

Date: Thursday, April 18, 2024

Time: 4 – 6 p.m.

Location: Fort Bend ISD Board Room

Members in Attendance:

BOC Members:

Chips Adams – KHS Feeder
Jeffrey Albus
Jennifer Brown – ACHS Feeder
Patrina Carter – WHS Feeder
Sabrina Devone – THS Feeder
Richard Friedman
Blaine Henning – AHS Feeder
Rashid Khokhar – CHS Feeder
Jim Levermann – CHS Feeder
Tammy Marino – CHS Feeder
Stephanie Means-Brown – MHS Feeder
Saurin Patel – EHS Feeder
Willie Rainwater – MHS Feeder
Kali Shiller – EHS Feeder
Xequiera Watkins – DHS Feeder

Board of Trustees:

Rick Garcia
Angie Hanan
Kristen Malone

FBISD Staff:

Dr. Marc Smith, Superintendent
Daniel Bankhead
Jojo Jacob
Mike Jones
Long Pham
Chief David Rider
Kelly Schlacks
Kimberly Smith
Dr. Damian Viltz

Jeanette Boleware
Maria DiPetta
Ashley Dixon
Jeanelle Fisher
Terrilyn Holmes
Minh Ngo (Jacobs Engineering)
Suzanne Owen
Bart Rosebure
Nan Stout
Jane Thompson (Jacobs Engineering)
Joaquin Mubarak (IT Support)

BOND OVERSIGHT COMMITTEE

Bond Oversight Committee (BOC) Chair Rashid Khokhar opened the meeting at 4:02 p.m. and he and Chief Operations Officer Damian Viltz welcomed attendees. FBISD Superintendent Dr. Marc Smith was introduced, welcomed attendees as well and recognized Board of Trustees Rick Garcia and Angie Hanan as they were present at that time. Rashid Khokhar requested a list of action items be included in minutes.

It was announced that there are cost estimate overages from the approved Bond 2023 budgets. Although some designs are being re-used (ex. Briargate ES, Mission Bend ES, Clements HS), cost have gone up due to educational specifications changing, site costs have changed, etc. It was noted the original numbers presented were not accurate and a full investigation/audit is being conducted. Investigation findings should be released publicly during the April 22, 2024 Board of Trustees meeting. The goal is to be transparent with taxpayers. It was noted the BOC will help in any way possible.

Dr. Damian Viltz discussed the purpose of the BOC as well as committee responsibilities. Rashid Khokhar stated he presented a BOC update to the FBISD Board of Trustees on Monday, March 25 during their Regular Business Meeting as the BOC Chair is to provide a report to the Board annually. When Tammy Marino questioned the role of the committee, it was noted a charter/resolution forming this committee was adopted in 2014.

Dan Bankhead presented on Bond 2018 & 2023's Small Business Enterprise (SBE) Initiative. Bond 2018 has exceeded goals with 36% SBE commitments. The next SBE workshop is Thursday, April 25 (4-6 p.m.) at the James Reese Career & Technical Center.

Bond 2018 program financials were discussed. Currently, 95% of funds have been committed. Design & Construction has begun and new practice of closing our Competitive Sealed Proposals (CSP) within 120 days and Construction Manager at Risk (CMaR) projects within 180 days.

Mr. Bankhead then showed the Bond 2023 community dashboard on the FBISD website and noted it is updated monthly. He also informed the BOC he met with the City of Missouri City recently to discuss the permitting process, bond projects, etc. to ensure a smooth, timely

construction process. The 2nd quarter timeline of bond packages was presented as was an update to the Board approved bond budget versus latest estimates. The Board approved bond budget includes soft costs, or funding set aside for bond support (has to be included/capitalized in the budget). Bond contingency amounts for Bond 2018 and 2023 are growing as projects are wrapping up from Bond 2018. As these projects end, remaining monies are transferred into contingency.

It was noted that the Design & Construction team is working diligently to bring overage costs down through value engineering. This process ensures projects are delivered at the same quality as originally planned. To take advantage of this, FBISD is starting this process very early to get the best value for bond money. Value is examined for not only a first time cost, but long-term costs as well. An example of value engineering is mechanical and electrical components have a long lead time. If FBISD can obtain the same or similar quality components from another vendor faster, this saves labor costs which results in overall savings. Additional examples are shown on slide #12.

Bond 2023 projects:

- Briargate ES Rebuild
 - On track to open fall 2025.
 - Changes were made to the soffit panel and drywall type which resulted in a savings of approximately \$1.2M.
- Mission Bend ES Rebuild
 - On track to open fall 2025.
 - Value engineering ongoing
- Barrington Place ES Renovation
 - Substantial completion expected May 2024
- Clements HS Rebuild
 - Construction will begin August 2024 with prep work/ground breaking being in July.
 - As logistics are extremely important on this project as it is being constructed in phases with students still on campus. Contractors with K-12 experience will be utilized and everyone will be background checked. Construction will not take place at night as this can result in the project being more expensive.
 - Early planning uses price per square foot, but as schematic design progresses, detail increases (possibly increasing costs).
 - On track to open fall 2027.
- Middle School 16
 - Bid opened April 2024
 - Expect Board approval June 2024

Mike Jones, Executive Director of Transportation, presented the Bond 2023 Ridership Program. Five campuses (four elementary and one middle school – approximately 5600 students) across the district have implemented the pilot program. This program currently tracks students while on the bus and students also use their badges for meals. It has been very positively received and has also resulted in students moving through breakfast/lunch lines much faster. Sixty units

for buses have been ordered and will be installed. All students will receive badges, not just bus riders. Weekly meetings are being held with stakeholders to discuss what is working and what is not and to assist with determining success criteria to move forward to full implementation.

Twenty special needs buses have been ordered and some are equipped with lifts (note: the number of special needs students being transported is growing). Ten regular buses have been ordered. Delivery is estimated for October 2024.

2018 Bond funds will be used to update bus video systems. The Board approved the purchase in February 2024.

Long Pham, Chief Information Officer, provided the status of Bond 2018. He stated FBISD was awarded a federal grant to fund a large portion of the remaining Bond 2018 projects.

Jojo Jacob, Executive Director of Information Technology, provided an update on Bond 2023 –IT projects. Please refer to the presentation for complete details and for the projected timeline. Proposition A (infrastructure, systems) should be complete in early summer. Proposition B (classroom toolset refresh) is in progress and Proposition B (staff computer refresh) has not yet started. Approximately 12% of Bond 2023 funds allocated for technology have been spent.

Chief Communications Officer Kimberly Smith presented for the Communications team. A short video regarding the Briargate ES rebuild and Barrington Place ES renovation was shown.

FBISD Police Chief David Rider presented safety and security measures. On April 22, 2024, a new security measure was implemented with a “panic button” (911 PANIC) being installed on all campus classroom telephones. The button automatically connects to the appropriate 911 call center and should only be pressed during an emergency in situations where making a phone call is not safe or possible.

The police department is now obtaining quotes for new police vehicles (will be Dodge Chargers) and for other vehicles for staff use in the police department. The use of electric vehicles was questions, but it was stated the total cost is too high as charging stations would have to be installed at the police department as well as on every campus.

Chief Financial Officer Bryan Guinn presented bond financials. Please refer to slides 31-35 for complete information. Please note:

- Hilltop Securities is FBISD’s financial advisor.
- Per district policy, the total variable rate cannot exceed 25% per district policy (at 23.56% as of 3/31/24).
- Remaining Bond 2018 funds will be moved into contingency once projects end.
- Bond 2023 will be added into the Weighted Average Analysis once it is underway.
- All debt is insured through the state.

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

- Thursday, July 18, 2024
- Thursday, October 17, 2024
- Thursday, January 16, 2025
- Thursday, April 17, 2025

Questions held until the end:

- Have there been any “Let’s Talk” inquiries about bond? None have been submitted.
- When will construction on the new aquatic practice center begin? Should start summer 2024. An architect has been selected.
- Are current demographics being used on new building construction? Yes.
- The original budgets/scope for Safety & Security and Transportation were questioned. As pricing goes up (vehicles and items to equip them), less vehicles will be purchased.
- What is planned for contingency set aside for CTC (Bond 2014)? Has not been determined.
- Why is Steve Bassett no longer part of this group? This is a personnel-related decision.
- What does Administration see as the BOC’s role, how often to meet, questions to be asked, etc.? There is a resolution creating the BOC covering this.

The meeting adjourned at 6:53 p.m.

Action items:

- Slide #9 – add a column listing the original proposition amount and a column showing from where shortage is being funded.
- Tammy Marino would like FBISD representatives to respond on social media.
- More details on why Clements HS costs are “creeping up”
- Provide explanation on acronyms utilized by FBISD’s Design & Construction department.
See below:
 - A/E – Architect/Engineer
 - BP - Bid Package (pertains to Bond 2023)
 - CM – Construction Manager
 - CMaR - Construction Manager at Risk (delivery method which entails a commitment by the Construction Manager (CM) to deliver the project within a Guaranteed Maximum Price (GMP) which is based on the construction documents and specifications at the time of the GMP plus any reasonably inferred items or tasks.)
 - GC – General Contractor
 - GMP - Guaranteed Maximum Price
 - HVAC - Heating, Ventilation, Air Conditioning
 - JOC - Job Order Contracting (an on-call construction services contract where construction work and performance is determined by issuing Work Orders with the contractor during a fixed period of time.)
 - MEP – Mechanical, Electrical, Plumbing
 - PKG – Package Number (pertains to Bond 2018)
- Provide the original resolution forming the BOC

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