

PLANNING
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PROGRAM MANAGEMENT

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Project No.:	170-10792-000		Routing
Project:	Goose Creek Consolidated ISD 2013 Bond Program Management		
Client:	Goose Creek Consolidated ISD (GCCISD)		
Conference Time, Date:	4:00 pm, November 20, 2014		
Conference Location:	Facilities Maintenance Complex Baytown, TX 77521		
Attendees:	Committee Members	District	Out of District
	Daryl Fontenot	Randal O'Brien	Erwin Enojado / LAN
	Michael Beard	Margie Grimes	Bill Cabrera / LAN
	Brennon Marsh	Ray Brown	Olivia Hamel / LAN
	Dickie Woods	David Fluker	Dowen Sims / LAN
	Angela Chandler	Bruce Riggs	Van Franks / LAN
	Thomas Wright	Tom Ortman	Matt Brown / JMB2
		Kathy VanDerBeek	Anna Rich / JMB2
		Brenda Garcia	
		Shirley Mosley	
		Matt Flood	
		Steve Koester	
		Carl Burg	

Purpose:	CBAC Meeting
<p><u>Welcome</u></p> <p>1. Mr. Daryl Fontenot began the meeting by stating that for the second consecutive month, there would be no official approval of last month's meeting minutes since there was not enough Committee members present for a quorum. He then turned the meeting over to Mr. Erwin Enojado with LAN.</p> <p><u>Construction Progress</u></p> <p>1. Mr. Enojado began by introducing Mr. Carl Burg as a new team member for the District Facilities Management team. Mr. Randal O'Brien then noted that Mr. Burg was replacing Ms. Brenda Garcia, since she had received an internal promotion as Assistant Director of Facilities Management.</p> <p>2. Next, Mr. Enojado stated the Fire and Life Safety project has been completed at De Zavala Elementary and is currently being worked on at Cedar Bayou Junior School. He noted next week there will also be a working crew at Lamar Elementary.</p> <p>3. Mr. Enojado said the Hopper chiller is still on schedule to be delivered next week and installed during Winter break.</p> <p>4. Mr. Enojado then stated the Robert E. Lee High School bleachers will be on schedule to begin demolition on December 22nd and the projected completion is in January 2015.</p> <p>5. Next Mr. Enojado said the Lamar playground equipment is scheduled to be delivered during Winter break. He then noted that the concrete pad for the De Zavala playground had been installed and that the equipment will be installed next week.</p>	

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Completed Projects

1. Next, Mr. Enojado stated that all 3 new elementary schools are at 95% complete on the punch list. Mr. Michael Beard asked what the remaining 5% consisted of, to which Mr. Ray Brown answered mostly touch up paint and floor blemishes. Mr. Beard asked if the schools would be completed by Christmas break, to which Mr. Dave Fluker replied yes.

Technology Progress

1. Next, Mr. Matt Flood began his discussion on technology by stating that the elementary and junior high school libraries received new computers.
2. He stated the District is still working on the non-core content classrooms.
3. Mr. Flood noted not much else had changed since last month.

Design

1. Mr. Fluker prefaced the design phase part of the presentation by summarizing that costs have gone up since the Facilities Assessment had been done for this Bond. He stated this in turn has led to projects being over budget and said any ideas and input from the Committee would be appreciated.
2. Mr. Randal O'Brien concurred, stating the economy went bad in 2008, creating lower prices. He stated that now, however, jobs are flooding contractors, so contractors can charge whatever they want, driving prices up. Mr. O'Brien said that having projects come in over budget is unacceptable, and that is why the District is bringing the issue to the Committee for their help.
3. Next, Mr. Enojado stated that Huckabee Architects will be delivering their 100% CD next month, for Board approval December 8th.
4. Ms. Garcia then began her discussion on the Data & Technology Center by stating the definition of what was approved in the 2013 Bond for the Data & Technology Center. She stated the Bond verbiage was "Data Technology & Emergency Center" to "house district computer systems..." telecommunications, network connectivity, software applications, and storage systems." She then listed the 3 important items the District was to complete for the Data Center. Those items are as follows:
 - Storage for computer systems and components
 - System availability via backup generation
 - Industry standard building technology with protection from winds up to 130 mph
5. Ms. Garcia noted that the District did not receive a specific scope of work for these items. She stated that thus far, the group has been working with Mr. Flood's TMS team in order to obtain that scope of work.
6. Ms. Garcia stated that TMS has requested a "Tier 3" level of protection system for the Network Operation Center (N.O.C.). She then showed a slide describing the level of protection from "Tier 0" through "Tier 3". She noted this "Tier 3" protection is for the N.O.C. only, not the entire building.
7. Mr. Beard asked Mr. Flood what the difference is in the redundancy levels between Tiers 1 – 3 and the amount of internet connections coming in as well as the amount of back-up power used. Mr. Flood explained that "Tier 1 and 2, it's usually this standard UPS generator one power source, one power feed. When you get into "Tier 3", you get your dual redundant, dual feeds."
8. Next, Ms. Garcia pointed out the actual Bond budget for the Data Center is \$7.1 million. Ms. Garcia stressed this presentation was preliminary schematic design only and in no way final.
9. Ms. Garcia then showed a slide with the potential building cost and the estimated cost with each Tier protection. She noted that with a "Tier 3" protection system, as requested by TMS, the cost would be an estimated \$13 million.
10. Ms. Garcia also pointed out that the Data Center training computer labs were included in these estimated cost.
11. Ms. Garcia stated the goal was to present this information to the Committee as soon as it was received and get some feed-back.

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12. Mr. Fontenot stated he believed the Bond v approved a facility that would keep the network working during an emergency. He pointed out the training would be able to continue anywhere with a functioning network. Mr. Fontenot did not see the need for the training rooms to be set up within the new Data Center.
13. Mr. Flood stated holding training sessions in other buildings was the current process; however, he would like to have his team all in one building.
14. Mr. Beard made note that he thought it made no sense to build a Data Center with anything less than a "Tier 3" protection level, due to advancing technology.
15. Mr. Beard stated all commercial businesses, to his knowledge, in Houston are "Tier 3" or better.
16. Mr. Beard also asked how the over budget projects would be paid for. He asked if some projects would be cut in half. Mr. Beard thought the idea of half projects would not go over well in the Community.
17. Mr. O'Brien stated the only other large project yet to be discussed is the Alamo Repurpose. He noted the other major projects have been presented.
18. Mr. Fontenot reiterated that what was presented to the voters of the Bond for the Data Center did not include training rooms.
19. Mr. Beard asked about the life of the current N.O.C., to which Mr. Flood responded it was not ideal and could be a severe issue in the event of a fire.
20. Mr. Fontenot asked what other school Districts have a Tier 3. Mr. Flood answered there were many districts with mixtures of "Tier 3" and "Tier 2". Mr. Fontenot suggested something like a "Tier 2 – Advanced".
21. Mr. Fontenot suggested that for the 2015 Bond, the District can expand the Data Center to include training rooms. However, he pointed out that the 2013 Bond did not include training room specifications in the scope of work.
22. Next, Mr. Enojado introduced Mr. Matt Brown from JMB2 to discuss the Transportation Center.
23. Mr. Brown began by showing part of a presentation that he had presented to the CBAC a month prior. He stated the last time he presented, he had only historical cost estimates, and now he had actual estimates from contractors. He noted that the actual cost estimates were unfortunately a couple million dollars over the original estimate.
24. Mr. Brown said the current project total was about \$13.4 million. Mr. Fluker asked if that included the off-site cost, to which Mr. Brown stated it did not. Mr. Brown stated the off-site cost is \$615 thousand.
25. Mr. Brown said he went back and worked on several little things to try to bring down the budget. He also said they took another look at the Bond description, which did not include anything on training for the scope of work.
26. Mr. Brown then showed a couple alternate options in the PowerPoint for bringing the budget back down to around \$10 million. He discussed one option that reduced the amount of concrete and another option that moved the facility to the front of Archer Rd.
27. Mr. Beard expressed concern for the \$10 million option, since items such as fueling and washing would still be completed off-site. He was under the impression that the idea was to have all the necessary Transportation Center items in one area.
28. Mr. O'Brien explained the District asked Mr. Brown for these alternate options, and now the District is asking the Committee for direction.
29. Mr. Beard asked if any of these items can be added in the next Bond, to which Mr. Fluker answered yes.
30. Mr. Van Franks asked Mr. Brown if the scope of work that is included in the Bond description for the \$10 million leaves anything out. Mr. Brown stated it includes a bit more than the Bond describes and does not leave anything out.
31. Mr. Beard stated that the discussions during the pre-Bond meetings described a new Transportation Center where the voters were told all items, such as fueling and washing, would be included, and that would save on operational cost. Mr. Beard made a point to note that that is what was presented to the Community, regardless of the Bond description.
32. Ms. Angela Chandler concurred. She stated she remembered the new Transportation Center was

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- described as a solution to not currently having all the transportation needs in one facility.
33. Mr. Enojado next gave a quick update on other projects. He stated KAH will deliver 100% CD for the Security Vestibules project in December. Mr. Enojado noted the plan is to go to bid in January.
 34. Mr. Enojado said that Pfluger Architects will deliver 100% CD in January and go the Board in March of 2015. He noted this will allot time during the summer for the windows to be installed.
 35. Next Mr. Enojado said the District was looking at January 2015 for a bid advertisement for the handrails at Stallworth Stadium.
 36. Mr. Enojado then said the Elevators project will receive bids in December and Board approval in January 2015.
 37. Mr. Enojado said the Lamar Roofing and the Lamar Carpet projects are still in bid document phase.
 38. Mr. Enojado stated the MEP packages 1 through 3 with Estes McClure is delivering their 100% CD in December and looking to receive proposal in January 2015.
 39. Next, Mr. Enojado said the District would like to have the Sound System package bid out by September 2015.

Planning

1. Mr. Enojado next said that the recommendation for the architectural/engineering firm will go to the Board for approval on December 8th for the Stuart Career & Alamo Repurpose.
2. Mr. Enojado stated the Sterling Library/Cafeteria Expansion Project is an ongoing preliminary plan with the hopes of construction in the summer of 2016.
3. Next Mr. Enojado stated there had been a meeting with Dr. Duarte where the District toured Deer Park's S.T.E.M. Lab to observe how the rooms are set up.
4. Mr. Enojado then next pointed out the project grouping recap slides in the handout.
5. Mr. Beard asked if the District planned to see savings in the project grouping, to which Mr. Fluker confirmed.

Master Schedule

1. Mr. Enojado briefly pointed out the master schedule in the handout.

Financial Recap

1. Due to being over time, Mr. Enojado also briefly pointed out the financial slides within the handout from Ms. Margie Grimes and her team.
2. Mr. Beard asked if the District knew any cost estimate on the S.T.E.M. Labs, to which Mr. Fluker answered no. Mr. Fluker explained that the S.T.E.M. Project was only in the planning phase.

Follow Up

1. Mr. Beard asked what the Data Center, Transportation Center and the Goose Creek Memorial Addition overages were summed up to, and Mr. Fluker answered about \$9 million.
2. Mr. Brennon Marsh stated that his initial thoughts on the Transportation Center are to include the fuel and wash stations at a minimum.
3. Mr. Fontenot expressed concern about how close the fuel would be to Gentry Junior School. Mr. Bill Cabrera reminded the Committee that the fuel would be Diesel and he believed it was 500 feet away. Mr. Beard thought the fuel would be safer, due to newer safety standards and construction.
4. Mr. Fontenot said he supports some of the alternate options that may need to happen for the Transportation Center.
5. Ms. Chandler stated her concern, as a taxpayer, about the scope of projects and the projects being over budget and not spending enough time on improving the quality of students.
6. Mr. Beard noted that it would be easier and cheaper to design a higher tier for the N.O.C. now, than it would be to change it at a later date.
7. Mr. Beard also stated that he was not satisfied with the current training facilities for the TMS team in the District, and that maybe that is an issue to address in the next Bond.

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8. Mr. Fontenot stated that if the N.O.C. is built and functioning, the Green Center could be renovated for training rooms. He also noted it would be more frugal to renovate a space than build a new facility. He pointed out that if the N.O.C. is functioning properly, the connectivity for the training rooms would work no matter where those rooms were located in the District.
9. Mr. Flood stated the he has technical employees that need to work together with education employees on a daily basis. Mr. Flood expressed concerned that there would be a division between these two groups and the department.
10. Mr. Beard stated he thought selling the addition of training rooms to the Data Center at a later Bond would go over easier in the Community than adding on to the Transportation Center. He also noted adding to the Transportation Center at a later date might be more difficult than adding to the Data Center at a later date.
11. Ms. Margie Grimes added that maybe the Data Center project should be deferred until the District knows what the realized savings are from the other projects. Mr. Beard asked Mr. Flood if he would be against waiting, to which Mr. Flood said no, not if that is what it would take to get all the needs met.
12. Mr. Fontenot suggested that in a 6 month deferral, the District get a firm pricing of the tiers.
13. Mr. Beard asked Mr. Fluker when the District might have some more concrete numbers for the Data Center. Mr. Fluker stated that would not happen until after the schematic design was approved by the Board and put out to bid.
14. Mr. Fluker pointed out that the Transportation Center estimates were much more concrete, due to being in DD phase.
15. Mr. Fluker stated the District needs direction on what to keep or cut for the Data Center.
16. Mr. Beard made a note that he was disappointed in the Committee quorum. He stated this was the second consecutive month without a quorum.
17. Mr. Fontenot stated he liked the options given to reduce budget for the Transportation Center and said he would like to see options for reducing the budget for the Data Center.
18. Mr. Fontenot stated the next meeting is scheduled for December 18th.