

4-CBOC Meetings # 26

22-Sep-2022 09:17 AM CST

B19-000-ProgramWide
 3401 N Main St Baytown, Texas 77521
 Project Number: 171-10003-001-000

Meeting Info

Date/Place	18-Aug-2022 04:30 PM CST at Pumphrey ES
Prepared By	Brandi Ricular
Attendees	<p>👤 Brenda Garcia</p> <p>Other Attendees See Attached Sign-In Sheet</p>
Statement	Citizen's Bond Oversight Committee
Next Meeting	29-Sep-2022 04:30 PM CST at Administration Building

Old Business

1.1 - Welcome Introductions

18-Aug-2022

Speaker: Brenda Garcia

- Welcomed everyone

Speaker: Chet Theiss

- Chet welcomed the committee and asked for approval of the meeting minutes for both May 26th and July 27th.

May 26th -

Terry Sain moved to approve the meeting minutes

2nd motion by Jim Campisi

No discussion

Meeting minutes were approved with no nays or abstentions

July 27th -

Thomas Parent moved to approve the meeting minutes

2nd motion by Tim Christensen

No discussion

Meeting minutes were approved with with 1 abstention (Jim Campisi)

Due Date: 29-Sep-2022 04:30 PM CST

1.4 - Bond Finances

18-Aug-2022

Brigitte Clark

- (No discussion exists)

Due Date: 29-Sep-2022 04:30 PM CST

1.5 - Technology

18-Aug-2022

Matt Flood

- (No discussion exists)

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1.6 - Security

18-Aug-2022

Matt Flood / Robert Marquez

- (No discussion exists)

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Rick Walterscheid

- (No discussion exists)

Due Date: 29-Sep-2022 04:30 PM CST**1.8 - Career & Technical Education***18-Aug-2022*

Roxanne Wyatt

- (No discussion exists)

Due Date: 29-Sep-2022 04:30 PM CST**1.9 - Fine Arts Equipment***18-Aug-2022*

Dr. Demetrius McCall / Ray Lavan

- (No discussion exists)

Due Date: 29-Sep-2022 04:30 PM CST**1.10 - Facilities Planning and Construction Overview***18-Aug-2022*

Brenda Garcia

Design

- Fine Arts Renovations – Project is in the Construction Documents phase
 - Theater lighting replacement package is at 75% Construction Document phase
- Education Service Center Phase 2 – Project is in the Construction Documents phase
 - Project is currently on hold due to budget constraints
- Stallworth Field House – Project is in the Planning phase
 - Workshop with District's School Board was conducted to review the final assessment report

Construction

- Sterling High School MEP Package #1
 - Abatement complete in next phase of project scope
 - New finishes to be installed in Band Hall space
- District-Wide Roof Replacement – Phase 2
 - Sheet metal product delays continue for Stephen F. Austin's metal roof
 - Roofing repairs to be complete at Hopper Primary by the end of August
 - Final design and pricing for new skylight system is underway
- Gentry JS / Lee HS Fine Arts
 - Band Hall, Theater, Choir, and teacher breakroom are substantially complete
 - Orchestra Room at Gentry to be substantially complete at the end of the month
 - Steel erection is underway at Lee High School

Completion

- BAS Upgrades – Phase 1 (ABM; ECM HVAC Controls)
- Site Improvement Project (Baytown JS, Gentry JS, and Hopper Primary)
- Stuart CTHS Phase 3
- CTE Lab Renovations
- Education Service Center Phase 1 A, B, and C
- District-Wide MEP Package #2
- Lee High School Armstrong Auditorium Renovation
- E.F. Green Junior School

- Stuart CTHS Phase 4
- CTE Sterling Construction Lab
- District-Wide Roof Replacement – Phase 1
- Junior School Running Tracks
- San Jacinto Elementary School
- Jessie L. Pumphrey Elementary School

Question/Answer

Question: With Education Service Center Phase 2 and Stallworth Field House projects currently being on hold, is that indefinitely or just until the inflation rates go down?

Answer: Today we are going to talk about the Stallworth Field House; after this report and receive some feedback from this committee. On Education Service Center Phase 2, this project will be placed on hold until we can have a discussion and receive feedback.

Question: Is Education Service Center Phase 2 on indefinite hold?

Answer: Yes, correct. At this moment we have to sit down with Administration and figure out whether to scale back the scope of the work, come up with additional funding or the combination of both.

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1.11 - Construction Progress Photos

18-Aug-2022

Brenda Garcia

Sterling High School MEP Package #1

- Abatement and demolition of ductwork
- Demolition of Air Handler Unit

Gentry JS / Lee HS Fine Arts

- Structural steel being erected at Lee High School
- New Band Hall space at Gentry Junior

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1.12 - 2019 Bond Schedule

18-Aug-2022

Clem Medina

- We continue to see issues with supply chains receiving items on-site, which has slowed down some of our projects' progress.
- At Gentry Fine Arts we are waiting for the Fire Marshall inspection to occur on Saturday (8/20/2022). Once the building has passed inspection we can then turn over the building on Monday (8/22/2022).
- We're working with delays. We are a little behind on the Lee Fine Arts project but, we are working diligently through it to turn it over.

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1.13 - Bond Financial Report

18-Aug-2022

Brenda Garcia

- Financial Progress Report as of June 30, 2022
- Investment Earnings currently at \$2,171,942
- Bond Savings/Earnings currently at \$7,079,528

Question/Answer

Question: Does the budget include Ms. Clarks refinancing of existing debt?

Answer: It was the 2014 series, and is not reflected.

Question: Do you have definite plans for some portion of the additional funds through interest and/or projects that have not been scrubbed that you are about to present to us?

Answer: Our intent is to use remaining funds for Education Service Center Phase 2 but ask for the endorsement first. Regarding the Field House, we have not had any discussions about going over the amount of money budgeted for that project.

Question: Back in December you also asked for more money for the Fine Arts project which was for 1.3 million?

Answer: After looking over the Fine Arts budget, we know we are going to go over budget. So, in order for the cost to not increase; back in December we wanted to get this project under contract. We took the committee's feedback with the majority agreeing to move forward and work through the project the best possible way, then come back to you at a later date once we

know what the delta will be.

Question: Is this incorporated into the budget?

Answer: No, it is not incorporated.

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New Business

26.1 - Stallworth Field House Discussion

18-Aug-2022

Brenda Garcia

For this particular project, we did report to this committee about the Stallworth Facility Assessment and also took the assessment to the board in a workshop format. The consultants that did the assessment were present at that workshop, they were able to answer the board's questions. At this point the board has not made a decision whether or not to move forward but, today we would like to have a discussion with you. We would like to get the consensus of what your sentiment is about this project and we are going to open up the floor for you to share. Are you okay with moving forward with this project with the limited capacity on the current market, which would mean a limited size project reduction of square footage? This would be one consideration, or would anyone want to postpone this project, or are some of you undecided? This is what we're bringing to you today and want to receive your feedback.

Question/Answer

Question: If you keep it at the current size, what is the projected cost beyond the bond budgeted amount?

Answer: To give you a comparison, Education Service Center Phase 2 is the same size of square footage. However, it came in at 15 million dollars for 27,000 square feet.

Question: How much was budgeted?

Answer: We have 8 million and the square footage is 27,000 sq.ft.

Question: If we were to postpone, what would be the projected date then?

Answer: That's a great question, no one has an answer to that.

Question: Do you expect prices to go down?

Answer: Industry experts don't expect to go back to pre-Covid pricing and a lot of this work was done and planned before Covid. So, regardless, we are going to see inflated pricing from what we budgeted for back in 2018-2019.

Question: If we scale back on the Field House, is there a way to add to or make modifications at a later date?

Answer: Yes, absolutely. We have planned projects just like that. For example, the Technology Facility; the warehouse - we knew it was smaller than we needed it to be and plan to extend that. We plan projects like this all of the time especially when we don't have sufficient funding for them.

Question: What percentage of this project is concrete and the foundation work?

Answer: About 15 to 20%. Your electrical, mechanical, plumbing and construction is the bulk of the cost.

Question: What scope were we going to get pre-Covid?

Answer: Home and visitor locker rooms, officials - his/hers separate locker rooms, administrative offices for the coaches, and a trainer room.

Question: What was suppose to be on the second floor of the Field House?

Answer: The administration offices for the athletics department.

Question: Where are they currently?

Answer: They are currently located at the Service Center Warehouse on Market Street.

Question: Is it better for them to be housed at the Stallworth Field House?

Answer: They definitely would prefer that and it would be more functional for them to be located at the Field House.

Question: Base on current standards how much to re-build Stallworth Stadium?

Answer: A complete re-build would be 80 million.

Question: After talking about scaling back on the Field House, can we use some of that 7 million from the bond savings?

Answer: Ideally, we would like to be in a position to do that but, we still have Education Service Center Phase 2. We split this project up into 2 phases and accomplished the 1st phase, but now, we cannot do the 2nd phase because of where the market is currently.

Question: So, this means we cannot count on that 7 million because it's actually going to be something less than 7 million?

Answer: Yes, that would be correct.

Question: How much is Lee and Gentry Fine Arts over budget?

Answer: We are currently \$800,000 over budget, and it is to early in the project to determine if additional funds will be needed.

Question: How far along is the project that we can say it's going to be under 1.6 million or 2.5 million?

Answer: I think we can make that assumption.

Question: What is the top number and we will leave some cushion?

Answer: We don't see it going over 1.6 million.

Question: So, if we subtract 2 million from the 7 in our bond savings and allocate the additional funds to the Field House, what other projects could potentially go over?

Answer: We hope to find more money scrubbing other projects, not necessarily having to divvy out more funds, and maybe that 7 million will grow into 9 million. It will be at least 3 to 4 months to know where we stand.

Question: Are there any other projects that would intentionally have to use this funding?

Answer: We have the theater lighting and Sterling black box.

Question: So, what kind of money is available for those?

Answer: We have allocated 3.2 million dollars for those projects outside of the bond savings.

Question: What is the overage on Education Service Center?

Answer: 7 million, almost double the budget.

Question: Can the district's facility budget help out?

Answer: The Capital Improvement Budget line items were approved by the board but if we have to take another look over how those funds were allocated, this would be something supported by our board. 8 million dollars is allocated to the Stallworth Stadium for much needed repairs that we received back from the Facility Conditions Assessment to even make the stadium operable. The report stated it would take 13 million, but as a district we only have 8 million. We will need to make some decisions on what matters most to make sure we have the appropriate funds going towards our biggest turnout for graduation.

Question: What about our concessions? Will we be able to serve warm food or pre-package food like we have done in the past?

Answer: We will pretty much keep the route we have been going with; pre-package food.

Question: So, if you do a re-design on the Field House, how would that work?

Answer: There are different options that we can do. Our first goal is to always do programming with the end users. What are their basic needs? Then, we give those parameters to the architect and they start there. They come up with a program for a basic drawing/plan, which gives us the square footage. Then, we would review that and either scale back or proceed with portions of that being bid as alternates, so we can get different pricing and select alternates once we negotiate a contract.

Question: Are there any hidden cost?

Answer: One concern would be that Harris County would want us to add an additional detention pond.

Question: Is this our decision?

Answer: Overall it is the school board's decision, however; with my experience, they highly value what this committee feels, thinks and votes on.

Question: What is the current budget for the Field House and is it sufficient?

Answer: This is something we would have to find out. We would start with a preliminary design so we can receive cost estimates based on our needs.

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26.2 - Future Meetings

18-Aug-2022

Next meeting dates:

- September 29, 2022
- November 10, 2022
- December 15, 2022
- January 26, 2023
- March 9, 2023
- April 20, 2023
- June 1, 2023

Chet Theiss motioned to adjourned the meeting:

1st motion by Thomas Parent

2nd motion by Brian Miller

Meeting adjournment approved with no nays or abstentions

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Addendum

(No addendum published)

