

AN EARLY COLLEGE DISTRICT

BROWNSVILLE

INDEPENDENT SCHOOL DISTRICT

Facilities Committee Workshop

March 23, 2021
5:30 p.m.

Administration Building
1900 Price Road
Brownsville, Texas 78520

Dr. Rene Gutierrez, Superintendent of Schools
Dr. Nellie Cantu, Deputy Superintendent



Today's Agenda



DREAM



DESIGN



BUILD

- A. Update on Ongoing Projects**
- B. Revised Delegation of Authority for 2021-2022**
- C. Update on Energy and Water Consulting Projects District-wide**
- D. Emergency Roof Repairs (M. Hinojosa)**
- E. Update on Budget Balances**
- F. Maintenance Dept. Updates**
- G. Transfer of Property to Cameron County Tax Office**
- H. HVAC and Ventilation System**

Next steps

- A. Additional Parking at Hanna ECHS**
- B. Additional Bleachers at ECHS and Middle Schools**
- C. Veterans ECHS Stadium Conversion to District Stadium**
- D. Scoreboard Repairs**
- E. Discussion of Middle School Tracks**

Update on On-Going Projects



Rivera Early College High School Improvements

Maintenance Tax Note (MTN)



- Heating, Ventilation, and Air Conditioning (HVAC) & controls
- BAS Controls
- Lighting-fixture replacement
- Site Lighting



Lopez Early College High School Improvements

Drive & Parking Paving

Roof Replacement I

HVAC Chiller

Lighting



Vela Middle School Bus Drive Improvements

Substantially Complete

Maintenance Tax Note (MTN)



Margaret M. Clark Aquatic Center Improvements



Overall - 95%

- a) In progress: New units startup – 3/9/2021
- b) Controls programming and Test and Balance 3/15/2021
- c) Close out documentation – end of March

Overall – 45%

- a) Demolition – 60% (Competition pool area in progress)
- b) Adaptive pool area - 95%
- c) Administration and Restroom area – 50%



Canales Elementary School Improvements

Parking - 99%

Roofing - 98%

Canopies Completed

Demolition Scheduled



Multi-Campus Canopies

- * Stell MS,
 - * Faulk MS
 - * Martin ES,
 - * Villa Nueva ES,
- Elementary Schools

All Campuses are
Substantially Complete



Multi-Campus Canopies

- * Canales ES ,
- * Cromack ES,
- * Del Castillo ES,
- * El Jardin ES, and
- * Aiken ES

Completed ETC 2/28/21



Besteiro Middle School Second Story Egress

The second story double loaded corridor of the classroom wing has only one exit for students. This unsafe condition will require the enlargement of the single doorway to double acting doors which will seal the fire rated walls of the stairwell exit.



LED Lighting Upgrades

- * **Vermillion**
- * **Perez**
- * **Egly**

*International Energy
Conservational Code (IECC)
2015*

forty years old

Replacing existing campus wide lighting luminaires with latest energy efficient technology light emitting diode (LED) lighting systems.

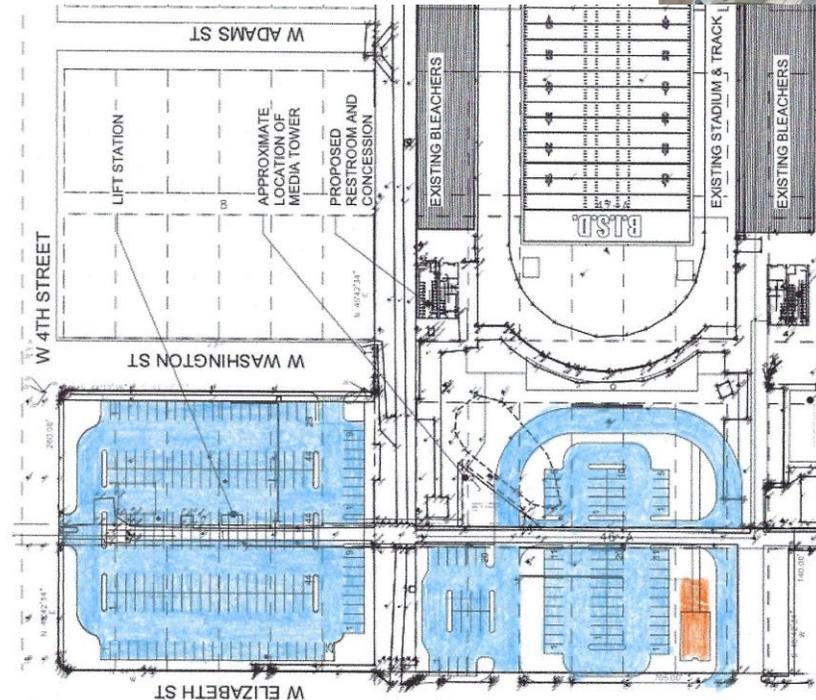
The **Vermillion** campus consists of fourteen building structures; Administration Building, Cafetorium, Library, and eleven classroom wings for an approximation of 105,900 total building square feet.

The **Perez** campus consists of thirteen building structures; Administration Building, Cafetorium, ten classroom wings and library for an approximation of 94,100 total building square feet.

The **Egly** campus consists of thirteen building structures; Administration Building, Cafetorium, Library, ten classroom wings and ten portable buildings for an approximation of 115,700 total building square feet.

Sams Stadium Improvements

- a. Abatement 100%
- b. Demolition 45%
- c. Demolition
- d. Material Disposal 30%



Elementary Mini-Gyms HVAC and Restroom Additions

- Aiken
- Champion
- Del Castillo
- Egly
- El Jardin
- Gonzales
- Morningside
- Palm Grove
- Perez
- Vermilion

Budget - \$5,000,000

ELEMENTARY MINI-GYMS - HVAC AND RESTROOM ADDITION, GROUP I

BROWNSVILLE INDEPENDENT SCHOOL DISTRICT
AN EARLY COLLEGE DISTRICT



BOARD MEMBERS

- | | |
|--|---|
| EDDIE GARCIA
DIR. PRISCI ROCA TIPTON
DRUE BROWN
DANIELLA LOPEZ VALDEZ
DENISE GARZA
JESSICA G. GONZALEZ
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MEMBER |
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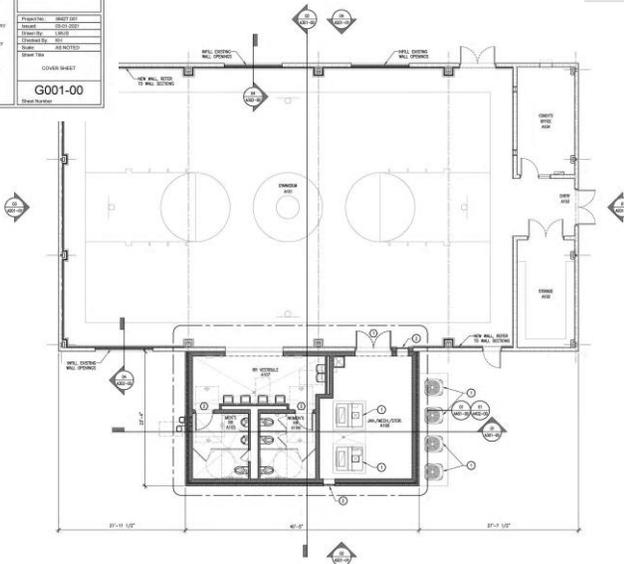
CONSTRUCTION DOCUMENTS
HALFF AVO#36427.001

PROJECT TEAM	SCHOOL NAME & ADDRESS	PROJECT SIGNAGE	SHEET IDENTIFICATION
<p>CIVIL Halff Associates, Inc. 1075 Paradise Lane Road, Ste. B Brownsville, Texas 78521 Tel: 956-203-7100 Email: j_clell@halff.com John Clell, P.E.</p> <p>MECHANICAL/PLUMBING Halff Associates, Inc. 5000 West Military Highway, Ste. 100 McAllen, Texas 78503-7446 Tel: 956-445-5210 Fax: 956-694-0282 Email: TMurray@Halff.com Merton J. Murray III, P. E., LEED AP</p> <p>ELECTRICAL Halff Associates, Inc. 5000 West Military Highway, Ste. 100 McAllen, Texas 78503-7446 Tel: 956-694-0286 Fax: 956-694-0282 Email: GBenavides@Halff.com Gabriel Benavides Jr., P.E.</p>	<p>STRUCTURAL Green, Rubano & Associates 1220 W. Hanson Ave Harlingen, Texas 78550 Tel: 956-428-4461 Email: grad@engineering.com Rolando Rubano, PE</p> <p>ARCHITECTURAL Brownsville Independent School District 1900 Price Road Brownsville, Texas 78521 Tel: 956-548-8000 Fax: 956-514-0497 Manuel Hinojosa, FAIA</p>	<p>BRUCE AIKEN ELEMENTARY 6290 SOUTHMOST RD. A.A. CHAMPION ELEMENTARY 4750 BOWIE RD. ROSA E. DEL CASTILLO ELEMENTARY 105 MORNINGSIDE RD. EGLY ELEMENTARY 445 LAND-O-LAKES DR. EL JARDIN ELEMENTARY 6911 BOCA CHICA BLVD. MARIANO GONZALEZ SR. ELEMENTARY 4350 JAIME J. ZAPATA AVE. MORNINGSIDE ELEMENTARY 1025 MORNINGSIDE RD. PALM GROVE ELEMENTARY 7942 SOUTHMOST RD. PEREZ ELEMENTARY 2514 SHIDLER DR. VERMILION ROAD ELEMENTARY 6895 RUBEN M TORRES BLVD.</p>	<p>1" WHITE LETTERS ON BLUE BACKGROUND 3" WIDE LETTERS ON WHITE BACKGROUND 1" WIDE LETTERS ON WHITE BACKGROUND 3" WIDE LETTERS ON WHITE BACKGROUND</p> <p>DISCIPLINE DESIGNATOR: C GENERAL D ARCHITECTURAL E MECHANICAL F PLUMBING P ELECTRICAL S STRUCTURAL</p> <p>SHEET TYPE DESIGNATOR: 1 GENERAL 2 ARCHITECTURE 3 MECHANICAL 4 PLUMBING 5 ELECTRICAL 6 STRUCTURAL 7 USER DEFINED</p> <p>USER DEFINED DESIGNATORS: 00 GENERAL 01 BRUCE AIKEN ELEMENTARY 02 A.A. CHAMPION ELEMENTARY 03 ROSA E. DEL CASTILLO ELEMENTARY 04 EGLY ELEMENTARY 05 EL JARDIN ELEMENTARY 06 MARIANO GONZALEZ SR. ELEMENTARY 07 MORNINGSIDE ELEMENTARY 08 PALM GROVE ELEMENTARY 09 PEREZ ELEMENTARY 10 VERMILION ROAD ELEMENTARY</p> <p>PROJECT: SHEET 001 DATE: 02/20/2024 DRAWN BY: LUIS CHECKED BY: LUIS SCALE: AS NOTED SHEET NO. 001 OF 001 COVER SHEET</p> <p>G001-00</p>

BRUCE AIKEN ELEMENTARY
ELEMENTARY MINI-GYMS -
HVAC AND RESTROOM ADDITION, GROUP I
BROWNSVILLE TEXAS

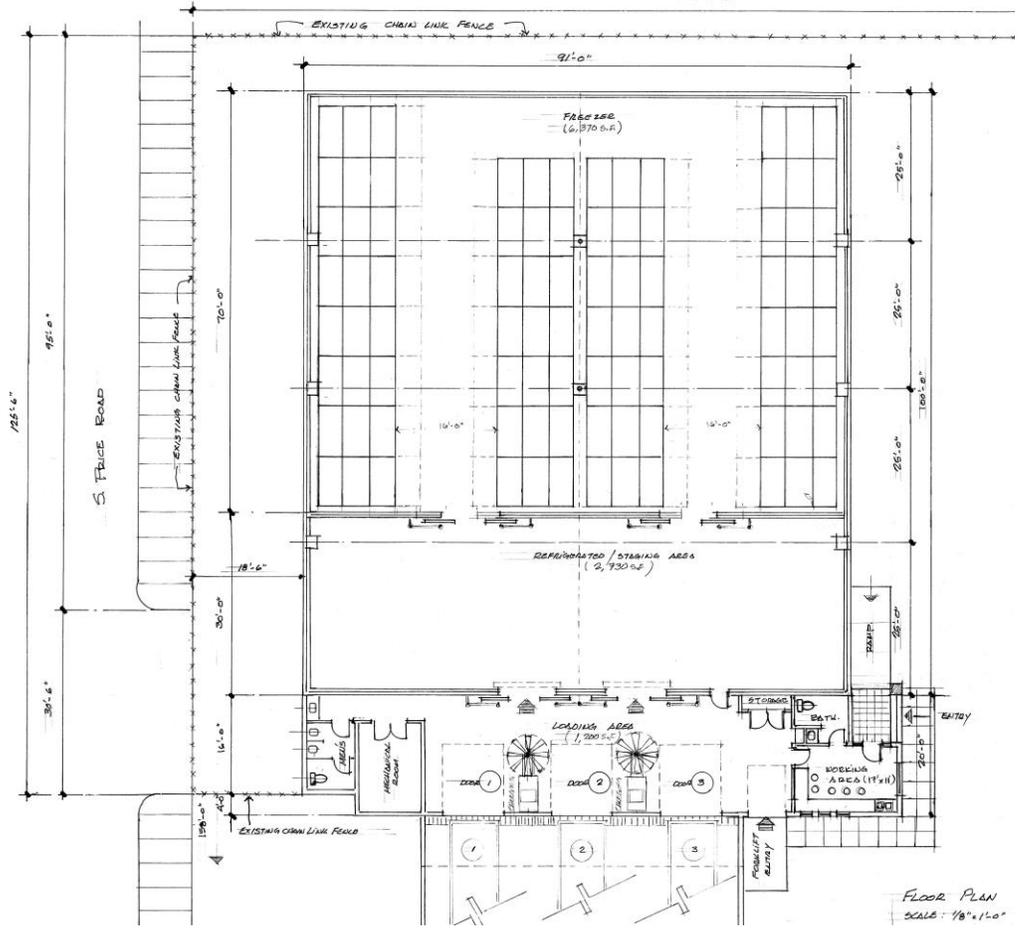
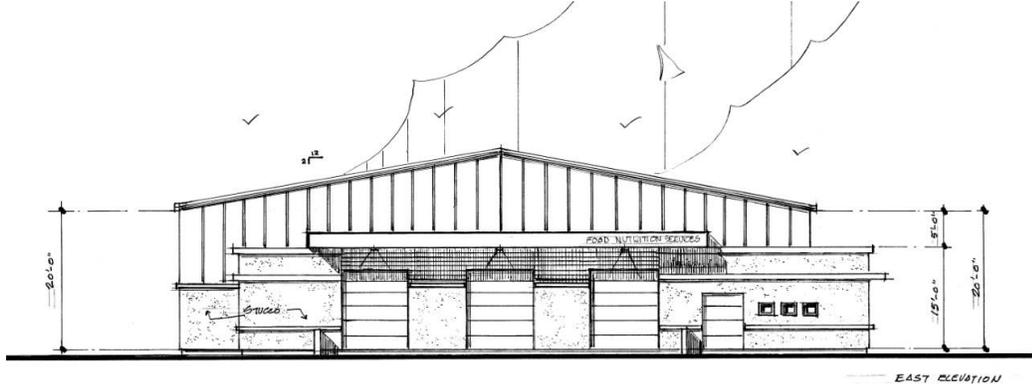


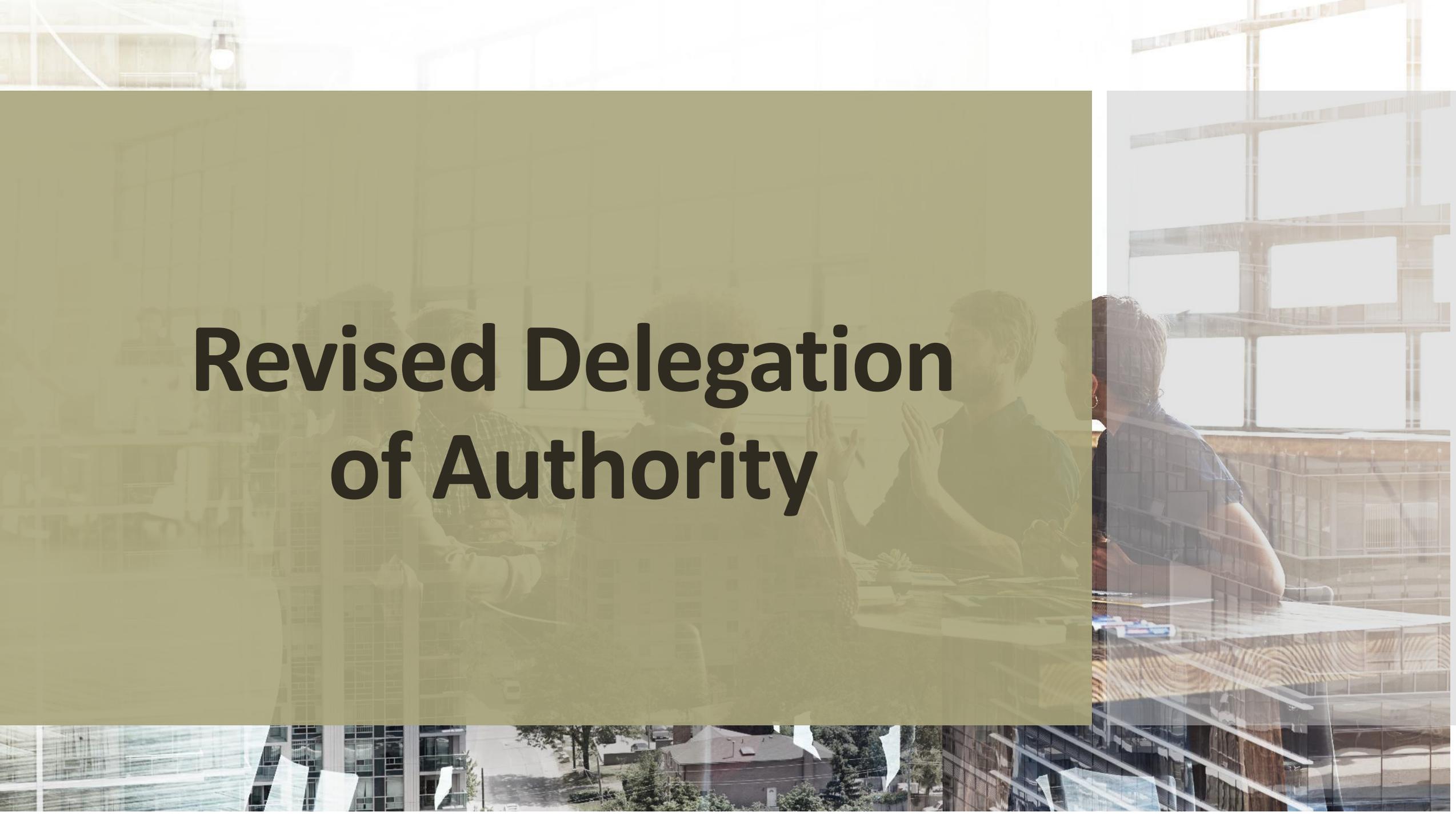
PROJECT	G001-00
DATE	02/20/2024
DRAWN BY	LUIS
CHECKED BY	LUIS
SCALE	AS NOTED
SHEET NO.	001 OF 001
COVER SHEET	



Food Services and Nutrition Freezer / Refrigeration Storage Building

Funding ESSER





Revised Delegation of Authority

Delegation of Authority for the Procurement of CONSTRUCTION SERVICES

- Approved by School Board on February 11, 2008 and has been utilized by District without updates
- Proposed document now reflects current construction law found in Government Code 2269.056
- Includes a two-step ranking process whereby a Pre-Qualification of submissions will be performed by the District's Chief Financial Officer, or designee, based on the financial stability of the submissions



DREAM



DESIGN



BUILD

Delegation of Authority for the Procurement of

CONSTRUCTION SERVICES

(continued)

- Includes the newly formed Ranking Committee that is limited to district staff only
- Includes the updated Ranking Criteria
- Proposed updated document will be presented for School Board approval and will take effect July 1, 2021



DREAM



DESIGN



BUILD

Ranking Criteria for the Award of

DISTRICT CONSTRUCTION PROJECTS

- Total maximum awarded points have been reduced from 140 points to 100 points
- Method of evaluation of the submissions have been divided into four sections of major importance
- Subjectivity has been eliminated by assigning pre-established award points for each section
- A five minimum reference disclosure will now be included in the project specifications and will used for the ranking process



DREAM



DESIGN



BUILD

Ranking Criteria for the Award of District Construction Projects

(continued)

- The newly designed Reference Check Questionnaire will be fully automated and will be sent out by District staff via an email survey to the disclosed references provided on the submissions
- The Ranking Criteria document will now include a Certification Statement whereby the recommendation(s) will be verified by the Ranking Committee, the originating Department Director, and the Purchasing Director, prior to the processing of the agenda item for award
- Proposed updated Ranking Criteria document will be presented for School Board approval and will **take effect July 1,2021**



DREAM



DESIGN



BUILD

Update on Energy and Water Consulting Projects



Discounted Rate – 18 Qualified Campuses

#	BISD Facility	BPUB Account Number
1	Villa Nueva ES	287063
2	Veteran HS	529873
3	Ortiz ES	519201
4	Keller/Manzano MS	565282
5	Yturria/Stillman MS	293964
6	Palo Alto Spt Service	576769
7	Brownsville Academic	507341, 583655
8	Pena ES	563947
9	Garcia MS	501833
10	Gonzalez ES	254151
11	Perkins MS	249394
12	Palm Grove ES	230485
13	Aiken/Besteiro MS	232738
14	Transportation	257794
15	Aquatic Center	253354
16	Paredes ES	501831
17	Pullam ES	564923
18	Hudson ES	257339

- *From the proposed contract –*
- Discounted Rates to BISD.
- PUB determines the applicable rate schedule that applies to each of BISD’s qualified facilities on Exhibit A. BISD shall be billed each billing cycle for energy delivered by BPUB in the preceding billing month, consistent with the then-applicable rate schedule.
- Under the City of Brownsville Code of Ordinances § 102-17(b), BPUB will discount its base rates charged to BISD at each of the qualified facilities by providing a discount, to-wit, the energy charges, demand charges and customer service charges and exclusive of any applicable FPEM charges, as provided in this Agreement.

On March 1, 2021, the Brownsville Public Utilities Board (BPUB) forwarded a draft contract to extend a discount to the Brownsville Independent School District (BISD) facilities as permitted under section 102-17(b) of Brownsville’s Code of Ordinances. In verbal responses and in your revised draft of the contract received on March 5, 2021, the Board’s written offer was not accepted and various counter-proposals were made.

- PUB make an offer at a later date once they solve their problems with ERCOT and costs incurred during the cold weather.



Emergency Roof Repairs

Unorthodox roof system –

Roofs that are
likely 20 years
old

Campus	Classrooms	Description	Estimated Cost
Cromack EL	19 + two restrooms + storage	19 classroom + restrooms and storage- roof replacement with ceiling	\$737,165.
Martin EL	40 classrooms + restrooms + storage	40 classroom + restroom + and storage roof replacement with ceiling	\$1,541,400.
TOTAL COST			\$2,276,565.

36 Elementary sites and have only encountered this roof condition at the three (Canales, Cromack, and Martin Elementary campuses).



Update on Budget Balances

Tax Rate Increase (TRI)

Fund 188

Tax Rate Increase Projects (TRI) (Fund 188)		
Timeline (FY 2017-2018 & Forward)		
<u>Revenues</u>	<u>Locations/Sources</u>	<u>Actuals/Committed</u>
FY 2017-2018	11.25 Pennies	\$29,452,269.00
FY 2018-2019	11.25 Pennies	\$30,308,894.00
Total Generated Tax Revenues		\$59,761,163.00
Elementary Mini Gyms - HVAC Project	34 Elementary-Phase I	(\$17,000,000.00)
Hanna Gym		(\$10,000,000.00)
Stadium Upgrades & Land Purchases		(\$9,593,451.90)
Maintenance Tax Note Principal & Interest	2 Years of Payments	(\$5,696,062.78)
LED Lighting	19 Campuses	(\$3,200,000.00)
Intercom System Upgrades	District-Wide	(\$3,418,831.90)
Debt Service Transfers	2 Years of Payments	(\$2,364,499.00)
HVAC, Roofing, Parking Projects	Maintenance One-Time Projects	(\$5,285,635.67)
Glazing Windows Project	19 Campuses	(\$1,655,000.00)
Transportation Software	On-Board Guidance and Navigation Software	(\$432,520.00)
HS Score Boards		(\$406,548.90)
Performing Arts Center	(Costs - Topography & PPP Costs)	(\$10,200.00)
Appraisal Fee	Parades Elementary	(\$950.00)
Project Expenditures		(\$59,063,700.15)
Amount Remaining		\$697,462.85

Maintenance Tax Note (MTN)

Fund 189

Maintenance Tax Note 2017 Projects (MTN) (Fund 189)

Timeline (FY 2017-2018 Through December 2020)

Note Proceeds are Borrowed Funds which will be paid back in 6 Years (Final Payment FY2023-2024)

	<u>Locations</u>	<u>Actuals/Committed</u>
Net Proceeds - Part 1	Amounts for Priority 1 Projects	\$52,700,000.00
Interest Earned on Net Proceeds - Part 1		\$2,079,623.67
Total Revenues		\$54,779,623.67
HVAC Upgrades	8 Locations	(\$10,911,906.84)
Design Build - Energy Conservation	14 Locations - Schneider Electric & E3 Entegral Solutions	(\$22,500,000.00)
Roof Replacement	13 Locations	(\$11,747,014.94)
Parking Lot Renovations	6 Locations	(\$2,284,488.97)
Canopies Upgrades	9 Locations	(\$2,863,748.00)
Chillers	Stell, Ortiz, Brite, & Keller	(\$1,398,792.35)
CTE Center	CV1 Canopy	(\$647,625.68)
Consolidation of Schools		(\$628,727.66)
Heating	Aquatic Center	(\$558,979.00)
Interior Facilities Assessment		(\$350,000.00)
Demolition	Canales Portables Buildings	(\$300,000.00)
Arbitrage Set Aside		(\$250,000.00)
Recycling Equipment Ventilating System	Records Department	(\$207,023.00)
Pending Increases to Construction Projects		(\$88,362.23)
Paint Booth Installation	Hanna High School	(\$30,000.00)
Marquee	Pace High School	(\$8,005.00)
Clearwater Elementary Renovations	(Costs - Asbestos Testing)	(\$4,950.00)
Total Project Expenditures		(\$54,779,623.67)
Amount Remaining (Overage)		\$0.00

Tax Rate Election (TRE)

Fund 197

Tax Rate Election Projects (TRE)		
Fund 197		
Timeline (FY 2015-2016 & FY 2016-2017)		
	<u>Locations</u>	<u>Actuals/Committed</u>
FY 2015-2016	-	\$8,641,735.00
FY 2016-2017	-	\$7,947,679.00
Land Sale Proceeds	-	\$51,481.00
Total Revenues		\$16,640,895.00
Fine Arts Facilities	Pace ECHS & Porter ECHS	(\$8,090,252.95)
High School Soccer Fields	All 6 ECHS	(\$5,506,745.02)
Middle School 4-Lanes Tracks	Besteiro, Lucio, & Vela MS	(\$1,910,702.99)
Visitor's Restroom Facilities	Veterans Memorial ECHS	(\$905,443.48)
Ticket Booths	Veterans Memorial ECHS	(\$132,364.15)
Canopies	Morningside & Martin ES	(\$95,386.41)
Project Expenditures		(\$16,640,895.00)
Amount Remaining		\$0.00

Maintenance Dept. Updates



Work Order Stats

July 2020 –
March 2021

Provide maintenance services to **74** facilities and **54** campuses

- ❑ Received: **12,155**
- ❑ Completed: **10,113**
- ❑ Pending: **1,660**
- ❑ High priority: **4,347**
- ❑ Emergencies (called in): **198**

Current Ongoing Projects and Equipment & Supplies Purchased

Trade	Location	Description of Work / Project	Timeline
			Start / Estimated Completion Date
General Maintenance	District-Wide	Install Plexi-Glass Protective Shields (Front Office Counters District Wide)	Complete
Electrical	District-Wide	Install electrical outlets for water fountains	Complete
Plumbing	District-Wide	Remove and install new “touchless sensor” water fountains and provide new water supply lines (Bottle Fillers)	Complete
Equipment Provided	Location	Description	Completion Date
Hand sanitizer dispenser and product	District-Wide	5,000 dispensers and product	Received/In progress
Disinfection PPE Kits	District-Wide	Kits include: hand sanitizer, sanitizing wipes, shoe covers, vinyl gloves, disposable micro-fiber wipes, 12 gallon step-on container for disposal of PPE waste and disposable gowns.	Received/Delivered

**Maintenance
Department
Current
Ongoing LED
Lighting
Projects District
Wide**

Campus	Location of Work	Status
Sharp	Cafeteria, Library and Outdoor Lighting	Completed
Vermillion	Library	Completed
Peña	Library	In-progress
Russell	Library	Completed
Gonzalez	Library, room 202	Completed
Manzano	Library	Completed
Putegnat	Cafeteria	Completed
Breeden	Library	Completed
Faulk	Gym	Completed
Stell	Gym	Completed
Palm Grove	Library	Completed
Canales	Cafeteria, Outdoor lighting	Completed
Skinner	Library	Completed
Cromack	100 and 200 Wings Hallways, Library, & Rooms 14, 15, 25, 26, 27, 28, 29, 30	Completed
Cromack	Gym	Pending
Brite	Library, Cafeteria, and Reception area	Pending
Burns	Library, Cafeteria, Reception Area	Pending
Hudson	Library, Cafeteria, Reception area	Pending
Martin	Library, Cafeteria, Reception area	Pending
Vela	Library, Cafeteria, Reception area	Pending

**Update -
Board
Approved
Projects
Start Date
January
2021**

1. Intercoms Replacement District Wide Valcom IP6000 (40 Campuses) – in progress
2. Intercom Replacement Vermillion Valcom IP6000 (Emergency Replacement PO in place) – in progress
3. Playground Structures District Wide (33 Campuses) – in progress
4. RFQ 20-135 Energy and Water Consulting Service District Wide – in progress



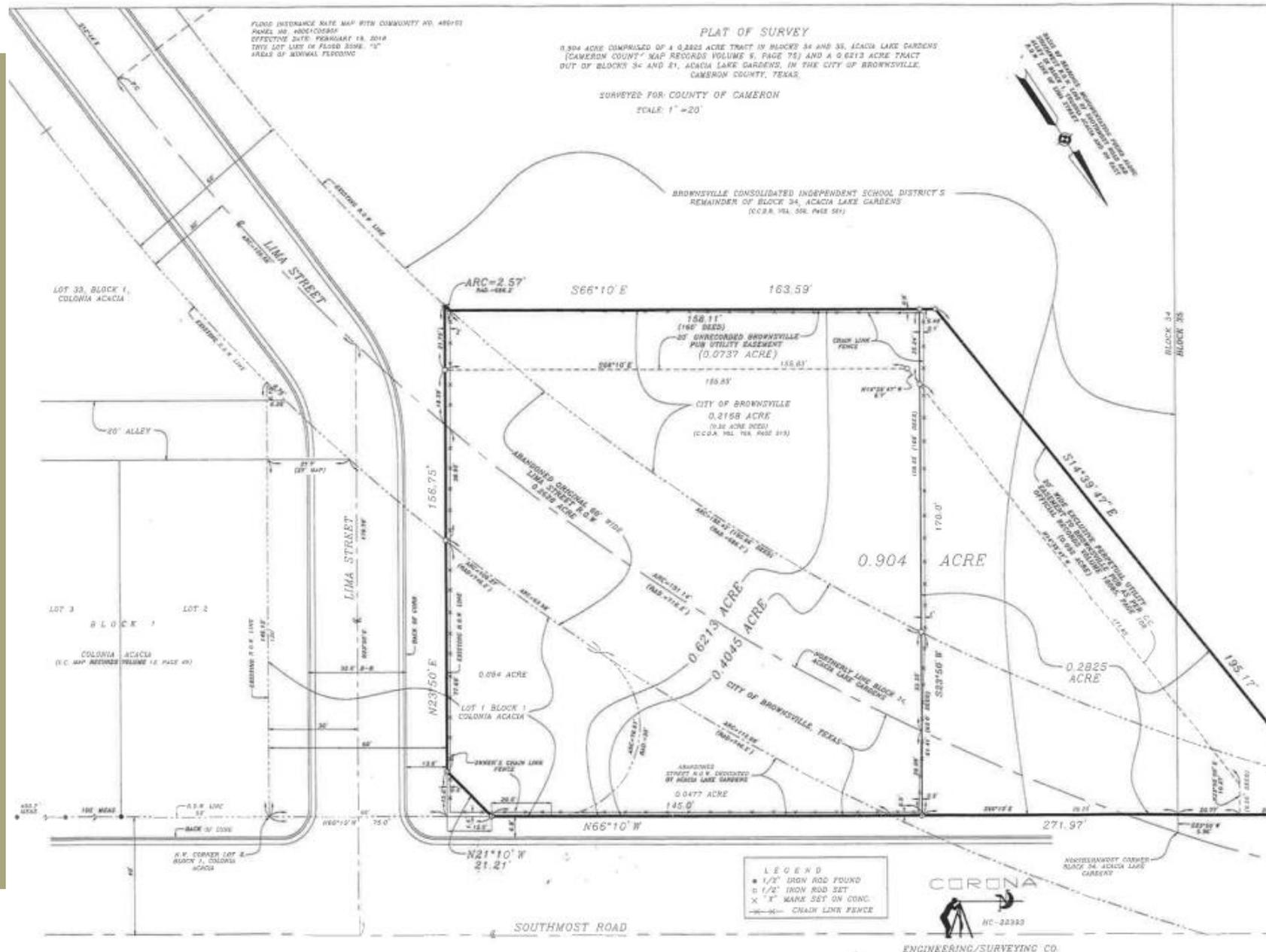
Transfer of Property to Cameron County Tax Office

Cameron County Tax Assessor Request – Transfer of Property

- Original Request: June 2020
- Request: Real estate (retention pond) adjacent to Cromack Elementary
- Response: The BISD Administration is not ready to recommend any transfer of property to Cameron County at this point because of the known and potential flooding to BISD's property which may result from a building or parking lot being placed on the adjacent property.
- Request Re-submitted – January 2021
- Next Step – Cameron County will send MOU including a Flood Mitigation Plan
- 0.2825 Acre Tract

Being a 0.2825 Acre Tract out of Brownsville Consolidated Independent School District's land acquired in Cameron County Deed Records Volume 556, Page 551, out of Blocks 34 and 35, Acacia Lake Gardens (Cameron County Map Records Volume 6, Page 75) in the City of Brownsville, Cameron County, Texas, and said 0.2825 Acre Tract being more particularly located and described by Metes and Bounds as set forth in the attached EXHIBIT A.

Plat of Survey





HVAC and Ventilation System

House Resolution (H.R.) 604

Reopen and Rebuild America's Schools Act of 2021

- January 2021 – a comprehensive piece of legislation introduced to impact the physical and digital infrastructures of schools.
- Purpose:
 1. To invest in schools with facilities that pose health and safety risks to students and staff - combat the spread of the COVID-19 virus and
 2. Expand access to reliable high-speed broadband to continue digital learning
- Allocation: \$100 billion infusion for local districts
- More than half of school districts across the county need improvements to their HVAC systems (According to the Government Accountability Office)



House Resolution (H.R.) 604

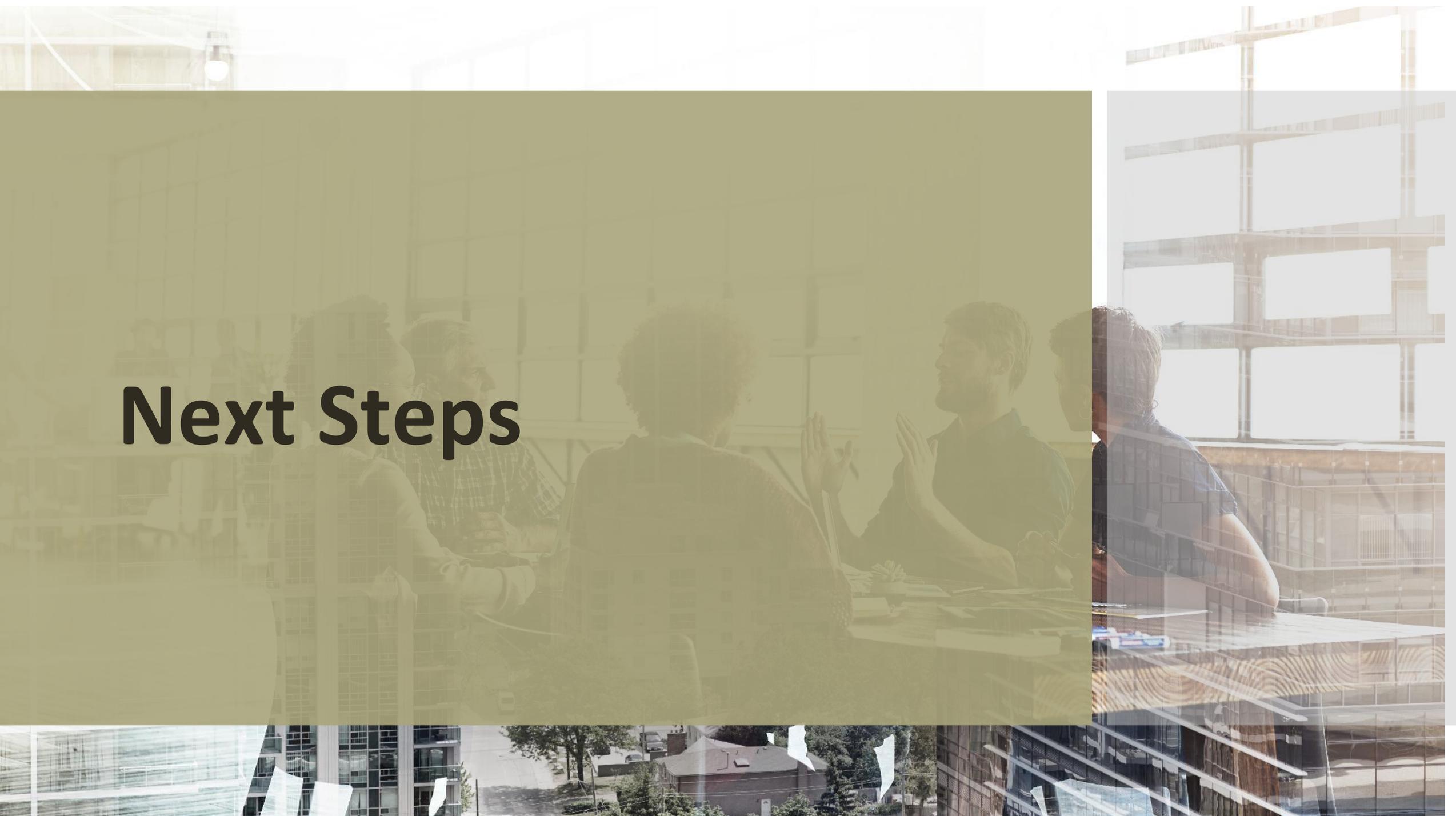
Reopen and Rebuild America's Schools Act of 2021

- ❑ HVAC recommendations are based on American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Epidemic Task Force and CDC recommendations, Ventilation in Buildings, updated on February 9, 2021
- ❑ Recommends a layered strategy to reduce exposures to SARS-CoV-2, the virus that causes COVID-19
- ❑ Engineer evaluates all equipment and provides recommendations at a cost of 7% of total cost (not negotiated)
 - ✓ Priority 1: Dilution – increase fresh air rate
 - ✓ Priority 2: Filtration – Provide higher efficiency filters (COMPLETED)
 - ✓ Priority 3: Air Cleaning – Bi-Polar Ionization kits for all HVAC units

**Estimated
Total Cost**
**(turn-key –
includes labor)**

Description	Estimated Cost	Avg. per Campus
Elementary Campuses	\$2,264,852.00	\$68,631.88
Middle Schools	\$1,189,443.00	\$ 108,131.18
Early College HS	\$1,429,412.00	\$158,823.56
Administration and CAB	\$120,000.00	
Contingency/Allowance	\$1,020,000.00	
Grand Total	\$6,023,707.00	

Next Steps



Additional Parking at Hanna ECHS (New Gym)

- Existing Gym
Parking C (242
parking spaces)
- **New Parking Part
A**– (118 parking
spaces) estimated
cost = \$300,000
- Total parking with
the addition of
section A = 360
parking spaces



Additional Bleachers at ECHS and Middle Schools

New Request:
Softball Fields

- Turn key, design and install
- 650 capacity
ADA compliant with Press box
- Approx. \$200,000 per school.



Veterans ECHS Stadium Conversion to District Stadium



- A 2nd stadium is needed to host various events, including soccer, at the field located at Veterans Memorial ECHS
- The intent of the field located at Veterans Memorial ECHS was to serve as a 2nd “stadium” for BISD schools at a cost of \$800,000.
- Currently, the facility identifies the Veterans Memorial ECHS logo in the field
- **Recommendation:**
 1. Evaluate cost to remove single logo to use this facility for multi-purpose events districtwide.
 2. Submit proposal estimate with a budget allocation recommendation during the next Facilities Committee Meeting.
 3. Discussion of next steps

Scoreboard Repairs

- Quotes received from installer (original purchase) to complete evaluation (approx. \$5,000 travel and \$9,500 for **assessment**). Repair costs are not included.
- Facilities opened purchase order with local engineer/consultant firm to evaluate scoreboard speaker repairs.
- Update: awaiting evaluation and estimate of cost to repair speakers

Thank you!

*We appreciate
your continued
support!*



*I would like to **thank** the following individuals for their commitment and support as we move this work forward:*

- ✓ Dr. Rene Gutierrez, Superintendent
- ✓ David Robledo, CFO
- ✓ Mary D. Garza, Finance Director
- ✓ Manuel Hinojosa, Architect
- ✓ Jimmy Haynes, Assistant Superintendent of Operations
- ✓ Cesar G. Lopez, Maintenance Administrator
- ✓ Martin Espinosa, Projects/Facilities Manager
- ✓ Fernando A. Villarreal, Projects/Facilities Manager
- ✓ Rosie Pena, Purchasing Dept. Director
- ✓ Gilbert Leal, Athletic Director