



PLANNING
ENGINEERING
PROGRAM MANAGEMENT

Est. 1935
AUSTIN
COLLEGE STATION
DALLAS
FORT WORTH
HOUSTON
MIAMI
MIDWEST
PHOENIX
SACRAMENTO
SAN ANTONIO
SAN MARCOS
WACO

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, April 23, 2015		
Conference Location:	Facilities Maintenance Complex Baytown, TX 77521		
Attendees:	Committee Members	District	Out of District
	Daryl Fontenot	Randal O'Brien	Erwin Enojado / LAN
	Angela Chandler	David Fluker	Van Franks / LAN
	Judge Don Coffey	Margie Grimes	Olivia Hamel / LAN
	Tim Covington	Ray Brown	JP Grom/ LAN
	Chet Thiess	Kathy VanDerBeek	Kyle LeBlanc/LAN
		Bruce Riggs	Cari Ledesma/LAN
		Carl Burg	
		Brenda Garcia	
		Rick Walterscheid	
		Shirley Mosley	
		Beth Dombrowa	
		Matt Flood	
	Tom Ortman		
	Dr. Melissa Duarte		

Purpose:	CBAC Meeting
<p><u>Welcome</u></p> <ol style="list-style-type: none"> Mr. Daryl Fontenot noted there was not a full quorum, therefore, the meeting minutes from last month will not be approved. Mr. Fontenot then turned the meeting over to Mr. JP Grom with LAN. <p><u>Construction Progress</u></p> <ol style="list-style-type: none"> Mr. Grom began the presentation by discussing the Fire and Life Safety projects, explaining there are currently 4 schools that are effectively complete and 3 schools under construction. He also explained there will be 3 schools under construction for Life Safety during the summer and noted those 3 schools will also be undergoing MEP project work as well. Next, Mr. Grom stated the District is currently awaiting a building permit for the Lamar roofing project. He said once the permit is obtained, construction will begin on the administration part of the building. Mr. Grom pointed out the construction would take place on weekends and evenings, as much as possible, so as not to interrupt the education process. Mr. Grom stated the Elevator project will begin Monday, April 27th, at the Administration building. Mr. Grom said the guaranteed maximum price (GMP) for the Security Vestibules project had been developed and will go before the Board in May. He pointed out the architect, KAH, is still working though the design for fencing. Then Mr. Grom noted the District is working through submittals with the contractor for the Mechanical Electrical and Plumbing (MEP) package 1 at Lee High School. Mr. Grom explained MEP packages 2 and 3 are currently in their submittal and shop drawing phase and contractors should begin the bulk of that work this summer. 	

2925 Briarpark, Suite 400
Houston, TX 77042
TEL 713.266.6900
www.lan-inc.com

PLANNING
ENGINEERING
PROGRAM MANAGEMENT

(continued)

Est. 1935
AUSTIN
COLLEGE STATION
DALLAS
FORT WORTH
HOUSTON
MIAMI
MIDWEST
PHOENIX
SACRAMENTO
SAN ANTONIO
SAN MARCOS
WACO

7. Mr. Grom stated the shop drawings for the Windows project are currently being reviewed and construction should begin once school ends.

Completed Projects

1. Mr. Grom next stated all 3 elementary schools have been walked, and the items left to be completed are the traffic signals.
2. Mr. Grom said the traffic signal at Bañuelos Elementary should be complete in June.
3. Mr. Grom also pointed out that wiring for the traffic signal at Clark Elementary should be installed tomorrow.
4. Mr. Randal O'Brien wanted to verify that the contractor for the 3 new elementary schools will provide a letter stating that no materials used were asbestos related, to which Mr. David Fluker confirmed.

Technology Progress

1. Mr. Matt Flood pointed out that student testing was this week; therefore no computer installations took place. He explained the District will double their schedule of computer installations next week in order to get back on track.
2. Mr. Flood noted the phone conversion project was ongoing and the library upgrades are complete.
3. Mr. Flood stated materials for the Non-Core content classrooms, approved at the last CBAC meeting, have been ordered.
4. Mr. O'Brien then pointed out that Mr. Flood had been selected to present a superintendent's report on the ipad usage in the high schools. Mr. Flood stated the presentation would take place at the second Board meeting in May.

Design

1. Next, Mr. Grom began discussing the Goose Creek Memorial (GCM) addition project, by Huckabee Architects. Mr. Grom noted the design is currently ongoing and the completed design is expected to be presented before the Board the second meeting in May.
2. Mr. Grom then stated Huckabee Architects is currently awaiting additional instruction by the District on which direction to move forward for the new Data Center.
3. Mr. Grom explained the Transportation Center is currently at 50% construction document (CD) phase and explained JMB2, the architect, is working towards 100% design development (DD) phase. Mr. Grom said the District looks for the project to go out to bid within 3 to 4 months from now.
4. Mr. Grom explained the District received no bids for the Stallworth Stadium handrails project. He pointed out the District is now looking to obtain contractors through some alternative methods, such as BuyBoard and other cooperative purchasing programs that will allow more access to contractors for this small scope of work. Mr. Grom noted these purchasing programs give us the ability to utilize different front end contractual requirements that may reduce the barriers that some of the contractors have cited in their reasons for not bidding the work. Mr. O'Brien used the example of drilling and screwing into 50 year old concrete; if cracks surface, the question becomes who would be at fault. Judge Don Coffey asked if the Board has approved of using job order contracting, to which Mr. O'Brien confirmed.
5. Mr. Grom then stated the Lamar Carpet project contract should go to the Board on April 27th.
6. Mr. Grom then pointed out the Sound System Package will be put on hold until the MEP projects are complete.

Planning

1. Mr. Grom said the District and LAN has been working on scope development for the Stuart Career & Kilgore Repurpose Building. Mr. Grom noted the District has met with Ms. Renea Dillon to figure out what aspects of the Board approved blended model will include. He explained once the scope is established, Pfluger Architects will proceed with the design.
2. Mr. Grom then stated the District is looking at the end of 2017 to begin construction on the Sterling

PLANNING
ENGINEERING
PROGRAM MANAGEMENT

(continued)

Est. 1935
AUSTIN
COLLEGE STATION
DALLAS
FORT WORTH
HOUSTON
MIAMI
MIDWEST
PHOENIX
SACRAMENTO
SAN ANTONIO
SAN MARCOS
WACO

- Library/Cafeteria Expansion project.
3. Mr. Grom said the design work on the S.T.E.M. labs is around 95% complete. Mr. Grom then pointed out that the S.T.E.M. labs project would also be a good candidate for job order contracting or early purchasing methods, due to the small cost.
 4. Next, Mr. Fontenot broached the topic of possible future alternative land acquisition for the Transportation Center. He explained Mr. O'Brien had asked the architect, JMB2, to suspend work for 30 days while Mr. O'Brien explored an alternative land option.
 - Mr. Fontenot explained this new property is in close proximity to the Committee's original first choice, the property owned by Lee College on interstate 10. Mr. O'Brien said he wanted to get the opinion of the Committee, even though it would ultimately be a Board decision.
 - Mr. O'Brien pointed out the new land acquisition would appease the neighbors and allow utilization of the property next to Gentry for a needed school in the future. Mr. O'Brien pointed out the only way this acquisition would be feasible would be to present an economic package to the Board.
 - Mr. O'Brien stated he thought the acquisition of the new property would be cost neutral. Judge Coffey reminded the Committee they were told in a previous meeting, that Mr. O'Brien could not attend, that \$1 million could be saved on the Transportation Building if moved to another location. Mr. O'Brien stated he thought it would be closer to a \$2 million savings.
 - Judge Coffey also pointed out the new location would be taking around \$1 million of improvements away from Gentry. Judge Coffey said that there would actually only be a \$1 million savings, since \$1 million would still need to be used for Gentry improvements. Mr. O'Brien agreed. Mr. Grom noted that about \$80,000 was actually allotted to site work at Gentry. Mr. Fontenot stated, as far as Gentry was concerned, the Committee is charged with only that which is in the Bond.
 - Ms. Angela Chandler stated she was open to new land options. Judge Coffey asked if there were neighbors on the new site, Mr. O'Brien answered no. Mr. O'Brien said the accommodations made to satisfy the neighbors on the original design totaled around \$2 million worth of work.
 5. Next, Mr. Grom went over the project groupings budget on the PowerPoint. Mr. Grom pointed out the numbers for the MEP projects 1-3 were comprised of the currently contracted value, plus soft costs. He explained that the District is continuing to work with the contractor and suppliers to find additional savings.
 6. Mr. Grom then stated the Security Vestibules number is an estimate based on some of the recent GMP work that has come through and explained fencing is also included. Mr. Grom noted that as Security Vestibule work continues, those numbers may fluxiate.
 7. Judge Coffey pointed out that the current figures for the Transportation Center show to be \$6 million over. He then pointed out that if the District saves \$2 million by new land acquisition, the District is only really saving money that they do not have at this time. Mr. O'Brien stated the "savings" are neutral to the PowerPoint figure, not neutral to zero. Mr. Fluker stressed it was not savings but a cost reduction.
 8. Mr. Grom briefly went over the Master Schedule stating there are some subtle shifts in later priority projects.
- Financial Recap**
1. Next, Mr. Grom briefly went over the financial recap, pointing out \$267 million have been sold and obtained by the District.
- Future Agenda Items**
1. Mr. Fontenot stated he would like to see a report on the land acquisition for the Transportation Center. Mr. O'Brien stated the land acquisition will be on the agenda for the April 27th meeting.



PLANNING

(continued)

ENGINEERING

PROGRAM MANAGEMENT

Est. 1935

AUSTIN

COLLEGE STATION

DALLAS

FORT WORTH

HOUSTON

MIAMI

MIDWEST

PHOENIX

SACRAMENTO

SAN ANTONIO

SAN MARCOS

WACO

2. Next month's meeting was decided to be held on May 21st, rather than the fourth Thursday. There was discussion of holding the meeting again at 11:30 AM, but it was ultimately decided to remain at the 4:00 PM time frame. Next meeting will be held at 4:00 PM on May 21st.
3. Dr. Melissa Duarte stated the District has selected the vendor for the curriculum for the S.T.E.M. labs, the principals and teachers are in the process of identifying the modules and the District has established the professional development workshops for the teachers that will be running the labs. Dr. Duarte hopes to have the cost by the next meeting. Mr. O'Brien asked if there would be any projected savings, Dr. Duarte was not sure at the time.