



Bond Oversight Meeting #1

Date / Time
10/26/2023
6:00 AM – 7:30 PM

Location:
Nancy Watten Ctr

Committee Billy Bob Messer (Y)
Attendees Catherine Carlin (Y)
 Wesley Nute (Y)
 Phil Gumbert (Y)
 Jolynne Porter (Y)
 Nancy Cline (Y)
 Noe Franco (Y)
 Jaime Rivas (N)
 Tom Hammons (N)
 Tara Hrbacek (Y) –
 Non-Voting

Staff Dr Wendy Eldredge (Y)
Attendees Brian Moersch (Y)
 Chris Moore (Y)
 Robin Stout (Y)
 Corey Blackburn (Y)
 Tammy Craig (Y)
 Lelia Goehring (Y)

AGENDA:

1. Introductions
2. Set the quarterly calendar
3. Review committee purpose and guidelines
4. Review the bond construction market, project scopes, preliminary schedules, construction packages
5. Review the architecture procurement process

DISCUSSION

Item	Description
	Open Items
1	Introductions
2	Reviewed the Purpose, Actions and Guidelines of the BOC – Guidelines were provided to members in hard copy form. Guidelines approved by School Board in Sept. Presenter: Chris Moore: Catherine Carlin – Requested revisions to Guidelines: 3.7 “Missing meetings” update to “unexcused” absences? Billy Bob - Due to only 4 meetings a year – he felt that the guideline should stand as written. Phil Gumbert – Feels that if members are absent they cannot be effective. Billy Bob – Should a voting component be added for “release” by vote? Three misses in one calendar year or over three-year tenure? 3.8 – Ex Officio – Define as non-voting. (No Exceptions from committee) 4.6 – For Quorum – change to “more than half”



	Brian Moersch requested that we proceed at this time, and we can circle back if needed.
3	Establish Committee Chairperson Presenter: Chris Moore: Committee Chairperson – 1 year commitment None Previously nominated Nancy Cline – Self Nominated Catherine Carlin – Nominated by multiple members. Nomination: Carlin as Chair and Nancy Cline as Co-Chair 6 voted for proposed Chair and Co-Chair – Passed with Majority Vote
4	Presented 2018 Bond Presenter Corey Blackburn Presented 2018 Bond – Scope adjustments and reviewed scope that is moving from 2018 bond to inclusion within 2023 projects. Note: McKamy omitted from slide, will receive “Permanent Doors and partitions” Scope from 2018 Bond. Presented “Promised Made / Promises Kept” Video Showcasing work completed in the 2018 Bond Presented 2023 Bond Planning a. 2023 Bond Timeline 1. Analysis & Standards – 2. Utilization Study in progress 3. Revised and Updated Ed Spec 4. Long Term Facilities Master Planning b. Renovation & Replacement Projects c. Fencing Options 1. Clear Vu Presented for consideration 2. BOC Feedback noted below d. Presented Architectural packages. 1. Schedules are subject to change – pending feedback from Architects and Contractors 2. Currently Architectural Services are in Contract Negotiations. 3. Catherine asked if any Former Architects are returning – Answer: New Architects none from prior package. Fencing Options – BOC Questions and Feedback: Jolynne Porter – Q: Questioned if this going to occur at all campuses? Looks like Prison. Nancy Cline – Concerned about public appearance that it makes our schools appear “dangerous” Wesley Nute – Does District utilize Geo – Fencing? Per Brian Moersch – Geo-Fencing not currently utilized but planning for future. A: We will use Building Perimeter to meet TEA standards. Fencing is additional layer of security



	Nancy Cline - Q: Questioned Schedule for Perry Field: A: Scheduled to complete December 2023 Phil Gumbert - Q: Questions regarding Safety & Security Scope: Will it be one contractor or many? TBD For Construction Contracts – For example - How will roofing subs (As an example) for scaling. All CMARs are required to Bond? A: We are starting with the difficult projects first. We do not want to overload any singular CMAR. Contractors are selected by “Best Value” - Fee, Expertise, Bonding Capacity. Opportunities for both Large and Small Contractors in 2023 Bond. Standard Permitting and inspection process apply to these projects.
5	Fiber Optic Project Presenter Robyn Stout: Presented - Uses and Systems of Fiber within District. Explained the lack of redundancy of existing system and risks. Fiber Optic Project – BOC Questions: Nancy Cline: Q: Questioned whether installation would be above or underground installation. Robyn Stout confirmed intent for underground installation. Jolynne Porter: Q: For campus with new construction, how will fiber be run? A: Fiber will be run as part of construction package from the street to the building. Phil Gumbert: Q: Why are we proving our own infrastructure in lieu of leasing? A: BOC members offered experience that owning is more cost effective Q: What is the cost? A: Initial Construction Cost is approx. \$6M, but scope is being vetted. Does not include unforeseen conditions, soft costs, etc. Bond Budget was \$38.88M all in. Catherine Carlin: Q: Concessions buildings and other buildings without coverage – Why can’t these buildings use school Wi-Fi, what are they doing now? A: We are currently using Hot Spots. Wireless Bridges open up vulnerabilities. Fiber is more secure.
6	Committee Meeting Dates Presenter Corey Blackburn



	Nancy Cline: Q: How many Bond Dollars sold to Date? And what is being done with it? A: \$400 M to date, and it is currently paused waiting for projects to be initiated. Phil Gumbert: Q: Are we paying Interest? When do we start paying interest? A: CFO to provide information.

The notes above will be accepted as accurate if no additions or corrections are received with 48 hours.

ATTACHMENTS

1. None.