

4-CBOC Meetings # 24


30-Jun-2022 11:56 AM CST

B19-000-ProgramWide

3401 N Main St Baytown, Texas 77521

Project Number: 171-10003-001-000

Meeting Info

Date/Place	26-May-2022 04:30 PM CST at 4544 I-10 East (GCCISD Admin Bldg; Texas A & B Room)
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	07-Jul-2022 04:30 PM CST at San Jacinto Elementary

Old Business

1.1 - Welcome Introductions

26-May-2022

Speaker: Brenda Garcia

- Welcomed everyone.

Speaker: Chet Theiss

- Chet welcomed the committee and asked for approval of the meeting minutes
- Terry Sain moved to approve the meeting minutes
- 2nd motion by Jim Campisi
- Meeting minutes were approved with no nays or abstentions

Due Date: 07-Jul-2022 04:30 PM CST

1.4 - Bond Finances

26-May-2022

Brigitte Clark /Ryan O' Hara

- Market interest rates have increased with the potential to move up 5 to 7 times during this year.
- Market rates as of May 3, 2022.
 - 1 year = 2.40
 - 2 years = 2.65%
 - 3 years = 2.85%
 - 4 years = 2.95%
 - 5 years = 3.00%
- \$32,020,000 Term 2040 bears interest at the remarketed rate of 0.45% during the New Rate Period beginning on August 14, 2020 and ending on August 15, 2022
- \$59,335,000 Term 2040 bears interest at the remarketed rate of 0.15% during the New Rate Period beginning on October 1, 2021 ending on October 1, 2022
- Since 2014, the District will have "saved" over \$16.5 million in interest on the 2014B Bonds compared to the fixed rate bonds
- Since 2019, the District will have "saved" over \$20.7 million in interest on the 2019B Bonds compared to the fixed rate bonds

Question/Answer:

Question: Why didn't we look into this six months ago, when the variable/fixed rates were lower?

Answer: We only have one time a year to re-set and at that time this was not an option.

Due Date: 07-Jul-2022 04:30 PM CST

1.5 - Technology

26-May-2022

Matt Flood

Teacher & Presentation Stations

- Presentation Stations – We are working on cleanup rooms for Elementary, SCTHS and Sterling. Need to investigate cleanup rooms for Secondary schools.
- Teacher Computers – Done
- Document Camera\Apple TV – Document Cameras mostly done except for cleanup rooms listed above. Apple TV; working on mount installation and waiting on parts.

Interactive Whiteboard

- Interactive Whiteboards - We are working on cleanup rooms for Elementary, SCTHS and Sterling. Need to investigate cleanup rooms for Secondary schools.

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

- Team is working on collection and cleaning for next year
- Classroom Cubes have been deployed. Most of the iPads were deployed for state testing. Some remain to be deployed. Waiting on delivery of power banks.
- Upgrading High School Teacher iPads this week with keyboard cases.
- Received \$1,899,080 in Federal ECF Funding

Computer Lab and Library Technology Replacement & Administrative Computer Replacement

- Administrative Computer – Working on non-instructional facilities now.
- Computer Lab computer replacements have been ordered; waiting on delivery.
- Need to work with Library Team on Technology upgrades for the libraries.

Network Cabling Replacement

- Finished cabling upgrades at Hopper, Ashbel Smith, Travis, and Harlem
- Contractor is working at Sterling, Highlands Elementary and FMC
- POs have been issued for Crockett, DeZavala, Austin, Lamar, and Carver
- Working on quotes for Secondary Schools

Network Infrastructure Replacement

- Large UPS replacement are complete
- Small UPS replacements equipment has arrived, and team is currently installing
- Wireless Network Upgrades will be towards the end of the Bond Program

Pumphrey Elem Technology Update

- We have ordered network switches, access points, phones, UPS, time clocks, Apple TV, Promethean Boards, Computers, and Document Cameras
- Technology Team is working on ordering additional technology items for the campus.

San Jacinto Elem Technology Update

- We have ordered network switches, access points, phones, UPS, time clocks, Apple TV, Promethean Boards, Computers, and Document Cameras
- Technology Team is working on ordering additional technology items for the campus.

Question/Answer:

Question: Were you adequately able to have iPads ready for state testing?

Answer: Yes, and they worked wonderfully.

Question: What is the warranty on the iPad for teachers?

Answer: There is a 5 year warranty on all new iPads. The High schools were replaced this year and the Junior/Elementary schools were replaced last year, so they now have a 4 year warranty.

Question: What money did we get back?

Answer: For the High school upgrade, we received 1.8 million from the state to off-set the cost of replacing iPads with keyboard cases.

Question: Within the district will all grade level school libraries have the same upgrade equipment, even our new schools?

Answer: Yes, they have the 2013 Library standard (library checkout, printers, flatbed scanners, and carts, etc.).

Question: With the list of schools listed above for the network cabling upgrade, is that all schools needing the upgrade to be complete?

Answer: No, we still have all the secondary schools to go through.

Question: Will this be completed this year or by the end of this summer?

Answer: No, but the target date is a year from now; 2023.

Question: When did we start the cabling upgrades?

Answer: We did a little bit right before Covid because we had federal funds to help pay for that.

Question: Do all the schools within the district have the same access to network technology?

Answer: Yes, correct. They are not missing out on anything.

Question: The schools that have been completed within the last 5 years; do they need the cable upgrade?

Answer: No, they have the standard.

Due Date: 07-Jul-2022 04:30 PM CST

1.6 - Security

26-May-2022

Matt Flood / Robert Marquez

Additional Security Cameras

- Phase 1 – Principal\Campus needs
 - Cameras for 15 Elementary Schools are installed and working
 - Waiting on parts for the 14 other locations (5 Junior, 6 High School, 3 non-instructional)
 - Order backend storage needs for additional cameras
- Phase 2 – District Safety\Security needs

Question: About how many Cameras are on an elementary campus? My concern is if there are enough cameras to see if someone is coming before they get into the building?

Answer: Let me look it up and I can give you the exact amount.

Question: What do you call non-instructional?

Answer: Admin Building, FMC and the Warehouse.

Question: What about the field house at Lee, the Stadium and Sterling; things that are far away from the cameras?

Answer: It would be better to go with a hunting camera; something wireless.

Question: Do we have cameras in our parking lots at the high schools?

Answer: Yes, we do.

Question: Do we have funds from our bond to do the second phase for security?

Answer: Yes, this is an assessment and we are doing this internally.

Due Date: 07-Jun-2022 04:30 PM CST

1.7 - Transportation

26-May-2022

Rick Walterscheid

- (No discussion exists)

Due Date: 07-Jul-2022 04:30 PM CST

1.8 - Career & Technical Education

26-May-2022

Roxanne Wyatt

- (No discussion exists)

Due Date: 07-Jul-2022 04:30 PM CST

1.9 - Fine Arts Equipment

26-May-2022

Dr. Demetrius McCall / Ray Lavan

- (No discussion exists)

Due Date: 07-Jul-2022 04:30 PM CST

1.10 - Facilities Planning and Construction Overview

26-May-2022

Brenda Garcia

Design

- Fine Arts Renovations – Project is in the Contract Documents phase
 - The District is verifying the structural foundation system at proposed black box area
 - Theater lighting replacement package is at 95% design development phase, campuses include:
 - Sterling High School
 - GCM High School

- Baytown Junior School
- Gentry Junior School
- Highlands Junior School
- Cedar Bayou Junior School
- Horace Mann Junior School
- Education Service Center Phase 2 – Project is in the Contract Documents phase
 - Architect will submit drawings to the City of Baytown for permitting on May 26, 2022
 - Bids will be submitted to the District on June 21, 2022
- Stallworth Field House – Project is in the Planning phase
 - Stadium facility condition assessment final report received

Construction

- San Jacinto Elementary Replacement
 - Project is substantially complete, ribbon cutting ceremony occurred on May 25, 2022
 - Furniture & equipment installation nearly complete, Contractor is working on punchlist items
- Jessie Lee Pumphrey Elementary
 - Project is substantially complete, ribbon cutting ceremony occurred on May 25, 2022
 - Furniture & equipment installation nearly complete, Contractor is working on punchlist items
- Sterling High School MEP Package #1
 - Installing hydronic piping to designated VAVs, and Air Handler Units
 - Installation of fire sprinkler system continues in specified classrooms
- District-Wide Roof Replacement – Phase 2
 - New roofing assembly scheduled to begin at the Administration Building during the first week of June
 - Roofing repairs at Hopper Primary and Austin Elementary to be complete by mid-July
- Gentry JS / Lee HS Fine Arts
 - Interior of Gentry's Fine Arts wing has been demolished and interior metal framing is underway
 - At Lee High School, drilled piers are being poured and framing of foundation is to occur the first week of June

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
- Junior School Running Tracks

Question/Answer:

Question: Have we spent money on the Fine Arts Renovation?

Answer: Yes, we currently have only spent money on design development stage at this moment.

Question: Do we anticipate any supply issues with the furniture, etc.?

Answer: No, not at this time. Our furniture is being stored at the vendor warehouse.

Question: When will staff be able to move into Pumphrey and San Jacinto Elementary?

Answer: We have given San Jacinto a July 1st date and the same for Pumphrey.

Due Date: 07-Jul-2022 04:30 PM CST

1.11 - Construction Progress Photos

26-May-2022

Brenda Garcia

San Jacinto Elementary Replacement

- Early Learning Academy Exhibit installation nearly complete
- Project is substantially complete, GC working on punchlist items

Jessie Lee Pumphrey Elementary

- Early Learning Academy Exhibit installation nearly complete
- Project is substantially complete, GC working on punchlist items

Sterling High School MEP Package #1

- Medium pressure ductwork installation in Bio/Chemical lab
- Ceiling grid installation in corridor

Gentry JS / Lee HS Fine Arts

- Drilled piers placement underway
- Demolition of interior spaces complete, plumbing rough-in is underway

Due Date: 07-Jul-2022 04:30 PM CST

1.12 - 2019 Bond Schedule

26-May-2022

Speaker: Clem Medina

- Come August we are getting ready for our teachers and staff to move in to our new elementaries along with Lee and Gentry Fine Arts.
- Education Service Center Phase 2, we look to mobilize in early July after receiving bids in June.

Due Date: 07-Jul-2022 04:30 PM CST

1.13 - Bond Financial Report

26-May-2022

Speaker: Brenda Garcia

- Financial Progress Report as of March 31, 2022
 - Investment Earnings currently at \$1,969,736
 - Bond Savings/Earnings currently at \$6,875,764

Question/Answer:

- Question: Are there any overages coming down the road?
- Answer: Yes, we have talked about the Fine Art buildings and ESC Phase 2 endorsement. We will know more once we receive the bids in June.
- Question: Given the possibility of overages are we still going to stick with 99% budget information?
- Answer: Right now we have a budget of 98% on construction, 99% for overall. This is something we will need to review.
- Question: When do the bids come back?
- Answer: Bids will come back by June 26th.
- Question: Will this be included in the budget report for next meeting in July?
- Answer: It may not make the report, but we can put a report together for next time.

Due Date: 07-Jul-2022 04:30 PM CST

New Business

24.1 - Stallworth Stadium - Facility Condition Assessment

26-May-2022

Executive Summary

The general condition of the concrete structure is sound, requiring repair and maintenance, but remainder of facilities are beyond their expected life cycle and the District should plan on their replacement.

- Purpose of assessment is to determine the current facility improvement needs and evaluate whether the general structure will last for another 20 years
- Assessment methodology compares today's cost to replace the facility to the repair cost to determine the facility condition index
- Assessment team consisted of electrical, mechanical, civil, structural engineers and licensed architects
- Visual assessment took place primarily on November 29, 30, and December 7 of 2022
- The GCCISD team (Facilities Planning & Construction, Grounds, Maintenance) facilitated access to the complex and provided information via interviews and work order history
- Overall Stadium Total \$13,347,630; the current need does not reflect cost to pave parking or re-design and incorporate additional storm water detention.
- Stadium structure grandfathered under previous code and not in violation of any current building codes at this time
- Existing ramps into the grandstands are steep (19% to 22%) and exceed percentage grade acceptable (8%) today in new facilities
- If stadium undergoes major renovations, stadium will need to be brought up to current code standards
- The stadium structure, walls, and floors are in need of repairs and maintenance in various places
- If repairs are made promptly, structural integrity will remain
- Ongoing flooding issues would require an overall re-design of parking lots and drainage systems
- Locker rooms, restrooms, storage rooms, and concession stands all have moisture intrusion issues (facilities are serviceable, but deficient when compared to newer facilities in the Houston area)

- Concession stand lacks climate-controlled storage, causing daily loading and unloading logistic difficulties
- Press box is prefabricated assembly difficult to repair and does not adequately serve desired function; although repairable, District should consider replacing with a facility to better meet its current and future needs
- Determining suitability/functionality of the existing facility was beyond scope of assessment, however significant functional issues were identified:
 - Site visit and interviews conducted with Construction, Maintenance, Grounds, Athletics, Fine Arts, and Nutrition Services Departments

Due Date: 07-Jul-2022 04:30 PM CST

24.2 - Stallworth Stadium - Facility Condition Assessment (Questions/Answer)

26-May-2022

Question/Answer:

Question: If we don't have any money left in the current bond then why are we discussing this stadium build at all unless you are not wanting to do the field house?

Answer: That is the reason why we are discussing this; with 8.1 million that is allocated to the field house this CBOC has to make a decision on whether this goes into this stadium based on this report. So, if it turns out that this committee decides to roll this money into another bond, we will have to present this to the community.

Question: Why are the locker rooms in this assessment?

Answer: Just so we can have a current assessment of what it's going to cost.

Question: What about the ADA ramps in front, will they need repairs?

Answer: Yes, they will need more repairs.

Question: We haven't had problems with those ramps since they've been built?

Answer: Correct.

Question: Does the field house have a concession area in it?

Answer: No, sir.

Question: What was the original dollar amount for the field house?

Answer: Between 8 or 9 million.

Question: What items would be listed in the field house with the current bond?

Answer: Equal facilities for men and women and appropriate facilities for both men and women.

Question: Is water coming through the walls or is it flooding?

Answer: Both; some caused by flooding and lack of drainage.

Question: Can we prepare food?

Answer: No we can not prepare food, but the health department is still looking into where we can bring food in.

Question: What percentage of work would bring us up to code to permit preparing food or bring it in?

Answer: We've seen a threshold of 5% to 10% bringing up to code.

Question: Is the field house part of the stadium?

Answer: It is not. It would be up to the interpretation of the code by Harris County.

Question: Why wasn't this brought up in the pre-bond planning?

Answer: Due to Harris County codes valuation and permits that did not happen in 2018 when the code was created, it was in 2019.

Question: When was this adopted.

Answer: It was adopted in 2020 right in the middle of a pandemic. (Covid)

Question: Under the assumption, but the school board will ask the same questions at some point in time about the field house and is that being done?

Answer: We will have to put in for that request based on the feedback we are receiving today. We will reach out and get a pretty immediate response.

Question: If the county says you have to upgrade the field and it's facilities what is that total amount?

Answer: 13 million for the stadium, plus the field house is 8.2 million. You're now looking at about 22 million overall.

Due Date: 07-Jul-2022 04:30 PM CST

24.3 - Future Meetings

26-May-2022

Speaker: Chet Thesis

Mr. Theiss announced next meeting dates

- August 28, 2022
- September 29, 2022
- November 10, 2022
- December 15, 2022
- January 26, 2023
- March 9, 2023
- April 20, 2023
- June 1, 2023

Chet Theiss requested to adjourn the meeting:

1st motion by Mike Beard

2nd motion by Brenda Moore

Meeting adjournment approved with no nays or abstentions

Due Date: 07-Jul-2022 04:30 PM CST

Addendum

(No addendum published)

Copyright (c) 1999-2022, Systemates, Inc.

