a series of data deep dives and other learning opportunities (facility tours, etc) that lend themselves to smaller breakout sessions, and can be scheduled with more flexibility to accommodate smaller groups.*
 - *Presentation on Building Bond Project Budgets (Overview), March 30 Meeting.*
- A presentation from the district's bond counsel to address legal issues on permissible uses? (Meeting #1)
 - *Bond Counsel presented at March 30 Meeting.*
- Staff is working with the Equity Office to develop equity training. (Meeting #1)



Questions and Meeting Date

- Questions?
- Next Meeting: Wednesday, April 13, 6:30 pm. to 8:30 pm. Austin ISD Central Office. Room TBD
 - Please let staff know if you have any personal logistical issues that we can help you address.
 - This is a working dinner meeting. Dinner will be provided.



Thank you!
Any questions?

Next Up: Adjourn

