



PLANNING
ENGINEERING
PROGRAM MANAGEMENT

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

Filing Data Code 5-02

Project No.:	170-10792-000		
Project:	Goose Creek Consolidated ISD 2013 Bond Program Management		
Client:	Goose Creek Consolidated ISD (GCCISD)		
Conference Time, Date:	4:00PM, May 25, 2017		
Conference Location:	Facilities Management Complex Baytown, TX 77521		
Attendees:	Committee Members	District	Out of District
	Daryl Fontenot	Randal O'Brien	JP Grom / LAN
	Michael Beard	Dr. Anthony Price	John Carey / LAN
	Ron Hotchkiss	Margie Grimes	Terre Musgrove/LAN
	Gina Rivon	Matt Flood	Clem Medina/ LAN
	Chet Thiess	Brenda Garcia	Dowen Sims / LAN
	Steve Fess	Bruce Riggs	
		Carl Burg	
		Ray Brown	
		Tom Ortman	
	Kathy VanDerBeek		

Routing	

Purpose:	CBAC Meeting – The purpose of the meeting was to update the Citizens Bond Advisory Committee (CBAC) on the status of the renovations, repairs and new construction projects funded through the 2013 Bond Program.
-----------------	---

Welcome
Mr. Daryl Fontenot called the meeting to order at 4:06pm. Mr. Fontenot asked if anyone had any corrections on last meeting's minutes. If not stated he would consider a motion to approve. Mr. Beard motioned to approve, Mr. Theiss did 2nd the motion. Mr. Fontenot introduced Mr. Matt Flood to provide the Technology Updates.

Technology Progress

1. Technology is asking for an endorsement of \$793,000 for the Kilgore library (\$377,000 to replace iPads) upgrades and technology upgrades at Stuart CC-Kilgore Refurbish Project (\$415,000 out of contingency fund).
2. Mr. Fontenot asked if this expenditure will close out goal #13.
3. Mr. Flood responded it should close out goal #13.
4. Mr. Fontenot asked about row C.
5. Mr. Flood said row C is there in case there is a need for any additional contingency funds.
6. Mr. Beard asked if that was the last of the Technology expenditures. (8:00min)
7. Mr. Flood said that the project on line 2A is at 6% completion. The other projects are at 86% to 100%.
8. Mr. O'Brien asked if that was intentional for it to be at 6% at this time since it's part of the Technology Center.
9. Mr. Flood answered that it was not, it's been a plan to replace some fiber optic cable and it's a project they just haven't tackled yet.

PLANNING (continued)

ENGINEERING

PROGRAM MANAGEMENT

Est. 1935

AUSTIN

COLLEGE STATION

DALLAS

FORT WORTH

HOUSTON

MIAMI

MIDWEST

PHOENIX

SACRAMENTO

SAN ANTONIO

SAN MARCOS

WACO

10. Mr. Beard asked if that was funded under the bond.
11. Mr. Flood responded that some of the cable was and some of it was not funded under the bond. \$1.7M was but the other \$12M wasn't. Their plan was to continue to build the backbone.
12. Mr. Beard asked other than that and the Technology Center is that the last of all the technology.
13. Mr. Flood respond that they were pretty close to wrapping it up and other than the previously mentioned work the video distribution is still in process, digital science is coming in, there's stuff coming in for the library kiosks, Goal 4 & 5 are done, goals 1 & 2 are still open in event we need to do more of that work.
14. Mr. Hotchkiss asked if the technology being purchased for Kilgore now included equipment intended for future use.
15. Mr. Flood responded they were purchasing technology equipment for the current needs. They are installing needed infrastructure for future use such as security cameras.
16. Mr. Fess asked if they were installing security equipment for 100% of the building.
17. Mr. Flood responded that they were. He wrapped up his discussion saying they were at 86% of the money expended.
18. Mr. Beard what percentage of the project work was complete.
19. Mr. Flood explained he would say also the 86% would be complete and he bases that on the P.O.'s written because that work was completed.
20. Mr. Fess asked if some of that 86% was in the monies returned.
21. Mr. Flood said the monies returned were counted in the 86% spent.
22. Mr. Beard moved to endorse the request with the comment that he would like to commend the Technology Department for doing a good job and significantly contributing to saving much of the bond budget.
23. Mr. Hotchkiss asked if some of this bond money will be used to fund some of the items that were value engineered or shortcut out of the Technology Center.
24. Mr. Flood responded that we have negotiated the Technology Center down to where we can proceed.
25. Mr. O'Brien stated there were no shortcuts. The building just won't have the double redundancies we discussed throughout the building.
26. Ms. Rivon seconded Mr. Beard's motion.
27. Mr. Fontenot asked for those in favor to indicate "Aye". All those opposed indicate. Unanimous decision in favor of the endorsement.

Construction Progress

1. Mr. Fontenot then introduced Mr. JP Grom to go over the Construction Progress portion of the presentation.
2. Mr. Grom began with the Goose Creek Memorial High School's ongoing punch list work is expected to complete within the next month.
3. The obstacle course will start next week now that school is out.
4. Moving on to construction:
 - a. The security vestibules and fencing project is currently 55% complete. Seven of the 14 projects are complete, 4 are in progress. The balance are scheduled to complete by the end of August 2017.
 - b. The emergency lighting and control project is 90% complete. Looking to move into punch list on 4 of the 13 projects currently in progress. Moving into the Administration building within the next month.
 - c. On the 2016 fire alarm and intercom system 9 out 17 are complete 8 are in progress.
 - d. The district wide carpet project is 66% complete. Moving on to the Administration building and FMC in the next portion of work.
 - e. The MEP Package #4 PO is issued and construction should start next week with an October completion date targeted inside that contract.
 - f. The Ag Science Center should mobilize for construction next week.
 - g. Specialties:

PLANNING (continued)

ENGINEERING

PROGRAM MANAGEMENT

Est. 1935

AUSTIN

COLLEGE STATION

DALLAS

FORT WORTH

HOUSTON

MIAMI

MIDWEST

PHOENIX

SACRAMENTO

SAN ANTONIO

SAN MARCOS

WACO

- i. Stallworth bleachers project, all submittals are complete and expect them to start work in July.
 - ii. Conveyances project purchase order is in place and equipment should arrive very soon.
 - iii. FCA project demolition begins next week.
 - h. For the Technology Center we had the kick off meeting with the GC and are working through the building permitting process right now.
- 5. We are requesting an endorsement on the Security Vestibules project.
 - a. There is a citizen who lives adjacent to one of the schools.
 - b. He realized he will be losing access from his property to the property of the school.
 - c. The shortcut he currently has for one of his children will no longer be available.
 - d. The citizen is requesting some sort of access be maintained for his child who is a student at the school.
 - e. It has a cost associated with it of \$5,000.00.
 - f. The citizen's concern is the child will have to walk along the street since there are no improvements to the street or sidewalks.
 - g. A previous property owner of the citizen's property installed some fencing.
 - h. Mr. O'Brien added a portion of the citizen's existing fence (installed by a previous owner) is 1 foot 18 inches inside the District's property line. The citizen maintains that the property is now his.
 - i. Mr. Theiss asked if the new fence was going to be installed on the correct property line.
 - j. Ms. Garcia responded to the affirmative.
 - k. Mr. O'Brien added this citizen had initially made his request to Administration and was denied. He then took his issue directly to the Board of Trustees and made a presentation. The Board of Trustees delegated it back to Administration to do what they thought was best.
 - l. The citizen met with Mr. O'Brien where he was told that the only way that expenditure could be funded is with Bond monies. He was also told the issue would have to be brought before the CBAC.
 - m. The citizen claimed a precedence has already been set and noted two examples. Mr. O'Brien stated those two examples were not for a single residence. They were for a neighborhood or group of homes.
 - n. Mr. Beard asked what kind of gate and how would it be secured.
 - o. Mr. Grom responded that the District's standard gate would be installed and the standard access controls of electrified slide card key controls. The \$5,000.00 previously mentioned we feel would be on the low end,
 - p. Mr. Beard asked to confirm his perception that maintenance was not included.
 - q. Mr. Grom confirmed that was correct. The price does not include future costs.
 - r. Much discussion ensued regarding alternate securing methods which the committee agreed could not be endorsed.
 - s. Mr. Fontenot made a motion that the committee not modify the current fencing plan for any facility in the District.
 - t. Ms. Chandler seconded the motion.
 - u. Mr. Fontenot asked for those in favor to indicate "Aye". All those opposed indicate. Unanimous decision in favor of NOT endorsing a change to the fencing plan of the District.
- 6. Mr. Grom moved on to the Transportation Center.
 - a. The target substantial completion date is the month of June 2017.
 - b. The operations building the MEP and other finishes are under way right now.
 - c. The service building is at a point where they are doing the electrical trim work and installing overhead doors.

PLANNING (continued)

ENGINEERING

PROGRAM MANAGEMENT

Est. 1935

AUSTIN

COLLEGE STATION

DALLAS

FORT WORTH

HOUSTON

MIAMI

MIDWEST

PHOENIX

SACRAMENTO

SAN ANTONIO

SAN MARCOS

WACO

- d. The fuel island and bus wash are also in the finish mode as well.
- 7. Mr. Grom moved on to the Stuart Career and Kilgore Repurpose Project
 - a. This project is about 65% complete and we are targeting the completion still to be August of 2017.
- 8. Sterling High School Library/Kitchen/CTE Expansion Project
 - a. Main building is about 24% complete at this time.
 - b. Work being done in the existing building for vocational needs is about 80% complete.
 - c. Demolition starts next week now that school has ended.
- 9. Mr. Grom went on to Design phase projects and stated we do not have any projects under design at this time. They are either under planning or beginning construction.
 - a. The Green Center project is in the planning stage.
 - b. Lee Drive Transportation project still has some debate about the ultimate best use of that property.
- 10. Mr. Grom spoke about project rubrics and cost summaries.
 - a. We are making good progress here.
 - b. They continue to find some savings as we bid and award these jobs.
 - c. Transportation Center we looked at it and drew more money out of contingency.
 - d. Total project balance is a positive \$1.3M.
- 11. Mr. Hotchkiss asked Mr. Grom when the Stallworth bleachers would be complete.
- 12. Mr. Grom stated they would be completed in July.
- 13. Mr. Beard asked if all the campus based projects would be completed prior to the start of the next school year.
- 14. Mr. Grom stated that's basically accurate.
- 15. Mr. Grom showed the video that Lockwood, Andrews and Newnam showed the Board of Trustees at the previous meeting.
- 16. The video highlighted the successes of this bond project in terms of the work being complete on time and under budget.
- 17. Mr. Grom mentioned that many were asking what this program looks like going on into the future.
- 18. Mr. Grom mentioned there is a list that has been developed by the maintenance and facilities departments. The list is comprised of:
 - a. Work the above two departments have noticed.
 - b. Work that was cut previously from the prior list
 - c. The list is very, very preliminary
 - d. The list is not complete in terms of items.
 - e. It needs to be embellished with prices and a scope description.
 - f. The list needs to be prioritized
 - g. Some items on the list may not need to be worked.
 - h. Others clearly need to proceed.
- 19. LAN is ready to develop this list further.
- 20. General discussion ensued.
 - a. More information needs to be given to the public regarding the success of this program.
 - b. Mr. Grom asked if it was time for the District to start moving forward on the list.
 - c. The committee agreed it was time.
 - d. Mr. O'Brien asked if this committee has any interest in serving in an FCA capacity for future Bond needs or would we repost and re-solicit through the board of trustees
 - e. Mr. Beard responded yes but he would have an issue if anything were to take place outside of public view.
 - f. Mr. O'Brien assured Mr. Beard that was not the intent.
 - g. General consensus was to continue to work on the list.
 - h. Mr. Grom said Part 2 of his request was there was much interest in the last Bond of projects coming from the public. He would like to continue to solicit those ideas.
 - i. Mr. Fontenot developed a consensus that the committee agrees the work needs to proceed.



PLANNING

(continued)

ENGINEERING

PROGRAM MANAGEMENT

Est. 1935

AUSTIN

COLLEGE STATION

DALLAS

FORT WORTH

HOUSTON

MIAMI

MIDWEST

PHOENIX

SACRAMENTO

SAN ANTONIO

SAN MARCOS

WACO

- j. A general discuss ensued regarding projects and the size of a bond.
 - k. It was agreed there needed to be a smaller bond request ASAP to keep certain projects progressing such as the design of the Stuart Kilgore Repurpose to be ready for the funds to start construction.
 - l. Mr. Hotchkiss believed a smaller bond could be passed in November. E.g. \$20M to \$30M.
 - m. Ms. Grimes says it's estimated we could sell \$100M without an increase in the tax rate.
21. Mr. Fontenot observed that no one in the room was objecting to serving in the next Bond Development committee.
 22. Mr. Beard insists it must take place under public purview.
 23. Mr. Fontenot fully agrees.
 24. Mr. Fontenot raised the issue the next meeting would normally be on the 27th.
 25. The consensus was to have the next meeting on June 15th.
 26. Meeting adjourned at 5:20pm.