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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, December 1, 2016		
Conference Location:	FMC Meeting Room Baytown, TX 77521		
Attendees:	Committee Members	District	Out of District
	Daryl Fontenot	Randal O'Brien	Erwin Enojado / LAN
	Michael Beard	Anthony Price	Terre Musgrove / LAN
	Don Coffey	Matt Flood	Clem Medina / LAN
	Tim Covington	Kathy VanDerBeek	John Carey / LAN
	Ronnie Hotchkiss	Brenda Garcia	
	Chet Thiess	Tom Ortman	Ben Saucedo/Stantec
	Steve Fess		Megan Monedero/Stantec

Purpose:	CBAC Meeting

Welcome

- Mr. Daryl Fontenot called the Citizens Bond Advisory Committee meeting to order at 4:06pm, December 1. The first item on the agenda is Technology.
- Mr. Fontenot asked if everybody had a chance to review the last minutes and if there's any changes needed to make. Mr. Michael Beard made motion to add Mr. Dave Smith on the October attendance list. Mr. Fontenot made the motion to approve the meeting minutes as amended, Mr. Chet Thiess made a second, a vote was taken and the minutes were approved.

Technology Progress

- Mr. Matt Flood gave a status update on Technology Department, stating work is doing good. For the wireless network, work is pretty much done but still need to hang some high ceiling one's.
- For the communication side, work is almost done. The new fax system is on line and working on migrating fax lines. On the mobile devices, all laptops are out and working on doing all library upgrades.
- Judge Don Coffey asked a question about the Wi-Fi access for students. Approximately 40% of students do not have internet access at home, so, would it be impossible to increase the Wi-Fi and be able to sit outside the high school parking lot and be able to access? Mr. Flood said that they are boosting the internet around the school buildings in order for kids to access. The school district's internet is funded through E-Rate and cannot provide free Wi-Fi. Therefore, it's secured and students have their log in ID and password.

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Completed Projects

1. Mr. Erwin Enojado stated the Lee Windows Project is complete and showed two pictures. The first picture shows the front doors completed as part of the windows project and the second picture shows a farther view of the overall front entrance of the school.
2. Judge Don Coffey asked if the windows raise and lower and the answer is no.

Construction Progress

1. For the Security Vestibules project, Mr. Enojado stated 11 out of 13 campuses are complete and the 2 remaining schools to be completed are Sterling High School and Lee High School. These 2 schools are waiting on the bullet resistant glass installation and wiring installation to the card access.
2. Additional work was added to the Security Vestibules Project which is the fencing work. Twelve schools are to have fencing around the school perimeter and installation is to start around January/February. The goal is to complete all work in the summer 2017.
3. Judge Coffey asked if the exterior doors on the east side of Sterling High School still be accessible or will it be only exit doors. Ms. Benda Garcia said that it's accessible through the parking area by using swipe cards.
4. Judge Coffey also asked if parking at the east or west side is only available to those who hold a card. Ms. Garcia said at the west side, there will be public parking in front of the fencing. Mr. Tom Ortman said that there will be 2 rows of parking. The people that park on the west side will still need to come in through the front entrance of the campus not through the side of the building.
5. Mr. Enojado said construction is near completion for the Goose Creek Memorial (GCM) addition project. He explained there is only small work to be done on casework, touch up paint work, flooring, commissioning, and exterior work such as landscaping. In the next couple of weeks, there will be furniture move-in.
6. Ms. Garcia stated the teacher's move-in date has not been pinned.
7. For the Transportation Center Project, Mr. Enojado stated that work is on-going. Steel erection, detention pond excavation, and parking lot work are all progressing along.
8. For the Emergency Lighting & Lighting Controls Project, Mr. Enojado stated that the contractor is at Smith Elementary and San Jacinto Elementary. This is an after school hours work and will continue till summer.
9. For the 2016 Fire Alarm, Intercom & Sound System Project, Mr. Enojado said the work will start today and will be an after school work schedule. He noted the target completion date is the summer.
10. For the Stuart Career Center Kilgore Repurpose Project, Mr. Enojado stated the Kilgore Campus is under construction and demolition is on-going. He also stated for the Stuart Career Center, the architect delivered the 50% CD drawings and is under review. The goal is to receive and review the 100% CD at the end of December and receive subcontractor's bids in January.
11. Mr. Fontenot asked if some portables at GCM High School be eliminated since there is now a new addition. Ms. Garcia said no. Mr. Randal O'Brien said there will be some portables vacated, ROTC specifically. The portables may be used again based upon growth and we will wait for a year.
12. Mr. Enojado then showed pictures of the Security Vestibules, Goose Creek Memorial Addition, Transportation Center, and Kilgore Campus Projects.

Design

1. For the MEP Package 4, Mr. Enojado stated the engineer is working on completing the design drawings in January and expecting to advertise and receive bids in February/March. He noted the goal is to start and complete work in the summer.
2. Mr. Enojado stated we are now seeking proposals for a CMAR for the FCA Renovations, Repairs and Upgrades Districtwide Project and a pre-proposal meeting will be tomorrow. He also stated to have a CMAR on board by January/February and start construction in May and the goal is to complete all work in the summer.

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3. There are some work that can start before summer or by May such as site work, concrete work, and ordering of kitchen equipment.
4. For the Technology Center, Mr. Enojado stated we are moving forward and making progress. The 100% drawings are expected to be completed by the end of this month or early next year and ready to advertise for bid and receive bids in January/February.
5. Ms. Garcia explained that the team is still working on finalizing the items to be removed from the Technology project. A meeting is set next week to further discuss of the redundant system and the cost estimate.
6. Mr. Beard asked if the plan is still to move the racks outside and Mr. Flood replied yes.
7. Ms. Garcia explained that providing space to support for future expansion is still under investigation with the team to see if it's affordable.
8. Judge Coffey asked if the off-site/co-locate is chosen, will this reduce the need for redundancy. Mr. Flood replied yes and explained the idea is to get the critical HR and Finance information system housed in Houston. Mr. Flood said that his concern is to cut it too much and if it had to be added back, the capability is no longer there because the room/hardness of the building had shrunk. He also mentioned the full NOC operation cannot be brought back and that's what the team is weighing, the cost and how to balance it out.
9. Mr. O'Brien clarified that this is not intended to be 100% co-locate.
10. Judge Coffey asked if there is currently one big diesel generator. Mr. Flood said yes, there is one generator outside and 3 air conditioners with UPS. He explained, the old plan for the NOC was 2 generators, 2 UPS, small AC and now reduced to 1 generator, 1 UPS, and small AC.
11. Mr. Enojado requested an endorsement for the final drawings for Sterling High School Cafeteria Addition-Library-CTE Renovations and also an endorsement for the 100% Design Development drawings for AgriScience Facility.
12. Mr. Enojado presented the power point slides for the Sterling High School Cafeteria Addition-Library-CTE Renovations and stated that not much of change from the last time it was presented. The scope of work for the library, culinary and CTE renovations have not changed and the location for the new Cafeteria-Kitchen building stayed the same. The only notable change from the last drawing were the parking space direction and the trash/recycle position.
13. Mr. Ronnie Hotchkiss strongly suggested to remove the landscape island to have space and allow the trucks to pick up the trash containers. The trash containers can be aligned facing the south the way Clark Elementary is done or facing east with more space to the south. Mr. Enojado said we will definitely look into the alignment of the containers for allowable pick-up.
14. Mr. Enojado showed the layout of the cafeteria floor plan showing the locations of the student dining seats, food delivery, kitchen prep, serving lines, main entry and the outdoor covered dining area.
15. Mr. Beard asked what average number of students that can fit in the new cafeteria. Ms. Garcia explained that the floor plan is designed to hold 800 students. Currently there are 4 lunch periods but the school is wanting to serve 3 lunch periods. If needed, there is a possibility to expand the south part of the building adding approximately another 150 to 200 seats. Judge Coffey said that the school can always go back to 4 lunch periods.
16. Mr. Enojado showed a slide showing the elevations of the new cafeteria and there's no change of design from the last presentation. The next slide shows the area of the existing kitchen to be converted to Culinary Arts and the existing Library to be renovated.
17. The CTE Wing renovations floor plan shows the ROTC and Health Science Classrooms which is the Vocational Building.
18. Mr. Fontenot asked if the existing cafeteria will be converted to classrooms but not part of this bond and Mr. O'Brien replied yes, it will be Phase 2. Ms. Garcia pointed out on the floor plan that the existing cafeteria will remain as an available space.
19. The next slide shows the current estimated cost sheet. Total Approved Budget is \$14,800,000.00 and the Estimated Construction Cost is \$11,396,000.00. Ms. Garcia stated that the total cost which includes soft cost will reach up to \$14.8. This is a turnkey cost which includes all plumbing.

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20. Mr. Enojado then turned the presentation to Stantec Architect for the Agriscience Facility Expansion Project.
- A. Mr. Ben Saucedo said that there's no dramatic change from the schematic design to this design and a lot of core elements stayed the same. There's been a lot of detail work coordination between various disciplines.
 - B. Mr. Saucedo showed the first slide of the enlarged floor plan which shows the re-purpose existing building on John Martin Road on the far left of the site plan. The existing entry to the site is further down from the existing building and the driveway will be a concrete paved road. Going up north from the entrance driveway is an access to a trash dumpster and this driveway allows you to go to the new Ag Building with equipment drop off. Continuing up north will be the drop off student area at the Existing Building which will have classrooms. Parking spaces are farther up north just south of the new detention pond at Wallisville Road. Circling around the site, this is an access to the animal wings on the far right. The Hog pens, which is the larger wing, facing the road is completely enclosed. The animals cannot be seen from the street. Further down is the Sheep/Goat Pens and the Cattle Pens at the very south. Going around the Cattle Pens is the fire access drive. The drawing shows keeping most of the existing tree coverage and the buffer between the Ag and the adjacent neighborhood. The area below the Cattle Pens building is the sheep and goat exercise area. The pens that are shown outside the cattle pens building is the turn out areas for the cows.
 - C. Judge Coffey asked where all the dumpsters go. There is a dumpster at each end of the animal wing. There will be two 5-yard dumpsters for the smaller size animals and a 10-yard dumpster for the cattle. Aluminum ramps will be provided opposed to the existing wooded ramps.
 - D. The dumpsters will not be fenced off areas and the drives are wide enough for trucks to back-up into it. However, it will depend on the type of loading trucks, if it's a side loader or a rear. The drawing shows that the dumpster position is for a side loader.
 - E. Mr. Hotchkiss said that he's in the disposal company and asked where a 5 yard container be found because he has no manufacturer that manufacture a 5 yard container.
 - F. The architect can position these dumpsters the way the existing dumpster is for easy turning radius for the trucks. As far as the location, it's what's been requested. Mr. Saucedo said that it's the short distances to the exits doors.
 - G. Ms. Megan Monedero stated that the radius of the curves are about 15 to 20 feet radiuses and the other curve is 30 feet radius. The base is gravel surface and the alternate is concrete drive. Mr. Hotchkiss suggested concrete surface where the trucks lift the containers and the drawing that shows where the concrete ends needs to be tweaked.
 - H. Judge Coffey asked what would be the smallest dumpster be. Mr. Hotchkiss replied that campuses have 8 yards at the cafeterias. There is also a 20 yard roll off with a ramp besides it and the waste and shavings are taken out and dumped over the side. Ms. Megan Monedero explained that the issue there is the waste gets trapped in particular end that doesn't get used. Judge Coffey asked what's the smallest roll off dumpster and Mr. Hotchkiss replied that he can get a 10 yard which will have a shorter size and this will reduce the height of the ramp. These containers are 72 inches wide with lids which will need to be dumped from the side. It will need lifting access because the containers have pockets at the sides where the forks lift them or remove the lids and load them from the back.
 - I. Mr. Beard stated moving a loaded livestock around the gravel is a pain and the gravel will need to be maintained and cleaned from the livestock droppings. Mr. O'Brien replied that it's what they have now and everything they have is gravel.
 - J. Mr. Saucedo stated that gravel is the base bid and concrete is an alternate.
 - K. Mr. Saucedo noted that from the maintenance concern, there will be a concrete curve all the way around the perimeter to contain the gravel. This will minimize damages to any mowers. Mr. O'Brien asked if it will be a flat curve and Mr. Saucedo replied with yes.

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- L. The next slide shows the floor plan for learning center with classrooms, office, break room, restrooms, mechanical room and MDF room. The left side would be the bus drop off and through the building across the covered walkway into the Agriscience Center.
- M. The floor plan also shows covered walkways in between buildings with concrete floor and metal deck above.
- N. At the Agriscience Center, there's restrooms at the top and entry lobby to the left and students and staff access to the right hand side. There's feed rooms and groom areas all along the corridors. The arena has holding pens and bleachers with large fans above for summer heat. At the lower floor plan, there is a trailer access with 10' x 10' coiling door to access into the Hay Storage. To the right hand side of the floor plan shows the enclosed space for the Hog Pens with 4 large fans. There will be 54 Hog Pens plus 14 Hog Pens as an alternate.
- O. Moving further down on the floor plan is the Sheep/Goat Pens. There will be 34 Pens as the base bids plus 14 Pens as an alternate.
- P. Further down is the Cattle Pens area and the alternate Pens are at the left side because the right side is the drive. The left side can be added more since it's the grazing area.
- Q. In each animal area there is a wash base and the Cattle area has the wash base and Feed area below.
- R. Mr. O'Brien asked if the middle corridor is covered and the architect replied yes.
- S. At the existing building, the trench style drainage will be filled in that will not be used and adding a topping slab due to various slopes all over the area.
- T. The feed area are divided and assigned per pen. The Feed area above the arena will be used for the Hog Pens.
- U. Mr. O'Brien stated one of the reasons that Stantec was selected is because of their innovated idea to eliminate birds in the buildings and that strategy will be employed in this facility.
- V. Mr. Hotchkiss expressed concerns of proper ventilations for the Hogs that can easily be stressed and die in a hot environment since the walls are CMU walls. Ms. Monedero explained that there are louvers all around the entire exterior perimeter starting at 4 feet going up to 8 feet. There will also be electrical outlets for all pedestals and there are more fans for better air circulation.
- W. Mr. Beard asked the type of security will it have and will it be monitored after school hours. Mr. Flood replied that there is currently a video on site. Ms. Monedero stated that card access points and security videos will be discussed during the CD phase.
- X. Mr. Beard asked if Wi-Fi will be provided and Mr. Flood replied that there's currently Wi-Fi there now.
- Y. Ms. Monedero moved onto the next slide which shows the north and east elevation. The Hog Pens north elevation wall will have CMUs, louvers and metal panels above. This pre-engineered building will have different types of materials with painted CMUs, galvanized, aluminum, some ornamental fencing and chain link fencing.
- Z. The east elevation shows each animal pen area. The right side elevation drawing shows the Hog Pens, the middle shows the Sheep/Goat, and left side is the Cattle Pens.
- AA. The next slide shows the west and south elevations. The west elevation shows the bus drop off and the south elevation shows the back end of the whole building.
- BB. The next slide shows the interior space of animal wings, learning center and the arena.
- CC. Going back to the site plan and looking at the bus direction after entering into the facility, Judge Coffey recommends installing concrete paving. He explained that experiencing over 20 years, one of the biggest issue has been the paving for busses and strongly recommends to have concrete all the way around due to busses repeatedly going around. He agrees the traffic pattern is fine but it's the busses driving on gravel all the time which will cause problems.
- DD. Ms. Garcia recommends to keep the design as is and concrete as an alternate. If the outcome of the cost goes over the budget, the CBAC members will be asked for a recommendation to accept the concrete alternate. Ms. Garcia stated that the alternates

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can be prioritized. Judge Coffey recommends that the concrete paving alternate should be priority one.

EE. Ms. Monedero went over the next slide showing the sloped and horizontal structures covered with liner panels to prevent birds going inside the building.

FF. The next slide shows the exterior of the Agriscience Center entering into the lobby space. The picture below shows the Learning Center where the bus drop off would be and also where the students would enter.

GG. Mr. Saucedo went over the last power point slide to talk about the budget. The current total building and site construction is estimated just over four million dollars which is all base bids. Looking at the alternates, listed is the extension of the hog wing that includes the stretcher as well as all foundation work including all pen fencing. The estimate numbers are broken out for the Hog Wing, Sheep/Goat, cattle, CMU walls in lieu of panels- Hog Wing, Concrete paving in lieu of gravel, and Operable Partition at Classroom. The budget estimate is slightly bigger than we were at SD. The total gross square feet is at 28,217.

HH. Mr. Beard asked the original bond budget and Ms. Garcia responded with 5.7.

II. Mr. Hotchkiss asked if these alternates are add-ons or take-away and Mr. Saucedo replied that these would be add-ons.

JJ. Mr. Saucedo stated one thing to note on the current base bid estimate cost also includes the general contractor's fee, contingency, bonding & insurance, and general conditions.

21. The CBAC members endorsed the final design for Sterling High School Cafeteria Addition-Library-CTE Renovations and also the Design Development drawings for the Agriscience Center Expansion and Renovation Facility.

Planning

1. Next, Mr. Enojado stated a scope and floor plan layout is in progress for the Special Education department to move into the Green Center. Expecting to bring an engineer on board and bid the work around March time frame.
2. For the Carpet Project, Mr. Enojado stated the carpet installer started ordering the carpet and expecting to arrive next month and start the installation. The schedule is to complete all install by the end of summer.
3. For the Specialties – Stallworth Bleachers Project, Mr. Enojado explained this project is proceeding to search for a District approved vendor to supply and install the bleachers. This project is to replace the broken bleaches that has holes and dents.
4. For the Conveyances – Lifts for Physical Impaired, Mr. Enojado stated the meeting with Special Education Department was held and received the list of schools that need personal lifts. Also, searching for an approved vendor to supply this equipment.

Project Groupings

1. Mr. Enojado again briefly went over the Project Groupings slide and stated not much has changed from the last meeting and still at an estimated \$4.6 million positive savings as indicated on the bottom line.

Master Schedule

1. Mr. Enojado went over the Master Schedule and pointed out that the Sterling HS Renovation extended to March 2018 finish date. The reason for this is because the existing kitchen cannot be renovated to convert to Culinary Arts until the new Cafeteria/Kitchen Building is complete in December 2017. January 2018 to March 2018 is the schedule time frame for the Culinary Arts.

Financial Recap

1. Mr. Enojado pointed out that on the very last page of the financial packet, the summarization states at 62% spent.

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Follow Up Items

1. Mr. Fontenot stated the next meeting will be January 26, 2017.

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