



PLANNING
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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, May 21, 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		Anthony Price		Bill Cabrera / LAN
	Judge Don Coffey		David Fluker		Olivia Hamel / LAN
	Tim Covington		Margie Grimes		Downen Sims / LAN
	Chet Thiess		Kathy VanDerBeek		
	Dickie Woods		Bruce Riggs		
	Brennon Marsh		Carl Burg		
	Michael Beard		Brenda Garcia		
			Rick Walterscheid		
			Shirley Mosley		
			Beth Dombrowa		
			Matt Flood		
		Tom Ortman			

Purpose:	CBAC Meeting
<p><u>Welcome</u></p> <ol style="list-style-type: none"> Mr. Daryl Fontenot introduced and welcomed Mr. Anthony Price as the new Deputy Superintendent for Administrative Services. Mr. Fontenot asked for approval of last month's meeting minutes. Judge Don Coffey made a motion to approve the minutes and Mr. Chet Thiess made a second motion. The Committee took a vote and approved the minutes from the April meeting. Mr. Fontenot turned the meeting over to Mr. Erwin Enojado with LAN. <p><u>Construction Progress</u></p> <ol style="list-style-type: none"> Mr. Erwin Enojado began the presentation by discussing projects that are currently under construction. He stated there were 4 completed schools, 4 schools at 90% and 3 schools that will be completed during the summer for the Fire and Life Safety project. Mr. Enojado said work on the Lamar roofing project will begin next week and should finish before school starts. Mr. Enojado noted Lamar carpet will be arriving mid-June and should also be installed before school starts. Mr. Enojado said the District wide elevators project had already begun at the Administrative building and will be complete next week. Mr. Enojado pointed out the Guaranteed Maximum Price (GMP) for the Security Vestibules project will be going to the Board for approval on Tuesday, May 26th. For MEP package 1 at Lee High School, Mr. Enojado stated contractors have already begun to work weekends and noted they will begin a fuller schedule the second week of June. Mr. Enojado 	

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pointed out contractors for the MEP packages 2 & 3 projects will also begin work the second week of June.

7. For the Lee Windows project, Mr. Enojado noted the District received confirmation that windows will begin arriving June 19th.
8. Judge Coffey inquired what the current District standard for carpet is, to which Mr. David Fluker stated roll carpet, but the District can still use squares.

Completed Projects

1. Next, Mr. Enojado stated the District received confirmation that Marshall Construction signed off on the punch lists for the 3 new elementary schools. He said the remaining issues for the schools are the traffic signals at Clark and Bañuelos Elementary. Mr. Fluker pointed out the traffic signal at Clark had been completed as of 3:30 today.

Technology Progress

1. Mr. Matt Flood then referred to the packet he had distributed, requesting endorsement of \$6 million for mobile devices for elementary and junior high schools.
2. Mr. Fontenot asked if he understood this correctly to be coming in under budget, to which Mr. Flood confirmed.
3. Judge Coffey moved for endorsement, Mr. Michael Beard made a second motion and the endorsement passed.
4. Mr. Flood stated the District has started to collect iPads and as of now, they District is at 94% collected. He noted there will still be another 2 weeks to collect.
5. Judge Coffey expressed concerned about the District not being able to retrieve all the iPads from students. Mr. Flood stated the District is monitoring the iPads using a mobile device management application, and he noted the District can wipe out the iPad if needed.

Design

1. Mr. Enojado stated the Goose Creek Memorial (GCM) expansion will be going to the Board for approval of final design on Tuesday, May 26th.
2. Next, Mr. Enojado said the District is moving forward with the Data Center and showed a slide defining the scope of work for the Data Center.
3. Mr. Randal O'Brien pointed out that the scope represents a compromise between Mr. Flood and the available budget.
4. Mr. Enojado went on to show 2 floor plan slides and a site slide for the Data Center
5. Judge Coffey questioned the difference in terminology from Data Center and Operations Center, a name previously incorporated into the title. Mr. O'Brien stated the operations center had been more about the partnership between the City and the District. He then explained the City has recently broken ground on its own operations command center, thusly stating the District is using the Data Center as just an educational center, not an emergency center.
6. Mr. Enojado said the bond budget for the Data Center is \$7.1 million. He pointed out the current cost of the preliminary schematic design at \$10.9 million, and noted the previous estimate had been \$13 million. Mr. Beard was pleased with the new Data Center Cost.
7. Mr. Enojado stated JMB2 is continuing to work on the Transportation Center design while the location is still on hold.
8. Mr. Enojado said the District did not receive bids for the handrails project at Stallworth Stadium. He stated the District has contacted contractors from BuyBoard and is in the process of getting estimates.
9. Mr. Enojado noted the sound system project is currently on pause and will remain that way until MEP gets closer to completion.
10. Mr. Fluker expects proposals on the handrails next week in order for the project to be completed by football season.
11. Mr. Enojado then presented 5 slides indicating the locations of the S.T.E.M. labs in the junior

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- schools.
12. Mr. O'Brien noted that the S.T.E.M. lab project is more of a software/FF&E project, rather than a full blown construction project.
 13. Mr. Enojado stated S.T.E.M. plans will be going to board on Tuesday, May 26th.
 14. Mr. Beard was concerned if the S.T.E.M. lab size would be sufficient for the students, to which Ms. Brenda Garcia confirmed. She did note that the lab space at Highlands Junior is a bit tighter than the other junior schools. Mr. Fluker stated the instructor can only work with so many students at a time, explaining it is a more of a hands-on program.
 15. Mr. Fluker noted each lab would be 28 students and 14 stations.
 16. Mr. Enojado said the District is still trying to identify the space and moving forward with the scope for the Stuart/Kilgore Repurpose
 17. Mr. O'Brien stated the sketch he has seen of the Stuart/Kilgore Repurpose has more square footage than will be needed for first two years, noting the directive given to LAN will be to find any opportunities for savings with this project.
 18. Mr. O'Brien explained that reducing the scope by leaving academic courses where they currently are in the Stuart/Kilgore building and only focusing on the vocational that is needed, will also help the budget.
 19. Judge Coffey asked who decided the concepts, to which Mr. O'Brien answered the Board approved a stand-alone CTE high school.
 20. Judge Coffey expressed his concern for the cost increase for basic operations of a stand-alone high school, based on pay to administrators. Mr. O'Brien agreed there will be some associated cost, but noted the District needs to serve the needs of the students. Mr. O'Brien explained the Stuart/Kilgore would expand from one year to the next based on need and applications.
 21. Mr. O'Brien said the District hopes the Stuart/Kilgore Repurpose would be completed by the end of 2016.

Planning

1. Mr. Enojado stated the District hopes to have the Sterling cafeteria/library expansion project underway by summer 2017.
2. Mr. Enojado then went over the updated project groupings slide that is presented monthly.
3. Mr. O'Brien noted an overage on the Security Vestibules project, explaining that the project involved several factors that provide the students with a much safer environment.
4. Mr. O'Brien also noted the cost for MEP went from around \$2.5 million over to around \$400,000 over.
5. Mr. Beard asked if the Board had more money to put towards projects, or if they planned to cut future projects. He stated his concern was based on how several current projects were over budget and explained there were still some large projects not yet underway.
6. Mr. O'Brien responded stated there could possibly be a \$4 million projected remaining budget for the Stuart/Kilgore repurpose. He explained the District is carefully looking at all the projects to see what money could still be realized.
7. Mr. O'Brien noted there is fund balance, but it has other purposes. Mr. O'Brien said the District still has 2 ½ years to equalize opportunities. He explained two of those opportunities are the Sterling cafeteria/library expansion and the Agriculture Science center.
8. Mr. O'Brien explained his intention was to propose to save \$2 million on the Agriculture Science Center by having 2 different locations, closer to schools.
9. Mr. Beard asked if the Board had been discussing the project overages. Mr. O'Brien stated there had not been any discussions about not eliminating projects, or how to pay for the projects when the District all the bond funds are used.
10. Mr. O'Brien stated his job was to keep the scope and cost down, and try to recoup any overages. He stressed that these projects are not over budget, but under scoped. Mr. Beard agreed but stated he is concerned that no one is worried about budget. Mr. O'Brien disagreed and stated he cannot speak for the Board, but Mr. O'Brien was sure no one was kept from any information.
11. Judge Coffey asked if the District was committed to the \$5 million overage on the Security

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- Vestibules project. Judge Coffey explained he had seen most school fences open at all hours.
12. Mr. Fluker pointed out that there will be deduct options for the Security Vestibules project presented to the Board Tuesday night. Judge Coffey said he thought those deduct options should have been brought before Committee for recommendation prior to going before the Board. Mr. O'Brien stated the Committee did see the proposed Sterling entrance for the Security Vestibules project.
 13. Judge Coffey noted he was concerned the Administration was not properly making recommendations to the Board.
 14. Judge Coffey also said the Committee was used in the past to assist in making those recommendations, but didn't feel the Committee was being used in that capacity now. Mr. O'Brien concurred and stated the District needed to do a better job of using the Committee to its potential.
 15. Mr. Brennon Marsh pointed out the big picture shows the District to only be over 5 percent. Ms. Angela Chandler explained the public would not look at the percentage, just the dollar figure.
 16. Mr. O'Brien stated he does have the ability to address the Board and discuss concerns regarding budget or other items discussed with the Committee.
 17. Mr. Fontenot said he was also concerned that the Security Vestibules project is going to the Board without the Committee's endorsement. Mr. O'Brien stated the District can pull the GMP for the Security Vestibules from Board agenda. Mr. O'Brien stated he was almost certain the Committee endorsed the overage for the Security Vestibule 4 months ago. Judge Coffey said the Committee had not approved a plan to reduce that \$5 million overage. Mr. O'Brien agreed and noted he also had not previously seen the options for the Security Vestibules project.
 18. Mr. Fluker stated omitting the new Sterling façade would save \$900,000.
 19. Judge Coffey said he was concerned the Committee was not being used to its potential, however Mr. O'Brien stated the District is providing as much up to date information as possible in the once a month hour time frame given.
 20. Mr. Beard asked what the official recommended to the Board will be regarding the Security Vestibules. Mr. Fluker answered the recommended will be the full package GMP with options to reduce cost by eliminating items.
 21. Mr. O'Brien clarified the Board has the option to reduce the GMP based on options that will be presented to them. Mr. O'Brien noted the Committee had seen the Security Vestibules package and the only thing the Board will be deciding is the cost.
 22. Mr. Beard expressed concern that numbers have changed in the Vestibules project and wondered why the Committee had not been consulted.
 23. Mr. O'Brien stated that he had the power to recommend to the Board that a proposal is made not to vote on the Security Vestibules GMP, since it was already on the agenda.
 24. Mr. Fluker recommended the CBAC meet two weeks before Board meetings, providing the Committee an opportunity to endorse action items.
 25. Mr. O'Brien stated that the contractor for the Security Vestibules project is supposed to be approved Tuesday, but he noted if the District postpones the GMP approval, these Committee concerns can be addressed in a future proposal to the Board.
 26. Mr. O'Brien stated another option for the Committee would be to meet every other week.
 27. Mr. Beard stated time is running out to make project/budget cuts. Mr. Fontenot agreed and he suggested the Committee and District take a more in-depth look at the overage on the Security Vestibules project at the next meeting. Mr. O'Brien accepted that recommendation and stated he would move forward on the issue.
 28. Mr. O'Brien mentioned the Board meetings will alter in schedule during the summer. Mr. O'Brien noted the incorporation of the new Board officers will take place May 26th. He pointed out the June schedule may be pushed back, but he will not know until the May 26th Board meeting.
 29. Mr. Fluker pointed out the next CBAC meeting is currently scheduled to be after the next Board meeting. Mr. Fontenot declared the next meeting date as to be determined and asked Mr. O'Brien to e-mail the Committee the confirmed dates. Mr. O'Brien agreed.



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Follow Up Items

1. Mr. Fontenot asked if there had been any additional information on the land purchase for the Transportation Center. Mr. O'Brien stated there was no new information.
2. Mr. Fontenot stated the Baytown Sun referred to a different land option than previously discussed at the last CBAC meeting and asked for clarification. Mr. O'Brien stated the site mentioned in the paper was one of 3 different land options that were being researched. Mr. O'Brien also noted that the Baytown Sun incorrectly reported that the District had already purchased land. Mr. O'Brien clarified the District was still researching land and had NOT purchased any land.
3. Meeting adjourned.