



May 26, 2022

Goose Creek 2019 Bond CBOC Report

- Dr. Randal O'Brien – Superintendent of Schools
- Dr. Demetrius McCall– Deputy Superintendent for Administrative Services
- Susan Jackson – Deputy Superintendent of Curriculum and Instruction
- Dr. Anthony Price – Chief Operations Officer
- Brigitte Clark – Chief Financial Officer
- Matt Flood – Chief Technology Officer
- Rick Walterscheid – Director of Transportation and Special Projects
- Ray Lavan– Director of Fine Arts
- Brenda Garcia – Director of Facilities Planning and Construction
- Lockwood, Andrews & Newnam – Program Managers
- CBOC Chair – Chet Theiss
- CBOC Secretary – Brian Miller

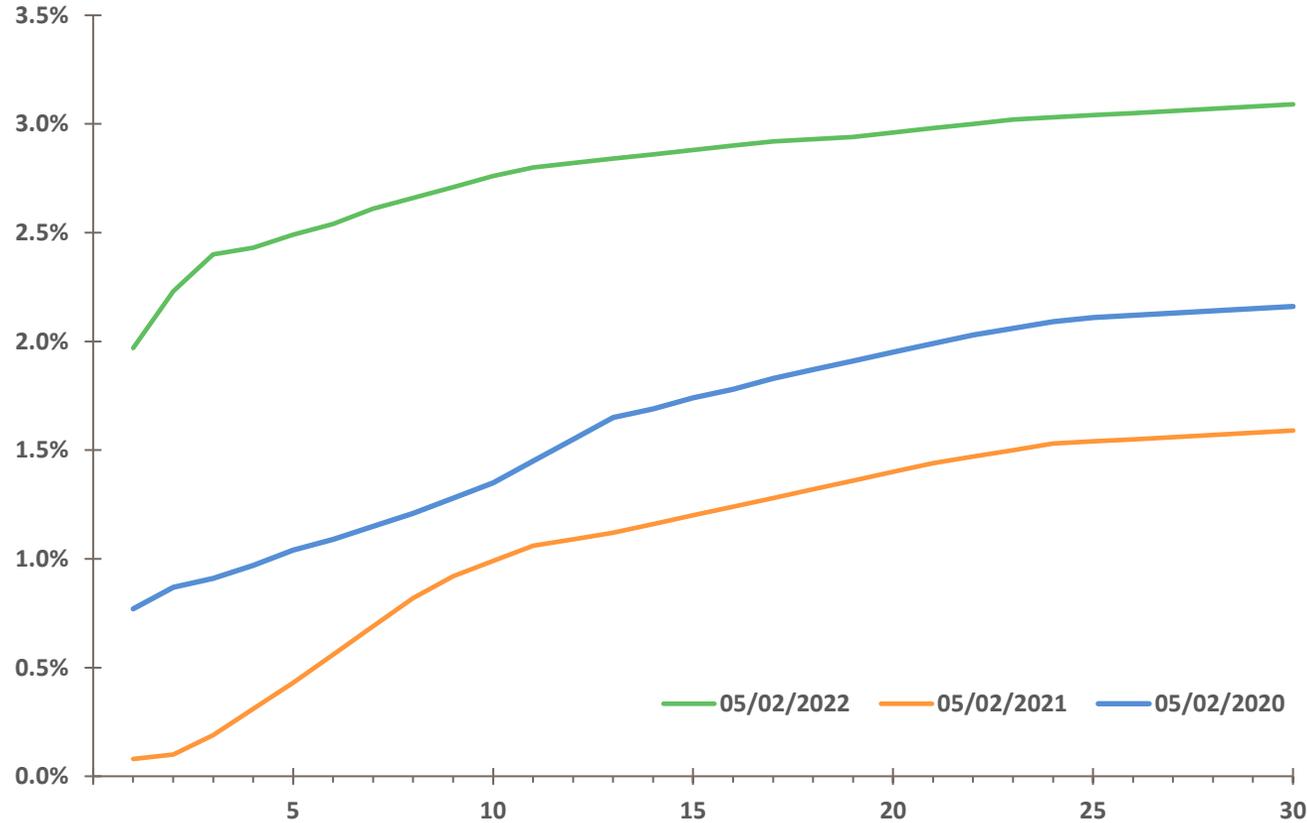


BOND FINANCES

Brigitte
Clark



“AAA” MMD Yield Curve Comparison



Source: Bloomberg as of May 2, 2022



Market Rates As of May 3, 2022	
Remarketing Term	Coupon/Yield
1 year	2.40%
2 year	2.65%
3 year	2.85%
4 year	2.95%
5 year	3.00%



\$32,020,000 in Series 2014B Variable Rate “Soft Put” Bonds
 \$59,335,000 in Series 2019B Variable Rate “Soft Put” Bonds

Unlimited Tax School Building Bonds, Series 2014A Variable Rate Unlimited Tax School Building Bonds, Series 2014B

Year	Fixed Rate Principal	Variable Rate Principal	Total Principal Series 2014
2015	290,000	-	290,000
2016	355,000	-	355,000
2017	360,000	-	360,000
2018	1,000,000	-	1,000,000
2019	1,045,000	-	1,045,000
2020	1,105,000	-	1,105,000
2021	1,160,000	-	1,160,000
2022	1,220,000	-	1,220,000
2023	1,280,000	-	1,280,000
2024	1,345,000	-	1,345,000
2025	1,400,000	-	1,400,000
2026	1,445,000	-	1,445,000
2027	1,490,000	-	1,490,000
2028	1,540,000	-	1,540,000
2029	1,605,000	-	1,605,000
2030	1,690,000	-	1,690,000
2031	-	5,640,000	5,640,000
2032	-	5,870,000	5,870,000
2033	-	6,110,000	6,110,000
2034	-	6,360,000	6,360,000
2035	-	6,620,000 (1)	6,620,000
2036	-	5,900,000	5,900,000
2037	-	6,145,000	6,145,000
2038	-	6,395,000	6,395,000
2039	-	6,655,000	6,655,000
2040	-	6,925,000 (2)	6,925,000
	\$18,330,000	\$62,620,000	\$80,950,000

- 1) \$30,600,000 Term 2035 bears interest at the remarketed rate of 0.60% during the New Rate Period beginning on August 14, 2021 and ending on August 17, 2026
- 2) \$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

Unlimited Tax School Building Bonds, Series 2019A and Variable Rate Unlimited Tax School Building Bonds, Series 2019B

Year	Fixed Rate Principal	Variable Rate Principal	Total Principal Series 2019 A&B
2020	1,800,000	-	1,800,000
2021	1,800,000	-	1,800,000
2022	1,800,000	-	1,800,000
2023	1,800,000	-	1,800,000
2024	1,800,000	-	1,800,000
2025	1,800,000	-	1,800,000
2026	1,800,000	-	1,800,000
2027	1,800,000	-	1,800,000
2028	2,955,000	-	2,955,000
2029	3,100,000	-	3,100,000
2030	3,255,000	-	3,255,000
2031	3,420,000	-	3,420,000
2032	3,590,000	-	3,590,000
2033	3,770,000	-	3,770,000
2034	3,955,000	-	3,955,000
2035	4,075,000	-	4,075,000
2036	4,195,000	-	4,195,000
2037	4,325,000	-	4,325,000
2038	4,495,000	-	4,495,000
2039	4,675,000	-	4,675,000
2040	-	4,925,000	4,925,000
2041	-	5,125,000	5,125,000
2042	-	5,335,000	5,335,000
2043	-	5,550,000	5,550,000
2044	-	5,775,000	5,775,000
2045	-	6,015,000	6,015,000
2046	-	6,260,000	6,260,000
2047	-	6,515,000	6,515,000
2048	-	6,780,000	6,780,000
2049	-	7,055,000 (1)	7,055,000
Total	\$60,210,000	\$59,335,000	\$119,545,000

- 1) \$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



Series 2014B (2040 Term) Conversion to Fixed Rate

\$32,020,000 - 2040 Term Bond			
Year (12/31)	Fixed Rate at 5% Coupon	Conv. to Fixed Rate 3.69%	Differential
2014	\$ 707,108	\$ 282,843	\$ 424,265
2015	1,601,000	640,400	960,600
2016	1,601,000	432,270	1,168,730
2017	1,601,000	432,270	1,168,730
2018	1,601,000	432,270	1,168,730
2019	1,601,000	624,390	976,610
2020	1,601,000	624,390	976,610
2021	1,601,000	144,090	1,456,910
2022	1,601,000	144,090	1,456,910
2023	1,601,000	1,236,000	365,000
2024	1,601,000	1,236,000	365,000
2025	1,601,000	1,236,000	365,000
2026	1,601,000	1,236,000	365,000
2027	1,601,000	1,236,000	365,000
2028	1,601,000	1,236,000	365,000
2029	1,601,000	1,236,000	365,000
2030	1,601,000	1,236,000	365,000
2031	1,601,000	1,236,000	365,000
2032	1,601,000	1,236,000	365,000
2033	1,601,000	1,236,000	365,000
2034	1,601,000	1,236,000	365,000
2035	1,601,000	1,236,000	365,000
2036	7,353,500	6,817,100	536,400
2037	7,297,375	6,819,600	477,775
2038	7,233,875	6,817,600	416,275
2039	7,167,625	6,815,800	351,825
2040	7,098,125	6,818,700	279,425
Total	\$ 70,478,608	\$ 53,913,813	\$ 16,564,795

Since 2014, the District will have "saved" over \$16.5 million in interest on the 2014B Bonds compared to the fixed rate bonds

Series 2019B Conversion to Fixed Rate

\$59,335,000 - 2049 Term Bond			
Year (12/31)	Fixed Rate at 5% Coupon	Conv. to Fixed Rate 3.97%	Differential
2020	\$ 2,834,894	\$ 1,700,937	\$ 1,133,958
2021	2,966,750	160,205	2,806,546
2022	2,966,750	89,497	2,877,253
2023	2,966,750	2,364,600	602,150
2024	2,966,750	2,364,600	602,150
2025	2,966,750	2,364,600	602,150
2026	2,966,750	2,364,600	602,150
2027	2,966,750	2,364,600	602,150
2028	2,966,750	2,364,600	602,150
2029	2,966,750	2,364,600	602,150
2030	2,966,750	2,364,600	602,150
2031	2,966,750	2,364,600	602,150
2032	2,966,750	2,364,600	602,150
2033	2,966,750	2,364,600	602,150
2034	2,966,750	2,364,600	602,150
2035	2,966,750	2,364,600	602,150
2036	2,966,750	2,364,600	602,150
2037	2,966,750	2,364,600	602,150
2038	2,966,750	2,364,600	602,150
2039	2,966,750	2,364,600	602,150
2040	7,891,750	7,289,600	602,150
2041	7,845,500	7,287,600	557,900
2042	7,799,250	7,287,800	511,450
2043	7,747,500	7,289,800	457,700
2044	7,695,000	7,288,200	406,800
2045	7,646,250	7,287,800	358,450
2046	7,590,500	7,288,200	302,300
2047	7,532,500	7,289,000	243,500
2048	7,471,750	7,289,800	181,950
2049	7,407,750	7,285,200	122,550
Total	\$ 135,830,894	\$ 115,031,838	\$ 20,799,056

Since 2019, the District will have "saved" over \$20.7 million in interest on the 2019B Bonds compared to the fixed rate bonds



TECHNOLOGY

Matt
Flood



TECHNOLOGY

- Teacher & Presentation Stations Replacement
- Interactive Whiteboards
- Replace Elementary and Junior High Mobile Devices
- Add Elementary and Junior High Mobile Devices
- Computer Lab and Library Technology Replacement
- Administrative Computer Replacement
- Network Cabling Replacement
- Network Infrastructure Replacement Phase 1



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 Computer – 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. Still have some that need 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.



SECURITY

Matt Flood &
Robert Marquez



SECURITY

- ✓ White Fleet
- New Security Cameras



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



TRANSPORTATION

(no update)

Rick
Walterscheid



TRANSPORTATION

(no update)

- Bus Equipment
- Buses



FINE ARTS
(no update)

**Dr. Demetrius McCall
& Ray Lavan**



FINE ARTS

(no update)

- Fine Arts Equipment Replacement



FACILITIES PLANNING & CONSTRUCTION

Brenda Garcia



FACILITIES PLANNING & CONSTRUCTION

- Site Improvements
- Stuart CTHS P3
- Stuart CTHS P4
- Ed. Svc. Center P1
- Ed. Svc. Center P2
- RSS High School MEP Package #1
- MEP #2
- Lee Auditorium
- San Jacinto ES
- Junior School #6
- BAS Upgrades
- Plumbing #2
- CTE Renovations
- Construction Lab
- Running Tracks
- Elementary School #17
- REL Fine Arts
- Gentry Fine Arts
- Fine Arts Renovations
- Roof Replacement
- Stallworth Field House



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



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/Chem lab



Ceiling grid installation in corridor

Gentry JS / Lee HS Fine Arts

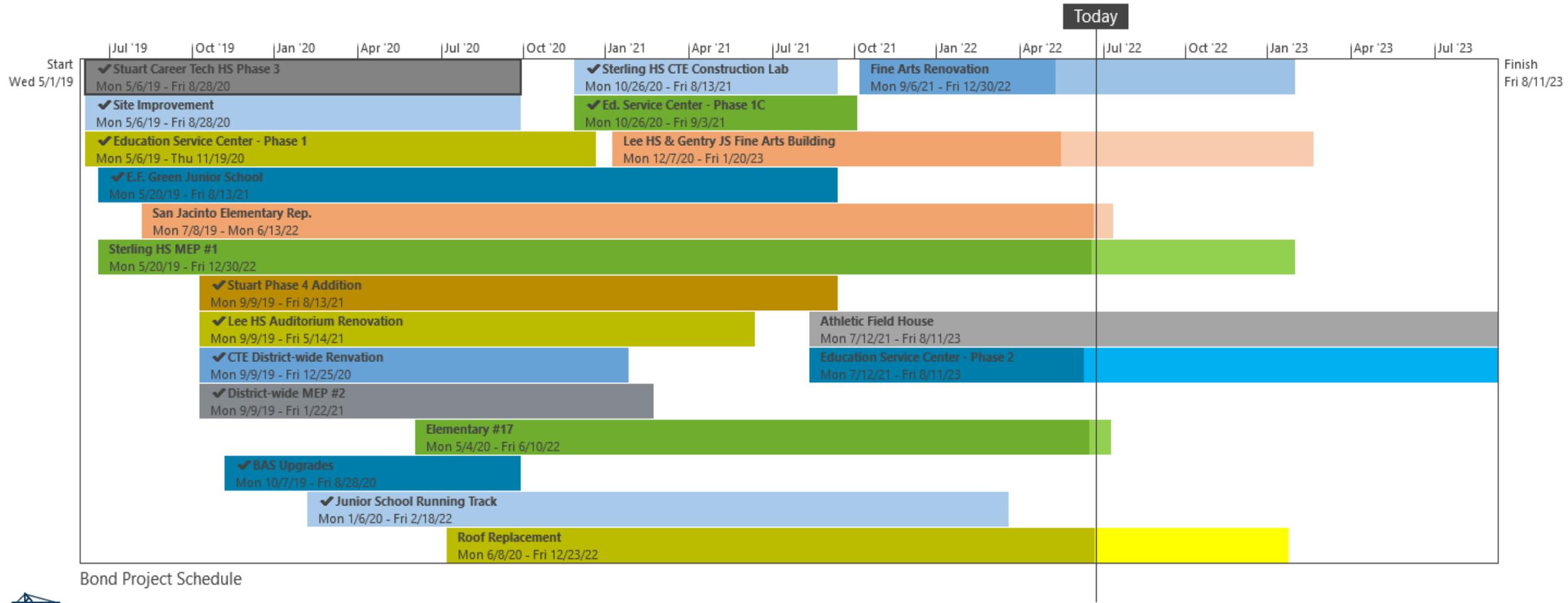


Drilled piers placement underway



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

Construction Schedule



Bond Project Schedule



Goose Creek CISD Series 2019 Bond Fund #632 Financial Progress Report As of March 31, 2022

	Project Budget	Actual	Completion %	Estimated Final Cost	Estimated Cost %	Budget Variance
REVENUE						
Unlimited Tax School Bldg Bonds, 2019	\$ 127,330,000	\$127,330,000		127,330,000		-
Unlimited Tax School Bldg Bonds, 2020	\$ 118,030,000	\$118,030,000		118,030,000		-
Unlimited Tax School Bldg Bonds, 2021	\$ 90,365,000	\$ 90,365,000		90,365,000		-
Investment Earnings (Estimate)	-	1,969,736		1,969,736		1,969,736
Total Revenue	\$ 335,725,000	\$ 337,694,736		\$ 337,694,736		\$ 1,969,736
PROJECT EXPENDITURES						
Construction						
Site Improvements	2,302,539	2,862,704	124%	2,862,704	124%	(560,165)
SCTHS Phase III	19,672,546	18,514,127	94%	18,514,127	94%	1,158,419
ESC Phase I & Phase 2	10,950,727	10,775,238	98%	10,950,727	100%	-
Mechanical #1/Plbg. Upgrades #1	33,212,375	24,999,523	75%	33,212,375	100%	-
Lee Auditorium	5,184,544	5,086,426	98%	5,538,644	107%	(354,100)
San Jacinto Rplmt	27,001,097	22,677,792	84%	27,001,097	100%	-
Jr High #6	56,930,190	53,935,467	95%	56,930,190	100%	-
BAS Upgrades	2,866,171	-	0%	-	0%	2,866,171
Construction Lab	2,880,000	3,256,997	113%	3,410,000	118%	(530,000)
Mechanical #2	8,949,676	6,019,636	67%	6,019,636	67%	2,930,040
Stuart CTHS P4	16,324,374	15,058,637	92%	16,324,374	100%	-
Running Tracks	3,117,791	3,710,991	119%	3,756,291	120%	(638,500)
Elementary #17	25,718,330	20,651,665	80%	25,718,330	100%	-
Lee & Gentry Fine Arts Buildings	11,617,016	839,416	7%	11,617,016	100%	-
Fine Arts Renov.	3,408,000	56,480	2%	3,408,000	100%	-
Roof Replacement	8,272,982	4,957,558	60%	8,272,982	100%	-
Field House	8,450,412	-	0%	8,450,412	100%	-
BAS/Control Upgrades - ABM	6,112,290	6,112,290	100%	6,112,290	100%	-
Water Conservation - ABM	764,579	730,410	96%	730,410	96%	34,169
PRG MGMT - ABM	85,961	85,968	100%	85,968	100%	(7)
Program Management	7,450,761	5,654,829	76%	7,450,761	100%	-
FPC Expenditures	2,697,664	448,012	17%	2,697,664	100%	-
Non-FPC Bond Expenditures	210,975	191,480	91%	210,975	100%	-
Total Construction Projects	\$ 264,181,000	\$ 206,625,645	78%	\$ 259,274,972	98%	\$ 4,906,028



Goose Creek CISD Series 2019 Bond Fund #632 Financial Progress Report As of March 31, 2022						
	Project Budget	Actual	Completion %	Estimated Final Cost	Estimated Cost %	Budget Variance
Technology						
Teacher/Present Stations Repl	4,955,100	2,797,746	56%	4,955,100	100%	-
Interactive Whiteboards	7,299,360	3,122,716	43%	7,299,360	100%	-
Elem/JS Mobile Device Rpl	6,929,500	4,211,794	61%	6,929,500	100%	-
Add Elem. & JS Mobile Dev.	6,553,856	4,319,854	66%	6,553,856	100%	-
Comp Lab/Lib Tech Repl	6,896,247	379,670	6%	6,896,247	100%	-
Admin. Computer Repl.	1,322,200	907,006	69%	1,322,200	100%	-
Network Cabling Repl.	11,992,560	1,656,248	14%	11,992,560	100%	-
Network Infra. Repl. P1	3,789,700	945,218	25%	3,789,700	100%	-
Total Technolgy Projects	\$ 49,738,523	\$ 18,340,252	37%	\$ 49,738,523	100%	\$ -
Administrative Services/C&I						
Buses	14,600,000	11,083,378	76%	14,600,000	100%	-
Bus Equipment	2,000,000	602,368	30%	2,000,000	100%	-
New Security Cameras	1,155,477	81,517	7%	1,155,477	100%	-
Vehicles - Police	600,000	593,294	99%	600,000	100%	-
Fine Arts Equip Replacement	3,450,000	3,033,825	88%	3,450,000	100%	-
Total Adm Services/C&I Projects	\$ 21,805,477	\$ 15,394,383	71%	\$ 21,805,477	100%	\$ -
Total Project Expenditures	\$ 335,725,000	\$ 240,360,280	72%	\$ 330,818,972	99%	\$ 4,906,028
Bond Program Savings/Earnings						\$ 6,875,764



Stallworth Stadium – Facility Condition Assessment

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



Stallworth Stadium – Facility Condition Assessment

Executive Summary

Facility	Current Needs in 2022 Dollars	Facility Condition Index
Main Structure (Grandstands, Field and Parking Lot)	\$ 10,607,360	50.56%
Press Box	\$ 1,006,090	140.39%
Locker Rooms	\$ 636,454	17.41%
Restrooms	\$ 571,467	12.81%
Concession Stands	\$ 530,258	23.1%
Overall Stadium (Total)	\$ 13,347,630	41.6%

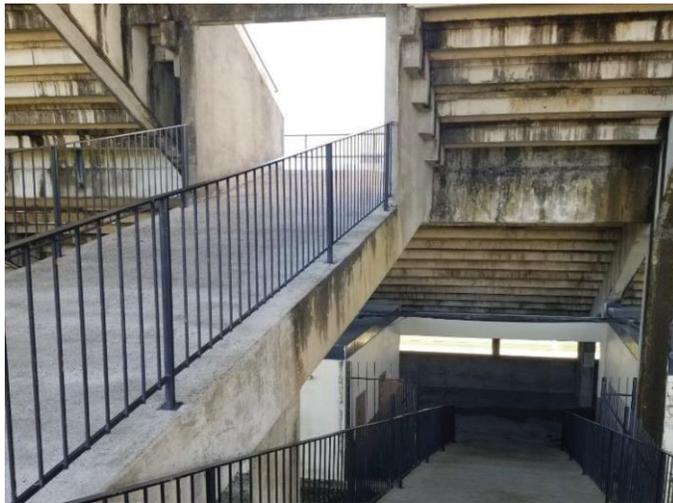
* *Current Need* does not reflect cost to pave parking or re-design and incorporate additional storm water detention



Stallworth Stadium – Facility Condition Assessment

Executive Summary

- 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



Steep ramps



Cracks on ramps



Stallworth Stadium – Facility Condition Assessment

Executive Summary

- 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



Concession without climate control



Failed membrane at Press Box



Stallworth Stadium – Facility Condition Assessment

Executive Summary

- Determining suitability/functionality of the existing facility was beyond scope of assessment, however significant functional issues were identified:

- a. Non dedicated restrooms for fine arts, cheer, drill teams
- b. Concession stands – poor (dangerous) access for deliveries and no climate-controlled storage
- c. Concourse floods when it rains and water comes in from grandstands above
- d. Concrete spalling off structure and falling onto visitors
- e. Press box – has long term roof leaks – Recently performed emergency repair to soffit under press box, walkway surface has failed
- f. Elevator performance – Frequent issues with stopping
- g. Need equal facilities for men and women
- h. Improve ADA access facility wide
- i. Mechanical, electrical rooms are too small
- j. Appropriate facilities for officials (men's and women's)
- k. More functional press box – current configuration is not suitable for today's needs
- l. Parking lot – lack of lighting, striping and traffic control signage

* Nutrition Services, Fine Arts, and Athletics Departments were interviewed



Stallworth Stadium – Facility Condition Assessment



Decolorization of grandstands



Damaged CMU walls



Various issues at locker rooms



Deteriorated steel conduit



No impervious surface parking



FOLLOW-UP INFORMATION

2022 - 2023 Meetings

- July 7, 2022
- August 28, 2022
- September 29, 2022
- November 10, 2022
- December 15, 2022
- January 26, 2023
- March 9, 2023
- April 20, 2023
- June 1, 2023



THANK YOU

