



ALA Euclid Community Update

November 20, 2024



Purpose of Today's Meeting

- Review current Euclid campus conditions
- Review bond scope of work
- Receive your feedback to help formulate recommendation to superintendent and board



Your feedback for
recommendation to
superintendent and board

Possibility of New ALA Building

- In negotiations with Mission and partners to fund a new school that would allow consolidation of ALA campus
- Requesting a new building for the campus at a yet-to-be-determined location
- We are looking at district-owned properties within 5 miles of this location



Element 2

➤ Fund new construction of a building for the Advanced Learning Academy (ALA)

Proposal	Comments	Background
<ul style="list-style-type: none">• SAISD to construct a new Pre-K-5 ALA (at a site to be determined) using TIRZ funds.• Projected cost of \$45 million.	<ul style="list-style-type: none">• Missions expressed general interest in supporting SAISD's academic programming.• This solution solves a current challenge of an oversubscribed school and avoids use of eminent domain power to acquire needed land.	<ul style="list-style-type: none">• Proposed baseball stadium interferes with plans for an ALA expansion at Kingsbury St. and Flores St. that has been in planning since 2021.• ALA at Euclid cannot currently accommodate grades 4 and 5.

Initial Proposal to Sell

2016-2018

- SAISD conducted a sealed bid process for the sale of various surplus properties in efforts to consolidate and raise funds for a new central office.
- Among the properties under the sealed bid process were Fox Tech baseball field and the Fox Tech football field.
- SAISD approved a bid to sell the aforementioned fields to Weston Urban. A contract to sell and convey the fields was being reviewed/revised in summer and fall of 2016.
- SAISD withdraws the sale as a result of the success and growth of the Cast Tech program, which SAISD anticipated would require additional land to support future growth.

Initial Proposal to Acquire

2021-2022

- SAISD conducted a sealed bid process in late 2021/early 2022 to sell/exchange the Fox Tech baseball field.
- Weston Urban submitted a bid to exchange its nearby land for SAISD's Fox Tech baseball field.
- Issues in the negotiation related to soil remediation of Weston Urban's land and indemnity (among other issues) resulted in a withdrawal from the negotiation by Weston Urban.

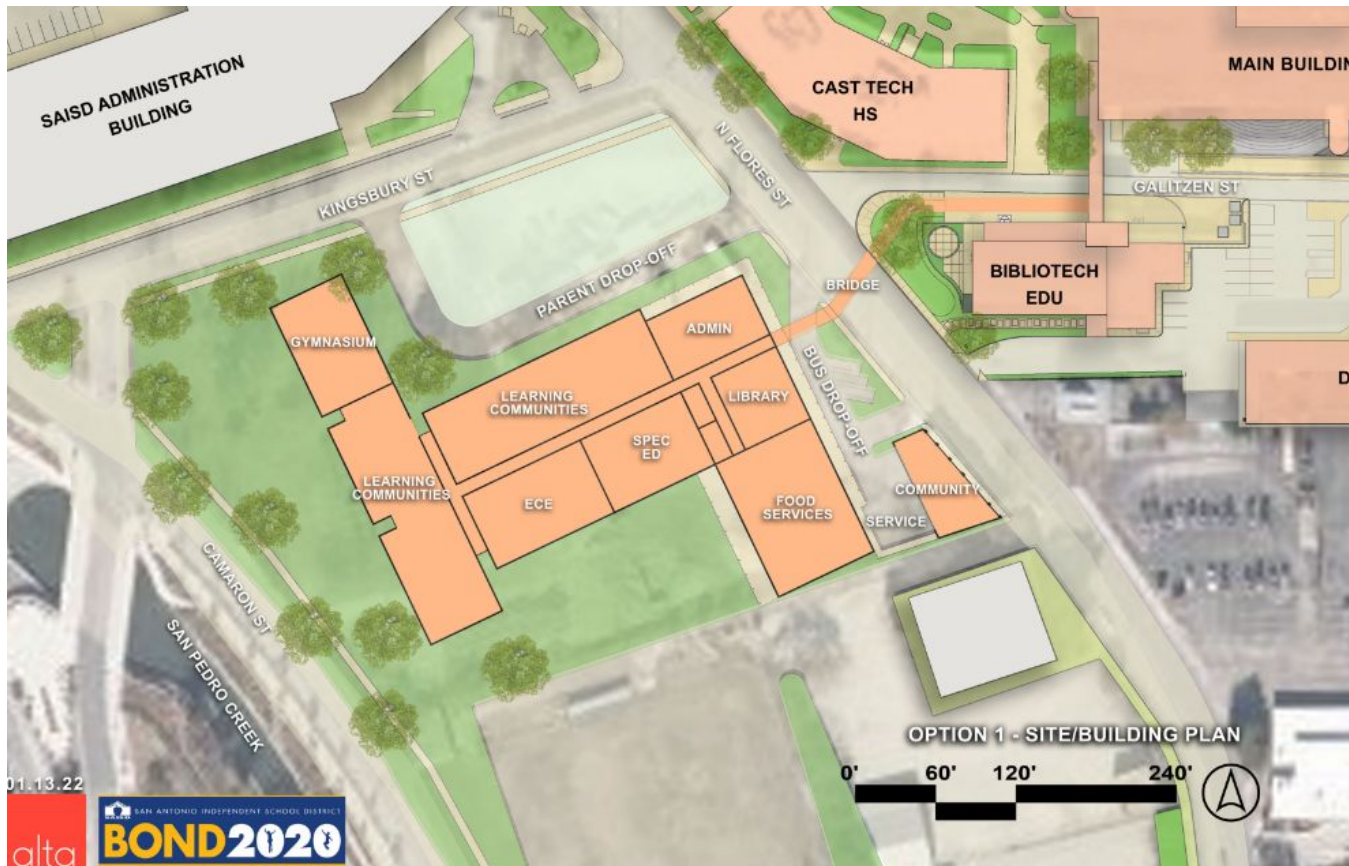
Initial Proposal to Acquire

2021-2022

- The purpose of the proposed acquisition was to build a new Pre-K-5 elementary.
- The new elementary would allow the Advanced Learning Academy (ALA) to consolidate Pre-K through 3 grades (currently on Euclid Avenue) and 4 - 5 grades (currently on the Fox Tech campus) into one building.
- The proposed site would have been the property adjacent to the Quincy building.

Initial Proposal to Acquire

2021-2022



Initial Proposal to Acquire

2021-2022



Initial Proposal to Acquire

2021-2022

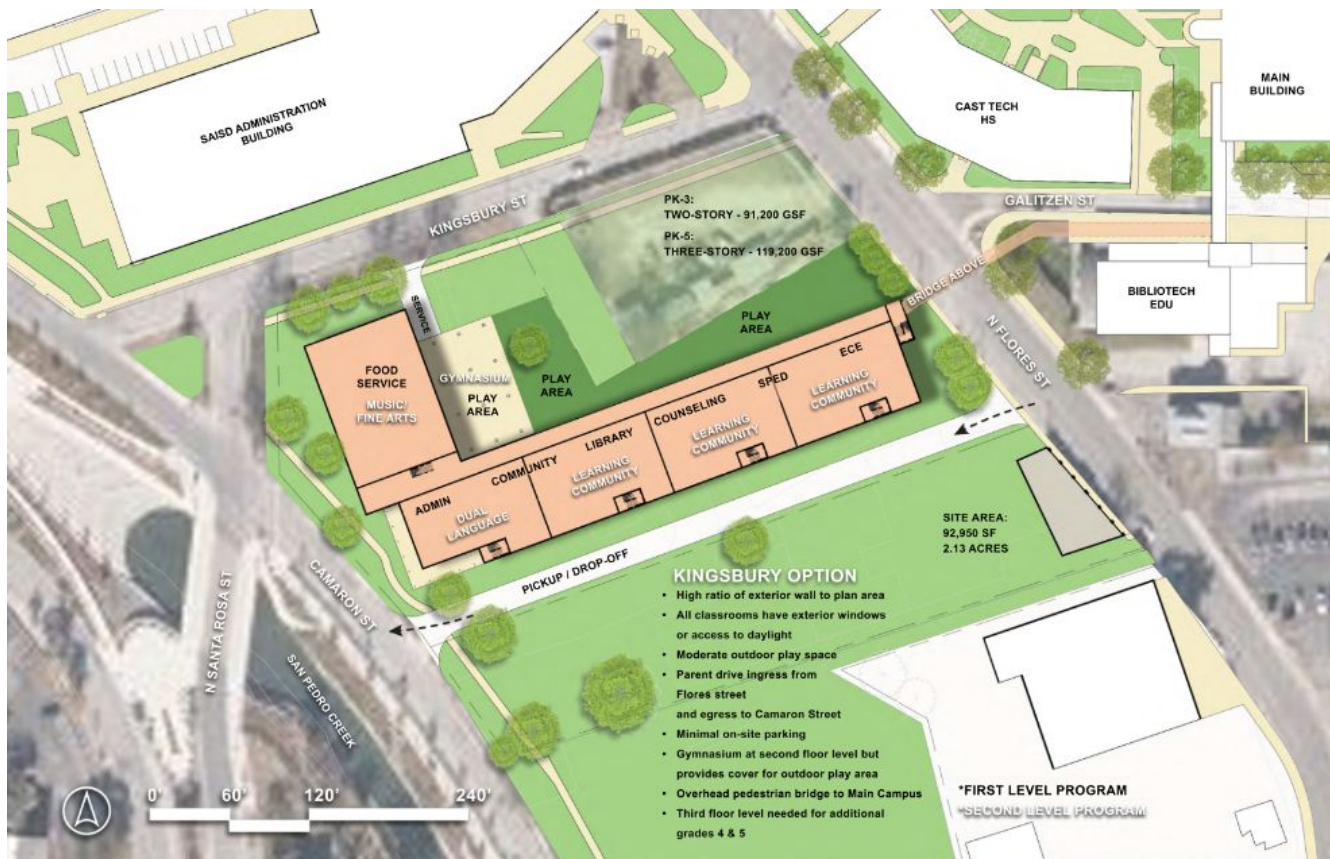


OPTION 1 - VIEW FROM SAN PEDRO CREEK

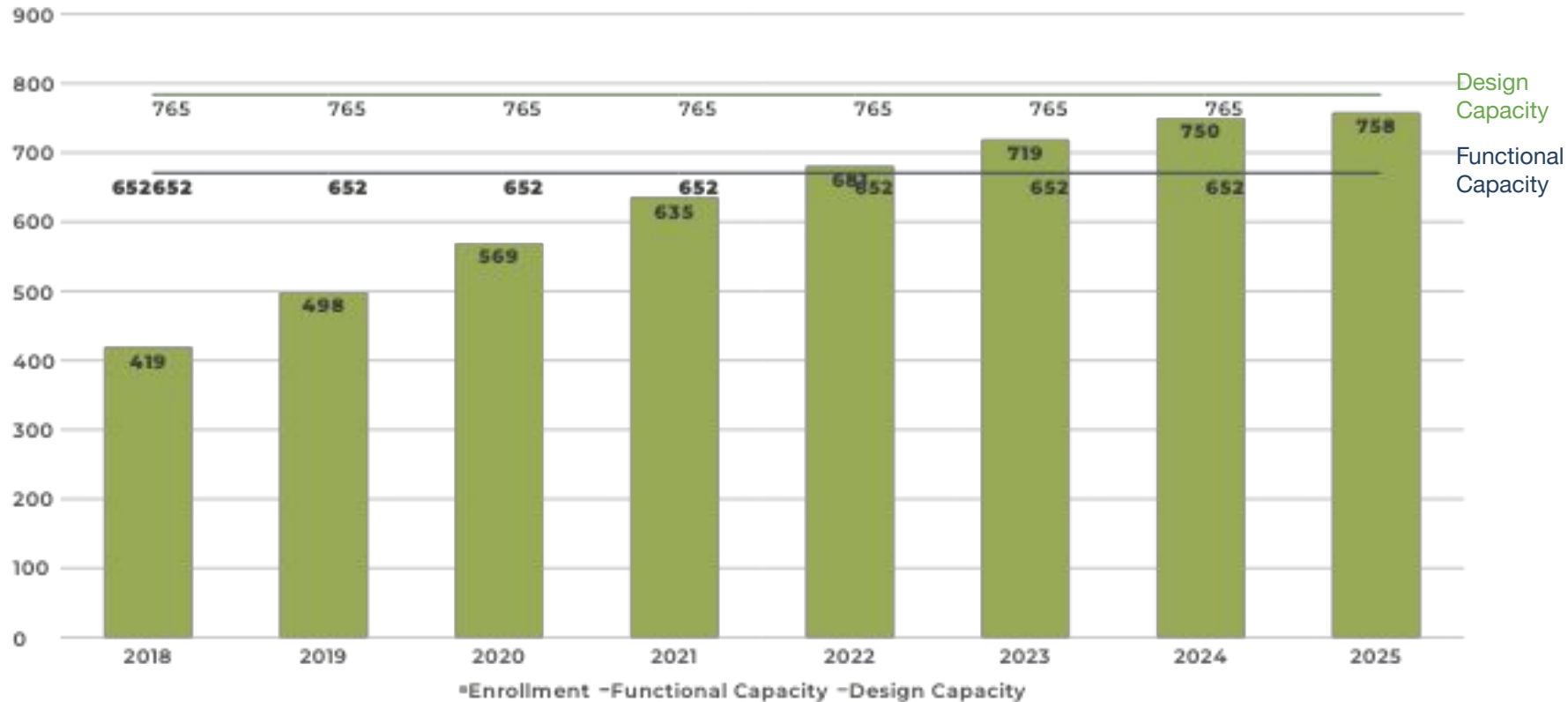


Initial Proposal to Acquire

2021-2022

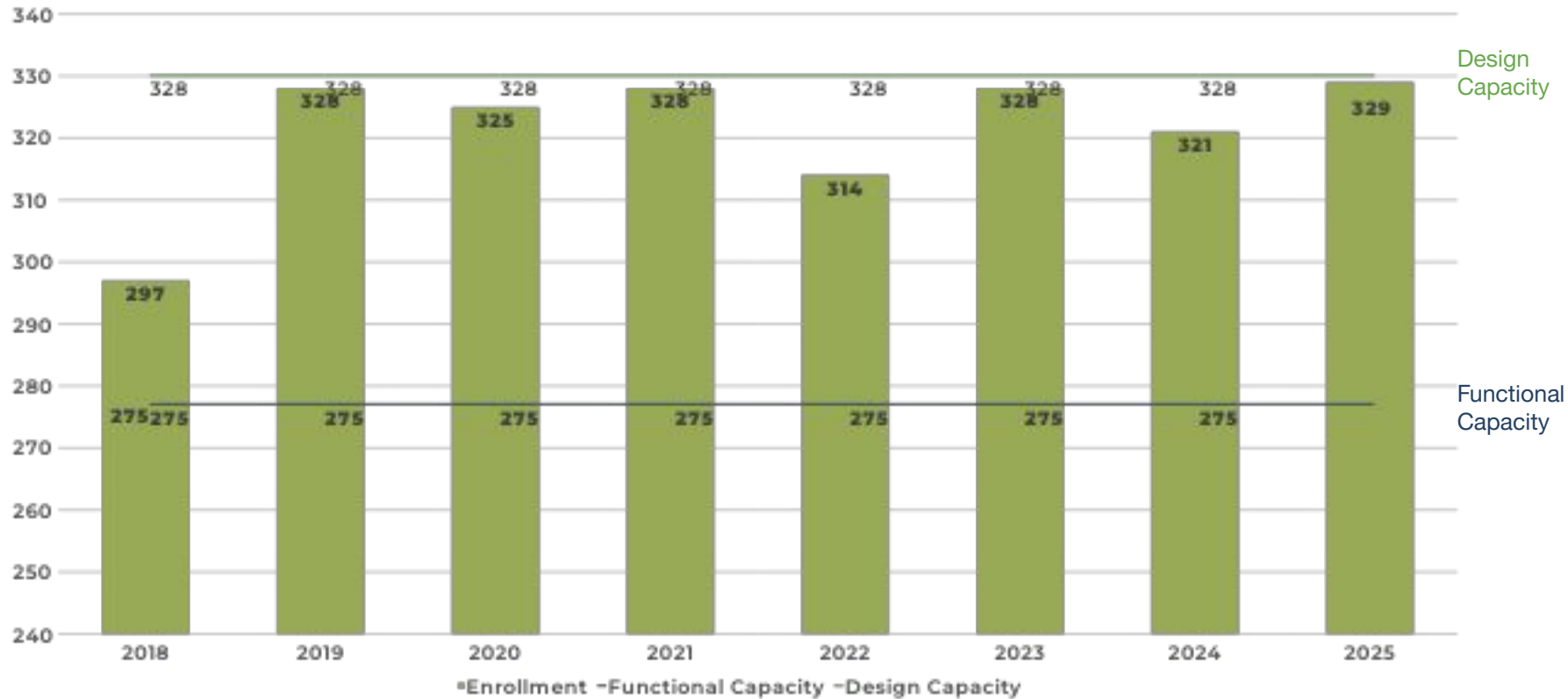


ALA (Fox Tech) Historical Enrollment



Data Source: 2012 to 2023 - TAPR; 2024 - PEIMS submission; 2025 - PEIMS October snapshot

ALA (Euclid) Historical Enrollment



Data Source: 2012 to 2023 - TAPR; 2024 - PEIMS submission; 2025 - PEIMS October snapshot

Waitlist at ALA

Advanced Learning Academy Total		725
ALA at Euclid		
Advanced Learning Academy	PK4	1
Advanced Learning Academy	K	71
Advanced Learning Academy	1	57
Advanced Learning Academy	2	55
Advanced Learning Academy	3	62
ALA at Fox Tech		
Advanced Learning Academy	4	101
Advanced Learning Academy	5	84
Advanced Learning Academy	6	126
Advanced Learning Academy	7	89
Advanced Learning Academy	8	60
Advanced Learning Academy	9	4
Advanced Learning Academy	10	2
Advanced Learning Academy	11	10
Advanced Learning Academy	12	3

Bond 2020 - ALA Euclid

2024

- Over the past two months, the Division of Operations, including Construction & Capital Planning, has met with CAST and the ALA Euclid principal regarding ongoing building and construction challenges.
- The ALA Euclid building, formerly Austin Elementary, is over 130 years old.
- The age and condition of the building have presented significant challenges and we commissioned a Facilities Conditions Assessment (FCA) for a better assessment of the building.
- The condition of the building likely means that the 19 million bond will be spent primarily on infrastructure, and the remaining needs must be addressed in a future bonds.

Bond 2020 - ALA Euclid

2024

- A more significant challenge is that the ALA Euclid building may not be able to accommodate the existing Pre-K-3 graders with the addition of 4th and 5th grades as previously planned.
- Accommodating 4th and 5th grades might impact the educational adequacy of the building.

Current State Facility

- Building dates back to 1878; last renovated in 2005
- Old infrastructure presenting challenges. Examples include:
 - Leak under the building will require costly foundation work
 - Leak contributing to smells in the building
 - Elevator parts no longer manufactured; elevator must be replaced
 - Roof, windows, HVAC need to be replaced
- Building design and site footprint do not align well with program needs



Facility Condition Assessment

A **Facility Condition Assessment** is a systematic and structured process used to evaluate the condition, performance, and overall health of a building or facility's physical components and systems.

A **Facility Condition Index (FCI)** is a numerical value that measures the condition of a facility by comparing the cost of repairs to the cost of replacing the facility

FCI for ALA-Euclid

50.2

Interpreting the FCI

Key point: The lower the FCI, the better a facility's condition.



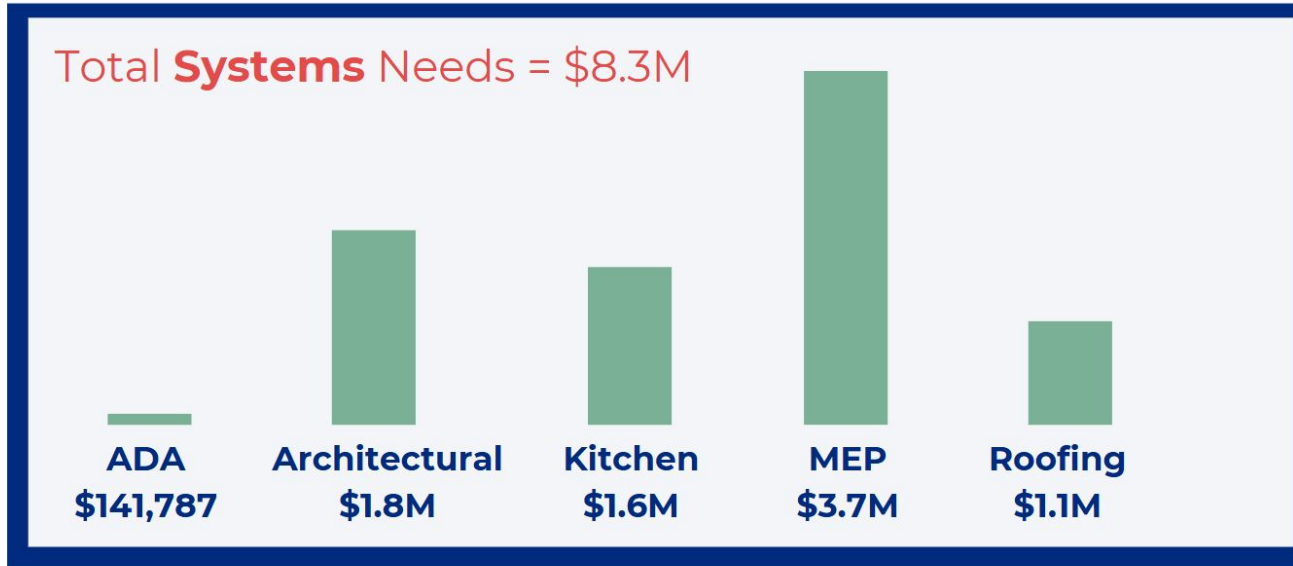
Facility overhaul recommended at 60% or higher.

Source: Facility Executive, Aug. 16, 2023: [Understanding Facility Condition Index](#)

Systems Needs

Current Requirements by System

Based on FCA



Campus Evaluation

- Campus asked us to evaluate persistent smells in the building
- Conducted testing in multiple areas, including mold and soil
- Currently no indoor air quality issues exist; no additional cleaning or sampling is recommended at this time



Current Bond 2020 Project Scope & Budget

Total Budget*: \$29.5 million

Scope:

- Overhaul historic original buildings
- Overhaul or replace all classrooms and science labs
- Overhaul or replace main office and main entrance to include secured vestibule
- Overhaul or replace student dining and kitchen
- Replace old exterior windows with new energy efficient windows
- Update mechanical systems to the latest energy efficiency and indoor air quality standards
- Add new outdoor learning opportunities or replace existing ones
- Re-pave and re-surface parking lots and driveways
- Add, replace and/or repair existing playground equipment



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

ALA-Euclid Project Budget

Bond 2020 Project Dollars

ORIGINAL ALLOCATION

\$26.6M

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

WITH CONTINGENCY

\$29.5M

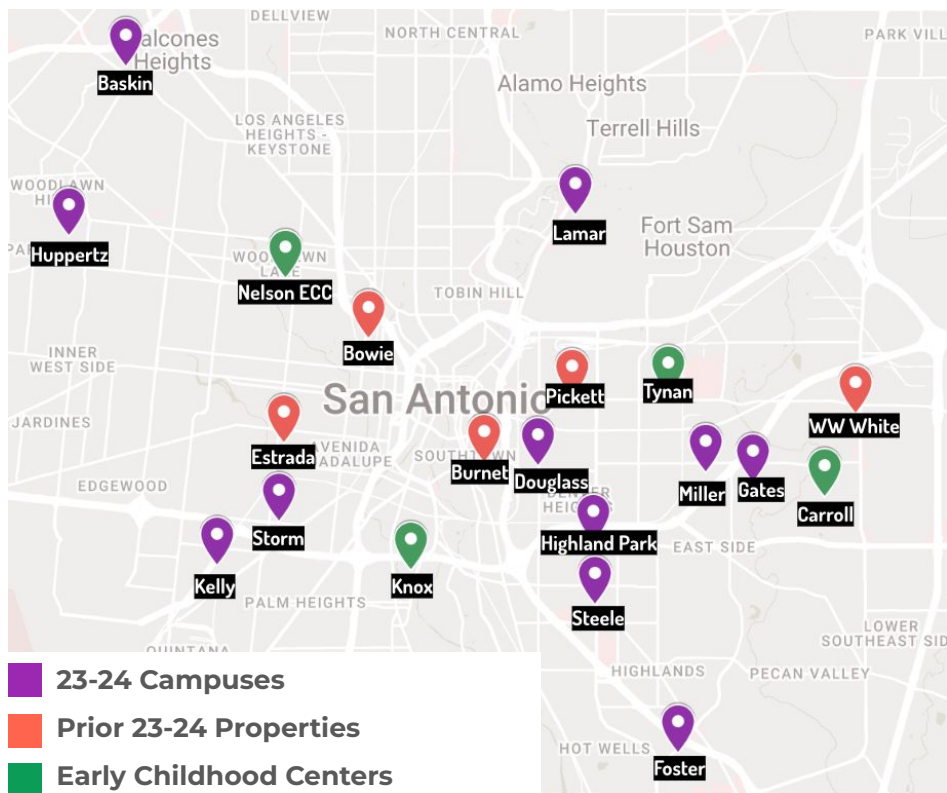
ENCUMBERED

\$1.3M

Architectural design fees

Remaining: \$28.2M

Facilities Available for Repurposing



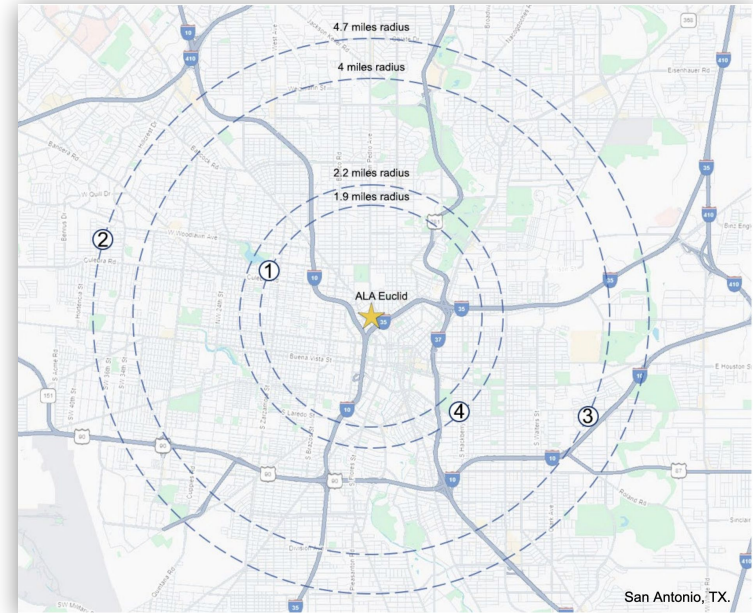
The decision to Rightsize means that we have facilities available for **repurposing**. Here's a current list of the facilities available for repurposing including previously available facilities / properties:

- Baskin*
- Bowie
- Burnet
- Carroll*
- Douglass
- Estrada
- Foster
- Gates
- Highland Park
- Huppertz
- Kelly*
- Knox
- Lamar
- Miller
- Nelson
- Pickett
- Steele
- Storm
- Tynan
- WW White

*delayed closure

Preliminary Feasibility Assessment

- Engaged Alta Architects to conduct a preliminary feasibility assessment
- Conducted site visits at four campuses that are within a 5-mile radius of ALA-Euclid
- The assessment takes into account Pre-K-3 but all sites would be able to accommodate addition of grades 4 and 5.



Your Input

What do you think?

**What should we consider
in developing a
recommendation to the
superintendent and board?**

