

Date: Thursday, January 18, 2024

Time: 4 – 6 p.m.

Location: Fort Bend ISD Board Room and Virtual

Members in Attendance:

BOC Members:

Chips Adams – KHS Feeder
Jennifer Brown – ACHS Feeder
Patrina Carter – WHS Feeder
JJ Clemence (via Zoom) – CHS Feeder
Sabrina Devone – THS Feeder
Joanne Gore – EHS Feeder
Tara Harris (via Zoom) – BHS Feeder
Blaine Henning – AHS Feeder
Yasmin Hypolite – ACHS Feeder
Rashid Khokhar – CHS Feeder
Jim Levermann – CHS Feeder
Orjanel Lewis – HHS Feeder
Tammy Marino (via Zoom) – CHS Feeder
Stephanie Means-Brown – MHS Feeder
Priti Mehta (via Zoom) – DHS Feeder
Saurin Patel – EHS Feeder
Willie Rainwater – MHS Feeder
Kiran Rajaya (via Zoom) – EHS Feeder
Kali Shiller – EHS Feeder
Xequiera Watkins – DHS Feeder
Jeff Wiley – Community Business Interests/CHS Feeder

Board of Trustees:

Rick Garcia
Angie Hanan

Guest Presenter:

Melissa Turnbaugh (PBK Architects)

FBISD Staff:

Beth Martinez, Acting Superintendent

Steve Bassett, Deputy Superintendent
Daniel Bankhead
Bryan Guinn
Jojo Jacob
Mike Jones
Aaron Morgan
Long Pham
Chief David Rider
Kimberly Smith
Damian Viltz
Laura Alvarez (via Zoom)
Jeanette Boleware
Maria Dipetta (via Zoom)
Ashley Dixon (via Zoom)
Jeanelle Fisher
Terrilyn Holmes
Minh Ngo
Bart Rosebure
Kelly Schlacks
Nan Stout
Jane Thompson (Jacobs Engineering)
Joaquin Mubarak (IT Support)

BOND OVERSIGHT COMMITTEE

BOC Chair Rashid Khokhar opened the meeting at 4:02 p.m. with a welcome and those attending introduced themselves. He also explained the committee purpose is to oversee that bond spending is appropriate. Deputy Superintendent Steve Bassett informed the group there are 12 high school feeder patterns in FBISD and the BOC is comprised two or more representatives from each. He also introduced Daniel Bankhead as the new Executive Director of Design & Construction.

Dan Bankhead provided an update on Bond 2018 including the program financials and program summary as of January 10, 2023. Bond 2018 has over 40 projects closed out and/or completed. There is also \$11M of uncommitted funds from Bond 2018 at this time. Please refer to the presentation for complete details. The district goal is to award 25% of bond work to small businesses and Bond 2018 is over that goal with 29% (construction) and 36% (A/E services). Inquiry was made regarding the criteria for small business definition. FBISD uses the same criteria for a small business as followed by the Small business Administration. For Bond 2023, the current small business construction commitment is 25% with hopes this will increase as construction projects are undertaken.

Bond 2018 project completion at this time:

- Turf & Athletics – 90-95% complete
- CHS Field House – 85% completion with substantial completion in March

- LED Lighting Phase 1 – 100% completed in October 2023 (included lighting in natatorium)
- LED Lighting Phase 2 – includes exterior lighting replacement at four high school football fields
- Security Fencing – this enhanced security feature for elementary schools is 85% complete
- Hightower Central Plant – substantial completion is projected for September 2023. Bond 2018 funds were used as well as some Bond 2023 funding.

Mr. Bankhead then presented on Bond 2023 (refer to the presentation for complete details). The community dashboard on the FBISD website was introduced during the last meeting of the BOC held October 19, 2024. The dashboard provides transparency with how bond funding is spent and details are available for each project. Bond 2023 contracts are rapidly going forward. Professional Services is now up to 55 contracts completed and Phase 4 was completed in November 2023. CMAR (construction) contracts are going to the January Board meeting for approval on January 22, 2024.

Bond 2023 projects:

- Briargate ES Rebuild
 - Demolition began in December. GMP #1 (includes long-lead time items such as mechanical equipment) is pending BOT approval January 22, 2024. Still on track to open Fall 2025.
 - After Briargate ES opens, Blue Ridge ES students will permanently move to Briargate ES and Blue Ridge ES will close. FBISD will go through a long-range planning process to discuss what will happen to Blue Ridge ES after it closes.
- Mission Bend ES Rebuild
 - Demolition began in December. GMP #2 (construction on new building) is pending BOT approval January 22, 2024. Still on track to open Fall 2025.
- Middle School 16
 - Design funded by Bond 2018, but construction funded by Bond 2023
 - Location is S. Post Oak at McKeever Road
 - Initial bid was Fall 2023, but terminated. Re-bid will take place Spring 2024.
 - Extensive bid process utilizing competitive sealed proposal
 - Initial budget figures were \$87M. This is \$11M over the budget of \$69
 - The previous design is being modified, but essentially the same. Modifications were made due to cost. The campus was bid as a “net zero” building. It will not be as 1) TEA guidelines have changed (made prior to Bond 2023) and 2) costs are high.
 - The design will be shown to the community after the bid is accepted and the design is chosen. Ms. Lewis requested this design be shared with the BOC.
 - MS 16 can meet the target opening of Fall 2026 if the Board approves the re-bid in May.

Melissa Turnbaugh of PBK Architects and Dan Bankhead then discussed budget concerns and presented developing trends attributing to higher construction costs and Texas experiencing

“hyper inflation.” Please refer to the presentation for complete information. Jeff Wiley inquired about the plan to handle increasing costs. Where would cutting projects or prioritization look like? To assist in resolving the issue of rising costs, Dan Bankhead explained Design & Construction will look at how construction packages are put together to find the most economical options and reassessing need. One committee member asked why there was such a large disconnect between what was budgeted and actual cost. It was explained inflation has been much higher than previously expected, so inflation projections were not accurate.

Value engineering will be extremely important. Willie Rainwater asked about cutting or modifying projects and Dan Bankhead assured the group projects would be not started unless FBISD is able to complete them. Original plans may be revised, but not eliminated. Also, more bids will be obtained from contractors for more competitive pricing. A more detailed plan regarding revised plans will be presented during the April 18 meeting. One of the committee members asked about why there is over \$2M allocated to Blue Ridge ES. Since the meeting, the team was able to see that the project is for HVAC work. If that work is not needed between now and June 2025 when the school would not longer be needed, we will be able to reallocate those funds elsewhere. The team will review the projects in Mission Glen as well. The team is now planning to give the board a briefing on Bond 2023 on February 5th.

Mike Jones, Executive Director of Transportation, presented the Bond 2023 Ridership Program. The program will encompass all grades and will track students so parents are aware of their location. Students wear badges and will scan on/off the bus. If the student’s badge is lost, the driver can scan them on/off until the student obtains another card. Campus administration can address issues with students who continually misplace their badge. Vendor recommendation is going to the Board for approval during the February Board meeting. With Board approval, a pilot program will begin Spring 2024. Five campuses (four elementary and one middle school) across the district will implement the program.

To address rising costs of transportation, fewer buses were purchased. Twenty special needs buses and 10 regular buses were ordered. All are diesel powered. Delivery should take place at the beginning of Summer 2024.

2018 Bond funds will be used to update bus video systems. The old systems were analogue and required video be “pulled” manually when incidents occur. The new systems are digital and have wireless download of video. The contract for the new system goes to the Board for approval in February 2024.

Jojo Jacob, Executive Director of Information Technology, provided an update on 2018 and 2023 Bond IT projects. Please refer to the presentation for complete details. It was noted that unlike construction costs, IT costs have come down so Bond 2023 IT budgets were easier to project. Also, new build budgets include FF&E (furniture, fixtures & equipment). Various inquiries were made regarding IT equipment and support. See below:

- What happens to old equipment? Unusable items are auctioned off. Usable items are kept.

- Can FBISD donate old equipment? At this time, no. There is a licensing cost involved with equipment and the cost would be more than the equipment is worth. All equipment is completely “wiped” before disposal/auction.
- Are all students provided with a device? There is a 2:1 student to device ratio.
- How does FBISD deploy equipment? A vendor is used for purchase and deployment. FBISD staff supports the equipment once deployed.

Chief Communications Officer Kimberly Smith presented for the Communications team. In the coming weeks, the Communications department will begin producing short videos updating the community on 2023 Bond projects. These will be shared on social media, the district’s website and other media channels.

FBISD Police Chief David Rider presented safety and security measures. These will be going to the Board soon to begin implementation. Orjanel Lewis asked about the released Uvalde Report. Chief Rider has begun reading it and has already taken classes to be up-to-date on standards now stemming from the Uvalde event. He noted that FBISD was very forward thinking with past bonds as in 2014 and 2018, many security measures were already implemented that are mandated now. FBISD is ahead of other districts in the area of safety and security. Classroom panic buttons are now required and will be installed throughout the district. A \$150K grant has been obtained to cover the cost (7,000 classrooms at \$21 per class). These panic buttons are not the same as the emergency notification system planned for in Bond 2023.

Willie Rainwater asked about the police vehicles. The oldest cars were purchased during Bond 2014. Seventeen police vehicles (8-9 month lead time) will be purchased from Bond 2023 funds. Due to rising costs, the number of vehicles purchased was reduced by half and the least expensive vehicle and equipment are being purchased.

Per the Texas Legislature, districts are now allowed to waive having police officers at schools unless districts cannot meet “good cause exception.” FBISD is using armed security officers at elementary schools, not police officers.

Bryan Guinn presented bond financials. Inquiry was made regarding the weighted coupon interest and average TIC. It is calculated at the current variable rate for the variable rate portion of the debt portfolio. The true weighted coupon interest rate on current outstanding debt as of 1/31/24 is 3.698%. The average TIC cost of all outstanding debt as of 1/31/24 is 3.1896%. Please see slides 42-48 of the presentation for details.

Steve Bassett encouraged anyone with questions to reach out to him. He announced this meeting is the last meeting that will have dial-in/Zoom capability, so members should attend in person in the future. This decision was made to save money on overtime for IT analysts.

The meeting adjourned at 6:03 p.m.

Upcoming meetings of the BOC will take place in the FBISD Board Room on the following date:

- April 18, 2024 (4-6 p.m.)

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