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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, January 22 , 2014		
Conference Location:	Facilities Maintenance Complex Baytown, TX 77521		
Attendees:	Committee Members	District	Out of District
	Daryl Fontenot	Randal O'Brien	Erwin Enojado / LAN
	Michael Beard	Margie Grimes	Van Franks / LAN
	Dickie Woods	Ray Brown	Olivia Hamel / LAN
	Angela Chandler	David Fluker	Downen Sims/ LAN
	Judge Don Coffey	Tom Ortman	JP Grom/ LAN
	Tim Covington	Carl Burg	Greg Caffarel/ LAN
	Chet Thiess	Brenda Garcia	
		Matt Flood	
		Dr. Melissa Duarte	
		Rick Walterscheid	
		Beth Dombrowa	
		Kathy VanDerBeek	
	Bruce Riggs		

Purpose:	CBAC Meeting
<p><u>Welcome</u></p> <ol style="list-style-type: none"> Mr. Daryl Fontenot began the meeting by asking if everyone had a chance to look over the minutes from the last meeting. Judge Don Coffey made a motion that the minutes be approved. Mr. Dickie Woods made a second motion, the Committee took a vote and the minutes were approved. Mr. Fontenot then turned the meeting over to Mr. JP Grom with LAN. <p><u>Construction Progress</u></p> <ol style="list-style-type: none"> Mr. Grom began the presentation by discussing the Fire and Life Safety project. Mr. Grom explained this project involved such things as upgrading fire alarms and fire alarm panels. Mr. Grom pointed out crews were currently working on three schools and working nights and weekends in order to not interrupt the student education process. Mr. Grom stated that the pace of work for this project would probably equate to the completion of 1 to 2 schools per month. <p><u>Completed Projects</u></p> <ol style="list-style-type: none"> Next, Mr. Grom stated all 3 new elementary schools are 97% complete with the punch list. He explained that the District/LAN still need to walk the 3 elementary schools to verify the punch list. Mr. Grom noted the remaining items were very minor, such as tack board framing and wall graphics. Mr. Grom noted next week there will be a pre-construction meeting for the traffic lights at Dr. Johnny T. Clark. 	

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3. Mr. Grom stated the traffic light that will be installed at Garth Road and Seabird, is still in approval stages with the County.
4. Next Mr. Grom pointed out the Hopper chiller had been installed during Christmas break. He explained other than some controls connections, the chiller is complete.
5. Mr. Grom then said the Robert E. Lee bleachers had also been completed over Christmas break.
6. Next, Mr. Grom stated that both the Lamar and De Zavala Elementary playgrounds are now fully complete.
7. Mr. Grom showed a picture of the Hopper chiller and the Lamar playground.

Technology Progress

1. Mr. Matt Flood stated the District was currently making progress on the Security Cameras project. He noted the District was almost complete with phase 1 and about to begin phase 2.
2. Mr. Flood said the elementary schools and some of the junior high schools received upgraded computer labs before Christmas break. He pointed out this week, Goose Creek Memorial (GCM) High School will received upgrades. Mr. Flood noted Lee High School is scheduled for upgrades next week and Sterling High School will have upgrades the following week.
3. Mr. Flood explained that after the high schools, the District will work to upgrade the computer labs at POINT Alternative Center and Peter E. Hyland Center.
4. Mr. Flood then said that once the computer lab upgrades are complete, the District will get started on library upgrades.

Design

1. Next, Mr. Grom began discussing the projects currently in the design phase. He started with the GCM Addition, being designed by Huckabee Architects. He stated the District is currently working through some space program changes based on curriculum preferences.
2. Mr. Grom then stated the Data Center, also being designed by Huckabee Architects, is in the project scoping stage. Mr. Grom explained that the District hopes to present more definitive information to the Committee at next month's meeting.
3. Mr. Grom said the Security Vestibules project, being designed by KAH Architects, will go out for subcontractor bids in a few weeks by the Construction Manager at Risk (CMAR). He noted the District would like to have some of this project completed by end of summer 2015.
4. Next Mr. Grom stated the Robert E. Lee Windows project, being done by Pfluger Architects, expects to have the CMAR awarded at the February 9th Board meeting. He explained that once awarded, the CMAR will begin subcontractor bidding for the Windows project.
5. Next, Mr. Grom discussed the Transportation Center, designed by JMB2. He explained the design has been put on hold due to the ongoing evaluation regarding the proposed Gentry land site for the Transportation Center.
6. Mr. Randal O'Brien stated the District will host a public forum, at the Board's request, on February 2nd, 6:00 PM, in the Ross S. Sterling auditorium. Ms. Beth Dombrowa, Director of Communications, stated the meeting has not yet been posted; however, the anticipated date and time are correct.
7. Next, Mr. Grom discussed the Stallworth structural handrails project, designed by Matrix, stating it will go out to bid next month.
8. Mr. Grom noted the District has received proposals for the Elevators project and is currently working though a contract with a vendor. Mr. Grom stated the District anticipates the contract will go before the Board February 9th. He pointed out that the elevator project came in under bid, and the District expects some savings from that project.
9. Mr. Grom stated that the District is in evaluations for the Lamar roofing project and will present a recommendation to the Board on February 9th.
10. Mr. Grom explained a competitive seal proposal procurement process will be used for the Lamar carpet project. He noted this project should advertise in a few weeks.
11. Next, Mr. Grom said the MEP package is currently out for bid and bids are due back February 16th. Mr. Grom explained once bids are back, the District will have a better idea of the required

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- expenditures and the remaining balances in the project.
12. Mr. Grom explained that the same firm that is working on the MEP packaging, Estes McClure, is also working on the Sound Systems package. He pointed out that the MEP packages 1-3 were such a large project, he expected design work to begin on the Sound System package once the MEP package bids are completed.
- Planning**
1. Mr. Grom noted there where will be a CTE workshop on January 29th, where both the Stuart Career Center & Alamo Repurpose and the Sterling High School library/cafeteria expansion project will be discussed.
 2. Mr. Grom said there will be a Science, Technology, Engineering & Math Labs (S.T.E.M.) meeting with a vendor January 23rd. He explained the meeting will be to discuss the scope and the physical infrastructure it will take in order to get these labs up and running. Mr. Grom noted the curriculum is already in place to begin in the fall of 2015.
 3. Mr. Grom next discussed the project groupings recap, noting the chart on the PowerPoint as being the same format from the previous months.
 4. Mr. Grom went over the projected remaining budgets for the 3 new elementary schools: \$2.5 million for Clark, \$2.0 million for Alamo and a \$454,796 deficit for Bañuelos. Mr. Grom explained some adjustments will be made, but noted the bottom line was that there are some savings from the elementary schools.
 5. Mr. Grom said that once the District receives the Guaranteed Maximum Price for the Security Vestibules project in February, there will be a better idea of the impact the vestibule scope will have on the program budget.
 6. Judge Coffey stated that in the Committee from September 2014, Mr. Fluker predicted that the District would have a remaining \$3 million to \$4 million from the Lee money. Judge Coffey stated he realized that was just an estimate, but was curious if the District still planned on having any amount of money remaining from Lee, since the over budget cost of the Transportation Center would be around \$3 million. Mr. Grom explained the funds for Lee were co-mingled within each separate project and he expects there will be some additional savings found as the projects get underway. For example, Mr. Fluker stated there was \$800,000 left over from the Lee Bleachers project. Mr. Fluker also noted there would be some savings in the Elevators and Windows projects. Mr. O'Brien also pointed out that at the end of each project, the District will be able to further clarify how much money was saved per campus. He noted for now, however, the funding is broken down by each particular project, not each campus.
 7. Judge Coffey asked if the \$4 million overage from the elementary schools will be used for the GCM addition, or has the District gotten that far. Mr. O'Brien stated that money has not yet been designated. But Mr. O'Brien noted the traffic signals are encumbered, meaning the only money that will be taken out of the remaining \$4 million will be for the minor punch list issue items.
 8. Judge Coffey suggested keeping a running tally as the District goes along, in order to find the extra money so the District and Committee can carry out items the voters voted on.
 9. Judge Coffey asked about the Data Center and the possible extra cost that it might include. Mr. O'Brien pointed out that Mr. Flood has said that he will wait 6 months or a year in order to have the facility that is right for the District.
 10. Judge Coffey asked if we should expect a big financial hit regarding the Data Center. Mr. O'Brien stated it is possible.
 11. Mr. Michael Beard stated he met with Mr. Flood to go over the cost of the Data Center. Mr. Beard said Mr. Flood and his team do not currently have enough information to forecast about costs for the Data Center. Mr. Beard also noted he wants to get away from classifying a tier 2 or tier 3, looking now more towards being able to operate as needed. Mr. Beard stated his opinion that he thought the Data Center would be costly for the District.
 12. Mr. O'Brien stated he thought from the beginning that the \$7 million budget for the Data Center was not enough. He stated the scope was left vague, he believes intentionally, so the District could better define the scope.

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13. Judge Coffey stated as long as the District can show where the money will come from; he didn't have an issue with the cost. He also noted he understood these are estimates.
14. Mr. Fluker clarified, for Mr. Beard, the overage for Bañuelos was due to the lift station and traffic signals. Mr. O'Brien further explained that the City was willing to share cost for the second lift station needed for the additional school and homes.
15. Mr. Beard asked if the District changed the scope of work for the Security Vestibules project, and if that is why it is going out to bid again. Mr. Fluker explained the Vestibules project had not yet been sent out to bid. Mr. Grom further clarified that when Mr. Fluker mentioned "re-bidding" earlier, he was referring to only the emergency lighting.
16. Next, Mr. Grom stated that the GCM project has a projected completion date of 2016. He also pointed out that the numbers presented are still just estimated and the chart is subject to change.

Master Schedule

1. Mr. Grom briefly went over the master schedule, stating it presents graphically what had already been discussed thus far in the meeting.

Financial Recap

1. Next, Mr. Grom briefly went over the financial recap from the presentation and pointed out the slides would be easier to read from the handouts.
2. Mr. Beard asked when the next Bond sale would take place. Ms. Margie Grimes stated that she and Mr. O'Brien have a meeting scheduled with a financial advisor on January 28th to discuss the matter.
3. Mr. Grom then went over the final slide in the financial presentation, stating around \$185 million of Bond money has been sold and budgeted. He noted the actual cost to date for the District is somewhere in the \$88 million range, leaving about 48% of the budget spent. Mr. Grom explained that in the next few months, as more projects get underway, the committed costs and cost to date will also begin to shift.

Future Agenda Items

1. Mr. O'Brien stated he would like to have the Data & Technology Center discussion for the next meeting.
2. Mr. O'Brien also asked, if possible, to fill in the blanks on the project groupings estimate chart, for the MEP groupings.
3. Mr. Fluker said that for summer 2015, the District will be closing Lee, Baytown Junior and Gentry Junior for MEP. He stated the summer of 2016 will close down Sterling.
4. Mr. O'Brien noted that the District currently needs an additional middle school, and that may require another bond in the future.
5. Mr. Fontenot stated the next meeting will be held February 26th at 4:00 PM. He then reminded the attendees about the public forum regarding the Gentry Transportation Site location on February 2nd.
6. Mr. Fontenot adjourned.