

**Date: Thursday, December 15, 2022**

**Time: 4 – 6 p.m.**

**Location: Fort Bend ISD Board Room and Virtual**

**Members in Attendance:**

**BOC Members:**

Chips Adams  
Patrina Carter  
Joanne Gore  
Rashid Khokhar  
Tammy Marino  
Stephanie Means-Brown (via Zoom)  
Jeff Wiley  
Willie Rainwater (via Zoom)  
Kiran Rajaya (via Zoom)  
Kali Shiller (via Zoom)

**FBISD Staff:**

Dr. Christie Whitbeck  
Steve Bassett  
Beth Martinez  
Carolina Fuzetti  
Bryan Guinn  
Jojo Jacob  
Long Pham  
Chief David Rider  
Kelly Schlacks  
Sherry Williams  
Jeanette Boleware  
Jeanelle Fisher  
Terrilyn Holmes  
Nan Stout  
Jane Thompson (Jacobs Engineering)  
Laura Alvarez (virtual)  
Suzanne Owen (virtual)  
Shannon South (virtual)

Bobby Bernal (IT Support)

BOC Chair Rashid Khokhar opened the meeting at 4:05 p.m. Steve Bassett also welcomed attendees. He stated that since this is the first meeting since the VATRE did not pass, the proposed bond will be looked at with a different lens and there will be some changes. Questions will be answered during the presentation when posed.

Carolina Fuzetti with FBISD's Design & Construction team updated the BOC on the proposed bond. She provided an overview of the mold remediation issue at Barrington Place Elementary (BPE). At this time, it makes sense that some items that would be addressed with the proposed bond could be taken care of at this time in light of the construction at BPE. All interior and exterior upgrades/renovations at BPE would pick up the new Educations Specifications.

Bond 2023 campus rebuilds (new construction) and renovations (existing building) were presented. Pros and cons were discussed with great discussion regarding campus Facility Condition Index (FCI) which is used throughout the facility assessment industry as an indication of building "health." FCI is calculated as a ratio between the repair costs vs. replacement value. A complete list of campus FCIs was distributed. Clements High School (CHS) was discussed and the Priority 1 and Priority 1.1 (1-2 year timeline) and Priority 2 (approximately 3-year timeline) were discussed. CHS currently has an FCI of 59% (Poor). Refer to the presentation for details. If rebuilt, CHS would utilize a similar floorplan as Almeta Crawford High School (HS 12), but the floorplan would tie around the existing auditorium. The work will be completed in phases. Also, a construction cost comparison based on industry standards was presented. The construction cost (\$308/sf) noted for CHS is construction only whereas total project cost (\$405/sf) includes demolition, asbestos abatement, etc.

Bond funding versus general funding and the effect of the failed VATRE were discussed. The failed VATRE does not justify proceeding with building a new natatorium, transportation facility or addition to Travis HS due to not being able to be supported on the M&O side that was needed by the VATRE. This will be postponed.

Life cycle and deficiencies were discussed concerning FBISD facilities (104). It was noted that Bond 2018 allowed for three years of this, but with the bond not being voted on until 2023 with issues not being addressed until later, we are now approaching the five-year mark on chillers, cooling towers, roofs, etc. needed for campuses. Jeff Wiley suggested over procuring items such as HVAC as there is a shortage and extremely long lead times. Carolina Fuzetti stated FBISD could do emergency rentals, procure ahead of time to mitigate situations (ex. lead-time of HVAC is 42 weeks) and be as pro-active as possible for existing facilities.

Feeder patterns and zoning will be researched to create a plan to improve campus utilization. Suggestions include school consolidation to include newer facilities and/or unique programs. School selection criteria includes the FCI, data-drive campus usage information, available acreage of current sites, and proximity to other FBISD and charter schools.

In the Willowridge HS feeder, campuses that may be affected are Briargate ES, Ridgegate ES, Blue Ridge ES and Ridgemont ES. Two schools should be consolidated with the intent to rebuild one school. As Blue Ridge ES is underutilized, has a high FCI and is in an industrial area, it makes more sense to rebuild Briargate ES while closing Blue Ridge ES. Based on the criteria provided above, students at Briargate ES will have to move and be rebuilt based on the campus condition. This should not take more than two years.

In the Bush HS feeder pattern, FBISD is losing enrollment in this area due to an influx of charter schools. Educational adequacy and education specifications are important to make FBISD educationally attractive. It was discussed rebuilding Mission Bend ES utilizing the Sonal Bhuchar ES floorplan to update the campus to accommodate 1,000 students.

Kempner HS's feeder pattern data was presented and all long term elementary school utilization falls below the Board of Trustee's highly utilized threshold of 80% enrollment. Based on the data presented, one school should be closed eventually.

An inquiry was made regarding what happens to FBISD property when the facility closes. It would depend upon needs of the district, so circumstances dictate the end result. An example was presented that if Blue Ridge ES was to close; it makes sense to sell this property, as it is located in an industrial area.

Sherry Williams presented the new bond logo as well as the timeline for communicating the bond. It is detailed on slides 31-32 of the presentation.

Brian Gwynn presented the summary of outstanding debt as of November 30, 2022.

Boundary enrollment and management information to address the Southeast portion of the District will be presented to the Board of Trustees on Monday, January 9.

The meeting adjourned at 5:38 p.m.

Please mark your calendars for the following:

JANUARY 2023

- 19th – BOC Meeting
- 26th – BOC Meeting (if needed)

FEBRUARY 2023

- 2nd – BOC Meeting
- **13th – Board of Trustees Approval**

APRIL 2023

- 20th – BOC Meeting

MAY 2023

- **6th – Election Day**