



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, March 24, 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>
	Brennon Marsh	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	JP Grom / <b>LAN</b>
	Tim Covington	Carl Burg	Dan Wardrop / <b>LAN</b>
		Brenda Garcia	John Carey / <b>LAN</b>
		Randal O'Brien	Downen Sims / <b>LAN</b>
		Ray Brown	
		Shirley Mosley	
		LeAna Dixon	
	Beth Dombrowa		
	Dr. Melissa Duarte		

<b>Purpose:</b>	CBAC Meeting

**Welcome**

- Since there is still an issue with not enough Committee members attending to create a quorum, Mr. Randal O'Brien suggested the 4 new Board members could possibly select new CBAC members. Mr. Daryl Fontenot agreed, and suggested removal the members who have not been attending from the distribution list. All other attending CBAC members agreed as well.

**Technology Progress**

- Mr. Matt Flood stated the Technology Department had finished work on security cameras at Goose Creek Memorial (GCM). He said the plan to move forward with installing video distributing systems during the summer is still in place.

**Completed Projects**

- Mr. JP Grom stated the MEP Groups 1, 2, & 3 and Elevators projects are effectively completed, minus a few close out items.

**Construction Progress**

- Mr. Grom said there are a few final touch up issues that are currently being worked on for the Windows project at Lee.

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2. Mr. Grom stated the Security Vestibules gates had been installed and completed. He noted work on Security Vestibules at San Jacinto Elementary was approximately 80% complete and presented a slide with construction photos.
3. Mr. Grom stated Highlands Elementary Security Vestibule work had begun and was approximately 10% complete.
4. For the GCM Addition project, Mr. Grom noted piers have been drilled and foundation cut. He showed a corresponding slide for the ongoing work at GCM.

**Design**

1. Mr. Grom noted the Fire Alarm, Intercom & Sound System project, as well as the Emergency Lighting & Lighting Controls project, will go out to bid by mid-April.
2. Mr. Grom stated MEP Package 4 will be bid, most likely by fall 2016.
3. He then stated the Transportation Center project will advertise for bids in the beginning of April.
4. Mr. Grom pointed out the Technology Center project will be going before the Board on March 28<sup>th</sup> for approval to release for bids.
  - a) He then went over floor plans of the Technology Center project, noting there were no major changes from when the Committee had last seen the drawings.
  - b) Mr. Grom pointed out the last cost estimate the Committee had seen for the Technology Center was \$10.9 million. He then stated that with a add alternate bid 2<sup>nd</sup> generator cost of \$170 thousand and soft cost, the current cost estimate for the Technology Center comes to \$11.1 million. Without the generator alternate included, the total project cost is the same as previously presented to the CBAC and the Board.
  - c) Mr. Grom explained soft cost are items the contractor does not get paid to do, such as architect/engineering services, material testing, geotechnical services, facility conditioning, permitting and furniture, fixtures and equipment.
  - d) Mr. Grom confirmed the Technology Center will go out to bid with the 2<sup>nd</sup> generator included.
  - e) Judge Coffey expressed concerned over needing 2 back-up generators. Mr. O'Brien explained having 2 back-up generators was normal for hurricane prone areas.
  - f) Mr. Grom stated there would be a diesel and natural gas generator, with the natural gas generator being the primary generator.
5. Next, Mr. Grom stated the Stuart Kilgore & Repurpose project will also be going before the Board on March 28<sup>th</sup> for request for Construction Manager at Risk (CMAR) to issue bids for Phase One.
  - a) Mr. Grom said that the CMAR assists the District in pricing different options for the Stuart Kilgore & Repurpose. He explained that as part of the CMAR process, that contractor would then bid out their work to their local subcontractors.
  - b) Mr. Grom quickly went over some drawings of the Stuart Kilgore & Repurpose that the Committee had seen before and could also be found in the packet.
  - c) Mr. Grom explained Phase 1 will include interior demolition and construction of the New Engine Repair Lab.
  - d) Mr. Grom stated Phase 2 of the Stuart Kilgore & Repurpose will include construction on the Culinary Arts and Baking Lab as well as the Construction and Welding Labs.
  - e) He stated Phase 3 will include construction of the Meat Lab, Horticulture Lab and classrooms.
  - f) Mr. Grom explained the construction cost for the Stuart Kilgore and Repurpose has been maintained approximately \$11.1 million, due mostly to the project being CMAR. Mr. Grom pointed out this project was originally funded at approximately \$14 million, noting a place where funds have been recognized to possibly offset other projects.
  - g) Ms. Angela Chandler asked what the career targets are for the Horticulture Lab. Dr. Melissa Duarte stated landscaping, floral design and explained the program also assisted in servicing special education students. Dr. Duarte went on to note Horticulture students major in Environmental Science and Forestry. Mr. O'Brien confirmed Horticulture was not a finished career program.

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6. Mr. Grom then stated the District will be seeking endorsement on different concepts for the Sterling High School Cafeteria/Library/CTE Expansion project.
  - a) Mr. Grom pointed out the Bond project scope of the Sterling project includes Cafeteria, Kitchen, Library, Culinary Arts, CTE and MJROTC renovations.
  - b) Then Mr. Grom showed a slide indicating where those renovations would take place. He explained this concept would be progress in phases, causing areas to be blocked off, some loss of capacity and at some point, re-locating students during construction.
  - c) Mr. Grom then showed a slide depicting the addition concept for Sterling, explaining there would be a covered walk way that would connect the addition on the east side. He also noted it would hold up to 800 seats, same as the renovation concept, but pointed out the addition was designed to expand to 1,000 seats if needed.
  - d) Mr. Grom explained another advantage of the Sterling addition concept would be more space for other needed renovations within the current building.
  - e) Next, Mr. Grom showed a slide that depicted where the CTE renovations would be located, noting this would remain the same for either the addition or renovation concept.
  - f) Mr. Grom said the construction cost variance is approximately \$1.1 million more to build the new addition, over the cost to renovate. Mr. Grom stated the cost to renovate was not exact, and that there were several unknowns that could possibly impact the cost, including the possibility of a decrease in the cost variance.
  - g) Mr. Grom pointed out the facilities assessment had been re-evaluated by the current design team, and some items were discovered not to be as critical as once described by the condition assessment. Mr. Grom noted removing some of those items, such as replacing duct work and VAV boxes, are not deemed critical at the moment, and could eliminate approximately \$2.9 million in construction costs.
  - h) Mr. Grom said all the facility condition assessment work that has not yet been completed at Sterling totals \$4 million of additional FCA work.
  - i) Mr. Grom then showed a cost comparison slide for the renovation vs. the addition, noting it was construction cost only. He stated soft cost had not been included in the estimates on the slides. Mr. Grom stated the construction cost of the renovations was \$6.4 million and the addition construction cost was \$7.6 million.
  - j) Mr. Grom did say the estimate with soft costs included came to \$7.7 million for the renovation and \$9.1 million for the addition. Mr. Grom then explained that after adding the \$4 million FCA costs, the project estimates would be approximately \$12.4 million for the renovation and \$13.8 million for the addition.
  - k) Mr. Grom explained the available budget for the Sterling project is \$11.6 million, noting both the renovation and addition will have a deficit.
  - l) Judge Coffey suggested that the addition/stand-alone building would be safer and least disruptive for the students in terms of construction. Mr. Grom noted the renovation construction work is expected to take over a year to complete all phases of the project.
  - m) Mr. Grom then went on to discuss how the Sterling project deficit could be remedied. He explained there are approximately \$1.9 million in contingency funds that will be available from the 3 new elementary school projects. Mr. Grom then said there will be \$330 thousand in contingency from the Elevator project as well. He pointed out the District could have around \$2.2 million in unspent monies from completed projects.
  - n) Mr. Grom stated the preference for the GCCISD Administration would be the addition concept for the Sterling project.
  - o) Mr. O'Brien did point out the contingency funds for completed projects that Mr. Grom discussed were projections, and not exact amounts yet.
  - p) Judge Coffey made a motion to vote for the stand-alone Cafeteria/Kitchen for the Sterling project, if the District could fund the project. Mr. Fontenot made a second motion, the Committee voted and unanimously agreed to the stand-alone addition concept for Sterling.

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**Planning**

1. Mr. Grom then showed two different design options of the new Agriculture Science building, created by Mr. Terre Musgrove for LAN. Mr. Grom pointed out the new facility is 5 times the space and accommodations of the current Agriculture facility, roughly 37,000 square feet.
  - a) Mr. Grom explained the new Agriculture building included many more animal pens, riding arena, seating, restrooms, locker rooms and other amenities.
  - b) Mr. Grom stated the projected cost for the Agriculture Building was currently around \$4.8 million and the budget was \$5.7 million.
  - c) Ms. Chandler asked if there was a lab in the Agriculture Building, to which Mr. Terre Musgrove explained the classrooms were also designed to become labs if joined together by the operable partition wall.
  - d) Mr. O'Brien also noted the material selection for the Agriculture Building would be important. He noted issues with birds will be taken into consideration during the design phase.
  - e) Mr. O'Brien confirmed that the animals involved in the Agriculture program are primarily sheep, goats, pigs and cows.
  - f) Mr. Musgrove stated the total acreage is 14.9 for the Agriculture site.
  - g) Mr. Grom noted the next step for the Agriculture building will be to get with the architect and move forward with the scope and fee proposal. He explained once the architect has the proposal and had completed the schematic design phase, the District will present to the Committee for endorsement.
2. Next, Mr. Grom stated the District is currently working on concepts to define the scope of work for the Green Center / TMS renovation project.
3. Mr. Grom said the District is currently working on packaging both the Structural and Windows projects, District wide.
4. Mr. Grom noted the District is working to decide on procurement and contracting methods for the District wide carpet project.
5. Mr. Grom pointed out the San Jacinto Elementary and Hopper Primary playgrounds projects are currently in the planning stages.

**Project Groupings**

1. Mr. Grom briefly went over the project groupings slides, stating as progress is made on each project, these financial slides will reflect the changes, depicting a clearer picture of where the District is financially.

**Master Schedule**

1. Mr. Grom stated there were not many changes to the master schedule and noted the goal is still on track to complete the Bond projects by the end of 2017.

**Financial Recap**

1. Mr. Grom stated the detailed financial slides were available in the packet for further observation and that he would answer any questions.

**Future Agenda Items**

1. Mr. O'Brien will follow up with Board members on obtaining new CBAC members.

**Follow Up Items**

1. Next meeting will be April 28<sup>th</sup> at 4 PM.
2. Mr. O'Brien recommended LAN to perform the facility conditions assessment for the next possible Bond.