



2021 Bond Pre-Planning Committee

Meeting #3

Wednesday, August 4

Southside ISD Administration Building

1460 Martinez Losoya Road; San Antonio, TX 78221

Committee Charge

The 2021 Southside ISD Bond Pre-Planning Committee is charged with becoming informed of current district needs and goals and ultimately designing a bond referendum proposal through a collaborative process that supports those district goals, meets student educational needs, reflects good stewardship, and can be supported by the Southside ISD community at large. The committee's recommendation will be presented to the Southside ISD Board of Trustees for consideration and potentially to the Southside community in the form of a bond election in November 2021.

Agenda

- | | |
|---|-------------|
| 1. Welcome (Stan Osborne, Chief Financial Officer) | 6:00 |
| 2. Address new questions and comments from previous meeting
(Stan Osborne, Chief Financial Officer) | 6:05 |
| 3. Southside ISD demographics (Templeton Demographics) | 6:15 |
| 4. Facility Assessment and Priority Codes (Luis Ahumada, PBK) | 6:30 |
| 5. Review identified district-wide repair & replacement needs
(Mike Ghormley, PBK) | 6:40 |
| 6. Project decision point homework instructions (Stan Osborne, Chief Financial Officer) | 7:05 |
| 7. Table Talk: Discuss what you've learned (all) | 7:10 |
| 8. Offer questions, comments and feedback (all) | 7:25 |
| 9. Dismiss | 7:30 |

Handouts

1. Agenda
2. Presentation Slides
3. Project Decision Point Homework



SOUTHSIDE
INDEPENDENT SCHOOL DISTRICT

2021 BOND PRE-PLANNING COMMITTEE

MEETING #3

Wednesday, August 04, 2021

6:00 PM – 7:30 PM



QUESTIONS FROM MEETING #2



FINANCIAL CAPACITY & TAX IMPACT

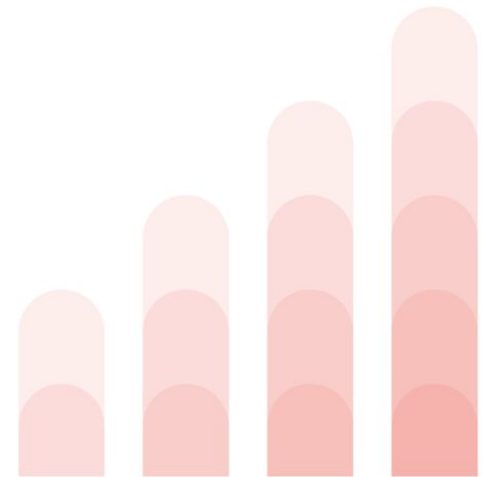


FINANCIAL CAPACITY & TAX IMPACT

HEADING

Sub-text

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DISTRICT DEMOGRAPHIC UPDATE

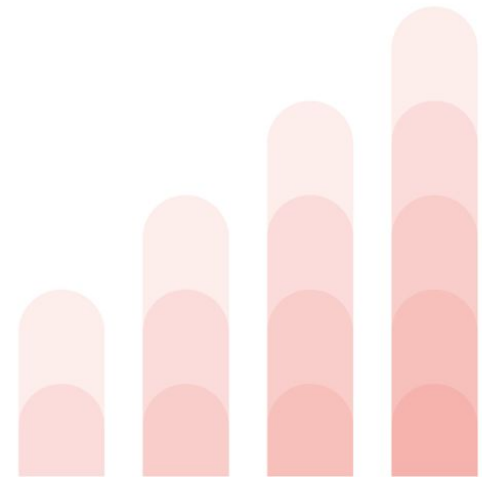


DEMOGRAPHIC REPORT

HEADING

Sub-text

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**LIFE-CYCLE
REPAIR/REPLACEMENT
NEEDS**



LIFE-CYCLE REPAIR/REPLACEMENT NEEDS

Priority 1 Items

SOUTHSIDE HIGH SCHOOL

\$9,592,762

EXTERIOR ENVELOPE // \$7,553,283

- ✓ Roof Replacements
- ✓ Window Replacements
- ✓ Waterproofing
- ✓ Wall Painting & Cleaning

INTERIOR FINISHES // \$35,100

- ✓ New Acoustical/Additional Wall Treatments

MECHANICAL SYSTEMS // \$822,454

- ✓ HVAC Repairs/Replacements
- ✓ Chillers, Boilers, Cooling Towers, Repairs/Replacements

PLUMBING SYSTEMS // \$44,550

- ✓ Drinking Fountain Replacements
- ✓ Sanitary Sewer Improvements
- ✓ Water Heater Replacements

LIFE SAFETY & SECURITY // \$35,100

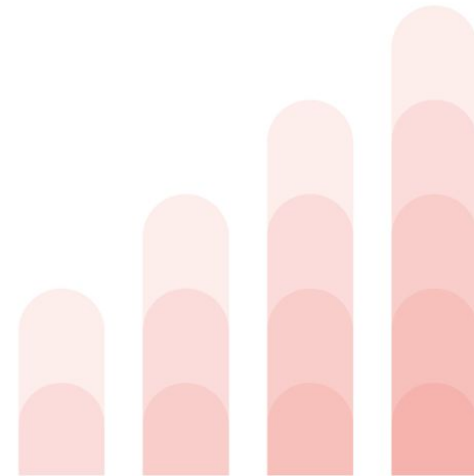
- ✓ Emergency Generator
- ✓ Exterior Lighting Replacements

FINE ARTS // \$27,000

- ✓ Seating & Stage Improvements

ATHLETICS // \$1,075,275

- ✓ Locker Room Renovation
- ✓ New Turf at Football/Track





LIFE-CYCLE REPAIR/REPLACEMENT NEEDS

Priority 1

SOUTHSIDE EARLY COLLEGE HIGH SCHOOL _____ **\$16,868,463**

EXTERIOR ENVELOPE // \$4,611,825

- ✓ Roof Replacements
- ✓ Window Replacements
- ✓ Waterproofing
- ✓ Exterior Wall Painting & Cleaning

INTERIOR FINISHES // \$1,191,700

- ✓ New Acoustical/Additional Wall Treatments
- ✓ Casework Replacements
- ✓ Ceiling Replacements
- ✓ New Interior Doors & Hardware
- ✓ New Flooring

MECHANICAL SYSTEMS // \$162,000

- ✓ HVAC Repairs/Replacements

ELECTRICAL SYSTEMS // \$506,250

- ✓ Electrical Switchgear Replacements

PLUMBING SYSTEMS // \$29,700

- ✓ Drinking Fountain Replacements
- ✓ Water Heater Replacement

LIFE SAFETY & SECURITY // \$895,455

- ✓ Emergency Generator
- ✓ Exterior Lighting Replacements
- ✓ Secure Front Vestibules
- ✓ New/Additional Security Cameras
- ✓ New Room Graphics

ATHLETICS // \$7,664,220

- ✓ Bleacher, Flooring & Scoreboard Replacements
- ✓ Gym Wall Padding, Backboards, Goals, Supports Replacements
- ✓ Locker Room Renovation
- ✓ Athletics Renovation or Addition

FURNITURE, FIXTURES & EQUIPMENT (FF&E) // \$64,800

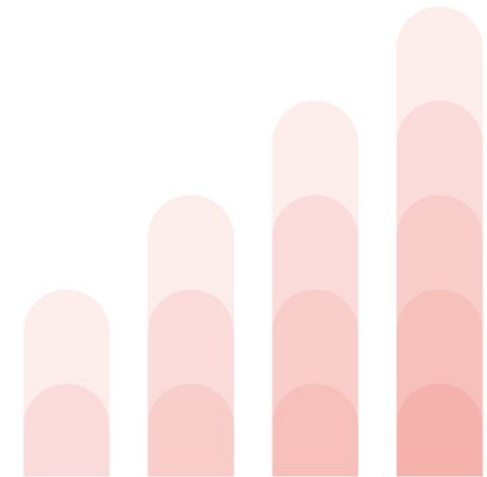
- ✓ New Next-Gen Furniture

MISC. ADDITIONS/RENOVATIONS // \$1,243,013

- ✓ Restroom Renovations
- ✓ Corridor Renovations
- ✓ Administration Area Renovation

CHILD NUTRITION // \$499,500

- ✓ Restroom and Locker Renovation
- ✓ New Hand Sinks in Kitchen





LIFE-CYCLE REPAIR/REPLACEMENT NEEDS

Priority 1

MATTHEY MIDDLE SCHOOL _____ **\$9,659,712**

EXTERIOR ENVELOPE // \$7,357,524

- ✓ Roof Replacements
- ✓ Window Replacements
- ✓ Waterproofing
- ✓ Exterior Cleaning
- ✓ New Gutters

INTERIOR FINISHES // \$675,000

- ✓ Science Lab Casework Replacements

MECHANICAL SYSTEMS // \$216,000

- ✓ HVAC Repairs/Replacements

PLUMBING SYSTEMS // \$95,850

- ✓ Drinking Fountain Replacements
- ✓ Water Heater Replacement

LIFE SAFETY & SECURITY // \$35,100

- ✓ Emergency Generator
- ✓ Exterior Lighting Replacements

FINE ARTS // \$151,200

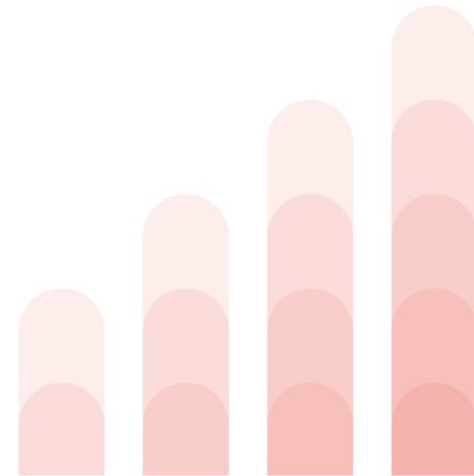
- ✓ Instrument Storage
- ✓ New/Additional Acoustical Wall Treatments

FURNITURE, FIXTURES & EQUIPMENT (FF&E) // \$82,620

- ✓ New Next-Gen Furniture

MISC. ADDITIONS/RENOVATIONS // \$1,046,419

- ✓ Library Renovation





LIFE-CYCLE REPAIR/REPLACEMENT NEEDS

Priority 1

FREEDOM ELEMENTARY SCHOOL _____ **\$6,026,353**

EXTERIOR ENVELOPE // \$3,259,464

- ✓ Roof Replacements
- ✓ Window Replacements
- ✓ Waterproofing
- ✓ Exterior Wall Cleaning

INTERIOR FINISHES // \$712,800

- ✓ New Acoustical/Additional Wall Treatments
- ✓ Casework Replacements
- ✓ Ceiling Replacements

MECHANICAL SYSTEMS // \$166,552

- ✓ HVAC Repairs/Replacements

PLUMBING SYSTEMS // \$27,000

- ✓ Water Heater Replacement

LIFE SAFETY & SECURITY // \$36,450

- ✓ Emergency Generator
- ✓ New/Additional Security Cameras

ATHLETICS // \$8,100

- ✓ Fencing around Concrete Track

FINE ARTS // \$997,313

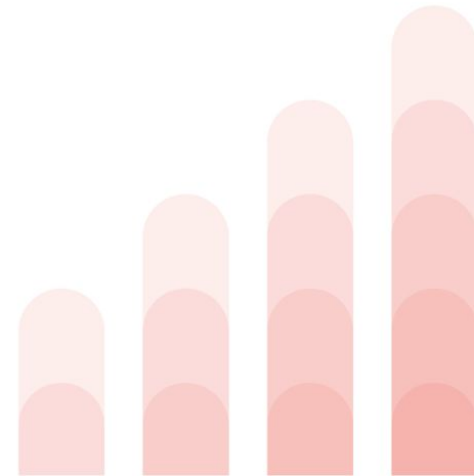
- ✓ New Acoustical/Additional Wall Treatments
- ✓ Auditorium Renovation
- ✓ Stage Curtain Replacements

FURNITURE, FIXTURES & EQUIPMENT (FF&E) // \$55,080

- ✓ New Next-Gen Furniture

CHILD NUTRITION // \$763,594

- ✓ Cafeteria Renovation





LIFE-CYCLE REPAIR/REPLACEMENT NEEDS

Priority 1

GALLARDO ELEMENTARY SCHOOL _____ **\$1,681,212**

EXTERIOR ENVELOPE // \$740,691

- ✓ Roof Repairs
- ✓ Window Replacements

MECHANICAL SYSTEMS // \$828,471

- ✓ HVAC Repairs/Replacements

PLUMBING SYSTEMS // \$43,200

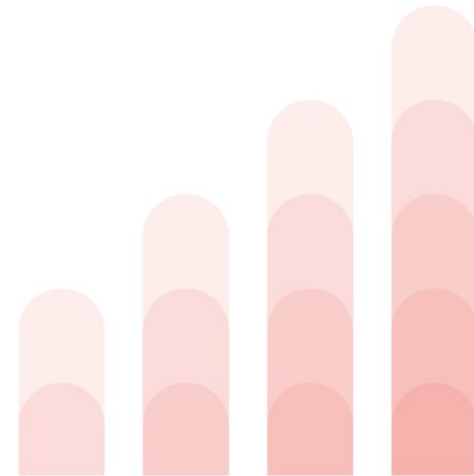
- ✓ Water Heater Replacement

LIFE SAFETY & SECURITY // \$55,350

- ✓ Emergency Generator
- ✓ New/Additional Security Cameras

CHILD NUTRITION // \$13,500

- ✓ New Hand Sink in Kitchen





LIFE-CYCLE REPAIR/REPLACEMENT NEEDS

Priority 1

HERITAGE ELEMENTARY SCHOOL _____ **\$3,592,134**

EXTERIOR ENVELOPE // \$3,172,763

- ✓ Roof Replacement
- ✓ Waterproofing
- ✓ Window Replacements

MECHANICAL SYSTEMS // \$160,171

- ✓ HVAC Repairs/Replacements
- ✓ Exhaust Fan Replacements

PLUMBING SYSTEMS // \$13,500

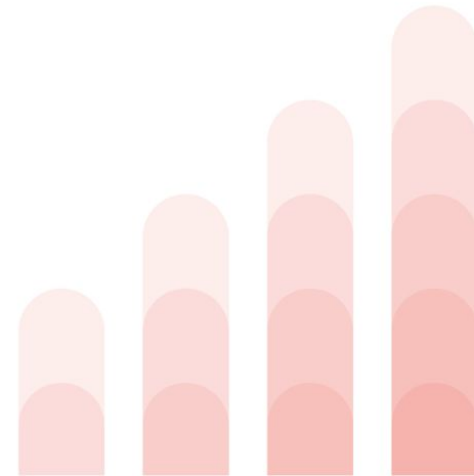
- ✓ Water Heater Replacement

LIFE SAFETY & SECURITY // \$184,950

- ✓ Emergency Generator
- ✓ Exterior Lighting Replacements
- ✓ Site Fencing Repairs
- ✓ New Marquee at Front Entrance

CHILD NUTRITION // \$60,750

- ✓ New Hand Sinks in Kitchen
- ✓ Kitchen Hood & Exhaust Fan Replacements

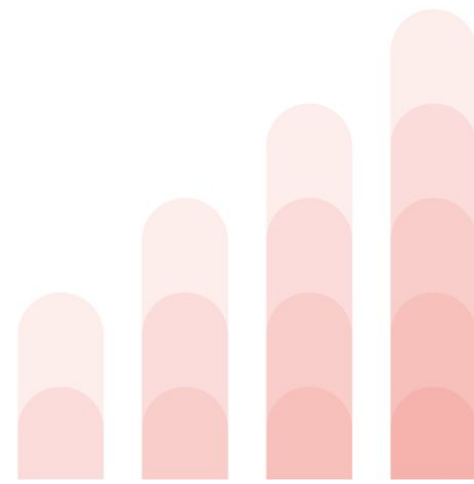




LIFE-CYCLE REPAIR/REPLACEMENT TOTALS

Priority 1

SOUTHSIDE HIGH SCHOOL (1988-2010) - 52%.....	\$9,592,762
SOUTHSIDE EARLY COLLEGE HS (2009) - 61%.....	\$16,868,463
MATTHEY MIDDLE SCHOOL (2008) - 32%.....	\$9,659,712
HERITAGE ELEMENTARY SCHOOL (1999) - 48%.....	\$3,592,134
GALLARDO ELEMENTARY SCHOOL (2002) - 51%.....	\$1,681,212
FREEDOM ELEMENTARY SCHOOL (2003) - 48%.....	<u>\$6,026,353</u>
TOTAL.....	\$47,420,636



SCENARIOS





LIFE-CYCLE REPAIR/REPLACEMENT TOTALS

Priority 1

SCENARIO 1: \$40 MILLION

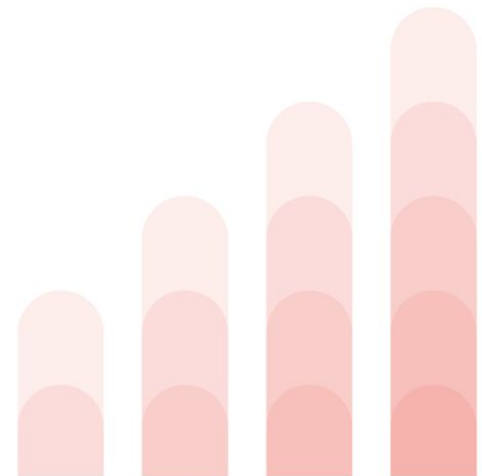
**NEW ELEMENTARY SCHOOL (\$32 MILLION)
& PRIORITY 1 ITEMS (\$8 MILLION)**

SCENARIO 2: \$40 MILLION

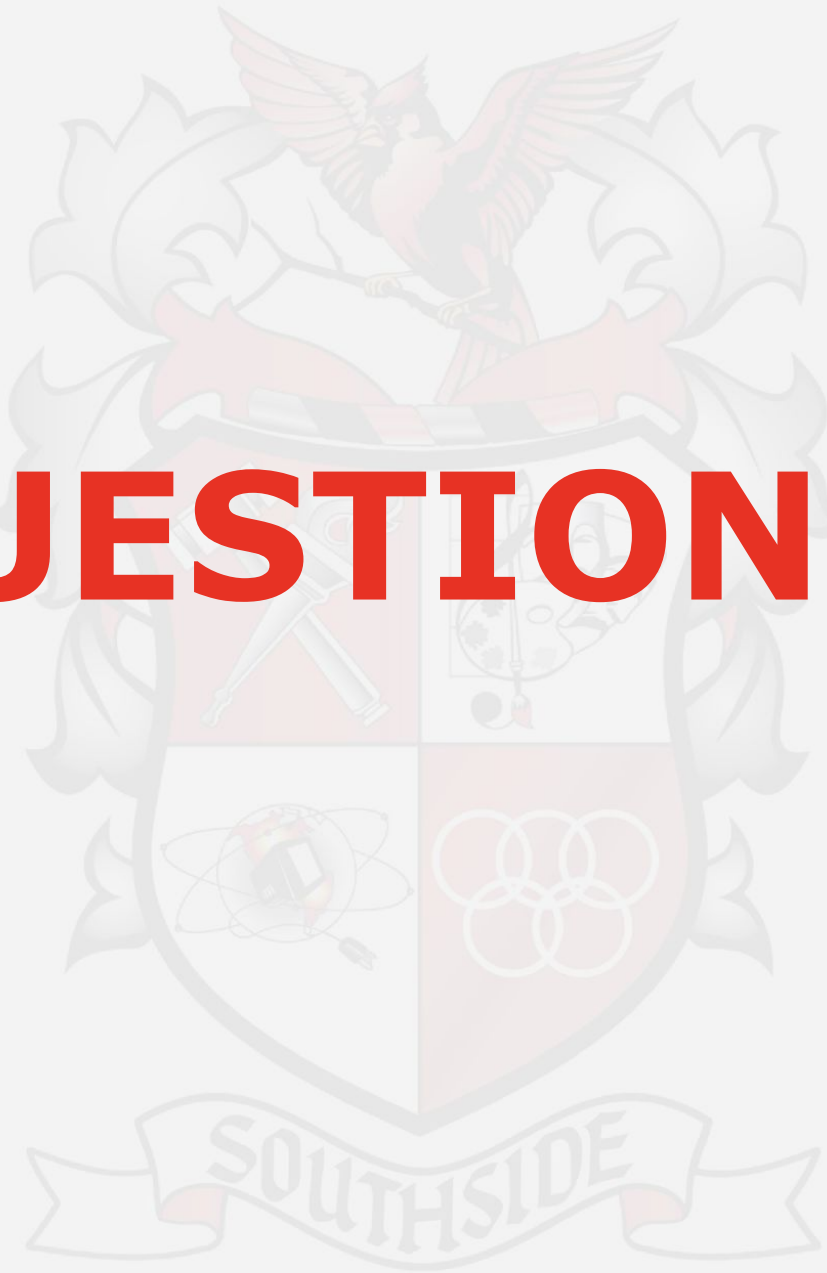
PRIORITY 1 ITEMS

SCENARIO 3: \$20 MILLION

PRIORITY 1 ITEMS



QUESTIONS?





SOUTHSIDE
INDEPENDENT SCHOOL DISTRICT

**SEE YOU
NEXT TIME!**

MEETING #4

Wednesday, August 11, 2021

6:00 PM – 8:00 PM

Southside ISD Administration Building



FACILITIES ASSESSMENT PROCESS



FACILITIES ASSESSMENT PROCESS

Introduction

In the early spring of 2021, Southside ISD initiated a comprehensive, **Facilities Condition Assessment** of Southside HS, Southside Early College HS, Matthey MS, Freedom ES, Gallardo ES & Heritage ES which concluded in June 2021.

by definition...

- A facilities condition assessment is a comprehensive, systematic evaluation of existing conditions for a facility or group of facilities.
- It involves a thorough, visual examination of the interior and exterior of each designated campus or site (beginning with a site-by-site, building-by-building, physical walk-through) in order to assess current-state conditions and anticipated remaining useful life of those buildings, sites, systems and component systems.

purpose & timing...

- Facilities assessments are essential to the long-term stewardship of facility assets and assist in maximizing the functionality, value, and useful life of educational and support facilities.
- Assessment results are also leveraged to:
 - evaluate both the adequacy and equity of existing facilities, and
 - develop and refine budgets and capital improvement plans.
- Facility assessments are commonly performed every three (3) to five (5) years.



FACILITIES ASSESSMENT PROCESS

Steps





FACILITIES ASSESSMENT PROCESS

Steps

PLAN

Initiate
Define



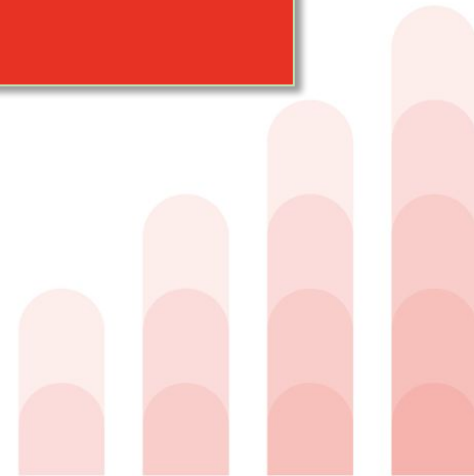
- Initiation & Pre-launch Planning Meetings
- Scope, Goals, Deliverables & Timing
- Schedule & Milestones
- District & Community Participants/Key Stakeholders
- Team Composition, Key Stakeholders, Roles & Responsibilities
- Communication, File Storage/Sharing Protocols and Building Access Requirements

DISCOVER

Collect
Reflect



- District Mission, Priorities, Initiatives & Baseline Data
- Facility Inventory & History and Capacities
- Demographics & Enrollment Data
- Maps, Floor Plans, Aerials
- Principal – Stakeholder Questionnaire





FACILITIES ASSESSMENT PROCESS

Steps

ASSESS

Relate
Validate



- Table-top Review Meetings
- Database Development
- Pilot Site Walk
- Data Entry, Classification, Prioritization, Quantification & Costing
- Line-by-Line Review Meetings
- Assessment Observations & Findings
- Facility Condition Index
- Potential Options
- Stakeholder Feedback

ADAPT

Design
Refine



- Facility Deficiencies & Opportunities
- Scenario Modeling & Feasibility (Potential Options, Costs & Priorities/Phasing)
- Community Engagement
- Planning Meetings, Deliberation & Decision-making
- Final Recommendations & Plans based on Stakeholder Feedback
- Data Entry, Classification & Prioritization
- Data Review, Analysis & Reporting
- Anticipated Costs, Funding Options & Financial Plan



FACILITIES ASSESSMENT PROCESS

Process Highlights

- ✓ The SISD Facilities Condition Assessment encompassed physical, visual observation of interior and exterior conditions at select school campuses.
- ✓ The assessments were observation-based and did not involve invasive and/or destructive investigation.
- ✓ The scope of the assessments extended to permanent structures and sites.
- ✓ The assessments were conducted by a multi-disciplinary team of architects, engineers and subject-matter experts. The physical site walks encompassed a site-by-site, building-by-building, area-by-area examination of existing conditions including building exteriors and interiors and the major systems and components of each.
- ✓ Each consultant entered their site walk data directly into the assessment database via computer and/or mobile device.

- ✓ After all facility assessment site walks were conducted, “line-by-line” discipline review meetings were held with SISD representatives to discuss and validate the deficiencies identified for each facility and to prioritize them.
- ✓ Once fully vetted, assessment data was updated, pricing and quantities assigned, and then preliminary reports were generated.



CIVIL



BUILDING ENVELOPE



ARCHITECTURE



MECHANICAL



ELECTRICAL



PLUMBING



TECHNOLOGY



LIFE SAFETY & SECURITY



SPORTS



FOOD SERVICE





FACILITIES ASSESSMENT PROCESS

Process Highlights

Priority 1 // MUST DO

Legal, Life Safety and/or Critical Replacements
Programmatic Musts

(Life Expectancy 1 to 2 years)

Priority 2 // SHOULD DO

Necessary System Repair and Replacements and/or
Curricular, Instructional or Program Needs

(Life Expectancy 3 to 5 years)

Priority 3 // WOULD LIKE TO DO

Projected Life-Cycle System/Equipment Replacements or
Curricular, Instructional & Program Enhancements

(Life Expectancy 6 to 10 years)

ADDITIONAL PRIORITY CODES:

"TBD" – To be determined

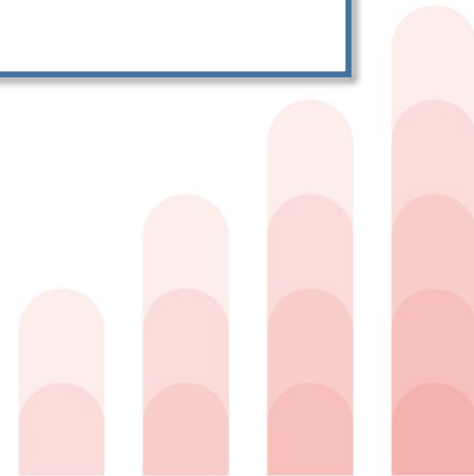
"M" – Maintenance

"N/A" – Included in another scope of work

"N/R" – Not recommended

"C" – Complete

"IP" – In Progress

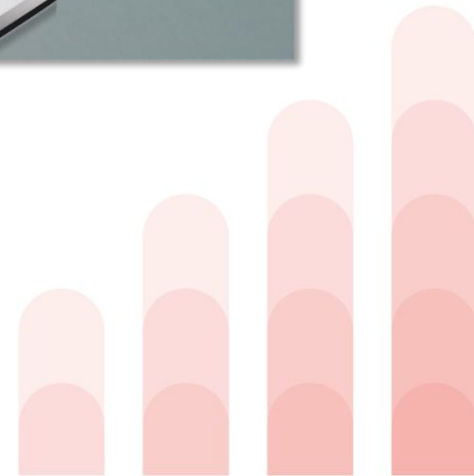




FACILITIES ASSESSMENT PROCESS

Cost Estimating

- ✓ Estimates were developed based on costs for similar projects regionally, coupled with PBK's experience and supporting database. Insight from other respected/neutral, school construction and cost estimating firms such as R.S. Means provided additional validation of the estimating methodology employed.
- ✓ It is important to note that the estimated costs for recommended scopes of work reflect 2021 dollars, including soft costs and escalation based on the assigned priority.





FACILITIES ASSESSMENT PROCESS

Soft Costs

Project Soft Costs address anticipated costs of owner-supplied items that are added to the estimated Construction Cost to determine the Total Project Cost.

Soft Costs may vary from project-to-project due to scale, project type and site conditions. Common soft cost items include, but are not limited to:

- Non-Contract Cost

Cost includes various items not included in the construction contract such as program management, surveys, geotechnical reports, accessibility review fees, utilities outside of GC contract, permitting application fees, materials testing, HVAC testing and balancing, commissioning, reimbursables, contingency, etc.

- Furniture, Fixtures & Equipment (FF&E)
- Technology Equipment
- Architectural and Engineering (A&E) Fees

SOFT COSTS

Any costs that are not direct construction costs, e.g. architectural and design fees, project management, accounting fees, taxes, legal fees, loan interests, etc.

HARD COSTS

This includes the physical actions and materials needed to raise the building. Grading, landscaping, concrete materials, plumbing and labor are examples of hard costs. If it is a permanent, physical fixture of the project, it falls under hard costs.

OTHER COSTS

Not all costs affiliated with a construction project fall neatly into these categories, and will often be their own line item. Real estate is the biggest one here - the cost of the land itself is a separate line item.



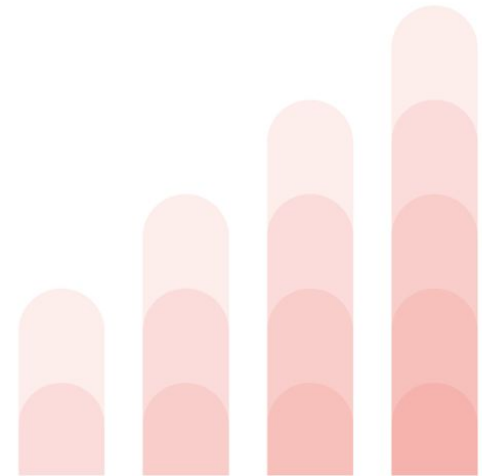
FACILITIES ASSESSMENT PROCESS

Facility Condition Index (FCI)

$$\text{FCI} = \frac{\text{total cost of existing deficiencies}}{\text{current replacement value}}$$



- An industry-standard measure used to compare relative building conditions
- Intended to be used as a tool only and not the sole determining factor in decisions
- 1:1 Replacement
- The lower the FCI, the better the condition of the building and the lower the need for remedial/maintenance work.
- An FCI of **60%** means that an investment of **60%** of the building's total cost is needed in order to keep the facility in working order.





FACILITY CONDITION INDEX (FCI) SCORES

Southside ISD Campuses

SOUTHSIDE HIGH SCHOOL (1988-2010) - 52%

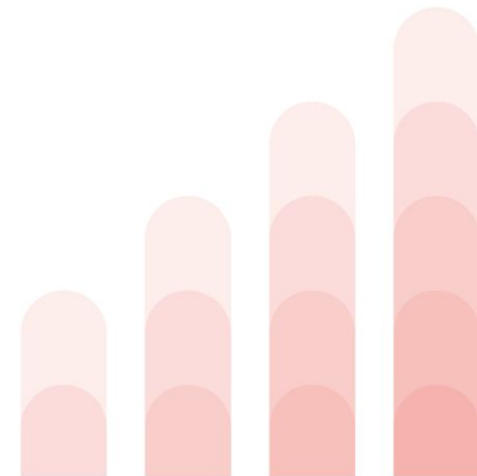
SOUTHSIDE EARLY COLLEGE HS (2009) - 61%

MATTHEY MIDDLE SCHOOL (2008) - 32%

HERITAGE ELEMENTARY SCHOOL (1999) - 48%

GALLARDO ELEMENTARY SCHOOL (2002) - 51%

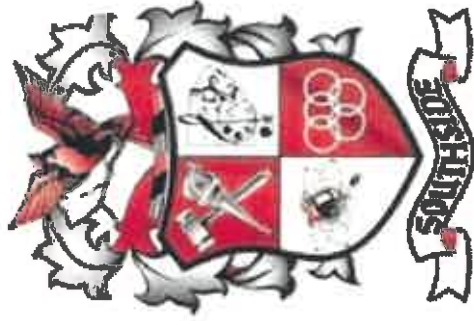
FREEDOM ELEMENTARY SCHOOL (2003) - 48%





TEMPLETON
DEMOGRAPHICS

henrywood | metrstudy



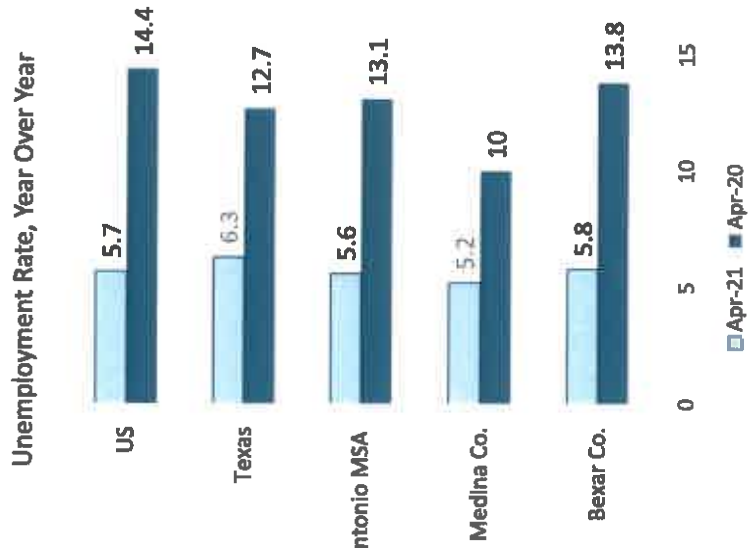
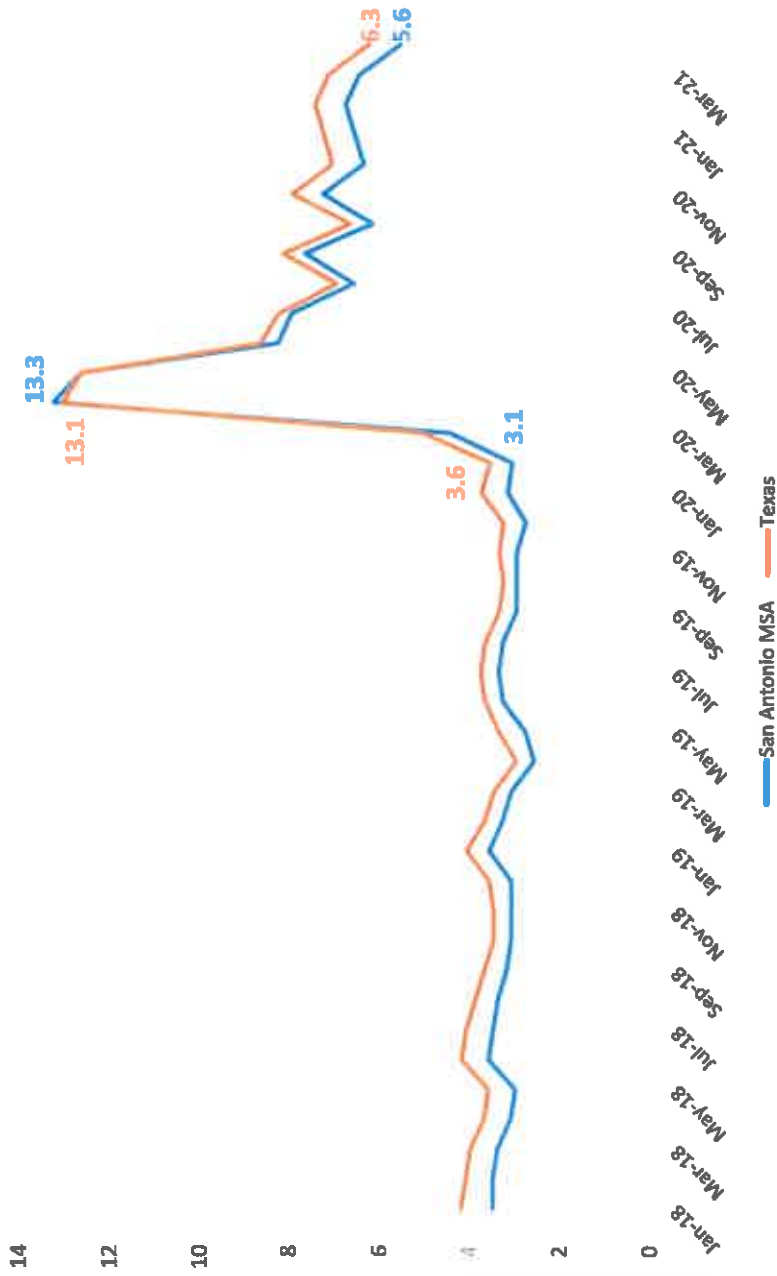
Southside
Independent
School
District

Demographic Review Summer 2021



San Antonio MSA Economic Update

Unemployment Rate, Jan 2018 – April 2021

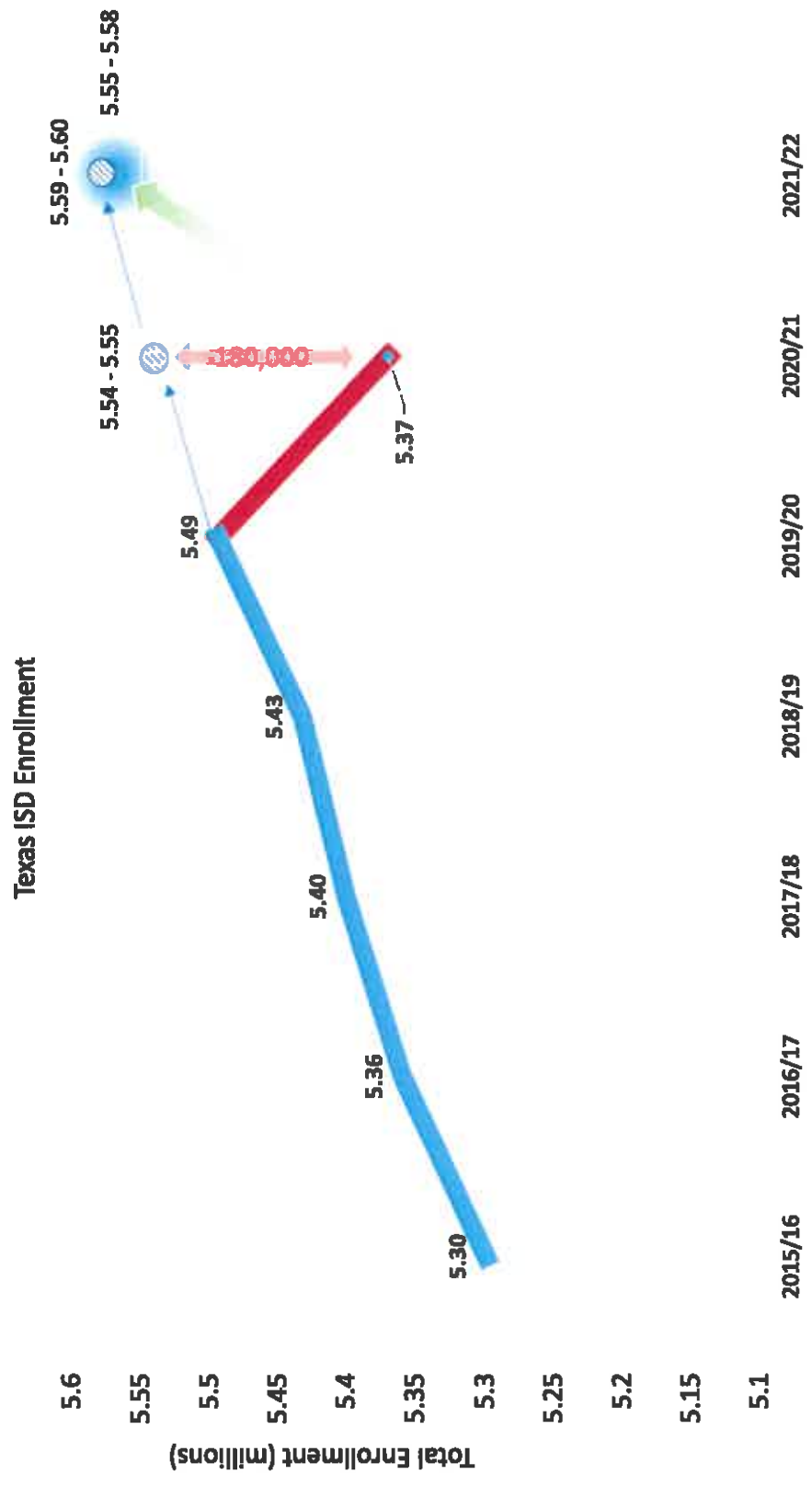


San Antonio economy is improving as businesses continue to get back to normal





State Enrollment Trends

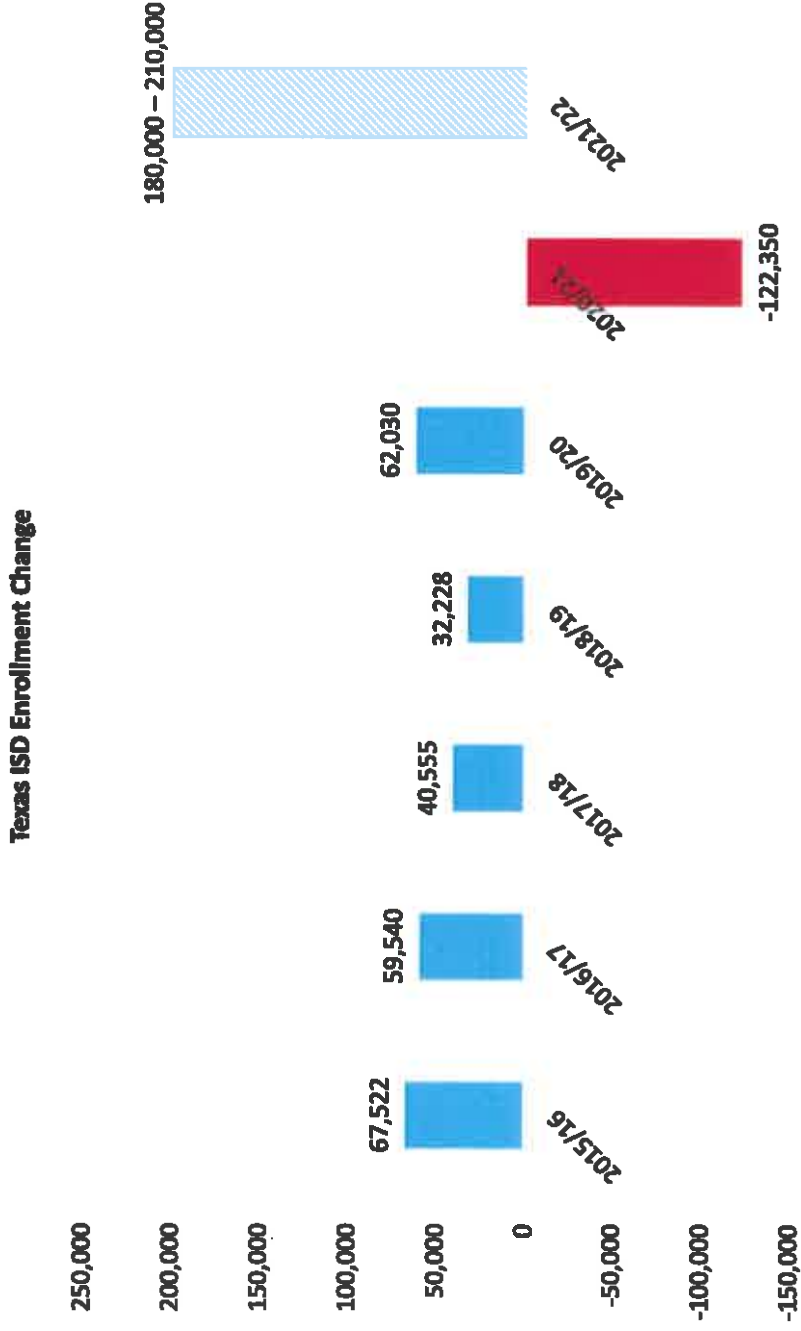


State enrollment decreased by over 120,000 students from the previous school year





State Enrollment Trends



State enrollment could be headed for a record year as the state continues to see strong population growth



Annual Enrollment Change

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	%
2015/16	8	322	357	426	435	425	466	403	381	432	428	447	391	345	319	5,585		
2016/17	13	342	357	383	447	450	442	459	419	388	462	515	357	360	320	5,714	129	2.3%
2017/18	23	311	378	375	389	454	463	430	448	411	396	517	420	318	322	5,655	-59	-1.0%
2018/19	14	326	347	391	344	416	458	473	446	424	416	522	442	353	291	5,663	8	0.1%
2019/20	17	350	382	373	385	360	420	453	463	459	441	536	422	382	338	5,781	118	2.1%
2020/21	12	224	365	400	352	384	351	420	465	474	458	507	434	344	405	5,595	-186	

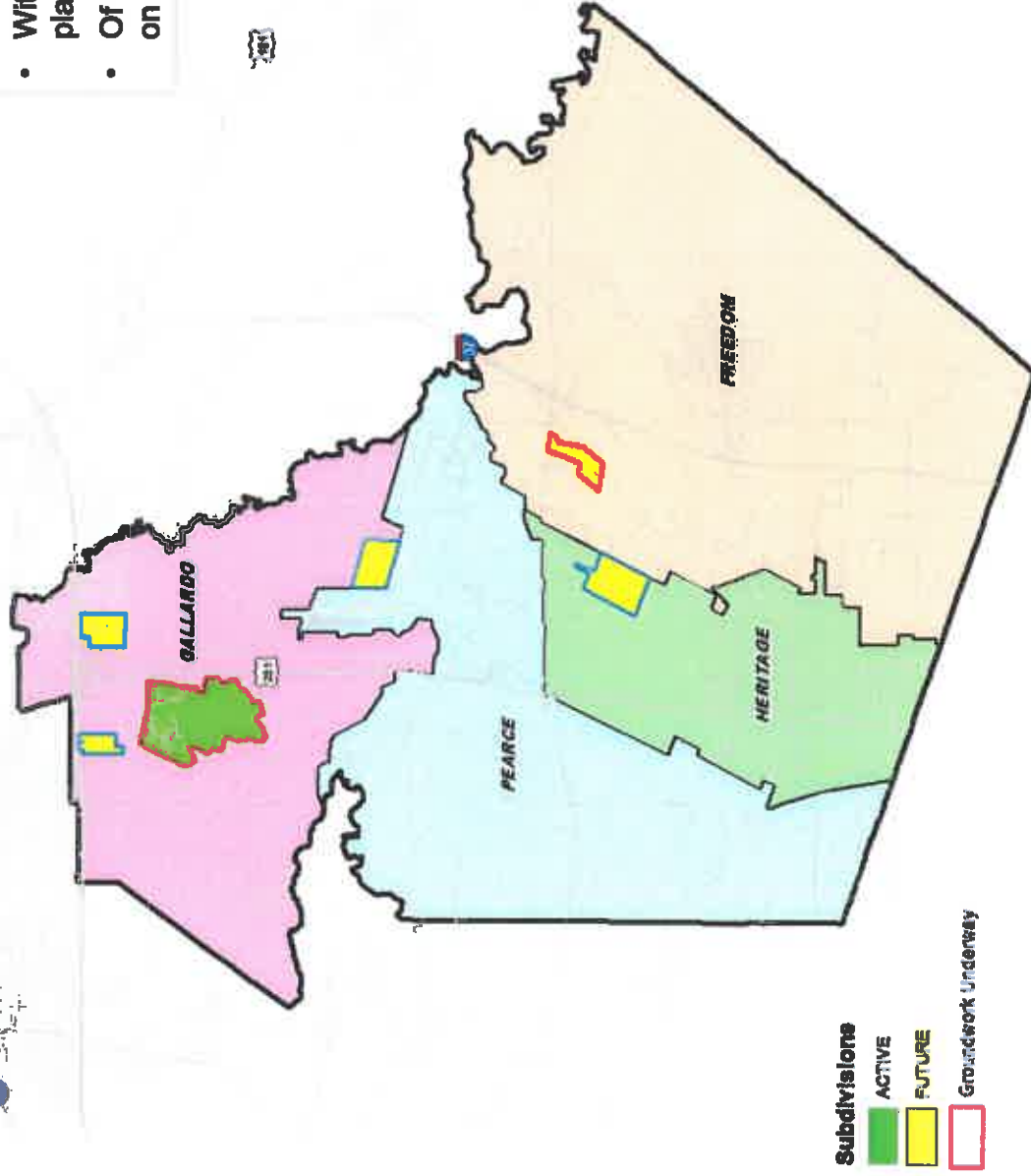
Yellow box = largest grade per year
Green box = second largest grade per year

Southside ISD enrollment impacted by "Covid" concerns dropping by 186 students
Majority of the decline in enrollment at the elementary grades



District Housing Overview – Summer 2019 Report

- The district has approx. 199 lots available to build on
- Within SISD there are approx. 5,600 planned future lots
- Of those, groundwork is underway on approx. 115 lots within SISD





San Antonio New Home Ranking Report

ISD Ranked by Annual Closings – 1Q21

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Northside ISD	4,370	4,174	2,481	4,530	29,590
2	Comal ISD	2,854	2,790	1,586	3,755	26,476
3	Judson ISD	1,825	1,744	950	1,981	3,401
4	Medina Valley ISD*	1,732	1,334	951	1,912	22,528
5	East Central ISD	1,484	1,161	822	1,569	17,662
6	Boerne ISD	956	947	565	1,494	9,899
7	Schertz-Cibolo U City ISD	984	937	573	1,378	8,370
8	New Braunfels ISD	917	750	587	930	7,725
9	Southwest ISD	524	556	220	1,019	8,812
10	North East ISD	616	528	431	881	6,223
11	San Antonio ISD	186	207	198	406	1,521
12	South San Antonio ISD	123	187	64	216	601
13	Southside ISD	175	159	90	407	8,100
14	Seguin ISD	227	114	148	825	3,464
15	Navarro ISD	208	103	134	496	3,636
16	Edgewood ISD	14	80	1	0	32
17	Alamo Heights ISD	47	34	58	84	42
18	Marion ISD	37	32	26	35	228
19	Harlandale ISD	9	14	4	140	0
20	Pleasanton ISD	8	10	4	19	0

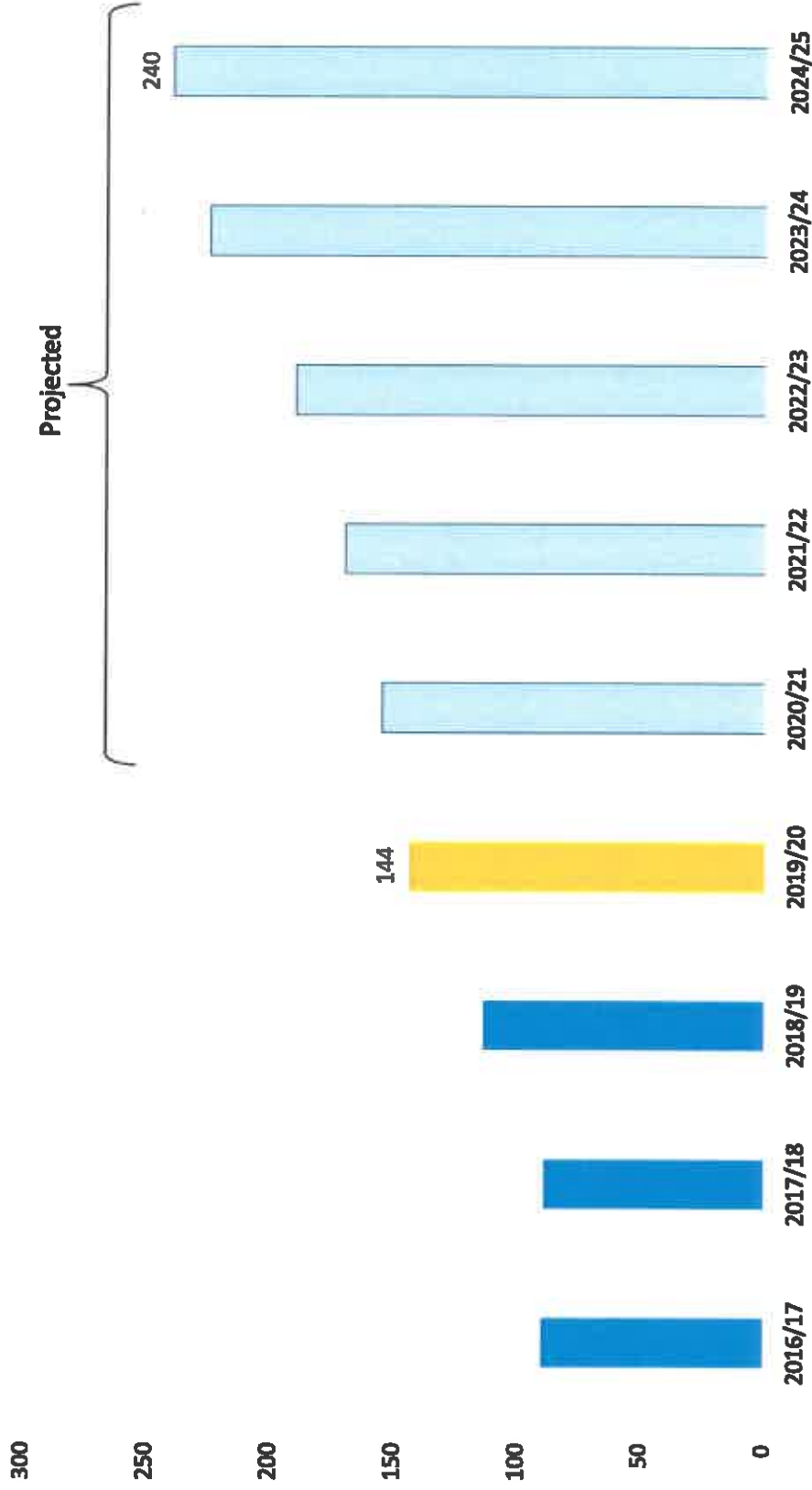
* Based on additional Templeton Demographics housing research





Forecasted SISD New Home Activity – Summer 2019 Report

Southside ISD Annual Home Closings



Southside ISD is forecasted to close roughly 170 – 240 new homes annually for the next 3-5 years





Residential Activity - Summer 2019 Report



Mission Del Lago

- 2,493 total lots
- 1,176 future lots
- 1,071 occupied lots
- 34 homes under construction
- 199 vacant developed lots
- Groundwork underway on 57 lots in Unit 11C
- Building approx. 140 homes per year
- DR Horton & Lennar
- \$170K+
- Current student yield = 0.406



Future Residential Activity - Summer 2019 Report



Chavaneaux Place

- 458 total future lots
- Stalled development while negotiating utilities extension to development

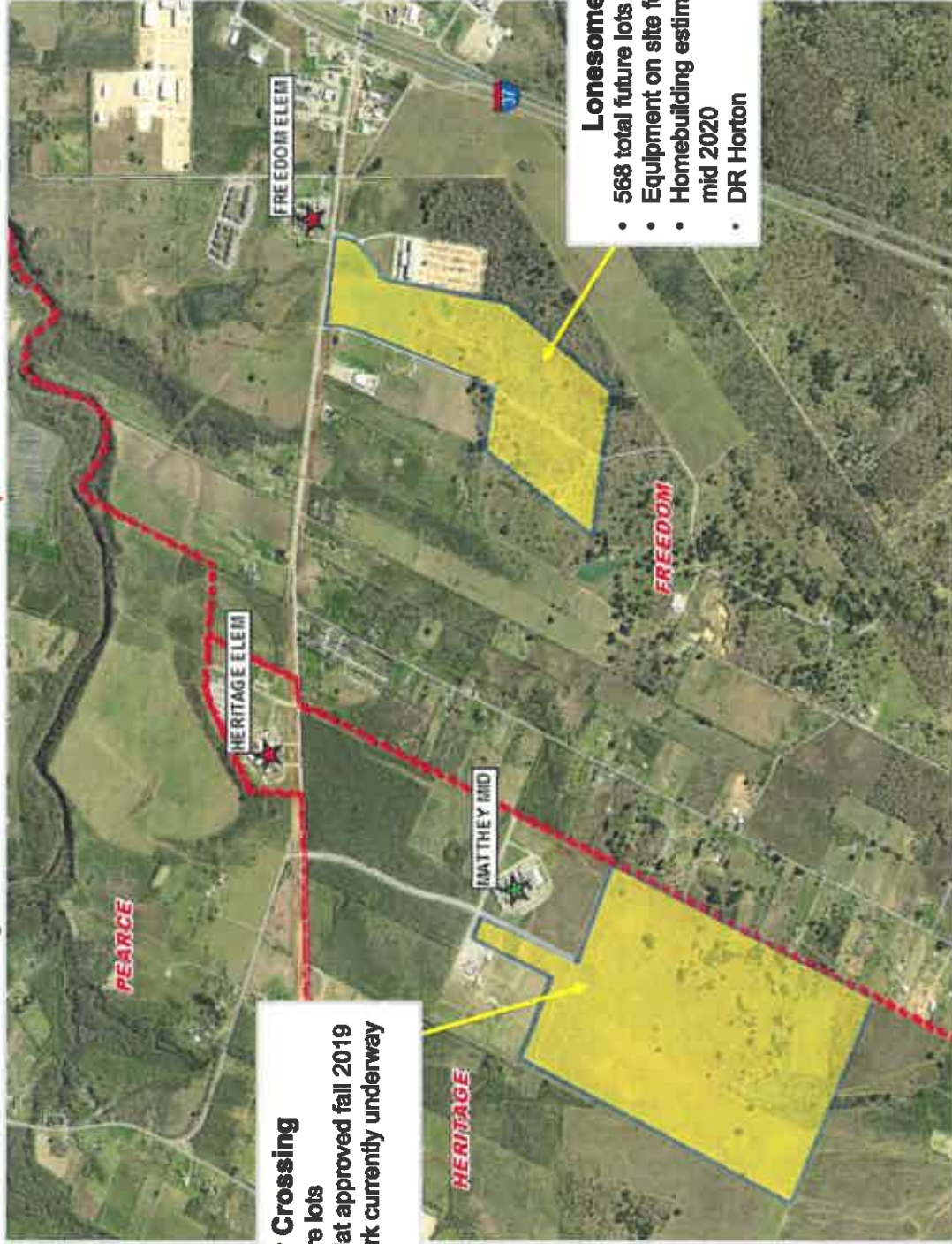
Espada

- 1,989 total future lots
- Prelim plat for Phase 1 (80 lots) & Phase 2 (73 lots) approved Spring 2019
- No groundwork underway





Future Residential Activity - Summer 2019 Report



Ruby Crossing

- 566 total future lots
- Preliminary plat approved fall 2019
- No groundwork currently underway
- Lennar

Lonesome Dove

- 568 total future lots
- Equipment on site for Unit 1 (58 lots)
- Homebuilding estimated to begin mid 2020
- DR Horton



TEA Transfer Report – Summer 2019 Report

Transfers In From	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	5 Yr Change
East Central ISD	7	7	6	10	10	3	-4
Harlandale ISD	7	3	3	3	0	0	-7
Northside ISD	11	6	6	3	3	3	-8
San Antonio ISD	16	18	3	6	3	3	-13
South San Antonio ISD	5	7	3	3	3	3	-2
Total Transfers In*	99	74	43	45	35	23	-76

Transfers Out To	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	5 Yr Change
Brooks Academy of Science and Engineering	131	148	155	159	156	176	+45
Compass Rose Academy	0	0	0	0	3	23	+23
George Gerwine Academy	19	14	19	3	3	3	-16
Harlandale ISD	42	52	59	62	65	60	+18
Idea Public Schools	35	65	79	102	196	260	+225
Jubilee Academic Center	36	40	34	33	55	45	+9
KIPP San Antonio	6	3	5	6	3	3	-3
Meadowlands Charter District	0	0	0	0	51	36	+36
New Frontiers Charter School	14	10	11	13	19	14	0
Pleasanton ISD	15	19	10	18	12	15	0
San Antonio ISD	53	32	28	32	45	60	+7
Southwest ISD	11	11	12	14	12	15	+4
Texas Can Academies	13	8	7	3	3	3	-10
Total Transfers Out*	442	461	492	511	713	798	+356



Ten Year Forecast by Grade Level - Summer 2019 Report

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Growth	% Growth
2015/16	8	322	357	426	435	425	466	403	381	432	428	447	391	345	319	5,585		
2016/17	13	342	357	383	447	450	442	459	419	388	462	515	357	360	320	5,714	129	2.3%
2017/18	23	311	378	375	389	454	463	430	448	411	396	517	420	318	322	5,655	-59	-1.0%
2018/19	14	326	347	391	344	416	458	473	446	424	416	522	442	353	291	5,663	8	0.1%
2019/20	17	350	382	373	385	360	420	453	463	459	441	536	422	382	338	5,781	118	2.1%
2020/21	17	350	392	414	370	404	370	430	457	478	475	544	509	360	368	5,938	157	2.7%
2021/22	17	350	411	431	418	387	411	379	434	465	494	605	516	430	339	6,087	150	2.5%
2022/23	17	350	432	443	434	437	396	418	381	441	485	623	546	439	410	6,252	165	2.7%
2023/24	17	350	453	468	446	454	446	402	419	388	460	609	582	464	418	6,376	125	2.0%
2024/25	17	350	474	482	481	466	466	451	402	426	404	582	565	494	441	6,501	124	2.0%
2025/26	17	350	497	510	494	503	477	467	453	409	444	510	536	480	470	6,617	116	1.8%
2026/27	17	350	520	533	523	512	515	478	468	461	417	560	473	455	457	6,739	123	1.9%
2027/28	17	350	534	535	547	541	524	516	480	476	471	527	518	401	433	6,870	131	1.9%
2028/29	17	350	503	515	549	566	554	537	518	488	487	594	487	440	381	6,986	117	1.7%
2029/30	17	350	496	508	529	568	579	567	539	526	499	614	550	413	419	7,174	187	2.7%

Yellow box = largest grade per year
Green box = second largest grade per year

The 2020 actual enrollment will likely impact the forecast decreasing the forecast by 200-300 students
The "Covid" impact on enrollment could push back the 2026 enrollment between 6,300 -- 6,500
Updated demographic study advised to get improved enrollment projections

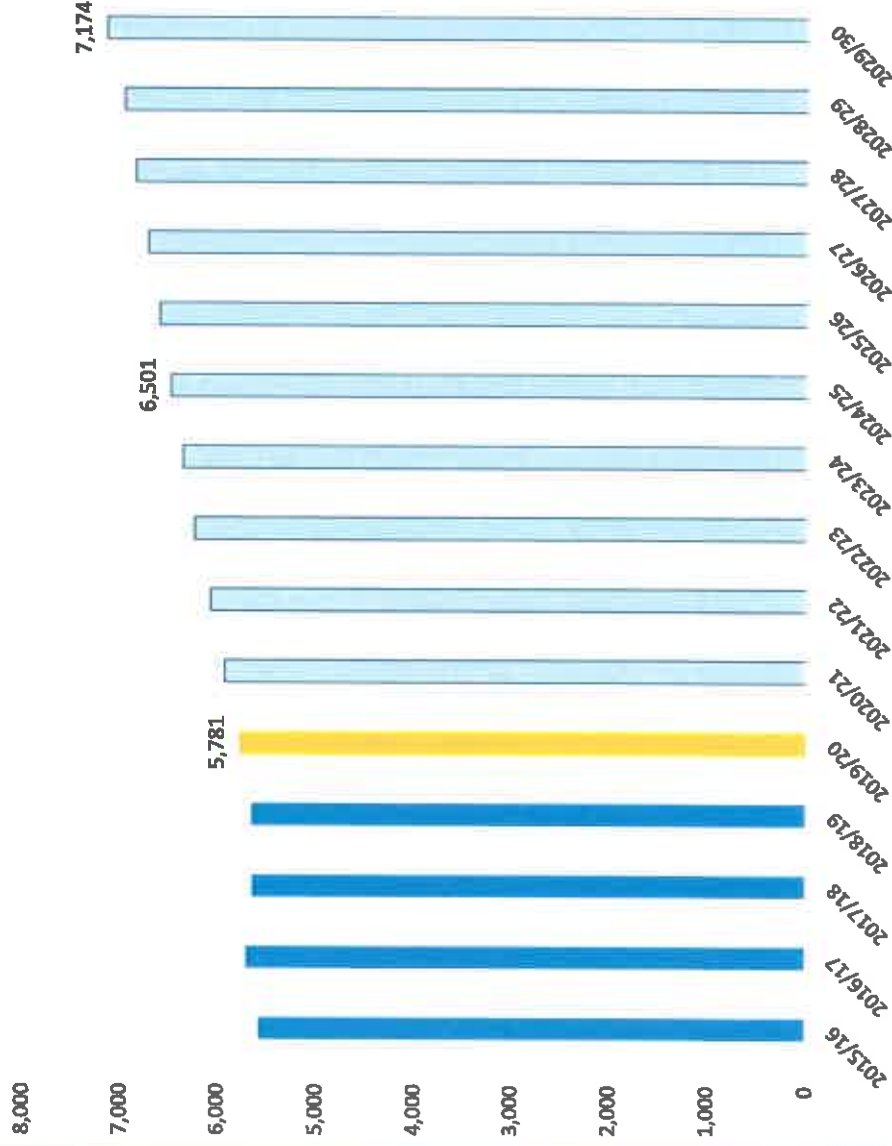
Ten Year Forecast by Campus - Summer 2019 Report

Campus	Functional Capacity	ENROLLMENT PROJECTIONS												
		2018/19	2019/20	Fall	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
JULIAN C. GALLARDO ELEMENTARY	589	442	546	749	565	596	637	675	722	757	790	824	844	853
COL. MENCHACA EC	912	687	749	759	778	799	820	841	864	887	901	901	870	863
FREEDOM ELEMENTARY	625	581	558	565	571	595	615	669	704	739	768	785	785	792
HERITAGE ELEMENTARY	608	472	431	427	436	458	481	496	511	527	548	558	558	567
W.M. PEARCE ELEMENTARY	494	463	456	431	423	438	445	459	479	505	523	534	534	539
ELEMENTARY SCHOOL TOTALS	3,228	2,645	2,740	2,747	2,804	2,927	3,036	3,187	3,315	3,448	3,564	3,591	3,591	3,614
Elementary Absolute Growth		252	95	7	58	123	110	150	128	134	116	28	28	22
Elementary Percent Growth		10.53%	3.59%	0.24%	2.10%	4.37%	3.74%	4.95%	4.01%	4.03%	3.35%	0.77%	0.77%	0.62%
JULIUS L. MATTHEY MIDDLE	790	838	697	715	696	639	617	581	615	638	685	716	716	745
LOSOYA MIDDLE	799	444	657	686	688	659	641	642	682	699	733	768	768	810
MIDDLE SCHOOL TOTAL	790	1,282	1,354	1,401	1,384	1,298	1,258	1,223	1,297	1,337	1,418	1,484	1,484	1,555
Middle School Absolute Growth		35	72	47	-17	-86	-40	-35	74	40	81	66	66	71
Middle School Percent Growth		4.36%	5.62%	3.47%	-1.21%	-6.21%	-3.08%	-2.78%	6.05%	3.08%	6.06%	4.65%	4.65%	4.78%
SOUTHSIDE HIGH SCHOOL	2,200	1,594	1,652	1,755	1,864	1,992	2,047	2,056	1,970	1,919	1,853	1,876	1,876	1,970
SOUTHSIDE ALTERNATIVE		18	35	35	35	35	35	35	35	35	35	35	35	35
HIGH SCHOOL TOTAL	2,200	1,612	1,687	1,790	1,899	2,027	2,082	2,091	2,005	1,954	1,888	1,911	1,911	2,005
High School Absolute Growth		31	75	103	109	128	55	9	-86	-51	-66	23	23	94
High School Percent Growth		1.96%	4.65%	6.11%	6.09%	6.74%	2.71%	0.43%	-4.11%	-2.54%	-3.38%	1.22%	1.22%	4.92%
DISTRICT TOTALS	6,213	5,983	5,781	5,938	6,087	6,252	6,376	6,501	6,617	6,739	6,870	6,986	6,986	7,174
District Absolute Change		328	-202	157	150	165	125	124	116	123	131	117	117	187
District Percent Change		5.8%	-3.4%	2.7%	2.5%	2.7%	2.0%	2.0%	1.8%	1.9%	1.9%	1.7%	1.7%	2.7%

“Covid” impact on enrollment could push back the capacity concerns by 2-3 years
 Updated demographic study needed to update campus projections

Key Takeaways

Enrollment Projection



- Southside ISD will continue to experience enrollment growth due to a strong local economy and future housing development
- SISD currently has more than 5,600 planned future lots
- New housing still on pace to add 170 to 240 single family homes a year for the next 5 years
- Enrollment projections need to be updated to reflect the "Covid" impact on enrollment growth

2021 BOND PRE-PLANNING COMMITTEE

SOUTHSIDE ISD PROPOSED BOND PROJECT CONSIDERATIONS

PROJECT DESCRIPTION	PROJECT COST	YES	NO
PRIORITY 1 LIFE CYCLE REPAIR/REPLACEMENT NEEDS			
<i>SOUTHSIDE HIGH SCHOOL</i>			
Exterior Envelope - Roof Replacements - Window Replacements - Waterproofing - Wall Painting & Cleaning	\$7,553,283		
Interior Finishes - New Acoustical/Additional Wall Treatments	\$35,100		
Mechanical Systems - HVAC Repairs/Replacements - Chillers, Boilers, Cooling Towers, Repairs/Replacements	\$822,454		
Plumbing Systems - Drinking Fountain Replacements - Sanitary Sewer Improvements - Water Heater Replacements	\$44,550		
Life Safety & Security - Emergency Generator - Exterior Lighting Replacements	\$35,100		
Fine Arts - Seating & Stage Improvements	\$27,000		
Athletics - Locker Room Renovation - New Turf at Football/Track	\$1,075,275		
<i>SOUTHSIDE EARLY COLLEGE HIGH SCHOOL</i>			
Exterior Envelope - Roof Replacements - Window Replacements - Waterproofing - Exterior Wall Painting & Cleaning	\$4,611,825		
Interior Finishes - New Acoustical/Additional Wall Treatments - Casework Replacements - Ceiling Replacements - New Interior Doors & Hardware - New Flooring	\$1,191,700		
Mechanical Systems - HVAC Repairs/Replacements	\$162,000		
Electrical Systems - Electrical Switchgear Replacements	\$506,250		
Plumbing Systems - Drinking Fountain Replacements - Water Heater Replacements	\$29,700		
Life Safety & Security - Emergency Generator - Exterior Lighting Replacements - Secure Front Vestibules - New/Additional Security Cameras - New Room Graphics	\$895,455		

Athletics - Bleacher, Flooring & Scoreboard Replacements - Gym Wall Padding, Backboards, Goals, Supports Replacements - Locker Room Renovation - Athletics Renovation or Addition	\$7,664,220		
Furniture, Fixtures & Equipment (FF&E) - New Next-Gen Furniture	\$64,800		
Child Nutrition - Restroom and Locker Renovation - New Hand Sinks in Kitchen	\$499,500		
Misc. Additions/Renovations - Restroom Renovations - Corridor Renovations - Administration Area Renovation	\$1,243,013		
MATTHEY MIDDLE SCHOOL			
Exterior Envelope - Roof Replacements - Window Replacements - Waterproofing - Exterior Cleaning - New Gutters	\$7,357,524		
Interior Finishes - Science Lab Casework Replacements	\$675,000		
Mechanical Systems - HVAC Repairs/Replacements	\$216,000		
Plumbing Systems - Drinking Fountain Replacements - Water Heater Replacements	\$95,850		
Life Safety & Security - Emergency Generator - Exterior Lighting Replacements	\$35,100		
Fine Arts - Instrument Storage - New/Additional Acoustical Wall Treatments	\$151,200		
Furniture, Fixtures & Equipment (FF&E) - New Next-Gen Furniture	\$86,620		
Misc. Additions/Renovations - Library Renovation	\$1,046,419		
FREEDOM ELEMENTARY SCHOOL			
Exterior Envelope - Roof Replacements - Window Replacements - Waterproofing - Exterior Cleaning	\$3,259,464		
Interior Finishes - New Acoustical/Additional Wall Treatments - Casework Replacements - Ceiling Replacements	\$4,712,800		
Mechanical Systems - HVAC Repairs/Replacements	\$166,552		
Plumbing Systems - Water Heater Replacements	\$27,000		
Life Safety & Security - Emergency Generator - New/Additional Security Cameras	\$36,450		

Fine Arts - New Acoustical/Additional Wall Treatments - Auditorium Renovation - Stage Curtain Replacements	\$997,313		
Athletics - Fencing around Concrete Track	\$8,100		
Furniture, Fixtures & Equipment (FF&E) - New Next-Gen Furniture	\$55,080		
Child Nutrition - Cafeteria Renovation	\$763,594		
<i>GALLARDO ELEMENTARY SCHOOL</i>			
Exterior Envelope - Roof Repairs - Window Replacements	\$740,691		
Mechanical Systems - HVAC Repairs/Replacements	\$828,471		
Plumbing Systems - Water Heater Replacements	\$43,200		
Life Safety & Security - Emergency Generator - New/Additional Security Cameras	\$55,350		
Child Nutrition - New Hand Sink in Kitchen	\$13,500		
<i>HERITAGE ELEMENTARY SCHOOL</i>			
Exterior Envelope - Roof Replacement - Window Replacements - Waterproofing	\$3,172,763		
Mechanical Systems - HVAC Repairs/Replacements - Exhaust Fan Replacements	\$160,171		
Plumbing Systems - Water Heater Replacements	\$13,500		
Life Safety & Security - Emergency Generator - New/Additional Security Cameras - Site Fencing Repairs - New Marquee at Front Entrance	\$184,950		
Child Nutrition - New Hand Sinks in Kitchen - Kitchen Hood & Exhaust Fan Replacements	\$60,750		
PROPOSED BOND TOTAL			

