

PLANNING  
ENGINEERING  
PROGRAM MANAGEMENT

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<b>Project No.:</b>	170-10792-000		<b>Routing</b>
<b>Project:</b>	Goose Creek Consolidated ISD 2013 Bond Program Management		
<b>Client:</b>	Goose Creek Consolidated ISD (GCCISD)		
<b>Conference Time, Date:</b>	4:00 pm, February 25, 2016		
<b>Conference Location:</b>	FMC Meeting Room Baytown, TX 77521		
<b>Attendees:</b>	<b>Committee Members</b>	<b>District</b>	<b>Out of District</b>
	Daryl Fontenot	Anthony Price	Terre Musgrove / <b>LAN</b>
	Michael Beard	Matt Flood	Olivia Hamel / <b>LAN</b>
	Angela Chandler	Bruce Riggs	Erwin Enojado / <b>LAN</b>
	Judge Coffey	Kathy VanDerBeek	Van Franks / <b>LAN</b>
	Chet Thiess	Margie Grimes	
		Carl Burg	
		Brenda Garcia	
		Randal O'Brien	
		Ray Brown	
		Shirley Mosley	
		Tom Ortman	
		Beth Dombrowa	
	Rick Walterscheid		
	Dr. Thomas Kelchner		

<b>Purpose:</b>	CBAC Meeting

**Welcome**

- Mr. Randal O'Brien began the meeting by clearing up a misunderstanding on the minutes from the January 28<sup>th</sup> meeting. He noted on page 3 of the meeting minutes, item number 4 under the Planning section, the statement was written as "Mr. O'Brien explained the District currently only has one Agriculture teacher and is evaluating the future needs for the District Agriculture program." Mr. O'Brien went on to clarify that it should have been noted to state "Mr. O'Brien explained the District currently only has one ORIGINAL Agriculture teacher remaining in the District since the Bond began, and is evaluating the future needs for the District Agriculture program." He went on to point out there are currently 3 Agriculture teachers at Sterling and 3 at Goose Creek Memorial, and 2 Agriculture teachers at Lee.
- No previous CBAC meeting minutes were approved due to lack of members present to create a quorum.

**Technology Progress**

- Mr. Matt Flood briefly stated the Technology Department had finished working on security cameras at Sterling and are currently working on the security cameras at Goose Creek Memorial.

**Completed Projects**

- Mr. Erwin Enojado noted punch list work for the MEP Groups 1, 2, & 3 projects were currently being worked on and are anticipated to be completed by the end of March.

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2. Mr. Enojado said punch list work is also being completed on the Elevators and the Stallworth handrails project.
3. Mr. Enojado then showed a slide of the installed Stallworth handrails.

**Construction Progress**

1. Mr. Enojado said the Windows project at Lee is working through punch lists, noting there are a couple windows expected to be delivered today that still need to be installed.
2. Mr. Enojado stated the Security Vestibules gates had been installed and installation on the motor gates had begun. He stated construction on the vestibules should begin soon.
3. Mr. Enojado said work on the sewage and building pad was in progress for the Goose Creek Memorial Addition (GCM) project.
4. He then showed pictures of the Lee windows project, the completed security vestibule ramp at Lee and the ongoing work at GCM.

**Design**

1. Ms. Brenda Garcia noted the final design of the Transportation Center had been approved at the February 22<sup>nd</sup> Board meeting, explaining the project will go out to bid by mid-March. Ms. Garcia pointed out the District hopes to break ground on the Transportation Center in early May.
2. Ms. Garcia noted the architect is currently finalizing the construction documents for the Technology Center. She explained the District, LAN and the architect are still working on cost reduction possibilities before it goes out to bid.
3. Ms. Garcia stated she hopes to be able to present the final design for the Technology Center to the CBAC by the next meeting.
4. Ms. Garcia said the Stuart Career & Kilgore Repurpose is still in the construction document phase.
5. Mr. Anthony Price then discussed the Sterling Library/Cafeteria/CTE Expansion Project, explaining changing a previous endorsement request to an informative presentation. He pointed out that the District is currently still analyzing the most cost effective route for the project and he wanted to show those 2 different options to the Committee today.
6. Ms. Garcia then went over the scope of the Sterling project, which included cafeteria, kitchen, library, culinary arts, CTE and MJROTC renovations.
7. Ms. Garcia showed a preliminary drawing of Sterling that highlighted exactly where the renovations would be within the existing space of the school. She noted that construction would need to proceed during school, causing work to progress in phases.
8. Ms. Garcia did explain the District would have more information when the contractor gets on board in a couple of weeks.
9. Ms. Angela Chandler asked about construction contamination during the renovations. Ms. Garcia stated that was indeed a concern the District had discussed and planned to build a wall and section the construction area off completely. Mr. O'Brien also noted air ducts would need to be separate.
10. Next, Ms. Garcia went over a drawing that depicted an additional cafeteria building, explaining it may be a higher cost, due to it being a stand-alone. She explained, however, that the District did not have any cost estimates yet and would be able to better understand cost once the contractor is on board.
11. Ms. Garcia did point out that work can continue on the stand-alone cafeteria without much disruption to the students.
12. Ms. Garcia then showed a drawing of where the CTE and MJROTC renovations would be at Sterling, noting the District is still working on the scope.
13. Mr. O'Brien summarized the 2 Sterling options, noting both options encompass the four scope items that were in the Bond proposal and explained the major difference in the 2 options were a renovated cafeteria versus an additional stand-alone cafeteria.
14. Ms. Garcia stated the new cafeteria addition would have more square footage than the cafeteria renovation.

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15. Mr. Van Franks said the stand-alone cafeteria would seat 1,000 students as the Bond program called for, compared to 900 for the renovated cafeteria. Mr. O'Brien stated the current enrollment at Sterling is 2,400 students.
16. Mr. O'Brien did note that the architect for the Sterling project pointed out there might be some cost savings with a stand-alone building, since it would not involve re-locating and working around students and staff.
17. Judge Don Coffey asked where the requirement for 1,000 seats came from, nothing that, based on current and future enrollment, 1,000 seats would be more than enough. Judge Coffey stated he did not agree with Mr. Franks that the Bond Committee had previously scoped out 1,000 seats for the new cafeteria. Mr. Franks concurred, stating he was mistaken in his previous statement. Judge Coffey is concerned that 1,000 seats are not needed and there are not enough funds for 1,000 seats.
18. Judge Coffey stated he disagrees with asking the principal or teachers, of the schools what they might want out projects, explaining they will inflate the scope. Mr. O'Brien agreed, but also noted that the daily staff has a good idea of what is needed on each campus.
19. Mr. Franks stated Sterling can barely seat 600 students per lunch at this time, due to the queuing food line areas.
20. Mr. Daryl Fontenot asked if construction and agriculture welding classes could be served at Stuart Career Center. Mr. O'Brien stated those courses were offered at Stuart Career Center, however Sterling needs these programs for freshman and sophomore students.
21. Mr. Fontenot agreed with Judge Coffey stating not to build for 1,000 seats if the need is only for 800 or 850. Ms. Garcia stated the District would again review the needs of the campus.
22. Ms. Angela Chandler asked if culinary arts class could also be set up in the new cafeteria, utilizing a space for dual purpose use. Ms. Garcia noted that would be a possibility to review and thanked Ms. Chandler for her recommendation.
23. Next, Mr. Price stated he hoped the District might have a design to present to the Committee at the next meeting for the new Agriculture Barn.
24. Mr. Terre Musgrove, from LAN, stated the District had decided to expand the new Agriculture Science building on the current Agriculture site on Wallisville and John Martin Road. Mr. Musgrove then went over the Agriculture Science schedule, noting the District was currently developing the Agriculture program.
25. Judge Coffey stated the Agriculture project, unlike several others, never had any funds cut from the budget, due to the voters wanting the District to have a first class facility. He asked if the District was planning on not using all the allotted Agriculture project funds, and possibly using that money elsewhere. Mr. Price stated he wanted to be frugal with the project, yet still provided everything the students will need. Mr. O'Brien stated the District did visit the New Caney ISD Agriculture building, discovering it cost \$6 million to build. Mr. O'Brien then explained the needs of GCCISD were about half of that of New Caney and said that is where an estimation of \$3 million came into play.
26. Judge Coffey asked the amount of Agriculture budget, to which Ms. Garcia confirmed \$7 million. Mr. Musgrove corrected, noting the budget was \$5 million.
27. Judge Coffey stated his concern for cutting the budget of the Agriculture building project. Mr. Fontenot noted he did not view it as a "cut" if all the student's needs were met.
28. Mr. O'Brien noted that GCCISD had only 30 students show animals this year, compared to New Caney's had 150. He stressed the District build the Agriculture building to the needs of the students.
29. Judge Coffey did state the conversation about the new Agriculture building would be to establish more enrollment once the facility was large enough accommodate more students.
30. Mr. Michael Beard stressed the District needs to build the Agriculture facility that was packaged and promised in the Bond.
31. Mr. O'Brien pointed out this project is all extremely preliminary as the District doesn't even have a contractor's bid yet.
32. Judge Coffey asked that the District keep all the budgeted money for the Agriculture project allotted to that project for the time being, to which Mr. O'Brien agreed.

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33. Ms. Chandler stated the District does need to consider growth in the Agriculture science field and for the future District program.
34. Mr. Beard stated he would like to see any endorsement information prior to the actual meeting, to which Ms. Garcia stated she would be sure to address in the future.

**Planning**

1. Mr. Fontenot stated he needed to leave early but wished to address the Horace Mann chiller replacement agenda item, noting that if the item was not originally in the Bond, it should not be up for discussion among the CBAC.
2. Mr. Price did explain the chiller at Horace Mann had gone out and will need replacing before the summer. Mr. Beard agreed with Mr. Fontenot that the chiller should not be discussed with the CBAC.
3. Ms. Garcia stated a scope needs to be developed for the Green Center renovation in order for the Special Education Department to move there from their current mall location. She stated the attorney is reviewing architectural services and the District hopes to have an architect hired within a month.
4. Next Ms. Garcia stated the District just received proposals for design services from the engineer for the Sound Systems & Life Safety Package 2 and the MEP Package 4 projects. She noted the District is still reviewing the scope.
5. Mr. Enojado briefly went over the Project Groupings slides, stating there had been no change since last month.
6. Mr. Enojado confirmed the total budget for Sterling was \$11 million and he explained that included kitchen, CTE, priorities 1-3, MEP, interior and exterior work.
7. Judge Coffey asked if there was any money left for Horace Mann in MEP, to which Ms. Garcia confirmed no. Mr. Price stated the Horace Mann chiller would cost \$178 thousand. Judge Coffey stated there is \$66 million in the GCCISD reserve.
8. Mr. Enojado briefly went over the master schedule and financial recap.
9. Mrs. Margie Grimes added that the capacity at the Sterling campus was 2,408 and enrollment is currently 2,365. Judge Coffey stated 850 cafeteria seat capacity should be sufficient for Sterling the cafeteria renovation for now, as well as future growth.
10. Judge Coffey stated his preference for a stand-alone cafeteria building for the Sterling renovations, if it is within budget.

**Follow Up Items**

1. Next meeting will be March 24<sup>th</sup> at 4 PM.