

4-CBOC Meetings # 21

24-Feb-2022 03:52 PM CST

B19-000-ProgramWide

3401 N Main St Baytown, Texas 77521

Project Number: 171-10003-001-000

Meeting Info

Date/Place	27-Jan-2022 04:30 PM CST at Central Administration Bldg.
Prepared By	Brandi Ricicar
Attendees	<p> Brenda Garcia</p> <p>Other Attendees See Attached Sign-In Sheet</p>
Statement	Citizen's Bond Oversight Committee
Next Meeting	03-Mar-2022 04:30 PM CST at E.F. Green Junior School

Old Business

1.1 - Welcome Introductions

27-Jan-2022

Speaker: Brenda Garcia

- Welcomed everyone.

Speaker: Chet Theiss

- Chet welcomed the committee and addressed defining a quorum while having 13 members present.
- Mr. Beard noted that decisions were made based on simple majority; as little as 5 members being present. Mr. Beard prepared a handout that was given during the CBOC meeting "CBAC Proposed Adjustment to Membership and Quorums"
- Brenda Garcia states that the 2013 Bond defines missing 3 days will dismiss members from the committee, but in the 2019 Bond does not define qualification other than membership eligibility.
- Brian Miller was asked how many active members do we have and how many are present today? "As of today we have 14 Active Members and with a raise of hands, 13 are present today."
- Active and Non Active members need to be defined for the quorum; which out of 28 members when started, now only have 14 active members to establish a quorum.
- With the decline of active members Gina Guillory suggested making the School Board Members aware of the number of participants that are currently active. (14 Members)
- Mr. Beard also suggested making the Superintendent and Administration aware on the number of members voting at the time of an endorsement.
- CBOC Active Members asked to be notified in advance should an endorsement take place.
- Decisions are approved based upon majority rules; whoever is in attendance at the present time
- Motion called that the Quorum will be the number of members present; no minimum number
- 1st Motion by Gina Guillory
- 2nd Motion by Thomas Parent
- 7 votes in favor, 5 nays and no abstentions

Meeting Minutes Approval

November 11th -

Mike Bread moved to approve the meeting minutes

2nd motion by Gina Guillory

No discussion

Meeting minutes were approved with no nays or abstentions

December 26th -

Thomas Parent moved to approve the meeting minutes

2nd motion by Mike Beard

No discussion

Meeting minutes were approved with no nays or abstentions

1.4 - Bond Finances*27-Jan-2022***Speaker: Brigitte Clark / Tom Sage / Ryan O'Hara**

2019 Bond Election Approved

- \$335,725,000 for the construction, acquisition and equipment of school buildings in the district, including facility renovations and improvements and district-wide technology upgrades, the purchase of necessary sites for school buildings, and the purchase of new school buses
- GCCISD can only be bound by action of the Board of Trustees
- Emerging projects are authorized so long as they fall within the voted purposes

2020 Texas Legislative Changes

- Bonds for each of the following purposes must be stated in a separate proposition:
 - The construction, acquisition, or equipment of a stadium with seating capacity for more than 1,000 spectators
 - The construction, acquisition, or equipment of a natatorium
 - The construction, acquisition, or equipment of another recreational facility other than a gymnasium, playground, or play area
 - The construction, acquisition, or equipment of a performing arts facility
 - The construction, acquisition, or equipment of housing for teachers as determined by the district to be necessary to have a sufficient number of teachers for the district, and
 - An acquisition or update of technology equipment, other than equipment used for school security purposes or technology infrastructure integral to the construction of a facility.

2022 Bond Program / Tax Rate Analysis

- 4.00% fixed interest rate on single bond sale.
- Maximum length of bond issue is 30 years.
- Outstanding Variable Rate debt is estimated at 3%.
- Taxable Assessed Valuation \$15.958 Billion with 2 years of 1% growth, then zero growth.
- 99% Tax Collections Rate.
- The 2019 Bond Program was estimated to result in a debt service tax rate of \$0.376890; the current adopted debt service tax rate is \$0.3250

Question/Answer:

- Question: For Stallworth Stadium, can you break down what the bond money was intended for?
- Brenda Garcia responded: It was only for the field house.
- Question: How much bond money was allotted for it?
- Dr. McCall responded: 8.8 million.
- Question: 1500 new single family home equals to how many additional students?
- Dr. O'Brien responded: .66 for homes and .33 for apartments for all schools within the district.
- Question: You will need more space for 1,000 students, is this correct?
- Dr. McCall responded: Yes, this is at all levels within the district.

Due Date: 03-Mar-2022 04:30 PM CST

1.5 - Technology*27-Jan-2022***Speaker: Matt Flood**

Teacher & Presentation Stations

- Presentation Stations – Juniors Schools are complete. Working at Sterling for the rest of January. In February we will be at Lee and in March we will be at Memorial.
- Teacher Computer – Finishing up High School teacher computer early February.
- Document Camera\Apple TV – Classrooms that have new Promethean Boards should now have their new document cameras. Apple TV – Installation should begin after Teacher Computer installations.

Interactive Whiteboard

- Interactive Whiteboards - Juniors Schools are complete. Working at Sterling for the rest of January. In February we will be at Lee and in March we will be at Memorial.

Replace Elementary and Junior School Mobile Devices & Add Elementary and Junior School Mobile Devices

- 96% of our students have been issued an iPad
- Classroom Cube iPads have been ordered. Started to receive some equipment and working on deployment plan.
- High School iPads have been ordered. Started to receive some equipment. Working on a distribution plan.

Computer Lab and Library Technology Replacement & Administrative Computer Replacement

- Administrative Computer - Finishing up High School Administrative Computers early February
- Planning the Computer Lab replacements after Teacher/Administrative Computer replacements

Network Cabling Replacement

- Hopper and Ashbel Smith Contractor working on last of clean up work. Contractor is working at Travis, Sterling, and FMC. We have POs to start cabling at Harlem and Highlands Elem. Working on POs for Crockett and DeZavala.

Network Infrastructure Replacement

- UPS replacements is happening in the evenings. Large UPS replacement should be completed this week. Small UPS replacements we are working on a distribution plan.

Green Junior School Technology Update

- Technology that has been received is installed if possible. We are waiting on delivery of some technology equipment. Working with contractor on punch list items and cleanup

SCTHS Phase 4 Technology Update

- Technology that has been received is installed if possible. We are waiting on delivery of some technology equipment. Working with contractor on punch list items and cleanup.

Pumphrey Elem Technology Update

- Technology Team is working on quotes for the various technology items for the campus
- We have ordered network switches, access points, phones, and UPS

San Jacinto Elem Technology Update

- Technology Team is working on quotes for the various technology items for the campus
- We have ordered network switches, access points, phones, and UPS

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1.6 - Security

27-Jan-2022

Dr. Anthony Price / Robert Marquez

Speaker: Matt Flood

Additional Security Cameras

- Phase 1 – Principal/Campus needs
 - Cameras for 10 Elementary Schools are installed and working
 - 6 Elementary Schools are still waiting on parts to come in
 - Placed orders for cameras at Junior Schools, High Schools, and some non instructional
 - Tech Team is working on backend technology needs to support additional cameras

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1.7 - Transportation

27-Jan-2022

Speaker: Rick Walterscheid

Buses

- Remainder of bond = \$1,872,000
- 2019 -- 30
- 2020 -- 30
- 2021 -- 50
- 2022 -- 15 Ordered to be delivered by Aug
- 2023 – 8 buses expected
- 2024 – Remainder of bond

Transportation Technology Improvements Progress

- Video Camera Upgrade -- complete
- GPS Zonar V4 upgrade due to 5g
- Upgrade complete after delay due to chip shortage Dec. 2021
- Stop Finder App for parent
- Planned phased roll out April 2022
- Anticipated Full Roll out 2022-2023

- Wayfinder program for Student ID Anticipated Roll out 2022-2023 school year in a phased roll out.

Transfinder's StopFinder

- Parent App
- With Stopfinder you can know where your child's bus is and when it arrives at school; - real time.

Transfinder's WayFinder

- Driver App and RFID Ridership
- Voice Navigation
- Reroute Using Our Maps
- Maintain Sequence and Approach Point
- Track Student Attendance

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1.8 - Career & Technical Education

27-Jan-2022

Roxanne Wyatt

- (No discussion exists)

Due Date: 03-Mar-2022 04:30 PM CST

1.9 - Fine Arts Equipment

27-Jan-2022

Dr. Demetrius McCall / Ray Lavan

- (No discussion exists)

Due Date: 03-Mar-2022 04:30 PM CST

1.10 - Facilities Planning and Construction Overview

27-Jan-2022

Speaker: Brenda Garcia

Design

- Fine Arts Renovations – Project is in the Programming phase
 - Confirmed Blackbox location at Sterling High School
 - Meeting scheduled to review programming with Sterling's Fine Arts Department
- Education Service Center Phase 2 – Project is in the Design Development phase
 - Project team continues to work on initial site plan and floor plans
 - Finalizing catering kitchen floor plans with Nutrition Services Department
- Stallworth Field House – Project is in the Planning phase
 - Stadium site assessment preliminary report received

Construction

- San Jacinto Elementary Replacement
 - Carpet, paint, and millwork installation underway at classrooms
 - Masonry work nearing completion at front entrance
- Jessie Lee Pumphrey Elementary
 - Carpet, paint, and millwork installation underway at classrooms
 - Ceramic tile installation continues at student restrooms
- Sterling High School MEP Package #1
 - Continuing installation of fire sprinkler branch lines in corridors
 - Ductwork installation ongoing in corridors and classrooms
- Junior School Running Tracks
 - Baytown JS track surface has been painted and final lane striping scheduled
- District-Wide Roof Replacement – Phase 2
 - Project team is reviewing the bid proposals for Hopper Primary, S.F. Austin Elementary, and Administration Bldg.
- Gentry JS / Lee HS Fine Arts
 - Contract has been finalized with the General Contractor
 - General Contractor has mobilized at Lee High School

Completion

- BAS Upgrades – Phase 1 (ABM; ECM HVAC Controls)
- Site Improvement Project (Baytown JS, Gentry JS, and Hopper Primary)

- Stuart CTHS Phase 3
- CTE Lab Renovations
- Education Service Center Phase 1 A, B, and C
- District-Wide MEP Package #2
- Lee High School Armstrong Auditorium Renovation
- E.F. Green Junior School
- Stuart CTHS Phase 4
- CTE Sterling Construction Lab
- District-Wide Roof Replacement – Phase 1

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1.11 - Construction Progress

27-Jan-2022

Speaker: Brenda Garcia

San Jacinto Elementary Replacement

- Decorative light fixtures installed at commons area
- Masonry installation underway at building entrance

Jessie Lee Pumphrey Elementary

- Accent painting progressing at Media Center
- Aerial view of campus

Sterling High School MEP Package #1

- Cement board installed in restrooms
- Ductwork tied into VAV boxes

Junior School Running Tracks

- Track surface painted at Baytown Junior School

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1.12 - 2019 Bond Schedule

27-Jan-2022

Speaker: Clem Medina

- Currently we are ahead of schedule - trying to finish our March 1st deadline with San Jacinto and Pumphrey Elementary.
- Waiting on flooring materials, and manpower continues to be an issue due to Covid.
- Waiting to review the assessment before direction made for field house project.

Question/Answer

- Question: On San Jacinto, will we move students in April?
- Dr. O'Brien responded: We probably won't due to disruption to STAR Testing.

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1.13 - Bond Financial Report

27-Jan-2022

Speaker: Brenda Garcia

- Financial Progress Report as of December 31, 2021
 - Investment Earnings currently at \$1,919,312
 - Bond Savings/Earnings currently at \$6,731,980

Questions/Answers:

- Question: Are we still looking for any hiccups finically?
- Branda Garcia responded: Yes, we are still watching San Jacinto. For Ed Service Center, we are starting up Phase 2, which we pulled over some of the budget to cover Phase 1.
- Question: What has come from the overhead cost for San Jacinto?
- Branda Garcia responded: We are currently not over budget, but continue to monitor.
- Question: What was the soft cost for the Fine Arts project?
- Clem Medina responded: 1.6 million
- Question: Are we covered for that?
- Brenda Garcia responded: Yes, for now we are still in budget.

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New Business

21.1 - Stallworth Stadium Assessment - Preliminary Findings

*27-Jan-2022***Speaker: Brenda Garcia**

- Site visit and interviews conducted with Construction, Maintenance, Grounds, Athletics, Fine Arts, and Nutrition Services Departments
- 3rd party assessment team included electrical, mechanical, civil, structural engineers and licensed architects
 - Summary of findings
 - Stadium structure, walls, and floors need repairs
 - Re-design of parking and drainage needed
 - Locker rooms, restrooms, storage rooms and concession stands have moisture intrusion issues
 - Lack of climate-controlled storage in concessions
 - No major structural points of distress
 - Concrete spalling and cracking identified
 - Prefabricated press box requires repairs
 - Ramps do not meet current ADA slope standards
 - Cosmetic repairs required throughout facility
 - Significant operational issues identified
- Cost estimates (no improvements)
 - Assessment estimates \$13.3M for repairing current deficiencies
 - Assessment estimates cost at \$34M for one-to-one replacement, excluding operational improvements

Question/Answer:

- Question: Is the 13.3 million a Band-Aid and the 34 million to replace and fix?
- Dr. McCall responded: Yes, that would be correct.
- Question: At the next meeting can you tell us the life expectancy?
- Brenda Garcia responded: Yes, sir.
- Question: Can you please send the information before our next CBOC meeting?
- Brenda Garcia responded: Yes, sir.

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21.2 - Future Meetings

*27-Jan-2022***Speaker: Chet Theiss**

Mr. Theiss announced next meeting dates

- March 3, 2022
- April 14, 2022
- May 26, 2022

Chet Theiss asked: Is there any more questions at this time?

Question: Can we please have an updated active members list before our next CBOC meeting?

Brenda Garcia: Yes, sir.

Chet Theiss motion to adjourn the meeting:

1st motion by Mike Beard

2nd motion by Ronnie Hotchkiss

Meeting adjournment approved with no nays or abstentions

Due Date: 03-Mar-2022 04:30 PM CST

Addendum

(No addendum published)

GCCISD 2019 Bond - Citizens Bond Oversight Committee Meeting Attendance Log

2021-2022

Last Name	First Name	7/15/2021 In-Person	8/26/2021 In-Person	9/30/2021 In-Person	11/11/2021 In-Person	12/16/2021 In-Person	1/27/2022	- Not Present	✓ Present
Committee Members									
Beard	Mike	✓	✓	✓	✓	✓	✓		
Campisi	Jim	✓	✓	✓	✓	✓	✓		
Chandler	Angela	✓	-	-	-	-	-		
Christensen	Tim	-	-	-	-	✓	✓		
Fontenot	Daryl	-	✓	-	-	-	✓		
Guillory	Gina	-	✓	✓	✓	-	✓		
Hotchkiss	Ronnie	✓	✓	-	-	-	✓		
Hughes	Dallas	-	-	-	-	-	-		
Martinez	Amparo	✓	✓	✓	-	✓	✓		
Miller	Brian	✓	✓	✓	✓	-	✓		
Moore	Brenda	✓	✓	-	-	-	✓		
Parent	Thomas	✓	✓	✓	✓	-	✓		
Powers	Sam	-	✓	✓	✓	-	✓		
Pratt	Denise	✓	✓	-	-	✓	-		
Sain	Terry	-	✓	-	-	-	-		
Theiss	Chet	✓	✓	✓	✓	✓	✓		
Times	Tricia	-	✓	✓	✓	✓	✓		
GCCISD Staff / Guests / LAN									
Billings	Kevin	-	-	-	-	-	-		
Bolinger	Matt	✓	✓	-	✓	-	-		
Burg	Carl	✓	-	-	✓	✓	✓		
Carey	John	-	✓	-	✓	✓	-		
Cathey	Kristyn	-	✓	✓	✓	-	✓		
Chapa	Arlene	-	✓	✓	✓	✓	✓		
Clark	Brigitte	-	✓	✓	✓	✓	✓		
Dixon	LeAna	-	✓	-	✓	-	✓		
Enojado	Erwin	✓	-	✓	✓	✓	✓		
Flood	Matt	-	✓	✓	✓	✓	✓		
Garcia	Brenda	✓	✓	-	✓	✓	✓		
Garcia	Jesse	✓	✓	✓	✓	✓	✓		
Grom	JP	-	-	-	-	-	-		
Lavan	Ray	✓	-	✓	✓	✓	-		
Martir	Ed	✓	-	✓	✓	✓	✓		
Marquez	Robert	-	-	-	-	✓	-		
McCall	Dr. Demetrius	✓	✓	✓	✓	-	✓		
Medina	Clem	✓	✓	✓	✓	✓	✓		
O'Brien	Dr. Randal	-	✓	✓	✓	-	✓		
Penn	Simon	-	-	✓	-	-	-		
Perez	Terri	✓	✓	✓	✓	✓	✓		
Price	Dr. Anthony	✓	✓	✓	✓	-	✓		
Rasmussen	Mike	-	-	-	-	-	✓		
Ricicar	Brandi	✓	✓	✓	-	-	✓		
Riggs	Bruce	✓	✓	✓	✓	✓	✓		
Sims	Dowen	-	-	-	-	-	-		
Spells	Lacey	-	-	-	✓	✓	✓		
Walterschied	Rick	-	-	✓	-	-	✓		
Woodruff	Renea	✓	-	-	-	-	✓		