

4-CBOC Meetings # 15

19-Aug-2021 01:13 PM CST

B19-000-ProgramWide
 3401 N Main St Baytown, Texas 77521
 Project Number: 171-10003-001-000

Meeting Info

Date/Place	15-Jul-2021 04:00 PM CST at 1809 Market St. (Lee HS Armstrong Auditorium)
Prepared By	Clem Medina
Attendees	<p> Brenda Garcia</p> <p>Other Attendees See attached attendance sheet</p>
Statement	Citizen's Bond Oversight Committee
Next Meeting	26-Aug-2021 04:00 PM CST at GCCISD Administration Building

Old Business

1.1 - Welcome Introductions

15-Jul-2021

Speaker: Brenda Garcia

- Welcomed everyone.

Speaker: Chet Theiss

- Chet welcomed the committee and asked for approval of the meeting minutes. Corrections noted and addendum added to include corrections to the CBOC meeting minutes for July 15, 2021.
- Ronnie Hotchkiss moved to approve the meeting minutes
- Denise Pratt 2nd the motion
- Meeting minutes were approved with no nays or abstentions

Due Date: 26-Aug-2021 03:38 PM CST

1.4 - Bond Finances

15-Jul-2021

Speaker: Brigitte Clark

- (No discussion at this time)

Due Date: 26-Aug-2021 03:43 PM CST

1.5 - Technology

15-Jul-2021

Speaker: Matt Flood

- (No discussion at this time)

Due Date: 26-Aug-2021 03:44 PM CST

1.6 - Security*15-Jul-2021***Speaker: Dr. Anthony Price**

- (No discussion at this time)

Due Date: 26-Aug-2021 03:45 PM CST

14.1 - Transportation*15-Jul-2021***Speaker: Rick Walterscheid**

- (No discussion at this time)

Due Date: 26-Aug-2021 03:45 PM CST

14.2 - Career & Technical Education*15-Jul-2021***Speaker: Reena Dillon**

- (No discussion at this time)

Due Date: 26-Aug-2021 03:48 PM CST

14.3 - Fine Arts Equipment*15-Jul-2021***Speaker: Dr. Demetrius McCall / Ray Lavan**

- (No discussion at this time)

Due Date: 26-Aug-2021 03:47 PM CST

14.4 - Facility Planning and Construction Overview*15-Jul-2021***Speaker: Brenda Garcia****Design**

- Gentry JS/Lee HS Fine Arts - Project is in the Design Development Phase
 - Design team has submitted 100% Design Development drawings for review
 - 100% Construction documents will be finalized by the end of September

Construction

- E.F. Green Junior School
 - Contractor working on punch list items at Academic Building
 - First wave of furniture has been delivered for the classrooms/science rooms
- Jessie Lee Pumphrey Elementary
 - Installation of waterproofing membrane along CMU exterior wall is underway
 - Lightweight concrete placement is underway on the roof
- Sterling High School MEP Package #1
 - New sprinkler system installation continues in the choir rooms
 - Ductwork installation in administration area is nearly complete
- San Jacinto Elementary Replacement
 - Dewatering of the detention pond is in progress in preparation of retainage walls
 - Lightweight concrete placement is underway on the roof
- Stuart CTHS Phase 4
 - Exterior brick installation is nearly complete

- First shipment of furniture is schedule to arrive first week of August
- Junior School Running Tracks
 - Rough grading and storm water drainage installation at Cedar Bayou Junior School is underway
 - Project schedule has been impacted by recent inclement weather
- District-Wide Roof Replacement - Phase 1
 - Roof demolition is complete at Gentry and Baytown Junior Schools
 - Project schedule has been impacted by recent inclement weather
- Education Service Center- Phase 1C
 - Mechanical/Electrical/Plumbing systems installation is underway
 - Interior metal framing is complete and gypsum installation has started
- CTE Sterling Construction Lab
 - Mechanical/Electrical/Plumbing systems installation is underway
 - Interior metal framing is complete and gypsum installation has started

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
- District-Wide MEP Package #2
- Lee High School Armstrong Auditorium Renovation

Question/Answers

- **Question:** Why is Gentry JS and Lee HS Fine Arts combined?
- **Brenda Garcia responded:** One project financially; it's more appealing to architects and contractors as one larger project and they have the same timeline, as well.
- **Question:** Bemis sheet metal right out front, was that part of the agreement that they would have a certain amount of time to demobilize?
- **Brenda Garcia responded:** No sir. For now they are staying put, but the district has had conversation with them about purchasing the property. (Currently no phase for them to move)
- **Question:** With the weather impact will this affect our school's from opening?
- **Brenda Garcia responded:** We are concerned and taking it week by week currently.
- **Clem asked:** Is there a campus in particular or just in general?
- **Question:** Are we going to have issues with any schools opening and/or will it create any issues with traffic?
- **Brenda Garcia responded:** No, school will open for Phase 4 for students to arrive and also for Jr. School #6. We are reviewing some work that may continue after school starts.
- **Question:** Are they going to have a new street off of Wallisville finished?
- **Brenda Garcia responded:** No sir. They are a year and half behind
- **Clem Medina responded:** That is Harris County and the start date will be in December 2022; they are moving telephone poles and added new ones. What has been responded back to us, is that Wallis Rd will start in the 3rd quarter of 2022. Those temporary drives we have now, will be re-worked and widen by Harris County.
- **Brenda Garcia responded:** That is also why we won't have sidewalks.
- **Question:** Is Harris County going to pay for the re-work for those drives?
- **Brenda Garcia responded:** Yes, sir.
- **Clem Medina responded:** Yes, along with the traffic light.
- **Question:** Will they finish the pole move by August 17th?
- **Brenda Garcia responded:** We will give our school schedule out the Harris County.
- **Question:** Do we need to worry about the transportation plan?
- **Dr. Price responded:** We do have a transportation plan in place.
- **Question:** Did Harris Count provide the final elevation?
- **Clem Medina responded:** Yes, we spent time coordinating how to get the water off the right way. We went through several rounds of design with our engineers and their engineers. This occurred back in September 2018 and we didn't get the permit until January 2020.

14.5 - Construction Progress

15-Jul-2021

Speaker: Brenda Gracia

- E.F. Green Junior School
 - Box culverts tied into Harris Co. detention pond
 - Grading and forming for sidewalks
- San Jacinto Elementary Replacement
 - Roof ready for lightweight concrete
- Jessie Lee Pumphrey Elementary
 - Sheathing installed along building perimeter
- Stuart CTHS - Phase 4
 - Exterior metal signage installed at entrance canopy
- Junior School running Tracks
 - Running track stabilization at Cedar Bayou JS

Question/Answers

- **Question:** Is there additional parking for the students at Stuart Phase 4?
- **Brenda Garcia responded:** The back parking lots are pretty extensive; that will be where the student parking lot is. Front will be for dropping off.
- **Question:** Other than construction still going on, with technology and other groups will they be functional?
- **Brenda Garcia responded:** Yes, this building will be functional and will open in August with their AD and IT. Those are the two new programs added to the curriculum at CTE. Project is on schedule.

14.6 - 2019 Bond Schedule*15-Jul-2021***Speaker: Clem Medina****Construction Schedule**

- Weather has had a big impact on our outdoor projects
- Roofing project demo is start and stop; one roofing crew working during the night to stay out of the Texas sun.
- Jr School #6 working dual shifts of 8 hours, 7 days a week.
- Experiencing delays with furniture across the board on all projects. We will provide temporary furniture such as desk, chairs and tables for the students.

Question/Answers

- **Question:** Why is there a delay on furniture?
- **Brenda Garcia responded:** Due to Covid, production slowed down and they haven't been able to manufacture as much. There is a laminate shortage right now, so companies are just getting back to manufacturing those products. Transportation shortage; not enough delivery drivers to receive deliveries.
- **Dr McCall responded:** There is also a labor shortage reported by a lot of our vendors.
- **Dr Price responded:** There is just a delay on all materials across the board.
- **Clem Medina responded:** The demand is really high and we are competing with other orders as well. We are getting back to traditional working standards, but the manufacturer can not keep up with everyone's orders. We made our orders well in advance, but receive a call two week prior to delivery that our order is two month behind. We also asked the same question, why? We heard the same thing. This has been a tough challenge ,but I wanted to be transparent to you all as well.
- **Question:** What is all that staging at Sterling HS parking lot?
- **Brenda Garcia responded:** Yes sir. In the front left parking lot (grassy area), that would be our MEP project.
- **Question:** Will that interfere with student parking?
- **Brenda Garcia responded:** No sir. They are on the grass.
- **Question:** With San Jacinto and Pumphrey Elementary due to be ready in October, are we planning to open school during the holidays or wait until next summer?
- **Dr McCall responded:** For Pumphrey Elementary since we will be doing new zoning for this campus it not advisable to move students during middle of the year. Especially since they are need to get use to their Emergency/Safety Drills and Teachers are use to their resources, Pumphrey Elementary will open next following year in fall. With San Jacinto Elementary depending on the rain delays, depends on how we move forward. If we see that the campus will not ready by the time we see fit, we may have to wait until the follow school year. San Jacinto students will remain where they are, they are able to fit within capacity level. If we have to move them, it will depend on our construction schedule moving forward.

We have been in communication with the Campus Administrators to be prepared in either scenario, but we know for sure that Pumphrey Elementary will not open until August 2022.

- **Question:** When will the Pre-K program open and move in, will that be fall of 2022?
- **Dr McCall responded:** Yes, all Pre-K programs will open fall of 2022.
- **Clem Medina responded:** With construction, San Jacinto is holding to the date of November.
- **Question:** On the Pre-K modification going on, will this be done and/or completed in the fall when the campus is complete?
- **Dr McCall responded:** With San Jacinto Elementary the Pre-K changes are still in design phase and are working out the details. Actual work is going to be done as we complete the details and upon board approval based on the price of that renovation. Depending on how long it takes to build those concepts it could be that the two wings available for students move into San Jacinto Elementary but will continue to build our learning experience; which is on the other side. In order for physical concepts to come in the building has to be at substantial complete. The only thing they will be building in the wing is building the classrooms for as the learning experiences, not physical hard construction. It is a possibility that it will be after the building opens in January.
- **Question:** Is that currently affecting any of the egress on the side of that building?
- **Brenda Garcia responded:** No sir., it basically kept the exact floor plan.
- **Question:** So, are we going to start the Athletic Field House on 7/12 and the Education Service Center Phase 2 on 7/12?
- **Clem Medina responded:** No actually, we will need to adjust our schedules. Probably will be at the first of September and the same thing with the Fine Arts renovation.
- **Question:** So will we hit our completion deadline?
- **Clem Medina responded:** Yes absolutely, there are openings to that schedule so we can move and bump things around.
- **Question:** Right now, we are not looking at any schedule moving past July 2023, is that correct?
- **Clem Medina responded:** That's correct.

14.7 - Bond Financial Report

15-Jul-2021

Speaker: Brenda Garcia

- Bond program savings Investment Earnings is at \$1,828,461 and Bond Savings is currently at \$6,642,162.
- San Jacinto Elementary and E.F. Junior School #6, we anticipate these two project going over budget. (Brenda introduced Clem Medina) Clem states we are trending possibly over budget however, it's too early to tell. We plan to offset that trend when closing out the project and give credit back to the district.

Question/Answers

- **Question:** Because of cost overruns and changes in material cost do you think the excessive will be eating up by some of our projects? Like the furniture, delays and cost of materials.
- **Brenda Garcia responded:** We are pretty close on all of our budgets. We shared some of our concerns about Jr School #6, as we bought more items over the summer we do think we will not go over on that project budget but we are very close.
- **Clem Medina responded:** We will not be going out to bid on Lee and Gentry Fine Arts until the end of this year. So we are hoping to be on the backend on the inflation.
- **Question:** With the last meeting minutes, I noticed there was a discussion about some overruns with two schools?
- **Brenda Garcia responded:** That was Jr School #6, what we were talking about being close on the budget.
- **Clem Medina responded:** Jr School #6 will come in right on budget. On San Jacinto we mentioned \$1.2 to 1.4 million, but that probably won't be as high. We are still training an overage, but will not be as high as what we thought. When we have a better idea on those numbers we will let everyone know.
- **Question:** We aren't sacrificing anything on our project right? We are getting everything?
- **Clem Medina responded:** That's right.
- **Brenda Garcia responded:** Yes sir.

14.8 - Follow-Up Information

15-Jul-2021

Speaker: Chet Theiss

Future Meetings:

- August 26, 2021
- September 30, 2021

- November 11, 2021
- December 16, 2021
- January 27, 2022
- March 3, 2022
- April 14, 2022
- May 26, 2022

Chet Theiss asked: Is there anymore question?

Question: Eventually, you will come to us on a endorsement either the next meeting or meeting after; I would like to see the data on that endorsement way prior to that meeting, not the week of the meeting.

Brenda Garcia responded: As noted, Yes sir.

Motion to adjourn the meeting:

Ronnie Hotchkiss 1st motion

Thomas Parent 2nd motion

Vote: All those in favor say "I" any opposed

No one opposed

Meeting approved with no nays or abstentions

Due Date: 27-Aug-2021 04:30 PM CST

New Business

(No new items to display)

Addendum

(No addendum published)

