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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, January 26, 2017		
<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	Randal O'Brien	Erwin Enojado / LAN
	Michael Beard	Brenda Garcia	Terre Musgrove / LAN
	Don Coffey	Kathy VanDerBeek	Clem Medina / LAN
	Chet Thiess	Bruce Riggs	JP Grom / LAN
	Dave Smith	Ray Brown	Dowen Sims / LAN
	Angela Chandler	Tom Ortman	Ben Saucedo/Stantec
	Ronnie Hotchkiss	Carl Burg	Sofia Dusek/PBK
	Steve Fess	Matt Flood	
		Margie Grimes	
		Shirley Mosley	

<b>Purpose:</b>	CBAC Meeting

**Welcome**

- Mr. Fontenot asked if everybody had a chance to review the last minutes and if there are any changes to the minutes. Mr. Ronnie Hotchkiss made motion and Mr. Chet Thiess made the second motion. A vote was taken and none opposed. Last month's meeting minutes were approved.

**Technology Progress**

- Mr. Matt Flood stated that Technology Dept. is asking for an endorsement for couple projects. From Goal #2 (Network Infrastructure), this is to add air conditioning to the data rooms/rack rooms (also called the MDF and IDF Rooms) districtwide. Technology is experiencing heating issues with the new switches that were put in and trying to keep the new equipment cool.
- From Goal #8 (Video Distribution), Technology Dept. would like to add digital signage to the receptionist area. This has been done to the 3 new elementary schools and also at Impact Early College High School as well. Technology would like to expand this concept districtwide.
- From Goal #13 (Library), this is also adding digital signage which was also done to the library at the 3 new elementary schools and as well as putting in a kiosk. The kids can walk up to the kiosk with their iPad and see if the books are available in the library.
- Mr. Michael Beard asked if these were originally in the scope of work. Mr. Flood said that the digital signage is but not the air conditioning.

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5. Mr. Ronnie Hotchkiss asked for more information on the kiosk as he was familiar with the ones at the airport but unfamiliar with the function/interaction with the students. Mr. Flood explains that the idea is for the kids to utilize the library program which has an app instead of using the desktop just for card catalog look-up.
6. Mr. Flood said that video distribution should wrap up on this goal and the network infrastructure is also good. Adding fiber optics may be the only reason to utilize the remaining funds. Mr. Flood would rather spend the funds on cooling the racks with dedicated AC units to prevent burning up \$80k-\$90k worth of switches in one room.
7. Mr. Beard questioned if money is spent for AC Units (Goal #2) then the balance will be \$1.3M in the bond money to which Mr. Flood replied yes. Mr. Beard also asked if the remaining funds are not going to be used for those goals. Mr. Flood explained that Technology received almost \$3M in e-rate.
8. Mr. Fontenot said that Technology Center is going to need as much as possible of the unused money. Mr. Flood stated that Technology is almost at the end of the bond and looking at the last page of the expenditure report, there's still \$9M left.
9. Technology Dept. has committed \$3M towards Technology Center and Mr. Flood said that Technology has received \$3M worth of e-rate. Mr. Flood is seeing that he can contribute more than \$3M, closer to 4, 5 or 6.
10. Mr. Hotchkiss asked if there will be some type of electrical back-up services for the AC units. Mr. Flood said these are not hooked up to the generators but there are some equipment that will have run-time for minor outages but not for an exceeded amount of time.
11. Mr. Beard asked for more explanation on the digital signage at the receptionist area that's going to be approx. \$100K. Mr. Flood explained that at the new elementary schools, there's a 65 inch commercial display and at the back end there's a chrome box that can display phone numbers, Baytown Sun, news of the day, weather, student of the month, etc. It's not an interactive digital signage. It's only for displaying information. At the Impact cafeteria, the lunch menu is displayed just like the restaurants have now. The \$92K is an estimate for 25 digital signage displays. It's estimated a little high which includes insulation and full tilt mounting brackets.
12. Mr. Beard made motion to endorse and Judge Don Coffey made the second motion. All members endorsed Technology's request.

**Completed Projects**

1. Mr. Erwin Enojado stated that there's only one completed project which is the GCM High School New Addition and the space is occupied by staff and students. Mr. Enojado showed 2 pictures of the exterior building. The first picture shows the west exterior of the building and the second pictures shows the east exterior of the building.

**Construction Progress**

1. For the Security Vestibules project, Mr. Enojado stated the 2 remaining schools to be completed are Sterling High School and Lee High School. These 2 schools received the bullet resistant glass but there are some missing small pieces of glass to be installed. Also, work has yet to be completed for the communication part on to the card access to the door latches.
2. As mentioned at the last month's meeting, Mr. Enojado said additional work was added to the Security Vestibules Project which is the fencing work and the fencing crew started yesterday at San Jacinto Elementary School and will move onto the next few schools.
3. For the Transportation Center Project, Mr. Enojado stated that work is on-going at the bus parking lot, pouring a lot of concrete and work continues in the building.
4. For the Emergency Lighting & Lighting Controls Project, Mr. Enojado stated that the contractor completed 3 schools (Lee HS, Smith Elementary and San Jacinto Elementary) and one support center (FMC Building). The crew is working at Hopper Primary at this time.
5. For the 2016 Fire Alarm, Intercom & Sound System Project, Mr. Enojado said the crew completed 3 schools and working at Stallworth Stadium and Hopper Primary at this time.
6. The demolition of the east parking lot started early this week for the Sterling High School Library/Cafeteria/ CTE Expansion Project.

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7. For the Stuart Career Center Kilgore Repurpose Project, Mr. Enojado stated the work at Kilgore Campus is on-going with demolition and sheetrock installation in the hallways.
8. For the Carpet Project, installation of carpet is complete at 5 schools and the installer is moving onto Carver Elementary School.
9. Judge Coffey asked what type of carpet specification does the district uses to which it is the Tandus Carpet not the square carpet anymore.
10. Mr. Beard asked if there could be concrete escalation price to the existing projects such as the Transportation Center to which the answer is no because it is a contract amount not to exceed unless the scope of work changes.
11. Mr. Enojado then showed pictures of the Security Vestibules, Transportation Center, Sterling High School Library/Cafeteria/ CTE Expansion Project and Kilgore Campus Projects.

**Design**

1. For the MEP Package 4, Mr. Enojado stated the engineer is approximately 75% complete on the design drawings and expecting to advertise and receive bids in March. He noted that this project will be summer work.
2. Mr. Enojado presented several slides with pictures describing the different types of work required for each campus under the FCA Renovations Repairs and Upgrades Districtwide Project.
3. Mr. Hotchkiss said that last spring the education foundation offered grants for upgrades on the welding lab and wanted to know if it's been done. He asked if something different is being done and will need to be torn out or was that money incorporated from the education foundation to enhance the work that the district is already doing.
4. The grant was specific to the welding lab due to safety concerns. Mr. O'Brien mentioned Ms. Hollis may know the answer to this question.
5. Ms. Sofia Dusek with PBK Architect stated there are about 5 welding booths that are not in good condition and will be replacing partitions. Also, installing new exhaust system and adding more stations.
6. Mr. Hotchkiss said that this sounds very similar to what the grant request was for but unsure of which school.
7. For the Technology Center, Mr. Enojado stated this project is being advertised and bids are due February 7<sup>th</sup> and to submit to the Board of Trustees on the 13<sup>th</sup> Feb for approval.
8. Mr. Hotchkiss asked if this contract will be like the Transportation Center to which it is a CSP bid.
9. For the Stuart Career Center as part of the Stuart Career Center Kilgore Repurpose Project, the CMAR is receiving bids from their subcontractors at this time. The CMAR is planning to deliver the GMP sometime next week. After the review, final GMP will be submitted to the Board of Trustees for approval.
10. Mr. Enojado then turned the presentation to Mr. Ben Saucedo with Stantec Architect for the Agriscience Facility Expansion Project.
  - A. Mr. Ben Saucedo said that there's no dramatic change from the last design but it has been refined over the last month.
  - B. Mr. Saucedo showed the slide with the changes in the site plan. The alternates had been revised for the concrete pavement at the east parking lot and the access drive along the south end of the site.
  - C. The concrete is an alternate and gravel is the base bid but included in the base bid is the extension of the concrete aprons at the ends of the animal wings to avoid issues with trucks sinking in the gravel during the loading and unloading of the dumpsters.
  - D. Judge Coffey asked if buses will be driving half of the time on concrete and half of the time on gravel to which the answer is yes if the alternate is not accepted.
  - E. Judge Coffey replied that if the alternate is not accepted it will be a mess. Ms. Brenda Garcia stated keeping the base determines if the project is within budget but CBAC can recommend to the Board of Trustees to take the alternate as we all feel strongly that concrete should be part of the base.

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- F. Judge Coffey stated that there's too much history that buses cannot go over gravel regularly without being a problem and is surprised that specification for the circulation for buses is gravel.
- G. Mr. Beard said that from the last meeting it was said that it needs to be concrete and also surprised of the plan.
- H. Mr. Hotchkiss proposed a concrete drive all the way around and extending more concrete on the drive lanes (towards the trailer parking area). The trailers that are parked and things that are not moving all the time on the gravel is not an issue.
- I. Ms. Garcia explained that this design still does not keep the project within the budget and if the committee feels comfortable, then this design can be accepted.
- J. Judge Coffey understood from the last meeting that everywhere the bus was going to be on twice a day would be concrete. He stated that concrete does not need to be all the way up to the trees (whole trailer parking area) but a concrete drive all the way around.
- K. Ms. Garcia explained having an alternate shows the separation of the cost and provides an option for the Board of Trustees to select and give direction.
- L. The estimated cost of concrete paving in lieu of gravel is \$193K. Mr. Hotchkiss explains that concrete all the way to the edge is not cost effective but making the drive lanes probably is.
- M. Judge Coffey asked if there's an alternate route of not making the bus go all the way around to which Ms. Garcia responded none at this point and different options have been looked at none that will work and anything else will cost more than \$200K.
- N. Mr. Fontenot said if another drive is looked into it brings in consideration of traffic study which may cost at least \$500K.
- O. Mr. Hotchkiss stated that not all the dotted area is necessary to be concrete just the drive lanes and the drive way which makes it a concrete loop. Therefore, concrete alternate should be less than \$193K. Also, the trailer parking area does not need to be a concrete alternate but make it gravel. Asphalt was mentioned but was rejected as a consideration due to costs and many other problems. Mr. O'Brien and Ms. Garcia agreed to the committee's suggestion and it will be addressed.
- P. Mr. Saucedo continued with the next slide, overall floor plan, and indicated that there were some small changes to the MDF Room and the existing structure (classrooms, break room, restrooms).
- Q. The alternates are the same from the last time with the exception of the cattle wing which was simplified and the entire west wing identified as an alternate.
- R. Mr. O'Brien suggested to have the white board panels as the classroom partition so that teachers on either sides can use it as a marker board.
- S. Ms. Angela Chandler asked if any of the portion of the classroom a laboratory and the answer is no as it was not a request from the design team. Mr. Saucedo pointed out that there are some small counter space and water but not a dedicated lab. Ms. Chandler also asked if lab equipment were budgeted to which it is part of FF&E (Furniture, Fixtures & Equipment).
- T. Mr. Fontenot asked what is needed on the alternates (red dashed lines) and current usage. Ms. Garcia recalls that the Ag Department's primary need were the hog pens and Mr. Saucedo agrees. The alternates would be prioritized due to funding availability. Hog Pens would be first priority then Sheep Pens and last the Cattle Pens.
- U. The Hotchkiss asked if the amount of detention pond be adequate for full development for all 14 acres or is it only adequate for this part of design to which Mr. Saucedo replied that it's only adequate for this part of this design with all alternates being accepted.
- V. Mr. Saucedo moved onto the next slide showing the exterior north and east elevations. This is the same as presented last time which is a combination of metal panels over the CMU wainscoting.

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- W. The next slide shows the west and south elevations. The west elevation shows what's going to be facing John Martin Road showing the entrance to the cattle wing (alternate wing), practice arena, and the existing structure remodeled with classroom windows. The view from the south shows the cattle wing.
- X. The next slides shows the cross sections through the animal pens –the hogs, lamb and goats, and cattle. The cross sections also shows the large fans.
- Y. The next slide shows the interior space of animal wings and the arena.
- Z. Mr. O'Brien noted that Stantec has addressed the bird issues with a clever design on the facility that GCCISD had toured. Mr. Saucedo stated that there will be liner panels on the undersides of the metal building girts and enclosed any structure members for the roofs keeping birds away throughout the building.
- AA. The slide also shows the fans, lamb and goat pens, wash area, practice arena with bleachers, CMU walls, lighting mounted on the surface panels and additional pens next to the arena. The lighting will be LED.
- BB. Ms. Chandler asked if the wastewater from the wash go to the city sewer or detention pond and Mr. Saucedo replied that it's neither because it's going into the existing septic system with aeration. Ms. Chandler also wanted to know if there were any micro inoculation in the system to which Mr. Saucedo is not certain and will check on it. The water supply will come from the city even though the existing septic system is being used for sanitary.
- CC. Mr. Saucedo went over the last power point slide stating this is the most current budget estimate. Recap on the Alternates: Alternates #1 and #2 shall be part of the base, Alternate #5 will be modified and be part of the base, Alternate #4 shall be part of the base, Alternate #6 shall be part of the base and Alternate #3 will stay as an alternate.
- DD. Ms. Garcia stated that these alternates will be addressed and therefore, requesting an endorsement.
- EE. Mr. Beard made a motion to endorse. Mr. Fontenot stated that there's a motion to endorse using all alternates as part of the base except for one alternate which is Alternate #3.
- FF. Mr. Hotchkiss asked how much will the soft cost add to this and Ms. Garcia responded that an estimate of 20% is used. The total bond budget for this project is \$5.69M.
- GG. Mr. Fontenot stated a motion was made and a second motion, all in favor and none opposed.

- 11. The CBAC members endorsed the final design presentation for the Agriscience Center Expansion and Renovation Facility.

**Planning**

- 1. For the Green Center Project, Mr. Enojado stated that the architect/engineers are reviewing the existing floor plans and will start generating drawings within a month.
- 2. For the Specialties and Conveyances, Mr. Enojado said that an approved vendor is still in search to provide a turnkey work –to supply and install these equipment.

**Project Groupings**

- 1. Mr. Enojado briefly went over the Project Groupings slide and stated an asterisk has been indicated next to the FCA projects to be combined as one budget and will show on the next report as one project.

**Master Schedule**

- 1. Mr. Enojado went over the Master Schedule and pointed out that the GCM High School New Addition Project has turned black indicating the project is complete and the only remaining blue indicating that it is still under planning is Specialties –Stallworth Stadium.

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**Financial Recap**

1. Mr. Enojado pointed out that on the very last page of the financial packet, the summarization states at 64% money spent.

**Follow Up Items**

1. Mr. Fontenot stated the next meeting will be February 23, 2017 at 4pm. The meeting location will be at GCM High School New Addition but an e-mail notice will be sent out to confirm that the meeting will take place there.