

BOND 2016

CITIZENS ADVISORY COMMITTEE (CAC)

Wednesday, March 28, 2017
Central Office Board Room
6:00 PM



AGENDA

- ❖ Update on 2016 Bond Program
 - ❖ Contractor Selection
 - ❖ Bond Master Schedule
 - ❖ Project Advisory Team Meetings
 - ❖ Bond project updates

Contractor Selection

- ▶ Request for Qualifications (RFQ) November 17, 2017
- ▶ Seven Responses Received December 12, 2017
 - Bartlett Cocke Contractors
 - Gilbane Building Company
 - Guido Construction Company
 - Joeris General Contractors
 - Morganti Texas/Casias JV
 - Skanska USA Building
 - Turner Construction
- ▶ Phase I Evaluation Process
 - Four staff members with extensive experience
 - Combined scores and ranked firms
- ▶ Phase 2 Evaluation Process January 23, 2018
 - Six top ranked firms
 - Recommended four firms
- ▶ Board Approval February 20, 2018



Contractor Selection

Construction Managers have received their contracts for signature.

► **Bartlett Cocke General Contractors**

Edison HS, Fox Tech HS, Jefferson HS, Irving Academy

Architects are meeting with Construction Managers.

► **Gilbane Building Company**

Lanier HS, Rogers MS, Tafolla MS

► **Joeris General Contractors**

G.W. Brackenridge HS, Houston HS, Davis MS

► **Morganti Texas/Casias JV**

Burbank HS, J.T. Brackenridge ES, Bowden Academy

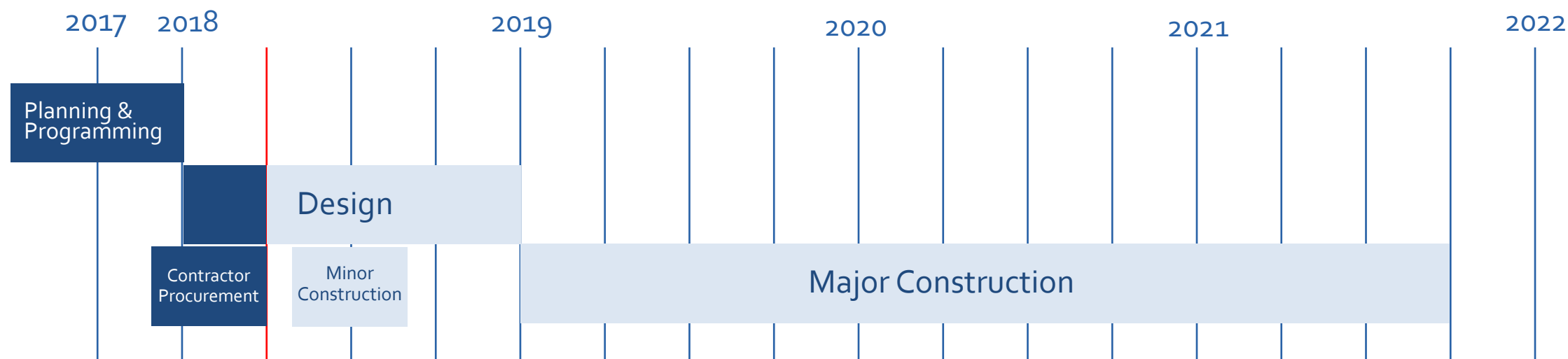
Bond 2016 Timeline

Bond 2016 Timeline



- ❖ Consecutive phases may overlap

MASTER SCHEDULE



Project Advisory Team Meetings

Each project will hold a Project Advisory Team (PAT) Meeting at the conclusion of the Programming and Planning Phase.

The Project Advisory Team is selected by each campus Principal to reflect their school community. The PAT consists of

- Campus Principal
- 5-6 Campus faculty/staff
- 5-6 Parents/Community members
- 3-4 Students (at the HS level)

Project Advisory Team Meetings

PAT Meetings Scheduled (Completed)

Campus	Date	Time
Houston HS	March 21, 2018	10:00 AM
Irving Academy	March 21, 2018	2:30 PM
J.T. Brackenridge ES	March 22, 2018	4:00 PM
Bowden Academy	March 22, 2018	4:30 PM
G.W. Brackenridge HS	March 28, 2018	4:30 PM
Rogers MS	March 29, 2018	9:00 AM



Project Updates

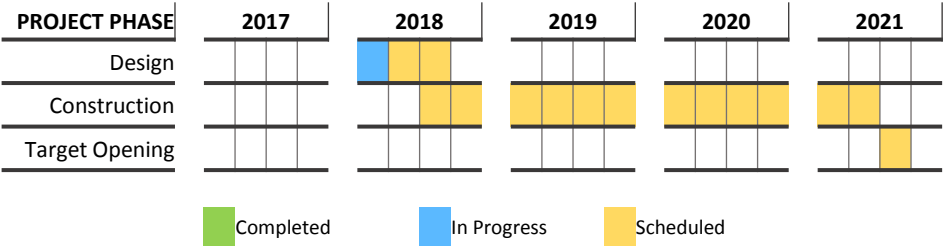
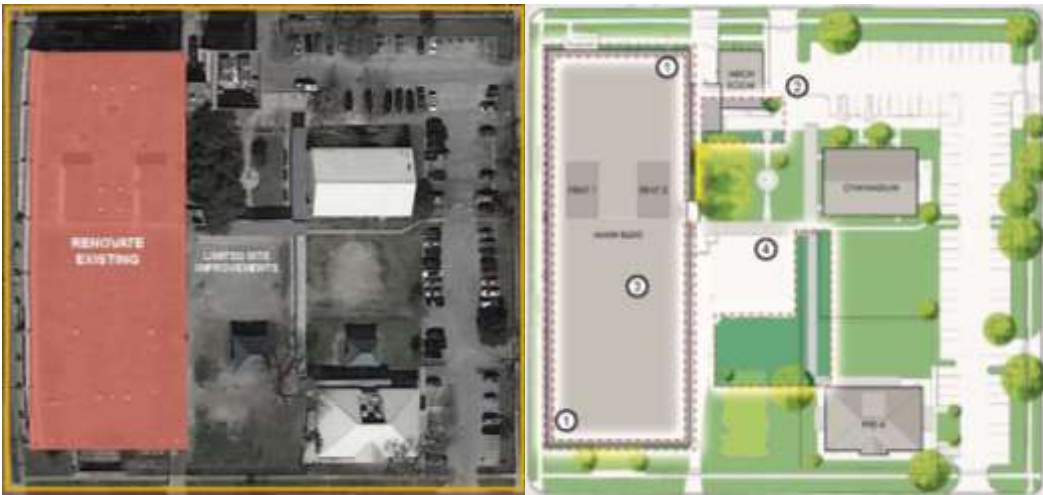
Bond Update – Bowden Academy

Board Member
Architect
Construction Manager

Steve Lecholop
VLK
Morganti Texas/ Casias JV

Bond scope – Renovations and upgrades include, but not limited to:

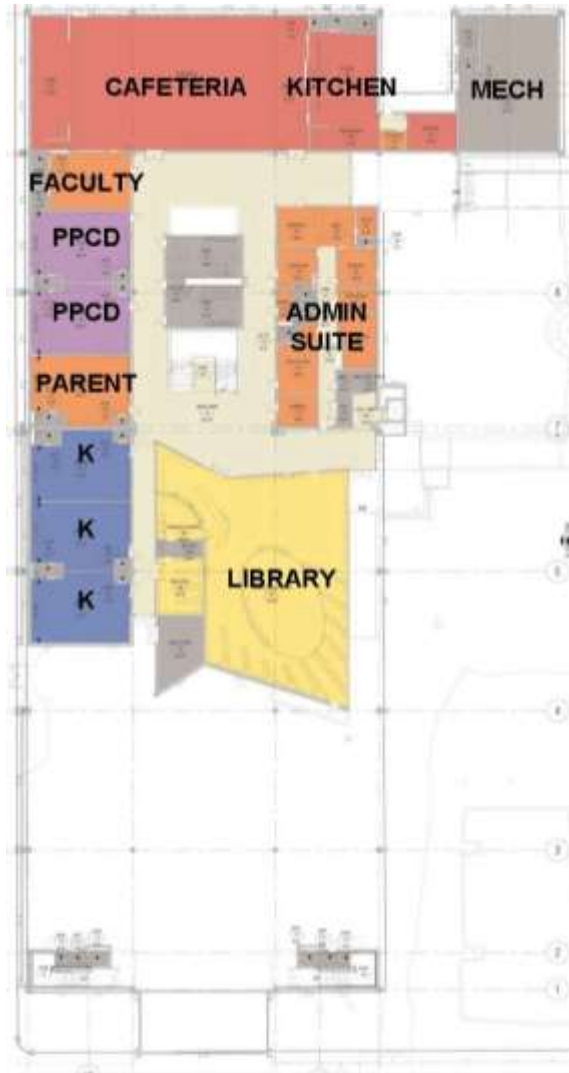
- Classroom spaces (general learning, science, art, music, special education)
- Restrooms
- Cafeteria/kitchen
- Stage
- Heating, ventilation and air conditioning
- Plumbing and electrical
- Technology infrastructure for classrooms, labs and other instructional spaces
- Lighting
- Fire sprinkler systems
- Special needs accessibility in entryways, restrooms, and other areas
- Front entry modifications to improve security
- Roofing, building exterior and site improvements



Budget Description	Original Budget	Committed Costs	Cost to Date	Uncommitted Costs
Construction	\$8,752,073			\$8,752,073
Soft Costs	\$1,218,643	\$603,727		\$614,916
Furniture, Fixtures & Equipment	\$332,357			\$332,357
Technology	\$110,786			\$110,786
Contingency	\$664,714			\$664,714
Project Total	\$11,078,573	\$603,727		\$10,474,846



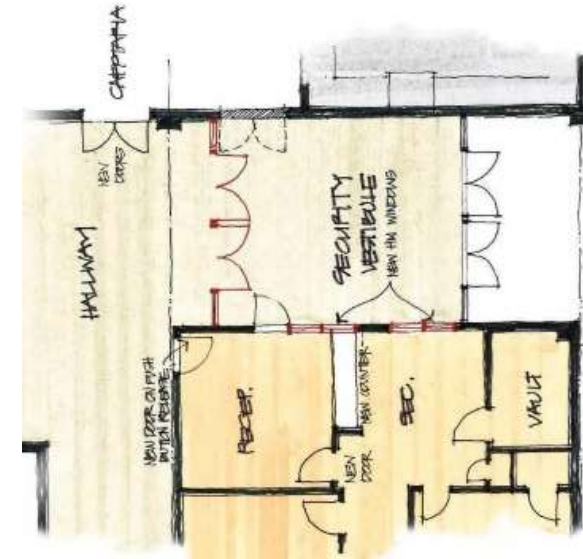
Bond Update – Bowden Academy



Existing First Floor Plan

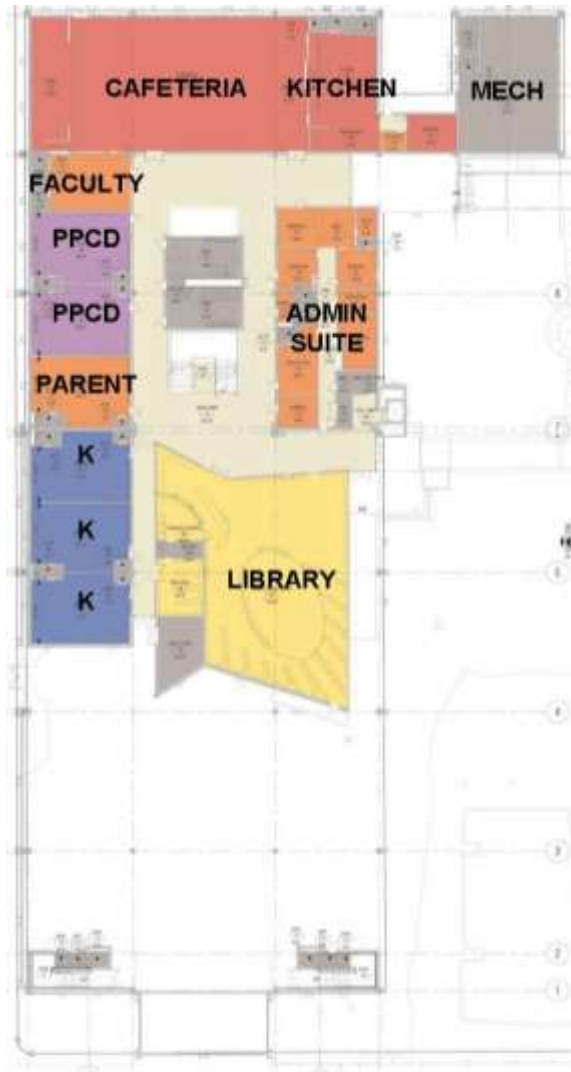


Existing Main Entry

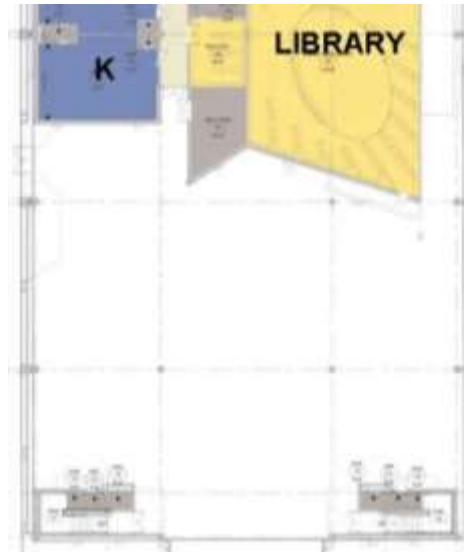


Proposed Main Entry

Bond Update – Bowden Academy



Existing First Floor Plan



Existing Covered Area



Proposed Classroom In-Fill

Bond Update – Bowden Academy



Existing First Floor Plan



Existing Kitchen

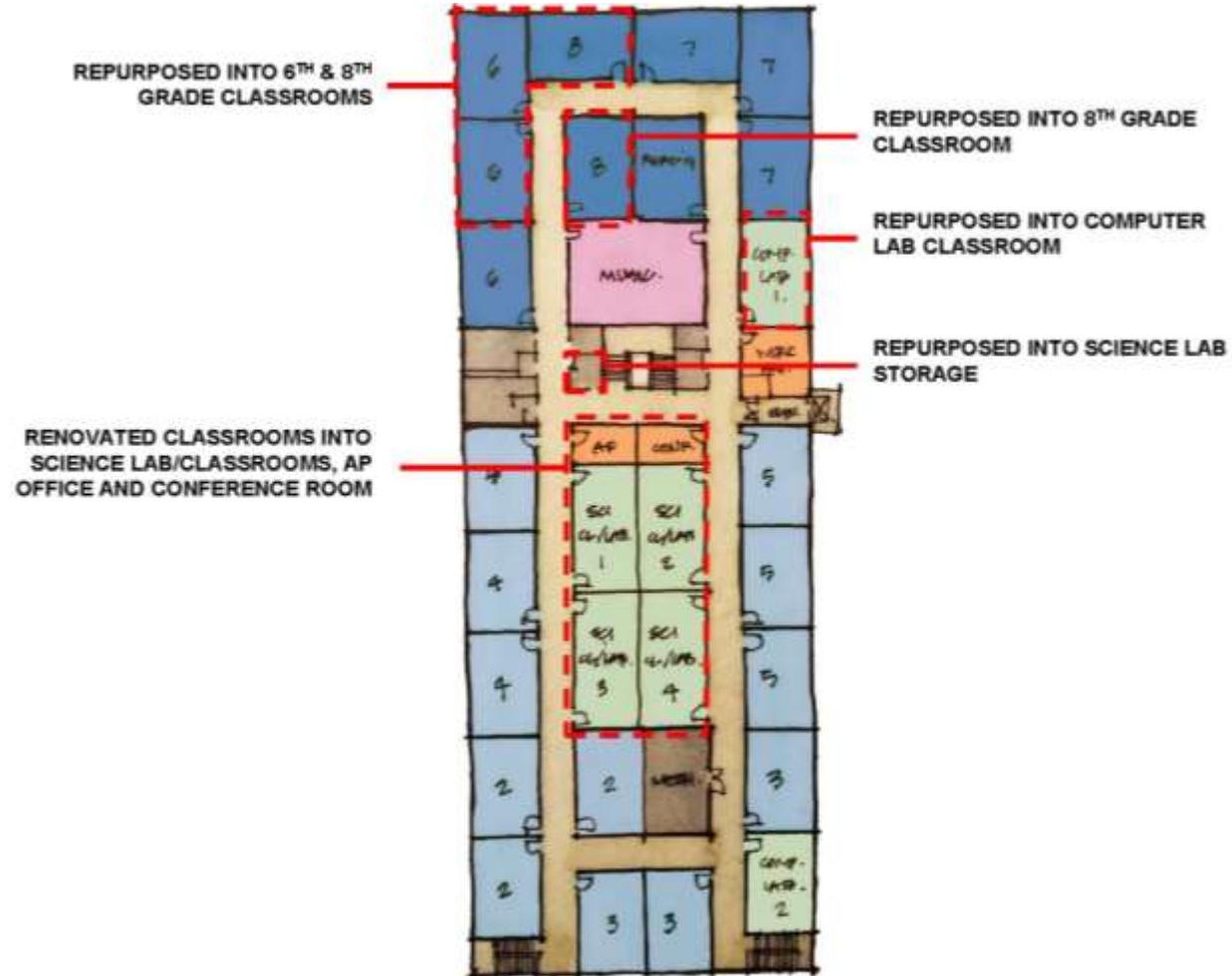


Proposed Kitchen upgrades

Bond Update – Bowden Academy



Existing Second Floor Plan



Proposed Second Floor Plan

Bond Update – G.W. Brackenridge HS

Board Member

Steve Lecholop

Architect

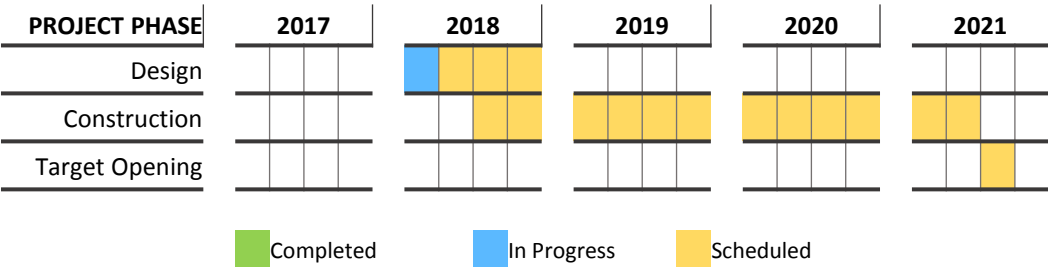
Stantec

Construction Manager

Joeris

Bond scope – Renovations and upgrades include, but not limited to:

- Main Building
- Classroom spaces (general learning, dance/pep room, science, special education)
- Restrooms
- Cafeteria/kitchen
- Auditorium
- Heating, ventilation and air conditioning
- Plumbing and electrical
- Technology infrastructure for classrooms, labs and other instructional spaces
- Lighting
- Fire sprinkler systems
- Special needs accessibility in entryways, restrooms, and other areas
- Front entry modifications to improve security
- Athletic track re-coating
- Tennis court fencing
- Roofing, building exterior and site improvements



Budget Description	Original Budget	Committed Costs	Cost to Date	Uncommitted Costs
Construction	\$39,786,333			\$39,786,333
Soft Costs	\$5,539,869	\$2,294,790		\$3,245,079
Furniture, Fixtures & Equipment	\$1,510,873			\$1,510,873
Technology	\$503,624			\$503,624
Contingency	\$3,021,747			\$3,021,747
Project Total	\$50,362,447	\$2,294,790		\$48,067,657

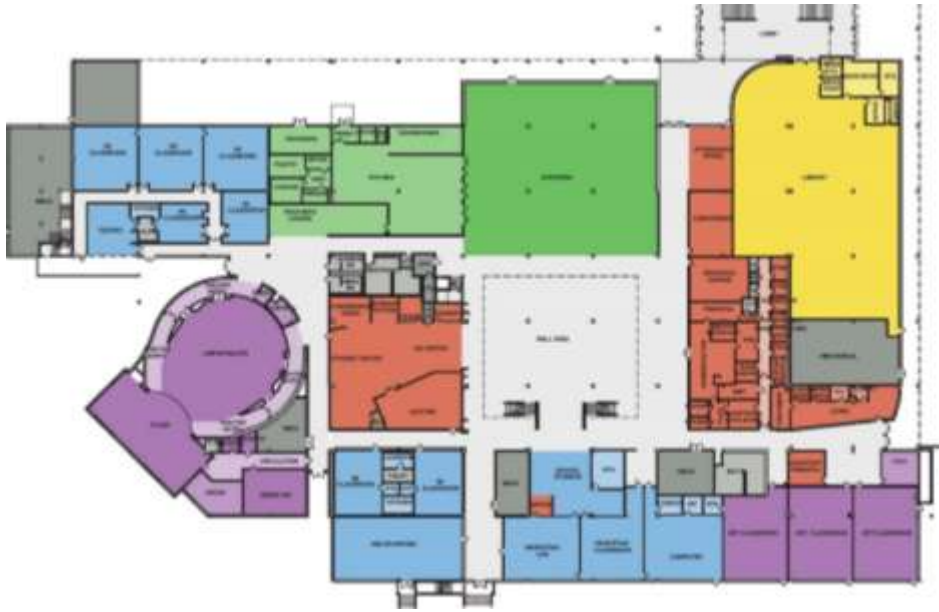


Bond Update – G.W. Brackenridge HS

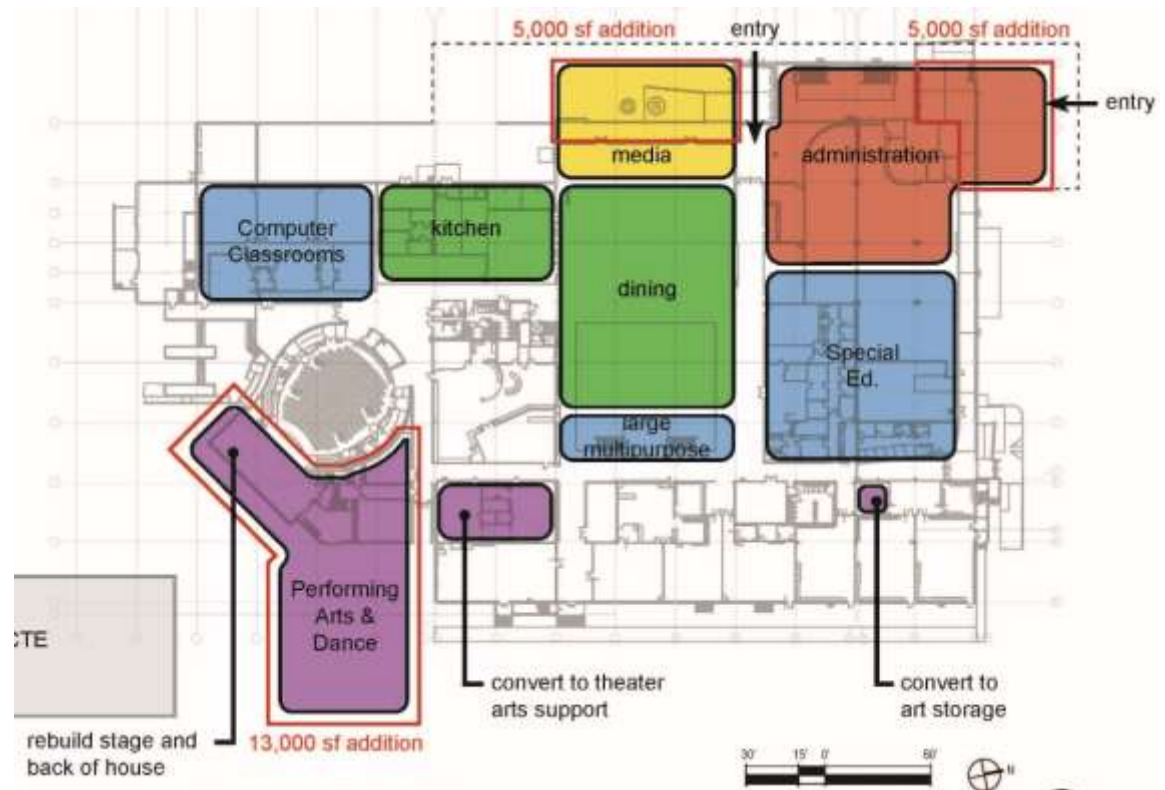


Proposed Site Plan

Bond Update – G.W. Brackenridge HS



Existing First Floor Plan

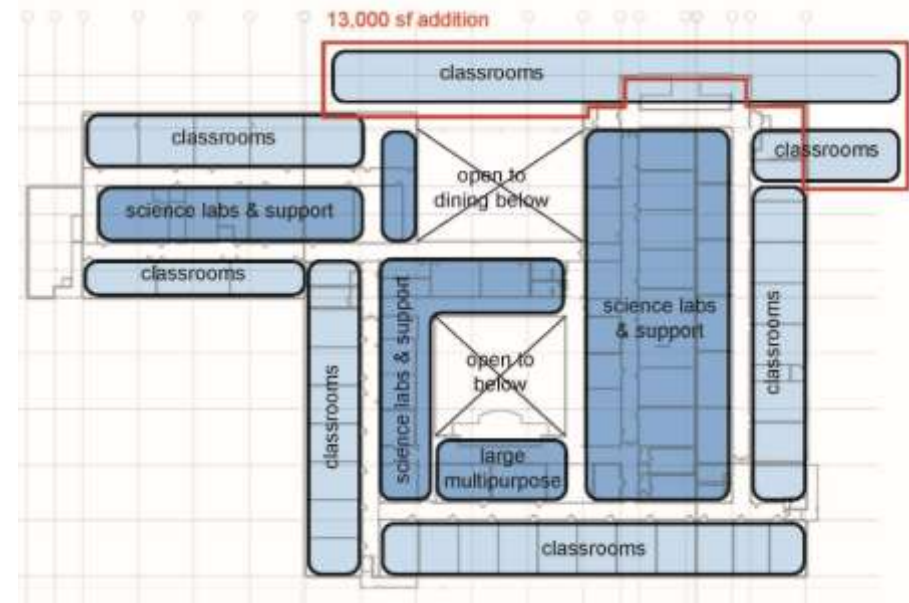


Proposed First Floor Layout

Bond Update – G.W. Brackenridge HS



Existing Second Floor Plan



Proposed Second Floor Layout

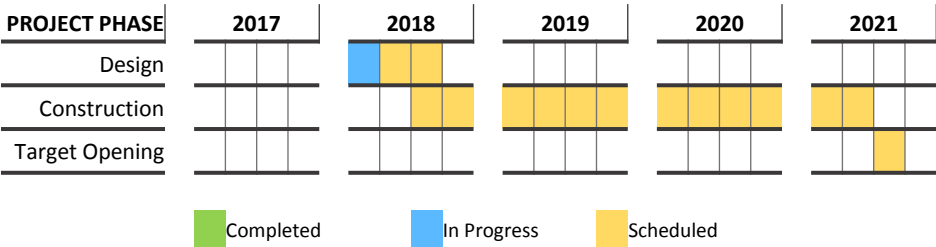
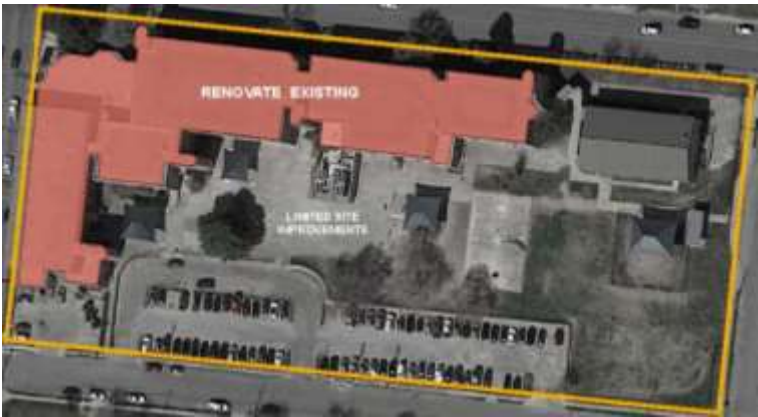
Bond Update – J.T. Brackenridge ES

Board Member
Architect
Construction Manager

Patti Radle
Chesney Morales
Morganti Texas/ Casias JV

Bond scope – Renovations and upgrades include, but not limited to:

- Classroom spaces (general learning, science, art, music, special education)
- Restrooms
- Cafeteria/kitchen
- Stage
- Library
- Heating, ventilation and air conditioning
- Plumbing and electrical
- Technology infrastructure for classrooms, labs and other instructional spaces
- Lighting
- Fire sprinkler systems
- Special needs accessibility in entryways, restrooms, and other areas
- Front entry modifications to improve security
- Roofing, building exterior and site improvements



Budget Description	Original Budget	Committed Costs	Cost to Date	Uncommitted Costs
Construction	\$9,453,702			\$9,453,702
Soft Costs	\$1,316,338	\$697,546		\$618,792
Furniture, Fixtures & Equipment	\$359,001			\$359,001
Technology	\$119,667			\$119,667
Contingency	\$718,003			\$718,003
Project Total	\$11,966,712	\$697,546		\$11,269,166



Bond Update – J.T. Brackenridge ES

LEGEND

- NEW CONSTRUCTION
- REFRESH
- EXISTING
- EXTERIOR NEW CONSTRUCTION

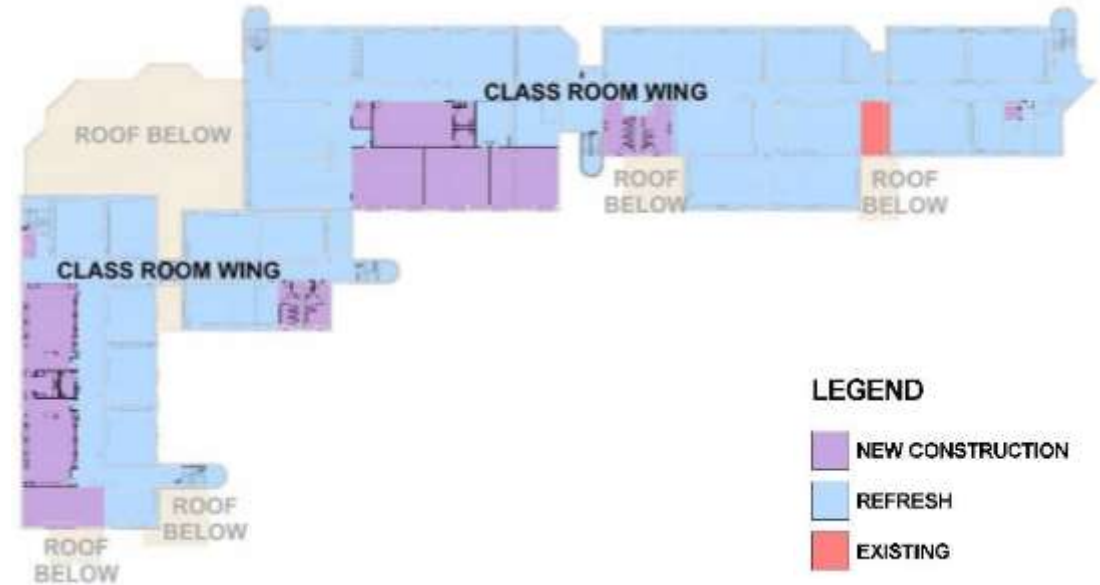


Proposed Site Plan & First Floor Plan

Bond Update – J.T. Brackenridge ES



Existing Second Floor Plan



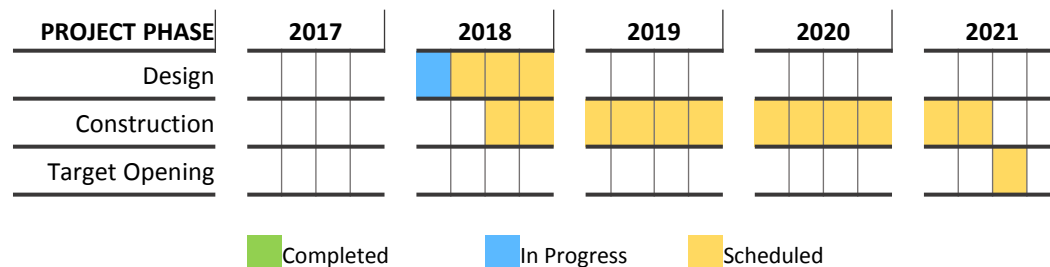
Proposed Second Floor Plan

Bond Update – Burbank HS

Board Member Arthur Valdez
Architect Garza Bomberger
Construction Manager Morganti Texas/Casias JV

Bond scope – Renovations and upgrades include, but not limited to:

- Replace classroom buildings (general learning, science labs, special education)
- Heating, ventilation and air conditioning
- Auditorium and drama spaces
- Cafeteria/kitchen
- Black Box Theatre
- Administration/New Front Door
- Plumbing and electrical
- Technology infrastructure for classrooms, labs and other instructional spaces
- Lighting
- Fire sprinkler systems
- Special needs accessibility in entryways, restrooms, and other areas
- Remodel special education classrooms
- Front entry modifications to improve security
- Athletic track re-coating
- Address preservation and documentation of mural artwork in cafeteria
- Roofing and exteriors of renovated buildings and site improvements



Budget Description	Original Budget	Committed Costs	Cost to Date	Uncommitted Costs
Construction	\$62,757,343			\$62,757,343
Soft Costs	\$8,738,364	\$3,435,220		\$5,303,144
Furniture, Fixtures & Equipment	\$2,383,190			\$2,383,190
Technology	\$794,397			\$794,397
Contingency	\$4,766,381			\$4,766,381
Project Total	\$79,439,675	\$3,435,220		\$76,004,455



Bond Update – Burbank HS



Existing Site Plan w/Proposed Demo.

Bond Update – Burbank HS



Existing Site Plan w/Proposed Demo.



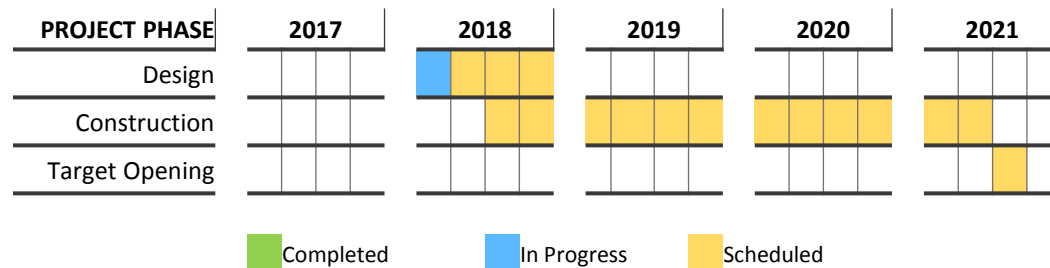
Proposed Site Plan

Bond Update – Davis MS

Board Member James Howard
Architect Marmon Mok
Construction Manager Joeris

Bond scope – Renovations and upgrades include, but not limited to:

- Classroom spaces (general learning, science, special education)
- Restrooms
- Art and Music Spaces
- Cafeteria/kitchen
- Auditorium
- Heating, ventilation and air conditioning
- Plumbing and electrical
- Technology infrastructure for classrooms, labs and other instructional spaces
- Lighting
- Fire sprinkler systems
- Special needs accessibility in entryways, restrooms, and other areas
- Front entry modifications to improve security
- Roofing, building exterior and site improvements



Budget Description	Original Budget	Committed Costs	Cost to Date	Uncommitted Costs
Construction	\$16,026,323			\$16,026,323
Soft Costs	\$2,231,513	\$1,025,421		\$1,206,092
Furniture, Fixtures & Equipment	\$608,595			\$608,595
Technology	\$202,865			\$202,865
Contingency	\$1,217,189			\$1,217,189
Project Total	\$20,286,485	\$1,025,421		\$19,261,064

Bond Update – Davis MS



Existing First Floor Plan

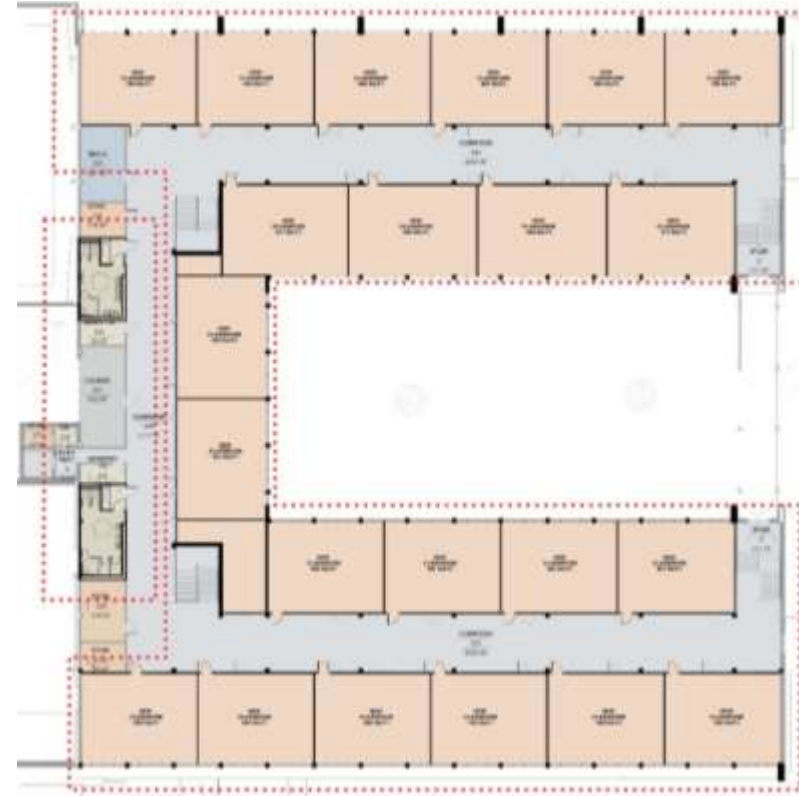


Proposed First Floor Layout

Bond Update – Davis MS

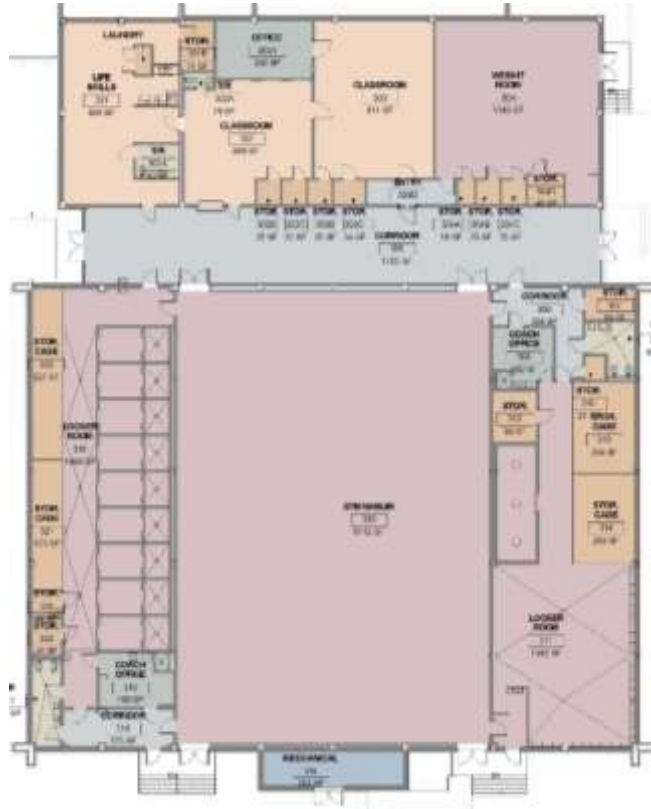


Existing Second Floor Plan



Proposed Second Floor Layout

Bond Update – Davis MS



Existing Gym – First Floor



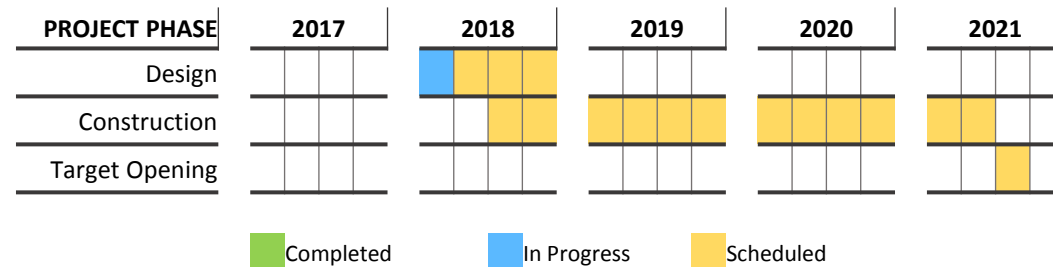
Proposed Gym - Second Floor

Bond Update – Edison HS

Board Member Christina Martinez
Architect PBK
Construction Manager Bartlett Cocke

Bond scope – Renovations and upgrades include, but not limited to:

- Field House Replacement
- Athletic facilities and support areas
- Auditorium
- Heating, ventilation and air conditioning
- Plumbing and electrical
- Technology infrastructure for classrooms, labs and other instructional spaces
- Lighting
- Roof replacement
- Fire sprinkler systems
- Special needs accessibility in entryways, restrooms, and other areas
- Front entry modifications to improve security
- Athletic track re-coating
- Tennis court fencing
- Roofing, building exteriors and site improvements



Budget Description	Original Budget	Committed Costs	Cost to Date	Uncommitted Costs
Construction	\$17,332,203			\$17,332,203
Soft Costs	\$2,413,345	\$1,044,786		\$1,368,558
Furniture, Fixtures & Equipment	\$658,185			\$658,185
Technology	\$219,395			\$219,395
Contingency	\$1,316,370			\$1,316,370
Project Total	\$21,939,497	\$1,044,786		\$20,894,711



Bond Update – Edison HS



Existing Scope



Proposed Scope

Bond Update – Fox Tech HS

Board Member

Steve Lecholop

Architect

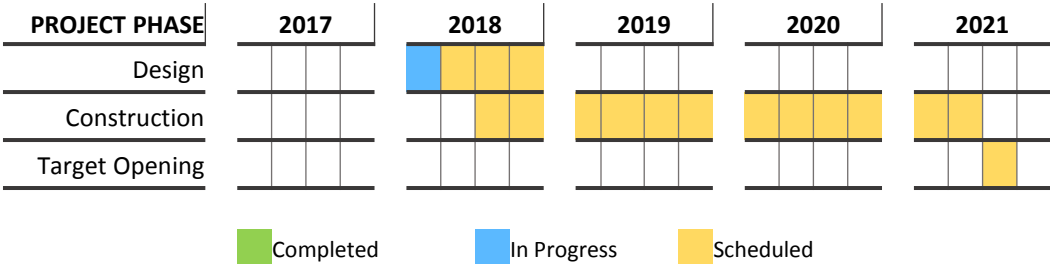
Munoz

Construction Manager

Bartlett Cocke

Bond scope – Renovations and upgrades include, but not limited to:

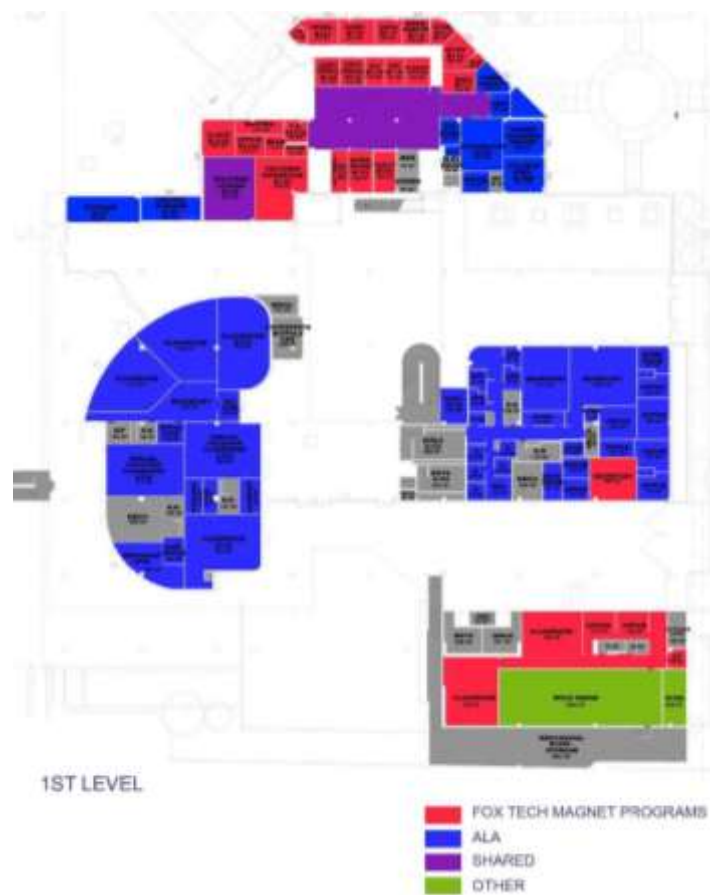
- Classroom spaces (general learning, science, special education)
- Restrooms
- Cafeteria/kitchen
- Heating, ventilation and air conditioning
- Plumbing and electrical
- Technology infrastructure for classrooms, labs and other instructional spaces
- Lighting
- Fire sprinkler systems
- Special needs accessibility in entryways, restrooms, and other areas
- Relocate secondary gym
- Front entry modifications to improve security
- Roofing, building exterior and site improvements



Budget Description	Original Budget	Committed Costs	Cost to Date	Uncommitted Costs
Construction	\$20,749,255			\$20,749,255
Soft Costs	\$2,889,137	\$1,268,515		\$1,620,622
Furniture, Fixtures & Equipment	\$787,946			\$787,946
Technology	\$262,649			\$262,649
Contingency	\$1,575,893			\$1,575,893
Project Total	\$26,264,880	\$1,268,515		\$24,996,365



Bond Update – Fox Tech HS

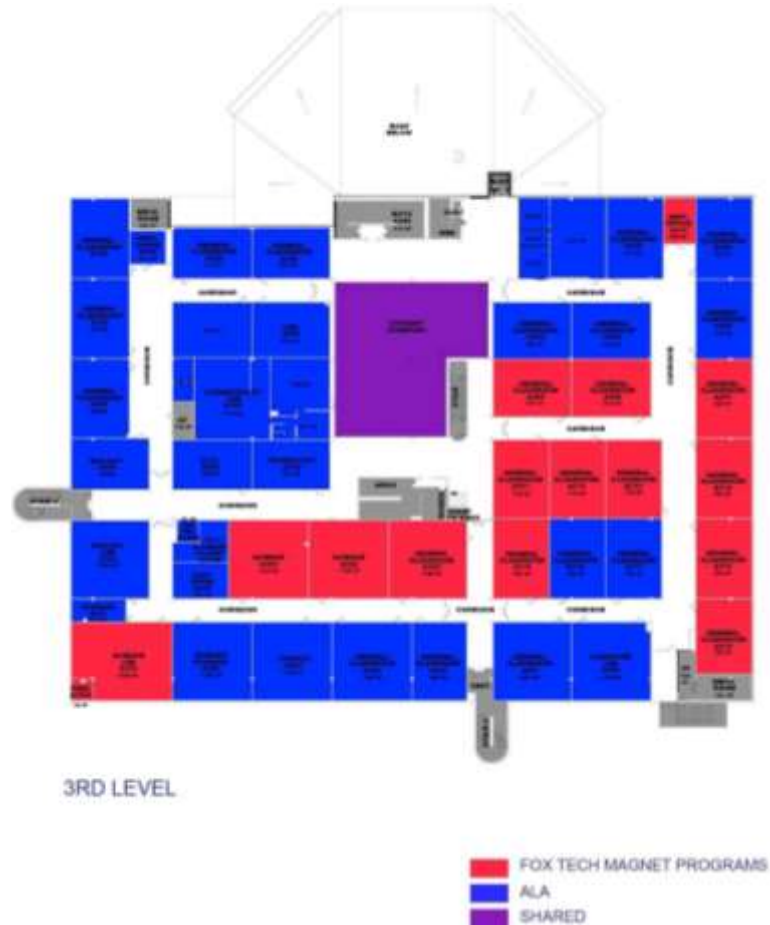


Existing First Floor Plan



Existing Second Floor Plan

Bond Update – Fox Tech HS



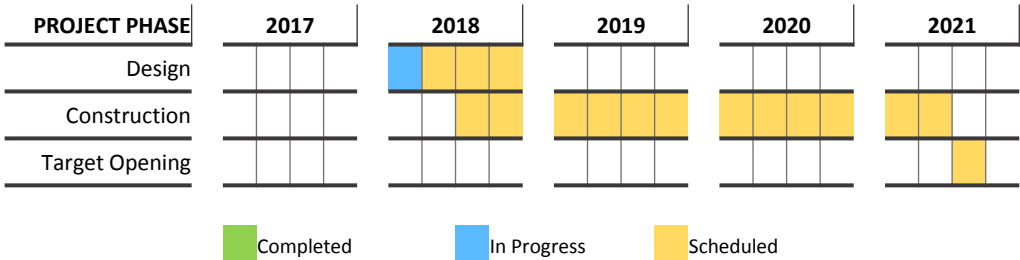
Existing Third Floor Plan

Bond Update – Houston HS

Board Member James Howard
Architect KAI Texas
Construction Manager Joeris

Bond scope – Renovations and upgrades include, but not limited to:

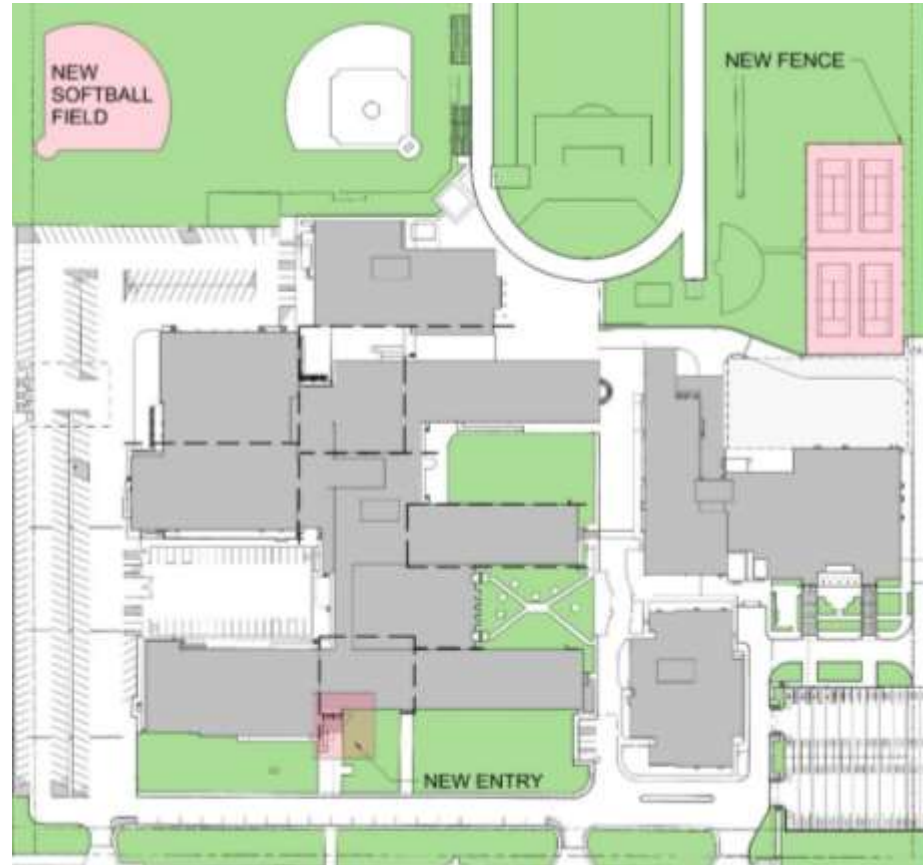
- Classroom spaces (general learning, science, special education)
- Restrooms
- Cafeteria/kitchen
- Auditorium
- Heating, ventilation and air conditioning
- Plumbing and electrical
- Technology infrastructure for classrooms, labs and other instructional spaces
- Lighting
- Fire sprinkler systems
- Special needs accessibility in entryways, restrooms, and other areas
- Front entry modifications to improve security
- Athletic track recoating
- Tennis court fencing
- Roofing, building exterior and site improvements



Budget Description	Original Budget	Committed Costs	Cost to Date	Uncommitted Costs
Construction	\$26,220,219			\$26,220,219
Soft Costs	\$3,650,917	\$1,512,326		\$2,138,591
Furniture, Fixtures & Equipment	\$995,705			\$995,705
Technology	\$331,902			\$331,902
Contingency	\$1,991,409			\$1,991,409
Project Total	\$33,190,150	\$1,512,326		\$31,677,824



Bond Update – Houston HS

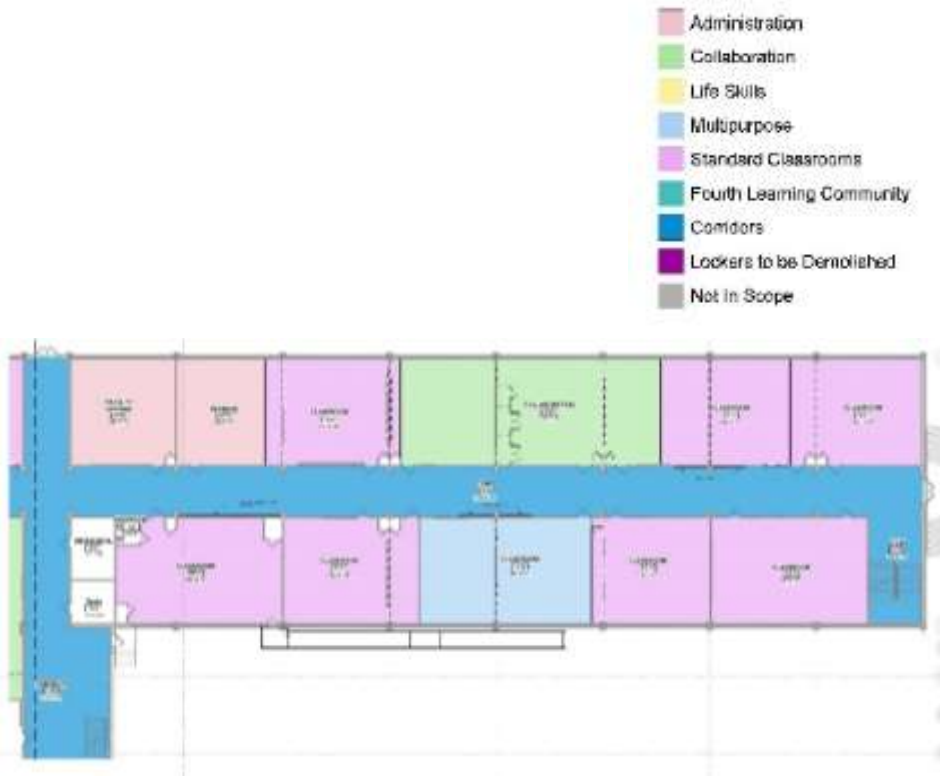


Proposed Site Plan

Bond Update – Houston HS



Proposed First Floor Plan

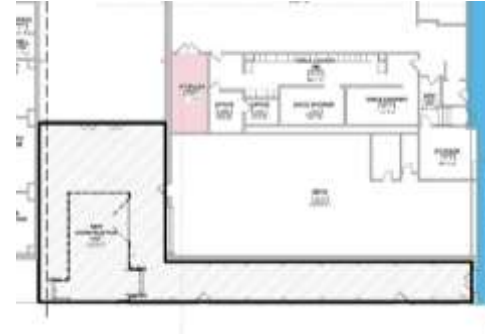


Proposed First Floor Plan – Area H

Bond Update – Houston HS



Proposed First Floor Plan

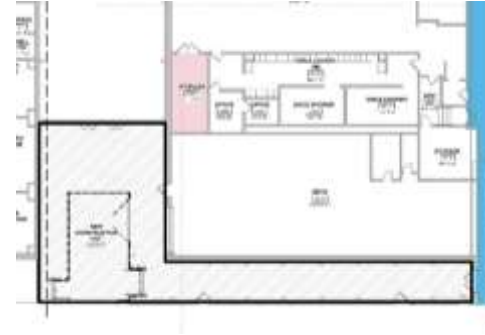


Proposed First Floor – Area F

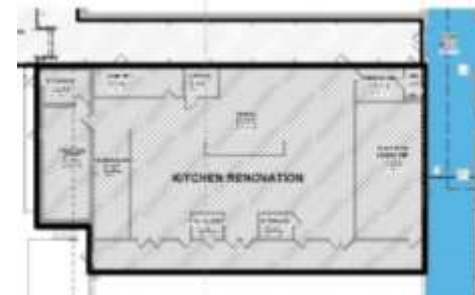
Bond Update – Houston HS



Proposed First Floor Plan



Proposed First Floor – Area F



Proposed Kitchen Renovations

Bond Update – Houston HS



Proposed Second Floor Plan



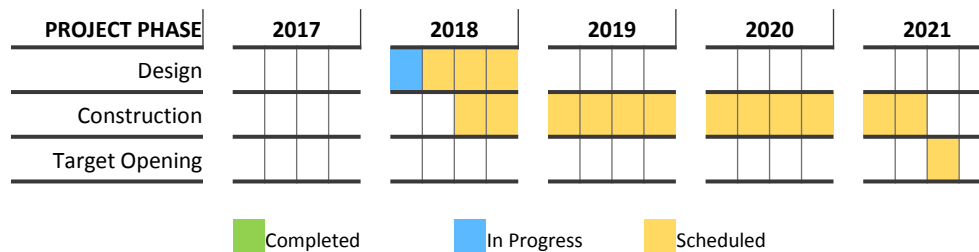
Proposed Second Floor – Area A

Bond Update – Irving Academy

Board Member Patti Radle
Architect O'Connell Robertson
Construction Manager Bartlett Cocke

Bond scope – Renovations and upgrades include, but not limited to:

- Classroom spaces (general learning, science, fine arts, special education)
- Restrooms
- Cafeteria/kitchen
- Auditorium
- Library
- Heating, ventilation and air conditioning
- Plumbing and electrical
- Technology infrastructure for classrooms, labs and other instructional spaces
- Lighting
- Fire sprinkler systems
- Special needs accessibility in entryways, restrooms, and other areas
- Front-entry modifications to improve security
- Roofing, building exterior and site improvements



Budget Description	Original Budget	Committed Costs	Cost to Date	Uncommitted Costs
Construction	\$18,460,056			\$18,460,056
Soft Costs	\$2,570,388	\$1,154,712		\$1,415,676
Furniture, Fixtures & Equipment	\$701,015			\$701,015
Technology	\$233,672			\$233,672
Contingency	\$1,402,030			\$1,402,030
Project Total	\$23,367,160	\$1,154,712		\$22,212,448

Bond Update – Irving Academy

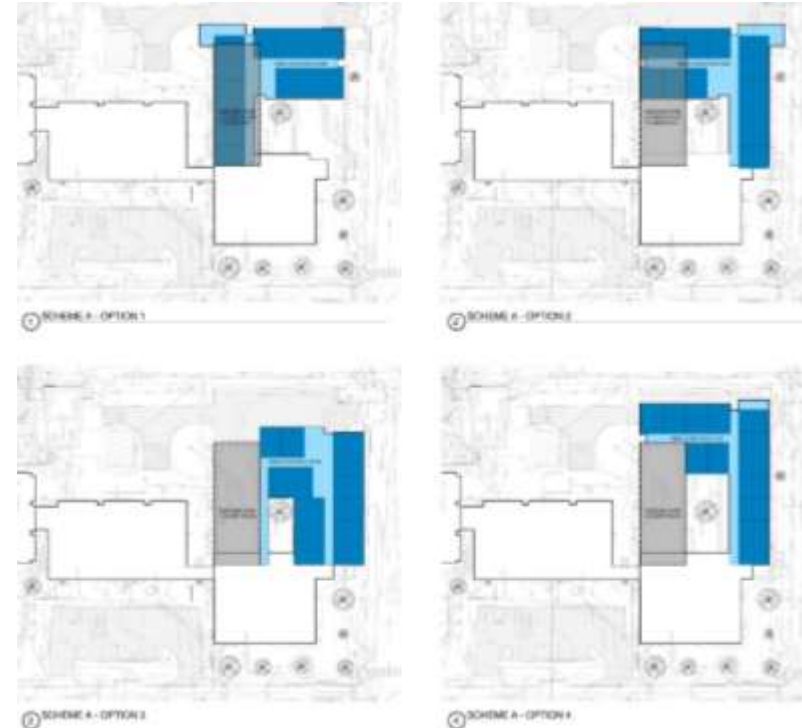


Proposed Site Plan / First Floor Layout

Bond Update – Irving Academy

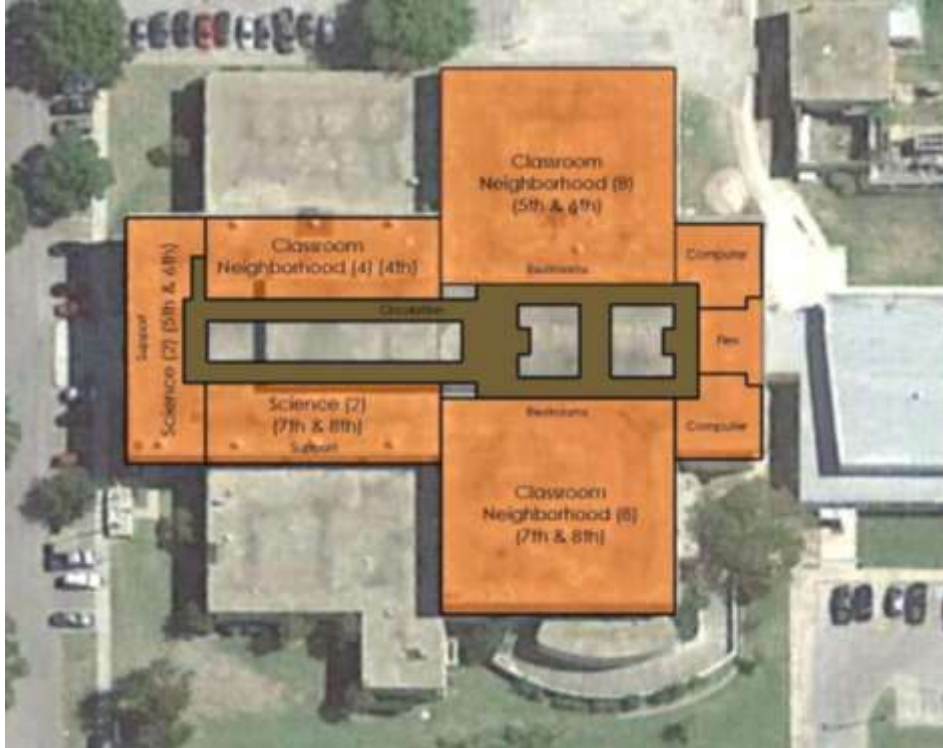


Proposed Site Plan / First Floor Layout



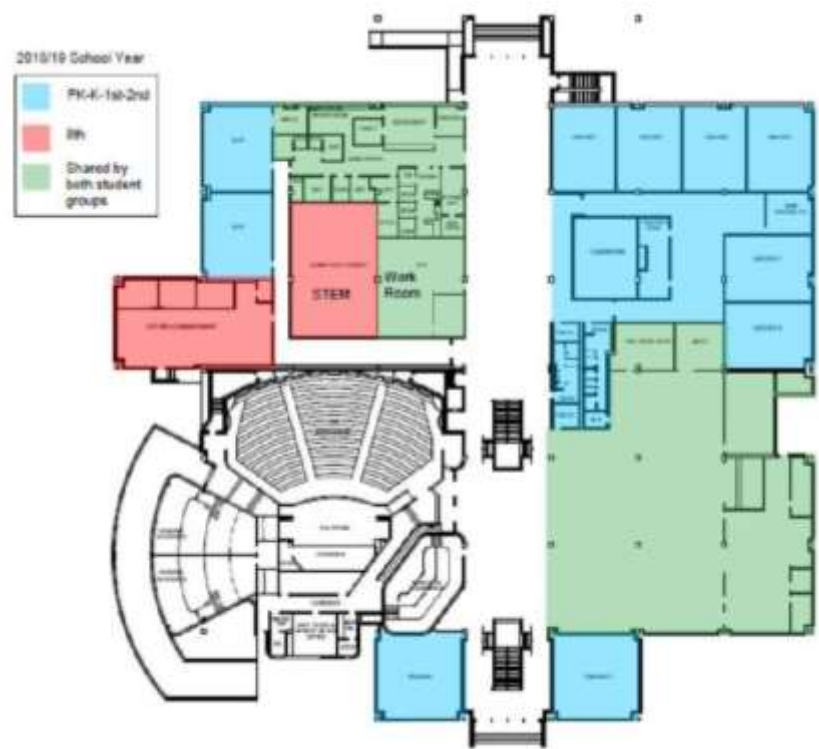
Proposed First Floor Layout

Bond Update – Irving Academy



Proposed Second Floor Layout

Bond Update – Irving Academy



Grade Level	Classrooms
Pre-K ₃	2
Pre-K ₄	2
First Grade	2
Second Grade	2

Summer 2018 Scope of Work

Bond Update – Jefferson HS

Board Member Ed Garza
Architect Perkins + Will
Construction Manager Bartlett Cocke

Bond scope – Renovations and upgrades include, but not limited to:

- Classroom spaces (general learning, science, special education)
- Restrooms
- Cafeteria/kitchen
- Black Box theater
- Gymnasiums, Athletic Field House and support areas
- Restore auditorium and library
- Foundation repairs
- Heating, ventilation and air conditioning
- Plumbing and electrical
- Lighting
- Fire sprinkler systems
- Special needs accessibility in entryways, restrooms, and other areas
- Front entry modifications to improve security
- Technology infrastructure for classrooms, labs and other instructional spaces
- Athletic track recoating
- Tennis court fencing
- Roofing, building exterior and site improvements



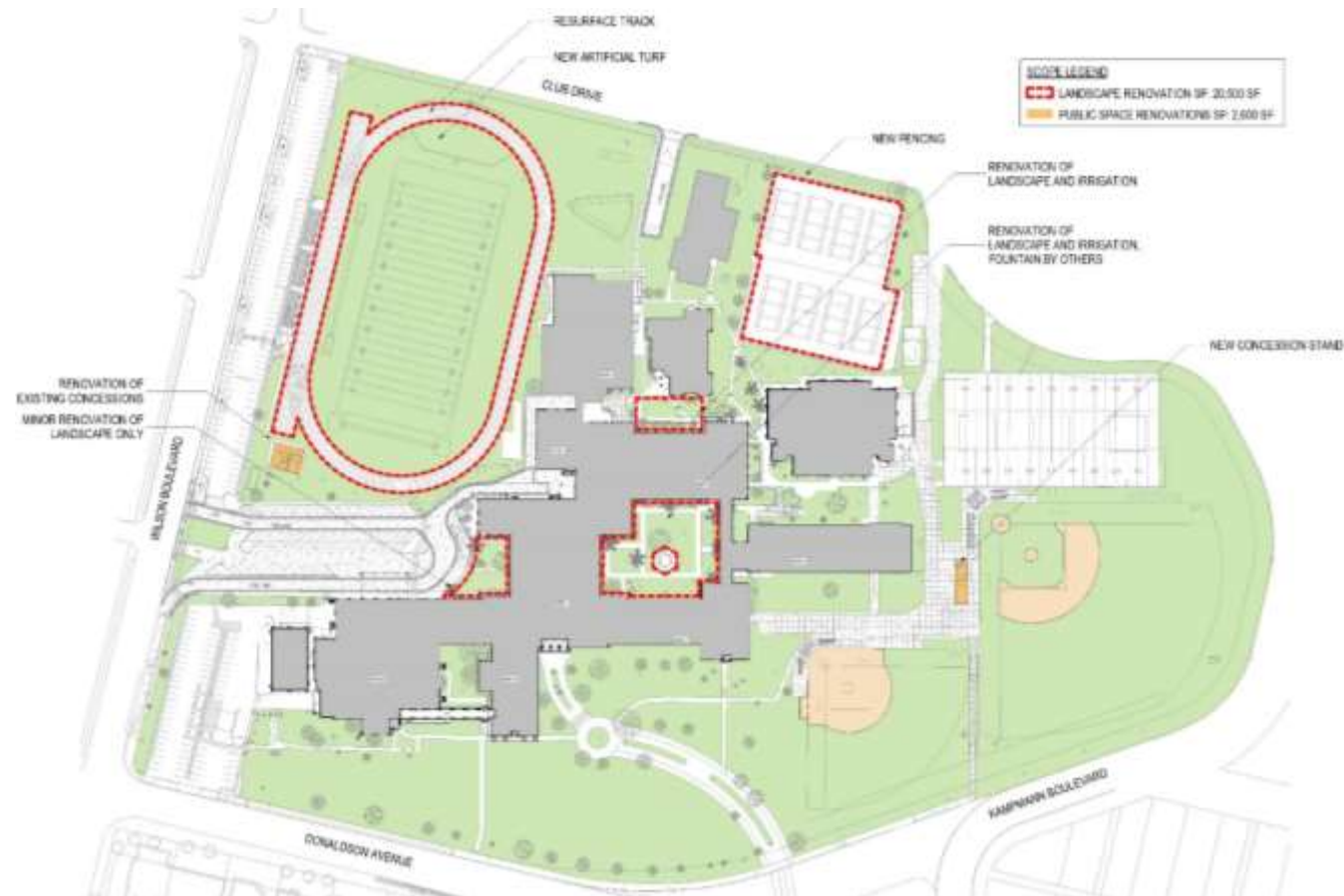
PROJECT PHASE	2017	2018	2019	2020	2021
Design		<div><div></div><div></div><div></div></div>			
Construction		<div><div></div><div></div></div>	<div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div>	<div><div></div><div></div></div>
Target Opening					<div><div></div></div>

■ Completed
 ■ In Progress
 ■ Scheduled

Budget Description	Original Budget	Committed Costs	Cost to Date	Uncommitted Costs
Construction	\$47,254,833			\$47,254,833
Soft Costs	\$6,579,787	\$2,725,557		\$3,854,230
Furniture, Fixtures & Equipment	\$1,794,487			\$1,794,487
Technology	\$598,162			\$598,162
Contingency	\$3,588,975			\$3,588,975
Project Total	\$59,816,244	\$2,725,557		\$57,090,687



Bond Update – Jefferson HS



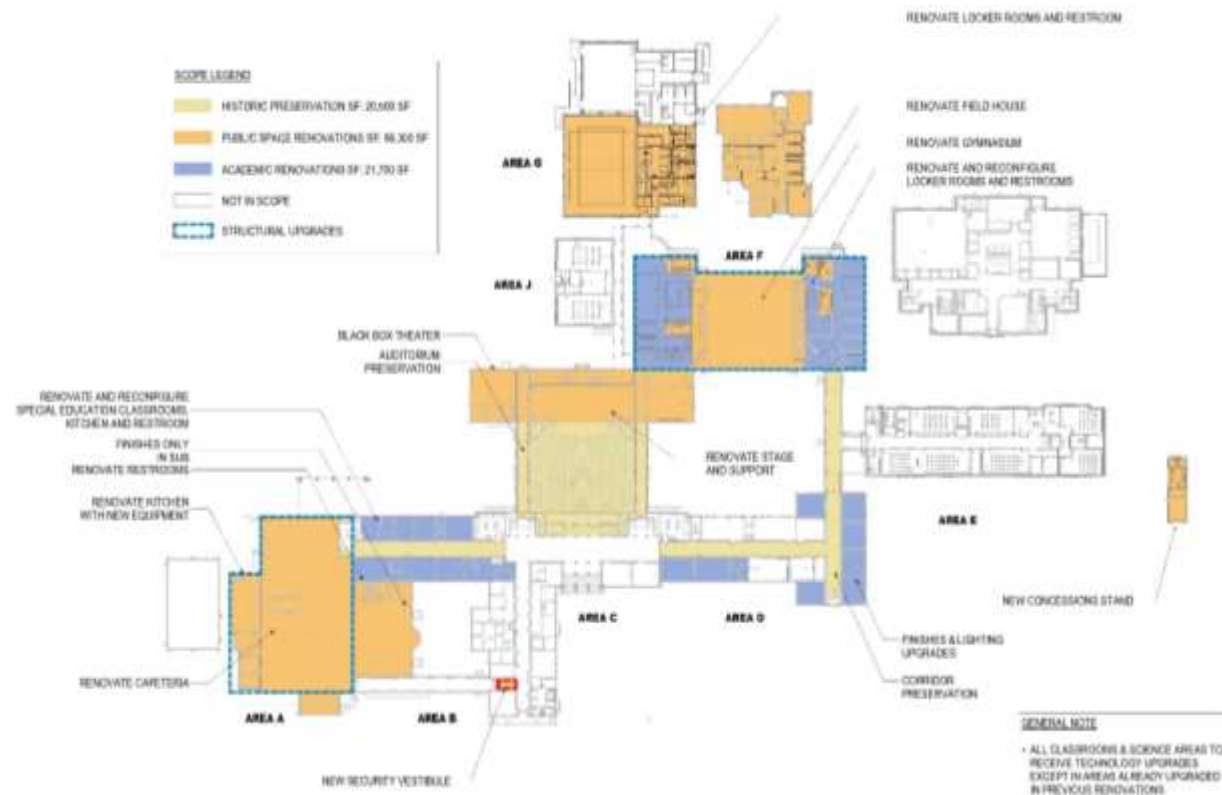
Proposed Site Plan

Bond Update – Jefferson HS



Proposed Basement Plan

Bond Update – Jefferson HS

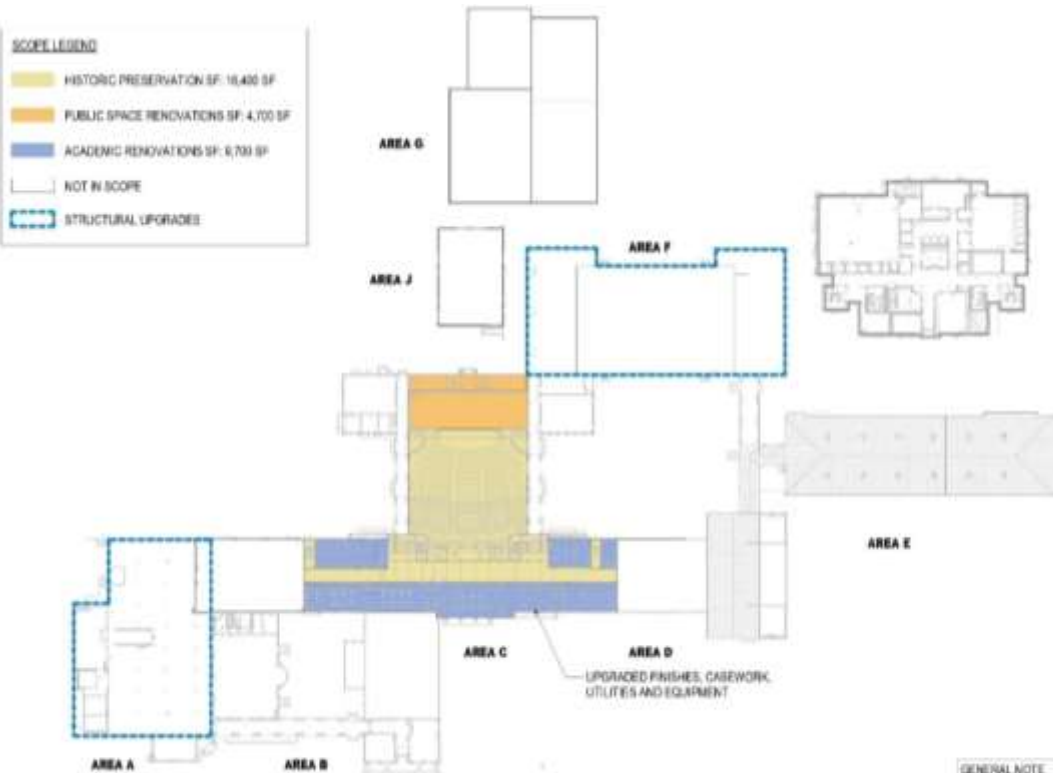


Proposed First Floor Plan



Proposed Second Floor Plan

Bond Update – Jefferson HS



Proposed Third Floor Plan



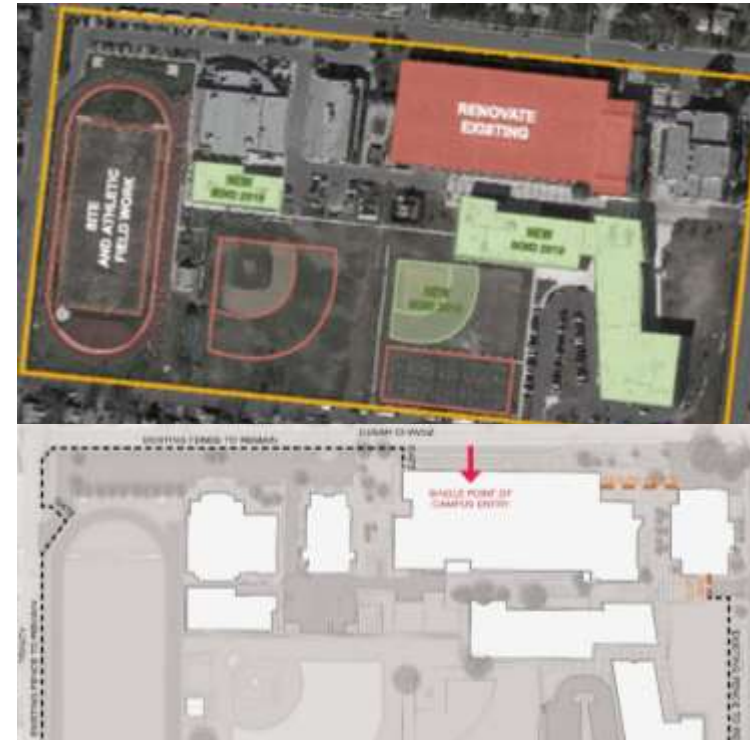
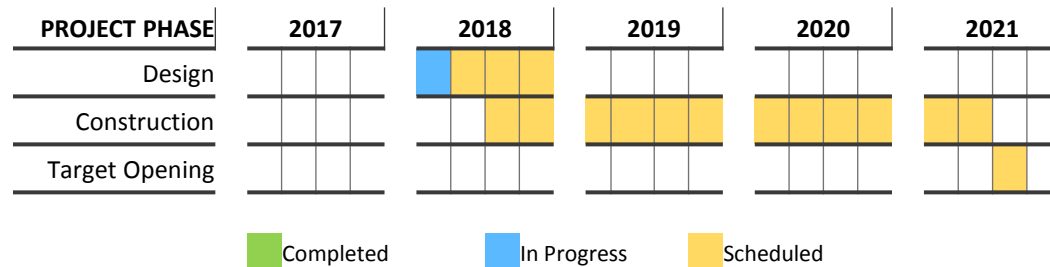
Proposed Roof Plan

Bond Update – Lanier HS

Board Member Patti Radle
 Architect LPA
 Construction Manager Gilbane

Bond scope – Renovations and upgrades include, but not limited to:

- Classroom spaces (general learning, science, fine arts, special education)
- Restrooms
- Cafeteria/kitchen
- Auditorium
- Heating, ventilation and air conditioning
- Plumbing and electrical
- Technology infrastructure for classrooms, labs and other instructional spaces
- Lighting
- Fire sprinkler systems
- Special needs accessibility in entryways, restrooms, and other areas
- Front entry modifications to improve security
- Athletic track recoating
- Roofing, building exterior and site improvements



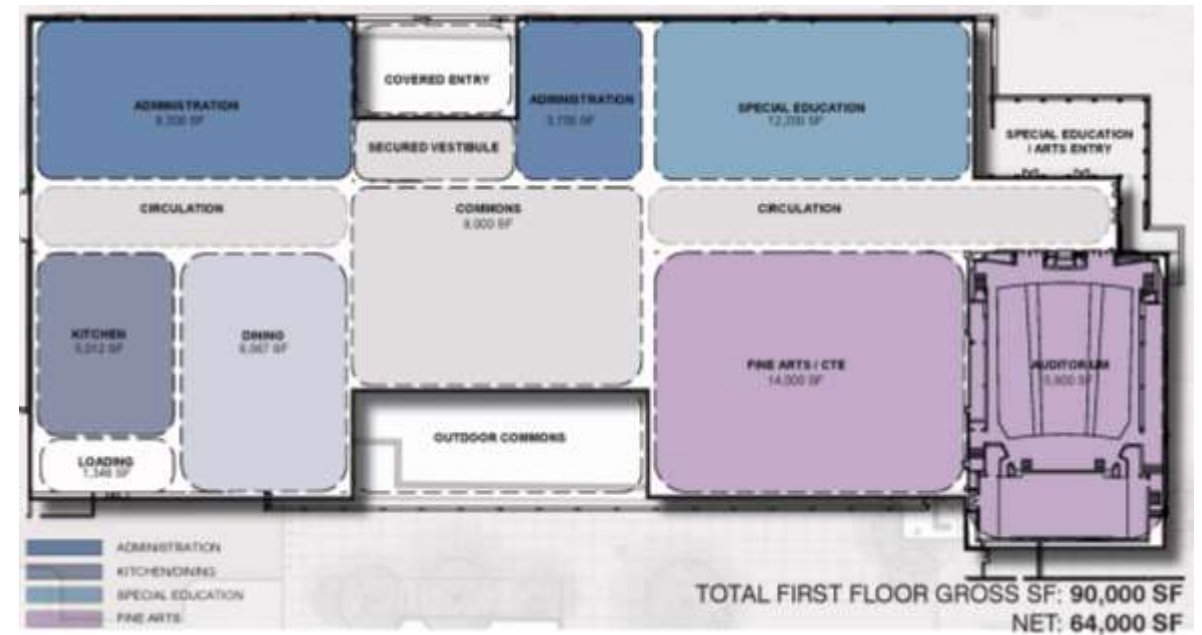
Budget Description	Original Budget	Committed Costs	Cost to Date	Uncommitted Costs
Construction	\$37,046,661			\$37,046,661
Soft Costs	\$5,158,396	\$2,136,772		\$3,021,624
Furniture, Fixtures & Equipment	\$1,406,835			\$1,406,835
Technology	\$468,945			\$468,945
Contingency	\$2,813,670			\$2,813,670
Project Total	\$46,894,508	\$2,136,772		\$44,757,736



Bond Update – Lanier HS

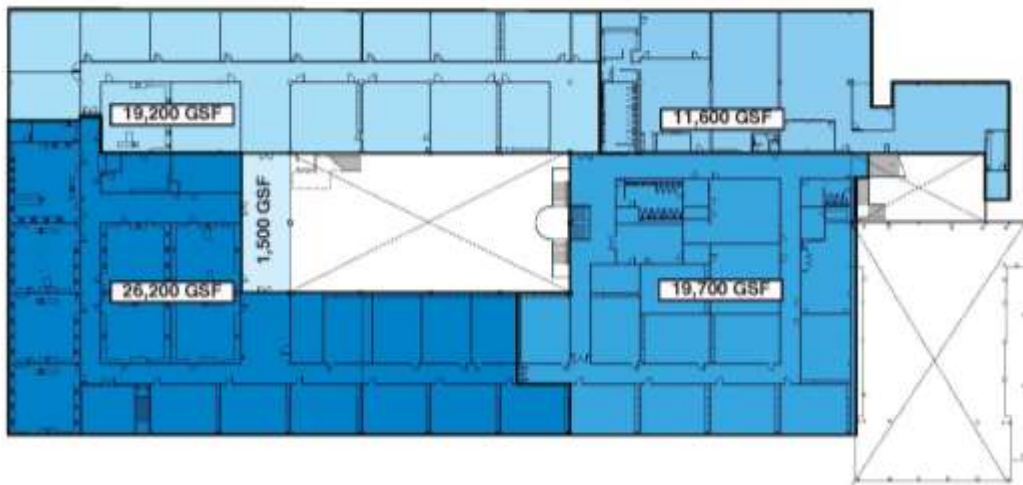


Existing First Floor Layout

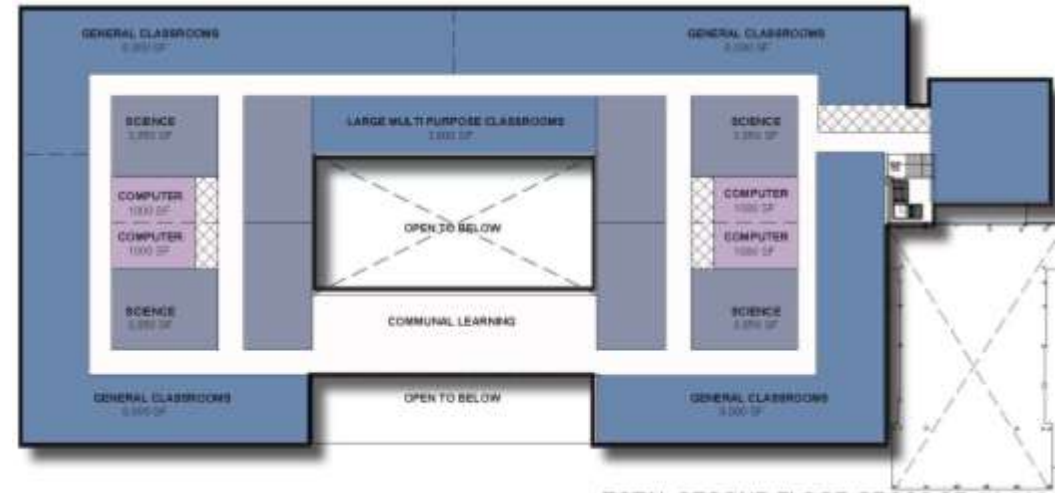


Proposed First Floor Layout

Bond Update – Lanier HS

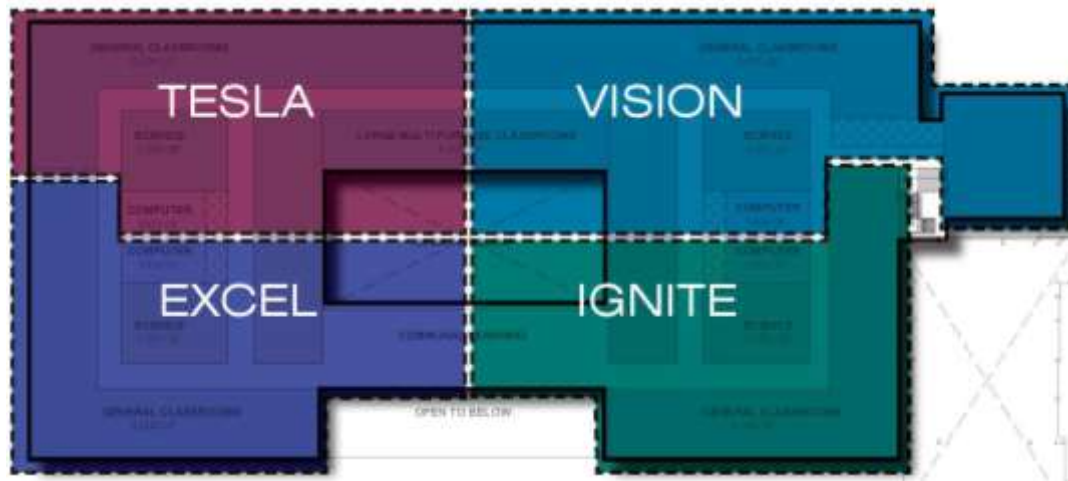


Existing Second Floor Layout

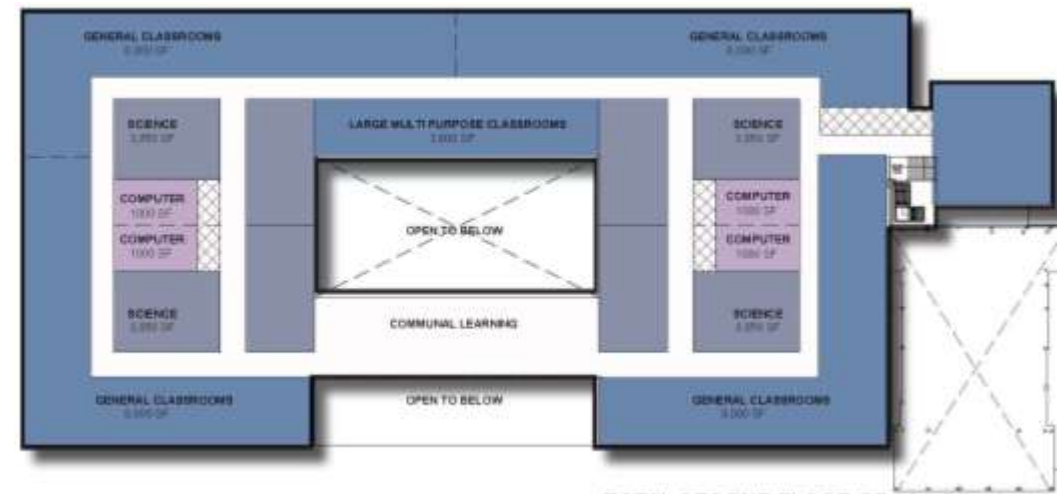


Proposed Second Floor Layout

Bond Update – Lanier HS



Proposed Academy Layout



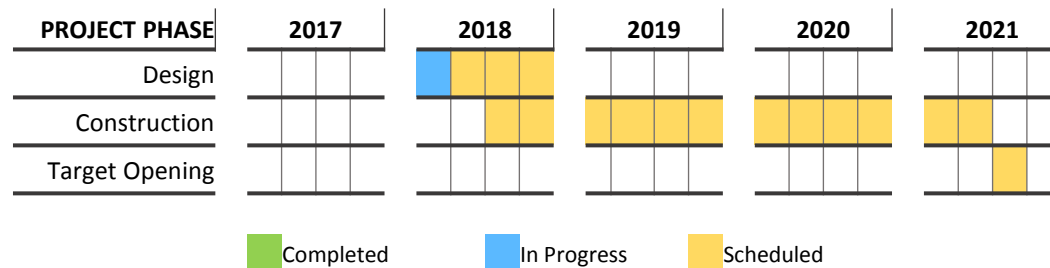
Proposed Second Floor Layout

Bond Update – Rogers MS

Board Member Debra Guerrero
Architect Pfluger
Construction Manager Gilbane

Bond scope – Renovations and upgrades include, but not limited to:

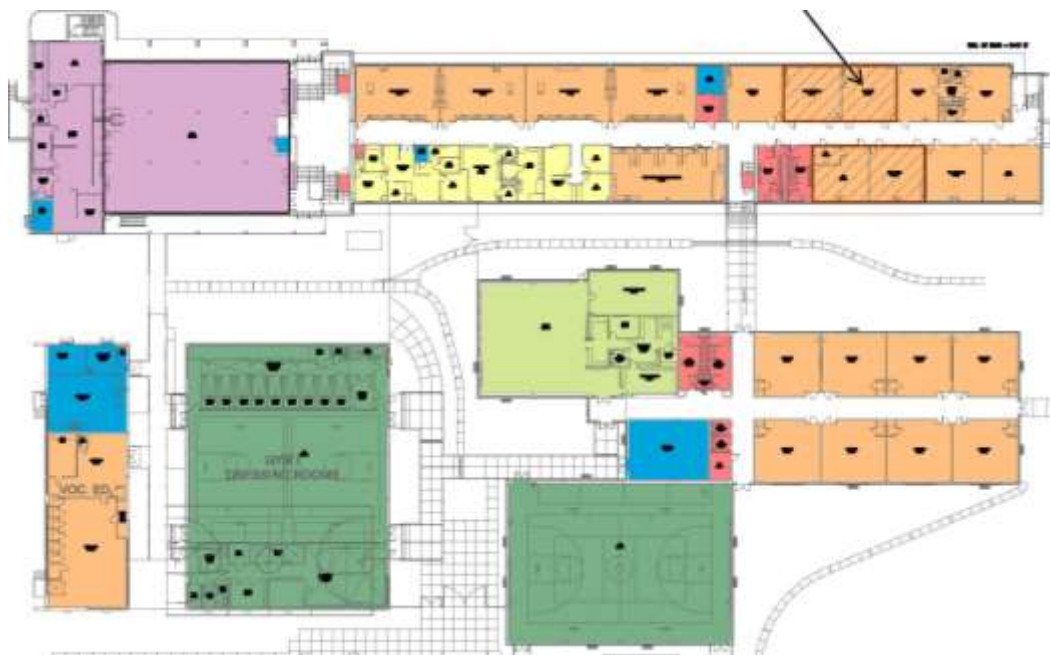
- Classroom spaces (general learning, science, special education)
- Restrooms
- Art and Music Spaces
- Cafeteria/kitchen
- Auditorium
- Heating, ventilation and air conditioning
- Plumbing and electrical
- Technology infrastructure for new and renovated spaces
- Lighting
- Fire sprinkler systems
- Special needs accessibility in entryways, restrooms, and other areas
- Front entry modifications to improve security
- Roofing, building exterior and site improvements



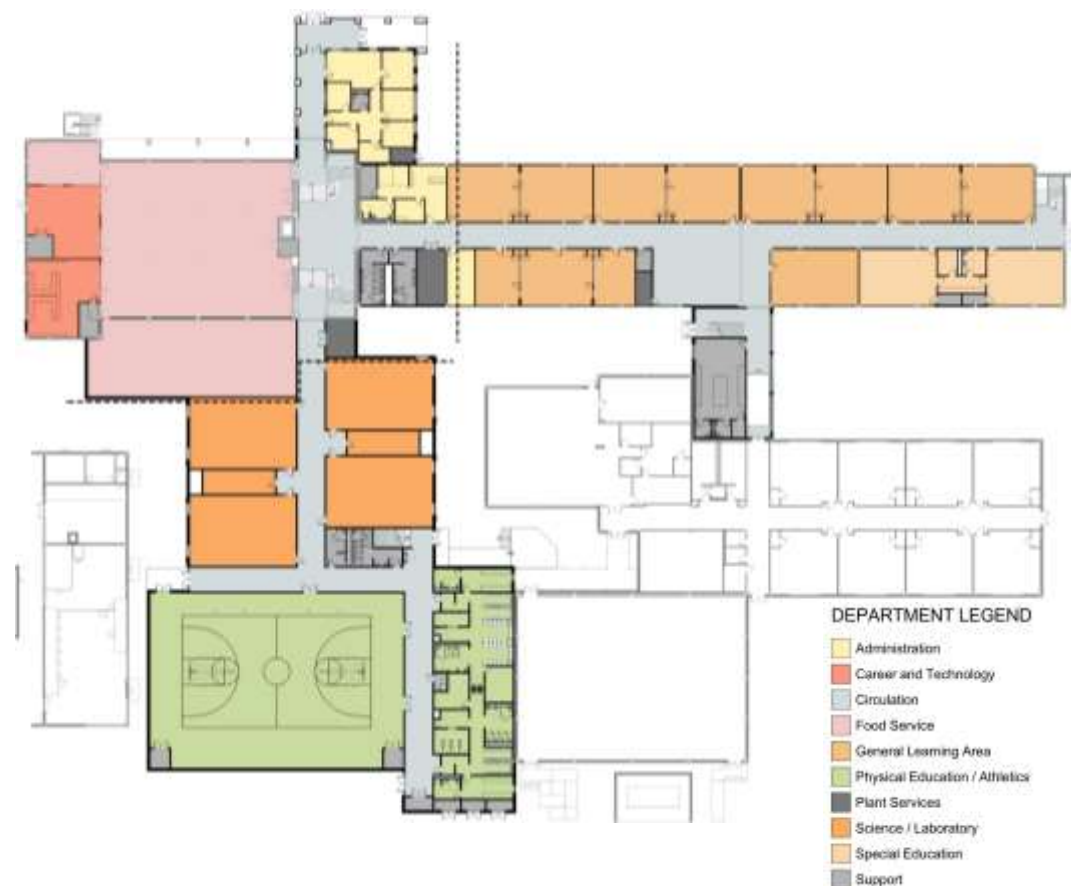
Budget Description	Original Budget	Committed Costs	Cost to Date	Uncommitted Costs
Construction	\$22,744,561			\$22,744,561
Soft Costs	\$3,166,964	\$1,358,800		\$1,808,164
Furniture, Fixtures & Equipment	\$863,717			\$863,717
Technology	\$287,906			\$287,906
Contingency	\$1,727,435			\$1,727,435
Project Total	\$28,790,583	\$1,358,800		\$27,431,783



Bond Update – Rogers MS



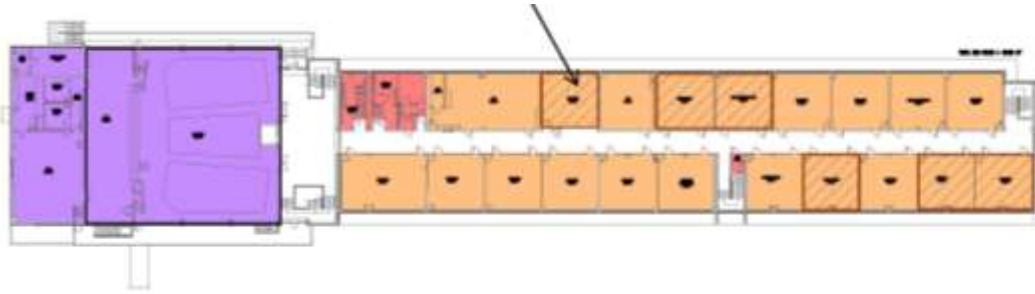
Existing First Floor Plan



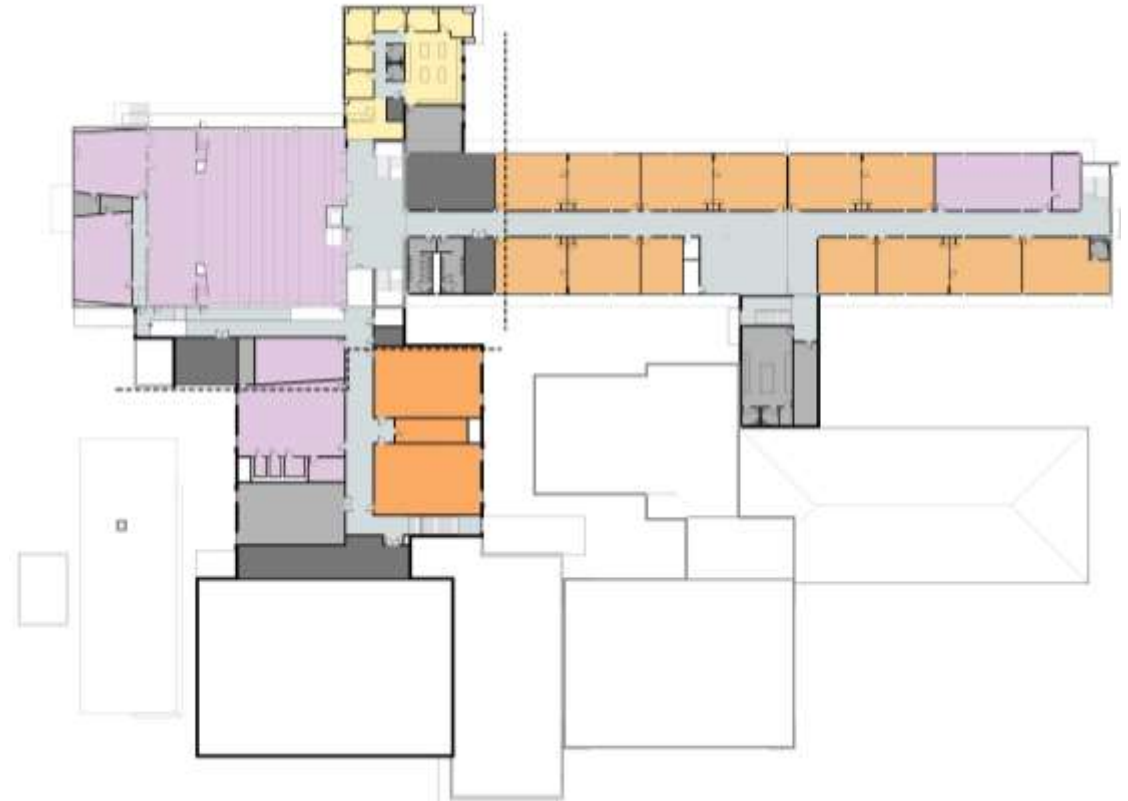
Proposed First Floor Layout

- DEPARTMENT LEGEND
- Administration
 - Career and Technology
 - Circulation
 - Food Service
 - General Learning Area
 - Physical Education / Athletics
 - Plant Services
 - Science / Laboratory
 - Special Education
 - Support

Bond Update – Rogers MS



Existing Second Floor Plan



Proposed Second Floor Layout

Bond Update – Tafolla MS

Board Member

Patti Radle

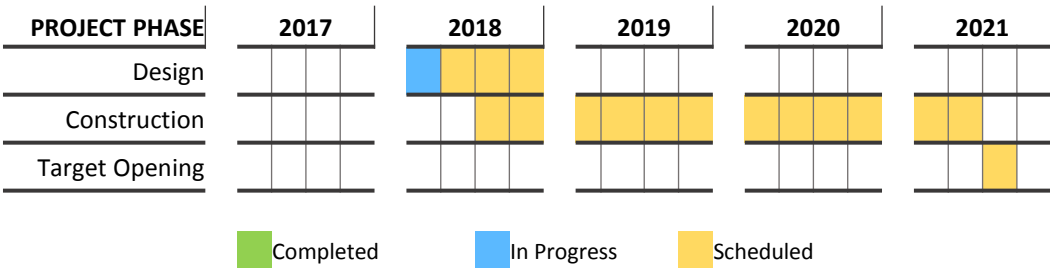
Architect

Alamo

Construction Manager

Gilbane

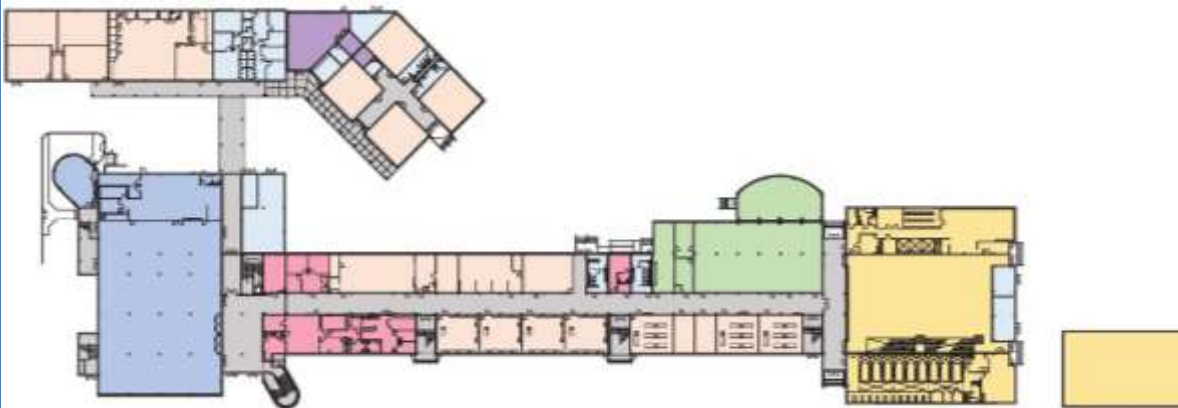
- Bond scope** – Renovations and upgrades include, but not limited to:
- Classroom spaces (general learning, science, fine arts, music, special education)
 - Restrooms
 - Cafeteria/kitchen
 - Auditorium
 - Heating, ventilation and air conditioning
 - Plumbing and electrical
 - Technology infrastructure for new and renovated spaces
 - Lighting
 - Fire sprinkler systems
 - Special needs accessibility in entryways, restrooms, and other areas
 - Front entry modifications to improve security
 - Roofing, building exterior and site improvements



Budget Description	Original Budget	Committed Costs	Cost to Date	Uncommitted Costs
Construction	\$19,813,350			\$19,813,350
Soft Costs	\$2,758,821	\$1,225,330		\$1,533,491
Furniture, Fixtures & Equipment	\$752,406			\$752,406
Technology	\$250,802			\$250,802
Contingency	\$1,504,811			\$1,504,811
Project Total	\$25,080,190	\$1,225,330		\$23,854,860



Bond Update – Tafolla MS

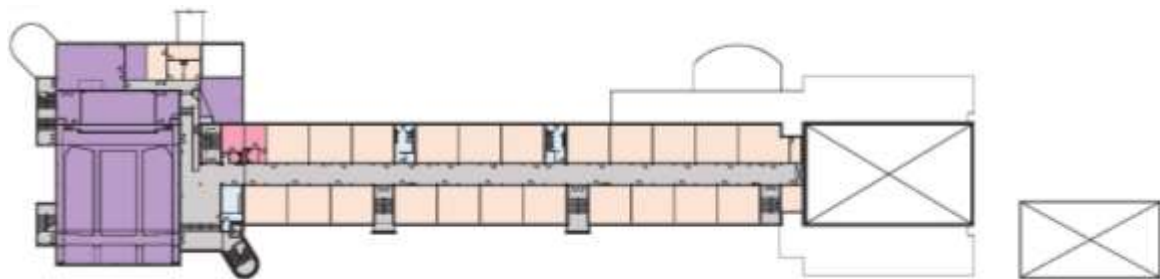


Existing First Floor Plan

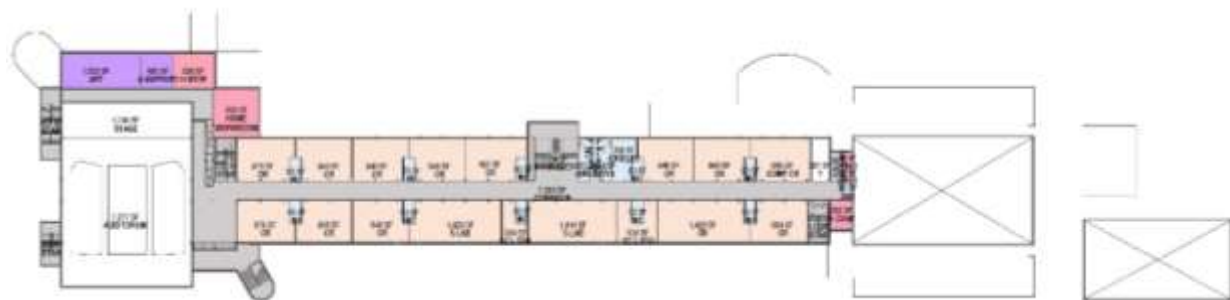


Proposed First Floor Plan

Bond Update – Tafolla MS



Existing Second Floor Plan

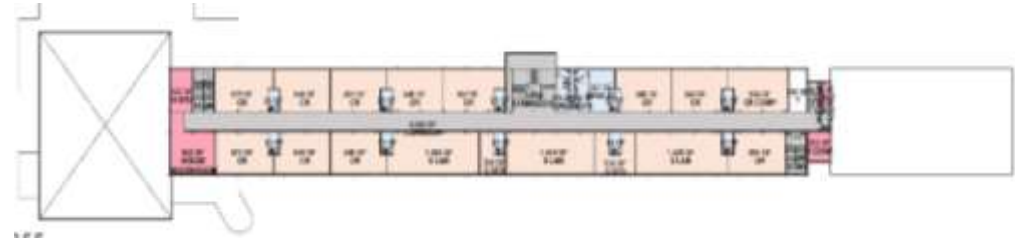


Proposed Second Floor Plan

Bond Update – Tafolla MS



Existing Third Floor Plan



Proposed Third Floor Plan

QUESTIONS?