

**Date: Thursday, October 17, 2024**

**Time: 4 – 6 p.m.**

**Location: Fort Bend ISD Board Room**

**Members in Attendance:**

**BOC Members:**

Chips Adams

Patrina Carter

Sabrina Devone

Elena Farah

Richard Friedman

Blaine Henning

Rashid Khokhar

Jim Levermann

Stephanie Means-Brown

Saurin Patel

Willie Rainwater

Kali Shiller

**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

Jeanelle Fisher

Bart Rosebure

Kelly Schlacks

Jane Thompson (Jacobs Engineering)

Joaquin Mubarak (IT Support)

**BOND OVERSIGHT COMMITTEE**

### **Welcome & Introductions**

Rashid Khokhar, Bond Oversight Committee (BOC) Chair, opened the meeting at 4:02 p.m. and provided an opportunity for public comments. Chief Operations Officer Dr. Damian Viltz welcomed attendees. Deputy Superintendent of Operations Kathleen Brown discussed the meeting goals and structure. Mr. Khokhar inquired about the responsibilities of the BOC. Mrs. Brown said the FBISD Policy Committee has met to discuss this and will meet again for discussion on a committee charter to outline structure, goals, guidelines, and role of membership.

### **Bond Construction Update (slides 5-13)**

Executive Director of Design & Construction Daniel Bankhead provided a Bond 2018 status summary (9 active projects, 30 projects in closeout and 24 projects completed with one million square feet of learning space added).

Bond 2018 construction projects currently in progress:

- PKG016 – Agriculture Facility Drainage
- PKG019 – Ridgemont ES Foundation Stabilization
- PKG046 – Austin HS Cooling Tower
- PKG056 – Fencing Upgrades

Construction projects for Bond 2023 were presented. Complete details can be found in the presentation on slides 8-12. Projects discussed are listed below.

- Ferndell Henry Additions and Renovations (BP004) – The existing structure opened in 2010 and is in great condition. It meets current standards. With the exception of technology, the classrooms do not require renovation. The school will have a student capacity of 750 with common areas (such as cafeteria) accommodating 1,000.
  - In construction phase
  - Schedule – renovation construction should be completed in May 2025. The newly renovated campus will welcome elementary students in August 2025.
- Middle School 16 (BP005) – This is the second largest project in Bond 2023. Pier installation should be complete in November. The new swim facility will be adjacent to this property (sits on three acres south).
  - Construction phase began in September
  - Schedule – substantial completion should be May 2026 with the campus welcoming students in August 2026.

Inquiry was made regarding the capacity and feeder pattern. School capacity is 1600. A decision regarding which schools feed into the middle school has not been made yet.

- Briargate ES Rebuild (BP001) – The project will celebrate their “Topping Out” ceremony on Friday, October 25 at 10 a.m. All BOC members are invited.
  - Construction is approximately 30% complete

- Schedule – substantial completion is projected for June 2025 with the campus welcoming students back in August 2025.

The final size of Briargate ES was asked about. The school will be 127,000 square feet.

- Other Bond 2023 Construction Projects starting this quarter include:
  - Kitchen Renovations (BP016) – contract approval is expected the week of 10/21; Child Nutrition Department purchased some the equipment which avoided the use of contingency funds.
  - Façade Upgrades & Renovations (BP024) – Willowridge HS (exterior); Hodges Bend MS (exterior & interior); Settlers Way ES (interior)
  - HVAC-MEP (BP044) – procuring long lead equipment/items (36-48 weeks out); most work completed summer 2025.
  - Drinking Fountains (BP050) – 70 campuses in all four FBISD zones will receive new drinking fountains that include bottle fillers.

**Bond 2023 Deficit Update/Recommendation (slides 14-27)**

Information regarding the anticipated deficit was summarized - \$600M in Priority 1 items were not included in Bond 2018; funding cannot be transferred between propositions; a total of \$17.1M in program contingency is available from Bonds 2014, 2018 & 2023; the anticipated deficit for Bond 2023 is \$80M and it is not expected to exceed this (currently, \$57.3M has been identified); and \$95.9M has been proposed to close the deficit. New information by PASA has been introduced since September 5 to provide options for ES55.

Richard Friedman asked exactly what amounts in the deficit were allotted to each Proposition. As funding cannot be transferred from one proposition to another, the \$80M deficit is comprised of three different deficiencies. Proposition A’s deficit is \$74M, there is no deficit in Prop B and the deficit in Prop C is \$6M.

The Clements HS rebuild is currently facing a deficit of approximately \$22M. This is being discussed at the Board meeting on October 21, 2024. The question was asked if constructing a smaller building would decrease costs, but it was explained this would require a redesign of the building which would increase expenses.

**PROPOSITION A**

The impact of deferring or eliminating ES55 (located in Harvest Green) was discussed. This option was presented to the Board of Trustees during their November Called Meeting and Agenda Workshop held October 7, 2024. Four options were presented (see slide 18 for complete details). It was acknowledged that there was a need at one time for ES55. FBISD undergoes a demographic study annually which is conducted by PASA. As mentioned during past meetings, 2021 projections were used to develop Bond 2023. However, projected growth has changed. PASA’s current projections support a recommendation that the need for ES55 can be eliminated with rezoning in the area. Key points include:

- ES55 (BP006) not projected to meet 80% efficient utilization threshold (FC Local)
- Construction of or elimination of ES55 requires rezoning
- Elimination results in more efficient utilization at Jordan, Neill, Oakland, Patterson, & Pecan Grove; avoids \$1.5M in operating costs
- Deferring to a future bond or eliminating ES55 results in \$47.6M transferred to program contingency

It was questioned if this is something that could be done. It was noted that this was done with Bond 2018. Funds initially earmarked for an elementary school in the Parks Edge community were used to build Fergusson Elementary School as projected growth changed.

The latest PASA report can be found on the FBISD website at:

<https://www.fortbendisd.com/cms/lib/TX01917858/Centricity/Domain/17321/2023-24%20Fort%20Bend%20ISD%20Demographic%20Study.pdf>.

The recommendation by FBISD staff is to eliminate ES55. The overall benefit is the funding would be placed in contingency and could be used to address the shortfall in Prop A. Additional recommendations for Prop A are:

- Align baseball/softball turf and athletics and athletic renovation projects to available budget. Initially, 10 high schools were slated (FBISD is home to 12 high schools, but Crawford HS already has turf and Clements HS will receive this with the rebuild). FBISD does have functional athletic fields. Therefore, the five that have the best fields would not be replaced with the remainder being selected for replacement. The remaining five would be included in a future bond.
  - Key points:
    - Turf & Athletics (BP010) and Athletic Renovations (BP012) include synthetic turf, and other athletic upgrades and renovations at 10 high school campuses
    - Synthetic turf estimates are **\$23.2M higher** than budgeted
    - Aligning projects to available budget **reduces deficit by \$23.2M**
- Defer construction of the third transportation facility and use a portion of funding to build a Special Education transportation facility. This would be located at the FBISD Triplex. Funding was already approved and the bond cost would only be for a parking lot and fencing.
  - Key points:
    - Scope of project for original transportation facility (BP008) includes:
      - ❖ Eight maintenance bays
      - ❖ Bus wash area
      - ❖ Two training rooms
      - ❖ Bus fleet parking
      - ❖ Fueling station with CNG capabilities – note: FBISD does have CNG buses. However, CNG technology was not as widely embraced as

anticipated. The bus manufacturer no longer produces them and it is difficult to maintain the buses as parts are scarce.

- Deferring results in **\$19.2M transferred to program contingency**
- Align the Hightower HS fine arts renovation project to the available budget. The project initially included a building expansion. There are three guidelines used for renovation – 1) Facilities Educational Standards; 2) Educational Specifications; and 3) Technical Design Guidelines. In trying to be as transparent as possible, it was explained Hightower HS does not fully meet Educational Specifications for fine arts, but the FBISD Fine Arts department is being consulted to determine the best utilization of the space in the event additional capacity is not added.
  - Key points:
    - \$14.7M approved for Hightower HS renovation (BP032)
    - HHS public information sheet included “Fine Arts building addition;” building addition not included in approved budget
    - Fine Arts building addition requires an additional \$6.0M
    - Aligning project to available budget **reduces deficit by \$6.0M**

Recommendations are pending approval by the Board of Trustees. If approved, this would result in a total reduction of \$95,966,139. Prop A’s current need is \$57.3M with the total anticipated need being \$70-\$80M. In addition, there is a total of \$17.1M available in contingency from Bonds 2014 and 2018 (\$15M combined) and Bond 2023 (\$2M). This is not an ideal solution, but it does close the deficit gap.

#### PROPOSITION C

The natatorium will be a grounded facility, so it can still be utilized during lightning. This is different from the swim facility located in the western part of the district as it is not grounded, so swimmers cannot practice during bad weather. Also, a major difference between the new natatorium and the Don Cook Natatorium is it has less available seating, but a larger swim capacity. The recommendation is to build the practice facility and allocate program contingency to cover the shortfall.

- Key Points:
  - \$22.9M included in 2023 Bond for Natatorium **based on practice facility**
  - \$6M shortfall for **practice facility**
  - Aquatic sports participation and facility usage does not support need for an additional competition facility
  - Only contingency from 2014 and 2018 Bonds can be used to address shortfall
  - 2014 and 2018 contingency **likely insufficient** to build competition facility

A question arose regarding why everyone on the BOC was not interviewed for the recent natatorium investigation. Rashid Khokhar explained that when the investigation was conducted by counsel, the BOC members who attended all meetings during a specific time period were interviewed. Results of the investigation have been received and are posted on the FBISD website at: <https://www.fortbendisd.com/Page/168894>.

The Board of Trustees will take action on the recommendations outlined above during their Regular Business Meeting on Monday, October 21, 2024. The Clements HS budget amendment and construction contract will be discussed during the November Board meetings. Collaboration will continue to address Bond 2023 planning issues.

### **Transportation Update (slides 28-30)**

Executive Director of Transportation Michael Jones stated ID badges were received for 2<sup>nd</sup>-12<sup>th</sup> grade students by August 16. These students began wearing badges on August 19. CI Solutions is now printing ID badges for PreK and kindergarten students. Wayfinder tablets are being used on all buses and students are using badges in the cafeteria and library. Students are scanning on buses now during the testing phase and the Stopfinder app will be released to parents once testing is complete. A representative with Transfinder was on site for two days to identify and correct operational issues.

Thirty buses have been purchased. Twenty special needs buses have been ordered with 10 expected to arrive in late fall with the remaining 10 expected to arrive in spring 2025. Ten standard buses were ordered and will be built in January 2025. All tablets and mounts have been installed on all buses. ID badge printers have been placed at all campuses and additional printers are being ordered so each secondary campuses will have two. One hundred and fifty bus camera systems have been updated with a new nine camera system.

There were no questions regarding the transportation portion of the meeting.

### **Technology Update (slides 31-36)**

Executive Director of Information Technology Services (ITS) Chris Nilsson provided a technology update. Bond 2018 technology projects are currently 97% complete. The audio/video refresh and classroom toolkit projects are ongoing.

As a reminder, funds are distributed between Propositions A and B in Bond 2023. Technology supporting different end-users are in their own proposition.

Prop A network refresh phases completed:

- Phase 1B – Access Point Refresh for HS
- Phase 2A – WAN Distribution Switches for HS
- Phase 2B – WAN Distribution Switches for MS
- Phase 2C – WAN Distribution Switches for ES
- Phase 3A – LAN Switch Refresh HS

The DC infrastructure systems are in progress. FBISD's primary data storage facility is in the Administration Building with the secondary storage facility being in Katy, Texas. FBISD does utilize the cloud for ongoing data storage.

The scope of Prop B includes the classroom toolset refresh and staff computer refresh. Both are in progress at this time. Complete details are provided on slides 35 & 36. When questioned

about the use of remaining funds in the Bond 2023 budget, it was stated this would be used to equip incoming freshmen with 1:1 laptops.

### **Communications Update (slides 37-40)**

Interim Chief Communications Officer Chassidy Olainu-Alade presented recent communications regarding the Bond 2023 project.

- School naming nominations have begun for the Mission Bend / Glen ES and Blue Ridge / Briargate ES. Community input has been encouraged with the launch of a survey via social media in early October. The Board of Trustees is slated to vote on the name during their Regular Business Meeting on Monday, November 18.
- *FBISD News Magazine*, the district's digital magazine, provided a fall update for Bond 2023.
- A "topping out" ceremony for Briargate ES will take place Friday, October 25 at 10 a.m. A calendar invite will be distributed to the Bond Oversight Committee.
- It was requested that Communications reports the hits on the Bond 2023 dashboard and the number of comments regarding the bond on "Let's Talk" during the next meeting.

### **Safety & Security Update (slides 41-42)**

Expenditures and updates for Safety & Security projects were presented by Chief David Rider. Complete financial details can be found on slide 42. Eighty critical response kits were purchased and officers trained with them this summer.

### **Debt & Finance Updates (slides 43-49)**

Chief Financial Officer Bryan Guinn presented on bond finances. Please refer to the presentation for details. Please note:

- Total outstanding principal is \$1,670,000 as of September 30, 2024.
- Series 2014 and Series 2016A Unlimited Tax Refunding Bonds are currently callable.
- The December 2024 Board meeting will discuss:
  - New money bonds
  - Commercial paper refunding
  - Remarketing's (Variable Rate Bonds):
    - Can be reset to new rate period or converted to fixed rate
  - Series 2020B bonds - \$74,065,000
  - Refundings – Depends on market conditions
  - Fiscal & Budgetary Strategy – 3% Net Present Value Savings
  - Variable or Fixed Rate
  - Series 2014 bonds - \$4,320,000
  - Series 2016A bonds - \$17,895,000

### **Action Items:**

- Provide clarity on the Briargate ES rebuild to determine where funding was obtained (Bond 2018 vs. 2023)

- Update the Bond Oversight Committee webpage
- Add a button to “Let’s Talk” for bond inquiries.

**Reports:**

- PASA report - This was presented to the District in 2024. It can be accessed at: <https://www.fortbendisd.com/cms/lib/TX01917858/Centricity/Domain/17321/2023-24%20Fort%20Bend%20ISD%20Demographic%20Study.pdf>.
- 2023 Bond Audit Summary – Reports detailing the natatorium project and budget process are available at: <https://www.fortbendisd.com/Page/168894>
- Boundary Planning – District maps as well as current attendance boundaries can be found at: <https://www.fortbendisd.com/Page/137912>

Upcoming meetings of the BOC will take place 4-6 p.m. in the FBISD Board Room on the following dates:

- Thursday, January 16, 2025
- Thursday, April 17, 2025

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