

Date: Thursday, April 17, 2025

Time: 4 – 6 p.m.

Location: Fort Bend ISD Board Room

Attendance:

BOC Members:

Chips Adams
Patrina Carter
Elena Farah
Richard Friedman
Yasmine Hypolite
Rashid Khokhar
Jim Levermann
Stephanie Means-Brown
Saurin Patel
Willie Rainwater
Kali Shiller

FBISD Staff:

Daniel Bankhead
Bryan Guinn
Mike Jones
Aaron Morgan
Chris Nilsson
Chassidy Olainu-Alade
Long Pham
Dr. Damian Viltz
Jeanette Boleware
Ashley Dixon
Jeanelle Fisher
Kelly Schlacks
Jane Thompson (Jacobs Engineering)
Jose Barron Hernandez (IT Support)

BOND OVERSIGHT COMMITTEE

Welcome & Introductions

The meeting began at 4:04 p.m. with Bond Oversight Committee (BOC) Chair Rashid Khokhar welcoming attendees. Chief Operations Officer Dr. Damian Viltz discussed the handling of committee concerns as some felt their comments have not been properly addressed. To ensure all inquiries receive a response, committee members were asked to provide their concerns directly to Rashid Khokhar and he would pass them along.

Policy Update

In March, the Board of Trustees (BOT) approved Board Policy BDF (Local) titled Board Internal Organization: Citizen Advisory Committees. The purpose of this policy is to set expectations for trustee-appointed advisory committees that support district planning and decision-making.

The philosophy behind the policy emphasizes that community collaboration and partnerships are essential to sound decision-making. A key change in this policy is the name change from Oversight Committees to Advisory Committees, reflecting a shift in function and expectation.

A subsequent policy, CCA (Local), is in development to address the Bond Advisory Committee specifically. CCA (Local) was presented to the Board of Trustees at the April workshop but was sent back to committee for further revision after the Board raised questions and felt it was not yet ready for action. Once approved, CCA (Local) will provide overarching guidance for the Bond Advisory Committee's operation.

Following the approval of CCA (Local), a detailed Bond Advisory Committee Charter will be created. This charter will define:

- Roles and responsibilities
- Membership criteria and expectations
- Purpose and goals
- Duration of terms

The aim is to address concerns raised by committee members and provide clear direction for meetings, ensuring time is used productively and purposefully. Concern was raised about whether trustees can serve on advisory committees. Clarification was provided from policy language indicating Trustees may serve if appointed. The Superintendent is responsible for drafting committee charters; however, Board approval is required.

Concerns/Inquiries:

- Committee members asked to review and provide input on draft policies (BDF and CCA) and the Charter before final approval.
- Several members emphasized the importance of the committee maintaining independence from staff to function as a direct advisory body to the Board.
- Interest was expressed in having a formal recommendation or voting process within the committee to inform the Board's decisions.

The District utilizes a central application process to select members for various committees. An updated centralized application process will be released this summer. Applications will be open to the public and are organized by areas of interest and committee needs. Life changes such as resignations, moving, etc. will be managed through this pool of applicants.

It was also discussed that meeting minutes should reflect discussions as well as the resulting outcome. Questions should also be included. Jim Levermann stated he did not think the minutes capture discussions or questions in the meeting and would like minutes presented to and approved by the committee. He raised concerns about the accuracy and completeness of previous meeting minutes. The current format includes agenda and presentation slides but lacks detailed dialogue. No process currently exists for members to review or approve minutes. Concerns were raised about communication transparency with the board and the broader community.

It was also brought up that the BOC would like Board representation on this committee. It was noted that this would ensure transparency and trust. It was suggested the Board President and possibly one other BOT member routinely attend.

Questions:

- Why are discussions and questions not included in the official minutes? There is no formal process to capture or approve detailed discussion points.
- Can the Board President attend meetings to respond directly to concerns? This suggestion was welcomed and will be forwarded to the appropriate parties.
- Why are the minutes not approved by committee members? Changes are under consideration.

Next Steps:

- Await approval of CCA (Local).
- Share the Bond Advisory Committee Charter once approved.
- Continue communication and collaboration to ensure alignment on expectations and processes.
- Clarify BOT participation on the committee based on BDF/CCA policy.

Bond Construction Update (slides 7-14)

2018 Bond

Executive Director of Design & Construction Daniel Bankhead provided a Bond 2018 status summary. All active construction projects under the 2018 Bond are complete. For Bond 2018, FBISD has zero active projects, 34 projects in closeout, 29 projects completed with \$83M in savings. The savings are used to complete additional improvements and launch smaller unplanned projects.

The final project completed was Package 56 (Security Fencing). The scope was upgrades at 36 campuses including new gates, fencing (upgraded to six feet), playground safety barriers, and repairs of deteriorated fencing.

Questions:

- What was done with the \$83 million in savings? It was moved to contingency and used for further educational facility upgrades.
- What improvements were made under the security fencing project? Included installing access control devices, replacing damaged fencing, and increasing fence height for security.

2023 Bond

Construction projects for Bond 2023 were presented. FBISD has 46 active projects, 29 projects in procurement and construction, and three projects in closeout. During summer 2025, we will see 341,000 of 21st Century learning space added. Projects discussed:

- Clements HS Rebuild (BP003) – Construction is progressing rapidly with over 1,000 foundation piers being placed and drainage being installed. At completion, over 2,000 piers will be installed to stabilize the foundation due to the type of soil in the area.

During the CHS foundation discussion, more information was requested regarding Madden Elementary’s foundation issues. The foundation at Madden Elementary, originally thought to require \$9M in repairs, now needs over \$20M. The initial foundation design was not properly executed per engineering recommendations. The project was included in the 2023 bond, but never discussed with the BOC.

- Mission ES (formerly Mission Bend ES) Rebuild (BP002) – The campus recently received permanent power, a key milestone. It is on budget and is on schedule for substantial completion in June 2025.
- Aldridge ES (formerly Briargate ES) Rebuild (BP001) – It is on budget and is on schedule for substantial completion in June 2025. Cost includes demolition and rebuild.
- Ferndell Henry Additions and Renovations (BP004) – It is on budget and is on schedule for substantial completion in July 2025.
- Other Bond 2023 Construction Projects underway:
 - Stage Curtains (BP053) – Complete.
 - Kitchen Renovations (BP014) – Five middle schools affected.
 - Façade Updates (BP024) – exterior work such as revamped parking lots, adding paved band practice pads, etc.
- Work is being done at Willowridge High School. Work includes parking lot replacements, façade improvements, kitchen renovations, and a new band practice pad. It was noted Willowridge HS’s new parking lot now contrasts with poorly maintained adjacent roads owned by the City of Houston.

Questions:

- At what completion percentage are savings reported? Savings are not calculated until projects are 100% complete. After completion, a reconciliation occurs with the contractor to determine final costs and savings.
- Has value engineering been used for the foundation at CHS? No. We do not value engineer foundations.
- How are we avoiding foundation issues like those at Madden? Clements is using 2000+ piers placed 25-30 ft deep to reach stable soil.
- Are we following all engineering recommendations this time? Yes, recommendations from geotechnical, structural, civil engineers, and architects are being fully implemented.
- Was the need for Madden's repairs known before the 2023 bond? Yes, but this committee was not made aware.

- Why isn't this a warranty claim? The warranty period has expired.
- Was the original foundation improperly installed? Yes. Engineering recommendations were not followed at the time.
- Is there any accountability for the original decision? Staff indicated accountability measures have led to leadership changes. Legal discussions are ongoing.
- What are the design capacities? Staff will include this data in future reports.
- Is contingency time built in for weather delays? Minimal contingency time exists. Interior work reduces exposure to weather risk.
- Why does Henry have a lower budget than Mission and Aldridge? Henry is a renovation; Mission and Aldridge are complete rebuilds including demolition.
- Can the City of Houston repair roads near Willowridge High School? The district will need to coordinate with the city for those repairs.

Bond Programs Financial Update (slides 15-25)

CFO Bryan Guinn presented budget updates, contingency planning, and financial accountability for Bond 2023. The total bond budget was \$1.26B, but it is now slightly above the voter-approved amount due to interest earnings. The bond currently has \$525M encumbered (contracts approved, payment pending) and \$200M expended (contracts paid), so the remaining balance is \$533M.

Total available contingency funds are \$68.6M. This is comprised of \$10.6M from Bond 2014, \$8.5M from Bond 2018, \$49M from Bond 2023 Prop A, and \$469K from Bond 2023 Prop B (Technology). Bond 2023 Prop C is not represented as it cannot receive fund transfers. Please note there are constraints upon fund utilization as funds from Prop B or C cannot be used for Prop A and vice versa.

The District does face challenges with Prop A as we anticipate utilizing contingency funding to address life cycle deficiencies. Deficiencies were originally budgeted for \$200M but are now estimated at \$225M. The \$23.7M gap must be addressed.

Bond contingency usage is anticipated for Prop C: Aquatic Practice Facility. The original budget was \$22.9M and it has not been revised to \$29.1M. The variance is \$6.2M. The revised cost is to do the original work outlined in Bond 2023, so nothing new has been added. This is the shortfall that has been discussed in the past. Over the next year, the Board will receive eight funding requests totaling \$23.7M for lifecycle work. After lifecycle projects and the natatorium are complete, the remaining bond contingency should be approximately \$38.8M.

There are other identified projects requiring bond funds. These were identified as Priority #1 but were not funded through Bond 2023. The following projects were postponed or “right sized” by Board vote: Athletics: Field House/Athletics Renovations (5 campuses); Athletics: Turf Replacements (5 campuses); Elementary School 55; Fine Arts Additions/Renovations (2 campuses); and Madden ES Foundation Repairs. Other items listed are major maintenance projects. These emerged post-bond budgeting due to failure or need. Some life cycle deficiency projects have been addressed and work has been done (ex. chiller replacements) using the

general fund, but it may be reimbursed from bond funds. Be aware that long-term boundary and capacity planning is underway to best utilize current facilities.

The general fund is constrained by enrollment increases and funding received from the state. It pays salaries, class resources, etc. The current general fund balance is \$200M. This represents a 90-day reserve (25% of expenditures) General funds are not advised for capital projects due to funding constraints. General fund data is not shown along bond funds as the CFO prefers separation. Showing both could confuse the public and imply misuse of funds. Discussion followed stating transparency is critical. Viewing reserve trends aids understanding and protects bond rating. Public confusion is address through explanation, not omission.

Remaining unfunded project needs a total of \$120M. It is \$81M short after contingency usage. Funding options are being explored such as selling surplus district property (pending revenue) and Intent to Reimburse from general fund (must hold bond election within 18 months).

Per policy, the district must maintain a 90-day reserve or 25% of expenditures. The \$200M general fund includes unassigned funds and designated (e.g. inventory, encumbrance, rollovers) funds.

Questions:

- Why is the bond total higher than approved? Interest earnings on issued bonds increased available funds.
- Didn't the Board approve 2014/2018 contingency for the new natatorium/aquatic practice facility? Yes. Direction was given to proceed using those funds, but formal approval is pending, so project bidding has not yet started.
- Are there new projects included in anticipated bond contingency usage? No. This reflects the original bond scope with updated estimates.
- Will bids be higher or lower than projections? Estimates have been improved based on a variety of factors, but uncertainty remains.
- How many of these projects are "locked"/contractually priced so far? These are final unbid projects, estimates are improved, but not guaranteed.
- What is the difference between "eliminated" vs. "postponed" projects? Staff treats all as postponed; Board language may vary.
- Has contingency been used to reimburse the general fund? Not yet. Reimbursement may be proposed where capital expenses occurred unexpectedly.
- Is Intent to Reimburse recommended? No, it is not. State funding shortfalls and bond timing constraints make it risky. FBISD has no plans to utilize this.

Outstanding Questions:

- Why were \$2M-\$7M removed from the Marshall project?
- Who made decisions on reallocating those funds?
- Will a prioritized list of unfunded projects be shared (requested for May 5 board meeting)?
- What is the full status of completed vs. pending project funding?

Response: These questions will be documented and brought to the appropriate parties. Responsibility ultimately lies with the Board of Trustees (BOT), but clarity is expected from staff presenters.

****Madden Construction Clarification:** *The Board-approved construction budget is approximately \$7.1M, but the dashboard shows \$8.1M (includes construction contingency). To clarify, the dashboard merges construction and contingency categories, which will be corrected.*

Transportation Update (slides 26-27)

Executive Director of Transportation Mike Jones stated 20 special needs buses were originally ordered and the first 10 have already arrived. The second set of 10 should arrive prior to summer. Ten regular buses have been ordered. All tablets and cradle mounts have been purchased and installed. The Stopfinder app is being used, but use is not as high as originally hoped. ID badge printers are installed at all campuses with secondary campuses having two printers. Printers have been ordered for Aldridge ES, Mission ES, and Henry ES. Bond communication originally stated up to 35 new buses would be purchased, but only 30 were purchased due to cost increases.

Questions:

- Was the amount and type of buses designated in the Bond or did this come after? Up to 35 buses were included in the bond. The type (regular vs. special needs) was not specified.
- Where will the new buses be used? Primarily new routes affiliated with new campuses.

****Comment:** A member stated they did not think it is fair that new buses are going to new schools while Marshall HS and Willowridge HS use contracted buses. **Clarification:** *While primarily in the east part of the District, contracted buses run throughout the district.*

Technology Update (slides 28-32)

Chris Nilsson, Executive Director of IT Services, presented the technology portion of the BOC meeting. Bond 2018 projects are 98.4% complete with all projects being at least 90% complete. FBISD has also started an E-sports program which is being piloted at five high school campuses: Austin HS, Clements HS, Elkins HS, Ridge Point HS, and Travis HS. The program will be available on all high school campuses next school year.

For Bond 2023, Proposition A (Network) is 49% complete. Equipment for the refresh this year and next have already been procured. It is currently testing season and FBISD did experience some issues with it as all testing is now done online. However, Sysco has doubled the amount of hardware the District currently at no additional cost. This has alleviated most issues.

Bond 2023's Prop B (Devices) is 36% complete. All 1:1 devices were issued one year ago. The life cycle of a 1:1 device is typically 5-7 years, and the life cycle of a shared device is 3-5 years. It

was explained that it is unlikely a bond election would take place in 2026, so IT is looking at options to stretch the life cycle of devices.

Questions:

- Why were only five schools selected to pilot the E-sports program? All high school principals were contacted to determine interest in participating in the pilot. Every school that requested it became a pilot.
- Is it too late to participate in the E-sports program? It is too late to participate in the pilot program for this year as the equipment was received after Spring Break and the seasons are well underway. However, all high schools will have this program next school year.
- Is a bond issue the only way to buy computers/devices? No, it is not, but with the magnitude of the purchase, it makes more sense. 30,000 devices were purchased.

Communications Update (slides 33-39)

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

FBISD Communications recently hosted a community engagement event for real estate professionals. The Real Estate Ambassador program is for real estate professionals to meet with District leaders, be provided bond updates and more. This educates and informs these individuals on District initiatives and bond projects that will benefit them in their business while providing accurate information to the community concerning District projects.

The new elementary schools' branding and graphics kits were introduced. The mascots are:

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

A school Brand Advisory Team (BAT) was formed for each school. Community representatives were chosen based on the Central Application Process. In addition, the school principal, students, and any existing interested family members served on these teams. These groups were responsible for determining the branding for each school based on a "starter kit" provided by Communications (suggested colors, character attributes, existing mascots, etc.). An in-house graphic designer then put the BAT's vision together for final approval.

Of note:

- Communications continues their *Your Fort Bend ISD bond dollars at work!* social media campaign.
- A boundary planning meeting was held for Henry ES. It was open to all and held at Crawford HS. ZONDA presented at this public feeder pattern meeting.
- According to FBISD website analytics, the Bond 2023 portion of the site had 892 "clicks" or visits as of April 17, 2025.

Questions:

- Was there a communications budget in the previous bond? Will it be included in a future bond? No. Information signs were purchased out of the general fund.
- How many *Let's Connect* inquiries have been made regarding Bond 2023? Two.

Safety & Security Update (slides 40-42)

Damian Viltz presented the safety and security update as the Chief of Police position is currently vacant. Bond 2023 budget status sits at 28% spent at this time. Two hundred interior cameras have been purchased with 44 already being installed. Out of 7,500 cameras, 400 (5%) are non-operational, but repairs are underway. Additional purchases of 14 new IPro cameras are being purchased to replace the current Arecont Vision cameras in the west side of the district. Fourteen additional exterior cameras will be installed at Austin HS and Travis HS. Rashid Khokhar inquired about the status of the Police Chief vacancy. Dr. Viltz did participate on a committee to identify the attributes desired for the next Chief of Police. Initial screening has already taken place with interviews set for next week.

Debt & Finance Updates (slides 43-49)

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 \$1,664,505,000 as of March 31, 2025.
- FBISD is still AA+ rated.
- A new debt issuance will take place soon.
- The District has \$127.5M in outstanding commercial paper notes for the period ending March 31, 2025. Approximately \$28.77M in interest expense has been saved as of this date utilizing the tax-exempt commercial paper program.
- Per Board Policy CCA (Local), the weighted average of maturity of issued debt cannot exceed the weighted average economic life of assets by more than 120%.

Overall Presentation Questions / Answers / Comments:

- It was requested operational costs, spending and reserves be provided to the BOC.
- Transparency, accountability, and tracking changes between meetings remain priorities.
- Call for consistent documentation and responses to member questions was acknowledged and agreed upon.

The meeting adjourned at 6:57 p.m.

Action Items:

- BOC members should contact Rashid Khokhar directly with any questions/concerns/comments, and he will provide this information to the appropriate individual or group to be addressed.
- A list of campuses to be provided with year of construction and capacity was requested.
- If there are any updates or additions to be added to the minutes, please provide that information to Jeanelle Fisher (Jeanelle.fisher@fortbendisd.gov) for inclusion.

Links:

- Board Policy Manual – Information concerning policies can be found online at:
 - **BDF (Local)** -
<https://pol.tasb.org/PolicyOnline/PolicyDetails?key=483&code=BDF#localTabContent>
 - **CCA (Local)** -
<https://pol.tasb.org/PolicyOnline/PolicyDetails?key=483&code=CCA#localTabContent>
- Past BOC meeting minutes and presentations are located on the FBISD website at:
<https://www.fortbendisd.com/Page/103972>.