

Board Workshop
Monday, December 4, 2023 5:30 PM

GISD Administrative Board Room
1615 St Lawrence St.
P O Box 157
Gonzales, Texas 78629

Agenda

1. Call to Order
Presenter: Board President
 - 1.A. Roll Call
Presenter: Board President
 - 1.B. Invocation:
Presenter: Gloria Torres
 - 1.C. Pledge:
Presenter: Sandra Gorden
 - 1.D. Mission Statement:
Presenter: D'Anna Robinson
2. Public Comments

Presenter: Board President
3. Reports
 - 3.A. November 2023 Bond Construction Program Management Services
Presenter: Dr. Elmer Avellaneda, Superintendent of Schools
 - 3.B. Architectural/Engineering and Construction Administration Services for the November 2023 Bond Construction Program Selection Update
Presenter: Dr. Elmer Avellaneda, Superintendent of Schools
 - 3.C. November 2023 Bond Construction Program Delivery Method
Presenter: Dr. Elmer Avellaneda, Superintendent of Schools
 - 3.D. Reimbursement Resolution
Presenter: Amanda Smith, Chief Financial Officer; Dr. Elmer Avellaneda, Superintendent of Schools
4. Adjourn



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D'Anna Robinson

Ashley Molina

Gloria Torres

GISD School Board Agenda Information Sheet
December 4, 2023

SUBJECT: Public Comments

RATIONAL SUMMARY:

The next item on the agenda is public comment. Before we begin, I will remind our audience members of the Board's procedures for handling public comments. The public comment portion of our meeting is available to members of the public who wish to address a meeting item on tonight's agenda or other matter pertaining to Gonzales ISD.

Anyone who wants to speak during public comment must sign in before the start of the meeting and list the agenda item they want to discuss. Each public comment speaker will be allowed a maximum of 5 minutes to address the Board. If necessary for effective meeting management, or to accommodate large numbers of individuals wishing to address the Board, we may shorten the time for each individual wishing to present comments. The public comment portion of the meeting will allow all speakers who have signed up before the start of the meeting to address the Board regarding an item on tonight's agenda. Persons requiring a translator will be given additional time.

Please keep your comments or criticisms civil and courteous. Please also avoid using profanity during your opportunity to speak. Last, we ask that you not discuss students who are not your child.

If a speaker is seeking Board resolution of a specific complaint, that concern should be addressed through the District's grievance process. District policy DGBA has been established for addressing employee complaints, policy FNG is the avenue for filing parent complaints, and policy GF address community member complaints. Grievance forms can be obtained at any campus administration office, or in the central administration offices.

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December 4, 2023

REPORT ITEM

SUBJECT: November 2023 Bond Construction Program Management Services

ADMINISTRATOR RESPONSIBLE: Dr. Elmer Avellaneda, Superintendent of Schools

RATIONAL SUMMARY: The recently passed 2023 bond election will require extensive work and oversight in order to remain accountable and cost effective. The administration recommends consideration be given to professional owner's representative firms with adequate experience and expertise.

Educational Service Center Region 13 (R13) is already a partner with GISD and was recently engaged to support the District during the Pre-Bond phase. R13 utilizes the services of Sledge Engineering, LLC (SE) as their preferred partner and professional engineering firm to support District's facilities needs. R13 and SE have significant experience and successes with Bond Programs similar to ours, working with Districts such as Nixon-Smilely CISD, Jarrell ISD, Lago Vista ISD, Poth ISD, Floresville ISD, Moulton ISD, and more.

Administration specifically recommends R13's Program Management service which will provide project accounting, project plan review, and project management. Their team will provide transparency via monthly board presentations and public meetings to share program progress and details with our taxpayers.

GISD is able to enter into an Interlocal Agreement with R13 with straightforward contracting terms. The fee for these services is proposed at 2.85% of program costs. This Interlocal Agreement could be reconsidered or terminated at any time without penalty.

SUPERINTENDENT'S RECOMMENDATION: n/a

SAMPLE MOTION: n/a





OWNER/CLIENT: GonzalesISD
1615 Saint Louis Street
Gonzales, TX 78629

CONSULTANTS: Region 13 ESC
5701 Springdale Road
Austin, TX 78723

PROJECT: Gonzales ISD – 2023 Bond Program Management

DATE: November 28, 2023

This AGREEMENT is entered into by the **Gonzales ISD**, hereinafter called "OWNER" and **Region 13 ESC**, hereinafter called "ESC13." In consideration of the AGREEMENTS herein, the parties agree as follows:

- I. **INTERLOCAL AGREEMENT WITH ESC13:** In accordance with the terms of this AGREEMENT: OWNER agrees to an interlocal agreement with ESC13; ESC13 agrees to perform services identified in connection with the Project; OWNER agrees to pay to ESC13 compensation. The Project is described as follows:

Gonzales ISD – 2023 Bond Program Management

Project includes 2023 Bond Proposition A. Total Bond amount is \$50,600,000. Completion of projects anticipated to be within 30 months.

SCOPE OF SERVICES ("Services")

Program Management

Project Accounting

- includes project accounting
- Monthly project budget reviews
- Monthly reconciliation of all payables
- Pay application approval process and documentation

Project Plan Review

- Design review of all construction plans for cost effectiveness, constructability, satisfaction of project goals, city, county, and state compliance, and peer reviews
- Provide value engineering and cost reductions options
- Provide written comments for each review

Project Management

- Establish and maintain Project schedules and budgets for entire program
- Report to Owner monthly or as needed for Project
- Work with Owner's appointed committees and staff
- Provide needs assessments and analyses of alternatives
- Coordinate conceptual designs and cost estimations
- Evaluate and prioritize all projects and their interrelationships and dependencies
- Provide Project scopes, goals, and objectives
- Coordinate with all Project consultants
- Conduct public meetings as needed
- Provide delivery method analysis
- Support Owner's communication and dialogue with local community
- Provide contract administration, negotiations and firm selection assistance:
 - Manage requests for qualifications and proposals processes for Owner
 - Negotiate contracts on behalf of Owner for all consultants and contractors including:
 - Design firm(s) at planning stage and design/construction phases
 - Geotechnical and materials testing firm(s)
 - Surveying firm(s)
 - Texas Department of Licensing and Regulation firm for accessibility
 - Contractors and sub-contractors.
- Design:
 - Coordinate architectural, engineering, and landscape architecture design services
 - Coordinate zoning and platting approvals as needed
 - Review opinions of probable construction cost at 30%, 60%, 90%, and 100% of plans
 - Facilitate design meetings with stake-holders
 - Coordinate LEED certification as needed
- Bidding:
 - Provide bidding options
 - Review and coordinate all bidding processes
 - Assist design team(s) with bidding processes
- Construction Observation:

- Assist with schedule and budget control
- Conduct pre-construction meeting(s)
- Assist design team review with shop drawings and submittals
- Review lab testing on materials
- Assist with periodic construction meetings as needed
- Issue instructions from Owner to contractor with interpretations and clarifications of plans and specifications
- Prepare and administer change orders
- Make recommendations as to acceptability of work
- Review progress payments and make recommendations
- Review contractor's record drawing information
- Assist with final inspections at completion including punch list administration
- Recommend final acceptance to Owner
- Assist owner with move-in and transitions

Services Excluded:

- Professional engineering/architectural design
- Surveying
- Environmental Assessments
- Geotechnical engineering
- 3 dimensional renderings or models
- Payments of permits or fees of any kind
- Other services not specifically referenced in this Agreement

II. **COMPENSATION**

TOTAL FEE = 2.85% of Actual Program Cost

ESC13 shall be paid the total base fee by Owner in accordance with the following schedule ("Progress Payment Schedule"):

Project Phase	Percentage of Lump Sum
Planning and schematic design development	20%
Construction documentation	55%
Bidding and negotiation	5%
Construction	20%
Total	100%

ESC13 shall be paid the total base fee by Client in accordance with ESC13's monthly estimate of percent complete of the project. The District will pay ESC13 for any services in addition to the Services described in this Agreement as negotiated and agreed to in writing between the parties.

ACTUAL PROGRAM COST: The Actual Program Cost is defined as the total actual cost of the Owner of those portions of the Projects inspected, ordered, consulted, designed, specified, reviewed or coordinated by the Program Manager. The Program Cost does not include the Program Manager's compensation and expenses, the cost of land, rights-of-way, or compensation for or damages to properties, or Owner's legal, accounting, insurance counseling or auditing services, or interest and financing charges incurred in connection with the Projects.

Nothing under this AGREEMENT shall be construed to give any rights or benefits in this AGREEMENT to anyone other than OWNER and ESC13, and all duties and responsibilities undertaken pursuant to this AGREEMENT will be for the sole and exclusive benefit of OWNER and ESC13 and not for the benefit of any other party.

This AGREEMENT constitutes the entire AGREEMENT between OWNER and ESC13 and supersedes all prior written or oral understandings.

This interlocal agreement/contract is executed in two counterparts. IN TESTIMONY HEREOF, they have executed this AGREEMENT:

GONZALES ISD (OWNER)

REGION 13 EDUCATIONAL
SERVICE CENTER (ESC13)

By: _____

By: Roger Dees _____

Printed Name: _____

Printed Name: Roger Dees _____

Title: _____

Title: Deputy Executive Director

Date: _____

Date: 11/28/2023 _____

GISD R13 2023 Bond PM Agreement

Final Audit Report

2023-11-29

Created:	2023-11-29
By:	Dellean Hartmann (dellean.hartmann@esc13.txed.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAiDfc8FSrwFIU5yxre7JYFxxAyBI_8H4u

"GISD R13 2023 Bond PM Agreement" History

-  Document created by Dellean Hartmann (dellean.hartmann@esc13.txed.net)
2023-11-29 - 7:23:27 PM GMT
-  Document emailed to Roger Dees (roger.dees@esc13.txed.net) for signature
2023-11-29 - 7:23:54 PM GMT
-  Email viewed by Roger Dees (roger.dees@esc13.txed.net)
2023-11-29 - 7:32:11 PM GMT
-  Document e-signed by Roger Dees (roger.dees@esc13.txed.net)
Signature Date: 2023-11-29 - 7:32:21 PM GMT - Time Source: server
-  Agreement completed.
2023-11-29 - 7:32:21 PM GMT

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Gonzales ISD
2023 Bond
12/4/23



POWERED by



Owner's
Representative
Service

OUR VISION

The Construction & Facilities Services Partnership was created to provide school districts with the tools, resources, and expertise to make every project reasonable, accountable, transparent, and efficient for your taxpayers.





Reasonable



Accountable



Transparent



Efficient

Project Accounting

DISBURSEMENT ACCOUNTING BY VENDOR

Vendor Name	Item Description	Invoice Date	Date Paid	Payment Reference	Invoice #	Amount
Barton Publications	Notice of Special Election 11.6.18 published in the News Dispatch 10.11.18	10.11.2018	10.17.2018	chk 024641	57207	\$78.00
Total Barton Publications						\$78.00
Blanco County	Election Expenses				-	\$6,218.48
Total Barton Publications						\$6,218.48
Champion Environmental Consulting	Environmental Testing at LBJ Elementary, MS and HS	2.19.2019	to be paid	to be paid	1986	\$6,520.00
Total Champion Environmental Consulting						\$6,520.00
Dell Marketing LP	PowerEdge R640 Server	10.12.2018	12.12.2018	chk 024826	10272041311.00	\$5,945.98
Dell Marketing LP	PowerEdge R640 Server	10.12.2018	12.12.2018	chk 024826	10272041303.00	\$5,945.98
Total Dell Marketing LP						\$11,891.96
Hays County Elections Office	Election Expenses	12.18.2018	1.15.2019	chk 024967	-	\$2,185.02
Total Hays County Elections Office						\$2,185.02
Insight Public Sector	Support hours for CME and Switch Replacement	8.27.2018	8.27.2018	chk 024426	1030018107	\$4,560.00
Total Insight Public Sector						\$4,560.00



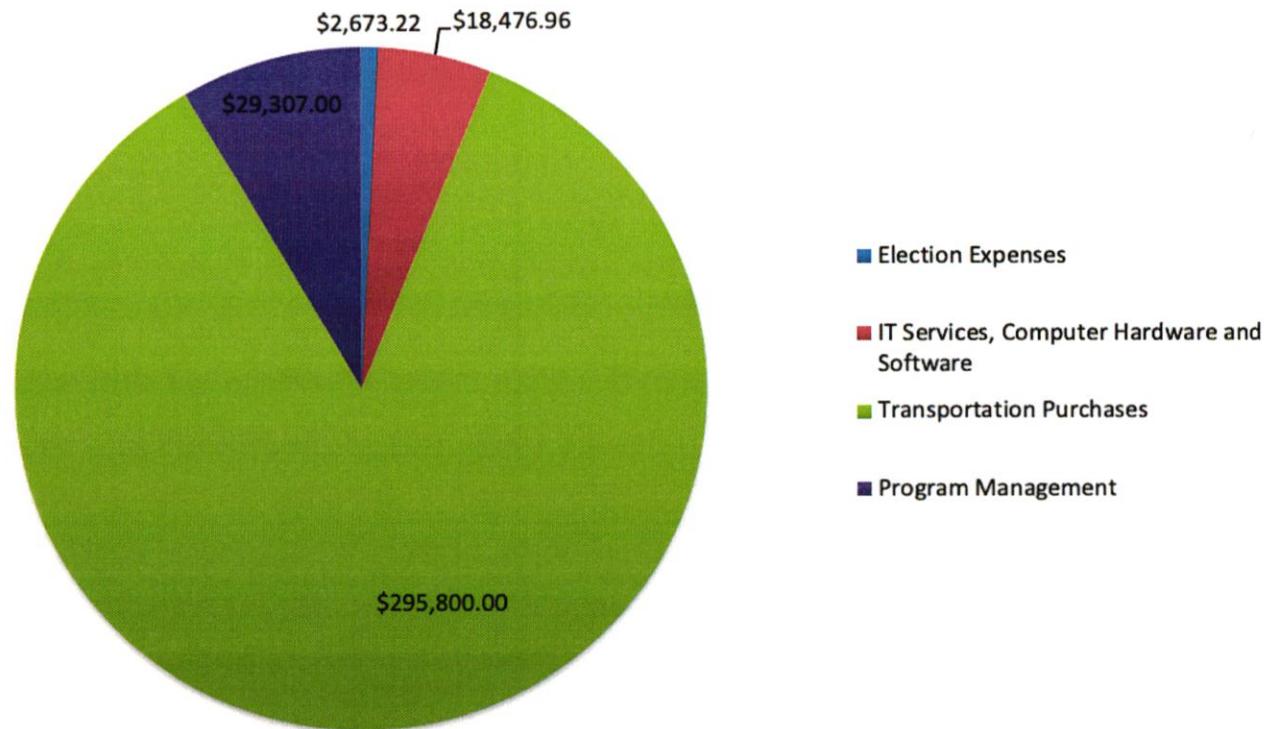
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Project Accounting

Bond Money Spent as of 2.14.19

Total: \$346,257.18



Broad Experience



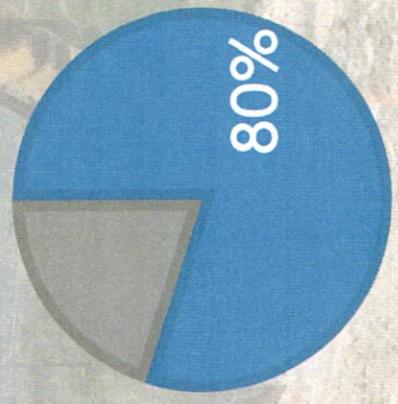
Peace of Mind



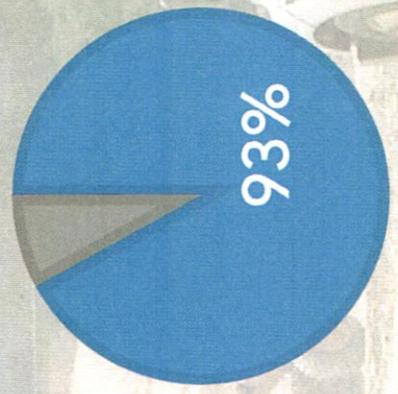
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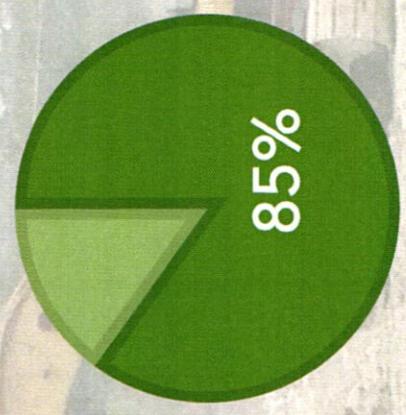
EXPECT ADDITIONAL
COSTS FROM
DESIGN ERRORS



EXCEEDED
SCHEDULE



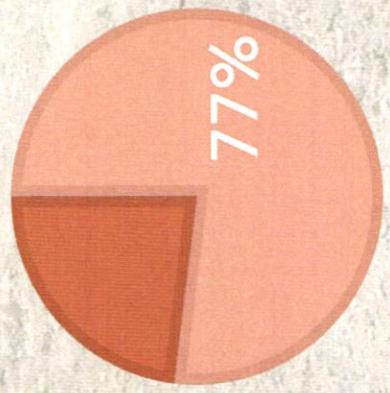
EXCEEDED BUDGET



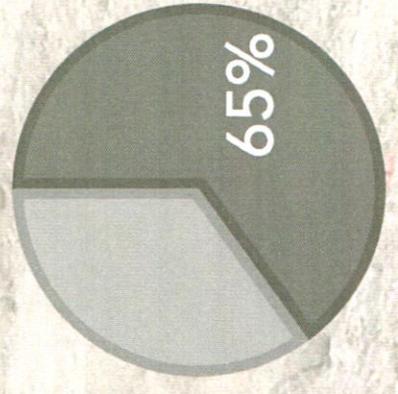
QUALITY DEFICIENCIES



CLAIMS/DISPUTES



DO NOT MEET CODES



Value



RETURN ON INVESTMENT

TOTAL PROJECT DELIVERY

12%

Avg. Program Savings

300%

Avg. ROI

33%

Faster Completion

- ✓ Project Leadership
- ✓ Quality Controls
- ✓ Cost Controls
- ✓ Budget Management
- ✓ Risk Management
- ✓ Project Accounting
- ✓ Plan Review
- ✓ Code Compliance
- ✓ Change Order Management
- ✓ Delivery Method Management

PROJECT MANAGEMENT

10%

Avg. Program Savings

300%

Avg. ROI

10%

Faster Completion

- ✓ Project Leadership
- ✓ Quality Controls
- ✓ Cost Controls
- ✓ Budget Management
- ✓ Risk Management
- ✓ Project Accounting
- ✓ Plan Review
- ✓ Code Compliance
- ✓ Change Order Management

PROJECT PARTNER

8%

Avg. Program Savings

400%

Avg. ROI

5%

Faster Completion

- ✓ Project Support
- ✓ Quality Controls
- ✓ Cost Controls
- ✓ Budget Support
- ✓ Risk Assessment
- ✓ Plan Review
- ✓ Code Review
- ✓ Change Order Support
- ✓ Procurement Support
- ✓ Owner's Toolkit

PROJECT / PLAN REVIEW

5%

Avg. Program Savings

500%

Avg. ROI

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Faster Completion

- ✓ Risk Assessment
- ✓ Plan Review
- ✓ Code Review
- ✓ Owner's Toolkit

Independent source of Truth



Project leadership you can Trust



- Elite team
- Best in Texas
- Best Value
- Your results make our reputation
- We know trust is earned

Your Choice



REGION 13
EDUCATION SERVICE CENTER





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GISD School Board Agenda Information Sheet
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REPORT ITEM

SUBJECT: Architectural/Engineering and Construction Administration Services for the November 2023 Bond Construction Program Selection Update

ADMINISTRATOR RESPONSIBLE: Dr. Elmer Avellaneda, Superintendent of Schools

RATIONAL SUMMARY: Administration created and issued a Request for Qualifications (RFQ) for professional architectural and engineering services for the November 2023 Bond Construction Program.

The District received 14 responses on 9/19/23. A committee comprised of ten individuals met on 9/22/23 to review and score all firms. The Committee then interviewed the 5 highest scoring firms on 11/16/23. Of the 5 firms interviewed, the Committee unanimously agreed on the following ranking:

1. VLK Architects
2. Garza/Bomberger & Associates (GBA)
3. IDG+ Architects

The Committee recommends the firms be considered in the above order. If only one firm will be hired, procurement regulations require that negotiations may occur with the top-ranking firm. If a contract is not successfully negotiated with the top-ranked firm, then the District must cease negotiations with that firm and move to the 2nd-ranked firm, and so on. The District may not reconsider a firm once negotiations have been ceased.

SUPERINTENDENT'S RECOMMENDATION: n/a

SAMPLE MOTION: n/a





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REPORT ITEM

SUBJECT: November 2023 Bond Construction Program Delivery Method

ADMINISTRATOR RESPONSIBLE: Dr. Elmer Avellaneda, Superintendent of Schools

RATIONAL SUMMARY: TASB policy requires the District to select the Delivery Method(s) for school facilities construction projects. This agenda item will allow the Board to hear a brief training session from Region 13 explaining the available methods and options. You will learn the differences in each delivery methods and the restraints and opportunities each can provide. At a future Board meeting, staff will recommend specific delivery method(s) for our upcoming 2023 Bond Program projects.

SUPERINTENDENT'S RECOMMENDATION: n/a

SAMPLE MOTION: n/a



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Facilities & Construction Training Series

Construction Delivery Methods



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GOALS TODAY

- Review optional Delivery Methods for construction procurement
 - TASB Board Policy requires Board select Delivery Methods for construction projects

Construction Delivery

Delivery Methods In Texas:

1. Low Bid
2. Competitive Sealed Proposals
3. Design-Build
4. Construction Manager Agent
5. Construction Manager at Risk
6. Job Order Contracting

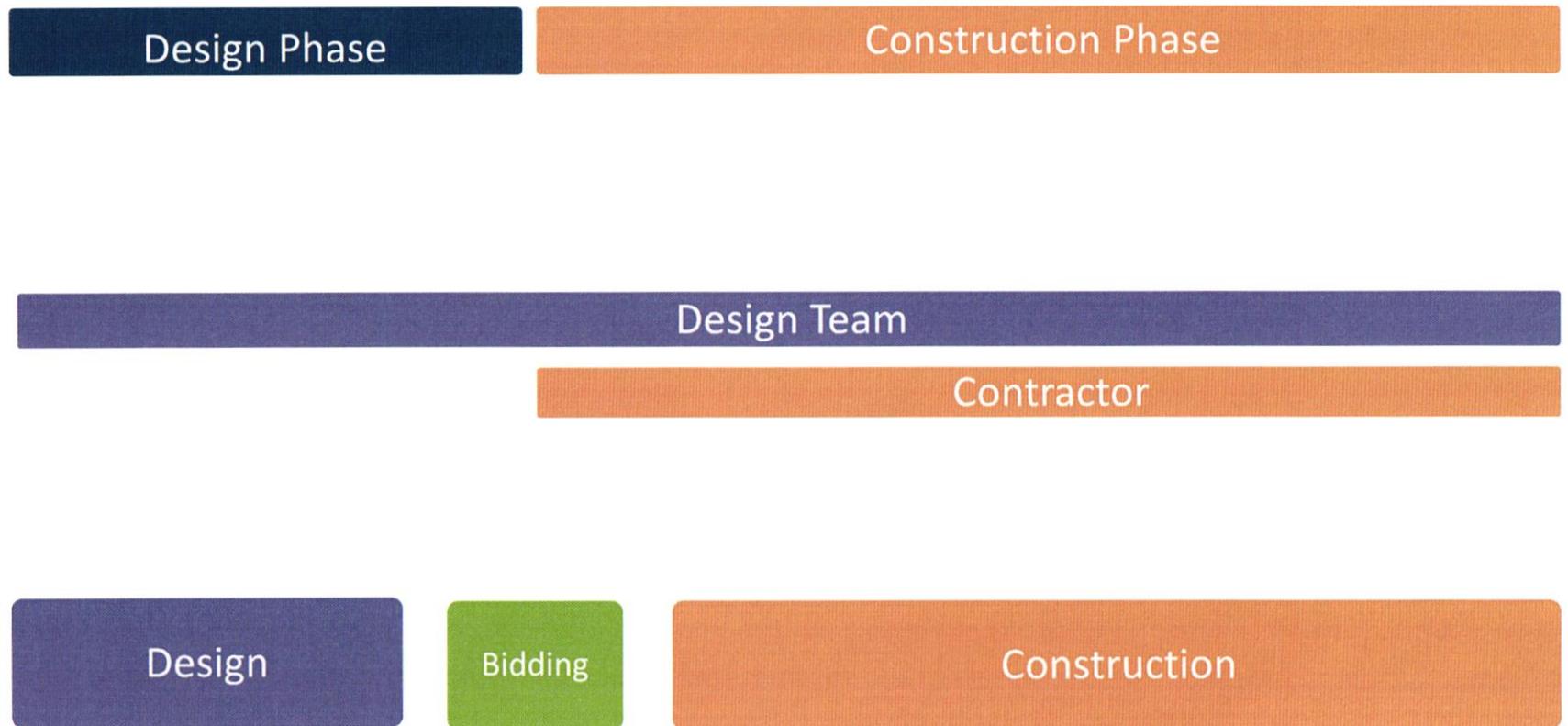
1. Low Bid

- Design – Bid – Build
- Very transparent
- Generally take the low bidder
- No contractor involvement until bids
- Good competition
- Less flexibility
- Design must be very complete

2. Competitive Sealed Proposals

- Design – Propose – Build
- More options for selecting than price
- Need experienced contract writing
- Best scoring proposal wins (criteria)
- No contractor involvement until bids
- Good competition
- Very Transparent
- Subjective scoring could be criticized
- Design must be very complete

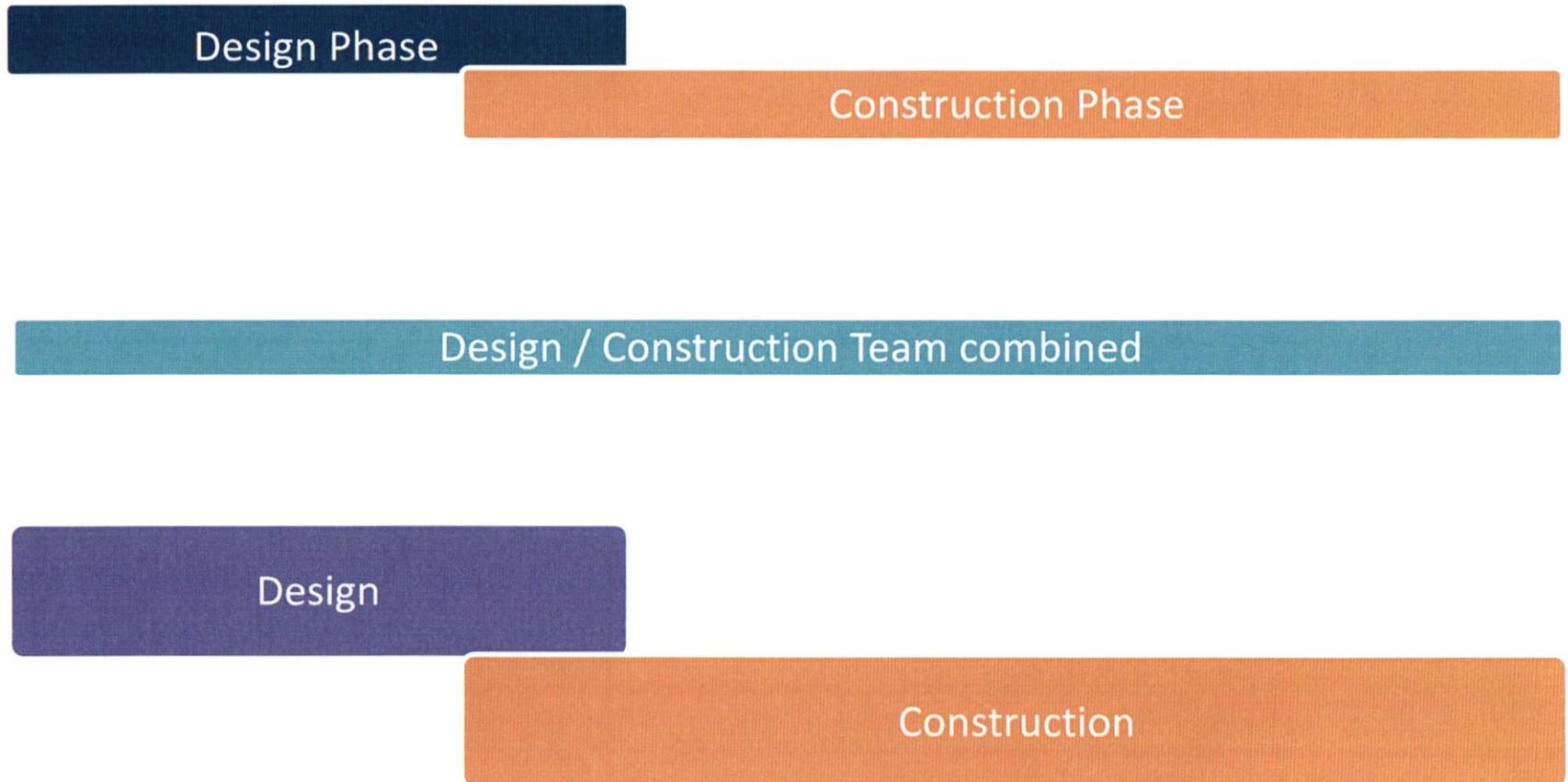
Low Bid and CSP *Phasing*



3. Design Build

- Hire one joint firm
- Popular in private industry
- Can start construction early
- Excellent designer-contractor communication
- Great if trust in joint firm is high
- Possibly less competition
- Need transparency/accountability language in contracts
- Single point of responsibility
- Requires 3rd-party oversight (Eng or Arch)

Design Build *Phasing*



4. Construction Manager Agent

- Agent is hired as Professional Consultant
- Acts as Construction Superintendent on behalf of owner
- Owner contracts with each trade – Agent manages
- Method – if applied properly – can be advantageous and transparent for owners
- Each trade bonds
- Must determine that fee is fair
- Little competition in Texas by experienced Agents

5. Construction Manager at Risk

- Select before bidding - qualifications/fees
- "Guaranteed Maximum Price" = bid price
- Contractor typically paid percentage
- Can start construction phases early
- Good competition on bids pending CMR effort
- Good contractor involvement in design
- Advantageous for contractors
- Needs to have knowledgeable oversight

5. CMR (continued)

- Typically costs more but offers more
- Same risk to contractor as traditional methods (name is misleading)
- Bidding process and awarding remains veiled to varying degrees.
- Difficult to audit out hidden costs IF CMR chooses to hide.

CMA and CMR *Phasing*



6. Job Order Contracting

- For maintenance, repair, alteration work of recurring nature
- unit-price work generally

Method Selection

- 'Right' method varies depending on circumstances of each project
- Trade-offs to each construction delivery option in Texas
 - *Is accountability more important than convenience or schedule?*
 - *Do you prefer ease of litigation over lowering construction costs?*
 - *How is your access to quality trade contractors?*

Method Selection (continued)

- The 'right' method with the wrong company can fail.
- The wrong method with the right company can succeed.
- Select company over method. (Always gets down to the people)

Construction Delivery

Delivery Methods In Texas:

1. Low Bid
2. Competitive Sealed Proposals
3. Design-Build
4. Construction Manager Agent
5. Construction Manager at Risk
6. Job Order Contracting



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REPORT ITEM

SUBJECT: Reimbursement Resolution

ADMINISTRATOR RESPONSIBLE: Amanda Smith, Chief Financial Officer; Dr. Elmer Avellaneda, Superintendent of Schools

RATIONAL SUMMARY: Reimbursement resolutions have been a tool utilized by districts, including Gonzales ISD, to proactively address needs in an efficient and effective manner. Administration will present an overview of the concept as well as opportunities the district currently has to utilize this tool.

SUPERINTENDENT'S RECOMMENDATION: n/a

SAMPLE MOTION: n/a



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