



October 9, 2015

Dr. John W. Frossard
Superintendent of Beaumont ISD
3395 Harrison Avenue
Beaumont, Texas 77706

Re: 2007 Bond Program-Final Report

Dear Dr. Frossard;

Weaver was engaged by the Beaumont ISD Board of Managers (the Managers) on December 18, 2014 to conduct a forensic examination of the 2007 bond construction project. The Managers directed us to make a full accounting of the \$388.6 million in bond proceeds, determine if any of these proceeds were misappropriated and, if so, by whom. We were further directed to identify any fraud or wrong doing regarding the bond projects. In regard to this latter directive, we were told to work directly with the Federal and local Task Force, established between the Jefferson County District Attorney's and United States Attorney's Offices which were prosecuting the illegal activity within the Beaumont ISD (BISD).

We previously reported to the Task Force our investigative summary regarding Scott M. Farve, John H. Elamad, Protectors Insurance and Financial Services, HRE, Andre Lewis, and W.B. Construction. As you are aware we have identified a number of suspicious transactions, relationships and/or parties which warrant a referral to the Task Force for whatever action deemed appropriate. The attached Final Report, which includes supporting exhibits, is the last report submitted to the District and the Task Force. We will continue to provide whatever support is required by the Task Force in its pursuit of the cases referred. In addition to making the referral to the Task Force on this first matter, we are going to recommend BISD seek recovery of all improper payments to the contractors/vendors.

We are available to answer any questions or provide whatever support you require.

Regards,

A handwritten signature in black ink that reads "William D. Brown". The signature is written in a cursive, flowing style.

William D. Brown
Partner, Forensic and Litigation Services
Weaver LLP

Forensic Accounting Examination
Beaumont Independent School District 2007 Bond Program
October 9, 2015

Background

On July 26, 2001, 3D/International (3D/I) provided Beaumont Independent School District (the District or BISD) with its District-Wide Facilities Assessment which was a comprehensive study of the cost to repair, maintain, or replace the District's facilities. In May 2006, Parsons Commercial Technology Group, Inc. (Parsons) acquired 3D/I. The District made a recommendation to the Board of Trustees (Board or Trustees) on September 21, 2006 to sign a Master Agreement with 3D/I to provide pre-bond services which included both Level 1 and Level 2 assessments of the District's facilities; this Agreement was signed by both parties on September 29, 2006. The total cost of the comprehensive facilities evaluation was not to exceed \$403,727. This project resulted in four facilities assessment reports, culminating with the "Orange Book," dated August 27, 2007. The Orange Book provided the basis for the \$388.6 million Bond Program which was authorized by the Board on August 30, 2007 and approved by the voters November 6, 2007.

Parsons was hired to act as Program Manager for the Bond Program on November 19, 2007. Parsons oversaw the construction projects until its contract was terminated on February 21, 2013. At this time there were four remaining incomplete construction projects which were turned over to be managed by Fittz & Shipman.

The District was rocked by a series of criminal fraud investigations and convictions starting in late 2013. Devin McCraney, Director of Finance for BISD, and Sharika Allison, Comptroller for BISD, plead guilty in April 2014 to embezzling \$4,041,705.27 from BISD by means of 18 separate wire transfers to bank accounts under their personal control. McCraney was sentenced to 68 months in federal prison and will have to pay more than \$4 million in restitution to the District. Allison was sentenced to 48 months in federal prison and will have to pay more than \$1 million in restitution.

On February 20, 2014, the Board hired Gayle Botley, CPA (Botley) who was the current external auditor at the time to audit the Bond Program funds. Botley was paid \$308,730 to conduct this audit which was not completed; Botley did not issue any reports in connection with this audit. The Board was replaced by the Board of Managers (the Managers) on June 15, 2014 by the Commissioner of the Texas Education Agency. Weaver LLP was engaged to conduct a forensic accounting examination of the Bond Program on December 19, 2014 (Exhibit 01). After completing a scoping exercise, Weaver provided the Managers its Fee Estimate and Preliminary Work Plan dated January 15, 2015 (Exhibit 02). This latter document sets forth the scope and deliverables for this engagement.

We conducted a detailed examination of documents related to the Bond Program and information contained in the District's financial records. This included the bond issuance documentation and related banking and investment account information.

In addition, we examined IMPACT, Parsons' proprietary program management database, and the voluminous hard copy construction files left behind at the District's Administration Building. We accounted for the \$388.4 million received in bond proceeds as well as the interest income earned on these funds. There were about \$17.4 million in expenditures related to the Bond Program which were miscoded in the District's accounting records. After an unsupported and improper transfer of \$8.1 million to the general fund and then subsequently to the debt service fund (the use of bond proceeds for interest payments was prohibited under the bond issuance documents), there was a balance in the bond project funds of \$225,559 (as of February 2015).

We conducted over 145 witness interviews and collected and examined over 8,900 documents which have been annotated and incorporated into our analysis and this report. The Managers directed Weaver to assist the Federal/Local Task Force (Task Force) in pursuit of its own investigation and prosecution of wrongdoing related to the Bond Program. To date, we have made the following six written referrals to the Task Force regarding actions arising from the Bond Program and/or related hurricane damage repairs.

1. Scott M. Favre, PA, LLC
2. John H. Elamad, International Design & Consulting Group, Inc., dba ECM
3. Healthy Resources Enterprise (Eric Boutte)
4. Protectors Insurance and Financial Services, LLC
5. Andre Lewis, dba Architectural Associates
6. W.B. Construction

We anticipate providing this report to the Task Force as well, which includes at least two more recommendations for prosecutorial consideration. We have made ourselves available to the Task Force and provided assistance as needed. We have also identified a number of improprieties or questionable acts or practices involving the promotion, management, or oversight of the Bond Program which are detailed below.

As we have advised the Managers and the District, we were denied access to a number of current and former Parsons' employees which we believe have critical information regarding the transactions reported herein. This denial was at the direction of Parsons' legal counsel. In the absence of this testimony, we were forced to establish a largely circumstantial case regarding the activities reported herein.

On September 2, 2015 we contacted Dr. Carrol Thomas (Thomas) in order to give him the opportunity to explain the activities reported below. This was an effort on our parts to be fair and objective regarding our findings. Thomas advised he would get back to us. On September 4, 2015 we were contacted by legal counsel for Thomas who advised he, legal counsel, had been contacted by Scott Farve (subject of Task Force referral). Legal counsel stated Farve informed him he had received a federal grand jury subpoena for his records regarding work performed for the District. We were further informed that legal counsel was advising Thomas not to speak with us in light of what counsel believed to be an ongoing criminal investigation into various matters reported below.

Dr. Willis Mackey (Mackey) was also contacted and requested to be interviewed regarding the facts surrounding the hiring of Parsons. Mackey briefly discussed the circumstances and agreed to an interview. Mackey was not available for interviews as promised. This lack of cooperation has been reported to the Task Force for whatever action it deems appropriate.

The following is a detailed analysis of our investigation, findings, and recommendations. We are available to discuss these findings with the Managers and the District.

Accounting for the Bond Proceeds

One of Weaver's charges was to determine whether the proceeds from the 2007 Bond Program were properly accounted for and only spent on Board-approved bond projects. We conducted a detailed examination of the bond funds, both receipts and expenditures. A detailed explanation of our examination was prepared and is included herein (Exhibit 03).

The 2007 Bond Program consisted of seven separate bond issuances, beginning in March 2008 and ending in May 2011, which totaled \$388,420,205. These bond proceeds were deposited into seven separate, interest-bearing investment accounts at Lone Star Bank. The total amount of bond funds available was \$391,394,467 which included interest earned of \$4,038,291 less a debt service payment in August 2013 of \$1,064,029.

On the financial accounting side, individual General Ledger bond fund accounts were created to track each of the bond issuances (Fund account numbers 628 through 634). Bond related expenditures were not paid from the investment bank accounts where the funds were originally deposited. Instead funds were transferred periodically from these investment accounts and co-mingled into the District's general fund bank account to pay Bond related expenses. These individual Fund transfers to the general account did not coincide with expenditures being made for the Bond Program.

We identified bond related expenditures from the District's check register totaling \$359,703,689. In addition, we also identified bond related wire transfers totaling \$6,361,490. We further identified an additional \$17,399,466 in bond related expenditures which were miscoded to the general fund or the capital projects fund. Approximately \$14.4 million of these entries were miscoded under the supervision of McCraney and Allison. In total we identified bond related expenditures of \$383,464,645, which included \$308,730 paid to Botley to audit the bond funds. We do not believe that Botley's fees are an approved use of Bond Program funds. It is our understanding the District has filed suit to recover these and other funds from Botley.

The difference between the total amount of bond funds available of \$391,394,467 and the \$383,464,645 in expenditures identified was \$7,929,822. On August 14, 2014, \$8,184,327 was transferred from the remaining Lone Star accounts to the General Fund, and subsequently transferred to the Debt Service Fund. The bond fund had a balance of \$225,559 as of February 2015.

Based on our discussion with the District's Interim Finance Officer and the current external auditors, this transfer of \$8,184,327 cash resulted from a prior period adjustment made by Botley for the year ending August 31, 2012. According to this prior period adjustment, the bond funds were reimbursement for amounts owed the general fund for bond related expenditures charged to the general fund. We noted this amount was transferred out of the bond funds to the Bank of America Consolidated account, subsequently to the Bank of America Debt Service account, and ultimately to the Bank of New York as an interest payment related to the bond principle balance. We were unable to find any evidentiary support for this prior period adjustment justifying the transfer of these bond proceeds. As previously stated, the use of bond proceeds for interest payments is prohibited under the bond issuance documents.

Conclusion and Recommendations

We noted numerous instances where the District's accounting records regarding the receipt and disbursement of Bond Program funds were not accurate or properly maintained. The District's records regarding Bond Program expenditures did not agree with the information in Parsons' IMPACT system which was supposed to track all the details regarding the Bond Program. Furthermore, the Bond Program funds were improperly commingled with the general fund bank accounts making a proper accounting of these funds extremely difficult. In addition we noted that cash account reconciliations were not performed on a periodic basis. We recommend that in the future, the District does not commingle bond proceeds with the general fund. Also, we recommend a proper accounting which includes timely and accurate accounting entries be made and that cash account reconciliations be performed on a monthly or quarterly basis.

Facility Systems Condition Assessment(s)

The September 29, 2006 Master Agreement contracted with Parsons to conduct a district-wide Facility Systems Condition Assessment (Assessment). Parsons submitted four versions of the Assessment between February and August of 2007. These reports played a pivotal role in the passage of the November 2007 Bond Program by providing the basis for the Board's approval of the Bond Program amount as \$388.6 million. In addition, the detailed project-by-project assessment and construction budgets were relied upon and used by the Community Advisory Bond Committee (CABC) (discussed in detail below) to generate the necessary community support for passage of the Bond Program.

Community support for a new Bond Program was lacking in large part due to the community's perceived failure of the 1994 \$56 million bond issue. The District was unable to complete the promised new construction and improvements to existing facilities. As a result, the voters lacked confidence in the District to properly manage a large scale construction project or spend public funds appropriately. The CABC was formed, in large part, to interact with the community and promote the passage of the Bond Program. The cost projections contained in the Assessments were instrumental in gaining the support of the CABC. As described below, CABC members feel they were deceived as to the costs of the bond projects, in particular the Multi-Purpose Facility, through the information contained in the Assessments.

On July 26, 2001, 3D/I issued its District-Wide Facilities Assessment which addressed Deferred Maintenance, Capital Renewal, and Educational Suitability (Exhibit 04). The study included thirty-seven construction projects with an estimated replacement cost of \$390.6 million. It is interesting to note that in 2001 3D/I estimated the cost of the new “sports facility” at \$33.4 million (Exhibit 04, page 16).

On September 21, 2006, Jane Kingsley (Kingsley), BISD Chief Financial Officer, recommended that Thomas approve the contract with 3D/I to conduct a comprehensive facilities evaluation (Exhibit 05). The District executed a Master Agreement with 3D/I (Parsons acquired 3D/I May 2006), dated September 29, 2006, to perform a second needs assessment of the District’s facilities (Exhibit 06). The cost per the agreement was \$403,727. The Board approved the agreement at its September 21, 2006 meeting. On March 19, 2007, Terry Ingram (Ingram), BISD Assistant Superintendent for Administration/Operations, recommended Thomas to extend the agreement to December 2007 at no additional cost (Exhibit 07).

Between February and August 2007, Parsons provided the District with four assessments, each one containing detailed project information and budgeted construction costs for each of the 40 projects detailed in the assessment. These reports are as follows.

- The “Red Book” (Community Advisory Bond Committee Recommendations), estimated cost \$371,522,651 (exclusive of the Multi-Purpose Facility (the Athletic Facility) at a cost of \$33.4 million), dated February 24, 2007 (Exhibit 08).
- The “Green Book” (Final Report), estimated cost \$443,903,945 (includes the Athletic Facility budget of \$29.8 million), dated April 27, 2007 (Exhibit 09).
- The “Blue Book” (Summary Report), estimated cost \$443,903,945 (includes the Athletic Facility budget of \$29.8 million), dated July 23, 2007 (Exhibit 10).
- The “Orange Book” (August 27, 2007 Updates), estimated cost \$388,553,301 (includes the Athletic Facility budget of \$29.8 million), dated August 27, 2007 (Exhibit 11).

These reports will be discussed in further detail below.

The Orange Book, dated August 30, 2007, was the final report and the one presented to the Board, which on August 30, 2007, approved an order placing the Bond Program on the November 6, 2007 general election (Exhibit 12). The Bond Program passed and on November 15, 2007. Ingram informed Thomas of the certified election results: 8,634 votes “for” and 6,373 “against” (Exhibit 13). As evidenced by these results, the vote was very close, amplifying the deceptions detailed below.

The Orange Book listed 40 separate projects with total construction costs estimated at \$295 million, which included \$32 million for “Design & Contingency.” The “Total Investment” set forth in the Orange Book was \$388.6 million which included an additional amount for “inflation” of \$72 million. Other fees of \$21 million include regional construction premium, management and expenses, bond fees, and hazardous material remediation (Exhibit 11, pages 1-2). The aforementioned schedule from the Orange Book was published on the District’s website, “www.beaumont.k12.tx.us” as well as included in Parsons’ proposal in response to the District’s RFP for Program Management Services (Exhibit 14). Both Board and CABC members advised us that the existence of the \$72 million inflation figure was important in lending their support to the Bond Program. Some stated the community would not have voted for the Bond Program if there was no margin for cost overruns.

Inflations analysis

The Orange Book included a schedule supporting Parsons’ \$72 million inflation amount. The \$72 million was calculated over a five year period. It is important to note this \$72 million was in addition to the \$32 million in design and contingencies already incorporated in the total budgeted project costs of \$295 million. Our analysis shows the \$72 million was allocated to specific construction projects consummated between March 2009 and March 2010, a one year period and not the five year period Parsons represented in the Orange Book to the Board, CABC, and the community. There were 39 budget reallocations totaling \$69.3 million from the \$72 million inflation amount. These budget reallocations occurred between March 2009 and March 2010.

The budget reallocations were made to nearly all bond projects. Witnesses have told us that Parsons’ assessment was at a lower grade building material than what the District believed they were getting, which was about a \$400,000 upgrade per project (“Dishman” quality). Based upon analysis of some of the projects, it appears that Parsons’ cost estimates were significantly undervalued, for example the classroom additions at schools where Fibrebond provided pre-fabricated construction. The stated purpose for using pre-fabricated construction was to provide the classrooms faster and not to save money as the cost was purportedly the same. Nevertheless, the cost of Fibrebond’s construction was the entire Parsons’ estimate of the construction, thereby leaving architectural and soft costs, which were about one-third of the total costs, as costs that far exceeded the Parsons’ estimates.

Our research regarding trends in construction costs during the period covering the bond construction projects showed almost no inflation. Turner Construction published its “2012 Fourth Quarter Forecast” which included a table indicating building costs “declined” in 2009 and 2010 by 8.4% and 4.0% respectively (Exhibit 15). It should be noted that the majority (59.4 million) of the above budget reallocations occurred in 2009. On March 1, 2007, Carl Rabenaldt, Parsons’ Executive Committee Member, reported to the CABC and Trustees Terry Williams and Dr. Bill Nantz that “The total cost of labor, soft costs, inflation was about \$409M. E&R - construction magazine, reported flat inflation.” This statement by Rabenaldt clearly contradicts the \$72 million inflation amount included in the Orange Book. Rabenaldt also stated: “Multipurpose Facility – football stadium with natatorium, parking lot, property, soccer and football field, \$26.4M” (Exhibit 16).

This is evidence Parsons did not expect any inflation in construction costs in 2010. Furthermore, Ingram advised that it was common knowledge in the District that there was no inflation and the \$72 million was put in the budget to cover cost overruns. The largest single budget reallocation of \$14.1 million was made to the Multi-Purpose Facility. The community was promised the new schools would take precedence over the stadium and would be started first. Contrary to these promises, the stadium was started before the construction of the new schools under the guise that being the biggest project, the stadium, would be worst hit by the “projected” inflation. We were told by many of the Trustees that the reason they supported the Bond Program was that they were ashamed of the conditions of the elementary schools that were being replaced. Most of these Trustees believed that construction on these elementary schools began before construction on the Athletic Facility, but our analysis determined that construction on the Athletic Facility began in June 2009 and was completed by September 2010, while the schools were begun in late 2009. As of Parsons’ termination in February 2013, four projects remained incomplete and were not completed until August 2013.

Parsons promoted its “Fast Start” program as a way to minimize the impact of inflation. The \$14.1 million budget reallocation for the Multi-Purpose Facility indicated a change in scope of the project as the justification for change. All budget reallocations were approved by Thomas (Exhibit 17).

Multi-Purpose Facility

The Multi-Purpose Facility provides an example of the false cost information included in project budgets as represented by Parsons, Thomas, and District Administration. The Orange Book listed the construction budget for the Multi-Purpose Facility at \$29.8 million. This was the amount submitted to the Board, CABC, and community. The Multi-Purpose Facility actually cost \$47.3 million (Exhibit 18). According to witnesses, Thomas wanted to duplicate the stadium complex at Cy-Fair Independent School District. According to Ingram, Parsons told Thomas they could not build a stadium as nice as Cy-Fair’s within the current (\$29.8 million) budget. Those Trustees interviewed stated they would not have approved the Bond Program had they known the stadium was going to actually cost \$47.3 million. The CABC members also stated they would not have supported the Bond Program had they known this. Furthermore, the Trustees and CABC members stated the community would not have passed the bond either if this fact was known.

The Red Book, dated February 24, 2007, budgeted \$43.8 million for the Multi-Purpose Facility. This amount was reduced to \$29.8 million in the next three facility assessments done by Parsons, including the Orange Book approved by the Board and authorizing the Bond Program on August 30, 2007. The \$29.8 million amount was also posted on the District’s website. Parsons’ response to the District’s RFP for Program Manager included a schedule showing the projected completion cost of the Multi-Purpose Facility as \$47.3 million. The following is a chronology of the stadium project.

- March 3, 2008 RFP issued for Construction Manager At Risk (CMAR) with an estimated project budget of \$25 million (Exhibit 19).
- March 21, 2008 Turner Construction Company submits a proposal for CMAR (Exhibit 44).

- April 17, 2008 BISD Board authorizes Superintendent to enter into contract with highest ranked firm (Exhibit 20).
- June 19, 2008 Board approves purchase of property for stadium for \$33.7 million (which appears to be a typo on the Board minutes as the contract states \$3.6 million) (Exhibit 21, Approval of "Exhibit X in the minutes").
- July 21, 2008 agreement between Owner and Construction Manager (signed by Thomas and Jason Freeman) for \$65,000 pre-construction services (Exhibit 22).
- September 10, 2008 Turner completes Conceptual Work Sheet, estimating the cost of the stadium at \$41.7 million (Exhibit 23). Notation that the costs are \$6.5 million beyond what Galena Park ISD required. Document found in Parsons' records, no indication the Board or CABC saw this.
- October 14, 2008 CABC meeting. Parsons' project manager states "We have started the borings on the stadium only. This project is being fast tracked: the stadium will be started first" (Exhibit 24, page 2).
- February 17, 2009 CABC meeting. Thomas states: "The Multipurpose stadium, the new sign will go up in about 30-60 days so people will know where it will be. The officials at Parsons, has guaranteed me that the price of the new center is within the budget, that includes the budget" (Exhibit 25, page 2). There is no evidence that the Board or CABC are aware of any budget other than \$29.8 million at this point.
- March 11, 2009 original budget allocation request approved in the amount of \$29.8 million by Thomas and Terry Ingram (Exhibit 26).
- April 16, 2009 the Administration (Thomas) recommends East Texas Precast sub-contract for \$3.5 million (Exhibit 27).
- April 16, 2009 Board approves East Texas Precast sub-contract (Exhibit 28).
- April 21, 2009 Thomas approves stadium budget of \$44.0 million budget (Exhibit 29). There is no evidence this budget was submitted to the Board.
- May 20, 2009 Turner prepares a partial guaranteed maximum price (GMP) for \$9.5 million (Exhibit 30). No indication Board was made aware of this.
- May 28, 2009 ground breaking on Multi-Purpose Facility.
- May 29, 2009 Turner submits Conceptual Estimate of \$41.1 million. No evidence Board was made aware of this estimate.

- June 11, 2009 Board approves General Conditions and Requirements for \$2.99 million (Exhibit 31).
- June 18, 2009 Board approves GMPs of \$4.7 million; \$53,380; and \$146,035 (Exhibit 32, see agenda item Q.1).
- August 20, 2009 Board approves GMPs of \$749,208; \$121,590; and \$319,638 (Exhibit 33).
- August 26, 2009 Turner submits Change Order No. 1 for \$14.0 million (Exhibit 34).
- September 14, 2009 Turner prepares its final GMP in the amount of \$38.5 million (Exhibit 35).
- September 17, 2009 Turner submits Change Order No. 2 for \$24.3 million (Exhibit 36).
- September 17, 2009 Board is made aware of the total GMP amount of \$38.5 million (Exhibit 37, agenda item M.1).
- August 26, 2010 opening ceremonies for Multi-Purpose Facility

Conclusion

It is well documented that Thomas, Ingram, and Parsons all knew prior to the November 6, 2007 bond election that the Multi-Purpose Facility could not be built to Thomas' specifications for \$29.8 million. On September 10, 2008 Turner prepared a "conceptual budget" in the amount of \$41.7 million. There is no evidence this conceptual budget was provided to the Board. On February 9, 2009 Parsons submitted a Budget Allocation Request and Approval for the stadium in the original amount of \$29.8 million. Thomas and Ingram approved the document on March 11, 2009. On April 21, 2009 Thomas approved a \$44.0 million budget for the stadium. Between June 19, 2008 and August 26, 2009, District Administration and Parsons provided the Board with about \$14 million of authorizations for the stadium. It was not until September 17, 2009 that the Board was presented with Turner's \$38.5 million GMP. Common practice for construction projects was to get Board approval of the construction manager's GMP prior to the start of construction. This was not the case with the stadium. There was apparently a concerted effort by Thomas, District Administration, and Parsons to conceal the total cost of the stadium from the Board, CABC and the community.

Citizen's Advisory Bond Committee

The CABC was formed in October or November 2006 to oversee the Bond Program and interact with the community. On October 15, 2007 Thomas recommended that the Board approve the Resolution of the Bond Oversight Committee (Exhibit 38). The Board approved the Resolution for the Bond Oversight Committee Duties for the Citizens Advisory Committee in Exhibit V to the Regular Meeting – October 18, 2007 (Exhibit 39). Each Board Member nominated five persons to serve on the Committee. Thomas appointed the remaining to complete the 49 member committee.

Among other things, the Committee's responsibilities included (Exhibit 40):

- Monitor progress of project(s)
- Review and analyze all available data and reports
- Report all information to Trustees and public
- Establish trust and credibility within the community about projects and how the funds are being handled
- Ensure that funds designated for certain projects identified in scope of work are dedicated to budget of said project and within project guidelines
- Relay and make available all appropriate information to public for scrutiny and review

The 49 CABC members were assigned to different sub-committees including High Schools, Middle Schools, Elementary Schools, and Other Facilities. According to the Red Book (Exhibit 08), "The Citizen's Advisory Board Committee (CABC) was formed to assist the BISD Board of Trustees in working with the community and serve as overseers of the improvements for the next 5 years." The CABC was provided "Fact Sheets" dated March 6, 2007 which contained cost budgets totaling \$443.6 million and other information regarding the bond projects (Exhibit 41).

CABC members advised that early on, they regularly met with the District and Parsons to discuss construction design, timing, and budgets. Members further advised that they originally viewed their role as one of oversight for the Bond Program. Shortly after the bond passed in the November 2007 election, CABC members advised it became apparent that the District was excluding the CABC from any oversight role and disregarding the members' input. As a result, CABC member participation diminished as it became apparent to them the District and Parsons were ignoring their input and excluding members from any oversight of the bond projects.

Conclusion

The CABC was an integral part of the District's plan to gain community support for the Bond Program. As set forth above, the CABC was not provided accurate information regarding the projected inflation or known costs for specific projects, such as the Multi-Purpose Facility. CABC members interviewed advised they would not have supported the Bond Program had they been told the Multi-Purpose Facility would cost \$47 million.

RFP for Program Management Services

The District issued the Request for Program Management Services for the Beaumont ISD 2007 Bond Program (RFP #08.043) September 21, 2007 (Exhibit 42). The original response date of October 5, 2007 was extended to October 9, 2007. The RFP's Anti-lobbying Provision states in relevant part:

"Consultants are specifically prohibited from contacting any BEAUMONT ISD administrators or trustees other than the contacts listed in this RFP. If a consultant is determined to be in violation of this policy, this too shall constitute grounds for immediate disqualification from consideration by the district" (Exhibit 42, page 6). The District's contact for questions is listed as Jane Kingsley, Chief Financial Officer.

The RFP also includes a “VENDOR INFORMATION/NOTICE OF NO-SUBMISSION” which states in relevant part:

“I certify that I have carefully examined the Invitation for Proposal, Specifications, General Conditions, Certifications, and Price Sheets and attachments. I agree to furnish supplies and/or services in strict compliance with the specifications and conditions contained in this document. I freely submit this offer and have not colluded with other parties to fix prices, or in any other manner undermine the competitive procurement practice” (Exhibit 42, page 16).

This form includes a line for the “SIGNATURE OF AUTHORIZED REPRESENTATIVE and Date” (Exhibit 42, page 16).

Parsons’ Executive Proposal Review

Parsons prepared its internal “Executive Proposal Review” for the Program Management Services for the District’s 2007 bond program on October 1, 2007 (Exhibit 43). Section 1 states, in relevant part: “Parties and Percentage Participation: Ware & Associates (1%), MWBE sub TBD (9%).” The Proposal Review notes Parsons confirmed its strategies for winning the “PM” project the week of September 10th (2007). Marvin Daniels and Johnnie Jordan were mentioned as participating in the process. The Executive Proposal Review states Parsons “helped” the District establish the \$11.6M budget for the program management fee (Exhibit 43, Section 2, page 3, paragraph 16). It was noted Parsons’ fee proposal was “considerably” lower in order to counteract Jacobs’ experience advantage with Texas school districts.

Paragraph 20 of the Executive Proposal Review is titled “Political Concerns” and notes the lack of support by the Beaumont Enterprise (local newspaper) and the importance of maintaining the support of the local business community. Paragraph 20 goes on to state “Team members include local firms recommended by two of BISD’s assistant superintendents. We are in the process of vetting these firms and making a final selection” (Exhibit 43, Section 2, page 3, paragraph 20). Section 3, page 1 of the Executive Proposal Review states “We are in contact with several local architectural and construction firms interested in teaming opportunities. These firms command the respect and loyalty from several key staff members associated with BISD.”

At the time the Proposal Review was prepared, the two known “Assistant Superintendents” at the District were Ingram and Mackey. We believe Marvin Daniels and Bob Menefee, former Parsons’ employees, have direct knowledge regarding this situation. As previously mentioned, legal counsel for Parsons blocked our access to Daniels and Menefee asserting a non-disclosure agreement with them. We have discussed with the Managers potential legal action against Parsons in order to force discovery (including identifying any payments to parties recommended by the District) aimed at obtaining relevant information regarding this situation from Parsons and the existing and former employees.

Parsons’ Proposal for Program Management Services

In response to RFP # 08.043, Parsons submitted its proposal (Program Management Services for the Beaumont ISD 2007 Bond Program) dated October 5, 2007 and signed by Alvaro Rizo-Patron, Vice President, South Sector Leader (Exhibit 44).

The proposal includes the VENDOR INFORMATION/NOTICE OF NO-SUBMISSION, signed by Rizo-Patron and dated October 5, 2007 (Exhibit 45). The Proposal included the following Project Team:

- Bob Menefee, Program Manager
- Alvaro Rizo-Patron, Officer-in-Charge
- Marvin Daniels, Executive Committee Member
- Carl Rabenaldt, Executive Committee Member
- Johnnie Jordan, Fast-Start Team Leader
- Parke Smith, Fast-Start Team Leader
- Carl Tickel, Fast-Start Team Leader
- Steve Fulwider, Project Manager
- Wyntress B. Ware, Public Engagement, Public Relations & MWBE Outreach (Ware was interviewed)

Legal counsel for Parsons has blocked our access to former and current employees whom we believe have relevant information regarding the events surrounding the Program Manager contract award to Parsons as well as its performance under the Program Management Agreement (the Agreement), dated November 19, 2007 (Exhibit 46).

Irregularities Involving the Award of Program Manager Contract to Parsons

LANWalton, a program manager located in Bryan, Texas, submitted its response to the RFP, dated October 9, 2007, which included Healthy Resource Enterprises, Inc. (HRE) as one of its “Additional Team Members” (Exhibit 47). LANWalton is described as a certified federal 8(a) small disadvantaged business and a minority-owned firm specializing in delivering comprehensive emergency, engineering, construction and environmental services. Eric Boutte was listed as CEO/President of HRE. A copy of Boutte’s resume was included in LANWalton’s proposal (Exhibit 47). HRE was listed as one of LANWalton’s Onsite Project Managers.

Lamar Urbanovsky (Urbanovsky), former Chancellor of Lamar University, was listed as LANWalton’s Principal in Charge in its proposal. Urbanovsky stated he was contacted Texas State Representative Joe Deshotel (Deshotel) about proposing on the District’s Program Management job (Exhibit 48, interview memorandum). According to Urbanovsky, Deshotel advised him that he would need African-Americans on his team to get the job and in particular, Eric Boutte with HRE out of Houston, Texas. It was Urbanovsky’s understanding that Boutte was a former aide to Deshotel. Urbanovsky stated they had difficulty getting any background information on HRE, in particular any prior engagements. According to Urbanovsky, HRE’s company information showed it had 23 employees; however, Urbanovsky determined HRE only had three employees, one of which was a secretary. According to Urbanovsky, this made him very nervous in that he did not think HRE was a legitimate company.

Urbanovsky stated when he contacted Boutte about being part of LANWalton’s proposal, Boutte demanded a “pre-agreement” which would guarantee HRE a fee for showing up at the proposal presentation. Urbanovsky declined to give HRE this fee.

Patricia Attaway, District employee, advised she was tasked by Kingsley to prepare the bid specifications for the Program Manager project. Attaway believed the requirements she received from Kingsley and Thomas were "slanted" towards Parsons because they had performed the cost analysis for the bond project. Attaway prepared a spreadsheet rating the Program Managers based upon their qualifications as they pertained to the job specifications. According to Attaway, Parsons came in second. Attaway stated Thomas and Kingsley told her she would be part of the selection committee; however, she left before the District interviewed the Program Manager candidates.

We examined the proposal scoring sheets for the Program Manager which were rated by six committee members. It appears the scoring sheets used to rank the proposals were altered, rating Parsons as the best (Exhibit 49). Ingram and Kingsley both participated in the scoring. Ingram recalled that the firm from College Station, Texas (we presume LANWalton) was rated the highest and that both he and Kingsley rated this firm highest. Kingsley recalled the votes were tied for Parsons and LANWalton. Upon examining the score sheet for voter form #6 of 6, Kingsley recalled one vote was changed but she could not recall who or why.

Urbanovsky received a phone call advising LANWalton they were being granted an interview at 8:00am Friday morning. He did not recall the exact date but believed it was late October just before the November 6, 2007 bond vote. Urbanovsky informed CMTS and Ray Marshall, another black-owned business LANWalton was including on its team. Likewise he informed Boutte of the interview. Urbanovsky spoke with Boutte telephonically the Thursday before the interview at which time Boutte told LANWalton would never get the job and LANWalton was nothing but window dressing for bidding purposes.

Urbanovsky advised he never met Boutte before the proposal presentation and arranged for the LANWalton team to meet at a hotel prior to the presentation. Urbanovsky was at the hotel and observed a black man and asked him if he was Boutte. This individual stated he was Boutte's HR Director and that Boutte would not be present.

Urbanovsky stated the interview was held in Thomas' conference room in his office. Present at the interview were Thomas, Patricia Attaway, Kingsley, Mackey, Ingram, Johnny Casmore, an Exxon Mobil engineer, and Benny Hickman with Energy were present. Urbanovsky advised they had a lively exchange with the staff and got a lot of questions. Thomas and Mackey were relatively quiet. The LANWalton team was the first interview, followed by 2 others. Urbanovsky left the interview and believed the LANWalton team was there only to have several proposals and that the District had already decided to go with someone else. Paul Hawryluk with LANWalton was also interviewed (Exhibit 50). Hawryluk, however stated he believed that the interview committee voted 5-2 for LANWalton and that only the Superintendent (Thomas) and the Assistant Superintendent (Mackey) voted against them.

Around 11:30am, on his return to Austin, Urbanovsky received a telephone call from Boutte stating they got the job. At this time, Boutte asked if Urbanovsky was going to dump Boutte after they got the job.

Urbanovsky also received two separate calls from Deshotel asking if Boutte was going to be dumped. Urbanovsky advised both Boutte and Deshotel that Boutte was still included in the proposal. At about 1:00pm, Urbanovsky received another call from Thomas' Administrative Assistant informing him LANWalton got the job and requested Urbanovsky to meet the next Monday morning with Thomas to discuss fees.

Urbanovsky stated Mackey called around 7:30pm Friday and told Urbanovsky that LANWalton would not have been selected had Mackey not backed them. Mackey told Urbanovsky he needed to hold open two positions on LANWalton's payroll for "local costs" for staff to represent "us," meaning the District. Urbanovsky has no idea who these individuals or companies could be but believed one was a former County Commissioner or Judge who got Mackey his job with the District. Mackey told Urbanovsky to be at the District's office Saturday morning at 8:00am to discuss fees. Urbanovsky told Mackey he could not be there Saturday morning. When Urbanovsky asked how much in fees would be required for these two positions, Mackey suggested a telephone conference on Saturday on a "land line" which never occurred. Urbanovsky received no phone calls Saturday or Sunday from Mackey.

Ingram stated that prior to the start of the Monday morning meeting to discuss fees, Mackey entered the conference room and advised Thomas that the "phone call" over the weekend did not go well. We presume this to mean the call wherein Urbanovsky questioned Mackey about the cost of the two individuals recommended by Mackey.

Urbanovsky, Hawryluk, and Dr. Ned Walton attended the meeting which was also attended by Thomas, Mackey, Kingsley, Ingram and possibly Hickman. Urbanovsky believed LANWalton had been selected for the job when they walked into the fee negotiation meeting. However, Urbanovsky stated that the meeting was immediately very contentious with Thomas and Mackey being very antagonistic towards them. He stated that Mackey accused LANWalton of being non-trustworthy because they did not bring their minority-owned business contractors with them to the meeting.

Hawryluk recalled that they submitted a fee range to BISD depending on the scope of the project. He stated that this fee range was between 2.9% and 3.2% of the construction dollars or total dollars managed as he could not remember the exact bond amount. He stated that they never provided a round number because BISD would not give the specific scope of the project for them to make that determination. Hawryluk advised that their fees included expenses, a set time frame of about three to four years and a 12-month warranty after completion of the contract. He believed that their bid was in the \$10 to \$12 million range. The bid scoring sheets prepared by the District listed LANWalton's fee at \$15 million (Exhibit 49). Hawryluk also stated that their fees would not change due to any changes in construction estimates.

Thomas told Urbanovsky "we can't burn up the bond paying fees." Urbanovsky believes LANWalton's fees were about \$3 million. Thomas told Urbanovsky the staff needed about an hour to discuss the numbers and suggest the LANWalton team come back in about an hour.

Despite the forgoing presentation on fees, Hawryluk stated the District advised them that they had failed to negotiate fees and therefore the job went to the next bidder. Urbanovsky advised the District told him that Parsons underbid LANWalton by \$90,000 and was therefore being awarded the contract. This contradicts the position that LANWalton failed to negotiate fees, because, if true, how could the District determine Parsons' bid was \$90,000 lower? Urbanovsky cited a news article shortly after the meeting wherein Thomas stated LANWalton was not willing to negotiate fees. Hawryluk also commented that they could have been competitive at \$9 million, but the District never gave them the opportunity to meet a number.

On October 16, 2007 Thomas made a recommendation to the Board to approve Parsons' proposal for Program Manager Services (Exhibit 51). Thomas informed the Board that the top three proposers were selected and a negotiation of cost with the top proposer was begun. Thomas added the District and the top proposer could not agree on the amount of the fee after which negotiations were started with the second-ranked proposer. Thomas recommended Parsons at a fee of \$9.0 million. According to Ingram, Bob Menefee, in charge of the Parsons team, was not qualified to manage the project in that he was neither an architect nor an engineer and had no experience in building schools, having specialized in building prisons.

It is noted that while LANWalton brought two minority-owned business partners (at least one of which would have provided significant construction services) to the initial interview, Parsons did not bring any and only provided Wyntress Ware as a minority-owned partner who would provide recruiting of minority-owned contractors.

Conclusions

Parsons' Executive Proposal Review documents that contact was made with two District Assistant Superintendents. The RFP forbids contact with anyone other than the designated contact, Jane Kingsley who was not an Assistant Superintendent. Parsons also made the signed statement: "I freely submit this offer and have not colluded with other parties to fix prices, or in any other manner undermine the competitive procurement practice." The above scenario indicates LANWalton was not selected because it questioned Mackey regarding the costs of the two parties Mackey demanded be placed on LANWalton's team. The scenario further supports the reference contained in the Executive Proposal review about including firms recommended by the District. This particular situation has been referred to the Task Force for its consideration.

Parsons Program Management

The Program Management Agreement (Agreement) between the District and Parsons was executed on November 19, 2007 (Exhibit 46). As described further below, the Agreement set forth a Scope of Work and deliverables which provide the basis for evaluating Parsons' performance under the contract (Exhibit 46, page 13). As described below, issues arose and at least two lawsuits were filed regarding the bidding and procurement practices over which Parsons had "Prime" responsibility. Issues were also identified with Parsons' IMPACT system which was its highly touted information management system.

Construction on the bond projects started in March 2008 with the construction of additional classrooms at the three High Schools with modular buildings. Parsons received two contract extensions and was paid an additional \$818,240 (Exhibits 52 and 53), bringing its total compensation to \$9.8 million, exclusive of cost reimbursements. Parsons was fired on February 21, 2013 and was replaced by Fittz and Shipman to complete the close-out on the final four projects. Fittz and Shipman was paid \$45,000 for their services. Ingram and other witnesses stated the District was promised the “A” team and received the “F” team. Parsons’ management of the Bond Program was plagued with turnover within its team.

MWBOE

The District stated its purpose was to favor local and minority-owned businesses and promoted a minority mentoring program. On December 3, 2007 Parsons sub-contracted with Ware & Associates to manage the LMWBE. Ware was responsible for keeping the community apprised of the progress of the Bond Program. Parsons paid Ware \$298,000 (Exhibit 54). Ware charged the District another \$25,000 (and was paid \$12,000) to produce a newsletter touting the success of the LMWBE program. This program was designed to inform local and minority contractors of the opportunities to work on the bond project.

It was further noted the MWBE teaming partner’s role was going to be field inspections with a 10% share. The role of Ware & Associates was community outreach for a 3% share (Exhibit 43). Both team members’ statuses were shown as “to be determined.” It should be noted Parsons had a pre-existing relationship with Ware & Associates, and it appears unlikely Ware was one of the local firms recommended by the District. Also, Ware was not a local firm with its offices in Fort Worth, Texas even though Ware was previously a Beaumont resident.

Parsons viewed its excellent relationship with BISD’s superintendent and facilities personnel as part of its winning strategy. It further noted BISD recognized Carl Rabenaldt and Johnnie Jordan as key players in getting the bond referendum on the November ballot. Parsons’ action plan included selecting an LMWBE teaming partner.

It was determined that, contrary to the promises in Ware’s contract, it arranged several meetings where the District and Parsons could promote the LMWBE program. Ware merely arranged the meetings and collected contact information from the attendees. Ware did not do anything to determine or vet the qualifications of the attendees.

General contractors understood that in order to be awarded a project they must “team up” with a minority owned business. This resulted in a number of “brokers,” that is minority-owned businesses, participating in the bond projects who were little more than “window dressing.” These minority brokers provided little or no actual construction services but rather hired non-minority sub-contractors to do the actual work or did work that was unnecessary.

An example was Hallmark Group which teamed with Turner Construction on the Multi-Purpose Facility. Jason Freeman (Freeman), President of Hallmark, advised he was given a \$5.0 million portion of the “stadium” project. Freeman advised Juan Reed (Reed) of Hallmark acted as a “birddog,” someone who chased leads on new work. According to Freeman, Hallmark’s profit on the stadium and Martin Elementary School was about \$700,000, of which Reed was paid 50% for acquiring this work. Freeman further stated that Turner had Reed removed from the worksite for undisclosed behavior issues. We were unable to determine what services were provided by Reed on the stadium project. Freeman informed us he, Freeman, hired all non-minority contractors to do the work he was contracted to perform. In the end, it appears no minority contractors benefited from the contract with Hallmark. Other general contractors referred to similar arrangements calling the minority contractors “trailers,” meaning they were placed on the “team” for appearances, paid a portion of the contract, and hired non-minority contractors or did unnecessary work. Former Trustee Woodrow Reece advised he constantly complained to Parsons that there were no minority contractors on any of the construction projects he personally observed.

Another example was that after being ranked number one twice and not getting a contract to build one of the three sets of elementary schools, Daniels Construction partnered with Andre Lewis to finally win the bid for the construction of the third set of elementary schools. According to Daniels, Lewis, an architect, acted as a consultant on the project even though Daniel’s Project Manager advised that Lewis added no value to the project and Lewis’ work could and would have been done by the Project Supervisors. Lewis advised that he spent most of his time working with the individual school’s representatives as to color schemes and the façade, duties usually handled by the Architect. Matrix was retained by the District as the architect for this project. In addition, Lewis had a full time job with the City of Beaumont during this project which resulted in him usually only spending about one day a week working on the project. Lewis received a percentage of Daniels’ fees which resulted in Lewis being paid approximately \$180,000 by Daniels for the project.

Parsons Scope of Work

The effective date of the Program Management Agreement was November 19, 2007 (Exhibit 46). Parsons agreed to perform the services set out in “Exhibit A: Scope of Services and Deliverables” (Exhibit 46, page 12). The Agreement also sets forth a “scope of responsibility” which Parsons states is “key” to the success of a program of this magnitude and complexity. The agreement (Exhibit 46, page 13) shows a responsibility matrix setting forth the division of responsibilities between BISD, Parsons, Architects/Engineers, and Prime Contractor. The levels of responsibility include: Prime; Review/approve; Prepare/present; Verify/coordinate; Coordinate and Submit.

Prime Responsibility

Bidding, evaluations and negotiations. The Agreement states in part “During the construction phase it is important to select the best qualified contractors to do the work.” Parsons further stated it will accomplish this by working with the architects to develop proposal packages that clearly state what BISD is looking for in a contractor. Parsons also suggests raising contractor awareness through hosting luncheon meetings to publicize the upcoming projects.

Parsons introduces Ware & Associates as its “public engagement partner” which will assist with the process. Parsons will work with the staff to develop a selection process and sees its role as a facilitator. Parsons further states “During the selection process we will review the proposals, check references, determine the contractor’s ability to perform, and evaluate alternatives.” Parsons failed to perform these contractual requirements as the following examples demonstrate.

Parsons, BISD, and Thomas were sued by A. B. Bernard and BGI Contractors, LLC for alleged violations of Tex. Educ. Code, Section 44 subchapter B. The lawsuit was filed December 30, 2008 (Exhibit 55). The lawsuit arose out of the March 2008 RFP for the construction of a group of prototype elementary schools. Daniels Building and Construction and A. B. Bernard jointly submitted their proposal which was determined to be the highest rated of all the contractors. The aforementioned Texas Education Code Section is intended to allow school districts to select the contractor providing the “best value” and to avoid any fraud and favoritism in the expenditure of government funds. The lawsuit alleged Parsons and Thomas did not apply the proper evaluation process and manipulated same. Bob Menefee testified during his deposition that he was aware of this section of the Texas Education code. The lawsuit was settled July 9, 2009 with the award of Bernard’s attorney fees. As stated above, Parsons was to work with the staff to develop a selection process.

Within 18 months of settling the A. B. Bernard lawsuit, Parsons, Thomas, and BISD were again alleged to have engaged in bid related improprieties. L & L General Contractors filed a lawsuit against Parsons, Thomas, BISD, and select Trustees on March 31, 2011 (See Exhibit 56). This lawsuit arose out of a Request for Competitive Sealed Proposals for RFP 10.029B (the West Brook Field House) dated December 7, 2010. L&L General Contractors was the highest rated contractor of the eight bidders. Among those proposing, HRE was rated as the fourth-highest bidder. The Evaluation Committee ranked HRE number four (4) of the eight ranked contractors, noting, without limitation, serious and substantial performance-related concerns about other BISD work HRE had performed.

During the presentation to the Board on January 20, 2011 several Trustees criticized Parsons for its lack of selecting minority contractors. At the February 17, 2011 Board meeting Parsons recommended the fourth highest ranked contractor, HRE, to the Board. Trustee Tom Neild raised concerns over violating Tex.Educ.Code section 44.039 by selecting the fourth-ranked contractor, especially in view of HRE’s past performance issues with BISD. In response, Ed Cailloutte, Parsons’ employee and designated Bond Program Director, stated HRE had failed on another BISD project by failing to follow bulk purchase directives, costing BISD a substantial amount of money, and by walking off a BISD project. The project in question was the \$19 million renovation project on Smith Middle School which was reported on separately to the Federal/Local law enforcement Task Force. It should be noted, Thomas orchestrated a highly questionable emergency, no bid contract in favor of HRE and Eric Boutte on this project. Although this project was to be paid out of the hurricane funds, our analysis showed that approximately \$6 million of bond funds were advanced to get this project started.

Conclusion

Bidding was one of Parsons' "Prime" responsibilities. The above lawsuits demonstrate Parsons' failure to perform these tasks. During our investigation we have documented a number of instances where Thomas has interceded on Boutte and HRE's behalf, including the award of a \$19 million no bid contract which is the subject of a referral to the Task Force.

Cost verification/estimating.

Parsons notes cost estimating is both an art and a science which is ongoing from the pre-design phase through construction. Parsons claims it has in-house estimators to provide cost estimates at each step. Cost estimates will also be provided by the architects and in certain cases the construction manager. Each member of the team will review the others' numbers and come to an agreement as to which estimate reflects the project's actual cost. The cost estimates are to be checked during the drawing review process at 25, 50, 75 and 95 percent complete construction documents. The stated goal, on bid day, "we are able to meet our budget and award a contract to begin construction."

Conclusion

This did not occur in regard to the Multi-Purpose Facility for which the Board, Citizens Advisory Bond Committee, and the voters were told this project would have a cost of \$29.8 million prior to the bond election in November 2007. The contractors bidding on the job advised there were no construction drawings at the time of the bidding process which made it almost impossible to prepare an accurate bid before the contract award. Parsons and the District, in particular Thomas, were aware well in advance of the contract award the actual cost would be in excess of \$44 million.

Development of contracts/RFPs.

The Program Management Agreement states, in part:

"We will evaluate the project list and recommend how the projects should be assigned based on the best interests of BISD. Each firm's strengths and resources will be considered. Parsons will identify candidates for design teams, and contractors to notify about up-coming projects, develop and review of the RFPs and contracts to ensure that they address specific functional and design experience and presentation of options for client review, development of specific questions for interviews, and participants in the actual interviews. We will work with the local community and minority firms to ensure that they are aware of the upcoming work and that they participate in the process."

According to Melody Chappell, the District's counsel, about six months after Parsons was retained, she was asked by the District to handle the preparation of all of the construction contracts with the vendors. She advised that she was brought in because it was determined that Parsons, especially Parsons' Project Manager Bob Menefee, had no clue as to how to write a contract. She recalled that Ed Caillouette was in charge at Parsons when she became involved. Chappell advised that she did bill the Bond Fund for the work she did in helping Parsons with contracts. She believed her billings would have easily exceeded \$100,000 for this work.

Conclusion

Parsons was paid \$9.8 million to provide Program Management services, which included a number of enumerated “Prime” responsibilities. The above examples demonstrate Parsons did not perform a number of those areas. As noted above several of those failures exposed the District to litigation.

IMPACT Program

Parson’s proposal in response to RFP #08.043 for Program Management Services for the Beaumont ISD 2007 Bond Program was the first of many Parsons’ documents referencing proprietary program management software (IMPACT) that would provide numerous benefits managing the BISD Bond Program. The proposal specifically notes that in the past program management tools often impeded the actual work and that “IMPACT changes that.” “It records the agreements and the cost, schedule and scope information necessary to deliver a program, leaving managers free to concentrate on the critical issues.”

IMPACT is what Parsons termed their “program management solution,” a central filing cabinet to track and maintain documents related to all phases of the various projects covered by Beaumont ISD’s 2007 Bond Issue. One of the supposed benefits was that it was “web-based so information would always be accessible, timely, and correct.” There are two different IMPACT web sites, *IMPACTprogram* and *IMPACTteam*. *IMPACTprogram* offers cost and schedule status reporting to owners and clients and was for Parsons’ use only according to the *IMPACTteam* Training Reference Guide. *IMPACTteam* is the collaborative site that offers document sharing and managing communication between project managers, architects, engineers, etc.

The proposal, the program management agreement, the program management plan, and policy and procedures documents listed certain commitments from Parsons in regard to the information that would be collected in IMPACT, as well as their responsibilities related to that data collection, and highlighted the benefits of using IMPACT. In particular, assurances were provided in three main categories: centralizes and stores large volumes of documents (document retention); accessibility to documents/information by various users (accessibility); and maintains a current accounting status (current accounting).

As part of the forensic accounting examination of the Bond Program, a thorough review was performed of all the various documents referencing the benefits of the IMPACT system and the related commitments made by Parsons in managing the Bond Program. In addition, analysis of the IMPACT system itself was performed to determine whether Parsons satisfactorily upheld its commitments and promises regarding documentation and data management for the Bond Program. In order to fully understand the assurances made by Parsons related to IMPACT, we reviewed Parsons’ proposal entitled the Program Management Services Book, the Program Management Agreement between Beaumont ISD and Parsons, the Program Management Plan that Parsons presented to Beaumont ISD, Parsons’ Policies and Procedures regarding document management, the IMPACT User Manual, the *IMPACTteam* Training Reference Guide, the *IMPACTteam* Folder Structure, the IMPACT Folder Matrix, and Parsons’ Electronic Workflow Distribution guide.

The results of our examination of the IMPACT system are as follows.

1. A high level review of documentation maintained in 29 distinct categories for 46 unique projects managed by Parsons resulted in the following: only 30% of the categories appeared to have all the documentation uploaded into IMPACT; 24% of the categories had documentation partially accounted for; and 46% of the categories had no documentation at all (no supporting documents for budget reallocations).
2. Some pertinent documents were frequently missing from IMPACT, for example, Purchase Orders, Construction Manager At Risk Contracts, Contract Amendments, Subcontractor Contracts, Bid Tabulations, Warranty Documents, and Architect Agreements.
3. Of the 46 CMAR contracts for the bond projects, 80% are missing signed contract copies in IMPACT.
4. Any incoming hard copy documents were to be immediately scanned, logged, and copied to IMPACT. We analyzed the difference between the payment application dates and the dates the payment applications were uploaded into IMPACT for nine contractors and noted the average days for a payment application to be uploaded was 55 days.

Under their agreement Parsons was to “work with the District’s accounting department to establish an interface with the District’s software so payment data could be verified and transferred” without the need for re-entry. Beginning in October 2008 and continuing through August 2012, Sharika Allison maintained monthly schedules for each project that tracked the open purchase orders, invoices charged against those purchase orders, and checks used to pay those invoices. With these schedules was a summary that compared those expenditures to the Orange Book budgets, listed current encumbrances, and ultimately calculated total remaining bond funds each month.

Parsons hired a contract administrative assistant (the “Assistant”) the end of May 2012 who left Parsons July 2013 (staying five months after Parsons was terminated by the District). The Assistant advised us that upon her arrival, the bond documents were a “mess,” strewn all over the portable buildings used by Parsons as its office. At the time of her employment, Ted Sims was in charge of Parsons’ operations at the District. According to the Assistant, Sims told her just to pile all the records or files in boxes and he did not care if anyone could find “anything” after Parsons left. The Assistant advised she got 20 file cabinets from the District and organized the files. The Assistant advised us she was aware that all the bond related documents were supposed to have been scanned into IMPACT, which they were not. Parsons did not have enough manpower to complete this task. Keith Schedel, Parsons’ Project Manager, informed her “he did not get paid enough to do all this work.” The Assistant stated Schedel was aware Parsons was responsible for scanning all the documents.

The Assistant stated Parsons was “reconciling the books” with spreadsheets prepared by Allison which were not correct. The Assistant advised she received spreadsheets from Allison detailing disbursements and would input the information into IMPACT. The Assistant noticed errors in Allison’s spreadsheets, for example the payees did not match, check amounts were different, dates were incorrect, and the expenditure was not related to the project to which it was coded. According to the Assistant, Sims told her “budgeting” was not Parsons’ problem and she was to accept whatever Allison sent her.

Sims refused to talk with us upon the advice of Parsons’ legal counsel. Our efforts to contact Schedel were also blocked by Parsons’ legal counsel.

Conclusion

The IMPACT system was highly touted by Parsons in both its Proposal for Program Management Services and Program Management Agreement. Parsons stated IMPACT would provide a central repository for current and accurate bond project information and be accessible by the District, contractors, subcontractors, and the public. As detailed above, the IMPACT system was not complete, lacking required information regarding the bond projects. We also found information that was not input in a timely fashion. One of the stated purposes and/or benefits of IMPACT was to be complete and avoid duplicative record keeping. In fact, IMPACT apparently uploaded bond project financial information from spreadsheets prepared by the District.

ROCIP (Reported to Managers separately)

Parson’s recommended a ROCIP (Rolling Owner Controlled Insurance Program) to the District. The ROCIP policy was acquired by the District at an additional cost of nearly \$5 million. The acquisition of such a policy should have reduced the costs to the District by providing insurance to the vendors at a lower cost than they could separately purchase. However, the general contractors informed us that they already carried this coverage for themselves and their contractors. Therefore, this insurance was duplicative and unnecessary and this created unwarranted expense for the District. A detailed report on the ROCIP is being provided.

Overall conclusions

1. We examined the overall source and use of the Bond Program funds. The Bond Program funds were not accurately accounted for evidenced by the more than \$17 million in misclassified accounting entries. We determined that all but about \$7.9 million were spent on approved bond projects. This \$7.9 million was transferred to the General Fund pursuant to an unsupported “due to” the General Fund from the Bond Program funds. However, it did appear this amount was used for Bond Program debt servicing, which we concluded was not appropriate. In addition, we concluded the \$308,730 paid to Botley to conduct the audit of the Bond Program was not an appropriate use of Bond Program funds. As indicated above, this audit was not completed nor reported upon.

2. We have referred six matters arising from our investigation of the Bond Program to the Task Force for consideration of prosecution. These matters were also reported to the Managers with our recommendations regarding seeking civil recovery of any amounts improperly received by the subjects of the investigative matters.
3. Parsons prepared and reported upon four facilities assessments between February 2007 and August 2007. The project cost budgets contained therein served as the basis for the Boards approval of the \$388.6 million Bond Program, as well as the promotion of same to the community by the CABC. This project cost data was misleading, at a minimum by including the \$72 million inflation amount and the materially understated cost of the Multi-Purpose Facility. Both factors played an important role in gaining Board and ultimately community support for the Bond Program. As reported above, Thomas and others within the District's Administration were aware of this misleading information.
4. Parsons obtained the Program Manager contract under suspicious circumstances, indicating improper communications between Parsons and the District. There is evidence that the District made improper demands on Parsons and LANWalton in exchange for awarding the Program Manager contract. We have been blocked by Parsons' legal counsel from contacting at least eight present and/or former Parsons' employees whom we believe have critical information regarding these circumstances and Parsons' performance as Program Manager. In addition to the referenced Parsons' people, Thomas, through legal counsel, has refused to cooperate with us. This obstruction has been reported to the Task Force.
5. The local and minority-owned businesses initiative was an integral part of the District's vision for the Bond Program. Parsons incorporated this program and teamed with Ware & Associates as its community outreach partner. General Contractors understood they were required to partner with minority owned businesses in order to be awarded Bond Program contracts. Instead of utilizing local minority-owned contractors, the general contractors hired minority "brokers" who received a significant portion of the \$388.6 million in construction contracts. These brokers in turn generally hired non-minority subcontractors to perform much if not most of the work.
6. The Program Management Agreement executed between Parsons and the District enumerated a number of functions over which Parsons had "Prime" responsibility. Among those were "Bidding, evaluations and negotiations; Cost verification/estimating; and Development of contracts/RFPs. We detailed Parsons' failures in achieving these covenants.
7. Parsons promoted its IMPACT management program, setting out specific performance parameters and benefits to the District. Parsons stated IMPACT would manage large volumes of documents and information, making it readily available to all interested parties. Parsons also promised to maintain current accounting status information and avoid duplication entering this information. Of the 29 distinct categories of required information for 46 unique projects managed by Parsons, only 30% of the categories appeared to have all the documentation uploaded. In addition, 46% of the categories had no documentation at all. Those outside of Parsons found IMPACT difficult to use, often down or offline and not providing useful, current or accurate information. IMPACT failed to provide the benefits promised by Parsons.

Recommendations

1. Each of the six cases referred to the Task Force contains potential civil recovery claims. We previously recommended the Managers consult with legal counsel about sending demand letters or pursuing litigation or other legal remedies seeking recovery.
2. Follow-up with the Task Force in order to seek recovery through any fines or penalties arising out of prosecution of wrong doing.
3. Implement and monitor proper accounting policies and procedure for any future Bond Programs.
4. Segregate all bond funds received in separate bank accounts and pay all bond expenditures directly from those accounts. There should be no comingling of bond funds into general fund bank accounts.
5. Perform bank account reconciliations on a quarterly or monthly basis.
6. Ensure Board approval of the construction manager's GMP prior to the start of any construction.
7. Hold project managers accountable to track all bond expenditures and provide frequent financial information back to the District for financial reporting purposes.
8. Hold project managers accountable for proper maintenance and retention of all bond documentation
9. Take action to terminate project managers who are not performing in accordance with District policies or the project management agreement

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 1



December 19, 2014

Mr. Vernon Butler
Interim Superintendent
Beaumont Independent School District
3395 Harrison
Beaumont, Texas 77706

Re: 2006 Bond Issue Investigation

Dear Mr. Butler:

In connection with the above referenced matter, you, as the representative for Beaumont Independent School District, (the Client), engage Weaver and Tidwell, L.L.P. Our services will be rendered in connection with the matter referenced.

Our services shall be confidential and we will not disclose information obtained pursuant to this engagement except at your direction or as required by lawful court order. All documents and records received will be controlled as to their access and availability. All such items will be returned to you or destroyed at your direction, upon the conclusion of our engagement.

We will provide a scoping exercise during which we will assess the volume, accessibility and condition of the relevant documentation and/or witnesses. At the conclusion of this scoping, we will provide a fee estimate, work plan and anticipated completion date. The total fees, including travel expenses will not exceed \$7,000. We will not commence work until we have received your expressed authorization. Our fees for services to be provided in this engagement will be based strictly on the time spent in providing these services at our standard hourly rates. Services in connection with this engagement provided by members of our staff will be billed at the below rates, which have been discounted 15%.

William Brown - Partner	\$340
Senior Consultants	\$300
Senior Managers	\$255
Staff	\$135 - \$185
Para-professional	\$65

These hourly rates are subject to periodic review and change and, in the event that our regular billing rates are increased, you agree to pay the then effective rates. Additionally, out-of-pocket expenses will be billed at cost or at our customary rate. Our fee is based upon the complexity of the work to be performed and the tasks required. Fees for our services are due upon receipt of our invoice. For bills not paid within 60 days of the billing date, a late charge will be added to the outstanding balance. The late charge will be assessed at .1% on the unpaid balance per month. We understand your Clients is solely responsible for payment of our fees.

Beaumont Independent School District
December 19, 2014

Page 2

We will invoice you on a monthly basis and all bills are due upon presentment. We reserve the right to discontinue services if billings are not paid when due. A service charge at the rate of 1% per month will accrue on any balance not paid within 45 days of the invoice date.

In the unlikely event that circumstances occur which we in our sole discretion believe could create a conflict with either the ethical standards of our firm or the ethical standards of our profession in continuing our engagement, we may suspend our services until a satisfactory resolution can be achieved or we may resign from the engagement. We will notify you of such conflict as soon as practicable, and will discuss with you any possible means of resolving them prior to suspending our services.

The firm may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to sharing of your confidential information with the third party service provider. Furthermore, the firm will remain responsible for the work provided by any such third-party service providers.

We agree that any dispute between the Client and Weaver and Tidwell, L.L.P., relating to this engagement, this agreement, or the breach of it, shall, if negotiations and other discussions fail, be first submitted to mediation in accordance with the provision of the Commercial Mediation Rules of the American Arbitration Association ("AAA") then in effect. We agree to conduct the mediation in good faith and make reasonable efforts to resolve any dispute by mediation. Failure or refusal by either party to mediate shall not in any way affect either party's rights or remedies. We agree to conduct the mediation in Fort Worth, Texas, or another mutually agreed upon location.

Both of us agree that any dispute arising from the engagement, this agreement or the breach of it shall be subject to binding arbitration under the provisions of the Federal Arbitration Act (9 U.S.C. § 1, *et seq.*) and of the Dispute Resolution Rules for Professional Accounting and Related Services Disputes of the AAA (the Rules), and judgment on the award rendered by the arbitrator may be entered in any court of competent jurisdiction. The arbitration shall be heard before one or more arbitrators selected in accordance with the Rules. The parties agree to conduct the arbitration in Fort Worth, Texas, or another mutually agreed upon location.

Beaumont Independent School District
December 19, 2014

Page 3

The arbitrator may only award direct damages and may not award consequential, exemplary, or punitive damages. The prevailing party in any arbitration or litigation shall be entitled to recover from the other party reasonable attorneys' and expert witness fees, court costs, and the administrative costs, arbitrator's fees, and expenses of the AAA incurred in the arbitration or litigation in addition to any other relief that may be awarded.

Notwithstanding the provisions of the immediately preceding paragraph, neither of us shall be compelled to arbitrate any dispute between us which arises out of any claim asserted against either of us by a third party, unless the third party (whether one or more) agrees to join the arbitration or can be compelled to join it.

In performing our services, we will be relying on the accuracy and reliability of historical statements and other information provided to us. Our working papers and report are intended to be used solely for the referenced matter and cannot be disclosed under any other circumstance by you, by us, or by any other party except by court order or once designated as testifying expert by proper discovery request.

Sincerely,

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

WDB:pel

Enclosures

ACCEPTED:

Signature _____

Date _____

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 2

January 15, 2015

Board of Managers
Beaumont ISD

Fee Estimate and Preliminary Work Plan

We responded to Beaumont Independent School District's (the "District") Request for Proposal for Forensic Investigative Services on October 28, 2014. At the request of the Board of Managers (the "Board"), we made an oral presentation on December 18, 2014. We were informed the Board was primarily concerned with the \$388 million bond issue authorized in 2007. The Board voted to hire Weaver as its forensic audit firm and requested a fee estimate to complete the investigation of this bond issue. We proposed a limited scoping exercise in order to determine the volume and accessibility of the relevant documents and data as well as the number of witness interviews required. We have conducted our scoping exercise and provide the following proposed engagement description and fee estimate regarding the aforementioned bond issue.

Investigative Analysis

The analysis will start with examining the bond issuance process, including the authorization to determine the original intent of the voters and Board of Trustees. The bond indenture will be examined to determine all requirements and permissible uses of bond proceeds. All issuance costs and expenses will be compared to the bond documents to determine appropriateness. The net bond proceeds will be traced into the District's bank account(s) and the accounting for the proceeds verified. These net proceeds will be fully accounted for requiring a detailed examination of all expenditures, insuring a proper (permissible) purpose, appropriate authorizations and sufficient supporting documentation for these expenditures. This process is detailed below. All improper or unauthorized expenditures will be investigated fully and reported to the Board of Managers, for whatever actions deemed appropriate. Our report will describe the investigative steps taken and our findings which will include the identification of any wrongdoing and those responsible or involved. The report will be sufficient to support any legal proceedings, civil or criminal, the Board deems appropriate. We will be available to provide necessary expert testimony. The report will further contain detailed recommendations for appropriate corrective actions to address any deficiencies identified.

The following is a brief summary of the anticipated investigative steps identified as a result of our scoping exercise.

1. A detailed accounting for all bond funds including an examination of all disbursements. It is our understanding the bond proceeds may have been commingled with the District's general funds. If true, this will complicate the tracing of the bond proceeds by requiring the examination of a wider group of expenditures. Our team has extensive experience dealing with the problems arising from commingling dedicated funds with other monies.

2. A detailed examination of the project management system used by the District's contractor. We determined this contractor prepared an electronic database containing over 150 gigabytes of pdf images which we presume will provide support for many of the bond related expenditures.
3. The district possesses a large volume of "hard" documents relating to the bond projects. We observed 21 four-drawer file cabinets, 3 four-drawer lateral file cabinets, 45 banker's boxes, 20 regular boxes and 90 "4 inch binders" all appearing to contain bond related project documentation. An examination of these documents will be required to determine the amount and appropriateness of the bond related expenditures.
4. We will examine in detail the procurement process for each of the bond related projects. This will include the solicitation of bids, bid proposals, evaluation of proposals and the award process. Attention will be directed toward the existence of related party transactions and other potential bid process irregularities. Any such instances will be investigated fully.
5. This engagement will require a number of in-depth, and often "interrogation" type, interviews to develop information regarding the handling of all aspects of the bond issue, which may include evidence of intentional misconduct. We identified approximately 45 current and former District employees, as well as 20 others, who are expected to have relevant information regarding the handling of bond funds. We also anticipate interviewing a number of contractors and sub-contractors regarding the bidding and procurement process. These interviews are expected to raise issues and allegations which require corroboration through other witness testimony and/or the examination of documents or other information. These interviews will be documented in detailed memoranda, suitable for use in civil and criminal proceedings. Senior members of the engagement team have extensive experience, conducting and documenting interviews, gained as Special Agents with the FBI. We expect the number of interviews to expand as we progress through the engagement.
6. As part of the above, we will examine the current accounting procedures regarding the treasury function, vendor authorization and accounts payable. We will make detailed recommendations for appropriate improvements or changes.

Deliverables

We will provide a detailed investigative report which describes the investigative steps taken. The reported results will identify all substantiated instances of fraudulent or improper conduct, those responsible and the amount(s) involved. The results and conclusions will be supported by documentary and testimonial evidence. In addition, we will provide detailed recommendations for necessary corrective action(s) aimed at reducing the likelihood of future, similar improper action(s). We will regularly update the Board or its designee(s) regarding the status of our investigation. The updates will be scheduled at intervals established by the Board. We will fully cooperate with local and federal law enforcement agencies to facilitate criminal investigations.

Fee Estimate

Based upon the above investigative scope, we estimate the engagement will require about 2,900 hours from a group of six to eight forensic professionals. These professionals will have varying levels of experience and expertise, but will be weighed heavily with higher level professionals with deep investigative experience. The engagement will be managed by William D. Brown, Partner of Weaver's Forensic and Litigation Services Practice. We estimate the fees at \$650,000, exclusive of reasonable travel expenses. We further anticipate completing the investigation within fifteen weeks of our start date. It is not uncommon for the scope of this type of investigation to expand or contract as relevant facts are discovered. We will keep the Board informed of amount of our fees and get expressed approval before exceeding this estimate.

Sincerely,

A handwritten signature in black ink that reads "William D. Brown". The signature is written in a cursive, flowing style.

WEAVER AND TIDWELL, L.L.P.

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 3

ANALYSIS_First Public Lone Star Accounts (SOURCE FILE)

Summary

FIRST PUBLIC LONE STAR BOND FUND ACCOUNTS	DEPOSIT	INTEREST	TRANSFER (DEBT SERVICE)	WITHDRAWAL (BOA)	EXCHANGE CORPORATE OVERNIGHT (GENERAL FUND)	TRANSFER (GENERAL FUND)	GRAND TOTAL
Capital Projects Fund Series 2008 Acct	\$ 90,000,000	\$ 1,827,519			\$ (3,115,715)	\$ (88,711,772)	\$ 32
Capital Projects Fund 2009 Acct	\$ 116,570,000	\$ 711,823		\$ (17,000,000)		\$ (100,281,662)	\$ 161
Capital Projects Fund Series 2008-A Acct	\$ 65,000,000	\$ 1,131,386	\$ (1,064,029)			\$ (65,067,265)	\$ 92
Capital Projects Fund Series 2010 QSCB Acct	\$ 14,270,205	\$ 52,079				\$ (14,322,284)	\$ 0
Capital Projects Fund Series 2010-A Acct	\$ 10,510,000	\$ 21,606				\$ (10,531,584)	\$ 22
Capital Projects Fund Series 2010-B Acct	\$ 59,490,000	\$ 218,005				\$ (59,707,970)	\$ 35
Capital Projects Fund Series 2011 Acct	\$ 32,580,000	\$ 75,873		\$ (1,190,855)		\$ (31,239,801)	\$ 225,217
Grand Total	\$ 388,420,205	\$ 4,038,291	\$ (1,064,029)	\$ (18,190,855)	\$ (3,115,715)	\$ (369,862,337)	\$ 225,559

NOTE: Bond Fund Activity from March of 2008 through February of 2015 in the First Public Lone Star Bank accounts.

Bond Funds Available for bond expenses:

Deposits	\$ 388,420,205
Interest	\$ 4,038,291
Debt Service Payment	\$ (1,064,029)
	\$ 391,394,467

Missing Bond Amounts from Check Register Summary (SOURCE FILE)

Bond Funds Deposited to Lonestar Accounts (628-634)	388,420,205
Interest Accrued on Bond Funds	4,038,291
Less: Transfers to Debt Service Account	(1,064,029)
Bond Funds available for Capital Projects	391,394,467

Capital Project Expenditures:

Check Register Payments Coded to Funds 628-634	(359,703,689)
---	----------------------

Wire transfers from Lonestar accounts to Vendors:

Barrington Heights Land Purchase	(1,190,855)
Land for Athletic Complex	(3,670,634)
Payment to Fibrebond	(1,500,001)
Wire Transfers Subtotal	(6,361,490)

Check Register Payments not Coded to Funds 628-634:

Project specific expenses coded to Fund 199	(14,440,841)
Scoreboard for Athletic Complex	(1,006,450)
BNDPO	(377,190)
BNSF	(414,167)
Retainage paid to Morganti	(423,412)
Settlement checks	(205,866)
Project specific expenses coded to Fund 650	(320,157)
First payment to Parsons coded to General Management	(211,383)
Check Register Payments not Coded to Funds 628-634 Subtotal:	(17,399,466)

Bond Funds available for Capital Projects	391,394,467
Total Expenditures	(383,464,645)
Expected remaining Bond Funds	7,929,822

Bond Funds remaining in Lonestar Account (Feb 2015)	225,559
---	---------

<u>NOTE:</u> 8/14/14 transfer out of Lonestar Accounts to pay Bank of NY	8,184,327
--	-----------

VendorName	CheckNumber	CheckDate	InvoiceAmount	InvoiceNumber	AccountNumber
DANIELS BUILDING & CONSTRUCTIO	597650	10/20/2011	2,662,357.03	DBCI #23	199.00.1430.00.000.2.00.000
MORGANTI TEXAS, INC	597680	10/20/2011	99,033.74	Ozen# 4	199.00.1430.00.000.2.00.000
SPAWGLASS	597683	10/20/2011	1,084,663.81	Pay App#10	199.00.1430.00.000.2.00.000
BRUCES GENERAL CONSTRUCTION	597649	10/20/2011	237,972.00	Dishman #3	199.00.1430.00.000.2.00.000
PFLUGER ASSOCIATES, LP	597648	10/20/2011	145.35	Ozen Phase I	199.00.1430.00.000.2.00.000
CONTRAX FURNISHINGS	597647	10/20/2011	5,051.17	72773	199.00.1430.00.000.2.00.000
CONTRAX FURNISHINGS	597646	10/20/2011	9,235.54	23328-MI	199.00.1430.00.000.2.00.000
MATRIX SPENCER	597655	10/20/2011	8,067.29	Caldwood Inv	199.00.1430.00.000.2.00.000
MATRIX SPENCER	597654	10/20/2011	6,126.28	Curtis Inv# 2	199.00.1430.00.000.2.00.000
HEALTHY RESOURCES ENTERPRISES	597653	10/20/2011	3,420.54	Caldwood Inv#	199.00.1430.00.000.2.00.000
HEALTHY RESOURCES ENTERPRISES	597652	10/20/2011	2,180.92	CUES Inv# 22	199.00.1430.00.000.2.00.000
ALLCO, INC	598265	11/2/2011	62,807.26	6334	199.00.1430.00.000.2.00.000
ALLCO, INC	598264	11/2/2011	61,276.71	6335	199.00.1430.00.000.2.00.000
FIBREBOND CORPORATION	598337	11/2/2011	270,594.00	WB Pay app#4	199.00.1430.00.000.2.00.000
PARSONS	598631	11/2/2011	180,661.00	1111A370	199.00.1430.00.000.2.00.000
T & N LABORATORIES & ENGINEERI	598262	11/2/2011	4,182.00	09110027	199.00.1430.00.000.2.00.000
T & N LABORATORIES & ENGINEERI	598261	11/2/2011	3,436.00	10110011	199.00.1430.00.000.2.00.000
HARRISON KORNBERG	598745	11/4/2011	8,397.00	BFEL-24	199.00.1430.00.000.2.00.000
HARRISON KORNBERG	598744	11/4/2011	1,610.00	BOZN-05	199.00.1430.00.000.2.00.000
HARRISON KORNBERG	598743	11/4/2011	8,644.00	BDUN-24	199.00.1430.00.000.2.00.000
HARRISON KORNBERG	598742	11/4/2011	8,990.00	BFRC-24	199.00.1430.00.000.2.00.000
ALLCO, INC	599347	11/11/2011	614,230.41	Allco pay app	199.00.1430.00.000.2.00.000
ALLCO, INC	599347	11/11/2011	476,655.38	Allco pay app	199.00.1430.00.000.2.00.000
ALLCO, INC	599347	11/11/2011	441,875.20	Allco pay app	199.00.1430.00.000.2.00.000
MORGANTI TEXAS, INC	599356	11/11/2011	819,914.03	West Brook Ap	199.00.1430.00.000.2.00.000
FIBREBOND CORPORATION	599349	11/11/2011	763,719.00	West Brook Ap	199.00.1430.00.000.2.00.000
BRUCES GENERAL CONSTRUCTION	599348	11/11/2011	227,338.20	Pay App #4	199.00.1430.00.000.2.00.000
HARRISON KORNBERG	599351	11/11/2011	75.42	Pay App#4	199.00.1430.00.000.2.00.000
HARRISON KORNBERG	599351	11/11/2011	3,013.00	BWES-07	199.00.1430.00.000.2.00.000
HARRISON KORNBERG	599351	11/11/2011	1,581.00	BWES-06	199.00.1430.00.000.2.00.000
HARRISON KORNBERG	599351	11/11/2011	4,896.00	BWES-05	199.00.1430.00.000.2.00.000
PFLUGER ASSOCIATES, LP	599346	11/11/2011	16,744.47	3875	199.00.1430.00.000.2.00.000
CONTRAX FURNISHINGS	599344	11/11/2011	26,699.26	22950-MI	199.00.1430.00.000.2.00.000

T & N LABORATORIES & ENGINEERI	599345	11/11/2011	2,090.00	015 R2	199.00.1430.00.000.2.00.000
T & N LABORATORIES & ENGINEERI	599345	11/11/2011	1,628.00	015 R2	199.00.1430.00.000.2.00.000
T & N LABORATORIES & ENGINEERI	599345	11/11/2011	1,591.00	015 R2	199.00.1430.00.000.2.00.000
DANIELS BUILDING & CONSTRUCTIO	599506	11/16/2011	1,617,548.24	App#23	199.00.1430.00.000.2.00.000
DANIELS BUILDING & CONSTRUCTIO	599506	11/16/2011	978,407.09	App#23	199.00.1430.00.000.2.00.000
ALLCO, INC	599409	11/16/2011	1,751,992.53	App#13	199.00.1430.00.000.2.00.000
SETEX CONSTRUCTION CORP	599634	11/16/2011	767,600.00	App#5 Bingman	199.00.1430.00.000.2.00.000
RDC ARCHITECTS, LLC	599407	11/16/2011	4,415.00	007-DISH	199.00.1430.00.000.2.00.000
HEALTHY RESOURCES ENTERPRISES	599526	11/16/2011	3,136.00	23R1	199.00.1430.00.000.2.00.000
W B CONSTRUCTION & SONS, INC.	600028	11/18/2011	288,871.95	Pay App #4	199.00.1430.00.000.2.00.000
HARRISON KORNBERG	599986	11/18/2011	19,807.00	BOZN-7	199.00.1430.00.000.2.00.000
HARRISON KORNBERG	599986	11/18/2011	21,024.00	BODM-6	199.00.1430.00.000.2.00.000
LONG ARCHITECTS, INC	610818	6/28/2012	11,550.44	AMELIA 5/17	199.00.1430.00.000.2.00.000
LONG ARCHITECTS, INC	610817	6/28/2012	27,954.75	35	199.00.1430.00.000.2.00.000
LONG ARCHITECTS, INC	610816	6/28/2012	22,178.03	BLANCHETTE5/1	199.00.1430.00.000.2.00.000
LONG ARCHITECTS, INC	610815	6/28/2012	56,703.83	MARTIN 5/17	199.00.1430.00.000.2.00.000
LONG ARCHITECTS, INC	610814	6/28/2012	26,988.50	23	199.00.1430.00.000.2.00.000
LONG ARCHITECTS, INC	610813	6/28/2012	26,244.75	34	199.00.1430.00.000.2.00.000
FITZ & SHIPMAN, INC	610812	6/28/2012	2,925.00	0071655	199.00.1430.00.000.2.00.000
FITZ & SHIPMAN, INC	610812	6/28/2012	440.00	0071497	199.00.1430.00.000.2.00.000
FITZ & SHIPMAN, INC	610812	6/28/2012	1,760.00	0071335	199.00.1430.00.000.2.00.000
FITZ & SHIPMAN, INC	610812	6/28/2012	1,450.00	0071317	199.00.1430.00.000.2.00.000
FITZ & SHIPMAN, INC	610812	6/28/2012	2,925.00	0071282	199.00.1430.00.000.2.00.000
MORGANTI TEXAS, INC	636546	3/28/2014	621,345.63	APPL NO 25	199.00.1430.00.000.4.00.000
ARCHITECTURAL ALLIANCE	575593	7/22/2010	4071.77	1040-01	199.51.6211.86.999.0.99.877
SMITH & COMPANY ARCHITECTS	599940	11/16/2011	7,910.41	R102909-09	199.00.1430.00.000.2.00.000
SMITH & COMPANY ARCHITECTS	599357	11/11/2011	3,387.65	R122810-10	199.00.1430.00.000.2.00.000
SMITH & COMPANY ARCHITECTS	598789	11/4/2011	10,301.68	R102909-08	199.00.1430.00.000.2.00.000
PLUMBING SPECIALTIES INC	597866	10/26/2011	29,000.00	10110705	199.00.1430.00.000.2.00.000

14,440,841.26

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 4



District-Wide Facilities Assessment

3D/International

In joint venture with



Magellan
CONSULTING

Final Report

July 26, 2001

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Approach

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In October 2000 The Beaumont Independent School District authorized 3D/International, in association with Magellan Consulting, Inc., to perform a district-wide facility condition and educational suitability assessment. This assessment will provide the school district with professional and comprehensive technical information needed to make informed decisions regarding the disposition of existing facility assets and the need for and amount of a capital investment program. We will identify costs for:

Deferred Maintenance – maintenance work that has been deferred on a planned or unplanned basis due to lack of funds in the annual budget cycle – excluding normal maintenance that has already been scheduled, planned or funded within the current budget cycle;

Capital Renewal – future renewal requirements for facility systems that reach the end of their predicted life cycles; and

Educational Suitability – costs for upgrades to existing facilities to meet district and state predefined requirements for the educational environment of classrooms and campuses.

The facility assessment performed for the Beaumont Independent School District is a Level I Facilities Assessment. A Level I Facilities Assessment “models” individual facilities by breaking the facility into major systems (24 in this case – See “Building Systems,” page 21) and uses life cycle analysis to determine the need for replacement for these systems. The Educational Suitability survey is a comprehensive room-by-room study, identifying specific costs for each deficient condition observed.

Approach

William Smith PE, led the assessment for 3D/I. For each building, he gathered as much of the facility’s historical information as was available prior to visiting the facility. This research included interviews with maintenance staff, review of previous studies for these facilities and a search through archived drawings. Two assessor teams then conducted a site-visit to verify data already gathered as well as record additional information found during the inspection. They visited the facilities accompanied by a district maintenance representative or building custodian. Based on visual observations and discussions with facility occupants and maintenance staff, the assessor determined for each system: 1) how far a system was in its life cycle, 2) its priority for repairs, and 3) any cost adjustments for partially damaged or partially renovated systems. A written description of the facility, including an overview of the facility’s construction, building systems and general condition, was then developed.

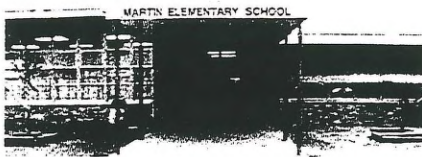


Dishman Elementary

Background

The Beaumont Independent School District was established in 1983 through the merger of the former Beaumont School District (founded in 1883) with South Park Public Schools (founded in 1891). The citywide district encompasses 153.34 square miles in Jefferson County in Southeast Texas. Enrollment includes 5,923 high school students, 4,595 middle school students, and 10,287 elementary school students at three high schools, seven middle schools, nineteen elementary schools, and four alternative education centers. Including the administrative and maintenance facilities, the district facility portfolio includes over three million square feet of buildings aged from 2 to 87 years.

The BISD Board of Trustees approved a study in order to generate an objective appraisal of campus conditions and to obtain recommendations for system replacement based on priorities and expected useful life. This study is planned to serve as a tremendous asset in future facilities financial planning.



ML King Middle

Facilities

One of the findings of the assessment process is the determination of the Facility Condition Index, or "FCI." The FCI is a ratio of the cost of assessed deficiencies divided by the replacement value of the facility. It describes the relative state of physical condition of a building (or its components, or a group of buildings) against a cost model of the original building as if it were at the beginning of its useful life, fully "renewed" to today's standards. Specifically, the cost models are based upon the district's actual cost experience for constructing Dishman Elementary School and Martin Luther King Middle School.

Summary of Findings

The costs presented below are a summary of our findings for renovations and system replacements due to building condition and educational suitability requirements. The costs do not include school additions or new construction.

Condition	FCI
Good	0 to 5%
Fair	6 to 10%
Poor	10% and above

The Building Owners and Managers Association, the Council on Education Facilities, the American University Planners Association, and a number of other national facilities groups have adopted this standard.

Facility Group	Estimated Repair Cost	Gross Square Feet	FCI %	Replacement Cost
District-Wide	\$ 170,346,106	3,377,112 sf	43.61%	\$390,599,550
Elementary Schools	\$ 67,183,207	1,346,675 sf	44.64%	\$150,488,106
Middle Schools	\$ 45,953,609	828,729 sf	46.04%	\$99,819,505
High Schools	\$ 39,556,287	888,697 sf	37.78%	\$104,692,940
Alternative Schools	\$ 11,563,129	190,416 sf	51.23%	\$22,570,010
Administration	\$ 5,484,143	82,161 sf	60.54%	\$9,059,300
Maintenance	\$ 605,733	40,441 sf	17.81%	\$3,969,689

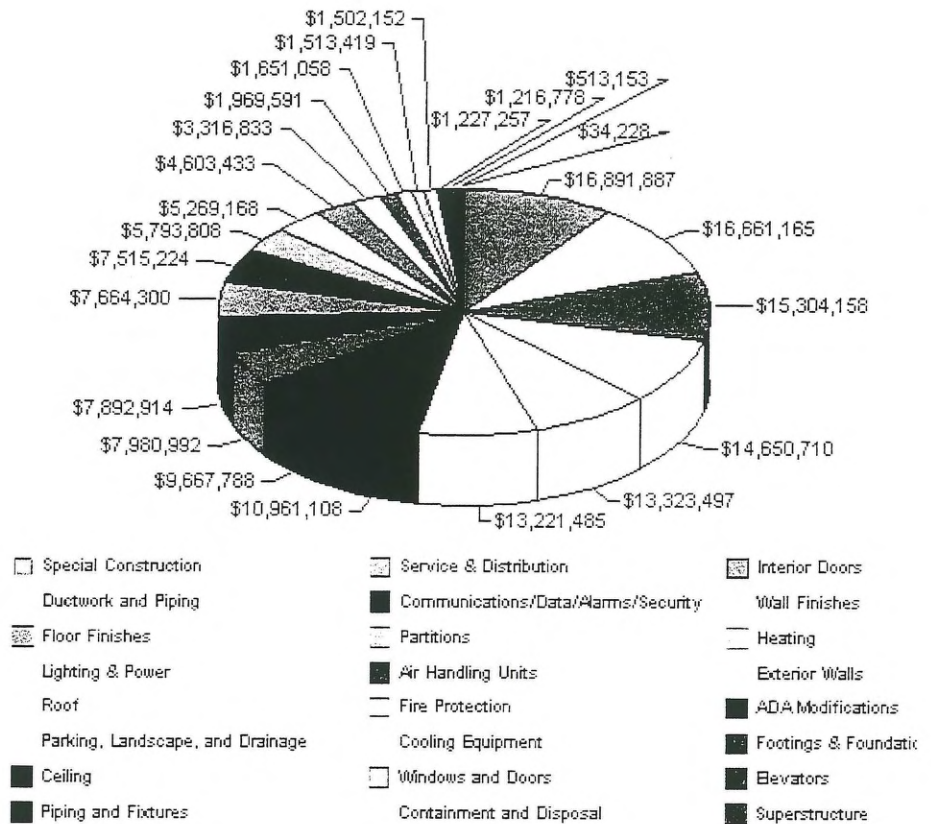
Based on current industry standards, the facilities' FCI's indicate they are in poor condition.

Major Systems

The deferred maintenance in terms of expired building systems for the major systems for the combined residence facilities as covered herein are:

System Group	\$ Millions
Conveying	\$0.5
Electrical	\$30.5
Ext. Closure	\$19.4
Interior	\$37.6
Mechanical	\$31
Misc	\$21.4
Plumbing	\$15.4
Site	\$13.2
Structural	\$1.3
Total	\$170.3

Estimate by Building System - Beaumont ISD



Note the systems on the pie chart consolidate to the nine "System Groups" listed above. See page 21 for a listing of systems and system groups.



Dunbar Elementary

In general, the majority of the costs identified in the assessment are for renovations to interiors, mechanical systems, and electrical systems. Within interior systems, the bulk of the costs are for replacing ceilings and floor finishes. Within mechanical systems, most costs are for replacing ductwork and heating or chilled water piping. The majority of the electrical system costs are for addition or replacement of lighting fixtures and power outlets.

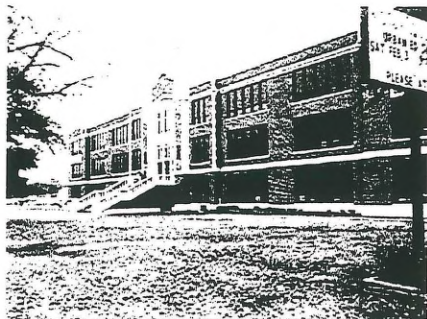
Facility Ranking by FCI

The ranking of the various buildings and/or groups of buildings, as measured by FCI, from worst to best:

Facility	Size (sf)	Cost/sf	Replacement Cost	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total Repair Cost	FCI
Admin Annex	29,179	\$100.75	\$2,939,879	\$685,934	\$979,660	\$740,662	\$410,186	\$0	\$2,816,442	95.80%
Pathway	23,340	\$126.05	\$2,942,007	\$133,394	\$986,335	\$1,252,598	\$288,106	\$0	\$2,660,433	90.43%
Southerland	38,546	\$92.02	\$3,547,182	\$44,618	\$1,303,235	\$902,573	\$587,274	\$0	\$2,837,700	80.00%
Amelia Elem	78,890	\$114.03	\$8,995,490	\$1,063,144	\$1,875,116	\$1,735,562	\$2,131,328	\$0	\$6,805,150	75.65%
Dunbar Elem	76,724	\$114.74	\$8,803,469	\$447,094	\$2,488,223	\$2,166,805	\$1,548,053	\$0	\$6,650,175	75.54%
Field Elem	47,018	\$113.64	\$5,343,350	\$266,818	\$1,035,854	\$1,627,532	\$937,267	\$0	\$3,867,471	72.38%
Brown	42,594	\$123.22	\$5,248,589	\$491,086	\$830,578	\$1,074,710	\$1,238,555	\$0	\$3,634,929	69.26%
Blanchette Elem	51,327	\$115.50	\$5,928,268	\$718,961	\$570,305	\$1,838,223	\$865,486	\$0	\$3,992,975	67.35%
Lucas Elem	57,174	\$112.45	\$6,429,139	\$309,548	\$1,110,044	\$1,671,414	\$1,166,011	\$0	\$4,257,017	66.21%
Vincent Mid	107,590	\$121.88	\$13,113,436	\$674,720	\$2,787,411	\$2,777,841	\$1,901,573	\$0	\$8,141,545	62.09%
French Elem	83,565	\$109.30	\$9,133,367	\$352,635	\$1,573,727	\$2,331,238	\$1,283,920	\$0	\$5,541,520	60.67%
Austin Mid	116,889	\$120.28	\$14,059,433	\$551,123	\$1,897,585	\$4,298,523	\$1,721,521	\$0	\$8,468,752	60.24%
Martin Elem	96,171	\$112.54	\$10,822,854	\$888,051	\$1,295,896	\$3,065,945	\$1,169,204	\$0	\$6,419,096	59.31%
Curtis Elem	49,612	\$108.95	\$5,405,272	\$240,281	\$1,356,360	\$880,596	\$658,036	\$0	\$3,135,273	58.00%
Odom Mid	111,471	\$123.58	\$13,776,078	\$1,679,260	\$1,129,215	\$2,217,791	\$2,721,916	\$0	\$7,748,182	56.24%
Smith Mid	144,439	\$117.29	\$16,941,865	\$973,130	\$2,637,483	\$4,014,428	\$1,884,217	\$0	\$9,509,258	56.13%
South Park Mid	106,734	\$114.22	\$12,191,617	\$557,254	\$1,868,090	\$2,075,568	\$2,217,468	\$0	\$6,718,380	55.11%
Caldwood Elem	58,351	\$98.19	\$5,729,478	\$175,046	\$636,356	\$1,108,358	\$1,126,048	\$0	\$3,045,808	53.16%
Regina Elem	55,717	\$109.60	\$6,106,386	\$281,067	\$748,128	\$1,542,631	\$667,028	\$0	\$3,238,854	53.04%
Ogden Elem	76,446	\$113.00	\$8,638,121	\$888,824	\$1,095,006	\$1,560,962	\$895,122	\$0	\$4,439,914	51.40%
Fehl Elem	46,589	\$102.65	\$4,782,545	\$169,504	\$296,362	\$857,579	\$1,112,128	\$0	\$2,435,573	50.93%
Bingman Elem	57,956	\$109.23	\$6,330,634	\$224,888	\$845,082	\$1,504,388	\$593,812	\$0	\$3,168,170	50.05%
Price Elem	52,511	\$111.12	\$5,834,797	\$414,788	\$403,046	\$999,732	\$943,337	\$0	\$2,760,903	47.32%
Marshall Mid	95,099	\$121.34	\$11,538,845	\$547,317	\$306,193	\$3,074,001	\$1,099,882	\$0	\$5,027,393	43.57%
Admin Bldg.	52,982	\$115.50	\$6,119,421	\$314,712	\$694,167	\$534,521	\$1,124,302	\$0	\$2,667,702	43.59%
West Brook High	285,735	\$116.86	\$33,390,828	\$930,729	\$6,628,198	\$3,274,616	\$3,695,544	\$0	\$14,529,087	43.51%
Central High	295,472	\$123.19	\$36,398,841	\$3,066,734	\$3,185,908	\$5,773,245	\$3,157,982	\$0	\$15,183,869	41.72%
Guess Elem	83,865	\$115.50	\$9,686,407	\$693,580	\$542,334	\$1,399,272	\$1,334,897	\$0	\$3,970,083	40.99%
Fletcher Elem	51,317	\$109.83	\$5,636,350	\$0	\$762,371	\$268,428	\$976,366	\$0	\$2,007,165	35.61%
Ozen High	307,490	\$113.51	\$34,903,270	\$1,069,922	\$2,529,735	\$3,724,228	\$2,519,446	\$0	\$9,843,331	28.20%
Transportation	7,941	\$98.16	\$779,489	\$20,329	\$58,058	\$24,454	\$90,056	\$0	\$192,897	24.75%
Homer Elem	58,128	\$115.50	\$6,713,784	\$0	\$52,868	\$318,004	\$1,073,689	\$0	\$1,444,561	21.52%
Career Center	85,936	\$126.05	\$10,832,233	\$178,191	\$437,274	\$101,966	\$1,712,636	\$0	\$2,430,067	22.43%
Maintenance Dept.	32,500	\$98.16	\$3,190,200	\$0	\$167,774	\$46,563	\$198,499	\$0	\$412,836	12.94%
King Mid	146,500	\$124.22	\$18,198,230	\$0	\$0	\$0	\$340,100	\$0	\$340,100	1.87%
Dishman Elem	83,314	\$115.50	\$9,622,767	\$0	\$0	\$0	\$3,500	\$0	\$3,500	0.04%
Pietzsch/Mac A	182,000	\$112.45	\$20,465,700	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
Total	3,377,112		\$390,590,550	\$19,052,682	\$45,113,977	\$60,784,957	\$45,394,495	\$0	\$ 170,346,106	43.61%

The significance of these FCI ratios is best understood when compared to the standards where:

Condition	FCI
Good	0 to 5%
Fair	6 to 10%
Poor	10% and above



South Park Middle

It is generally held in the property management industry that when an FCI is 60-70% or greater, replacement of the asset should be considered instead of renewal. For the BISD facilities with FCI's in or near this range, the master planning process should carefully weigh issues such as:

- Student population (current versus planned) of the school in question
- The generally good condition of the existing foundations and superstructures.
- The need for additional space, i.e., new construction.
- The appropriateness of the location of current assets.

It is very important to note that the costs provided in this assessment to renovate the BISD facilities are the estimated costs to *modernize* the facility, rather than simply renew it back to 40-year-old standards. For BISD, we've defined "Modernize" to mean renovating existing facilities or building new facilities to the standards set by the newest construction (Dishman and ML King). The general functions within a given building as well as associated amenities are not significantly different (we did not add a new functional area that does not exist today), however, code and livability issues are included in the cost models. For example, today's standards would require the buildings to have fire sprinkler systems (few currently do) so costs for renewal include the installation of fire sprinklers. We chose this methodology because the cost estimates generated by this assessment are more relevant to the planning process than the costs associated with replacing a building in kind.

Five Step Process

The Educational Adequacy Assessment involved five major phases:

- Project Initiation and Mobilization
- Standards Development and Principal Orientation
- Survey Preparation
- Data Collection and Input
- Analysis and Reporting

Step 1 - Project Initiation and Mobilization

Magellan K12 traveled to Beaumont to initiate the project and begin data collection in November 2000. During this trip, the team established milestone deliverables and agreed on the committee approach for developing the district's standards.

Step 2 - Standards Development and Principal Orientation

Following project initiation, the team met with the BISD representatives to assemble draft standards, which were developed based on the recent BISD projects and TEA guidelines. Each committee member reviewed the draft standard document and in December, a series of work sessions were held to review and adjust those standards. The standards are organized into 8 categories:

- Capacity
- Support for Programs
- Technology
- Security and Supervision
- Instructional Aids
- Physical Characteristics
- Learning Environment
- Relationship of Spaces

Magellan K12 then conducted Principal Orientation to brief principals and other district leadership personnel on the overall educational adequacy survey and a schedule for on-site survey visits.

Step 3 - Survey Preparation

With standards complete, Magellan K12 began preparation of survey instruments. Using the data available from the facilities department, teacher rosters, and fire evacuation plans, a set of survey forms were prepared for each survey member to use during the school survey. A site control form, a school survey form, a buildings survey form, and room level assessment forms were all sequenced and pre-loaded with room names and numbers, teacher names, and room use.

Step 4 - Data Collection

The process for surveying each school was replicated at each school to ensure consistency of the collected data. First, the surveyor met with the principal, or someone designated by the principal, to explain the project and survey, and to gather information and input from them. This meeting generally lasted 15 to 30 minutes. Following the meeting the surveyor surveyed the site and buildings for suitability issues at those levels. Then, each instructional space at the school was visited by the surveyor to record an inventory of adequacy and deficiencies for that space. The instructional survey portion required about a half a day at elementary schools and a day to two days at middle and high schools.

Following the on-site data collection process, each school's data was entered into the Educational Adequacy Database where a subsequent quality review was conducted to ensure the data was input correctly. After all school data was input, a consistency check was conducted to make sure similar schools were indeed recorded in a similar fashion.

Step 5 - Analysis and Reporting

Once all data was input and validated, the educational suitability team then priced each educational adequacy deficiency, assigned a priority, and entered the deficiency into the database. A summary analysis was then prepared that summarized all of the educational deficiencies at each school. This summary analysis showed the dollar estimate for all corrections, including classroom additions at overcrowded schools, and was presented to the district in March 2000. Following review of the analysis, the Educational Adequacy data was

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transferred into the COMET database. Subsequently, educational adequacy-scores were generated along with a detailed educational suitability report for each school, and the schools were ranked.

Educational Adequacy Costs

Educational Adequacy costs are included in the total costs shown throughout this report. A summary of Educational Adequacy costs are shown below:

All costs are in \$ thousands.

		Capacity	Support for Programs	Technology	Security and Supervision	Instructional Aids	Physical Characteristics	Learning Environment	Relationship of Spaces	Total
High Schools										
001	Central Senior High School	110	154	77	213	707	0	114	26	\$1,400
004	Ozen Senior High School	0	154	58	202	951	0	186	26	\$1,576
006	Pathways Alternative School	0	0	18	487	75	103	9	26	\$718
008	West Brook Senior High School	0	154	46	231	581	0	126	26	\$1,164
012	Brown Center	0	0	37	833	174	0	3	26	\$1,072
999	Taylor Career Center	0	0	31	93	409	0	6	4	\$542

Middle Schools

041	Austin Middle School	119	104	33	175	104	0	104	16	\$653
042	Smith Middle School	0	226	17	333	121	103	63	16	\$878
045	South Park Middle School	0	328	41	260	293	205	120	16	\$1,264
046	Marshall Middle School	97	226	15	169	310	0	42	0	\$859
047	Odom Academy	123	336	20	121	163	0	73	0	\$836
048	Vincent Middle School	70	123	37	82	290	0	46	16	\$664

Elementary Schools

101	Amelia Elementary School	65	213	43	410	191	103	8	4	\$1,037
102	Bingman Elementary School	18	231	38	212	67	0	35	4	\$606
103	Blanchette Elementary School	0	258	50	95	124	0	3	0	\$529
104	Caldwood Elementary School	132	213	48	159	189	0	7	4	\$752
105	Curtis Elementary School	0	8	41	81	70	0	5	4	\$208
107	Dunbar Elementary School	81	232	45	106	254	0	4	0	\$722
108	Fehl Elementary School	54	213	25	245	129	0	0	4	\$670
109	Field Elementary School	36	232	45	120	99	0	26	4	\$562
110	Fletcher Elementary School	47	232	20	99	56	0	0	4	\$459
111	French Elementary School	4	239	39	133	206	0	17	0	\$638
112	Guess Elementary School	58	110	54	55	244	0	71	0	\$592
113	Lucas Elementary School	31	232	46	204	80	0	9	4	\$606
114	Martin Elementary School	22	53	54	205	324	0	32	4	\$693
115	Ogden Elementary School	76	232	46	244	110	0	17	4	\$729
117	Price Elementary School	27	239	40	47	192	0	21	4	\$569
118	Regina Elementary School	40	33	46	45	219	0	2	4	\$390
119	Southerland Elementary School	92	0	34	235	138	0	0	4	\$503
123	Homer Elementary School	20	232	49	308	244	0	53	0	\$907

Total	\$1,325	\$5,007	\$1,193	\$6,202	\$7,113	\$513	\$1,200	\$246	\$22,799
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Below is a list of the 10 largest individual educational adequacy items. These items total about 60% of all of the educational adequacy costs. Of these costs,

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about \$12 million is associated with improvements to school grounds; including playfields, parking expansion and drop-off areas.

Item	Cost
Improvements to Playgrounds and Athletic Fields	\$ 5,007,000
Upgrades to Site Lighting	\$ 1,976,000
Additional Covered Walkways	\$ 1,764,000
Additional Parking	\$ 1,325,000
Installation of Demonstration Tables	\$ 1,321,000
Construction of Drop-Off Areas	\$ 1,283,000
Installation of Teacher Storage	\$ 776,000
Additional Toilet Facilities	\$ 766,000
Installation of Proper Ventilation of Stoves (in classrooms)	\$ 754,000
Installation of Canopies over Bus Drop-Off Areas	\$ 683,000
Total	\$ 15,655,000

Educational Adequacy Scores

Each school has been evaluated for educational suitability, meaning the degree to which the school environment supports the teaching mission. Suitability includes such things as school capacity and classroom size, adequate lighting, proper flooring, instructional aids, chalkboards, and computing technology.

An Educational Suitability Score (ESS) was determined for each school. During the school survey, every instructional space was evaluated using a standard checklist and data collected from teacher rosters and evacuation plans. The collected data was categorized into the eight major suitability criteria. Each of the eight criteria consists of several elements, each weighted according to its relative importance.

■	Capacity	20%
■	Support for Programs	16%
■	Technology	15%
■	Security and Supervision	15%
■	Instructional Aids	13%
■	Physical Characteristics	8%
■	Learning Environment	8%
■	Relationship of Spaces	5%

The primary consideration for the weighting was (a) importance to educational mission and (b) the cost impact associated with the upgrade. The highest possible score is 100. A higher score indicates a school is closer to meeting the district-wide standard for all educational suitability measurements and a lower score indicates a greater need for funding to bring that school to district-wide standards. Scores are summarized below:

Survey Summary					Capacity	Support for Programs	Technology	Security and Supervision	Instructional Aids	Physical Characteristics	Learning Environment	Relationship of Spaces
TEA	Facility Name	Total Score	Rank	Percentile	1 20%	2 16%	3 15%	4 15%	5 13%	6 8%	7 8%	8 5%
High Schools												
001	Central Senior High School	58.24	3	60.0%	15.3	13.1	4.0	8.8	4.1	6.2	4.2	2.6
004	Ozen Senior High School	63.83	1	100.0%	14.1	12.7	9.9	8.5	3.5	6.3	6.2	2.7
006	Pathways Alternative School	51.89	6	0.0%	12.4	11.0	8.1	6.0	3.4	3.0	4.2	3.8
008	West Brook Senior High School	61.77	2	80.0%	12.7	12.4	10.2	7.5	5.2	5.9	4.4	3.4
012	Brown Center	55.56	4	40.0%	15.0	13.0	8.0	6.2	1.3	5.8	4.2	2.0
999	Taylor Career Center	54.84	5	20.0%	9.1	13.1	5.6	7.2	5.2	5.4	7.4	1.8
Middle Schools												
041	Austin Middle School	65.03	1	100.0%	13.3	12.0	11.9	7.3	5.8	6.5	4.7	3.5
042	Smith Middle School	62.37	2	80.0%	16.7	11.0	8.3	7.1	7.7	4.8	5.0	1.9
045	South Park Middle School	60.31	4	40.0%	16.0	9.9	8.9	6.7	4.7	5.4	5.8	3.0
046	Marshall Middle School	62.27	3	60.0%	13.5	10.7	9.9	7.3	4.2	6.7	6.5	3.5
047	Odom Academy	54.69	6	0.0%	16.4	9.1	5.9	7.5	3.2	4.8	4.4	3.4
048	Vincent Middle School	59.42	5	20.0%	13.8	10.5	10.4	8.0	4.2	5.3	4.5	3.0
Elementary Schools												
101	Amelia Elementary School	54.84	15	17.6%	16.4	12.0	6.5	8.0	1.4	3.8	4.2	2.6
102	Bingman Elementary School	61.62	6	70.5%	16.0	11.4	10.0	5.8	4.6	5.4	4.4	4.0
103	Blanchette Elementary School	66.54	2	94.1%	15.9	11.8	8.0	6.5	6.9	6.2	7.3	4.1
104	Caldwood Elementary School	50.88	17	5.8%	12.3	12.2	0.4	8.7	1.9	4.6	7.4	3.4
105	Curtis Elementary School	62.07	5	76.4%	14.5	11.9	8.6	7.7	4.4	5.4	6.1	3.5
107	Dunbar Elementary School	60.87	7	64.7%	16.6	12.4	4.4	9.3	5.6	3.8	4.5	4.2
108	Fehl Elementary School	58.54	12	35.2%	15.5	11.8	6.6	6.9	3.2	6.1	5.8	2.7
109	Field Elementary School	55.47	14	23.5%	13.4	11.1	7.0	8.8	4.7	3.4	4.5	2.6
110	Fletcher Elementary School	70.02	1	100.0%	14.3	11.3	7.9	8.3	11.1	7.4	5.7	4.0
111	French Elementary School	60.64	8	58.8%	15.0	11.8	8.6	9.2	2.4	5.3	4.4	4.0
112	Guess Elementary School	59.66	10	47.0%	16.7	12.8	6.9	8.5	2.2	4.2	4.0	4.2
113	Lucas Elementary School	62.11	4	82.3%	13.2	11.7	3.4	9.8	9.1	7.5	4.6	2.7
114	Martin Elementary School	62.45	3	88.2%	14.4	13.6	8.0	6.9	4.9	6.8	4.4	3.5
115	Ogden Elementary School	58.09	13	29.4%	15.0	11.6	5.1	6.7	5.1	7.1	4.2	3.2
117	Price Elementary School	59.31	11	41.1%	15.8	13.1	7.1	8.6	1.4	5.8	4.5	3.0
118	Regina Elementary School	54.78	16	11.7%	12.1	12.2	6.7	8.5	1.6	5.3	4.4	4.0
119	Southerland Elementary School	42.79	18	0.0%	8.7	10.3	0.1	4.0	4.7	5.4	7.4	2.2
123	Homer Elementary School	60.30	9	52.9%	16.5	11.7	6.3	8.4	4.0	5.6	3.7	4.1

Other District Needs

In addition to renovation costs, other costs associated with facilities upgrades were identified. These costs were identified with the assistance of BISD leadership, and in some cases individual school principals.

New Construction

New construction was identified at the school level to accommodate a few issues. First, many school have an excessive number of transportable buildings. The addition of new construction will allow schools to eliminate transportable buildings and bring the school within BISD standards. Second, many schools have core areas that are too small to support the current curriculum and/or enrollment. These additions include libraries, food preparation and dining, and toilet facilities. Third, several schools need additional space to better support current or planned programs. These projects range from special classrooms (such as technology labs) to construction of auditoriums at high schools. Finally, BISD identified two new facilities to be included as part of this study. These facilities are a new Elementary School and a new, district-wide football stadium. The scope and cost of new construction is summarized below:

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New Additions

TEA	Facility Name	Total Cost	Classrooms			Core Cost	Other Cost
			Num	SqFt	Cost		
High Schools							
001	Central Senior High School	\$ 2,861,335	16	18,400	\$ 2,319,320	\$ 163,865	\$ 378,150
004	Ozen Senior High School	\$ 6,403,360	-	-	\$ -	\$ 403,360	\$ 6,000,000
006	Pathways Alternative School	\$ 441,175	-	-	\$ -	\$ 441,175	\$ -
008	West Brook Senior High School	\$ 8,054,610	16	18,400	\$ 2,319,320	\$ 1,235,290	\$ 4,500,000
012	Brown Center	\$ 352,940	-	-	\$ -	\$ 352,940	\$ -
999	Taylor Career Center	\$ 390,755	-	-	\$ -	\$ 327,730	\$ 63,025
Subtotal		\$ 18,504,175	32	36,800	\$ 4,638,640	\$ 2,924,360	\$ 10,941,175

Middle Schools

041	Austin Middle School	\$ 2,546,510	16	18,400	\$ 2,285,648	\$ 12,422	\$ 248,440
042	Smith Middle School	\$ -	-	-	\$ -	\$ -	\$ -
045	South Park Middle School	\$ 372,660	-	-	\$ -	\$ -	\$ 372,660
046	Marshall Middle School	\$ 2,869,482	8	9,200	\$ 1,142,824	\$ 223,596	\$ 1,503,062
047	Odorn Academy	\$ 5,217,240	12	13,800	\$ 1,714,236	\$ -	\$ 3,503,004
048	Vincent Middle School	\$ 3,726,600	8	9,200	\$ 1,142,824	\$ 149,064	\$ 2,434,712
Subtotal		\$ 14,732,492	44	50,600	\$ 6,285,532	\$ 385,082	\$ 8,061,878

Elementary Schools

101	Amelia Elementary School	\$ 231,000	-	-	\$ -	\$ -	\$ 231,000
102	Bingman Elementary School	\$ 1,508,430	8	10,560	\$ 1,219,680	\$ -	\$ 288,750
103	Blanchette Elementary School	\$ -	-	-	\$ -	\$ -	\$ -
104	Caldwood Elementary School	\$ 3,924,690	24	31,680	\$ 3,659,040	\$ 150,150	\$ 115,500
105	Curtis Elementary School	\$ 704,550	-	-	\$ -	\$ 11,550	\$ 693,000
107	Dunbar Elementary School	\$ -	-	-	\$ -	\$ -	\$ -
108	Fehl Elementary School	\$ 1,219,680	8	10,560	\$ 1,219,680	\$ -	\$ -
109	Field Elementary School	\$ 57,750	-	-	\$ -	\$ 57,750	\$ -
110	Fletcher Elementary School	\$ 1,945,020	12	15,840	\$ 1,829,520	\$ -	\$ 115,500
111	French Elementary School	\$ -	-	-	\$ -	\$ -	\$ -
112	Guess Elementary School	\$ -	-	-	\$ -	\$ -	\$ -
113	Lucas Elementary School	\$ 1,381,380	8	10,560	\$ 1,219,680	\$ 46,200	\$ 115,500
114	Martin Elementary School	\$ 644,490	4	5,280	\$ 609,840	\$ 34,650	\$ -
115	Ogden Elementary School	\$ 1,242,780	8	10,560	\$ 1,219,680	\$ 23,100	\$ -
117	Price Elementary School	\$ -	-	-	\$ -	\$ -	\$ -
118	Regina Elementary School	\$ 288,750	-	-	\$ -	\$ 173,250	\$ 115,500
119	Southerland Elementary School	\$ 265,650	-	-	\$ -	\$ 265,650	\$ -
123	Homer Elementary School	\$ 1,617,000	-	-	\$ -	\$ -	\$ 1,617,000
Subtotal		\$ 15,031,170	72	95,040	\$ 10,977,120	\$ 762,300	\$ 3,291,750

Grand Total Additions	\$ 48,267,837	148	182,440	\$ 21,901,292	\$ 4,071,742	\$ 22,294,803
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New Elementary School	\$ 12,000,000
New Sports Complex	\$ 33,441,570

Grand Total New Construction \$ 93,709,407

Individual schools also identified some miscellaneous projects, which didn't fall into the other categories. Most of these costs are associated with support of programs in the form of space conversions and the purchase of capital equipment. Some of the projects are general school enhancements such as reconfiguration of building entrances and enclosing breezeways between school buildings. A full list of these projects can be found in the appendix to this study. A summary of project costs is shown below:

TEA	Facility Name	Total Cost
High Schools		
001	Central Senior High School	250,000
004	Ozen Senior High School	-
006	Pathways Alternative School	180,000
008	West Brook Senior High School	285,000
012	Brown Center	187,500
999	Taylor Career Center	331,000
Subtotal		1,233,500
Middle Schools		
041	Austin Middle School	183,325
042	Smith Middle School	604,931
045	South Park Middle School	290,500
046	Marshall Middle School	145,000
047	Odom Academy	70,000
048	Vincent Middle School	50,000
Subtotal		1,343,756
Elementary Schools		
101	Amelia Elementary School	-
102	Bingman Elementary School	-
103	Blanchette Elementary School	-
104	Caldwood Elementary School	-
105	Curtis Elementary School	70,000
107	Dunbar Elementary School	10,000
108	Fehl Elementary School	95,000
109	Field Elementary School	100,000
110	Fletcher Elementary School	22,000
111	French Elementary School	-
112	Guess Elementary School	25,000
113	Lucas Elementary School	-
114	Martin Elementary School	116,000
115	Ogden Elementary School	-
117	Price Elementary School	5,000
118	Regina Elementary School	30,000
119	Southerland Elementary School	-
123	Homer Elementary School	25,000
Subtotal		498,000
Grand Total New Construction		\$ 3,075,256

Capital Renewal

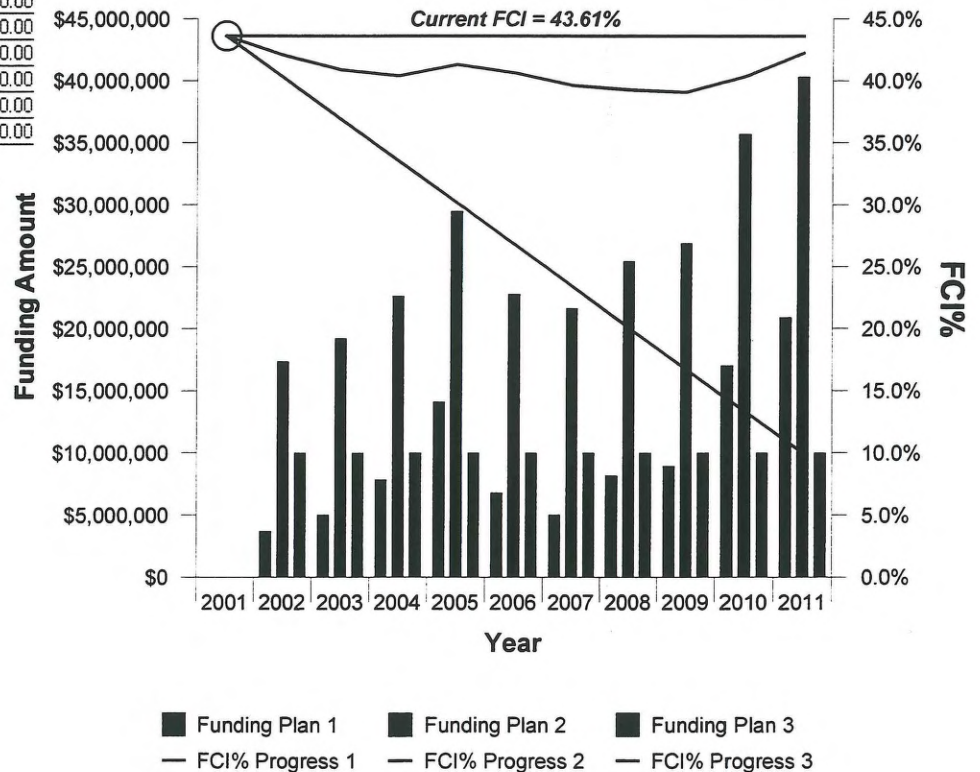
Funding Requirements – 10 Year Renewal Projection

This chart illustrates the 10-year total funding requirements for 3 funding scenarios. It shows the combined funding needed for the assessed deferred maintenance and the predicted capital renewal requirements. Using this chart, we can query:

- “How much funding is required to achieve an FCI of ___%?” or,
- “What constant level of funding is required to achieve an FCI of ___%?”
- “What trend does the District’s maintenance budget have on the FCI?”

Year	Current FCI	FCI 10%	FCI 0%
2001	\$0.00	\$0.00	\$0.00
2002	\$3,576,923.55	\$17,373,760.28	\$10,000,000.00
2003	\$4,647,738.43	\$19,226,904.07	\$10,000,000.00
2004	\$7,000,669.42	\$22,642,707.60	\$10,000,000.00
2005	\$12,080,238.75	\$29,490,793.56	\$10,000,000.00
2006	\$5,603,576.25	\$22,790,575.08	\$10,000,000.00
2007	\$3,991,831.52	\$21,662,826.82	\$10,000,000.00
2008	\$6,206,911.51	\$25,444,234.04	\$10,000,000.00
2009	\$6,536,250.56	\$26,912,726.64	\$10,000,000.00
2010	\$11,964,817.27	\$35,715,778.83	\$10,000,000.00
2011	\$14,123,930.09	\$40,340,424.39	\$10,000,000.00

Future Facility Funding vs FCI for Beaumont ISD



We chose to show three scenarios:

- **Current FCI: Keep the current FCI Stable (Red)**
Assumes no spending in the current year (2001) for current deferred maintenance. Assumes funding equal to capital renewal costs over the next 10 years, maintaining the current FCI level.

- **Required funding: Reduce the FCI to 10% (Blue)**

Assumes no spending in the current year (2001) for all current deferred maintenance. Assumes a consistent level of funds for the next 10 years to buy-down deferred maintenance and for capital renewal items to achieve an FCI of 10%. (Minimal standard as published by APPA.)

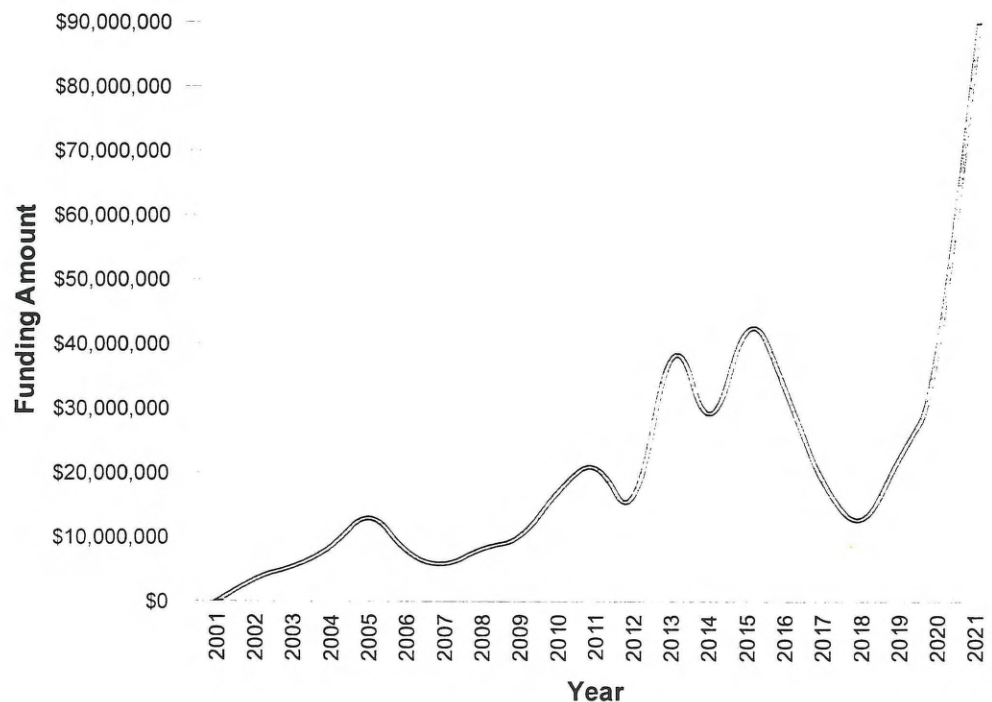
- **Constant funding: Analyze a budget of \$10 million per year (Green)**

Assumes no spending in the current year (2001) for all current deferred maintenance. Assumes funding maintenance and capital improvement at a budgeted amount of \$10 million per year (twice current projection).

20 Year Capital Renewal Forecast

The cost models for each building give us a method to predict future needs for capital renewal. Each model allows us to assess the remaining life of each of the main systems in the building, and to enter into the cost model the expected time of replacement. Although that is only a rough approximation for one building, over a larger sample it produces a reliable estimate of the yearly cost to replace parts of the capital stock. This chart illustrates a 20-year projection of capital renewal funding requirements, excluding deferred maintenance.

Facility Renewal Forecast for Beaumont ISD



10 Year Total DM/CR Funding Requirements

This table shows the total, 10-year costs for full-deferred maintenance and capital renewal (DM/CR) of the combined district facilities. (i.e. to achieve a constant FCI = 0% for the next ten years).

Facility	Deferred Maintenance	Capital Renewal (10 Year)	Total DM/CR
Central	\$ 15,183,869	\$ 9,515,443	\$24,699,312.00
Ozen	\$ 9,843,331	\$ 5,341,065	\$15,184,396.00
West Brook	\$ 14,529,087	\$ 13,353,496	\$27,882,583.00
Austin	\$ 8,468,751	\$ 1,757,307	\$10,226,058.00
King	\$ 340,100	\$ 4,763,128	\$5,103,228.00
Marshall	\$ 5,027,394	\$ 4,269,832	\$9,297,226.00
Odom	\$ 7,748,182	\$ 3,036,866	\$10,785,048.00
Smith	\$ 9,509,258	\$ 5,449,903	\$14,959,161.00
South Park	\$ 6,718,379	\$ 2,892,061	\$9,610,440.00
Vincent	\$ 8,141,545	\$ 3,442,335	\$11,583,880.00
Amelia	\$ 6,805,150	\$ 929,817	\$7,734,967.00
Bingman	\$ 3,168,170	\$ 722,910	\$3,891,080.00
Blanchette	\$ 3,992,975	\$ 872,045	\$4,865,020.00
Caldwood	\$ 3,045,808	\$ 1,171,954	\$4,217,762.00
Curtis	\$ 3,135,273	\$ 500,640	\$3,635,913.00
Dishman	\$ 3,500	\$ 2,328,516	\$2,332,016.00
Dunbar	\$ 6,650,174	\$ 552,658	\$7,202,832.00
Fehl	\$ 2,435,573	\$ 1,548,591	\$3,984,164.00
Field	\$ 3,867,471	\$ 353,917	\$4,221,388.00
Fletcher	\$ 2,007,165	\$ 2,201,847	\$4,209,012.00
French	\$ 5,541,520	\$ 1,020,754	\$6,562,274.00
Guess	\$ 3,970,083	\$ 3,484,953	\$7,455,036.00
Homer	\$ 1,444,560	\$ 3,454,412	\$4,898,972.00
Lucas	\$ 4,257,018	\$ 450,561	\$4,707,579.00
Martin	\$ 6,419,097	\$ 3,311,156	\$9,730,253.00
Ogden	\$ 4,439,914	\$ 2,646,651	\$7,086,565.00
Pietzsch/Mac A	\$ 0	\$ 1,737,707	\$1,737,707.00
Price	\$ 2,760,902	\$ 1,164,807	\$3,925,709.00
Regina	\$ 3,238,853	\$ 1,775,745	\$5,014,598.00
Brown	\$ 3,634,929	\$ 1,816,452	\$5,451,381.00
Career Center	\$ 2,430,067	\$ 6,294,247	\$8,724,314.00
Pathway	\$ 2,660,433	\$ 698,126	\$3,358,559.00
Southerland	\$ 2,837,700	\$ 464,704	\$3,302,404.00
Admin Bldg.	\$ 2,667,701	\$ 3,257,084	\$5,924,785.00
Admin Annex	\$ 2,816,441	\$ 274,165	\$3,090,606.00
Transportation	\$ 192,897	\$ 118,271	\$311,168.00
Maintenance Dept.	\$ 412,836	\$ 698,101	\$1,110,937.00
Total	\$170,346,106.00	\$97,672,237.00	\$268,018,343.00

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Conclusions

BISD FCI = 43.81%

Renovation is a viable option

Total Current Maintenance Requirement = \$170.3 M

Total 10yr costs = \$97.7 M

Sports Complex = \$33.4 M
School Additions = \$51.3 M
New School = \$12 M
Replace/Repair = \$21.1M
Bond Fee = \$30 M
Refinancing = \$12 M

Current Total = \$330.1 M

With 10yr Costs = \$427.8 M

The overall FCI of the facilities in the Beaumont Independent School District is 43.61%, typical of what we find for facilities of similar age and function, across the nation. While this is a "poor" FCI (as defined by the APPA) the facilities are generally well maintained.

The majority of the deferred maintenance requirements are of the type that can be renewed without demolition of the facility. (Mechanical systems, Electrical, Finishes and exterior doors and windows.) This does not say that all facilities should be renovated; rather, renovation remains an option as the planners consider new buildings, high growth areas, population, etc.

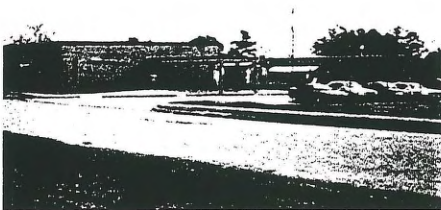
After completing the assessment, we find strong reasoning for a capital improvement bond initiative. First, the majority of the district property has an unsatisfactory FCI and is at least 30 years old. Our analysis shows that doubling the current maintenance funding level (to \$10 Million) for ten years will not significantly decrease deferred maintenance or produce a satisfactory FCI. Keep in mind; the \$170.3M reported for deferred maintenance is not the only cost to be considered when establishing the capital renewal budget. There is another \$97.7M of requirements over the next 10 years as systems surpass their life expectancies.

Additional costs identified for new construction include the new centralized sports complex for \$33.4M, school additions and miscellaneous projects identified by the schools for \$51.3M and a new elementary school for \$12M. Also, an arbitrary replacement decision was made at the committee level to include replacement costs versus repair costs for schools with an FCI greater than 65%, resulting in an additional \$21.1M. District identified costs, not part of this assessment include \$30M for bond fees and \$12M for a refinancing fee on existing debt

The Level 1 assessment should not be used to identify specific scope of work for individual buildings, rather it is a programming and budgeting tool that offers appropriate data for the master planning process. Detailed engineering studies may be required to fully determine costs associated with individual component failures beyond the scope of this assessment.

Finally, the scope of this assessment included only nominal site/infrastructure assessments. Specifically, only landscaping and parking in the immediate area of the school or other buildings were included.

*Condition Management & Estimating
Technology 3D/International Facility
Management Software*



Fletcher Elementary

Level I Facilities Assessment Methodology

A Level-1 (L-1) assessment is a mathematical model of a facility's component building systems to determine their conditions based on the components' planned life cycles. It is a strategic tool for programming and budgeting capital renewal costs; a macro view of facility status. A Level 2 assessment is a detailed physical survey of hundreds or thousands of current deferred maintenance deficiencies added to the L-1 component building system life cycles to determine a comprehensive facility evaluation of both current deficiencies and future renewal costs. It is a tactical tool for facility managers to identify specific deferred maintenance items to repair.

The BISD assessment is a Level 1. For this type of assessment, we collect data from a review of as-built drawings and other current documents as well as a complete visual inspection of facilities. Most areas of a building are investigated including areas such as crawl spaces, attic spaces, roofs, mechanical rooms, and exterior support areas to include landscaping, parking and sidewalks.

The first phase of a L-1 assessment develops mathematical models (cost models) for the life cycles of building components. This includes reviewing existing documents to determine types, ages, and components of the buildings, and any recent renovations. During this initial phase of the project, we met with district staff and maintenance personnel to gather existing data and records on the facilities. We pulled together information about typical building construction practices and improvements made in order to develop functional square-foot based cost models. These models are based on actual construction costs associated with recent construction. We then proceeded to review as-built drawings and maintenance records to establish the age of major system components. We also reviewed past studies on ADA requirements, asbestos, and facility assessments.

Model	Cost / SF
High School	\$126.05
Middle School	\$124.22
Multi-Story (Middle)	\$114.74
Elementary	\$115.50
Multi-Story (Elementary)	\$109.33
Gymnasium	\$104.85
Industrial	\$98.16
Portable	\$75.56

We developed Educational Suitability standards and reviewed them in January 2001 with members of the district staff and school board. We thoroughly reviewed proposed standards to insure they met district expectations, and state requirements. The final district educational standards are in the appendix.

Once an accurate building cost model is developed, 3D/I pays particular attention to the development of accurate soft costs. This phase of the project occurred through separate meetings with district staff and maintenance personnel. We presented cost models, and assumptions for the inflation rate, construction time frame, overhead and profit, construction management, contingencies, and design fees against typical costs for the district to insure accurate cost projections from the assessment.

Next, with the assistance of the client, 3D/I determines which systems in the building are to be surveyed. Assessors inspect the facility to determine the

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remaining useful life for each system. Then the survey information is loaded into the cost model. The COMET program generates renewal schedules based on the model developed and surveyor input.

3D/I's cost models are based on RS Means building material estimates and the Business Owners and Managers Association (BOMA) estimated useful life of building components. However, COMET can be customized to individual client cost histories. There are many factors that can affect a systems useful life. Environmental conditions, such as moisture and heat, and working conditions such as operating time and the history of preventative maintenance change the number of years a system can remain in operation. We looked at each system with experienced maintenance personnel from the district and reviewed historical data in order to adapt the standard to the location and better predict life expectancy. The table below details the changes made to the BOMA standard.

System	BOMA Average Useful Life	Adjusted Average Useful Life (Beaumont)
Air Conditioners		
a. Window Unit	10	6
e. Computer Room Unit	15	10
Air Handling Units		
b. Packaged	25	15
Boilers, Hot Water		
a. Steel Water-Tube	24	18
b. Steel Fire-Tube	25	20
c. Cast Iron	35	30
Furnaces		
a. Gas Fired	18	15
Fans		
a. Centrifugal	25	20
d. Ventilating Roof-Mounted	20	15
Package Chillers		
a. Reciprocating	20	18
Condensers		
a. Air-Cooled	20	18
Controls		
a. Pneumatic	18	12
c. Electronic	20	15

As standard procedure, we prepared a Draft report on three schools early in the assessment process. This report served as a tool to help determine how best to use the assessment by allowing a preliminary view of the data and how we collected it. We incorporated suggestions and modifications from meetings into the assessments. For example, suggestions about emphases on indoor air quality focused our attention on systems contributing to poor air quality and led to assigning higher priority to their replacement when warranted by the life cycle analysis.

With the proper BOMA life and cost model in place, cost predictions are fairly accurate, however, suppose a built-up roof received a new construction value of \$6.09 per square foot and a life expectancy of 20 years. As the surveyor inspects the roof, they might determine that a renewal premium is required. Premiums are sometimes necessary for component renewals. In our roof example, installing the new built-up roof on an existing building would include removing and disposing of the old roof, something not associated with new construction. Therefore, a premium would be necessary to account for demolition and disposal costs. If 3D/I finds that the roof is 30 years old, it would be 10 years beyond its expected useful life; the budget would then include \$6.09 per square foot to replace the roof plus the appropriate renewal premium.

There are some items for which cost models cannot account:

- What if the documents are not accurate? (records show the roof to be 30 years old but it was replaced last year.)
- What if the roof is 22 years old (beyond the model's useful life) but it appears to have some remaining life?

Obviously cost modeling is not enough. 3D/I physically inspects every facility after cost model development to verify the template data. This is done because on occasion, documentation on a modeled component is inaccurate (i.e. shown to be expired, but actually replaced and not documented). 3D/I can also adjust costs for partially renovated systems. Finally, the facilities are inspected / assessed to identify obvious deficiencies in systems or equipment that are in disrepair or out of sequence with the component's useful life (i.e. roof leaks in a new roof, broken windows, unconditioned air in a particular room etc.).

All assessments were conducted during the months of January through February 2001. Two teams of construction professionals visited the schools. Mr. William Smith, Mr. Paul Hufford and Mr. Joe Wallace (General/MEP Assessors) physically inspected thirty-three campuses, two administrative facilities and two maintenance facilities on a Level I basis to compile lifecycle and system level deficiency detail. During this time, we verified the data collected earlier and looked for abnormal wear, which would indicate extending or shortening the systems expected useful life. We assigned R.S. Means assembly and square footage costs to replace systems at or beyond their normal expected useful life.

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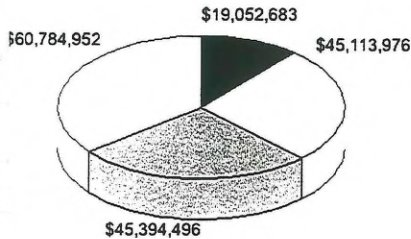
As an additional measure, we mailed facility questionnaires to individual schools. The principals, teachers, staff, maintenance personnel and in some cases parents, completed the survey. We reviewed the information with the principals and incorporated relevant concerns into the survey

Designation

The "Facility Cost Summary" reports contain a column titled "Priority." For this assessment, systems that do not require adjustment and are less than 100% used are assigned a Priority "5". Priorities 1 through 4 all contribute to the FCI; this breakout allows for better prioritization of funds when budgets are limited. Surveyor cost adjustments or fully used systems received a priority as summarized below:

- **Priority 1: Immediate Requirements/Code Compliance** – Systems or elements within systems that should be fixed to mitigate Health/Life Safety issues, which present an immediate risk to occupants. (Examples; Inadequate fire detection/protection, friable asbestos, major contributor to poor indoor air quality, structural failures...)
- **Priority 2: Immediate Requirements/Mission Critical** – Systems or elements within systems that should be replaced or repaired to maintain the mission of the facility or mitigate additional damage to the facility. Includes systems that are 150% of their BOMA estimated life cycle or appear immanent for failure, (regardless of life cycle) and would result in serious impact to the mission of the facility. (Examples; roofing, heating/cooling systems, insufficient power, minor contributor to poor indoor air quality...)
- **Priority 3: Requirements/Mission Critical** – Systems or elements within systems that should be replaced or repaired to maintain the mission of the facility but potentially have some life left. These systems are generally 100% to 150% into their life cycle. (Examples; roofing, heating/cooling systems, insufficient power...) Also, used for non-critical systems that are more than 150% of their expected life. (Examples; flooring, ceilings...)
- **Priority 4: Requirements/Recommended** – Systems or elements within systems that should be fixed in the long term to maintain building integrity. Generally, these are items that are beyond their expected life cycles (100% to 150%), but either still have some remaining life or do not pose priority 1 through 3 risks. (Examples; flooring, ceilings...) Also includes ADA modifications, which should take place as systems are replaced in the course of their normal life expectancy.
- **Priority 5: Normal** – Systems or elements within systems that are within their life expectancy, have no adjustments and require no action at this time. (Example; a 20 year roof that is 10 years old and should last 10 more years.)

Estimate by Priority - Beaumont ISD



Cost Summary

The chart to the right delineates costs by priority. The bulk of the priority one costs are for fire sprinkler system installations, and indoor air quality projects such as replacement of ductwork and piping and air handlers. Priority two costs are primarily for replacement of lighting and power systems and roofs. Priority three and four costs are mostly interior renovations and special construction items such as instructional aids and lockers. A complete listing of system items by priority is included in the Summary of Results section.

The table below details the default priority assigned to a system item. Changes to the default may occur. In the event of extenuating circumstances, the surveyor includes a note describing the condition or reason for altering the priority and may make a cost adjustment, or change the predicted useful life.

System	Sub-System	Within BOMA Life	100-150% BOMA Life	>150% BOMA Life or Adjustments
Conveying		5	3	2
Electrical		5	3	2
	Comm/ Data/ Alarms/ Security			
	Service & Distribution	5	3	2
	Lighting & Power	5	3	2
Ext. Closure	Exterior Walls	5	4	3
	Roof	5	3	2
	Windows and Doors	5	4	3
Interior	Ceiling	5	4	3
	Floor Finishes / (IAQ)	5	4/3	3/2
	Interior Doors	5	4	3
	Partitions	5	4	3
	Wall Finishes	5	4	3
Mechanical	Air Handling Units (IAQ)	5	2	1
	Cooling Equipment (IAQ)	5	3	2
	Ductwork and Piping (IAQ)	5	2	1
	Heating (IAQ)	5	3	2
Misc	Containment and Disposal	5	Mirrors flooring	Mirrors flooring
	Special Construction	5	4	3
	ADA	N/A	4	4
Plumbing	Fire Protection	5	1	1
	Piping and Fixtures	5	4	3
Site	Parking, Landscape, Drainage	5	4	3
Structural	Footings and Foundations	5	3	2
	Superstructure	5	3	2

Assumptions

The information provided in the report and database is a tool to aid the Beaumont Independent School District in developing budgets. While Master Planning was not a part of the scope of this project, the District may elect to utilize the information contained herein to guide them in accomplishing short and long-term corrective goals.

The assessments were performed in accordance with the following assumptions:

- Transportable buildings are included in the building condition assessment. Due to imprecise initial procurement dates, these buildings are assigned an average age and specific requirements are captured as adjustments to the typical model. This procedure results in renovation recommendations to items that may receive upgrades such as wall finishes, ceilings, HVAC equipment, and roofs while excluding costs for replacement of the portable building structure unless warranted by surveyor inputs.
- All district buildings are included in the facility assessment. A list of buildings is located in the appendix. The educational adequacy survey excluded newly constructed facilities including: 35,280 SF at Central; 87,020 SF at Ozen; 7,461 SF at West Brook; 17,680 SF at Austin; 146,500 SF at King; 21,208 SF at Marshall; 83,314 SF at Dishman and 182,000 SF at Pietzsch/MacArthur.
- New facilities under construction are listed in the database with a construction date of 2001. These facilities are not assessed.

Additional Information

Based on information provided by the District, additional items have been included in the database that weren't part of the surveyor's findings. These items include:

- ADA Deficiencies from the Disability Access Consultants, Inc Study (results verified)
- Asbestos abatement estimates from historical costs provided by Mr. Gary Lewis (costs for abatement of flooring)

Definitions

The following definitions and terms are used throughout this report and are included here for clarifications.

City Index

The R.S. Means data used to develop the cost models is a national average. As such, we modified the costs using a standard index published by the R.S. Means Corporation. The current index for Beaumont, TX is 85.10% times the national average

Facility Condition Index (FCI)

The facility condition index (FCI) represents the relative physical condition of facilities. The FCI measures the estimated cost of the recommended improvements and compares that to the replacement cost of the facility. The total cost of repairs divided by the facility replacement cost is the FCI. A higher FCI indicates a facility in worse shape. For example, if a building has a replacement value of \$1,000,000 and has \$100,000 of existing deficiencies, the FCI is $\$100,000/\$1,000,000$ or 0.10. The generally accept rule of thumb in building condition assessments is:

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The Building Owners and Managers Association, the Council on Education Facilities, the American University Planners Association, and a number of other national facilities groups have adopted this standard.

Condition	FCI
Good	0 to 5%
Fair	5% to 10%
Poor	10% and above

Facility Systems:

- Conveying: Elevators
- Electrical: alarms & communications, lighting & power, service & distribution
- Exterior Closure: exterior doors, exterior walls, windows & glazed walls, roofing
- Interior Construction: ceiling finishes, floor finishes, interior doors, wall finishes, walls
- Mechanical: boiler, cooling, HVAC pipe, insulation & ducts, air handling units
- Misc: containment and disposal of friable material & special construction items unique to a school (bleachers, chalkboards, bulletin boards, etc)
- Plumbing: fire sprinkler systems, plumbing fixtures, plumbing pipe
- Site: roads and parking, drainage, landscaping and other items related to exterior features
- Structural: superstructure (columns, beams, footings, foundations, slab-on-grade, etc)

Facility Replacement Cost

This represents the derived expense to rebuild the existing facilities in a manner representing the desired construction. For example, the district has determined it is more advantageous to replace flat roofs with sloped metal roofs. Although the original construction is a bituminous built-up roof with aggregate ballast for most schools, the model will predict costs based on the desired metal roof. The replacement cost is determined by multiplying the gross area of the facility by the model square foot cost estimate.

The table to the left is a summary of the square footage costs developed specifically for your district. They include all soft costs associated with generally accepted construction methods. See the section below for additional information on soft costs.

Renewal Premiums

The costs developed in the models are typical of new construction. When a renovation project is undertaken, certain additional costs are incurred for some systems because of demolition and difficulty. For other systems, not all items in the assembly are replaced. In these instances the reduction in work

Model	Cost / SF
High School	\$126.05
Middle School	\$124.22
Multi-Story (Middle)	\$114.74
Elementary	\$115.50
Multi-Story (Elementary)	\$109.33
Gymnasium	\$104.85
Industrial	\$98.16
Portable	\$75.56

overcompensates for the demolition costs and a lower cost is incurred. The table below details our strategy for this issue by system group.

System Name	Life (YRS)	% Renewal
Air Handling Units	15	90
Ceiling	13	110
Comm/Data/ Alarms/Security	10	90
Containment & Disposal		100
Cooling Equipment	18	100
Ductwork & Piping	30	90
Exterior Walls	100	100
Fire Protection	25	90
Floor Finishes	12	110
Footings & Foundations	100	100
Heating	30	90
Interior Doors	40	110
Lighting & Power	20	90
Parking, Landscape & Drainage	20	50
Partitions	40	110
Piping & Fixtures	30	90
Roof	20	120
Service & Distribution	30	90
Special Construction	25	110
Superstructure	100	100
Wall Finishes	5	100
Windows & Doors	30	100

Soft Costs

Soft costs are additional costs, which are necessary to accomplish the corrective work, but are not directly attributable to the deficient system. Soft costs vary by user but can include construction contingency; design; specialized investigations such as geo-technical, environmental, or hazardous material; program management fees whether in-house or consultant; and various administrative fees. The soft costs used in this assessment of these buildings are as follows:

Construction Contingency	12.5% of the sum of the RS Means estimates and Construction management fees.
Architect, Design, and Engineering	6.2% of the sum of the RS Means estimates and General Contractor fees
General Contractor Fee	15% of the RS Means estimates
Construction Management Fees	5.5% of the sum of the RS Means Estimates and Design fees.

It is important to note that these costs may vary once plans for executing the work are created. However, these are typical costs, which were reviewed with the district finance officer. If variations do occur over time, the data in COMET can be easily updated to reflect the changing costs.

Indoor Air Quality

As the project began, the district buildings and grounds committee asked us to make replacement of items affecting indoor air quality, such as ductwork, air handlers and carpeting more important. Towards that end, we modified our prioritization standards to bring these requirements to the front of the funding list. Items such as air handlers and ductwork are assigned a priority 1 if they're beyond 150% of BOMA life and priority 2 between 100% and 149%. Items such as carpeting receive a priority 2 at 150% of BOMA life and priority 3 between 100% and 149%. The costs are displayed in the table to the left.

Indoor air quality (IAQ) management is an important issue to the district staff. Better than 90% of the time, students and faculty are indoors where pollution can be two to five times higher than outdoors. In order to prevent poor indoor air quality, continuous steps must be taken in mechanical systems operations, maintenance and design. Typical causes of poor indoor air quality include inadequate ventilation, poor filtration, and mechanical system cleanliness. We made an effort to place a higher priority on systems affecting indoor air quality throughout the survey and make recommendations where findings were noted.

Operations

While looking at IAQ in mechanical systems operations, we noted a lack of sufficient outside air being brought into the building. We recommend maintaining the building at a positive pressure to prevent unconditioned or unfiltered air from entering the building. Projects at Odom Academy and Central High School to pre-treat and pressurize buildings are excellent examples of ways accomplish this. We noted poor air circulation and dust in the ductwork of the majority of the older schools, which contributes to overall poor air quality. We have recommended cleaning, testing and balancing of most air systems that do not need replaced. As an overall note, the practice of storing cleaning agents, wet mops, and custodial supplies in mechanical closets where air is circulated through the building should be stopped. This can be a significant source of indoor air pollution in the district.

Maintenance

In order to track progress on improvements to indoor air quality, we recommend random testing of space ventilation, temperature, humidity and carbon dioxide levels. Also improvements can be made by installing exhaust fans in storage areas and ensuring bathrooms exhaust fans are properly sized and in operating order to maintain negative pressure. Custodial staff may want to begin weekly inspections of floor drains and add water or mineral oil to them because the floor drain traps tend to dry out through evaporation and allow sewer gas to infiltrate the building. Regular carpet shampooing (at least every six months) can

IAQ Item	Priority 1 Costs	Priority 2 Costs
Air Handlers	\$5.5 M	\$1.9 M
Ductwork & Piping	\$5.2 M	\$10.4 M
Cooling Equipment	\$1.9 M	\$3.2 M
Heating Equipment	\$0.1 M	\$0.93
Floor Finishes	\$0 M	\$0.3 M

drastically improve the classrooms and hallways. If it is impractical to clean carpets at six-month intervals, consideration should be given to removing carpet and installing hard surfaced flooring. Floor care such as sweeping, buffing and vacuuming should occur when the building is least occupied.

Design

As improvements are planned for the district, attention should be placed on the design of renovated buildings to insure past problems are eliminated. New air systems should be designed so that air intakes and exhausts are located away from sources of pollution such as dumpster sites, loading docks, and vent chimneys. Supply grilles should be located across the room from return air grilles to provide maximum air circulation throughout the room. Ducts and pipes should be properly insulated so there are no breaks where surfaces are exposed to air and condensation can occur. Also, access doors should be available to reach every system component and allow space for thorough cleaning.

Reports

Stadium Costs

As requested, we have developed a conceptual estimate for construction of a new competition stadium for the City of Beaumont. The prepared information represent requirements collected from the District Athletic Director and costs derived from similar stadiums constructed or under construction. The facility model comes from locations such as Katy High School and the stadium under contract at Gallena Park.

Wish List Summary

During the site visits we obtained a wish list from each principal and reviewed that list against the results of the survey. When an item on the list was not part of the survey, we completed an estimate and have included it as part of this assessment.

Facility Reports

Separate to this document due to size constraints, we have published detailed information for each school to include a facility description, a summation of the current and future costs, and details of the educational adequacy survey where applicable.

SPORTS COMPLEX

New Central Competition Stadium and Gym for Beaumont I.S.D.
 Beaumont, Texas
 26-Jul-01

Trade Description	Quantity	U/M	Unit Trade	Item Cost	Trade Total
Seating & Stands					\$12,077,196
Grade site and fill	80,000.00	sf	\$2.00	\$160,000.00	
Concrete seats precast	20000	ea	\$255.00	\$5,100,000.00	
Foundations allowance	80000	sf	\$7.00	\$560,000.00	
Press area allowance	2000	sf	\$250.00	\$500,000.00	
Electrical	80000	sf	\$3.00	\$240,000.00	
Score Board	1	ea	\$120,000.00	\$120,000.00	
Structure	80000	sf	\$10.00	\$800,000.00	
	SUBTOTAL			\$7,480,000	
General Conditions		5.00%		\$374,000	
	SUBTOTAL			\$7,854,000	
Overhead & Profit		4.00%		\$314,160	
	SUBTOTAL			\$8,168,160	
Insurance & Bond		1.75%		\$142,943	
	SUBTOTAL			\$8,311,103	
Design contingency		15.00%		\$1,246,665	
	SUBTOTAL			\$9,557,768	
Design Fees		8.00%		\$764,621	
	SUBTOTAL			\$10,322,390	
Escalation at 4 % for 4 years		17.00%		\$1,754,806	
Field House					\$2,200,375
Site costs	8,000.00	sf	\$3.00	\$24,000.00	
Foundations & SOG	8,000.00	sf	\$7.00	\$56,000.00	
Exterior walls	300.00	LF	\$168.00	\$50,400.00	
Structure at 6#/sf	24	tons	\$2,100.00	\$50,400	
Metal Roofing	8,000.00	sf	\$14.00	\$112,000.00	
Lockers	150.00	EA	\$200.00	\$30,000.00	
Interior finishes	8,000.00	SF	\$75.00	\$600,000.00	
MEP	8,000.00	SF	\$55.00	\$440,000.00	
	SUBTOTAL			\$1,362,800	
General Conditions		5.00%		\$68,140	
	SUBTOTAL			\$1,430,940	
Overhead & Profit		4.00%		\$57,238	
	SUBTOTAL			\$1,488,178	
Insurance & Bond		1.75%		\$26,043	
	SUBTOTAL			\$1,514,221	
Design contingency		15.00%		\$227,133	
	SUBTOTAL			\$1,741,354	
Design Fees		8.00%		\$139,308	
	SUBTOTAL			\$1,880,662	
Escalation at 4 % for 4 years		17.00%		\$319,713	

New Central Competition Stadium and Gym for Beaumont I.S.D.
Beaumont, Texas
26-Jul-01

Trade Description	Quantity	U/M	Unit Trade	Item Cost	Trade Total
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Field and site paving					\$4,365,440
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grade site	168,000	sf	\$3.00	\$504,000.00	
Site utilities	1	Allo	\$40,000.00	\$40,000.00	
Synthetic field allowance	80,000	sf	\$12.00	\$960,000.00	
Allowance for misc site items	1	ls	\$50,000.00	\$50,000.00	
New parking lot for 5,000 cars	125,000	sf	\$5.00	\$625,000.00	
New walks	1	allo	\$100,000.00	\$100,000.00	
Landscaping	1	allo	\$250,000.00	\$250,000.00	
Lighting for stadium allowance	1	ls	\$200,000.00	\$200,000.00	
	SUBTOTAL			\$2,729,000	
General Conditions		5.00%		\$136,450	
	SUBTOTAL			\$2,865,450	
Overhead & Profit		4.00%		\$114,618	
	SUBTOTAL			\$2,980,068	
Insurance & Bond		1.75%		\$52,151	
	SUBTOTAL			\$3,032,219	
Design contingency		15.00%		\$454,833	
	SUBTOTAL			\$3,487,052	
Design Fees		7.00%		\$244,094	
	SUBTOTAL			\$3,731,146	
Escalation at 4 % for 4 years		17.00%		\$634,295	

Restrooms for the Stadium 2 sets					\$1,296,931
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Clear site	6,000	sf	\$3.00	\$18,000	
Site water and sewer	1	ls	\$10,000.00	\$10,000	
Toilets , Sinks and urinals	40	EACH	\$1,800.00	\$72,000	
Foundations & SOG	6,000	sf	\$7.00	\$42,000	
Walls	220	lf	\$168.00	\$36,960	
Structure at 6#/sf	18	tons	\$2,100.00	\$37,800	
Metal Roof	6,000	sf	\$14.00	\$84,000	
Interior finishes	6,000	sf	\$55.00	\$330,000	
MEP	6,000	SF	\$30.00	\$180,000.00	
	SUBTOTAL			\$810,760	
General Conditions		5.00%		\$40,538	
	SUBTOTAL			\$851,298	
Overhead & Profit		4.00%		\$34,052	
	SUBTOTAL			\$885,350	
Insurance & Bond		1.75%		\$15,494	
	SUBTOTAL			\$900,844	
Design contingency		15.00%		\$135,127	
	SUBTOTAL			\$1,035,970	
Design Fees		7.00%		\$72,518	
	SUBTOTAL			\$1,108,488	
Escalation at 4 % for 4 years		17.00%		\$188,443	

7/26/2001

3D/International

WISH LIST

Beaumont Independent School District
Miscellaneous Capital Improvements

001 Central Senior High School

Enrollment 1,685
Site Acreage 34.9

Item	Description	Budget
Reconfigure Guest Entrance Status: Unfunded Source: Principal	The guest entrance to the school (on the side with the admin/library addition) is undersized and needs better landscaping. The area also needs additional visitor parking.	\$150,000
New Photo Lab Status: Unfunded Source: Teacher	The photo lab needs a general renovation. Fumes were quite obvious during survey.	\$100,000
School Total		\$250,000

Other items identified, but not included in this category:

Build Designated Storage	The school is strapped for storage, need help particularly for counselor's required files.
Renovate Life Skills Labs	Life skills and homemaking labs need complete overhaul.
Bleachers in Boys Gym	Bleachers are about 30 years old and in bad shape. Coach pointed out safety issues including a 2' gap between sections when deployed.
Replace Transportables	Add 26,476 GSF to eliminate 23 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

004 Ozen Senior High School

Enrollment 1,483
Site Acreage 49.3

Item	Description	Budget
Status: Source:		\$0
School Total		\$0

Other items identified, but not included in this category:

New Auditorium	New auditorium for 1800 students.
Classroom Refurbishment	Classrooms refurbished inside to match exterior appearance - doors, walls doorframes.
Remodel / Renovate Shop-ROTC Building	Remodel/renovate Shop-ROTC building near the cafeteria to match other buildings on campus.
Technology Facility	A technology facility that has a multipurpose lab-theatre style inclusive of radio and TV broadcasting facility and 10 computer labs.
Renovate and Recarpet or Carpet Teachers Lounges	Renovate and recarpet or carpet teachers lounges in A-Hall, Math/Science complex.

Beaumont Independent School District
Miscellaneous Capital Improvements

006 Pathways Alternative School

Enrollment 226
Site Acreage 4.7

<i>Item</i>	<i>Description</i>	<i>Budget</i>
Complete Replacement of Furniture Status: Unfunded Source: Principal	Complete replacement of all furniture including teacher desks, student desks, library furniture, cafeteria seating, reception, luges, etc.	\$113,000
New Technology Status: Unfunded Source: Principal	Acquire new technology in the form of 48 computers at 60,000 and 15 printers at 7500 total.	\$67,000
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School Total		\$180,000

Other items identified, but not included in this category:

Beaumont Independent School District
Miscellaneous Capital Improvements

008 West Brook Senior High School

Enrollment 2,269
Site Acreage 105.0

Item	Description	Budget
Carpeting Status: Unfunded Source: Principal	New carpeting for administration areas and library.	\$110,000
Renovation of Pre Drill Room Status: Unfunded Source: Principal	Allows for lockers in Pre-Drill room.	\$65,000
Message System Status: Unfunded Source: Principal	Purchase and install LED or LCD message system in school.	\$50,000
Repair Lockers Status: Unfunded Source: Principal	Some of the lockers need repair, have bid from firm for 35,000.	\$35,000
Site Lighting Status: Unfunded Source: Principal	Add lighting to student parking lots.	\$25,000
Security Gates Status: Unfunded Source: Principal	Add fencing and gates to secure site.	\$0

School Total \$285,000

Other items identified, but not included in this category:

Auditorium	Build a 1,500 seat auditorium at school.
Resurface Parking	Resurface teacher and student parking lots.
New Bleachers for Girl's Gym	The girl's gym (school's original gym) needs new bleachers.
Little Theatre Improvements	Little Theatre (250 seat capacity) needs new lighting, electrical, audio and curtains.
Carpet Replacement	Remove carpet in J-hall and teacher workroom. Replace with tile.
Walkway Canopies	Repair or replace canopies at transportables that currently leak during rain.
Main Building Roof	New roof for main building.
New Football Stadium	New football stadium.
Replace Transportables	Add 16,116 GSF to eliminate 14 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

012 Brown Center

Enrollment 162
Site Acreage 9.1

Item	Description	Budget
Add Classrooms for GED Status: Unfunded Source: Principal	Would like to reconfigure GED classes. Currently there are 5 classrooms in one building and 4 classrooms in another building with no covered walk way. Must traverse through the rain and the presents of adult ed poses a security problem.	\$100,000
Add Covered Patio Status: Unfunded Source: Principal	Add covering over breezeway between main building and gymnasium. Covered patio would be approximately 40 by 80.	\$50,000
Create Home Economics Living Area Status: Unfunded Source: Principal	Need home economics living area. Many of the girls are unwed mothers and need training.	\$37,500

School Total \$187,500

Other items identified, but not included in this category:

Add Restrooms	Add staff and student restrooms. Current situation is not adequate.
Repair Tile Floor in Cafeteria	Repair floor in cafeteria. Large crack in middle of floor with 3/4 inch rise in tile. tripping hazard.
Add Landscaping	Add landscaping.
Add Lighting at Parking Lot	Add lighting at parking lot between child care center. Students get to school early with their babies and need to be able to be safe and secure.
Replace Chalkboards	Replace several boards with erase boards. Many of boards have been recently replaced, however they appear to be l install backwards and the surface is very rough. Like sandpaper and the chalk does not erase.
Add Science Lab	Need new science lab for students. One biology class but in totally inadequate room.
Add Library	Need to add library. No library at school.
Build New Building	Build new facility for Brown Alternative center on site where pathways is, then move pathways to the Brown Center.

Beaumont Independent School District
Miscellaneous Capital Improvements

041 Austin Middle School

Enrollment 658
Site Acreage 13.1

Item	Description	Budget
New Auditorium Sound System Status: Unfunded Source: Principal	Auditorium needs new / modern sound system. Current system is real bad.	\$75,000
Computers and Network Status: Unfunded Source: Principal	Computers for IT Lab, 20 computers, 5 printers, plotter, camera, scanner, TV and Software.	\$59,900
Industrial Technology Furniture Status: Unfunded Source: Principal	Computer furniture, chairs, drafting tables, eyewash station.	\$28,688
Manufacturing Technology Status: Unfunded Source: Principal	Miscellaneous equipment for Manufacturing Technology (injection molder, etc.)	\$19,737
School Total		\$183,325

Other items identified, but not included in this category:

Install Windows in Selected Areas	Install windows in 100 wing, 200 wing, and cafeteria.
Paint All Woodwork Inside and Out	Paint all woodwork inside and out. Budget looks suspect, probably low.
New Floor in Cafeteria	New floor in cafeteria to replace VCT. (WES) Looks okay, 12" tiles.
New Roof on Old Wings	Replace roof on old wings.
Industrial Technology Lab	Renovate current industrial arts shop and expand into industrial technology lab. Includes addition into courtyard, air conditioning, wiring upgrades, etc.
Replace Transportables	Add 17,267 GSF to eliminate 15 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

042 Smith Middle School

Enrollment **424**
Site Acreage **21.4**

<i>Item</i>	<i>Description</i>	<i>Budget</i>
Renovate Industrial Arts Complex Status: Unfunded Source: Principal	Industrial arts building is an old shop and needs to be renovated to house new age technology lab. Need to add large overhead door so a vehicle can be pulled into shop area.	\$385,261
Modernize Cafeteria Status: Unfunded Source: Principal	Modernize cafeteria to and add serving line.	\$180,000
New Furniture for Library Status: Unfunded Source: Principal	Replace furniture in library and update décor.	\$20,000
Modernize Home Economics Lab Status: Unfunded Source: Principal	Completely modernize and refurbish equipment in home economics lab.	\$19,670
School Total		\$604,931

Other items identified, but not included in this category:

Replace Leaking Walkways Covers	Replace much of the covered walkways. They are leaking and in bad shape. About 750 feet. Need to add some covered walks.
Replace All Windows	Replace all widows with aluminum tinted windows.
Renovate Science Lab Building	Renovate this building to reflect modern science classroom needs and design. Price seems very low for the condition of this building.

Beaumont Independent School District
Miscellaneous Capital Improvements

045 South Park Middle School

Enrollment **514**
Site Acreage **11.7**

<i>Item</i>	<i>Description</i>	<i>Budget</i>
Technology Status: Unfunded Source: Principal	Need 105 (3 per room) Macintosh computers and 35 (1 per room) printers.	\$215,000
Tennis Court Repairs Status: Unfunded Source: Principal	Tennis courts need resurfacing and lines and need new windscreens and nets.	\$60,000
Upgrades to Music Areas Status: Unfunded Source: Principal / Teacher	Budget amended by WES. Music areas need some basic upgrades. For equipment, a new Piano, String Bass and sound systems are needed. Rooms need new chalk/marker boards with scales on 50%. Some rooms need better acoustic treatment. All rooms need a podium for instructors.	\$15,000
Bicycle Rack Status: Unfunded Source: Principal	Add another bicycle rack to fenced area.	\$500
School Total		\$290,500

Other items identified, but not included in this category:

Remove or Renovate Ag Building	The Ag building is in pretty rough shape. The lower floor isn't used for Agriculture any more, it has a couple make-shift classrooms, SAC and a room for deaf student instruction. The upper floor has 7 classrooms. The building looks bad and is probably about 30 feet from the new Pietzch MacArthur ES.
Renovate Homemaking Cottage	The Homemaking cottage is literally built like a house, with larger lab spaces in the back. Most of the finishes and equipment date to the 70s at least, and the cooking areas need regulation vents. Budget may be low.
Replace Steps and Sidewalks	Replace / repair front steps to school and existing side-walks. Large cracks in both.
Gym Renovations	The gym has several problems. The lockers have problems with either roof/wall or AC leaks, regularly have mildew and mold problems and are in generally rough shape. The gym floor needs to be refinished, or more likely replaced. The second (not accessible) floor has a big room that would make a great auxiliary gym but needs to be renovated for that purpose.
Covered Drop-Offs	The school doesn't have any sort of dedicated drop-off area. This leads to continuing traffic problems. The most straightforward approach is putting in a curb cut for a drop-off along Highland Avenue (could be shared with the ES). Putting a covered, dedicated drop-off on Virginia Street.
New Wood Shop	Since the wood shop was torn down, the school needs a new one in order to offer the class.

Beaumont Independent School District
Miscellaneous Capital Improvements

046 Marshall Middle School

Enrollment **805**
Site Acreage **15.2**

<i>Item</i>	<i>Description</i>	<i>Budget</i>
Outside Water Fountain Status: Unfunded Source: Principal	Outside water fountain and restrooms behind shop.	\$35,000
Old Library Conversion Status: Unfunded Source: Principal	Turn old library into diagnostician and speech therapist offices, and two conference room for teams.	\$30,000
Computer Counters for Shop Status: Unfunded Source: Principal	Build computer counters on the walls in the shop classroom.	\$30,000
Install Science Labs Status: Unfunded Source: Principal	Install two science labs in the 1st and 3rd wings.	\$20,000
New Water Fountains Status: Unfunded Source: Principal	New water fountains in 1st and 2nd wings.	\$15,000
New Lockers Status: Unfunded Source: Principal	Two hundred fifty (250) new lockers to be installed between 2nd and 3rd wings.	\$15,000

School Total \$145,000

Other items identified, but not included in this category:

New Library and Classrooms	New Library in fourth wing with conference rooms, master teacher room and classrooms for 75-100 students.
New Wing	New fourth wing to house home economics classroom and lab, life skills, ABU, Career Investigations, and Spanish. (includes new furniture)
Teacher Parking	Teacher parking lot at end of wing three.
Replace Front Exit Drive	Replace front exit drive and add parking for patrons and teachers at end of shop.
Landscaping	Landscape the building and courtyard area.
Remodel Lounge and Office	Remodel lounge and main office in main building.
School Auditorium	School auditorium.
Replace Transportables	Add 4,605 GSF to eliminate 4 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

047 Odom Academy

Enrollment 798
Site Acreage 17.5

Item	Description	Budget
Add Bleachers to Gymnasium Status: Unfunded Source: Principal	Add bleachers to gymnasium.	\$70,000
Replace or Upgrade Furniture Status: Unfunded Source: Mark Lanphear	Replace or upgrade furniture throughout the school. All furniture old.	\$0
School Total		\$70,000

Other items identified, but not included in this category:

Parking Lot	Parking lot expansion. Resurface lot and add two light poles.
Replace Dance Studio	Replace Dance studio. Existing facility has a pole in the middle.
Theatre Improvements	Improve stage situation. Existing stage is shared with gym class. Consider adding theatre with seating for 1000. Master teaching room and dance studio with sprung floor. Add curtain to existing stage at gym.
Renovate Industrial Technology Complex	Renovate industrial technology complex.
Renovate Homemaking Complex	Renovate homemaking complex.
Replace Transportables	Add 10,360 GSF to eliminate 9 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

048 Vincent Middle School

Enrollment **877**
Site Acreage **25.3**

<i>Item</i>	<i>Description</i>	<i>Budget</i>
Parent Drop-Off Status: Unfunded Source: Principal	Construct drive so that parents will have easier pickup and delivery of their children.	\$35,000
Name on Front of School Status: Unfunded Source: Principal	Replace or renew name on front of building.	\$15,000
School Total		\$50,000

Other items identified, but not included in this category:

Administrative Area Renovation	Renovate administrative office complex and provide accommodations for meetings.
Auditorium and Fine Arts Complex	Construct an auditorium and fine arts complex.
New Science Wing	Construct a new science wing.
Shop Upgrade	Expand wood-shop facility to provide more storage space. Install an effective exhaust system and provide drops for computers at carousel-like student work stations. Assessment Recommends Replacement.
Homemaking Facility Upgrade	Expand homemaking facility to provide dining room, living room, computer work stations, and storage areas. Layout provided with list.
Replace Transportables	Add 5,756 GSF to eliminate 5 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

101 Amelia Elementary School

Enrollment 507
Site Acreage 22.6

Item	Description	Budget
Status: Source:		\$0
School Total		\$0

Other items identified, but not included in this category:

Add Playground Equipment	Add playground equipment.
Upgrade HVAC Systems	Upgrade HVAC systems.
Add Covered Walkways	Add Covered Walkways.
Add Teacher Work Room	Add teacher work room.
Increase Length of Bus and Car Pool Staging	Increase length of bus and car pool staging.
Increase Size of Cafeteria	Increase size of cafeteria and add serving line.
Add Teacher Storage	Add teacher storage.
Create Science Lab	Create science lab.
Upgrade School	School is very old. Needs a lot of work and overall upgrade. Some of school has been closed as unsound. Past termite problems.
Replace Transportables	Add 5,262 GSF to eliminate 4 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

102 Bingman Elementary School

Enrollment 362
Site Acreage 8.6

Item	Description	Budget
Status: Source:		\$0
School Total		\$0

Other items identified, but not included in this category:

Enlarge Library	The library is very much inadequate and has very little technology.
Enlarge Cafeteria	The Kitchen is too small and the stage is falling apart.
Drop-Off at New Gym	The front drop off is problematic for both buses and parents. An additional drop-off at the new gym would ease problems at the front of the school and provide for segregated traffic.
New Admin Area	Admin areas (original) are undersized and decentralized, and include problematic spaces for the clinic and counselor's office. A new admin suite would eliminate these problems and free space for resource rooms if not actual classrooms.
Replace Transportables	Add 9,209 GSF to eliminate 7 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

103 Blanchette Elementary School

Enrollment 344
Site Acreage 6.7

Item	Description	Budget
Status: Source:		\$0
School Total		\$0

Other items identified, but not included in this category:

Consider New Gymnasium

New gymnasium. Old gymnasium in bad shape.
FCI is about 50%

Beaumont Independent School District
Miscellaneous Capital Improvements

104 Caldwell Elementary School

Enrollment 720
Site Acreage 8.0

Item	Description	Budget
Status: Source:		\$0
School Total		\$0

Other items identified, but not included in this category:

Add Office Space	Add office space.
Increase Library	Add and expand library.
Add to Cafeteria	Expand cafeteria. Students start lunch at 10:30 and end at 2:00.
Add Science Room	Add science exploratorium.
Remodel	This school is reasonably maintained, but really is need of a lot of things educationally. Enrollment is way over capacity, the spaces are too small, and the staff has used every square inch of space. This is a candidate for replacement.
Replace Transportables	Add 23,681 GSF to eliminate 18 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

105 Curtis Elementary School

Enrollment 508
Site Acreage 16.7

Item	Description	Budget
Expand Teacher lounge Status: Unfunded Source: Principal	Expand teacher lounge after new administration complex constructed.	\$30,000
Convert Old Library to Two Classrooms Status: Unfunded Source: Principal	Convert old library into classrooms after new library has been constructed.	\$20,000
Covert Counselors Office to Speech Room Status: Unfunded Source: Principal	Convert old counselor's office to speech room and ESL room.	\$20,000

School Total \$70,000

Other items identified, but not included in this category:

Add Classrooms	Add wing with 11 classrooms, 4 student restrooms, 1 teacher workroom, science lab, language technology lab and hallways. Approximately 36' by 332'.
New Library and Office Complex	Add Library complex with offices for a new collection. Approximately 2800 sq ft. Office areas for principal, general office, secretary, counselor, nurse and conference. 85,000 for moveable equipment included.
Renovate Classrooms	Renovate classrooms replacing furniture, blinds, doors, repainting, replacing screens and projectors, maps and globes. Lower AC controls so teacher can reach them. Provide 2 way communications and a phone. Tint windows. Add one computer per classroom.
Investigate Clean Air issues	Inspect ducts for clean air and clean as necessary.
Replace Water Fountains	Replace water fountains to meet ADA requirements. Add lower set in Kindergarten wing.
Replace Carpet with Tile Floors	Replace carpet areas with tile to cut down on air quality problems.
Replace Outside Doors	Replace Outside doors and install with safety in mind. Push button code to be installed for limiting access.
Expand Cafeteria	Expand cafeteria and allow for additional students. Purchase new tables. 1,200 square feet.
Remodel Existing Rest Rooms	Remodel existing rest rooms with new fixtures, resurface tile and refinish door.
Refurbish Hallways	Refurbish hallways cleaning brick, paint ceramic tile and sheet rock. Evaluate ceiling fixtures/hallway lighting.
Improve Landscaping	Improve landscaping and sidewalks. Resurface driveways and parking areas. Evaluate drop off areas and parent carpool staging areas.
Replace Transportables	Add 9,209 GSF to eliminate 7 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

107 Dunbar Elementary School

Enrollment 451
Site Acreage 8.3

<i>Item</i>	<i>Description</i>	<i>Budget</i>
Renovate Nurses Office Status: Unfunded Source: Principal	Improve nurses office.	\$10,000
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School Total		\$10,000

Other items identified, but not included in this category:

Replace Transportables Add 2,631 GSF to eliminate 2 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

108 Fehl Elementary School

Enrollment 418
Site Acreage 5.7

Item	Description	Budget
Front Entrance Modification Status: Unfunded Source: Principal	Construction of breezeway / canopy and extended concrete walkway at the entrance of the school (student wait area). Reconstruction / widening of the existing drive - through / pick-up area. Teachers/Staff very often remain on duty beyond 4:00 p.m. to ensure student safety.	\$50,000
Teacher/Staff Restrooms Status: Unfunded Source: Principal	To provide adequate facilities/restroom stalls to accommodate the staff. Currently, the building has only two (2) stalls for use by a total of sixty (60) staff members. Staff members are forced to use student restrooms in emergency situations.	\$30,000
Additional Restroom at Nurse's Office Status: Unfunded Source: Principal	To accommodate students who become ill at school and need restroom facilities (with sink). At present, there is no restroom facility for students who are sent to the nurse. It would be feasible to consider making it handicapped accessible, since this campus provides no handicapped accessible features.	\$8,000
Emergency Lighting in the Annex Building Status: Unfunded Source: Principal	Preference is for windows, however this poses security issue. Place emergency lighting in each classroom to provide light during power outages.	\$7,000
School Total		\$95,000

Other items identified, but not included in this category:

Additional Classrooms	To provide a permanent structure for 5 second grade classes currently housed in 5 portable buildings. Enrollment: 80.
Enclosing Walkway Between Main Building and Annex	To provide a safe entrance and exit for young students as they move to and from the main building to the annex. Currently students must brave the weather/elements as they move throughout the buildings. The open breezeway permits easy access for anyone who may want to enter the building from Blanchette Street. Outsiders now have direct and easy access to classrooms, without ever checking with the front office. Enclosing this entrance would provide necessary safety for students and staff, and at the same time, provide space for another classroom or staff restroom.
Parking for Staff and Patrons	Staff parking lot needs to be reconstructed replacing the asphalt with concrete. Holes (created by large delivery trucks and years of surface wear) continue to pose a problem for staff vehicles. Parking lines should be outlined and painted. At present, there are no visible lines. Also, all broken parking stops need to be replaced and/or repaired. There is virtually no parking area for patrons, unless they use the narrow street in front of the school. A possible solution would be to utilize part of the unused parking lot adjacent to the bus garage. I believe this was originally Fehl's patron's parking lot.
Remove Carpeting	Remove all carpet in classrooms and replace with tile flooring. Only four (4) rooms in the annex building were tiled this summer. Carpet becomes molded during the drying period after the shampoo is applied, when there is insufficient ventilation.
Landscaping	Landscape is needed for the front of the building. The area where the air conditioning chiller is located needs some type of blind fence similar to the one placed at Austin Middle School.
Replace Transportables	Add 7,894 GSF to eliminate 6 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

109 Field Elementary School

Enrollment 416

Site Acreage 10.3

Item	Description	Budget
Renovate Library	Renovate library, add equipment.	\$100,000
Status: Unfunded		
Source: Principal		

School Total \$100,000

Other items identified, but not included in this category:

Replace Doors and Windows	Replace doors and windows, along with door lock hardware. Remove termite damage.
Add Covered Walkway	Add covered walkway.
Replace Transportables	Add 3,947 GSF to eliminate 3 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

110 Fletcher Elementary School

Enrollment 441
Site Acreage 8.0

Item	Description	Budget
Playground Equipment Status: Unfunded Source: Principal	New playground equipment is needed.	\$20,000
Washer/Dryer Status: Unfunded Source: Principal	A washer and dryer is needed in the school.	\$2,000
One-Way Streets Status: Unfunded Source: Principal	One way streets around the school during peak traffic areas could reduce congestion.	\$0
School Total		\$22,000

Other items identified, but not included in this category:

More Restrooms	School needs more restrooms.
Computer Room and Science Lab	A new computer room and science lab are needed.
Storage	Additional storage is needed throughout school.
Replace Transportables	Add 13,156 GSF to eliminate 10 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

111 French Elementary School

Enrollment 420
Site Acreage 13.3

Item	Description	Budget
Status: Source:		\$0
School Total		\$0

Other items identified, but not included in this category:

Replace Windows Where They Leak	Replace old windows with new aluminum windows that are tinted.
Improve Security System	Increase coverage of security system and improve overall .
Remove Asbestos Floor Tile	Remove asbestos floor tile.
Add Storage in Classroom	Add teacher and student storage in classrooms.

Beaumont Independent School District
Miscellaneous Capital Improvements

112 Guess Elementary School

Enrollment 797
Site Acreage 15.8

<i>Item</i>	<i>Description</i>	<i>Budget</i>
Enclose Breezeways	Enclose Breezeways.	\$25,000
Status: Unfunded		
Source: Principal		
<hr/>		
School Total		\$25,000

Other items identified, but not included in this category:

Beaumont Independent School District
Miscellaneous Capital Improvements

113 Lucas Elementary School

Enrollment 466
Site Acreage 8.8

Item	Description	Budget
Status: Source:		\$0
School Total		\$0

Other items identified, but not included in this category:

Renovate Office Complex and Expand	Renovate and or modernize office complex.
Modernize and Increase Library	Modernize and increase size of library.
Convert Library to Science Room	Convert existing library to a science room and build new library.
Improve Gymnasium	Modernize gymnasium adding office, rest rooms, storage and water fountains. Probably an addition to Gym building.
Courtyard Improvements	Improve landscaping and site elements in courtyard.
Add Acoustic Treatment to Gymnasium and Cafeteria	Add acoustic paneling to gymnasium and cafeteria for presentations.
Replace Transportables	Add 7,894 GSF to eliminate 6 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

114 Martin Elementary School

Enrollment **622**
Site Acreage **12.5**

<i>Item</i>	<i>Description</i>	<i>Budget</i>
Renovate and Update front Façade Status: Unfunded Source: Principal	Need to generally beautify and improve the front façade of the school. Bury wires, replace windows, add shades, landscape, improve façade.	\$75,000
Update Custodial Closets Status: Unfunded Source: Principal	Update custodial closets.	\$25,000
Refurbish Lockers Status: Unfunded Source: Principal	Refurbish all lockers in school. Generally in good shape, just need repainting and repair.	\$10,000
Add Hallway Bulletin Boards Status: Unfunded Source: Principal	Add bulletin boards or casework in hallways.	\$5,000
Add Garbage Disposal in Kitchen Status: Unfunded Source: Teacher	Need garbage disposal in kitchen. Trash dumped outside in driveway.	\$1,000
School Total		\$116,000

Other items identified, but not included in this category:

Add Adult Restrooms	Add staff restrooms. Only one in children's rest room.
Add Visitor Parking	Add additional parking in front for parents and visitors.
Add Covered Bus Drop-Off	Add covered bus drop off areas.
Repair Concrete Sidewalks	Repair miscellaneous concrete walks.
Remove Asbestos Tile	Remove asbestos tile in older building classrooms.
Construct Playground Pavilion	Construct new covered playground pavilion. Approximately 50 x 100.
Replace Windows	Replace wooden windows throughout school with aluminum windows with tinting.
Remodel Office Area	Remodel offices in administrative suite area.
Replace Gymnasium Floor	Replace gymnasium floor. Some flooring boards warping or coming up.
Lower Ceilings	Lower ceilings in tall classrooms. Many of ceiling heights are very high from previous use.
Update Choir Department	Update Choir Classroom.
Enhance Security System	Need to add to existing security system. Current system inadequate.
Update Auditorium	Need to update auditorium by improving flooring, ceilings, and walls. Renovate stage.
Replace Transportables	Add 6,578 GSF to eliminate 5 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

115 Ogden Elementary School

Enrollment 401
Site Acreage 3.8

Item	Description	Budget
Status: Source:		\$0
School Total		\$0

Other items identified, but not included in this category:

Replace Transportables

Add 7,894 GSF to eliminate 6 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

117 Price Elementary School

Enrollment 247
Site Acreage 3.8

Item	Description	Budget
Fence Parking Area Status: Unfunded Source: Principal	Teacher parking lot is not secure. The back area needs to be fenced.	\$5,000

School Total \$5,000

Other items identified, but not included in this category:

Building Addition

Admin personnel have been scattered into regular classrooms. An addition to the admin area would allow these functions to be properly housed and free up classrooms. The school also needs a modern computer lab with proper equipment, electricity and AC.

Beaumont Independent School District
Miscellaneous Capital Improvements

118 Regina Elementary School

Enrollment 696
Site Acreage 8.0

Item	Description	Budget
Replace Cafeteria Audio System Status: Unfunded Source: Principal	Replace audio system in cafeteria.	\$25,000
Equip Nurses Office Status: Unfunded Source: Principal	Properly equip nurses office.	\$5,000
Expand Book Room Status: Unfunded Source: Principal	Expand book room for more storage.	\$0

School Total \$30,000

Other items identified, but not included in this category:

Expand Parking Lot	Expand parking lot.
Expand Library	Add to Library and properly equip.
Improve Front Façade and Landscaping	Renovate front façade and improve overall landscaping.
Replace Acoustic Fiber Board	Replace the crumbling fiber board in areas where present. Principal does not like. Holds dirt, cannot clean. May contribute to sick building.
Add Rest Rooms and Water Fountains	Add restrooms and water fountains upgrade.
Expand Rooms in Wing Three	Enlarge rooms in wing three.
Replace New Intercom System	Replace intercom system with two way system.
Expand Administrative suite	Expand administration office suite and replace furniture.
Insulate Rear Walls	Properly insulate walls as loud air blows through walls.
Add Emergency Lighting	Add emergency lighting in wing 2 and 3.
Improve Natural Lighting in Classrooms	Replace windows to improve natural lighting in classrooms.
Add Science Lab	Add science lab / exploratorium.
Divide Art and Music Classrooms	Create separate and distinct art and music classes.
Add Auditorium/Expand Cafeteria	Add auditorium. Current use of cafeteria is too limited as cafeteria is too small. Consider expanding cafeteria.
Add Multipurpose Room	Add multipurpose room approximately 400 square feet.
Replace Chalkboards with Dry Erase Boards	Replace chalkboards with dry erase boards.
Replace Transportables	Add 7,894 GSF to eliminate 6 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

119 Southerland Elementary School

Enrollment 460
Site Acreage 5.3

Item	Description	Budget
Status:		\$0
Source:		
School Total		\$0

Other items identified, but not included in this category:

New Facility	Would like a new school building that would not have portables.
Security Cameras	Would like video security system.
Landscaping	Would like better landscaping.
Storage Needs	School needs more storage.
Plumbing Additions	Would like running water in all rooms. Most rooms have sink and cold water. Consider adding water heaters in rooms.
More Bathrooms	Would like more bathrooms.
AC & Heat Improvements	Need AC & Heat upgrades. Concerned about IAQ.
Replace Transportables	Add 23,023 GSF to eliminate 20 transportable buildings.

Beaumont Independent School District
Miscellaneous Capital Improvements

123 Homer Elementary School

Enrollment 488
Site Acreage 12.8

Item	Description	Budget
Add 2 Administration offices	Add offices in administrative suite.	\$25,000
Status: Unfunded		
Source: Principal		

School Total \$25,000

Other items identified, but not included in this category:

Add Science Lab	Add science lab / exploratorium.
Add Auditorium	Add auditorium.
Remove Carpet	Remove carpet from classrooms.
Expand Library	Expand library.

Beaumont Independent School District
Miscellaneous Capital Improvements

999 Taylor Career Center

Enrollment 408
Site Acreage 2.7

Item	Description	Budget
Procure Class Instructional Support and Furniture Status: Unfunded Source: Principal	See wish list of moveable items desired by principal. Really not facility related.	\$250,000
Portable Building with Renovations for TAPP Status: Unfunded Source: Principal	Add portable building for the TAPP curriculum.	\$50,000
Add Plumbing Connections Status: Unfunded Source: Principal	Add plumbing connections for washer and dryer and sink for manicure and metals and art and hospitality service labs.	\$15,000
Add Spice Racks to Culinary Arts Status: Unfunded Source: Principal	Add spice racks and culinary cabinets and bookshelves at 208 in the culinary lab.	\$10,000
Need to Add 100 Lockers Status: Unfunded Source: Principal	Add lockers to laboratories 204, 209, 102, 206. 25 lockers each. Lockers in 204 are specialized lockers that are 2x4.	\$6,000
School Total		\$331,000

Other items identified, but not included in this category:

Need to Add Clinic	Add a clinic to support school. This is a technical school with lots of equipment and machinery that is dangerous. Still no clinic or nurse. Health science teacher serves as informal nurse.
Add Site Lighting	Add site lighting at back of the building at the site and on the side where the bus drops off.
Add Cafeteria	Add Cafeteria. No food service. Existing dining area is small and set up as snack area. However, this area has been converted to classroom use. Inadequate at either function.
Add storage Building	Outside storage building to be connected to the existing building.
Improve Parking Lot	Improve parking lots at front where water stands.
Add Security Cameras	Add security cameras.

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 5

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

TO : Dr. Carrol A. Thomas, Jr. EXHIBIT "P"
Superintendent of Schools Page 1 of 30

FROM: Jane Kingsley
Chief Financial Officer

DATE : September 21, 2006

SUBJECT: Consider and, if Appropriate, Take Action to Approve Contract with
3D International (3DI) to Conduct Comprehensive Facilities
Evaluation

A Master Agreement ("Contract") between Beaumont Independent School District ("BISD") and 3D/International, Inc. ("3D/I") for the performance of professional services in connection with Pre-Bond Services is attached. This Contract addresses both Level 1 and Level 2 Assessments of district facilities with the specific determination and breakdown by facility to be determined at a later date. The Agreement also addresses other related costs such as travel, reproduction of documents, and RSMeans fees. The Level 1 and Level 2 Assessments, together with the other costs, make up the basic services which 3DI will furnish to BISD. The cost of the basic services is \$280,784.

In addition to the basic services described above, the contract also provides for Optional Services which the district may choose to elect to be provided. These optional services will be show separately in the Agreement at a cost of \$122,943.

Administration recommends approval of the Contract with 3D International (3DI), Inc. to conduct a comprehensive facilities evaluation at a total cost not to exceed \$403,727. No optional services will be performed without the written consent of the district.

AGENDA
September 21, 2006

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 6

**Master
Agreement
between
Beaumont
Independent
School District
and
3D/International,
Inc.**

EXHIBIT K

Page 3 of 31

This Master Agreement ("Agreement") # 001 is effective September 29, 2006 between Beaumont Independent School District ("Client") and 3D/International, Inc. ("3D/I") for the performance of professional services in connection with Pre-Bond Services (Project).

The maximum duration for this Agreement is three (3) years from the date of its commencement. This Agreement will apply to all Work Orders issued during the Agreement period, and for the full duration of those Work Orders. This Agreement defines the general terms and conditions governing 3D/I's subsequent performance of work.

A Work Order will be authorized as needed containing the following information relevant to each individual project: the "Work", the "Schedule", the "Contract Sum", any applicable documents, and any special terms and conditions. A sample Work Order is attached as Exhibit A.

1. Performance of Services

1.1 3D/I shall provide the work as outlined in the Work Order and in any applicable documents attached to the Work Order ("Services"). Services in addition to those described in the Work Order and services that result from a change in the scope of the Project shall be referred to as "Additional Services" and performed on the basis agreed in writing between Consultant and the Client.

2. Time of Performance

2.1 3D/I will prepare and submit to the Client a project schedule for performance of the Services, which schedule will be shown in each Work Order.

2.2 The Schedule in the Work Order reflects the performance of 3D/I's services as expeditiously as is consistent with professional care and is dependent upon the timely performance by others and upon timely review and approval from the Client when required.

3. Standard of Performance

3.1 3D/I shall perform the Services in accordance with the standard of practice generally accepted in its profession at the location of the Project.

3.2 Services performed under this Agreement and associated Work Orders are based on 3D/I's understanding of applicable laws and regulations as interpreted and applied on the date of this Agreement. Services necessary to bring the project into compliance with subsequent regulations or revisions in the interpretation or application of current regulations shall be performed as additional services.

3.3 No warranties, expressed or implied, are given by 3D/I in connection with its performance of services on this Project. Services performed on this Project are based on 3D/I's understanding of applicable laws and regulations as interpreted and applied on the date of this Agreement.

4. Compensation

4.1 The Client agrees to compensate 3D/I as stated in each Work Order in return for the performance of the Services described in the Work Order.

4.2 The Client agrees to reimburse 3D/I for expenses incurred in connection with the performance of the Services as provided in the Work Order.

4.3 3D/I shall be compensated for Additional Services as agreed in writing between the parties. Absent such agreement in writing, Consultant shall be compensated on the hourly basis as stated in the Work Order.

4.4 If the project is not completed within 36 months from the date of this Agreement for reasons beyond the control of 3D/I, compensation under this Agreement shall be equitably adjusted. Each work order will be considered complete at the time training has been conducted and the final report(s) for each work order is delivered.

5. Payment

5.1 Payments for the Services shall be made monthly in accordance with the payment schedule shown in the Work Order.

5.2 The Client agrees to pay undisputed amounts within 30 days. Amounts that are disputed by the Client will be brought to 3D/I's attention in writing, along with an explanation of the reasons for such dispute, within fifteen days of the invoice date.

- 5.3 If payment is not made within 30 days of the invoice date, Consultant, after having provided 10 day advance written notice of their intent to suspend work, shall have the right to suspend the performance of services under this Agreement pending payment. Such suspension of services shall not be considered a breach of this Agreement.
- 5.4 No deductions shall be made from 3D/I's compensation on account of penalty, liquidated damages or other sums withheld from payments to other consultants, contractors or suppliers.
- 5.5 3D/I will submit invoices on a monthly basis for each task order and invoices will indicate the percentage of completeness for each task order.

6. Cost Estimates

- 6.1 All cost estimates, for repair, construction or other services and materials provided by 3DI, represent 3D/I's best judgment as a professional; however it is recognized that neither 3D/I nor the Client has control over the cost of labor or materials used, nor over any contractors' methods of determining bids or prices. As a result, 3D/I does not warrant that bids, negotiated prices or completed repair, construction or other costs, if any, will not vary from 3D/I's estimates or the project budget, and no fixed limit of construction cost is established as a condition of this Agreement.

7. Client's Responsibilities

- 7.1 The Client shall provide 3D/I any reasonably requested information regarding the Project, including the program requirements, available plans, specifications and other documents describing the Project, and budget and schedule limitations.
- 7.3 The Client shall furnish 3D/I information on project standard materials and equipment to be incorporated in the construction documents.
- 7.4 3D/I shall be entitled to rely upon the accuracy and completeness of any information furnished by the Client.
- 7.6 The Client agrees to provide prompt written notice to 3D/I's Chief Operating Officer, in addition to the project manager, if the Client becomes dissatisfied with 3D/I's performance or aware of any deficiency in 3D/I's service.
- 7.7 3D/I shall have access to the Project site at all reasonable hours and shall be permitted to photograph the Project while in progress and upon

completion for its records and future use as determined and approved by the government.

8. Ownership of Documentation of Services

8.1 Drawings, plans, specifications, studies, reports, memoranda, computation sheets or other documents prepared by 3D/I or its consultants in connection with Services to be performed under this Agreement shall become the property of the Client upon satisfaction of its obligations to 3D/I under this Agreement. The Client agrees to indemnify 3D/I from any liability and related expenses resulting from the Client's use of 3D/I's documents. 3D/I may retain and use copies for reference, documentation of its experience and capabilities, and other purposes not specifically related to other projects.

8.2 Software provided by 3D/I used to develop reports and other materials is specifically excluded and will be provided under the terms of licensure included with the software.

9. Proprietary Information

9.1 3D/I understands and agrees that, in the performance of the work or Services under this Agreement and related Work Orders, 3D/I may have access to private or confidential information that may contain proprietary details, the disclosure of which to third parties may be damaging to the Client. 3D/I agrees that all information disclosed by Client to 3D/I and identified in writing by the Client as proprietary shall be held in confidence and used only as reasonably necessary in the performance of this Agreement. 3D/I shall exercise the same standard of care to protect such information as is used to protect its own proprietary data.

10. General Provisions

10.1 The Client acknowledges that the discovery, presence, handling or removal of asbestos, asbestos products, polychlorinated biphenyl (PCB) or other hazardous substances which may presently exist at the job site is outside of 3D/I's expertise and is not included in the Services 3D/I is to perform nor included in 3D/I's insurance. The Client therefore agrees to hire a qualified expert in this field to deal with hazardous materials. 3D/I shall not be responsible or be involved in any way nor have any liability for the discovery, presence, handling or removal of such materials.

10.2 All notices to be given by the parties hereto shall be in writing and served by depositing same in the United States Post Office, postage prepaid and registered as follows:

To Beaumont Independent School District:

Dr. Carrol A. Thomas
Superintendent
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706

To 3D/I:

Carl Rabenaldt
Senior Vice President
1900 West Loop South, Suite 400
Houston, TX 77027
Phone: (713) 871-7000

10.3 Nothing contained in this Agreement or its companion documents shall create a contractual relationship with or a cause of action in favor of a third party against either Client or 3D/I.

10.4 3D/I shall have the right to include representations of the design of the Project, including photographs, among 3D/I's promotional and professional materials as approved by the Client. 3D/I's materials shall not include information that the Client has notified 3D/I is confidential or proprietary.

10.5 If any term or provision of the Agreement shall be found to be illegal or unenforceable, then notwithstanding, this Agreement shall remain in full force and effect and such term or provision shall be deemed stricken.

10.6 This Agreement shall be deemed to be made in, and shall be construed in accordance with the laws of the State of Texas.

10.7 The failure by either party at any time to enforce any default or right reserved to it, or to require performance of any of the terms, covenants, or provisions hereof by the other party at the time designated, shall not be a waiver of any such default or right to which the party is entitled, nor shall it in any way affect the right of the party to enforce such provisions thereafter.

10.8 3D/I agrees to make available to the Client accounting records specifically related to reimbursable expenses and hourly fees billed to Client.

10.9 This Agreement and related Work Orders represent the entire agreement between 3D/I and the Client and may be amended only in writing

with the signature of both parties. The Client and 3D/I bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither the Client nor 3D/I shall assign this Agreement without the written consent of the other.

10.10 3D/I and the Client agree to submit disputes between them to non-binding mediation prior to seeking relief through formal legal action. The mediator shall be agreed to by both parties.

10.11 This Agreement may be terminated by either party with or without cause upon thirty days' written notice. In the event of termination, 3D/I shall receive payment for services performed and expenses incurred prior to the effective date of termination, including all expenses directly attributable to termination for which 3D/I is not otherwise compensated.

10.12 Client agrees that to the fullest extent permitted by law, 3D/I's total liability to Client is limited to the professional fee paid to 3D/I. Such liability includes 3D/I's negligence, errors, omissions, strict liability, breach of contract or breach of warranty. Client and 3D/I agree that to the fullest extent permitted by law, neither party nor affiliated companies, nor the officers, agents, employees or contractors of any of the foregoing, shall be liable to the other for any action or claim for consequential or special damages, loss of profits, loss of opportunity, loss of product or loss of use, and any protection against liability for losses or damages afforded by any individual or entity by these terms shall apply whether the action in which recovery of damages is sought is based on contract, tort (including sole, concurrent or other negligence and strict liability of any protected individual or entity), statute or otherwise.

3D/International, Inc.

**Beaumont Independent School
District**

Compensation:

Payments for the Services shall be made monthly in accordance with the payment schedule shown in the Work Order. Upon receipt of the payment from the government to Client, Client will compensate 3D/I.

Contract Sum:

[Enter fee here]

For performing the Work, Client shall pay to the 3D/I the Contract Sum of Enter Amount in Words Dollars Enter Dollars). Changes to the Contract Sum shall require agreement in writing by 3D/I and Client.

3D/International, Inc.
1900 West Loop South,
Suite 400

Beaumont ISD
3395 Harrison Avenue

Houston, TX 77027

Beaumont, TX 77706

(713) 871-7000

Phone: 409 981 7756

Name:

Name:

Title:

Title:

Date:

Date:

**Work Order
Number Enter #**

Under this Work Order Number Enter Work Order # dated Enter Date,
3D/International, Inc. ("3D/I") agrees to perform the following Work for
_____ ("Client") in connection with:

Project Number Enter Number
Enter Project Name ("Project")

under the terms and conditions of Master Agreement #Enter Agreement
Number dated Enter Date.

The Work:

[Describe the work and attach applicable documents]

A. General description of the project

- 1.
- 2.
- 3.

B 3D/I's work includes, but is not limited to the following:

- 1.
- 2.
- 3.

C. Scope of Work Excludes:

Schedule:

[Schedule attached]

3D/I shall commence the Work upon written notification from Client and shall complete all Work in accordance with the Work Schedule as established by 3D/I and Client. Changes to the time for completion shall require agreement in writing by 3D/I and Client.

Under this Work Order Number SEP2006-01 dated 29 Sept 2006,
3D/International, Inc. ("3D/I") agrees to perform the following Work for
Beaumont Independent School District ("Client") in connection with:

**Work Order
Number:
SEP2006-01**

Project Name Pre-bond services
under the terms and conditions of Master Agreement #001 dated 29
September 2006.

The Work:

[Describe the work and attach applicable documents]

A. General description of the project

1. Assessment services for facilities listed on exhibit A
2. Survey approximately 1,080,460 square feet at Level 1.
3. Survey approximately 2,666,951 square feet at Level 2.
4. Include all travel and reproduction cost associated with services.
5. Include software and software training.
6. As optional services include:
 - Project and bond planning services.
 - Educational adequacy analysis.
 - Stadium planning services
 - New school planning services

B 3D/I's work includes, but is not limited to the following:

1. Physical survey of every facility listed on exhibit A.
2. Community outreach associated with bond planning.
3. Final reports in summary form and detailed form.
4. Software installation.
5. Initial planning for possible new stadium.
6. Initial planning for possible new schools.

Schedule:

Start date: 2 October 2006 with interim data delivered to client as it becomes available.

Finish date: 1 May 2007

3D/I shall commence the Work upon written notification from Client and shall complete all Work in accordance with the Work Schedule as established by 3D/I and Client. Changes to the time for completion shall require agreement in writing by 3D/I and Client.

Compensation:

Payments for the Services shall be made monthly in accordance with the payment schedule shown in the Work Order. Upon receipt of the payment from the government to Client, Client will compensate 3D/I.

Contract Sum:

Cost breakdown

Description	Measure	Base price	Reimbursable	Allowance	* Optional services
Level 1 assessment	1080460 square feet	\$ 52,056	\$ -	\$ -	\$ -
Level 2 assessment	2666951 square feet	\$ 213,192	\$ -	\$ -	\$ -
Travel costs	Lump sum	\$ -	\$ 9,700	\$ -	\$ -
Reproduction costs	Lump sum	\$ -	\$ 3,592	\$ -	\$ -
Initial RS Means installation	2 concurrent user(s)	\$ 2,243	\$ -	\$ -	\$ -
Project and bond planning services	Allowance	\$ -	\$ -	\$ -	\$ 25,500
Educational adequacy	Lump sum	\$ -	\$ -	\$ -	\$ 82,443
Stadium planning	Allowance	\$ -	\$ -	\$ -	\$ 7,500
New school planning	Allowance	\$ -	\$ -	\$ -	\$ 7,500
Subtotals		\$ 267,491	\$ 13,292	\$ -	
Total for services:		\$280,784			\$ 122,943

Total cost of assessment and optional services:

\$403,727

For performing the Base services, Client shall pay to 3D/I the Contract Sum of two hundred eighty thousand seven hundred eighty four dollars (\$280,784).

For performing the optional services, Client shall pay to 3D/I the Contract Sum of one hundred twenty two thousand nine hundred forty two dollars (\$122,943).

Changes to the Contract Sum shall require agreement in writing by 3D/I and Client.

1900 West Loop South,
Suite 400

3395 Harrison Avenue

Houston, TX 77027

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Name: Carl Rabenaldt

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Title: Senior Vice
President

Title:

Date:

Date:

3D/International, Inc.

Beaumont ISD

Exhibit "A"
List of facilities

No.	Name of School	Total Square Feet	Newly Constructed Square Feet
1	Central	278,728	35,280
2	Ozen	255,328	87,020
3	West Brook	271,572	7,461
4	Austin	103,383	17,680
5	King	146,500	146,500
6	Marshall	91,459	21,208
7	Odom	110,015	
8	Smith	160,490	
9	South Park	103,579	
10	Vincent	103,950	
11	Amelia	76,486	
12	Bingman	37,860	
13	Blanchette	47,974	
14	Caldwood	44,039	
15	Curtis	44,516	
16	Dishman	83,314	83,314
17	Dunbar	75,268	
18	Fehl	40,765	
19	Field	44,834	
20	Fletcher	44,037	
21	French	84,338	
22	Guess	83,865	
23	Homer	58,128	
24	Lucas	52,806	
25	Martin	93,867	
26	Ogden	54,729	
27	Pietzsch/Mac A	182,000	182,000
28	Price	52,511	
29	Regina	51,349	
30	Brown	42,594	
31	Career Center	85,936	
32	Pathway	23,340	
33	Southerland	15,890	
34	Admin Bldg.	51,982	
35	Admin Annex	29,080	
36	Transportation	7,941	
37	Maintenance Dept.	32,500	
	Total	3,166,951	580,460

Level 1 Assessment

COMET Assessments

Condition Management & Estimating Technology

Single building or system-wide condition
comparisons are built in

Level 1 and Level 2 assessment provide strategic
and tactical data management tools

National standards add credibility

A Level 1 assessment is an inexpensive approach to programming and budgeting current and future capital renewal costs quickly and accurately. Capital renewal is the future, systematic replacement of building component and utility systems to extend their useful life—for example; a roof system will age to its planned life in 5 years and will need replacement. Current capital renewal costs in a Level 1 assessment represent building component systems that have expired their useful lives—for example; a roof system has exceeded its planned life and usefulness and needs immediate replacement.

For individual buildings or campus-wide programs, Level 1 assessment provides administrators the ability to document existing system component expirations and future renewal costs. Using COMET, a facility manager can quickly determine the general status of individual buildings, compare facility status within campus-wide groups of buildings and evaluate the general facility health of districts or systems with multiple campuses.

We distinguish between levels of assessment. Level 1 systems assessment differs from Level 2 comprehensive assessment in the scope and effort of the physical investigation and survey of facilities. Level 1 is a mathematical model of a facility's component building systems to determine their predicted conditions based on their components' planned life cycles. It is a strategic tool for programming and budgeting capital renewal costs—a macro view of facility status. Level 2 is a detailed physical survey of hundreds or thousands of current deferred maintenance deficiencies added to Level 1 component building system life cycles to determine a comprehensive facility evaluation of both current deficiencies and future renewal costs. It is a tactical tool for facility managers to identify specific deferred maintenance items to repair. Deferred maintenance is maintenance work that has been deferred on a planned or unplanned basis due to lack of funds in an annual budget cycle—excluding normal maintenance that has already been scheduled, planned or funded within the current budget cycle.

A Level 1 assessment predicts facility component life expirations using statistical guidelines developed by Building Owners and Managers Association (BOMA) and endorsed by national facility management organizations such as the Council for Educational Facility Planners International and The Association for Higher Education Facility Officers (APPA). We use R.S. Means, a nationally recognized reference for cost data, to model component building systems' costs using our custom cost modeling software, COSMOS.

COMET software records data on both Level 1 and Level 2 assessments in the same database. Data is viewed at the individual building, campus or district-system level. Administrators and facility managers use and build on the same database. If a facility manager's goal is to eventually perform a Level 2 assessment on a facility portfolio, Level 1 data already entered is used as the base information for each facility, reducing the overall cost of the comprehensive assessment. With 3D/I training, the approach allows facility managers to conduct the Level 2 assessment with internal staff.

Level 1 uses statistical models to predict component status

Step 1—Build Cost Models: We develop cost models of the buildings we will survey. We review existing documents and interview maintenance staff to determine types, age, and components of buildings, and to determine the last renewal of each component. Then we assign each building component a useful life according BOMA standards or local experience and estimate its replacement cost using R.S. Means data.

But a system's actual life can vary significantly from BOMA standards under existing conditions—lack of routine maintenance, environmental conditions, inappropriate design, or poor installation shortens system and building useful lives. System life-cycles are adjusted to fit a facility manager's actual experience. For example, BOMA uses 5 years to estimate the useful life of exterior painting. If a facility manager's standards are to repaint every 3 years in lieu of the BOMA recommended 6 years, we adjust the model's life cycle criteria for painting.

Another example: A four-ply built-up roof has a current renewal value of \$2.09 per square foot and a life expectancy of 25 years. We assign renewal adjustments for ancillary work to replace the roof. Installing a new built-up roof on an existing building requires removing the old roof—premium costs for demolition, dumpster charges, replacement difficulty, special requirements, and other anticipated costs are added to complete the roof replacement cost projection. If we find through records review or interviews that the existing roof is 30 years old in the example above, we know the roof is 5 years beyond its expected life. The result is an immediate capital renewal for the roof system using a budget \$2.09 per square foot, plus the renewal premiums to complete the replacement.

Step 2—Confirm Cost Models: Cost modeling is not enough. Two problems exist with mathematical cost modeling:

- What if building documents don't exist or cannot be found (the records show the roof to be 30 years old but actually the roof was replaced last year)?
- What if the roof is 25-plus years old (beyond the model's useful life) but it actually has a 2 year remaining life?

Field verification adds accuracy

We walk facility areas after we develop the cost models to validate the data in the cost models. We do this because occasionally a modeled component's record shows it to be expired, but through a walk-through we find it was already replaced and not documented (#1 above). We change a component's predicted life if we feel it should be shortened or lengthened based on local experience or conditions (#2 above). We identify obvious deficiencies that are out of sequence with the component's useful life (for example, roof leaks in a new roof, failed window gaskets, under- or over-conditioned air in building, etc.).

Pilot assessments validate assumptions and reporting requirements

Most facility evaluations have project specific requirements that need testing before we initiate the main assessment—a pilot assessment helps to trial-run data capture, data coding, and reporting. A pilot assessment provides the manager with a working sample of the Level 1 data; a team checkpoint for mid-point correction is one of our primary quality assurance techniques. A pilot assessment reveals if there is a misunderstanding of the services or reports we provide under a Level 1 assessment. Once the facility administrator reviews and approves the pilot report, we make any necessary adjustments and perform the facility analysis on the remaining buildings.

Digital photographs are included as part of the assessment

We use digital photographs of each building to help record the facility condition. Photographs are linked to individual building reports within COMET and are a part of the overall database.

A Facility Cost Index provides a comparative tool

Step 3—Analyze data: In a multiple building portfolio it is important to know how building conditions compare. COMET develops a Facility Condition Index (FCI) as a gauge of capital renewal in a building. It calculates FCI by dividing the total value of expired systems by the building's replacement value. If a building has a replacement value of \$1,000,000 and \$100,000 in expired systems, the FCI is $\$100,000/\$1,000,000$ or 0.10. Typically, we convert the decimal value to percentage and report that the building is 10% deficient. COMET will calculate a FCI for each building and major building component and charts a comparison of the values over a selected reporting period.

Dozens of preset reports facilitate reporting

Step 4—Create Reports: The most important aspect of a database is the usefulness of its data. COMET provides multiple filter options to allow custom sorts and reports, and advanced users can access the data tables directly to conduct special queries. After filtering, COMET produces a variety of preset analytical text reports and dozens of standard graphic reports showing the results of both current and future capital renewal calculations.

The final assessment report includes a general summary of findings, assumptions and exclusions. We develop a draft report for review that

includes a summary overview of the entire portfolio of assessed buildings, and each individual building's condition in a Facility Cost Summary report, Facility Life Cycle report, FCI Funding report, and a Facility Renewal Forecast report, among others. Pending the facility administrator's review and comments, we prepare and publish a final report.

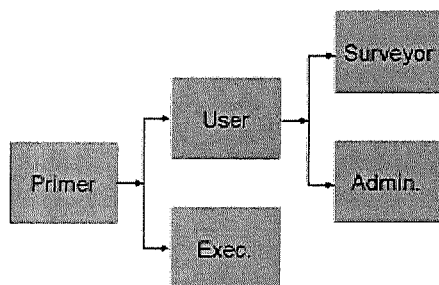
COMET software can be installed on-site and licensed to a client under optional services

(Optional) Step 5—Software and Training: A client may elect to use COMET as part of their overall facility management software system. Under this scenario, COMET is provided at no additional charge. The full service Level 1 COMET setup provides a 5-person license for use on a facility administrator's multi-user LAN or WAN configuration to access the data over the Internet to 3D/I's data server. The license includes 1 year of technical support and upgrades. In addition to 3D/I's license, R. S. Means requires an annual license (\$1500 / concurrent user) to use and access its data. Partial service Level 1 does not include software or require any software licensing.

The assessment software and data resides anywhere a facility administrator chooses. Typically 3D/I maintains the data on 3D/I's secure project server to facilitate software upgrades, trouble shoot problems, and backup data on a routine basis. Or, we set-up a server at the facility administrator's site or at any designated location. A stand-alone server on-site, with broadband access, client software and related server software can cost approximately \$30-40 thousand dollars, depending on the size and configuration of the hardware. 3D/I can assist in setting up a stand-alone system as supplemental services under this agreement.

Training is targeted to the end user's needs in a five level system

Training will be required if the client elects to use and install COMET as part of its facility management services. 3D/I targets its Level 1 training program to the facility administrator's staff users and organizations. We recommend a "cascade training" approach to train the facility administrator's staff trainers or end users. We document training procedures and make available training and users manuals during the assessment and in the future. We offer a 5 level training system:



Primer (1 Hour): The Primer is a written document describing the Level 1 systems and procedures. It describes work in general terms and requires about an hour to read and understand. All trainees read this document.

User (3 Days): User training is the classroom training on how to use and operate the software. Users learn how to input and update data and learn to use the RS Means estimating database and run Level 1 reports.

Surveyor (4 days): Surveyor training consists of on-site training. The prerequisites for this training are "User Training" and trainees must have an

architectural, engineering or construction background. Training sends Users into the field to learn from experienced capital renewal surveyors.

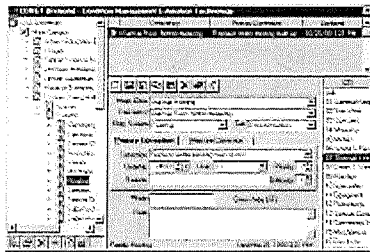
We offer supplemental training services after the completion of the project.

Administrator (2 Days): Administrator training is the training necessary to setup users and passwords, change pull-down windows, change tree structure and setup or change the structure of the database. Often, Users and Surveyors are not provided permission to make these type of database changes.

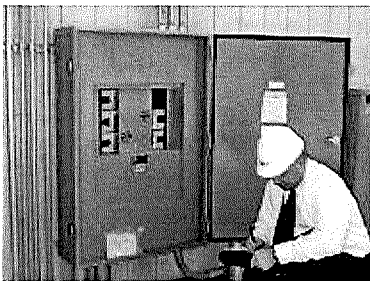
Executive (4 Hours): Executive training provides access to reports and the ability to monitor progress for those with no responsibility for the day to day manipulation of the data.

Level 2 Assessment

COMET Assessment



Inventory and Review
Existing Data and Drawings



Project Preparation

Every project has a unique set of goals and parameters. We collaborate with a facility administrator's staff to define objectives and requirements to meet your overall goals. Together, we define evaluation criteria for each facility and tailor the data collection process to meet informational and reporting needs.

3D/I collects and manages assessment data through our in-house developed software, COMET Remote and COMET. COMET Remote is the software we use to collect data in the field and COMET is the main database. Both pieces of software are written to operate on most popular databases. The software is Windows ODBC compliant, making it easy to use and familiar to most users.

Each survey team consists of construction professionals inspecting the architectural, electrical and mechanical components of every building. Our teams will be modified based upon the needs of the User to include structural experts as needed. Each team physically inspects all areas in a building that are part of the audit. If a team finds an unusual condition, appropriate specialists can be called in to inspect that aspect of the building. For various reasons it is not necessary, nor is it cost effective, to have them walk with the teams during the basic building survey.

We inventory and review the existing facility drawings prior to facility inspection. Once we have inventoried the drawings, we have a better understanding of what facility data is lacking and what data needs to be created. We are occasionally asked to create or re-create CAD drawings that are non-existent or missing. If so directed, we will begin to develop drawings prior to starting the field assessment.

We also gather existing facility data relevant to the project such as system upgrade and renovation data. Prior reports that contain current data such as environmental audits, roofing reports and the User's existing ADA study will be incorporated into the assessment database unless otherwise instructed.

Our survey teams often use hand held computers to enter the data directly into the system. This approach reduces two potential sources of error:

- Transcription error – where someone misinterprets the surveyor team's notes and incorrectly enters them into the program
- Data entry error caused by the surveyor's own inexact recall of the original situation.

Before our teams arrive on site for the survey, we pre-load the hand-helds with COMET Remote. We also pre-load the computers with various look-up tables of possible deficiency types, building assemblies and priority codes. Each deficiency type is recorded with the same name and same attributes each time it is selected. This helps maintain a consistency in the information even using multiple survey teams over several days or weeks.

Define Standards via Charette

We typically initiate the project with the client in the form of an informal charette. At the charette, we discuss and agree upon the goals of the assessment, data to be collected, software structure, standards that will be used in the field and the reporting format.

Data Trees

The data trees are typically based upon the data management strategy of the client. At the charette we will determine the proper parent-child structure, the nomenclature for buildings and the room numbers so we can build the data trees. The structure of the trees will be decided prior to going into the field.

Deficiency Descriptions	Essential data is gathered and entered into the data collection system at this time. This “pre-setup” will eliminate the time consuming steps of data entry in the field. For instance, we clearly define deficiency descriptions as we expect to find them in the field. If User construction standards exist, we will use them for building system categories, deficiency classifications and project priorities. If none exist or they are incomplete, we will create them during the charette.
Deficiency Classification	Deficiencies and improvements are classified in several ways. For each deficiency, a classification, priority and primary system is selected. This parallel differentiation allows for multiple queries of the database, which are useful in analyzing the data. It will be possible, for instance, to query the data for all priority 1, code non-compliance issues in the electrical system.
Code Compliance	<p>Deficiencies are typically classified by the following categories:</p> <ul style="list-style-type: none">• Capital Renewal• Deferred Maintenance• Routine Maintenance <p>Deficiencies will be prioritized by the following categories:</p> <ul style="list-style-type: none">• Priority 1: Critical (immediate)• Priority 2: Potentially critical (year 1)• Priority 3: Necessary - not yet critical (years 2-5)• Priority 4: Recommended (years 6-10)• Priority 5: Does not meet current codes/standards - “grandfathered”
Develop Detailed Schedule	Detailed schedules are typically determined prior to the mobilization of staff. The easiest way to develop the schedule is to work backwards from the deadline. Once we have established the deliverable date, we can determine the number of teams and days onsite, etc. for the project.
Setup Software and Server	The assessment software and data usually reside on 3D/I’s project server in Houston where we maintain it. We can also help the User set up a server on campus, so that the data can reside there.

Assessment

Notify and Interview Facility Officials and Maintenance Personnel

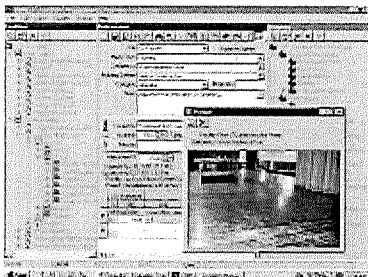
We coordinate with the User as well as each facility to ensure that our inspection teams have received proper authorization to access the facilities. Prior to surveying each building, our survey teams meet with User facilities and maintenance staff. At that time we will be ready to discuss problems previously encountered, corrective solutions used and their effectiveness, existing problems with the building and anticipated future projects.

During the survey our assessors perform several tasks at once. They:

- Verify and expand general descriptions of the buildings and their major systems
- Identify current deficiencies
- Assess the useful life of the major building systems

Specifically our survey teams inspect:

- | | |
|--|---|
| • Site - grounds, paving systems, drainage | • Handicap accessibility (to complement the existing study) |
| • Exterior systems –walls, window systems | • Heating, ventilation and air conditioning (as needed) |
| • Health/fire/life safety issues | • Electrical and electrical distribution |
| • interior systems – walls, doors, flooring, visible structure | • Plumbing |
| • Security systems | • Fire protection |
| | • Special construction |



- Vertical transportation
- Sound systems

Deficiencies are defined as systems or components which:

- Are unsafe
- Are broken
- Do not conform to current codes
- Are approaching or have exceeded their useful life

Photographs

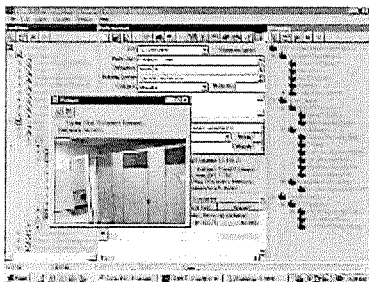
We take digital photographs of each building to record the general composition and visual condition of a deficiency. Photographs are taken when they assist in describing a condition or if there is significant component deterioration. Photographs are also included in the report and linked to the database.

Define and Price Deficiencies

As the teams perform the building surveys, they begin defining correction strategies and cost estimates. It is important that the content and format of these estimates be consistent and accurate. COMET has an automated estimating system that increases the speed and accuracy of the estimates. In most cases, COMET uses the R.S. Means cost data to develop estimates.

We can also customize COMET to reflect unique costing or market conditions. Tailored for each building location, materials and labor are estimated for each deficiency correction.

R.S. Means cost data can be updated yearly. The update can be purchased directly from R.S. Means and plugged into COMET. COMET automatically updates all cost estimates with the new data, providing the User with the most accurate cost estimates available.



COMET also enables the survey teams to create multiple correction strategies with estimates. Teams have the option of either creating a minimum repair strategy or one that is more appropriate in a comprehensive renewal program. After analysis, the team is able to identify the most appropriate repairs to be included in the cost reporting. Construction estimates are broken down into line items. Our system allows the user to associate, with each deficiency correction, all spaces and uses effected by the deficient condition.

Each correction project will be assigned to one of the following categories:

- Health and Safety
- Preservation of Capital Assets
- Energy and Environmental

Pilot Assessment

Every audit has project specific requirements that need testing before complete implementation. Before we proceed to survey all the facilities, we perform an assessment and report on one facility. All methods and detail of the analysis are presented to the User. This prototype serves as a checkpoint for the project team to review the process and reporting of the data, and determine whether the information gathered supports your needs. Our prototype survey enables us to:

- Ensure usable data
- Review data presentation
- Refine the report format
- Refine the software capabilities
- Adjust surveying procedures
- Set final report standard

Once the prototype report has been reviewed and approved by the User, we make the necessary adjustments and perform the facility analysis on the remaining buildings.

Data Analysis

Facility Condition Index

Once the data is in a database, there has to be a logical way to analyze it. We use several methods to determine the best strategy for implementing a deferred maintenance or capital renewal program for the User.

There are times when it is important to know how the buildings compare to each other. The Facility Condition Index (FCI) is developed for each building and measures the amount of current deficiencies in a building. The FCI is calculated by dividing the total value of deficiencies by the building's current replacement value. If

a building has a replacement value of \$1,000,000 and \$100,000 in deficiencies, the FCI is \$100,000/\$1,000,000 or 0.10.

The FCI is a standard measure used throughout the industry and uses the following generalized guidelines:

- FCI = less than 0.05 - Good Condition
- FCI = 0.05 to 0.10 - Fair Condition
- FCI = above 0.10 - Poor Condition

Identify and Adjust Building Templates

Our system uses cost templates developed for each building type to determine the current replacement value of buildings. Each building is assigned a cost template based on its use and construction type. The templates include a square foot cost for the building. The program then multiplies the square foot cost by the square footage assigned to the building to develop the replacement cost.

A FCI will be calculated for each building and major building component. We will then report the relative condition of each building as it compares to like facilities that we have assessed in the past.

Facilities Renewal Forecasting

Being able to predict future renewal expenditures is necessary in providing good building condition management. In addition to identifying the existing deficiencies, we develop a renewal forecast for each building. The purpose is to anticipate future costs for replacing building systems or components.

Because the forecast is based on the existing building systems, we can monitor the annual expenditures and improve the management of building conditions. Projecting these renewal costs over multiple years shows the predicted versus actual expenditure allocation. Together, with the building conditions in the database, this information indicates where revisions are needed in the prioritization of projects.

There are two ways to estimate your on-going renewal requirement:

- Analyze repair and renewal costs over time. The program provides a record of the costs for various buildings, systems and components for future reference.
- Base the lifetime of replacement on the major systems within a building rather than on a building as a whole. Recognize that there are differences in the "life" of the different types of construction for a given system. (This method is better than the typical approach that assigns a forty-year life to buildings and indicating that all buildings decay at a fixed rate of 2.5% of the original cost per year.)

We use a combination of both to determine the renewal cost of each of the buildings. Looking at historical data will assist in determining building condition renewal in the past. Looking at the life cycle of major building systems will help determine manufacturers recommended renewal. We will work with the User in determining the most effective renewal rate.

Deferred Maintenance Management

Once the deficiencies have been noted and estimated, the software manages the deferred maintenance items. Through the relational database, we can sort and query all possible combinations for analysis. For example, a sort of all life-safety and building integrity issues over \$1,000 can be instantly produced and reported. Parameters for analytical sorting include type of deficiency, location of deficiency, cost, trades involved, programmatic use of space, age of building, etc. We can also customize our software to include additional parameters identified by the User.

Our software is designed to track deferred maintenance issues on a continual basis. As deficiencies are identified, the User's personnel can easily enter the data into the software system. As deferred maintenance items are corrected, the personnel can check those items off the list. This is easily accomplished by clicking on the "completed" box in the deficiency window of the program. At the same time the

actual cost for correction can be entered in the program. This will be useful for comparison and future reference.

Report Generation

The most important aspect of any database is the usefulness of the data. COMET can produce 29 major analytical text reports, a dozen graphic reports showing the results of both deferred maintenance and future renewal calculations and 14 miscellaneous listing reports.

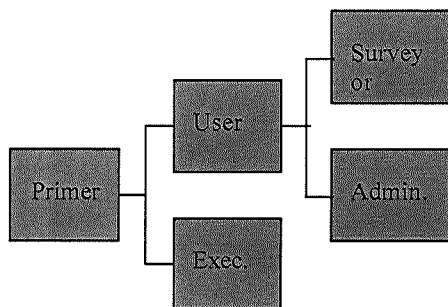
COMET software is licensed under a full service Level 2 assessment.

Software and Training: The full service Level 2 COMET setup provides a 5-person license for use on a facility administrator's multi-user LAN or WAN configuration. The license includes 1 year of technical support and upgrades. In addition to 3D/I's annual license, R. S. Means requires an annual license to use and access its data. Partial service Level 1 does not include software or require any software licensing.

The assessment software and data resides anywhere a facility administrator chooses. Typically 3D/I maintains the data on 3D/I's secure project server to facilitate software upgrades, trouble shoot problems, and backup data on a routine basis. Or, we set-up a server at the facility administrator's site or at any designated location.

Training is targeted to the end user's needs in a five level system

3D/I targets its Level 2 training program to the facility administrator's staff users and organizations. We recommend a "cascade training" approach to train the facility administrator's staff trainers or end users. We document training procedures and make available training and users manuals during the assessment and in the future. We offer a 5 level training system:



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Executive (4 hours): Executive training provides access to reports and the ability to monitor progress for those with no responsibility for the day to day manipulation of the data.

BEAUMONT ISD:

Pre-Bond Funding Program Preparation Services: Facility Assessment, Costs Identification for Bond Program, Project Definition, Budgets and Schedules

The central piece of the pre-bond program for Beaumont ISD will be the Level I and Level II assessment of district facilities. Some facilities will receive a Level I assessment while the majority of the facilities will require a Level II assessment. The decision as to which facilities receive a Level I assessment will be made in discussions with the District and Parsons- 3D/I. A review of educational adequacy standards will be included in the assessment of all educational facilities, both Level I and Level II.

While the assessment of the BISD facilities is the core of the pre-bond funding program preparation package we will deliver to the Beaumont ISD all, or any, of the following services to prepare the bond package and secure the package of the bond. The services delivered to the district will impact the total program cost.

- Collect and review available documents and materials the district may already have on hand. This would include a review of the previous assessment reports and other documents the district has on hand that relate to facilities. This would include an examination of the how recent repairs due to Hurricane Katrina/Rita have impacted the facility needs of the Beaumont ISD.
- Using data generated by the facility assessment we will provide the district with conceptual budgets, cost estimates, schedules and designated program definition for the projects contained in the bond.
- Working with the district and local stakeholders we will assist in the development of the contents and the structure of the bond proposal, i.e. size, number of proposals, etc. Develop preliminary architectural programs for phased work.
- Working with the Beaumont ISD and local entities, we can develop preliminary architectural programs for phased work.
- Working with the Beaumont ISD financial advisor we can set up a preliminary Program Master Budget and cash flow projections for all of the projects contained in the bond program.
- Throughout the pre-bond process, Parsons 3D/I will be available to meet with any and all of the stakeholders of the Beaumont ISD to discuss the assessment findings and the data that drives the bond

package. Such groups could include but not be limited to school board meetings, civic groups, parent/teacher groups, local interest groups (Chamber of Commerce, local newspaper and other media). Document all work products in a final report delivered to client

- We will document all work products in a final report delivered to client.
- Parsons 3D/I can also produce a final document which outlines future facility goals, needs and projects beyond the scope of the immediate program. Although this would not be a facility master plan it would be a guide to the future facility needs of the Beaumont ISD.
- As a part of the current bond and future facilities needs we would review, validate and/or make modifications to the demographic study recently commissioned by the district. This study is six months old but should receive, at the least, a cursory review.

All of the services listed above are available to the Beaumont ISD. The district may select all, some or none as a part of the assessment agreement.

Bond Funding Program Preparation Services: Project Definition, Budgets and Schedules

Collect and review available Client initial project proposals, final project proposals, and master plan documents for the modernization and construction of new facilities at each of the Client's campuses.

Conduct a meeting/charrette with key leadership at each college to explore image issues, identify campus image concerns such as campus perimeter definition, night-time campus lighting, inadequate parking, and aesthetic enhancements.

Provide conceptual budgets, cost estimates, schedules and designated program definition planning services to support requested master plan cycle.

Develop preliminary architectural programs for phased work.

Set up preliminary Program Master Budget and cash flow projection.

Perform a comparison energy consumption analysis for modernization projects at each campus.

Meet with the Client to review the results of the existing and new facility assessments and projected costs, establish priorities for the projects, and identify which projects are to be included in the bond issue.

Study organizational alternatives and produce an outline Program Management Plan and Scope of Service to be used as elements of a Program Management Request for Proposal.

Document all work products in a final report delivered to client

Passing a bond

Pre-Bond Services

Contact:
Bob Denton, EdD, REFP
Vice President
3D/International
1900 West Loop South, Suite 400
Houston, Texas 77027
T: 713-871-7477
F: 713-871-7171
C: 832-605-5849
denton@3di.com

Many of America's school districts today have facilities that are worn and in need of repair or renovation. They are also outgrowing their current facilities and need to build new ones to keep up with the growing population in their communities. The National Center for Educational Statistics estimates that \$127 billion is currently needed for new school construction or renovation. In most schools across the nation, a bond election or referendum is the main vehicle for funding their renovations and construction. It is important to remember that bond elections and referendums are like the students in our schools—no two are the same. Every bond effort is different because the conditions in each school district and the communities they are part of can vary dramatically.

There is much research and planning that can be done to ensure every effort has been made to pass your bond referendum. 3D/I has helped many school districts successfully prepare and plan for a bond election. Basic principles and activities can be used in almost all districts to pass a bond. Please note our approach will be tailored to your district to address the needs specific to your community. The following examples detail the steps we have taken to help other school districts successfully pass their bonds.

Step 1: Prepare, prepare, prepare, and prepare some more

Collect information on your schools and community

- Conduct a facilities condition assessment with educational adequacy standards.
- Perform a demographic study.
- Conduct a real estate study, if needed.
- Form a citizen facilities study group. It should be broad based and inclusive. Citizen leadership is crucial.
- Generate a tax impact study by your district's financial advisor.
- Present the citizens facilities study group's results to the board of education with recommendations.

Step 2: Develop the bond package

Construct the final proposal that will be presented to the voters

- How much are you requesting? The final decision is up to the board, but they should have input from a number of sources.
- How will the package be set up, one proposition or multiple propositions? This is a crucial concern and there are serious considerations to be discussed.
- Touch all schools and all students, if possible.

- Set the date. There are some times of the year that are better for bond passage than others.
Voting sites, early voting, and early mobile voting are important.

Step 3: The campaign

The people you need

- Another citizens committee with an even broader base than the pre-campaign citizens facilities study committee will be essential.
- Millard's staff must be on board.
- People will be needed to put the campaign strategy together and oversee the execution of the strategy.
- The school board must take the lead role, the superintendent has no credibility. The superintendent's work for passage of the bond can be seen as self-serving.
- Teachers can play a central role in the passage of the bond.
- School support groups must be put into action—PTA, booster clubs, etc.
- Civic groups are all different. Meet them on their turf and get them into the schools to win their support.
- Put someone in charge of voter registration and see that all of those favorably disposed toward the issue are registered and vote.

The media

- They are crucial—they can ensure the passage of the bond or they can kill it in a minute.
- Are they pro-school? Anti-tax? What will be their stance?
- Be straight forward with media. Honesty is always the best policy.
- Pre-emptive strikes are best.
- Is there an editorial board at the local paper? Consider what should be said to the editorial board, the editor, and the reporter assigned to cover the bond election.
- What are their interests in the bond issue?
- TV, print and radio media are each worked with in a different way.

Campaign Materials

- What type will we use?
- What do we put in as content?
- Who do we focus on?
- What material can the district produce?
- What material can the citizens committee produce?
- "Just the facts ma'am". Stay on target and stay honest.
- Be cautious of educational jargon and campaign tactics.

The Superintendent and staff

- All politics are local and can become personal—don't let this happen. Leadership is crucial. You need to remember that you must always tell the truth and stick with the facts; the opposition does not have to do this.

- The support of the staff is vital. If the school folks don't support the bond it's difficult to expect the community to. It is important to involve teachers and other staff in the process long before the campaign begins.
- School secretaries and maintenance people are usually well respected in the community and people will listen to them. They often have more credibility than the superintendent. These valuable people need to support the bond.

Legal issues and questions

- There are a number of legal issues that come into play with a bond election and the district will need to be aware of them.
- Help is available from the financial advisor and legal council.
- The board and the citizens group(s) that are working for the passage of the bond must know what they can and cannot do.

Campaign techniques and strategies

- What works will vary from district to district and should be identified as part of the campaign planning process. A large variety of techniques is available.
- What does not work will also vary from one district to the next. These options should be ruled out at the very first of the campaign.

Considerations

As mentioned earlier, every district and bond election is different. However, there are a few points generally considered to be applicable across the country. There are always exceptions to the rule, so please look at each of these with thought to how they may apply in your district.

- If the bond issue does not have unanimous support of the board it will fail. If one or more board members do not openly and enthusiastically support the bond, those who oppose it will have a tremendous head start.
- Bond issues that call for the closing of a school have more difficulty passing than those that don't.
- Is the opening of a second high school as part of the bond program? This can create big problems for bond support.
- Does the community have confidence in the board and the superintendent? If the answer is no the bond passage may be difficult.
- What is the recent quality of the relationship between the district and the community in general? With local officials? Community leaders? Business executives? If these folks have had a rocky relationship with the schools they may not support your efforts to tax them.
- What is the current economic condition of the community? Layoffs, high unemployment, recent plant closings and similar difficulties are not positive signs for the passage of the bond.
- If you can clearly link the passage of the bond with the improvement of instruction you will improve your chance for success.
- In a similar vein it is very important to make the purpose of the bond clear and simple: promote instruction, improve conditions for kids, make our schools safe, and relieve overcrowding.

- Don't waste time trying to convert those voters who are not supportive of the bond. In most cases you will not change their mind and only stir them up more to build more opposition for the bond. Your focus should be on your supporters. Keep them involved and make sure they vote.
- Certain items sell and others don't. Roofing does not sell, technology does. Focus on what sells in the bond effort.
- If the staff does not publicly support the effort it will fail. Teachers and their spouses can often provide enough votes to put you over the top. If the secretaries, maintenance and custodial staff talk against the bond it will have a very difficult time passing.

Avoid using the students. Do not send information about the bond home with students. Even some of your most enthusiastic supporters may find this distasteful.

- Voter registration is vital. Your supporters cannot vote if they are not registered.
- Finally, be open, honest, and inclusive. Invite anyone who will come to visit the schools, serve on the citizen's committee, or at least express concerns to the committee. Ask for community and staff input. Encourage people to come forward with their concerns. If the public perceives that the district is hiding anything the game is over.

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 7

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

Office of the Assistant Superintendent for Administration/Operations

EXHIBIT "K"
Page 1 of 31

TO : Dr. Carrol A. Thomas
Superintendent of Schools

FROM : Terry Ingram
Assistant Superintendent for Administration/Operations

DATE : March 19, 2007

SUBJECT : Consider and, if Appropriate, Take Action to Extend the Master Service Agreement (Contract) with Parsons 3D/I to December 2007 at No Cost

Administration recommends approval of request to extend Contract with Parsons 3D International to December 2007 at no additional cost.

Contract approved at the September 21, 2006 regular board meeting is attached herein.

AGENDA:
March 22, 2007

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 8

DRAFT

THE RED BOOK

Community Advisory Bond Committee Recommendations

Fact Sheets



Beaumont Independent School District

2007

School Bond Election

Beaumont Independent School District Executive Summary

This 2007 School Bond Election document is drafted to provide the Citizen Advisory Board Committee (CABC) a tool to assist them in addressing questions posed by the community at-large. These draft figures will enable the CABC members to identify specific building systems that have been targeted for repair and/or replacement within the district. These figures are based on decisions made by CABC during the meeting conducted on Saturday, February 24, 2007.

One mission of the Beaumont Independent School District is to educate the Beaumont community of the conditions of the schools in the district and to advise them on the use of a proposed Bond Election as the vehicle for generating capital funds for district-wide facility improvements. The Citizen's Advisory Board Committee (CABC) was formed to assist the BISD Board of Trustees in working with the community and to serve as overseers of the improvements for the next 5 years.

Board of Trustees

Martha Hicks, President, District 6
Woodrow Reece, Vice-President, District 3
Terry Williams, Secretary, District 1
Janice Brassard, District 7
Dr. William Nantz, District 5
Howard J. Trahan, District 4
Bishop Ollis E. Whitaker, District 2

Superintendent

Dr. Carrol A. Thomas

Citizen's Advisory Board Committee

Committee Co-Chairs: Judge Paul A. Brown and Dr. David Teuscher

Elementary Schools Sub Committee:

* Carlos Hernandez – Team Co-Chair
* Randy Fluke – Team Co-Chair
Roberta Flores
Stephanie Ling

High Schools Sub Committee:

* Gwen Ambres – Team Co-Chair
* Gene Bush – Team Co-Chair
Zane Bledsoe
Rebecca Ford

Rhonda Schell
Terry Goodlow
Barbara White
Charles Durio
Gethrel Williams Wright
April Bernard
James Brossard
Jeff Dyson
Oscar Evans
Aubrey Webb

Mark Smith
Joe Simpson
Winfred Mays
Dr. Tamerla Chavis
Karen Sayles
LaSonya Isadore
Rev. Gary Cantue

Other Facilities Sub Committee:

*Paul Jones – Team Co-Chair
*Dayna Simmons – Team Co-Chair

Middle Schools Sub Committee:

*Jennifer Swantner – Team Co-Chair
*Phyllis Jackson – Team Co-Chair
Brian Bean
Paul Bergen
Cliff Hardeman
Blake Martin
Sheila Barton
Alice Ramsey
Liz Wiggins
Mary Woodall

Raymond Ambres
Gustavia Love
David Railford
Charlie Gibbs
Douglas Landry
Rev. Oveal Walker
Kathleen Jackson
Taylor Smith
Phyllis Jackson
Bennie Hickman

The CABC was charged with analyzing the assessment data, visiting the respective schools, gather input from the community and make recommendations to the BISD Board of Trustees of their findings. It quickly became apparent to the committee members that the following issues were to be top priorities:

- Aging, deteriorating school facilities at all levels
- Presence of Overcrowding
- Need for more efficient use of schools through consolidation

The BISD School Board and the Advisory Committee's goal is to submit their application to the State for a May, 2007 ballot using the six (6) principles developed as guidelines by the Chamber of Commerce, BISD Superintendent, local businessmen and the BISD Board of Trustees.

Statement of Principles

1. Build schools in neighborhoods that will grow in student population and eliminate overcrowding.
2. Replace schools that cannot be repaired cost efficiently.
3. Repair existing schools to acceptable standards equal across the district.
4. Equalize the access to high quality athletic facilities for all under BISD ownership.
5. Consolidate schools in neighborhoods that are not full.
6. Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.

The following Fact Sheets are intended to assist the committee members when visiting with the community. This document describes the targeted schools and the costs associated with the repair and/or replacement of the facility or system.

Project History

In October 2006 the Beaumont Independent School District (BISD) authorized Parsons-3D/I to perform a district-wide Building Facility Condition Assessment, Multi-Purpose Educational Support Facility Consulting, Bond Planning Consultation and an Educational Adequacy Assessment. These assessments and consultations will provide the school district with professional and comprehensive technical information needed to make informed decisions regarding the disposition of existing facility assets and the need for and amount of a capital investment program through a Bond Election. The new Level-II Comprehensive Facility Assessment data will be used to update the information gathered from the 2001 study. We have identified the costs for:

Deferred Maintenance – Maintenance work that has been deferred on a planned or unplanned basis, due to lack of funds in the annual budget cycle, excluding normal maintenance that has already been scheduled, planned or funded within the current budget cycle;

Capital Renewal – future renewal requirements for facility systems that reach the end of their predicted or expected life cycles;

Educational Adequacy – assist in the development of district-wide facility standards and provide costs for upgrades to existing facilities to meet district and state defined requirements for the educational environment for class rooms, buildings and campuses;

Multi-Purpose Educational Support Facility - provide general costs estimates for the design and construction of a new mid-level, district football stadium and natatorium facilities. The final decision on whether and where to build a new multi-purpose facility will be made by the School Board based on recommendations from the community through the Citizen's Advisory Board Committee.

The comprehensive facility assessment conducted for the Beaumont Independent School District (BISD) is a Level II Facilities Assessment. A Level II Facilities Assessment “models” each facility by breaking the facility into individual room levels of each building on each campus. We assess the facility at the room level and uses Life Cycle analysis and sub-system condition to determine the need for repair or replacement of these components. When a major portion of a system is deemed inadequate or beyond its expected useful life, a system level deficiency is created to determine costs for replacement.

The Educational Adequacy (EA) survey is a comprehensive room-by-room study that identifies the specific disposition of pre-determined standards for each room within a building on campus. Each observed room deficiency, generates a specific cost for inadequacies. EA standards were initially developed by the district's School Board, for the 2001 study. Parsons-3D/I assisted the district in expanding its educational adequacy standards which included mandatory minimum requirements from the Texas Education Agency (TEA) and district specific requirements, prior to the room-by-room assessments.

2007

School Bond Election

May 8, 2007

2007 Bond Program Overview

Building New Schools on Existing Campus Sites

New Schools:

- 8 Elementary Schools (3 East Side; 3 West Side; 2 North East Side)
- 1 Middle School (East Side – South Park)

New Additions/Renovations/Educational Adequacies:

- 5 Elementary Schools (
- 6 Middle Schools (Austin, King, Marshall, Odom, Smith, Vincent)
- 3 High Schools (Central, Ozen & West Brook)

Building New Multi-Purpose Educational Support Facility, Land Acquisition, Classroom Additions:

- 1 District-wide Football Stadium
- 1 District-wide Natatorium

Acquisition of Land for School Sites and Multi-Purpose Educational Facility:

- 2 Elementary Schools (Blanchette & Dunbar)
- 1 Multi-Purpose Educational Support Facility

Final Project Summary

Current enrollment	19,341
2011 enrollment (estimated)	17,522
Current replacement value:	515,653,248
FCI reported January 2007	36.47%
Total permanent square feet:	3,219,180
Total permanent classrooms:	1,268
Total portables:	229



Amelia ES



Central HS



Smith MS



Transportation

Acreage: 535.22
Average age: 52 years old

Fact Sheet (v.1)

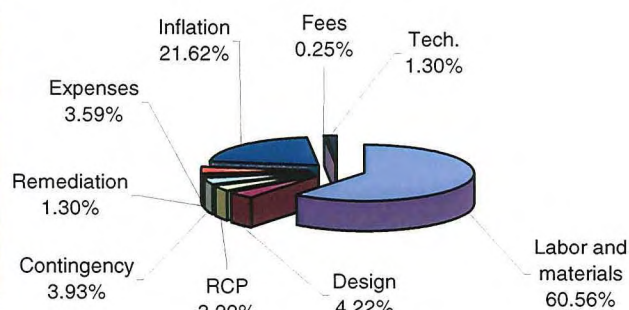
Community Bond Advisory Committee Recommendation

February 2007

Existing facility repairs	Investment	Comments
Site work and concrete	\$ 4,597,400	Demolition/ Site repair
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 16,402,847	Roof replacements/ Repairs
Doors and windows	\$ -	
Finishes	\$ 4,959,750	Interior finishes/ 5 Year Plan Requirements
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 5,116,852	Exhaust/ Ventilation/ Ductwork cleaning
Educational adequacy	\$ 1,586,174	Increased lighting/ Playground Canopy/ Pave Play area
Sub-total	\$ 32,663,023	

Special projects	Investment	Comments
New School Construction	\$ 131,550,000	Schools where needed
Temporary facilities	\$ 1,350,000	Cost associated with housing students during construction
Relocation logistics	\$ 657,750	Cost associated with moving from one building to another
Furniture, fixtures and equip.	\$ 15,426,700	Elementary schools where needed
Move and Move Management	\$ 150,000	Bingman and Lucas only
Interior Changes	\$ 600,000	Bingman, Field and Lucas only
Land Acquisition	\$ 135,000	Blanchette and Dunbar only
Additional 15 Classrooms	\$ 4,350,000	Fletcher and Regina only
5 Additional Classrooms	\$ 725,000	Guess only
Fix water problems	\$ 280,000	Schools where needed
Disposition of school	\$ 150,000	Ogden and Price only
Cafeteria	\$ 720,000	West Brook only
Increase lighting in gyms	\$ 60,000	West Brook only
Addition to remove portables	\$ 10,675,000	West Brook and Central
Addition to increase capacity	\$ 3,300,000	West Brook only
Upgrade field house	\$ 3,200,000	West Brook and Central
New auditorium	\$ 9,250,000	West Brook and Ozen
Auditorium upgrades	\$ 500,000	Central only
Cafeteria Expansion	\$ 460,000	Austin & Smith only
Add science classrooms	\$ 8,783,333	Schools where needed
HVAC in woodshop	\$ 20,000	Austin only
Sub-total	\$ 192,342,783	

Architectural and Design	\$ 15,665,545
Regional Construction Premium	\$ 11,972,952
Contingency	\$ 14,611,414
Hazardous Material Remediation	\$ 4,839,744
Management and Expenses	\$ 13,346,608
Inflation	\$ 80,329,441
Bond Fees	\$ 911,398



Tech. (hardware and software)	\$ 4,839,744
--------------------------------------	---------------------

0.00%

3.22%

4.22%

60.56%

Cost of construction

Total reinvestment: \$ 371,522,651

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

2007

School Bond Election

Beaumont Independent School District

Fact Sheets – Elementary Schools

Amelia Elementary School

Current enrollment	453
2011 enrollment (estimated)	435
Current replacement value:	\$ 10,261,311
FCI reported January 2007	90.0%
Total permanent square feet:	65,019
Total permanent classrooms:	24
Total portables:	8



Acreage: 22.6
School age: 94 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

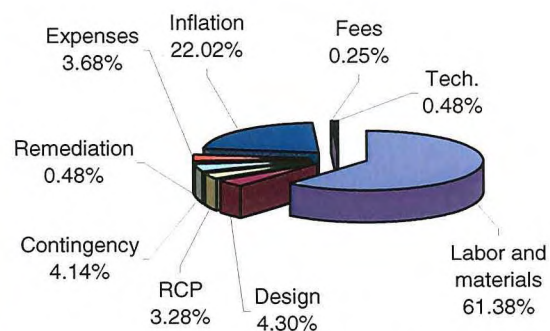
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ 500,000	Demolish	2, 6
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ 500,000		

Special projects	Investment	Comments	Supporting Principle
New Construction	\$ 14,250,000	New school on Amelia site	2, 6
Temporary facilities	\$ 150,000	Cost associated with housing students during construction	2, 6
Relocation logistics	\$ 71,250	Cost associated with moving from one building to another	2, 6
Furniture, fixtures and equip.	\$ 1,425,000	For new construction	2, 6
Sub-total	\$ 15,896,250		

* Recommended by local contractors

Architectural and Design	\$ 1,147,738
Regional Construction Premium	\$ 877,199
Contingency	\$ 1,105,271
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 982,733
Inflation	\$ 5,881,658
Bond Fees	\$ 66,298
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 26,713,557

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	Yes
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

Bingman Elementary School

Consolidate Bingman with Blanchette; Southerland to Bingman Facility

Current enrollment	252
2011 enrollment (estimated)	315
Current replacement value:	\$ 8,503,963
FCI reported January 2007	68.0%
Total permanent square feet:	44,256
Total permanent classrooms:	22
Total portables:	8



Acreage: 8.6
School age: 55 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

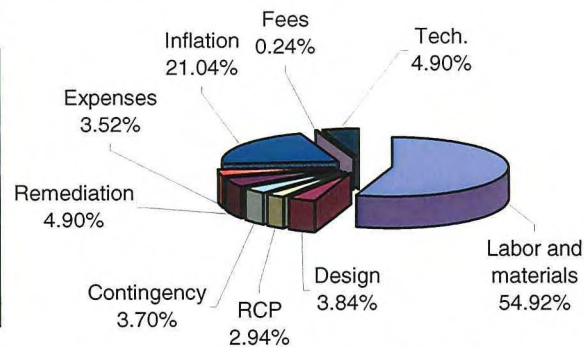
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 723,912	Roof Covering	3
Doors and windows	\$ -		
Finishes	\$ 110,069	5 Year Plan requirements, Interior Repairs	3, 6
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 151,624	Exhaust / Ventilation / Ductwork Cleaning	3
Educational adequacy	\$ -		
Sub-total	\$ 985,605		

Special projects	Investment	Comments	Supporting Principle
Move and Move Management	\$ 75,000	Cost associated with moving from one building to another	6
Interior Changes	\$ 200,000	Interior changes for Headstart Program	6
FF&E	\$ 250,000	Furnishings/ Equip. for Headstart Program	6
Sub-total	\$ 450,000		

* Recommended by local contractors

Architectural and Design	\$ 100,492
Regional Construction Premium	\$ 76,805
Contingency	\$ 96,774
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 91,894
Inflation	\$ 549,986
Bond Fees	\$ 6,199
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 2,614,165

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

Blanchette Elementary School

Consolidate Bingman with Blanchette; New school on Blanchette site

Current enrollment	265
2011 enrollment (estimated)	430
Current replacement value:	\$ 7,515,762
FCI reported January 2007	80.9%
Total permanent square feet:	47,974
Total permanent classrooms:	25
Total portables:	0



Acreage: 6.7
School age: 69 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

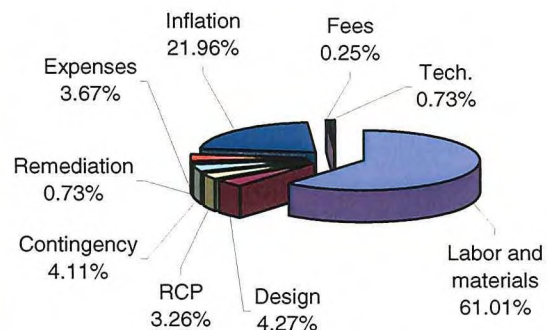
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ 500,000	Demolish existing Blanchette; Retain existing Gym	2, 5, 6
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ 500,000		

Special projects	Investment	Comments	Supporting Principle
Land Acquisition	\$ 75,000	Purchase of 5 Acres	2, 5, 6
New School	\$ 9,050,000	550 Capacity	2, 5, 6
Temporary facilities	\$ 150,000	Cost associated with housing students during construction	2, 5, 6
Relocation logistics	\$ 45,250	Cost associated with moving from one building to another	2, 5, 6
Furniture, fixtures and equip.	\$ 905,000	New furniture for new school	2, 5, 6
Sub-total	\$ 10,225,250		

* Recommended by local contractors

Architectural and Design	\$ 750,768
Regional Construction Premium	\$ 573,801
Contingency	\$ 722,989
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 645,051
Inflation	\$ 3,860,628
Bond Fees	\$ 43,517
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 17,578,413

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	Yes
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	Yes
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

Caldwood Elementary School

Current enrollment	606
2011 enrollment (estimated)	525
Current replacement value:	\$ 7,901,974
FCI reported January 2007	79.5%
Total permanent square feet:	44,039
Total permanent classrooms:	26
Total portables:	19



Acreage: 8
School age: 49 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

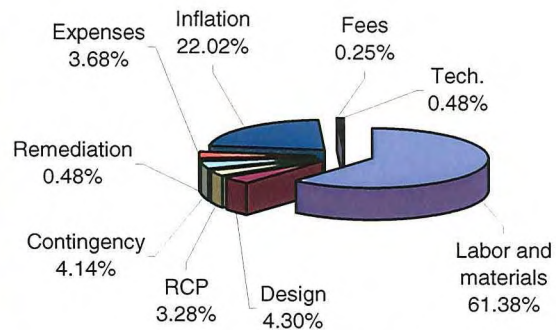
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ 500,000	Demolish	2, 6
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ 500,000		

Special projects	Investment	Comments	Supporting Principle
New Construction	\$ 14,250,000	New school on Caldwood site	2, 6
Temporary facilities	\$ 150,000	Cost associated with housing students during construction	2, 6
Relocation logistics	\$ 71,250	Cost associated with moving from one building to another	2, 6
Furniture, fixtures and equip.	\$ 1,425,000	For new construction	2, 6
Sub-total	\$ 15,896,250		

* Recommended by local contractors

Architectural and Design	\$ 1,147,738
Regional Construction Premium	\$ 877,199
Contingency	\$ 1,105,271
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 982,733
Inflation	\$ 5,881,658
Bond Fees	\$ 66,298
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 26,713,557

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	Yes
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

Curtis Elementary School

Current enrollment	543
2011 enrollment (estimated)	403
Current replacement value:	\$ 7,085,377
FCI reported January 2007	78.9%
Total permanent square feet:	44,516
Total permanent classrooms:	21
Total portables:	11



Acreage: 16.7
School age: 51 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

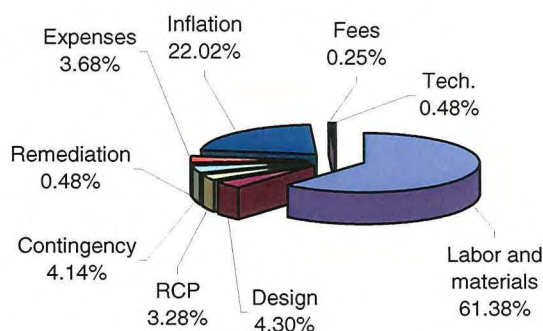
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ 500,000	Demolish	2, 6
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ 500,000		

Special projects	Investment	Comments	Supporting Principle
New Construction	\$ 14,250,000	New school on Curtis site	2, 6
Temporary facilities	\$ 150,000	Cost associated with housing students during construction	2, 6
Relocation logistics	\$ 71,250	Cost associated with moving from one building to another	2, 6
Furniture, fixtures and equip.	\$ 1,425,000	For new construction	2, 6
Sub-total	\$ 15,896,250		

* Recommended by local contractors

Architectural and Design	\$ 1,147,738
Regional Construction Premium	\$ 877,199
Contingency	\$ 1,105,271
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 982,733
Inflation	\$ 5,881,658
Bond Fees	\$ 66,298
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 26,713,557

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	Yes
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

Dishman Elementary School

Current enrollment	645
2011 enrollment (estimated)	479
Current replacement value:	\$ 12,321,959
FCI reported January 2007	17.2%
Total permanent square feet:	83,314
Total permanent classrooms:	44
Total portables:	0



Acreage: 31.4
School age: 8 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

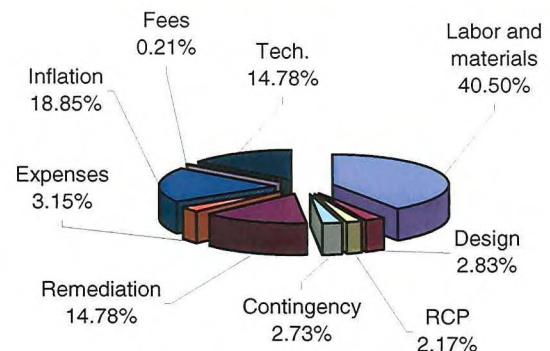
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 5,632	Repair Skylight leak	3
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ 345,732	Increase lighting / Gym seating/ Pave Play area/ Playground canopy	3
Sub-total	\$ 351,364		

Special projects	Investment	Comments	Supporting Principle
	\$ -		
	\$ -		
Sub-total	\$ -		

* Recommended by local contractors

Architectural and Design	\$ 24,595
Regional Construction Premium	\$ 18,798
Contingency	\$ 23,685
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 27,332
Inflation	\$ 163,584
Bond Fees	\$ 1,844
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 867,614

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Dunbar Elementary School

Consolidate Ogden with Dunbar; New school on Dunbar site

Current enrollment	386
2011 enrollment (estimated)	204
Current replacement value:	\$ 12,057,791
FCI reported January 2007	68.6%
Total permanent square feet:	75,268
Total permanent classrooms:	28
Total portables:	3



Acreage: 8.3
School age: 50 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

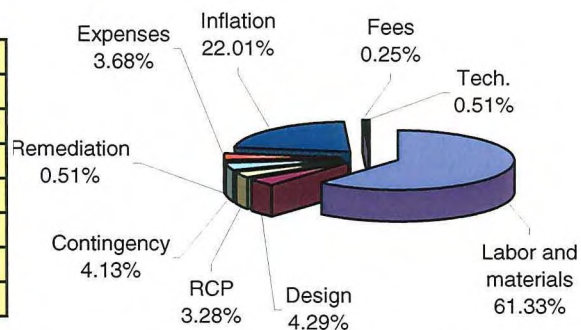
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ 500,000	Demolish existing Dunbar; Retain existing Gym	2, 5, 6
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ 500,000		

Special projects	Investment	Comments	Supporting Principle
New School	\$ 13,250,000	Combine Ogden at Dunbar into New school	2, 5, 6
Temporary facilities	\$ 150,000	Cost associated with housing students during construction	2, 5, 6
Relocation logistics	\$ 66,250	Cost associated with moving from one building to another	2, 5, 6
Land Acquisition	\$ 60,000	Additional land needed for the new school	2, 5, 6
Furniture, fixtures and equip.	\$ 1,325,000	New furniture for new school	2, 5, 6
Sub-total	\$ 14,851,250		

* Recommended by local contractors

Architectural and Design	\$ 1,074,588
Regional Construction Premium	\$ 821,292
Contingency	\$ 1,034,828
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 920,508
Inflation	\$ 5,509,241
Bond Fees	\$ 62,100
Tech. (hardware and software)	\$ 128,205



Total reinvestment: \$ 25,030,216

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	Yes
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	Yes
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

Fehl Elementary School

Consolidate Price with Fehl; New school on Fehl site

Current enrollment	376
2011 enrollment (estimated)	327
Current replacement value:	\$ 7,609,150
FCI reported January 2007	61.2%
Total permanent square feet:	40,765
Total permanent classrooms:	22
Total portables:	8



Acreage: 5.7
School age: 55 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

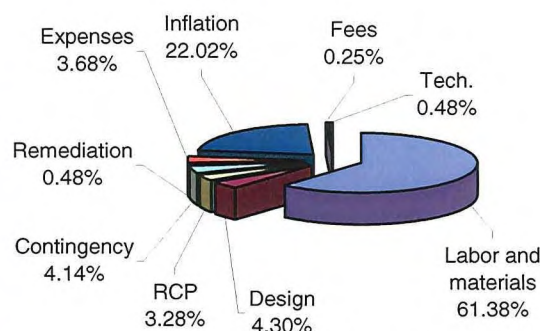
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ 500,000	Demolish existing Fehl	2, 5, 6
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ 500,000		

Special projects	Investment	Comments	Supporting Principle
New School	\$ 14,250,000	Combine Price at Fehl into New School	2, 5, 6
Temporary facilities	\$ 150,000	Cost associated with housing students during construction	2, 5, 6
Relocation logistics	\$ 71,250	Cost associated with moving from one building to another	2, 5, 6
Furniture, fixtures and equip.	\$ 1,425,000	New furniture for new school	2, 5, 6
Sub-total	\$ 15,896,250		

* Recommended by local contractors

Architectural and Design	\$ 1,147,738
Regional Construction Premium	\$ 877,199
Contingency	\$ 1,105,271
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 982,733
Inflation	\$ 5,881,658
Bond Fees	\$ 66,298
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 26,713,557

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	Yes
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	Yes
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

Field Elementary School

Consolidate Field with French; Annex to Field Facility

Current enrollment	329
2011 enrollment (estimated)	409
Current replacement value:	\$ 6,843,709
FCI reported January 2007	78.1%
Total permanent square feet:	44,834
Total permanent classrooms:	21
Total portables:	3



Acreage: 10.3
School age: 55 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

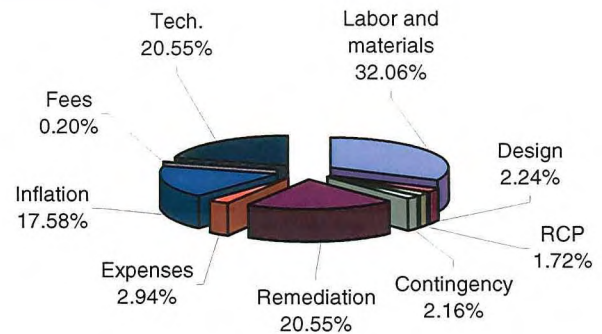
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ -		

Special projects	Investment	Comments	Supporting Principle
Interior Changes	\$ 200,000	Interior changes for New Annex at Field site	6
	\$ -		
Sub-total	\$ 200,000		

* Recommended by local contractors

Architectural and Design	\$ 14,000
Regional Construction Premium	\$ 10,700
Contingency	\$ 13,482
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 18,319
Inflation	\$ 109,641
Bond Fees	\$ 1,236
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 623,789

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

Fletcher Elementary School

Current enrollment ~~676~~
 2011 enrollment (estimated) ~~248~~
 Current replacement value: \$ 9,372,994
 FCI reported January 2007 70.6%
 Total permanent square feet: 44,037
 Total permanent classrooms: 20
 Total portables: 17



Acreage: 8
 School age: 24 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

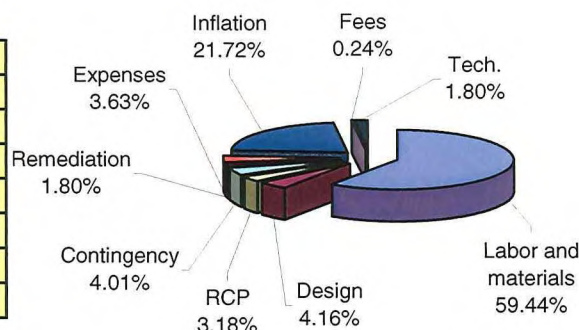
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 842,021	Replace roof at Main building	1, 3
Doors and windows	\$ -		
Finishes	\$ 349,559	5 Year Plan requirements	1, 3
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 199,523	Ductwork cleaning/ Ventilation/ Exhaust/ Emer. Lighting	1, 3
Educational adequacy	\$ 439,221	Increased lighting/ Busline canopy/ Bus & Car Drop-off area/ Playground canopy/Pave play area	3
Sub-total	\$ 1,830,324		

Special projects	Investment	Comments	Supporting Principle
Additional 15 Classrooms	\$ 2,175,000	Increased Capacity	3
Furniture, fixtures and equip.	\$ 217,500	Classroom additions	3
Sub-total	\$ 2,392,500		

* Recommended by local contractors

Architectural and Design	\$ 295,598
Regional Construction Premium	\$ 225,921
Contingency	\$ 284,661
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 257,860
Inflation	\$ 1,543,295
Bond Fees	\$ 17,396
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 7,103,965

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	Yes
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

French Elementary School

Consolidate Field with French; New school on French site

Current enrollment	369
2011 enrollment (estimated)	287
Current replacement value:	\$ 12,303,935
FCI reported January 2007	59.8%
Total permanent square feet:	84,338
Total permanent classrooms:	31
Total portables:	1



Acreage: 13.3
School age: 51 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

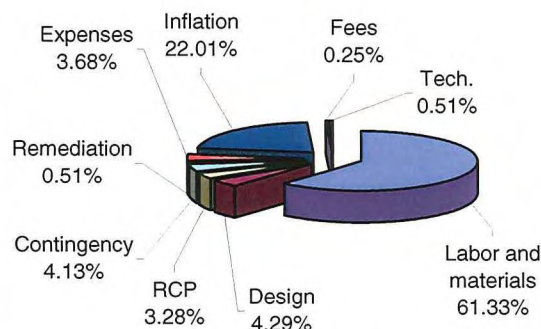
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ 500,000	Demolish existing Martin; Retain existing Gym	2, 5, 6
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ 500,000		

Special projects	Investment	Comments	Supporting Principle
New School	\$ 13,250,000	Combine Field at French into New School	2, 5, 6
Temporary facilities	\$ 150,000	Cost associated with housing students during construction	2, 5, 6
Relocation logistics	\$ 66,250	Cost associated with moving from one building to another	2, 5, 6
Furniture, fixtures and equip.	\$ 1,325,000	New furniture for new school	2, 5, 6
Sub-total	\$ 14,791,250		

* Recommended by local contractors

Architectural and Design	\$ 1,070,388
Regional Construction Premium	\$ 818,082
Contingency	\$ 1,030,783
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 916,935
Inflation	\$ 5,487,858
Bond Fees	\$ 61,859
Tech. (hardware and software)	\$ 128,205



Total reinvestment: \$ 24,933,565

Cost of construction

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	Yes
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	Yes
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

Guess Elementary School

Current enrollment	748
2011 enrollment (estimated)	681
Current replacement value:	\$ 12,694,492
FCI reported January 2007	46.8%
Total permanent square feet:	83,865
Total permanent classrooms:	48
Total portables:	4



Acreage: 15.8
School age: 22 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

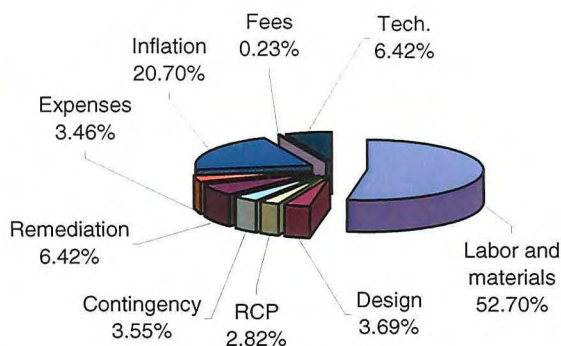
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ 255,150	Increased lighting/ Playground canopy	3
Sub-total	\$ 255,150		

Special projects	Investment	Comments	Supporting Principle
5 Additional Classrooms	\$ 725,000	Increased Capacity	3
FF&E	\$ 72,500	Classroom additions	3
Sub-total	\$ 797,500		

* Recommended by local contractors

Architectural and Design	\$ 73,686
Regional Construction Premium	\$ 56,317
Contingency	\$ 70,959
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 69,091
Inflation	\$ 413,509
Bond Fees	\$ 4,661
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 1,997,282

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Homer Elementary School

Current enrollment 452
 2011 enrollment (estimated) 449
 Current replacement value: \$ 15,473,912
 FCI reported January 2007 28.6%
 Total permanent square feet: 58,128
 Total permanent classrooms: 36
 Total portables: 0



Acreage: 12.8
 School age: 18 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

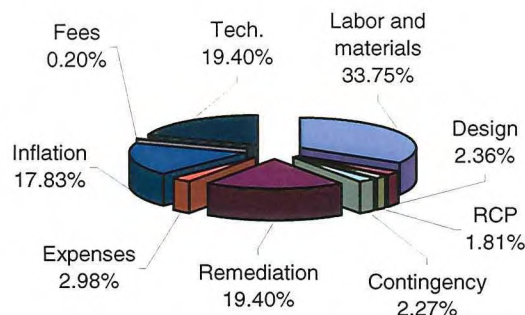
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ 223,020	Increased lighting/ Playground canopy	3
Sub-total	\$ 223,020		

Special projects	Investment	Comments	Supporting Principle
	\$ -		
	\$ -		
Sub-total	\$ -		

* Recommended by local contractors

Architectural and Design	\$ 15,611
Regional Construction Premium	\$ 11,932
Contingency	\$ 15,034
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 19,690
Inflation	\$ 117,845
Bond Fees	\$ 1,328
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 660,871

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Lucas Elementary School

Consolidate Lucas with Martin; Pathways to Lucas Facility

Current enrollment	362
2011 enrollment (estimated)	424
Current replacement value:	\$ 8,348,549
FCI reported January 2007	87.4%
Total permanent square feet:	52,806
Total permanent classrooms:	26
Total portables:	6



Acreage: 8.8
School age: 51 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

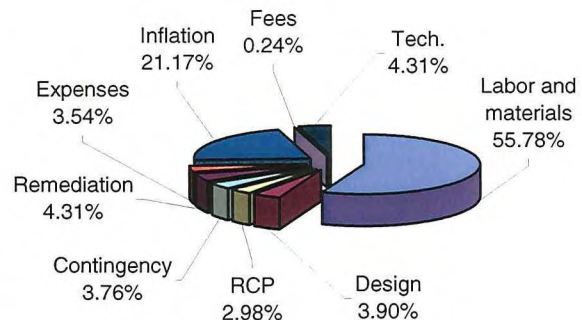
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 1,009,692	Replace old roofs *	3
Doors and windows	\$ -		
Finishes	\$ 117,098	5 Year Plan requirements / Interior repairs	3, 6
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 5,929	Restroom exhaust fans *	3
Educational adequacy	\$ -		
Sub-total	\$ 1,132,719		

Special projects	Investment	Comments	Supporting Principle
Move and Move Management	\$ 75,000	Cost associated with moving from one building to another	6
Interior Changes	\$ 200,000	Interior changes for Headstart Program	6
FF&E	\$ 250,000	Furnishings/ Equip. for Headstart Program	6
Sub-total	\$ 525,000		

* Recommended by local contractors

Architectural and Design	\$ 116,040
Regional Construction Premium	\$ 88,688
Contingency	\$ 111,747
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 105,120
Inflation	\$ 629,143
Bond Fees	\$ 7,092
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 2,971,959

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

Martin Elementary School

Consolidate Lucas with Martin; New school on Martin site

Current enrollment	528
2011 enrollment (estimated)	278
Current replacement value:	\$ 14,084,805
FCI reported January 2007	70.3%
Total permanent square feet:	93,867
Total permanent classrooms:	40
Total portables:	5



Acreage: 12.5
School age: 55 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

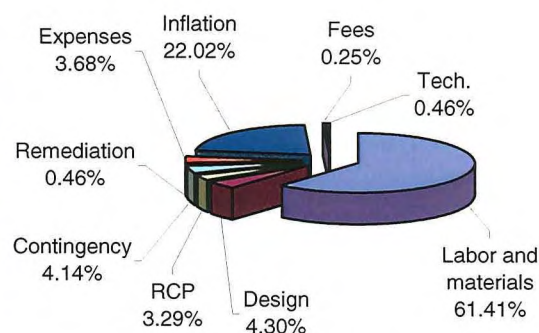
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ 500,000	Demolish existing Martin; Retain existing Gym & Auditorium	2, 5, 6
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ 500,000		

Special projects	Investment	Comments	Supporting Principle
Fix Water Problems	\$ 150,000	Water Drainage	3
New School	\$ 15,000,000	Combine Lucas at Martin for New School	2, 5, 6
Temporary facilities	\$ 150,000	Cost associated with housing students during construction	2, 5, 6
Relocation logistics	\$ 75,000	Cost associated with moving from one building to another	2, 5, 6
Furniture, fixtures and equip.	\$ 1,500,000	New furniture for new school	2, 5, 6
Sub-total	\$ 16,725,000		

* Recommended by local contractors

Architectural and Design	\$ 1,205,750
Regional Construction Premium	\$ 921,538
Contingency	\$ 1,161,137
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 1,032,081
Inflation	\$ 6,177,008
Bond Fees	\$ 69,627
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 28,048,551

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	Yes
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	Yes
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

Ogden Elementary School

Consolidate Ogden with Dunbar at new School on Dunbar site

Current enrollment	332
2011 enrollment (estimated)	346
Current replacement value:	\$ 11,394,455
FCI reported January 2007	67.7%
Total permanent square feet:	54,729
Total permanent classrooms:	24
Total portables:	6



Acreage: 3.8
School age: 95 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

February 2007

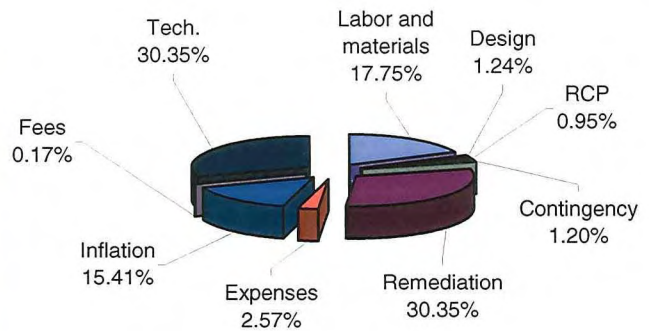
Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ -		

Special projects	Investment	Comments	Supporting Principle
Disposition of School	\$ 75,000	Disposition until final decision is made for future use	5
	\$ -		

Sub-total \$ 75,000

* Recommended by local contractors

Architectural and Design	\$ 5,250
Regional Construction Premium	\$ 4,013
Contingency	\$ 5,056
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 10,876
Inflation	\$ 65,094
Bond Fees	\$ 734
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 422,432

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	Yes
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Pietzsch-MacArthur Elementary School

Current enrollment 933
 2011 enrollment (estimated) 674
 Current replacement value: \$ 27,263,629
 FCI reported January 2007 19.8%
 Total permanent square feet: 182,000
 Total permanent classrooms: 78
 Total portables: 0



Acreage: 13.8
 School age: 99 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

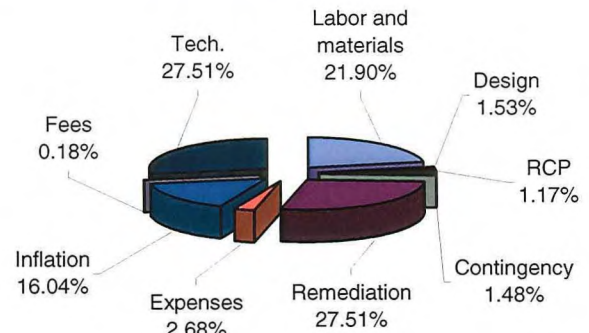
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ 102,060	Increased lighting/ Playground canopy	3
Sub-total	\$ 102,060		

Special projects	Investment	Comments	Supporting Principle
	\$ -		
	\$ -		
Sub-total	\$ -		

* Recommended by local contractors

Architectural and Design	\$ 7,144
Regional Construction Premium	\$ 5,460
Contingency	\$ 6,880
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 12,487
Inflation	\$ 74,738
Bond Fees	\$ 842
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 466,022

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Price Elementary School

Consolidate Price with Fehl at new School on Fehl site

Current enrollment	192
2011 enrollment (estimated)	124
Current replacement value:	\$ 7,626,217
FCI reported January 2007	62.8%
Total permanent square feet:	52,511
Total permanent classrooms:	22
Total portables:	0



Acreage: 3.8
School age: 50 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

February 2007

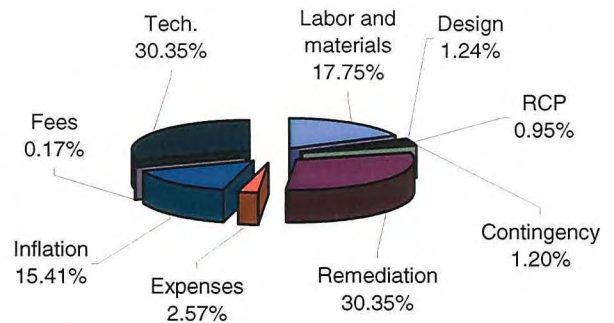
Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ -		

Special projects	Investment	Comments	Supporting Principle
Disposition of School	\$ 75,000	Disposition until final decision is made for future use	5
	\$ -		

Sub-total \$ 75,000

* Recommended by local contractors

Architectural and Design	\$ 5,250
Regional Construction Premium	\$ 4,013
Contingency	\$ 5,056
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 10,876
Inflation	\$ 65,094
Bond Fees	\$ 734
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 422,432

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	Yes
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Regina Elementary School

Current enrollment	744
2011 enrollment (estimated)	792
Current replacement value:	\$ 7,983,600
FCI reported January 2007	72.5%
Total permanent square feet:	51,349
Total permanent classrooms:	31
Total portables:	11



Acreage: 8
School age: 44 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

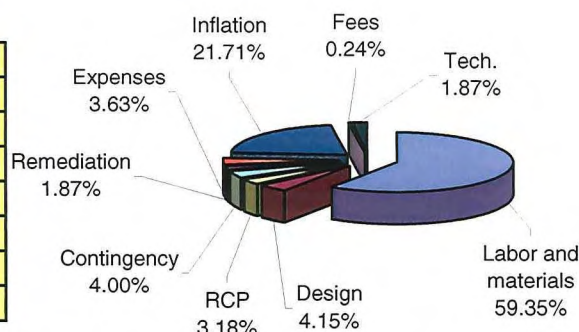
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 875,448	Roof Coverings	3
Doors and windows	\$ -		
Finishes	\$ 595,465	5 Year Plan requirements	3
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 35,491	Ductwork/ Emer. Lighting/ Exhaust fans	3
Educational adequacy	\$ 168,801	Increased Lighting/ Playground canopy/ Pave play area	3
Sub-total	\$ 1,675,205		

Special projects	Investment	Comments	Supporting Principle
Additional 15 classrooms	\$ 2,175,000	Portable replacements	3
FF&E	\$ 217,500	Replacement furnishings	3
Sub-total	\$ 2,392,500		

* Recommended by local contractors

Architectural and Design	\$ 284,739
Regional Construction Premium	\$ 217,622
Contingency	\$ 274,204
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 248,624
Inflation	\$ 1,488,013
Bond Fees	\$ 16,773
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 6,854,090

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Elementary School Summary

Current enrollment	9,191
2011 enrollment (estimated)	7,830
Current replacement value:	206,647,584
FCI reported January 2007	42.00%
Total permanent square feet:	1,247,615
Total permanent classrooms:	589
Total portables:	110



Amelia ES



Homer ES



Blanchette ES



Price ES

Acreage:

218.90

Average age:

52 years old

Fact Sheet (v.1)

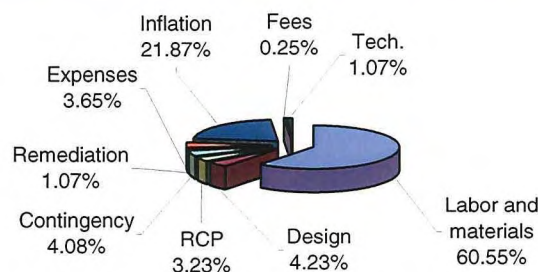
Community Bond Advisory Committee Recommendation

February 2007

Existing facility repairs	Investment	Comments
Site work and concrete	\$ 4,000,000	Demolition
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 3,456,705	Roof replacements/ Repairs
Doors and windows	\$ -	
Finishes	\$ 1,172,190	Interior finishes
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 392,567	Exhaust/ Ventilation/ Ductwork cleaning
Educational adequacy	\$ 1,533,984	Increased lighting/ Playground Canopy/ Pave Play area
Sub-total	\$ 10,555,446	

Special projects	Investment	Comments
New School	\$ 107,550,000	Elementary schools where needed
Temporary facilities	\$ 1,200,000	Cost associated with housing students during construction
Relocation logistics	\$ 537,750	Cost associated with moving from one building to another
Furniture, fixtures and equip.	\$ 11,762,500	Elementary schools where needed
Move and Move Management	\$ 150,000	Bingman and Lucas only
Interior Changes	\$ 600,000	Bingman, Field and Lucas only
Land Acquisition	\$ 135,000	Blanchette and Dunbar only
Additional 15 Classrooms	\$ 4,350,000	Fletcher and Regina only
5 Additional Classrooms	\$ 725,000	Guess only
Fix water problems	\$ 150,000	Martin only
Disposition of school	\$ 150,000	Ogden and Price only
Sub-total	\$ 127,310,250	

Architectural and Design	\$ 9,634,849
Regional Construction Premium	\$ 7,363,777
Contingency	\$ 9,278,359
Hazardous Material Remediation	\$ 2,435,897
Management and Expenses	\$ 8,317,679
Inflation	\$ 49,781,308
Bond Fees	\$ 561,131
Tech. (hardware and software)	\$ 2,435,897



Cost of construction

Total reinvestment: \$ 227,674,595

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

2007

School Bond Election

Beaumont Independent School District

Fact Sheets – Middle School

Austin Middle School

Current enrollment	569
2011 enrollment (estimated)	674
Current replacement value:	\$ 18,475,302
FCI reported January 2007	64.3%
Total permanent square feet:	103,383
Total permanent classrooms:	32
Total portables:	13



Acreage: 13.13
School age: 50 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

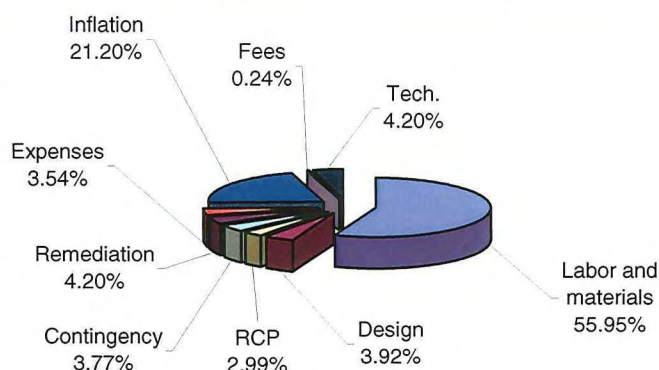
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ 300,000	Interior repairs	3
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 258,400	Restroom exhaust fans * / Pipe Insulation	3
Educational adequacy	\$ -		
Sub-total	\$ 558,400		

Special projects	Investment	Comments	Supporting Principle
Expand Cafeteria	\$ 160,000	Increase seating area *	1
Add 3 science classrooms	\$ 850,000	State requirement	6
HVAC in Woodshop	\$ 20,000	No existing HVAC	3
Furniture, fixtures and equip.	\$ 121,200	For new science classrooms	6
Sub-total	\$ 1,151,200		

* Recommended by local contractors

Architectural and Design	\$ 119,672
Regional Construction Premium	\$ 91,464
Contingency	\$ 115,244
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 108,209
Inflation	\$ 647,632
Bond Fees	\$ 7,300
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 3,055,532

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	Yes
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

King Middle School

Gym/Auditorium

Current enrollment	430
2011 enrollment (estimated)	515
Current replacement value:	\$ 22,074,711
FCI reported January 2007	18.2%
Total permanent square feet:	146,500
Total permanent classrooms:	34
Total portables:	0



Acreage: 10.25
School age: 10 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

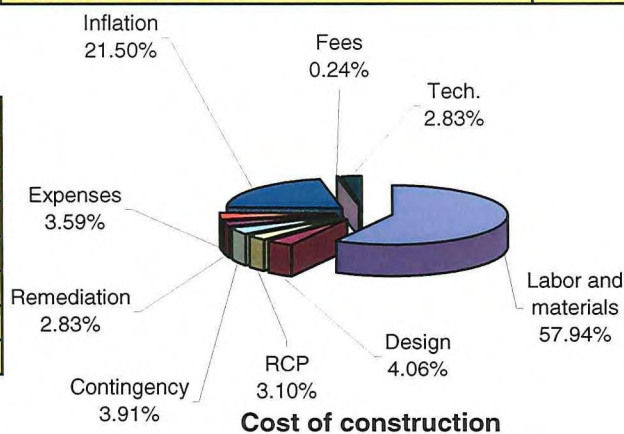
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete			
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 352,704	Replace old roofs *	3
Doors and windows	\$ -		
Finishes	\$ 300,000	Interior repairs	3
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 266,000	Restroom exhaust fans * / Pipe insulation	3
Educational adequacy	\$ -		
Sub-total	\$ 918,704		

Special projects	Investment	Comments	Supporting Principle
10 Classroom additions	\$ 1,550,000	Increased capacity	1
Furniture, fixtures and equip.	\$ 155,000	Classroom additions	1
Sub-total	\$ 1,705,000		

* Recommended by local contractors

Architectural and Design	\$ 183,659
Regional Construction Premium	\$ 140,368
Contingency	\$ 176,864
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 162,640
Inflation	\$ 973,401
Bond Fees	\$ 10,972
Tech. (hardware and software)	\$ 128,205



Total reinvestment: \$ 4,528,018

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	Yes
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Marshall Middle School

Current enrollment 830
 2011 enrollment (estimated) 785
 Current replacement value: \$ 14,667,788
 FCI reported January 2007 82.2%
 Total permanent square feet: 91,459
 Total permanent classrooms: 42
 Total portables: 6



Acreage: 15.21
 School age: 45 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

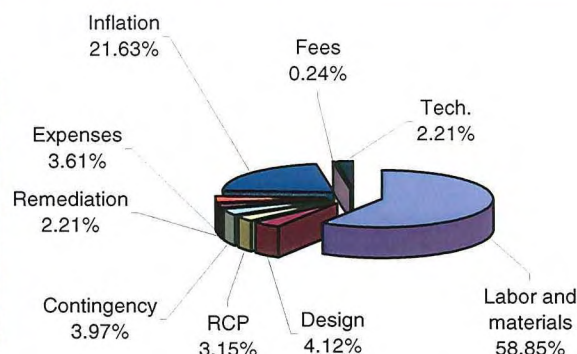
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 1,267,522	Replace old roofs *	3
Doors and windows	\$ -		
Finishes	\$ 300,000	Interior repairs	3
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 255,650	Restroom exhaust fans * / Pipe insulation	3
Educational adequacy	\$ -		
Sub-total		\$ 1,823,172	

Special projects	Investment	Comments	Supporting Principle
Fix Water Problems	\$ 75,000	Water Drainage	3
Add 5 science classrooms	\$ 1,416,667	State requirement	6
Furniture, fixtures and equip.	\$ 170,000	For new science classrooms	6
Sub-total		\$ 1,586,667	

* Recommended by local contractors

Architectural and Design	\$ 238,689
Regional Construction Premium	\$ 182,426
Contingency	\$ 229,857
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 209,451
Inflation	\$ 1,253,563
Bond Fees	\$ 14,130
Tech. (hardware and software)	\$ 128,205



Total reinvestment: \$ 5,794,365

Cost of construction

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

Odom Middle School

Current enrollment	783
2011 enrollment (estimated)	610
Current replacement value:	\$ 17,517,975
FCI reported January 2007	70.0%
Total permanent square feet:	110,015
Total permanent classrooms:	50
Total portables:	4



Acreage: 17.54
School age: 39 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

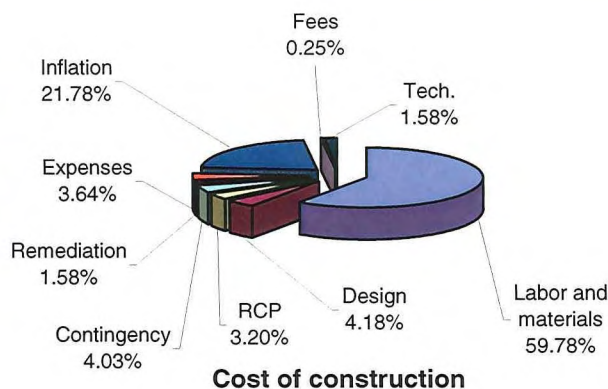
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 1,393,300	Replace old roofs *	3
Doors and windows	\$ -		
Finishes	\$ 300,000	Interior repairs	3
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 468,526	Exhaust/Ventilation* / HVAC ductwork / Emergency Lighting / Pipe insulation	3
Educational adequacy	\$ -		
Sub-total		\$ 2,161,826	

Special projects	Investment	Comments	Supporting Principle
Add 3 science classrooms	\$ 850,000	State requirement	6
Auditorium	\$ 1,750,000	500 Seats	4
Furniture, fixtures and equip.	\$ 102,000	For new science classrooms	6
Sub-total		\$ 2,702,000	

* Recommended by local contractors

Architectural and Design	\$ 340,468
Regional Construction Premium	\$ 260,215
Contingency	\$ 327,871
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 296,029
Inflation	\$ 1,771,735
Bond Fees	\$ 19,971
Tech. (hardware and software)	\$ 128,205



Total reinvestment: \$ 8,136,524

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	Yes
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

Smith Middle School

Capacity?

Current enrollment	287
2011 enrollment (estimated)	536
Current replacement value:	\$ 24,499,845
FCI reported January 2007	66.6%
Total permanent square feet:	160,490
Total permanent classrooms:	42
Total portables:	0



Acreage: 21.37
School age: 55 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

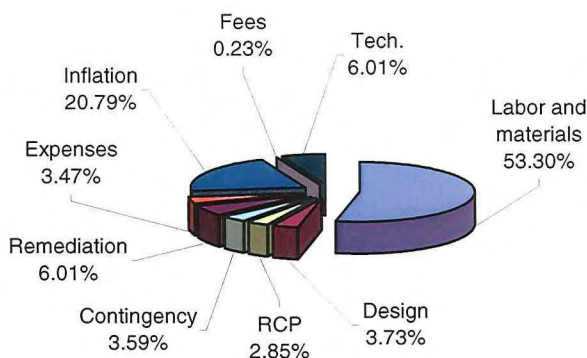
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 241,648	Replace old roofs *	3
Doors and windows	\$ -		
Finishes	\$ 300,000	Interior repairs	3
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 266,000	Restroom exhaust fans * / Pipe insulation	3
Educational adequacy	\$ 29,790	Perimeter Fencing	3
Sub-total	\$ 837,438		

Special projects	Investment	Comments	Supporting Principle
Expand Cafeteria	\$ 300,000	Accommodate increased enrollment	1
Furniture, fixtures and equip.	\$ 36,000		1
Sub-total	\$ 300,000		

* Recommended by local contractors

Architectural and Design	\$ 79,621
Regional Construction Premium	\$ 60,853
Contingency	\$ 76,675
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 74,140
Inflation	\$ 443,725
Bond Fees	\$ 5,002
Tech. (hardware and software)	\$ 128,205



Total reinvestment: \$ 2,133,863

Cost of construction

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	Yes
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

South Park Middle School (Replace with new)

Current enrollment	427
2011 enrollment (estimated)	548
Current replacement value:	\$ 14,324,663
FCI reported January 2007	69.4%
Total permanent square feet:	103,579
Total permanent classrooms:	30
Total portables:	5



Acreage: 11.7
School age: 85 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

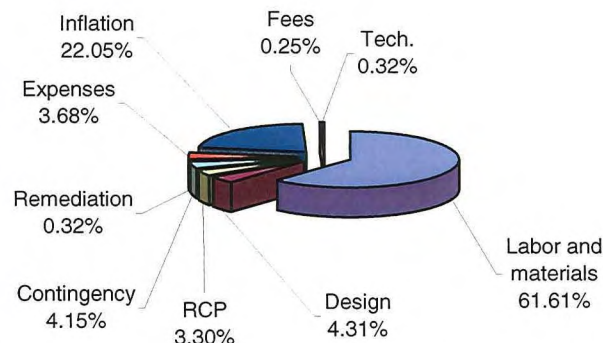
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ 500,000	Demolish, save as much existing structure as possible	2
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ 500,000		

Special projects	Investment	Comments	Supporting Principle
New school construction	\$ 24,000,000	On existing site using existing structure where possible	6
FF&E	\$ 2,400,000	New furniture for new school	6
Temporary facilities	\$ 150,000	Cost associated with housing students during construction	6
Relocation logistics	\$ 120,000	Cost associated with moving from one building to another	6
Sub-total	\$ 24,000,000		

* Recommended by local contractors

Architectural and Design	\$ 1,715,000
Regional Construction Premium	\$ 1,310,750
Contingency	\$ 1,651,545
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 1,465,275
Inflation	\$ 8,769,671
Bond Fees	\$ 98,851
Tech. (hardware and software)	\$ 128,205



Total reinvestment: \$ 39,767,502

Cost of construction

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	Yes
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

Vincent Middle School

Current enrollment	919
2011 enrollment (estimated)	670
Current replacement value:	\$ 16,788,428
FCI reported January 2007	83.8%
Total permanent square feet:	103,950
Total permanent classrooms:	44
Total portables:	6



Acreage: 25.27
School age: 47 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

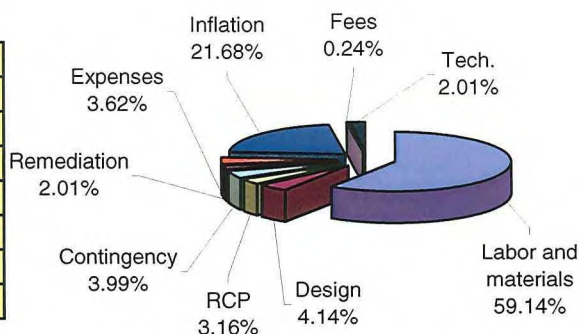
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 1,933,628	Replace old roofs *	3
Doors and windows	\$ -		
Finishes	\$ 300,000	Interior repairs	3
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 262,426	Restroom exhaust fans * / Pipe insulation	3
Educational adequacy	\$ -		
Sub-total	\$ 2,496,054		

Special projects	Investment	Comments	Supporting Principle
Add 4 science classrooms	\$ 1,133,333	State requirement	6
Furniture, fixtures and equip.	\$ 136,000	For new science classrooms	6
Sub-total	\$ 1,269,333		

* Recommended by local contractors

Architectural and Design	\$ 263,577
Regional Construction Premium	\$ 201,448
Contingency	\$ 253,825
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 230,622
Inflation	\$ 1,380,273
Bond Fees	\$ 15,558
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 6,367,102

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

Middle School Summary

Current enrollment	4,245
2011 enrollment (estimated)	4,338
Current replacement value:	128,348,712
FCI reported January 2007	48.37%
Total permanent square feet:	819,376
Total permanent classrooms:	274
Total portables:	34



South Park MS



Austin MS



Marshall MS



Smith MS

Acreage:

114.47

Average age:

47 years old

Fact Sheet (v.1)

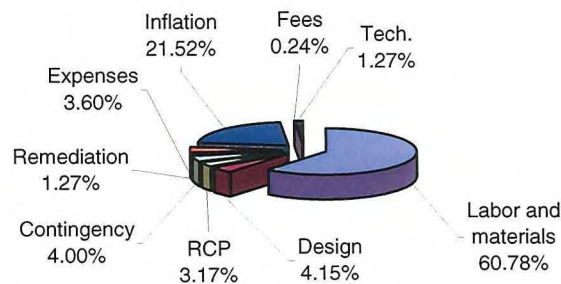
Community Bond Advisory Committee Recommendation

February 2007

Existing facility repairs	Investment	Comments
Site work and concrete	\$ 500,000	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 5,188,802	
Doors and windows	\$ -	
Finishes	\$ 1,800,000	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 1,777,002	
Educational adequacy	\$ 29,790	
Sub-total	\$ 9,295,594	

Special projects	Investment	Comments
Cafeteria Expansion	\$ 460,000	Austin & Smith only
Add science classrooms	\$ 4,250,000	Middle schools where needed
Furniture, fixtures and equip.	\$ 3,120,200	All middle schools
Addition to increase capacity	\$ 1,550,000	King only
Fix water Problem	\$ 75,000	Marshall only
HVAC in woodshop	\$ 20,000	Austin only
New School Construction	\$ 24,000,000	South Park Middle School
Temporary facilities	\$ 150,000	South Park Middle School
Relocation logistics	\$ 120,000	South Park Middle School
Sub-total	\$ 33,745,200	

Architectural and Design	\$ 2,940,686
Regional Construction Premium	\$ 2,247,524
Contingency	\$ 2,831,880
Hazardous Material Remediation	\$ 897,436
Management and Expenses	\$ 2,546,366
Inflation	\$ 15,240,000
Bond Fees	\$ 171,784
Tech. (hardware and software)	\$ 897,436



Cost of construction

Total reinvestment: \$ 70,813,906

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	Yes
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	Yes
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

2007

School Bond Election

Beaumont Independent School District

Fact Sheets – High Schools

Central High School

Current enrollment	1,423
2011 enrollment (estimated)	1,960
Current replacement value:	\$ 46,509,058
FCI reported January 2007:	45.7%
Total permanent square feet:	278,728
Total permanent classrooms:	97
Total portables:	26



Acreage: 34.9
School age: 78 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

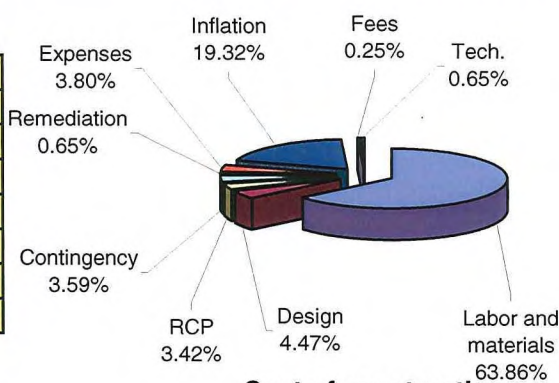
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 1,498,124	Replace old roofs *	3
Doors and windows	\$ -		
Finishes	\$ 500,000	Interior repairs	3
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 373,952	Restroom exhaust fans */ Pipe Insulations/ Emergency Lighting	3
Educational adequacy	\$ -		
Sub-total	\$ 2,372,076		

Special projects	Investment	Comments	Supporting Principle
Addition to remove portables	\$ 6,125,000	Remove all portables	1
Add 6 science classrooms	\$ 1,700,000	State requirement	6
Furniture, fixtures and equip.	\$ 204,000	For new science classrooms	6
Electrical in AG area	\$ 121,094	Electrical upgrades *	3
Upgrade field house	\$ 1,600,000		4
Sound and lighting (auditorium)	\$ 500,000	Enhance existing	4
Sub-total	\$ 10,250,094		

* Recommended by local contractors

Architectural and Design	\$ 883,552
Regional Construction Premium	\$ 675,286
Contingency	\$ 709,050
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 750,913
Inflation	\$ 3,818,174
Bond Fees	\$ 48,968
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 19,764,524

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	Yes
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	Yes
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

Ozen High School

Current enrollment	1,331
2011 enrollment (estimated)	1,375
Current replacement value:	\$ 46,809,428
FCI reported January 2007	29.7%
Total permanent square feet:	334,151
Total permanent classrooms:	96
Total portables:	0



Acreage: 49.25
School age: 56 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

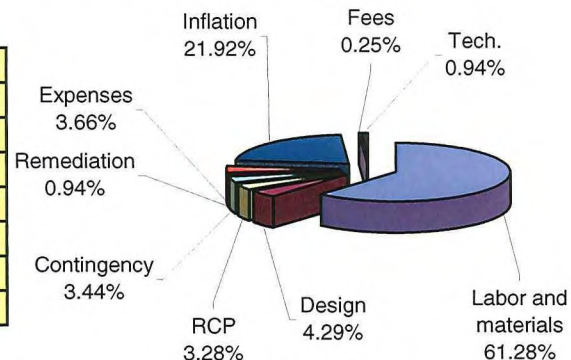
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ 75,000	Repairs on D Wing's foundation	3
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 428,000	Replace old roofs *	3
Doors and windows	\$ -		
Finishes	\$ 500,000	Interior repairs	3
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 2,064,019	Restroom exhaust/ventilation fans * / Ductwork/ Emergency lighting	3
Educational adequacy	\$ -		
Sub-total	\$ 3,067,019		

Special projects	Investment	Comments	Supporting Principle
Fix water problems at auditorium	\$ 55,000		
New 1,000 seat auditorium	\$ 4,000,000	Increase seating area *	1
Add 4 science classrooms	\$ 1,133,333	State requirement	6
Furniture, fixtures and equip.	\$ 136,000	For new science classrooms	6
Sub-total	\$ 5,269,333		

* Recommended by local contractors

Architectural and Design	\$ 583,545
Regional Construction Premium	\$ 445,995
Contingency	\$ 468,295
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 498,120
Inflation	\$ 2,981,246
Bond Fees	\$ 33,604
Tech. (hardware and software)	\$ 128,205



Cost of construction

Total reinvestment: \$ 13,603,566

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	Yes
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

West Brook High School

Current enrollment	2,321
2011 enrollment (estimated)	2,500
Current replacement value:	\$ 43,059,439
FCI reported January 2007	60.9%
Total permanent square feet:	271,572
Total permanent classrooms:	132
Total portables:	20



Acreage: 105
School age: 51 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

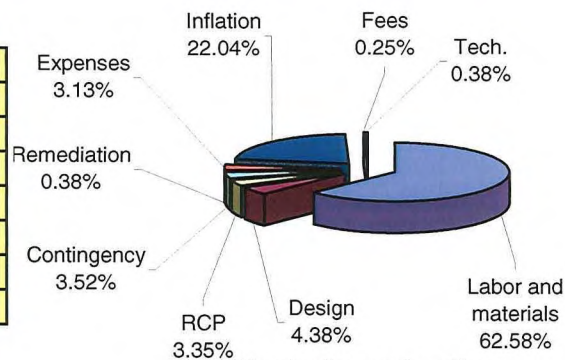
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 4,528,103	Replace old roofs *	3
Doors and windows	\$ -		
Finishes	\$ 500,000	Interior repairs	3
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 391,621	Exh. fans * / heating / Emer. Lights	3
Educational adequacy	\$ 22,400	Perimeter Fencing	3
Sub-total	\$ 5,442,124		

Special projects	Investment	Comments	Supporting Principle
Cafeteria	\$ 720,000	Increase seating area *	1
Increase lighting in gyms	\$ 60,000		4
Add science classrooms	\$ 1,700,000	State requirement 6 each	6
Furniture, fixtures and equip.	\$ 204,000	For new science classrooms	6
Addition to remove portables	\$ 4,550,000	Remove all portables	1
Addition to increase capacity	\$ 1,750,000	New capacity at 2,600	1
Upgrade field house	\$ 1,600,000	From other facilities	4
New auditorium	\$ 5,250,000	From other facilities (1500 seats)	4
Sub-total	\$ 15,834,000		

* Recommended by local contractors

Architectural and Design	\$ 1,489,329
Regional Construction Premium	\$ 1,138,273
Contingency	\$ 1,195,186
Hazardous Material Remediation	\$ 128,205
Management and Expenses	\$ 1,063,806
Inflation	\$ 7,492,913
Bond Fees	\$ 84,460
Tech. (hardware and software)	\$ 128,205



Total reinvestment: \$ 33,996,500

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	Yes
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	Yes
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

High School Summary

Current enrollment	5,075
2011 enrollment (estimated)	5,354
Current replacement value:	136,377,925
FCI reported January 2007	37.3%
Total permanent square feet:	884,451
Total permanent classrooms:	325
Total portables:	46



West Brook HS



Ozen HS



Central HS

Acreage:

189.15

Average age:

62 years old

Fact Sheet (v.1)

Community Bond Advisory Committee Recommendation

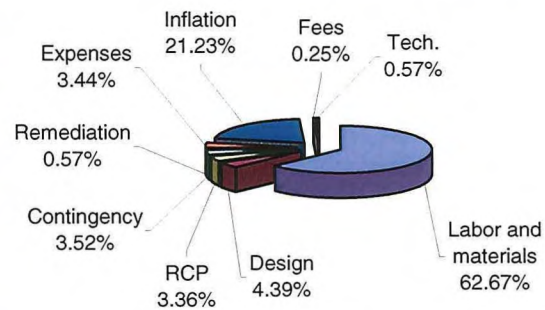
February 2007

Existing facility repairs	Investment	Comments
Site work and concrete	\$ 97,400	Repair to structural problem at Ozen
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 6,454,227	Repairs to all major roofing needs at all high schools
Doors and windows	\$ -	
Finishes	\$ 1,500,000	General improvements at all high schools
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 2,829,592	HVAC at Ozen and exhaust fans at all high schools
Educational adequacy	\$ 22,400	Perimeter Fencing at West Brook
Sub-total	\$ 10,903,619	

Special projects	Investment	Comments
Cafeteria	\$ 720,000	West Brook only
Increase lighting in gyms	\$ 60,000	West Brook only
Add science classrooms	\$ 4,533,333	All high schools
Furniture, fixtures and equip.	\$ 544,000	All high schools
Addition to remove portables	\$ 10,675,000	West Brook and Central
Addition to increase capacity	\$ 1,750,000	West Brook only
Fix water problems at Auditorium	\$ 55,000	Ozen only
Upgrade field house	\$ 3,200,000	West Brook and Central
New auditorium	\$ 9,250,000	West Brook and Ozen
Auditorium upgrades	\$ 500,000	Central only

Sub-total \$ 31,287,333

Architectural and Design	\$ 2,956,425
Regional Construction Premium	\$ 2,259,554
Contingency	\$ 2,372,531
Hazardous Material Remediation	\$ 384,615
Management and Expenses	\$ 2,312,839
Inflation	\$ 14,292,332
Bond Fees	\$ 167,032
Tech. (hardware and software)	\$ 384,615



Total reinvestment: \$ 67,320,897

Cost of construction

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	Yes
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	Yes
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	Yes

2007

School Bond Election

Beaumont Independent School District

Fact Sheets – Other Facilities

Multi- Purpose Facility

Fact Sheet (v.1)

Current enrollment	NA		
2011 enrollment (estimated)	NA		
Current replacement value:	NA		
FCI reported January 2007	NA		
Total permanent square feet:	NA		
Total permanent classrooms:	NA	Acreage:	NA
Total portables:	NA	School age:	NA

Community Bond Advisory Committee Recommendation

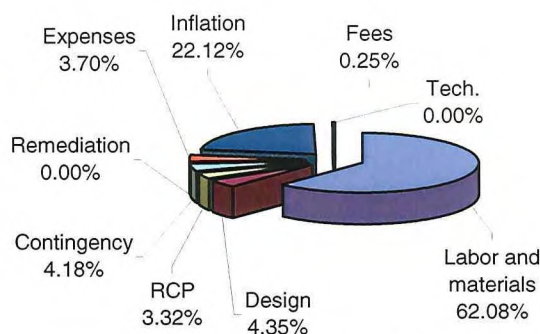
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ -		

Special projects	Investment	Comments	Supporting Principle
New Construction	\$ 20,786,169	Football Stadium	4
Natatorium	\$ 6,465,501	Swimming Pool	4
Sub-total	\$ 27,251,670		

* Recommended by local contractors

Architectural and Design	\$ 1,907,617
Regional Construction Premium	\$ 1,457,964
Contingency	\$ 1,837,035
Hazardous Material Remediation	\$ -
Management and Expenses	\$ 1,622,714
Inflation	\$ 9,711,945
Bond Fees	\$ 109,472
Tech. (hardware and software)	\$ -



Cost of construction

Total reinvestment: \$ 43,898,417

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	Yes
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Administrative Annex**Fact Sheet (v.1)**

Current enrollment NA
 2011 enrollment (estimated) NA
 Current replacement value: \$ 3,373,926
 FCI reported January 2007 66.5%
 Total permanent square feet: 17,000
 Total permanent classrooms: NA Acreage: NA
 Total portables: 2 School age: 56 years old

**Community Bond
 Advisory Committee
 Recommendation**

February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ -		

Special projects	Investment	Comments	Supporting Principle
	\$ -		
Sub-total	\$ -		

** Recommended by local contractors*

Architectural and Design	\$ -
Regional Construction Premium	\$ -
Contingency	\$ -
Hazardous Material Remediation	\$ -
Management and Expenses	\$ -
Inflation	\$ -
Bond Fees	\$ -
Tech. (hardware and software)	\$ -

Total reinvestment: \$ -

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Administration Building**Fact Sheet (v.1)**

Current enrollment NA
 2011 enrollment (estimated) NA
 Current replacement value: \$ 7,617,802
 FCI reported January 2007 66.5%
 Total permanent square feet: 51,982
 Total permanent classrooms: NA Acreage: NA
 Total portables: 0 School age: 58 years old

**Community Bond
Advisory Committee
Recommendation**
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ -		

Special projects	Investment	Comments	Supporting Principle
	\$ -		
Sub-total	\$ -		

* Recommended by local contractors

Architectural and Design	\$ -
Regional Construction Premium	\$ -
Contingency	\$ -
Hazardous Material Remediation	\$ -
Management and Expenses	\$ -
Inflation	\$ -
Bond Fees	\$ -
Tech. (hardware and software)	\$ -

Total reinvestment: \$ -

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Agriculture Farm

Fact Sheet (v.1)

Current enrollment	NA		
2011 enrollment (estimated)	NA		
Current replacement value:	\$ 216,543		
FCI reported January 2007	139.4%		
Total permanent square feet:	NA		
Total permanent classrooms:	NA	Acreage:	NA
Total portables:	NA	School age:	NA

Community Bond Advisory Committee Recommendation

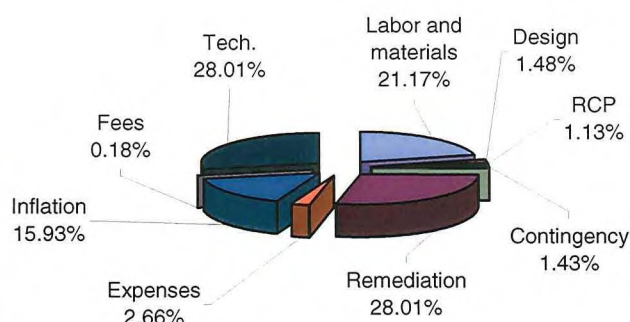
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 100,000	Roof coverings	3
Doors and windows	\$ -		
Finishes	\$ 21,094	5 Year Plan requirements	3
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ 121,094		

Special projects	Investment	Comments	Supporting Principle
	\$ -		
Sub-total	\$ -		

* Recommended by local contractors

Architectural and Design	\$ 8,477
Regional Construction Premium	\$ 6,479
Contingency	\$ 8,163
Hazardous Material Remediation	\$ 160,256
Management and Expenses	\$ 15,223
Inflation	\$ 91,112
Bond Fees	\$ 1,027
Tech. (hardware and software)	\$ 160,256



Cost of construction

Total reinvestment: \$ 572,087

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Brown Alternative**Fact Sheet (v.1)**

Current enrollment	192		
2011 enrollment (estimated)	NA		
Current replacement value:	\$ 6,676,710		
FCI reported January 2007	69.0%		
Total permanent square feet:	42,594		
Total permanent classrooms:	19	Acreage:	NA
Total portables:	0	School age:	55 years old

**Community Bond
Advisory Committee
Recommendation**

February 2007

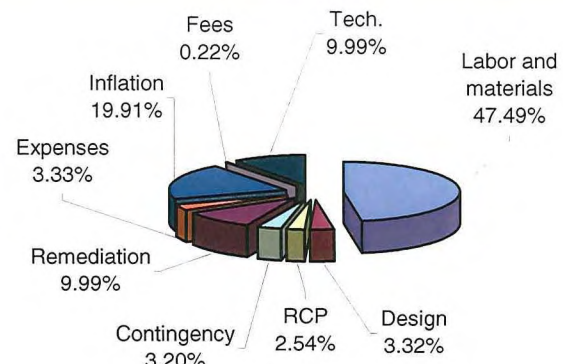
Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 638,321	Roof replacements/ repairs	3
Doors and windows	\$ -		
Finishes	\$ 120,085	5 Year Plan requirements	3
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 3,388	Exhaust fans	3
Educational adequacy	\$ -		
Sub-total	\$ 761,794		

Special projects	Investment	Comments	Supporting Principle
	\$ -		

Sub-total \$ -

* Recommended by local contractors

Architectural and Design	\$ 53,326
Regional Construction Premium	\$ 40,756
Contingency	\$ 51,353
Hazardous Material Remediation	\$ 160,256
Management and Expenses	\$ 53,374
Inflation	\$ 319,445
Bond Fees	\$ 3,601
Tech. (hardware and software)	\$ 160,256



Cost of construction

Total reinvestment: \$ 1,604,160

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Oaks Special Education**Fact Sheet (v.1)**

Current enrollment -
 2011 enrollment (estimated) NA
 Current replacement value: \$ 4,031,235
 FCI reported January 2007 18.0%
 Total permanent square feet: 27,880
 Total permanent classrooms: NA Acreage: NA
 Total portables: 0 School age: 8 years old

**Community Bond
Advisory Committee
Recommendation**
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ -		

Special projects	Investment	Comments	Supporting Principle
	\$ -		
Sub-total	\$ -		

* Recommended by local contractors

Architectural and Design	\$ -
Regional Construction Premium	\$ -
Contingency	\$ -
Hazardous Material Remediation	\$ -
Management and Expenses	\$ -
Inflation	\$ -
Bond Fees	\$ -
Tech. (hardware and software)	\$ -

Total reinvestment: \$ -

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Planetarium

Fact Sheet (v.1)

Current enrollment	NA		
2011 enrollment (estimated)	NA		
Current replacement value:	\$ 752,458		
FCI reported January 2007	51.0%		
Total permanent square feet:	NA		
Total permanent classrooms:	NA	Acreage:	NA
Total portables:	NA	School age:	NA

Community Bond Advisory Committee Recommendation

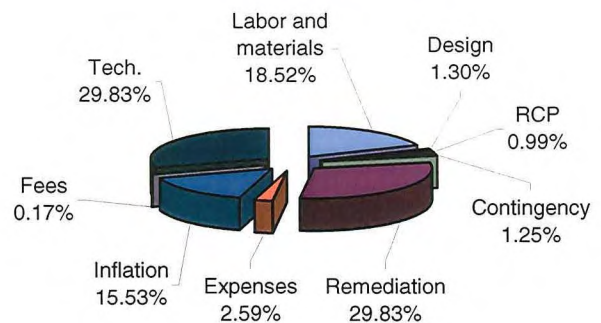
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 99,505	Roof Covering	3
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ 99,505		

Special projects	Investment	Comments	Supporting Principle
	\$ -		
Sub-total	\$ -		

* Recommended by local contractors

Architectural and Design	\$ 6,965
Regional Construction Premium	\$ 5,324
Contingency	\$ 6,708
Hazardous Material Remediation	\$ 160,256
Management and Expenses	\$ 13,938
Inflation	\$ 83,418
Bond Fees	\$ 940
Tech. (hardware and software)	\$ 160,256



Cost of construction

Total reinvestment: \$ 537,311

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Pathways Alternative

Fact Sheet (v.1)

Current enrollment	114		
2011 enrollment (estimated)	NA		
Current replacement value:	\$ 3,708,769		
FCI reported January 2007	66.6%		
Total permanent square feet:	23,340		
Total permanent classrooms:	16	Acreage:	4.7
Total portables:	0	School age:	81 years old

Community Bond Advisory Committee Recommendation

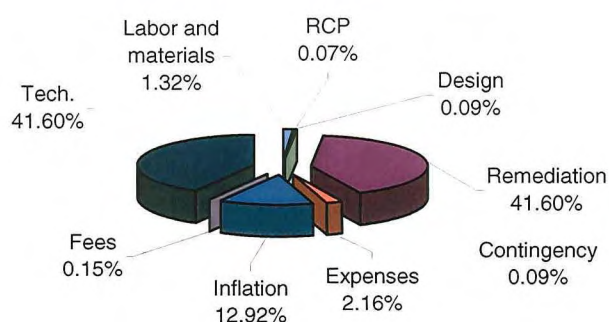
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ -		
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 5,082	Exhaust Fans	3
Educational adequacy	\$ -		
Sub-total	\$ 5,082		

Special projects	Investment	Comments	Supporting Principle
	\$ -		
Sub-total	\$ -		

* Recommended by local contractors

Architectural and Design	\$ 356
Regional Construction Premium	\$ 272
Contingency	\$ 343
Hazardous Material Remediation	\$ 160,256
Management and Expenses	\$ 8,315
Inflation	\$ 49,768
Bond Fees	\$ 561
Tech. (hardware and software)	\$ 160,256



Cost of construction

Total reinvestment: \$ 385,209

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Southerland

Fact Sheet (v.1)

Current enrollment	524		
2011 enrollment (estimated)	NA		
Current replacement value:	\$ 5,534,596		
FCI reported January 2007	85.0%		
Total permanent square feet:	15,890		
Total permanent classrooms:	9	Acreage:	5.3
Total portables:	36	School age:	49 years old

Community Bond Advisory Committee Recommendation

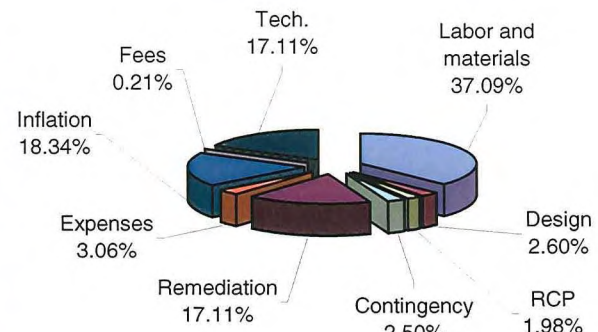
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 341,257	Roof replacements/ repairs	3
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 6,031	Exhaust fans	3
Educational adequacy	\$ -		
Sub-total	\$ 347,288		

Special projects	Investment	Comments	Supporting Principle
	\$ -		
Sub-total	\$ -		

* Recommended by local contractors

Architectural and Design	\$ 24,310
Regional Construction Premium	\$ 18,580
Contingency	\$ 23,411
Hazardous Material Remediation	\$ 160,256
Management and Expenses	\$ 28,692
Inflation	\$ 171,723
Bond Fees	\$ 1,936
Tech. (hardware and software)	\$ 160,256



Cost of construction

Total reinvestment: \$ 936,453

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Taylor Career Center

Fact Sheet (v.1)

Current enrollment	NA	
2011 enrollment (estimated)	NA	
Current replacement value:	\$ 11,514,035	
FCI reported January 2007	41.8%	
Total permanent square feet:	85,936	
Total permanent classrooms:	36	Acreage: 2.7
Total portables:	0	School age: 21 years old

Community Bond Advisory Committee Recommendation

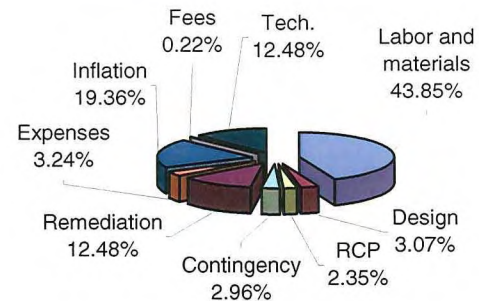
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 113,572	Roof replacements/ repairs	3
Doors and windows	\$ -		
Finishes	\$ 346,382	5 Year Plan requirements	3
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ 103,190	Exhaust fans <i>Vertical</i>	3
Educational adequacy	\$ -		
Sub-total	\$ 563,144		

Special projects	Investment	Comments	Supporting Principle
	\$ -		
Sub-total	\$ -		

* Recommended by local contractors

Architectural and Design	\$ 39,420
Regional Construction Premium	\$ 30,128
Contingency	\$ 37,962
Hazardous Material Remediation	\$ 160,256
Management and Expenses	\$ 41,546
Inflation	\$ 248,650
Bond Fees	\$ 2,803
Tech. (hardware and software)	\$ 160,256



Total reinvestment: \$ 1,284,165

Cost of construction

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Transportation / Milam

Fact Sheet (v.1)

Current enrollment	NA		
2011 enrollment (estimated)	NA		
Current replacement value:	\$ 852,953		
FCI reported January 2007	40.6%		
Total permanent square feet:	3,116		
Total permanent classrooms:	NA	Acreage:	NA
Total portables:	1	School age:	48 years old

Community Bond Advisory Committee Recommendation

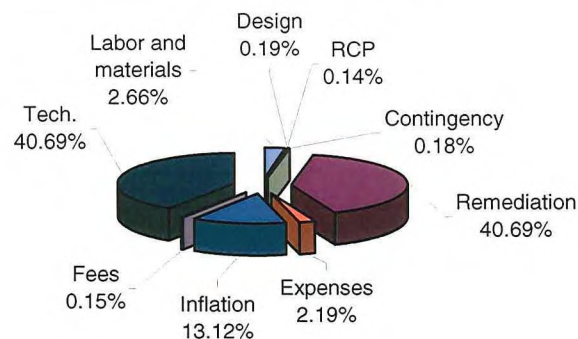
February 2007

Existing facility repairs	Investment	Comments	Supporting Principle
Site work and concrete	\$ -		
Masonry and metals	\$ -		
Wood and plastics	\$ -		
Thermal and moisture	\$ 10,458	Roof covering	3
Doors and windows	\$ -		
Finishes	\$ -		
Specialties and equipment	\$ -		
Elevators	\$ -		
Mechanical and electrical	\$ -		
Educational adequacy	\$ -		
Sub-total	\$ 10,458		

Special projects	Investment	Comments	Supporting Principle
	\$ -		
Sub-total	\$ -		

* Recommended by local contractors

Architectural and Design	\$ 732
Regional Construction Premium	\$ 560
Contingency	\$ 705
Hazardous Material Remediation	\$ 160,256
Management and Expenses	\$ 8,636
Inflation	\$ 51,684
Bond Fees	\$ 583
Tech. (hardware and software)	\$ 160,256



Cost of construction

Total reinvestment: \$ 393,869

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	Yes
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Other Projects Summary

Current enrollment	830
2011 enrollment (estimated)	NA
Current replacement value:	44,279,027
FCI reported January 2007	7.48%
Total permanent square feet:	267,738
Total permanent classrooms:	80
Total portables:	39



Administration



Southerland



Pathways



Transportation

Acreage: 12.70

Average age: 47 years old

Fact Sheet (v.1)

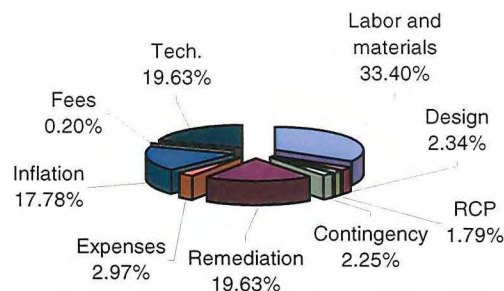
Community Bond Advisory Committee Recommendation

February 2007

Existing facility repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 1,303,113	Roof replacements/ Repairs
Doors and windows	\$ -	
Finishes	\$ 487,560	Interior finishes/ 5 Year Plan requirements
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 117,691	Exhaust/ Ventilation/ Ductwork cleaning
Educational adequacy	\$ -	
Sub-total	\$ 1,908,364	

Special projects	Investment	Comments
	\$ -	
Sub-total	\$ -	

Architectural and Design	\$ 133,585
Regional Construction Premium	\$ 102,097
Contingency	\$ 128,643
Hazardous Material Remediation	\$ 1,121,795
Management and Expenses	\$ 169,724
Inflation	\$ 1,015,800
Bond Fees	\$ 11,450
Tech. (hardware and software)	\$ 1,121,795



Total reinvestment: \$ 5,713,253

Cost of construction

Statement of Principles	Project supports
1 - Build schools in neighborhoods that will grow in student population and eliminate overcrowding.	N/A
2 - Replace schools that cannot be repaired cost efficiently.	N/A
3 - Repair existing schools to acceptable standards equal across the district.	N/A
4 - Equalize the access to high quality athletic facilities for all under BISD ownership.	N/A
5 - Consolidate schools in neighborhoods that are not full.	N/A
6 - Attract new residents/growth with quality and modern educational facilities that will meet the needs of our children's future.	N/A

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 9

FINAL REPORT

The Green Book

Beaumont Independent School District



Beaumont Independent School District

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Executive Summary



In October 2006 the Beaumont Independent School District (BISD) authorized Parsons-3D/International to perform a district-wide Facility Systems Condition Assessment, Stadium Consulting, Pre-Bond Planning, New School Planning and an Educational Adequacy Assessment. These assessments and consultations will provide the school district with professional and comprehensive technical information needed to make informed decisions regarding the disposition of existing facility assets and the need for and amount of a capital investment program. The new 2006 Comprehensive Facility Systems Assessment is an updated version of the information gathered from the 2001 study. We identified the costs for:

Deferred Maintenance (Repair Cost) – evaluated maintenance work that has been deferred on a planned or unplanned basis, due to lack of funds in the annual budget cycle, excluding normal maintenance that has already been scheduled, planned or funded within the current budget cycle;

Capital Renewal – determine future renewal requirements for facility systems that reach the end of their predicted or expected useful life cycles;

Educational Adequacy – assist in the development of district-wide facility standards and provide costs for upgrades to existing facilities to meet district and state predefined requirements for the educational environment of class rooms, buildings and campuses;

New Stadium Construction – provide the initial planning for the general costs estimates for the potential design and construction of a new mid-level, district football stadium. The final decision on whether and where to build a new football stadium will be made by the BISD School Board based on recommendations from the community through the Community Advisory Bond Committee (CABC);

New High School Consultation – provide the initial planning for general costs estimate for the possible construction of a new, mid-level Senior High School. The area and site are to be recommended by the CABC with the final decision made by the BISD School Board.

Pre-Bond Planning – provide assistance to the District and CABC in developing and implementing a strategic community outreach program. This program would include conducting several community Town Hall meetings at various selected district school facilities. This strategy is intended to give the community first hand visuals of the general conditions of typical school facilities.

The comprehensive facility systems assessment conducted for the Beaumont Independent School District (BISD) is a Comprehensive Facilities Assessment. A Comprehensive Facilities Assessment “models” each facility by breaking the facility into individual room levels of each building on each campus. The Facility is assessed at the room level and Life Cycle analysis and sub-system conditions are used to determine the need for repair or replacement of these components. When a major portion of a system is deemed inadequate or beyond its

expected useful life, a system level deficiency is created to determine costs for replacement.

The Educational Adequacy (EA) survey is a comprehensive study that identifies the specific disposition of pre-determined standards for each room within a building on campus. Each observed room deficiency, generates a specific cost for inadequacies. EA standards were initially developed by the district's School Board, for the 2001 study. Parsons - 3D/I assisted the district in developing its EA standards which included mandatory/recommended minimum requirements from the Texas Education Agency (TEA) and district specific requirements, prior to starting the comprehensive assessment.

Approach

Johnnie Jordan was the Project Manager for the Level-2 2006 Comprehensive Assessment. Two separate assessment teams of professionals were assembled to conduct the assessments in two phases. To insure the level of experienced assessors on this project, Parsons – 3D/I partnered with Smith & Company Architects, Houston, Texas and Capitol CREAG, Warrenton, Virginia for additional professional resources to compliment our in-house assessment teams. The facility assessment teams consisted of experienced Architects and Mechanical/Electrical/Plumbing (MEP) professionals. The Educational Suitability teams consisted of professionals with extensive background in both the Architecture and MEP areas.

All of the historical data gathered during the 2001 assessment was reviewed. Meetings with key district personnel from the administrative and maintenance departments were held to collect the latest information on the condition of the facilities. The assessor teams conducted site visits to confirm and verify data already gathered as well as record additional information found that was not previously recorded. Each assessor was accompanied by an experienced district escort provided by the maintenance department.

Visual observations and discussions with facility occupants and maintenance staff were made to determine: how far a system was in its life cycle; its priority for repairs and any costs adjustments needed for partially damaged or partially renovated systems. This data was then fed in the COndition Management Estimation Technology (COMET) software.

Finally, reports are generated and presented to the district using COMET database. These reports depict descriptions of the facility, an overview of the facility's construction, facility condition index, specific condition of the facility and presence and quantity of adequacy standards.

Reports

The following pages contain final report data.

Executive Summary

Current Scenario Program Summary

Current Scenario Program Summary

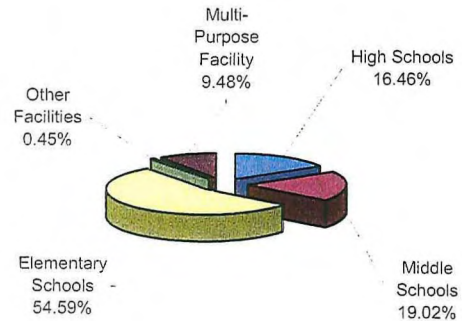
Program Summary

Description of Investment	Dollars
High Schools	\$ 51,823,234
Middle Schools	\$ 59,900,823
Elementary Schools	\$ 171,879,035
Other Facilities	\$ 1,415,150
Multi- Purpose Facility	\$ 29,857,984
Sub-Totals	\$ 314,876,225
Regional Construction Premium	\$ 9,761,163
Management and Expenses	\$ 15,582,595
Inflation	\$ 92,561,237
Bond Fees	\$ 1,122,726
Hazardous Materials Remediation	\$ 5,000,000
Technology Upgrades	\$ 5,000,000
Total Investment	\$ 443,903,945

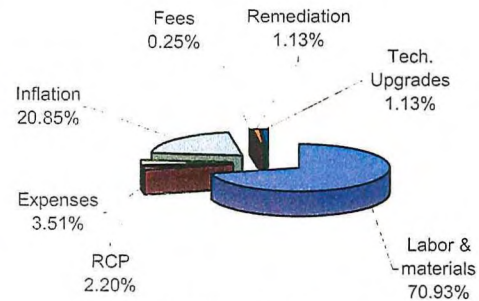
Estimated Future Inflation (used in total above)

Year	Inflation	Dollars Per Year
2007	8.50%	\$ 29,864,130
2008	8.00%	\$ 24,734,527
2009	7.50%	\$ 18,181,985
2010	7.00%	\$ 11,805,115
2011	7.00%	\$ 6,148,497
2012	6.50%	\$ 1,826,982
Total		\$ 92,561,237

Current Scenario

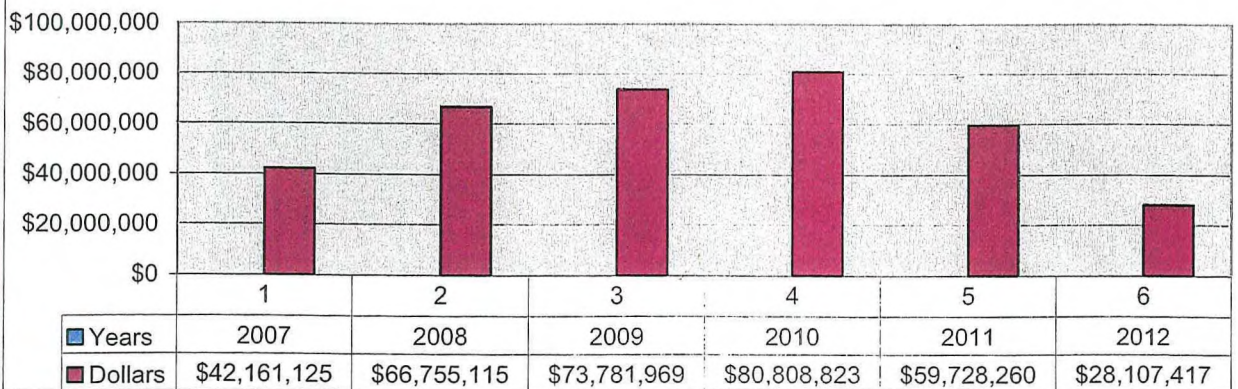


Spending Per Type of Facility



Program Cost

Estimate of Construction Spending



Count of Facilities

Description	High Schools	Middle Schools	Elementary Schools	Other Facilities	Multi-Purpose Facility	Total Facilities
Existing	3	7	19	10	0	39
Current Plan	3	7	14	10	1	35

Current Scenario Project Summary

Current Scenario Project Summary

Project Summary							Current Scenario
No	School	Remarks	Existing Facilities	Special Projects	Design & Contingency	Total	Type Totals
1	Central High School	Maintain	\$ 2,372,076	\$ 8,937,594	\$ 1,485,108	\$ 12,794,778	Total High Schools \$ 51,823,234
2	Ozen High School	Maintain	\$ 2,639,019	\$ 9,654,333	\$ 1,596,813	\$ 13,890,165	
3	West Brook High School	Maintain	\$ 5,442,124	\$ 16,729,000	\$ 2,967,167	\$ 25,138,291	
4	* Austin	Maintain	\$ 558,400	\$ 2,746,200	\$ 428,818	\$ 3,733,418	Total Middle Schools \$ 59,900,823
5	King	Maintain	\$ 529,056	\$ 3,563,811	\$ 530,474	\$ 4,623,341	
6	* Marshall	Maintain	\$ 1,823,172	\$ 3,621,667	\$ 710,353	\$ 6,155,192	
7	Smith	Maintain	\$ 837,438	\$ -	\$ 113,054	\$ 950,492	
8	* South Park	New	\$ 500,000	\$ 26,670,000	\$ 3,616,900	\$ 30,786,900	
9	* Vincent	Maintain	\$ 2,496,056	\$ 3,871,832	\$ 845,787	\$ 7,213,675	Total Elementary Schools \$171,879,035
10	Odom	Maintain	\$ 2,161,826	\$ 3,548,332	\$ 727,646	\$ 6,437,804	
11	Amelia	New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
12	Bingman	Consolidate / Maintain	\$ 985,605	\$ 450,000	\$ 171,629	\$ 1,607,234	
13	Blanchette	Consolidate / New	\$ 500,000	\$ 12,645,250	\$ 1,625,168	\$ 14,770,418	
14	Caldwood	New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
15	Curtis	New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
16	Dishman	Maintain	\$ 13,192	\$ 1,222,500	\$ 154,790	\$ 1,390,482	
17	* Dunbar	Consolidate / New	\$ 500,000	\$ 15,956,250	\$ 2,036,938	\$ 18,493,188	
18	Fehl	Consolidate / New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
19	Field	Consolidate / Maintain	\$ -	\$ 200,000	\$ 26,000	\$ 226,000	Total Other Facilities \$ 1,415,150
20	Fletcher	Maintain	\$ 1,830,324	\$ 3,190,000	\$ 635,242	\$ 5,655,566	
21	French	Consolidate / New	\$ 636,080	\$ 14,653,125	\$ 1,895,909	\$ 17,185,114	
22	Guess	Maintain	\$ 290,067	\$ 797,500	\$ 137,034	\$ 1,224,601	
23	Homer Drive	Maintain	\$ 193,860	\$ -	\$ 25,202	\$ 219,062	
24	Lucas	Consolidate / Maintain	\$ 1,087,441	\$ 300,000	\$ 174,367	\$ 1,561,808	
25	Martin	Consolidate / New	\$ 500,000	\$ 14,803,125	\$ 1,897,719	\$ 17,200,844	
26	* Ogden	Consolidate / TBD	\$ -	\$ -	\$ -	\$ -	
27	Pietzsch-MacArthur	Maintain	\$ 176,798	\$ -	\$ 22,984	\$ 199,782	
28	Price	Consolidate / TBD	\$ -	\$ -	\$ -	\$ -	
29	* Regina Howell	New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	Total Other Facilities \$ 1,415,150
30	Administrative Annex	TBD	\$ -	\$ 75,000	\$ -	\$ 75,000	
31	Administration Building	Maintain	\$ -	\$ -	\$ -	\$ -	
32	Agriculture Farm	Maintain	\$ 21,094	\$ 30,000	\$ 6,642	\$ 57,736	
33	Brown Alternative	Maintain	\$ 761,794	\$ 231,000	\$ 127,803	\$ 1,120,597	
34	Oaks Special Education	Maintain	\$ -	\$ -	\$ -	\$ -	
35	Pathways Alternative	TBD	\$ -	\$ 75,000	\$ -	\$ 75,000	
36	Planetarium	Maintain	\$ -	\$ -	\$ -	\$ -	
37	Southerland	TBD	\$ -	\$ 75,000	\$ -	\$ 75,000	
38	Taylor Career Center	Maintain	\$ -	\$ -	\$ -	\$ -	
39	Transportation / Milam	Maintain	\$ 10,458	\$ -	\$ 1,360	\$ 11,818	Total Other Facilities \$ 1,415,150
40	Multi-Purpose Facility	New	\$ -	\$ 26,899,085	\$ 2,958,899	\$ 29,857,984	
Sub-total			\$ 29,365,879	\$ 250,426,854	\$ 35,083,492	\$ 314,876,225	\$ 314,876,225

Note: This Summary is only "Project" totals; see "Program Summary" for all cost.

Legend:

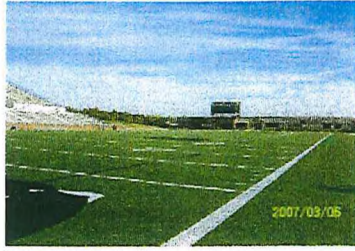
- TBD To be Determined by District
- * Considering Alternate
- School Consolidation
- Move to another Location

BISD Alternates Summary

Current Scenario

School		Existing Facilities	Special Projects	Other Costs	Total
Renovation of School Restrooms	Renovation of 159 restrooms	\$ 9,288,503	\$ -	\$ 1,207,505	\$ 10,496,009
Austin Middle School	Add additional science classroom	\$ 558,400	\$ 3,029,533	\$ 448,651	\$ 4,036,585
Marshall Middle School	<u>New</u> vs. Renovate	\$ 500,000	\$ 26,670,000	\$ 3,371,900	\$ 30,541,900
Vincent Middle School	<u>Renovate</u> and Add 2 restrooms	\$ 2,496,056	\$ 3,939,332	\$ 850,512	\$ 7,285,900
Regina Howell Elementary School	<u>Renovate</u> vs. New	\$ 1,598,612	\$ 2,392,500	\$ 505,794	\$ 4,496,906
Dunbar Elementary School	<u>Renovate</u> vs. New	\$ 6,340,217	\$ 797,500	\$ 923,553	\$ 8,061,270
Ogden Elementary School	<u>Renovate</u> vs. New	\$ 5,955,619	\$ 1,595,000	\$ 972,880	\$ 8,523,499
South Park Middle School	<u>Renovate</u> vs. New	\$ 10,700,554	\$ 2,121,833	\$ 2,742,936	\$ 15,565,323
West Brook High School Stadium	<u>Renovate</u> and Increase Seating to 8000	\$ 5,396,480	\$ 1,293,100	\$ 735,854	\$ 7,425,434
Ozen High School Stadium	<u>Renovate</u> and Increase Seating to 8000	\$ 7,053,789	\$ 1,393,100	\$ 929,158	\$ 9,376,047
Babe Zaharias Stadium	<u>Renovate</u> and Increase Seating to 8000	\$ 988,589	\$ 1,293,100	\$ 273,803	\$ 2,555,492

Multi-Purpose Facility



Fact Sheet

Community Bond
Advisory Committee
Recommendation

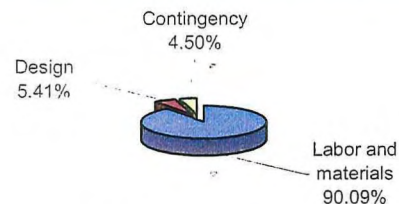
March 2007

Included as part of the proposed multipurpose facility, the grounds will include a playing field, press box, seating for fans, dressing rooms, showers and a natatorium. It will need to be decided during design if this field will be used for both football and soccer. The seating capacity is 10,200 with parking of 2575 spaces. 100 acres of land will be purchased to allow for future expansion.

Break-out of Costs	Investment	Comments
Football stadium	\$ 12,956,864	Includes press-box, restrooms and concession
Field house	\$ 1,120,000	Changing rooms, lockers and showers
Natatorium	\$ 6,465,501	
Scoreboard	\$ 100,000	
Artificial Turf	\$ 1,293,100	
Land acquisition	\$ 1,100,000	100 acres for stadium and future expansion
Utilities	\$ 258,620	Bring utilities to site
Parking	\$ 3,605,000	2,575 spaces
Sub-total	\$ 26,899,085	

* Recommended by local contractors

Architectural and Design	\$ 1,613,945
Contingency	\$ 1,344,954



Total Reinvestment: \$ 29,857,984

Cost of construction

Summary of Facility Conditions Findings

Facility Name	Estimated Repair Costs	Gross SF	FCI %	Replacement Costs
Elementary Schools	\$ 96,575,316	1,322,306	47.44%	\$ 203,566,819
Middle Schools	\$ 63,110,847	890,741	50.53%	\$ 124,902,359
High Schools	\$ 55,252,455	659,359	40.86%	\$ 135,225,658
Alternative Education	\$ 13,793,038	226,584	43.78%	\$ 31,504,493
Administration	\$ 6,710,025	82,161	61.43%	\$ 10,922,501
Maintenance	\$ 1,470,995	40,441	37.62%	\$ 3,909,676
Planetarium	\$ 255,216	5,204	44.35%	\$ 575,518
District-wide	\$ 237,167,892	3,226,796	46.45%	\$ 510,607,024

Note:

The above figures do not reflect the Educational Adequacy results.

Summary of Educational Adequacy Findings

Facility Name	Estimated Repair Costs	Gross SF	FCI %	Replacement Costs
Elementary Schools	\$ 79,418,243	1,322,306	38.20%	\$ 207,832,344
Middle Schools	\$ 60,720,178	890,741	46.90%	\$ 129,418,133
High Schools	\$ 50,998,825	659,359	37.30%	\$ 136,793,183
Alternative Education	\$ 13,194,668	226,584	41.80%	\$ 31,567,418
Administration	N/A	82,161		N/A
Maintenance	N/A	40,441		N/A
Planetarium	N/A	5,204		N/A
District-wide	\$ 204,331,914	3,226,796	40.41%	\$ 505,611,078

Note:

EA Assessment conducted at learning facilities only.

N/A Facilities were not part of EA Assessment.

Grand Totals	\$ 441,499,803	3,226,796	43.45%	\$ 1,016,218,102
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Educational Adequacy Summary

Educational Adequacy Summary

It is generally held in the property management industry that when a Facility Condition Index (FCI) is 40-60 % or greater, replacement of the asset should be considered instead of renewal. For the Beaumont Independent School District (BISD) facilities with FCI's in or near this range, the master planning process should carefully weigh issues such as:

- Student population (current versus planned) of the school in question.
- The generally good condition of the existing foundations and superstructures.
- The need for additional space, i.e., new construction, temporary buildings.
- The appropriateness of the location of current assets.

Please note that the costs, provided in this assessment, to renovate the BISD facilities are the estimated costs to **modernize** the facility, rather than simply renew it back to 40-year-old standards. For BISD, we've defined "Modernize" to mean renovating existing facilities or building new facilities to the newly created Educational Adequacy (EA) standards set by the district. These standards were developed by the district reflecting minimums and recommendations dictated and/or suggested by the Texas Education Agency (TEA) and preferences requested by the district.

The general functions within a given building as well as associated amenities are not significantly different; however, code and livability issues are included in the cost models. For example, today's standards would require the buildings to have fire sprinkler systems (few currently do) so costs for renewal include the installation of fire sprinklers. We chose this methodology because the cost estimates generated by this assessment are more relevant to the planning process than the costs associated with replacing a building in kind.

Five Step Process

The Educational Adequacy Assessment involved five major phases:

- Project Initiation and Mobilization
- Standards Development and Orientation
- Survey Preparation
- Data Collection and Input
- Analysis and Reporting

Step 1 – Project Initiation and Mobilization

We traveled to Beaumont to initiate the project and begin data collection in October, 2006. During this trip, the team established milestone deliverables and agreed on an approach for developing the district's minimum standards for each grade level. This approach entailed a work session with an Assistant Superintendent to develop a list of district-wide educational adequacy standards.

Step 2 – Standards Development and Orientation

Following project initiation, the team met with the BISD representatives to assemble draft standards, which were developed based on the recent BISD projects and TEA guidelines. The Standards document was reviewed and adjustments made to meet the requirements of BISD and TEA. The standards were organized into 8 categories:

- Capacity
- Support for Programs
- Technology
- Security and Supervision
- Instructional Aids
- Physical Characteristics
- Learning Environment
- Relationship of Spaces

We assembled several teams of professionals, separate from the building systems condition assessment teams, whose basic goal was an on-visit to each identified facility. An aggressive site visit schedule was developed which assigned teams to each facility within the district. Using the baseline minimum district standards, developed in concert with the district, our teams conducted a room-by-room educational adequacy survey. Each team was accompanied by an experienced representative from the BISD Maintenance Department.

Step 3 – Survey Preparation

With standards complete, the team was able to complete its development of their survey instruments. Using the data available from the maintenance department, teachers and fire evacuation plans, a set of survey forms were prepared for each survey team member to use during the school survey. A site control form, a school survey form and a building survey form were all sequenced and pre-loaded with room names, numbers and room function.

Step 4 – Data Collection

The process of surveying each school was replicated at each school to ensure consistency of the data collected. First, the surveyor met with the school principal or designated representative, to explain the survey process and to gather pertinent information and input from them. Following that meeting, the assessors walked the site and buildings for suitability issues. Each instructional space was visited by the assessor to record an inventory of inadequacies and deficiencies for that space. These inadequacies were recorded and weighed against the recently developed list of minimum district-wide standards. Our on-site visit schedule targeted 2 elementary schools per day per team and 1– 2 days each, for the middle and high schools.

Following the on-site data collection process, each school's data was entered into the Educational Adequacy Database where a subsequent quality review was conducted to ensure the data was input correctly.

After all school data was input, a consistency check was conducted to make sure similar schools were indeed recorded in a similar fashion.

Step 5 – Analysis and Reporting

Once all data was input and validated, the educational adequacy team then priced each deficiency, assigned a priority and entered the deficiency into the database. A summary analysis was then prepared that summarized all of the educational deficiencies at each school. This summary analysis showed the dollar estimate for all corrections, including classroom additions at overcrowded schools and was presented to the district in January 2007. Following review of the analysis, educational adequacy scores were generated along with a detailed educational suitability report for each school and the schools were ranked.

Educational Adequacy Costs

Educational Adequacy costs are included in the total costs shown throughout this report. A summary of Educational Adequacy costs are shown on the following pages. All costs are in \$ thousands.

	Capacity	Support for Programs	Technology	Security and Supervision	Instructional Aids	Physical Characteristics	Learning Environment	Relationship of Spaces	Total
	77%	3%	3%	1%	6%	0%	10%	0%	100%
High Schools									
Central Senior High School	937	95	115	0	312	0	298	1	\$1,758
Ozen Senior High School	2,918	0	185	0	276	95	504	1	\$3,979
West Brook Senior High School	7,473	95	252	22	733	0	461	2	\$9,038
Middle Schools									
Austin Middle School	1,256	0	114	0	41	0	371	1	\$1,783
Smith Middle School	9,999	0	119	28	173	0	285	1	\$10,605
M.L. King Middle School	1,457	0	61	0	66	0	146	1	\$1,731
South Park Middle School	1,828	0	69	0	95	0	209	1	\$2,202
Marshall Middle School	2,853	0	114	0	107	0	758	1	\$3,833
Odom Academy	2,328	0	177	0	206	0	205	1	\$2,917
Vincent Middle School	3,071	0	53	0	76	0	198	1	\$3,399

	Capacity	Support for Programs	Technology	Security and Supervision	Instructional Aids	Physical Characteristics	Learning Environment	Relationship of Spaces	Total
Elementary Schools									
Amelia Elementary School	1,848	96	135	0	156	95	345	1	\$2,676
Bingman Elementary School	971	72	37	25	84	0	140	1	\$1,330
Blanchette Elementary School	1,133	96	66	0	287	0	38	1	\$1,621
Caldwood Elementary School	1,292	72	57	4	74	0	88	1	\$1,588
Curtis Elementary School	1,408	72	27	7	129	0	157	1	\$1,801
Dishman Elementary School	964	144	17	0	42	0	183	1	\$1,351
Dunbar Elementary School	962	114	90	189	587	0	117	1	\$2,060
Fehl Elementary School	711	96	42	39	90	0	509	1	\$1,488
Field Elementary School	1,202	114	48	30	112	0	224	1	\$1,731
Fletcher Elementary School	690	72	95	142	93	0	290	1	\$1,383
French Elementary School	698	114	32	58	64	0	261	1	\$1,228
Guess Elementary School	1,045	96	81	7	159	0	212	1	\$1,601
Lucas Elementary School	1,478	114	41	28	250	0	172	1	\$2,084
Martin Elementary School	1,303	72	39	15	115	0	184	1	\$1,729
Ogden Elementary School	1,318	114	68	147	56	0	9	1	\$1,713
Price Elementary School	967	114	60	7	36	0	76	1	\$1,261
Regina Elementary School	1,794	114	38	7	81	0	124	1	\$2,159
Pietzsch/MacArthur Middle School	622	54	9	39	30	0	124	1	\$879
Homer Elementary School	1,468	114	63	31	75	0	291	1	\$2,043
Other Facilities									
Southerland Elementary School	249	0	30	4	47	0	50	1	\$381
Oaks Special Ed.	420	23	8	0	6	0	0	1	\$458
Taylor Career Center	996	0	64	0	155	0	1	1	\$1,217
Pathways Alternative School	213	0	17	34	9	0	29	1	\$303
Brown Center	837	0	33	0	41	0	146	1	\$1,058
Total	\$55,994	\$2,044	\$2,304	\$825	\$4,605	\$190	\$6,979	\$30	\$72,971

Note: Data above from site visits in December 2006 and January 2007.

Based on the Educational Adequacy (EA) standards developed by the District, the largest individual items were reviewed, based on their total costs. They were split among the primary and secondary school types. The primary schools were lead by the need for additional pre-k and

kindergarten playground equipment, lighting intensity in classrooms, white board writing surfaces and play area canopies. The secondary schools were lead by lighting intensity, writing board surfaces, air exchange systems and electrical outlets. These items made up a significant percentage of the total EA deficiency figures. Several shared deficiencies are associated with improvements to school grounds; including playfields, parking expansions and student drop-off areas.

Educational Adequacy Scores

Each school has been evaluated for educational adequacy suitability, meaning the degree to which the school environment supports the teaching mission of optimum learning. Suitability includes such things as school capacity and classroom size, adequate lighting, proper flooring, instructional aids, chalkboard areas, and computing technology. An Educational Suitability Score (ESS) was determined for each school. During the school survey, every instructional space was evaluated using a standards checklist and data collected from teachers and evacuation plans. The collected data was categorized into the eight major suitability criteria. Each of the eight criteria consists of several elements; each carries a weighted percentage according to its relative importance.

■ Capacity	20%
■ Support for Programs	16%
■ Technology	15%
■ Security and Supervision	15%
■ Instructional Aids	13%
■ Physical Characteristics	8%
■ Learning Environment	8%
■ Relationship of Spaces	5%

The primary considerations for the weighting were (a) importance to educational mission and (b) the cost impact associated with the upgrade. The highest possible score is 100. A higher score indicates a school is closer to meeting the district wide standard for all educational adequacy measurements and a lower score indicates a greater need for funding to bring that school to minimum district-wide standards.

Other District Needs

In addition to renovation costs, other costs associated with facility upgrades were identified. These costs were identified with the assistance of BISD leadership and in some cases input from school principals and other BISD personnel.

Potential New Construction

Potential new construction, recommended by the CABC, was identified at the school level to accommodate a few issues. First, many schools have excessive numbers of portable buildings. The addition of new construction will allow schools to eliminate portable buildings and bring

the school within BISD standards with the addition of permanent classroom space as needed. Secondly, many schools have core areas that are too small to support the current curriculum and/or enrollment. These additions can include libraries, food preparation, cafeteria/dining and toilet facilities. Third, several schools need additional space to better support current or planned programs and new mandates from the Texas Education Agency (TEA). These projects range from special classrooms, such as science and technology labs to the construction of new auditoriums or upgrades to existing auditoriums at high schools. Finally, BISD identified the potential of new facilities to be included as part of future studies. These facilities include several new Elementary Schools, a new Middle School and a new district-wide Multi-Purpose Educational Support Facility to possibly include a competition size Natatorium facility and a district level football stadium facility. The scope and cost of new construction has been summarized in the Fact Sheet document's Project Summary.

See report on the following 11" x 17" fold out.

Facilities

Elementary Schools	Elementary Schools
Amelia Elementary School	Amelia Elementary School
Bingman Elementary School	Bingman Elementary School
Blanchette Elementary School	Blanchette Elementary School
Caldwood Elementary School	Caldwood Elementary School
Curtis Elementary School	Curtis Elementary School
Dishman Elementary School	Dishman Elementary School
Dunbar Elementary School	Dunbar Elementary School
Fehl Elementary School	Fehl Elementary School
Field Elementary School	Field Elementary School
Fletcher Elementary School	Fletcher Elementary School
French Elementary School	French Elementary School
Guess Elementary School	Guess Elementary School
Homer Elementary School	Homer Elementary School
Lucas Elementary School	Lucas Elementary School
Martin Elementary School	Martin Elementary School
Ogden Elementary School	Ogden Elementary School
Pietzsch MacArthur Elementary School	Pietzsch MacArthur Elementary School
Price Elementary School	Price Elementary School
Regina Elementary School	Regina Elementary School
Totals	Totals
Middle Schools	Middle Schools
Austin Middle School	Austin Middle School
Smith Middle School	Smith Middle School
South Park Middle School	South Park Middle School
Marshall Middle School	Marshall Middle School
Odom Academy	Odom Academy
King Middle School	King Middle School
Vincent Middle School	Vincent Middle School
Totals	Totals
High Schools	High Schools
Central Senior High School	Central Senior High School
Ozen Senior High School	Ozen Senior High School
West Brook Senior High School	West Brook Senior High School
Totals	Totals
Alternative Education	Alternative Education
Paul A. Brown Alternative Center	Paul A. Brown Alternative Center
Taylor Career Center	Taylor Career Center
Oaks Education Center	Oaks Education Center
Pathways Learning Center	Pathways Learning Center
Southerland School	Southerland School
Total	Totals
Grand Totals	Grand Totals

5 – Year Outlook Summary

5-Year Outlook Summary

5 - Year Outlook Summary						
	Facilities	2007	2008	2009	2010	2011
High Schools						
1	Central	\$ 19,680,467	\$ 294,704	\$ 1,509,173	\$ 7,993	\$ 1,747,412
2	Ozen	\$ 11,784,658	\$ -	\$ 253,343	\$ 257,125	\$ 712,332
3	West Brook	\$ 24,527,820	\$ 16,988	\$ 141,236	\$ 482,129	\$ 646,914
Middle Schools						
4	Austin	\$ 9,983,826	\$ 165,147	\$ 126,781	\$ -	\$ -
5	King	\$ 1,642,544	\$ -	\$ 1,888,103	\$ 1,089,510	\$ -
6	Marshall	\$ 8,288,994	\$ 198,101	\$ 152,080	\$ -	\$ -
7	Odom Academy	\$ 9,935,255	\$ 80,324	\$ -	\$ 405,661	\$ -
8	Smith	\$ 13,277,583	\$ -	\$ -	\$ -	\$ -
9	South Park	\$ 9,809,921	\$ -	\$ 62,152	\$ -	\$ -
10	Vincent	\$ 10,172,726	\$ -	\$ -	\$ -	\$ -
Elementary Schools						
11	Amelia	\$ 6,844,558	\$ -	\$ -	\$ 262,502	\$ 266,995
12	Bingman	\$ 4,545,154	\$ -	\$ -	\$ -	\$ 42,211
13	Blanchette	\$ 5,005,446	\$ -	\$ -	\$ -	\$ -
14	Caldwood	\$ 4,948,225	\$ -	\$ -	\$ -	\$ -
15	Curtis	\$ 3,900,589	\$ 95,503	\$ -	\$ -	\$ 40,733
16	Dishman	\$ 874,284	\$ -	\$ 194,775	\$ -	\$ 876,880
17	Dunbar	\$ 6,663,121	\$ -	\$ -	\$ -	\$ -
18	Fehl	\$ 3,755,927	\$ -	\$ 1,225,875	\$ -	\$ 29,782
19	Field	\$ 4,100,169	\$ -	\$ -	\$ -	\$ -
20	Fletcher	\$ 5,728,517	\$ 302,164	\$ -	\$ -	\$ -
21	French	\$ 7,151,289	\$ 391,846	\$ -	\$ -	\$ -
22	Guess	\$ 4,431,507	\$ -	\$ -	\$ 1,176,983	\$ -
23	Homer Drive	\$ 4,069,954	\$ -	\$ 2,688,519	\$ -	\$ -
24	Lucas	\$ 5,537,874	\$ -	\$ -	\$ -	\$ -
25	Martin	\$ 8,924,345	\$ -	\$ -	\$ -	\$ -
26	Ogden	\$ 5,577,300	\$ 281,713	\$ -	\$ 658,929	\$ 18,163
27	Pietzsch/MacArthur	\$ 6,539,914	\$ -	\$ -	\$ 221,533	\$ -
28	Price	\$ 3,701,852	\$ 217,381	\$ -	\$ -	\$ -
29	Regina Howell	\$ 4,275,295	\$ -	\$ 98,367	\$ 703,100	\$ -
Other Facilities						
30	Brown Alternative	\$ 3,382,828	\$ -	\$ -	\$ 309,015	\$ 237,227
31	Taylor Career Center	\$ 3,818,342	\$ 4,751	\$ 4,894	\$ 5,041	\$ 1,034,956
32	Oaks Special Education	\$ 242,569	\$ -	\$ 65,179	\$ -	\$ 29,344
33	Pathways	\$ 2,046,535	\$ -	\$ 472,618	\$ -	\$ -
34	Southerland	\$ 4,184,269	\$ 51,812	\$ 53,367	\$ 54,967	\$ 56,616
35	Admin. Bldg.	\$ 4,514,571	\$ 69,064	\$ 71,136	\$ 73,270	\$ 75,468
36	Admin. Annex	\$ 2,195,455	\$ 24,300	\$ 25,029	\$ 25,781	\$ 26,554
37	Transportation/Milam	\$ 389,831	\$ -	\$ 27,816	\$ 11,398	\$ -
38	Planetarium	\$ 255,215	\$ -	\$ -	\$ -	\$ -
39	Agriculture Farm	\$ 98,320	\$ 73	\$ 11	\$ 12	\$ 12
40	Maintenance Dept.	\$ 1,081,165	\$ 165	\$ 124,136	\$ 200,568	\$ 180
Totals		\$237,888,214	\$ 2,194,036	\$ 9,184,590	\$ 5,945,517	\$ 5,841,779
Years 2008 - 2011 Sub-Total		\$ 23,165,922				
Grand Total (5-Year Outlook)		\$261,054,136				

Facility Renewal Summary

Facility Renewal Summary

The Facility Renewal Summary is shown on the following page.

COMET4 Facility Report
BISD's Facility Renewal Summary Report

Report Date: 27 Apr 2007

Systems	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total	\$237,167,895	\$2,194,037	\$9,184,588	\$5,945,516	\$5,841,778	\$23,490,145	\$10,032,819	\$9,999,011	\$16,748,223	\$15,426,394	\$40,690,749
Substructure	\$7,063										
Shell	\$36,737,333	\$334,223	\$1,757,746	\$327,943	\$205,559	\$2,333,392	\$3,995,087	\$1,607,708	\$6,594,596	\$2,856,087	\$1,958,719
Interiors	\$53,375,976	\$613,023	\$3,755,186	\$3,680,361	\$2,920,000	\$15,592,130	\$3,073,337	\$699,327	\$408,737	\$267,401	\$15,826,540
Services	\$133,693,237	\$1,193,559	\$3,440,291	\$1,877,540	\$2,306,968	\$5,523,494	\$2,964,395	\$7,691,976	\$9,579,518	\$12,094,693	\$22,112,722
Equipment & Furnishings	\$736,986										
Sp Cons Demo											
Special Construction	\$235,189										
Bldg Site											
Building Sitework	\$12,382,111	\$53,232	\$231,365	\$59,672	\$409,251	\$41,129			\$165,372	\$208,213	\$792,768

FCI Report
(Worst to Best)

FCI Report (Worst to Best)

Facility Name	FCI %	Replacement Value	Repair Cost
Southerland	79.79%	\$ 5,269,087	\$ 4,204,441
South Park Middle School	70.14%	\$ 13,986,850	\$ 9,809,921
Lucas Elementary School	68.43%	\$ 8,092,853	\$ 5,537,872
Amelia Elementary School	66.69%	\$ 10,263,903	\$ 6,844,557
Blanchette Elementary School	66.60%	\$ 7,515,762	\$ 5,005,446
Admin. Annex	66.43%	\$ 3,304,699	\$ 2,195,456
Martin Elementary School	65.18%	\$ 13,691,385	\$ 8,924,342
Vincent Middle School	62.89%	\$ 16,175,112	\$ 10,172,726
Caldwood Elementary School	62.52%	\$ 7,914,961	\$ 4,948,222
Fletcher Elementary School	61.87%	\$ 9,258,493	\$ 5,728,517
Field Elementary School	60.64%	\$ 6,761,672	\$ 4,100,171
Admin. Bldg.	59.26%	\$ 7,617,802	\$ 4,514,569
West Brook Senior High School	59.14%	\$ 41,476,628	\$ 24,529,513
French Elementary School	58.07%	\$ 12,315,112	\$ 7,151,290
Smith Middle School	58.02%	\$ 22,885,588	\$ 13,277,581
Marshall Middle School	57.91%	\$ 14,313,676	\$ 8,288,995
Pathways Alternative	57.06%	\$ 3,586,782	\$ 2,046,536
Dunbar Elementary School	56.99%	\$ 11,691,676	\$ 6,663,119
Odom Academy	56.71%	\$ 17,519,941	\$ 9,935,255
Austin Middle School	55.63%	\$ 17,946,481	\$ 9,983,825
Curtis Elementary School	55.02%	\$ 7,089,912	\$ 3,900,591
Regina Elementary School	53.52%	\$ 7,987,488	\$ 4,275,295
Bingman Elementary School	53.42%	\$ 8,508,498	\$ 4,545,153
Transportation/ Milam Bldg	52.53%	\$ 742,116	\$ 389,831
Ogden Elementary School	50.82%	\$ 10,973,812	\$ 5,577,301
Brown Alternative	50.67%	\$ 6,676,710	\$ 3,382,827
Price Elementary School	49.80%	\$ 7,433,351	\$ 3,701,851
Fehl Elementary School	49.33%	\$ 7,614,314	\$ 3,755,927
Planetarium	44.35%	\$ 575,518	\$ 255,216
Central Senior High School	39.48%	\$ 47,974,843	\$ 18,938,285
Guess Elementary School	34.90%	\$ 12,698,594	\$ 4,431,508
Maintenance Department	34.13%	\$ 3,167,560	\$ 1,081,164
Taylor Career Center	33.16%	\$ 11,514,036	\$ 3,818,345
Homer Elementary School	27.08%	\$ 15,031,254	\$ 4,069,956
Ozen Senior High School	25.75%	\$ 45,774,187	\$ 11,784,657
Pietzsch/MacArthur Elementary School	24.39%	\$ 26,811,375	\$ 6,539,914
Ag. Farm	23.04%	\$ 426,643	\$ 98,319
M.L. King Middle School	7.44%	\$ 22,074,711	\$ 1,642,544
Dishman Elementary School	7.34%	\$ 11,912,404	\$ 874,284
Oaks Special Education	6.02%	\$ 4,031,235	\$ 242,570

Totals 46.45% \$ 510,607,024 \$ 237,167,892

Note: Facility Assessment Only

Deficiency Detail Reports

Deficiency Detail Reports

The Deficiency Detail Report follows.

Beaumont ISD

COMET4 Survey Report
BISD's Deficiency Summary Report

Report Date: 27 Apr 2007

Facility Name	2 Immediate/Mission					Total
	1 Immediate/Life Safety	Critical	3 Required	4 Recommended	5 Within BOMA Life	
Beaumont ISD	\$3,905,827	\$10,095,215	\$222,125,500	\$1,041,355	\$0	\$237,167,896
Administration	\$44,061	\$236,702	\$6,403,765	\$25,497	\$0	\$6,710,026
Alternative Education	\$357,596	\$1,040,999	\$12,326,411	\$68,032	\$0	\$13,793,038
Elementary Schools	\$1,282,202	\$6,210,225	\$88,337,564	\$745,325	\$0	\$96,575,316
High Schools	\$1,494,198	\$1,857,443	\$51,826,549	\$74,267	\$0	\$55,252,457
Maintenance	\$0	\$203,936	\$1,212,957	\$54,102	\$0	\$1,470,995
Middle Schools	\$727,770	\$519,665	\$61,789,281	\$74,133	\$0	\$63,110,849
Planetarium	\$0	\$26,243	\$228,972	\$0	\$0	\$255,216

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 10

SUMMARY REPORT

The Blue Book

Beaumont Independent School District



Beaumont Independent School District

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Executive Summary



In October 2006 the Beaumont Independent School District (BISD) authorized Parsons-3D/International to perform a district-wide Facility Systems Condition Assessment, Stadium Consulting, Pre-Bond Planning, New School Planning and an Educational Adequacy Assessment. These assessments and consultations will provide the school district with professional and comprehensive technical information needed to make informed decisions regarding the disposition of existing facility assets and the need for and amount of a capital investment program. The new 2006 Comprehensive Facility Systems Assessment is an updated version of the information gathered from the 2001 study. We identified the costs for:

Deferred Maintenance (Repair Cost) – evaluated maintenance work that has been deferred on a planned or unplanned basis, due to lack of funds in the annual budget cycle, excluding normal maintenance that has already been scheduled, planned or funded within the current budget cycle;

Capital Renewal – determine future renewal requirements for facility systems that reach the end of their predicted or expected useful life cycles;

Educational Adequacy – assist in the development of district-wide facility standards and provide costs for upgrades to existing facilities to meet district and state predefined requirements for the educational environment of class rooms, buildings and campuses;

New Stadium Construction – provide the initial planning for the general costs estimates for the potential design and construction of a new mid-level, district football stadium. The final decision on whether and where to build a new football stadium will be made by the BISD School Board based on recommendations from the community through the Community Advisory Bond Committee (CABC);

New High School Consultation – provide the initial planning for general costs estimate for the possible construction of a new, mid-level Senior High School. The area and site are to be recommended by the CABC with the final decision made by the BISD School Board.

Pre-Bond Planning – provide assistance to the District and CABC in developing and implementing a strategic community outreach program. This program would include conducting several community Town Hall meetings at various selected district school facilities. This strategy is intended to give the community first hand visuals of the general conditions of typical school facilities.

The comprehensive facility systems assessment conducted for the Beaumont Independent School District (BISD) is a Comprehensive Facilities Assessment. A Comprehensive Facilities Assessment “models” each facility by breaking the facility into individual room levels of each building on each campus. The Facility is assessed at the room level and Life Cycle analysis and sub-system conditions are used to determine the need for repair or replacement of these components. When a major portion of a system is deemed inadequate or beyond its

expected useful life, a system level deficiency is created to determine costs for replacement.

The Educational Adequacy (EA) survey is a comprehensive study that identifies the specific disposition of pre-determined standards for each room within a building on campus. Each observed room deficiency, generates a specific cost for inadequacies. EA standards were initially developed by the district's School Board, for the 2001 study. Parsons - 3D/I assisted the district in developing its EA standards which included mandatory/recommended minimum requirements from the Texas Education Agency (TEA) and district specific requirements, prior to starting the comprehensive assessment.

Approach

Johnnie Jordan was the Project Manager for the Level-2 2006 Comprehensive Assessment. Two separate assessment teams of professionals were assembled to conduct the assessments in two phases. To insure the level of experienced assessors on this project, Parsons – 3D/I partnered with Smith & Company Architects, Houston, Texas and Capitol CREAG, Warrenton, Virginia for additional professional resources to compliment our in-house assessment teams. The facility assessment teams consisted of experienced Architects and Mechanical/Electrical/Plumbing (MEP) professionals. The Educational Adequacy teams consisted of professionals with extensive background in both the Architecture and MEP areas.

All of the historical data gathered during the 2001 assessment was reviewed. Meetings with key district personnel from the administrative and maintenance departments were held to collect the latest information on the condition of the facilities. The assessor teams conducted site visits to confirm and verify data already gathered as well as record additional information found that was not previously recorded. Each assessor was accompanied by an experienced district escort provided by the maintenance department.

Visual observations and discussions with facility occupants and maintenance staff were made to determine: how far a system was in its life cycle; its priority for repairs and any costs adjustments needed for partially damaged or partially renovated systems. This data was then fed in the COndition Management Estimation Technology (COMET) software.

Finally, reports are generated and presented to the district using COMET database. These reports depict descriptions of the facility, an overview of the facility's construction, facility condition index, specific condition of the facility and presence and quantity of adequacy standards.

Reports

The following pages contain summary report data.

Current Scenario Charts

Program Summary

Parsons-3D/I worked with Citizen Advisory Bond Committee (CABC) to develop a budget for District needs which would become the committee's recommendation to the Board. During this time we developed several possible budget scenarios. All scenarios developed took into considerations:

- New construction
- School renovations
- School consolidations and possible closing
- 5-year capital renewal

The following report depicts the summary of the current working scenario from the CABC. This summary shows the total dollars and percentages estimated for the respective recommendations by facility type. Also shown is an estimated construction inflation rate for the next 5 years and an estimate of additional reinvestments needed for the next 5-years.

Current Scenarios

Following the Program Summary Report, you will find the Project Summary Report. This report is designed to depict the current scenario of the CABC's latest district recommendations based on the individual facilities. These figures do not include "soft cost" dollars.

CABC Alternatives

Following the Project Summary Report, you will find alternatives that continue to be considered by the CABC.

Facility Conditions and Educational Adequacy Findings

This final report under this tab is a ranking report of each facility. The typical Facility Condition Index without Educational Adequacy (FCI w/o EA) is listed on this report. In addition, you will find a ranking called the Facility Condition Index with Educational Adequacy (FCI w/EA). The FCI w/EA takes into consideration both the effect of building conditions and educational adequacy standards of each facility. Both indexes are calculated using the following formulas:

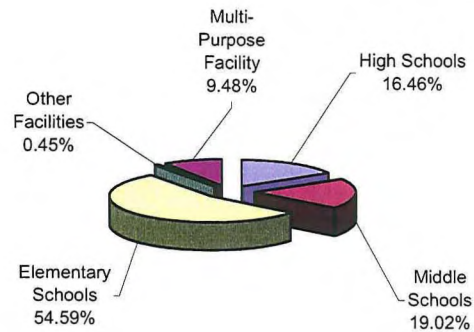
- $FCI\ w/o\ EA = \text{Current Needed Repairs} / \text{Current Replacement Value}$
- $FCI\ w/EA = \text{Current Needed Repairs} + \text{Educational Adequacy Needs} / \text{Current Replacement Value}$

Current Scenario Program Summary

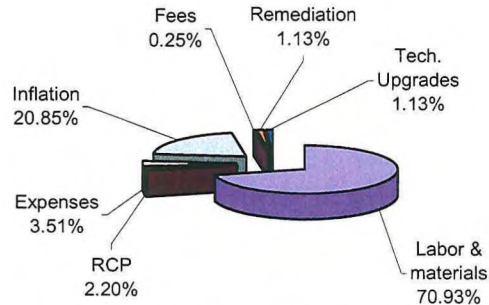
Program Summary

Description of Investment	Dollars
High Schools	\$ 51,823,234
Middle Schools	\$ 59,900,823
Elementary Schools	\$ 171,879,035
Other Facilities	\$ 1,415,150
Multi- Purpose Facility	\$ 29,857,984
Sub-Totals	\$ 314,876,225
Regional Construction Premium	\$ 9,761,163
Management and Expenses	\$ 15,582,595
Inflation	\$ 92,561,237
Bond Fees	\$ 1,122,726
Hazardous Materials Remediation	\$ 5,000,000
Technology Upgrades	\$ 5,000,000
Total Investment	\$ 443,903,945

Current Scenario



Spending Per Type of Facility



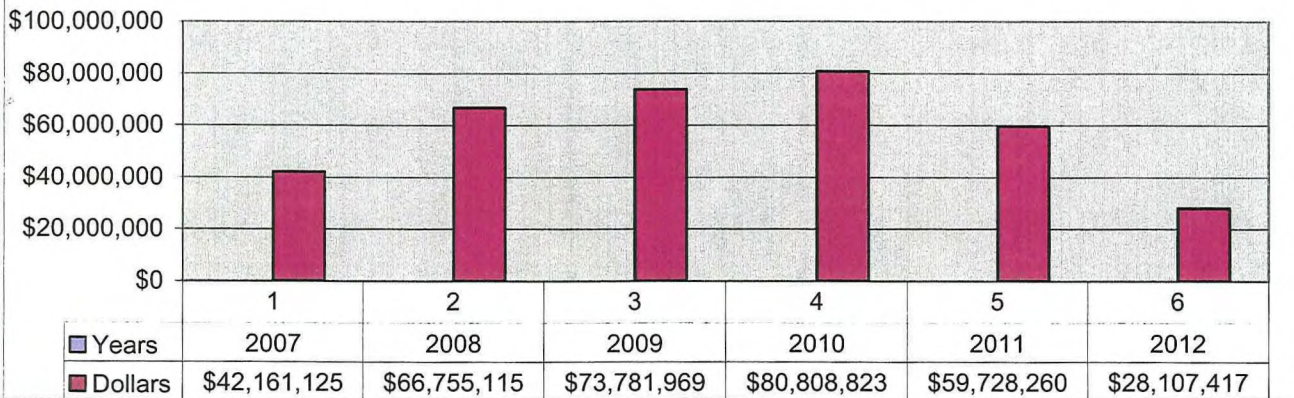
Program Cost

Estimated Future Inflation (used in total above)

Year	Inflation	Dollars Per Year
2007	8.50%	\$ 29,864,130
2008	8.00%	\$ 24,734,527
2009	7.50%	\$ 18,181,985
2010	7.00%	\$ 11,805,115
2011	7.00%	\$ 6,148,497
2012	6.50%	\$ 1,826,982
Total		\$ 92,561,237

Estimate of Construction Spending

(Dollars do not include estimated future inflation shown above)



Count of Facilities

Description	High Schools	Middle Schools	Elementary Schools	Other Facilities	Multi-Purpose Facility	Total Facilities
Existing	3	7	19	10	0	39
Current Plan	3	7	14	10	1	35

Current Scenario Project Summary

Project Summary							Current Scenario
No	School	Remarks	Existing Facilities	Special Projects*	Design & Contingency	Total	Type Totals
1	Central High School	Maintain	\$ 2,372,076	\$ 8,937,594	\$ 1,485,108	\$ 12,794,778	Total High Schools \$ 51,823,234
2	Ozen High School	Maintain	\$ 2,639,019	\$ 9,654,333	\$ 1,596,813	\$ 13,890,165	
3	West Brook High School	Maintain	\$ 5,442,124	\$ 16,729,000	\$ 2,967,167	\$ 25,138,291	
4	* Austin	Maintain	\$ 558,400	\$ 2,746,200	\$ 428,818	\$ 3,733,418	Total Middle Schools
5	King	Maintain	\$ 529,056	\$ 3,563,811	\$ 530,474	\$ 4,623,341	
6	* Marshall	Maintain	\$ 1,823,172	\$ 3,621,667	\$ 710,353	\$ 6,155,192	
7	Smith	Maintain	\$ 837,438	\$ -	\$ 113,054	\$ 950,492	\$ 59,900,823
8	* South Park	New	\$ 500,000	\$ 26,670,000	\$ 3,616,900	\$ 30,786,900	
9	* Vincent	Maintain	\$ 2,496,056	\$ 3,871,832	\$ 845,787	\$ 7,213,675	
10	Odom	Maintain	\$ 2,161,826	\$ 3,548,332	\$ 727,646	\$ 6,437,804	Total Elementary Schools \$171,879,035
11	Amelia	New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
12	Bingman	Consolidate / Maintain	\$ 985,605	\$ 450,000	\$ 171,629	\$ 1,607,234	
13	Blanchette	Consolidate / New	\$ 500,000	\$ 12,645,250	\$ 1,625,168	\$ 14,770,418	
14	Caldwood	New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
15	Curtis	New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
16	Dishman	Maintain	\$ 13,192	\$ 1,222,500	\$ 154,790	\$ 1,390,482	
17	* Dunbar	Consolidate / New	\$ 500,000	\$ 15,956,250	\$ 2,036,938	\$ 18,493,188	
18	Fehl	Consolidate / New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
19	Field	Consolidate / Maintain	\$ -	\$ 200,000	\$ 26,000	\$ 226,000	
20	Fletcher	Maintain	\$ 1,830,324	\$ 3,190,000	\$ 635,242	\$ 5,655,566	
21	French	Consolidate / New	\$ 636,080	\$ 14,653,125	\$ 1,895,909	\$ 17,185,114	
22	Guess	Maintain	\$ 290,067	\$ 797,500	\$ 137,034	\$ 1,224,601	
23	Homer Drive	Maintain	\$ 193,860	\$ -	\$ 25,202	\$ 219,062	
24	Lucas	Consolidate / Maintain	\$ 1,087,441	\$ 300,000	\$ 174,367	\$ 1,561,808	
25	Martin	Consolidate / New	\$ 500,000	\$ 14,803,125	\$ 1,897,719	\$ 17,200,844	
26	* Ogden	Consolidate / TBD	\$ -	\$ -	\$ -	\$ -	Total Other Facilities \$ 1,415,150
27	Pietzsch-MacArthur	Maintain	\$ 176,798	\$ -	\$ 22,984	\$ 199,782	
28	Price	Consolidate / TBD	\$ -	\$ -	\$ -	\$ -	
29	* Regina Howell	New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
30	Administrative annex	TBD	\$ -	\$ 75,000	\$ -	\$ 75,000	
31	Administration building	Maintain	\$ -	\$ -	\$ -	\$ -	
32	AG. Farm	Maintain	\$ 21,094	\$ 30,000	\$ 6,642	\$ 57,736	
33	Brown Alternative	Maintain	\$ 761,794	\$ 231,000	\$ 127,803	\$ 1,120,597	
34	Oaks Special Education	Maintain	\$ -	\$ -	\$ -	\$ -	
35	Pathways Alternative	TBD	\$ -	\$ 75,000	\$ -	\$ 75,000	
36	Planetarium	Maintain	\$ -	\$ -	\$ -	\$ -	
37	Southerland	TBD	\$ -	\$ 75,000	\$ -	\$ 75,000	
38	Taylor Career Center	Maintain	\$ -	\$ -	\$ -	\$ -	
39	Transportation / Milam	Maintain	\$ 10,458	\$ -	\$ 1,360	\$ 11,818	
40	Multi-Purpose Facility	New	\$ -	\$ 26,899,085	\$ 2,958,899	\$ 29,857,984	\$ 29,857,984
Sub-total			\$ 29,365,879	\$ 250,426,854	\$ 35,083,492	\$ 314,876,225	\$ 314,876,225

Note: This summary is only "Project" totals; see "Program Summary" for all cost.

Legend:

- TBD To be determined by District
- * Considering alternate
- School consolidation
- ↑ Move to another location

*The Special Projects column above is a summary of the following items: new schools cost; land acquisition cost; relocation/temporary facility housing; permanent additions/expansions; non-deficiency improvements; and FF&E.

CABC Alternatives

CABC Alternatives Summary					Current Scenario
Facilities	Alternative Recommendations	Existing Facilities	Special Projects	Other Costs	Total
Renovation of School Restrooms	Renovation of 159 Restrooms	\$ 9,288,503	\$ -	\$ 1,207,505	\$ 10,496,009
Austin Middle School	Add additional Science classroom	\$ 558,400	\$ 3,029,533	\$ 448,651	\$ 4,036,585
Marshall Middle School	New vs. Renovate	\$ 500,000	\$ 26,670,000	\$ 3,371,900	\$ 30,541,900
Vincent Middle School	Renovate and Add 2 Restrooms	\$ 2,496,056	\$ 3,939,332	\$ 850,512	\$ 7,285,900
Regina Howell Elementary School	Renovate vs. New	\$ 1,598,612	\$ 2,392,500	\$ 505,794	\$ 4,496,906
Dunbar Elementary School	Renovate vs. New	\$ 6,340,217	\$ 797,500	\$ 923,553	\$ 8,061,270
Ogden Elementary School	Renovate vs. New	\$ 5,955,619	\$ 1,595,000	\$ 972,880	\$ 8,523,499
South Park Middle School	Renovate vs. New	\$ 10,700,554	\$ 2,121,833	\$ 2,742,936	\$ 15,565,323
West Brook High School Stadium	Renovate and Increase Seating for 8000	\$ 5,396,480	\$ 1,293,100	\$ 735,854	\$ 7,425,434
Ozen High School Stadium	Renovate and Increase Seating for 8000	\$ 7,053,789	\$ 1,393,100	\$ 929,158	\$ 9,376,047
Babe Zaharias Stadium	Renovate and Increase Seating for 8000	\$ 988,589	\$ 1,293,100	\$ 273,803	\$ 2,555,492

NOTE:

The above facility recommendations are alternatives to items listed in the Current Scenario Project Summary sheet.

Summary of Facility and Educational Adequacy Findings

Facility Name	GSF	Needed Repairs	Ed. Adq.	Total Needs	Replacement Value	FCI w/o EA %	FCI w/EA %
Elementary Schools	1,322,306	\$ 96,575,316	\$ 31,807,749	\$ 128,383,065	\$ 203,566,819	47.40%	63.07%
Middle Schools	890,741	\$ 63,110,847	\$ 18,470,347	\$ 81,581,194	\$ 124,902,359	50.50%	65.32%
High Schools	659,359	\$ 55,252,455	\$ 15,275,096	\$ 70,527,551	\$ 135,225,658	40.90%	52.16%
Alternative Education	226,584	\$ 13,793,038	\$ 3,411,914	\$ 17,204,952	\$ 31,504,493	43.80%	54.61%
Administration	82,161	\$ 6,710,025	N/A	\$ 6,710,025	\$ 10,922,501	61.43%	61.43%
Maintenance	40,441	\$ 1,470,995	N/A	\$ 1,470,995	\$ 3,909,676	37.60%	37.60%
Planetarium	5,204	\$ 255,216	N/A	\$ 255,216	\$ 575,518	44.35%	44.35%

District-wide Totals	3,226,796	\$ 237,167,892	\$ 68,965,106	\$ 306,132,998	\$ 510,607,024	46.45%	59.96%
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Note:

- 1) Facility Condition Index with Educational Adequacy (FCI w/EA %) = Needed Repairs + Educational Adequacy divided by Replacement Value.
- 2) Facility Condition Index without Educational Adequacy (FCI w/o EA %) = Needed Repairs divided by Replacement Value.
- 3) EA Assessment conducted at learning facilities only.
- 4) N/A = Facilities not part of EA Assessment.

Educational Adequacy Summary

It is generally held in the property management industry that when a Facility Condition Index (FCI) is 40-60 % or greater, replacement of the asset should be considered instead of renovation. For the Beaumont Independent School District (BISD) facilities with FCI's in or near this range, the master planning process should carefully weigh issues such as:

- Student population (current versus planned) of the school in question.
- The generally good condition of the existing foundations and superstructures.
- The need for additional space, i.e., new construction, temporary buildings.
- The appropriateness of the location of current assets.

Please note that the costs, provided in this assessment, to renovate the BISD facilities are the estimated costs to **modernize** the facility, rather than simply renew it back to 40-year-old standards. For BISD, we've defined "Modernize" to mean renovating existing facilities or building new facilities to the newly created Educational Adequacy (EA) standards set by the district. These standards were developed by the district reflecting minimums and recommendations dictated and/or suggested by the Texas Education Agency (TEA) and preferences requested by the district.

The general functions within a given building as well as associated amenities are not significantly different; however, code and livability issues are included in the cost models. For example, today's standards would require the buildings to have fire sprinkler systems (few currently do) so costs for renewal include the installation of fire sprinklers. We chose this methodology because the cost estimates generated by this assessment are more relevant to the planning process than the costs associated with replacing a building in kind.

Five Step Process

The Educational Adequacy Assessment involved five major phases:

- 1) Project Initiation and Mobilization
- 2) Standards Development and Orientation
- 3) Survey Preparation
- 4) Data Collection and Input
- 5) Analysis and Reporting

Standards Development and Orientation Process

Each school has been evaluated for EA, meaning the degree to which the school environment supports the teaching mission of optimum learning. Adequacy includes such things as school capacity and classroom size, adequate lighting, proper flooring, instructional aids, chalkboard areas, and computing technology. During the school survey,

every instructional space was evaluated using a standards checklist and data collected from maintenance department personnel, teachers and their evacuation plans. The collected data was categorized into the eight major adequacy criteria. Each of the eight criteria consists of several elements; each carries a weighted percentage according to its relative importance. The Standards Development and Orientation Process consist of the following eight (8) categories:

- **Capacity (20%):** Ability of core facilities to meet needs of the student population. Core facilities may include restrooms and toilets, dining facilities, libraries, and administrative areas. Capacity issues also address site utilization. It is critical to consider the programs at a particular campus and the impact these programs have on classroom inventory and student teaching stations. It is also important to evaluate the use of permanent versus temporary structures.
- **Support for Programs (16%):** Provision of special spaces or classrooms that support specific curriculum offerings such as music, sports, science, technology and gifted and talented programs. Support for programs may also include enclosed play areas or multi-purpose spaces which enhance school flexibility.
- **Technology (15%):** Presence of infrastructure, data distribution/storage and equipment within each classroom and laboratory setting. This typically does not include a provision of actual computers in the classroom but does address the ability to support emerging technology. This might include local area network cabling, video distribution systems, electrical outlets and projection or video display screens.
- **Security and Supervision (15%):** The extent to which the physical configurations help or hinder building operation. This includes site buffers, security fencing, sight lines, lighting and obstructions in instructional spaces that make supervision difficult or impossible.
- **Instructional Aids (13%):** Presence of necessary equipment within teaching spaces including teacher storage, student storage, writing and tack surfaces, sinks, demonstration tables and fixed audio/video equipment. Instructional aids might also address surface heights, counter heights and types of writing surfaces.
- **Physical Characteristics (8%):** The primarily sizes and shapes of individual teaching spaces. The total area and aspect ratio, derived by dividing the shortest side of a classroom by the longest side, impact the adequacy of a teaching space. Ceiling heights might also be a consideration. Unfortunately, these criteria are cost prohibitive to remedy in most circumstances.
- **Learning Environment (8%):** Degree to which learning areas are comfortable, well lighted, odor free, controllable and quiet.
- **Relationship of Spaces (5%):** The process of determining optimum proximity of instructional spaces to support areas like libraries, rest rooms, student dining and recreational areas. It is generally thought that dining and recreation areas should be

offset or remote to reduce distraction, while learning resource centers and libraries should be centrally located close to the school's core.

The primary considerations for the weighting were (a) importance to educational mission and (b) the cost impact associated with the upgrade.

Educational Adequacy Costs

Educational Adequacy (EA) costs are included in some of the total costs shown throughout this report. A summary of EA costs are shown on the 11" x 17" fold-out sheet in this section. All costs are rounded up to the nearest dollar.

Based on the EA standards developed by the District and Parson-3D/I, the largest individual items were reviewed, based on their total costs. They were split among the primary and secondary school types. The primary schools were lead by the need for additional pre-k and kindergarten playground equipment, lighting intensity in classrooms, white board writing surfaces and play area canopies. The secondary schools were lead by lighting intensity, writing board surfaces, air exchange systems and electrical outlets. These items made up a significant percentage of the total EA deficiency figures. Several shared deficiencies are associated with improvements to school grounds; including playfields, parking expansions and student drop-off areas.

Other District Needs

In addition to renovation costs, other costs associated with facility upgrades were identified. These costs were identified with the assistance of BISD leadership and in some cases input from school principals and other BISD personnel.

Potential New Construction

Potential new construction, recommended by the CABC, was identified at the school level to accommodate a few issues. First, many schools have excessive numbers of portable buildings. The addition of new construction will allow schools to eliminate portable buildings and bring the school within BISD standards with the addition of permanent classroom space as needed. Secondly, many schools have core areas that are too small to support the current curriculum and/or enrollment. These additions can include libraries, food preparation, cafeteria/dining and toilet facilities. Third, several schools need additional space to better support current or planned programs and new mandates from the Texas Education Agency (TEA). These projects range from special classrooms, such as science and technology labs to the construction of new auditoriums or upgrades to existing auditoriums at high schools. Finally, BISD identified the potential of new facilities to be included as part of future studies. These facilities include several new Elementary Schools, a new Middle School and a new district-wide Multi-Purpose Educational Support Facility to possibly include a competition size Natatorium facility and a district level football stadium facility. The scope and cost of new construction has been summarized in the Fact Sheet

document's Project Summary. See detailed Educational Adequacy Report on the following 11" x 17" foldout.

spaces

Total

Elementary Schools			Elementary Schools		
Amelia Elementary School	5	\$ 2,674,860	Amelia Elementary School		
Bingman Elementary School	3	\$ 1,329,549	Bingman Elementary School		
Blanchette Elementary School	5	\$ 1,619,936	Blanchette Elementary School		
Caldwood Elementary School	3	\$ 1,588,325	Caldwood Elementary School		
Curtis Elementary School	2	\$ 1,799,514	Curtis Elementary School		
Dishman Elementary School	3	\$ 1,349,480	Dishman Elementary School		
Dunbar Elementary School	3	\$ 2,059,656	Dunbar Elementary School		
Fehl Elementary School	3	\$ 1,487,164	Fehl Elementary School		
Field Elementary School	5	\$ 1,729,957	Field Elementary School		
Fletcher Elementary School	3	\$ 1,381,553	Fletcher Elementary School		
French Elementary School	3	\$ 1,226,476	French Elementary School		
Guess Elementary School	5	\$ 1,600,492	Guess Elementary School		
Homer Elementary School	7	\$ 2,042,281	Homer Elementary School		
Lucas Elementary School	5	\$ 2,082,434	Lucas Elementary School		
Martin Elementary School	5	\$ 1,727,137	Martin Elementary School		
Ogden Elementary School	5	\$ 1,812,039	Ogden Elementary School		
Pietzsch MacArthur Elementary School	5	\$ 877,752	Pietzsch MacArthur Elementary School		
Price Elementary School	5	\$ 1,261,031	Price Elementary School		
Regina Elementary School	5	\$ 2,158,113	Regina Elementary School		
Total			\$ \$ 31,807,749 Total		
Middle Schools			Middle Schools		
Austin Middle School	\$	\$ 1,782,095	Austin Middle School		
Smith Middle School	\$	\$ 2,606,625	Smith Middle School		
South Park Middle School	\$	\$ 2,202,049	South Park Middle School		
Marshall Middle School	\$	\$ 3,833,258	Marshall Middle School		
Odom Academy	\$	\$ 2,917,310	Odom Academy		
King Middle School	\$	\$ 1,730,416	King Middle School		
Vincent Middle School	\$	\$ 3,398,594	Vincent Middle School		
Total			\$ \$ 18,470,347 Total		
High Schools			High Schools		
Central Senior High School	\$	\$ 1,756,869	Central Senior High School		
Ozen Senior High School	\$	\$ 3,979,954	Ozen Senior High School		
West Brook Senior High School	\$	\$ 9,538,273	West Brook Senior High School		
Total			\$ \$ 15,275,096 Total		
Alternative Education			Alternative Education		
Paul A. Brown Alternative Center	\$	\$ 1,056,751	Paul A. Brown Alternative Center		
Taylor Career Center	\$	\$ 1,216,100	Taylor Career Center		
Oaks Education Center	\$	\$ 457,802	Oaks Education Center		
Pathways Learning Center	\$	\$ 302,044	Pathways Learning Center		
Southerland School	\$	\$ 379,218	Southerland School		
Total			\$ \$ 3,411,914 Total		
Grand Total			\$ \$ 68,965,106		

Needed Repairs

The following Needed Repairs Report lists the Needed Repairs 2007 funding requirement for each facility. It is a further breakdown of the 5-Year Outlook Summary – year 2007 column – but by facility. It is used to help identify the magnitude of requirements for each facility and for help with prioritization.

Needed Repairs Summary Report

Facility Name	Priority 1 Immediate/Life Safety	Priority 2 Immediate/Mission Critical	Priority 3 Required	Priority 4 Recommended	Total
Administration Bldg (1949)	\$0	\$37,015	\$4,477,554	\$0	\$4,514,569
Administrative Annex	\$44,061	\$199,687	\$1,926,211	\$25,497	\$2,195,456
Ag. Farm	\$0	\$0	\$98,320	\$0	\$98,320
Amelia Elementary	\$0	\$381,397	\$6,463,160	\$0	\$6,844,557
Austin Middle School	\$9,539	\$75,874	\$9,898,413	\$0	\$9,983,826
Bingman Elementary	\$30,198	\$327,113	\$4,142,664	\$45,178	\$4,545,153
Blanchette Elementary	\$82,470	\$289,261	\$4,610,052	\$23,664	\$5,005,446
Brown Alternative	\$0	\$214,799	\$3,168,028	\$0	\$3,382,827
Caldwood Elementary	\$17,783	\$253,978	\$4,676,462	\$0	\$4,948,223
Central High School	\$130,319	\$1,166,943	\$17,641,024	\$0	\$18,938,285
Curtis Elementary	\$24,634	\$254,927	\$3,621,030	\$0	\$3,900,591
Dishman Elementary	\$38,884	\$461,338	\$222,431	\$151,631	\$874,284
Dunbar Elementary	\$84,778	\$508,429	\$5,582,594	\$487,317	\$6,663,118
Fehl Elementary	\$33,623	\$269,668	\$3,452,635	\$0	\$3,755,927
Field Elementary	\$0	\$139,941	\$3,960,230	\$0	\$4,100,171
Fletcher Elementary	\$694,929	\$463,803	\$4,563,006	\$6,780	\$5,728,517
French Elementary	\$0	\$443,652	\$6,707,637	\$0	\$7,151,289
Guess Elementary	\$31,527	\$486,097	\$3,913,883	\$0	\$4,431,508
Homer Drive Elementary	\$39,840	\$569,293	\$3,460,823	\$0	\$4,069,956
King Middle School	\$352,704	\$0	\$1,252,011	\$37,829	\$1,642,544
Lucas Elementary	\$0	\$0	\$5,537,871	\$0	\$5,537,871
Maintenance Dept	\$0	\$163,895	\$917,269	\$0	\$1,081,164
Marshall Middle School	\$0	\$0	\$8,288,995	\$0	\$8,288,995
Martin Elementary	\$0	\$472,982	\$8,451,361	\$0	\$8,924,343
Oaks Special Education	\$29,876	\$140,597	\$71,390	\$706	\$242,570
Odom Academy	\$0	\$0	\$9,935,256	\$0	\$9,935,256
Ogden Elementary	\$5,731	\$127,372	\$5,423,857	\$20,341	\$5,577,301
Ozen High School	\$1,304,930	\$62,193	\$10,354,569	\$62,966	\$11,784,658
Pathways Alternative	\$0	\$117,702	\$1,928,834	\$0	\$2,046,536
Pietzsch-MacArthur Elementary	\$141,146	\$168,804	\$6,219,552	\$10,412	\$6,539,914
Planetarium	\$0	\$26,243	\$228,972	\$0	\$255,216
Price Elementary	\$34,372	\$301,898	\$3,365,582	\$0	\$3,701,852
Regina Howell Elementary	\$22,287	\$290,273	\$3,962,734	\$0	\$4,275,293
Smith Middle School	\$0	\$0	\$13,277,581	\$0	\$13,277,581
South Park Middle School	\$365,527	\$443,792	\$8,964,298	\$36,303	\$9,809,920
Southerland	\$113,442	\$134,532	\$3,939,143	\$17,324	\$4,204,440
Taylor Career Center	\$214,278	\$433,370	\$3,120,696	\$50,002	\$3,818,345
Transportation/Milam Bldg	\$0	\$40,041	\$295,688	\$54,102	\$389,831
Vincent Middle School	\$0	\$0	\$10,172,726	\$0	\$10,172,726
West Brook High School	\$58,949	\$628,308	\$23,830,955	\$11,301	\$24,529,513

Total	\$3,905,827	\$10,095,217	\$222,125,497	\$1,041,353	\$237,167,892
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Note:

Minor differences are due to rounding to the nearest dollar

5-Year Outlook Summary

The 5 Year Outlook Summary report is a summary of the needed repairs funding requirement for each of the next five years. It is used to understand the total deferred maintenance and capital renewal work identified during the assessment. The CABC used the full detailed list of requirements to narrow down the most important work for inclusion in their recommendation. The first year 2007 typically has the largest dollar requirement because it includes all the current deferred maintenance requirements and major building systems that have already exceeded their useful lives. The out years summarize the funding requirement of the major building systems that will, in that particular year, reach their life expectancies.

5 - Year Outlook Summary						
	Facilities	2007	2008	2009	2010	2011
	High Schools					
1	Central	\$ 18,938,285	\$ 294,704	\$ 1,509,172	\$ 7,993	\$ 1,747,412
2	Ozen	\$ 11,784,657	\$ -	\$ 253,343	\$ 257,125	\$ 712,331
3	West Brook	\$ 24,529,513	\$ 16,988	\$ 141,236	\$ 482,129	\$ 646,914
	Middle Schools					
4	Austin	\$ 9,983,825	\$ 165,147	\$ 126,781	\$ -	\$ -
5	King	\$ 1,642,544	\$ -	\$ 1,888,103	\$ 1,089,510	\$ -
6	Marshall	\$ 8,288,995	\$ 198,101	\$ 152,080	\$ -	\$ -
7	Odom Academy	\$ 9,935,255	\$ 80,324	\$ -	\$ 405,661	\$ -
8	Smith	\$ 13,277,581	\$ -	\$ -	\$ -	\$ -
9	South Park	\$ 9,809,920	\$ -	\$ 62,152	\$ -	\$ -
10	Vincent	\$ 10,172,726	\$ -	\$ -	\$ -	\$ -
	Elementary Schools					
11	Amelia	\$ 6,844,559	\$ -	\$ -	\$ 262,502	\$ 266,995
12	Bingman	\$ 4,545,155	\$ -	\$ -	\$ -	\$ 42,211
13	Blanchette	\$ 5,005,446	\$ -	\$ -	\$ -	\$ -
14	Caldwood	\$ 4,948,225	\$ -	\$ -	\$ -	\$ -
15	Curtis	\$ 3,900,588	\$ 95,503	\$ -	\$ -	\$ 40,733
16	Dishman	\$ 874,284	\$ -	\$ 194,775	\$ -	\$ 876,880
17	Dunbar	\$ 6,663,121	\$ -	\$ -	\$ -	\$ -
18	Fehl	\$ 3,755,927	\$ -	\$ 1,225,875	\$ -	\$ 29,782
19	Field	\$ 4,100,169	\$ -	\$ -	\$ -	\$ -
20	Fletcher	\$ 5,728,518	\$ 302,164	\$ -	\$ -	\$ -
21	French	\$ 7,151,289	\$ 391,846	\$ -	\$ -	\$ -
22	Guess	\$ 4,431,506	\$ -	\$ -	\$ 1,176,983	\$ -
23	Homer Drive	\$ 4,069,954	\$ -	\$ 2,688,519	\$ -	\$ -
24	Lucas	\$ 5,537,874	\$ -	\$ -	\$ -	\$ -
25	Martin	\$ 8,924,344	\$ -	\$ -	\$ -	\$ -
26	Ogden	\$ 5,577,300	\$ 281,713	\$ -	\$ 658,929	\$ 18,163
27	Pietzsch/MacArthur	\$ 6,539,914	\$ -	\$ -	\$ 221,533	\$ -
28	Price	\$ 3,701,852	\$ 217,381	\$ -	\$ -	\$ -
29	Regina Howell	\$ 4,275,295	\$ -	\$ 98,367	\$ 703,100	\$ -
	Other Facilities					
30	Brown Alternative	\$ 3,382,828	\$ -	\$ -	\$ 309,015	\$ 237,227
31	Taylor Career Center	\$ 3,818,342	\$ 4,751	\$ 4,894	\$ 5,041	\$ 1,034,956
32	Oaks Special Education	\$ 242,569	\$ -	\$ 65,179	\$ -	\$ 29,344
33	Pathways	\$ 2,046,536	\$ -	\$ 472,618	\$ -	\$ -
34	Southerland	\$ 4,204,440	\$ 51,812	\$ 53,367	\$ 54,967	\$ 56,616
35	Admin. Bldg.	\$ 4,514,571	\$ 69,064	\$ 71,136	\$ 73,270	\$ 75,468
36	Admin. Annex	\$ 2,195,455	\$ 24,300	\$ 25,029	\$ 25,781	\$ 26,554
37	Transportation/Milam	\$ 389,830	\$ -	\$ 27,816	\$ 11,400	\$ -
38	Planetarium	\$ 255,215	\$ -	\$ -	\$ -	\$ -
39	Agriculture Farm	\$ 98,320	\$ 73	\$ 11	\$ 12	\$ 12
40	Maintenance Dept.	\$ 1,081,165	\$ 165	\$ 124,136	\$ 200,568	\$ 180
	Totals	\$ 237,167,892	\$ 2,194,036	\$ 9,184,589	\$ 5,945,519	\$ 5,841,778
	Years 2008 - 2011 Sub-Total	\$ 23,165,922				
	Grand Total (5-Year Outlook)	\$ 260,333,814				

NOTE:

1) The above numbers are rounded up to the nearest dollar.

Facility Renewal Summary

The Facility Renewal Summary is shown on the following page. This report breaks out the 5-year outlook requirements by major categories of a building. This can be used to help decide what areas require the most emphasis and have the largest funding requirements.

COMET4 Facility Report

BISD's Facility Renewal Summary Report

Systems	2007	2008	2009	2010	2011
Total	\$237,167,895	\$2,194,037	9,184,588	\$5,945,516	\$5,841,778
Substructure	\$7,063				
Shell	\$36,737,333	\$334,223	\$1,757,746	\$327,943	\$205,559
Interiors	\$53,375,976	\$613,023	\$3,755,186	\$3,680,361	\$2,920,000
Services	\$133,693,237	\$1,193,559	\$3,440,291	\$1,877,540	\$2,306,968
Equipment & Furnishings	\$736,986				
Sp Cons Demo					
Special Construction	\$235,189				
Bldg Site					
Building Sitework	\$12,382,111	\$53,232	\$231,365	\$59,672	\$409,251

FCI Report (Worst to Best)

The following Worst to Best Report ranks facilities by condition using percent deficient of the facility. Percent deficient can be run two ways, with educational adequacy (EA) deficiencies included and without EA deficiencies included. Percent deficient is calculated using a standard Facility Condition Index (FCI). The formulas for calculating FCIs are as follows:

FCI w/EA is calculated using the following:

$$\text{FCI w/EA (\%)} = \frac{\text{Needed Repairs} + \text{Educational Adequacy (\$)}}{\text{Replacement Value (\$)}}$$

Percent deficient can also be calculated without Educational Adequacy (EA) repairs:

$$\text{FCI w/o EA (\%)} = \frac{\text{Needed Repairs Only (\$)}}{\text{Replacement Value (\$)}}$$

The following report sorts each facility in a ranking from worst-to-first using the FCI w/EA formula.

FCI Report (Worst to Best)

Facility Name	FCI % w/ EA	FCI % w/o EA	Replacement Value	Needed Repairs	Educational Adequacy
Lucas Elementary School	94.2%	68.4%	\$ 8,092,853	\$ 5,537,872	\$ 2,082,434
Amelia Elementary School	92.7%	66.7%	\$ 10,263,903	\$ 6,844,557	\$ 2,674,860
Blanchette Elementary School	88.2%	66.6%	\$ 7,515,762	\$ 5,005,446	\$ 1,619,936
Southerland	87.0%	79.8%	\$ 5,269,087	\$ 4,204,441	\$ 379,218
Field Elementary School	86.2%	60.6%	\$ 6,761,672	\$ 4,100,171	\$ 1,729,957
South Park Middle School	85.9%	70.1%	\$ 13,986,850	\$ 9,809,921	\$ 2,202,049
Marshall Middle School	84.7%	57.9%	\$ 14,313,676	\$ 8,288,995	\$ 3,833,258
Vincent Middle School	83.9%	62.9%	\$ 16,175,112	\$ 10,172,726	\$ 3,398,594
Caldwood Elementary School	82.6%	62.5%	\$ 7,914,961	\$ 4,948,222	\$ 1,588,325
West Brook High School	82.1%	59.1%	\$ 41,476,628	\$ 24,529,513	\$ 9,538,273
Curtis Elementary School	80.4%	55.0%	\$ 7,089,912	\$ 3,900,591	\$ 1,799,514
Martin Elementary School	77.8%	65.2%	\$ 13,691,385	\$ 8,924,342	\$ 1,727,137
Fletcher Elementary School	76.8%	61.9%	\$ 9,258,493	\$ 5,728,517	\$ 1,381,553
Dunbar Elementary School	74.6%	57.0%	\$ 11,691,676	\$ 6,663,119	\$ 2,059,656
Odom Academy	73.4%	56.7%	\$ 17,519,941	\$ 9,935,255	\$ 2,917,310
Smith Middle School	69.4%	58.0%	\$ 22,885,588	\$ 13,277,581	\$ 2,606,625
Regina Howell Elementary School	69.3%	53.5%	\$ 7,987,488	\$ 4,275,295	\$ 1,261,031
Bingman Elementary School	69.0%	53.4%	\$ 8,508,498	\$ 4,545,153	\$ 1,329,549
Fehl Elementary School	68.9%	49.3%	\$ 7,614,314	\$ 3,755,927	\$ 1,487,164
French Elementary School	68.0%	58.1%	\$ 12,315,112	\$ 7,151,290	\$ 1,226,476
Ogden Elementary School	67.3%	50.8%	\$ 10,973,812	\$ 5,577,301	\$ 1,812,039
Price Elementary School	66.8%	49.8%	\$ 7,433,351	\$ 3,701,851	\$ 1,261,031
Brown Alternative	66.5%	50.7%	\$ 6,676,710	\$ 3,382,827	\$ 1,056,751
Admin. Annex	66.4%	66.4%	\$ 3,304,699	\$ 2,195,456	\$ -
Austin Middle School	65.6%	55.6%	\$ 17,946,481	\$ 9,983,825	\$ 1,782,095
Pathways Alternative	65.5%	57.1%	\$ 3,586,782	\$ 2,046,536	\$ 302,044
Admin. Bldg.	59.3%	59.3%	\$ 7,617,802	\$ 4,514,569	\$ -
Transportation/Milam Bldg.	52.5%	52.5%	\$ 742,116	\$ 389,831	\$ -
Guess Elementary School	47.5%	34.9%	\$ 12,698,594	\$ 4,431,508	\$ 1,600,492
Planetarium	44.3%	44.3%	\$ 575,518	\$ 255,216	\$ -
Taylor Career Center	43.7%	33.2%	\$ 11,514,036	\$ 3,818,345	\$ 1,216,100
Central High School	43.1%	39.5%	\$ 47,974,843	\$ 18,938,285	\$ 1,756,869
Homer Elementary School	40.7%	27.1%	\$ 15,031,254	\$ 4,069,956	\$ 2,042,281
Ozen High School	34.4%	25.7%	\$ 45,774,187	\$ 11,784,657	\$ 3,979,954
Maintenance Department	34.1%	34.1%	\$ 3,167,560	\$ 1,081,164	\$ -
Pietzch-MacArthur Elementary School	27.7%	24.4%	\$ 26,811,375	\$ 6,539,914	\$ 877,752
Ag Farm	23.0%	23.0%	\$ 426,643	\$ 98,319	\$ -
Dishman Elementary School	18.7%	7.3%	\$ 11,912,404	\$ 874,284	\$ 1,349,480
Oaks Special Education	17.4%	6.0%	\$ 4,031,235	\$ 242,570	\$ 457,802
M.L.King Elementary School	15.3%	7.4%	\$ 22,074,711	\$ 1,642,544	\$ 1,730,416

Totals	59.8%	46.4%	\$ 510,607,024	\$ 237,167,892	\$ 68,068,025
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Note:

EA = Educational Adequacy

FCI w/EA = Facility Condition Index with Educational Adequacy

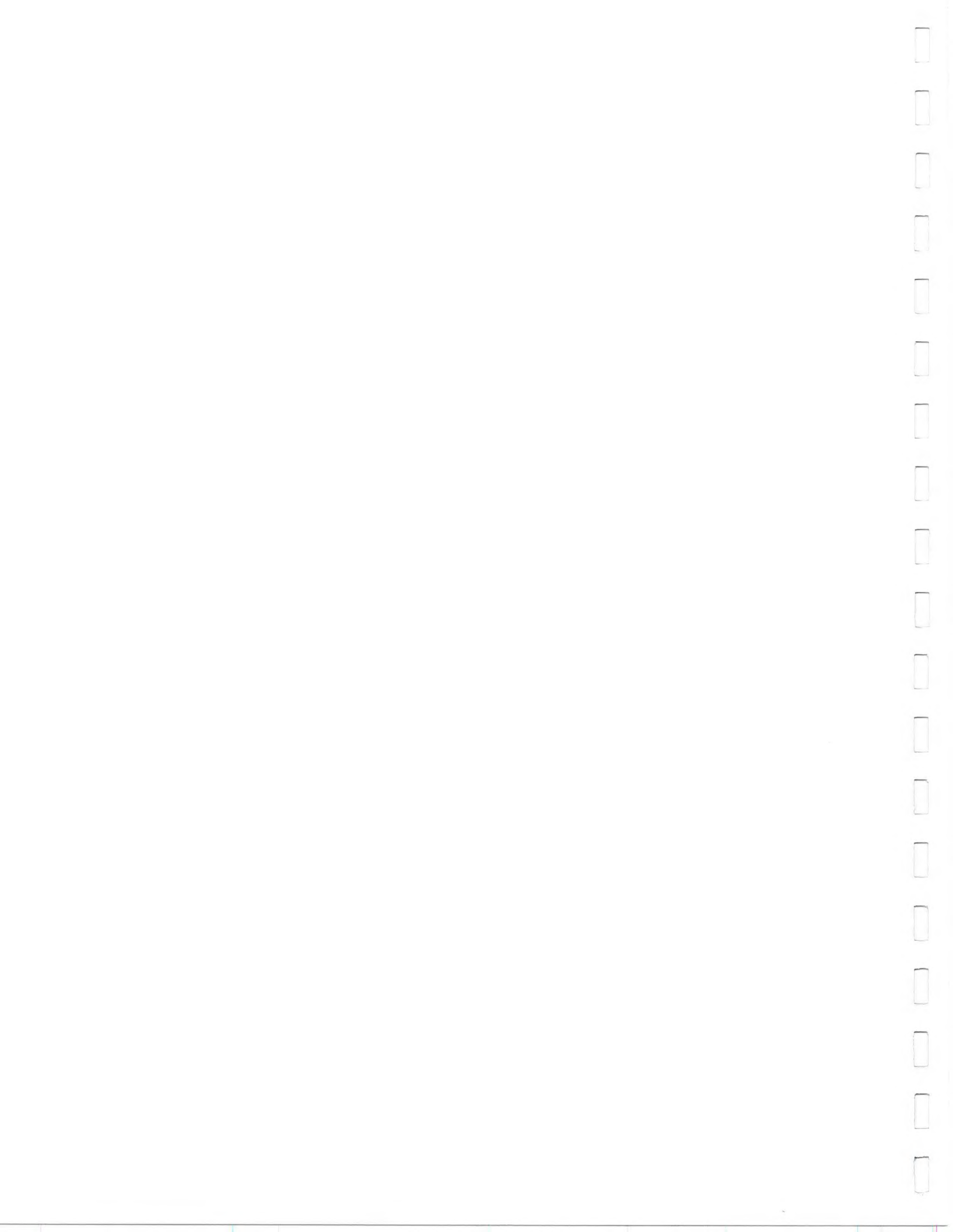
FCI w/o EA = Facility Condition Index without Educational Adequacy

Deficiency Summary Report

The Deficiency Summary Report follows. This report summarizes the current needed repairs (deficiencies) by major category of facility type and priority observed during the assessment. It is used to help understand the magnitude of work required for each.

COMET4 Facility Report
BISD's Deficiency Summary Report

Facility Name	1 Immediate/Life Safety	2 Immediate/Mission Critical	3 Required	4 Recommended	5 Within BOMA Life	Total
Beaumont ISD	\$3,905,827	\$10,095,215	\$222,125,500	\$1,041,350	\$0	\$237,167,892
Administration	\$44,061	\$236,702	\$6,403,765	\$25,497	\$0	\$6,710,025
Alternative Education	\$357,596	\$1,040,999	\$12,326,411	\$68,032	\$0	\$13,793,038
Elementary Schools	\$1,282,202	\$6,210,225	\$88,337,564	\$745,325	\$0	\$96,575,316
High Schools	\$1,494,198	\$1,857,443	\$51,826,549	\$74,267	\$0	\$55,252,457
Maintenance	\$0	\$203,936	\$1,212,957	\$54,102	\$0	\$1,470,995
Middle Schools	\$727,770	\$519,665	\$61,789,281	\$74,133	\$0	\$63,110,849
Planetarium	\$0	\$26,243	\$228,972	\$0	\$0	\$255,215



Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 11

The Orange Book

August 27, 2007 Updates

FROM: **PARSONS 3D/I**

PRESENTED TO:

**Beaumont Independent
School District**

Board of Trustees

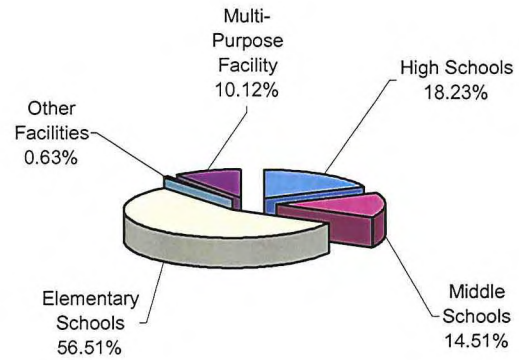


Beaumont Independent School District

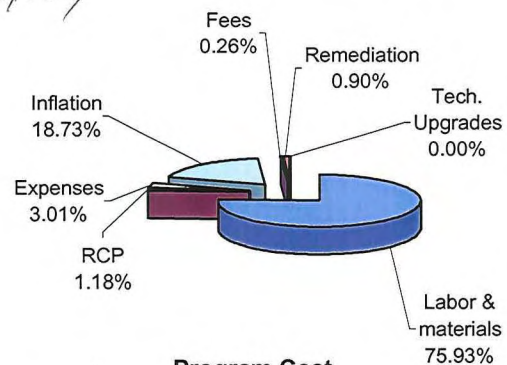
Program Summary

Version 6

Description of Investment	Dollars
High Schools	\$ 53,767,758
Middle Schools	\$ 42,814,948
Elementary Schools	\$ 166,718,942
Other Facilities	\$ 1,851,065
Multi- Purpose Facility	\$ 29,857,984
Sub-Totals	\$ 295,010,697
Regional Construction Premium	\$ 4,572,666
Management and Expenses	\$ 11,683,751
Inflation	\$ 72,759,006
Bond Fees	\$ 1,027,181
Hazardous Materials Remediation	\$ 3,500,000
Technology Upgrades	\$ -
Total Investment	\$ 388,553,301



Spending Per Type of Facility

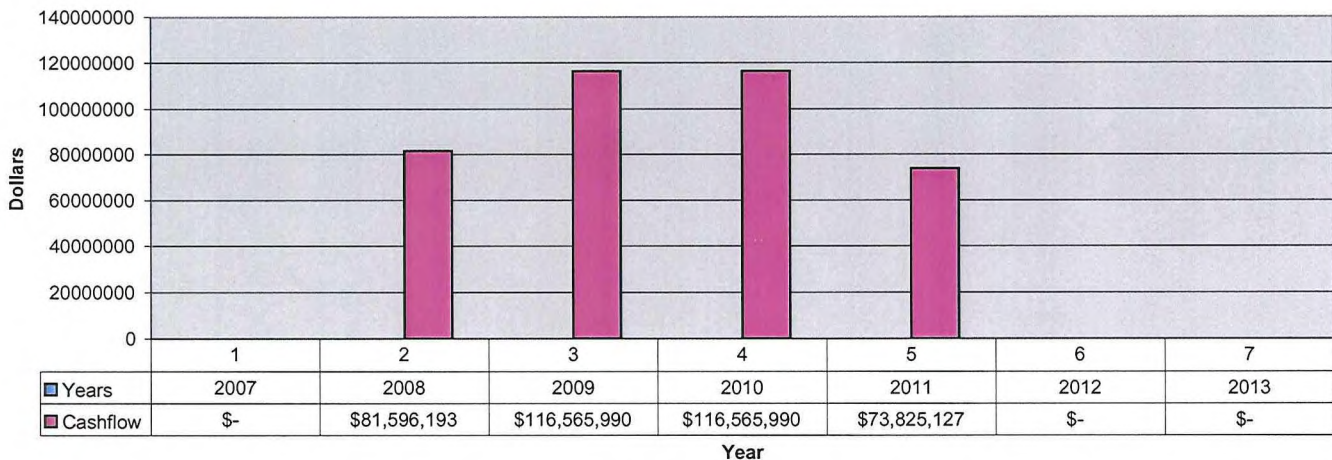


Program Cost

Estimated Future Inflation (used in total above)

Year	Inflation	Dollars Per Year
2007	0.00%	\$ -
2008	10.00%	\$ 31,579,429
2009	9.00%	\$ 22,452,974
2010	9.00%	\$ 13,926,528
2011	8.00%	\$ 4,800,073
2012	8.00%	\$ 0
Total		\$ 72,759,006

Estimated cashflow



Project Summary

Version 6

No	School	Remarks	Existing Facilities	Special Projects	Design & Contingency	Total	Type Totals
1	Central High School	Maintain	\$ 2,372,076	\$ 8,027,927	\$ 1,368,348	\$ 11,768,351	Total High Schools \$ 53,767,758
2	Ozen High School	Maintain	\$ 2,639,019	\$ 9,164,333	\$ 1,530,013	\$ 13,333,365	
3	West Brook High School	Maintain	\$ 3,178,073	\$ 22,139,000	\$ 3,348,970	\$ 28,666,042	
4	* Austin	Maintain	\$ 558,400	\$ 2,141,200	\$ 350,718	\$ 3,050,318	Total Middle Schools \$ 42,814,948
5	King	Maintain	\$ 529,056	\$ 2,447,311	\$ 386,344	\$ 3,362,711	
6	* Marshall	Maintain	\$ 555,650	\$ 1,027,000	\$ 207,028	\$ 1,789,678	
7	Smith	Maintain	\$ 837,438	\$ -	\$ 113,054	\$ 950,492	
8	* South Park	New	\$ 500,000	\$ 23,134,000	\$ 3,145,380	\$ 26,779,380	
9	* Vincent	Maintain	\$ 562,428	\$ 2,094,332	\$ 344,948	\$ 3,001,707	Total Elementary Schools \$ 166,718,942 (\$8100)
10	Odom	Maintain	\$ 2,161,826	\$ 1,281,999	\$ 436,836	\$ 3,880,661	
11	Amelia	New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
12	Bingman	Consolidate / Maintain	\$ 623,649	\$ 200,000	\$ 107,074	\$ 930,723	
13	Blanchette	Consolidate / New	\$ 500,000	\$ 12,645,250	\$ 1,625,168	\$ 14,770,418	
14	Caldwood	New	\$ 500,000	\$ 12,581,250	\$ 1,620,688	\$ 14,701,938	
15	Curtis	New	\$ 500,000	\$ 12,581,250	\$ 1,620,688	\$ 14,701,938	
16	Dishman	Maintain	\$ 13,192	\$ 1,222,500	\$ 154,790	\$ 1,390,482	
17	* Dunbar	Consolidate / New	\$ 500,000	\$ 15,956,250	\$ 2,036,938	\$ 18,493,188	
18	Fehl	Consolidate / New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
19	Field	Consolidate / Maintain	\$ -	\$ 200,000	\$ 26,000	\$ 226,000	
20	Fletcher	Maintain	\$ 1,830,324	\$ 2,970,000	\$ 607,842	\$ 5,408,166	
21	French	Consolidate / New	\$ 636,080	\$ 15,233,250	\$ 1,968,018	\$ 17,837,348	
22	Guess	Maintain	\$ 290,067	\$ 747,500	\$ 130,534	\$ 1,168,101	
23	Homer Drive	Maintain	\$ 193,860	\$ 1,485,000	\$ 210,152	\$ 1,889,012	
24	Lucas	Consolidate / Maintain	\$ 1,087,441	\$ 300,000	\$ 174,367	\$ 1,561,808	Total Other Facilities \$ 1,851,065
25	Martin	Consolidate / New	\$ 500,000	\$ 15,383,250	\$ 1,969,828	\$ 17,853,078	
26	* Ogden	Consolidate / TBD	\$ -	\$ -	\$ -	\$ -	
27	Pietzsch-MacArthur	Maintain	\$ 176,798	\$ -	\$ 22,984	\$ 199,782	
28	Price	Consolidate / TBD	\$ -	\$ -	\$ -	\$ -	
29	* Regina Howell	New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
	New School	Dropped 8/23/07	\$ -	\$ 300,000	\$ -	\$ 300,000	
30	Administrative Annex	TBD	\$ -	\$ 75,000	\$ -	\$ 75,000	
31	Administration Building	Maintain	\$ -	\$ -	\$ -	\$ -	
32	Agriculture Farm	Maintain	\$ 276,859	\$ 160,000	\$ 56,792	\$ 493,650	
33	Brown Alternative	Maintain	\$ 761,794	\$ 231,000	\$ 127,803	\$ 1,120,597	
34	Oaks Special Education	Maintain	\$ -	\$ -	\$ -	\$ -	
35	Pathways Alternative	TBD	\$ -	\$ 75,000	\$ -	\$ 75,000	Total Other Facilities \$ 1,851,065
36	Planetarium	Maintain	\$ -	\$ -	\$ -	\$ -	
37	Southerland	TBD	\$ -	\$ 75,000	\$ -	\$ 75,000	
38	Taylor Career Center	Maintain	\$ -	\$ -	\$ -	\$ -	
39	Transportation / Milam	Maintain	\$ 10,458	\$ -	\$ 1,360	\$ 11,818	
40	Multi-Purpose Facility	New	\$ -	\$ 26,899,085	\$ 2,958,899	\$ 29,857,984	\$ 29,857,984
Sub-total			\$ 23,794,487	\$ 238,466,438	\$ 32,749,772	\$ 295,010,697	\$ 295,010,697

Note: This Summary is only "Project" totals; see "Program Summary" for all cost.

Legend:

TBD To be Determined by District
 * Considering Alternate
 [Red L-Shape] School Consolidation
 [Up Arrow] Move to another Location

Central High School

Current enrollment	1,423
Current capacity w/o portables	1,450
Current capacity w portables	1,914
Current replacement value:	\$46,509,058
FCI reported January 2007	45.7%
Total permanent square feet:	278,728
Total permanent classrooms:	97
Total portable classrooms:	31



Acreage: 34.9
School age: 78 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

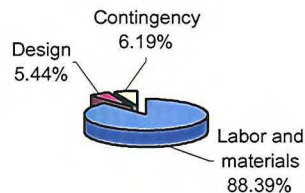
Investments at Central High School will include new roof installations, interior upgrades, installation of restroom exhaust fans, replacement pipe insulation on AC piping and the installation of emergency lighting in the school. This plan will include an addition that will allow the removal and sell all owned portables and the construction of 4 new science classrooms. The rented portables will be returned. It was decided that the proceeds from the sell of portables would offset the cost for removal. The auditorium's sound and lighting systems will be upgraded along with the athletic field house. The capacity of Central is set at 1,800.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 1,498,124	Replace old roofs *
Doors and windows	\$ -	
Finishes	\$ 500,000	Interior upgrades
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 373,952	Restroom exhaust fans * / pipe insulation / emergency lighting
Educational adequacy	\$ -	
Sub-total	\$ 2,372,076	

Special Projects	Investment	Comments
Addition to remove portables	\$ 4,125,000	Remove all portables (31-6 science classrooms = 25)
Add 4 science classrooms	\$ 1,133,333	State requirement; reduced to 4 August 2007
FF&E	\$ 548,500	For all new classrooms
Electrical in AG area	\$ 121,094	Electrical upgrades *
Upgrade field house	\$ 1,600,000	
Sound and lighting (auditorium)	\$ 500,000	Enhance existing
Sub-total	\$ 8,027,927	

* Recommended by local contractors

Architectural and Design	\$ 640,348
Contingency	\$ 728,000



Total Reinvestment: \$ 11,768,351

Cost of Construction

Ozen High School

Current enrollment	1,331
Current capacity w/o portables	1,435
Current capacity w portables	1,435
Current replacement value:	\$46,809,428
FCI reported January 2007	29.7%
Total permanent square feet:	334,151
Total permanent classrooms:	96
Total portable classrooms:	0



Acreage: 49.25
School age: 56 years old

Fact Sheet (v.6)**Community Bond
Advisory Committee
Recommendation****August 2007**

Investments at Ozen High School will include interior upgrades, installation of restroom exhaust fans, HVAC upgrades and the installation of emergency lighting in the school. This plan included the construction of 4 new science classrooms. Repairs will be made to eliminate the water problems in the existing auditorium. A new high performing auditorium will be built to seat 1,750. A 20 classroom addition will be included to allow for 1,800 capacity.

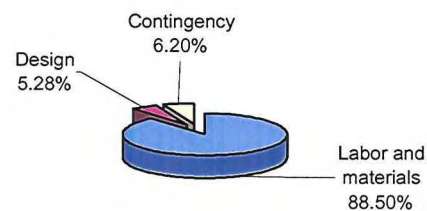
Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ 75,000	D wing foundation repairs
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	New roofs exists (2000)
Doors and windows	\$ -	
Finishes	\$ 500,000	interior upgrades
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 2,064,019	Restroom exhaust fans * / HVAC upgrades / emergency lighting
Educational adequacy	\$ -	
Sub-total	\$ 2,639,019	

Special Projects	Investment	Comments
Repair water issues in auditorium	\$ 55,000	
New 1,750 seat auditorium	\$ 7,000,000	High performing auditorium, raised to 1,750 August 2007
Add 4 science classrooms	\$ 1,133,333	State requirement, reduced to 4 August 2007
	\$ -	
FF&E	\$ 976,000	For new science classrooms and auditorium.
Sub-total	\$ 9,164,333	

* Recommended by local contractors

Architectural and Design	\$ 703,778
Contingency	\$ 826,235

Total Reinvestment: \$ 13,333,365

**Cost of Construction**

West Brook High School

Current enrollment	2,321
Current capacity w/o portables	1,973
Current capacity w portables	2,362
Current replacement value:	\$43,059,439
FCI reported January 2007	60.9%
Total permanent square feet:	271,572
Total permanent classrooms:	132
Total portable classrooms:	20



Acreage: 105
School age: 51 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

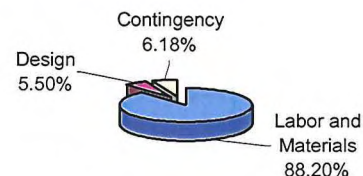
Investments at West Brook High School will include new roof installations, interior upgrades, installation of restroom exhaust fans, heating upgrades and the installation of emergency lighting in the school. This plan will include an addition that will allow the removal all portables and the construction of 6 new science classrooms. A new high performing auditorium will be built to seat 2,600. A 20 classroom addition will be included to allow for 2,600 capacity. The parking and traffic conditions internal to the school will also be addressed. This plan includes upgrading the athletic field house.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 2,264,052	Replace old roofs w/Duralast *, cut by 1/2 August 2007
Doors and windows	\$ -	
Finishes	\$ 500,000	Interior upgrades
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 391,621	Restroom exhaust fans * / heating upgrades / emergency lighting
Educational adequacy	\$ 22,400	Perimeter fencing
Sub-total	\$ 3,178,073	

Special Projects	Investment	Comments
Cafeteria	\$ 720,000	Increase seating area *
Increase lighting in gyms	\$ 60,000	
Fix traffic and parking conditions	\$ 195,000	
Add science classrooms	\$ 1,700,000	State requirement 6 each
FF&E	\$ 204,000	For new science classrooms
Addition to remove portables	\$ 3,300,000	Remove all portables (26-6 science classrooms = 20)
Addition to increase capacity	\$ 3,300,000	20 classrooms; new capacity at 2600
FF&E	\$ 660,000	For new permanent classrooms
Upgrade field house	\$ 1,600,000	From other facilities
New high performing auditorium	\$ 10,400,000	From other facilities (1,500 seats), 2600 August 2007
Sub-total	\$ 22,139,000	

* Recommended by local contractors

Architectural and Design	\$ 1,576,775
Contingency	\$ 1,772,195



Cost of Construction

Total Reinvestment: \$ 28,666,042

Austin Middle School

Current enrollment	539
Current capacity w/o portables	552
Current capacity w portables	776
Current replacement value:	\$18,475,302
FCI reported January 2007	64.3%
Total permanent square feet:	103,383
Total permanent classrooms:	32
Total portable classrooms:	13



Acreage: 13.13
School age: 50 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

Austin has just had a new roof put on the building. The plan includes an expansion of the cafeteria and installing A/C in the woodshop area. An addition of 10 new classrooms and 3 science classrooms is also included. All portables should be sold and removed. It was decided that the proceeds from the sell of portables would offset the cost for removal.

Austin was also priced as an alternate to add a 4th science classroom.

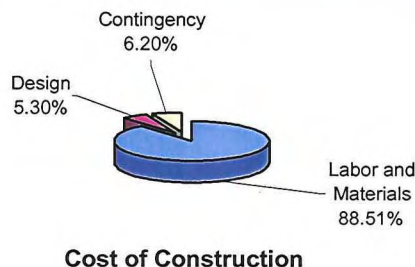
Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ 300,000	Interior upgrades
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 258,400	Restroom exhaust fans / pipe insulation
Educational adequacy	\$ -	
Sub-total	\$ 558,400	

Special Projects	Investment	Comments
Expand cafeteria	\$ 160,000	Increase seating *
Add 3 science classrooms	\$ 850,000	State requirement
Addition to remove portables	\$ 900,000	Remove all portables
HVAC in woodshop	\$ 20,000	Install where none exist *
FF&E	\$ 211,200	
Sub-total	\$ 2,141,200	

* Recommended by local contractors

Architectural and Design	\$ 161,746
Contingency	\$ 188,972

Total Reinvestment: \$ 3,050,318



King Middle School

Current enrollment	432
Current capacity w/o portables	587
Current capacity w portables	587
Current replacement value:	\$22,074,711
FCI reported January 2007	18.2%
Total permanent square feet:	146,500
Total permanent classrooms:	34
Total portable classrooms:	0



Acreage: 10.25
School age: 10 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

King has some existing roof leaks which will be addressed in this plan (District to check warranty). Also included is an additional 3 new science classrooms. This plan also includes renovation for the gym. The planned renovation for the auditorium dropped based on adjustments from August 23, 2007 meeting.

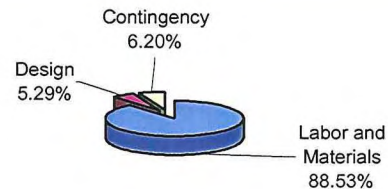
Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 529,056	Repair and replace as necessary
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ 529,056	

Special Projects	Investment	Comments
Addition to increase enrollment capacity	\$ -	7 Classrooms, removed August 2007
Add 3 science classrooms	\$ 849,999	State requirement
Renovate Gym	\$ 937,500	Upgrades to entire facility
Renovate Auditorium	\$ 421,875	Renovation dropped from plan August 23, 2007.
FF&E	\$ 237,937	
Sub-total	\$ 2,447,311	

* Recommended by local contractors

Architectural and Design	\$ 177,998
Contingency	\$ 208,346

Total Reinvestment: \$ 3,362,711



Cost of Construction

Marshall Middle School

Current enrollment	793
Current capacity w/o portables	725
Current capacity w portables	828
Current replacement value:	\$14,667,788
FCI reported January 2007	82.2%
Total permanent square feet:	91,459
Total permanent classrooms:	42
Total portable classrooms:	6



Acreage: 15.21
School age: 45 years old

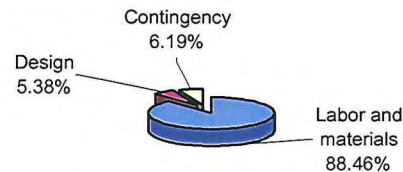
Fact Sheet (v.6)**Community Bond
Advisory Committee
Recommendation****August 2007**

This plan includes replacing roofs, upgrading interiors and HVAC repairs. Also included is the addition of 3 science classrooms and the repairs of water filtration issues. All portables should be removed from the site and sold. It was decided that the proceeds from the sell of portables would offset the cost for removal. The planned new auditorium dropped based on the adjustments from August 23, 2007 meeting. Marshall was also priced as an alternate as a new facility.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	No roof replacement; August 2007
Doors and windows	\$ -	
Finishes	\$ 300,000	Interior upgrades
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 255,650	Restroom exhaust fans / pipe insulation
Educational adequacy	\$ -	
Sub-total	\$ 555,650	
Special Projects	Investment	Comments
Fix water site drainage issues	\$ 75,000	
Addition for 5 science classrooms	\$ 850,000	Changed to 3 August 2007
Add auditorium	\$ -	Auditorium dropped from plan-August 23,2007
FF&E	\$ 102,000	
Sub-total	\$ 1,027,000	

* Recommended by local contractors

Architectural and Design	\$ 96,242
Contingency	\$ 110,786

**Total Reinvestment: \$ 1,789,678****Cost of Construction**

Smith Middle School

Current enrollment	372
Current capacity w/o portables	725
Current capacity w portables	725
Current replacement value:	\$24,499,845
FCI reported January 2007	66.6%
Total permanent square feet:	160,490
Total permanent classrooms:	42
Total portable classrooms:	0



Acreage: 21.37
School age: 55 years old

Fact Sheet (v.6)**Community Bond
Advisory Committee
Recommendation****August 2007**

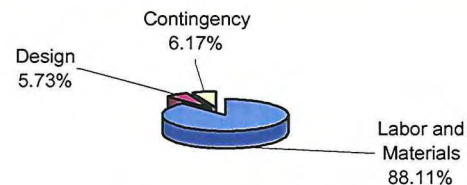
This plan includes replacing roofs, upgrading interiors and HVAC repairs. Also included is the addition of 5 science classrooms and the repairs of water filtration issues. All portables should be removed from the site.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 241,648	Replace old roofs
Doors and windows	\$ -	
Finishes	\$ 300,000	Interior upgrades
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 266,000	Restroom exhaust fans / pipe insulation
Educational adequacy	\$ 29,790	Perimeter fencing
Sub-total	\$ 837,438	

Special Projects	Investment	Comments
No special projects	\$ -	
Sub-total	\$ -	

* Recommended by local contractors

Architectural and Design	\$ 54,433
Contingency	\$ 58,621



Total Reinvestment: \$ 950,492

Cost of Construction

South Park Middle School

Current enrollment	440
Current capacity w/o portables	518
Current capacity w portables	604
Current replacement value:	\$14,324,663
FCI reported January 2007	69.4%
Total permanent square feet:	103,579
Total permanent classrooms:	30
Total portable classrooms:	9



Acreage: 11.7
School age: 85 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

Build a new school on the South Park site keeping as much existing structure as possible. The rental portable units should be returned.

South Park was also priced as an alternate as a renovated facility.

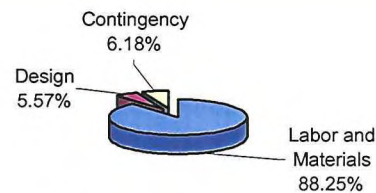
Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ 500,000	Demolish; save as much existing structure as possible.
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ 500,000	

Special Projects	Investment	Comments
New School	\$ 20,800,000	Reduced to 130,000 sf (700 students) August 2007
FF&E	\$ 2,080,000	
Temporary facilities	\$ 150,000	
Relocation logistics	\$ 104,000	
Sub-total	\$ 23,134,000	

* Recommended by local contractors

Architectural and Design	\$ 1,491,000
Contingency	\$ 1,654,380

Total Reinvestment: \$ 26,779,380



Cost of Construction

Vincent Middle School

Current enrollment	910
Current capacity w/o portables	759
Current capacity w portables	863
Current replacement value:	\$16,788,428
FCI reported January 2007	83.8%
Total permanent square feet:	103,950
Total permanent classrooms:	44
Total portable classrooms:	6



Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

Acreage: 25.27

School age: 47 years old

This plan includes replacing roofs, upgrading interiors and HVAC repairs. Also included is the addition of 4 science classrooms and 5 regular classrooms to eliminate portables.. All owned portables should be removed from the site and sold. It was decided that the proceeds from the sell of portables would offset the cost for removal.

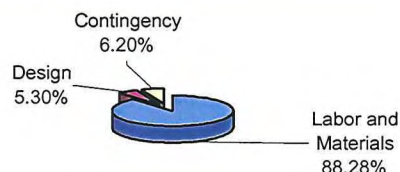
The planned new auditorium has been dropped based on the adjustments from August 23, 2007 meeting. Determine final location of English as a second language (from meeting 06 Mar'07), before addition is made to

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	No roof replacement - August 10, 2007
Doors and windows	\$ -	
Finishes	\$ 300,000	Interior upgrades
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 262,428	Restroom exhaust fans / pipe insulation
Educational adequacy	\$ -	
Sub-total	\$ 562,428	

Special Projects	Investment	Comments
Add 4 science classrooms	\$ 1,133,332	State requirement
Addition to remove portables	\$ 750,000	5 classroom addition
Add auditorium	\$ -	Auditorium dropped from plan-August 23, 2007
FF&E	\$ 211,000	
Sub-total	\$ 2,094,332	

* Recommended by local contractors

Architectural and Design	\$ 158,974
Contingency	\$ 185,973



Total Reinvestment: \$ 3,001,707

Cost of Construction

Odom Middle School

Current enrollment	751
Current capacity w/o portables	863
Current capacity w portables	932
Current replacement value:	\$17,517,975
FCI reported January 2007	70.0%
Total permanent square feet:	110,015
Total permanent classrooms:	50
Total portable classrooms:	4



Acreage: 17.54
School age: 39 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

This plan includes replacing roofs, upgrading interiors, HVAC repairs and adding emergency lighting. Also included is the addition of 3 science classrooms and 2 regular classrooms to eliminate portables. All portables should be removed from the site and sold. The rental portable units should be returned. It was decided that the proceeds from the sell of portables would offset the cost for removal. The planned new auditorium dropped based on the adjustments from August 23, 2007 meeting.

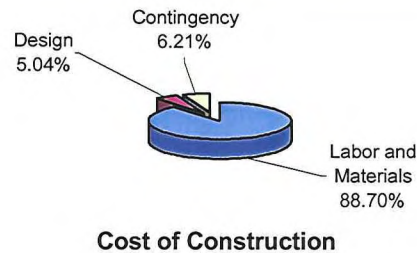
Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 1,393,300	Replace old roofs
Doors and windows	\$ -	
Finishes	\$ 300,000	Interior upgrades
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 468,526	Restroom exhaust fans / pipe insulation / HVAC ductwork / emergency lighting
Educational adequacy	\$ -	
Sub-total	\$ 2,161,826	

Special Projects	Investment	Comments
Add 3 science classrooms	\$ 849,999	State requirement
Addition to remove portables	\$ 300,000	Remove all portables (4-3 science = 1) 2 minimum
Add auditorium	\$ -	Auditorium dropped from plan-August 23, 2007
FF&E	\$ 132,000	
Sub-total	\$ 1,281,999	

* Recommended by local contractors

Architectural and Design	\$ 195,769
Contingency	\$ 241,068

Total Reinvestment: \$ 3,880,661



Amelia Elementary School

Current enrollment	434
Current capacity w/o portables	396
Current capacity w portables	528
Current replacement value:	\$10,261,311
FCI reported January 2007	90.0%
Total permanent square feet:	65,019
Total permanent classrooms:	24
Total portable classrooms:	8



Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

Acreage: 22.6
School age: 94 years old

The Amelia school will be demolished and a new school will be built on the same site. The owned portables should be removed from this site and sold. It was decided that the proceeds from the sell of portables would offset the cost for removal. The rental portable units should be returned.

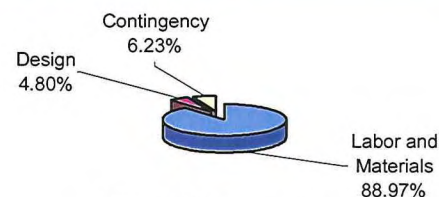
This plan includes new furniture for the new school.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ 500,000	Demolish
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ 500,000	

Special Projects	Investment	Comments
New Construction	\$ 14,250,000	New school on Amelia site
Temporary facilities	\$ 150,000	Cost associated with housing students during construction
Relocation logistics	\$ 71,250	Cost associated with moving from one building to another
Furniture, fixtures and equip	\$ 1,425,000	For new construction
Sub-total	\$ 15,896,250	

* Recommended by local contractors

Architectural and Design	\$ 885,000
Contingency	\$ 1,147,738



Total Reinvestment: \$ 18,428,988

Cost of Construction

Bingman Elementary School

Current enrollment	229
Current capacity w/o portables	363
Current capacity w portables	495
Current replacement value:	\$8,503,963
FCI reported January 2007	68.0%
Total permanent square feet:	44,256
Total permanent classrooms:	22
Total portable classrooms:	8



Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

Acreage: 8.6
School age: 55 years old

Consolidate Bingman with Blanchette and build a new school on the Blanchette site. The portables should be removed from this site and sold. It was decided that the proceeds from the sell of portables would offset the cost for removal.

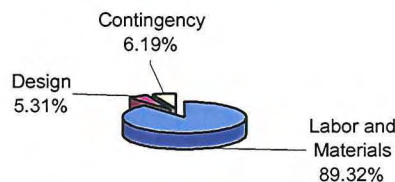
Southerland will move into the Bingman school once the consolation is complete.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 361,956	Roofing covering, roof cut 1/2 August 2007
Doors and windows	\$ -	
Finishes	\$ 110,069	Interior improvements
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 151,624	Exhaust / ventilation / ductwork cleaning
Educational adequacy	\$ -	
Sub-total	\$ 623,649	

Special Projects	Investment	Comments
Interior changes	\$ 200,000	Interior changes for Head Start program
Furniture, fixtures and equip	\$ -	For new construction
Sub-total	\$ 200,000	

* Recommended by local contractors

Architectural and Design	\$ 49,419
Contingency	\$ 57,655



Total Reinvestment: \$ 930,723

Cost of Construction

Blanchette Elementary School

Current enrollment	234
Current capacity w/o portables	413
Current capacity w portables	413
Current replacement value:	\$7,515,762
FCI reported January 2007	80.9%
Total permanent square feet:	47,974
Total permanent classrooms:	25
Total portable classrooms:	0



Acreage: 6.7
School age: 69 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

Consolidate Blanchette with Bingman and build a new school on the Blanchette site. The portables should be removed from this site. This plan includes new furniture for the new school.

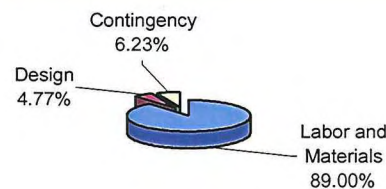
Blanchette will be demolished with the exception of the Gym.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ 500,000	Demolish the existing Blanchette; retain existing gym.
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ 500,000	

Special Projects	Investment	Comments
Land acquisition	\$ 75,000	Purchase an additional 5 acres
New school	\$ 11,250,000	550 operating capacity
Temporary facilities	\$ 150,000	Cost associated with moving from one building to another
Relocation logistics	\$ 45,250	Interior changes for Head Start program
Furniture, fixtures and equip.	\$ 1,125,000	New furniture for new school
Sub-total	\$ 12,645,250	

* Recommended by local contractors

Architectural and Design	\$ 705,000
Contingency	\$ 920,168



Total Reinvestment: \$ 14,770,418

Cost of Construction

Caldwood Elementary School

Current enrollment	562
Current capacity w/o portables	429
Current capacity w portables	743
Current replacement value:	\$7,901,974
FCI reported January 2007	79.5%
Total permanent square feet:	44,039
Total permanent classrooms:	26
Total portable classrooms:	19



Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

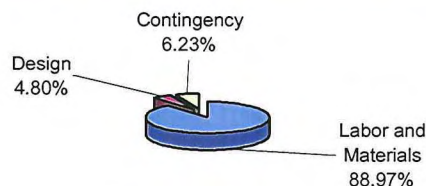
August 2007

Acreage: 8
School age: 49 years old

The Caldwood school will be demolished and a new school will be built on the same site to a 550 capacity. The portables should be removed from this site and sold. It was decided that the proceeds from the sell of portables would offset the cost for removal.

This plan includes new furniture for the new school.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ 500,000	Demolish
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ 500,000	
Special Projects	Investment	Comments
New Construction	\$ 11,250,000	New school 75,000 SF
Temporary facilities	\$ 150,000	Cost associated with housing students during construction
Relocation logistics	\$ 56,250	Cost associated with moving from one building to another
FF&E	\$ 1,125,000	For new construction
Sub-total	\$ 12,581,250	
* Recommended by local contractors		
Architectural and Design	\$ 705,000	
Contingency	\$ 915,688	



Total Reinvestment: \$ 14,701,938

Cost of Construction

Curtis Elementary School

Current enrollment	569
Current capacity w/o portables	347
Current capacity w portables	528
Current replacement value:	\$7,085,377
FCI reported January 2007	78.9%
Total permanent square feet:	44,516
Total permanent classrooms:	21
Total portable classrooms:	11



Acreage: 16.7
School age: 51 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

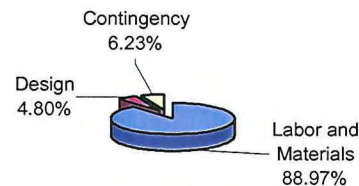
The Curtis school will be demolished and a new school will be built on the same site to a 550 capacity. The owned portables should be removed from this site and sold. The rental portable units should be returned. It was decided that the proceeds from the sell of portables would offset the cost for removal.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ 500,000	Demolish
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ 500,000	

Special Projects	Investment	Comments
New Construction	\$ 11,250,000	New school 75,000 SF
Temporary facilities	\$ 150,000	Cost associated with housing students during construction
Relocation logistics	\$ 56,250	Cost associated with moving from one building to another
FF&E	\$ 1,125,000	For new construction
Sub-total	\$ 12,581,250	

* Recommended by local contractors

Architectural and Design	\$ 705,000
Contingency	\$ 915,688



Total Reinvestment: \$ 14,701,938

Cost of Construction

Dishman Elementary School

Current enrollment	669
Current capacity w/o portables	726
Current capacity w portables	726
Current replacement value:	\$12,321,959
FCI reported January 2007	17.2%
Total permanent square feet:	83,314
Total permanent classrooms:	44
Total portable classrooms:	0



Acreage: 31.4
School age: 8 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

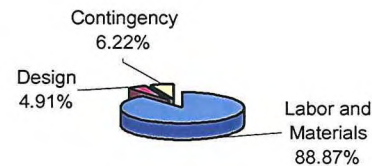
Add new gym to the site to fix the problem of the existing half gym today.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 5,632	Repair leak around skylight
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 7,560	Increase lighting in library
Educational adequacy	\$ -	
Sub-total	\$ 13,192	

Special Projects	Investment	Comments
Gymnasium	\$ 1,125,000	New 7500 sf gym
Seating	\$ 97,500	650 linear feet of bench seating
Sub-total	\$ 1,222,500	

* Recommended by local contractors

Architectural and Design	\$ 68,292
Contingency	\$ 86,498



Total Reinvestment: \$ 1,390,482

Cost of Construction

Dunbar Elementary School

Current enrollment	436
Current capacity w/o portables	462
Current capacity w portables	512
Current replacement value:	\$12,057,791
FCI reported January 2007	68.6%
Total permanent square feet:	75,268
Total permanent classrooms:	28
Total portable classrooms:	3



Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

Acreage: 8.3

School age: 50 years old

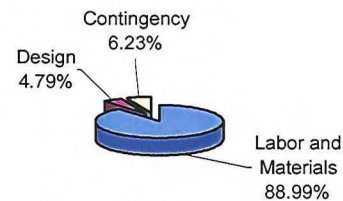
Consolidate Ogden and Dunbar at a new school built at the Dunbar site to a 750 capacity. All owned portables should be removed and sold. The rental portable units should be returned. It was decided that the proceeds from the sell of portables would offset the cost for removal.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ 500,000	Demolish, removed August 2007
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ 500,000	

Special Projects	Investment	Comments
Land Acquisition	\$ 60,000	Increase capacity
New Construction	\$ 14,250,000	Combine Ogden at Dunbar into New school
Temporary facilities	\$ 150,000	
Relocation logistics	\$ 71,250	Cost associated with moving from one building to another
FF&E	\$ 1,425,000	For new construction
Sub-total	\$ 15,956,250	

* Recommended by local contractors

Architectural and Design	\$ 885,000
Contingency	\$ 1,151,938



Total Reinvestment: \$ 18,493,188

Cost of Construction

Fehl Elementary School

Current enrollment	342
Current capacity w/o portables	363
Current capacity w portables	363
Current replacement value:	\$7,609,150
FCI reported January 2007	61.2%
Total permanent square feet:	40,765
Total permanent classrooms:	22
Total portable classrooms:	8

**Fact Sheet (v.6)****Community Bond
Advisory Committee
Recommendation****August 2007**

Acreage: 5.7

School age: 55 years old

Consolidate Fehl with Price and build a new school on the Fehl site. This plan includes new furniture for the new school. Limited site acreage needs to be addressed by the design team and the district. Although this is an elementary school, a two story facility could be considered. All portables should be removed and sold. It was decided that the proceeds from the sell of portables would offset the cost for removal.

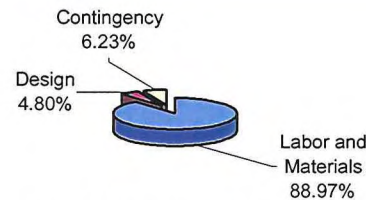
Fehl will be demolished.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ 500,000	Demolish existing Fehl
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ 500,000	

Special Projects	Investment	Comments
New Construction	\$ 14,250,000	New school
Land Acquisition	\$ -	Land from Transportation/Milam (1 Acre available)
Temporary facilities	\$ 150,000	Cost associated with housing students during construction
Relocation logistics	\$ 71,250	Cost associated with moving from one building to another
FF&E	\$ 1,425,000	For new construction
Sub-total	\$ 15,896,250	

* Recommended by local contractors

Architectural and Design	\$ 885,000
Contingency	\$ 1,147,738



Total Reinvestment: \$ 18,428,988

Cost of Construction

Field Elementary School

Current enrollment	322
Current capacity w/o portables	347
Current capacity w portables	396
Current replacement value:	\$6,843,709
FCI reported January 2007	78.1%
Total permanent square feet:	44,834
Total permanent classrooms:	21
Total portable classrooms:	3



Acreage: 10.3
School age: 55 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

Consolidate Field with French and build a new school on the French site. The portables should be removed from this site and sold. It was decided that the proceeds from the sell of portables would offset the cost for removal.

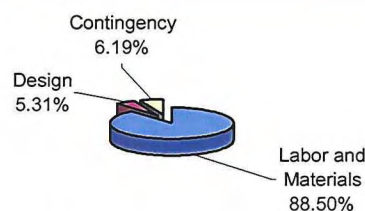
The current Annex will move to the Field site.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ -	

Special Projects	Investment	Comments
Interior changes	\$ 200,000	Required changes
Sub-total	\$ 200,000	

* Recommended by local contractors

Architectural and Design	\$ 12,000
Contingency	\$ 14,000



Total Reinvestment: \$ 226,000

Cost of Construction

Fletcher Elementary School

Current enrollment	698
Current capacity w/o portables	330
Current capacity w portables	611
Current replacement value:	\$9,372,994
FCI reported January 2007	70.6%
Total permanent square feet:	44,037
Total permanent classrooms:	20
Total portable classrooms:	17



Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

Acreage: 8
School age: 24 years old

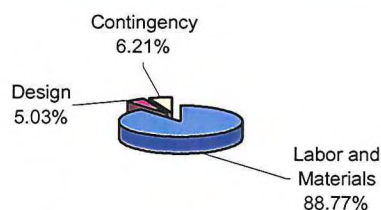
Maintain existing facility. Replace 17 portables with a 20 classroom addition. All owned portables to be removed from this site and sold. The rental portable units should be returned. It was decided that the proceeds from the sell of portables would offset the cost for removal.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 842,021	Replace roof on main building
Doors and windows	\$ -	
Finishes	\$ 349,559	Interior changes
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 199,523	Ductwork cleaning / ventilation / exhaust / emergency lighting
Educational adequacy	\$ 439,221	Increased lighting/ Bus lane canopy/ Bus & Car Drop-off area/ Playground canopy/Pave play area
Sub-total	\$ 1,830,324	

Special Projects	Investment	Comments
20 classroom addition	\$ 2,700,000	Increase capacity
FF&E	\$ 270,000	
Sub-total	\$ 2,970,000	

* Recommended by local contractors

Architectural and Design	\$ 271,819
Contingency	\$ 336,023



Total Reinvestment: \$ 5,408,166

Cost of Construction

French Elementary School

Current enrollment	415
Current capacity w/o portables	512
Current capacity w portables	528
Current replacement value:	\$12,303,935
FCI reported January 2007	59.8%
Total permanent square feet:	84,338
Total permanent classrooms:	31
Total portable classrooms:	1



Acreage: 13.3
School age: 51 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

Consolidate French with Field and build a new school on the French site. The rented portables should be removed from this site. This plan includes new furniture for the new school.

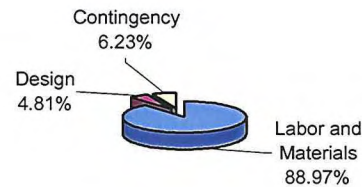
French will be demolished. Only the existing auditorium will be retained.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ 500,000	Demolish the existing French and gym; keep auditorium
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ 136,080	Additional lighting in classrooms
Sub-total	\$ 636,080	

Special Projects	Investment	Comments
New Construction	\$ 13,650,000	New school with new gym.
Temporary facilities	\$ 150,000	Cost associated with housing students during construction
Relocation logistics	\$ 68,250	Cost associated with moving from one building to another
FF&E	\$ 1,365,000	
Sub-total	\$ 15,233,250	

* Recommended by local contractors

Architectural and Design	\$ 857,165
Contingency	\$ 1,110,853



Total Reinvestment: \$ 17,837,348

Cost of Construction

Guess Elementary School

Current enrollment	716
Current capacity w/o portables	792
Current capacity w portables	858
Current replacement value:	\$12,694,492
FCI reported January 2007	46.8%
Total permanent square feet:	83,865
Total permanent classrooms:	48
Total portable classrooms:	4



Acreage: 15.8
School age: 22 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

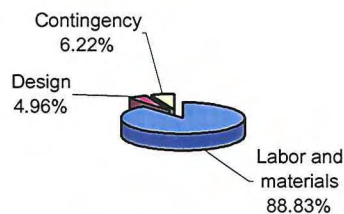
Maintain existing facility. Replace 4 portables with a 5 classroom addition. All portables to be removed from this site and sold. It was decided that the proceeds from the sell of portables would offset the cost for removal.

Existing facility repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 16,788	Repair leak at the expansion joint at gym and A Wing
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 90,759	Clean ductwork/ Exhaust fans/ Emer. Lighting
Educational adequacy	\$ 182,520	Classroom lighting/ Playground canopy
Sub-total	\$ 290,067	

Special projects	Investment	Comments
5 classroom addition	\$ 675,000	Increase capacity
FF&E	\$ 72,500	
Sub-total	\$ 747,500	

* Recommended by local contractors

Architectural and Design	\$ 57,904
Contingency	\$ 72,630

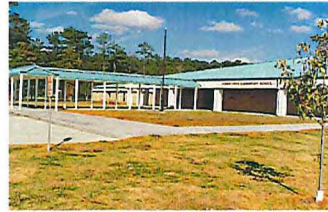


Total reinvestment: \$ 1,168,101

Cost of construction

Homer Elementary School

Current enrollment	418
Current capacity w/o portables	594
Current capacity w portables	594
Current replacement value:	\$15,473,912
FCI reported January 2007	28.6%
Total permanent square feet:	58,128
Total permanent classrooms:	36
Total portable classrooms:	0



Acreage: 12.8
School age: 18 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

Homer will receive increased lighting in the classrooms and a canopy on the playground.

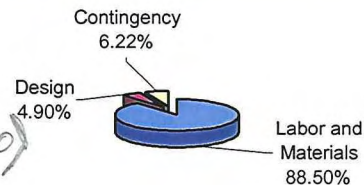
Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ 193,860	Increased classroom lighting/ Playground canopy
Sub-total	\$ 193,860	

Special Projects	Investment	Comments
Add 10 classrooms	\$ 1,350,000	Added August 2007
FF&E	\$ 135,000	Added August 2007
Sub-total	\$ 1,485,000	

* Recommended by local contractors

Architectural and Design	\$ 92,632
Contingency	\$ 117,520

#100,132
(\$3100)



Total Reinvestment: \$ 1,889,012

\$ 1,897,112

Cost of Construction

Lucas Elementary School

Current enrollment	358
Current capacity w/o portables	429
Current capacity w portables	528
Current replacement value:	\$8,348,549
FCI reported January 2007	87.4%
Total permanent square feet:	52,806
Total permanent classrooms:	26
Total portable classrooms:	6



Acreage: 8.8
School age: 51 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

Consolidate Lucas with Martin and build a new school on the Martin site.

Pathways to move into Lucas site.

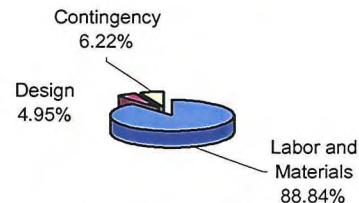
Portables to be removed from the site and sold. It was decided that the proceeds from the sell of portables would offset the cost for removal.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 1,009,692	Replace old roofs on main building
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 5,929	Restroom exhaust fans
Educational adequacy	\$ 71,820	Increased classroom lighting
Sub-total	\$ 1,087,441	

Special Projects	Investment	Comments
Interior changes	\$ 200,000	Interior changes for Pathways occupancy
FF&E	\$ 100,000	Allowance for move to different building
Sub-total	\$ 300,000	

* Recommended by local contractors

Architectural and Design	\$ 77,246
Contingency	\$ 97,121



Total Reinvestment: \$ 1,561,808

Cost of Construction

Martin Elementary School

Current enrollment	520
Current capacity w/o portables	660
Current capacity w portables	743
Current replacement value:	\$14,084,805
FCI reported January 2007	70.3%
Total permanent square feet:	93,867
Total permanent classrooms:	40
Total portable classrooms:	5



Acreage: 12.5
School age: 55 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

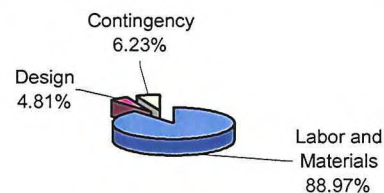
August 2007

Demolish Martin but keep existing auditorium. Combine Lucas at Martin site. All portables should be removed from the site and sold. It was decided that the proceeds from the sell of portables would offset the cost for removal.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ 500,000	Demolish existing Martin and gym; keep auditorium
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ 500,000	
Special Projects	Investment	Comments
New School	\$ 13,650,000	Combine Lucas at Martin for New School
Temporary facilities	\$ 150,000	Cost associated with housing students during construction
Relocation logistics	\$ 68,250	Cost associated with moving from one building to another
FF&E	\$ 1,365,000	New furniture for new school
Site drainage	\$ 150,000	Water Drainage
Sub-total	\$ 15,383,250	

* Recommended by local contractors

Architectural and Design	\$ 858,000
Contingency	\$ 1,111,828



Total Reinvestment: \$ 17,853,078

Cost of Construction

Ogden Elementary School

Current enrollment	356
Current capacity w/o portables	396
Current capacity w portables	495
Current replacement value:	\$11,394,455
FCI reported January 2007	67.7%
Total permanent square feet:	54,729
Total permanent classrooms:	24
Total portable classrooms:	6



Acreage: 3.8
School age: 95 years old

Fact Sheet (v.6)**Community Bond
Advisory Committee
Recommendation****August 2007**

Consolidate Ogden to move to Dunbar.

District to find someone to purchase or find a use for the vacated Ogden facility.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ -	

Special Projects	Investment	Comments
	\$ -	
	\$ -	
Sub-total	\$ -	

* Recommended by local contractors

Architectural and Design	\$ -
Contingency	\$ -

Total Reinvestment: \$ -

Pietzsch-MacArthur Elementary School

Current enrollment	970
Current capacity w/o portables	1287
Current capacity w portables	1287
Current replacement value:	\$27,263,629
FCI reported January 2007	19.8%
Total permanent square feet:	182,000
Total permanent classrooms:	78
Total portable classrooms:	0



Acreage: 13.8
School age: 99 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

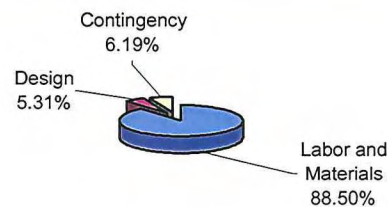
This plan includes repairs to metal roofs, cleaning ductwork, installing exhaust fans, increased library lighting and the installation of the playground canopy.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 18,543	Roof covering on metal roofs
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 96,695	Ductwork cleaning/ Exhaust fans
Educational adequacy	\$ 61,560	Increased library lighting/ Playground Canopy
Sub-total	\$ 176,798	

Special Projects	Investment	Comments
No projects	\$ -	
Sub-total	\$ -	

** Recommended by local contractors*

Architectural and Design	\$ 10,608
Contingency	\$ 12,376



Total Reinvestment: \$ 199,782

Cost of Construction

Price Elementary School

Current enrollment	221
Current capacity w/o portables	363
Current capacity w portables	363
Current replacement value:	\$7,626,217
FCI reported January 2007	62.8%
Total permanent square feet:	52,511
Total permanent classrooms:	22
Total portable classrooms:	0



Acreage: 3.8
School age: 50 years old

Fact Sheet (v.6)**Community Bond
Advisory Committee
Recommendation****August 2007**

Consolidate Price with Fehl and build a new school on the Fehl site.

District to find someone to purchase or find a use for the Price site..

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ -	

Special Projects	Investment	Comments
No projects	\$ -	
Sub-total	\$ -	

** Recommended by local contractors*

Architectural and Design	\$ -
Contingency	\$ -

Total Reinvestment: \$ -

Regina Howell Elementary School

Current enrollment	755
Current capacity w/o portables	512
Current capacity w portables	693
Current replacement value:	\$7,983,600
FCI reported January 2007	72.5%
Total permanent square feet:	51,349
Total permanent classrooms:	31
Total portable classrooms:	11



Acreage: 8
School age: 44 years old

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

Regina Howell Elementary School rebuilt new on existing site to a 550 capacity. All owned portables should be removed and sold. It was decided that the proceeds from the sell of portables would offset the cost for removal. Rental portable units should be returned.

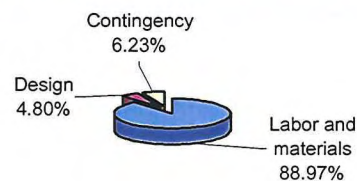
Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ 500,000	Demolish
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ 500,000	

Special Projects	Investment	Comments
New Construction	\$ 14,250,000	New school at a 95,000 SF
Temporary facilities	\$ 150,000	Cost associated with housing students during construction
Relocation logistics	\$ 71,250	Cost associated with moving from one building to another
FF&E	\$ 1,425,000	For new construction
Sub-total	\$ 15,896,250	

* Recommended by local contractors

Architectural and Design	\$ 885,000
Contingency	\$ 1,147,738

Total Reinvestment: \$ 18,428,988



Cost of Construction

New Elementary School

Current enrollment	
Current capacity w/o portables	
Current capacity w portables	
Current replacement value:	
FCI reported January 2007	
Total permanent square feet:	
Total permanent classrooms:	
Total portable classrooms:	



Acreage: 27
School age: New

Fact Sheet (v.6)
**Community Bond
Advisory Committee
Recommendation**
August 2007

Land purchase only.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ -	

Special Projects	Investment	Comments
New Construction		
Land Acquisition	\$ 300,000	Board request - August 23, 2007 meeting
FF&E		For new construction
Sub-total	\$ 300,000	

* Recommended by local contractors

Architectural and Design	
Contingency	

Total Reinvestment: \$ 300,000

Administrative Annex

Current enrollment	NA
Current capacity w/o portables	NA
Current capacity w portables	NA
Current replacement value:	\$3,373,926
FCI reported January 2007	66.5%
Total permanent square feet:	17,000
Total permanent classrooms:	NA
Total portable classrooms:	2



Acreage: 8.9
School age: 56 Years old

Fact Sheet (v.6)
**Community Bond
Advisory Committee
Recommendation**
August 2007

Operations to move to Field.

No plan for reinvestment at this property.

District to find someone to purchase or find a use for the vacated Admin Annex facility.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ -	

Special Projects	Investment	Comments
Move and move management	\$ 75,000	Cost associated with moving from one building to another
	\$ -	
Sub-total	\$ 75,000	

** Recommended by local contractors*

Architectural and Design	\$ -
Contingency	\$ -

Total Reinvestment: \$ 75,000

Administration Building

Current enrollment	NA
Current capacity w/o portables	NA
Current capacity w portables	NA
Current replacement value:	\$7,617,802
FCI reported January 2007	66.5%
Total permanent square feet:	51,982
Total permanent classrooms:	NA
Total portable classrooms:	NA

**Fact Sheet (v.6)**
**Community Bond
Advisory Committee
Recommendation**
August 2007

Acreage: 8
School age: 58 Years old

No reinvestment at this time.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ -	

Special Projects	Investment	Comments
	\$ -	
	\$ -	
Sub-total	\$ -	

* Recommended by local contractors

Architectural and Design	\$ -
Contingency	\$ -

Total Reinvestment: \$ -

Agriculture Farm

Current enrollment	50-60
Current capacity w/o portables	NA
Current capacity w portables	NA
Current replacement value:	\$216,543
FCI reported January 2007	
Total permanent square feet:	6,000
Total permanent classrooms:	NA
Total portable classrooms:	NA



Acreage: NA
School age: NA

Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

August 2007

Upgrade greenhouse and the barn. Add Show-arena and storage. Upgrade existing parking and driveway.

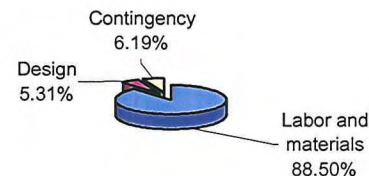
Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ 25,000	
Masonry and metals	\$ 30,000	
Wood and plastics	\$ 42,000	
Thermal and moisture	\$ 18,000	
Doors and windows	\$ 40,765	
Finishes	\$ 21,094	Greenhouse and barn upgrades
Specialties and equipment	\$ 50,000	
Elevators	\$ -	
Mechanical and electrical	\$ 50,000	
Educational adequacy	\$ -	
Sub-total	\$ 276,859	

Special Projects	Investment	Comments
Show-Arena and Storage	\$ 150,000	
Improve Parking and Driveway	\$ 10,000	
Sub-total	\$ 160,000	

* Recommended by local contractors

Architectural and Design	\$ 26,212
Contingency	\$ 30,580

Total Reinvestment: \$ 493,650



Cost of Construction

Brown Alternative

Current enrollment	192
Current capacity w/o portables	328
Current capacity w portables	328
Current replacement value:	\$6,676,710
FCI reported January 2007	69.0%
Total permanent square feet:	42,594
Total permanent classrooms:	19
Total portable classrooms:	0



Acreage: NA
School age: 55 years old

Fact Sheet (v.6)
**Community Bond
Advisory Committee
Recommendation**
August 2007

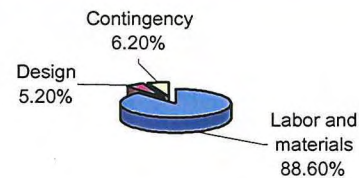
Replace the roofs on the main building and the gymnasium. Building a new 1400 SF Library.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 638,321	Roof replacements/ repairs / Gym / C Wing and the Main building
Doors and windows	\$ -	
Finishes	\$ 120,085	5 Year Plan requirements
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ 3,388	Exhaust fans
Educational adequacy	\$ -	
Sub-total	\$ 761,794	

Special Projects	Investment	Comments
Library	\$ 210,000	New 1400 SF Library
FF&E	\$ 21,000	Furnishing & fixtures
Sub-total	\$ 231,000	

* Recommended by local contractors

Architectural and Design	\$ 58,308
Contingency	\$ 69,496



Total Reinvestment: \$ 1,120,597

Multi-Purpose Facility



Fact Sheet (v.6)

Community Bond Advisory Committee Recommendation

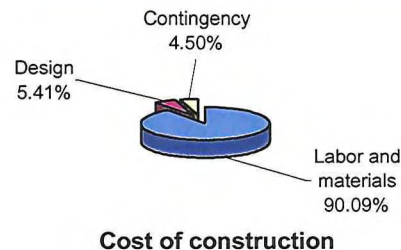
August 2007

Included as part of the proposed multipurpose facility, the grounds will include a playing field, press box, seating for fans, dressing rooms, showers and a natatorium. It will need to be decided during design if this field will be used for both football and soccer. The seating capacity is 10,200 with parking of 2,575 spaces. 100 acres of land will be purchased to allow for future expansion.

Break-out of Costs	Investment	Comments
Football stadium	\$ 12,956,864	Includes press-box, restrooms and concession
Field house	\$ 1,120,000	Changing rooms, lockers and showers
Natatorium	\$ 6,465,501	
Scoreboard	\$ 100,000	
Artificial Turf	\$ 1,293,100	
Land acquisition	\$ 1,100,000	100 acres for stadium and future expansion
Utilities	\$ 258,620	Bring utilities to site
Parking	\$ 3,605,000	2,575 spaces
Sub-total	\$ 26,899,085	

* Recommended by local contractors

Architectural and Design	\$ 1,613,945
Contingency	\$ 1,344,954



Total Reinvestment: \$ 29,857,984

Oaks Special Education

Current enrollment	
Current capacity w/o portables	
Current capacity w portables	
Current replacement value:	\$4,031,235
FCI reported January 2007	18.0%
Total permanent square feet:	27,880
Total permanent classrooms:	
Total portable classrooms:	0



Acreage: 2.7
School age: 21 years old

Fact Sheet (v.6)**Community Bond
Advisory Committee
Recommendation****August 2007**

No capital reinvestment recommended at this time.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ -	

Special Projects	Investment	Comments
	\$ -	
	\$ -	
Sub-total	\$ -	

** Recommended by local contractors*

Architectural and Design	\$ -
Contingency	\$ -

Total Reinvestment: \$ -

Pathways Alternative

Current enrollment	228
Current capacity w/o portables	276
Current capacity w portables	276
Current replacement value:	\$3,708,769
FCI reported January 2007	66.6%
Total permanent square feet:	23,340
Total permanent classrooms:	16
Total portable classrooms:	0



Acreage: 4.7
School age: 81 years old

Fact Sheet (v.6)
**Community Bond
Advisory Committee
Recommendation**
August 2007

Pathways moves to Lucas.

District to find someone to purchase or find a use for the Pathways site

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ -	

Special Projects	Investment	Comments
Move and move management	\$ 75,000	Cost associated with moving from one building to another
Sub-total	\$ 75,000	

** Recommended by local contractors*

Architectural and Design	\$ -
Contingency	\$ -

Total Reinvestment: \$ 75,000

Planetarium

Current enrollment	NA
Current capacity w/o portables	NA
Current capacity w portables	NA
Current replacement value:	\$752,458
FCI reported January 2007	51.0%
Total permanent square feet:	5,204
Total permanent classrooms:	NA
Total portable classrooms:	NA



Acreage: 1
School age: 20 years old

Fact Sheet (v.6)
**Community Bond
Advisory Committee
Recommendation**
August 2007

No capital reinvestment recommended at this time.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ -	

Special Projects	Investment	Comments
	\$ -	
	\$ -	
Sub-total	\$ -	

** Recommended by local contractors*

Architectural and Design	\$ -
Contingency	\$ -

Total Reinvestment: \$ -

Southerland (Head Start Program)

Current enrollment	523
Current capacity w/o portables	155
Current capacity w portables	776
Current replacement value:	\$5,534,596
FCI reported January 2007	85.0%
Total permanent square feet:	15,890
Total permanent classrooms:	9
Total portable classrooms:	36



Acreage: 5.3
School age: 49 years old

Fact Sheet (v.6)**Community Bond
Advisory Committee
Recommendation****August 2007**

Relocate Southerland (Headstart Program) to Bingman. District to find someone to purchase or find a use for the Southerland site. All owned portables should be removed and sold. It was decided that the proceeds from the sell of portables would offset the cost for removal. The rental portable units should be returned.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ -	

Special Projects	Investment	Comments
Move and move management	\$ 75,000	Cost associated with moving from one building to another
Sub-total	\$ 75,000	

* Recommended by local contractors

Architectural and Design	\$ -
Contingency	\$ -

Total Reinvestment: \$ 75,000

Taylor Career Center

Current enrollment	NA
Current capacity w/o portables	621
Current capacity w portables	621
Current replacement value:	\$11,514,035
FCI reported January 2007	41.8%
Total permanent square feet:	85,936
Total permanent classrooms:	36
Total portable classrooms:	0



Acreage: 2.7
School age: 21 years old

Fact Sheet (v.6)
**Community Bond
Advisory Committee
Recommendation**
August 2007

There appears to be some issues with the new roof on this school. This work should be under warranty. No capital reinvestment recommended at this time.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	o	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ -	

Special Projects	Investment	Comments
Not special projects	\$ -	
	\$ -	
Sub-total	\$ -	

* Recommended by local contractors

Architectural and Design	\$ -
Contingency	\$ -

Total Reinvestment: \$ -

Transportation/ Milam

Current enrollment	NA
Current capacity w/o portables	NA
Current capacity w portables	NA
Current replacement value:	\$852,953
FCI reported January 2007	40.6%
Total permanent square feet:	3,116
Total permanent classrooms:	NA
Total portable classrooms:	1



Acreage: NA
School age: 48 years old

Fact Sheet (v.6)**Community Bond
Advisory Committee
Recommendation****August 2007**

Replace roofing.

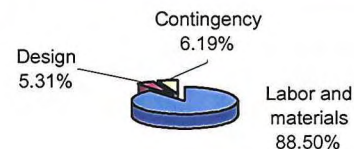
Allow a portion of new construction at Fehl to be built on this site.

Existing Facility Repairs	Investment	Comments
Site work and concrete	\$ -	
Masonry and metals	\$ -	
Wood and plastics	\$ -	
Thermal and moisture	\$ 10,458	Roof covering
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ -	
Sub-total	\$ 10,458	

Special Projects	Investment	Comments
	\$ -	
	\$ -	
Sub-total	\$ -	

* Recommended by local contractors

Architectural and Design	\$ 627
Contingency	\$ 732



Total Reinvestment: \$ 11,818

Cost of Construction

Project	Reallocation Date	Orange Book	Reallocation Amount	New Contract Amount	Percentage Change	Reallocated From	Reallocated From
Central High School Ph 1	01/15/08	\$ 11,768,351.00	\$ (4,995,036.39)	\$ 6,773,314.61			
West Brook High School Ph 1	01/15/08	\$ 28,666,042.00	\$ (17,972,352.00)	\$ 10,693,690.00			
Fletcher Elementary School Ph 1	01/15/08	\$ 5,408,166.00	\$ (1,952,436.00)	\$ 3,455,730.00			
Amelia Elementary School	03/17/09	\$ 18,428,988.00	\$ 2,458,108.20	\$ 20,887,096.20	13.34%		
Blanchette Elementary School	03/17/09	\$ 14,770,418.00	\$ 3,249,298.02	\$ 18,019,716.02	22.00%		
Martin Elementary School	03/17/09	\$ 17,853,078.00	\$ 4,142,965.52	\$ 21,996,043.52	23.21%		
Curtis Elementary School	04/20/09	\$ 14,701,938.00	\$ 4,200,984.87	\$ 18,902,922.87	28.57%	DW Inflation	DW Regional Premium
Caldwood Elementary School	04/20/09	\$ 14,701,938.00	\$ 5,084,502.27	\$ 19,786,440.27	34.58%	DW Inflation	DW Regional Premium
Regina Howell Elementary School	04/20/09	\$ 18,428,988.00	\$ 3,224,993.46	\$ 21,653,981.46	17.50%	DW Inflation	DW Regional Premium
Dunbar Elementary School	04/20/09	\$ 18,493,188.00	\$ 3,360,200.97	\$ 21,853,388.97	18.17%		
French Elementary School	04/20/09	\$ 17,837,348.00	\$ 4,667,442.49	\$ 22,504,790.49	26.17%		
Fehl Elementary School	04/20/09	\$ 18,428,988.00	\$ 2,856,411.30	\$ 21,285,399.30	15.50%		
Multi-Purpose Facility	04/21/09	\$ 29,857,984.00	\$ 14,160,433.28	\$ 44,018,417.28	47.43%	DW Inflation	
South Park Middle School	04/22/09	\$ 26,779,380.00	\$ 6,297,028.83	\$ 33,076,408.83	23.51%		
Brown Alternative	10/14/09	\$ 1,120,597.00	\$ 210,443.80	\$ 1,331,040.80	18.78%	DW Inflation	DW Regional Premium
Lucas Elementary School	10/14/09	\$ 1,561,808.00	\$ 384,852.94	\$ 1,946,660.94	24.64%	DW Inflation	DW Regional Premium
Pietzsch-MacArthur Elementary	10/14/09	\$ 199,782.00	\$ 41,520.53	\$ 241,302.53	20.78%	DW Inflation	DW Regional Premium
Bingman Elementary School	10/14/09	\$ 930,723.00	\$ 272,078.95	\$ 1,202,801.95	29.23%	DW Inflation	DW Regional Premium
Dishman Elementary School	10/14/09	\$ 1,390,482.00	\$ 211,121.98	\$ 1,601,603.98	15.18%	DW Inflation	DW Regional Premium
Field Elementary School	10/14/09	\$ 226,000.00	\$ 52,148.70	\$ 278,148.70	23.07%	DW Inflation	DW Regional Premium
Guess Elementary School	10/14/09	\$ 1,168,101.00	\$ 445,332.59	\$ 1,613,433.59	38.12%	DW Inflation	DW Regional Premium
Odom Middle School	10/14/09	\$ 3,880,661.00	\$ 875,656.79	\$ 4,756,317.79	22.56%	DW Inflation	DW Regional Premium
Ozen High School	10/14/09	\$ 13,333,365.00	\$ 351,295.66	\$ 13,684,660.66	2.63%	DW Inflation	DW Regional Premium
Smith Middle School	10/14/09	\$ 950,492.00	\$ 220,962.79	\$ 1,171,454.79	23.25%	DW Inflation	DW Regional Premium
Fletcher Elementary School Ph 2	11/04/09	\$ 5,408,166.00	\$ 2,694,466.94	\$ 8,102,632.94	49.82%	DW Inflation	DW Regional Premium
Central High School Ph 2	01/12/10	\$ 11,768,351.00	\$ 2,577,880.60	\$ 14,346,231.60	21.91%	DW Inflation	DW Regional Premium
West Brook High School	01/12/10	\$ 28,666,042.00	\$ 597,858.21	\$ 29,263,900.21	2.09%	DW Inflation	DW Regional Premium
South Park Middle School	01/12/10	\$ 950,492.00	\$ 349,999.79	\$ 33,426,408.62	36.82%	DW Inflation	DW Regional Premium
Martin Elementary School	01/12/10	\$ 199,782.00	\$ (310,998.05)	\$ 21,685,045.47	-155.67%	DW Inflation	DW Regional Premium
New ES - Land Acquisition	01/12/10	\$ 300,000.00	\$ (300,000.00)	\$ -	-100.00%	DW Inflation	DW Regional Premium
Amelia Elementary School	01/12/10	\$ 18,428,988.00	\$ (151,317.05)	\$ 20,735,779.15	-0.82%	DW Inflation	DW Regional Premium
Austin Middle School	01/12/10	\$ 3,050,318.00	\$ 2,157,617.18	\$ 5,207,935.18	70.73%	DW Inflation	DW Regional Premium
Blanchette Elementary School	01/12/10	\$ 14,770,148.00	\$ 21,779.32	\$ 18,041,495.34	0.15%	DW Inflation	DW Regional Premium
Dunbar Elementary School	01/12/10	\$ 18,428,988.00	\$ (677,734.24)	\$ 21,175,654.73	-3.68%	DW Inflation	DW Regional Premium
Fehl Elementary School	01/12/10	\$ 26,779,380.00	\$ (674,945.90)	\$ 20,610,453.40	-2.52%	DW Inflation	DW Regional Premium
French Elementary School	01/12/10	\$ 18,428,988.00	\$ (681,724.22)	\$ 21,823,066.27	-3.70%	DW Inflation	DW Regional Premium
Homer Elementary School	03/04/10	\$ 1,889,012.00	\$ 2,273,181.98	\$ 4,162,193.98	120.34%	DW Inflation	DW Regional Premium
Vincent Middle School	03/18/10	\$ 3,001,707.00	\$ 2,007,147.12	\$ 5,008,854.12	66.87%	DW Inflation	DW Regional Premium
Marshall Middle School	03/19/10	\$ 1,789,678.00	\$ 2,712,417.77	\$ 4,502,095.77	151.56%	DW Inflation	DW Regional Premium
Total Budget Reallocations			\$ 69,363,413.39				

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 12

**BEAUMONT INDEPENDENT SCHOOL DISTRICT
BOARD OF EDUCATION**

Special Meeting – August 30, 2007

The Board of Education of the Beaumont Independent School District met in special public (open) session on Thursday, August 30, 2007 at 6:15 p.m. in the Board Room of the Administration Building of the District located at 3395 Harrison Avenue in Beaumont, Jefferson County, Texas. The meeting was called to order by President Ollis Whitaker.

It was found and determined that in accordance with the policies and orders of the Board, the Notice of this meeting was posted in the Administration Building of the District in accordance with the terms and provisions of Section 551.041 and Section 551.043, V.T.C.S., and that all of the terms and provisions of those sections have been fully complied with and that the 72 hour notice required by said sections has been properly and correctly given.

ROLL CALL

Present: Bishop Ollis E. Whitaker, President
Janice Brassard, Vice President
Terry Williams, Secretary
Martha Hicks, Member
Dr. William Nantz, Member
Woodrow Reece, Member
Howard J. Trahan, Jr.

Absent: None

School Officials

Present: Superintendent, Dr. Carrol A. Thomas; Assistant Superintendents, Mr. Terry Ingram, Dr. Willis Mackey; Executive Director of Personnel, Ms. Sybil Comeaux; Executive Chief Financial Officer, Ms. Jane Kingsley; Director of Communications, Ms. Jolene Ortego; Jessie Haynes, Communication Specialist; and School Attorney, Melody Chappell

Absent: Chief of Staff and Academic Affairs, Dr. Mae E. Jones-Clark

ESTABLISHMENT OF A QUORUM

President Ollis Whitaker declared a quorum.

WORKSHOP

Bond 2007 Recommendations – Dr. Thomas asked Mr. Lance Fox, bond counsel with Orgain, Bell and Tucker, to explain the order of the proposition.

Mr. Lance Fox stated the proposed order called for the issuance of school bonds in the amount not to exceed \$388,600,000 to be voted on November 6, 2007 at an election administered by Jefferson County. Mr. Fox stated that historically larger districts always called for a bond in one proposition rather than breaking it apart which tends to break apart the unity of the community.

Dr. Nantz asked if the wording on the proposition would be the same as on the ballot. Mr. Fox responded that the wording of the ballot would be the same as the formal proposition order. Dr. Nantz asked about the financial piece of the issuance

of bonds. Mr. Fox responded that the sale of the bonds would follow Texas law and the Trustees would decide at the time of the sale those details within the parameters of the applicable law.

On the opinion of calling for the issuance of bonds in one piece or several the following Trustees offered their adamant choice for one proposition: Mr. Woodrow Reece, Mr. Howard Trahan and President Whitaker.

Ms. Janice Brassard stated that she had received many calls from concerned citizens this past week requesting that the bond be divided in parts, others who did not; however, Trustees should listened closely to the people because of the very strong issues in the bond itself.

Mr. Terry Williams asked if more time could be taken to consider the issues at hand because he was not ready to vote at this time.

Ms. Janice Brassard asked for clarification of the wording of the action item to approve the proposition.

Dr. Thomas stated that September 5, 2007 was the timeline and then explained that administration was asking the Board to approve the order calling for an election November 5, 2007 in the amount of \$388,600,000 school bonds.

President Whitaker called for recess at 6:37 p.m.

RECESS

President Whitaker called the meeting back to order at 6:48 p.m.

Mr. Terry Williams asked if Austin Middle School would be a dual zone either to West Brook and Central if the bond passes. Dr. Thomas stated that those students at Homer attending Austin could declare which high school they would like to attend with transportation provided.

Ms. Janice Brassard stated her constituents in the Hwy 105 area need to be assured that they go to neighborhood schools prior to the bond. Dr. Thomas responded that the dual zone for Austin Middle School is part of the bond package and that is what had been agreed upon.

Ms. Martha Hicks asked if a recommendation could be brought to the Board at another meeting in the form of an action regarding the dual attendance zone question.

Attorney Melody Chappell said the order did not have the dual zone verbiage; therefore, could not be amended at this time and Dr. Thomas could bring the student assignment recommendations back to Trustees for approval at a later date.

ACTION ITEM

Dr. William Nantz moved, seconded by Mr. Trahan, to approve Exhibit "A":

Approved an Order Calling an Election Pursuant to Which a School Bond Election will be Called to Take Place on November 6, 2007 for the Approval of Up to \$388,600,000 of School Building Bonds (Exhibit "A")

President Whitaker called for questions of the motion.

Ms. Hicks asked Dr. Thomas to clarify that after the Board votes to go forward with the bond proposition election November 6, 2007; Beaumont ISD personnel would not be able to promote passage of the bond. Dr. Thomas announced that the CABC committee was charged with campaigning and promotion of the proposition facts and figures. The CABC members stood to identify themselves. President Whitaker

and Trustees thanked the committee for their countless hours of work in bringing this proposition to this point.

President Whitaker called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Bishop Whitaker, Dr. Nantz, Ms. Brassard, Ms. Hicks, Messrs. Reece, Trahan and Williams

NAYS: None

President Whitaker called for announcements or comments, there were none.

President Whitaker announced in the public (open) meeting at 6:56 p.m. that the Board would **NOT** go into executive (closed) session to discuss matters of the sort described in Section 551.071 (1)(2), and Section 551.074 (a) (1) of Texas Government Code, therefore, and action taken by the Board would be in public (open) session duly announced.

ADJOURNMENT

President Ollis Whitaker asked if there was any other business to come before the board; there being none, he adjourned the meeting at 6:57 p.m., August 30, 2007

Bishop O.E. Whitaker, President
Beaumont ISD Board of Trustees

Terry D. Williams, Secretary
Beaumont ISD Board of Trustees

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 13

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

SPECIAL BOARD MEETING
EXHIBIT "A"
Page 1 of 4

TO : Dr. Carrol A. Thomas
Superintendent of Schools

FROM : Terry A. Ingram
Assistant Superintendent for Administration/Operations

DATE : November 15, 2007

SUBJECT : Consider and, if Appropriate, Take Action to Canvas
Returns of November 6, 2007 Bond Proposition and
Certify Results

Enclosed are the certified results for the November 6, 2007
Bond Proposition election as summarized below. Included is
the combined, regular and absentee ballots.

<u>8,634</u>	VOTES:	FOR THE PROPOSITION
<u>6,373</u>	VOTES:	AGAINST THE PROPOSITION

AGENDA:
November 15, 2007

ORDER CANVASSING ELECTION RETURNS

THE STATE OF TEXAS §

COUNTY OF JEFFERSON §

BEAUMONT INDEPENDENT SCHOOL DISTRICT §

WHEREAS, pursuant to an Order Calling an Election adopted by this Board of Trustees (the "Board") of the Beaumont Independent School District (the "District") on the 30th day of August, 2007, the Board ordered an election to be held in the District on November 6, 2007, on the following proposition:

PROPOSITION

Shall the Board of Trustees of the Beaumont Independent School District be authorized to issue and sell bonds of the District in the aggregate principal amount not to exceed \$388,600,000 for the purpose of acquiring, constructing, renovating, improving and equipping new and existing school buildings and school facilities in the District and purchasing necessary sites for school buildings and school facilities, which bonds may be issued in various series or issues, may be sold at any price or prices, shall mature and bear interest at such rate or rates (fixed, variable, floating, adjustable or otherwise) as shall be determined by the Board of Trustees of the District within its discretion at the time of issuance, but not to exceed the maximum maturity dates and interest rates now or hereafter authorized by law; and shall the Board of Trustees be authorized to levy and pledge and cause to be assessed and collected annual ad valorem taxes on all taxable property in the District, sufficient, without limit as to rate or amount, to pay the principal of and interest on said bonds and the cost of credit agreements, if any, executed in connection with the bonds, all as authorized by the Constitution and laws of the State of Texas, including particularity (but not by way of limitation) Subchapter A of Chapter 45, Texas Education Code, and Chapter 1371, Texas Government Code, together with all amendments and additions thereto, and of the United States of America?

WHEREAS, this Board has investigated all matters pertaining to said election, including the ordering, giving notice, officers, holding and making returns of said election; and

WHEREAS, the election officers who held said election have duly made the returns of the result thereof and said returns have been duly delivered to this Board; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Order was adopted was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551 of the Texas Government Code.

THEREFORE, BE IT ORDERED BY THE BOARD OF TRUSTEES OF THE BEAUMONT INDEPENDENT SCHOOL DISTRICT:

1. The Board officially finds and determines that said election was duly ordered, that proper notice of said election was duly given, that proper election officers were duly appointed prior to said election, that said election was duly held, that the District has complied with the Federal Voting Rights Act and the Texas Election Code, that due returns of the result of said election have been made and delivered, and that the Board of Trustees has duly canvassed said returns, all in accordance with law and the Order calling said election.

2. The Board officially finds and determines that the following votes were cast at said election, on the submitted PROPOSITION by the resident, qualified electors of said District, who voted at the election:

PROPOSITION:

8,634 VOTES: FOR THE PROPOSITION

6,373 VOTES: AGAINST THE PROPOSITION

3. The Board officially finds, determines and declares the result of said election to be that the PROPOSITION so submitted has received a favorable majority vote in all respects and the PROPOSITION has carried.

4. The aforesaid bonds may be issued and the aforesaid tax may be levied, assessed and collected annually as voted and as provided by law.

PASSED AND APPROVED this _____ day of November, 2007.

**President
Board of Trustees
Beaumont Independent School District**

—
ATTEST:

**Secretary
Board of Trustees
Beaumont Independent School District**

(SEAL)

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 14

PARSONS

Beaumont ISD 2007 Bond Program

Program Management Services



October 5, 2007



BEAUMONT INDEPENDENT SCHOOL DISTRICT

BOND PROJECTS

Active Summary

Program Info

Master Schedule

Active Projects

Registered Users

Log Out

BEAUMONT ISD

BISD Homepage

Beaumont ISD Program Summary

Program Summary

Description of Investment	Dollars
High Schools	\$ 53,767,218
Middle Schools	\$ 42,814,948
Elementary Schools	\$ 166,710,942
Other Facilities	\$ 1,851,056
Mult-Purpose Facility	\$ 29,657,984
Sub-Total	\$ 295,010,607
Regional Construction Premium	\$ 4,572,566
Management and Expenses	\$ 11,681,761
Inflation	\$ 72,759,058
Bond Fees	\$ 1,027,181
Hazardous Materials Remediation	\$ 3,500,000
Technology Upgrades	\$ -
Total Investment	\$ 383,553,101

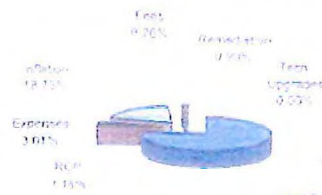
Estimated Future inflation (used in total above)

Year	Inflation	Dollars Per Year
2007	0.00%	\$ -
2008	10.00%	\$ 31,579,429
2009	9.00%	\$ 22,452,924
2010	9.00%	\$ 13,526,528
2011	8.00%	\$ 4,800,073
2012	8.00%	\$ 0
Total		\$ 72,759,058

Version 6



Spending Per Type of Facility



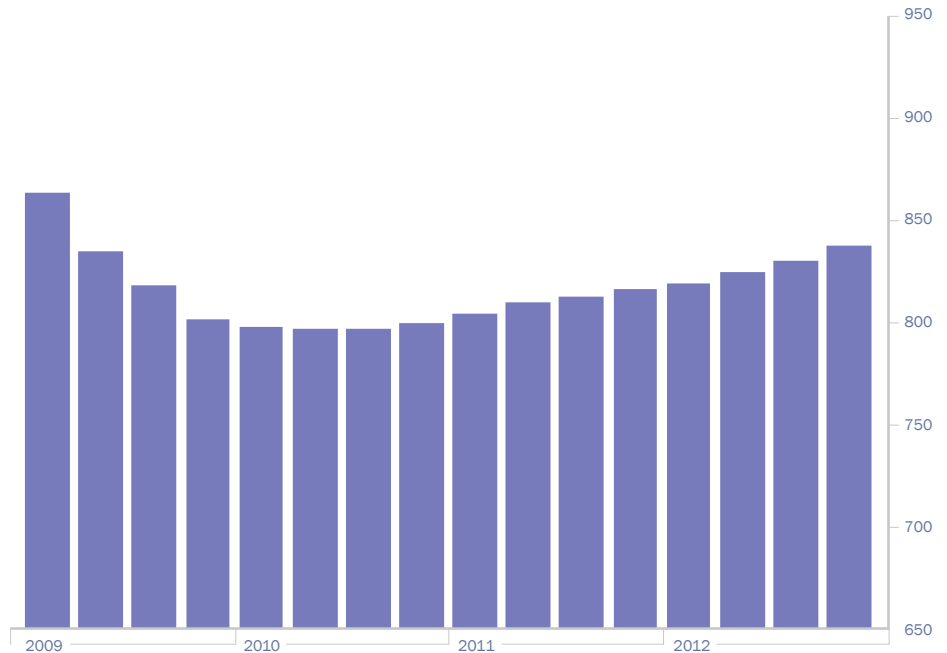
Program Cost

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 15

“In the near term, Super Storm Sandy will have a regional impact on the residential and commercial construction markets as people and companies struggle to recover and rebuild. In the long term, the storm may have an impact if building owners and urban planners begin to make preventive changes in their public and private infrastructure.”

Karl F. Almstead
Vice President



Colonel Smith Middle School
Fort Huachuca, Arizona

Quarter	Index	△%
4th Quarter 2012	839	0.84
3rd Quarter 2012	832	0.73
2nd Quarter 2012	826	0.61
1st Quarter 2012	821	0.37

Year	Average Index	△%
2012	830	2.1
2011	812	1.6
2010	799	-4.0
2009	832	-8.4
2008	908	6.3
2007	854	7.7
2006	793	10.6
2005	717	9.5
2004	655	5.4
2003	621	0.3
2002	619	1.0
2001	613	3.0
2000	595	4.4

The Turner Building Cost Index is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices and the competitive condition of the marketplace.

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 16

The CABC met in a called meeting on Thursday, March 1, 2007 at 5:00 P.M. in the Board Room of the Administration Building. The meeting was called to order by Dr. Arnold Oates.

Board Members in attendance were: Terry Williams and Dr. Bill Nantz.

The following BISD staff liaison members were in attendance: Jessie Haynes, Jolene Ortego, Sybil Comeaux, Terry Ingram, Marcia Stevens, Dr. Willis R. Mackey, Rodney Saveat, Pat Calhoun, Jarod Parnell, Jane Kingsley and Georgia Antoine.

Committee members signing in to document their attendance were: Dr. David Teuscher, Paul A. Brown, Gwen Ambres, Sheila Barton, Brian Bean, Paul Bergen, T. Zane Bledsoe, Gene Bush, Rev. G. L. Cantue, Dr. Tamerla Chavis, Jeff Dyson, Roberto Flores, Sr., Randall Fluke, Rebecca Ford, Terry Goodlow, Clifford Hardeman, Bennie Hickman, Phyllis Edison-Jackson, Paul Jones, Douglas Landry, Stephanie Ling, Gustavia Love, David Raiford, Alice Ramsey, Karen Sayles, Rhonda Schell, Dayna Simmons, Jennifer Swantner, Mark Viator, Rev. Oveal Walker, Barbara White, Liz Wiggins, Gethrel Williams-Wright and Mary Woodall.

Also attending were resource persons Johnnie Jordan and Carl Rabenaldt of 3D/I, and Dr. Arnold Oates of Texas School Planning.

Invocation – Rev. Gary Cantue, appointed Citizens Advisory Bond Committee member, gave the invocation.

Judge Paul A. Brown, Committee Co-Chair, welcomed everyone and thanked them for their hard work.

Dr. David Teuscher, Committee Co-Chair, gave an overview of what he expected to achieve which was a consensus. He also stated that he had several questions.

Dr. Arnold Oates gave an overview of the goals and rules of order.

Items Discussed were presented by Carl Rabenaldt, 3D/I Consultant, gave an overview of the final summary sheet including information on the total enrollment; building statistics, acreage owned by the district and demolition total of 4.5M. Mr. Rabenaldt also discussed with the CABC committee the biggest problems such as air conditioning, etc. The total cost of labor, soft costs, inflation was about 409M. E&R- construction magazine, reported flat inflation.

Other Items discussed by Mr. Rabenaldt were as follows:

- **West Brook**-replace old roof at 4.5M; 500k with interior repairs; 391k for mechanical and electrical work; addition on to cafeteria, FF&E, science classrooms, addition to increase capacity; upgrade field house; new auditorium; 16M in special projects and about 34M at West Brook.
- **Central** – pipe insulation; special projects, remove portables, science classrooms, electrical and AG, upgrade field house, acoustics/lighting and soft costs about 19M.
- **Ozen** – fix the water problems in the auditorium at about 4M, FF& E, 13.6M.

Community Advisory Bond Committee (CABC)

Thursday, March 1, 2007

Page 2 of 3

- **Austin** – interior repairs; restrooms; ac system, expand cafeteria, add 3 science classrooms; remove portables; woodshop a/c, furniture fixture and equipment is about 3M.
- **King** – old roof, insulation, restrooms, ten classrooms FF&E about 4.5M.
- **Marshall** – replace old roof, exhaust fans, special projects, water drainage problems, classrooms, FF&E for 5.6M.
- **Odom** – fix existing problems, auditorium, FF&E for 4.3M.
- **Smith** – expand cafeteria, FF&E, 2.1M.
- **South Park** – save as much of the existing structure as possible, replace air conditioning, determine what is being eaten by termites, 39M, the design is about 7%, 5% contingency, premium for demolition, including soft costs.
- **Vincent** - replace roof, interior, science classrooms, FF&E.
- **Amelia** – demolish, invest in a new school.
- **Bingman** – consolidate with Blanchette and Southerland moves in to Bingman site, exhaust fans, duct work cleaning, move management, interior changes and FF&E.
- **Blanchette** – new school at that site, land acquisition, new furniture and fixtures.
- **Caldwood** – demolish and build a new school at that site.
- **Curtis** – demolish and new school at site.
- **Dishman** – increase gym seating, lighting add new gym.
- **Dunbar** – consolidate with Ogden at Dunbar site, new furniture.
- **Fehl** – consolidate with price at Fehl site and new school.
- **Field** - consolidate with French.
- **Fletcher** – fix roof, interior finishes, lighting, Education adequacy bus canopy, playground, additional classrooms.
- **French** – consolidate with Field, demolish, retain existing gym, new school.
- **Roy Guess** – increase lighting, canopy, additional classrooms.
- **Homer** – increase lighting, playground canopy, add six classrooms.
- **Lucas** – consolidate with Martin at that site.
- **Martin** – consolidate with Lucas on the Martin site, fix water issues, new school save gym and auditorium.
- **Ogden** - consolidate with Ogden on the Dunbar site.

Community Advisory Bond Committee (CABC)

Thursday, March 1, 2007

Page 3 of 3

- **Pietzsch/Mac** – minimal investment, canopy, playground.
- **Price** – roof coverings, consolidate with Fehl, new school on Fehl site.
- **Regina** - do existing facility repairs.
- **Southerland** – abandon site and students go to Bingman.
- **Multipurpose Facility** – football stadium with natatorium, parking lot, property, soccer and football field, 26.4M.
- **Administration Annex** – nothing, move the employees to the Field site.
- **Administration** – no money to be spent. AG Farm - roof covering issues, 121K.
- **Brown Center** – roof, interior five year requirements, exhaust fans.
- **Oaks** – no special projects.
- **Planetarium** – remediation.
- **Pathways** – nothing, possible demolition.
- **Career Center** - nothing.
- **Transportation** – nothing other than minor roofing issues. 15K. The HVAC systems at Central, West Brook and Ozen.

Dr. Arnold Oates, stated that the CABC committee will meet on Tuesday, March 6, 2007 at 5:00 p.m. and then will meet with the board at 7:00 p.m.

ADJOURNMENT: The meeting adjourned at 10:05 p.m. on March 1, 2007.

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 17

PARSONS Budget Reallocation Request/Approval

Project: Homer Drive Elementary School
 Beaumont Independent School District
 Date: March 4, 2010
 To: Terry Ingram, Assistant Superintendent
 of Administration and Operations

I hereby request to reallocate (\$2,273,181.98) from Budget line item District Wide Inflation (\$2,138,836.92) and District Wide Regional Premium (\$134,345.06) as distributed below for the Homer Drive Elementary School project. The project budget will (increase) by (\$2,273,181.98). I hereby request to reallocate (\$31,500) from OC Contingency which is distributed to Printing, Material Testing and Testing and Balance.

Justification for Reallocation:

This reallocation is to cost for District Wide Inflation and Construction Premium.

The breakdown is as follows:

	Original Budget/Contract	Adjusted Amount
Base Construction:	\$1,543,860.00	\$3,573,197.99
Owner Controlled Construction	\$117,520.00	\$226,168.66
Contingency Soft Cost:		
A/E Fee:	\$92,632.00	\$100,000.00
FF&E:	\$135,000.00	\$135,000.00
AV/IT:	\$0.00	\$25,000.00
Printing:	\$0.00	\$5,000.00
Geotechnical:	\$0.00	\$20,000.00
Materials Testing:	\$0.00	\$40,000.00
Permits:	\$0.00	\$10,327.33
Surveys:	\$0.00	\$20,000.00
Testing and Balancing:	\$0.00	\$7,500.00
Totals:	\$1,889,012.00	\$4,162,193.98

*Refer to attached IMPACT PROGRAM Budget Sheet for additional project cost information


 Phillip Vhardi, Project Manager

PARSONS

Recommendation/Reconciliation Response:

Approve: _____

Disapprove: _____

Approvals Needed:

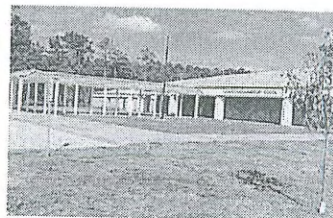
Dr. Carol Thomas: _____

Carol Thomas
Superintendent, Beaumont I.S.D.

Date: _____

Homer Elementary School

Current enrollment	418
Current capacity w/o portables	594
Current capacity w portables	594
Current replacement value:	\$15,473,912
FCI reported January 2007	28.6%
Total permanent square feet:	58,128
Total permanent classrooms:	36
Total portable classrooms:	0



Acreage: 12.8
School age: 18 years old

Fact Sheet (v.6)

Community Bond
Advisory Committee
Recommendation

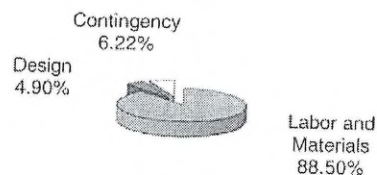
August 2007

Homer will receive increased lighting in the classrooms and a canopy on the playground.

Existing Facility Re		Comments
Site work		
Masonry		
Wood and plastics	\$ -	
Thermal and moisture	\$ -	
Doors and windows	\$ -	
Finishes	\$ -	
Specialties and equipment	\$ -	
Elevators	\$ -	
Mechanical and electrical	\$ -	
Educational adequacy	\$ 193,860	Increased classroom lighting/ Playground canopy
Sub-total	\$ 193,860	
Special Projects	Investment	Comments
Add 10 classrooms	\$ 1,350,000	Added August 2007
FF&E	\$ 135,000	Added August 2007
Sub-total	\$ 1,485,000	

* Recommended by local contractors

Architectural and Design	\$ 92,632
Contingency	\$ 117,520



Total Reinvestment: \$ 1,889,012

Cost of Construction

PARSONS

Budget Allocation Request and Approval


Project: Homer Elementary School
Date: 02.09.09
To: Terry Ingram, Assistant Superintendent
of Administration and Operations

I hereby request to allocate \$ **1,889,012** from the Capital Improvement Program Budget to the above referenced project per the attached Fact Sheet (v.6) dated August 30, 2007.

The breakdown is as follows:

	Budget
Base Construction:	\$ 1,543,860
Contingency:	\$ 117,520
Demolition:	
Land Acquisitions:	
A/E Fees:	\$ 92,632
T Bldg / Phasing	
Relocation Logistics:	
FF&E:	\$ 135,000
Total Budget for this Project:	\$ 1,889,012

**Refer to attached IMPACT PROGRAM Budget Sheet for additional project cost information*


Robert Cooper, Program Manager - **PARSONS**

Recommendation/Reconciliation Response: Approve: ☒ Disapprove: ☐


Approvals Needed:

Terry Ingram:


Assistant Superintendent of Administration and Operations

Date: 3/11/09

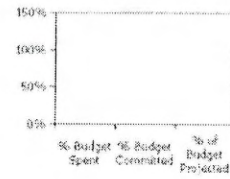
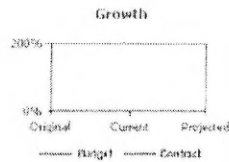
Dr. Carrol Thomas:


Superintendent

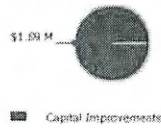
Date: 3/11/09

Program\Beaumont ISD\3. Elementary Schools\Homer Drive ES

Project Manager: **Bob Mendez**
 Architect-Engineer:
 Contractor:
 Project: **ES - 02.03.13**



Funding Source



Scope of Work:

- Increased classroom lighting/Playground canopy

Project Phases:

Project Phase	Baseline Start	Baseline Finish	Actual Projected Start	Actual Projected Finish	2009	2009
Construction	6/19/2008	7/1/2009			M J J A S O N D J F M A M J J	

Cost Status by Budget Category:

Budget Category	Original Budget	Current Budget	Original Contract	Proposed Changes	Executed Changes	Current Contract	Approved Not Paid	Paid To Date	Project Mgr. Adj.	Proj. Cost @ Compl.	Variance
Construction											
Base Construction	\$1,350,000	\$1,350,000									
Owner-Controlled Construction Contingency	\$117,520	\$117,520									\$1,350,000
Demolition											\$117,520
Abatement											
Pre-Construction											
General Conditions											
Profit & O&M											
P&P Bond											
GC Allowance											
Other Direct Costs											
Franchise Utilities											
City Upgrade Requirements											
Private Utilities											
Regional Construction Premium											
Construction Subtotal	\$1,467,520	\$1,467,520									\$1,467,520
Soft Costs											
AE Fees	\$92,632	\$92,632									\$92,632
FF & E	\$135,000	\$135,000									\$135,000
AV/IT											
Testing											
PM Fees											
ROCCIP											
Other Professional Services											
T-Bldg./Phasing											
Owner-Controlled Contingency											
Other Cost											
LEED Certification Administration											
Commissioning											
Escalation Contingency											
Relocation Logistics											
Land Acquisitions											
Additional Lighting in Classrooms	\$193,860	\$193,860									\$193,860
Bond Fees											
Management and Expenses											
Soft Costs Subtotal	\$421,492	\$421,492									\$421,492
Project Total	\$1,889,012	\$1,889,012									\$1,889,012

Remarks:

- MONTHLY PROJECT STATUS (MARCH):

WEEKLY PROJECT STATUS (April 19 - April 26)



Budget Reallocation Request/Approval

Project: Austin Middle School
 Beaumont Independent School District
 Date: March 18, 2010
 To: Terry Ingram, Assistant Superintendent
 of Administration and Operations

I hereby request to reallocate (\$2,158,647.30) from Budget line item District Wide Inflation (\$2,031,071.24) and District Wide Regional Premium (\$127,576.06) as distributed below for the Austin Middle School project. The OC Contingency is reduced by (\$136,442.33) and reallocated to Base Construction. The project budget will remain (\$5,208,965.30)

Justification for Reallocation:

The budget reallocation will cover Scope of Work from DW Regional Construction Premium and Inflation.

The breakdown is as follows:

	Original Budget	Adjusted Amount
Construction:	\$2,488,400.00	\$4,432,134.14
A/E Fee:	\$161,746.00	\$265,928.05
Building Permit:	\$0.00	\$13,296.41
Surveys:	\$0.00	\$20,000.00
Data, Communication & Security:	\$0.00	\$25,000.00
Owner Controlled Construction Contingency:	\$188,972.00	\$57,664.41
FF&E:	\$0.00	\$211,000.00
Geotechnical:	\$0.00	\$20,000.00
Materials Testing:	\$0.00	\$15,000.00
Printing:	\$0.00	\$5,000.00
Testing and Balance:	\$0.00	\$7,500.00
Total:	\$3,050,318.00	\$5,207,935.18

**Refer to attached IMPACT PROGRAM Budget Sheet for additional project cost information*


Phil Vitardi, Project Manager

PARSONS


Recommendation/Reconciliation Response:

Approve: _____

Disapprove: _____

Approvals Needed:

Dr. Carrol A. Thomas:


Superintendent, Beaumont I.S.D.

Date: _____

Parsons 3D1
1900 West Loop South
Houston, Texas 77027

Budget
For
Austin Middle School Lab & Classroom Addition

DATE: Aug. 12, 2009

				16090 S.F.	
Description	Qty.	Unit	Unit Price	% Of Total	Total
FiberBond 3 Science Lab Addition	6,000	S.F.	\$ 185.00	37.02%	\$ 999,000.00
FiberBond 9 Classroom Addition	10,090	S.F.	\$ 140.00	52.82%	\$ 1,412,600.00
Site Work	1	L.S.	\$ 100,000.00	3.74%	\$ 100,000.00
Utilities	1	L.S.	\$ 80,000.00	2.99%	\$ 80,000.00
Side Walks	1,700	S.F.	\$ 4.00	0.25%	\$ 6,800.00
Canopies	1,700	S.F.	\$ 50.00	3.18%	\$ 85,000.00
	0		\$ -	0.00%	\$ -
				100.00%	\$ 2,674,400.00
Design Contingency	10.00%				\$ 267,440.00
					\$ 2,941,840.00
Prmium For Beaumont	4.50%				\$ 132,382.80
					\$ 3,074,222.80
Escalation	2.00%				\$ 61,484.46
Estimated Cost Of Work					\$ 3,135,707.26
General Requirements & Gen. Conditions	5.00%				\$ 156,785.36
Contractors Profit	5.00%				\$ 156,785.36
Liability & Builders Risk Insurance	1.00%				\$ 31,357.07
Bond	1.00%				\$ 31,357.07
Total Estimated Cost Of Construction			Construction Budget	\$ 218.27	\$ 3,511,992.13
Owners' Contingency	5.00%				\$ 175,599.61
Data, Comm. & Security	1.00	L.S.			\$ 25,000.00
Soil Test	1.00	L.S.			\$ 20,000.00
Surveys	1.00	L.S.			\$ 20,000.00
FF&E	1.00	L.S.			\$ 211,000.00
Building Permit	0.30%				\$ 10,535.98
A & E Fees	6.00%				\$ 210,719.53
Total Project Cost					\$ 4,184,847.24

CHANGE
ORDER

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

PROJECT: New Classroom Additions for
Austin MS, Marshall MS, Vincent
MS and Homer ES

CHANGE ORDER NUMBER: 2
DATE: November 12, 2009
ARCHITECT'S PROJECT NO.:
CONTRACT DATE: April 27, 2009
CONTRACT FOR: Construction

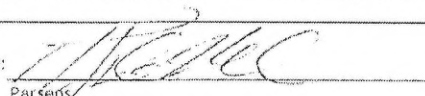
TO CONTRACTOR: Fibrebond Corporation
1300 Davenport Drive
Minden, LA 71055

The Contract is changed as follows:

Provide the Work of Phase 2, the finish out of Austin, Vincent and Marshall, with an Allowance for the HVAC, as defined by and in accordance with the attached Fibrebond GMP Proposal dated November 12, 2009, and all of its referenced attachments.

Contract GMP Amendment #2					
Phase	Austin PO # 628700200	Vincent PO # 628700198	Marshall PO # 628700199	Homer PO # 628700197	TOTAL TO DATE
Phase 1 GMP Building Shell	\$1,476,511	\$1,476,314	\$1,047,634	\$1,328,081	\$5,328,540
Voluntary Deduct Phase 1 GMP Building Shell	(\$129,560)	(\$140,877)	(\$82,492)	pending final design	(\$362,929)
Phase 2 Finish Out, less HVAC	\$1,619,911	\$1,624,786	\$1,449,107	pending final design	\$4,692,904
Phase 2 HVAC Allowance, final price pending re-design	\$545,000	\$607,000	\$593,000	pending final design	\$1,745,000
TOTAL TO DATE	\$3,510,962	\$3,567,223	\$3,007,249	\$1,328,081	\$11,413,515

APPROVED:


Parsens
Program Manager

Not valid until signed by the Owner, Architect and Contractor.

The original ~~(Contract-Sum)~~ (Guaranteed Maximum Price) was

\$0.00

Net change by previously authorized Change orders

\$5,328,540.00

The ~~(Contract-Sum)~~ (Guaranteed Maximum Price) prior to this Change order was

\$5,328,540.00

The ~~(Contract-Sum)~~ (Guaranteed Maximum price) will be (increased) (decreased)

(unchanged) by this Change Order in the amount of

\$6,084,975.00

The new ~~(Contract-Sum)~~ (Guaranteed Maximum Price) including this Change Order will be

\$11,413,515.00

The Contract Time will be (increased) (decreased) (unchanged) by

One Hundred Fifty Five (155) days

The Date of Substantial Completion as of the date of this Change Order therefore is

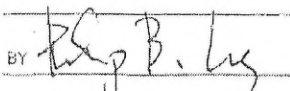
July 14, 2010

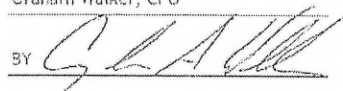
NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

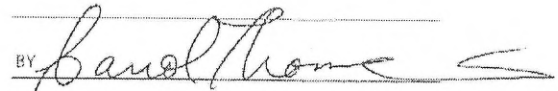
Long Architects, Inc.
ARCHITECT 6465 Calder, Suite 206
Beaumont, TX 77706
Address

Fibrebond Corporation
CONTRACTOR 1300 Davenport Drive
Minden, LA 71055
Address
Graham Walker, CFO

Beaumont Independent School District
OWNER 3395 Harrison Avenue
Beaumont, TX 77706
Address

BY 
DATE Nov. 13, 2009

BY 
DATE 12 Nov 09

BY 
DATE

BISD - Austin Middle School					
Construction Costs	FCA(Orange Book)	Proposed Budget - Additions GMP	Proposed Budget - Other Work	Variance	COMMENTS
Base Construction	\$ 2,488,400.00	\$ 3,511,992.13	\$ 920,142.01	\$ (1,943,734.14)	Phase 1 will increase by \$136,442.30.
Construction Contingency				\$ -	
Other Costs - Construction		\$ 136,442.33		\$ (136,442.33)	Omission from the GMP which is compensated by OC Contingency.
Regional Construction Premium				\$ -	
Escalation Contingency				\$ -	
Add Premium Improvement				\$ -	
Soft Costs				\$ -	
Demolition				\$ -	
Abatement				\$ -	
A/E Fees	\$ 161,746.00	\$ 210,719.53	\$ 55,208.52	\$ (104,182.05)	
FF & E	\$ 211,200.00	\$ 211,000.00		\$ 200.00	
AV/IT		\$ 25,000.00		\$ (25,000.00)	
Printing		\$ 5,000.00		\$ (5,000.00)	
PM Fees				\$ -	
ROCIP				\$ -	
Other Professional Services				\$ -	
T-Bldg./Phasing				\$ -	
Owner-Controlled Contingency	\$ 188,972.00	\$ 11,657.27	\$ 46,007.10	\$ 131,307.63	Phase 1 OC Contingency reduced by \$136,442.33 due to GMP omission. Highlighted cells were unbudgeted need of BR.
Geotechnical		\$ 20,000.00		\$ (20,000.00)	
Materials Testing		\$ 15,000.00		\$ (15,000.00)	
Relocation Logistics				\$ -	
Land Acquisitions				\$ -	
Bond Fees				\$ -	
Management and Expenses				\$ -	
Permits		\$ 10,535.98	\$ 2,760.43	\$ (13,296.41)	
Surveys		\$ 20,000.00		\$ (20,000.00)	
Testing and Balancing		\$ 7,500.00		\$ (7,500.00)	
TOTAL	\$ 3,050,316.00	\$ 4,184,847.24	\$ 1,024,118.06	\$ (2,158,647.30)	

Budget Reallocation Worksheet for BR 01

Regional Premium	\$ (127,576.06)
Inflation	\$ (2,031,071.24)

5.91%
94.09%

<i>Owner Change Authorization/Change Order Log</i>								
Job Number:		01.02.02.03						
Job Name:		Is / Beaumont ISD						
		o Avenue, Beaumont, TX 77706						
Classroom Additions		one: (409) 899-9972						
Contractor:		Fibrebond					Date:	February 25, 2010
Address:		1300 Davenport Dr					Contract Amt.	
City, State		Minde, Louisiana						
Telephones		(800) 824-2614					Prov. Allow.	
Cing Auth (CA) Cing Order (CO)	CA/CO Number	Request Date	Description	Amount CA/CO Pending	Amt. Approved	Amt. Rejected	Date Accepted by Archt/Eng	Date Signed by FIB Director
CA	1		Austin Middle School Foundation and concrete	\$123,605.00	\$123,605.00			
CA	2		Marshall Middle School Foundation and concrete	\$125,144.00	\$125,144.00			
CA	3		Vincent Middle School Foundation and concrete	\$125,143.00	\$125,143.00			
CA	4							
CA	5		Surveying errors Austin, Vincent and Marshall	\$38,512.00	\$38,512.00			
CA	6							
CA	7							
CA	8							
CA	9							
CA	10							
CA	11							
CA	12							
CA	13							
			Total Pending CA/CO	\$412,404.00				
			Total Approved Change Authorizations	\$412,404.00				
			owners contingency	\$451,916.00				
			owners contingency Balance	\$38,612.00				

J. C. [Signature]

PARSONS Budget Reallocation Request/Approval

Project: Vincent Middle School
Beaumont Independent School District
Date: March 18, 2010
To: Terry Ingram, Assistant Superintendent
of Administration and Operations

I hereby request to reallocate (\$2,007,147.12) from Budget line item District Wide Inflation (\$1,888,524.73) and District Wide Regional Premium (\$118,622.39) as distributed below for the total project budget at Vincent Middle School. The total project budget will (increase) to (\$5,008,854.73)

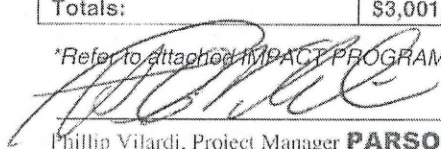
Justification for Reallocation:

This reallocation is the scope of work cover by District Wide Inflation and Regional Construction Premium.

The breakdown is as follows:

	Original Budget	Adjusted Amount
Base Construction:	\$2,445,760.00	\$4,252,339.73
A/E Fee:	\$158,974.00	\$255,140.38
AV/IT:	\$0.00	\$25,000.00
Owner Controlled Construction Contingency:	\$185,973.00	\$52,136.66
Geotechnical:	\$0.00	\$20,000.00
Materials Testing:	\$0.00	\$15,000
Permits:	\$0.00	\$12,757.02
Surveys:	\$0.00	\$20,000.00
Testing and Balancing	\$0.00	\$7,500.00
Totals:	\$3,001,707.00	\$5,008,668.42

*Refer to attached IMPACT PROGRAM Budget Sheet for additional project cost information


Phillip Vilardi, Project Manager **PARSONS**

Recommendation/Reconciliation Response:

Approve: _____

Disapprove: _____

Approvals Needed:

Dr. Carrol A. Thomas: 
Superintendent, Beaumont I.S.D.

Date: _____

Parsons JDI
1900 West Loop South
Houston, Texas 77027
Budget
For

Vincent Middle School Lab & Classroom Addition


DATE: Aug. 12, 2009

Description	Qty.	Unit	Unit Price	16090 S.F.	
				% Of Total	Total
FiberBond 4 Science Lab Addition	10,000	S.F.	\$ 165.00	60.74%	\$ 1,650,000.00
FiberBond 5 Classroom Addition	6,090	S.F.	\$ 140.00	513.85%	\$ 852,660.00
Sita Work	1	L.S.	\$ 80,000.00	2.94%	\$ 80,000.00
Utilities	1	L.S.	\$ 80,000.00	2.94%	\$ 80,000.00
Side Walks	1,000	S.F.	\$ 4.00	0.15%	\$ 4,000.00
Canopies	1,000	S.F.	\$ 50.00	1.84%	\$ 50,000.00
	-	0	\$ -	0.00%	\$ -
				382.46%	\$ 2,716,660.00
Design Contingency	10.00%			\$	271,660.00
				\$	2,988,260.00
Premium For Beaumont	4.50%			\$	134,471.70
				\$	3,122,731.70
Escalation	2.00%			\$	62,454.63
Estimated Cost Of Work				\$	3,185,186.33
General Requirements & Gen. Conditions	5.00%			\$	159,259.32
Contractors Profit	5.00%			\$	159,259.32
Liability & Builders Risk Insurance	1.00%			\$	31,851.86
Bond	1.00%			\$	31,851.86
Total Estimated Cost Of Construction		Construction Budget	\$	221.72	\$ 3,567,408.69
Owners Contingency	5.00%			\$	178,370.43
Data, Comm. & Security	1.00	L.S.		\$	25,000.00
Soil Test	1.00	L.S.		\$	20,000.00
Surveys	1.00	L.S.		\$	20,000.00
FF&E	1.00	L.S.		\$	211,000.00
Building Permit	0.50%			\$	10,702.23
A & E Fees	6.00%			\$	214,044.52
Total Project Cost				\$	4,246,525.88

BISD - Vincent Middle School					
Construction Costs	FCA(Orange Book)	PHASE 1 - Classroom Additions GMP	PHASE 2 - Interior Renovation	Variance	Comments
Base Construction	\$ 2,445,760.00	\$ 3,567,408.69	\$ 684,931.04	\$ (1,806,579.73)	Planned budget
Construction Contingency				\$ -	
Other Costs - Construction		\$ 137,980.33		\$ (137,980.33)	Phase 1 will increase by \$137,980 due to GMP omission.
Regional Construction Premium				\$ -	
Escalation Contingency				\$ -	
Add Premium Improvement				\$ -	
Soft Costs				\$ -	
Demolition				\$ -	
Abatement				\$ -	
A/E Fees	\$ 158,974.00	\$ 214,044.52	\$ 41,095.86	\$ (96,166.38)	
FF & E	\$ 211,000.00	\$ 211,000.00		\$ -	
AV/IT		\$ 25,000.00		\$ (25,000.00)	
Soil Reports, Printing, etc				\$ -	
PM Fees				\$ -	
ROCIP				\$ -	
Other Professional Services				\$ -	
T-Bldg./Phasing				\$ -	
Owner-Controlled Contingency	\$ 185,973.00	\$ 17,890.11	\$ 34,246.55	\$ 133,836.34	OC Contingency will reduce to \$17,890.11.
Geotechnical		\$ 20,000.00		\$ (20,000.00)	
Materials Testing		\$ 15,000.00		\$ (15,000.00)	Reallocated from OC Contingency.
Relocation Logistics				\$ -	
Land Acquisitions				\$ -	
Bond Fees				\$ -	
Management and Expenses				\$ -	
Permits		\$ 10,702.23	\$ 2,054.79	\$ (12,757.02)	
Surveys		\$ 20,000.00		\$ (20,000.00)	
Testing and Balancing		\$ 7,500.00		\$ (7,500.00)	Reallocated from OC Contingency.
TOTAL	\$ 3,001,707.00	\$ 4,246,525.88	\$ 762,328.24	\$ (2,007,147.12)	

Budget Reallocation Worksheet for BR 01

DW Regional Premium	\$ (118,622.39)	5.91%
DW Inflation	\$ (1,888,524.73)	94.09%

[illegible]

PARSONS Budget Reallocation Request/Approval

Project: Marshall Middle School
Beaumont Independent School District
Date: March 19, 2010
To: Terry Ingram, Assistant Superintendent
of Administration and Operations

I hereby request to reallocate (\$2,712,417.77) from Budget line item District Wide Inflation (\$2,552,113.88) and District Wide Regional Premium (\$160,303.89) as distributed below for the Marshall Middle School project. The project budget will (increase) to (\$4,502,095.77).

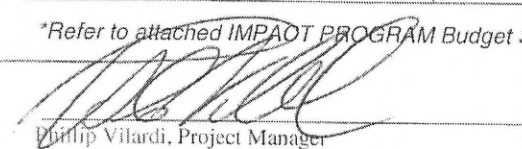
Justification for Reallocation:

The reallocation will cover scope of work for DW Inflation and Construction Regional Premium.

The breakdown is as follows:

	Original Budget/Contract	Adjusted Amount
Base Construction:	\$1,480,650.00	\$3,797,031.24
Owner Controlled Construction		
Contingency Soft Cost:	\$110,786.00	\$105,624.95
A/E Fee:	\$96,242.00	\$146,567.15
FF&E:	\$102,000	\$211,000
AV/IT:	\$0.00	\$25,000.00
Geotechnical:	\$0.00	\$20,000.00
Materials Testing:	\$0.00	\$15,000
Permits:	\$0.00	\$11,391.10
Surveys:	\$0.00	\$20,000.00
Testing and Balancing:	\$0.00	\$7,500.00
Totals:	\$1,789,678.00	\$4,502,095.77

*Refer to attached IMPAOT PROGRAM Budget Sheet for additional project cost information


Phillip Vilardi, Project Manager

PARSONS

Recommendation/Reconciliation Response:

Approve: _____

Disapprove: _____

Approvals Needed:

Dr. Carrol A. Thomas:


Superintendent, Beaumont I.S.D.

Date: _____

Parsons JDI
1900 West Loop South
Houston, Texas 77027
Budget
For

Marshall Middle School Lab & Classroom Addition

DATE: Aug. 12, 2009

Description	Qty.	Unit	Unit Price	13496 S.F.	
				% Of Total	Total
FiberBond 3 Science Lab Addition	6,000	S.F.	\$ 165.00	43.04%	\$ 990,000.00
FiberBond 9 Classroom Addition	7,496	S.F.	\$ 140.00	45.62%	\$ 1,049,440.00
Site Work	1	L.S.	\$ 100,000.00	4.35%	\$ 100,000.00
Utilities	1	L.S.	\$ 80,000.00	3.48%	\$ 80,000.00
Side Walks	1,500	S.F.	\$ 4.00	0.26%	\$ 6,000.00
Canopies	1,500	S.F.	\$ 50.00	3.25%	\$ 75,000.00
	-	0	\$ -	0.00%	\$ -
				100.00%	\$ 2,300,440.00
Design Contingency	10.00%				\$ 230,044.00
					\$ 2,530,484.00
Premium For Beaumont	4.50%				\$ 113,871.78
					\$ 2,644,355.78
Escalation	2.00%				\$ 52,887.12
Estimated Cost Of Work					\$ 2,697,242.90
General Requirements & Gen. Conditions	5.00%				\$ 134,862.14
Contractors Profit	5.00%				\$ 134,862.14
Liability & Builders Risk Insurance	1.00%				\$ 26,972.43
Bond	1.00%				\$ 26,972.43
Total Estimated Cost Of Construction					\$ 3,020,912.04
Owners Contingency	5.00%				\$ 151,045.60
Data, Comm. & Security	1.00	L.S.			\$ 25,000.00
Soil Test	1.00	L.S.			\$ 20,000.00
Surveys	1.00	L.S.			\$ 20,000.00
FF&E	1.00	L.S.			\$ 211,000.00
Building Permit	0.90%				\$ 9,062.74
A & E Fees	6.00%				\$ 181,254.72
Total Project Cost					\$ 3,638,275.10

CHANGE
ORDER

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

PROJECT: New Classroom Additions for
Austin MS, Marshall MS, Vincent
MS and Homer ES


TO CONTRACTOR: Fibrebond Corporation
1300 Davenport Drive
Minden, LA 71055

CHANGE ORDER NUMBER: 2
DATE: November 12, 2009
ARCHITECT'S PROJECT NO.:
CONTRACT DATE: April 27, 2009
CONTRACT FOR: Construction

The Contract is changed as follows:

Provide the Work of Phase 2, the finish out of Austin, Vincent and Marshall, with an Allowance for the HVAC, as defined by and in accordance with the attached Fibrebond GMP Proposal dated November 12, 2009, and all of its referenced attachments.

Contract GMP Amendment #2					
Phase	Austin PO # 628700200	Vincent PO # 628700198	Marshall PO # 628700199	Homer PO # 628700197	TOTAL TO DATE
Phase 1 GMP Building Shell	\$1,476,511	\$1,476,314	\$1,047,634	\$1,328,081	\$5,328,540
Voluntary Deduct Phase 1 GMP Building Shell	(\$129,560)	(\$140,877)	(\$82,492)	pending final design	(\$352,929)
Phase 2 Finish Out, less HVAC	\$1,619,011	\$1,624,786	\$1,449,107	pending final design	\$4,692,904
Phase 2 HVAC Allowance, final price pending re-design	\$545,000	\$607,000	\$593,000	pending final design	\$1,745,000
TOTAL TO DATE	\$3,510,962	\$3,567,223	\$3,007,249	\$1,328,081	\$11,413,515

APPROVED: 

Parsens
Program Manager

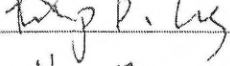
Not valid until signed by the Owner, Architect and Contractor.

The original (Contract-Sum) (Guaranteed Maximum Price) was	\$0.00
Net change by previously authorized Change orders	\$5,328,540.00
The (Contract-Sum) (Guaranteed Maximum Price) prior to this Change order was	\$5,328,540.00
The (Contract-Sum) (Guaranteed Maximum price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of	\$6,084,975.00
The new (Contract-Sum) (Guaranteed Maximum Price) including this Change Order will be	\$11,413,515.00

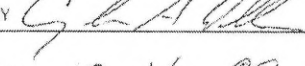
The Contract Time will be (increased) (decreased) (unchanged) by One Hundred Fifty Five (155) days
The Date of Substantial Completion as of the date of this Change Order therefore is July 14, 2010

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Long Architects, Inc.
ARCHITECT 6465 Calder, Suite 206
Beaumont, TX 77706
Address

BY 
DATE Nov. 13, 2009

Fibrebond Corporation
CONTRACTOR 1300 Davenport Drive
Minden, LA 71055
Address
Graham Walker, CFO

BY 
DATE 12 Nov 09

Beaumont Independent School District
OWNER 3395 Harrison Avenue
Beaumont, TX 77706
Address

BY 
DATE

BISD - Marshall Middle School						Comments
Proposed Budget						
Construction Costs	FCA(Orange Book)	Classroom Additions	Other Work	Variance		
Base Construction	\$ 1,480,650.00	\$ 3,020,912.04	\$ 776,119.20	\$ 2,316,381.24	Planned budget	
Construction Contingency				\$ -		
Other Costs - Construction		\$ 137,981.33		\$ 137,981.33	Omission from the GMP which will be compensated from OC Contingency.	
Regional Construction Premium				\$ -		
Escalation Contingency				\$ -		
Add Premium Improvement				\$ -		
Soft Costs				\$ -		
Demolition				\$ -		
Abatement				\$ -		
A/E Fees	\$ 96,242.00	\$ 100,000.00	\$ 46,567.15	\$ 50,325.15	A/E Fees reduced to \$100,000. Remaining fund assigned to OC Contingency. \$81,254.72	
FF & E	\$ 102,000.00	\$ 211,000.00		\$ 109,000.00		
AV/IT		\$ 25,000.00		\$ 25,000.00		
Soil Reports, Printing, etc		\$ 5,000.00		\$ 5,000.00	Reallocated from Material Testing (\$5,000)	
PM Fees				\$ -		
ROCIP				\$ -		
Other Professional Services				\$ -		
T-Bldg./Phasing				\$ -		
Owner-Controlled Contingency	\$ 110,786.00	\$ 66,818.99	\$ 38,805.96	\$ (5,161.05)	OC Contingency reduced by \$137,981.33 to compensate for GMP omission.	
Geotechnical		\$ 20,000.00		\$ 20,000.00		
Materials Testing		\$ 15,000.00		\$ 15,000.00	Reduce from \$20,000 to \$15,000.	
Relocation Logistics				\$ -		
Land Acquisitions				\$ -		
Bond Fees				\$ -		
Management and Expenses				\$ -		
Permits		\$ 9,062.74	\$ 2,328.36	\$ 11,391.10		
Surveys		\$ 20,000.00		\$ 20,000.00		
Testing and Balancing		\$ 7,500.00		\$ 7,500.00		
TOTAL	\$ 1,789,678.00	\$ 3,638,275.10	\$ 863,820.67	\$ 2,712,417.77		

Budget Reallocation Worksheet for BR 01

DW Regional Premium	\$ 160,303.89	5.91%
DW Inflation	\$ 2,552,113.88	94.09%

Owner Change Authorization/Change Order Log

Job Number:		01.02.02.03									
Job Name:				s / Beaumont ISD							
				Avenue, Beaumont, TX 77706							
		Classroom Additions		one: (409) 899-9972							
Contractor:		Fibrebond				Date:		February 25, 2010			
Address		1300 Davenport Dr				Contract Amt.					
City, State		Minde, Louisiana									
Telephones		(800)824-2614				Prov. Allow.					
Chg Auth (CA) / Chg Order (CO)	CA/CO Number	Request Date	Description	Amount CA/CO Pending	Amt. Approved	Amt. Rejected	Date Accepted by Arch/Eng	Date Signed by PRD Director			
CA	1		Austin Middle School Foundation and concrete	\$123,605.00	\$123,605.00						
CA	2		Marshall Middle School Foundation and concrete	\$125,144.00	\$125,144.00						
CA	3		Vincent Middle School Foundation and concrete	\$125,143.00	\$125,143.00						
CA	4										
CA	5		Surveying errors Austin, Vincent and Marshall	\$38,512.00	\$38,512.00						
CA	6										
CA	7										
CA	8										
CA	9										
CA	10										
CA	11										
CA	12										
CA	13										
Total Pending CA/CO				\$412,404.00							
Total Approved Change Authorizations				\$412,404.00							
owners contingency				\$451,016.00							
owners contingency Balance				\$38,612.00							

J. C. [Signature]

3395 Harrison Avenue
Beaumont, Texas 77706
Tel 409.617.5770
Fax 409.617.5779

PARSONS Budget Reallocation Request/Approval

Project: King Middle School
Beaumont Independent School District
Date: March 4, 2010
To: Terry Ingram, Assistant Superintendent
of Administration and Operations

I hereby request to reallocate (\$3,085,948.58) from Budget line item District Wide Inflation (\$2,552,113.88) and District Wide Regional Premium (\$160,303.89) as distributed below for the King Middle School project. The project budget will (decrease) by (\$3,085,948.58). The remaining funds will be allocated to DW Inflation.


Justification for Reallocation:

This reallocation is to cost for Inflation and Construction Premium.

The breakdown is as follows:

	Original Budget/Contract	Adjusted Amount
Base Construction:	\$2,738,430.00	\$239,000.36
Owner Controlled Construction Contingency Soft Cost:	\$208,346.00	\$20,900.04
A/E Fee:	\$177,998.00	\$13,145.02
FF&E:	\$237,937.00	\$0.00
Printing:	\$0.00	\$3,000.00
Geotechnical:	\$0.00	\$0.00
Permits:	\$0.00	\$717.00
Surveys:	\$0.00	\$0.00
Totals:	\$3,362,711.00	\$276,762.42

*Refer to attached IMPACT PROGRAM Budget Sheet for additional project cost information


Mark Rodriguez, Project Manager

PARSONS

Recommendation/Reconciliation Response:

Approve: _____

Disapprove: _____

Approvals Needed:

Dr. Carrol A. Thomas: 
(Superintendent , Beaumont I.S.D.

Date: _____

PARSONS

Budget Allocation Request and Approval


Project: King Middle School
Date: 02.09.09
To: Terry Ingram, Assistant Superintendent
of Administration and Operations

I hereby request to allocate \$ 3,362,711 from the Capital Improvement Program Budget to the above referenced project per the attached Fact Sheet (v.6) dated August 30, 2007.

The breakdown is as follows:

	Budget
Base Construction:	\$ 2,738,430
Contingency:	\$ 208,346
Demolition:	
Other Direct Costs:	
A/E Fees:	\$ 177,998
T Bldg / Phasing	
Relocation Logistics:	
FF&E:	\$ 237,937
Total Budget for this Project:	\$ 3,362,711

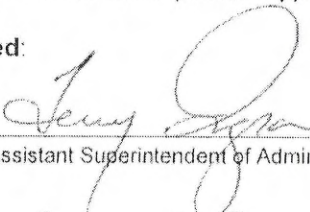
*Refer to attached IMPACT PROGRAM Budget Sheet for additional project cost information


Robert Cooper, Program Manager - **PARSONS**

Recommendation/Reconciliation Response: Approve: ☒ Disapprove: ☐


Approvals Needed:

Terry Ingram:


Assistant Superintendent of Administration and Operations

Date: 3/11/09

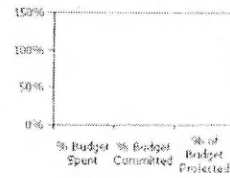
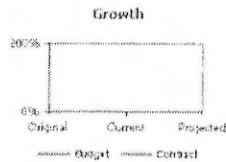
Dr. Carrol Thomas:


Superintendent

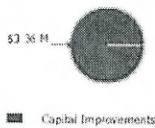
Date: 3/11/09

Program\Beaumont ISD\2. Middle Schools\King MS

Project Manager: **Bob Menefee**
 Architect-Engineer:
 Contractor:
 Project: **MS - 02.02.02**



Funding Source



Scope of Work:

- Repair and replace as necessary. Add 3 science classrooms upgrades to entire facility.

Project Phases:

Project Phase	Baseline	Baseline	Actual	Actual	2008	2009	2010
	Start	Finish	Projected	Projected	Start	Finish	Start
Construction	12-1-2008	1-23-2010					

Cost Status by Budget Category:

Budget Category	Original Budget	Current Budget	Original Contract	Proposed Changes	Executed Changes	Current Contract	Apprvd Net Paid	Paid To Date	Project Mgr. Adj.	Proj. Cost @ Compl.	Variance
Construction											
Base Construction	\$2,736,430	\$2,736,430									\$2,736,430
Owner Controlled Construction Contingency	\$208,346	\$208,346									\$208,346
Demolition											
Abatement											
Pre-Construction											
General Conditions											
Profit & GFI											
P&P Bond											
GC Allowance											
Other Direct Costs											
Franchise Utilities											
City Upgrade Requirements											
Private Utilities											
Regional Construction Premium											
Construction Subtotal	\$2,944,776	\$2,944,776									\$2,944,776
Soft Costs											
A/E Fees	\$177,968	\$177,968									\$177,968
FF & E	\$227,937	\$227,937									\$227,937
AV/IT											
Testing											
PM Fees											
BDCIP											
Other Professional Services											
Utility Phasing											
Owner-Controlled Contingency											
Other Cost											
LEED Certification Administration											
Commissioning											
Escalation Contingency											
Relocation Logistics											
Land Acquisitions											
Additional Lighting in Classrooms											
Bond Fees											
Management and Expenses											
Soft Costs Subtotal	\$415,905	\$415,905									\$415,905
Project Total	\$3,362,711	\$3,362,711									\$3,362,711

Remarks:

MONTHLY PROJECT STATUS (MAR-04)

WEEKLY PROJECT STATUS (April 19 - April 25)

Parsons 3D1
1900 West Loop South
Houston, Texas 77027
Budget
For

King Middle School Gym Remodel/Auditorium ADA Upgrades

DATE: Dec. 16, 2009

6000 S.F.

Description	Qty.	Unit	Unit Price	% Of Total	Total
Refinish Floor	8,000	S.F.	\$ 6.00	26.37%	\$ 48,000.00
Replace Lighting Fixtures	20	Ea	\$ 600.00	6.59%	\$ 12,000.00
Bleachers	1	L.S.	\$ 35,000.00	19.23%	\$ 35,000.00
Paint Walls	12,000	S.F.	\$ 1.00	6.59%	\$ 12,000.00
Gym ADA Upgrades	1	L.S.	\$ 75,000.00	41.21%	\$ 75,000.00
				100.00%	\$ 182,000.00
Design Contingency	10.00%				\$ 18,200.00
					\$ 200,200.00
Premium For Beaumont	4.50%				\$ 9,009.00
					\$ 209,209.00
Escalation	2.00%				\$ 4,184.18
Estimated Cost Of Work					\$ 213,393.18
General Requirements & Gen. Conditions	5.00%				\$ 10,669.66
Contractors Profit	5.00%				\$ 10,669.66
Liability & Builders Risk Insurance	1.00%				\$ 2,133.93
Bond	1.00%				\$ 2,133.93
Total Estimated Cost Of Construction		Construction Budget	\$ 39.83		\$ 239,000.36
Owner Contingency	10.00%				\$ 23,900.04
Building Permit	0.30%				\$ 717.00
A & E Fees	5.50%				\$ 13,145.02
Total Project Cost					\$ 276,762.42

BISD - King Middle School					
Construction Costs	FCA(Orange Book)	Proposed Budget - Phase 1	Proposed Budget - Phase 2	Variance	Comments
Base Construction	\$ 2,738,430.00		\$ 239,000.36	\$ 2,499,429.64	Phase 1 classroom additions on hold.
Construction Contingency				\$ -	
Other Costs - Construction				\$ -	
Regional Construction Premium				\$ -	
Escalation Contingency				\$ -	
Add Premium Improvement				\$ -	
Soft Costs				\$ -	
Demolition				\$ -	
Abatement				\$ -	
A/E Fees	\$ 177,998.00		\$ 13,145.02	\$ 164,852.98	
FF & E	\$ 237,937.00			\$ 237,937.00	
AV/IT				\$ -	
Soil Reports, Printing, etc			\$ 3,000.00	\$ (3,000.00)	Funds allocated from OC Contingency.
PM Fees				\$ -	
ROCIP				\$ -	
Other Professional Services				\$ -	
T-Bldg./Phasing				\$ -	
Owner-Controlled Contingency	\$ 208,346.00		\$ 20,900.04	\$ 187,445.96	
Geotechnical				\$ -	
Materials Testing				\$ -	
Relocation Logistics				\$ -	
Land Acquisitions				\$ -	
Bond Fees				\$ -	
Management and Expenses				\$ -	
Permits			\$ 717.00	\$ (717.00)	
Surveys				\$ -	
Testing and Balancing				\$ -	
TOTAL	\$ 3,362,711.00	\$ -	\$ 276,762.42	\$ 3,085,948.58	

Budget Reallocation Worksheet for BR 01

Regional Premium	\$ 182,379.56	5.91%
Inflation	\$ 2,903,569.02	94.09%

3395 Harrison Avenue
Beaumont, Texas 77706
Tel 409.617.5770
Fax 409.617.5779

PARSONS

TRANSMITTAL

Project: 2007 Beaumont ISD Bond Program
Date: March 19, 2010

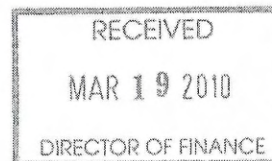
To: Robert Zingelmann
Director of Business and Finance
Beaumont Independent School District
3395 Harrison Avenue

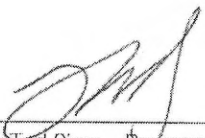
We transmit herewith the following:

Budget Reallocations for Austin MS, Marshall MS,
Vincent MS, King MS and Homer Drive Elementary
Schools.

Action Code

8



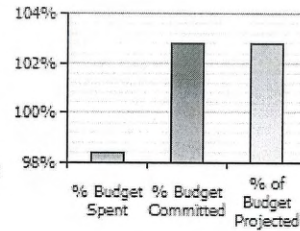
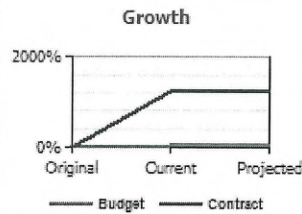
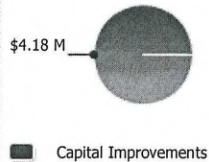

By Ted Sims, Program Controls Manager
Name, Title Parsons

cc: File

Action Codes:	(1) No Exceptions	(6) For Review/Comment
	(2) Exceptions as Noted	(7) As Requested
	(3) Exceptions Noted - Resubmit	(8) For Execution
	(4) Rejected - Resubmit	(9) For Information Only
	(5) Action Not Required	(10) For Your Use

Program\Beaumont ISD\2. Middle Schools\Austin MS - Ph. 1

Project Manager: **Philip Vilardi**
 Architect-Engineer: **Long Architects, Inc.**
 Contractor: **Fibrebond**
 Project: **MS - 02.02.01.01**
 Project Stage: **Close Out**

**Funding Source****Scope of Work:**

- Austin Middle School added additional classrooms on the existing campus. The basis for design was predicated on pre-fabricated modular units manufactured by Fibrebond Corporation. Two (2) types of classrooms were added: three (3) science classrooms, consisting of 1,200 square feet plus ancillary space and seven (7) regular classrooms consisting of approximately 800 square feet each with necessary access and ancillary space. Buildings of different sizes were provided by Fibrebond and adapted to the classroom and science room spaces.

Project Phases:

Project Phase	Baseline Start	Baseline Finish	Actual/ Projected Start	Actual/ Projected Finish	2009			2010			2011				
					F	M	A	M	J	A	S	O	N	D	J
Pre-Design	2/23/2009	4/17/2009	2/23/2009	5/13/2009											
Design	8/3/2009	11/3/2009	5/13/2009	9/28/2009											
Bid and Award	11/4/2009	12/4/2009	10/19/2009	11/19/2009											
Construction	12/7/2009	9/24/2009	11/20/2009	7/30/2010											
Contract Close Out	12/1/2010	1/14/2011	7/12/2010	9/30/2010											

Cost Status by Budget Category:

Budget Category	Original Budget	Planned Budget	Original Contract	Proposed Changes	Executed Changes	Current Contract	Project Mgr. Adj.	Apprvd Not Paid	Paid To Date	Proj. Cost @ Compl.	Variance
Construction											
Base Construction	\$2,488,400	\$3,511,992	\$48,946		\$3,934,347	\$3,983,293			\$3,792,297	\$3,983,293	(\$471,301)
Owner-Controlled Construction Contingency											
Pre-Construction											
General Conditions											
Profit & O/H											
P&P Bond											
GC Allowance											
Other Costs - Construction		\$136,442	\$39,500			\$39,500	\$0		\$39,500	\$39,500	\$96,942
Franchise Utilities											
City Upgrade Requirements											
Private Utilities											
Regional Construction Premium											
Escalation Contingency											
Construction Managers Fee											
Liability & Builders Risk Insurance											
Add Premium Improvement											
Construction Subtotal	\$2,488,400	\$3,648,434	\$88,446		\$3,934,347	\$4,022,793	\$0		\$3,831,797	\$4,022,793	(\$374,359)
Soft Costs											
Demolition											
Abatement		\$0	\$17,818			\$17,818			\$17,818	\$17,818	(\$17,818)
A/E Fees	\$161,746	\$210,720	\$46,874		\$45,090	\$91,964		\$1,896	\$94,713	\$91,964	\$118,756
FF & E	\$211,200	\$211,000	\$114,373			\$114,373			\$114,373	\$114,373	\$96,627
AV/IT		\$25,000	\$6,503			\$6,503			\$6,503	\$6,503	\$18,497
Printing		\$5,000	\$5,000	\$250	\$500	\$5,500		\$10	\$5,341	\$5,750	(\$750)
PM Fees											
ROCIP											
Other Professional Services		\$0	\$425			\$425			\$425	\$425	(\$425)
T-Bldg./Phasing											

Budget Category	Original Budget	Planned Budget	Original Contract	Proposed Changes	Executed Changes	Current Contract	Project Mgr. Adj.	Apprvd Not Paid	Paid To Date	Proj. Cost @ Compl.	Variance
Owner-Controlled Contingency	\$188,972	\$11,657					\$0			\$0	\$11,657
Other Cost - Soft		\$0	\$2,329			\$2,329			\$2,329	\$2,329	(\$2,329)
LEED Certification Administration											
Geotechnical		\$20,000	\$4,800			\$4,800			\$4,800	\$4,800	\$15,200
Materials Testing		\$15,000	\$9,334			\$9,334			\$9,084	\$9,334	\$5,666
Commissioning											
Relocation Logistics		\$0	\$6,350			\$6,350			\$6,350	\$6,350	(\$6,350)
Land Acquisitions											
Bond Fees											
Management and Expenses											
Permits		\$10,536	\$1,115			\$1,115			\$1,115	\$1,115	\$9,421
Surveys		\$20,000	\$12,395			\$12,395			\$12,395	\$12,395	\$7,605
Easements											
Testing and Balancing	\$0	\$7,500	\$6,050			\$6,050			\$6,050	\$6,050	\$1,450
Soft Costs Subtotal	\$561,918	\$536,412	\$233,366	\$250	\$45,590	\$278,956	\$0	\$1,906	\$281,294	\$279,206	\$257,207
Project Total	\$3,050,318	\$4,184,847	\$321,812	\$250	\$3,979,937	\$4,301,749	\$0	\$1,906	\$4,113,091	\$4,301,999	(\$117,152)

Remarks:

- Project is complete.

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 18

Row Labels	BOND (628-634)	BOND (Other)	Grand Total
Athletic Complex	\$ 41,937,623.65	\$ 1,731,978.06	\$ 43,669,601.71
A-1 SHEET METAL/AIR CONDITION	\$ 1,996.20		\$ 1,996.20
ARCHITECTURAL ALLIANCE	\$ 8,508.32		\$ 8,508.32
AVIA ENVIRONMENTAL, LLC	\$ 2,950.00		\$ 2,950.00
AVILES ENGINEERING CORP	\$ 84,377.80		\$ 84,377.80
BISHOP REAL ESTATE APPRAISERS	\$ 3,200.00		\$ 3,200.00
BNSF RAILWAY CO	\$ 950.00	\$ 414,166.56	\$ 415,116.56
CENTERPOINT ENERGY	\$ 28,344.00		\$ 28,344.00
CITY OF BEAUMONT	\$ 119,527.10		\$ 119,527.10
CONTRAX FURNISHINGS	\$ 2,225.56	\$ 176,241.50	\$ 178,467.06
ENTERGY	\$ 97,643.66		\$ 97,643.66
EXXON MOBIL CORPORATION	\$ 161,847.51		\$ 161,847.51
FAST SIGNS	\$ 5,716.78		\$ 5,716.78
FITZ & SHIPMAN, INC	\$ 80,268.00	\$ 13,500.00	\$ 93,768.00
FUGRO SOUTH INC	\$ 13,798.00		\$ 13,798.00
INFINITY CONNECTIONS INC	\$ 53,334.45		\$ 53,334.45
JERALD W PEVETO CONSULTING	\$ 300.00		\$ 300.00
LAMONICA, LTD	\$ 20,850.00		\$ 20,850.00
LAWRENCE LUCIA	\$ 3,996.00		\$ 3,996.00
MICRO INTEGRATION	\$ 64,767.90		\$ 64,767.90
NEVCO, INC		\$ 1,006,450.00	\$ 1,006,450.00
OIL CITY TRACTORS INC	\$ 28,114.97		\$ 28,114.97
SCOOTER'S LAWNMOWER	\$ 2,808.75		\$ 2,808.75
SHW GROUP, LLP	\$ 2,064,448.23	\$ 22,194.00	\$ 2,086,642.23
SOUTHWEST BUILDING SYSTEMS		\$ 24,338.00	\$ 24,338.00
TEXAS DIGITAL SYSTEMS, INC	\$ 5,543.68		\$ 5,543.68
TOLUNAY-WONG ENGINEERS, INC	\$ 276,607.00		\$ 276,607.00
TURNER/HALLMARK GROUP	\$ 38,796,697.93	\$ 75,088.00	\$ 38,871,785.93
WHITE BLUE PRINT CO	\$ 8,801.81		\$ 8,801.81
Grand Total	\$ 41,937,623.65	\$ 1,731,978.06	\$ 43,669,601.71

Escrow Oprn A/C Lawoffice

\$ 3,670,634.00

\$ 47,340,235.71

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 19



Beaumont Independent School District

REQUEST FOR PROPOSALS

FOR

PROGRAM MANAGEMENT SERVICES

FOR THE

BEAUMONT ISD 2007 BOND PROGRAM

Due: 11:00 on Friday, October 5, 2007



BEAUMONT INDEPENDENT SCHOOL DISTRICT

REQUEST FOR PROPOSALS (RFP) #08.043

Sealed proposals for PROGRAM MANAGEMENT SERVICES FOR THE BEAUMONT ISD 2007 BOND PROGRAM will be received in the office of Patricia Attaway, Purchasing Agent, no later than 11:00 a.m. on Friday, October 5, 2007.

RFP specifications will be available in the Purchasing Department at 3395 Harrison Avenue, beginning Friday, September 21, 2007 at 2:00 p.m. RFP specifications may also be requested sent by email by writing to Patricia Attaway, Purchasing Agent at the following email address: pbarnet@beaumont.k12.tx.us.

Sealed proposals will not be read in public and will be "under evaluation," until final selection is determined. Results will become available seven business days after approval by the Board of Trustees. (Tentative date for approval is October 18, 2007)

Please submit proposals and supporting data in a sealed opaque envelope addressed as follows:

Patricia Attaway – Purchasing Agent
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706

RFP # 08.043 - Program Management Services
Due no later than Friday, October 5, 2007 at 11:00 a.m.

Issued: September 21, 2007

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Notice to Vendors

District Contact for Questions

Jane Kingsley, Chief Financial Officer
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706
PHONE: (409) 617-5017

Questions should be submitted by email to Jane Kingsley at:
skingsl@beaumont.k12.tx.us. The subject of the email should indicate: **Question -
Program Management Services RFP # 08.043.**

Due Date: October 5, 2007 at 11:00 a.m.

Fees

- Firms are to return the ***Fee Proposal Form*** with their RFP package.
- Beaumont ISD shall reserve the right to further negotiate fees for services in accordance with Texas Education Code 44.037.

Anticipated Schedule of Events

- Request for Proposals issued September 21, 2007 at 2:00 p.m.
- Responses to Request for Proposals due (by 11:00 AM, October 5, 2007)
- Notification to short-listed firms (tentatively not later than October 9, 2007)
- Schedule interviews with short-listed firms (tentatively not later than October 10th through October 11th)
- School Board approval (tentative) October 18, 2007

Selection Process

The District's Selection Committee will evaluate and rank each submittal in relation to the selection criteria described in the RFP. The District will develop a "short list" of firms to interview.

All firms submitting proposals should be prepared to submit additional information and to participate in a "live" in-person interview (tentative dates: October 10th-11th). Live interviews will follow the following format:

- 1) One (1) hour total interview per each short listed proposer. Proposers will be notified of interview selection by 4:00 p.m. on Tuesday, October 9, 2007.

- 2) Interviews will take place at the Beaumont ISD Administration Building, 3395 Harrison Avenue, Beaumont, TX 77706.
- 3) The following people will need to be present from the Proposer's team: Project Manager(s), Superintendent(s), Estimator(s). Proposer may bring other team members at their discretion.
- 4) Format:
 - a) Five (5) minutes for Team Introductions.
 - b) Five (5) minutes for Proposer presentation of their company.
 - c) Forty-five (45) minutes of Questions and Answers.
 - d) Five (5) minutes for closing remarks by Proposer.

Results will become available seven business days after approval by the Board of Trustees. (Tentative date for approval is October 18, 2007)

Selection Criteria

The firms will be selected based upon a two-part evaluation. The first part will include the written submission of qualifications. The elements of this review will include:

- Proposing firm's overall financial strength and qualifications for program administrator services
- Resources and the strength of the proposed team
- Experience in K-12 program management based upon the firm's experience and the submitted resumes associated with that experience
- Proposed schedule for program delivery
- Overall Form and Format of Submission (including ability to be concise and brief)

The second part will include an oral presentation and this interview portion will include:

- Delivery of Management Plan
- Participation of key staff that will complete the scope of work
- Technical competence and expertise in program management for similar size districts
- Firm differentiators and understanding of project issues
- Verbal and graphic presentation skills
- Question and answer participation

Submittal Instructions

Please submit fifteen (15) copies no later than 11:00 AM on Friday, October 5, 2007 to the attention of:

Patricia Attaway – Purchasing Agent
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706

Telephone, electronic or facsimile submissions will not be considered. Submissions received after the time and date of closing will not be considered. This RFP in no manner obligates the district to eventual purchase of any services, products or equipment described, implied, or which may be proposed, until confirmed by written contract. Progress towards this end is solely at the discretion of the district and may be terminated without penalty or obligation at any time prior to the signing of a contract. The District reserves the right to cancel this RFP at any time for any reason and to reject any or all submissions in whole or in part. The District will not be liable for any costs incurred by firms in preparation of these requested qualifications or in answering the Request for Proposals.

The Request for Proposals contains specific requests for information. In those cases where specific and mandatory requirements are stated, material failure to meet those requirements will result in disqualification of the firm's response.

This organization will allow the district to maximize the use of trained design and construction experts. Beaumont ISD staff will provide the school related expertise and will draw upon the resources of a firm specializing in construction management to apply the appropriate expertise to the design and construction process to achieve projects that are on time, under budget and which meet the district's facility needs. This type organization will allow efficient and effective use of district and non-district personnel expertise that are trained in design and construction while not requiring everyone to have extensive school related experience.

Anti-Lobbying Provision

All firms responding to this RFP are strictly prohibited from retaining the services of Lobbyist to act on behalf of the respondent and shall refrain from similar activities within the employment of the firm. Any such action shall constitute grounds for immediate disqualification from consideration by Beaumont ISD. Additionally, all questions regarding this solicitation shall be directed to the parties identified herein. Consultants are specifically prohibited from contacting any BEAUMONT ISD administrators or trustees other than the contacts listed in this RFP. If a consultant is determined to be in violation of this policy, this too shall constitute grounds for immediate disqualification from consideration by the district.

Insurance and Taxes

Insurance

The Program Manager shall not commence work under this contract until all insurance described below has been obtained, and such insurance and all certificates evidencing existence of such insurance have been approved by the district.

The Program Manager shall procure and shall maintain during the life of the agreement, Workers Compensation insurance for all of its employees and subcontractors to be engaged in work under this contract. Workers Compensation insurance must include Texas activities. Limit of Workers Compensation shall be statutory and limits of employers' legal liability shall be at least \$100,000 per occurrence.

The Program Manager shall procure and shall maintain during the life of the agreement, such Commercial General Liability insurance as shall protect it from claims for damages for Bodily operations under the agreement. The amount of insurance shall not be less than the following:

Required Insurance Coverage

Comprehensive General Liability	\$100,000 each person
Bodily Injury Liability	\$300,000 each occurrence
Property Damage Liability	\$ 50,000 each occurrence
Workmen's Compensation	\$100,000 each person
Comprehensive Automobile Liability	\$100,000 each person
Bodily Injury Liability	\$300,000 each occurrence
Property Damage Liability	\$ 25,000 each occurrence

Certificates of Insurance

Certificates acceptable to the district shall be attached to the signed agreement when it is transmitted to the district for execution. These certificates shall contain the statement that:

Coverage's afforded under these policies will not be canceled, changed (which includes renewal), allowed to lapse or expire until the district has received thirty (30) days written notice addressed as follows:

ATTN: Jane Kingsley - Chief Financial Officer
BEAUMONT ISD
3395 Harrison Avenue
Beaumont, TX 77706

and be evidenced by certified mail, return receipt requested, or until such time as other valid and effective insurance coverage acceptable in every respect to the district is put in place. Additional coverage information must be made upon request to verify full compliance with insurance requirements.

Waiver of Subrogation

BEAUMONT ISD shall be provided a written waiver of subrogation on all required insurance coverage's. This shall be evidenced either by signed policy endorsement, or so indicated on the submitted insurance certificate.

The District shall be listed as an additional insured on all required coverage, except Workers compensation, for all activities arising out of this agreement. These policies shall also be primary over any other valid and collectable coverage, which may exist. This shall be evidenced either by signed policy endorsement, or so indicated on the submitted insurance certificate.

Hold Harmless Agreement

The Program Manager hereby agrees to indemnify and save harmless Beaumont Independent School District from and against any and all claims, demands, damages, lawsuits, expenses, costs, liabilities, injuries, liens and causes of action of any and every nature whatsoever, arising out of, resulting from, or in any manner connected with or concerning the performance of the work hereunder, and the Program Manager hereby agrees to defend any and all such actions brought against the District for any and all expenditures, or expenses, including, but not limited to, court costs and attorney's fees, made or incurred by the District, and/or by reason of any such suit or suits.

Taxes

The Program Manager shall be responsible for paying all applicable taxes and fees, including but not limited to, excise tax, state and local income tax, payroll and withholding taxes for contractor employees; the contract shall hold the district harmless for all claims arising from payment of such taxes and fees.

Project Overview

The 2007 Beaumont ISD Bond Program (attached as Appendix A), totaling \$388.6 million will be presented to the district voters for approval on November 6, 2007.

The program includes construction of nine new elementary campuses, one new Middle school, a multipurpose facility, and renovations to a number of existing campuses. A portion of \$388.6 million is designated for items other than construction and renovations and therefore will not be subject to the services of the Program Manager.

The District intends to select a Program Manager to perform Program Management (PM) services to assist in the implementation and management of portions of the Beaumont ISD 2007 Bond Program. The selected applicant will join a Project Team which will include Beaumont ISD administration, architects, engineers, designers, planners and construction contractors, all of whom will be engaged in a cooperative effort to provide the District with successful and cost effective solutions.

The District currently has a facilities staff consisting of the Assistant Superintendent for Administration and Operations, the Director of Facilities and a General Maintenance Supervisor. Due to the magnitude of this program, the District is considering the use of a Program Management firm to work with the district and architect/engineer during the design phases, and to provide the services generally described below during construction activities. The district will hold all contracts, and is seeking a relationship with the Program Management firm as defined by Texas Agency Law for principal and agent.

The services included in the Program Management contract may include overall management services, request for qualifications, requests for proposal, development of scopes of work, construction standards, scheduling and estimating, bidding and negotiations, design review (with regard to costs, schedule and constructability, quality assurance, construction management, on site inspection, contractor pay applications, construction close out, move and relocation coordination including temporary housing, overall contract management, and community relations. During contract negotiations the District will determine which of these services will be used and included in the contract. This district is open to alternative delivery strategies if they result in a higher quality product, a more streamlined design and construction process, and an increased value to the district.

Scope of Work

The selected Program Management firm will be responsible for a portion of the program and the District's objectives for the program include innovative, yet proven processes that will result in a high quality educational product, with the highest level of public accountability, and the highest and best use of taxpayer funds. While the following tasks represent the majority of the management activities anticipated, this is in no means a comprehensive list of services. The district is looking for firms that have solutions for these services that meet the district's objectives, as well as other ideas and recommendations that could improve the program. The district will evaluate firms on their ability to provide the following services and also on their unique ideas for improving program quality, reducing schedules and identifying cost savings opportunities.

Development of Scopes of Work and Budgets

Development of Contracts / RFPs

Resource Loaded Scheduling and Estimating

Bidding, Evaluations and Negotiations

Management / Coordination of Design Teams and Design Review

Cost Verification / Estimating

Value Engineering as required

Coordinate / Track Agency Approvals

Quality Assurance / Deficiency Resolution

Construction Management

On Site Inspection / Documentation

Payment Approvals / All Bond Funds

Construction and Contract Close Out

Move and Relocation Coordination

Overall Contract and Document Management

Post Occupancy Evaluation / Warranty Tracking

Community and School Relations

The Program Manager shall provide a full-time, on-site Program Management team, with appropriate administrative support during the entirety of the program. Membership of this team shall be stable, and any proposed personnel changes must be approved in advance by the Owner (District) Representative. The team shall be composed of the required number of professionals necessary to accomplish the scope of work as outlined above. The Program Manager shall reside in Beaumont, Texas by January 1, 2008.

External Communication

The Program Manager shall, as directed by the District Representative, make presentations to and answer questions from project stakeholders including the city of Beaumont and the State of Texas. The Program Manager shall design, establish and maintain a Beaumont ISD Bond Program web site for informing the public on project

specific progress/status. The District Representative shall approve of the design and information before it is made available to the public.

Internal Communication

The Program Manager shall put in place a system of daily and weekly updates and reporting to the District Representative. The purpose of this protocol is to keep the District Representative abreast of the constructional program, particularly involving issues requiring his/her immediate attention.

For all construction-related meetings, the Program Manager will prepare and distribute meeting notes (minutes) and ensure coordination of issues raised during the meetings with responsible project stakeholders. Meeting notes (minutes) will be issued to all parties concerned no later than three working days following the date of the meeting.

The Program Manager shall prepare a monthly Project Report in a single volume to include the following information for each project: Executive Summary Narrative; Executive Summary Cost Report; Master Schedule; Summary of Owner Occupied Space and Scheduling of Intermittent Moves of Existing Functions; Summary of Equipment Planning and Procurement. The Project Specific Report shall include a Summary Report and Progress Report; and the presentation of post-construction maintenance schedules and procedures. The Program Manager shall participate in update meetings with District as directed by the District Representative.

Change Control

The Program Manager will establish and maintain a project Change Control System that will provide for the management, tracking, and documentation of all changes to the project. The design of the Change Control System must be approved by the District Representative, and will be changed, if necessary, at the discretion of the District Representative.

The Program Manager will review, analyze, and make recommendations regarding cost, schedule, and quality of products of all changes in scope submitted for consideration by the District. The Program Manager will analyze and negotiate both the scope and costs of all changes for District Representative approval, and on a monthly basis, will report to the District Representative on the impact of all changes on project cost, schedule, and quality.

Submission Requirements

Please include the following in your submission: (Categories and associated page counts will be strictly enforced. Any deviation will be grounds for disqualification.)

1. **Cover Letter.** Provide a one-page cover letter introducing the firm and any other pertinent information concerning the firm's specific qualifications for the BEAUMONT ISD project.
2. **Firm Description.** Provide firm name, address, contact, and number of years providing program management services, specifically for K-12 clients. If the submitting firm anticipates the use of sub-consultants, joint venture partners, or any other operating structure, please provide a detailed description of that company structure, the relationship with any sub-consultants, and whether these firms have worked together in the past. Limit to 3 pages.

All submitting firms must identify the location of any parent office(s), and the location of the office that will be principally responsible for the project. For the office responsible, including those of major sub-consultants, associates, or JV partners, please provide:

- a. Total number of office staff,
- b. Breakdown of professional staff and support staff
- c. Staff numbers and types that are involved in program management services.
- d. For the past five years, the approximate total gross revenues attributed to that office, approximate allocation of gross revenues to program management services, and the portion specifically allocated to K12 education clients.

Limit this information to 2 pages.

3. **Project Team.** Include an organizational chart that depicts reporting responsibilities and organization of team members. This chart must specifically identify the program manager, and the key individuals responsible for major disciplines and support areas. Describe the relationship the firm's key staff will have with BEAUMONT ISD. Limit to ten pages.

For each team member proposed, provide the following information:

- a. Resume with an overview of roles and responsibilities on the project, as well as degrees held, registrations, memberships, and years with the firm.

- b. Current principal place of residence and a statement of willingness to relocate to Beaumont, Texas if required by proposing firm.
 - c. List of personnel experience specifically in the K-12 educational market.
 - d. Involvement, if any, in terms of roles and responsibilities on the firm's experience described in Section 4, Project Experience.
 - e. Organizational Chart indicating all personnel assigned to the project and whether full time or part time involvement on the Management Team.
4. **Program Manager Scope of Work-** Review the list of services outlined in the previous section of the RFP. Identify those and/or other services you believe are appropriate for BEAUMONT ISD's bond program, and describe in detail the scope of each service you propose to provide. Describe the responsibility your firm (versus BEAUMONT ISD, the architect/engineer or contractor) will assume for the successful realization of the services you propose.
5. **Fees -** Complete the ***Fee Proposal Form*** to include the following information:
- **Pre-Construction Service Fee:** To include personnel expenses, cost estimating, preliminary scheduling, value engineering, and constructability reviews, overhead and profit, and other services as described in the RFP through the completion of the design and documentation phases of the project and establishment of the Guaranteed Maximum Price (GMP).
 - **Construction Phase Service Fee Percentage:** To include overhead and profit to administer the project construction, including all required services for the construction phase of the project. All personnel (and associated expenses) not housed at the project sites should be included.
- The fee percentage quoted will not include direct management expenses (on-site personnel expenses) or direct project expenses. These items will be negotiated after a Program Manager is chosen, and will be included as part of the guaranteed maximum price.
6. **References-** Identify all Texas public school districts for which you have provided (within the last 5 years) or are currently providing comparable project management services. For each district, provide the following:
- The name of the district, the scope of the work being managed in terms of numbers of projects and total cost, and the status of the work.
 - The name, position, phone number and email address of the individual at the school district to whom the Project Manager reported.

- The name of the architect(s) responsible for major projects in each program being managed. Provide the name, phone number and email address for a contact with each architectural firm.
7. **Other Forms** - Interested firms must fill out, sign and submit the following forms with their RFP.
- Vendor Information/ Notice of No-Submission
 - Felony Conviction Notice
 - Conflict of Interest Questionnaire.
 - Resident/ Non-Resident Responder Certification

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

Fee Proposal Form

Beaumont Independent School District
3395 Harrison Street (P. O. Box 672)
Beaumont, Texas 77706

RE: PROGRAM MANAGEMENT SERVICES FOR THE BEAUMONT ISD 2007
BOND PROGRAM

I (We) propose to furnish Program Management Services for the Beaumont ISD 2007 Bond Program according to specifications dated September 21, 2007 as follows:

Pre-Construction Service Fee: To include personnel expenses, cost estimating, preliminary scheduling, value engineering, and constructability reviews, overhead and profit, and other services as described in the RFP through the completion of the design and documentation phases of the project and establishment of the Guaranteed Maximum Price (GMP).

Dollars \$ _____

Construction Phase Service Fee Percentage: To include overhead and profit to administer the project construction, including all required services for the construction phase of the project. All personnel (and associated expenses) not housed at the project sites should be included.

The fee percentage quoted will not include direct management expenses (on-site personnel expenses) or direct project expenses. These items will be negotiated after a Program Manager is chosen, and will be included as part of the guaranteed maximum price.

Percent: _____ %

Signed: _____

Title: _____

Company: _____

BEAUMONT INDEPENDENT SCHOOL DISTRICT

VENDOR INFORMATION / NOTICE OF NO-SUBMISSION

TYPE OF PROCUREMENT: REQUEST FOR PROPOSALS NO. 08.043 TITLE: PROGRAM MANAGEMENT SERVICES.
OFFERS WILL BE ACCEPTED UNTIL: 11:00 A.M. ON FRIDAY, OCTOBER 5, 2007 IN THE OFFICE OF PATRICIA ATTAWAY,
PURCHASING AGENT, AT THE ADMINISTRATION BUILDING, 3395 HARRISON AVENUE, BEAUMONT, TX 77706. RESULTS
WILL BECOME AVAILABLE SEVEN BUSINESS DAYS AFTER APPROVAL BY THE BOARD OF TRUSTEES (TENTATIVE
APPROVAL DATE OF OCTOBER 18, 2007).

Vendor Offers (original and fourteen (14) copies – please mark copies “COPY”) must be in a sealed opaque envelope, plainly marked on the outside with SOLICITATION NAME, SOLICITATION NUMBER, AND DATE. Faxed proposals will NOT be accepted. Offer received after the specified time shall not be considered. Late mail deliveries will be held unopened. U.S. Mail is not delivered to the District until after 11:00 a.m. daily.

PLEASE TYPE OR PRINT VENDOR IDENTIFICATION DATA

LEGAL NAME OF VENDOR: _____

MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____ PHONE # _____ FAX # _____

NAME OF AUTHORIZED REPRESENTATIVE: _____ TITLE: _____

COMPANY WEBSITE ADDRESS: _____ REPRESENTATIVE E-MAIL ADDRESS _____

CITY: _____ STATE: _____ ZIP CODE: _____ PHONE # _____ FAX # _____

TYPE OF BUSINESS (CHECK ALL THAT COMPLY): ☐ Manufacturing, ☐ Distributor, ☐ Wholesale, ☐ Broker, ☐ Retail,
☐ Service, ☐ Franchise, ☐ Construction, ☐ Other: _____

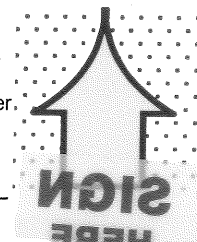
NOTICE OF NO SUBMISSION – If you are unable to submit an offer, please return this form with the applicable response box checked, on or before the closing date.

I do not wish to submit an RFP document for this procurement, however, please retain my name on the vendor list for this item	
I do not wish to submit an RFP document for this procurement, please remove my name from the vendor's list for this commodity.	
The products/services we represent should be listed in another category. Please move to another list as specified:	

VENDOR CERTIFICATION AND IDENTIFICATION

I certify that I have carefully examined the Invitation for Proposal, Specifications and Conditions, General Conditions, Certifications and Price Sheets and attachments. I agree to furnish supplies and/or services in strict compliance with the specifications and conditions contained in this document. I freely submit this offer and have not colluded with other parties to fix prices, or in any other manner, undermine the competitive procurement practice.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: _____ DATE: _____



FELONY CONVICTION NOTICE

State of Texas Legislative Senate Bill No. 1, Section 44.034, Notification of Criminal History, Subsection (a), states “a person or business entity that enters into a contract with a school district must give advance notice to the district if the person or an owner or operator of the business entity has been convicted of a felony. The notice must include a general description of the conduct resulting in the conviction of a felony.”

Subsection (b) states “a school district may terminate a contract with a person or business entity if the district determines that the person or business entity failed to give notice as required by Subsection (a) or misrepresented the conduct resulting in the conviction. The district must compensate the person or business entity for services performed before the termination of the contract.”

This Notice is Not Required of a Publicly-Held Corporation

I, the undersigned agent for the firm named below, certify that the information concerning notification of felony conviction has been reviewed by me and the following information furnished is true to the best of my knowledge.

Vendor's Name: _____

Authorized Company Official's Name (Printed)

- A. My firm is a publicly-held corporation, therefore this reporting requirement is not applicable.

Signature of Company Official:

- B. My firm is not owned nor operated by anyone who has been convicted of a felony:

Signature of Company Official:

- C. My firm is owned or operated by the following individual(s) who has/have been convicted of a felony:

Name of Felon(s):

Details of Conviction(s):

Signature of Company Official:

THIS FORM MUST BE RETURNED WITH YOUR RFP

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor or other person doing business with local government

This questionnaire is being filed in accordance with chapter 176 of the Local Government Code by a person doing business with the government entity.

Received: _____

OFFICE USE ONLY

Date

By law this questionnaire must be filed with the records administrator of the Local government not later than the 7th business day after the date the person Becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.

A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

1. **Name of person doing business with local governmental entity.** *(Name of Company)*

2. **Check this box if you are filing an update to a previously filed questionnaire.**

☐

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than September 1 of the year for which an activity described in Section 176.006(a). Local Government Code, is pending and not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)

3. **Describe each affiliation or business relationship with an employee or contractor of the local governmental entity who makes recommendations to a local government officer of the local governmental entity with respect to expenditure of money.**

4. **Describe each affiliation or business relationship with a person who is a local government officer and who appoints or employs a local government officer of the local governmental entity that is the subject of this questionnaire.**

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor or other person doing business with local government

FORM CIQ

Page 2

5. Name of local government officer with whom filer has affiliation or business relationship. (Complete this section only if the answer to A, B, or C is YES.)

This section, item 5 including subparts A, B, C & D, must be completed for each officer with whom the filer has affiliation or business relationship. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income from the filer of the questionnaire?

YES ☐

NO ☐

B. Is the filer of the questionnaire receiving or likely to receive taxable income from or at the direction of the local government officer names in this section AND the taxable income is not from the local governmental entity?

YES ☐

NO ☐

C. Is the filer of this questionnaire affiliated with a corporation or other business entity that the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

YES ☐

NO ☐

D. Describe each affiliation or business relationship.

6. Describe any other affiliation or business relationship that might cause a conflict of interest.

7.

Signature of person doing business with the governmental entity

Date

THIS FORM MUST BE RETURNED WITH YOUR RFP

RESIDENT/ NON RESIDENT RESPONDER CERTIFICATION

FAILURE TO COMPLETE THE FOLLOWING INFORMATION WILL RESULT IN RFP DISQUALIFICATION

As defined by Texas House Bill 620, a “nonresident responder” means a responder whose principal place of business is not in Texas, but excludes contractor whose ultimate parent company or majority owner has its principal place of business in Texas.

I certify that my company is a “resident responder”:

Signature: _____ Date: _____

If you qualify as a “nonresident responder”, you must furnish the following information:

What is your resident state? (The state your principal place of business is located.)

City State Zip Code

Company Name Address

(a) Does your “residence state” require responders whose principal place of business is in Texas to underbid responders whose residence state is the same as yours by a prescribed amount or percentage to receive comparable contract? “Residence state” means the state in which the principal place of business is located. YES _____ NO _____

(b) If YES, what is the amount or percentage? _____ or _____ %

I certify that the above information is correct.

Typed Name Position

Signature

THIS FORM MUST BE RETURNED WITH YOUR RFP

APPENDIX A
(See Attached Schedule)

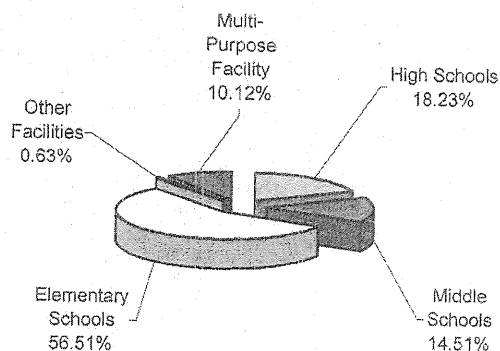
SUMMARY OF COSTS

• High Schools	\$53,767,758
• Middle Schools	\$42,814,948
• Elementary Schools	\$166,718,942
• Other Facilities	\$1,851,065
• Multi-Purpose Facility	\$29,857,984
• Regional Construction Premium	\$4,572,666
• Management and Expenses	\$11,683,751
• Inflation	\$72,759,006
• Bond Fees	\$1,027,181
• Hazardous Materials Remediation	\$3,500,000
• Technology Upgrades	-0-
TOTAL INVESTMENT	<u>\$388,553,301</u>

Program Summary

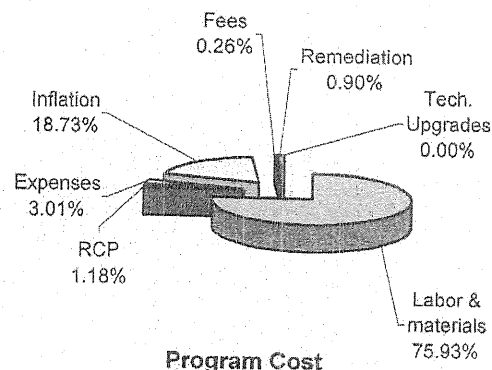
Version 6

Description of Investment	Dollars
High Schools	\$ 53,767,758
Middle Schools	\$ 42,814,948
Elementary Schools	\$ 166,718,942
Other Facilities	\$ 1,851,065
Multi- Purpose Facility	\$ 29,857,984
Sub-Totals	\$ 295,010,697
Regional Construction Premium	\$ 4,572,666
Management and Expenses	\$ 11,683,751
Inflation	\$ 72,759,006
Bond Fees	\$ 1,027,181
Hazardous Materials Remediation	\$ 3,500,000
Technology Upgrades	\$ -
Total Investment	\$ 388,553,301



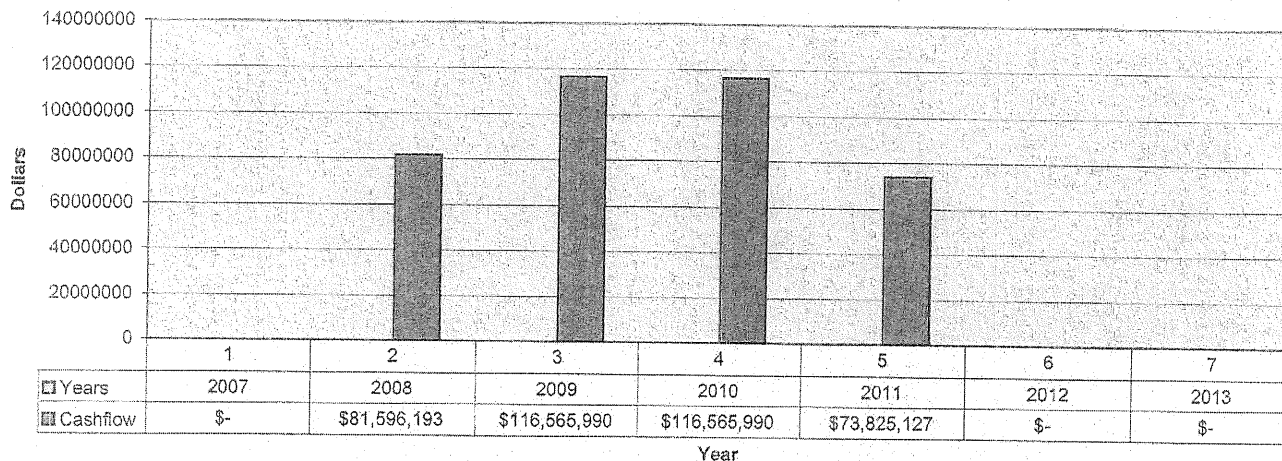
Spending Per Type of Facility

Estimated Future Inflation (used in total above)		
Year	Inflation	Dollars Per Year
2007	0.00%	\$ -
2008	10.00%	\$ 31,579,429
2009	9.00%	\$ 22,452,974
2010	9.00%	\$ 13,926,528
2011	8.00%	\$ 4,800,073
2012	8.00%	\$ 0
Total		\$ 72,759,006



Program Cost

Estimated cashflow



Project Summary

Version 6

No	School	Remarks	Existing Facilities	Special Projects	Design & Contingency	Total	Type Totals
1	Central High School	Maintain	\$ 2,372,076	\$ 8,027,927	\$ 1,368,348	\$ 11,768,351	Total High Schools \$ 53,767,758
2	Ozen High School	Maintain	\$ 2,639,019	\$ 9,164,333	\$ 1,530,013	\$ 13,333,365	
3	West Brook High School	Maintain	\$ 3,178,073	\$ 22,139,000	\$ 3,348,970	\$ 28,666,042	
4	* Austin	Maintain	\$ 558,400	\$ 2,141,200	\$ 350,718	\$ 3,050,318	Total Middle Schools \$ 42,814,948
5	King	Maintain	\$ 529,056	\$ 2,447,311	\$ 386,344	\$ 3,362,711	
6	* Marshall	Maintain	\$ 555,650	\$ 1,027,000	\$ 207,028	\$ 1,789,678	
7	Smith	Maintain	\$ 837,438	\$ -	\$ 113,054	\$ 950,492	
8	* South Park	New	\$ 500,000	\$ 23,134,000	\$ 3,145,380	\$ 26,779,380	
9	* Vincent	Maintain	\$ 562,428	\$ 2,094,332	\$ 344,948	\$ 3,001,707	Total Elementary Schools \$ 166,718,942
10	Odum	Maintain	\$ 2,161,826	\$ 1,281,999	\$ 436,836	\$ 3,880,661	
11	Amelia	New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
12	Bingman	Consolidate / Maintain	\$ 623,649	\$ 200,000	\$ 107,074	\$ 930,723	
13	Blanchette	Consolidate / New	\$ 500,000	\$ 12,645,250	\$ 1,625,168	\$ 14,770,418	
14	Caldwood	New	\$ 500,000	\$ 12,581,250	\$ 1,620,688	\$ 14,701,938	
15	Curtis	New	\$ 500,000	\$ 12,581,250	\$ 1,620,688	\$ 14,701,938	
16	Dishman	Maintain	\$ 13,192	\$ 1,222,500	\$ 154,790	\$ 1,390,482	
17	* Dunbar	Consolidate / New	\$ 500,000	\$ 15,956,250	\$ 2,036,938	\$ 18,493,188	
18	Fehl	Consolidate / New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
19	Field	Consolidate / Maintain	\$ -	\$ 200,000	\$ 26,000	\$ 226,000	Total Other Facilities \$ 1,851,065
20	Fletcher	Maintain	\$ 1,830,324	\$ 2,970,000	\$ 607,842	\$ 5,408,166	
21	French	Consolidate / New	\$ 636,080	\$ 15,233,250	\$ 1,968,018	\$ 17,837,348	
22	Guess	Maintain	\$ 290,067	\$ 747,500	\$ 130,534	\$ 1,168,101	
23	Homer Drive	Maintain	\$ 193,860	\$ 1,485,000	\$ 210,152	\$ 1,889,012	
24	Lucas	Consolidate / Maintain	\$ 1,087,441	\$ 300,000	\$ 174,367	\$ 1,561,808	
25	Martin	Consolidate / New	\$ 500,000	\$ 15,383,250	\$ 1,969,828	\$ 17,853,078	
26	* Ogden	Consolidate / TBD	\$ -	\$ -	\$ -	\$ -	
27	Pietzsch-MacArthur	Maintain	\$ 176,798	\$ -	\$ 22,984	\$ 199,782	
28	Price	Consolidate / TBD	\$ -	\$ -	\$ -	\$ -	
29	* Regina Howell	New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	Total Other Facilities \$ 1,851,065
	New School	Dropped 8/23/07	\$ -	\$ 300,000	\$ -	\$ 300,000	
30	* Administrative Annex	TBD	\$ -	\$ 75,000	\$ -	\$ 75,000	
31	Administration Building	Maintain	\$ -	\$ -	\$ -	\$ -	
32	Agriculture Farm	Maintain	\$ 276,859	\$ 160,000	\$ 56,792	\$ 493,650	
33	Brown Alternative	Maintain	\$ 761,794	\$ 231,000	\$ 127,803	\$ 1,120,597	
34	Oaks Special Education	Maintain	\$ -	\$ -	\$ -	\$ -	
35	* Pathways Alternative	TBD	\$ -	\$ 75,000	\$ -	\$ 75,000	
36	Planetarium	Maintain	\$ -	\$ -	\$ -	\$ -	
37	* Southerland	TBD	\$ -	\$ 75,000	\$ -	\$ 75,000	
38	Taylor Career Center	Maintain	\$ -	\$ -	\$ -	\$ -	Total Other Facilities \$ 1,851,065
39	Transportation / Milam	Maintain	\$ 10,458	\$ -	\$ 1,360	\$ 11,818	
40	Multi-Purpose Facility	New	\$ -	\$ 26,899,085	\$ 2,958,899	\$ 29,857,984	
	Sub-total		\$ 23,794,487	\$ 238,466,438	\$ 32,749,772	\$ 295,010,697	\$ 295,010,697

Note: This Summary is only "Project" totals; see "Program Summary" for all cost.

Legend:

TBD To be Determined by District
 * Considering Alternate
 [] School Consolidation
 ↑ Move to another Location

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

TO: All Interested Companies

FROM: Patricia Attaway – Purchasing Agent

DATE: October 3, 2007

SUBJECT: ADDENDA# 1/ RFP# 08.043 – Program Management Services
Due: Friday, October 5, 2007 at 11:00 a.m.

Please make note of the following corrections/changes:

1. **Please replace the Insurance Requirements (on pages 7 and 8 of the RFP) with the requirements listed below:**

Insurance

The Program Manager shall not commence work under this contract until all insurance described below has been obtained, and such insurance and all certificates evidencing existence of such insurance have been approved by the district.

The Program Manager shall procure and shall maintain during the life of the agreement, Workers Compensation insurance for all of its employees and subcontractors to be engaged in work under this contract. Workers Compensation insurance must include Texas activities. Limit of Workers Compensation shall be statutory and limits of employers' legal liability shall be at least \$100,000 per occurrence.

The Program Manager shall procure and shall maintain during the life of the agreement such insurance as shall protect itself and the District from claims arising out of the operations under the agreement, and as outlined below. The limits of insurance shall not be less than the following:

Required Insurance Coverage

Commercial General Liability	\$500,000 Occurrence \$500,000 Personal & Advertising Injury \$1,000,000 Aggregate
Workmen's Compensation Employer's Liability	Statutory \$100,000/\$100,000/\$500,000
Automobile Liability including NO & HC	\$500,000 Combined Single Limit
Architects & Engineers Professional Liability	\$1,000,000 Occurrence
Or, if applicable	
Construction Managers E & O Liability	\$1,000,000

Certificates of Insurance

Certificates acceptable to the district shall be attached to the signed agreement when it is transmitted to the district for execution. These certificates shall contain the statement that:

Coverage's afforded under these policies will not be canceled, changed (which includes renewal), allowed to lapse or expire until the district has received thirty (30) days written notice addressed as follows:

ATTN: Jane Kingsley - Chief Financial Officer
BEAUMONT ISD
3395 Harrison Avenue
Beaumont, TX 77706

and be evidenced by certified mail, return receipt requested, or until such time as other valid and effective insurance coverage acceptable in every respect to the district is put in place. Additional coverage information must be made upon request to verify full compliance with insurance requirements.

Waiver of Subrogation

BEAUMONT ISD shall be provided a written waiver of subrogation on all required insurance coverage's. This shall be evidenced either by signed policy endorsement, or so indicated on the submitted insurance certificate.

Additional Insured

The District shall be listed as an additional insured on all required coverage, except Workers compensation, for all activities arising out of this agreement. These policies shall also be primary over any other valid and collectable coverage, which may exist.

2. Please make note of the correction to page 13, Number 3. Project Team, Item "d".

- "d. Involvement, if any, in terms of roles and responsibilities on the firm's prior construction projects."

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 20

**BEAUMONT INDEPENDENT SCHOOL DISTRICT
BOARD OF EDUCATION**

Regular Meeting – April 17, 2008

The Board of Education of the Beaumont Independent School District met in regular public (open) session on Thursday, April 17, 2008 at 7:16 p.m. in the Board Room of the Administration Building of the District located at 3395 Harrison Avenue in Beaumont, Jefferson County, Texas. The meeting was called to order by President Ollis Whitaker.

It was found and determined that in accordance with the policies and orders of the Board, the Notice of this meeting was posted in the Administration Building of the District in accordance with the terms and provisions of Section 551.041 and Section 551.043, V.T.C.S., and that all of the terms and provisions of those sections have been fully complied with and that the 72 hour notice required by said sections has been properly and correctly given.

ROLL CALL

Present: Bishop Ollis E. Whitaker, President
Janice Brassard, Vice President
Terry Williams, Secretary
Martha Hicks, Member
Dr. William Nantz, Member
Woodrow Reece, Member

Absent: Howard J. Trahan, Jr., Member

School Officials

Present: Superintendent, Dr. Carrol A. Thomas; Assistant Superintendents, Mr. Terry Ingram, Dr. Shirley Bonton, Mr. David Harris; Executive Director of Special Education, Dr. Susan Alfred; Executive Director of Personnel, Ms. Sybil Comeaux; Chief Financial Officer, Ms. Jane Kingsley; Executive Director of Communications, Ms. Jolene Ortego; Special Assistant to the Superintendent, Jessie Haynes and School Attorney designee, Frannie Broussard

Absent: Melody Chappell

ESTABLISHMENT OF A QUORUM

President Ollis Whitaker declared a quorum.

PLEDGE OF ALLEGIANCE

The colors were presented by Central High School NJROTC and the pledges to the United States of America flag and Texas flag were given by Adonis Bateaste, a seventh grade student at King Middle School.

INVOCATION

Dinah Lemonier, a second grade student at Amelia Elementary School, gave the invocation.

APPROVAL OF THE MINUTES

Mr. Woodrow Reece moved, seconded by Mr. Terry Williams to approve the minutes of the regular meeting March 20, 2008.

President Whitaker called for additions or corrections to the minutes, there being none, he called for a vote.

YEAS: Bishop Whitaker, Ms. Brassard, Ms. Hicks; Dr. Nantz, Messrs. Reece, and Williams

NAYS: None

REPORTS

Status of State Comp Ed Funds Report – submitted electronically

REPORT OF THE SUPERINTENDENT OF SCHOOLS

1. **Recognition of Outstanding Athletic High School Students** – Dr. Thomas introduced the director of athletics, health and physical education, Mr. Rodney Saveat. Mr. Saveat introduced the coaches for the three high schools by sport category. Each coach recognized their outstanding students along with parents for the 2007-2008 school year.
2. **2007 Bond Update** – Dr. William Nantz, chairman of the Building and Grounds Committee, presented an overview of the April 16, 2008 meeting. Dr. Thomas asked project manager, Bob Menefee, to show Trustees how tentative layouts of the new buildings might be placed on the properties. Each site for a new facility was reviewed with regard to construction phase, transitioning of students and routing of buses as well as staff parking and visitor parking. Community meetings will be scheduled to seek input and concerns from all those areas.

COMMUNICATIONS

1. **LaTye Hatcher, 2350 Kings Court**, (was not present)
2. **Roberto Flores, Sr., President of LULAC Council 4410**, spoke on behalf of the council requesting Trustees to consider renaming Fletcher Elementary Cesar Chavez Elementary. Mr. Flores stated that Mr. Chavez was a well known Hispanic civil rights leader and the district should recognize the contributions the Hispanics make to the this community and should be equally represented.

SIGN-UP

1. **Raul Garcia, 5653 Maddox Avenue**, spoke to Trustees requesting that Trustee consider renaming Fletcher Elementary School after a Hispanic man of honor integrity and peace. Mr. Garcia asked that Trustees consider Mr. Ceasar Chavez beliefs in American ideals and liberty for all be recognized by having Fletcher Elementary renamed Caesar Chavez Elementary School.
2. **Ellen Rienstra & Judy Linsley, 6150 Clifton**, spoke to Trustees in opposition to the name change of Fletcher Elementary School. Ms. Reinstra stated that while we all should honor all heroes there are many other positive avenues. Ms. Rienstra stated that Fletcher is an illustrious name, prominent Beaumont civic leader in the history of Beaumont and would like to respectively request that the name of Fletcher Elementary be left in tact.

ACTION ITEMS

APPROVAL OF EXHIBITS “A.1”, “A.2”, A.3”, and “B Addendum”

Dr. William Nantz moved, seconded by Mr. Terry Williams, to approve Exhibits "A.1", "A.2", "A.3", and "B Addendum".

Tax Collection Report Exhibit "A.1" – Administration recommended acceptance of the Tax Collection Report in the amount of \$876,907.43 including certification of tax collection for the month of March 2008 tax collector monthly report of March 2008; and deposit distribution of March 2008.

(Copy of Certification of Tax Collection Report attached and made a part of these minutes.)

Business Office Report (Exhibit "A.2") – Administration recommended approval of the Business Office Report, including the general fund reports, March 2008, debt service reports, March 2008, capital projects report, March 2008, internal service funds March 2008; scholarship fund report, March 2008; investment report, March 2008.

Amendments to 2007-2008 Budget (Exhibit "A.3") – Administration recommended approval of amendments to the following budgets:

199/8 General Fund	#080
211/8 ESEA Title I Improving Basic Programs	#081
224/8 IDEA Part B Formula	#082
243/8 Vocational Education Technical Preparation	#083
244/8 Vocational Education Basic Grant	#084
255/8 ESEA Title II Part A TPTR	#085
263/8 ESEA Title III Part A LEP	#086
272/8 Medicaid Administrative Claiming Program MAC	#087
392/8 Non-Educational Community-Based Support Svcs.	#088

Approve Proposal Property Insurance (Exhibit "B" Addendum) – Bid packets were distributed to two (2) companies in addition to the appropriate advertisements. The bid was also posted on the district web site. There were two (2) responses to the bid. Administration recommended acceptance of the proposal #4 through Frost Insurance Agent utilizing Underwriters at Lloyds Lantana, Arch, Westchester, and RSUI at a projected premium of \$2,258,187.75.

President Whitaker called for questions to the motion, there being none, he called for a vote.

YEAS: Bishop Whitaker, Ms. Brassard, Ms. Hicks, Dr. Nantz; Messrs. Reece, and Williams

NAYS: None

APPROVAL OF EXHIBIT "C"

Dr. William Nantz moved, seconded by Mr. Woodrow Reece, to approve Exhibit "C".

Adopted Resolution for the Observance of "School Nurse Awareness Day" – May 7, 2008 (Exhibit "C") – Administration recommended approval of resolution designating May 7, 2008 as "School Nurse Awareness Day" for the district.

Dr. Thomas asked all the nurses in attendance to stand. Ms. Connie Richard, director of health services, introduced the nurses present.

President Whitaker called for questions to the motion, there being none, he called for a vote.

YEAS: Bishop Whitaker, Ms. Brassard, Ms. Hicks, Dr. Nantz; Messrs. Reece, and Williams

NAYS: None

APPROVAL OF EXHIBITS "D", "E", and "F Addendum"

Dr. William Nantz moved, seconded by Mr. Terry Williams, to approve Exhibits "D", "E", and "F Addendum".

Approved the Proposed Recommendation for ROCIP (Roller Owner controlled Insurance Plan (RFP No. 08-0002B (Exhibit "D")) – Selection committee evaluated a total of two firms and recommended ranking the two firms and authorizing the superintendent to enter into contract negotiations with the highest ranked ROCIP firm, Marsh/Protectors Insurance & Financial Services. If unable to negotiate with the first firm, negotiations will cease and commence with the next highest ranking firm until an agreement is reached.

(Copies of bids are on file in the Business Office.)

Approved the Proposed Recommendation for the Construction Manager at Risk for the New Multi-Purpose Athletic Complex RFP No. 08-0001B (Exhibit "E") – Selection committee evaluated a total of four firms and recommended ranking of the top three firms and authorizing the superintendent to enter into contract negotiations with the highest ranked CMAR firm, Turner Construction Company/Hallmark Capital Group, LLC. If unable to negotiate with the first firm, negotiations will cease and commence with the next highest ranking firm until an agreement is reached.

(Copies of bids are on file in the Business Office.)

Approved Proposed Recommendation for Beaumont ISD Bond Program for Furniture (Exhibit "F" Addendum) – Administration recommended approving recommendation from Highsmith CSG, TCPN vendor, in the amount of \$517,691.65 for furniture for the classroom additions and labs at Central High School, Fletcher Elementary School and West Brook High School funded by Bond 2007 proceeds.

Dr. Thomas asked Mr. Bob Menefee, project manager, to introduce the firms recommended for the Roller Owner Controlled Insurance Plan (ROCIP), the Construction Manager at Risk (CMAR) for the athletic complex and the vendor for the furniture.

President Whitaker called for questions to the motion, there being none, he called for a vote.

YEAS: Bishop Whitaker, Ms. Brassard, Ms. Hicks, Dr. Nantz; Messrs. Reece, and Williams

NAYS: None

APPROVAL OF EXHIBIT "G", "H", "I", "J", "K", and "L"

Dr. William Nantz moved, seconded by Mr. Terry Williams, to approve Exhibit "G", "H", "I", "J", "K", and "L".

Approved Southerland Head Start 2007-2008 Planning Documents. (Exhibit "G") – Administration recommended approving the Interagency Agreement, Internal Dispute/Impasse Policy, Head Start Selection Process, Policy Council Officers, Program Goals and Head Start Self-Assessment as Southerland Head Start 2007-2008 Planning Documents.

Approved Writing Training for Elementary Teachers by The Writing Academy (Exhibit "H") – Administration recommended approval of full-day writing workshop in the amount of \$25,000 funded by Title II, Part A grand funds for elementary teachers conducted by The Writing Academy.

Approved the Purchase of Waterford Software, Materials, and Training from Pearson Digital Learning for Amelia, Curtis, Dishman, Fehl, Field, Guess Ogden and Regina-Howell Elementary School (Exhibit "I") – Administration recommended approval of purchase of Waterford materials for non-Reading First elementary campuses at a cost of \$75,000 funded by ExxonMobil Reading initiative from Pearson Digital Learning.

Approved the Governor's Educator Excellence Award – Texas Educator Excellence Grant (GEEA-TEEG) Plan for Dunbar, Central, Fletcher, French, Price, South Park and Ozen Schools (Exhibit "J") – Administration recommended approval of Governor's Educator Excellence Award – Texas Educator Excellence Grant (GEEA-TEEG) Plan for Dunbar, Central, Fletcher, French Price, South Park and Ozen Schools.

Waived Second Reading and Adopt (LOCAL) Policy BB "Election" (Exhibit "K") – Administration recommended waive second reading and adopt (LOCAL) Policy BB "Election" reflecting the rotation of trustee terms and election dates for districts.

Approved Local Minority and Woman-Owned Business Enterprise 9MWBE Plan for the Beaumont ISD Bond Program (Exhibit "L") – Administration recommended approval of purchase from Liberty Solutions in the amount of \$40,000 for subscriptions, synch stations, training and training materials funded by the Texas Reading First grant.

Ms. Martha Hicks asked if the district would be responsible for matching any of the funds used in the GEEA-TEEG plan in Exhibit "J". Dr. Shirley Bonton, assistant superintendent for elementary schools, stated that this particular grant did not call for the district to match or to contribute any funds for the awards.

Ms. Janice Brassard asked if the Southerland Head Start documents could be amended if an error was found. Ms. Shirley Bonton responded that the documents would be amended for any errors found.

President Whitaker called for questions to the motion, there being none, he called for a vote.

YEAS: Bishop Whitaker, Ms. Brassard, Ms. Hicks, Dr. Nantz; Messrs. Reece, and Williams

NAYS: None

PERSONNEL

President Whitaker announced in the public (open) meeting at 9:27 p.m. that the Board would not go into executive (closed) session to discuss matters of the sort described in Section 551.071 (1)(2), and Section 551.074 (a) (1) of Texas Government Code, therefore, and action taken by the Board would be in public (open) session.

In open session at 9:50 p.m., Mr. Woodrow Reece motioned, seconded by Mr. Terry Williams to accept the following personnel recommendations.

1. Removal of Deceased Employees from Professional Roster

Karen Crosby, Special Education, Regina Howell Elementary, March 17, 2008;

Teresa Duffel, Kindergarten, Curtis Elementary, March 20, 2008.

2. Retirements

Loria Latiolais, Homer Elementary, Level 2, effective June 7, 2008.

3. Resignations

Pamela J. Blackwell, Special education, Fehl Elementary, effective June 7, 2008;

Jenna Dee East, Science, Marshall Middle, effective June 7, 2008;

Chad Johnson, Health and Physical Education, West Brook High, effective April 11, 2008.

4. New Employee Contract Recommendations

Max Perry Adame, English, Central High, effective April 1, 2008 and ending June 7, 2008;

Kristi Barnes, Level 1, Dishman Elementary, effective March 18, 2008 and ending June 7, 2008;

Marcus Castille, Science, Central High, effective March 18, 2008 and ending June 7, 2008;

Daniel M. Chilton, Social Studies, West Brook High, effective August 18, 2008 and ending June 6, 2009;

Stephanie Mosley, Speech, West Brook High, effective March 31, 2008 and ending June 7, 2008;

Any Nguyen, Mathematics, Pathways, effective March 18, 2008 and ending June 7, 2008;

Joshua Wade Tanner, Mathematics, West Brook high, effective April 1, 2008 and ending June 7, 2008.

5. Employee Benefit

APPROVAL OF EXHIBIT "M"

Dr. William Nantz moved, seconded by Mr. Terry Williams, to approve Exhibit "M"

Approved Superintendent to Sign Earnest Money Agreement Regarding Possible Purchase of Building of Stadium (Exhibit "M") – Administration recommended authorizing superintendent to sign agreement with earnest money regarding a possible purchase of building of a stadium.

President Whitaker called for questions to the motion, there being none, he called for a vote.

YEAS: Bishop Whitaker, Ms. Brassard, Ms. Hicks, Dr. Nantz; Messrs. Reece, and Williams

NAYS: None

ADJOURNMENT

President Ollis Whitaker asked if there was any other business to come before the board; there being none, motion to adjourn was made by Mr. Woodrow Reece seconded by Mr. Terry Williams to adjourn the meeting. President Whitaker adjourned the meeting at 9:52 p.m.

Bishop O.E. Whitaker, President
Beaumont ISD Board of Trustees

Terry D. Williams, Secretary
Beaumont ISD Board of Trustees

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 21

**BEAUMONT INDEPENDENT SCHOOL DISTRICT
BOARD OF EDUCATION**

Regular Meeting – June 19, 2008

The Board of Education of the Beaumont Independent School District met in regular public (open) session on Thursday, June 19, 2008 at 7:18 p.m. in the Board Room of the Administration Building of the District located at 3395 Harrison Avenue in Beaumont, Jefferson County, Texas. The meeting was called to order by President Woodrow Reece.

It was found and determined that in accordance with the policies and orders of the Board, the Notice of this meeting was posted in the Administration Building of the District in accordance with the terms and provisions of Section 551.041 and Section 551.043, V.T.C.S., and that all of the terms and provisions of those sections have been fully complied with and that the 72 hour notice required by said sections has been properly and correctly given.

ROLL CALL

Present: Woodrow Reece, President
Janice Brassard, Vice President
Terry Williams, Secretary
Dr. William Nantz, Member
Howard J. Trahan, Jr., Member
Bishop Ollis E. Whitaker, Member

Absent: Martha Hicks, Member

School Officials

Present: Superintendent, Dr. Carrol A. Thomas; Assistant Superintendents, Mr. Terry Ingram, Dr. Shirley Bonton, Mr. David Harris; Executive Director of Special Education, Dr. Susan Alfred; Executive Director of Personnel, Ms. Sybil Comeaux; Chief Financial Officer, Ms. Jane Kingsley; Executive Director of Communications, Ms. Jolene Ortego; Special Assistant to the Superintendent, Jessie Haynes and School Attorney, Melody Chappell

Absent: None

ESTABLISHMENT OF A QUORUM

President Woodrow Reece declared a quorum.

PLEDGE OF ALLEGIANCE

The pledges to the United States of America flag and Texas flag were given by Diamond Foxall, a second grade student at Eugene Field Elementary School.

INVOCATION

Ryan Taylor, a graduate of Ozen High School, gave the invocation.

APPROVAL OF THE MINUTES

Mr. Terry Williams moved, seconded by Bishop O. E. Whitaker to approve the minutes of the regular meeting May 15, 2008.

President Reece called for additions or corrections to the minutes, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Trahan and Bishop Whitaker

NAYS: None

REPORTS

Status of State Comp Ed Funds Report – submitted electronically

REPORT OF THE SUPERINTENDENT OF SCHOOLS

1. **Budget 2008-2009 update** – Dr. Thomas stated that there had been no changes in the projected budget; however, there was one item administration would like the Board to consider awarding the math/science incentive to elementary teachers presently working in the district who become certified in secondary math and science.

President Reece asked Dr. Thomas if the proposed budget will be presented as balanced. Dr. Thomas responded that the budget would definitely be presented as a balanced budget. Also, administration will look at ways to reduce the number of buses used for all field trips including athletic and academic competitions.

2. **2007 Bond Update** – Dr. Thomas stated that there was no new projects to report since the meeting held June 12, 2008.
3. **Preliminary TAKS Results 2007-2008** – Dr. Tim Chargois, director of research, planning and development, presented the preliminary scores for 2007-2008.

COMMUNICATIONS

1. **LaTye Hatcher, 2350 Kings Court**, stated that his son would not play basketball but rather football because of scholarship opportunities. Mr. Hatcher stated that the basketball program at West Brook was not coached well and opportunities were not being offered to students like other athletic programs at West Brook.
2. **Cassandra Goffney, 4331 Kenneth Avenue**, spoke to Trustees regarding an urgent need for a transition program for teens as they start becoming young adults and the peer pressure that students face daily. Ms. Goffney suggested looking at programs that might be funded by grants and could possibly include some type of safe house for students who feel they have no other place to go.

SIGN-UP

None

ACTION ITEMS

APPROVAL OF EXHIBITS "A.1", "A.2", A.3", and B"

Dr. William Nantz moved, seconded by Mr. Terry Williams, to approve Exhibits "A.1", "A.2", "A.3", and "B".

Tax Collection Report Exhibit "A.1" – Administration recommended acceptance of the Tax Collection Report in the amount of \$789,147.29 including certification of tax collection for the month of May 2008 tax collector monthly report of May 2008; and deposit distribution of May 2008.

(Copy of Certification of Tax Collection Report attached and made a part of these minutes.)

Business Office Report (Exhibit "A.2") – Administration recommended approval of the Business Office Report, including the general fund reports, May 2008, debt service reports, May 2008, capital projects report, May 2008, internal service funds May 2008; scholarship fund report, May 2008; investment report, May 2008.

Amendments to 2007-2008 Budget (Exhibit "A.3") – Administration recommended approval of amendments to the following budgets:

199/8 General Fund	#098
204/9 ESEA Title IV Safe & Drug Free Schools	#099
205/8 Head Start	#100
211/8 ESEA Title I Improving Basic Programs	#101
211/9 ESEA Title I Improving Basic Programs	#102
220/8 Title II AEFLA Section 225 Federal	#103
220/9 Title II AEFLA Section 225 Federal	#104
224/8 IDEA Part B Formula	#105
224/9 IDEA Part B Formula	#106
225/8 IDEA Part B Preschool	#107
225/9 IDEA Part B Preschool	#108
226/9 IDEA Part B Discretionary Deaf	#109
227/9 IDEA Part B Formula RDSPD	#110
228/9 IDEA Part B Preschool Deaf	#111
242/8 Summer Feeding Program	#112
244/9 Vocational Educational Basic Programs	#113
255/8 ESEA Title II Part A TPTR	#114
255/9 ESEA Title II Part A TPTR	#115
261/8 Title I Part B Reading First	#116
262/9 ESEA Title II Part D Technology	#117
263/9 ESEA Title III Part A Language Enhancement Prgm.	#118
272/8 Medicaid Administrative Claiming Program MAC	#119
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432/8 TANF for Adult Education State	#129
435/8 Regional Day School for the Deaf State	#130
446/8 Regional Day School for the Deaf Local	#131
484/8 After School Program – Dishman Elementary	#132

Approve Resolution Amending Authorized Representatives (Exhibit "B") – Change of authority to conduct district transactions with TexPool prompted the approval of a resolution adding Terry Ingram, assistant superintendent for administration/operations, as an authorized representative along with Jane Kingsley, chief financial officer.

President Reece called for questions to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Trahan and Bishop Whitaker

NAYS: None

APPROVAL OF EXHIBIT "C"

Dr. William Nantz moved, seconded by Mr. Terry Williams, to approve Exhibit "C".

Approved an Order Authorizing the Issuance of Beaumont Independent School District Unlimited Tax School Building and Refunding Bonds, Series 2008; Setting Certain Parameters for the Bonds; Authorizing the Superintendent and Chief Financial Officer to Approve the Amount, the Interest Rate, Price, Including the Terms Thereof and Certain Other Procedures and Provisions Related Thereto; Authorizing the Redemption Prior to Maturity of Certain Outstanding Bonds; Authorizing the Advance Refunding of Certain Outstanding Obligations and the Execution and Delivery of an Escrow Agreement and the Subscription for and Purchase of Certain Escrowed Securities (Exhibit "C") – Administration recommended approval of the order as stated for the 2007 election second installment of \$65,000,000 and refunded bonds Series 2004 in the aggregate principal amount of \$9,820,000.

Mr. Frank Ildebrando of RBC Dain Rancher Inc. and the district's financial advisor gave a brief overview of the order and recommended approval of the order for the sale.

President Reece called for questions to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Ms. Hicks, Dr. Nantz, Mr. Trahan and Bishop Whitaker

NAYS: None

APPROVAL OF EXHIBITS "D.1", "D.2", "D.3", "D.4", "E.1", "E.2", "E.3", "F.1", "F.2", "F.3", "G", and "H"

Dr. William Nantz moved, seconded by Mr. Terry Williams, to approve Exhibit "D.1", "D.2", "D.3", "D.4", "E.1", "E.2", "E.3", "F.1", "F.2", "F.3", "G", and "H".

Approved Bid for Maintenance Department Supplies and Materials Discount Bid for the 2008-2009 School Year (Exhibit "D") – Bid packets were distributed to ninety-three (93) companies in addition to the appropriate advertisements and posting on Beaumont ISD web site. There were thirty-three (3) responses. Administration recommended acceptance of all bids submitted charged to the Maintenance Department 2008-2009 appropriated funds:

A-1 Sheet Metal & A/C Inc.	Beaumont, TX
Able Fastener, Inc.	Beaumont, TX.
Acme Architectural Hardware	Houston, TX
Alamo Equipment Company	Beaumont, TX.
American 21 st Century	Beaumont, TX.
Armstrong Repair Center	Beaumont, TX.
Coburn Supply Co., Inc.	Beaumont, TX.
Consolidated Electrical Dist.	Beaumont, TX.
Ecolab, Inc.	Ft. Worth, TX.
Grainger Industrial Supply	Beaumont, TX.
Graybar Electric Co., Inc.	Beaumont, TX.
Hillyard	Houston, TX.
Hobart Corporation	Houston, TX.

ISI Commercial Refrigeration, LP	Beaumont, TX.
Johnson Supply	Beaumont, TX.
Johnstone Supply	Beaumont, TX.
M & J Fertilizer Company	Winnie, TX.
McCown Paint & Supply	Beaumont, TX.
NAPA Auto parts	Beaumont, TX.
Newton's Tools and Hardware	Beaumont, TX.
O'Reilly Automotive, Inc.	Springfield, MO.
Reily/Wesco Distribution	Beaumont, TX.
Ritter @ Home	Beaumont, TX.
Russell & Smith Ford	Houston, TX.
Sanitary Supply Co., Inc.	Beaumont, TX.
Sherwin Williams Co.	Beaumont, TX.
Smith Belting & Electric Supply	Beaumont, TX.
Sports Turf Mgmt.	Bellville, TX.
Thomas Supply	Beaumont, TX.
Total Safety US, Inc.	Nederland, TX.
Univar USA	Houston, TX.
Warren Equipment Company	Beaumont, TX.

(Copies of bids are on file in the Business Office.)

Approved Bids for Floor Covering for the 2008-2009 School Year (Exhibit "D.2") – Bid packets were distributed to eleven (11) companies in addition to the appropriate advertisements. There were three (3) responses. Administration recommended acceptance of the following bids charged to the Maintenance Department 2008-2009 appropriated funds: Custom Flooring, Office Design Concepts and Porter's Carpet.

(Copies of bids are on file in the Business Office.)

Approved Bid for HVAC Air Side Cleaning for the 2008-2009 School Year (Exhibit "D.3") – Bid packets were distributed to nine (9) companies in addition to the appropriate advertisements. There was one (1) response. Administration recommended acceptance of the bid from Gowan, Inc. charged to the Maintenance Department appropriated funds.

(Copies of bids are on file in the Business Office.)

Approved Bid for Air Conditioning Filter Maintenance Service for the 2008-2009 School Year (Exhibit "D.4") – Bid packets were distributed to thirteen (13) companies in addition to the appropriate advertisements. There was one (1) response. Administration recommended acceptance of the bid from Commercial Filtration Medias, Inc. charged to the Maintenance Department 2008-2009 appropriated funds.

(Copies of bids are on file in the Business Office.)

Approved Bid for Fencing for the 2008-2009 School Year (Exhibit "E") – Bid packets were distributed to fifteen (15) companies in addition to the appropriate advertisements and posting on Beaumont ISD web site. There was one (1) response. Administration recommended acceptance of the bid from A1 Maida Fence charged to the Maintenance Department 2008-2009 appropriated funds.

(Copies of bids are on file in the Business Office.)

Approved Bid for Asbestos Floor Tile Abatement and Transite Asbestos Sheathing Abatement, Pipe Insulation Abatement and Drywall joint Compo9und Abatement for the 2008-2009 School Year (Exhibit "E.2") – Bid packets were distributed to thirteen (13) companies in addition to the appropriate advertisements. There were three (3) responses. Administration recommended acceptance of the overall lowest bid from Inland Environments, Ltd. Charged to the Maintenance Department 2008-2009 appropriated funds.

(Copies of bids are on file in the Business Office.)

Approved Bid for Excavation Services for utility Repair for the 2008-2009 School Year (Exhibit "E.3") – Bid packets were distributed to eleven (11) companies in addition to the appropriated advertisements. There were two (2)

responses. Administration recommended acceptance of the bid from T. Johnson Industries charged to the Maintenance Department 2008-2009 appropriated funds.
(Copies of bids are on file in the Business Office.)

Approved Bids for Athletic Medical Supplies Catalog Discount Bid for the 2008-2009 School Year (Exhibit "F.1") – Bid packets were distributed to ten (10) companies in addition to the appropriate advertisements and posting on Beaumont ISD web site. There were seven (7) responses. Administration recommended acceptance of all the bids:

Alert Services	San Marcos, TX.
BSN Sports	Dallas, TX.
Henry Schein, Inc.	Melville, NY.
Medco Supply Co.	Tonawanda, NY.
Moore Medical LLC	Farmington, CT.
School Health Corporation	Hanover Park, IL.
10-S Tennis Supply	Pompano Beach, FL.

(Copies of bids are on file in the Business Office.)

Approved Bids for Award Jackets, Blankets and Minor Awards for the 2008-2009 School Year (Exhibit "F.2") – Bid packets were distributed to eight (8) companies in addition to the appropriate advertisements. There were three (3) responses. Administration recommended acceptance of the bids from Graduate Sales and Texas Letter jackets for awards and stadium blankets and Neff Motivation, Inc. for minor awards.

(Copies of bids are on file in the Business Office.)

Approved Bid for Student Insurance for the 2008-2009 School Year (Exhibit "F.3") – Bid packets were distributed to forty-six (46) companies in addition to the appropriate advertisements. There were three (3) responses. Administration recommended acceptance of the bid from Alamo Insurance Group/Bollinger, Inc. in the total amount of \$183,000 charged to the Athletic Department appropriated funds.
(Copies of bids are on file in the Business Office.)

Approved Bids for Printed Forms and Printer Cartridges for the 2008-2009 School Year (Exhibit "G") – Bid packets were distributed to thirty-five (35) companies in addition to the appropriate advertisements and posting on Beaumont ISD web site. There were nine (9) responses. Administration recommended acceptance of the following bids:

CDW Government, Inc.	\$135,168.75 approx.
Classic Forms & Products	31,178.00 approx.
Academic Supplies	17,012.25 approx.
TOTAL	\$182,755.00 approx.

(Copies of bids are on file in the Business Office.)

Approved Bids for Medical Supplies for Health Services and Special Education Departments for the 2008-2009 School Year (Exhibit "H") – Bid packets were distributed to twenty-four (24) companies in addition to the appropriate advertisements and posting on Beaumont ISD web site. There were five (5) responses. Administration recommended acceptance of the following bids charged to the Health Services Department and the Special Education Department: Henry Schein, Inc.; Interboro Packaging Corp.; Medco; School Health; and MacGill.
(Copies of bids are on file in the Business Office.)

President Reece called for questions to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Trahan and Bishop Whitaker

NAYS: None

APPROVAL OF EXHIBITS "I", "J", "K.1", "K.2", "K.3", "L.1", "L.2", "M.1", "M.2", "M.3", "N.1", "N.2", "N.3", and "N.4"

Dr. William Nantz moved, seconded by Bishop O. E. Whitaker, to approve Exhibits "I", "J", "K.1", "K.2", "K.3", "L.1", "L.2", "M.1", "M.2", "M.3", "N.1", "N.2", "N.3", and "N.4".

Approved Bids for Repair of Band and Orchestra Instruments for the 2008-2009 School Year (Exhibit I) - Bid packets were distributed to eleven (11) companies in addition to the appropriate advertisements and posting on Beaumont ISD web site. There were two (2) responses. Administration recommended acceptance of the bids from Lisle Violin Shop and Swicegood Music Company. (Copies of bids are on file in the Business Office.)

Approved Bid for Asbestos Consulting and Air Monitoring Services (Exhibit "J") - Bid packets were distributed to seven (7) companies in addition to the appropriate advertisements and posting on the Beaumont ISD web site. There were seven (7) responses. Administration recommended acceptance of the bid from ICU Environmental, Health Safety charged to the Maintenance Department appropriated funds. (Copies of bids are on file in the Business Office.)

Approved Bid for Private label Bottled Spring Water for the 2008-2009 School Year (Exhibit "K.1") - Bid packets were distributed to six (6) companies in addition to the appropriate advertisements and posting on Beaumont ISD web site. There were three (3) responses. Administration recommended acceptance of the bid from Texas Superior Water Company for 90 days in the estimated amount of \$50,000. (Copies of bids are on file in the Business Office.)

Approved Bid for Purchase of Ice Cream for the 2008-2009 School Year (Exhibit "K.2") - Bid packets were distributed to three (3) companies in addition to the appropriate advertisements and posting on Beaumont ISD web site. There was one (1) response. Administration recommended acceptance of the bid from Blue Bell Creameries in the estimated amount of \$40,000. (Copies of bids are on file in the Business Office.)

Approved Bid for Purchase of 2008 Dodge Sprinter Van (Exhibit "K.3") - Bid packets were distributed to seven (7) companies in addition to the appropriate advertisements and posting on Beaumont ISD web site. There was one (1) response. Administration recommended acceptance of the bid from Allen Samuels CDJ in the amount of \$40,258.00 charged to Bond Proceeds. (Copies of bids are on file in the Business Office.)

Approved Second Year Option for Miscellaneous Concrete Work for the 2008-2009 School Year (Exhibit "L.1") - Included as part of the 2007-2008 bid was a second year option to extend the contract at the option of the district. Administration recommended acceptance of the second year option from T. Johnson Industries, Inc. charged to the Maintenance Department appropriated funds. (Copies of bids are on file in the Business Office.)

Approved Second Year Option for Parking Lot Striping for the 2008-2009 School Year (Exhibit "L.2") - Included as part of the 2007-2008 bid was a second year option to extend the contract at the option of the district. Administration recommended acceptance of the second year option from D & S Sign & Supply, Inc. charged to the Maintenance Department appropriated funds. (Copies of bids are on file in the Business Office.)

Approved Second Year Option for Repair, Inspection, Service and Installation of Fire Alarm Systems for the 2008-2009 School Year (Exhibit "M.1") - Included as part of the 2007-2008 bid was a second year option to extend the contract at the option of the district. Administration recommended acceptance of the second year option from Texas Fire and Communications charged to the maintenance Department appropriated funds. (Copies of bids are on file in the Business Office.)

Approved Second Year Option for Repair and Service of HVAC Equipment for the 2008-2009 School Year (Exhibit "M.2") - Included as part of the 2007-2008 bid was a second year option to extend the contract at the option of the district. Administration recommended acceptance of the second year option from Associated Mechanical Service, Gowen, Inc. and JMC Mechanical, Inc. charged to the maintenance Department appropriated funds.
(Copies of bids are on file in the Business Office.)

Approved Second Year Option for Repair and Service of Plumbing Systems for the 2008-2009 School Year (Exhibit "M.3") - Included as part of the 2007-2008 bid was a second year option to extend the contract at the option of the district. Administration recommended acceptance of the second year option from All Star Plumbing, Co. and Gowan, Inc. charged to the Maintenance Department appropriated funds.
(Copies of bids are on file in the Business Office.)

Approved Second Year Option for Repair and/or Replacement of Electrical Motors, 10HP and Above and Other Motor Related Items for the 2008-2009 School Year (Exhibit "N.1") - Included as part of the 2007-2008 bid was a second year option to extend the contract at the option of the district. Administration recommended acceptance of the second year option from Smith Belting & Electric Supply charged to the Maintenance Department appropriated funds.
(Copies of bids are on file in the Business Office.)

Approved Second Year Option for Water Treatment and Service Program for Air Conditioning Thermal Water System for the 2008-2009 School Year (Exhibit "N.2") - Included as part of the 2007-2008 bid was a second year option to extend the contract at the option of the district. Administration recommended acceptance of the second year option from Meco, Inc. charged to the Maintenance Department appropriated funds.
(Copies of bids are on file in the Business Office.)

Approved Second Year Option for Repair of Cleaning Equipment for the Maintenance Department for the 2008-2009 School Year (Exhibit "N.3") - Included as part of the 2007-2008 bid was a second year option to extend the contract at the option of the district. Administration recommended acceptance of the second year option from C.L.O. Repair and Parts charged to the Maintenance Department appropriated funds.
(Copies of bids are on file in the Business Office.)

Approved Second Year Option for Aluminum Walkway Covers for the 2008-2009 School Year (Exhibit "N.4") - Included as part of the 2007-2008 bid was a second year option to extend the contract at the option of the district. Administration recommended acceptance of the second year option from American 21st Century and Brammer Construction, Inc. charged to the Maintenance Department appropriated funds.
(Copies of bids are on file in the Business Office.)

President Reece called for questions to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Trahan and Bishop Whitaker

NAYS: None

APPROVAL OF EXHIBITS "O", "P", "Q", "R.2", "R.3", "S", "T", "J", "V", and "W"

Dr. William Nantz moved, seconded by Mr. Howard Trahan, to approve Exhibits "O", "P", "Q", "R.2", "R.3", "S", "T", "J", "V", and "W".

Approved Second Year Option for Purchase and Delivery of Produce for the 2008-2009 School Year (Exhibit "O") – Included as part of the 2007-2008 bid was an option to extend the contract at the option of the district. Administration recommended acceptance of the second year option from Third Coast Produce Company charged to Child Nutrition appropriated funds.
(Copies of bids are on file in the Business Office.)

Approved Purchase of Security Cameras for the (4) New Middle School Gyms (Exhibit "P") – Administration recommended acceptance proposal from Micro Integration (TCPN #R4826) for cameras and placements at four (4) new gyms: Austin, Vincent, Marshall and Odom at a total of \$29,584.00.

Approved Hiring of Five (5) Additional Beaumont Independent School District Police Officers (Exhibit "Q") – Administration recommended hiring of five (5) additional officers for the Beaumont ISD Police Department which currently stands at 17 police officers.

Consider and, if Appropriate, Take Action to Approve construction Manger at Risk (SMAR) for Prototypical Elementary School (Amelia, Blanchette, Martin (Exhibit "R.2") – Removed from the agenda at the request of administration.

Approved Pool of Architectural Firms for Small, Medium and Large Projects (Exhibit "R.3") – Administration recommended acceptance of the pool of architects for small projects: Architectural Alliance, Archi Technics 3, The LaBiche Architectural Group, LaBiche/Amtech Building Sciences, RDC Architects and Natex Architects; for medium projects: Pfluger, Smith & Co./LaBiche Architects, Long Architects, Johnson McKibben, STOA/HRE, YLS and SHW Group; for large projects: Auto Arch/Long Architects, Harrison Komburg, PBK Architects, Spencer/Architectural Alliance, VLK Architects, and IDG Architects.

Approved an increase in Meal Pries for the 2008-2009 School Year (Exhibit "S") – Administration recommended approval of increase in meal prices due to increased fuel prices and the price of purchased food and supplies a well as commodity process and delivery: Breakfast, \$1.00; Lunch, Elementary, \$1.75; Lunch, Secondary, \$2.00.

Approved Payment for Crossing Guards to the City of Beaumont (Exhibit "T") – Administration recommended payment for the 2007-2008 school year crossing guard program in the amount of \$77,339.87 funded by the Special Services appropriated funds.

Approved the Professional Development and Appraisal System (PDAS) Calendar for 2008-2009 (Exhibit "U") – Administration recommended of calendar as presented.

Approved the Purchase of the Study Island TAKS Preparation (Exhibit "V") – Administration recommended approval of reading, math and science content areas at a cost of \$28,695.00 for grades three through five for Amelia, Bingman, Caldwell, Curtis, Dishman, Dunbar, Field, French, Guess, Homer, Lucas, Martin, Ogden and Price Elementary School. This purchase is funded by Title I, Part A grant funds.

Approved Salary Schedules for 2008-2009 School Year (Exhibit "W") – Administration recommended approval of salary schedules for the 2008-2009 school year as presented.

President Reece called for questions to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Trahan and Bishop Whitaker

NAYS: None

PERSONNEL

President Reece announced in the public (open) meeting at 8:00 p.m. that the Board would go into executive (closed) session to discuss matters of the sort described in Section 551.071 (1)(2), and Section 551.074 (a) (1) of Texas Government Code, therefore, and action taken by the Board would be in public (open) session.

In open session at 8:43 p.m., Dr. William Nantz motioned, seconded by Mr. Terry Williams to accept the following personnel recommendations.

1. Removal of Deceased Employee from Professional Roster

Denise W. Wenzel, History, Marshall Middle, May 14, 2008

2. Retirements

Bonnie M Ardoin, West Brook High, Science, June 7, 2008;

Shirley K. Campbell, West Brook High, Spanish, June 7, 2008;

John L. Clayton, Sr., Smith Middle, Physical Education, June 7, 2008;

Donnie Goodwin, Central High, Social Studies, June 7, 2008;

Janet Ham, Dishman Elementary, Level 3, June 7, 2008;

Christine Haynes, Lucas Elementary, Level 1, June 7, 2008;

Marla Lemieux, West Brook High, American Sign Language, June 7, 2008;

Linda McLemore, West Brook High, English, June 7, 2008;

Vicki J. Pitman, Central High, Diagnostician, June 13, 2008.

3. Resignations

Cindy Alaniz, Social Studies, Marshall Middle, June 7, 2008;

Mary F. Alfaro, Kindergarten, Caldwood Elementary, June 7, 2008;

Melissa R. Alvis, Adaptive Physical Education, Harrison/Guess Elementary, June 7, 2008;

Carrie Aulbaugh, Mathematics, Odom Academy, June 7, 2008;

Michele K. Bentley, Science, Vincent Middle, June 7, 2008;

Ezell Brown, Jr., Coordinator, Transportation, June 7, 2008;

Angela Cook, Reading, Caldwood Elementary, June 7, 2008;

Ashley George, Student Activities Director, Central High, June 7, 2008;

Jodi Horton, Kindergarten, Dunbar Elementary, June 7, 2008;

Carrie Katseres, Reading, Vincent Middle, June 7, 2008;

Jessie LaRousse, English, Ozen High, June 7, 2008;
Belinda Lewis, Level 2, Field Elementary, June 7, 2008;
Jack Lloyd, Science, West Brook High, June 7, 2008;
Shereka McLain, Pre-kindergarten, Southerland, June 7, 2008;
Staci L. Melancon, Mathematics, Vincent Middle, June 7, 2008;
Daniel Montes, Choir, Vincent Middle, June 7, 2008;
Jennifer, Ohman, Reading, Smith, June 7, 2008;
Dionne L. Tompkins, Title I Mathematics, Smith Middle, June 7, 2008.

4. New Employee Contract Recommendations

William R. Atwell, Science, West Brook High, effective August 18, 2008 and ending June 6, 2009;

Michelle Austille, Mathematics, Vincent Middle, effective August 18, 2008 and ending June 6, 2009;

John Capozzoli, Science, West Brook High, effective August 18, 2008 and ending June 6, 2009;

Susan Capozzoli, English, West Brook High, effective August 18, 2008 and ending June 6, 2009;

Aiesha Davis, Science, Central High, effective August 18, 2008 and ending June 6, 2009;

Terry Johnmartin, Diagnostician, Administrative Annex, effective August 6, 2008 and ending June 13, 2009;

Christie King, Home Economics, Brown Center, August 18, 2008 and ending June 6, 2009;

Monica Meraz, Mathematics, Ozen High, effective August 18, 2008 and ending June 6, 2009;

Helen Reyes, Speech Therapist/TBA, effective August 18, 2008 and ending June 6, 2009;

Christopher M. Travis, Science, King Middle, effective August 18, 2008 and ending June 6, 2009;

Staci D. Walker, Speech Therapist/TBA, effective August 18, 2008 and ending June 6, 2009.

President Reece called for questions to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Trahan and Bishop Whitaker

NAYS: None

5. Administrative Contract Recommendations

Mr. Terry Williams motioned, seconded by Bishop O. E. Whitaker to accept the following administrative contract recommendations:

Special Education Supervisor
Coordinator of Transportation

Terri Breeden
Tamraka McGriff

President Reece called for questions to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Trahan and Bishop Whitaker

NAYS: None

APPROVAL OF EXHIBIT "X"

Dr. William Nantz moved, seconded by Mr. Terry Williams to approve Exhibit "X".

Authorized Purchase of Property for the Athletic Complex (Exhibit "X") – Administration recommended authorizing the purchase of said property for the athletic complex as described at an estimated cost of \$33.7 million for eighty-five (85) acres south of Interstate 10, north of Fannett Road and east of Brooks Road.

President Reece called for questions to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Trahan and Bishop Whitaker

NAYS: None

ADJOURNMENT

President Reece asked if there was any other business to come before the board; there being none, the meeting was adjourned at 8:50 p.m.

Woodrow Reece, President
Beaumont ISD Board of Trustees

Terry D. Williams, Secretary
Beaumont ISD Board of Trustees

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

Office of the Superintendent



EXHIBIT "X"
Page 1 of 1

TO : Honorable Board of Trustees

FROM : Carrol A. Thomas, Ed.D.
Superintendent of Schools

DATE : June 16, 2008

SUBJECT : Consider and, if Appropriate, Take Action to Authorize Purchase of
Property for the Athletic Complex

Administrative recommendation will be submitted under separate
cover.

AGENDA:
June 19, 2008

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 22

AIA Document A121™CMc – 2003 and AGC Document 565

Standard Form of Agreement Between Owner and Construction Manager *where the Construction Manager is Also the Constructor*

AGREEMENT

made as of the 21 day of July in the year of Two Thousand and Eight

BETWEEN the Owner:

(Paragraphs deleted)

Beaumont Independent School District (BISD)
3395 Harrison Avenue
Beaumont, Texas 77706

and the Construction Manager:

(Paragraphs deleted)

Turner / Hallmark JV1
4263 Dacoma Street
Houston, Texas 77092

The Project is:

BISD Multi-purpose Athletic Complex

The Program Manager is:

Parsons
3395 Harrison Avenue
Beaumont, Texas 77706

The Architect is:

(Paragraphs deleted)

SHW Group, LLP
20 East Greenway Plaza, Suite 200
Houston, Texas 77046

The Owner and Construction Manager agree as set forth below:

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The 1997 Edition of AIA Document A201, General Conditions of the Contract for Construction, is referred to herein. This Agreement requires modification if other general conditions are utilized.

Init.

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- § 7.1 Progress Payments
- § 7.2 Final Payment

ARTICLE 8 INSURANCE AND BONDS

- § 8.1 Insurance Required of the Construction Manager
- § 8.2 Insurance Required of the Owner
- § 8.3 Performance Bond and Payment Bond

ARTICLE 9 MISCELLANEOUS PROVISIONS

- § 9.1 Dispute Resolution
- § 9.2 Other Provisions

ARTICLE 10 TERMINATION OR SUSPENSION

- § 10.1 Termination Prior to Establishing Guaranteed Maximum Price
- § 10.2 Termination Subsequent to Establishing Guaranteed Maximum Price
- § 10.3 Suspension

ARTICLE 11 OTHER CONDITIONS AND SERVICES

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 RELATIONSHIP OF PARTIES

§ 1.1.1 OWNER AND CONSTRUCTION MANAGER

The Construction Manager accepts the relationship of trust and confidence established with the Owner by this Agreement, and covenants with the Owner to furnish the Construction Manager's reasonable skill and judgment and to cooperate with the Architect in furthering the interests of the Owner. The Construction Manager shall furnish construction administration and management services and use the Construction Manager's best efforts to perform the Project in an expeditious and economical manner consistent with the interests of the Owner. The Owner shall endeavor to promote harmony and cooperation among the Owner, Architect, Program Manager, Construction Manager and other persons or entities employed by the Owner for the Project.

§ 1.1.2 PROGRAM MANAGER

The Construction Manager shall insure that all communications and documentation between the Construction Manager and Beaumont Independent School District flows through the Program Manager. The Program Manager and the Construction Manager shall each have a single point of contact. Each point of contact may designate secondary points of contact for specific issues to expedite the flow of technical information. The Construction Manager shall coordinate all project communication and documentation through program management software as designated by the Owner.

§ 1.2 GENERAL CONDITIONS

For the Construction Phase, the General Conditions of the contract shall be the AIA® Document A201™-1997, General Conditions of the Contract for Construction, as modified by the owner which is incorporated herein by reference. For the Preconstruction Phase, or in the event that the Preconstruction and Construction Phases proceed concurrently, A201™-1997 shall apply to the Preconstruction Phase only as specifically provided in this Agreement. The term "Contractor" as used in A201™-1997 shall mean the Construction Manager. The "Contract Sum" as used in the AIA A201 shall mean "the Guaranteed Maximum Price".

§ 1.3 CONFLICT OF INTEREST

§ 1.3.1 No Beaumont Independent School District staff or Board Member shall have any conflict of interest or potential conflict of interest with the Construction Manager or its agents, including a financial interest, in this Agreement, either currently, within the past two (2) years, or within one (1) year following separation from the District.

§ 1.3.2 The Construction Manager covenants that the Construction Manager has no existing interest and will not acquire any interest, direct or indirect, which could conflict in any manner or degree with the performance of services required under this Agreement and that no person having any such interest shall be employed by the Construction Manager. Neither the Construction Manager nor the Owner shall have any conflict of interest or potential conflict of interest, including a financial interest, with any Beaumont Independent School District Staff, Board Member, contractor, subcontractor, vendor or supplier affected by this Agreement either currently or within the past two (2) years. This is not to include interest unknown due to involvements in retired accounts and/or investments that regularly acquire new stocks or bonds not under the direct control of the Construction Manager or its agent.

§ 1.3.3 No member or delegate of the Texas Legislature shall be admitted to any share or part of this Agreement, or to any benefit therefrom.

§ 1.3.4 The Construction Manager agrees that neither the Construction Manager nor its member companies nor their affiliated companies nor company principals nor their family members shall perform any direct design services in connection with Projects in which the Construction Manager has participated. The Construction Manager agrees that neither the Construction Manager nor its member companies nor their affiliated companies nor company principals nor their family members shall have any financial interest in a firm which performs any part of the design services in connection with Projects in which the Construction Manager has participated. The provisions of this Article are not intended to prevent the Construction Manager from performing follow-up work for others during subsequent phases of work at a particular site, but rather the Construction Manager is prohibited from activities which create conflicts of interest or apparent conflicts of interest as a result of work performed by the Construction Manager under this Agreement.

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§ 1.3.5 The Construction Manager agrees to include language in all its sub-contractor agreements stating that neither the sub-contractor nor its member companies nor their affiliated companies nor company principals nor their family members shall perform any direct design services in connection with Projects in which that sub-contractor has participated. The Agreements must contain, among other things, a prohibition to preclude contractors, contractor firms and/or principals and family members from having any financial interest in a firm which performs any part of the design services in connection with Projects in which that sub-contractor has participated. The provisions of this Article are not intended to prevent the sub-contractor from performing follow-up work for others during subsequent phases of work at a particular site, but rather the sub-contractor is prohibited from activities which create conflicts of interest or apparent conflicts of interest as a result of work performed by the Construction Manager or by its sub-contractors under their agreements with the Construction Manager.

§ 1.3.6 Any such conflict or potential conflict of interest shall be disclosed to the Owner by the party having such conflict before the execution of this Agreement or within ten (10) days after discovering the conflict. Owner representatives not affected by the conflict or potential conflict shall determine the severity of the conflict, if any, and recommend the appropriate remedial action to resolve the conflict without adversely affecting the interest of the Owner and its project schedule. Such remedial action could include cancellation of this Agreement for the conflicting party.

ARTICLE 2 CONSTRUCTION MANAGER'S RESPONSIBILITIES

The Construction Manager shall perform the services described in this Article. The services to be provided under Sections 2.1 and 2.2 constitute the Preconstruction Phase services. If the Owner and Construction Manager agree, after consultation with the Architect, the Construction Phase may commence before the Preconstruction Phase is completed, in which case both phases will proceed concurrently.

§ 2.1 PRECONSTRUCTION PHASE

§ 2.1.1 PRELIMINARY EVALUATION

The Construction Manager shall provide a preliminary evaluation of the Owner's program and Project budget requirements, each in terms of the other.

§ 2.1.2 CONSULTATION

The Construction Manager with the Architect shall jointly schedule and attend regular meetings with the Owner. The Construction Manager shall consult with the Owner and Architect regarding site use and improvements and the selection of materials, building systems and equipment. The Construction Manager shall provide recommendations on construction feasibility; actions designed to minimize adverse effects of labor or material shortages; time requirements for procurement, installation and construction completion; and factors related to construction cost, including estimates of alternative designs or materials, preliminary budgets and possible economies.

§ 2.1.3 PRELIMINARY PROJECT SCHEDULE

When Project requirements described in Section 3.1.1 have been sufficiently identified, the Construction Manager shall prepare, and periodically update, a preliminary Project schedule for the Architect's review and the Owner's approval. The Construction Manager shall obtain the Architect's approval of the portion of the preliminary Project schedule relating to the performance of the Architect's services. The Construction Manager shall coordinate and integrate the preliminary Project schedule with the services and activities of the Owner, Architect and Construction Manager. As design proceeds, the preliminary Project schedule shall be updated to indicate proposed activity sequences and durations, milestone dates for receipt and approval of pertinent information, submittal of a Guaranteed Maximum Price proposal, preparation and processing of shop drawings and samples, delivery of materials or equipment requiring long-lead-time procurement, Owner's occupancy requirements showing portions of the Project having occupancy priority, and proposed date of Substantial Completion. If preliminary Project schedule updates indicate that previously approved schedules may not be met, the Construction Manager shall make appropriate recommendations to the Owner and Architect.

§ 2.1.4 PHASED CONSTRUCTION

The Construction Manager shall make recommendations to the Owner and Architect regarding the phased issuance of Drawings and Specifications to facilitate phased construction of the Work, if such phased construction is appropriate for the Project, taking into consideration such factors as economies, time of performance, availability of labor and materials, and provisions for temporary facilities.

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§ 2.1.5 PRELIMINARY COST ESTIMATES

§ 2.1.5.1 When the Owner has sufficiently identified the Project requirements and the Architect has prepared other basic design criteria, the Construction Manager shall prepare, for the review of the Architect and approval of the Owner, a preliminary cost estimate utilizing area, volume or similar conceptual estimating techniques.

§ 2.1.5.2 When Schematic Design Documents have been prepared by the Architect and approved by the Owner, the Construction Manager shall prepare, for the review of the Architect and approval of the Owner, a more detailed estimate with supporting data. During the preparation of the Design Development Documents, the Construction Manager shall update and refine this estimate at appropriate intervals agreed to by the Owner, Architect and Construction Manager.

§ 2.1.5.3 When Design Development Documents have been prepared by the Architect and approved by the Owner, the Construction Manager shall prepare a detailed Interim Guaranteed Maximum Price with supporting data for review by the Architect and approval by the Owner. During the preparation of the Construction Documents, the Construction Manager shall update and refine this estimate at appropriate intervals agreed to by the Owner, Architect and Construction Manager and at a minimum shall provide a Final Guaranteed Maximum Price when Construction Documents are 75% complete.

§ 2.1.5.4 If any estimate submitted to the Owner exceeds previously approved estimates or the Owner's budget, the Construction Manager shall make appropriate recommendations to the Owner and Architect.

§ 2.1.6 SUBCONTRACTORS AND SUPPLIERS

The Construction Manager shall publicly advertise, in accordance with §44.031(g) of the Texas Education Code, and receive bids or proposals from trade contractors or subcontractors for the performance of all major elements of the work other than the minor work that may be included in the general conditions. The Construction Manager shall seek to develop subcontractor interest in the Project and shall furnish to the Owner and Architect for their information a list of possible subcontractors, including suppliers who are to furnish materials or equipment fabricated to a special design, from whom proposals will be requested for each principal portion of the Work. The Architect will promptly reply in writing to the Construction Manager if the Architect or Owner knows of any objection to such subcontractor or supplier. The receipt of such list shall not require the Owner or Architect to investigate the qualifications of proposed subcontractors or suppliers, nor shall it waive the right of the Owner or Architect later to object to or reject any proposed subcontractor or supplier.

§ 2.1.7 LONG-LEAD-TIME ITEMS

The Construction Manager shall recommend to the Owner and Architect a schedule for procurement of long-lead-time items which will constitute part of the Work as required to meet the Project schedule. If such long-lead-time items are procured by the Owner, they shall be procured on terms and conditions acceptable to the Construction Manager. Upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, all contracts for such items shall be assigned by the Owner to the Construction Manager, who shall accept responsibility for such items as if procured by the Construction Manager. The Construction Manager shall expedite the delivery of long-lead-time items.

§ 2.1.8 EXTENT OF RESPONSIBILITY

The Construction Manager does not warrant or guarantee estimates and schedules except as may be included as part of the Guaranteed Maximum Price. The recommendations and advice of the Construction Manager concerning design alternatives shall be subject to the review and approval of the Owner and the Owner's professional consultants. It is not the Construction Manager's responsibility to ascertain that the Drawings and Specifications are in accordance with applicable laws, statutes, ordinances, building codes, rules and regulations. However, if the Construction Manager recognizes that portions of the Drawings and Specifications are at variance therewith, the Construction Manager shall promptly notify the Architect and Owner in writing. The Owner acknowledges that the Construction Manager is in no way providing Professional Services which constitute the practice of Architecture or Engineering.

§ 2.1.9 EQUAL EMPLOYMENT OPPORTUNITY AND AFFIRMATIVE ACTION

The Construction Manager shall comply with applicable laws, regulations and special requirements of the Contract Documents regarding equal employment opportunity and affirmative action programs.

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§ 2.2 GUARANTEED MAXIMUM PRICE PROPOSAL AND CONTRACT TIME

§ 2.2.1 When the Design Development Documents are 50% complete, the Construction Manager shall propose an Interim Guaranteed Maximum Price, which shall be the sum of the Cost of the Work and the Construction Manager's Fee and Construction Contingency. Owner will not proceed with Construction Documentation until the cost estimate is within the pre-determined budget. When the Construction Documents and Specifications are 75% complete, the Construction Manager shall propose a Guaranteed Maximum Price, which shall be the sum of the estimated Cost of the Work, General Conditions Costs, Construction Contingency, Preconstruction Services Costs, and the Construction Manager's Fee.

§ 2.2.2 As the Drawings and Specifications may not be finished at the time the Guaranteed Maximum Price proposal is prepared, the Construction Manager shall provide in the Guaranteed Maximum Price for further development of the Drawings and Specifications by the Architect that is consistent with the Contract Documents and reasonably inferable therefrom. The Guaranteed Maximum Price is not intended to include any changes in scope, systems, kinds, qualities, quantities of materials, finishes or equipment from that shown or reasonably inferable from the information stated in the design document upon which the Guaranteed Maximum Price was based, subject to the qualifications and assumptions to that Guaranteed Maximum Price, all of which if required would warrant an adjustment to the Guaranteed Maximum Price by Change Order.

§ 2.2.3 The estimated Cost of the Work shall include the Construction Manager's contingency, a sum established by the Construction Manager for the Construction Manager's exclusive use to cover costs arising under Section 2.2.2 and other costs which are properly reimbursable as Cost of the Work but not the basis for a Change Order.

§ 2.2.4 BASIS OF GUARANTEED MAXIMUM PRICE

The Construction Manager shall include with the Guaranteed Maximum Price proposal a written statement of its basis, which shall include:

- .1 A list of the Drawings and Specifications, including all addenda thereto and the Conditions of the Contract, which were used in preparation of the Guaranteed Maximum Price proposal.
- .2 A list of allowances and a statement of their basis.
- .3 A list of the clarifications and assumptions made by the Construction Manager in the preparation of the Guaranteed Maximum Price proposal to supplement the information contained in the Drawings and Specifications.
- .4 The proposed Guaranteed Maximum Price, including a statement of the estimated cost organized by trade categories, allowances, contingency, and other items and the Fee that comprise the Guaranteed Maximum Price.
- .5 The Date of Substantial Completion upon which the proposed Guaranteed Maximum Price is based, and a schedule of the Construction Documents issuance dates upon which the date of Substantial Completion is based.

§ 2.2.5 The Construction Manager shall meet with the Owner and Architect to review the Guaranteed Maximum Price proposal and the written statement of its basis. In the event that the Owner or Architect discovers any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Construction Manager, who shall make appropriate adjustments to the Guaranteed Maximum Price proposal, its basis, or both.

§ 2.2.6 Unless the Owner accepts the Guaranteed Maximum Price proposal in writing on or before the date specified in the proposal for such acceptance and so notifies the Construction Manager, the Guaranteed Maximum Price proposal shall not be effective without written acceptance by the Construction Manager.

§ 2.2.7 Prior to the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal and issuance of a Notice to Proceed, the Construction Manager shall not incur any cost to be reimbursed as part of the Cost of the Work, except as the Owner may specifically authorize in writing.

§ 2.2.8 Upon acceptance by the Owner of the Guaranteed Maximum Price proposal, the Guaranteed Maximum Price and its basis shall be set forth in Amendment No. 1. The Guaranteed Maximum Price shall be subject to additions and deductions by a change in the Work as provided in the Contract Documents, and the Date of Substantial Completion shall be subject to adjustment as provided in the Contract Documents.

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§ 2.2.9 The Owner shall authorize and cause the Architect to revise the Drawings and Specifications to the extent necessary to reflect the agreed-upon assumptions and clarifications contained in Amendment No. 1. Such revised Drawings and Specifications shall be furnished to the Construction Manager in accordance with schedules agreed to by the Owner, Architect and Construction Manager. The Construction Manager shall promptly notify the Architect and Owner if such revised Drawings and Specifications are inconsistent with the agreed-upon assumptions and clarifications.

§ 2.2.10 The Guaranteed Maximum Price shall include in the Cost of the Work only those taxes which are enacted at the time the Guaranteed Maximum Price is established.

§ 2.3 CONSTRUCTION PHASE

§ 2.3.1 GENERAL

§ 2.3.1.1 The Construction Phase shall commence on the earlier of:

- (1) the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal and issuance of a Notice to Proceed, or
- (2) the Owner's first authorization to the Construction Manager to:
 - (a) award a subcontract, or
 - (b) undertake construction Work with the Construction Manager's own forces, or
 - (c) issue a purchase order for materials or equipment required for the Work.

§ 2.3.2 ADMINISTRATION

§ 2.3.2.1 In accordance with the Texas Education Code, the Construction Manager may seek to perform portions of the work itself if the Construction Manager submits its bid or proposal for those portions of the work in the same manner as all other trade contractors or subcontractors and if the district determines that the Construction Manager's bid or proposal provides the best value for the district. Those portions of the Work that the Construction Manager does not customarily perform with the Construction Manager's own personnel shall be performed under subcontracts or by other appropriate agreements with the Construction Manager. The Construction Manager shall obtain bids from Subcontractors and from suppliers of materials or equipment fabricated to a special design for the Work from the list previously reviewed and, after analyzing such bids, shall deliver such bids to the Owner and Architect. The Owner will then determine, with the advice of the Construction Manager and subject to the reasonable objection of the Architect, which bids will be accepted. The Owner may designate specific persons or entities from whom the Construction Manager shall obtain bids; however, if the Guaranteed Maximum Price has been established, the Owner may not prohibit the Construction Manager from obtaining bids from other qualified bidders. The Construction Manager shall not be required to contract with anyone to whom the Construction Manager has reasonable objection.

§ 2.3.2.2 If the Guaranteed Maximum Price has been established and a specific bidder among those whose bids are delivered by the Construction Manager to the Owner and Architect (1) is recommended to the Owner by the Construction Manager; (2) is qualified to perform that portion of the Work; and (3) has submitted a bid which conforms to the requirements of the Contract Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Construction Manager may require that a change in the Work be issued to adjust the Contract Time and the Guaranteed Maximum Price by the difference between the bid of the person or entity recommended to the Owner by the Construction Manager and the amount of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ 2.3.2.3 Subcontracts and agreements with suppliers furnishing materials or equipment fabricated to a special design shall conform to the payment provisions of Sections 7.1.8 and 7.1.9 and shall not be awarded on the basis of cost plus a fee without the prior consent of the Owner.

§ 2.3.2.4 The Construction Manager shall schedule and conduct meetings at which the Owner, Architect, Construction Manager and appropriate Subcontractors can discuss the status of the Work. The Construction Manager shall prepare and promptly distribute meeting minutes.

§ 2.3.2.5 Promptly after the Owner's acceptance of the Guaranteed Maximum Price proposal, the Construction Manager shall prepare a schedule in accordance with Section 3.10 of A201™-1997, including the Owner's occupancy requirements.

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§ 2.3.2.6 The Construction Manager shall provide monthly written reports to the Owner and Architect on the progress of the entire Work. The Construction Manager shall maintain a daily log containing a record of weather, Subcontractors working on the site, number of workers, Work accomplished, problems encountered and other similar relevant data as the Owner may reasonably require. The log shall be available to the Owner and Architect.

§ 2.3.2.7 The Construction Manager shall develop a system of cost control for the Work, including regular monitoring of actual costs for activities in progress and estimates for uncompleted tasks and proposed changes. The Construction Manager shall identify variances between actual and estimated costs and report the variances to the Owner and Architect at regular intervals.

§ 2.4 PROFESSIONAL SERVICES

Section 3.12.10 of A201™-1997 shall apply to both the Preconstruction and Construction Phases.

§ 2.5 HAZARDOUS MATERIALS

Section 10.3 of A201™-1997 shall apply to both the Preconstruction and Construction Phases.

ARTICLE 3 OWNER'S RESPONSIBILITIES

§ 3.1 INFORMATION AND SERVICES

§ 3.1.1 The Owner shall provide full information in a timely manner regarding the requirements of the Project, including a program which sets forth the Owner's objectives, constraints and criteria, including space requirements and relationships, flexibility and expandability requirements, special equipment and systems, and site requirements.

§ 3.1.2 The Owner shall, at the written request of the Construction Manager prior to commencement of the Construction Phase and thereafter, furnish to the Construction Manager reasonable evidence that financial arrangements have been made to fulfill the Owner's obligations under the Contract. Furnishing of such evidence shall be a condition precedent to commencement or continuation of the Work. After such evidence has been furnished, the Owner shall not materially vary such financial arrangements without prior notice to the Construction Manager.

§ 3.1.3 The Owner shall establish and update an overall budget for the Project, based on consultation with the Construction Manager and Architect, which shall include contingencies for changes in the Work and other costs which are the responsibility of the Owner.

§ 3.1.4 STRUCTURAL AND ENVIRONMENTAL TESTS, SURVEYS AND REPORTS

In the Preconstruction Phase, the Owner shall furnish the following with reasonable promptness and at the Owner's expense. Except to the extent that the Construction Manager knows of any inaccuracy, the Construction Manager shall be entitled to rely upon the accuracy of any such information, reports, surveys, drawings and tests described in Sections 3.1.4.1 through 3.1.4.4 but shall exercise customary precautions relating to the performance of the Work.

§ 3.1.4.1 Reports, surveys, drawings and tests concerning the conditions of the site which are required by law.

§ 3.1.4.2 Surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data pertaining to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All information on the survey shall be referenced to a project benchmark.

§ 3.1.4.3 The services of a geotechnical engineer when such services are requested by the Construction Manager. Such services may include but are not limited to test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, ground corrosion and resistivity tests, including necessary operations for anticipating subsoil conditions, with reports and appropriate professional recommendations.

§ 3.1.4.4 Structural, mechanical, chemical, air and water pollution tests, tests for hazardous materials, and other laboratory and environmental tests, inspections and reports which are required by law.

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§ 3.1.4.5 The services of other consultants when such services are reasonably required by the scope of the Project and are requested by the Construction Manager.

§ 3.2 OWNER'S DESIGNATED REPRESENTATIVE

The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. This representative shall have the authority to make decisions on behalf of the Owner concerning estimates and schedules, construction budgets, and changes in the Work, and shall render such decisions promptly and furnish information expeditiously, so as to avoid unreasonable delay in the services or Work of the Construction Manager. Except as otherwise provided in Section 4.2.1 of A201™-1997, the Architect does not have such authority.

§ 3.3 ARCHITECT

The Owner shall retain an Architect to provide Basic Services, including normal structural, mechanical and electrical engineering services, other than cost estimating services, described in the edition of AIA® Document B141™-1997, *Standard Form of Agreement Between Owner and Architect* current as of the date of this Agreement. The Owner shall authorize and cause the Architect to provide those Additional Services described in B141™-1997, requested by the Construction Manager which must necessarily be provided by the Architect for the Preconstruction and Construction Phases of the Work. Such services shall be provided in accordance with time schedules agreed to by the Owner, Architect and Construction Manager. Upon request of the Construction Manager, the Owner shall furnish to the Construction Manager a copy of the Owner's Agreement with the Architect, from which compensation provisions may be deleted.

§ 3.4 LEGAL REQUIREMENTS

The Owner shall determine and advise the Architect and Construction Manager of any special legal requirements relating specifically to the Project which differ from those generally applicable to construction in the jurisdiction of the Project. The Owner shall furnish such legal services as are necessary to provide the information and services required under Section 3.1.

ARTICLE 4 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES

The Owner shall compensate and make payments to the Construction Manager for Preconstruction Phase services as follows: N/A

§ 4.1 COMPENSATION

§ 4.1.1 For the services described in Sections 2.1 and 2.2, the Construction Manager's compensation shall be calculated as follows:

(Paragraphs deleted)

Preconstruction Services to be a lump sum of Sixty-five thousand dollars (\$ 65,000) total cost including reimbursable expenses.

§ 4.1.2 Compensation for Preconstruction Phase Services shall be equitably adjusted if such services extend beyond (60) days from the date of scheduled completion outlined in this Agreement or if the originally contemplated scope of services is significantly modified for reasons not caused by the Construction Manager.

§ 4.1.3 If compensation is based on a multiple of Direct Personnel Expense, Direct Personnel Expense is defined as the direct salaries of the Construction Manager's personnel engaged in the Project and the portion of the cost of their mandatory and customary contributions and benefits related thereto, such as employment taxes and other statutory employee benefits, insurance, sick leave, holidays, vacations, pensions and similar contributions and benefits.

§ 4.2 PAYMENTS

§ 4.2.1 Payments shall be made monthly following presentation of the Construction Manager's invoice and, where applicable, shall be in proportion to services performed.

§ 4.2.2 Payments are due and payable thirty (30) days from the date the Construction Manager's approved invoice is received by the Owner. Amounts unpaid after the date on which payment is due shall bear interest at the rate

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entered below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Paragraphs deleted)

ARTICLE 5 COMPENSATION FOR CONSTRUCTION PHASE SERVICES

The Owner shall compensate the Construction Manager for Construction Phase services as follows:

§ 5.1 COMPENSATION

§ 5.1.1 For the Construction Manager's performance of the Work as described in Section 2.3, the Owner shall pay the Construction Manager in current funds the Contract Sum consisting of the Cost of the Work as defined in Article 7 and the Construction Manager's Fee determined as follows:

(Paragraphs deleted)

Three and one half percent (3.5%) for fee/profit and Five percent (5%) for General Conditions

§ 5.2 GUARANTEED MAXIMUM PRICE

§ 5.2.1 The sum of the Cost of the Work and the Construction Manager's Fee are guaranteed by the Construction Manager not to exceed the amount provided in Amendment No. 1, subject to additions and deductions by changes in the Work as provided in the Contract Documents. Such maximum sum as adjusted by approved changes in the Work is referred to in the Contract Documents as the Guaranteed Maximum Price. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Construction Manager without reimbursement by the Owner.

(Paragraphs deleted)

§ 5.3 CHANGES IN THE WORK

§ 5.3.1 Adjustments to the Guaranteed Maximum Price on account of changes in the Work subsequent to the execution of Amendment No. 1 may be determined by any of the methods listed in Section 7.3.3 of A201™-1997.

§ 5.3.2 In calculating adjustments to subcontracts (except those awarded with the Owner's prior consent on the basis of cost plus a fee), the terms "cost" and "fee" as used in Section 7.3.3.3 of A201™-1997 and the terms "costs" and "a reasonable allowance for overhead and profit" as used in Section 7.3.6 of A201™-1997 shall have the meanings assigned to them in that document and shall not be modified by this Article 5. Adjustments to subcontracts awarded with the Owner's prior consent on the basis of cost plus a fee shall be calculated in accordance with the terms of those subcontracts.

§ 5.3.3 In calculating adjustments to the Contract, the terms "cost" and "costs" as used in the above-referenced provisions of A201™-1997 shall mean the Cost of the Work as defined in Article 6 of this Agreement, and the term "and a reasonable allowance for overhead and profit" shall mean the Construction Manager's Fee as defined in Section 5.1.1 of this Agreement.

§ 5.3.4 If no specific provision is made in Section 5.1.1 for adjustment of the Construction Manager's Fee in the case of changes in the Work, or if the extent of such changes is such, in the aggregate, that application of the adjustment provisions of Section 5.1.1 will cause substantial inequity to the Owner or Construction Manager, the Construction Manager's Fee shall be equitably adjusted on the basis of the Fee established for the original Work.

ARTICLE 6 COST OF THE WORK FOR CONSTRUCTION PHASE

§ 6.1 COSTS TO BE REIMBURSED

§ 6.1.1 The term "Cost of the Work" shall mean costs incurred by the Construction Manager in the proper performance of the Work. Such costs shall be at rates not higher than those customarily paid at the place of the Project except with prior consent of the Owner. The Cost of the Work shall include only the items set forth in this Article 6. The Owner acknowledges the Guaranteed Maximum Price includes a Construction Contingency for the benefit of the Construction Manager excluding costs associated with changes by the Owner accept as may be mutually agreed. The Construction Contingency shall be accessible by the Construction Manager with appropriate reporting to the Owner on the Contingency use.

§ 6.1.2 LABOR COSTS

- .1 Wages of construction workers directly employed by the Construction Manager to perform the construction of the Work at the site or, with the Owner's agreement, at off-site workshops.
- .2 Wages or salaries of the Construction Manager's supervisory and administrative personnel when stationed at the site with the Owner's agreement.

(Table deleted)

(Paragraphs deleted).3 Wages and salaries of the Construction Manager's supervisory or administrative personnel engaged, at factories, workshops or on the road, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

- .4 Costs paid or incurred by the Construction Manager for taxes, insurance, contributions, assessments and benefits required by law or collective bargaining agreements, and, for personnel not covered by such agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided that such costs are based on wages and salaries included in the Cost of the Work under Sections 6.1.2.1 through 6.1.2.3.

§ 6.1.3 SUBCONTRACT COSTS

Payments made by the Construction Manager to Subcontractors in accordance with the requirements of the subcontracts.

§ 6.1.4 COSTS OF MATERIALS AND EQUIPMENT INCORPORATED IN THE COMPLETED CONSTRUCTION

- .1 Costs, including transportation, of materials and equipment incorporated or to be incorporated in the completed construction.
- .2 Costs of materials described in the preceding Section 6.1.4.1 in excess of those actually installed but required to provide reasonable allowance for waste and for spoilage. Unused excess materials, if any, shall be handed over to the Owner at the completion of the Work or, at the Owner's option, shall be sold by the Construction Manager; amounts realized, if any, from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ 6.1.5 COSTS OF OTHER MATERIALS AND EQUIPMENT, TEMPORARY FACILITIES AND RELATED ITEMS

- .1 Costs, including transportation, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery, equipment, and hand tools not customarily owned by the construction workers, which are provided by the Construction Manager at the site and fully consumed in the performance of the Work; and cost less salvage value on such items if not fully consumed, whether sold to others or retained by the Construction Manager. Cost for items previously used by the Construction Manager shall mean fair market value.
- .2 Rental charges for temporary facilities, machinery, equipment and hand tools not customarily owned by the construction workers, which are provided by the Construction Manager at the site, whether rented from the Construction Manager or others, and costs of transportation, installation, minor repairs and replacements, dismantling and removal thereof. Rates and quantities of equipment rented shall be subject to the Owner's prior approval.
- .3 Costs of removal of debris from the site.
- .4 Reproduction costs, costs of telegrams, facsimile transmissions and long-distance telephone calls, postage and express delivery charges, telephone at the site and reasonable petty cash expenses of the site office.
- .5 That portion of the reasonable travel and subsistence expenses of the Construction Manager's personnel incurred while traveling in discharge of duties connected with the Work.
- .6 Refer to Exhibit A1 Form of Proposal for further definition of General Conditions costs.

§ 6.1.6 MISCELLANEOUS COSTS

- .1 That portion directly attributable to this Contract of premiums for insurance and
(Paragraphs deleted)
bonds beyond the Owner provided ROCIP program and General Conditions with prior approval of the Owner.
- .2 Sales, use or similar taxes imposed by a governmental authority which are related to the Work and for which the Construction Manager is liable.

- .3 Fees and assessments for the building permit and for other permits, licenses and inspections for which the Construction Manager is required by the Contract Documents to pay.
- .4 Fees of testing laboratories for tests required by the Contract Documents, except those related to nonconforming Work other than that for which payment is permitted by Section 6.1.8.2.
- .5 Royalties and license fees paid for the use of a particular design, process or product required by the Contract Documents; the cost of defending suits or claims for infringement of patent or other intellectual property rights arising from such requirement by the Contract Documents; payments made in accordance with legal judgments against the Construction Manager resulting from such suits or claims and payments of settlements made with the Owner's consent; provided, however, that such costs of legal defenses, judgment and settlements shall not be included in the calculation of the Construction Manager's Fee or the Guaranteed Maximum Price and provided that such royalties, fees and costs are not excluded by the last sentence of Section 3.17.1 of A201™-1997 or other provisions of the Contract Documents.
- .6 Data processing costs related to the Work.
- .7 Deposits lost for causes other than the Construction Manager's negligence or failure to fulfill a specific responsibility to the Owner set forth in this Agreement.
- .8 Legal, mediation and arbitration costs, other than those arising from disputes between the Owner and Construction Manager, reasonably incurred by the Construction Manager in the performance of the Work and with the Owner's written permission, which permission shall not be unreasonably withheld.
- .9 Expenses incurred in accordance with Construction Manager's standard personnel policy for relocation and temporary living allowances of personnel required for the Work, in case it is necessary to relocate such personnel from distant locations.

§ 6.1.7 OTHER COSTS

- .1 Other costs incurred in the performance of the Work if and to the extent approved in advance in writing by the Owner.

§ 6.1.8 EMERGENCIES AND REPAIRS TO DAMAGED OR NONCONFORMING WORK

The Cost of the Work shall also include costs described in Section 6.1.1 which is incurred by the Construction Manager:

- .1 In taking action to prevent threatened damage, injury or loss in case of an emergency affecting the safety of persons and property, as provided in Section 10.6 of A201™-1997.
- .2 In repairing or correcting damaged or nonconforming Work executed by the Construction Manager or the Construction Manager's Subcontractors or suppliers, provided that such damaged or nonconforming Work was not caused by the gross negligence or willful failure to fulfill a specific responsibility to the Owner set forth in this agreement of the Construction Manager or the Construction Manager's foremen, engineers or superintendents, or other supervisory, administrative or managerial personnel of the Construction Manager, or the failure of the Construction Manager's personnel to supervise adequately the Work of the Subcontractors or suppliers, and only to the extent that the cost of repair or correction is not recoverable by the Construction Manager from insurance, Subcontractors or suppliers.

§ 6.1.9 The costs described in Sections 6.1.1 through 6.1.8 shall be included in the Cost of the Work notwithstanding any provision of AIA or A201™-1997 other Conditions of the Contract which may require the Construction Manager to pay such costs, unless such costs are excluded by the provisions of Section 6.2.

§ 6.1.10 Bonds, wages, benefits and fringes shall be reimbursed as Cost of the Work at the fixed rates set forth in the Guaranteed Maximum Price Assumptions, Clarifications or Qualifications. (These fixed rates are included in the Fee Percentages and General Condition Percentages approved by the Owner for this project.)

§ 6.2 COSTS NOT TO BE REIMBURSED

§ 6.2.1 The Cost of the Work shall not include:

- .1 Salaries and other compensation of the Construction Manager's personnel stationed at the Construction Manager's principal office or offices other than the site office, except as specifically provided in Sections 6.1.2.2 and 6.1.2.3.

Init.

- .2 Expenses of the Construction Manager's principal office and offices other than the site office, except as specifically provided in Section 6.1.
- .3 Overhead and general expenses, except as may be expressly included in Section 6.1.
- .4 The Construction Manager's capital expenses, including interest on the Construction Manager's capital employed for the Work.
- .5 Rental costs of machinery and equipment, except as specifically provided in Section 6.1.5.2.
- .6 Except as provided in Section 6.1.8.2 and except as provided with respect to use of the Construction Contingency costs due to the gross negligence of the Construction Manager or to the willful failure of the Construction Manager to fulfill a specific responsibility to the Owner set forth in this Agreement.
- .7 Costs incurred in the performance of Preconstruction Phase Services except as noted in Section 4.1.1.
- .8 Except as provided in Section 6.1.7.1, any cost not specifically and expressly described in Section 6.1.
- .9 Costs which would cause the Guaranteed Maximum Price to be exceeded.

§ 6.3 DISCOUNTS, REBATES AND REFUNDS

§ 6.3.1 Cash discounts obtained on payments made by the Construction Manager shall accrue to the Owner if (1) before making the payment, the Construction Manager included them in an Application for Payment and received payment therefrom from the Owner, or (2) the Owner has deposited funds with the Construction Manager with which to make payments; otherwise, cash discounts shall accrue to the Construction Manager. Trade discounts, rebates, refunds and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Construction Manager shall make provisions so that they can be secured.

§ 6.3.2 Amounts which accrue to the Owner in accordance with the provisions of Section 6.3.1 shall be credited to the Owner as a deduction from the Cost of the Work.

§ 6.4 ACCOUNTING RECORDS

§ 6.4.1 The Construction Manager shall keep full and detailed accounts and exercise such controls as may be necessary for proper financial management under this Contract; the accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's accountants shall be afforded access to the Construction Manager's records, books, correspondence, instructions, drawings, receipts, subcontracts, purchase orders, vouchers, memoranda and other data relating to this Project, and the Construction Manager shall preserve these for a period of three years after final payment, or for such longer period as may be required by law.

ARTICLE 7 CONSTRUCTION PHASE

§ 7.1 PROGRESS PAYMENTS

§ 7.1.1 Based upon Applications for Payment submitted to the Architect by the Construction Manager and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Construction Manager as provided below and elsewhere in the Contract Documents.

§ 7.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 7.1.3 Provided an Application for Payment is received and approved by the Architect, Owner and Program Manager, not later than the first day of a month, the Owner shall make payment to the Construction Manager not later than the thirtieth day of the same month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than the thirtieth day of the month following approval of the Application for Payment.

§ 7.1.4 With each Application for Payment, the Construction Manager shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached and any other evidence required by the Owner or Architect to demonstrate that cash disbursements already made by the Construction Manager on account of the Cost of the Work equal or exceed (1) progress payments already received by the Construction Manager; less (2) that portion of those payments attributable to the Construction Manager's Fee; plus (3) payrolls for the period covered by the present Application for Payment.

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§ 7.1.5 Each Application for Payment shall be based upon the most recent schedule of values submitted by the Construction Manager in accordance with the Contract Documents. The schedule of values shall allocate the entire Guaranteed Maximum Price among the various portions of the Work, except that the Construction Manager's Fee shall be shown as a single separate item. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Construction Manager's Applications for Payment.

§ 7.1.6 Applications for Payment shall show the percentage completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed or (2) the percentage obtained by dividing (a) the expense which has actually been incurred by the Construction Manager on account of that portion of the Work for which the Construction Manager has made or intends to make actual payment prior to the next Application for Payment by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 7.1.7 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values. Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute may be included as provided in Section 7.3.8 of A201™-1997, even though the Guaranteed Maximum Price has not yet been adjusted by Change Order.
- .2 Add that portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing.
- .3 Add the Construction Manager's Fee, less retainage of five percent (5%). The Construction Manager's Fee shall be computed upon the Cost of the Work described in the two preceding Sections at the rate stated in Section 5.1.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, shall be an amount which bears the same ratio to that fixed-sum Fee as the Cost of the Work in the two preceding Sections bears to a reasonable estimate of the probable Cost of the Work upon its completion.
- .4 Subtract the aggregate of previous payments made by the Owner.
- .5 Subtract the shortfall, if any, indicated by the Construction Manager in the documentation required by Section 7.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's accountants in such documentation.
- .6 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of A201™-1997.

§ 7.1.8 Except with the Owner's prior approval, payments to Subcontractors shall be subject to retention of not less than five percent (5%). The Owner and the Construction Manager shall agree upon a mutually acceptable procedure for review and approval of payments and retention for subcontracts.

§ 7.1.9 Except with the Owner's prior approval, the Construction Manager shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 7.1.10 In taking action on the Construction Manager's Applications for Payment, the Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Construction Manager and shall not be deemed to represent that the Architect has made a detailed examination, audit or arithmetic verification of the documentation submitted in accordance with Section 7.1.4 or other supporting data, that the Architect has made exhaustive or continuous on-site inspections or that the Architect has made examinations to ascertain how or for what purposes the Construction Manager has used amounts previously paid on account of the Contract. Such examinations, audits and verifications, if required by the Owner, will be performed by the Owner's accountants acting in the sole interest of the Owner.

Init.

§ 7.2 FINAL PAYMENT

§ 7.2.1 Final payment shall be made by the Owner to the Construction Manager when (1) the Contract has been fully performed by the Construction Manager except for the Construction Manager's responsibility to correct nonconforming Work, as provided in Section 12.2.2 of A201™-1997, and to satisfy other requirements, if any, which necessarily survive final payment; (2) a final Application for Payment and a final accounting for the Cost of the Work have been submitted by the Construction Manager and reviewed by the Owner's accountants; and (3) a final Certificate for Payment has then been issued by the Architect; such final payment shall be made by the Owner not more than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 7.2.2 The amount of the final payment shall be calculated as follows:

- .1 Take the sum of the Cost of the Work substantiated by the Construction Manager's final accounting and the Construction Manager's Fee, but not more than the Guaranteed Maximum Price.
- .2 Subtract amounts, if any, for which the Architect withholds, in whole or in part, a final Certificate for Payment as provided in Section 9.5.1 of A201™-1997 or other provisions of the Contract Documents.
- .3 Subtract the aggregate of previous payments made by the Owner.

If the aggregate of previous payments made by the Owner exceeds the amount due the Construction Manager, the Construction Manager shall reimburse the difference to the Owner.

§ 7.2.3 The Owner's accountants will review and report in writing on the Construction Manager's final accounting within 30 days after delivery of the final accounting to the Architect by the Construction Manager. Based upon such Cost of the Work as the Owner's accountants report to be substantiated by the Construction Manager's final accounting, and provided the other conditions of Section 7.2.1 have been met, the Architect will, within seven days after receipt of the written report of the Owner's accountants, either issue to the Owner a final Certificate for Payment with a copy to the Construction Manager or notify the Construction Manager and Owner in writing of the Architect's reasons for withholding a certificate as provided in Section 9.5.1 of A201™-1997. The time periods stated in this Section 7.2 supersede those stated in Section 9.4.1 of A201™-1997.

§ 7.2.4 If the Owner's accountants report the Cost of the Work as substantiated by the Construction Manager's final accounting to be less than claimed by the Construction Manager, the Construction Manager shall be entitled to proceed in accordance with Article 9 without a further decision of the Architect. Unless agreed to otherwise, a demand for mediation or arbitration of the disputed amount shall be made by the Construction Manager within 60 days after the Construction Manager's receipt of a copy of the Architect's final Certificate for Payment. Failure to make such demand within this 60-day period shall result in the substantiated amount reported by the Owner's accountants becoming binding on the Construction Manager. Pending a final resolution of the disputed amount, the Owner shall pay the Construction Manager the amount certified in the Architect's final Certificate for Payment.

§ 7.2.5 If, subsequent to final payment and at the Owner's request, the Construction Manager incurs costs described in Section 6.1 and not excluded by Section 6.2 (1) to correct nonconforming Work or (2) arising from the resolution of disputes, the Owner shall reimburse the Construction Manager such costs and the Construction Manager's Fee, if any, related thereto on the same basis as if such costs had been incurred prior to final payment, but not in excess of the Guaranteed Maximum Price. If the Construction Manager has participated in savings, the amount of such savings shall be recalculated and appropriate credit given to the Owner in determining the net amount to be paid by the Owner to the Construction Manager.

ARTICLE 8 INSURANCE AND BONDS

§ 8.1 INSURANCE REQUIRED OF THE CONSTRUCTION MANAGER

During both phases of the Project, the Construction Manager shall purchase and maintain insurance as set forth in Section 11.1 of A201™-1997, and Exhibit 1.

(Paragraphs deleted)

§ 8.1.2

(Paragraphs deleted)

Init.

Construction Manager agrees to support and enforce the policies and procedures as outlined in the OCIP Safety Manual, OCIP Claims Manual and other policies related to safety, as designated by the Owner or his representative. Refer to Exhibit 1 and Exhibit 1, Schedule A for OCIP instruction and coverages.

(Paragraphs deleted)

§ 8.2 INSURANCE REQUIRED OF THE OWNER

During both phases of the Project, the Owner shall purchase and maintain liability and property insurance, including waivers of subrogation, as set forth in Sections 11.2 and 11.4 of A201™-1997.

(Paragraphs deleted)

§ 8.3 PERFORMANCE BOND AND PAYMENT BOND

§ 8.3.1 The Construction Manager shall furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder. Bonds may be obtained through the Construction Manager's usual source, and the cost thereof shall be included in the Cost of the Work. The amount of each bond shall be equal to One Hundred Percent (100%) of the Contract Sum.

§ 8.3.2 The Construction Manager shall deliver the required bonds to the Owner at least three days before the commencement of any Work at the Project site.

ARTICLE 9 MISCELLANEOUS PROVISIONS

§ 9.1 DISPUTE RESOLUTION

§ 9.1.1 During both the Preconstruction and Construction Phases, Claims, disputes or other matters in question between the parties to this Agreement shall be resolved as provided in Sections 4.3 through 4.6 of A201™-1997 except that, during the Preconstruction Phase, no decision by the Architect shall be a condition precedent to mediation or arbitration.

§ 9.2 OTHER PROVISIONS

§ 9.2.1 Unless otherwise noted, the terms used in this Agreement shall have the same meaning as those in A201™-1997, *General Conditions of the Contract for Construction*.

§ 9.2.2 EXTENT OF CONTRACT

This Contract, which includes this Agreement and the other documents incorporated herein by reference, represents the entire and integrated agreement between the Owner and the Construction Manager and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Construction Manager. If anything in any document incorporated into this Agreement is inconsistent with this Agreement, this Agreement shall govern. The contract also incorporates Construction Managers Qualifications and Assumptions attached herewith which Qualifications and Assumptions govern.

§ 9.2.3 OWNERSHIP AND USE OF DOCUMENTS

Article 1.6 of A201™-1997 shall apply to both the Preconstruction and Construction Phases.

§ 9.2.4 GOVERNING LAW

The Contract shall be governed by the law of Jefferson County, Texas.

§ 9.2.5 ASSIGNMENT

The Owner and Construction Manager respectively bind themselves, their partners, successors, assigns and legal representatives to the other party hereto and to partners, successors, assigns and legal representatives of such other party in respect to covenants, agreements and obligations contained in the Contract Documents. Except as provided in Section 13.2.2 of A201™-1997, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

Init.

ARTICLE 10 TERMINATION OR SUSPENSION

§ 10.1 TERMINATION PRIOR TO ESTABLISHING GUARANTEED MAXIMUM PRICE

§ 10.1.1 Prior to execution by both parties of Amendment No. 1 establishing the Guaranteed Maximum Price, the Owner may terminate this Contract at any time without cause, and the Construction Manager may terminate this Contract for any of the reasons described in Section 14.1.1 of A201™-1997.

§ 10.1.2 If the Owner or Construction Manager terminates this Contract pursuant to this Section 10.1 prior to commencement of the Construction Phase, the Construction Manager shall be equitably compensated for Preconstruction Phase Services performed prior to receipt of notice of termination; provided, however, that the compensation for such services shall not exceed the compensation set forth in Section 4.1.1.

§ 10.1.3 If the Owner or Construction Manager terminates this Contract pursuant to this Section 10.1 after commencement of the Construction Phase, the Construction Manager shall, in addition to the compensation provided in Section 10.1.2, be paid an amount calculated as follows:

- .1 Take the Cost of the Work incurred by the Construction Manager.
- .2 Add the Construction Manager's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Section 5.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount which bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion.
- .3 Subtract the aggregate of previous payments made by the Owner on account of the Construction Phase.

The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager which the Owner elects to retain and which is not otherwise included in the Cost of the Work under Section 10.1.3.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 10, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders.

Subcontracts, purchase orders and rental agreements entered into by the Construction Manager with the Owner's written approval prior to the execution of Amendment No. 1 shall contain provisions permitting assignment to the Owner as described above. If the Owner accepts such assignment, the Owner shall reimburse or indemnify the Construction Manager with respect to all costs arising under the subcontract, purchase order or rental agreement except those which would not have been reimbursable as Cost of the Work if the contract had not been terminated. If the Owner elects not to accept the assignment of any subcontract, purchase order or rental agreement which would have constituted a Cost of the Work had this agreement not been terminated, the Construction Manager shall terminate such subcontract, purchase order or rental agreement and the Owner shall pay the Construction Manager the costs necessarily incurred by the Construction Manager by reason of such termination.

§ 10.2 TERMINATION SUBSEQUENT TO ESTABLISHING GUARANTEED MAXIMUM PRICE

Subsequent to execution by both parties of Amendment No. 1, the Contract may be terminated as provided in Article 14 of A201™-1997.

§ 10.2.1 In the event of such termination by the Owner, the amount payable to the Construction Manager pursuant to Section 14.1.3 of A201™-1997 shall not exceed the amount the Construction Manager would have been entitled to receive pursuant to Sections 10.1.2 and 10.1.3 of this Agreement.

§ 10.2.2 In the event of such termination by the Construction Manager, the amount to be paid to the Construction Manager under Section 14.1.3 of A201™-1997 shall not exceed the amount the Construction Manager would have been entitled to receive under Sections 10.1.2 and 10.1.3 above, except that the Construction Manager's Fee shall be calculated as if the Work had been fully completed by the Construction Manager, including a reasonable estimate of the Cost of the Work for Work not actually completed.

Init.

§ 10.3 SUSPENSION

The Work may be suspended by the Owner as provided in Article 14 of A201™-1997; in such case, the Guaranteed Maximum Price, if established, shall be increased as provided in Section 14.3.2 of A201™-1997 except that the term "cost of performance of the Contract" in that Section shall be understood to mean the Cost of the Work and the term "profit" shall be understood to mean the Construction Manager's Fee as described in Sections 5.1.1 and 5.3.4 of this Agreement.

ARTICLE 11 OTHER CONDITIONS AND SERVICES

§ 11.1 SCHEDULE

Preconstruction Services will begin at the signing of this agreement until Construction starts (Refer to Exhibit 6). Scope of work is to achieve substantial completion (Refer to Exhibit 6), subject to approval of subsequent GMP Amendment..

§ 11.2 EXHIBITS

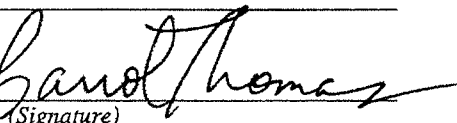
Additional Exhibits to this agreement are as follows:

Exhibit A1	Proposal Form
Exhibit A2	Felony Conviction Notification
Exhibit A3	ROCIP Enrollment Form A2 – Not Used
Exhibit A4	ROCIP Enrollment Form B1 – Not Used
Exhibit A5	AIA Document A-305 Contractor's Qualifications Statement
Exhibit 1	ROCIP Instructions to Bidders – Not Used
Exhibit 1	ROCIP Schedule A – Schedule of Insurance – Not Used
Exhibit 1	ROCIP Form C-1 Notice of Contract Award – Not Used
Exhibit 1	ROCIP Form D-1 Monthly Payroll and Work Hour Report – Not Used
Exhibit 1	ROCIP Form E-1 Change Order Premium Information – Not Used
Exhibit 1	ROCIP Form F-1 Notice of Contract Termination – Not Used
Exhibit 1	ROCIP Sample Certificate of Insurance – Not Used
Exhibit 1	ROCIP Risk and Safety Program – Not Used
Exhibit 2	Construction Progress Documentation
Exhibit 3	Vendor Compliance to State Law
Exhibit 4	Conflict of Interest Questionnaire
Exhibit 5	Turner Document - T101 – Agreement Between Joint Ventures
Exhibit 6	Preliminary Master Schedule

This Agreement entered into as of the day and year first written above.

OWNER

Beaumont Independent School
District
3395 Harrison Avenue
Beaumont, Texas 77706

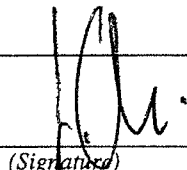

(Signature)
Dr. Carol Thomas

Superintendent
Beaumont Independent School
District

(Row deleted)

CONSTRUCTION MANAGER

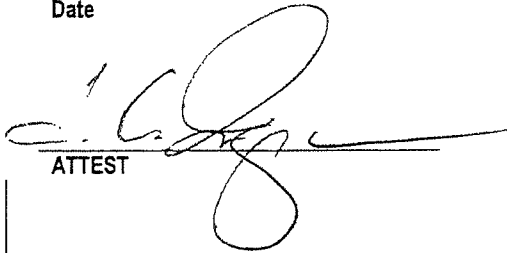
Turner Construction Company / Hallmark Group JV
4263 Dacoma Street
Houston, Texas 77092


(Signature)
Joseph P. Glowacki

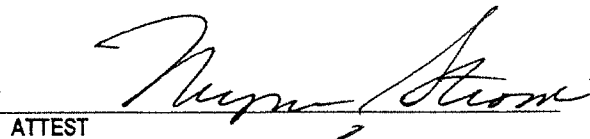
Vice President, General Manager
Turner Construction Company

Init.

7-21-08
Date


ATTEST

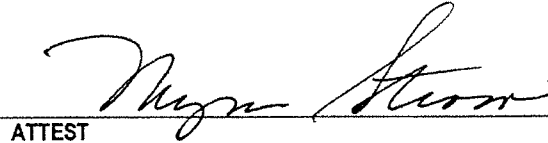
7-21-08
Date


ATTEST


(Signature)
Jason Freeman

President
Hallmark Group

7/21/08
Date


ATTEST

Init.

EXHIBIT A-1

Proposal Form

Construction Management at Risk Services

RFP No. 08-001B

Project Name New Multi-purpose Athletic Complex
Location Beaumont, Texas
Submitted By TURNER CONSTRUCTION COMPANY
Date March 20, 2008 **Contact Number** 214.721.8400
Submittal Deadline March 24, 2008

In submitting this proposal, the undersigned agrees to the following:

1. To hold proposal open for acceptance for 60 days from the Submittal Deadline.
2. To accept the right of the Owner to;
 - a. reject any or all proposals,
 - b. waive any and all formalities, and
 - c. select the respondent which the Owner considers the best value.
3. That to the best of his/her knowledge, this Proposal has been arrived at independently and is submitted without collusion with anyone to obtain information or gain any favoritism that would in any way limit competition or give an unfair advantage over other respondents in the award of this project.
4. That all posted addenda have been received.
5. That No _____ staff or Board Member has any conflict of interest or potential conflict of interest with the Respondent or its agents, including a financial interest, in this proposal, either currently, within the past two (2) years, or within one (1) year following separation from the District.

General Conditions and Fee Inclusions:

The General Conditions and Fee proposal should include, but not be limited to, the following:

<i>Project Executive</i>	<i>Estimation</i>	<i>UPS/Fed Ex</i>
<i>General Superintendent</i>	<i>Preconstruction Services</i>	<i>Project Manager</i>
<i>Home office Expenses</i>	<i>Scheduling</i>	<i>Toilet Facilities (COW)</i>
<i>General Overhead</i>	<i>General Labor (COW)</i>	<i>Project Engineer</i>
<i>Office Supplies</i>	<i>Superintendent</i>	<i>Small Tools</i>
<i>Accounting Services</i>	<i>Secretarial Services</i>	<i>First Aid Facilities</i>
<i>Computer Charges</i>	<i>Protection of work (COW)</i>	<i>General Field Coordination</i>
<i>Telephone Expenses</i>	<i>Daily & Final Clean Up/Trash Dumpster</i>	<i>Project field Office</i>
<i>Fax Office/Job</i>	<i>Data Processing</i>	<i>Tenant Vendor Coordination</i>
<i>Mail</i>	<i>Petty Cash</i>	<i>Blueprinting</i>
<i>Security of property during construction (COW)</i>	<i>Safety Enforcement & Safety Signage</i>	<i>Permitting/City Licenses</i>
		<i>Insurance (COW)</i>

Fee Proposal

Pre-construction Fee - A not-to-exceed lump Sum of:

Sixty-Five Thousand Dollars (\$ 65,000)

This fee is inclusive of all pre-construction services outlined in **RFP #08-001B** and AIA Documents A201 and A121 CMc, as amended by the owner.

CM Fee - A not-to-exceed percentage of the Guaranteed Maximum Price of:

Three and One-Half Percent (3.5 %)

This fee for overhead and profit is inclusive of all services outlined in **RFP #08-001B** and AIA Documents A201 and A121 CMc, as amended by the owner.

General Conditions - A not-to-exceed percentage of the Guaranteed Maximum Price of:

Five Percent (5.0 %)

This cost is inclusive of all services outlined in **RFP #08-001B**, RFP and AIA Documents A201 and A121 CMc, as amended by the owner.

Signatures

Matthew A. Papenfus
Authorized Signature

Matthew A. Papenfus
Printed Name

Vice President & General Manager
Title

TURNER CONSTRUCTION COMPANY
Firm Name

2001 N. Lamar, Suite 100; Dallas, TX 75202
Firm Address

214.721.8400
Telephone Number

3395 Harrison Avenue
Beaumont, Texas 77706
Tel 409.617.5773
Fax 409.617.5779

PARSONS

TRANSMITTAL

Project: Beaumont Indus

District - Multi-Purpose Facility

Administration and Operations
District

Action Code

Turner/Hallmark JV1

10

ice #1

8, 10

Need PO for

Turner

CMAR-Multipurpose complex

MPP

pre construction

phase \$65,000

need of #

628.81662900.901999000

077001435

cc: File

Noted	(6)	For Review/Comment
Noted - Resubmit	(7)	As Requested
Noted - Resubmit	(8)	For Execution
Noted - Resubmit	(9)	For Information Only
Noted - Resubmit	(10)	For Your Use

COPY

PARSONS RECOMMENDATION FOR PAYMENT

Project: Beaumont Independent School District
Contract: Turner/Hallmark JV1
Date: November 25, 2008
Invoice # 001
Amount: \$32,000.00

To: Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706

Attention: **Terry Ingram, Assistant Superintendent**

Dear Mr. Ingram:

Attached is Invoice No. 1 in the amount of \$32,00.00 for the Preconstruction Services rendered by Turner/Hallmark JV1 for programming.

We reviewed the invoice for accuracy, percent completion and recommend payment.

By 

cc: File

Claudine Starita, Project Manager
PARSONS



RECEIVED
11-25-08

COPY

Turner Hallmark Group
4263 Dacoma Street
Houston, Texas 77092

Phone 713.840.8441
FAX 713.840.8365

October 13, 2008

Beaumont Independent School District
3395 Harrison Avenue
Beaumont, Texas 77706

Please accept this as our application for payment for the **BISD Multi-Purpose Athletic Complex**. If this invoice meets with your approval, please send payment to:

Turner/Hallmark JV 1
4263 Dacoma Street
Houston, Texas 77092

If you have questions or comments regarding this application please contact me at (713) 840 8441.

Very truly yours,
Turner/Hallmark JV 1

A handwritten signature in black ink, appearing to read "Michael Bachmann".

Michael Bachmann



Turner Hallmark Group
4263 Dacoma Street
Houston, Texas 77092

Phone 713.840.8441
FAX 713.840.8385

INVOICE # 1
DATE: October 13, 2008

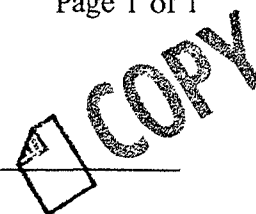
To BEAUMONT INDEPENDENT SCHOOL DISTRICT
3395 HARRISON AVENUE
BEAUMONT, TEXAS 77706

BISD MULTI-PURPOSE ATHLETIC COMPANY
3395 HARRISON AVENUE
BEAUMONT, TEXAS 77706

PROJECT MANAGER	PROJECT #	PAYMENT TERMS	DUE DATE
BILL CRISWELL	E00672B	NET 30	11/13/08

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	PRECONSTRUCTION SERVICES - 50% OF TOTAL PRE-CON LUMP SUM DOLLAR VALUE		32,500
	TOTAL		\$32,500

OK TODAY

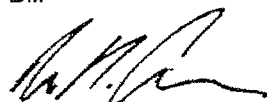
COPY**Starita, Claudine**

From: Criswell, William N - (ORL) [wcriswell@tcco.com]
Sent: Tuesday, November 25, 2008 12:49 PM
To: Starita, Claudine
Cc: Anderson, Glenn - (TEXAS); Glowacki, Joseph P - (TEXAS); Mendyk, Joseph K - (TEXAS)
Subject: FW: BISD
Attachments: image001.jpg; image003.emz; bisd_20081125091815.pdf

Claudine,

Attached is the revised Turner / Hallmark invoice we talked about yesterday reflecting the corrected name of "Turner/Hallmark JV 1". We have also mailed you a hard copy. Please let me know if there are any further corrections required.

Thanks,
Bill



William N. Criswell, AIA
Project Executive
Turner Construction Company
813-376-9240 Cell



NOTICE: This e-mail message and any attachment to this e-mail message contain confidential information that may be legally privileged. If you are not the intended recipient, you must not review, retransmit, convert to hard copy, copy, use or disseminate this e-mail or any attachments to it. This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. Sections 2510-2521 and is legally privileged. The information contained in this e-mail is intended only for use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this e-mail in error, please notify us immediately by return e-mail. Please note that if this e-mail message contains a forwarded message or is a reply to a prior message, some or all of the contents of this message or any attachments may not have been produced by Turner Construction Company.

From: Bachmann, Michael W - (TEXAS)
Sent: Tuesday, November 25, 2008 10:20 AM
To: Criswell, William N - (ORL)
Subject: BISD

Please see attached.

Michael Bachmann
Accounting
Turner Construction Company
713-358-8205 (phone)
713-840-8365 (fax)

11/25/2008

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 23

Turner Hallmark Group
4263 Dacoma Street
Houston, Texas 77092**Escalation Work Sheet**

Bid Year: 2000 Completion Date Nov. 4, 2002
Construction Cost: \$16,885,478 (w/o North Shore HS Field House)

AGC Cost Index Houston TX

Cost to Build	Buy Year	AGC	Escalation Rate
\$ 16,885,478	2000	7.48%	
\$ 18,148,512	2001	5.69%	
\$ 19,181,162	2002	5.12%	
\$ 20,163,238	2003	7.60%	
\$ 21,695,644	2004	9.63%	
\$ 23,784,934	2005	11.16%	
\$ 26,439,333	2006	9.76%	
\$ 29,019,812	2007	8.30%	
\$ 31,428,456	2008	11.93%	Projected Rate
<u>\$ 35,177,871</u>			

\$ 6,565,132 Items above and beyond what the Galena Park ISD required.

\$ 41,743,003 Total

Comparison Report

Galena Park vs. Beaumont ISD

The Conceptual Budget includes items above and beyond what the Galena Park ISD required.

Site Work

1.	Excavation of Retention Pond	\$300,000
2.	Additional Parking spaces (1,205 extra spaces) (2575 vs1370)	\$2,547,500
3.	Additional Site Lighting due to extra parking	\$100,000
4.	RR Crossing's	\$499,000
5.	Pipe Line Relocation	\$156,000
6.	Unsuitable Soils	\$156,000
7.	Well points for Pool construction	\$124,000
8.	Site Work Contingency	\$1,370,632
9.	Deceleration Lanes	\$624,000

Stadium

1.	Additional Armed seats on both sides of stadium	\$166,000
2.	Additional Plumbing Fixtures (due to current Code)	\$372,000
3.	Fire Protection (due to current Code)	\$150,000

Field House

1.		No Change
----	--	-----------

Natatorium

1.		No Change
----	--	-----------

Total Variances **\$6,565,132**

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 24

Beaumont Independent School District
CABC Meeting

The CABC met on Tuesday, October 14, 2008 at 6:00 P.M. in the cafeteria of West Brook High School. The meeting was called to order by Dr. David Teuscher.

Board Members: Terry Williams,

School Officials: Dr. Carrol Thomas, David Harris, Dr. Susan Alfred, Jane Kingsley, Terry Ingram, Sybil Comeaux, Bill Daniels, Jessie Haynes and Georgia C. Antoine.

Parsons Officials:

Committee Members signing in and documenting their attendance were: Dr. David Teuscher, Rev. Oveal Walker, Brian Bean, Zane Bledsoe, Jennifer Swantner, Paul Jones, Bennie Hickman, Randall Fluke, Roberto Flores, Sheila Barton, Charles Durio, Rebecca Ford, Terry Goodlow, Barbara White, Liz Wiggins, Karen Sayles, and Mary B. Woodall, Phyllis Edison-Jackson.

Opening Remarks – Bill Daniels, principal of West Brook, commented that the new building is so wonderful, the portables were depressing. He welcomed everyone to the school.

Joe Bowser, director of maintenance and operations, shared the damage from Hurricane Ike. Each supervisor had their charge and cameras to go out and to assess the damage. Mr. Bowser stated that there was worse damage in the inside, peeled back roofs, windows shattered, auditoriums damaged. We began to amass a team to go in. Glass doors were shattered and gone, we had teams to go out and do a deeper assessment and we brought in Cotton Construction to clean up our buildings. When something was done inside a building, it was tested and tested a second time before we let anyone inside those buildings. We began to look at the recovery mode, Dr. Thomas gave us a charge and a date to have our schools back, and every individual came together for that goal to make it for the 29th. It was a team effort that got our kids back in. He had a confidence about himself that let us know that we could make it and we made it. Walker's electric came in and they were there for us, when we moved those portables, they were there to make sure everything was running, he gave whatever he had, painters, electricians, grounds men, made sure that this happened by the 29th. The roofers did a magnificent job. Transportation worked tirelessly. The employees were back on all 32 campuses. They gave us inspiration to do what we needed to do.

Terry Ingram talked about his experience during the storm.

Bob Menefee, praised Mr. Bowser for a job well done. We expect to have the ceiling, floors and the utilities hooked up by the end of the month. Fletcher is up and functional. West Brook, haven't put up the canopies yet. Blanchette is uncommon because of the lot we

have to put it on. We had Long Architects to scale the school and put it down on the lot so that we would have enough room. There is some limited parking in the back. We trimmed off some of the classrooms, we will have a 550 school, we have room for expansion for the future. We have six classrooms that have been removed on one side and three on the other side.

Claudine Starita, project manager for parsons. Borings were being done for the geo boring. We are still in schematic, a lot of different site plans have been going. In order to obtain access from the feeder, we are being told we need to have a right of way through our site from the City of Beaumont, it will be on the planning meeting in November. A pipeline easement, water channel and goes out to Fannett. We will have to see which way they let us go. Doing the boundary survey, the retention pond, you have not bought the property yet. There is an abandoned gas well. If we waited for design before we finish the purchase, we can get into design development. The architects and engineers have situated the stadium so that we have room for a future event center, a field house, a second natatorium and an auditorium. **We have started the borings on the stadium only. This project is being fast tracked; the stadium will be started first.** There are five pipelines in this easement, we can cross it, but we can't build on top of it. We can go 25 feet on either side. This site is east of the Ford Arena. Ike and TxDot have us a little behind.

Johnnie Jordan, the cost has been an issue for some time. The original cost was projected in two basic areas – hard cost included material and labor, the soft cost included things like of architectural engineering costs, construction premium, several items were added in to initially. We removed 90% of the soft cost, that did not mean that those dollars were not to be used in the future - our estimators has put together a true construction ... the big bucket is holding soft dollars, and every now and then we will go back to that bucket and pull out some for the soft costs. (a handout was given). It will be utilized throughout the project. We have engaged our estimator to take every project and establish a construction budget for each of those. Every item on the scope that your recommended will be done for that bottom line of referendum dollar of the 388M and on schedule at the end of the day. We are doing some creative things to try to beat that schedule.

Bob Menefee, we went to a whole lot of gas just a month ago, inflation is rapid, the economy is hot. What we try to do, to keep Mr. Bush from asking that question in the future, we are currently bringing two more projects ahead, Vincent and Austin, all have additional science labs and additional classrooms. We will give FibreBond five months this time; they did make a few little boo boos. They are ready to go, eager to use Beaumont in their future sales pitches. They hope to carve this into more work; they give great prices and great services. We have two more packages of elementary schools to go out next week. We will put two more sets of three out there, and we really haven't SD's on the prototypical. South Park, we will be having a town hall meeting there. We will give the district a different ways of rebuilding, remodeling. ROCIP – it is on board, they are waiting on us to actually start some construction. About six weeks before we start on any site they will go out. They are ready to go. Contract rewards, we have surveying, reprographics.

We have had two firms to give us a price. October 30, one of the CMAR will start a class of four workshops so we can identify the small local companies. Turner is a huge national firm. Contractors have all been invited to come in and take the classes.

Michael Manion, project manager, architectural programming. We can give you an appropriate and proper of picture of what that scope will be. Make sure it fits what ought to be done of today's version, UIL compliant. I will bring to Dr. Carrol Thomas cost estimates.

Bob Menefee, we have beat this construction schedule to death. There is a link to our IMPACT program. It is intuitive; it shows the high schools, middle schools, it will display current photos of what is going on, cost schedule and current costs. We have anticipated change orders that won't show up on there. Current inflation, photos are up to date, check the schedule, scope and the budget and any project that we have activity on. The science classrooms are to be finished at the end of the month. The contractor is responsible for that entire set of construction project. (Marker boards have pits in them).

Dr. David Teuscher, south park town hall meeting around November 6 or 10, first week in December, we will have a meeting about the auditoriums. November 11 for next CABC meeting or on the 6th of the month, December 16 for last meeting.

Jane Kingsley, we have sold our first 90M in March and have been spending some of it. September 16 we received some of that. We will sell some more bonds early next year.

Dr. David Teuscher, I serve on a board, I suggest that as a bond committee that we fill out the form. It discloses that you or a relative doesn't have a financial interest in the bond. Dr. David Teuscher stated that he was the one advocating the disclosure.

- Adjournment

The meeting adjourned at 8:20 p.m. on October 14, 2008.

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 25

Beaumont Independent School District
CABC Meeting

The CABC met on Tuesday, February 17, 2009 at 6:00 P.M. in the boardroom of the BISD administration Building. The meeting was called to order by Rev. Oveal Walker, III and he gave the invocation.

Board Members:

School Officials: Dr. Carrol Thomas, Dr. Susan Alfred, Terry Ingram, Sybil Comeaux, Jessie Haynes, Devin McCraney, Chief Clydell Duncan, Ronnie Bryant and Georgia C. Antoine.

Parsons Officials: Bob Menefee, Michael Managan, Claudine Starita and Johnnie Jordan

Committee Members signing in and documenting their attendance were: Rhonda Schell, Gwen Ambrese, Barbara White, Doug Landry, Randall Fluke, Jennifer Swantner,

Dr. Thomas spoke about the projects getting started and getting them done. In March we will probably sell some bonds. The market is pretty tough right now. The state guarantees the funds. On the activities, additions: completed at Fletcher, West Brook and Central, they are in the process of finishing some of those projects because we had some things we wanted them to go back and do. We don't release the money until we are completely satisfied. We will go Thursday night and make a recommendation to the board. Fibrebond can do the work and do it quickly. The other additions coming are Odom, Ozen, King and Guess. The new schools, Amelia has been knocked down, construction has started. Late march or April, Bingman/Blanchette and Lucas/Martin. I will go to the board and ask them to merge Bingman/Blanchette because the populations are small. The second set of projects, Envirotech, their architect will build, price/Fehl, Dunbar/Ogden, Fehl/Field. Caldwood is going to be built on Caldwood's campus. They will be conventional construction methods buildings.

Rhonda Schell asked if they were going to try and save the auditorium at Martin.

Dr. Thomas, we are recommending adding additional space at extra cost. The way martin is laid off, if you push it too far back, it's where it floods. We need to move the school up and move the auditorium. It costs just as much to build and it is to renew. There is a possibility that you will lose your pre-k because there is not enough room to put them. we will probably take the pre-k program and move it to Homer. Caldwood, Curtis and Regina, the board will approve a contract. We will come back in March on South Park, we will pick the CMAR too. Then they will start construction on South Park in the summer. We will set up a portable city and move it ot the back during construction time. If you go to Pietzsch or Dishman, those schools look new 12 years later. One of the downside, they don't have that kind of quality in it. I have asked parsons to go back and say what would be the

difference in the cost. As far as the cabinets, that decision has not been made. We sent the staff of South Park to Lamar Consolidated, they will receive their school similar to that.

Mr. Landry asked if South park is a completion.

Dr. Thomas said with provisions that if anything can be saved, it will be saved.

Dr. David Teuscher, has the trustees ... from the last meeting that this school will being overbuilt.

Dr. Carrol Thomas, stated that building a new school at south park, you will easily get 500-550 students. The reason that you have to build that school for 50 kids is because of the additional programs. That is adequate built for that school. The Multipurpose stadium, the new sign will go up in about 30-60 days so that people will know where it will be. The officials at Parsons, has guaranteed me that the price of the new center is within the budget, that includes the budget. The only thing is the 2M additional for the land.

Doug, asked where is that 2M going to come from.

Dr. Carrol Thomas, I am sure we will make the 2M from investments, if not the district has a healthy fund balance.

Gwen, asked if we have a start and end date on that?

Dr. Carrol Thomas, the officials at Parsons stated that we will be ready to go in August of 2010. Each high school has their own track, they will be refurbished. We had not been informed of problems at West Brook. The auditorium, they will build small auditoriums and Ozen and West Brook, the multipurpose center has to be the last project that we do.

Dr. David Teuscher, I cant agree to that, because that is not stewardship, at least two new elementary schools off the tables. I have no problem with blueprinting it in their. When you see me out in public saying that, I am not in agreement with that.

Dr. Carrol Thomas, the board has now voted that it is what they wanted at the end of the project if money is left over, they will build an auditorium

Dr. David Teuscher, if it is not a part of the bond project, the money should be put back in to debt services.

Dr. Carrol Thomas, if we go bigger than that, it will not make any sense to build auditorium out at the multipurpose center. They are concerned about having an auditorium sitting out there alone.

Jennifer Swantner, said Mr. Daniels would never gather that many people in the auditorium.

Dr. Carrol Thomas, if you talk to the staff at each of the campuses, they would agree with what we are doing. I think this is a concept that bogs well with what we are trying to do. The questions comes up that we have other auditoriums in the town, when you use those auditoriums, the lighting, curtains sound has to be done by the students, being done by the union person, it costs 7-8k each time we use the auditorium. This whole multipurpose, will not be used exclusively for school districts, it would be used by the community. From -2 the public has access to those facilities. They would have to have staff there, they make enough with the rental to take care of ...

Rev. Walker asked if there would be money ...

Dr. Carrol Thomas, we will have savings building auditoriums and the campuses, all of the high schools as necessary and the community as well. Pending contract awards, we are in the process of asking the board to act on the contracts for the elementary schools except for ...

Wyntress Ware, Update on Local MWBE, the project on the 28th of February, Turner Construction with Hallmark, Envirotech with We are hoping that some of the subcontracts can come out and bring their information, this is much bigger and better than we have had in the past. We have sent out 209 fliers, we have faxed to vendors, we have mailed to 134 churches, we have send out letters to people with no email or fax machines. Robert Cooper will be at Channel 6 tomorrow to do an interview.

Dr. Carrol Thomas, the other concern of ours, the website is updated.

Dr. David Teuscher, asked when is the West Brook cafeteria going to be fixed.

Dr. Carrol Thomas, there are 60 less kids than there was last year, right now you are still under 2500.

Dr. David Teuscher, is it going to be done this summer? When can we get it done. It is a huge issue.

Dr. Carrol Thomas, I will make a recommendation to the board, these are solvable problems. Moral is extremely high. They assured us that the problems that you have brought to us, are solvable problems, Vincent, Homer, Marshall and Austin. We need to get this done. We will not be building any two story campuses, except for South Park.

Randall Fluke, FibreBond, some retooling our buildings. It looks that because of satisfactions with their timeliness looks like we are using them again, you going to be

capturing some of the economy of scale, they had to retool their process to rebuild. The quality of flooring, I noticed the dents from the furniture.

Terry Ingram, we met with the rep and he is going to correct that problem, they will put plastic over that metal and replace the flooring.

Dr. David Teuscher, construction inflation experience been in the last three or four months.

Parsons, a year and a half ago, everywhere else except Beaumont, we are experiencing levels to a small, you are still experiencing inflation but not in a way....

Dr. Carrol Thomas, Hurricane Ike, when it hit, when we looked at King, we knew there was some damage for the drainage, something happened and got a public adjuster to evaluate these buildings, we now see that we have 5M worth of damage that's covered by insurance. There are cracks in the walls. Smith Middle School, when we went in there, the wiring got messed up, the public adjusters, engineers and the city of Beaumont, probably close to 19M worth of damages with all of the upgrades that has to be done. The district will have to pay 2M of that. there were cracked structural joints.

Rhonda Schell, pre-k will be relocated, the board will decide that?

Dr. Carrol Thomas, there has not been a decision made, there could be a possibility,

Rhonda, if the decision is made, the parents were upset, because they want their kids all at one school.

Dr. Carrol Thomas, it will probably be at Homer. If not, we may split it.

Rev. Walker, the next meeting will be March 17, skip April and come back in May.

Jennifer Swantner, about the transfers, West Brook should not receive anymore transfers, right? I ran into a guy on the street and his son is in South Park.

Dr. Carrol Thomas, 92.5% capacity, that school is closed to transfers.

- Adjournment – the meeting adjourned at 7:15 p.m. on February 17, 2009.

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 26

PARSONS **Budget Allocation Request and Approval**

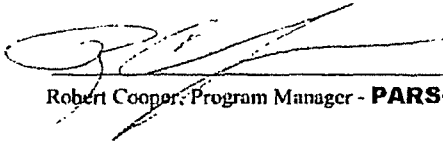
Project: Multi-purpose Facility
Date: 02.09.09
To: Terry Ingram, Assistant Superintendent
of Administration and Operations

I hereby request to allocate \$ 29,857,984 from the Capital Improvement Program
Budget to the above referenced project per the attached Fact Sheet (v.6)
dated August 30, 2007.

The breakdown is as follows:

	Budget
Base Construction:	\$ 25,799,085.00
Contingency:	\$ 1,344,954.00
Construction Premium:	
A/E Fees:	\$ 1,613,945.00
Escalation Contingency:	
Land Acquisitions:	\$ 1,100,00.00
Total Budget for this Project:	\$ 29,857,984

**Refer to attached IMPACT PROGRAM Budget Sheet for additional project cost information*


Robert Cooper, Program Manager - **PARSONS**

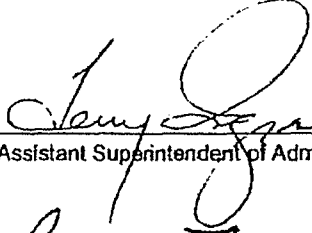
Recommendation/Reconciliation Response:

Approve: ☒

Disapprove: ☐


Approvals Needed:

Terry Ingram:


Assistant Superintendent of Administration and Operations

Date: 3/11/09

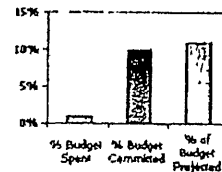
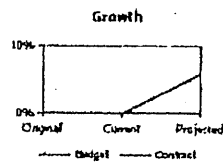
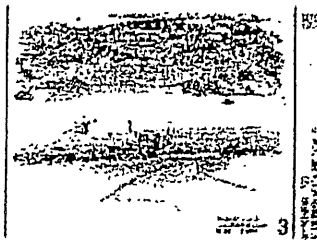
Dr. Carrol Thomas:


Superintendent

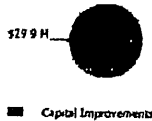
Date: 3/11/09

Program\Beaumont ISD\5. Multi-Purpose Facilities\MPF Multi-Purpose Facility

Project Manager: **Claydon Strick**
 Architect-Engineer: **SHW Group, LLP**
 Contractor: **Turner/Hatchcock JV**
 Project: **MPF - 020903**



Funding Source



Scope of Work:

Includes press box, restrooms, concession, changing rooms, lockers, showers, and Habsorium. Bring utilities to site. Parking.

Project Phases:

Project Phase	Baseline Start	Baseline Finish	Actual Start	Actual Projected Finish	2008	2009	2010	2011
Pre-Design	2/23/2006	3/11/2008	6/13/2008	6/13/2008	PM AM / JA 3 OND / FMAM / JASOND / FMAM / JASOND / FMAM / J			
Design			6/13/2008	10/12/2008				
Construction	2/23/2006	7/19/2011	11/2/2008	9/24/2010				

Cost Status by Budget Category:

Budget Category	Original Budget	Current Budget	Original Contract	Proposed Changes	Executed Changes	Current Contract	Approved Not Paid	Paid To Date	Project Mgr. Adj.	Proj. Cost to Compl.	Variance
Construction											
Base Construction	\$25,799,885	\$25,799,885	\$65,000			\$65,000	\$32,500			\$65,000	\$25,734,885
Owner-Controlled Construction Contingency	\$1,344,954	\$1,344,954									\$1,344,954
Demolition											
Abatement											
Pre-Construction											
General Conditions											
Profit & O/M											
P&P Bond											
GC Advance											
Other Direct Costs											
Franchise Utilities											
City Upgrade Requirements											
Private Utilities											
Regional Construction Premium											
Construction Subtotal	\$27,144,839	\$27,144,839	\$65,000			\$65,000	\$32,500			\$65,000	\$27,079,839
Soft Costs											
N/E Fees	\$1,613,945	\$1,613,945	\$1,273,173	\$160,000		\$1,273,173		\$102,604		\$1,453,173	\$160,772
FF & E											
AV/IT											
Testing		\$0	\$78,046			\$78,046	\$39,023	\$2,530		\$80,996	(\$20,946)
PM Fees											
ROCP											
Other Professional Services		\$0	\$29,870		\$12,140	\$42,010		\$27,906		\$42,010	(\$42,010)
T-846g /Paving											
Owner-Controlled Contingency											
Other Cost		\$0	\$8,498			\$8,498		\$8,692		\$8,692	(\$8,692)
LEED Certification Administration											
Commissioning											
Escalation Contingency											
Relocation Logistics											
Land Acquisitions	\$1,100,000	\$1,100,000						\$7,411		\$7,411	\$1,092,589
Additional Lighting in Classrooms											
Bond Fees	\$0	\$0									\$0
Management and Expenses	\$0	\$0	\$1,622,714			\$1,622,714		\$211,458		\$1,612,714	(\$1,622,714)
Soft Costs Subtotal	\$1,713,945	\$1,713,945	\$3,012,301	\$160,000	\$12,140	\$3,024,441	\$29,053	\$261,302		\$2,114,496	(\$150,051)
Project Total	\$28,858,784	\$28,858,784	\$3,077,301	\$160,000	\$12,140	\$3,089,481	\$21,523	\$261,382		\$3,278,991	\$25,579,793

Remarks:

MONTHLY PROJECT STATUS (JANUARY): The Final Geotechnical Report awaits the results of the consolidation tests, settlement analysis, and remaining borings. The project is in the Design Development stage. EISD has opted to change the stadium design to bring the upper seating closer to the field. SHW, Parsons, and Turner continue to develop precast and rigid structural frame options approved during Schematic Design. The Civil Engineer submitted a preliminary plat of the road to the City of Beaumont 01/23/09.

WEEKLY PROJECT STATUS (January 24 - January 30): The Traffic Impact Analysis is forthcoming. The Final Geotechnical report is due 02/18/09. TxDOT is reviewing the driveway application permit. Parsons, SHW, and Turner met to discuss the schedule.

Project Summary

Version 6

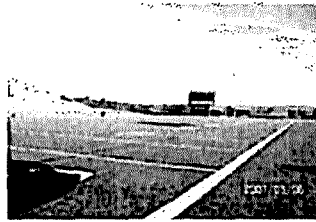
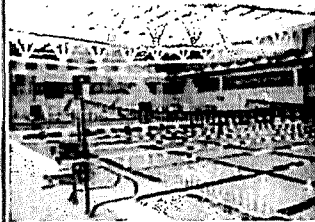
No	School	Remarks	Existing Facilities	Special Projects	Design & Contingency	Total	Type Totals
1	Central High School	Maintain	\$ 2,372,076	\$ 8,027,927	\$ 1,368,348	\$ 11,768,351	Total High Schools \$ 53,767,758
2	Ozen High School	Maintain	\$ 2,639,019	\$ 9,164,333	\$ 1,530,013	\$ 13,333,365	
3	West Brook High School	Maintain	\$ 3,178,073	\$ 22,139,000	\$ 3,348,970	\$ 28,666,042	
4	* Austin	Maintain	\$ 558,400	\$ 2,141,200	\$ 350,718	\$ 3,050,318	Total Middle Schools \$ 42,814,948
5	King	Maintain	\$ 529,056	\$ 2,447,311	\$ 386,344	\$ 3,362,711	
6	* Marshall	Maintain	\$ 555,650	\$ 1,027,000	\$ 207,028	\$ 1,789,678	
7	Smith	Maintain	\$ 837,438	\$ -	\$ 113,054	\$ 950,492	
8	* South Park	New	\$ 500,000	\$ 23,134,000	\$ 3,145,380	\$ 26,779,380	
9	* Vincent	Maintain	\$ 562,428	\$ 2,094,332	\$ 344,948	\$ 3,001,707	
10	Odum	Maintain	\$ 2,161,826	\$ 1,281,999	\$ 436,836	\$ 3,880,661	
11	Amelia	New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
12	Bingman	Consolidate / Maintain	\$ 623,649	\$ 200,000	\$ 107,074	\$ 930,723	
13	Blanchette	Consolidate / New	\$ 500,000	\$ 12,645,250	\$ 1,825,168	\$ 14,770,418	Total Elementary Schools
14	Caldwood	New	\$ 500,000	\$ 12,581,250	\$ 1,620,688	\$ 14,701,938	
15	Curtis	New	\$ 500,000	\$ 12,581,250	\$ 1,620,688	\$ 14,701,938	
16	Dishman	Maintain	\$ 13,192	\$ 1,222,500	\$ 154,790	\$ 1,390,482	
17	* Dunbar	Consolidate / New	\$ 500,000	\$ 15,956,250	\$ 2,036,938	\$ 18,493,188	
18	Fehl	Consolidate / New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
19	Field	Consolidate / Maintain	\$ -	\$ 200,000	\$ 26,000	\$ 226,000	
20	Fletcher	Maintain	\$ 1,830,324	\$ 2,970,000	\$ 607,842	\$ 5,408,166	
21	French	Consolidate / New	\$ 836,080	\$ 15,233,250	\$ 1,968,018	\$ 17,837,348	
22	Guess	Maintain	\$ 290,067	\$ 747,500	\$ 130,534	\$ 1,168,101	
23	Homer Drive	Maintain	\$ 193,860	\$ 1,485,000	\$ 210,152	\$ 1,889,012	
24	Lucas	Consolidate / Maintain	\$ 1,087,441	\$ 300,000	\$ 174,367	\$ 1,561,808	
25	Martin	Consolidate / New	\$ 500,000	\$ 15,383,250	\$ 1,969,828	\$ 17,853,078	
26	* Ogden	Consolidate / TBD	\$ -	\$ -	\$ -	\$ -	
27	Pietzsch-MacArthur	Maintain	\$ 176,798	\$ -	\$ 22,984	\$ 199,782	
28	Price	Consolidate / TBD	\$ -	\$ -	\$ -	\$ -	
29	* Regina Howell	New	\$ 500,000	\$ 15,896,250	\$ 2,032,738	\$ 18,428,988	
	New School	Dropped 8/23/07	\$ -	\$ 300,000	\$ -	\$ 300,000	
30	* Administrative Annex	TBD	\$ -	\$ 75,000	\$ -	\$ 75,000	
31	Administration Building	Maintain	\$ -	\$ -	\$ -	\$ -	
32	Agriculture Farm	Maintain	\$ 276,859	\$ 160,000	\$ 56,792	\$ 493,650	
33	Brown Alternative	Maintain	\$ 761,794	\$ 231,000	\$ 127,803	\$ 1,120,597	Total Other Facilities
34	Dale Special Education	Maintain	\$ -	\$ -	\$ -	\$ -	
35	* Pathways Alternative	TBD	\$ -	\$ 75,000	\$ -	\$ 75,000	
36	Planetarium	Maintain	\$ -	\$ -	\$ -	\$ -	
37	Southerland	TBD	\$ -	\$ 75,000	\$ -	\$ 75,000	
38	Taylor Career Center	Maintain	\$ -	\$ -	\$ -	\$ -	
39	Transportation / Milam	Maintain	\$ 10,458	\$ -	\$ 1,360	\$ 11,818	
40	Multi-Purpose Facility	New	\$ -	\$ 26,899,085	\$ 2,958,899	\$ 29,857,984	
	Sub-total		\$ 23,794,487	\$ 238,466,438	\$ 32,749,773	\$ 295,010,697	\$ 295,010,697

Note: This Summary is only "Project" totals; see "Program Summary" for all cost.

Legend:

- TBD To be Determined by District
- * Considering Alternate
- Consolidate School Consolidation
- Move to another Location

Multi-Purpose Facility



Fact Sheet (v.6)

Community Bond
Advisory Committee
Recommendation

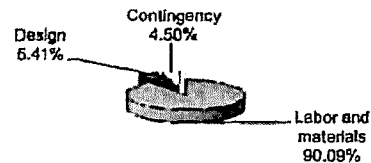
August 2007

Included as part of the proposed multipurpose facility, the grounds will include a playing field, press box, seating for fans, dressing rooms, showers and a natatorium. It will need to be decided during design if this field will be used for both football and soccer. The seating capacity is 10,200 with parking of 2575 spaces. 100 acres of land will be purchased to allow for future expansion.

Break-out of Costs	Investment	Comments
Football stadium	\$ 12,956,864	Includes press-box, restrooms and concession
Field house	\$ 1,120,000	Changing rooms, lockers and showers
Natatorium	\$ 6,485,501	
Scoreboard	\$ 100,000	
Artificial Turf	\$ 1,293,100	
Land acquisition	\$ 1,100,000	100 acres for stadium and future expansion
Utilities	\$ 258,620	Bring utilities to site
Parking	\$ 3,605,000	2,575 spaces
Sub-total	\$ 26,899,085	

* Recommended by local contractors

Architectural and Design	\$ 1,613,945
Contingency	\$ 1,344,954



Total Reinvestment: \$ 29,857,984

Cost of construction

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 27

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

EXHIBIT "F1"
Page 1

TO : Dr. Carrol A. Thomas
Superintendent of Schools

FROM : Terry A. Ingram
Assistant Superintendent for Administration/Operations

DATE : April 16, 2009

SUBJECT : Consider, and if Appropriate, Take Action to Approve Bid
Proposals for Design Assist Package for Pre-Cast Concrete
for the Multi-Purpose Center

 **APPROVED**

After careful evaluation by representatives from the Beaumont Independent School District (BISD) Administration, Parsons, SHW Architects, and Turner/Hallmark of the bid packages submitted, Parsons is recommending East Texas Precast be awarded the contract for providing the precast concrete work as required for the New Multi-Purpose Center. East Texas Precast is within the estimate and budget for this portion of work.

Administration recommends acceptance of the sub-contract with East Texas Precast for \$3,584,200.00 for the precast concrete work on the New Multi-Purpose Center.

AGENDA:
April 16, 2009



Turner Hallmark JV 1
4263 Dacoma Street
Houston, Texas 77092
Phone 713.840.8441
FAX 713.840.8365

April 14, 2009

Re: Beaumont Multi Purpose Facility
Beaumont, Texas
Turner Contract Number: E-0672

Contract #E-0672
Approval Letter AL-001
Precast Concrete - Contract Award

Attn: Dr. Carroll A. Thomas
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706

Subject: Approval Letter No. 001 – Precast Concrete

Dear Dr. Thomas,

We request your approval to enter into a Subcontract Agreement with East Texas Precast in the amount of Three Million Five Hundred Eighty Four Thousand Two Hundred Dollars and No Cents (\$3,584,200.00) for the performance of Precast Concrete work as required in connection with the above Project. A financial summary is included on the attached page (Attachment "A" dated 4/14/09).

Turner / Hallmark JV1 has followed all of the legal documentation required for bidding/procurement of this work as stated in our Contract Agreement with Beaumont ISD dated 7/21/2008.

Please note the signing of this Approval Letter shall release Turner / Hallmark JV1 to commit monies within the budget for Precast Concrete work included in the budget, up to a total amount of \$3,986,950, which includes additional expenditures above the East Texas Precast Subcontract amount of \$3,584,200.

Please indicate your approval of our intent to enter into the above agreement by signing and returning one (1) copy of this letter by April 21, 2009.

Very truly yours,
Turner Construction Co.

Reviewed by:
Parsons

Approved by:
Beaumont ISD

Candido Lizarraga
Project Manager

By: _____
Date: _____

By: _____
Date: _____

Enclosures: Attachment "A" dated 4/14/09

cc: Sam Savage – SHW Group
Bill Criswell, Joe Mendyl, George Key – Turner Construction Co.
File 00270 AL-001



Attachment "A"

Approval Letter AL-001

Precast Concrete - Stadium

April 14, 2009

Page 2 of 2

ITEM: PRECAST CONCRETE - STADIUM

SUBCONTRACTOR:

East Texas Precast

PO Box #579

Waller, TX 77484

PHONE: (281) 464-0654

FAX: (936) 857-3738

CONTACT: Richard Howey

PRICE: Three Million Five Hundred Eighty Four, Thousand Two Hundred Dollars and No Cents
(\$3,584,200.00)

OTHER BIDDERS & AMOUNTS:

Lowe Precast

\$4,629,690

Hendelfels Enterprises, Inc.

\$5,770,000

Flexicore

Incomplete Bid

NOTES:

1. This approval letter includes cost for standard sub insurance (WC & GL), not ROCIP.

FINANCIAL SUMMARY

Recommended Award Amount (w/o insurance cost)	\$3,584,200
Add ROCIP insurance costs	TBD

Recommended Award Amount (w/o insurance cost)	\$3,584,200
---	-------------

ANTICIPATED ADDITIONAL EXPENDITURES:

Additional off-hour crew days	\$85,000
Patch existing paving	\$10,000
Floor drain coordination w/ plumber	\$15,000
Final cleaning of precast	\$75,000
Foundation, structure for precast mockup	\$20,000
Removal of precast mockup	\$10,000
Weather protection for grouting	\$7,000
Precast sample - adjustments, etc.	\$37,500
Sleeves for MEP	\$25,000
Coordination w/ embeds	\$24,000
Misc. caulking / sealing requirements	\$20,000
Additional cleaning / prep	\$45,000
Safety supervision requirements	\$29,250

TOTAL ANTICIPATED ADDITIONAL EXPENDITURES	\$402,750
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TOTAL AWARD AND ANTICIPATED ADDITIONAL EXPENDITURES	\$3,986,950
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Turner/Hallmark JV 1
4263 Dacoma Street
Houston, Texas 77092
Phone 713.840.8441
FAX 713.840.8365

June 8th, 2009

Re: **Beaumont Multi Purpose Facility**
Beaumont, Texas
Turner Contract Number: 15833

Job # 15833

Approval Letter AL-006
SDI, Construction Contingency, Payment &
Performance Bond, General Conditions
and Fee

Attn: Dr. Carroll A. Thomas
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706

Subject: Approval Letter No. 006 – Bond, SDI, Contingency, GCs & Fee

Dear Dr. Thomas,

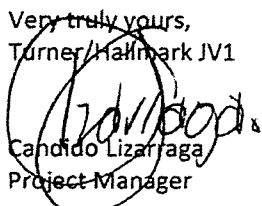
We request your approval to commit monies in the in the amount of **Two Million Five Hundred Ninety Thousand Five Hundred Fifty Two Dollars and No Cents (\$2,590,552)** for General Requirements, Allowances, Subcontractor Default Insurance (SDI), Construction Contingency, Payment & Performance Bond, General Conditions and Fee corresponding to the prior 5 subcontract Award recommendation letters No. 1 thru No. 5 in connection with the above Project. A financial summary is included on the attached page dated 6/8/09.

Turner/Hallmark JV1 has followed all of the legal documentation required for bidding/procurement of this work as stated in our Contract Agreement with Beaumont ISD dated 7/21/2008.

Please note the signing of this Approval Letter shall release Turner/Hallmark JV1 to commit monies within the budget for General Requirements, Allowances, Subcontractor Default Insurance (SDI), Construction Contingency, Payment & Performance Bond, General Conditions and Fee included in the budget, up to a total amount of \$2,590,552.

Please indicate your approval of our intent to commit monies by signing and returning one (1) copy of this letter by June 12th, 2009.

Very truly yours,
Turner/Hallmark JV1


Candido Lizaraga
Project Manager

Reviewed by:
Parsons

By: _____
Date: _____

Approved by:
Beaumont ISD

By: _____
Date: _____

Enclosures: Page 2 dated 6/8/09

cc: Sam Savage – SHW Group
Jason Freeman, Todd Granato, Joe Mendyk, George Key – Turner/Hallmark JV1
File 00270 AL-006



AL-006 Calculation Sheet
BISD Multipurpose Facility
Beaumont, TX
Page 2 of 2

June 8th, 2009

	Approved Amount on prior AL-1 thru 5	Approval requested on this AL-06
AL-001 Precast Concrete Award	\$ 3,986,950	
AL-002R1 Structural Steel Award	\$ 704,123	
AL-003 Mass Grading Award	\$ 1,534,514	
AL-004 Temporary Roads Award	\$ 456,245	
AL-005 SWPPP Award	\$ 13,076	
Subtotal	\$ 6,694,908	
General Requirements		\$ 736,250
Allowances		\$ 245,000
Subcontract Default Insurance (SDI)		\$ 97,487
Construction Contingency, 3%		\$ 233,209
Bond		\$ 489,342
General Conditions, 5%		\$ 464,273
Fee, 3.5%		\$ 324,991
Total amount requested on this AL-006		\$ 2,590,552
Total amount from AL-01 thru 06		\$ 9,285,460



Standard Estimate Report
Beaumont ISD AIA Amendmen

Page 1
6/8/2009 3:29 PM

**Beaumont ISD
Amendment #1**

Project name Beaumont ISD AIA Amendmen

Bid date 5/7/2009

Item	Description	Takeoff Qty	Total		Amount
			Unit Cost		
	1				
	01000 Testing & Inspection (by owner)	1.00	ls		
	01050 Surveys	1.00	ls	20,000.00 /ls	20,000
	00050 Progress Photos	18.00	mths	250.00 /mths	4,500
	02100 Temporary Toilets (Incl. Rentals)	18.00	mths	750.00 /mths	13,500
	02150 Temporary Water	18.00	mths	200.00 /mths	3,600
	02300 Protection Finish Work in Place	1.00	ls	10,000.00 /ls	10,000
	00100 Rubbish Removal	60.00	ea	450.00 /ea	27,000
	00300 Final Cleaning	1.00	ls	30,000.00 /ls	30,000
	00300 General Labor	18.00	mths	8,500.00 /mths	153,000
	00300 Job site security	18.00	mths	5,000.00 /mths	90,000
	00300 AGC Fee	1.00	ls	20,000.00 /ls	20,000
	00300 Safety Manager	14.00	mths	12,000.00 /mths	168,000
	00300 Shop Drawings/ As-Builts/ Submittals	1.00	ls	35,000.00 /ls	35,000
n	0110 Temporary Roads Maintenance	2,827.00	cy	20.00 /cy	56,540
n	0110 Safety & Security	1.00	ls	21,000.00 /ls	21,000
n	0110 Temporary Electrical for jobsite trailers	1.00	ls	84,110.00 /ls	84,110
	1				736,250
	2				
	2900 SWPPP Inspections				13,076
	2900 Perform Onsite Grading Per plans (cut/fill)	340,000.00	sy	4.513 /sy	1,534,514
	2900 Temp Roads	1.00	ks	456,245.00 /ks	456,245
	2				2,003,835
	3				
n	0350 Structural Precast Stadium	1.00	ls	3,986,950.00 /ls	3,986,950
	3				3,986,950
	4				
n	7040 Structural Steel building	1.00	ls	704,123.00 /ls	704,123
	4				704,123
	5 Allowances				
	00300 Gap Ins (Allowance)	1.00	ls	140,000.00 /ls	140,000
	00300 Utility consumption cost (Allowance)	1.00	ls	100,000.00 /ls	100,000
n	0110 Steel Plates to protect Pipe Lines (Allowance)	1.00	lf	5,000.00 /lf	5,000
	5 Allowances				245,000

Estimate Totals

Description	Amount	Totals	Rate
	7,676,158	7,676,158	
Sub Contractor Default Ins.	97,487		12.700 \$ / 1,000
	97,487	7,773,645	
Site Contingency (In Directs)			
Design Contingency (By Owner)			
Construction Contingency	233,209		3.000 %
Owners Contingency (By Owner)			
Building Permit (By Owner)			
	233,209	8,006,854	
Bond	489,342		
GL Ins. (By Owner)			
Builders Risk Ins. (By Owner)			
General Conditions	464,273		5.000 %
Renovation Tax			
	953,615	8,960,469	
Fee	324,991		3.500 %
	324,991	9,285,460	
Total		9,285,460	

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 28

**BEAUMONT INDEPENDENT SCHOOL DISTRICT
BOARD OF EDUCATION**

Regular Meeting – April 16, 2009

The Board of Education of the Beaumont Independent School District met in regular public (open) session on Thursday, April 16, 2009 at 7:15 p.m. in the Board Room of the Administration Building of the District located at 3395 Harrison Avenue in Beaumont, Jefferson County, Texas. The meeting was called to order by President Woodrow Reece.

It was found and determined that in accordance with the policies and orders of the Board, the Notice of this meeting was posted in the Administration Building of the District in accordance with the terms and provisions of Section 551.041 and Section 551.043, V.T.C.S., and that all of the terms and provisions of those sections have been fully complied with and that the 72 hour notice required by said sections has been properly and correctly given.

ROLL CALL

Present: Woodrow Reece, President
Janice Brassard, Vice President
Terry Williams, Secretary
Martha Hicks, Member
Dr. William Nantz, Member
Bishop Ollis E. Whitaker, Member

Absent: Howard J. Trahan, Jr., Member

School Officials

Present: Superintendent, Dr. Carrol A. Thomas; Assistant Superintendents, Mr. Terry Ingram, Dr. Shirley Bonton, Dr. David Harris; Executive Director of Special Education, Dr. Susan Alfred; Executive Director of Personnel, Ms. Sybil Comeaux; Chief Financial Officer, Ms. Jane Kingsley; Executive Director of Communications, Ms. Jolene Ortego; Special Assistant to the Superintendent, Jessie Haynes and Attorney, Melody Chappell

Absent: None

ESTABLISHMENT OF A QUORUM

President Woodrow Reece declared a quorum.

PLEDGE OF ALLEGIANCE

The colors were presented by the Central High School NJROTC. The pledges to the United States of America flag and Texas flag were led by Joseph Gallaher, a 5th grade student at Roy Guess Elementary.

INVOCATION

Jarod Parnell, software specialist, gave the invocation.

APPROVAL OF THE MINUTES

Mr. Terry Williams moved, seconded by Bishop Ollis Whitaker to approve the minutes of the regular meeting March 19, 2009.

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Ms. Hicks, Dr. Nantz and Bishop Whitaker

NAYS: None

REPORTS

1. **Status of State Comp Ed Funds Report** – submitted electronically

REPORT OF THE SUPERINTENDENT OF SCHOOLS

1. **School Business Partnership** – Trustees welcomed Shaun Davis, Executive Director of the Southeast Texas Regional Planning Commission; staff of the Foster Grandparent Program, Corine Jones, Karen Gary, Nadine Abbot and Charlotte Williams; Advisory Council President, James Martin; and volunteers Rolland Davis, Frankie Jones and Emma LeBlanc. Trustees recognized the Foster Grandparent Program for their 20th Happy Birthday.
2. **Beaumont Foundation Awards** – Mr. Frank Newton, president of the Beaumont Foundation, Inc. introduced the three district honorees of the Reaud Outstanding Teacher Award: Ms. Belinda G. Taylor, Bingman Elementary School; Mr. Barton E. Gaskin, Vincent Middle School; and Ms. Suzan C. Schroeder, West Brook High School.
3. **UIL Recognition, West Brook High School** – Mr. Daniel announced that West Brook High School holds the title of UIL District 21-5A Sweepstakes Champions for the Spring Academic Meet. Students from the competition were on hand to greet Trustees.
4. **Recognition of Outstanding Athletic High School Students** – Dr. Thomas introduced the director of athletics, health and physical education, Mr. Rodney Saveat. Mr. Saveat introduced the coaches for the three high schools by sport category. Each coach recognized their outstanding students along with parents for the 2008-2009 school year.
5. **Stimulus Package Update, Hurricane Ike Recovery Update and Bond 2007 Update** - Dr. Thomas that there are not big changes in the stabilization funds and when received will be identified for special education and title programs.

Dr. Nantz briefed Trustees on the building and grounds committee meeting held Monday, April 13, 2009: demolition projects, additions at the three middle schools and one elementary, design phase for South Park Middle School and items that were bid for the construction of the multi-purpose complex ready for approval.

Dr. Thomas updated Trustees on the recovery renovations at Smith and King Middle Schools. Dr. Thomas announced that both of these projects should be finished by August 2009.

Dr. Thomas stated that ALLCO would be presented as the Construction Manager At Risk (CMAR) for the South Park Middle School project this board meeting. Also, presented to Trustees by Mr. Robert Cooper of Parsons an aerial photo of how a new school might be placed on the Regina Howell property. Concerns were heard regarding the "green space" area that might be reduced for a one story design versus consideration for a two story design. Dr. Thomas emphasized to Trustees that the one story design was not "etched in stone" and while the design for a two story would delay the project,

dialogue with the community would continue to resolve placement questions for all concerned.

Updates on the lights at football field at Ozen High School determined that there was still a problem with one of the vendors. Trustees Woodrow Reece and Terry Williams asked that the matter be resolved as quickly as possible since it had been well over a year trying to get the lights in. Dr. Thomas stated he would meet with the vendors and resolve the issue as quickly as possible.

Ms. Kingsley, chief financial officer, introduced Mr. Ryan O'Hara with RBC Capital markets. Mr. O'Hara reviewed the final pricing results for the \$116,570,000 unlimited tax school building bonds, series 2009 that were sold April 14, 2009.

5. **School Nurse Awareness Day, May 6, 2009** – Dr. Thomas recognized district nurses and their dedication to the health and welfare of students and staff. Dr. Nantz read a resolution announcing May 6, 2009 as School Nurse Awareness Day.
6. **Recognition of Trustee Martha Hicks** – Fellow Trustees, superintendent and administrators recognized Ms. Hicks for her sixteen (16) years of service. Each Trustee addressed Ms. Hicks about her dedication to the district and the leadership she had demonstrated throughout her tenure, especially during her time as board president.

COMMUNICATIONS

1. **Laurie Thompson, 650 Thomas Road**, spoke to Trustees on behalf of the Regina Howell parents' concerns over the loss of green space, traffic flow, parking, bus lines, playground equipment and additional town hall meetings. Ms. Thompson asked that consideration be given to all those concerns.
2. **Juan Reid, 4244 Ironton** (not present)
3. **Carla Bassett, 4355 Coolidge St.**, thanked Trustees for the AVID program and read several notes from the students about the impact of the program on their study habits and organizational skills.

SIGN-UP

None

ACTION ITEMS

APPROVAL OF EXHIBITS "A.1", "A.2", A.3", "B", "C", "D" and "E"

Dr. William Nantz moved, seconded by Mr. Terry Williams, to approve Exhibits "A.1", "A.2", "A.3", "B", "C", "D", and "E".

Tax Collection Report Exhibit "A.1" – Administration recommended acceptance of the Tax Collection Report in the amount of \$1,139,717.92 including certification of tax collection for the month of March 2009 tax collector monthly report of March 2009; and deposit distribution of March 2009.

(Copy of Certification of Tax Collection Report attached and made a part of these minutes.)

Business Office Report (Exhibit "A.2") – Administration recommended approval of the Business Office Report, including the general fund reports, March 2009, debt service reports, March 2009, capital projects report, March 2009, internal service funds March 2009; scholarship fund report, March 2009; investment report, March 2009.

Amendments to 2008-2009 Budget (Exhibit "A.3") – Administration recommended approval of amendments to the following budgets:

199/9 General Fund	#081
211/9 ESEA Title I Part A Improving Basic Program	#082
244/9 Vocational Education Basic Grant	#083
253/9 IDEA Part C Early Intervention	#084
286/9 Carol White – Physical Education Program	#085
392/9 Non-Educational Community-Based Support Svcs.	#086
484/9 After School Program – Curtis Elementary	#087

Approved Proposal for Property Insurance (Exhibit "B") – Administration recommended acceptance of Proposal #1 through Frost Insurance Agent utilizing AmRisc, RSUI, Scottsdale, Rockhill, Arch, and Ace at a projected premium of \$2,836,161 funded by the General Fund.

Approved the Change Order to the Contract for Repairs to Martin Luther King Middle School Due to the Discovery of Additional Storm Damage from Hurricane Ike (Exhibit "C") – Administration recommended acceptance of the change order to the contract with SeTEX Construction Corp. for additional damages not to exceed the estimated amount of \$1,346,456.

Approved Bids for Food Service Kitchen Equipment (Exhibit "D") – Bid packets were distributed to thirty-one (31) companies in addition to the appropriate advertisements. There were four (4) responses. Administration recommended acceptance of the following bids charged to the bond program:

Texas Food Service Equipment	\$184,005.17
Bucklew	\$ 98,795.00
Pasco	\$ 3,510.00
TOTAL	\$286,310.17

(Copy of bid is available in the Purchasing Department.)

Adopted Resolution for the Observance of "School Nurse Awareness Day" May 6, 2009 (Exhibit "E") – Administration recommended approval of adoption declaring May 6, 2009 "School Nurse Awareness Day" and recognition thereof.

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Ms. Hicks, Dr. Nantz, and Bishop Whitaker

NAYS: None

APPROVAL OF EXHIBITS "F.1", "F.2", "G", "H", "I", "J", and "K"

Dr. William Nantz moved, seconded by Bishop Ollis Whitaker, to approve Exhibits "F.1", "F.2", "G", "H", "I", "J", and "K".

Approved Bid Proposal for Design Assist Package for Pre-Cast Concrete for the Multi-Purpose Center (Exhibit "F.1") – Administration recommended acceptance of the sub-contract with East Texas Precast for \$3,584,200.00 for the precast concrete work on the New Multi-Purpose Center.

(Copy of bid is available in the Purchasing Department.)

Approved Bid Proposal for Design Assist Package for System Steel Framing and Roof for the Multi-Purpose Center (Exhibit "F.2") – Administration recommended acceptance of the sub-contract with Red Dot Building Systems for \$538,398.00 for the structural steel work for the natatorium and field house building as required for the New Multi-Purpose Center.

(Copy of bid is available in the Purchasing Department.)

Approved the Proposed Recommendation for the Construction Manager at Risk (CMAR) for the New South Park Middle School RFP 09-003B (Exhibit "G") – Administration recommended authorizing the Superintendent to enter into contract negotiations for an acceptable agreement between BISD and ALLCO, Inc.

Approved the Purchase of Rosetta Stone CD-ROM Classroom Edition Software - (Exhibit "H") – Administration recommended approval of the purchase of materials for Caldwell Elementary, Fletcher Elementary, Pietzsch/MacArthur Elementary, and Central Medical Magnet High School at a cost of \$50,150.00 funded by Title III.

Authorized Superintendent to Enter into Negotiations for the Purchase of Property at 655 South Major Drive (Exhibit I") – Administration recommended authorizing the superintendent to purchase property at 655 South Major Drive connecting to the properties of Amelia Elementary School.

Approved Extending Early Voting Hours from 7:00 am until 7:00 p.m. on Monday, May 4, 2009 and Tuesday, May 5, 2009 (Exhibit "J") – Administration recommended extending early voting hours on May 4 and May 5, 2009 from 7:00 a.m. until 7:00 p.m.

Approved Thursday, May 14, 2009 to Canvass Votes of Trustee Election Conducted May 9, 2009 (Exhibit "K") – Canvass of the official returns may be set between May 12, 2009 – May 20, 2009. Administration recommended setting May 14, 2009 at 6:00 p.m. to canvass returns of the Trustee Election of Districts IV and VII to be held on May 9, 2009.

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Ms. Hicks, Dr. Nantz and Bishop Whitaker

NAYS: None

PERSONNEL

President Reece announced in the public (open) meeting at 8:35 p.m. that the Board would **NOT** go into executive (closed) session to discuss matters of the sort described in Section 551.071 (1)(2), and Section 551.074 (a) (1) of Texas Government Code, therefore, and action taken by the Board would be in public (open) session.

In open session at 9:45 p.m. Ms. Martha Hicks motioned, seconded by Dr. William Nantz to accept the following personnel recommendations:

1. Retirements

Daisy Collier, Guess Elementary, Level 1, effective June 6, 2009

Joyce Young, Dunbar Elementary, Reading, effective June 6, 2009

2. Resignations

Sarah Borowicz, Mathematics, West Brook High, effective June 6, 2009

Donna M. Conner, Level 3, Guess Elementary, effective June 6, 2009

Joseph S. Malbrough, Police Office, Administration Annex, effective March 31, 2009

Ann Poyner, Librarian, West Brook High, effective January 21, 2009

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Ms. Hicks, Dr. Nantz and Bishop Whitaker

NAYS: None

3. Head Basketball Coach – Ozen High School

Dr. Thomas announced that there would be no recommendation on the basketball coach position at Ozen High School this meeting.

ADJOURNMENT

Dr. Thomas announced that Ms. Hicks had made her last official motion as a Trustee on the Board of Beaumont ISD.

President Reece asked if there was any other business to come before the board; there being none, the meeting was adjourned at 9:47 p.m. April 16, 2009.

Woodrow Reece, President
Beaumont ISD Board of Trustees

Terry D. Williams, Secretary
Beaumont ISD Board of Trustees

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 29

Parsons
1900 West Loop South
Houston, Texas 77027

DATE: April 21, 2009

Budget
BISD Multi-Purpose Facility
Based On The
Galena Park Design

Estimated Cost Of Replicating The Galena Park Athletic Facility In Beaumont And Providing
Additional Parking, Storm Water Retention, Roadways, And Local
Code requirements. Natatorium & Field House Combined

\$ 38,500,000.00

Total Estimated Cost Of Construction

\$ 38,500,000.00

A & E Fees (Fixed Amount)

\$ 2,007,871.00

Surveys

\$ 42,050.00

Geotech Report

\$ 78,049.28

Materials Testing

\$ 238,261.00

Phone, Data & Security Systems

\$ 150,000.00

Other Cost

\$ 50,000.00

Total Construction & Soft Cost

\$ 41,066,231.28

Land Cost

\$ 1,100,000.00

Management And Expenses

\$ 1,622,714.00

Bond Fees

\$ 109,472.00

Total Project Cost

\$ 43,898,417.28

Split/Berry Center Style Stadium
Move Top Deck Forward

\$ 120,000.00

New Project Total

\$ 44,018,417.28

Land Thomas

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 30

AIA Document A121™CMc - 2003

Amendment No. 1

AMENDMENT NO. 1

TO AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER

Pursuant to Section 2.2 of the Agreement, dated **July 21, 2008** between Beaumont Independent School District (BISD) (Owner) and Turner/Hallmark JV1 (the Construction Manager), for BISD Multi-purpose Athletic Complex (the Project) the Owner and Construction Manager establish a Guaranteed Maximum Price and Contract Time for the Work as set forth below.

ARTICLE I GUARANTEED MAXIMUM PRICE

The Construction Manager's Partial Guaranteed Maximum Price for the Work, including a stipulated portion of the estimated Cost of the Work as defined in Article 6 and the Construction Manager's Fee as defined in Article 5, is **Nine Million Five Hundred Forty Six Thousand Two Hundred Sixty Dollars (\$9,546,260.00)**. This Price is for the performance of the Work in accordance with the Contract Documents listed and attached to this Amendment and marked Exhibits A through F, as follows:

- Exhibit A Drawings, Specifications, addenda and General, Supplementary and other Conditions of the Contract on which the Guaranteed Maximum Price is based, pages 1 through 5, dated May 20, 2009.
- Exhibit B Allowance items, pages 1 through 1, dated May 20, 2009.
- Exhibit C Assumptions and Clarifications made in preparing the Guaranteed Maximum Price, pages 1 through 10, dated May 20, 2009.
- Exhibit D Completion Schedule, pages 1 through 3, dated May 20, 2009.
- Exhibit E Alternate Prices, pages 1 through 1, dated May 20, 2009.
- Exhibit F Unit Prices, pages 1 through 1, dated May 20, 2009.
- Exhibit G Approval Letters, pages 1 through 12, dated May 20, 2009.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An Additions and Deletions Report that notes added information as well as revisions to the standard form text is available from the author and shall be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

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ARTICLE II CONTRACT TIME

The date of Substantial Completion established by this Amendment is October 31, 2010

OWNER

CONSTRUCTION MANAGER

152009000

(Signature)

Matthew A. Papenfuss, Vice President and General Manager

Printed name and title

Chlorophyll *a* and *b*

Date _____

Date _____

ATTEST

ATTEST

Beaumont ISD

Project name	Beaumont ISD AIA Amendmen
Bid date	5/17/2009
Report format	Sorted by: Bid Sort Detail Summary

**Standard Estimate Report
Beaumont ISD AIA Amendmen**

Item	Description	Takeoff Qty	Unit Cost	Total	Amount
1					
01000	Testing & inspection by owner	1.00	ls		
01000	Surveys	1.00	ls	20 000 00 /ls	20 000
00050	Progress Photos	18.00	mnts	250 00 /mnts	4 500
00100	Temporary Toilets Incl. Rentals	18.00	mnts	750 00 /mnts	13 500
00150	Temporary Water	18.00	mnts	200 00 /mnts	3 600
00200	Protection Finish Work in Place	1.00	ls	10 000 00 /ls	10 000
00100	Rubbish Removal	60.00	ea	450 00 /ea	27 000
00300	Final Clearing	1.00	ls	30 000 00 /ls	30 000
00500	General Labor	18.00	mnts	8 500 00 /mnts	153 000
00300	Job Site Security	18.00	mnts	5 000 00 /mnts	90 000
00300	Clap ins	1.00	ls	140 000 00 /ls	140 000
00500	Utility Consumption Cost	1.00	ls	100 000 00 /ls	100 000
00300	A/C Fee	1.00	ls	20 000 00 /ls	20 000
00300	Safety Manager	14.00	mnts	12 000 00 /mnts	168 000
00300	Shop Drawings/ As-builts/ Submittals	1.00	ls	35 000 00 /ls	35 000
0110	Temporary Roads Maintenance	2 827.00	cy	20 00 /cy	56 540
0110	Laydown Area	553.00	cy	20 00 /cy	11 060
0110	Trade Parking	145.00	cy	90 00 /cy	13 050
0110	Safety Fencing	3 000.00	lf	6 00 /lf	18 000
0110	Temporary Electrical for jobsite trailers	1.00	ls	60 000 00 /ls	60 000
0110	Safety Fence	1 500.00	lf	2 00 /lf	3 000
0110	Steel Plates to protect Gas Lines	1.00	lf	5 000 00 /lf	5 000
				981,250	
1					
1 526 460 Labor hours					
321 08 Equipment hours					
2					
2900	SWPPP Inspections				13 976
2900	Perform Onsite Grading Per plans (on/Off)	340 000.00	sy	4 613 /sy	1 564 614
2900	Temp roads	1.00	ks	456 241 00 /ks	456 245
				2,003,835	
2					
3					
00500	Structural Precast Stadium	1.00	ls	3 986 950 00 /ls	3 986 950
				3,986,950	
3					
10 752 Labor hours					
0 853 Equipment hours					
4					
7040	Structural Steel building	1.00	ls	704 123 00 /ls	704 123
				704,123	
4					
7 275 Labor hours					
1 456 Equipment hours					

Estimate Totals

Description	Amount	Totals	Rate
	7,676,158	7,676,158	
Sub Contractor Default Ins	87,487		12.100 % 1.000
	57,487	7,773,645	
Site Contingency (In Directs)			
Design Contingency (By Owner)			
Construction Contingency	233,219		3.000 %
Preconstruction	236,632		
Owners Contingency (By Owner)			
Building Permit (By Owner)			
	471,841	8,245,486	
Bond	489,342		
GL Ins. (By Owner)			
Builders Risk Ins. (By Owner)			
General Conditions	477,313		5.000 %
Retrovation Tax			
	966,655	9,212,141	
Fee	334,119		3.500 %
	334,119	9,546,260	
Total		9,546,260	

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

EXHIBIT "K"
Page 1 of 9

TO : Dr. Carrol A. Thomas
Superintendent of Schools

FROM : Terry A. Ingram
Assistant Superintendent for Administration/Operations

DATE : May 21, 2009

SUBJECT : Consider and, if Appropriate, Take Action to Approve Mass
Grading Package

BISD, Parsons, SHW Group and Turner/Hallmark JV1
evaluated bid packages for Mass Grading Bid Package for the
Multi-Purpose Center.

Turner/Hallmark JV1 has provided the attached approval
letters which outline the successful bidders and contain a list
of all bidders for each sub-package.

The Mass Grading Package scope of work consists of three
(3) sub-packages

- (1) Mass Grading Work-W.T. Byler Co., Inc. in the amount of
Nine Hundred Sixty Seven Thousand Six Hundred Fifty
Eight Dollars and No Cents (\$967,658.00) with anticipated
additional expenditures of \$566,856.
Total award and anticipated additional expenditures
\$1,534,514.00.

Other bidders:

Double Oak Construction	\$1,536,765.00
Williamson Construction	\$2,943,356.00
ABC Paving	\$4,985,356.00

- (2) Temporary Roads-W.T. Byler Co., Inc. in the amount of
Four Hundred Fifty Six Thousand Two Hundred Forty Five
Dollars and No Cents (\$456,245.00).

Other bidders:

Bystar Contracting	\$ 720,507.00
ABC Paving	\$1,112,000.00
Double Oak Construction	\$1,235,281.00

☒ **APPROVED**

- (3) Storm Water Pollution Prevention Plan (SWPP)
Environmental Allies in the amount of Thirteen
Thousand Seventy Six Dollars and No Cents
(\$13,076.00).

Other bidders:

ABC Paving \$ 33,000.00

Consolidated Business Ventures \$105,600.00

To be paid by bond appropriated funds for bond projects

Administration recommends approval by the Board of Trustees to authorize the Superintendent to release Turner/Hallmark JV1, CMAR, to subcontract with the negotiated lowest and best bidders for the Mass Grading Bid Package. If we are unable to negotiate an acceptable agreement with the recommended firms, negotiations will cease and negotiations will begin with the next lowest bidder on each sub-package.

AGENDA:

May 21, 2009

☒ **APPROVED**

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

EXHIBIT "M.2"
Page 1 of 7

TO : Dr. Carrol A. Thomas
Superintendent of Schools

FROM : Terry A. Ingram
Assistant Superintendent for Administration/Operations

DATE : May 21, 2009

SUBJECT : Consider, and if Appropriate, Take Action to Approve
Re-evaluated Proposals for Design Assist Package for
System Steel Framing and Roof for the Multi-Purpose Center

Turner/Hallmark JV1 has retracted their original recommendation for the Natatorium Systems Steel Package which was approved by the Beaumont Independent School District Board of Trustees on April 16, 2009.

Due to time constraints, Turner/Hallmark JV1 held thorough scope review meetings with the bidders after the original recommendation. As indicated in the attached Turner/Hallmark JV1 letter dated May 19, 2009, the scope review meetings resulted in a revision of base bid values which in turn affected the recommendation previously presented. Turner/Hallmark JV1 has determined that BIG Enterprise's proposal is lower than the originally recommended bidder (Red Dot).

Revised base bid value for BIG Enterprise is \$704,123, (subcontract agreement \$507,770.00 plus anticipated additional expenditures of \$196,353.00) and the revised base bid value for Red Dot Building Systems is \$827,311.

To be paid by bond appropriated funds for bond projects.

It is the recommendation of Administration the proposal from BIG Enterprise in the amount of \$704,123.00 per approved.

AGENDA:
May 21, 2009

☒ **APPROVED**

PARSONS

3395 Harrison Ave · Beaumont, TX 77706 · (409) 617-5770 · Fax (409) 617-5779 · www.parsons.com

May 20, 2009

Mr. Terry Ingram
Assistant Superintendent for Administration/Operations
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706

Re: Recommendation for Acceptance of Bid and Award of Contract for the Natatorium
Systems Steel Package for the New Multi-Purpose Facility Project

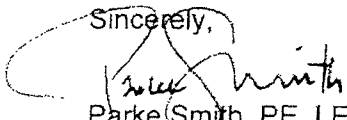
Mr. Ingram,

Please be advised Turner/Hallmark JV1 has retracted their original recommendation for the Natatorium Systems Steel Package which was approved by the Beaumont Independent School District Board of Trustees on April 16, 2009.

Due to time constraints, Turner/Hallmark JV1 held thorough scope review meetings with the bidders after the original recommendation to Beaumont Independent School District Board of Trustees. As indicated in the attached Turner/Hallmark JV1 letter dated May 19, 2009, the scope review meetings resulted in a revision of base bid values which in turn affected the recommendation previously presented. Turner/Hallmark JV1 has determined that BIG Enterprise's proposal is lower than the originally recommended bidder (Red Dot).

Parsons recommends approval by the Board of Trustees on May 21, 2009 to authorize the Superintendent to release Turner/Hallmark JV1, CMAR, to subcontract with BIG Enterprise for the structural steel work on the New Multi-Purpose Facility.

Sincerely,


Parke Smith, PE, LEED AP
Program Manager

Cc: Claudine Starita, Project Manager
Program Files



Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 31

**BEAUMONT INDEPENDENT SCHOOL DISTRICT
BOARD OF EDUCATION**

Special Meeting – June 11, 2009

The Board of Education of the Beaumont Independent School District met in special public (open) session on Thursday, June 11, 2009 at 6:02 p.m. in the Board Room of the Administration Building of the District located at 3395 Harrison Avenue in Beaumont, Jefferson County, Texas. The meeting was called to order by President Woodrow Reece.

It was found and determined that in accordance with the policies and orders of the Board, the Notice of this meeting was posted in the Administration Building of the District in accordance with the terms and provisions of Section 551.041 and Section 551.043, V.T.C.S., and that all of the terms and provisions of those sections have been fully complied with and that the 72 hour notice required by said sections has been properly and correctly given.

ROLL CALL

Present: Woodrow Reece, President
Janice Brassard, Vice President (entered at 6:05 p.m.)
Terry Williams, Secretary
Dr. William Nantz, Member
Howard J. Trahan, Jr., Member
Bishop Ollis. E. Whitaker, Member

Absent: None

School Officials

Present: Superintendent, Dr. Carrol A. Thomas; Assistant Superintendents, Mr. Terry Ingram, Dr. Shirley Bonton, Dr. David Harris; Executive Director of Special Education, Dr. Susan Alfred; Executive Director of Personnel, Ms. Sybil Comeaux; Chief Financial Officer, Ms. Jane Kingsley; and Special Assistant to the Superintendent, Jessie Haynes

Absent: Attorney Melody Chappell

ESTABLISHMENT OF A QUORUM

President Woodrow Reece declared a quorum.

ACTION ITEM

APPROVAL OF EXHIBIT "A"

Bishop Whitaker moved, seconded by Mr. Terry Williams, to approve Exhibit "A".

Approved General Condition and Requirements for Multi-Purpose Facility Packages (Exhibit "A") – Administration recommended approval of general conditions and requirements in the amount of \$2,993.302 that were not presented to the board April 16, 2009 and May 21, 2009 for the multi-purpose center package.

President Reece called for discussion of the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Trahan and Bishop Whitaker

NAYS: Mr. Neild

APPROVAL OF EXHIBIT "B"

Dr. Nantz moved, seconded by Mr. Terry Williams, to approve Exhibit "B".

Approved Administrative Organizational Chart (Exhibit "B") – Updated administrative organizational chart was recommended for 2009-2010 school to align duties and responsibilities.

President Reece called for discussion of the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild and Mr. Trahan

NAYS: None

PERSONNEL

President Reece announced in the public (open) meeting at 6:20 p.m. that the Board would go into executive (closed) session to discuss matters of the sort described in Section 551.071 (1)(2), and Section 551.074 (a) (1) of Texas Government Code, therefore, and action taken by the Board would be in public (open) session.

In open session at 6:45 p.m. Bishop Whitaker motioned, seconded by Mr. Trahan to accept the following personnel recommendations:

Administrative Recommendations

Assistant Superintendent for Research/Evaluation	Dr. Timothy Chargois
Director of Performance Management/Instructional Tech.	Dr. Kimber Knight
Special Education Supervisor	Debra Lewis
Special Education Diagnostician	Angela Raithe
Special Education Compliance Monitor/Residential Facilities Supervisor	Gabrielle Polk
Title I Curriculum Coordinator	Desiree Washington
Computer Systems Administrator	Jarod Parnell
Student TEAMS Administrator/Trainer	Brenda Richmond
Network Administrator/Communications	Jamie LeJeune
Network Administrator/Infrastructure	Jimmie Nicklebur

Reassignments

Special Assistant to the Superintendent	Ms. Jessie Haynes
---	-------------------

President Reece called for discussion of the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

ABSTAINED: Mr. Williams

RECESS

President Reece recessed meeting to greet newly appointed and reassigned administrators. Recess ended at 7:00 p.m.

BUDGET WORKSHOP

Dr. Thomas reported that the agenda remained much the same from the previous budget workshop, June 4, 2009, and asked Trustees to focus on the New Business portion funded basic health insurance program and additional funding for maintenance and other critical areas.

NEW BUSINESS

Dr. Thomas presented the following reports:

Tax Rate Inquiry – Dr. Thomas responded to a question posed by a teacher organization about switching a penny from debt service funds to maintenance and operation funds. Dr. Thomas stated that there was no statute preventing a district to consider such a switch; however, Beaumont ISD had reached the cap of \$1.4 set by legislation and could not consider a switch.

District Employees – 5 Yr. – A total staffing summary by year from 1997-1998 to 2008-2009 was presented by campus location, program, administrators, paraprofessionals and auxiliary personnel. Trustees discussed that any reduction in force would only be by attrition. Dr. Thomas reassured Trustees that combining schools would not affect any job and a place would be found for all employees.

Dr. Nantz asked if the planetarium program would continue since the teacher had retired. Dr. Thomas said the position was posted with plans to fill the vacancy. Dr. Nantz stated he did not feel the program should continue; however, Ms. Brassard stated that the high school level might be in need of that type of class for the four by four. Dr. Thomas responded that he understood the concerns.

Student Enrollment – 5 Yr. – Dr. Thomas shared with Trustees the snapshot enrollment figure for the fall reported each year required by TEA. The years shown were 2004 to 2008 which included two years when major hurricanes influenced the enrollment figures as well as attendance during the first semester.

Propane Buses – Information was presented showing school bus facts collected from the Railroad Commission of Texas regarding propane school buses and the emissions with comparison to diesel school buses. Mr. Guillory pointed out there is only one (1) distribution site in Beaumont and therein is a difficulty for refueling. Propane buses only provide a limited 300 mile radius compared to the 800 mile radius of diesel. Only short routes could be run by propane buses since the radius is limited and buses must remain close to a distribution center.

Stimulus Finds – Title Programs – Ms. Cathy Chavis, director of title programs, presented the plans and process for the usage of funds for the American Recovery and Reinvestment Act. Questions from Trustees included projected cost figures for the Instructional Officer and secretary, TAKS substitutes and skills required, parent involvement modules, private, neglected/delinquent school assistance and time period to expend the funds. Ms. Chavis responded to discussion with the following: funds will be spent over a two year period; TAKS substitutes are usually retired teachers or near graduate Lamar students, modules are provided to train parents to use “home” manipulatives to assist students in math, etc.; funds are set aside by TEA and the Department of Education for private schools within the boundaries of the district as well as delinquent schools such as Buckners, Boys Haven and Minnie Rodgers.

Stimulus Funds – Special Education Programs – Dr. Susan Alfred, executive director of special education, presented the plans and process for the American Recovery and Reinvestment Act 2009 (AARA). Districts were asked to invest the funds in creative and innovative ways through allotments to IDEA for a one-time cost with long-term effects. Dr. Alfred presented the potential uses of the funds and the projected costs. Ms. Brassard asked if the hiring of one additional special education counselor eliminated the expense of contracted services. Dr. Alfred responded that it would cut down on the expense but not eliminate the need. Mr. Neild asked how many positions would be filled for the TAKS-co teachers (special needs/at risk) and

what type of training would these teachers receive for this program. Dr. Alfred responded that over the two year period projections were to hire 135 co-teachers and training is focused on special needs children and working with inclusion teachers and those students who are a greater risk of being identified in the special education program.

Planning, Research, Evaluation & Data Management Department - Dr. Timothy Chargois presented the need for the Performance Management program and a project overview to increase the district's ability to effectively manage research and evaluation, information services and technology, and student performance. Dr. Chargois introduced Dr. Kimber Knight as the director of the program. The program is currently in five districts throughout the state of Texas and will consist of launching the iPAR (scorecard) indicator system; tracking and documenting usage of various intervention strategies; administering professional development activities related to effective data management for staff; developing and maintaining an interactive website; serving as lead responders for the STTE project; and maintaining and continuing our current job roles responsibilities.

ANNOUNCEMENTS

Dr. Thomas announced that immediately following the special meeting a workshop would be held for safety training for all Board members and cabinet members who plan to access any construction sites. The workshop would count for 2 hours of continuing credit hours for the Trustees as certified by the superintendent.

ADJOURNMENT

President Reece adjourned the special meeting at 8:05 p.m. June 11, 2009.

Woodrow Reece, President
Beaumont ISD Board of Trustees

Terry D. Williams, Secretary
Beaumont ISD Board of Trustees

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

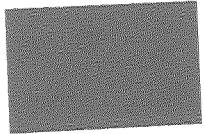


EXHIBIT "A"
Page 1 of 10

TO : Dr. Carrol A. Thomas
Superintendent of Schools

FROM : Terry A. Ingram
Assistant Superintendent for Administration/Operations

DATE : June 11, 2009

SUBJECT : Consider and, if Appropriate, Take Action to Approve
General Conditions and Requirements for Multi-Purpose Center
Packages

Precast Concrete was presented to the board April 16, 2009. Mass Grading Package and Structural Steel Design Assist Package was presented to the board May 21, 2009.

When these were presented for approval they did not include the general conditions and other related construction expenses.

Attached is Parson's recommendation for acceptance of general conditions and requirements for the Multi-Purpose Center bid package to date.

Administration recommends approval of general conditions and requirements for Multi-Purpose Center packages in the amount of \$2,993,302.

AGENDA:
June 11, 2009

3395 Harrison Avenue
Beaumont, Texas 77706
Tel 409.617.5700
Fax 409.617.5779

June 9, 2009

Terry Ingram
Assistant Superintendent of Administration & Operations
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, Texas 77706

**Re: Recommendation for Acceptance of General Conditions and Requirement for
Multi-Purpose Facility Bid Package to date**

Mr. Ingram,

Parsons has evaluated the costs associated with the General Conditions and Requirements for the following Bid Packages:

1. Precast Concrete Package approved by BISD School Board on April 16, 2009. As noted in Turner Hallmark letter AL-006 dated 06/08/09 referencing AL-001
2. Natatorium Systems Steel Package approved by BISD School Board on May 21, 2009. As noted in Turner Hallmark letter AL-006 dated 06/08/09 referencing AL-002R1
3. Mass Grading Package approved by BISD School Board on May 21, 2009. As noted in Turner Hallmark letter AL-006 dated 06/08/09 referencing AL-003-AL005.

When the Guaranteed Maximum Prices (GMP) were presented to the BISD School Board for approval they did not include the General Conditions and other related construction expenses.

Attached is a letter from Turner Hallmark JV1 with supporting documentation which details the items not yet presented to the BISD School Board for approval. Parsons has reviewed and recommends these additional items of \$2,590,552.00.

The Precast Concrete Package brought before the BISD School Board on April 16, 2009 was for the amount of the subcontract totaling \$3,584,200.00 as opposed to the amount required to complete the Precast Package which totals \$3,986,950.00 for a difference of \$402,750.00. Thus Parsons hereby recommends the BISD School Board approval of an additional \$2,993,302.00.

Sincerely,


Parke Smith, Program Manager
PARSONS

cc: File

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

EXHIBIT "A"
Page 1 of 10

☒ **APPROVED**

TO : Dr. Carrol A. Thomas
Superintendent of Schools

FROM : Terry A. Ingram
Assistant Superintendent for Administration/Operations

DATE : June 11, 2009

SUBJECT : Consider and, if Appropriate, Take Action to Approve
General Conditions and Requirements for Multi-Purpose Center
Packages

Precast Concrete was presented to the board April 16, 2009. Mass Grading Package and Structural Steel Design Assist Package was presented to the board May 21, 2009.

When these were presented for approval they did not include the general conditions and other related construction expenses.

Attached is Parson's recommendation for acceptance of general conditions and requirements for the Multi-Purpose Center bid package to date.

Administration recommends approval of general conditions and requirements for Multi-Purpose Center packages in the amount of \$2,993,302.

AGENDA:
June 11, 2009

3395 Harrison Avenue
Beaumont, Texas 77706
Tel 409.617.5700
Fax 409.617.5779

June 9, 2009

Terry Ingram
Assistant Superintendent of Administration & Operations
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, Texas 77706

**Re: Recommendation for Acceptance of General Conditions and Requirement for
Multi-Purpose Facility Bid Package to date**

Mr. Ingram,

Parsons has evaluated the costs associated with the General Conditions and Requirements for
the following Bid Packages:

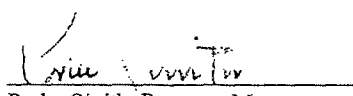
1. Precast Concrete Package approved by BISD School Board on April 16, 2009. As noted in Turner Hallmark letter AL-006 dated 06/08/09 referencing AL-001
2. Natatorium Systems Steel Package approved by BISD School Board on May 21, 2009. As noted in Turner Hallmark letter AL-006 dated 06/08/09 referencing AL-002R1
3. Mass Grading Package approved by BISD School Board on May 21, 2009. As noted in Turner Hallmark letter AL-006 dated 06/08/09 referencing AL-003-AL005.

When the Guaranteed Maximum Prices (GMP) were presented to the BISD School Board for approval they did not include the General Conditions and other related construction expenses.

Attached is a letter from Turner Hallmark JV1 with supporting documentation which details the items not yet presented to the BISD School Board for approval. Parsons has reviewed and recommends these additional items of \$2,590,552.00.

The Precast Concrete Package brought before the BISD School Board on April 16, 2009 was for the amount of the subcontract totaling \$3,584,200.00 as opposed to the amount required to complete the Precast Package which totals \$3,986,950.00 for a difference of \$402,750.00. Thus Parsons hereby recommends the BISD School Board approval of an additional \$2,993,302.00.

Sincerely,


Parke Smith, Program Manager
PARSONS

cc: File

Amendments to 2008-2009 Budget (Exhibit "A.3") – Administration recommended approval of amendments to the following budgets:

199/9 General Fund	#081
211/9 ESEA Title I Part A Improving Basic Program	#082
244/9 Vocational Education Basic Grant	#083
253/9 IDEA Part C Early Intervention	#084
286/9 Carol White – Physical Education Program	#085
392/9 Non-Educational Community-Based Support Svcs.	#086
484/9 After School Program – Curtis Elementary	#087

Approved Proposal for Property Insurance (Exhibit "B") – Administration recommended acceptance of Proposal #1 through Frost Insurance Agent utilizing AmRisc, RSUI, Scottsdale, Rockhill, Arch, and Ace at a projected premium of \$2,836,161 funded by the General Fund.

Approved the Change Order to the Contract for Repairs to Martin Luther King Middle School Due to the Discovery of Additional Storm Damage from Hurricane Ike (Exhibit "C") – Administration recommended acceptance of the change order to the contract with SeTEX Construction Corp. for additional damages not to exceed the estimated amount of \$1,346,456.

Approved Bids for Food Service Kitchen Equipment (Exhibit "D") – Bid packets were distributed to thirty-one (31) companies in addition to the appropriate advertisements. There were four (4) responses. Administration recommended acceptance of the following bids charged to the bond program:

Texas Food Service Equipment	\$184,005.17
Bucklew	\$ 98,795.00
Pasco	\$ 3,510.00
TOTAL	\$286,310.17

(Copy of bid is available in the Purchasing Department.)

Adopted Resolution for the Observance of "School Nurse Awareness Day" May 6, 2009 (Exhibit "E") – Administration recommended approval of adoption declaring May 6, 2009 "School Nurse Awareness Day" and recognition thereof.

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Ms. Hicks, Dr. Nantz, and Bishop Whitaker

NAYS: None

APPROVAL OF EXHIBITS "F.1", "F.2", "G", "H", "I", "J", and "K"

Dr. William Nantz moved, seconded by Bishop Ollis Whitaker, to approve Exhibits "F.1", "F.2", "G", "H", "I", "J", and "K".

Approved Bid Proposal for Design Assist Package for Pre-Cast Concrete for the Multi-Purpose Center (Exhibit "F.1") – Administration recommended acceptance of the sub-contract with East Texas Precast for \$3,584,200.00 for the precast concrete work on the New Multi-Purpose Center.
(Copy of bid is available in the Purchasing Department.)

Approved Bid Proposal for Design Assist Package for System Steel Framing and Roof for the Multi-Purpose Center (Exhibit "F.2") – Administration recommended acceptance of the sub-contract with Red Dot Building Systems for \$538,398.00 for the structural steel work for the natatorium and field house building as required for the New Multi-Purpose Center.
(Copy of bid is available in the Purchasing Department.)

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

EXHIBIT "F1"
Page 1

TO : Dr. Carrol A. Thomas
Superintendent of Schools

FROM : Terry A. Ingram
Assistant Superintendent for Administration/Operations

DATE : April 16, 2009

SUBJECT : Consider, and if Appropriate, Take Action to Approve Bid
Proposals for Design Assist Package for Pre-Cast Concrete
for the Multi-Purpose Center

 **APPROVED**

After careful evaluation by representatives from the Beaumont Independent School District (BISD) Administration, Parsons, SHW Architects, and Turner/Hallmark of the bid packages submitted, Parsons is recommending East Texas Precast be awarded the contract for providing the precast concrete work as required for the New Multi-Purpose Center. East Texas Precast is within the estimate and budget for this portion of work.

Administration recommends acceptance of the sub-contract with East Texas Precast for \$3,584,200.00 for the precast concrete work on the New Multi-Purpose Center.

AGENDA:
April 16, 2009



Turner Hallmark JV 1
4263 Dacoma Street
Houston, Texas 77092
Phone 713.840.8441
FAX 713.840.8365

April 14, 2009

Re: Beaumont Multi Purpose Facility
Beaumont, Texas
Turner Contract Number: E-0672

Contract #E-0672
Approval Letter AL-001
Precast Concrete - Contract Award

Attn: Dr. Carroll A. Thomas
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706

Subject: Approval Letter No. 001 – Precast Concrete

Dear Dr. Thomas,

We request your approval to enter into a Subcontract Agreement with East Texas Precast in the amount of Three Million Five Hundred Eighty Four Thousand Two Hundred Dollars and No Cents (\$3,584,200.00) for the performance of Precast Concrete work as required in connection with the above Project. A financial summary is included on the attached page (Attachment "A" dated 4/14/09).

Turner / Hallmark JV1 has followed all of the legal documentation required for bidding/procurement of this work as stated in our Contract Agreement with Beaumont ISD dated 7/21/2008.

Please note the signing of this Approval Letter shall release Turner / Hallmark JV1 to commit monies within the budget for Precast Concrete work included in the budget, up to a total amount of \$3,986,950, which includes additional expenditures above the East Texas Precast Subcontract amount of \$3,584,200.

Please indicate your approval of our intent to enter into the above agreement by signing and returning one (1) copy of this letter by April 21, 2009.

Very truly yours,
Turner Construction Co.

Reviewed by:
Parsons

Approved by:
Beaumont ISD

Candido Lizarraga
Project Manager

By: _____
Date: _____

By: _____
Date: _____

Enclosures: Attachment "A" dated 4/14/09

cc: Sam Savage – SHW Group
Bill Criswell, Joe Mendyl, George Key – Turner Construction Co.
File 00270 AL-001

Attachment "A"

Approval Letter AL-001

Precast Concrete - Stadium

April 14, 2009

Page 2 of 2

ITEM: PRECAST CONCRETE - STADIUMSUBCONTRACTOR:

East Texas Precast

PO Box #579

Waller, TX 77484

PHONE: (281) 464-0654

FAX: (936) 857-3738

CONTACT: Richard Howey

PRICE: Three Million Five Hundred Eighty Four, Thousand Two Hundred Dollars and No Cents
(\$3,584,200.00)

OTHER BIDDERS & AMOUNTS:

Lowe Precast

\$4,629,690

Hendelfels Enterprises, Inc.

~~\$5,770,000~~

Flexicore

Incomplete Bid

NOTES:

1. This approval letter includes cost for standard sub insurance (WC & GL), not ROCIP.

FINANCIAL SUMMARY

Recommended Award Amount (w/o insurance cost)	\$3,584,200
Add ROCIP insurance costs	TBD
Recommended Award Amount (w/o insurance cost)	\$3,584,200
ANTICIPATED ADDITIONAL EXPENDITURES:	
Additional off-hour crew days	\$85,000
Patch existing paving	\$10,000
Floor drain coordination w/ plumber	\$15,000
Final cleaning of precast	\$75,000
Foundation, structure for precast mockup	\$20,000
Removal of precast mockup	\$10,000
Weather protection for grouting	\$7,000
Precast sample - adjustments, etc.	\$37,500
Sleeves for MEP	\$25,000
Coordination w/ embeds	\$24,000
Misc. caulking / sealing requirements	\$20,000
Additional cleaning / prep	\$45,000
Safety supervision requirements	\$29,250
TOTAL ANTICIPATED ADDITIONAL EXPENDITURES	\$402,750
TOTAL AWARD AND ANTICIPATED ADDITIONAL EXPENDITURES	\$3,986,950



Turner/Hallmark JV 1
4263 Dacoma Street
Houston, Texas 77092
Phone 713.840.8441
FAX 713.840.8365

June 8th, 2009

Re: Beaumont Multi Purpose Facility
Beaumont, Texas
Turner Contract Number: 15833

Job # 15833

Approval Letter AL-006
SDI, Construction Contingency, Payment &
Performance Bond, General Conditions
and Fee

Attn: Dr. Carroll A. Thomas
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706

Subject: Approval Letter No. 006 – Bond, SDI, Contingency, GCs & Fee

Dear Dr. Thomas,

We request your approval to commit monies in the amount of **Two Million Five Hundred Ninety Thousand Five Hundred Fifty Two Dollars and No Cents (\$2,590,552)** for General Requirements, Allowances, Subcontractor Default Insurance (SDI), Construction Contingency, Payment & Performance Bond, General Conditions and Fee corresponding to the prior 5 subcontract Award recommendation letters No. 1 thru No. 5 in connection with the above Project. A financial summary is included on the attached page dated 6/8/09.

Turner/Hallmark JV1 has followed all of the legal documentation required for bidding/procurement of this work as stated in our Contract Agreement with Beaumont ISD dated 7/21/2008.

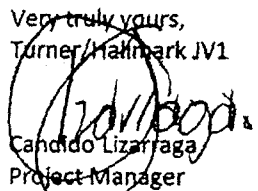
Please note the signing of this Approval Letter shall release Turner/Hallmark JV1 to commit monies within the budget for General Requirements, Allowances, Subcontractor Default Insurance (SDI), Construction Contingency, Payment & Performance Bond, General Conditions and Fee included in the budget, up to a total amount of \$2,590,552.

Please indicate your approval of our intent to commit monies by signing and returning one (1) copy of this letter by June 12th, 2009.

Very truly yours,
Turner/Hallmark JV1

Reviewed by:
Parsons

Approved by:
Beaumont ISD


Candido Lizaraga
Project Manager

By: _____
Date: _____

By: _____
Date: _____

Enclosures: Page 2 dated 6/8/09

cc: Sam Savage – SHW Group
Jason Freeman, Todd Granato, Joe Mendyk, George Key – Turner/Hallmark JV1
File 00270 AL-006



AL-006 Calculation Sheet
BISD Multipurpose Facility
Beaumont, TX
Page 2 of 2

June 8th, 2009

	Approved Amount on prior AL-1 thru 5	Approval requested on this AL-06
AL-001 Precast Concrete Award	\$ 3,986,950	
AL-002R1 Structural Steel Award	\$ 704,123	
AL-003 Mass Grading Award	\$ 1,534,514	
AL-004 Temporary Roads Award	\$ 456,245	
AL-005 SWPPP Award	\$ 13,076	
Subtotal	\$ 6,694,908	
General Requirements		\$ 736,250
Allowances		\$ 245,000
Subcontract Default Insurance (SDI)		\$ 97,487
Construction Contingency, 3%		\$ 233,209
Bond		\$ 489,342
General Conditions, 5%		\$ 464,273
Fee, 3.5%		\$ 324,991
Total amount requested on this AL-006		\$ 2,590,552
Total amount from AL-01 thru 06		\$ 9,285,460

**Beaumont ISD
Amendment #1**

Project name Beaumont ISD AIA Amendmen

Bid date 5/7/2009

Item	Description	Takeoff Qty	Unit Cost	Amount
1				
01000	Testing & Inspection (by owner)	1.00	ls	
01050	Surveys	1.00	ls	20,000.00 /ls
00050	Progress Photos	18.00	mths	250.00 /mths
02100	Temporary Toilets (Incl. Rentals)	18.00	mths	750.00 /mths
02150	Temporary Water	18.00	mths	200.00 /mths
02300	Protection Finish Work in Place	1.00	ls	10,000.00 /ls
00100	Rubbish Removal	60.00	ea	450.00 /ea
00300	Final Cleaning	1.00	ls	30,000.00 /ls
00300	General Labor	18.00	mths	8,500.00 /mths
00300	Job site security	18.00	mths	5,000.00 /mths
00300	AGC Fee	1.00	ls	20,000.00 /ls
00300	Safety Manager	14.00	mths	12,000.00 /mths
00300	Shop Drawings/ As-Builts/ Submittals	1.00	ls	35,000.00 /ls
n	0110 Temporary Roads Maintenance	2,827.00	cy	20.00 /cy
n	0110 Safety & Security	1.00	ls	21,000.00 /ls
n	0110 Temporary Electrical for jobsite trailers	1.00	ls	84,110.00 /ls
1				736,250
2				
2900	SWPPP Inspections			13,076
2900	Perform Onsite Grading Per plans (cut/fill)	340,000.00	sy	4.513 /sy
2900	Temp Roads	1.00	ks	456,245.00 /ks
2				2,003,835
3				
n	0350 Structural Precast Stadium	1.00	ls	3,986,950.00 /ls
3				3,986,950
4				
n	7040 Structural Steel building	1.00	ls	704,123.00 /ls
4				704,123
5 Allowances				
00300	Gap Ins (Allowance)	1.00	ls	140,000.00 /ls
00300	Utility consumption cost (Allowance)	1.00	ls	100,000.00 /ls
n	0110 Steel Plates to protect Pipe Lines (Allowance)	1.00	lf	5,000.00 /lf
5 Allowances				245,000

Estimate Totals

Description	Amount	Totals	Rate
	7,676,158	7,676,158	
Sub Contractor Default Ins.	97,487		12.700 \$ / 1.000
	97,487	7,773,645	
Site Contingency (In Directs)			
Design Contingency (by Owner)			
Construction Contingency	233,209		3.000 %
Owners Contingency (By Owner)			
Building Permit (By Owner)			
	233,209	8,006,854	
Bond	489,342		
GL Ins. (By Owner)			
Builders Risk Ins. (By Owner)			
General Conditions	464,273		5.000 %
Renovation Tax			
	953,615	8,960,469	
Fee	324,991		3.500 %
	324,991	9,285,460	
Total		9,285,460	

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 32

**BEAUMONT INDEPENDENT SCHOOL DISTRICT
BOARD OF EDUCATION**

Regular Meeting – June 18, 2009

The Board of Education of the Beaumont Independent School District met in regular public (open) session on Thursday, June 18, 2009 at 7:15 p.m. in the Board Room of the Administration Building of the District located at 3395 Harrison Avenue in Beaumont, Jefferson County, Texas. The meeting was called to order by President Woodrow Reece.

It was found and determined that in accordance with the policies and orders of the Board, the Notice of this meeting was posted in the Administration Building of the District in accordance with the terms and provisions of Section 551.041 and Section 551.043, V.T.C.S., and that all of the terms and provisions of those sections have been fully complied with and that the 72 hour notice required by said sections has been properly and correctly given.

ROLL CALL

Present: Woodrow Reece, President
Janice Brassard, Vice President
Terry Williams, Secretary
Dr. William Nantz, Member
Tom B. Neild, Member
Howard J. Trahan, Jr., Member
Bishop Ollis E. Whitaker

Absent: None

School Officials

Present: Superintendent, Dr. Carrol A. Thomas; Assistant Superintendents, Mr. Terry Ingram, Dr. Shirley Bonton, Dr. David Harris; Executive Director of Special Education, Dr. Susan Alfred; Executive Director of Personnel, Ms. Sybil Comeaux; Chief Financial Officer, Ms. Jane Kingsley; Executive Director of Communications, Special Assistant to the Superintendent, Jessie Haynes and Attorney, Melody Chappell

Absent: None

ESTABLISHMENT OF A QUORUM

President Woodrow Reece declared a quorum.

PLEDGE OF ALLEGIANCE

The pledges to the United States of America flag and Texas flag were led by Diamond Foxall, a third grade student at Fletcher Elementary School.

INVOCATION

The invocation was given by Jared Parnell, computer systems operator for the district.

APPROVAL OF THE MINUTES

Dr. William Nantz moved, seconded by Bishop Ollis Whitaker to approve the minutes of the special meeting, May 14, 2009 and the regular meeting, May 21, 2009.

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

REPORTS

1. **Status of State Comp Ed Funds Report** – submitted electronically

REPORT OF THE SUPERINTENDENT OF SCHOOLS

1. **Recognition of School Business Partnerships** – Mr. Ron Burkhalter, Gulf Credit Union CEO, and Ms. Patricia Lambert, principal of Central High School, were welcomed as school business partnerships along with Steve Ogden of Chemtrade Logistics and Ogden Elementary principal, Mr. Wayne Wells.

Mr. Steve Lucas, president of Beaumont Public Schools Foundation, Inc. gave the 2008-2009 annual report of the foundation.

2. **Bond 2007 Update/Hurricane Ike Recovery Update** – Dr. Nantz, chairman of the building and grounds committee, reported that the committee had not met; however, CABC had and he would share the highlights of their meeting with the Trustees: site work has begun at Vincent, Homer, Marshall and Austin for their additions; extensive grading is in the process at multi-purpose center; all major projects are on schedule and smaller projects are starting up; a portable school is being set up for Regina Howell students and meetings are being held with campus committees.
3. **Hurricane Ike Recovery Update** - Dr. Thomas reported that the recovery projects were on schedule and would be ready for the start of school for the three major schools, Smith and King Middle School along with Roy Guess Elementary. Dr. Thomas stated that the district would have to use district funds to cover the costs until FEMA and insurance claims were finalized.
4. **Preliminary TAKS Results 2008-2009** – Dr. Tim Chargois, director of research and evaluation, presented preliminary results of TAKS indicating the district is clearly “recognized” status. Dr. Chargois stated that our teachers were working hard to eliminate the achievement gaps and the Board could expect even greater results.

President Reece called for additional questions, there were none.

COMMUNICATIONS

1. **Mr. Don Wade, 2430 Evalon** (not present)
2. **Carla Bassett, 4355 Coolidge**, applauded the Board, administration, teachers and students at Central High School for their team work and the eventual success in performance. Ms. Bassett emphasized that the district was performing better in every way at every campus and all students were successful at some level.

SIGN-UP

1. **Thelma Eller, 2232 Evalon**, stated that the teacher organizations had proposed a reasonable and meaningful proposal for a raise and the scores

were much improved thus warranting higher salaries. Ms. Eller said teachers were very sad to here of the proposed salary schedule for the 2009-2010 school and asked Trustees to look again at rewarding teachers for the job they do.

2. **Miriam Nichols, 5799 Western Trail** stated that the district had lied to the patrons requesting South Park Middle School be retained as a historical site. Ms. Nichols asked that the school not be demolished.

ACTION ITEMS

APPROVAL OF EXHIBITS "A.1", "A.2", A.3", "B", "C.1", "C.2", "C.3", "C.4", and "C.5"

Dr. William Nantz moved, seconded by Mr. Terry Williams, to approve Exhibits "A.1", "A.2", "A.3", "B", "C.1", "C.2", "C.3", "C.4" and "C.5"

Tax Collection Report Exhibit "A.1") – Administration recommended acceptance of the Tax Collection Report in the amount of \$731,489 including certification of tax collection for the month of May 2009 tax collector monthly report of May 2009; and deposit distribution of May 2009.

(Copy of Certification of Tax Collection Report attached and made a part of these minutes.)

Business Office Report (Exhibit "A.2") – Administration recommended approval of the Business Office Report, including the general fund reports, May 2009, debt service reports, May 2009; capital projects report, May 2009; internal service funds May 2009; scholarship fund report, May 2009; and investment report, May 2009.

Amendments to 2008-2009 Budget (Exhibit "A.3") – Administration recommended approval of amendments to the following budgets:

199/9 General Fund	#105
204/0 ESEA Title IV Safe and Drug Free Education	#106
205/9 Head Start	#107
211/9 ESEA Title I Improving Basic Programs	#108
211/0 ESEA Title I Improving Basic Programs	#109
224/0 IDEA Part B Formula	#110
225/0 IDEA Part B Preschool	#111
226/0 IDEA Part B Discretionary Deaf	#112
227/0 IDEA Part B Formula Deaf	#113
228/0 IDEA Part B Preschool Deaf	#114
242/9 Summer Feeding Program	#115
244/0 Vocational Education Basic Grant	#116
255/9 ESEA Title II Part A TPTR	#117
255/0 ESEA Title II Part A TPTR	#118
261/9 Title I Part B Reading First	#119
262/0 ESEA Title II Part D Technology	#120
263/0 ESEA Title III Part A LEP	#121
289/9 TX Dept of Agriculture – Equipment Assist Grant	#122
309/0 Title II AEFLA Section 231 Federal	#123
409/9 TX High School Init. Early Warning Data System	#124
421/9 Master Reading Teacher Stipends	#125
427/9 Read to Succeed	#126
428/9 High School Allotment Central	#127
484/9 After School Program Dishman ES	#128
485/9 ExxonMobil Green Team	#129
487/9 ExxonMobil Reading Initiative Program	#130

Approved Order Regarding the Beaumont Independent School District Unlimited Tax Adjustable Rate Current Interest Refunding Bonds, Series 2004 and Authorizing the Conversion of Certain Maturities Thereof to a Fixed Rate of Interest and Containing Other Matters Related Thereto (Exhibit "B") –

Administration recommended approval of the order and schedule of events which details the timeframe transactions will take place.

Approved Bids for Floor Covering for the 2009-2010 School Year (Exhibit "C.1") – Bid packets were distributed to eleven (11) companies in addition to the appropriate advertisements. There were three (3) responses. Administration recommended acceptance of the bids from Orange County Flooring Co. and Office Design Concepts charged to the Maintenance Department 2009-2010 appropriated funds.

(Bids are on file in Purchasing Department.)

Approved Bid for Parking Lot Striping for the 2009-2010 School Year (Exhibit "C.2") – Bid packets were distributed to six (6) companies in addition to the appropriate advertisements. There was one (1) response. Administration recommended acceptance of the bid from D & S Sign and Supply charged to the Maintenance Department 2009-2010 appropriated funds.

(Bids are on file in Purchasing Department.)

Approved Bid for Repair, Inspection, Service and Installation of Fire Alarm Systems for the 2009-2010 School Year (Exhibit "C.3") – Bid packets were distributed to three (3) companies in addition to the appropriate advertisements. There were three (3) responses. Administration recommended acceptance of the bid from Texas Fire and Communication, Inc. charged to the Maintenance Department 2009-2010 appropriated funds.

(Bids are on file in Purchasing Department.)

Approved Bids for Repair and Service of HVAC Equipment for the 2009-2010 School Year (Exhibit "C.4") – Bid packets were distributed to four (4) companies in addition to the appropriate advertisements. There were two (2) responses. Administration recommended acceptance of the bids from Associated Mechanical Services as primary vendor and Gowan, Inc. as secondary vendor charged to the Maintenance Department 2009-2010 appropriated funds.

(Bids are on file in Purchasing Department.)

Approved Bids for Repair and Service on Plumbing Systems for the 2009-2010 School Year (Exhibit "C.5") – Bid packets were distributed to three (3) companies in addition to the appropriate advertisements. There were three (3) responses. Administration recommended acceptance of the bids from All Star Plumbing, Gowan, Inc. and Plumbing Specialties charged to the Maintenance Department 2009-2010 appropriated funds.

(Bids are on file in Purchasing Department.)

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

APPROVAL OF EXHIBITS "D.1", "D.2", "D.3", "D.4", "E.1", "E.2", "E.3", "E.4", "E.5" and "E.6".

Dr. William Nantz moved, seconded by Bishop Whitaker, to approve Exhibits "D.1", "D.2", "D.3", "D.4", "E.1", "E.2", "E.3", "E.4", "E.5" and "E.6"

Approved Re-advertisement of Bids for Repair and/or Replacement of Electrical Motors, 10HP and Above and Other Motor Related Items for the 2009-2010 School Year (Exhibit "D.1") – Administration recommended to re-advertise bids since no bids were received on the initial advertisement.

Approved Bid for Water Treatment and Service Program for Air Conditioning Thermal Water System for the 2009-2010 School Year (Exhibit "D.2") – Bid

packets were distributed to three (3) companies in addition to the appropriate advertisements. There were two (2) responses. Administration recommended acceptance of the bid from Mecco charged to the Maintenance Department 2009-2010 appropriated funds.

Approved Repair of Cleaning Equipment for the Maintenance Department for the 2009-2010 School Year (Exhibit "D.3") – Bid packets were distributed to five (5) companies in addition to the appropriate advertisements. There was one (1) response. Administration recommended acceptance of the bid from C.L.O. Repair & Parts charged to the Maintenance Department 2009-2010 appropriated funds.
(Bids are on file in Purchasing Department.)

Approved Bid for Aluminum Walkway Covers for the 2009-2010 School Year (Exhibit "D.4") – Bid packets were distributed to three (3) companies in addition to the appropriate advertisements. There was one (1) response. Administration recommended acceptance of the contract from American 21st Century Construction charged to the Maintenance Department appropriated 2009-2010 funds.
(Bids are on file in Purchasing Department.)

Approved Second Year Option for HVAC Air Side Cleaning for the 2009-2010 School Year (Exhibit "E.1") – Administration recommended acceptance of the second year option from Gowan, Inc. charged to the Maintenance department appropriated funds.
(Bids are on file in Purchasing Department.)

Approved Second Year Option for Fencing for the 2009-2010 School Year (Exhibit "E.2") – Administration recommended acceptance of the second year option from A-1 Maida Fence charged to the Maintenance Department appropriated 2009-2010 funds.
(Bids are on file in Purchasing Department.)

Approved Second Year Option for Asbestos Floor Tile Abatement and Transite Asbestos Sheathing Abatement, Pipe Insulation Abatement and Drywall Joint Compound Abatement for the 2009-2010 School Year (Exhibit "E.3") – Administration recommended acceptance of the second year option from Inland Environments Ltd. charged to the Maintenance Department 2009-2010 appropriated funds.
(Bids are on file in Purchasing Department.)

Approved Second Year Option for Excavation Services for Utility Repair for the 2009-2010 School Year (Exhibit "E.4") – Administration recommended acceptance of the second year option from T. Johnson Industries charged to Maintenance Department 2009-2010 appropriated funds.
(Bids are on file in Purchasing Department.)

Approved Second Year Option for Air Conditioning Filter Maintenance Service for the 2009-2010 School Year (Exhibit "E.5") – Administration recommended acceptance of the bid from Commercial Filtration Medias Inc. charged to the Maintenance Department 2009-2010 appropriated funds.
(Bids are on file in Purchasing Department.)

Approved Second Year Option for Asbestos Consulting and Air Monitoring Service (Exhibit "E.6") – Administration recommended acceptance of the second year option from ICU Environmental, Health & Safety charged to the Maintenance Department appropriated funds.
(Bids are on file in Purchasing Department.)

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

APPROVAL OF EXHIBITS "F", "G", "H", "I", and "J"

Dr. William Nantz moved, seconded by Bishop Whitaker, to approve Exhibits "F", "G", "H", "I" and "J".

Approved Bids for Repair of Band and Orchestra Instruments for the 2009-2010 School Year (Exhibit "F.2") – Bid packets were distributed to eight (8) companies in addition to the appropriate advertisements. There were three (3) responses. Administration recommended acceptance of Lisle Violin Shop as a primary vendor, Swicegood Music Company as a secondary vendor and Music & Arts, a Division of Guitar Stores, Inc. as a secondary vendor.
(Bids are on file in Purchasing Department.)

Rescinded Bids for Printed Forms for the 2009-2010 School Year (Exhibit "G") – Bid packets were distributed to three (3) companies in addition to the appropriate advertisements. There was one (1) response. Administration recommended rescinding all bids.
(Bids are on file in Purchasing Department.)

Approved Bids for Award Jackets Blankets and Minor Awards for the 2009-2010 School Year (Exhibit "H") – Bid packets were distributed to eight (8) companies in addition to the appropriate advertisements. There were two (2) responses. Administration recommended acceptance of the bid from Texas Letter Jackets and Neff Motivation, Inc. for minor awards.
(Bids are on file in Purchasing Department.)

Approved Second Year Option for Student Insurance for the 2009-2010 School Year (Exhibit I") – Administration recommended acceptance of the second year option from Alamo Insurance Group/Bollinger Inc. in the total amount of \$183,000 which includes basic coverage and catastrophic coverage.
(Bids are on file in Purchasing Department.)

Approved Bid for Carbonated Drinks for the 2009-2010 School Year (Exhibit "J") – Bid packets were distributed to two (2) companies in addition to the appropriate advertisements. There was one (1) response. Administration recommended acceptance of the bid from Beaumont Coca Cola charged to the Food and Nutrition appropriated funds.
(Bids are on file in Purchasing Department.)

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

APPROVAL OF EXHIBITS ""K.1", "K.2", "L.2", "M", "N", "O", "P", "Q.1", "Q.2" and "Q.3"

Dr. William Nantz moved, seconded by Bishop Whitaker, to approve Exhibits "K.1", "K.2", "L.2", "M", "N", "O", "P", "Q.1", "Q.2" and "Q.3".

Approved Second Year Option for Private Label Bottled Spring Water for 2009-2010 School Year (Exhibit "K.1") – Administration recommended acceptance of the second year option with Texas Superior Water Company in the estimated amount of \$50,000.00 charged to the 2009-2010 Child Nutrition Department appropriated funds.
(Bids are on file in Purchasing Department.)

Approved Third Year Option for Purchase and Delivery of Produce for the 2009-2010 School Year (Exhibit "K.2") – Administration recommended acceptance of the third year option to Third Coast Produce Company in the estimated total amount of \$290,000.00 charged to the Child Nutrition Department 2009-2010 appropriated funds.

(Bids are on file in Purchasing Department.)

~~Consider and, if Appropriated, Take Action to Approve Lease of Digital Copiers under Interlocal Agreement (Exhibit "L.1").~~ **Pulled from agenda**

Approved Purchase of Copiers for Head Start (Exhibit "L.2") – Administration recommended purchase of two (2) Xerox copiers from the State or Local Government Negotiated Contract #071601405 in the total amount of \$25,068.00

Approved Bid for Trucks Under the Supplement Environmental Project (SEP) for the Transportation Department (Exhibit "M") – Bid packets were distributed to eleven (11) vendors through the Interlocal Cooperative Contract. There were two (2) responses. Administration recommended acceptance of the bid from Philpott Ford charged to appropriated funds.

(Bids are on file in Purchasing Department.)

Approved Standby Letter of Credit for the District ROCIP (Exhibit "N") – Administration recommended approval of district application through district depository, Bank of American at a fee of 2% commission plus insurance and courier fees of approximately \$280.

Approved Request for Additional State Aid for Ad Valorem Tax Credit (Exhibit "O") – Administration recommended approval of additional state aid for tax credits given in prior years. Applications have been prepared on behalf of the district by Kevin O'Hanlon of O'Hanlon McCollom & L Demarath, Attorneys at Law.

Approved Refurbishing of Older Buses (Exhibit "P") – Administration recommended approval of request to refurbish buses at the Texas Department of Criminal Justice, Ellis Bus Repair Facility at an approximate total of \$30,000 per bus.

Approved Structural Foundation and Mass Site Utilities Package GMP Proposals for the Multi-Purpose Center (Exhibit "Q.1") – Administration recommended authorizing the Superintendent to execute amendment with Turner/Hallmark HV1, CMAR, which will release them to sub-contract with Sendeco and MCM Commercial Concrete for a total amount of \$4,784,485.

Approved Mass Grading Materials Testing Proposal for the Multi-Purpose Center. (Exhibit "Q.2") – Administration recommended acceptance of the proposal from Tolunay-Wong Engineers in the amount of \$53,380

Approved the Structural Foundation and Mass Site Utilities Package Materials Testing Proposal for the Multi-Purpose Center (Exhibit "Q.3") – Administration recommended acceptance of the proposal from Tolunay-Wong Engineers in the amount of \$146,035.

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

APPROVAL OF EXHIBITS "R", "S", and "T"

Dr. William Nantz moved, seconded by Bishop Whitaker, to approve Exhibits "R", "S", and "T".

Approved Professional Development and Appraisal System (PDAS) Calendar for the 2009-2010 (Exhibit "R") – Administration recommended approval of calendar as presented.

Approved the Purchase of the Study Island TAKS Preparation Program for BISD Campuses (Exhibit "S") – Administration recommended approval of purchase for the math and science content areas for grades 3-11 at a cost of \$56,633.98 funded by Title I, Part A grant funds.

Approved the Second and Final Reading of Additions, Revisions or Deletions of (LOCAL) Policies as Recommended by TASB Policy Localized Policy Manual Update 85 (Exhibit "T") – Administration recommended approval of the second and final reading of local policies: BDAA, CNB, CQ, CRE, DBB, FL and GRA (attached).

Ms. Brassard asked administration to make sure evaluations are conducted only on legitimate "calendar" days and everyone adheres to the dates. Dr. Thomas responded that he would make sure administrators understood the calendar.

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

APPROVAL OF EXHIBIT "U"

Dr. William Nantz moved, seconded by Bishop Whitaker, to approve Exhibit "U".

Approved Salary Schedules for the 2009-2010 School Year (Exhibit "U")– Administration recommended approval of salary schedule, recap #1, based on projection of received stimulus monies; and, if stimulus is not received, approval of salary schedule recap #2, which is an alternative.

Discussion among Trustees considered the difference between receiving the stimulus funds and not receiving funds. Dr. Thomas stated that the U.S. Department of Education had not approved state allocations for salaries to date, but application would be made by the state for funds to be used for salaries within the educational field. Without stimulus funds, district teachers would receive a step only increase and no other employees would receive a raise.

Dr. Nantz asked administration to make sure our budget would cover recap #2 if stimulus funds were not received. Dr. Thomas responded that the two different salary recaps were presented in anticipation of the decision from the U.S. Department of Education and those stimulus funds involved. Trustees stated concerns that not all employees would receive some type of raise if stimulus funds were not approved.

Trustees asked if a salary schedule should be adopted before funds were definitely allocated. Attorney Melody Chappell stated that the district should have a proposed schedule as well as a contingency plan by July 1, 2009; therefore, action should be taken on recommendation.

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

PERSONNEL

President Reece announced in the public (open) meeting at 8:25 p.m. that the Board would go **NOT** into executive (closed) session to discuss matters of the sort described in Section 551.071 (1)(2), and Section 551.074 (a) (1) of Texas Government Code, therefore, and action taken by the Board would be in public (open) session.

Mr. Howard Trahan motioned, seconded by Dr. William Nantz to accept the following personnel recommendations:

1. Removal of Deceased Employees from Professional Roster

Adarena Johnson, Special Education Supervisor, effective May 29, 2009

2. Retirements

Betty L. Barkley, Price Elementary, Level 2, effective June 6, 2009

Jacquelyn Duriso, Central High, History, effective June 6, 2009

Larry Head, West Brook High, Vocational, effective June 6, 2009

Denise M. Kura, Regina Elementary, Special Education, effective June 6, 2009

Brenda J. Reynolds, South Park Middle, Reading, effective June 6, 2009

Deborah Washington, Blanchette Elementary, Level 3, effective June 6, 2009

Stephanie Wright, Ozen High, Diagnostician, effective June 12, 2009

2. Resignations

Natalie Collins, Science, West Brook High, effective June 6, 2009

Tiffanie Dawn, Reading, Vincent Middle, effective June 4, 2009

Alana DelaRosa, Level 1, Caldwood Elementary, effective June 6, 2009

Alicia Harding, Level 1, Ogden Elementary, effective June 6, 2009

Patricia Harris, Student Assistant Coordinator, West Brook High, effective June 6, 2009

Eric L. Jackson, Special Education, Central High, effective June 6, 2009

Michelle Leger, Choir, Austin Middle, effective June 6, 2009

Todd McBride, Mathematics, West Brook High, effective June 6, 2009

Any Sutton McCullough, Level 2, Regina Elementary, effective June 6, 2009

Stephanie R. Nance, Kindergarten, Field Elementary, effective June 6, 2009

Jeffrey Peveto, AVID Coordinator, West Brook High, effective June 6, 2009

Blanca Reyes, Spanish, Central High, effective June 6, 2009

Kevin R. Stahl, Science, West Brook High, effective June 6, 2009

3. New Employee Contract Recommendations

Bradley Allison, Social Studies, Central High, effective August 17, 2009 and ending June 5, 2010

Caleb Ceaser, Business, Ozen High, effective August 17, 2009 and ending June 5, 2010

Lorita Chambers, English, Central High, effective August 17, 2009 and ending June 5, 2010

Penny Franklin, Mathematics, West Brook High, effective August 17, 2009 and ending June 5, 2010

Clemente Grimes, History, Central High, effective August 17, 2009 and ending June 5, 2010

Julie Hardegree, Librarian, West Brook High, effective August 17, 2009 and ending June 5, 2010

Otis Henry, Health and Physical Education, Central High, effective August 17, 2009 and ending June 5, 2010

Emma Jennings, Spanish, Central High, effective August 17, 2009 and ending June 5, 2010

Angela G. Shahan, ESL, Pietzsch Elementary, effective August 17, 2009 and ending June 5, 2010

Pamela J. Terry, Police Officer, Administration Annex, effective May 26, 2009 and ending August 31, 2009

Diana C. Villate, Spanish, Odom Academy, effective August 17, 2009 and ending June 5, 2010

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

5. Administrative Reassignments - None

ADJOURNMENT

President Reece asked if there was any other business to come before the board; there being none, the meeting was adjourned at 8:30 p.m. June 18 2009.

Woodrow Reece, President
Beaumont ISD Board of Trustees

Terry D. Williams, Secretary
Beaumont ISD Board of Trustees

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

EXHIBIT "Q.1"

Page 1 of 6

TO : Dr. Carrol A. Thomas
Superintendent of Schools

FROM : Terry A. Ingram
Assistant Superintendent for Administration/Operations

DATE : June 18, 2009

SUBJECT : Consider, and If Appropriate, Take Action to Approve
Structural Foundation and Mass Site Utilities Package GMP
Proposals for the Multi-Purpose Center

Parsons, SHW Architects, and Turner/Hallmark have
evaluated the bid packages.

Parsons is recommending Turner Hallmark JV1 be issued an
amendment to include the GMP for Mass Site Utilities, Auger
Cast Piles, and Concrete Stadium Foundations bid packages
in the amount of \$4,784,485.

Parsons recommends the following:

Sendeco	\$1,482,105
MCM Commercial Concrete	\$1,647,430
MCM Commercial Concrete	\$1,067,458
SDI, \$12.70/\$1000	\$ 53,302
Construction Contingency 3%	\$ 127,509
Bond	in amendment #1
General Conditions 5%	\$ 239,224
Fee, 3.5%	\$ 167,457
Total amount requested	\$4,784,485

The work remains within the approved budget.

Administration recommends approval by the Board of
Trustees on June 18, 2009 to authorize the Superintendent to
execute an amendment with Turner/Hallmark JV1, CMAR
which will release them to sub-contract with Sendeco and
MCM Commercial Concrete for the structural foundations and
mass utilities work on the Multi-Purpose Center. If we are
unable to negotiate an acceptable agreement with the
recommended firms, negotiations will cease and negotiations
will begin with the next lowest bidder on each sub package.

AGENDA:
June 18, 2009

**BID PACKAGE #02.201
MASS SITE UTILITIES**

Brystar Contracting	Llano Utilities	Mason Construction	Sendero	W. T. Byler	Williamson Construction
\$2,084,873	\$2,160,405	\$2,199,633	<u>\$1,482,105</u>	\$1,993,478	\$2,167,744

**BID PACKAGE #02-370
AUGER CAST PILES**

Baker Concrete	Berkel & Co.	Bo-Mac	Consolidated Business Ventures	HJ Foundation	Mason Contractors	MCM Commercial Concrete	PPI	Sun Pile Foundations
\$1,715,572	\$1,761,352	\$1,955,919	\$2,950,972	\$2,618,972	\$2,189,051	<u>\$1,647,430</u>	\$2,320,672	\$2,008,522

**BID PACKAGE #03.300
CONCRETE STADIUM FOUNDATIONS**

Baker Concrete	Commercial Concrete Systems	Consolidated Business Ventures	Mason Contractors	MCM Commercial Concrete	Urban Concrete	Xavier
\$1,225,168	\$1,446,940	\$11,296,640	\$2,116,650	<u>\$1,067,458</u>	\$1,311,959	\$1,377,574

3395 Harrison Avenue
Beaumont, Texas 77706
Tel 409.617.5700
Fax 409.617.5779

June 16, 2009

Terry Ingram
Assistant Superintendent of Administration & Operations
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, Texas 77706

**Re: Recommendation for Acceptance of the Multi-Purpose Facility Auger Cast Piles,
Concrete Stadium & Mass Site Utilities Package GMP**

Mr. Ingram,

Parsons, SHW Architects, and Turner/Hallmark have carefully evaluated the bid packages submitted during the legally compliant bid process. Parsons is recommending Turner Hallmark JV1 be issued an Amendment to include the GMP for Auger Cast Piles, Concrete Stadium & Mass Site Utilities Bid Package in the amount of \$4,784,485.

The attached Turner/Hallmark's Approval Letter AL-007 details the bidders and respective proposed amounts for the 3 sections of the Bid Package. Based on our evaluation Parsons recommends Sendeco be awarded the contract for Mass Site Utilities and MCM Commercial be awarded the contract for Auger Cast Piles and Concrete Foundations.

The work remains within the approved budget. Therefore, Parsons recommends approval by the Board of Trustees on June 18, 2009 to authorize the Superintendent to execute an Amendment with Turner/Hallmark JV1, CMAR which will release them to sub-contract with Sendeco and MCM Commercial for the Structural Foundations and Mass Utilities work on the Multi-Purpose Facility.

Sincerely,



Parke Smith, Program Manager
PARSONS

cc: File



Turner/Hallmark JV 1
4263 Dacoma Street
Houston, Texas 77092
Phone 713.840.8441
FAX 713.840.8365

June 16th, 2009

Re: **Beaumont Multi Purpose Facility**
Beaumont, Texas
Turner Contract Number: 15833

Job # 15833

Approval Letter AL-007
Auger Cast Piles, Concrete Stadium
Foundations & Mass Site Utilities Award

Attn: Dr. Carrol A. Thomas
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706

Subject: Approval Letter No. 007
Auger Cast Piles, Concrete Stadium Foundations & Mass Site Utilities Award

Dear Dr. Thomas,

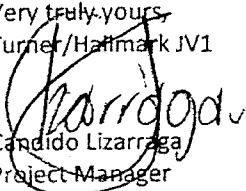
We request your approval to enter into a Subcontract Agreement with Sendero for the performance of the Mass Site Utilities work, to enter into a Subcontract Agreement with MCM Commercial Concrete for the performance of the Auger Cast Piles and Concrete Stadium Foundations in connection with the above Project. A financial summary is included on the attached page (Attachment "A" dated 6/16/09).

Turner/Hallmark JV1 has followed all of the legal documentation required for bidding/procurement of this work as stated in our Contract Agreement with Beaumont ISD dated 7/21/2008.

Please note the signing of this Approval Letter shall release Turner/Hallmark JV1 to commit monies within the budget for Site Utilities, Auger Cast Piles & Concrete Foundations included in our IGMP, up to a total amount of **\$4,784,485**, which includes additional expenditures above Sendero's Subcontract amount and MCM Commercial Concrete Subcontract Amount.

Please indicate your approval of our intent to enter into the above agreement by signing and returning one (1) copy of this letter by June 23rd, 2009.

Very truly yours,
Turner/Hallmark JV1


Candido Lizarraga
Project Manager

Reviewed by:
Parsons

By: _____
Date: _____

Approved by:
Beaumont ISD

By: _____
Date: _____

Enclosures: Attachment "A" dated 6/16/09

cc: Sam Savage – SHW Group
Jason Freeman, Todd Granato, Joe Mendyk, George Key – Turner/Hallmark JV1
File 00270 AL-007



Attachment "A"

Approval Letter AL-007

Auger Cast Piles, Concrete Stadium Foundations & Mass Site Utilities

June 16th, 2009

Page 2 of 3

BID PACKAGE #02.201: MASS SITE UTILITIES

RECOMMENDED SUBCONTRACTOR:

Sendero

PHONE: (713) 868-6960

CONTACT: Grant Gilbert

OTHER BIDDERS & AMOUNTS:

W.T. Byler	\$1,993,478
Brystar Contracting	\$2,084,873
Llano Utilities	\$2,160,405
Williamson Construction	\$2,167,744
Mason Construction	\$2,199,633

MASS SITE UTILITIES AWARD AMOUNT: One Million Four Hundred Eighty Two Thousand One Hundred Five Dollars and No Cents (\$1,482,105).

BID PACKAGE #02.370: AUGER CAST PILES

RECOMMENDED SUBCONTRACTOR:

MCM Commercial Concrete

CONTACT: Matt Mabry

OTHER BIDDERS & AMOUNTS:

Baker Concrete	\$1,715,572
Berkel & Co.	\$1,761,352
Bo-Mac	\$1,955,919
Sun Pile Foundations	\$2,008,522
Mason Contractors	\$2,189,051
PPI	\$2,320,672
HJ Foundation	\$2,618,972
Consolidated Business Ventures	\$2,950,972

AUGER CAST PILES AWARD AMOUNT: One Million Six Hundred Forty Seven Thousand Four Hundred Thirty Dollars and No Cents (\$1,647,430).



Attachment "A"

Approval Letter AL-007

Auger Cast Piles, Concrete Stadium Foundations & Mass Site Utilities

June 16th, 2009

Page 3 of 3

ITEM #03.300: CONCRETE STADIUM FOUNDATIONS

RECOMMENDED SUBCONTRACTOR:

MCM Commercial Concrete

CONTACT: Matt Mabry

OTHER BIDDERS & AMOUNTS:

Baker Concrete	\$1,225,168
Urban Concrete	\$1,311,959
Xavier	\$1,377,574
Commercial Concrete Systems	\$1,446,940
Mason Contractors	\$2,116,650
Consolidated Business Ventures	\$11,296,640

CONCRETE STADIUM FOUNDATIONS AWARD AMOUNT: One Million Sixty Seven Thousand Four Hundred Fifty Eight Dollars and No Cents (\$1,067,458).

FINANCIAL SUMMARY:

	AMOUNT
Mass Site Utilities Award (Sendero)	\$ 1,482,105
Auger Cast Piles Award (MCM Commercial Concrete)	\$ 1,647,430
Concrete Stadium Foundations Award (MCM Commercial Concrete)	\$ 1,067,458
SDI, \$12.70/\$1000	\$ 53,302
Construction Contingency, 3%	\$ 127,509
Bond	In Amendment #1
General Conditions, 5%	\$ 239,224
Fee, 3.5%	\$ 167,457
Total amount requested on this AL-007	\$ 4,784,485

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

EXHIBIT "Q.2"
Page 1 of 9

TO Dr. Carrol A. Thomas
Superintendent of Schools

FROM Terry A. Ingram
Assistant Superintendent for Administration/Operations

DATE June 18, 2009

SUBJECT Consider, and If Appropriate, Take Action to Approve Mass
Grading Materials Testing Proposal for the Multi-Purpose
Center

Parsons has evaluated the materials testing costs associated with the Mass Grading Bid Package. Parsons recommends a Service Authorization be awarded to provide materials testing services for the Mass Grading Package.

Tolunay Wong Engineering has provided the information contained within the attached Service Authorization. Once executed, the Service Authorization will become a part of Tolunay Wong's Indefinite Delivery Indefinite Quantity contract with BISD.

Parsons is recommending a "not to exceed" fee basis due to probable value engineering. Compensation under this Service Authorization will be a fee not to exceed \$53,380.

Parsons recommends approval by the Board of Trustees on June 18, 2009 to authorize the Superintendent to execute the attached Service Authorization.

It is the recommendation of Administration the proposal from Tolunay-Wong Engineers in the amount of \$53,380 be approved.

AGENDA:
June 18, 2009

3395 Harrison Avenue
Beaumont, Texas 77706
Tel 409.617.5700
Fax 409.617.5779

June 16, 2009

Terry Ingram
Assistant Superintendent of Administration & Operations
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, Texas 77706

Re: Recommendation for Acceptance of Materials Testing for Multi-Purpose Facility Mass Grading Package

Mr. Ingram,

Parsons has evaluated the materials testing costs associated with the Mass Grading Bid Package. The evaluation is based on the following components: comparing proposed unit costs with Tolunay Wong Engineers Indefinite Delivery Indefinite Quantity Contract Schedule of Fees; determination of the appropriate skill level and number of hours of the assigned personnel; determination of appropriate proposed testing to be performed. Parsons recommends a Service Authorization be awarded to provide materials testing services for the Mass Grading Package.

Tolunay Wong Engineering has provided the information contained within the attached Service Authorization. Once executed, the Service Authorization will become a part of Tolunay Wong's Indefinite Delivery Indefinite Quantity contract with BISD.

Parsons is recommending a 'not to exceed' fee basis due to probable value engineering. The original geotechnical recommendation by Aviles Engineering calls for a minimum stripping depth of 12". Aviles Engineering recognizes that stripping depths are site-specific and has since then recommended the contractor start off with a 6" stripping depth to be observed by a qualified geotechnical individual. This qualified geotechnical individual will be provided by Tolunay Wong and shall have the authority to require the Contractor to perform additional stripping in areas where unsuitable materials are still present after the initial 6" stripping. TWE will keep a daily record of stripping depths and the size of the area for each stripping depth.

The difference in stripping depth affects the schedule and the amount of manhours required for testing services. Should the contractor succeed in accelerating the schedule by reducing the amount of material being stripped from the site the Owner will be credited for services not rendered by Tolunay Wong.

Parsons recommends approval by the Board of Trustees on June 18, 2009 to authorize the Superintendent to execute the attached Service Authorization.

Sincerely,



Parke Smith, Program Manager
PARSONS

cc: File

Service Authorization

Contract Reference:	IDIQ DW Geotechnical Services for BISD Bond Program
Project Name:	Multi-Purpose Facility
Design Professional	Tolunay-Wong Engineers
Service Authorization #:	SA 001
Service Authorization Date:	June 19, 2009

This Service Authorization supplements the Base Agreement, dated May 11, 2009, with professional services described in this Service Authorization. The terms, conditions, roles, and responsibilities as defined in the Base Agreement shall govern the work to be performed.

Compensation under this Service Authorization will be a fee not to exceed: \$53,380.00

Attachments to this Service Authorization include:

- Attachment A – Project Description and Scope of Services
- Attachment B – Fee & Other Direct Costs Backup
- Attachment C – Project Schedule

This Service Authorization entered into as of the day and year written above.

Owner Beaumont Independent School District 3395 Harrison Ave Beaumont, Texas 77706	Design Professional Tolunay-Wong Engineers 2455 W. Cardinal Dr. Suite A Beaumont, TX 77705
<hr/> <i>(Signature)</i>	<hr/> <i>(Signature)</i>
Dr. Carrol Thomas / Superintendent	Kyle Kibodeaux / Branch Manager
<hr/> <i>(Printed Name and Title)</i>	<hr/> <i>(Printed Name and Title)</i>

Attachment A - Project Description and Scope of Services

Project Description

The BISD Multi Purpose Facility is located at 5250 Bayou Willow Parkway in Beaumont, Texas. The Facility will consist of a new Football Stadium and Natatorium housing the three different High Schools for BISD. The first package of construction at this facility will consist of Mass Grading, SWIPP and Site Logistics.

Tolunay-Wong Engineers, Inc. understands the importance of this project to Beaumont Independent School District and the special needs associated with construction of a project of this type. Of particular importance is for the overall project team to be comprised of experienced professionals working together toward a common objective. This objective is to obtain a quality project, meeting the intent of the project specifications, as well as completion on schedule and within budget.

From Tolunay-Wong Engineers Beaumont facility located at 2455 W. Cardinal Drive, they will provide experienced engineering technicians to perform the on-site testing and inspection services.

Work Plan

TWE's approach to providing materials testing services is to assign qualified engineering technicians, directed by Senior Professional Engineers, experienced in their respective disciplines. TWE's assigned Project Manager will provide communication, service direction, and overall project coordination. It is presumed that the contractor will be encouraged to provide their own formalized quality control program separate and apart from TWE's acceptance inspection/testing program stated herein.

TWE anticipates providing the majority of the required testing services for this particular project on a **"full-time"** basis. The anticipated services required on this project pertaining to Quality Control Tests specified in section 2300 Earthwork are as follows:

A. In-Place Soil Compaction (nuclear method)

All reports of materials tests and inspection services provided will be issued to appropriate members of the project team. In the event individual reports indicate potential problems or items of non-conformance to the project specifications, the Owner will be contacted as soon as possible.

Scope of Services

The specific materials engineering services and laboratory tests anticipated for this project are as follows:

A. In-Place Soil Compaction (Nuclear Method)

- The technician will obtain samples of soil, borrow material and/or base materials and deliver them to our laboratory facility for testing. Laboratory testing will include Moisture/Density Relationships, Atterberg Limit determinations and sieve analysis.
- The technician will perform in-place compaction testing (nuclear method) at the frequency required by the project specifications to determine the moisture content and degree of compaction.

General Notes and Deliverables

Additional services or tests requested by the Owner and not specifically addressed in Attachment B and C will be based on the standard fees set forth in our 2009 Fee Schedule issued in our IDIQ Contract.

Based on information provided to TWE by Rick Johnson with WT Byler at the time of this proposal the project will work a 5-10 work schedule per week for 3 months. Based on this schedule it is assumed that one Senior Field Technician will be ample to provide the services provided in Section III of this proposal. Due to factors beyond TWE's control such as weather, unforeseen conditions, subcontractor expertise, subcontractor scheduling, etc., the cost of services required to complete the Mass Grading portion of the work may vary from the proposed amount.

The original geotechnical recommendation by Aviles Engineering calls for a minimum stripping depth of 12". Aviles Engineering recognizes that stripping depths are site-specific and has since then recommended the contractor start off with a 6" stripping depth to be observed by a qualified geotechnical personnel. This qualified geotechnical personnel will be provided by Tolunay Wong and shall have the authority to require the Contractor to perform additional stripping in areas where unsuitable materials are still present after the initial 6" stripping. Tolunay Wong recognizes that the unsuitable materials must be removed even if a depth of removal greater than 12". TWE will keep a daily record of stripping depths and the size of the area for each stripping depth so that the Owner can be credited with any savings.

The difference in stripping depth affects the schedule and the amount of manhours required. Should the contractor succeed in accelerating the schedule the Owner will be credited back the amount of services which have not been rendered. The lump sum fee is a basis of manhours and time shown in Exhibits B and C respectively. A change in either shall be a basis for an additional Service Authorization.

A minimum 4-hour labor equivalent charge is applicable for all field testing and inspection services. All field hours will be charged portal to portal from TWE's Beaumont laboratory. Engineering consultation and evaluation in connection with any laboratory testing service will be charged at a rate of approximately one hour for each 20 hours of field work performed.

TWE's prices include up to 5 copies of the report distributed and mailed in accordance with your instructions. Additional copies mailed at \$0.50 per page. Invoices will be submitted on a monthly basis. Invoices will include supporting documentation for payroll and expenses of work performed.

Summary Sheet

Contract Reference:	IDIQ DW Geotechnical Services for BSD Bond Progi
Project Name:	Multi-Purpose Facility
Design Professional	Tolunay-Wong Engineers
Service Authorization #:	SA 001
Service Authorization Date:	06/19/09

Activities	Labor and Hourly Rates*								Total Labor	ODC (see detail)	TOTAL
	Senior Engineering Technician, Hr.	Senior Engineering Technician (OT), Hr.	Draftsman, Hr.	Project Manager, Hr.							
	\$ 50 /hr	\$ 75 /hr	\$ 45 /hr	\$ 90 /hr	/hr	\$ - /hr	\$ - /hr	\$ - /hr			
Construction Materials Testing	480	180	48	40					\$ 43,260		\$ 43,260
									\$ -		\$ -
									\$ -		\$ -
									\$ -		\$ -
									\$ -		\$ -
Total:									\$ 43,260	\$ -	\$ 43,260

TOTAL FEE & ODC EXPENSES: **\$ 53,380.00**

* Labor rates should be fully burdened and reflect the rates established in the base agreement

Attachment B - Fee & Other Direct Costs Backup***Project Related Expenses and Other Direct Costs Detail***

Contract Reference: IDIQ DW Geotechnical Services for BISD Bond Program
Project Name: Multi-Purpose Facility
Design Professional: Tolunay-Wong Engineers
Service Authorization #: SA 001
Service Authorization Date: 19-Jun-09

Laboratory Tests	# Tests	\$/Test	Total
Standard Compaction Effort (Proctor), Ea.	32	\$125.00	\$4,000.00
Plastic and Liquid Limits (Method A), Ea.	32	\$60.00	\$1,920.00
Total Delivery Costs			\$5,920

Mileage and Parking	# Trips	\$/Trip	Total
Vehicle Charge, Per Trip	70	\$60.00	\$4,200.00
Total Mileage Costs			\$4,200.00

Total Expenses and Other Direct Costs Expenses	Total
Standard Compaction Effort (Proctor), Ea.	
Plastic and Liquid Limits (Method A), Ea.	
Vehicle Charge, Per Trip	
TOTAL EXPENSES AND OTHER DIRECT COSTS	\$10,120

Attachment C - Schedule

Contract Reference: IDIQ DW Geotechnical Services for BISD Bond Program
Project Name: Multi-Purpose Facility
Design Professional: Tolunay-Wong Engineers
Service Authorization #: SA 001
Service Authorization Date: 06/19/09

The Commissioning Agent shall perform services in accordance with the following schedule:

Activity	Start Date	End Date
Construction Materials Testing	June 2009	September 2009
Total Time		3 Months

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

EXHIBIT "Q.3"
Page 1 of 11

TO Dr. Carrol A. Thomas
Superintendent of Schools

FROM Terry A. Ingram
Assistant Superintendent for Administration/Operations

DATE June 18, 2009

SUBJECT Consider, and If Appropriate, Take Action to Approve the
Structural Foundation and Mass Site Utilities Package
Materials Testing Proposal for the Multi-Purpose Center

Parsons has evaluated the materials testing costs associated with the facility auger cast piles, concrete stadium and mass site utilities bid package. Parsons recommends a Service Authorization be awarded to provide materials testing services for the auger cast piles, concrete stadium and mass site utilities package.

Tolunay Wong Engineering has provided the information contained within the attached Service Authorization. Once executed, the Service Authorization will become a part of Tolunay Wong's Indefinite Delivery Indefinite Quantity contract with BISD.

Parsons is recommending a "not to exceed" fee basis due to possible cost savings created through overlapping scopes of work. Compensation under this Service Authorization will be a fee not to exceed \$146,035.

Parsons recommends approval by the Board of Trustees on June 18, 2009 to authorize the Superintendent to execute the attached Service Authorization.

It is the recommendation of Administration that the proposal from Tolunay-Wong Engineers in the amount of \$146,035 be approved.

AGENDA:
June 18, 2009

3395 Harrison Avenue
Beaumont, Texas 77706
Tel 409.617.5700
Fax 409.617.5779

June 16, 2009

Terry Ingram
Assistant Superintendent of Administration & Operations
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, Texas 77706

**Re: Recommendation for Acceptance of Materials Testing for Multi-Purpose Facility Auger
Cast Piles, Concrete Stadium & Mass Site Utilities Package**

Mr. Ingram,

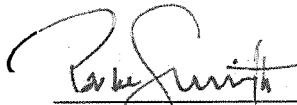
Parsons has evaluated the materials testing costs associated with the Facility Auger Cast Piles, Concrete Stadium & Mass Site Utilities Bid Package. The evaluation is based on the following components: comparing proposed unit costs with Tolunay Wong Engineers Indefinite Delivery Indefinite Quantity Contract Schedule of Fees; determination of the appropriate skill level and number of hours of the assigned personnel; determination of appropriate proposed testing to be performed. Parsons recommends a Service Authorization be awarded to provide materials testing services for the Auger Cast Piles, Concrete Stadium & Mass Site Utilities Package.

Tolunay Wong Engineering has provided the information contained within the attached Service Authorization. Once executed, the Service Authorization will become a part of Tolunay Wong's Indefinite Delivery Indefinite Quantity contract with BISD.

Parsons is recommending a 'not to exceed' fee basis due to possible cost savings created through overlapping scopes of work. Parsons will work closely with Tolunay Wong and Turner/Hallmark to reduce the amount of materials testing technician's time on site by directing the contractor to schedule appropriate scopes of work on the same days so that the technician can optimize his work schedule. This will reduce the overall manhours and vehicle trip charges. Parsons has tentatively scheduled a meeting with Tolunay Wong and Turner Hallmark for the week of June 22, 2009 to discuss this issue in more detail.

Parsons recommends approval by the Board of Trustees on June 18, 2009 to authorize the Superintendent to execute the attached Service Authorization.

Sincerely,



Parke Smith, Program Manager

PARSONS

cc: File

Service Authorization

Contract Reference:	IDIQ DW Geotechnical Services for BISD Bond Program
Project Name:	Multi-Purpose Facility
Design Professional	Tolunay-Wong Engineers
Service Authorization #:	SA 003
Service Authorization Date:	June 19, 2009

This Service Authorization supplements the Base Agreement, dated May 11, 2009, with professional services described in this Service Authorization. The terms, conditions, roles, and responsibilities as defined in the Base Agreement shall govern the work to be performed.

Compensation under this Service Authorization will be a fee not to exceed of: \$146,035.00

Attachments to this Service Authorization include:

- Attachment A – Project Description and Scope of Services
- Attachment B – Fee & Other Direct Costs Backup
- Attachment C – Project Schedule

This Service Authorization entered into as of the day and year written above.

Owner

Beaumont Independent School District
3395 Harrison Ave
Beaumont, Texas 77706

(Signature)

Dr. Carrol Thomas / Superintendent

(Printed Name and Title)

Design Professional

Tolunay-Wong Engineers
2455 W. Cardinal Dr. Suite A
Beaumont, TX 77705

(Signature)

Kyle Kibodeaux / Branch Manager

(Printed Name and Title)

Attachment A - Project Description and Scope of Services

Project Description

The BISD Multi Purpose Facility is located at 5250 Bayou Willow Parkway in Beaumont, Texas. The Facility will consist of a new Football Stadium and Natatorium housing the three different High Schools for BISD. The second package of construction at this facility will consist of Auger Cast Piles, Concrete Stadium Foundations and Mass Utilities.

Tolunay-Wong Engineers, Inc. understands the importance of this project to Beaumont Independent School District and the special needs associated with construction of a project of this type. Of particular importance is for the overall project team to be comprised of experienced professionals working together toward a common objective. This objective is to obtain a quality project, meeting the intent of the project specifications, as well as completion on schedule and within budget.

From Tolunay-Wong Engineers, Beaumont facility located at 2455 W. Cardinal Drive, they will provide experienced engineering technicians to perform the on-site testing and inspection services. Additionally, TWE meets the requirements of ASTM E-329 "Standard Practice for Inspection and Testing Agencies for Concrete, Steel and Bituminous Materials Used in Construction" regarding qualifications of the testing laboratory.

Work Plan

TWE's approach to providing materials testing services is to assign qualified engineering technicians, directed by Senior Professional Engineers, experienced in their respective disciplines. TWE's assigned Project Manager will provide communication, service direction, and overall project coordination. It is presumed that the contractor and ready-mixed concrete producer will be encouraged to provide their own formalized quality control program separate and apart from TWE's acceptance inspection/testing program stated herein.

TWE anticipates providing the majority of the required testing services for this particular project on a **"full-time"** basis. The anticipated services required on this project pertaining to Quality Control Tests specified in Project Specification Sections 2300-Earthwork, 2370-Auger Cast Piles and 3000-Cast in Place Concrete and as follows:

- A. In-Place Soil Compaction (nuclear method)
- B. Cast In-Place Concrete Inspection/Testing
- C. Auger Cast In-Place Pile Monitoring/Testing

All reports of materials tests and inspection services provided will be issued to appropriate members of the project team. In the event individual reports indicate potential problems or items of non-conformance to the project specifications, you will be contacted as soon as possible.

Scope of Services

The specific materials engineering services and laboratory tests anticipated for this project are as follows:

A. In-Place Soil Compaction (Nuclear Method)

The technician will obtain samples of soil, borrow material and/or base materials and deliver them to our laboratory facility for testing. Laboratory testing will include Moisture/Density Relationships, Atterberg Limit determinations and sieve analysis.

- The technician will perform in-place compaction testing (nuclear method) at the frequency required by the project specifications to determine the moisture content and degree of compaction.

B. Cast In-Place Concrete Inspection/Testing

- The technician will sample the concrete in order to perform standard field tests and prepare test cylinders and/or beams in accordance with project specifications. The frequency of sampling will also be as directed by the project specifications. Standard field tests include slump, air content and temperature for normal weight concrete and will also include unit weight on all samples of lightweight concrete.
- TWE will cure the test specimens and perform compressive/flexural strength tests at the age designated by project specifications.
- The technician will visually estimate the slump of each load of concrete delivered and perform actual slump tests and other standard field tests when test specimens are prepared, or as necessary to control concrete consistency.

The on-site technician will monitor the concrete temperature, ambient temperature, mixing time, and placement procedures. The technician will also sample concrete at the frequency specified in the project specifications.

- The technician will record detailed information regarding the location of the placement, date of the placement, concrete mixture strength requirement and all other pertinent information.

C. Auger Cast In-Place Pile, Grout Inspection/Testing

- The technician will sample the grout in order to perform standard field tests and prepare test cubes in accordance with project specifications. The frequency of sampling will also be as directed by the project specifications. Standard field tests include fluidity (flow), and temperature.

TWE will cure the test specimens and perform compressive strength tests at the age designated by project specifications.

The technician will visually estimate the fluidity of each load of grout delivered and perform actual flow tests and other standard field tests when test specimens are prepared, or as necessary to control grout consistency.

The on-site technician will monitor and record the grout temperature, ambient temperature, mixing time, and placement procedures. The technician will also record detailed information regarding the location of the placement, date of the placement, grout mixture strength requirement, and all other pertinent information.

The technician will perform sonic and load testing excluding PVC installation for sonic testing and all equipment for load testing. Sonic testing on load tested piles is included.

All tests will be performed in accordance with the plans and specifications contained within the Auger Cast piles, Concrete Stadium Foundations and Mass Site Utilities Package.

General Notes and Deliverables

The estimate for the Auger Cast Pile Inspection and Testing is based on 13 piles per day for the piles in all buildings and ramps in Package 2. The Auger Cast Pile Inspection and Testing excludes the Typical Piers for the pool foundation, but includes all auger cast piles to be installed in the natatorium as shown on the 70% Construction Documents plan sheet S113.

The estimate for Sonic Integrity Logging and Pile Integrity Testing (PIT) is based upon 10% of the production piles being tested and it is assumed that the testing will also be conducted on the piles where the load tests are performed.

The Cast in Place Concrete Testing and Inspection for Building A, B and D with adjoining ramps and associated buildings (concession stands and ticket booths) Pile Caps was based upon 4 to 5 pile caps being placed per day of concrete placement which comes to a total of 48 days for Package 2.

The Mass Utilities for this project on the drawings provided for Package 2 is over 12,000 linear feet. We assume that an average of 300 linear feet will be installed per day with a total of 40 days for utilities backfill.

All work days at this time are assumed 10 hour work days Monday thru Friday. Should the contractor succeed in accelerating the schedule the Owner will be credited back the amount of services which have not been rendered. The lump sum fee is a basis of manhours and time shown

in Exhibits B and C respectively. A change in either shall be a basis for an additional Service Authorization. Additional services or tests requested by the Owner and not specifically addressed in Attachment B and C will be based on the standard fees set forth in TWE's 2009 Fee Schedule as part of our IDIQ Contract.

Due to factors beyond TWE's control such as weather, unforeseen conditions, subcontractor expertise, subcontractor scheduling, etc., the cost of our services required to complete the Auger Cast piles, Concrete Stadium Foundations and Mass Site Utilities portion of work may vary from the proposed amount.

A minimum 4-hour labor equivalent charge is applicable for all field testing and inspection services. All field hours will be charged portal to portal from our Beaumont laboratory. Engineering consultation and evaluation in connection with any laboratory testing service will be charged at a rate of approximately one hour for each 20 hours of field work performed.

TWE's prices include up to 5 copies of the report distributed and mailed in accordance with your instructions. Additional copies mailed at \$0.50 per page. Invoices will be submitted on a monthly basis. Invoices will include supporting documentation for payroll and expenses of work performed.

Attachment B - Fee & Other Direct Costs Backup

Summary Sheet

Contract Reference: IDIQ DW Geotechnical Services for BISD Bond Progi
 Project Name: Multi-Purpose Facility
 Design Professional: Tolunay-Wong Engineers
 Service Authorization #: SA 003
 Service Authorization Date: 06/19/09

Activities	Labor and Hourly Rates*										Total Labor	ODC (see detail)	TOTAL
	Senior Engineering Technician, Hr.	Senior Engineering Technician (OT), Hr.	Draftsman, Hr.	Project Manager, Hr.	Engineering Technician, Hr.	Engineering Technician (OT), Hr.	Staff Professional/PDA & PIT Operator, Hr.	Senior Engineering Technician/ PDA & PIT Assistant, Hr.	Project Engineer, Hr.	Aide, Hr.			
	\$50.00 /hr	\$75.00 /hr	\$45.00 /hr	\$90.00 /hr	\$45.00 /hr	\$67.50 /hr	\$90.00 /hr	\$60.00 /hr	\$130.00 /hr	\$35.00 /hr			
Auger Cast Pile Inspection and Testing	720	180		45						35	\$ 54,775		\$ 54,775
In- Place Soil Compaction			20	20	320	80					\$ 22,500		\$ 22,500
Concrete Inspection and Testing				24	384	96					\$ 8,640		\$ 8,640
Sonic Logging							120	60	24		\$		
Auger Cast Piles Load Testing Inspection & Reports							24		18		\$ 4,500		\$ 4,500
											\$ 107,935	\$ -	\$ 107,935

TOTAL FEE & ODC EXPENSES: \$ 146,035.00

Notes:

* Labor rates should be fully burdened and reflect the rates established in the base agreement

Attachment B - Fee & Other Direct Costs Backup***Project Related Expenses and Other Direct Costs Detail***

Contract Reference: IDIQ DW Geotechnical Services for BISD Bond Program
Project Name: Multi-Purpose Facility
Design Professional: Tolunay-Wong Engineers
Service Authorization #: SA 003
Service Authorization Date: 39983

Auger Cast Pile Production Inspection	Quantity	\$/Unit	Total
Compressive Strength of Grout Cubes, Ea.	540	\$16.00	\$8,640.00
Vehicle Charge, per Trip	90	\$60.00	\$5,400.00
Total Delivery Costs			\$14,040

Auger Cast Pile Sonic Integrity Testing (10% total Piles)	Quantity	\$/Unit	Total
Sonic Logging Equipment , per Day	12	\$800.00	\$9,600.00
Vehicle Charge, per Trip	12	\$60.00	\$720.00
Sonic Logging Report, Ea.	113	\$25.00	\$2,825.00
Sonic Logging Profile, Ea.	1	\$150.00	\$150.00
Total Delivery Costs			\$13,295

Laboratory Tests - Concrete and In-Place Compaction	# Tests	\$/Test	Total
Standard Compaction Effort (Proctor), Ea.	5	\$125.00	\$625.00
Plastic and Liquid Limits (Method A), Ea.	5	\$60.00	\$300.00
Compressive Strength of Concrete Cylinders, Ea.	304	\$15.00	\$4,560.00
Total Delivery Costs			\$5,485

Mileage and Parking - Concrete and In-Place Compaction	# Trips	\$/Trip	Total
Vehicle Charge, Per Trip	88	\$60.00	\$5,280.00
Total Mileage Costs			\$5,280.00

Attachment B - Fee & Other Direct Costs Backup***Project Related Expenses and Other Direct Costs Detail***

Total Expenses and Other Direct Costs Expenses		Total
Auger Cast Pile Production Inspection		\$14,040
Auger Cast Pile Sonic Integrity Testing (10% total Piles)		\$13,295
Laboratory Tests - Concrete and In-Place Compaction		\$5,485
Mileage and Parking - Concrete and In-Place Compaction		\$5,280
TOTAL EXPENSES AND OTHER DIRECT COSTS		\$38,100

Attachment C - Schedule

Contract Reference: IDIQ DW Geotechnical Services for BISD Bond Program
Project Name: Multi-Purpose Facility
Design Professional: Tolunay-Wong Engineers
Service Authorization #: SA 003
Service Authorization Date: 06/19/09

The Commissioning Agent shall perform services in accordance with the following schedule:

Activity	Start Date	End Date
Auger Cast Pile Inspection and Testing	7/1/2009	9/29/2009
In-Place Soil Compaction	7/1/2009	9/29/2009
Cast In-Place Concrete Testing and Inspection	7/1/2009	9/29/2009

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 33

**BEAUMONT INDEPENDENT SCHOOL DISTRICT
BOARD OF EDUCATION**

Regular Meeting – August 20, 2009

The Board of Education of the Beaumont Independent School District met in regular public (open) session on Thursday, August 20, 2009 at 7:18 p.m. in the Board Room of the Administration Building of the District located at 3395 Harrison Avenue in Beaumont, Jefferson County, Texas. The meeting was called to order by President Woodrow Reece.

It was found and determined that in accordance with the policies and orders of the Board, the Notice of this meeting was posted in the Administration Building of the District in accordance with the terms and provisions of Section 551.041 and Section 551.043, V.T.C.S., and that all of the terms and provisions of those sections have been fully complied with and that the 72 hour notice required by said sections has been properly and correctly given.

ROLL CALL

Present: Woodrow Reece, President
Janice Brassard, Vice President
Terry Williams, Secretary
Dr. William Nantz, Member
Tom B. Neild, Member
Howard J. Trahan, Jr., Member
Bishop Ollis E. Whitaker

Absent: None

School Officials

Present: Superintendent, Dr. Carrol A. Thomas; Assistant Superintendents, Mr. Terry Ingram, Dr. Shirley Bonton, Dr. David Harris; Executive Director of Special Education, Dr. Susan Alfred; Executive Director of Personnel, Ms. Sybil Comeaux; Chief Financial Officer, Ms. Jane Kingsley; Executive Director of Communications, Special Assistant to the Superintendent, Jessie Haynes and Attorney, Melody Chappell

Absent: None

ESTABLISHMENT OF A QUORUM

President Woodrow Reece declared a quorum.

PLEDGE OF ALLEGIANCE

The pledges to the United States of America flag and Texas flag were led by Trustee Terry Williams

INVOCATION

The invocation was given by Amber Chambers, president of the student body and a senior at Central High School for the 2009-2010 school year.

APPROVAL OF THE MINUTES

Bishop Ollis Whitaker moved, seconded by Dr. Nantz to approve the minutes of the special meeting, August 10, 2009 and the regular meeting, July 30, 2009.

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

REPORTS

1. **Status of State Comp Ed Funds Report** – submitted electronically

REPORT OF THE SUPERINTENDENT OF SCHOOLS

1. **Graduate Assistance Program** – Dr. David Harris, assistant superintendent for secondary schools, reviewed the mission to recover students and keep students from dropping out of high school. Dr. Harris introduced the three high school graduate assistant counselor.
2. **Graduation Requirements** – Dr. Thomas presented House Bill (HB) 3 and graduation requirements for 0090-2010 which will take effect September 1, 2009. The district requirements were shown to be greater than the state.
3. **Bond 2007 Update** – Dr. Thomas asked Mr. Ed Caillouette, project manager with Parsons, to brief Trustees on the project schedule. Mr. Caillouette stated that it was extremely important to get the prototype school on schedule and construction time for the other new elementary schools should be shortened significantly. The report included plans for the completion of the stadium in time to open the facility for the August 24, 2010 game, the Lucas/Martin site in the design stage, Regina on schedule with demolition work, several transition options for Curtis being considered, Caldwell on schedule for August 2010, a recovery plan to get back Blanchette site on schedule, Martin site work in progress, South Park currently on hold, Fehl/French/Dunbar prebid set for September board meeting and the entire project schedule will be analyzed to make sure all the resources available and staff will be utilized to keep all projects on schedule.
6. **Hurricane Ike Recovery Update** – Dr. Thomas introduced engineer John Elamad. Mr. Elamad that all activities should be completed and ready for students Monday, August 24, 2009 at King Middle, Smith Middle and Guess Elementary Schools.

Mr. Neild asked if the workers were paid timely. Mr. Elamad stated that it was a non issue and it was part of the contractor's responsibilities. Ms. Janice Brassard asked how the students would be fed since the kitchen section of Smith Middle School would not be finished. Dr. Thomas stated that the dining hall was finished and food would be brought in by Beaumont ISD food and nutrition department until the kitchen area was finished.

Dr. Thomas stated that all the furniture used in the new Smith building was from the old Smith building and really took away from the appearance of the facility. Discussion included possible purchase of new furniture for the renovated sites.

COMMUNICATIONS

1. **Irmalyn Thomas, 2235 Lela St.**, spoke in support of a new facility at South Park Middle School.

2. **Corion K. Thomas, 2235 Lela St.**, spoke in support of a new facility at South Park Middle School.
3. **Petula Whitfield, 1745 Linns Way**, spoke in support of a new facility at South Park Middle School.
4. **Lisa N. Monette, 1070 Palermo Dr.**, spoke in support of a new facility at South Park Middle School
5. **Dalana C. Bennett, 4865 Park St.**, spoke in support of a new facility at South Park Middle School.

SIGN-UP

1. **David Pete, 4390 Corley Ave.**, represented the PTA and spoke in support of a new facility at South Park Middle School.
2. **Innerica Lomax, 2055 Kingsley**, spoke in support of a new facility at South Park Middle School.
3. **Charles Taylor, 1135 Briar Meadow**, spoke in support of a new facility at South Park Middle School.
4. **Thomas Louis, 3481 E. Euclid**, spoke in support of a new facility at South Park Middle School.
5. **Cynthia Parra, 785 Garland St.** spoke regarding the dress code at Vincent Middle School and the recent change within 10 days of the start of school.
6. **Shirlette Thomas, 4165 Chaison St.**, spoke in support of a new South Park Middle School.
7. **Mildred Bernard, 6365 Westgate Dr.**, spoke in support of a new South Park Middle School.
8. **Randy White, 8180 Willow Bend**, spoke to board members regarding the acquisition of copiers action item and his proposal for a potential saving. Mr. White asked that the Board delay or reconsider action item on the agenda.
9. **Gwen Boyd, 170 Myrna Loy Dr. (did not speak)**

ACTION ITEMS

APPROVAL OF EXHIBITS "A.1", "A.2", A.3", and "E"

Dr. William Nantz moved, seconded by Mr. Terry Williams, to approve Exhibits "A.1", "A.2", "A.3", and "E".

Tax Collection Report Exhibit "A.1" – Administration recommended acceptance of the Tax Collection Report in the amount of \$576,538.96 including certification of tax collection for the month of July 2009 tax collector monthly report of July 2009; and deposit distribution of July 2009.

(Copy of Certification of Tax Collection Report attached and made a part of these minutes.)

Business Office Report (Exhibit "A.2") – Administration recommended approval of the Business Office Report, including the general fund reports, July 2009, debt service reports, July 2009; capital projects report, July 2009; internal service funds July 2009; scholarship fund report, July 2009; and investment report, July 2009.

Amendments to 2008-2009 Budget (Exhibit "A.3") – Administration recommended approval of amendments to the following budgets:

199/9 General Fund	#147
211/0 ESEA Title I Part A Improving Basic Programs	#148
261/9 Title I Part B Reading First	#149
265/9 Texas 21st Century Community Learning Center	#150
272/9 Medicaid Admn. Claiming Program	#151
285/0 ESEA Title I Part A Improving Basic Stimulus	#152
287/0 COPS Hiring Recovery Program	#153
289/9 Texas dept of Agriculture – Fletcher	#154
411/9 Technology Allotment	#155
426/9 Governor's Educator Excellence Award Programs	#156
428/9 Texas High School Allotment	#157
429/9 District Awards Teacher Excellence	#158
494/9 Learn To Read Program	#159
500/9 Debt Service	#160

Approved Adopted the 2009-2010 Operating Budget and Accepted the 2009-2010 Special Revenue Fund Budgets (Exhibit "E") – Administration recommended adoption of the budget beginning September 11, 2009 through August 31, 2010 in accordance with duly posting Section 44.004, Texas Education Code. Budget includes the General Fund, Debt Service Fund, Capital Projects Fund, Food and Nutrition Services Fund and Special Programs Summary budgets and as a component unit is the Beaumont ISD Public Facility Corporation budget. Acceptance of all the grants and special funds is a recommendation of the Texas Education Agency through the Governmental Accounting Standards Board Statement 34 (GASB 34).

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

APPROVAL OF EXHIBITS "B.1", "B.2", "C", "D", "F", and "G"

Dr. William Nantz moved, seconded by Bishop Ollis Whitaker, to approve Exhibits "B.1", "B.2", "C", "D", "F", and "G".

Adopted the 2009 Tax Rate (Exhibit "B.1") – Administration recommended adoption of a tax rate of \$1.04 to support the Maintenance and Operating Fund for the 2009-2010 School year and \$.2225 for the Debt Service for a total tax rate of \$1.2625.

Adopted the 2009 Over-65 Optional Homestead Exemption (Exhibit "B.2") – Administration recommended adoption of providing a local option \$5,000 exemption for homeowners over 65 years of age residing in the school district.

Approved the Designation of Fund Balance (Exhibit "C") – Administration recommended designation of fund balance for projects or contingencies which might occur for property insurance deductible, other designations/contingencies and sick pay/compensated absences.

Reviewed the District's Investment Policy (Exhibit "D") – Board Policy and state law requires an annual review of the District's Investment Policy and Strategies. Policy CDA (Legal) and CDA (Local) reflect the changes in Update 84 approve 11/07/08.

Approved Third Party Administrator Transition from ISC Group to National Benefit (Exhibit "F") – Administration recommended approval of the Third Part Administrator transition from ISC Group to National Benefits Services.

Approved Agreement for the Purchase of Attendance Credits (Exhibit "G") – Administration recommended approval of the agreement to enable the district to reduce its wealth per weighted student to a level that is not greater than the equalized wealth level as determined by the commissioner of education in accordance with Section 41.002 of the Texas Education Code.

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

APPROVAL OF EXHIBITS "H", "I", "J", "K", "L", and "M"

Dr. William Nantz moved, seconded by Mr. Howard Trahan, to approve Exhibits "H", "I", "J", "K", "L", and "M".

Approved Bids for Van and SUV Rental for the 2009-2010 School Year – Bid packets were distributed to five (5) companies in addition to the appropriate advertisements. There were two (2) responses. Administration recommended acceptance of the bid from Enterprise Leasing Co. of Houston as primary and the bid from Leaseall Rental as the secondary charged to 2009-2010 budgeted funds at appropriate schools.

Approved Bids for Instructional Teaching Aid Supplies and Equipment Catalog Discount for the 2009-2010 School Year (Exhibit I') – Bid packets were distributed to eighty-eight (88) companies in addition to the appropriated advertisements. There were thirty-nine (39) responses. Administration recommended acceptance of all bid since the volume of work requires a multiple vendor award.

Approved Bids for School Bus Repair and Parts (Exhibit "J") – Bid packets were distributed to thirty-four (34) companies in addition to the appropriate advertisements. There were thirteen (13) responses. Administration recommended acceptance of the following charged to Transportation Department: Snider, Southern Tire Mart, Jasper Engines & Transmissions, Smart's Truck & Trailer, Andy's Auto and Bus Air, Mott Supply, Atterbery Truck Sales, Chalk's Truck Parts, One Stop Bus Stop, Inc, Performance Truck, and National Guaranteed Vinyl, Inc.

Approved Second Year Option for Repair, Service and Installation of Electrical Systems (Exhibit "K") – Bid packets were distributed to thirty-four (34) companies in addition to the appropriate advertisements. There were two (2) responses. Administration recommended acceptance of the bid from Walker's Electrical charged to the 2009-2010 budget

Approved Bid for Purchase of Milk and Milk Products for the 2009-2010 School Year (Exhibit "L") – Bid packets were distributed to three (3) companies in addition to the appropriate advertisements. There were two (2) responses. Administration recommended acceptance of the bid from Oak Farms charged to Child Nutrition 2009-2010 appropriated funds.

Approved the Acquisition of Copiers (Exhibit "M") – Administration recommended entering into a lease agreement with Xerox for various copies throughout the district utilizing the State of Texas TPASS 985-L2 contract pricing with a projected annual cost of \$420,690 for replacement of approximately eighty-seven (87) machines on a sixty (60) month operating lease.

Trustees discussed the bid process and recommendation of Exhibit "M", Acquisition of Copiers.

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Mr. Williams, Mr. Trahan and Bishop Whitaker

NAYS: Ms. Brassard, Dr. Nantz, and Mr. Neild

APPROVAL OF EXHIBITS "N", "O", "P", "Q", "R.1", "R.2", "R.3", "R.4" and "R.5"

Dr. William Nantz moved, seconded by Mr. Trahan, to approve Exhibits "N", "O", "P", "Q", "R.1", "R.2", "R.3", "R.4" and "R.5".

Allowed District to File Application for Qualified School Construction Bond Program (Exhibit "N") – Administration requested authorization to file an application for an allocation of \$14,452,500 under the Qualified School Construct Bond (WSCB) program for districts located in Hurricane Ike affected counties.

Approved the Purchase of a Chiller (Exhibit "O") – Administration recommended acceptance of the quotation off the Buy Board from Heat Transfer Solutions in the total amount of \$110,120 which includes the chiller and all required installation.

Approved Installation of Network Cabling for Regina Howell (Exhibit "P") – Administration recommended approval of this proposal in the amount of \$31,297.37 from Micro Integration (TCPN #R4826).

Approved Recommendation for Architectural Services for the New Dunbar, Fehl, and French Elementary Schools (Exhibit "Q") – Administration recommended approval of the proposal from Harrison Kornberg for Dunbar Elementary, \$442,500; Fehl Elementary, \$442,500; and French Elementary, \$424,500.

Approved the Multi-Purpose Center Partial Guaranteed Maximum Price (GMP) for Natatorium Piles (Exhibit "R.1") – Administration recommended authorizing the Superintendent to execute a change order with Turner/Hallmark JV1, releasing them to amend the sub-contract with MCM Commercial Concrete for the Natatorium auger cast piles in the amount of \$319,638

Approved the Multi-Purpose Center Partial Guaranteed Maximum Price (GMP) for Elevators (Exhibit "R.2") – Administration recommended authorizing the Superintendent to execute an amendment with Turner/Hallmark JV1, releasing them to sub-contract with Schindler Elevator Corporation in the amount of \$121,590.

Approved the Multi-Purpose Center Partial Guaranteed Maximum Price (GMP) for Remaining Utilities (Exhibit "R.3") – Administration recommended authorizing the Superintendent to execute an amendment with Turner/Hallmark JV1, releasing them to sub-contract with Sendeco Industries for the site utilities extensions in the amount of \$749,208.

Approved Recommendation for Guaranteed Maximum Price for Bingman/Blanchette Elementary School Site Work Package (Exhibit "R.4") – Administration recommended approval of recommendation from Allco in the total amount of \$747,586 from Lazer Construction.

Approved Recommendation for Guaranteed Maximum Price for Martin/Lucas Elementary School Site Work Package (Exhibit "R.5") – Administration recommended approval of recommendation from Allco in the total amount of \$946,949/

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

APPROVAL OF EXHIBITS "S", "T.1", "T.2", "T.3", "T.4", "U", "V", "W.1" and "W.3"

Dr. William Nantz moved, seconded by Mr. Trahan, to approve Exhibits "S", "T.1", "T.2", "T.3", "T.4", "U", "V", "W.1" and "W.3".

Approved District Administrators as the 2009-2010 Professional Development and Appraisal System (PDAS) Appraisers (Exhibit "S") – Administration recommended approval administrators completing Professional Development Appraisal System (PEDAS) Certification Course and the Instructional Leadership Development (ILD)/Instructional Leadership Training (ILT) Course.

Approved the Purchase of Annual District Site Licenses for Exam View Learning Series from elnstruction Corporation (Exhibit "T.1") – Administration recommended approval of purchase from elnstruction Corporation at a cost of \$59,865 funded by Title I grant funds.

Approved the Purchase of Great Explorations in Math and Science (GEMS) Kits and Training from Carolina Biological Supply Company for Children in Grades 3-8 at the 21st Century Afterschool Centers on Education (ACE) Sites: Caldwell, Dishman, Fletcher, Homer, Lucas, Pietzsch-MacArthur Elementary School, and Austin, King, Smith, Vincent Middle Schools (Exhibit "T.2") – Administration recommended approval of purchase at a cost of \$150,00 funded by the 21st Century Community Learning Centers grant from Carolina Biological Supply Company.

Approved the Purchase of Staff That Works Books and Kit materials from Heinemann for Grades 3-8 at the 21st Century Afterschool Centers on Education (ACE) Sites: Caldwell, Dishman, Fletcher, Homer, Lucas, Pietzsch-MacArthur Elementary School, and Austin, King, Smith, Vincent Middle Schools (Exhibit "T.3") – Administration recommended approval of purchase at a cost of \$120,000 funded by the 21st Century Community Learning Centers grant from Heinemann.

Approved Purchasing Professional Development Services from Learning Curve Educational Consulting for the 21st Century Afterschool Centers on Education (ACE) Sites: Caldwell, Dishman, Fletcher, Homer, Lucas, Pietzsch-MacArthur Elementary School, and Austin, King, Smith, Vincent Middle Schools (Exhibit "T.4") – Administration recommended approval of purchase in the amount of \$50,000 funded by the 21st Century community Learning Centers grant from Learning Curve Educational Consulting.

Approved Second Reading of Addition to the DEA (LOCAL) Policy "Disaster Pay" as Recommended by TASB Policy (Exhibit "U") – Administration recommended approval of DEA (LOCAL) addition to address reimbursement of labor costs through the Federal Emergency Management Agency (FEMA) for exempt and nonexempt employees required to work.

Approved Payment to Bayes Achievement center, Inc. for Residential Placement of Two (2) Special Education Students for the 2009-2010 School Year (Exhibit "V") – Administration recommended approval of payment in the

amount of \$379,359.10 to Bayes Achievement Center, Inc., a TEA approved facility for disabled children.

Approved the Purchase of 200 RM Classpads from RM Easiteach (Exhibit "W.1") – Administration recommended approval purchase in the amount of \$56,934.00 funded by Title I Stimulus funds from RM Educational Software, Inc.

Approved the Purchase of The Inova Process Materials (Exhibit "W.2") – Administration recommended approval of purchase at a cost for 29 campuses of \$54,956.00 funded by Title I Stimulus funds from Inova Center, Ltd.

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

PERSONNEL

President Reece announced in the public (open) meeting at 8:43 p.m. that the Board would go into executive (closed) session to discuss matters of the sort described in Section 551.071 (1)(2), and Section 551.074 (a) (1) of Texas Government Code, therefore, and action taken by the Board would be in public (open) session. In open session at 9:32 p.m. action was taken on the following:

APPROVAL OF EXHIBIT "Y"

Dr. William Nantz moved, seconded by Mr. Terry Williams, to approve Exhibit "Y".

Authorized Joinder in Suit Against Employers Reinsurance Corporation Exhibit "Y") – Executive Session

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

APPROVAL OF EXHIBIT "X"

Dr. William Nantz motioned, seconded by Bishop Ollis Whitaker to accept the following personnel recommendations:

1. Retirements

Ruby B. Keeling, Smith Middle, special Education, effective June 6, 2009

Shirley J. Kingsley, Administration, Chief Financial Officer, effective December 18, 2009

Patricia K. Rawls, Vincent Middle, Reading, effective June 6, 2009

Sebrena Washington, King Middle, Assistant Principal, effective June 26, 2009

2. Resignations

Walter D. Allen, Mathematics, Central High, effective June 6, 2009

Ronnie R. Bland, Mathematics, Austin Middle, effective June 6, 2009

Kerri Dansby, English, Vincent Middle, effective June 6, 2009

Kimberly Franklin, Title I, Level 4, Lucas Elementary, effective June 6, 2009

Kimberley D. Frazier, Art/Music, Bingman/Blanchette, effective June 6, 2009

Dava R. Freeman, Level 4, Bingman/Blanchette, effective June 6, 2009

Jennifer Garner, Level 5, FehI Elementary, effective June 6, 2009

Robert S. Gazaway, Athletic Trainer, Ozen High, effective June 6, 2009

Noelle Green, English, Central High, effective June 6, 2009

Stephanie R. Hayes, Mathematics, Smith Middle, effective June 6, 2009

Robert a. Hilton, History, Ozen High, effective June 6, 2009

Tamaria Holmes, Level 4, Ogden Elementary, effective June 6, 2009

William S. Jackson, Social Studies, Vincent Middle, effective June 6, 2009

Patrick Deon Johnson, Social Studies, Central High, effective June 6, 2009

Linda D. Kennison, Nurse, Ozen High, effective June 6, 2009

Terry Melancon, Pre-kindergarten, Fletcher Elementary, effective June 6, 2009

Tammy Percy, Diagnostician, Curtis Elementary/Odom Academy, effective June 12, 2009

Angela Pridgen, Special Education, West Brook High, effective June 6, 2009

Nina Raab, Spanish, Odom Academy, effective June 6, 2009

Lauren Evans Smith, Mathematics, Marshall Middle, effective June 6, 2009

Desiree Washington, Title I Curriculum Coordinator, Dishman Elementary, effective June 10, 2009

Staci Weir, Speech Therapist, Dishman Elementary, effective June 6, 2009

Julie Wilson, Level 1, Dishman Elementary, effective June 6, 2009

3. New Employee Contract Recommendations

Abigail Allen, Level 4, Dishman Elementary, effective August 17, 2009 and ending June 5, 2010

Tyseski Ardoin, Special Education, West Brook High, effective August 17, 2009 and ending June 5, 2010

Aaron Craig Babino, Special Education, Amelia Elementary, effective August 17, 2009 and ending June 5, 2010

Laura Boone, Special Education, West Brook High, effective August 17, 2009 and ending June 5, 2010

Domonique Bridges, Special Education, French Elementary, effective August 17, 2009 and ending June 5, 2010

Bonnie Brown, Level 4, Regina Elementary, effective August 17, 2009 and ending June 5, 2010

Samuel Burqueno, Mathematics, Austin Middle, effective August 17, 2009 and ending June 5, 2010

Delores Calvin, Business, Ozen High, effective August 17, 2009 and ending June 5, 2010

Cori L. Coburn, Mathematics, Smith Middle, effective August 17, 2009 and ending June 5, 2010

Adam Cryer, English, Vincent Middle, effective August 17, 2009 and ending June 5, 2010

Erica Culpepper, Social Studies, Ozen High, effective August 17, 2009 and ending June 5, 2010

Kelly Dent, Mathematics, King Middle, effective August 17, 2009 and ending June 5, 2010

Griselda Figueroa, Art, South Park Middle, effective August 17, 2009 and ending June 5, 2010

Maria Florez, Athletic Trainer, Zaharias, effective August 17, 2009 and ending June 5, 2010

Roslyn Forward, Level 4, Bingman/Blanchette Elementary, effective August 17, 2009 and ending June 5, 2010

Tannara Griffin, Special Education, Guess Elementary, effective August 17, 2009 and ending June 5, 2010

Kathryn M. Hall, English, Ozen High, effective August 17, 2009 and ending June 5, 2010

Hope Harris-Harrell, Criminal Justice, West Brook High, effective August 17, 2009 and ending June 5, 2010

Amanda Hawkins, English, West Brook High, effective August 17, 2009 and ending June 5, 2010

Ashley Hebert, English, Central High, effective August 17, 2009 and ending June 5, 2010

Shelley Henriksen, Social Studies, Marshall Middle, effective August 17, 2009 and ending June 5, 2010

Nancy Hicks, Mathematics, Smith Middle, effective August 17, 2009 and ending June 5, 2010

Marshall Hoozer, Science, West Brook, effective August 17, 2009 and ending June 5, 2010

Brian Iregbu, Science, Brown Center, effective August 17, 2009 and ending June 5, 2010

Anthony Irvin, Science, Smith Middle, effective August 17, 2009 and ending June 5, 2010

Elizabeth Irving, Spanish, West Brook High, effective August 17, 2009 and ending June 5, 2010

Brandie Jones, Reading, Vincent Middle, effective August 17, 2009 and ending June 5, 2010

Deborah Jones, Level 4, Ogden Middle, effective August 17, 2009 and ending June 5, 2010

Catherine Klein, English, Marshall Middle, effective August 17, 2009 and ending June 5, 2010

Jennifer Lack, Science, West Brook High, effective August 17, 2009 and ending June 5, 2010

Brenda Lee, Mathematics, Ozen High, effective August 17, 2009 and ending June 5, 2010

Anne Lilyquist, English, Vincent Middle, effective August 17, 2009 and ending June 5, 2010

Charles McBride, Science, West Brook High, effective August 17, 2009 and ending June 5, 2010

Camilo Mesa, Spanish, Odom Academy, effective August 17, 2009 and ending June 5, 2010

Franchessa Meza, Science, West Brook High, effective August 17, 2009 and ending June 5, 2010

Lynn Millard, Home Economics, West Brook High, effective August 17, 2009 and ending June 5, 2010

Melissa Lynn Miller, Kindergarten, Martin Elementary, effective August 17, 2009 and ending June 5, 2010

Angela Moore, Kindergarten, Fletcher Elementary, effective August 17, 2009 and ending June 5, 2010

Michael Newman, Auto Body, Career Center, effective August 17, 2009 and ending June 5, 2010

Tiffany Nguyen, Mathematics, West Brook High, effective August 17, 2009 and ending June 5, 2010

Justin Oxley, English, Vincent Middle, effective August 17, 2009 and ending June 5, 2010

Nancy Packard, Level 4, Homer Elementary, effective August 17, 2009 and ending June 5, 2010

Brady Potter, Assistant Band Director, Marshall Middle, effective August 17, 2009 and ending June 5, 2010

Meagan Elizabeth Ravey, Level 4, Guess Elementary, effective August 17, 2009 and ending June 5, 2010

David Spencer, Orchestra, King Middle, effective August 17, 2009 and ending June 5, 2010

Linda Spencer, Art, Smith Middle, effective August 17, 2009 and ending June 5, 2010

Stephanie VanSike, Reading, Odom Academy, effective August 17, 2009 and ending June 5, 2010

Sunnie Warren, Pre-kindergarten, Fletcher Elementary, effective August 17, 2009 and ending June 5, 2010

Mallary Wentzell, Mathematics, Marshall Middle, effective August 17, 2009 and ending June 5, 2010

Angela White, Title II, Level 4, Lucas Elementary, effective August 17, 2009 and ending June 5, 2010

Dephane, Wilson, Kindergarten, Field Elementary, effective August 17, 2009 and ending June 5, 2010

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

5. Administrative Recommendations

Bishop Ollis Whitaker motioned, seconded by Mr. Terry Williams to accept the following administrative recommendations:

Project Director/Supervisor for the 21st Century Community Learning Centers Grant

Dr. Lona Alexander-Mitchell

Assistant Principal – King Middle School

Ms. Dana Lewis

Diagnosticians

Fletcher Elementary

Bingman/Blanchette Elementary

Pietzsch/MacArthur Elementary

Ms. Tara Carter

Ms. Joy Edwards

Ms. Lillie Walker

President Reece called for additions or corrections to the motion, there being none, he called for a vote.

YEAS: Mr. Reece, Ms. Brassard, Mr. Williams, Dr. Nantz, Mr. Neild, Mr. Trahan and Bishop Whitaker

NAYS: None

ADJOURNMENT

President Reece asked if there was any other business to come before the board; there being none, the meeting was adjourned at 9:35 p.m. August 20, 2009.

Woodrow Reece, President
Beaumont ISD Board of Trustees

Terry D. Williams, Secretary
Beaumont ISD Board of Trustees

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

EXHIBIT "R.1"
Page 1 of 6

TO : Dr. Carrol A. Thomas
Superintendent of Schools

FROM : Terry A. Ingram
Assistant Superintendent for Administration/Operations

DATE : August 20, 2009

SUBJECT : Consider, and If Appropriate, Take Action to Approve the
Multi-Purpose Center Partial Guaranteed Maximum Price
(GMP) for Natatorium Piles

Parsons, SHW Architects, and Turner/Hallmark evaluated a change order request and is recommending that Turner/Hallmark JV1 issue a Change Order to their current scope of work to include the Guaranteed Maximum Price for the Natatorium Auger Cast Piles.

Change Order Request Number COR-001
Natatorium piers and pier caps buy out
Increase \$393,320.

Change order Request Number COR-002
Revise Natatorium pier sizes and depth
Decrease (\$73,682.)

To be paid from bond appropriated funds.

It is the recommendation of Administration to authorize the Superintendent to execute a change order with Turner/Hallmark JV1, CMAR which will release them to amend the sub-contract with MCM Commercial Concrete for the Natatorium auger cast piles at the Multi-Purpose Center in the amount of \$319,638.

AGENDA:
August 20, 2009

3395 Harrison Avenue
Beaumont, Texas 77706
Tel 409.617.5700
Fax 409.617.5779

August 17, 2009

Terry Ingram
Assistant Superintendent of Administration & Operations
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, Texas 77706

Re: Recommendation for Acceptance of Multi-Purpose Facility Site Natatorium Auger Cast Piles Change Order

Mr. Ingram,

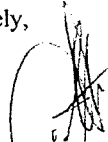
Parsons, SHW Architects, and Turner/Hallmark have carefully evaluated the Change Order Request submitted August 5, 2009. Parsons is recommending Turner Hallmark JV1 be issued a Change Order to their current scope of work to include the GMP for the Natatorium Auger Cast Piles in the amount of **\$319,638.00**.

The Auger Cast Piles GMP approved by the BISD School Board on June 18, 2009 included a unit cost for piles at the Natatorium as this portion of the design was incomplete at the time of the Stadium Auger Cast Piles Bid Package. The 100% Construction documents issued July 15, 2009 contain the remaining Natatorium 24" – 50' deep auger cast piles thus the subcontractor provided a proposal for \$393,320.00. Upon direction from BISD the geotechnical engineers evaluated the soils at the Natatorium at a depth of 75'. The architect and engineers determined 18" - 65' deep piles are appropriate for the Natatorium foundation (excluding the pool area) thus resulting in a savings of \$73, 682.00.

The attached Turner/Hallmark's Change Order Requests 001 & 002 details the proposed amounts for the Natatorium auger cast piles. Based on our evaluation Parsons recommends Turner Hallmark be issued a change order for the Natatorium auger cast piles.

The work remains within the approved budget. Therefore, Parsons recommends approval by the Board of Trustees on August 20, 2009 to authorize the Superintendent to execute a Change Order with Turner/Hallmark JV1, CMAR which will release them to amend the sub-contract with MCM Commercial Concrete for the Natatorium auger cast piles at the Multi-Purpose Facility.

Sincerely,



Ed Caillouette, Program Manager

PARSONS

cc: File



Turner/Hallmark JV1
BISD Multi Purpose Athletic Complex
5250 Bayou Willow Parkway

Beaumont, TX 77706

phone: 713-840-8441
fax: 713-840-8365

August 05, 2009

Mr. Terry Ingram
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706

RE: BISD Multi Purpose Athletic Complex
5250 Bayou Willow Parkway
Beaumont, TX 77706

Project # 1583300
Change Order Request Number COR - 001

Dear Mr. Ingram,

We have finalized the required quotations for PCO number 006 for the following extra work Natatorium Piers and Pier Caps buy out. We have reviewed the scopes of work and have verified that they are in compliance with our contract agreement. The following is a detailed itemization of all extra costs:

Item	Description	Amount Proposed	Contractor
001	Provide Natatorium auger cast piles as shown on the 7/10/09 Construction set of documents. All piers to be 24" diameter and 50' deep as shown on the drawings. Price includes layout, drilling, providing and setting rebar, pressure grouting piles, and removal of spoils to a central location on the site.	\$834,910.00	MCMCOM
002	Provide Natatorium auger cast pile 24" by 50' deep test pile.	\$0.00	MCMCOM
003	Provide layout, excavation, rebar and concrete placement of all pile caps. Set all anchor bolts and embeds in pile caps. (embeds to be provided by others)	\$201,105.00	MCMCOM

004	Proposal excludes any work associated with grade beams, topping slabs, slab on grade or paving concrete work.	\$0.00	MCMCOM
005	Natatorium Auger Cast Pile Budget approved in Approval Letter No. 7.	(\$611,378.00)	TURCON
006	Natatorium Pile Cap Budget approved in Approval Letter No. 7.	(\$77,662.00)	TURCON
007	SDI - \$12.70/\$1,000	\$4,407.00	TURCON
008	Construction Contingency - 3%	\$10,541.00	TURCON
009	Bond - In Amendment No. 1 - \$10.41/\$1,000	\$0.00	TURCON
010	General Conditions - 5%	\$18,096.00	TURCON
011	Fee - 3.5%	\$13,301.00	TURCON

Total Amount \$393,320.00

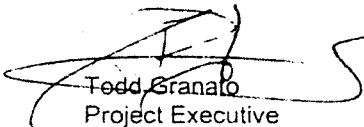
We have reviewed the scopes of work and have verified that they are in compliance with our contract agreement. See the attached for a detailed breakdown of the costs included in this Change Order Request.

This change will also result in a possible schedule impact of 0 days to the project.

Please return one (1) copy of this letter indicating your approval of this Change Order Request which **increases** our Contract by **Three hundred ninety three thousand three hundred twenty and 00/100 dollars (\$393,320.00)**. This approval will also authorize us to issue Subcontract Change Orders accordingly.

If you have any questions regarding this Change Order Request, please call me at your earliest convenience.

Sincerely,


Todd Granato
Project Executive

 8-14-09

Approved By: _____
Terry Ingram
Assistant Superintendent

Date: _____

cc. File - PCO 6



Turner/Hallmark JV1
BISD Multi Purpose Athletic Complex
5250 Bayou Willow Parkway
Beaumont, TX 77706

phone: 713-840-8441
fax: 713-840-8365

August 05, 2009

Mr. Terry Ingram
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706

RE: BISD Multi Purpose Athletic Complex
5250 Bayou Willow Parkway
Beaumont, TX 77706

Project # 1583300
Change Order Request Number COR - 002

Dear Mr. Ingram,

We have finalized the required quotations for PCO number 011 for the following extra work Natatorium Pier Size Revisions. We have reviewed the scopes of work and have verified that they are in compliance with our contract agreement. The following is a detailed itemization of all extra costs:

Item	Description	Amount Proposed	Contractor
001	Revise Natatorium pier sizes from 24" by 50' deep to 18" by 65' deep at all locations under the Natatorium except under the swimming pool.	(\$65,000.00)	MCMCOM
002	SDI - \$12.70/\$1,000	(\$825.00)	TURCON
003	Construction Contingency - 3%	(\$1,975.00)	TURCON
004	Bond - In Amendment No. 1 - \$10.41/\$1,000	\$0.00	TURCON
005	General Conditions - 5%	(\$3,390.00)	TURCON
006	Fee - 3.5%	(\$2,492.00)	TURCON

Total Amount (\$73,682.00)


We have reviewed the scopes of work and have verified that they are in compliance with our contract agreement. See the attached for a detailed breakdown of the costs included in this Change Order Request.

This change will also result in a possible schedule impact of 0 days to the project.

Please return one (1) copy of this letter indicating your approval of this Change Order Request which **decreases** our Contract by **Seventy three thousand six hundred eighty two and 00/100 dollars ((\$73,682.00))**. This approval will also authorize us to issue Subcontract Change Orders accordingly.

If you have any questions regarding this Change Order Request, please call me at your earliest convenience.

Sincerely,


Todd Granato
Project Executive

Approved By: _____ Date: _____
Terry Ingram
Assistant Superintendent

cc: File – PCO 11


 8-19-09

MET Plastics, Inc.

**Financial Statements and
Independent Accountants' Compilation Report**

December 31, 2011 and 2010

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SUPPLEMENTAL INFORMATION	
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Operating Expenses	9

MILLER COOPER & Co., Ltd

ACCOUNTANTS AND CONSULTANTS

INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

Board of Directors and Stockholders

MET Plastics, Inc.

Elk Grove, Illinois

We have compiled the accompanying balance sheets of MET Plastics, Inc. (an S Corporation) (the Company) as of December 31, 2011 and 2010, and the related statements of income and retained earnings and the supplemental information on pages 8 and 9 for the years then ended. We have not audited or reviewed the accompanying financial statements and supplementary information and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilations in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all of the disclosures and the statements of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and statements of cash flows were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

MILLER, COOPER & CO., LTD.

Miller, Cooper & Co., Ltd.
Certified Public Accountants

Deerfield, Illinois

April 5, 2012

FINANCIAL STATEMENTS

MET Plastics, Inc.
BALANCE SHEETS
December 31, 2011 and 2010
(See Independent Accountants' Compilation Report)

<u>ASSETS</u>		2011	2010
CURRENT ASSETS			
Cash	\$	65,867	\$ 11,455
Accounts receivable		733,701	572,762
Inventory		614,377	576,359
Total current assets		1,413,945	1,160,576
PROPERTY AND EQUIPMENT			
Machinery and equipment		2,783,786	2,410,313
Transportation equipment		42,704	42,704
		2,826,490	2,453,017
Less accumulated depreciation		2,761,068	2,336,376
		65,422	116,641
	\$	<u>1,479,367</u>	\$ <u>1,277,217</u>

<u>LIABILITIES AND STOCKHOLDERS' EQUITY</u>			
	<u>2011</u>		<u>2010</u>
CURRENT LIABILITIES			
Current maturities of long-term debt	\$ 175,000	\$	165,243
Accounts payable and accrued expenses	384,117		383,371
Customer deposits	37,604		81,689
Due to officers, current portion	<u>184,078</u>		<u>56,078</u>
Total current liabilities	<u>780,799</u>		<u>686,381</u>
LONG-TERM DEBT, less current maturities			
Notes payable	274,348		255,935
Due to officers	<u>-</u>		<u>38,000</u>
	<u>274,348</u>		<u>293,935</u>
STOCKHOLDERS' EQUITY			
Common stock, 20,000 shares authorized; 15,000 shares issued and outstanding at no par value	5,000		5,000
Additional paid-in capital	11,672		11,672
Retained earnings	<u>407,548</u>		<u>280,229</u>
	<u>424,220</u>		<u>296,901</u>
	<u>\$ 1,479,367</u>	<u>\$</u>	<u>1,277,217</u>

MET Plastics, Inc.
STATEMENTS OF INCOME AND RETAINED EARNINGS
Years Ended December 31, 2011 and 2010
(See Independent Accountants' Compilation Report)

	2011	2010
Net sales	\$ 4,468,913	\$ 3,854,990
Cost of sales	<u>3,849,139</u>	<u>3,279,214</u>
Gross profit	<u>619,774</u>	<u>575,776</u>
Operating expenses		
Selling	84,598	88,229
Administrative	<u>372,823</u>	<u>335,528</u>
	<u>457,421</u>	<u>423,757</u>
Operating income	<u>162,353</u>	<u>152,019</u>
Other income (expense)		
Gain on sale of property and equipment	1,693	-
Interest expense	(38,224)	(27,702)
Miscellaneous	<u>1,497</u>	<u>14,401</u>
	<u>(35,034)</u>	<u>(13,301)</u>
NET INCOME	127,319	138,718
Retained earnings, beginning of year	<u>280,229</u>	<u>141,511</u>
Retained earnings, end of year	<u>\$ 407,548</u>	<u>\$ 280,229</u>

SUPPLEMENTAL INFORMATION

MET Plastics, Inc.**COST OF SALES**

Years Ended December 31, 2011 and 2010

(See Independent Accountants' Compilation Report)

	2011	2010
Materials	\$ 1,251,248	\$ 919,963
Labor	1,046,502	911,219
Outside services	404,526	605,711
Small tools	29,132	24,047
Computer expense	14,035	9,036
Depreciation	429,760	196,505
Payroll taxes	78,453	68,087
General insurance	11,914	11,140
Group insurance	129,469	116,641
Operating supplies	27,572	15,566
Rent	222,068	227,887
Repairs and maintenance	113,600	92,923
Training	3,956	4,900
Utilities	71,101	57,612
Waste removal	3,903	4,849
Workers' compensation insurance	11,900	13,128
	<u>\$ 3,849,139</u>	<u>\$ 3,279,214</u>

MET Plastics, Inc.
OPERATING EXPENSES
Years Ended December 31, 2011 and 2010
(See Independent Accountants' Compilation Report)

	2011	2010
Selling		
Auto	\$ 12,222	\$ 13,300
Commissions	53,953	55,940
Marketing and advertising	7,906	8,239
Shipping	10,517	10,750
	<u>84,598</u>	<u>88,229</u>
Administrative		
Computer expense	6,619	10,112
Group insurance	11,182	9,625
Professional fees	80,716	58,475
Miscellaneous	21,723	19,771
Office expense	17,563	12,232
Office salary	72,410	63,991
Officer's salary	105,863	110,048
Payroll taxes	15,225	14,699
Pension and profit sharing	28,444	24,776
Profit sharing plan administration	1,800	1,849
Telephone	9,739	9,950
Training	1,539	-
	<u>372,823</u>	<u>335,528</u>
	<u>\$ 457,421</u>	<u>\$ 423,757</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

EXHIBIT "R.2"
Page 1 of 5

TO : Dr. Carrol A. Thomas
Superintendent of Schools

FROM : Terry A. Ingram
Assistant Superintendent for Administration/Operations

DATE : August 20, 2009

SUBJECT : Consider, and If Appropriate, Take Action to Approve the
Multi-Purpose Center Partial Guaranteed Maximum Price
(GMP) for Elevators

Parsons, SHW Architects, and Turner/Hallmark evaluated
the bid packages submitted for elevators at the Multi-
Purpose Center.

Schindler Elevator Corporation	\$106,660.
Thyssen Krupp Elevator	\$107,049.
Otis Elevator Company	\$126,750.

Based on this evaluation Parsons recommends Schindler
Elevator Corporation to be awarded the contract for
elevators. If we are unable to negotiate an acceptable
agreement with Schindler Elevator Corporation, negotiations
will cease and negotiations will begin with the next lowest
bidder.

To be paid from bond appropriated funds.

It is the recommendation of Administration to authorize the
Superintendent to execute an amendment with
Turner/Hallmark JV1, CMAR which will release them to sub-
contract with Schindler Elevator Corporation for the elevator
work at the Multi-Purpose Center in the amount of \$121,590.

AGENDA:
August 20, 2009

2
3395 Harrison Avenue
Beaumont, Texas 77706
Tel 409.617.5700
Fax 409.617.5779

August 17, 2009

Terry Ingram
Assistant Superintendent of Administration & Operations
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, Texas 77706

Re: Recommendation for Acceptance of Multi-Purpose Facility Elevator Award

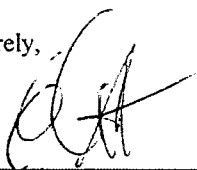
Mr. Ingram,

Parsons, SHW Architects, and Turner/Hallmark have carefully evaluated the bid packages submitted during the legally compliant bid process. Parsons is recommending Turner Hallmark JV I be issued an Amendment to include the GMP for Elevators in the amount of **\$121,590.00**.

The attached Turner/Hallmark's Approval Letter AL-008 details the bidders and respective proposed amounts for the elevator section of the Bid Package. Based on our evaluation Parsons recommends Schindler Elevator Corporation to be awarded the contract for elevators.

The work remains within the approved budget. Therefore, Parsons recommends approval by the Board of Trustees on August 20, 2009 to authorize the Superintendent to execute an Amendment with Turner/Hallmark JV I, CMAR which will release them to sub-contract with Schindler Elevator Corporation for the elevator work on the Multi-Purpose Facility.

Sincerely,



Ed Caillouette, Program Manager

PARSONS

cc: File



Turner/Hallmark JV 1
4263 Dacoma Street
Houston, Texas 77092
Phone 713.840.8441
FAX 713.840.8365

August 13th, 2009

Re: **Beaumont Multi Purpose Facility**
Beaumont, Texas
Turner Contract Number: 15833

Job # 15833

Approval Letter AL-008
Traction Passenger Elevator Award

Attn: Dr. Carrol A. Thomas
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706

Subject: Approval Letter No. 008
Traction Passenger Elevator Award

Dear Dr. Thomas,

We request your approval to enter into a Subcontract Agreement with Schindler Elevator Corporation for the performance of the Traction Passenger Elevator work, to enter into a Subcontract Agreement with Schindler Elevator Corporation for the performance of the Traction Passenger Elevator in connection with the above Project. A financial summary is included on the attached page (Attachment "A" dated 8/13/09).

Turner/Hallmark JV1 has followed all of the legal documentation required for bidding/procurement of this work as stated in our Contract Agreement with Beaumont ISD dated 7/21/2008.

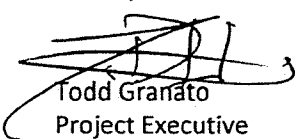
Please note the signing of this Approval Letter shall release Turner/Hallmark JV1 to commit monies within the budget for Traction Passenger Elevator included in our IGMP, up to a total amount of **\$121,590**, which includes additional expenditures above Schindler Elevator Corporation's Subcontract amount.

Please indicate your approval of our intent to enter into the above agreement by signing and returning one (1) copy of this letter by August 21st, 2009.

Very truly yours,
Turner/Hallmark JV1

Reviewed by:
Parsons

Approved by:
Beaumont ISD



Todd Granato
Project Executive

By: _____
Date: _____

By: _____
Date: _____

Enclosures: Attachment "A" dated 8/13/09

cc: Sam Savage – SHW Group
Claudine Starita - Parsons
Jason Freeman, Candido Lizarraga, Joe Mendyk, George Key – Turner/Hallmark JV1
File 142123 AL-008

 8/14/09



Attachment "A"

Approval Letter AL-008

Traction Passenger Elevator

August 13, 2009

Page 3 of 3

FINANCIAL SUMMARY:

	AMOUNT
Traction Passenger Elevator	\$ 106,660
	\$ -
	\$ -
SDI, \$12.70/\$1000	\$ 1,355
Construction Contingency, 3%	\$ 3,240
Bond	In Amendment #1
General Conditions, 5%	\$ 6,080
Fee, 3.5%	\$ 4,256
Total amount requested on this AL-008	\$ 121,590



Attachment "A"

Approval Letter AL-008

Traction Passenger Elevator

August 13, 2009

Page 2 of 3

BID PACKAGE #14.2123: Electric Traction Elevator

RECOMMENDED SUBCONTRACTOR:

Schindler Elevator Corporation

PHONE: (713) 576-2306

CONTACT: Steve Burke

OTHER BIDDERS & AMOUNTS:

Schindler Elevator Corporation	\$106,660
Thyssen Krupp Elevator	\$107,049
Otis Elevator Company	\$126,750

Traction Passenger Elevator AWARD AMOUNT: One Hundred Twenty One Thousand Five Hundred Ninety Dollars and No Cents (\$121,590).

BEAUMONT INDEPENDENT SCHOOL DISTRICT
Beaumont, Texas

EXHIBIT "R.3"
Page 1 of 5

TO : Dr. Carrol A. Thomas
Superintendent of Schools

FROM : Terry A. Ingram
Assistant Superintendent for Administration/Operations

DATE : August 20, 2009

SUBJECT : Consider, and If Appropriate, Take Action to Approve the
Multi-Purpose Center Partial Guaranteed Maximum Price
(GMP) for Remaining Utilities

Parsons, SHW Architects, and Turner/Hallmark evaluated the bid packages submitted for site utility extensions around the parking lots at the Multi-Purpose Center.

Sendero Industries LLC	\$ 657,212
WT Byler Co.	\$ 662,454
Diversified Sitework	\$1,035,506

Based on this evaluation Parsons recommends Sendeco Industries to be awarded the contract for site utilities extensions around the parking lots. If we are unable to negotiate an acceptable agreement with Sendeco Industries, negotiations will cease and negotiations will begin with the next lowest bidder.

To be paid from bond appropriated funds.

It is the recommendation of Administration to authorize the Superintendent to execute an amendment with Turner/Hallmark JV1, CMAR which will release them to sub-contract with Sendeco Industries for the site utilities extensions around the parking lots at the Multi-Purpose Center in the amount of \$749,208.

AGENDA:
August 20, 2009

3395 Harrison Avenue
Beaumont, Texas 77706
Tel 409.617.5700
Fax 409.617.5779

August 17, 2009

Terry Ingram
Assistant Superintendent of Administration & Operations
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, Texas 77706

**Re: Recommendation for Acceptance of Multi-Purpose Facility Site Utility Extensions
Award**

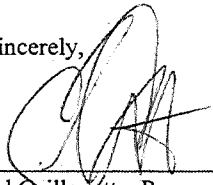
Mr. Ingram,

Parsons, SHW Architects, and Turner/Hallmark have carefully evaluated the bid packages submitted during the legally compliant bid process. Parsons is recommending Turner Hallmark JV1 be issued an Amendment to include the GMP for the site utility extensions around the Parking lots in the amount of **\$749,208.00**.

The attached Turner/Hallmark's Approval Letter AL-0011 details the bidders and respective proposed amounts for the site utility section of the Bid Package. Based on our evaluation Parsons recommends Sendeco Industries to be awarded the contract for site utilities extensions around the parking lot.

The work remains within the approved budget. Therefore, Parsons recommends approval by the Board of Trustees on August 20, 2009 to authorize the Superintendent to execute an Amendment with Turner/Hallmark JV1, CMAR which will release them to sub-contract with Sendeco Industries for the site utilities extensions around the parking lot on the Multi-Purpose Facility.

Sincerely,



Ed Caillouette, Program Manager

PARSONS

cc: File



Turner/Hallmark JV 1
4263 Dacoma Street
Houston, Texas 77092
Phone 713.840.8441
FAX 713.840.8365

August 14th, 2009

Re: **Beaumont Multi Purpose Facility**
Beaumont, Texas
Turner Contract Number: 15833

Job # 15833

Approval Letter AL-011
Site Utility Extensions around Parking Lots
Award

Attn: Dr. Carrol A. Thomas
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706

Subject: Approval Letter No. 011
Site Utility Extensions around Parking Lots Award

Dear Dr. Thomas,

We request your approval to enter into a Subcontract Agreement with Sendero Industries LLC for the performance of the Site Utility Extensions around Parking Lots work, to enter into a Subcontract Agreement with Sendero Industries LLC for the performance of the Site Utility Extensions around Parking Lots in connection with the above Project. A financial summary is included on the attached page (Attachment "A" dated 8/13/09).

Turner/Hallmark JV1 has followed all of the legal documentation required for bidding/procurement of this work as stated in our Contract Agreement with Beaumont ISD dated 7/21/2008.

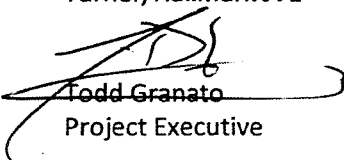
Please note the signing of this Approval Letter shall release Turner/Hallmark JV1 to commit monies within the budget for Site Utility Extensions around Parking Lots included in our IGMP, up to a total amount of **\$749,208**, which includes additional expenditures above Sendero Industries LLC's Subcontract amount.

Please indicate your approval of our intent to enter into the above agreement by signing and returning one (1) copy of this letter by August 21st, 2009.

Very truly yours,
Turner/Hallmark JV1

Reviewed by:
Parsons

Approved by:
Beaumont ISD

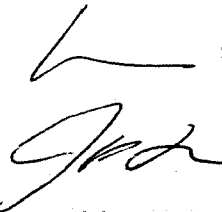

Todd Granato
Project Executive

By: _____
Date: _____

By: _____
Date: _____

Enclosures: Attachment "A" dated 8/14/09

cc: Sam Savage – SHW Group
Claudine Starita - Parsons
Jason Freeman, Candido Lizarraga, Joe Mendyk, George Key – Turner/Hallmark JV1
File 003300 AL-010

 8/14/09



Attachment "A"

Approval Letter AL-011

Site Utility Extensions around Parking Lots

August 14, 2009

Page 2 of 3

BID PACKAGE #03.3000: Concrete

RECOMMENDED SUBCONTRACTOR:

Sendero Industries LLC
PHONE: (713) 868-6960
CONTACT: Grant Gilbert

OTHER BIDDERS & AMOUNTS:

Sendero Industries LLC	\$657,212
WT Byler Co.	\$662,454
Diversified Sitework	\$1,035,506

Site Utility Extensions around Parking Lots AWARD AMOUNT: Seven Hundred Forty Nine Thousand Two Hundred Eight Dollars and No Cents (\$749,208).



Attachment "A"

Approval Letter AL-011

Site Utility Extensions around Parking Lots

August 14, 2009

Page 3 of 3

FINANCIAL SUMMARY:

	AMOUNT
Site Utility Extensions around Parking Lots	\$ 657,212
	\$ -
	\$ -
SDI, \$12.70/\$1000	\$ 8,347
Construction Contingency, 3%	\$ 19,967
Bond	In Amendment #1
General Conditions, 5%	\$ 37,460
Fee, 3.5%	\$ 26,222
Total amount requested on this AL-008	\$ 749,208

MET Plastics, Inc.

**Financial Statements and
Independent Accountants' Compilation Report**

December 31, 2010 and 2009

CONTENTS

	Page
INDEPENDENT ACCOUNTANTS' COMPILATION REPORT	3
FINANCIAL STATEMENTS	
Balance Sheets	4 - 5
Statements of Operations and Retained Earnings	6
SUPPLEMENTAL INFORMATION	
Cost of Sales	8
Operating Expenses	9

MILLER COOPER & Co., Ltd

ACCOUNTANTS AND CONSULTANTS

INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

Board of Directors and Stockholders

MET Plastics, Inc.

Elk Grove, Illinois

We have compiled the accompanying balance sheets of MET Plastics, Inc. as of December 31, 2010 and 2009, and the related statements of operations and retained earnings and the supplemental information on pages 8 and 9 for the years then ended. We have not audited or reviewed the accompanying financial statements and supplementary information and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilations in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

The 2009 financial statements have been adjusted and restated for an error in recording a customer deposit for the year ended December 31, 2009, which resulted in a decrease in net income and retained earnings and a corresponding increase in accrued expenses of \$31,646. The effect of this error on net income was not previously reported in the December 31, 2009 financial statements. Accordingly, our report on the 2009 financial statements is different from that previously issued.

Management has elected to omit substantially all of the disclosures and the statements of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and statements of cash flows were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

MILLER, COOPER & CO., LTD.

Miller, Cooper & Co., Ltd.

Certified Public Accountants

Deerfield, Illinois

March 29, 2011

FINANCIAL STATEMENTS

MET Plastics, Inc.
BALANCE SHEETS
December 31, 2010 and 2009
(See Independent Accountants' Compilation Report)

<u>ASSETS</u>	<u>2010</u>	<u>Restated 2009</u>
CURRENT ASSETS		
Cash	\$ 11,455	\$ 37,921
Accounts receivable	572,762	663,126
Inventory	576,359	471,371
	<u>1,160,576</u>	<u>1,172,418</u>
PROPERTY AND EQUIPMENT		
Machinery and equipment	2,410,313	2,970,011
Transportation equipment	42,704	63,704
	<u>2,453,017</u>	<u>3,033,715</u>
Less accumulated depreciation	2,336,376	2,840,071
	<u>116,641</u>	<u>193,644</u>
	<u>\$ 1,277,217</u>	<u>\$ 1,366,062</u>

<u>LIABILITIES AND STOCKHOLDERS' EQUITY</u>		Restated
	<u>2010</u>	<u>2009</u>
CURRENT LIABILITIES		
Current maturities of long-term debt	\$ 165,243	\$ 122,704
Notes payable	-	110,000
Accounts payable and accrued expenses	383,371	482,929
Customer deposits	81,689	300,620
Due to officer, current portion	<u>56,078</u>	<u>76,078</u>
Total current liabilities	<u>686,381</u>	<u>1,092,331</u>
LONG-TERM DEBT, less current maturities		
Notes payable	255,935	37,548
Due to officer	<u>38,000</u>	<u>78,000</u>
	<u>293,935</u>	<u>115,548</u>
STOCKHOLDERS' EQUITY		
Common stock, 20,000 shares authorized; 15,000 shares issued and outstanding at no par value	5,000	5,000
Additional paid-in capital	11,672	11,672
Retained earnings	<u>280,229</u>	<u>141,511</u>
	<u>296,901</u>	<u>158,183</u>
	<u>\$ 1,277,217</u>	<u>\$ 1,366,062</u>

MET Plastics, Inc.
STATEMENTS OF OPERATIONS AND RETAINED EARNINGS
Years Ended December 31, 2010 and 2009
(See Independent Accountants' Compilation Report)

	<u>2010</u>	<u>Restated 2009</u>
Net sales	\$ 3,854,990	\$ 3,108,053
Cost of sales	<u>3,279,214</u>	<u>2,898,111</u>
Gross profit	<u>575,776</u>	<u>209,942</u>
Operating expenses		
Selling	88,229	77,445
Administrative	<u>335,528</u>	<u>317,555</u>
	<u>423,757</u>	<u>395,000</u>
Operating income (loss)	<u>152,019</u>	<u>(185,058)</u>
Other income (expense)		
Interest	(27,702)	(17,421)
Miscellaneous	<u>14,401</u>	<u>-</u>
	<u>(13,301)</u>	<u>(17,421)</u>
NET INCOME (LOSS)	138,718	(202,479)
Retained earnings, beginning of year	<u>141,511</u>	<u>343,990</u>
Retained earnings, end of year	<u>\$ 280,229</u>	<u>\$ 141,511</u>

SUPPLEMENTAL INFORMATION

MET Plastics, Inc.
COST OF SALES
Years Ended December 31, 2010 and 2009
(See Independent Accountants' Compilation Report)

	<u>2010</u>	<u>Restated 2009</u>
Materials	\$ 919,963	\$ 625,667
Labor	911,219	936,217
Outside services	605,711	402,183
Small tools	24,047	19,175
Computer expense	9,036	360
Depreciation	196,505	380,995
Payroll taxes	68,087	48,849
General insurance	11,140	23,674
Group insurance	116,641	78,286
Operating supplies	15,566	10,455
Rent	227,887	210,569
Repairs and maintenance	92,923	93,018
Training	4,900	6,758
Utilities	57,612	51,465
Waste removal	4,849	3,504
Workers' compensation insurance	13,128	6,936
	<u>\$ 3,279,214</u>	<u>\$ 2,898,111</u>

MET Plastics, Inc.
OPERATING EXPENSES
Years Ended December 31, 2010 and 2009
(See Independent Accountants' Compilation Report)

	2010	Restated 2009
Selling		
Auto	\$ 13,300	\$ 10,656
Commissions	55,940	42,257
Marketing and advertising	8,239	7,973
Shipping	10,750	16,559
	<u>88,229</u>	<u>77,445</u>
Administrative		
Computer expense	10,112	11,058
Group insurance	9,625	5,268
Legal and accounting	58,475	15,524
Miscellaneous	19,771	28,285
Office expense	12,232	10,039
Office salary	63,991	61,539
Officer's salary	110,048	138,577
Payroll taxes	14,699	15,423
Pension and profit sharing	24,776	21,032
Profit sharing plan administration	1,849	1,800
Telephone	9,950	8,490
Training	-	520
	<u>335,528</u>	<u>317,555</u>
	<u>\$ 423,757</u>	<u>\$ 395,000</u>

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 34

3395 Harrison Avenue
Beaumont, Texas 77706
Tel 409 617 5773
Fax 409.617 75779

PARSONS

TRANSMITTAL

Project: Beaumont Independent School District - Multi-Purpose Facility
Date: August 28, 2009

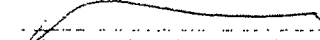
To: Candido Lizarraga
Project Manager
Turner Construction Company
4263 Dacoma St
Houston, TX 77092

We transmit herewith the following:

1 BISD / Turner Hallmakr JV1 Change Order #1

Action Code

10

By 
Claydine Starita, Project Manager

PARSONS

cc: File

Action Codes:	(1) No Exceptions	(6) For Review/Comment
	(2) Exceptions as Noted	(7) As Requested
	(3) Exceptions Noted - Resubmit	(8) For Execution
	(4) Rejected - Resubmit	(9) For Information Only
	(5) Action Not Required	(10) For Your Use



AIA® Document G701/CMa™ – 1992

Change Order - Construction Manager-Adviser Edition

PROJECT (Name and address):
2007 Beaumont Independent School
District Bond Program
3395 Harrison Avenue
Beaumont, Texas 77706

CHANGE ORDER NUMBER: 001
INITIATION DATE: August 26, 2009

OWNER: ☐
CONSTRUCTION MANAGER: ☒
ARCHITECT: ☐
CONTRACTOR: ☐
FIELD: ☐
OTHER: ☐

TO CONTRACTOR (Name and address):
Turner / Hallmark JV1
4623 Dacoma Street
Houston, Texas 77092

PROJECT NUMBERS: MPF 02.05.01 /
CONTRACT DATE: July 21, 2008
CONTRACT FOR: Construction
Manager at Risk - Multi-Purpose
Facility

THE CONTRACT IS CHANGED AS FOLLOWS:

Please refer below:

The new Contract Sum, includes Proposed Change Order (PCO) #1 through #5. Also refer to Purchase Order #801008 approved May 29, 2009 and Purchase Order #801008 June 25, 2009.

The original Contract Sum was	\$	65,000.00
Net change by previously authorized Change Orders	\$.00
The Contract Sum prior to this Change Order was	\$	65,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$	14,069,945.00
The new Contract Sum including this Change Order will be	\$	14,134,945.00

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is N/A.

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE OWNER, CONSTRUCTION MANAGER, ARCHITECT AND CONTRACTOR.

Turner / Hallmark JV1
CONSTRUCTION MANAGER (Firm name)
4623 Dacoma Street, Houston, Texas 77092
ADDRESS

BY (Signature)
Joseph P. Glowacki, Vice President
(Typed name) **DATE:** August 26, 2009

Turner / Hallmark JV1
CONTRACTOR (Firm name)

ADDRESS
BY (Signature)
Jason Freeman, President
(Typed name) **DATE:**

SHW Group, LLP
ARCHITECT (Firm name)
20 East Greenway Plaza, Ste.200, Houston, Texas 77046
ADDRESS

BY (Signature)
Sam Savage, Project Manager
(Typed name) **DATE:** August 26, 2009

Beaumont Independent School District
OWNER (Firm name)
3395 Harrison Avenue, Beaumont, Texas 77706
ADDRESS

BY (Signature)
Terry Ingram, Assistant Superintendent Administration/
Operations
(Typed name) **DATE:** August 26, 2009

PARSONS

3395 Harrison Avenue • Beaumont, Texas 77706 • (409) 617-5770 • Fax (409) 617-5779 • www.parsons.com

April 15, 2009

Terry Ingram
Assistant Superintendent for Administration/Operations
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706

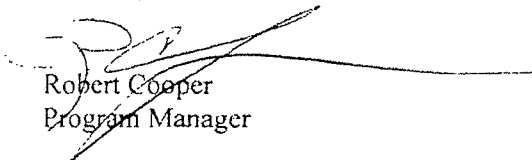
Re: Recommendation for Acceptance of Bid and Award of Contract for the Precast Package for the New Multi-Purpose Facility Project

After careful evaluation by representatives from the Beaumont Independent School District (BISD) Administration, Parsons, SHW Architects, and Turner/Hallmark of the bid packages submitted during the legally compliant bid process, Parsons is recommending that East Texas Precast be awarded the contract for providing the precast concrete work as required for the New Multi-Purpose Facility Project. East Texas was the low bid and the bid price for this work is within the estimate and budget for this portion of work.

Therefore, Parsons recommends approval from the Board of Trustees on April 16, 2009 to authorize the Superintendent to release Turner/ Hallmark JV, CMAR, to sub-contract with East Texas Precast for the precast concrete work on the New Multi-Purpose Facility Project.

If you have questions or need additional information, please contact my office.

Sincerely,



Robert Cooper
Program Manager

Cc: Claudine Starita, Project Manager
Program Files





Turner Hallmark JV 1
4263 Dacoma Street
Houston, Texas 77092
Phone 713.840.8441
FAX 713.840.8365

April 14, 2009

Re: **Beaumont Multi Purpose Facility**
Beaumont, Texas
Turner Contract Number: E-0672

Contract #E-0672
Approval Letter AL-001
Precast Concrete - Contract Award

Attn: Dr. Carroll A. Thomas
Beaumont Independent School District
3395 Harrison Avenue
Beaumont, TX 77706

Subject: Approval Letter No. 001 – Precast Concrete

Dear Dr. Thomas,

We request your approval to enter into a Subcontract Agreement with East Texas Precast in the amount of Three Million Five Hundred Eighty Four Thousand Two Hundred Dollars and No Cents (\$3,584,200.00) for the performance of Precast Concrete work as required in connection with the above Project. A financial summary is included on the attached page (Attachment "A" dated 4/14/09).

Turner / Hallmark JV1 has followed all of the legal documentation required for bidding/procurement of this work as stated in our Contract Agreement with Beaumont ISD dated 7/21/2008.

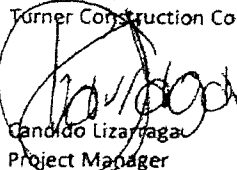
Please note the signing of this Approval Letter shall release Turner / Hallmark JV1 to commit monies within the budget for Precast Concrete work included in the budget, up to a total amount of \$3,986,950, which includes additional expenditures above the East Texas Precast Subcontract amount of \$3,584,200.


Please indicate your approval of our intent to enter into the above agreement by signing and returning one (1) copy of this letter by April 21, 2009.

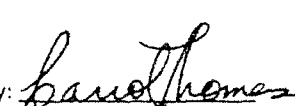
Very truly yours,
Turner Construction Co.

Reviewed by:
Parsons

Approved by:
Beaumont ISD


Candido Lizarraga
Project Manager

By: 
Date: 4-15-09

By: 
Date: _____

Enclosures: Attachment "A" dated 4/14/09

cc: Sam Savage – SHW Group
Bill Criswell, Joe Mendyl, George Key – Turner Construction Co.
File 00270 AL-001



Attachment "A"

Approval Letter AL-001

Precast Concrete - Stadium

April 14, 2009

Page 2 of 2

ITEM: PRECAST CONCRETE - STADIUM

SUBCONTRACTOR:

East Texas Precast

PO Box #579

Waller, TX 77484

PHONE: (281) 464-0654

FAX: (936) 857-3738

CONTACT: Richard Howey

PRICE: Three Million Five Hundred Eighty Four, Thousand Two Hundred Dollars and No Cents
(\$3,584,200.00)

OTHER BIDDERS & AMOUNTS:

Lowe Precast

\$4,629,690

Hendelfels Enterprises, Inc.

\$5,770,000

Flexicore

Incomplete Bid

NOTES:

1. This approval letter includes cost for standard sub insurance (WC & GL), not ROCIP.

FINANCIAL SUMMARY

Recommended Award Amount (w/o insurance cost)	\$3,584,200
Add ROCIP insurance costs	TBD
Recommended Award Amount (w/o insurance cost)	\$3,584,200
ANTICIPATED ADDITIONAL EXPENDITURES:	
Additional off-hour crew days	\$85,000
Patch existing paving	\$10,000
Floor drain coordination w/ plumber	\$15,000
Final cleaning of precast	\$75,000
Foundation, structure for precast mockup	\$20,000
Removal of precast mockup	\$10,000
Weather protection for grouting	\$7,000
Precast sample - adjustments, etc.	\$37,500
Sleeves for MEP	\$25,000
Coordination w/ embeds	\$24,000
Misc. caulking / sealing requirements	\$20,000
Additional cleaning / prep	\$45,000
Safety supervision requirements	\$29,250
TOTAL ANTICIPATED ADDITIONAL EXPENDITURES	\$402,750
TOTAL AWARD AND ANTICIPATED ADDITIONAL EXPENDITURES	\$3,986,950

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 35

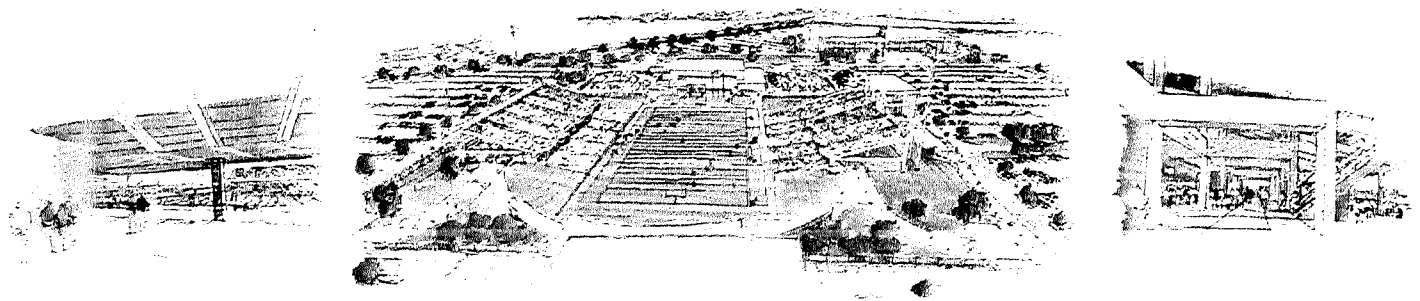
2009



Turner Construction
4263 Dacoma Street
Houston, TX 77092
713.840.8441 Phone
713.840.8365 Fax



Beaumont Independent School District New Multi-Purpose Athletic Complex



GMP

Final Plans for Bidding and Construction

9.14.09

BISD Multi Purpose Facility

Boulevard, TX

Final-Run Date: 10,400
09/14/09 Seats

Est. Number: FINAL GMP

Approval Letters	BP #	BID PACKAGE DESCRIPTION	Final Plans For Bidding and Construction	TOTAL	Contract	Change Order No. 1	Change Order No. 2
		General Requirements		696,250			
		Owners Allowance		1,511,500		736250	(40,000)
AL-03		Earthwork Mass Grade		1,534,514		245000	1,266,500
AL-04		Temp Road		456,245		1534514	0
AL-08		Earthwork Final Grade		786,677		456245	0
AL-07		Mass Site Utilities		1,482,105		1462105	0
AL-05		SWPP		13,076		13076	0
AL-11		Parking Lot & Building Utilities		657,212			657,212
		Synthetic Turf		781,500			781,500
		Landscape & Irrigation		253,780			253,780
		Fencing & Gates		282,534			282,534
AL-10		Concrete Paving		4,325,325			4,325,325
AL-07&COR1,2		Auger Cast Piles		1,921,565		1647430	274,135
AL-07		CIP Concrete		1,067,458		1067458	0
AL-01		Pre Cast Concrete Stadium		3,836,950		3986950	(150,000)
		Pre Cast Hollow Core Natatorium		259,500			259,500
		Masonry		1,710,930			1,710,930
AI-02R1		Metals	Natatorium	704,123		704123	0
		Metals	Stadium	722,018			722,018
		Metals	Handrails	503,220			503,220
		Millwork		92,775			92,775
		Waterproofing & Sealants		295,613			295,613
		Fireproofing		23,292			23,292
		Roofing		222,002			222,002
		Doors/frames/hardware		133,610			133,610
		Overhead Doors		31,501			31,501
		Glass & Glazing/Mirrors		698,890			698,890
		Plaster		499,552			499,552
		Drywall / Acoustical/Insulation		645,042			645,042
		Ceramic Tile and Accessories		92,375			92,375
		Carpet & VCT		44,551			44,551
		Resilient Athletic Flooring		9,690			9,690
		Fluid Applied Flooring		42,891			42,891
		Paint		249,200			249,200
		Graphics		126,201			126,201
		Misc. Specialties		164,233			164,233
		Commercial Laundry Equipment		11,672			11,672
		Food Service Equipment	See Owner Allowance for \$150,000	0			0
		Blinds & Shades		2,620			2,620
		Swimming Pool		1,092,610			1,092,610
		Telescoping Stands		27,236			27,236
		Pre-engineered Bleachers and Chairs		221,705			221,705
AL-008		Elevator		106,669			106,669
		Wheel Chair Lifts		36,969			36,969
		Fire Protection		445,500			445,500
		HVAC		2,069,045			2,069,045
		Plumbing		1,824,244			1,824,244
		Electrical		2,834,730			2,834,730
		DW TOTAL (NO SDI OR BONDS)		\$ 35,550,890	\$ -	\$ 11,873,151	\$ 23,677,739
0.0127		SDI		\$ 451,455		150789	300,666
		SUBTOTAL:		\$ 36,002,345	\$ -	\$ 12,023,940	\$ 23,978,405
		FIXED GENERAL CONDITIONS (w/o Insurance)		\$ 2,036,500		703497	1,333,003
		BLDG. PERMIT (by Owner)		\$ -			
		GENERAL LIABILITY (by owner)		\$ -			
		Gap Insurance (by owner)		\$ -			
		BUILDER'S RISK by owner		\$ -			
		TESTING & INSPECTION - by owner		\$ -			
		CONSTRUCTION CONTINGENCY		\$ 540,035		360718	179,317
		PAYMENT & PERFORMANCE BOND -		\$ 423,627		489342	(65,715)
		FIXED FEE		\$ 1,424,500		492448	932,052
		TEXAS SALES TAX - New Construction					
		TOTAL		\$ 40,427,007	\$ -	\$ 14,069,945	\$ 26,357,062
		Pre Construction Cost		\$ 267,210	\$ 65,000		202,210
		TOTAL		\$ 40,694,217	\$ 65,000	\$ 14,069,945	\$ 26,559,272
		Deduct (See Attached Estimated Cost Savings Sheet)		\$ (2,194,217)			(2,194,217)
		GMP (Based on Estimated Cost Savings)		\$ 38,500,000	\$ 65,000	\$ 14,069,945	\$ 24,365,055

\$ 38,500,000

GMP (Based on Estimated Cost Savings)

\$ 38,500,000

BISD Multi Purpose Facility

Final-Run Date: 10,400

Beaumont, TX

09/14/09 Seats

Est. Number: FINAL GMP

Approval Letters	BP #	BID PACKAGE DESCRIPTION	TOTAL
		General Requirements	696,250
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AL-07		Mass Site Utilities	1,482,105
AL-05		SWPP	13,076
AL-11		Parking Lot & Building Utilities	657,212
		Synthetic Turf	781,500
		Landscape & Irrigation	253,780
		Fencing & Gates	282,534
AL-10		Concrete Paving	4,325,325
AL-07&CORR1,2		Auger Cast Piles	1,921,565
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		Fireproofing	23,292
		Roofing	222,002
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		Drywall / Acoustical/Insulation	645,042
		Ceramic Tile and Accessories	92,375
		Carpet & VCT	44,551
		Resilient Athletic Flooring	9,690
		Fluid Applied Flooring	42,891
		Paint	249,200
		Graphics	126,201
		Misc. Specialties	164,233
		Commercial Laundry Equipment	11,672
		Food Service Equipment	0
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		Telescoping Stands	27,236
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		Elevator	106,660
		Wheel Chair Lifts	36,969
		Fire Protection	445,500
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		DW TOTAL (NO SDI OR BONDS)	\$ 35,550,890
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		FIXED GENERAL CONDITIONS (w/o Insurance)	\$ 2,036,500
		BLDG. PERMIT (by Owner)	\$ -
		GENERAL LIABILITY (by owner)	\$ -
		Gap Insurance (by owner)	\$ -
		BUILDER'S RISK by owner	\$ -
		TESTING & INSPECTION - by owner	\$ -
		CONSTRUCTION CONTINGENCY	\$ 540,035
		PAYMENT & PERFORMANCE BOND -	\$ 423,627
		FIXED FEE	\$ 1,424,500
		TEXAS SALES TAX - New Construction	
		TOTAL	\$ 40,427,007
		Pre Construction Cost	\$ 267,210
		TOTAL	\$ 40,694,217
		Deduct (See Attached Estimated Cost Savings Sheet)	\$ (2,194,217)
		GMP (Based on Estimated Cost Savings)	\$ 38,500,000

Cost Savings Analysis

Item	Description	Estimated Cost Savings
1	Use Seresco unit with 407c refrigerant	\$ (50,000)
2	Relocate Judges stand in Natatorium to stand side like Galena Park.	\$ (135,000)
3	5" pavement at Parking lot in lieu 6" pavement	\$ (146,000)
4	7" pavement in lieu of 8" paving (Bus rd and ring Rd)	\$ (30,000)
5	Use standard 3000psi concrete with fly ash in parking lots and inner rds in lieu of specified	\$ (40,000)
6	6" of lime in lieu of 7" at 7%	\$ (80,665)
7	6% lime 6" deep (additional savings)	\$ (40,000)
8	Delete Drywall walls under BIRD painted signage in Natatorium pool area	\$ (4,500)
9	Reduce field drainage aggregate from 8" to 6".	\$ (22,000)
10	Delete chainlink fence around pond	\$ (49,500)
11	Use PPG paint at Natatorium in lieu specified	\$ (20,000)
12	Delete food equipment to original Budget of \$150,000	\$ (274,157)
13	Revise Irrigation sleeves from 6" to 4"	\$ (4,000)
14	Deduct Galvanized Columns at Press Box	\$ (67,500)
15	Delete Acoustical Panels in Natatorium	\$ (64,450)
16	Simplify Hand rails	\$ (50,000)
17	Delete Crawl Space Lighting (Per Alternate 8)	\$ (23,000)
18	Delete Storage Shelving (Per alternate 6)	\$ (21,850)
19	Delete Crawl Space Fire Protection	\$ (161,000)
20	Delete 3 Flag poles at entrance	\$ (6,095)
21	Owner Buy Gap insurance	\$ (183,000)
22	Delete brick on MECH. screen walls	\$ (3,500)
23	Use strip lights in lieu of down lights in elevator	\$ (1,000)
24	Delete brick on Home side concession stand	\$ (10,000)
25	Delete propane backup for natural gas generator	\$ (6,000)
26	Use Manual flush valves for the water closets and urinals	\$ (26,500)
27	Use metering faucet for Lav 1,2, in lieu of electronic faucet	\$ (15,000)
28	Use Bemis 1955c water closet seats	\$ (1,000)
29	Use Sch 40 PVC for the above slab storm system	\$ (35,000)
30	Use Standard No Hub couplings	\$ (10,000)
31	Exxon Mobil Encasement - District to allocate separate funds	\$ (250,000)
32	Delete Rail Road Allowance - District to allocate separate funds	\$ (363,500)
	Undefined Costs	(1,103,657)
	Total Estimated Cost:	\$ (2,194,217)

SHW Alternates per plans & Specs

Alternate	Description	Cost	Markup	Total	Subcontractors
1	Epoxy Quartz Flooring at Natatorium				Flooring
	Provide epoxy quartz flooring at designated floors in Natatorium in lieu of scheduled flooring		1.125		
2	Epoxy Quartz Flooring At Field House				Flooring
	Provide epoxy quartz flooring at designated floors in field house in lieu of scheduled flooring		1.125		
3	Paint Underside Of Stadium Seating				Painting
	Paint exposed concrete on underside for stadium seating, including risers and taker beams, home and visitor sides	\$ 54,190	1.125	\$ 60,964	
4	Premanufactured Steel Fencing At Ticket Booths				Fencing
	Provide premanufactured steel fencing in lieu of chain link fencing at ticket booths as indicated	\$ 158,277	1.125	\$ 178,062	
5	Field Turf Under Pad				Field Turf
	Provide elastic layer underpad below field turf as specified in specification Section 02964 In - Filled Synthetic Turf	\$ 216,000	1.125	\$ 243,000	
6	Storage Shelving				Millwork
	Delete storage shelving in Rooms A107, A108, A109, B107, B108, and B109. Shelving in Room A110 is not part of this alternate	\$ (21,850)	1.125	\$ (24,581)	
7	Toilet Room Ceilings				Electrical, Painting & Drywall
	Delete gypsum board ceilings in Stadium toilet rooms, paint exposed structure and revise mechanical systems and lighting as indicated	\$ 5,821	1.125	\$ 6,549	
8	Delete Crawl Space Lighting				Electrical
	Delete lighting in Stadium and Natatorium crawl spaces	\$ (23,000)	1.125	\$ (25,875)	
9	Delete Acoustical Wall Panels				Drywall
	Delete acoustical wall panels in Natatorium	\$ (150,000)			Estimate

A Joint Venture between Turner Construction Company and Hallmark Group, LLC

**BISD Multipurpose Facility
Beaumont, TX
GMP**

**September 14, 2009,
Project # 1583311
Final Plans for Bidding
Dated 07-10-2009
Addendums 1-4**

Assumptions and Clarifications

We have listed below the assumptions and clarifications that we have considered so that we both fully understand what is and what is not included in the ("GMP"). Where actual events on the project differ from the assumptions and clarifications listed below, the GMP will require adjustments for the resulting additional costs and expenses. These assumptions and clarifications are specifically used to establish the basis of the GMP and as such are intended to clarify and take precedence over details or items shown on Contract Documents, in the event there is a discrepancy between or among any of them.

General Assumptions

- 1) This GMP is based on the Final Plans for Bidding & Construction dated 07-10-09, and specifications as prepared by SHW Architects, Inc. and the following Assumptions and Clarifications. We have included Addendum No. 1 through Addendum No. 4.
- 2) The GMP is based on receipt of necessary permits (as listed below), Rolling Owner Controlled Insurance Policy ("ROCIP") insurance certificates, easement crossings and the Owner's Notice to Proceed so as to allow a construction start in the field on June 1, 2009. Should the start be delayed beyond the dates listed below, by the actions or inactions of others, we will need to confirm potential cost escalations and schedule impacts.
- 3) **City of Beaumont Permits:** This GMP and the Project Schedule are based on receiving the following regulatory construction permits by the dates listed below:
 - i) City of Beaumont: Final Building permit 8-25-2009
- 4) **Bayou Willow Parkway Permits:** This GMP and the Project Schedule are based on receiving the following regulatory construction permits by the dates listed below:
 - i) Exxon Mobil Pipeline – Road & Underground Water/Electric 9-1-2009
 - ii) Nobel Pipeline - Road & Underground Water 9-1-2009
 - iii) Kinder Morgan - Road & Underground Water 9-1-2009
 - iv) BNSF – Road Crossing, UG Water & OH Electric 11-1-2009
 - v) Bayou Willow Parkway Property Easement 9-1-2009
- 5) **General Utility Corridor Permits:** This GMP and the Project Schedule are based on receiving the following regulatory construction permits by the dates listed below:
 - i) BNSF – UG Communications & Gas Service & OH Electric 11-1-2009
 - ii) Exxon Mobil Pipeline – Road & Underground Water/Electric 9-1-2009
 - iii) Nobel Pipeline - Underground Communications & Gas 9-1-2009
 - iv) Kinder Morgan - Underground Communications & Gas 9-1-2009
 - v) TXDOT – Utility Permit for 124/UG Gas Service 9-1-2009

A Joint Venture between Turner Construction Company and Hallmark Group, LLC

**BISD Multipurpose Facility
Beaumont, TX
GMP**

**September 14, 2009,
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- 6) **South Collector Ditch Permits:** This GMP and the Project Schedule are based on receiving the following easement crossing permits by the dates listed below:
- i) Exxon Mobil Pipeline 9-1-2009
 - ii) Outfall Property Easement 8-17-2009
- 7) **North & South Storm Trunk Line Permits:** This GMP and the Project Schedule are based on receiving the following easement crossing permits by the dates listed below:
- i) Sanitary Sewer Tie In Property Easement 9-1-2009
- 8) **South Driveway on Hwy 124 Permits:** This GMP and the Project Schedule are based on receiving the following regulatory construction permits by the dates listed below:
- i) Nobel Pipeline – Driveway Crossing 9-1-2009
 - ii) BNSF – Driveway Crossing 11-1-2009
 - iii) TXDOT – Driveway Permit 11-1-2009
 - iv) Kinder Morgan - Driveway Crossing 9-1-2009
- 9) The construction schedule is eighteen (18) months. The eighteen month duration started on June 1, 2009 with the owner's approval of executed Approval Letters related to Mass Grading, Mass Utility, Stadium Precast, Natatorium Structural Steel, and Stadium and Natatorium Foundation packages. Turner/Hallmark JV1 requires all executed GMP Amendments, all requisite permits, easements, and the Owner Change Orders to be received no later than September 25, 2009 or per dates listed above. We have assumed that the stadium facility, locker rooms and the permanent parking surface will be "game ready", not including items provided by others, for regular season games beginning August 24, 2010. The stadium facility and locker rooms will be Substantially Complete on or about September 15, 2010. The natatorium facility will be "event ready", not including items provided by others, for high school swim meets on October 31st, 2010. The entire project will be substantially complete by December 1, 2010. We have assumed that the delays in finalizing the construction documents have made achieving these schedule dates very dependent on continuing favorable weather conditions.
- 10) The cost of all permits is excluded from the GMP. Turner/Hallmark JV1 will not be responsible for comments made by the governing authorities to the contract documents and any time lost due to permits not being able to be secured by the dates listed in item No. 3 above will require schedule adjustments.
- 11) We have acknowledged that the Owner has provided the Boundary and Topographic Surveys including, but not limited to, the location of all existing utilities, pipelines, easements and rights-of-way. We have included project related layout based on this survey.
- 12) We have acknowledged that the Owner has provided us a full copy of the Phase 1 environmental survey and that the Owner is responsible for all impacts from that survey.
- 13) The GMP does not include any Impact fees, Wastewater Impact Fees, Roadway Impact Fees and Meter Fees. No other development fees are included, other than the items specifically spelled out under Allowances in item No. 52 below.

A Joint Venture between Turner Construction Company and Hallmark Group, LLC

**BISD Multipurpose Facility
Beaumont, TX
GMP**

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- 14) Any requirements by the City of Beaumont and/or the Beaumont Fire Marshall that are not specifically depicted or indicated on the Contract Documents referenced above have not been included in the GMP.
- 15) The GMP is based on the site being free from hazardous and contaminated materials including contaminated water and soil regardless of classification. Costs for hazardous and contaminated materials testing, monitoring and abatement, as well as any required environmental investigations and insurance, if required, is outside of this GMP and is the responsibility of the Owner.
- 16) This GMP is based upon the expectation that reasonable substitutions, as approved by the Owner and Architect, may be made to the specified materials and equipment, in order to improve schedule and/or costs.
- 17) This GMP assumes that Owner furnished items will be on-site in accordance with the Construction Manager's schedule to meet the turnover requirement dates. We have assumed that the Owner will furnish the following work or services in their entirety:
 - a) Scoreboard and all related equipment, structural support and foundations.
 - b) Furniture, Fixtures and Equipment
 - c) Telephone system, equipment and handsets and related connection costs
 - d) Stadium Intercom System
 - e) Systems required to broadcast or facilitate broadcast of Network or Cable TV
- 18) This proposal is based on work during normal business hours.
- 19) The Owner and Design Team are responsible for design issues related to the selection of alternates or value engineered/cost saving items and shall incorporate them into the Construction Documents no later than September 25, 2009. If the contract documents are not revised by SHW by September 25, 2009 then the owner will increase the GMP per the cost savings values and the owner will issue a formal change order no later than October 1, 2009.
- 20) If value engineered/cost saving items are requested to be added into the scope at a later date, the Construction Manager reserves the right to re-price the item and their associated components. These cost savings that have been included in the GMP will need to be issued in a formal Addendum No. 5 and/or Proposal Request revision the Contract Documents by the project architect, SHW.
- 21) The costs for Energy Conservation Code and Texas Accessibility Standards inspections are excluded.
- 22) Subcontractor Default Insurance ("SDI") has been included at a fixed rate of \$12.70/\$1000 of direct work. This rate, as a cost of the work, will be applied to the issued subcontracts that are included in the amounts identified as direct work and construction contingency. This total amount of projected direct work in the GMP, multiplied times the fixed rates of \$12.70/\$1,000 of direct work, as noted in the GMP. Approval of the GMP authorizes expenditure of this cost, as approved by Parsons and BISD during the buyout of each subcontract trade, (SDI) for all subcontracted work. The cost shall be adjusted in the same manner as an allowance within the GMP, upwards or downwards relative to the final dollar amount of the subcontracts, excluding Owner change orders. Unused portions of the SDI will be credited

A Joint Venture between Turner Construction Company and Hallmark Group, LLC

**BISD Multipurpose Facility
Beaumont, TX
GMP**

**September 14, 2009,
Project # 1583311
Final Plans for Bidding
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Addendums 1-4**

back to the owner. SDI coverage is used to cost effectively support Beaumont ISD's L/MBE/WBE Plan to maximize minority participation, as L/MBE/WBE subcontractor bonding capacity or ability may be significantly limited.

- 23) We have included an allowance for the costs for water, gas and electricity consumption.
- 24) Costs associated with protecting or relocating items, including but not limited to, existing utilities, gas lines, structures, trees, transformers or other such items not shown on the contract drawings are excluded.
- 25) Construction Manager to pay for all monthly services related to telephone and data connections through substantial completion.
- 26) Cost of all testing and inspections are excluded and shall be paid for by the Owner. Coordination of testing and inspections are included and will be complete with the subcontract trades.
- 27) Where required by the Contract Documents, through its subcontractors, the Construction Manager will provide stamped and sealed drawings and design calculations prepared by a design professional. These items will be submitted for review and approval by the Architect and their appropriate consultants. In the event that there is an error and/or deficiency in the preparation of these calculations, the Owner agrees that the design professional shall be responsible to remedy the error and/or deficiency. The Construction Manager will assist the Owner in pursuing a resolution to any issues that may arise from such error and/or deficiency. The Construction Manager agrees to direct that the appropriate design professional secure adequate Errors & Omissions (professional liability) coverage for any design work performed by its employees or sub-subconsultants and to require that the Owner and Parsons be named as additional insured to the policy. The professional liability coverage provided by the design professional shall be submitted to Beaumont ISD for approval prior to the Construction Manager selecting or contracting with the design professional. The cost of the design professional's Errors and Omissions insurance shall not be an additive cost to the project.
- 28) It is assumed that the Contract Documents are in compliance with all required codes, including, local, state and federal requirements, TAS and ADA, so no monies are included for changes to the Contract Documents necessary to comply with the aforementioned codes and requirements.
- 29) Payment and performance bonds on are based on \$10.41/1000 of the GMP.
- 30) We have excluded all costs for Builder's Risk insurance premiums and associated deductibles which are by the Owner.
- 31) We have excluded costs for insurance premiums for on-site general liability and worker's compensation insurance which we have assumed is by the Owner. Limits and coverages need to be acceptable to the Construction Manager and a waiver of subrogation is to be included in the policy.
- 32) The costs associated with the Construction Manager providing additional insurance to insure the difference in coverage between the owner's ROCIP and Builder's Risk insurance, and the Construction Manager's insurance requirements (Gap coverage) is excluded. The owner will provide excess liability insurance in the amount of \$100,000,000. If the owner does not provide the excess liability insurance limits then the owner will reimburse Turner/Hallmark JV1 the amount of \$183,000 to provide this excess liability insurance. This policy will be

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required to be provided no later than September 18, 2009. Final coordination of insurance coverages between the Owner's ROCIP and the CMAR's coverage requirements. Authorization will be required from owner or program manager prior to spending funds. Turner/Hallmark JV1 assumes that any overages in premiums based on estimated project cost associated with the Workers Compensation and General Liability for both Turner/Hallmark JV1 will be paid direct by BISD to the ROCIP provider.

- 33) Sales tax on materials incorporated into the work is excluded. Owner will provide Turner with a tax exempt certificate.
- 34) It is expressly understood that the Owner's audit rights, as may be generally or specifically described or delineated in the contract do not include, except in connection with issues relating to sales tax, the right to audit Project-related records pertaining to costs which are included:
 - a) Within mutually agreed lump-sum prices, fixed fees or fixed general conditions, unit prices, fixed lump sum hourly rates or fixed percentages; or
 - b) Within lump sum priced subcontracts or purchase orders approved by the Owner.
- 35) All contract drawings are to be provided to CM in AutoCAD Electronic Drawing File, including all major future drawing revisions. It is understood that a customary release will need to be executed by the subcontractor receiving the documents, and that a reasonable fee may have to be paid for the files as a cost of the work. A list of drawings required will be provided to the Architect.
- 36) The schedule format to be used is indicated under the schedule tab, included with this GMP. Turner/Hallmark JV1 will utilize Impact for job tracking and communications
- 37) All references in the Contract Documents to a warranty or guarantee by the Construction Manager are qualified and modified as follows: The Construction Manager shall obtain and deliver to the Owner manufacturer's warranties and guarantees extending beyond one year as required by the Contract Documents. The Construction Manager shall co-operate with the Owner in enforcing and administering such warranties and guarantees. The Construction Manager shall not be required to countersign manufacturer's warranties and guarantees nor shall the Construction Manager be required to furnish warranties and guarantees not customarily available from the manufacturing industry. The Construction Manager will assist the Owner in enforcing these manufacturer's warranties and guarantees.
- 38) The GMP does not include any line item guarantees relative to the costs of the Work. For instance if a bid package is purchased at an amount over what is included in the GMP, Contractor can utilize funds from Bid Packages that are purchased below the GMP pricing.
- 39) A construction contingency is included in the GMP. This contingency is intended to cover the scope of work, including but not limited to events such as those listed below. The construction contingency shall be for the exclusive use of the Construction Manager. The Construction Manager will utilize contingency expenditures with the mutual consent of the Owner's Program Manager and Owner, with the appropriate approval letter.
 - a. Field conditions.
 - b. Losses, expenses or damages not covered by insurance.

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- c. Subcontractor failures not covered by Subguard or a subcontractor performance and payment bond.
 - d. Increases in quantity or quality, which are reasonably inferable from the Contract Documents.
 - e. Underestimating or bid package overruns.
 - f. Normal inclement weather.
 - g. Overtime, including unexcused schedule delays due to subcontract work, performance or schedule.
 - h. Overly aggressive scheduling.
 - i. Any unused construction contingency is to be returned to the Owner.
- 40) **An Owner contingency is not included in the GMP.** We suggest that the Owner establish such a contingency which could be used at the discretion of the Owner to pay for items not included in the scope of the GMP such as:
- a. Inclusion of items specifically excluded from this GMP.
 - b. Abnormal inclement weather.
 - c. Designer errors and omissions and any act or neglect of the Owner that affects the schedule or GMP.
 - d. Acts of separate contractors employed by the Owner that affect the schedule or GMP.
 - e. Any additional costs for Owner requested subcontractors.
 - f. Other causes beyond the Construction Manager's control.
 - g. Impact and Permit Fees related to the Railroad and Highways.
- 41) The order of precedence of the documents in the event that there is a conflict between documents is:
- a. Approved Change Order (Scope, Budget, Schedule Revisions) / Approved Amendment (Contract Language) Revisions / Approved Clarifications and Assumptions.
 - b. Agreement between Owner and Construction Manager.
 - c. Contract Documentation.
- 42) The Construction Manager has engaged an affiliate company, Turner Logistics, LLC, to purchase, expedite and manage the delivery of major mechanical, electrical and other major material and equipment. Turner Logistics, LLC services shall be reimbursed in the lump sum amount stated in a notification letter which will be submitted to the Owner. The lump sum amount includes the cost of services to cover salaried staff, benefits/taxes, general expenses, computers, telephones, transportation, miscellaneous reimbursable and overhead. This equipment will be provided to the successful subcontractors in the respective trades for installation. Lump sum amount for CM Logistics is included in the GMP pricing.

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- 43) The General Conditions and Fee have been calculated at the agreed contract percentages and are included as fixed lump sum amounts.
- 44) Safety director is included in the general conditions; we have added a full time onsite manager in our cost of direct work as required per the ROCIP.
- 45) Rain delays will be managed monthly in accordance with the National Weather Service information for the Beaumont/Port Arthur area. Any day lost, that is associated with a critical path activity on the construction schedule, due to weather during the work week will be made up on Saturday of that same work week at no additional cost or delay to the owner. If more than one day a week is lost due to inclement conditions than one of the days will be made up on Saturday and the other day or days will cause the schedule to either be extended or premium cost will have to be incurred as a change order to the GMP to make up lost day or days. This work only applies to activities, or work lost, that are on the critical path of the construction schedule.

Maximum days per month that are carried in the construction schedule for inclement weather conditions is as follows:

June, 2009 – 4 days 5 days	July, 2009 – 4 days	August, 2009 -
September, 2009 - 4 days	October, 2009 – 5 days	Nov, 2009 – 3 days
December, 2009 - 3 days – 4 days	January, 2010 - 5 days	February, 2010
March, 2010 – 4 days	April, 2010 - 4 days	May, 2010 – 5 days
June, 2010 – 4 days 4 days	July, 2010 – 4 days	August, 2010 -
September, 2010 - 4 days	October, 2010 – 5 days	Nov, 2010 – 3 days
December, 2010 - 3 days – 4 days	January, 2010 - 4 days	February, 2010

Days not used in previous months will not be carried over.

- 46) The GMP is subject to increase in an amount sufficient to cover any appreciable increases in materials, equipment, energy or goods which may occur during the term of this contract, and also assumes that the price and schedule will be adjusted in the event that materials, equipment, energy or goods are not reasonably available in the marketplace as and when required in the required quantities.
- 47) Additional Professional Services labor will be billed at the following fixed rates.

<u>Classification</u>	<u>Base Labor Rate</u>
Project Executive	\$195.00 per hour
Project Manager	\$155.00 per hour
Project Superintendent	\$135.00 per hour
QA/QC Engineer	\$125.00 per hour
Asst. Superintendent	\$ 95.00 per hour

- 51) Hourly lump sum labor will be billed at the following fixed rates:

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<u>Classification</u>	<u>Base Labor Rate</u>
Carpenter	\$56.00 per hour
Labor	\$43.00 per hour
Painter	\$44.00 per hour
Carpenter foreman	\$60.00 per hour
Labor foreman	\$45.00 per hour
Safety Manager	\$60.00 per hour

These labor rates are valid from May 1, 2009 to April 30, 2010 and will be escalated annually. Overtime will be billed at 1.5 times the base rate.

52) We have included the following Allowances after cost savings in the GMP: All allowance money will be approved, before spending, by an Approval Letter and/or an Owner GMP which will allow the expenditure of funds. Unspent allowance money is the owners and any overages to the allowances will be added to the GMP in the form of a change order. (Total Allowance Money included in GMP is \$428,500 after cost savings)

1. Gap Insurance - \$0
2. Utility Consumption - \$100,000
3. Steel Plates to protect pipe lines - \$5,000
4. Surveys - \$20,000
5. AGC Fee \$20,000
6. Railroad Work (includes all work and associated flagman) \$286,500
7. Railroad Permits and Fees \$0
8. Exxon Mobil Utility Encasement \$0
9. Natural Gas \$50,000
10. Irrigation Meter and Backflow Preventor \$12,000
11. Bayou Willow Parkway Street Lighting (Entergy) \$31,500
12. Outfall Easement \$40,000
13. Food Service Equipment \$150,000

53) Turner/Hallmark JV1 has included a credit cost saving in the GMP of \$135,000 for the relocation of the Natatorium judges stand. SHW will issue complete drawings showing the new location of the judges stand in either Addendum 5 or a Proposal Request at which time actual cost over or under the \$135,000 will either be added or subtracted from the GMP.

54) The GMP does not include any additional scope of work related to Proposal Request (PR's) that have been issued after July 10, 2009. All PR's, ASI's and COR's will be priced accordingly and will be either added or deducted from the GMP upon acceptance of the scope of Work revisions.

55) The GMP assumes timely approval of Change Order Request (COR's) and Approval Letters submitted, within 5 days from submission. Approval to be in the form of a Construction Change Directive (CCD) with direction to proceed with the work or signed COR/Approval Letter.

56) Turner/Hallmark JV1 requires that all cost savings items that have been included in the GMP be formally issued in either Addendum No. 5 and/or Proposal Request revisions to the Contract Documents no later than September 25, 2009 by SHW. Note that the cost savings

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items are estimated cost until SHW issues Addendum No. 5 or Proposal Request at which time both Turner/Hallmark JV1 and their subcontractors will price the revision.

- 57) This proposal does not include providing certified payroll. Payroll reports will be provided in the same format as provided to the ROCIP insurance provider.
- 58) This proposal assumes a bottom line GMP and therefore has no line item guarantees.
- 59) The proposal includes approval to utilize a subcontractor selection process based on experience, qualifications and price.
- 60) The proposal includes videotape training and demonstration sessions will not be by a professional photographer.
- 61) This proposed GMP is valid through September 18th, 2009. If the GMP is not approved by BISD during the September 17, 2009 board meeting then Turner/Hallmark JV1 will require BISD to issue approval letters for the following trades, (Structural Steel, Precast Hollow Core Planks, HVAC, Plumbing, Electrical, Fire Protection, Earthwork Final Grade, Concrete Paving, Masonry, Waterproofing, Doors/Frames and Hardware, Glass/Glazing Systems), no later than September 18, 2009 in order to keep the project on schedule.

Specification and Drawing Assumptions

02000 -- SITE WORK

1. We exclude all costs for unforeseen underground utilities or conditions for any work taking place on the site.
2. We have excluded all off-site disposal of spoils material.
3. All fill material shall be derived from the on-site excavated material, unless noted on drawings as structural fill. We have included using material from the southwest corner of the site by expanding the drainage ditch so that off site select fill would not be required. The new detention pond will not be hydromulched.
4. We exclude removal of underground obstructions. Any costs related to removal of underground obstructions will increase this GMP.
5. We exclude any rock milling or rock sawing.
6. We exclude any shoring or underpinning of any kind for the foundation walls.
7. Backfill of building foundations/foundation is based on using common fill from on-site stockpiles and/or from other areas around the site.
8. Backfill around Stadium precast retaining walls within 4' is based on using select fill. This estimate does not include demolition activities of any kind

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9. We assume all material excavated from the detention pond will be suitable for on site select fill under stadium seating
10. We have assumed all excess dirt material will remain on site and put in the location per the site logistics drawing as select fill.
11. All site furniture and furnishings are excluded (by owner).
12. This GMP includes temporary construction roads within the site only. Temporary roads leading to the site are not included. The road leading from the ring road to the future concrete mix plant is excluded and this stone will be used for lay down areas.
13. This GMP does not include encasement of any existing gas lines that cross the site.
14. This GMP assumes that the site Primary & Secondary Power will be brought to the site overhead by the owner and located within the site paving perimeter.
15. We have excluded all fencing around the retention ponds. This item was accepted as a cost savings that was accepted by the owner. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
16. We have included lime stabilization under the site concrete paving, roads and Bayou Willow Parkway at 6% lime at 6" in depth. This was accepted by Michelle Falgout of Fittz-Shipman per email dated September 9, 2009. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
17. We have included lime stabilization under the football playing field at 6% lime at 6" in depth. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
18. We have included 4" irrigation sleeves in lieu of 6" irrigation sleeves. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
19. We have excluded any work associated with the Lake View Drive.
20. We have included open cut installation of utilities under the Sunoco pipeline and Exxon Mobil pipeline. We have included boring under the Railroad for utilities.
21. We have included temporary crane roads per coordination with the precast erector for the stadium and steel erector for the Natatorium. Temporary roads are not included as drawn on sheet G100 but will be installed as needed.
22. We have included only removing 6" of top soil as approved by the civil engineer.
23. We have included the vinyl coated chain link fence around the stadium as shown. We have also included the vinyl coated chain link panels at the stadium perimeter railing. All engineering of the railing and panels systems is to be provided by SHW if required.
24. We have not included any cost in the GMP to dewater site due to easements and/or permits not being in fully executed after dates listed above. Any cost associated with having to dewater or remobilize to complete work due to easements not being executed will be added to GMP.

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25. We have ~~excluded~~ any work associated with I-10 frontage and Hwy 124 roads.
26. We have ~~included~~ leaving the temporary roads gravel in place under the concrete paving.

02360-AUGERCAST PILES

1. We have ~~included~~ all piles to be 18" diameter 65' deep at Stadium and 18" diameter 65' deep at natatorium structure and 24" diameter 50' deep under the swimming pool as outlined in COR No. 1 and COR No. 2. All piles are measured from top of pile cap.
2. We have ~~included~~ piles for the ticket booths 18" diameter 25' deep.

03000-CAST-IN-PLACE-CONCRETE

1. We have ~~excluded~~ all epoxy coated rebar in the project.
2. Stadium ~~conc~~course is assumed to be precast T's with 3" topping slab.
3. Natatorium floor to be 10" and 12" hollow core planks with 3" topping slab set on grade beams.
4. Pool bottom to be 12" & 16" mat slab supported by 24" auger cast piles.
5. Concrete ~~deck~~ around pool to be sealed concrete.
6. We have ~~included~~ all site concrete paving at 5" thick concrete in lieu of 6" thick concrete. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
7. We have ~~included~~ all bus parking and ring roads around the site as 7" thick concrete in lieu of 8" thick ~~concrete~~. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
8. We have ~~included~~ all concrete used for site paving and/or roads to be 3000 psi concrete with fly ash in lieu of Flex 600 mix design concrete. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the ~~Contract~~ Documents.

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9. We have included all expansion joints on the site concrete paving to be $\frac{3}{4}$ " diameter bars at 18" long. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
10. We have included the Bayou Willow Parkway per the plans and specifications for this work.
11. We have included the concrete light pole bases.
12. We have included the foundation associated with the monument sign.
13. We have included all work associated with the concrete foundations, precast stadium and Natatorium steel as outlined in previous approval letters.

04000-Unit Masonry

1. We have assumed using king size brick \$500.00 per thousand.
2. We have included cost associated with RFI No. 51 which allows the masonry subcontractor to use #5 rebar at 48" o.c. in lieu of specifications.
3. We have included using normal CMU blocks at the interior of mechanical rooms, trash dumpsters, and screen walls in lieu of split face CMU blocks. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
4. We have excluded the brick veneer walls around the mechanical yards. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
5. We have excluded the double masonry west wall on the home side concession stand. This wall will be a single CMU wall to match the CMU block on the north and south walls. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.

05000 – Structural Steel

1. The GMP is subject to increase in an amount sufficient to cover any appreciable increases in materials, equipment, energy or goods which may occur during the term of this contract, and also assumes that the price and schedule will be adjusted in the event that materials, equipment, energy or goods are not reasonably available in the marketplace as and when required in the required quantities. Structural Steel pricing will be held until October 1, 2009 at which time an adjustment will be required to cover the increase to the steel market place.
2. We have excluded galvanizing the structural steel columns and beams at the stadium press box. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.

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3. We have deducted \$50,000 from the GMP in order to simplify the exterior handrail details. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
4. We have included handrails R13 and R14 as stainless steel by the food equipment subcontractor. This cost is included in the Food Service Equipment Allowance.

07000 – Thermal And Moisture Protection

1. We have included thermoplastic single ply membrane roofing at press box, restrooms and concessions at the stadium.
2. We have included a bituminous damp proofing surface at film deck of the stadium.
3. We have included sprayed fire proofing on press box structural steel. Note that sprayed fire proofing can not be applied to structural steel that has been prime painted or galvanized.
4. We have excluded sprayed fire proofing on the metal decking.
5. We have included the standing seam metal roofing system per Nucor specifications at the Natatorium. This system includes the batt insulation between the metal roof panels.
6. We have included insulation in the exterior walls of the press box.

08000 - Doors, Hardware and Glazing

1. Aluminum framed entrances.
2. We have included all exterior glazing to withstand local wind requirements.
3. We have included the overhead coiling doors at the concessions and ticket booths.
4. We have included the sliding windows at the stadium concession stands.
5. We have included glazing at press box with butt glazing and this system will be engineered to meet wind load requirements.

09000 – Finishes

1. We have included portland cement plaster at press box. The system includes metal studs, dens glass sheathing in lieu of rigid insulation, tyrek paper and plaster with integral colors.
2. We have included standard ACT panels and aluminum grid.
3. Drywall partitions to receive Level 4 finish at tape joints. No Level 5 finishes have been included.
4. We have included standard color ceramic tile and base in area's as designated on drawings.
5. This estimate excludes the painting of mechanical / plumbing and ductwork except for the exposed duct work at the Natatorium in the pool area.
6. We have included drywall knee walls at the press box press counters.

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7. We have deleted the drywall furr outs in the Natatorium walls which are under the BISD painted logo's. The logo's will be painted on the CMU walls. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
8. We have included using a standard PPG paint in the Natatorium over the structural steel members. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
9. We have excluded all acoustical panels and baffles in the Natatorium. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.

10000 – Specialties

1. We have included painted metal lockers as shown.
2. We have included the painted metal toilet compartments. All metal toilet partitions are floor mounted.
3. We have included 3 flag poles at the football playing fields. The 3 flag poles at the monument sign entrance have been deleted as a cost savings. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
4. We have excluded the storage shelving. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
5. We have included the signage and graphics as shown on the documents.
6. We have included fire department connections at locations as shown on the documents.

11000 – Equipment

1. We have included an allowance of \$150,000 for the Food Service Equipment. The food service equipment shown on the contract documents will be revised to provide equipment within the allowance. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
2. We have included the Commercial Laundry washer and dryer as specified for the Natatorium.

12000 – Furnishings

1. We have included plastic laminate counter tops and casework.

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2. We have included 1" metal mini blinds at the Natatorium where shown. We have not included any blinds in the Stadium.
3. We have included stadium bleachers and premium bleachers. Note that RFI No. 31 and RFI No. 34 address the specifications related to the bleachers.
4. All loose furnishings and/or fixtures are by owner.
5. Cash drawers and/or cash registers are by owner.
6. We have excluded any casework in the ticket booths other than the stainless steel counter at the ticket window.

13000 – Specialties

1. We have included the Pool in the Natatorium as specified with rolling bulk head. Note that the pool walls will be cast in place concrete with a plaster finish.
2. We have included the synthetic turf field with the aggregate drainage base system. Note that the turf field will be installed over lime stabilized dirt.
3. We have excluded the elastic layer pad system on the synthetic turf field.
4. We have included the maintenance equipment for the synthetic turf field.
5. We have included the football goal poles and 2 soccer goals with the synthetic turf field.
6. We have included a 6" base drainage aggregate base in lieu of an 8" base drainage aggregate base. The drainage piping will be increase to hold additional water capacity. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
7. We have included the Natatorium metal building as a design assist system and will work with SHW in coordinating the steel building with the concrete foundation system.

14000 – Conveying System

1. The traction elevator will require a 35% deposit prior to elevator subcontractor placing order, which will be billed in the monthly pay application and upon payment by the owner will be paid to the elevator subcontractor. This invoice will be process in September for elevator delivery in January, 2010. The elevator subcontractor will then bill 50% of their subcontract amount prior to delivery of the elevator unit to the jobsite
2. We have excluded any requirements for the elevator size as related to the IBC 2006 elevator stretcher requirements.
3. Elevator machine room must be conditioned to maintain temperature between 55 to 90 degrees Fahrenheit.
4. We have included fluorescent strip lighting in the elevator cab in lieu of downlights. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.

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5. We have included the elevator platform size to fit into the clear hoistway size of 9'5" X 6'3" clear.
6. We have excluded the wheelchair access lift in the Natatorium.

21000 – Fire Suppression

1. Fire protection is included at the press box, concessions, restrooms and Natatorium.
2. Fire protection at the Press box is based on using a wet system.
3. We have excluded all fire protection in the crawl space of the home and visitor side of the stadium. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
4. We have excluded all fire protection in the crawl space of the Natatorium. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
5. We have excluded all fire protection in the Natatorium over the pool foot print area.
6. We have excluded painting of fire sprinkler piping, except above the Natatorium pool area.
7. We have excluded any fire sprinkler piping in ticket booths.
8. We have included the fire pump and 2500 fire water tank for the stadium.

22000 - Plumbing

1. We have included using standard plumbing fixtures.
2. We have included locating drains at concourse level near columns.
3. We have excluded the propane back up for the natural gas generator. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
4. We have included manual flush valves for the water closets and urinals in lieu of what is specified. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
5. We have included metering faucets for lavatories 1 and 2 in lieu of electronic faucets. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
6. We have included Bemis 1955c water closet seats in lieu of what is specified. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
7. We have included schedule 40 PVC pipe for all above grade storm system in lieu of what is specified. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.

A Joint Venture between Turner Construction Company and Hallmark Group, LLC

**BISD Multipurpose Facility
Beaumont, TX
GMP**

**September 14, 2009,
Project # 1583311
Final Plans for Bidding
Dated 07-10-2009
Addendums 1-4**

8. We have included standard no hub couplings in lieu of heavy duty no hub couplings. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.

23000 – HVAC

1. We have included using either the Seresco or Dec-Tron units in the Natatorium with 407c refrigerant as approved by the engineer. This value engineering was accepted as a \$45,000 credit to the GMP
2. We have included purchasing the HVAC equipment through Logistics.

26000 – Electrical

1. We have included an allowance for lighting associated with the Bayou Willow Parkway.
2. We have excluded the Score board and all components, and foundations.
3. We excluded the propane tank for generator (furnished & supplied by owner) if required.
4. We have excluded speaker poles and foundations. (by owner)
5. We have excluded lightning protection.
6. We have excluded all lighting and electrical plugs in the Natatorium and Stadium crawl spaces. This cost savings has been included in the GMP and SHW will need to issue formal Addendum No. 5 and/or Proposal Request revision the Contract Documents.
7. We have included electrical to the sump pumps located in the Natatorium and Stadium crawl spaces.
8. We have included purchasing the electrical panels and circuits through Logistics.

27000 – Technology

1. We have included Conduits with pull strings and duct banks only for the low voltage systems, no infrastructure.
2. Data Telecom, cabling, communication equipment, and Football/Natatorium reinforcement systems are excluded

26000 – Electrical Safety and Security

1. Fire alarm and smoke detection system is included as specified.

Forensic Accounting Examination
Beaumont Independent School District
2007 Bond Program

Exhibit 36