

4-CBOC Meetings # 19 (Draft)

09-Dec-2021 10:29 AM CST

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

Meeting Info

Date/Place	11-Nov-2021 03:36 PM CST at 2610 N. Alexander Dr.; Education Service Center Training Room #214
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	16-Dec-2021 06:32 PM CST at (Place to be determined)

Old Business

1.1 - Welcome Introductions

11-Nov-2021

Speaker: Brenda Garcia

- Welcomed everyone.

Speaker: Chet Theiss

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

Due Date: 16-Dec-2021 04:30 PM CST

1.4 - Bond Finances

11-Nov-2021

Brigette Clark & Craig Brast

Speaker: Craig Brast

\$335,725,000 - 2019 Bond Program / Tax Rate Analysis

- Original Plan 11 ½ cent increase to \$0.376890
- Updated plan < 6 ½ cents increase to \$0.325000

Original Assumptions:

- 2019 4.00% fixed interest rate. 2020 4.25% fixed interest rate. 2021 5.00% fixed interest rate.
- Maximum length of bond issue is 29 years.
- Outstanding Variable Rate debt is estimated at 3%.
- Initial investment rate on debt service funds 0.00% and after 2 years, 0.50% is assumed.
- \$13,466,327,257 Base Taxable AV grown at 2% annually through 2026.

Updated Assumptions:

- 2019 Series 2019A sold at an "All Cost Rate" of 2.905% & Series 2019B 1.410%.
- 2020 sold at an "All Cost Rate" of 2.659%
- 2021 sold at an "All Cost Rate" of 2.223% .
- Outstanding Variable Rate debt is estimated at 3%.

- Minimum debt service fund balance 2%.
- 99.5% tax collections rate.

Variable Series 2014B (Soft Put) Compared to Fixed Rate Debt (\$30,600,000 - 2035 Term Bond)

- Since 2014, the District will have "saved" over \$13.4 million in interest on the 2014B - 2035 Term Bonds compared to the fixed rate bonds 1&2
 - Interest rate is estimated at 3.00% after the New Rate Period ending August 14, 2026
 - Interest savings from initial delivery of the 2014B Bonds through the end of the New Rate Period ending August 14, 2026

Variable Series 2014B (Soft Put) Compared to Fixed Rate Debt (\$32,020,000 - 2040 Term Bond)

- Since 2014, the District will have "saved" over \$9.7 million in interest on the 2014B - 2040 Term Bonds compared to the fixed rate bonds 1&2
 - Interest rate is estimated at 3.00% after the New Rate Period ending August 15, 2022
 - Interest savings from initial delivery of the 2014B Bonds through the end of the New Rate Period ending August 15, 2022

Variable Series 2019B (Soft Put) Compared to Fixed Rate Debt (\$59,335,000 - 2049 Term Bond)

- Since 2019, the District will have "saved" over \$6.8 million in interest on the 2019B Bonds compared to the fixed rate bonds 1&2
 - Interest rate is estimated at 3.00% after the New Rate Period ending October 3, 2022
 - Interest savings from initial delivery of the 2019B Bonds through the end of the New Rate Period ending October 1, 2022

Question/Answer

- Question: With the increased rates, do we expect any property tax changes?
- Brigitte Clark responded: The rate is 5 cents lower than what was projected and will go back to the tax payers.
- Question: Can you explain the Variable Series 2014B; year 2036 increase rate between 6 to 7 million?
- Craig Brast responded: On the \$32,020,000 - 2040 Term Bond increases within a 5 year span.

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1.5 - Technology

11-Nov-2021

Speaker: Matt Flood

Question/Answer

Question: Matt, do you have any technology updates?

Matt Flood responded: We are installing a lot of equipment. We finished the Elementary installation of the teachers computers and we started the Junior Highs. Document cameras have all arrived. We are getting those installed. Apple TV's are here and we'll be working on those next but waiting on parts to do that installation. Working still with Apple on the iPads; making that purchase and bought some of the cases we needed. We got furniture in at Green and Sterling, so we got some of the computers installed. We are still working with the contractor to get the conduit fixed in those locations to finish installing security cameras, but most of them are up and running. We have ordered the equipment for Pumphrey and San Jacinto, but are still working on the pricing. UPS's will be installed over the Christmas break.

Question: How many projects have you not ordered any material for?

Matt Flood responded: We have not done any of the computer labs at all. We are working on administrator teacher computers first.

Question: Has the pricing gone up?

Matt Flood responded: Dell is more negotiable than Apple on pricing. Currently, I am more worried about the delivery delays and just getting the equipment in.

Question: Do you see any delays with our technology?

Matt Flood responded: Really that's not the issue, it's more about receiving our equipment and supplies.

Question: When do we look into banking the savings from our Technology Department?

Dr. O'Brien responded: We are looking at value engineering options for our projects that are overbudgets. We may need to rebid in 90 days once the market has settled.

Mike Beard: You all have been very informative but would like to know as soon as possible if we come across any overages.

Brenda Garcia responded: Absolutely we will. I think it's been because of your input as well as what you wanted to see and for the questions you ask, thank you for helping guide that.

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1.6 - Security

11-Nov-2021

Dr. Anthony Price & Robert Marquez

- (No discussion exist)

Due Date: 16-Dec-2021 04:30 PM CST**1.7 - Transportation***11-Nov-2021*

Rick Walterscheid

- (No discussion exist)

Due Date: 16-Dec-2021 04:30 PM CST**1.8 - Career & Technical Education***11-Nov-2021*

Renea Dillon

- (No discussion exist)

Due Date: 16-Dec-2021 04:30 PM CST**1.9 - Fine Arts Equipment***11-Nov-2021*

Dr. Demetrius McCall / Ray Lavan

- (No discussion exist)

Due Date: 16-Dec-2021 04:30 PM CST**1.10 - Facility Planning and Construction Overview***11-Nov-2021***Speaker: Brenda Garcia**

Design

- Gentry JS / Lee HS Fine Arts - Project is in the Bidding phase
 - Construction Drawings have been submitted for permitting to the City of Baytown
 - Project team is evaluating bids and working through a value engineering exercise
- Fine Arts Renovations - Project is in the Planning & Programming phase
 - Design team is reviewing structural flexibility for a Blackbox at Sterling High School
 - Project team has met with end-users to review program requirements
- Education Service Center Phase 2 - Project is in the Design Development phase
 - Design team is developing the conceptual site plan and floor plan
 - Design team is scheduling end-user meetings to finalize initial floor plan layout
- Stallworth Field House - Project is in the Planning & Programming phase
 - Awaiting stadium site assessment report

Construction

- San Jacinto Elementary Replacement
 - Forming sidewalks along building perimeter
 - Pursuing land purchase of Bemis Sheet Metal
 - Classroom furniture and playground equipment has been ordered
- Jessie Lee Pumphrey Elementary
 - CenterPoint awaiting permanent power release from Harris County
 - Classroom furniture and playground equipment has been ordered
- Sterling High School MEP Package #1
 - Painting in stairwells, bathrooms, and fur-downs in hallways
 - Installing ceiling grid and drinking fountains in hallways
 - Phase 5 will be complete by the end of the week
- Junior School Running Tracks
 - Gentry, Highlands, and Horace Mann Junior School are substantially complete
 - Track lane striping is underway at Cedar Bayou Junior School

- Bleachers, scoreboard, and field goals will be relocated to new field at Baytown Junior School
- District-Wide Roof Replacement - Phase 1
 - Final detailing work is nearly complete at Gentry and Baytown Junior 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

Question/Answer

- Brenda Garcia: On Gentry / Lee HS Fine Arts we have an increased cost at 34% on construction.
- Question: What is the 34% translated in dollars?
- Dr. McCall responded: About 4 million dollars over budget.
- Question: Does the classroom furniture and playground equipment come from the bond?
- Brenda Garcia responded: Yes, it comes from the bond.
- Question: What is the cost of the furniture?
- Brenda Garcia responded: This is still under negotiation.

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1.11 - Construction Progress

11-Nov-2021

Speaker: Brenda Garcia

San Jacinto Elementary Replacement

- Exterior sheathing installation at front entry
- Skylight installed at the atrium

Jessie Lee Pumphrey Elementary

- Stone masonry complete at front entry
- Awaiting skylight installation at the atrium

Sterling High School MEP Package #1

- Ceiling grid installation continues in hallways
- New drinking fountains in hallways

Junior School Running Tracks

- Track striping underway at Cedar Bayou Junior School
- Asphalt placement underway at Baytown Junior School

District-Wide Roof Replacement – Phase 1

- Cap sheet complete at Gentry Junior School
- Cap sheet complete at Baytown Junior School

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1.12 - 2019 Bond Schedule

11-Nov-2021

Speaker: Clem Medina

Outside of the Field House project all projects are either complete or underway. We continue to see material delays that push out the two Elementary Schools and the inflation on the Fine Arts projects. As we look to finishing out the two Elementary Schools, we hope to see some savings out of these two projects. Then, report those savings and come back to you all with an endorsement.

Question/Answer

Dr. McCall: With the material delays and inflation on projects we are seeing some schools having discussions about pushing dates out 6 months to a year.

Due Date: 16-Dec-2021 04:30 PM CST

1.13 - Bond Financial Report

11-Nov-2021

Speaker: Brenda Garcia

- Financial Progress Report as of September 30,2021
 - Investment Earnings currently at \$1,887,762
 - Bond Savings/Earnings currently at \$6,700,431

Due Date: 16-Dec-2021 04:30 PM CST

10.1 - Follow-Up Information

11-Nov-2021

Speaker: Chet Theiss

Future Meetings:

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

Chet Theiss asked: Is there any more questions at this time?
No questions at this time.

Motion to adjourn the meeting:

Thomas Parent 1st motion

Gina Guillory 2nd motion

Meeting adjournment approved with no nays or abstentions

Due Date: 16-Dec-2021 04:30 PM CST

New Business

(No new items to display)

Addendum

(No addendum published)

GCCISD 2019 Bond - Citizens Bond Oversight Committee Attendance Log

2021-2022

Last Name	First Name	7/15/2021	8/26/2021	9/30/2021	11/11/2021	12/16/2021	1/27/2022	3/3/2022	4/14/2022	5/26/2022	x Not present	✓ Present
Committee Members												
Beard	Mike	✓	✓	✓	✓							
Campisi	Jim	✓	✓	✓	✓							
Chandler	Angela	✓	x	x	x							
Christensen	Tim	x	x	x	x							
Fontenot	Daryl	x	✓	x	x							
Guillory	Gina	x	✓	✓	✓							
Hotchkiss	Ronnie	✓	✓	✓	x							
Hughes	Dallas	x	x	✓	✓							
Martinez	Amparo	✓	✓	✓	x							
Miller	Brian	✓	✓	✓	✓							
Moore	Brenda	✓	✓	x	✓							
Parent	Thomas	✓	✓	✓	✓							
Powers	Sam	x	✓	✓	✓							
Pratt	Denise	✓	✓	x	x							
Sain	Terry	x	✓	x	x							
Theiss	Chet	✓	✓	✓	✓							
Times	Tricia	x	✓	✓	✓							
GCCISD Staff / Guests / LAN												
Billings	Kevin	x	x	x	x							
Bolinger	Matt	✓	✓	x	✓							
Burg	Carl	✓	x	x	✓							
Carey	John	x	✓	x	✓							
Cathey	Kristyn	x	✓	✓	✓							
Chapa	Arlene	x	✓	✓	✓							
Clark	Brigitte	x	✓	✓	✓							
Dillon	Renea	x	x	x	x							
Dixon	LeAna	x	✓	x	✓							
Enojado	Erwin	✓	x	✓	✓							
Flood	Matt	x	✓	✓	✓							
Garcia	Brenda	✓	✓	x	✓							
Garcia	Jesse	✓	✓	✓	✓							
Grom	JP	x	x	x	x							
Lavan	Ray	✓	x	✓	✓							
Martir	Ed	✓	x	✓	✓							
Marquez	Robert	x	x	x	x							
McCall	Dr. Demetrius	✓	✓	✓	✓							
Medina	Clem	✓	✓	✓	✓							
O'Brien	Dr. Randal	x	✓	✓	✓							
Penn	Simon	x	x	✓	x							
Perez	Terri	✓	✓	✓	✓							
Price	Dr. Anthony	✓	✓	✓	✓							
Rasmussen	Mike	x	x	x	x							
Ricicar	Brandi	✓	✓	✓	x							
Riggs	Bruce	✓	✓	✓	✓							
Sims	Dowen	x	x	x	x							
Spells	Lacey	x	x	x	✓							
Walterschied	Rick	x	x	✓	x							
Woodruff	Renea	✓	x	x	x							