

Date: Thursday, January 16, 2025

Time: 4 – 6 p.m.

Location: Fort Bend ISD Board Room

Members in Attendance:

BOC Members:

Chips Adams
Patrina Carter
Sabrina Devone
Elena Farah
Yasmine Hypolite
Rashid Khokhar
Jim Levermann
Orjanel Lewis
Tammy Marino
Stephanie Means-Brown
Saurin Patel
Willie Rainwater
Kali Shiller
Jeff Wiley

FBISD Staff:

Kathleen Brown, Deputy Superintendent of Operations
Daniel Bankhead
Bryan Guinn
Mike Jones
Beth Martinez
Aaron Morgan
Chris Nilsson
Chassidy Olainu-Alade
Long Pham
Chief David Rider
Dr. Damian Viltz
Jeanette Boleware
Maria DiPetta
Ashley Dixon
Jeanelle Fisher
Suzanne Owen

Bart Rosebure
Kelly Schlacks
Nan Stout
Jane Thompson (Jacobs Engineering)
Joaquin Mubarak (IT Support)

BOND OVERSIGHT COMMITTEE

Welcome & Introductions

Rashid Khokhar, Bond Oversight Committee (BOC) Chair, opened the meeting at 4 p.m. He discussed the desire of the committee to meet more often and suggested that they meet periodically outside of the quarterly meetings. Chief Operations Officer Dr. Damian Viltz welcomed attendees. Deputy Superintendent of Operations Kathleen Brown discussed the meeting goals and structure.

Bond 2023 Update (slides 4-9)

Deputy Superintendent Kathleen Brown and Chief Operations Officer Damian Viltz presented on construction standards regarding school facilities as there has been discussion the past few months regarding this. During the COVID pandemic, school districts set their own standards to maintain distance between students. To ensure building standards are consistent throughout the state, the Texas Education Agency (TEA) adopted and revised the building design capacity standards on November 1, 2021. All renovations and new construction after that date must adhere to these standards. As discovered during the pandemic, it was discovered that students can learn anywhere, so there is no longer a minimum classroom size. Instead, there is now a minimum square footage required in the overall facility footprint per student.

The TEA required school boards to adopt the following items to standardize the calculation of design capacity by schools statewide:

- Long-Range Facility Master Plan (FBISD Board approved June 2022)
- Method of Compliance (FBISD Board approved July 2022) – spaces included for learning.
- Level of Flexibility (FBISD Board approved July 2022)
 - Levels 1 & 2 outline how furniture is used.
 - Levels 3 & 4 outline the proximity to outdoor space (3 – close proximity, 4 – direct proximity)
- Educational Specification (FBISD Board approved December 2022)

The Method of Compliance outlines facility areas that can be utilized for instruction areas. There are two types of Methods of Compliance – qualitative (includes common areas such as cafeterias and libraries) and quantitative. The FBISD Board of Trustees adopted the qualitative Method of Compliance with a Flexibility Level 3 for FBISD design capacity standards. This was adopted by the Board July 25, 2022.

There are three construction planning documents utilized in the planning of school facilities: 1) Educational Specifications; 2) Facility Education Standards; and 3) Technical Design Guidelines.

Complete descriptions as well as links to these documents can be found on the FBISD website at: <https://www.fortbendisd.com/Page/107316>.

The causes of the Bond 2023 deficit were presented. Contributing causes include – used 2021 estimates in planning; inaccurate data; inflation outpaced factors used in planning process; communication did not align with the approved budget (what was said was not included such as a Fine Arts package); insufficient bond contingency (usually 5% of the total budget, only earmarked \$5M for contingency which is less than 1.5%).

Questions:

- What have we learned about bond planning and how can we improve/learn from this shortcoming? Contractors now validate numbers; estimates/numbers will not be used if more than six months old; FBISD is creating a better planning and execution process. Creative ways to cut costs and maximize funding will be utilized.

Construction Update (slides 10-16)

Executive Director of Design & Construction Daniel Bankhead provided a Bond 2018 status summary (7 active projects, 30 projects in closeout and 26 projects completed with one million square feet of learning space added).

Bond 2018 projects currently in progress:

- PKG009 – Bhuchar ES (murals being added)
- PKG021 – Turf & Athletics (approximately 20 campuses are receiving artificial turf, synthetic tracks, scoreboards, press boxes and bleachers)
- PKG052 – LED Lighting

Construction projects for Bond 2023 were presented. Complete details can be found in the presentation on slides 13-16. Projects discussed are listed below.

- Clements HS Rebuild (BP003) – The earthwork is almost complete for pouring of the foundation. Included in the earthwork are 100 piers that have been sunk into the earth 30 feet deep to help stabilize the foundation.
- Ferndell Henry Additions and Renovations (BP004) – As this facility was originally an alternative school, a kindergarten wing, library and cafeteria will be added. Foundations have been poured and vertical beams have been erected.
- Middle School 16 (BP005) – This school is on schedule to open August 2026. With framing and foundation, construction sits at approximately 20% complete.
- Aldridge ES (formerly Briargate ES) Rebuild (BP001) – The majority of the windows, exterior brick, plumbing and drywall have been installed. HVAC lines have been run.
- Mission ES (formerly Mission Bend ES) Rebuild (BP002) – The campus is approximately 70% complete.

- Other Bond 2023 Construction Projects underway:
 - Playground Updates (BP019) – 13 campuses are receiving updated playground equipment, tracks, and/or shade structures.
 - Multi-Campus Renovations (BP021) – 13 campuses affected.
 - Restroom Renovations (BP027) – 7 campuses will have restrooms renovated (246 restrooms total). 10% are completed with all scheduled for completion by January 2026.
 - Roofing Updates (BP034) – new roofs will be installed on campuses as well as on the Admin Building.

Questions:

- Were there capacity studies done as it looks like old numbers were used in planning? Design capacities changed in 2021, and those numbers were used in construction planning. Anything AFTER 2021 is being built to the new design capacity specifications.
- What are the design capacities for the new and rebuilt schools? The new and rebuilt schools are being built per new capacity standards. Mission ES and Aldridge ES will both accommodate approximately 1,000 students; Clements HS will be confirmed and MS16 is being built for approximately 1600.
- Can old build capacities be compared to the new? Both capacities are published weekly along with enrollment numbers and are available on the FBISD website.

Transportation Update (slides 17-19)

Executive Director of Transportation Michael shared initial pilot testing of the Stopfinder app was successful with three elementary schools (Malala ES, Parks ES and Scanlan Oaks ES) utilizing it in December. Schools in the Hodges Bend Transportation Center, Lake Olympia Transportation Center and Gold Star Transportation areas were all represented. With over 35,000 riders in FBISD, rollout of the app should be complete by the end of January. Schools are added approximately every three days. Also, a staff person is now dedicated to addressing Stopfinder app issues sent via email and/or phone call.

A total of 30 buses have been purchased. Twenty special needs buses have been ordered with 10 already being received. Ten standard buses are on order. Tablets and cradle mounts have been installed on all buses. ID badge printers were installed on all with secondary campuses having two. One hundred and fifty bus camera systems have been updated with a new nine camera system.

Questions:

- Does the new camera system do more? Yes. It allows better viewing of the interior, especially in lower areas not previously seen with the old system.
- One hundred, fifty camera systems have been replaced. Will more be added? Yes. The plan is to add more systems to more buses, but uncertain of the number to be

replaced. It will depend upon how much bond money designated for transportation remains.

- Are these systems installed on Gold Star buses? No. As Gold Star is a contractor, our equipment is not installed on these buses.
- Why are Gold Star buses utilized primarily in the eastern part (typically Willowridge HS and Marshall HS feeder pattern) of the district? Gold Star routes run primarily out of the Lake Olympia Transportation Center as this minimizes costs due to their running shorter routes in this area. The Gold Star supervisor is also housed at this center. These buses are a newer fleet than FBISD's fleet.
- Who owns the video data on Gold Star buses? Gold Star provides the video data to principals when incidents are captured on video. The data is stored in the cloud.
- Are the buses and camera systems on FBISD and Gold Star buses maintained? Yes. Both fleets are maintained the same. We do all maintenance on buses in-house. We have our own maintenance crew.
- Are the four cameras adequate on the Gold Star buses to see everything happening? Yes.

Technology Update (slides 20-30)

Executive Director of Information Technology Services (ITS) Chris Nilsson provided a technology update. The Bond 2018 technology projects budget is \$119.4M and completed projects stand at \$116.8M, so they are currently 97.5% complete. The student laptop project will be complete this summer.

FBISD has implemented a new IT service management tool to assist with technical issues. It went live on January 6, 2025. This new tool allows not only staff members to report issues with technology, but students as well. At the primary level, laptops stay in the classroom and teachers report the issue. Secondary school students report their issues directly via this tool.

Bond 2023 distributed technology funding between Propositions A and B. Each proposition supports different end-users.

Prop A (network refresh) is 37% complete. Each portion of the project is being implemented periodically. Work is being performed geographically in the district east to west.:

- Network Core
 - Primary Data Center (Admin Building) – COMPLETE
 - Secondary Data Center – IN PROGRESS
- Wide Area Network
 - HS, MS, ES – COMPLETE
 - Support Sites – NOT STARTED YET
- Local Area Network
 - HS – COMPLETE
 - MS – IN PROGRESS
 - ES & Support Sites – NOT STARTED YET
- Wireless Access Points

- HS – COMPLETE
- MS – IN PROGRESS
- ES & Support Sites – NOT STARTED YET

Prop B (classroom toolset refresh & staff computer refresh) is 35% complete. Student and staff computer refresh is currently in progress. CTE & Point of Sale computer (child nutrition registers) refresh will start in spring of 2025.

Questions:

- Will the network refresh project stay within budget for the implementation phase? Yes.
- What is done with equipment that is removed? The equipment is “well-loved” and outdated by the time it is removed from service. We follow government regulations for sending old equipment to public auction.

Communications Update (slides 30-34)

Chassidy Olainu-Alade, Interim Chief Communications Officer presented recent Bond 2023 projects communication.

The *Headlines & Features* portion of the FBISD website showcased the “topping out” ceremony at the site of the new Blue Ridge – Briargate ES. It was also promoted via social media posts. In addition, a social media campaign entitled “Your Fort Bend ISD Bond Funds at Work” features Bond 2023 projects.

The Communications team in conjunction with the Collaborative Communities department coordinated the renaming of three schools. These new schools are:

- Allen Aldridge, Jr. Elementary (formerly Blue Ridge/Briargate ES)
- Mission Elementary (formerly Mission Bend/Glen ES)
- Ferndell Henry Elementary (formerly Ferndell Henry Center for Learning)

A school Brand Advisory Team (BAT) will be convened to establish the “brand” of these schools. It will be comprised of approximately 12 community members.

In December, a Superintendent’s Message was distributed to the FBISD community that discussed Bond 2023. It is available on the FBISD website now as well.

Questions:

- Are campus bond sheets still available on the website? Yes.
- How can FBISD garner more positive attention on social media? This will be discussed with the social media team. FBISD currently has a passive social media strategy, but the goal is to become more active in responding to negative comments.
- Can the number of “clicks” on the bond dashboard be provided? Yes.

- Can “Let’s Talk” (now “Let’s Connect”) bond feedback be provided to the BOC?
Comments can be provided.

Safety & Security Update (slides 35-36)

Chief David Rider presented expenditures and updates for Safety & Security. Complete financial details can be found on slide 36. As of this meeting, all purchased vehicles have been received. The police department is now exploring options for an emergency notification system. They would like to include LED readers in this system to ensure FBISD’s deaf education population can be notified quickly as well. No contingency funds have been spent as the department would like to save this to cover the costs of any future unfunded state mandates that may arise.

Debt & Finance Updates (slides 37-43)

Chief Financial Officer Bryan Guinn provided an update on bond debt and finances. Refer to the presentation for complete details. Please note:

- Total outstanding principal is \$1,670,170,000 as of December 31, 2024.
- Callable principal (5) sits at 80.39%. Refunding can be done in the future to take advantage of interest rates.
- Tax Exempt Commercial paper can be utilized to cash flow projects in the short term.
- 2025 Debt Bond Orders were approved during the December 2024 Board meeting and include remarketing of variable rate bonds. They can be reset to a new rate period of converted to fixed rate, whichever is more advantageous.

Overall Presentation Questions / Answers / Comments:

- It was requested operational costs, spending and reserves be provided to the BOC.
- A list of campuses be provided with year of construction and capacity was requested.
- What is the goal of the BOC? The Board president has not yet made a decision concerning a charter, goals, etc.
- It was requested that a slide covering contingency funds be included in these presentations.
- Blame has been thrown around by the Board regarding the previous administration. However, the architect should have known to adjust numbers to include FFE, correct? The number received from the architect were not used exclusively. And the architect did state the numbers needed to be adjusted.
- Regarding bond rating, what is the expectation for new ratings? Each time bond issues occur, rating agencies come out approximately six weeks prior to rate. FBISD is consistently rated AA+.
- Do bond documents mention the BOC? They do not as the documents do not get into governance.
- The history of the committee (formed during the 2014 bond) was discussed.

The meeting adjourned at 6:31 p.m.

Action Items:

- Rashid Khokhar will provide the Board of Trustees with a Bond Oversight Committee update during an upcoming Board meeting.

- Rashid Khokhar will discuss with BOC members interest in meeting more frequently outside of FBISD BOC quarterly meetings.

Reports:

- FBISD Weekly Enrollment and Design Capacity - Weekly enrollment numbers which include design capacity can be found on the FBISD website at: <https://www.fortbendisd.com/Page/1240>
- Construction Standards can be found at: <https://www.fortbendisd.com/Page/107316>.

The BOC final meeting for school year 2024-2025 will take place Thursday, April 17, 2025, from 4-6 p.m. in the FBISD Board Room.

As a reminder, past BOC meeting minutes and presentations are located on the FBISD website at: <https://www.fortbendisd.com/Page/103972>.