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Project No.:	170-10792-000		Routing
Project:	Goose Creek Consolidated ISD 2013 Bond Program Management		
Client:	Goose Creek Consolidated ISD (GCCISD)		
Conference Time, Date:	4:00 pm, June 29, 2017		
Conference Location:	FMC 3401 N. Main St. Baytown, TX 77521		
Attendees:	Committee Members	District	Out of District
	Daryl Fontenot	Randal O'Brien	JP Grom/ LAN
	Michael Beard	Anthony Price	Clem Medina/ LAN
	Don Coffey	Brenda Garcia	John Carey/LAN
	Chet Theiss	Bruce Riggs	Terre Musgrove/LAN
	Gina Rivon	Ray Brown	Dowen Sims/LAN
	Angela Chandler	Tom Ortman	
	Ronnie Hotchkiss	Carl Burg	
		Matt Flood	
		Margie Grimes	
		Shirley Mosley	

Purpose:	CBAC Meeting – The purpose of the meeting was to update the Citizens Bond Advisory Committee (CBAC) on the status of the renovations, repairs and new construction projects funded through the 2013 Bond Program.
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<p><u>Welcome</u></p> <p>1. Mr. Daryl Fontenot asked the CBAC members if everybody had a chance to review the last meeting minutes. Mr. Fontenot had a correction to Item 5t. It was not Ms. Chandler who made the second motion, it was Ms. Gina Rivon. Mr. Chet Theiss also had a correction to Item 5i. Mr. Michael Beard made a motion and Mr. Chet Theiss made the second motion to approve May 25, 2017 Meeting Minutes. A vote was taken and last month's meeting minutes were approved.</p> <p><u>Technology Progress</u></p> <p>1. Mr. Matt Flood gave updates for Goal 1: The wireless install is finishing up. Some of the exterior AT's and some of the elementary AT's that was added.</p> <p>2. For Goal 2: Working on network upgrade, HVAC and pulling down the MDF and IDF rooms.</p> <p>3. For Goal 2A: Working on quotes for network cabling that's in the bond. Hope to bring back next month for endorsement for fiber replacement district wide.</p> <p>4. Goal 4: Contingency on equipment, waiting to get it installed.</p> <p>5. Goal 5: Done</p> <p>6. Goal 6: Communication System -Wrapping up.</p> <p>7. Goal 7: Surveillance System –Close to wrapping up. Few cameras to cover at the gates.</p> <p>8. Goal 8: Video Distribution System –Last training performed this Monday and installing the signs this summer across the district.</p> <p>9. Goals 9 and 10: Nothing active.</p> <p>10. Goal 11: Finishing up installing Apple TV's, crews been out this week as well.</p>
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11. Goal 12: Computer Labs –No active projects working on that.
12. Goal 13: Libraries Kiosk –Continuing signs are going in, gaining equipment on our last endorsement in May.
13. Mr. Beard asked what the next big thing is. Matt said Fiber, preliminary pricing but still trying to nail it down. TMS is to meet with Cisco to plan for the future to last the next 20 years. The estimate will be close to \$1M.

Completed Projects

1. Goose Creek Memorial High School Addition -Mr. JP Grom stated that the punch list work is on-going. System Commissioning will be starting this week. The ROTC obstacle course will be within the next few slides and we'll see what's going on.

Construction Progress

2. Security Vestibules and Fencing –We have a good batch of those underway.
3. Emergency Lighting and Lighting Controls –This work includes upgrades to system to give us ability to handle power outages and among other things. Project is 92% complete with an August 2017 completion.
4. Fire alarms, Intercoms and Sound Systems –This project is 82% complete, targeting August 2017 completion.
5. District Wide Carpet –Has 9 of the 12 projects complete with the 2 of the 12 in progress right now with a targeted completion date of August 2017. Looking at October 2017 completion date for the FMC complex.
6. MEP Package 4 –This project is in the submittal phase and expecting to mobilize on site in mid July 2017 with Oct 2017 completion date.
7. AgriScience Project –Started working. Contractor began a couple weeks ago on their work.
 - a) Mr. Hotchkiss asked, if any animal projects are out there currently and Mr. Terre Musgrave said yes, there's 2.
 - b) Mr. Hotchkiss also asked, any access problems for the students or safety issues? Mr. Musgrove said that there's no issues and contractors are working around it.
8. Specialties-Stallworth Bleachers –Construction to start in July 24, and one week to complete it.
9. Conveyances-Lifts for the Physically Impaired –All the lifts arrived at the warehouse center and waiting to deliver those to the designated schools.
10. FCA Renovations which includes Lee High School CTE has on-going work.
 - a) New culinary art studio and CT Lab are about 50% complete.
 - b) The existing Ag and welding booths, exhaust systems has been demolished and new hoods are in fabrication. Targeting August 2017 completion.
11. Technology Center –Still struggling to get permitting completed, going back and forth with the City of Baytown. Hopefully to receive the permit within 2 weeks.
 - a) Mr. Beard asked, what's the big hang up? Ms. Brenda Garcia stated a variance was requested because the side building was short on the required percentage of masonry.
 - b) The amount of bricks were short with a small amount and made some other accommodations.
12. Mr. Hotchkiss asked if the work for installing the bullet proof glass is all under the Security Vestibules and Fencing Project as a one thing or two separate projects. Ms. Garcia said that it's all as one project. The Security Vestibules and Fencing project grouped everything all together.
13. Mr. Grom showed few pictures of the JROTC obstacle course at Goose Creek Memorial High School and it's at 75% complete by our estimation.
14. Security Vestibules-Fencing –Fencing is wrapping up at Sterling HS and work is coming along at Smith Elementary School.
 - a) Mr. O'Brien commented that he's proud of the quality of work coming along with concrete barrier being installed as the mow strip.
15. Transportation Center –Pictures were showed, 90% complete with of end of July completion as the target. Mr. Grom stated, as you can see from the photographs, building is move in ready, bus parking lot is just about done, light poles, fuel station is up and running and clean up to do.

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16. Kilgore and Stuart Career Center –Upper left picture is the Kilgore building where work is on-going and the bottom right picture is the principal technology lab under construction.
17. Carl explained that half of the old Kilgore site is the 1st 2 years' worth of classes for early college, moving meat lab from Stuart Center. The hallways were not gyp board were built with plywood. Culinary art area, converting to a new one with new equipment and a small restaurant. The concrete, under meat the slab, had a sink hole underneath the slab. This is set to open in fall within 6 weeks.
18. Mr. O'Brien stated that, starting number of students is in the range of 125-140. Impact is around 400-450. This one is anticipating to go 650-700 with ability to expand even larger combining the 2 buildings.
19. Sterling High School, Library, Cafeteria, CTE Expansion –Mr. Grom showed photographs of progress taking place earlier this week in the cafeteria kitchen building. Walls and damp proofing, which is the black mastic, are being installed. Roof products and insulation taking place, dried in building, looking for December completion date. There's phases of work, Library, Health Science and Lab will be August completion date. The ROTC will be August completion date and Welding Lab in October 2017 completion date.

Design

20. All project are currently done, building stage is at this point.

Planning

21. Green Center – No decision has been made to carry forward on any program activities.
22. Lee Drive Transportation –District is evaluating the best long term use of this facility, best approach.
23. Mr. O'Brien mentioned that at the last school board meeting, 5 -6 students attended and came and spoke about for a need of a robotic center. Requested the District consider old gyms but asking about the YMCA. It's availability with our team assessment, it's not a safe place at this time. District process of considering other locations. Lee Drive Transportation Center, whether or not to bring that up. Space in Career Tech Center. Might make sense to utilize the pavilion (basketball court) behind tech center. All these are being considered by our team.

Project Groupings

24. Mr. Grom pointed out at the bottom line of the Project Groupings listing.
25. A question was asked about Group 4 MEP because in May 31, it has 3% and in June 23, it has 0%. Statement was made that it has not been updated for June 23. Zero input was an error.
26. The second slide of Project Groupings –showed a grand total of \$2.3M dollars deposited at this point, 70% total spent, about 80% complete of total progress.

Master Schedule

27. Mr. Grom pointed out what the schedule looks like in a graphical format.

Follow Up Items

28. Mr. Grom said that the Follow-up information, future bond projects that folks were asking about last time.
 - a) Mr. Beard commented that it is not the purpose of this committee to be discussing the future bond projects, that's not our scope. Our scope is to manage the current bond. Future bond should be done somewhere else.
 - b) Mr. Beard also commented that he had numerous conversations with civic leaders last 3 weeks about the total bond election and shared the comments he had heard back. Several leaders who were major players from previous bond will not support November bond election. It's too soon and it has to go through a full procedure which does not give it enough time and tax increase will not pass.
29. Mr. Grom explained that the last 2 are covered on, we are talking of May time frame and we're not talking about tax increase.
30. Mr. Grom explained that when we say future bond, it means just starting a conversation. It is not about this committee deciding what's on the future bond. Mr. Fontenot said it's about helping advise administration on the formation of this bond committee. Mr. Grom added, and giving the board a little feedback.
31. Mr. Grom stated he wanted to repeat a couple of things: first the administration, maintenance, facilities and the past facilities condition assessments have all been maintained as this current

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- bond is going on. List that are broken and things didn't get addressed last time so on and so forth. That page is few pages long that was presented at the last CBAC meeting just showing the general scope and nature of work that we're contemplating. Since that time LAN worked with the school district facilities group to drill down a little bit for each one of those projects on that was on that list to try to put some kind of scope together to some sense of what the project will take as well as the cost associated with that scope that we're defining.
32. Mr. Grom explained that all of the cost that are on next slide are 2018 dollars which is important obviously when 2013 bond was performed, now 2017 and those prices all changed. As a group when and if this team moves forward with planning another bond win have to target when the projects are going to completed as priorities.
 33. The things that will be showed on the next slide will adjust accordingly. All these estimates are work-in-progress. These are still being digested with facilities and still scoping some of these projects. This isn't the final answer, this is just the starting point for everyone and they will change.
 34. The goal here is to depict, again the general scope and the scale of the need not to lock these projects in and say "this is it, take it or leave it".
 35. Mr. Grom gave Facilities Department a lot of credit for working with LAN team and the team for pulling together a lot of cost.
 36. Mr. Grom explained how this is organized. By taking a list of different items and that list of items was scattered across all different campuses, across all different types of projects, work categories. Organized it according to different schools which goes from elementary to Jr to High School and down to district's auxiliaries types of facilities. It also goes across the categories of work, new facilities, site, roofing, structure, so on and so forth. All of that accumulates to a Bond total.
 37. Mr. Grom then passed out a sample of a document of how it is formatted, a one pager.
 38. One pager has a basic summary of what is contained inside of project, start dates, work through as a committee team, photos, organized by cost. It is also in a priority 1st cut range order. Description nature of work. Just examples on what's on the screen. This is to visualize of what we are headed towards.
 39. Judge Coffey commented that he would like to share and Mr. Carl Burg can back it up. One of the reasons the scope of work got little bit vague, was because the originally committee came forward with 340M dollars and it was reduced to 270M. What wasn't very clear, was what that 70M was going to be. So, that 70M being pulled out caused a lot of uncertainty and everything else. So, Judge Coffey's question is, that 70M got pulled out, the passed committee was adamant that it needed to be in there. Judge Coffey asked if we know any of those things are addressed in what you all looking at.
 - a) Answer: JP Grom, some of them are but there's value of revisiting that list.
 - b) Judge Coffey recognized that the changes started in 2010, 7 years old. So, there's new needs and doubt many of the needs 7 years ago disappeared.
 40. Mr. O'Brien stated, my point -depends what this facility condition assessment team reviews this and pulls together whether not to go for a bond with 0 increase or penny or 2 penny increase. All that 2013 have projection for that team to consider.
 41. Mr. Beard asked, who's paying for all the cost for doing all the civil work? JP Grom, we're doing it out of the kindness of our heart. Vested interest. Staff that District already bought and purchased.
 42. JP Grom showed the next slide, with some new projects, not suggesting mandatory must have. A new 9th grade center, field house, expanded all junior school for more 6th grade capacity.
 - a) Look by Project by project basis, run through some of the scenario concept. Junior 9th grade centers and extra high schools and all other options.
 - b) Daryl Fontenot questioned if the maintenance item of the previous phase include items below 2500 dollars. JP Grom, probably not.
 43. JP Grom stated not to focus on 799M of projects and to ignore that. What we are showing, if you consider a new elementary school, this would be the budget to consider it at. All in cost in today's dollars, 2018 dollars will be 35m. Includes land acquisitions, technology, turnkey number of the comparable schools built in 2013 bond.
 44. JP Grom, price that was pulled together for an early childhood center, pre-k, can this give some more capacity to the elementary schools by having an all-day pre-k center and if so, how much would it cost. People in the decision making rolls start to make what if scenarios. What would that new Junior High cost, 64M or 71M, depending on when that project gets built. The 6th grade center, the idea behind, can the 6th grade center be used to relieve capacity problems that exists at the Junior Schools. Crowded situations, again on the what ifs.
 45. JP Grom. Junior High School expansion, so if we go to all the different junior high schools, give them some more capacity, what would that be worth? Which derived to 80M dollars.

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46. Concept considered, to create a 9th grade center to relieve capacity for the High School level as well as like the 6th grade conversation. Different scenarios. 9th grade center to hold 2 thousand students. 168M in today's dollars.
47. Steward CT High school, this is the 2nd phase started presently, finish out to a high school, 20M job.
48. This is the concept that we will take bring, all the 9th graders, 9 grade center, 10, 11, 12, two of the high schools to make 9th grade centers, take RSS 9, 10, 11, 12 for entire district, super high school. Very large capacity, strong 6A. Existing other 2 high school, become dedicated 9th grade centers. RSS dedicated 10, 11, 12 Center. This will be the cost to do that work.
49. Goose Creek Memorial High School addition 10M. Stallworth Stadium, Field House 6.3m. Parking Garage at the Admin Complex 6.8m. Sports Complex-new stadium: baseball, softball 40M, Police Station 2M, Special Ed Center 5.63M.
50. JP Grom. The reason this is even up there is just to show regarding the concepts, personal opinion, thinking and hearing feedback from you, express around the high school, 6th grade concepts. What is the sentiment in from this room or community, personal opinion about this concepts?
51. Judge Coffey commented, the School Board is looking, trying to have to draw redraw boundaries for high school and it's going to be an ongoing problem. Really do think if there was some way community back together for one high school. Are we speaking of adding to Sterling or purely replacing? Answer: Mr. Grom, it's replacing.
52. Mr. Hotchkiss asked what the current enrollment is, or what was last year's graduating seniors? Mr. O'Brien stated for high school, its 1,500 students. Freshman at 1,700 students.
53. Judge Coffey. About 6,000 high school students. Ideal enough room to put the 9th graders at Goose Creek Memorial (one of the 2) and 10th graders at the other and then the 11th and 12th at the current
54. Mr. Hotchkiss. Bus but you don't have to spend 300m. Judge Coffey. 6th grade campus will cost more than a junior school
55. Mr. Fontenot asked if we are forecasting that we need 2 more elementary schools for the next bond. Mr. O'Brien said, yes in the next 4 to 5 years. Mr. Fontenot also asked if we are forecasting a new junior high school or expand the existing junior school. Yes
56. Mr. Hotchkiss. What's the target number of an elementary school? Mr. O'Brien, it's 850.
57. Mr. Hotchkiss commented that then the 1,600/1,700 students have to go somewhere and there's not 1,700 chairs currently at Junior School. Mr. O'Brien replied that it's correct. Baytown Junior School is 850 and the others are at 1,000 or more.
58. Judge Coffey. You really can't be pro-acted on these things because of the community doesn't understand that. Community would like to see portables. Either you grow or you don't. What's the current growth?
 - a) Mr. O'Brien. 4 years ago it was at 4%, 3 years ago at 4%, dips to 2%, were below the 1% margin right now. However, if look at the housing slated to be built, it can jump back up to 4% to 5% within 6 months.
 - b) We are the last ones to experience significant growth and no place else for them to go. Estimate rate of .4 kids per household.
 - c) Ms. Gina Rivon, numbers don't include apartment complexes. More commercial growth right now than Baytown had in 20 years.
59. Ms. Margie Grimes, if the next 5 years is anything like the past 5 years, our involvement growth was 8% over the past 5 years. Sell bond approximately every 5 years. Bond tax rate, interest rates are going up. Tax increase. Bond capacity. No Tax increase at 87M which can exceed easily. Want to remind everyone. We have to add the reimbursing resolution to this total which we have one, the YMCA at 1,000,034.00 for the YMCA property.
60. Mr. O'Brien. Acquisition for a junior school property. Ms. Grimes said, the other thing that wasn't included fleet on the buses. District fleet is very old. Need complete replacement.
61. Ms. Garcia asked if there was a limit on reimbursement time for the YMCA. Ms. Grimes stated, if we don't sale the spring of '18, there's 18 months for land. We postponed the closing of that to hopefully get included with this bond elections. If it does not go in the spring of 18, we will be able to.
62. Daryl Fontenot asked what the population of Goose Creek CCISD is, not Baytown. About a 100K.
63. Daryl Fontenot asked if there is another example of community that size of that have the single high school concept. Mr. O'Brien said North shore is the closest, still have 2, massive and little one. Still have little ones, early college high school. Their gone with the concept as has Aldine, building 9th and 10th grade centers on the same property but they operate totally separately.
64. Mr. O'Brien. It's really, someone hit the nail on the head, who driving the bus, philosophy, large massive school, or keep it small community. Woodlands master plan community and they built their elementary at 650. When they get another 650, they build another. All theirs focuses around

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- the neighborhood school. Elementary, Middle and High – all in one neighborhood. Then they do another 2 Elementary, Middle and High. Elementary small but High School, thousand.
65. Ms. Rivon commented that people are already saying that they are going to shut down something. People are ready to shut down on something what they don't even know what it's about. Ms. Rivon stated that she would tell them to disregard those people and keep moving. They don't speak for the entire community.
 66. Mr. O'Brien. We haven't done anything. If you want to call it preliminary information only because you part of this committee. We're not doing anything without soliciting or informing our public.
 67. Mr. Beard said that the issue was not about shutting down, it was about the November Bond election. The issue of the time process.
 68. JP Grom asked about the early childhood center, Pre-K Centers if everybody understood what that is to make it an all-day center and how this might get some more capacity at the elementary, not a lot but across the district, 700 students or 500 students.
 69. Mr. O'Brien, probably more administrative driven because we believe the sooner we get a child in our hands, the better opportunity that child has success academically.
 70. Mr. Beard suggested to form a committee and get busy.
 71. Mr. Fontenot, initially driven by the Board of Trustees. Forming a Facilities Planning committee until we have marching order from the District. Mr. O'Brien. District has a strategic work shop in the month of July, not a regular schedule board meeting.
 72. JP Grom said that this feedback must have to be helpful in that process. He asked who would want to serve on this committee if it came back around, planning committee.
 73. JP Grom, next meeting at regular scheduled time, sounds like at the Transportation center. Will get that agenda out.
 74. Discussion on name changes for high schools: Judge Coffey commented that the only issue is the old issue, losing football school, Lee vs Sterling, which school is going to be the senior high school. That's the biggest issue. Don't have to change any of the names. It's still Lee, Goose Creek Memorial and still Sterling. The change is who goes there. Better success if you don't change any of the names.
 75. Mr. Fontenot stated the next meeting will be July 27, 2017 at 4pm and location is tentatively at Transportation Center. There being no further questions or discussions, the meeting was adjourned.