



AN EARLY COLLEGE DISTRICT

BROWNSVILLE

INDEPENDENT SCHOOL DISTRICT

Facilities Committee Meeting

January 26, 2022

Facilities Committee Members:

- ✓ Drue Brown, Chair
- ✓ Dr. Prisci Roca Tipton, Vice Chair
- ✓ Eddie Garcia, Member

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

1900 Price Road
Brownsville, Texas 78520



A. Update on Ongoing Projects

1. LIBRO Grant Libraries
2. Elementary Mini-Gyms
3. Sams Stadium
4. FNS Facility
5. Hanna ECHS Gymnasium Parking
6. Middle School Tracks, Bleachers and Scoreboard
7. Central Office Paving Project
8. High School Softball Field Bleachers
9. Hanna Gas Line Replacement
10. Resaca Technology Center

B. Maintenance Department Updates

1. Intercom Project District-Wide
2. Playground Structure Installation
3. Rivera ECHS Stairway Rail
4. Update on Dance Floors

C. Air Quality Improvements

1. Updates on HVAC Systems
2. Portable Air Purifiers

D. Discussion of Easement Request

1. Breeden & Gallegos
2. Veterans ECHS

E. Next Steps

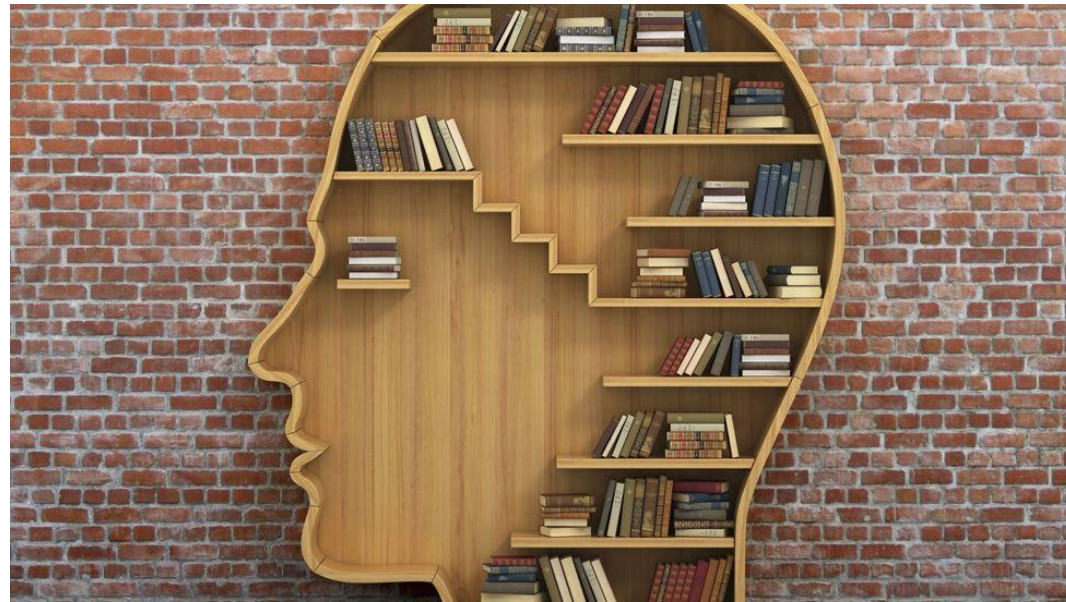


A. Ongoing Projects



LIBRO Grant

1. Literacy Innovations for Book Reading Opportunity

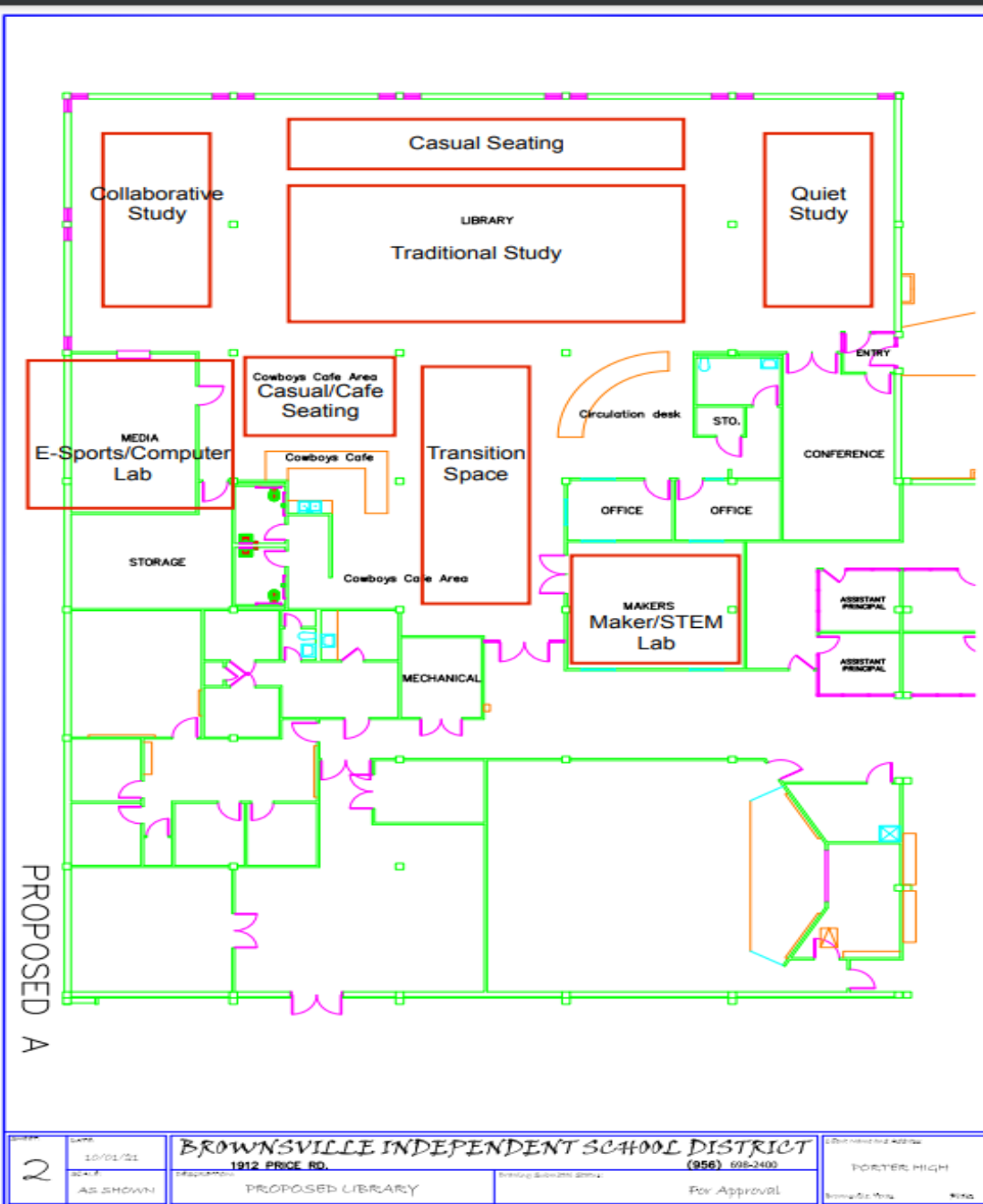


Edwin Barrera, Grants Specialist

a. Update on Porter ECHS Library

Proposed design

Completion date:
on or before August, 2022



Porter ECHS LIBRO Grant

Timeline for Year 4 (continuation year)

January/February 2022

- Engage with architect/engineer to begin drafting and permit application process
- Meet with Porter HS Admin & Library Staff to refine furniture layout, selections, and finishes

February 2022

- Begin ordering of materials to facilitate renovations
- Begin creative process for environmental graphics

March 2022

- Gain approval from Porter Admin & Library Staff for furniture layout, selections, and finishes
- Place purchase orders with furniture manufacturers. Lead time will vary from 4 – 16 weeks
- Architectural and engineering drawings complete
- Permit approval
- Begin on site
- Gain approval from Porter Admin & Library Staff for environmental graphics

April 2022

- Porter complete all minor renovations, flooring and painting

May-September 2022

- Receive and install FF&E
- Install environment graphics

August 2022

- School Begins August 15, 2022
- Ribbon Cutting September 2022

b-d. LIBRO Grant

Additional BISD Libraries

Lincoln Park- Campus changed to a non coded campus so was taken off the BISD list. Library was cleaned, books weeded, redesigned by new librarian, painted, new floor provided by Maintenance Department with repurposed furniture and circulation desk.

BECHS-Campus had \$90,000 allocated but was transferred to other high schools in need. LIBRO met with TSC President and nearby college building was committed for BECHS future library usage. Grant did not commit any grant funds as the campus did not have a dedicated space for library. If monies are available, murals and devices will be given to site.

BLA HS/MS/BAC Library-Campuses were was not coded campuses so were not on the BISD campus list and were not part of the LIBRO Grant for awarded funds. BAC received a repurposed circulation desk and redesigned conceptual plan as requested by Principal in honor of Librarian. No renovation funds were committed to these sites. BLA HS Librarian received extra duty funds for literacy and library planning.

LIBRO Budget

- ▶ LITX Year 1 Savings=\$751,917
- ▶ LITX Year 2 Savings= \$687,586
- ▶ LITX Year 3 Savings = \$700,000

Total= \$2,139,505

2.

**Elementary
Mini-Gyms
Group I**



Elementary Mini-Gyms Group I

AIKEN: Excavation complete 100%. Sub-grade testing was done 01/06/2022 -passed. First, second and, third lift with select fill were completed and passed. **Overall progress 35%. ETC March 2022.**

CHAMPION: Plumbing installation was completed and approved by City. Installation of CMU at 80%. Slabs to set HVAC system will be completed 01/17/2022. **Overall progress 75%, ETC Feb. 2022**

Del CASTILLO: Installation of sewer line and grinding pump in progress @ 75%. Installation of CMU 100%, Structural roof materials were delivered, installation started on November 8th. Slab to set HVAC systems to be completed by 01/17/2022 **Overall progress 55%. ETC Jan.2022.**

EGLY: Installation of split face block 100%. Installation of HVAC sock @ 85%. Insulation liner @ 85%. Slabs to set HVAC systems to be completed 01/17/2022. Installation of sewer line in progress. **Overall progress 70%, ETC Jan. 2022.**

EL JARDIN: Installation of CMU completed. Installation of concrete slabs to set HVAC systems to be completed by 01/17/2022. **Overall progress 45%. ETC March 2022.**

Elementary Mini-Gyms Update

GONZALEZ: Subbase samples collected by lab for proctor testing. Due to water base @ 5 ft. Geo Tech Engineer and Structural Engineer, are recommending lime stabilization as first step, Geogrid can be considered if lime process does not comply compaction specs. General Contractor is planning to begin process. **Overall progress 30%. ETC Feb. 2022.**

MORNINGSIDE: Installation of stucco at overhead doors opening is complete. Structural roof materials delivered, installation in progress. Installation of insulation liner completed. Installation of slabs for HVAC systems to be completed by 01/17/2022 **Overall progress 80%. ETC Jan. 2022.**

PALM GROVE: Connection of water and wastewater completed, passed city inspection. inspection. **Overall progress 35%. ETC March 2022.**

PEREZ: Ceiling insulation @ 90% completed. Roof repairs in progress. Installation of concrete slabs for HVAC systems to be completed by 01/17/2022. **Overall progress 75%. ETC Jan. 2022.**

VERMILLION: Installation of CMU is 100% completed. Installation of Stucco at overhead doors completed. Installation of concrete slabs for HVAC systems to be completed 01/17/2022. **Overall progress 65%. ETC Feb. 2022.**

Summary of Mini-Gym Progress, Group I

Group I – Construction Progress Report			
Campus	Work Completed 11-16-21	Work Completed 1-26-22	Est. Substantial Completion
Aiken ES	25%	35%	Mar – 2022
Champion ES	45%	75%	Feb – 2022
Del Castillo ES	55%	55%	Jan – 2022
Egly ES	55%	85%	Jan – 2022
El Jardin ES	35%	45%	Mar – 2022
Gonzalez ES	30%	30%	Feb – 2022
Morningside ES	70%	80%	Jan – 2022
Palm Grove ES	25%	35%	Mar – 2022
Perez ES	60%	75%	Jan – 2022
Vermillion ES	45%	65%	Feb – 2022

Note:

Electrical work at ALL mini-gyms

Elementary Mini-Gym Restroom Additions and A/C Retrofit



Egly Elementary School



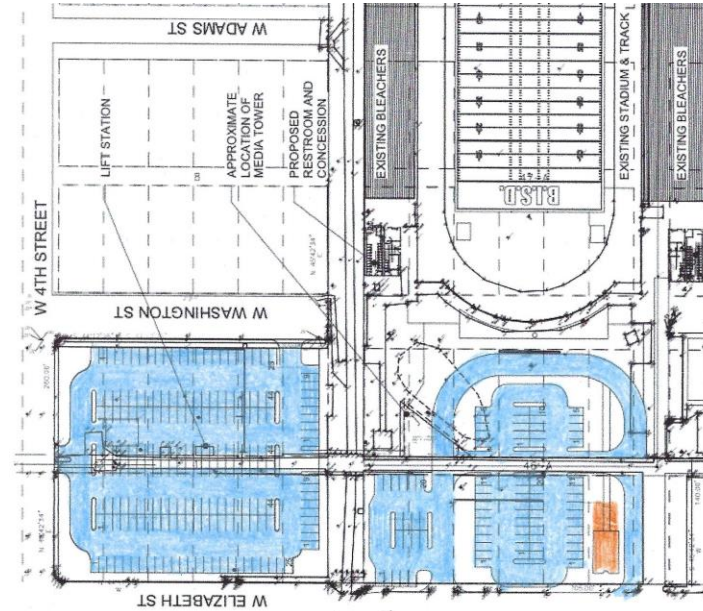
Morningside Elementary School

3. Sams Stadium Improvements



Sams Stadium Improvements

- a. Abatement 100%
- b. Demolition 100%
- c. As built Survey 100%
- d. PUB Coordination
- e. City of Brownsville
- f. AE Working drawings



Building, Parking, Drive and Dock

COMPLETED

Sams Stadium Improvements

1st Advertisement

Sun. January 23, 2022

2nd Advertisement

Sun. January 30, 2022

Re-Bid Conference

Tues. February 1, 2022

Bid Opening

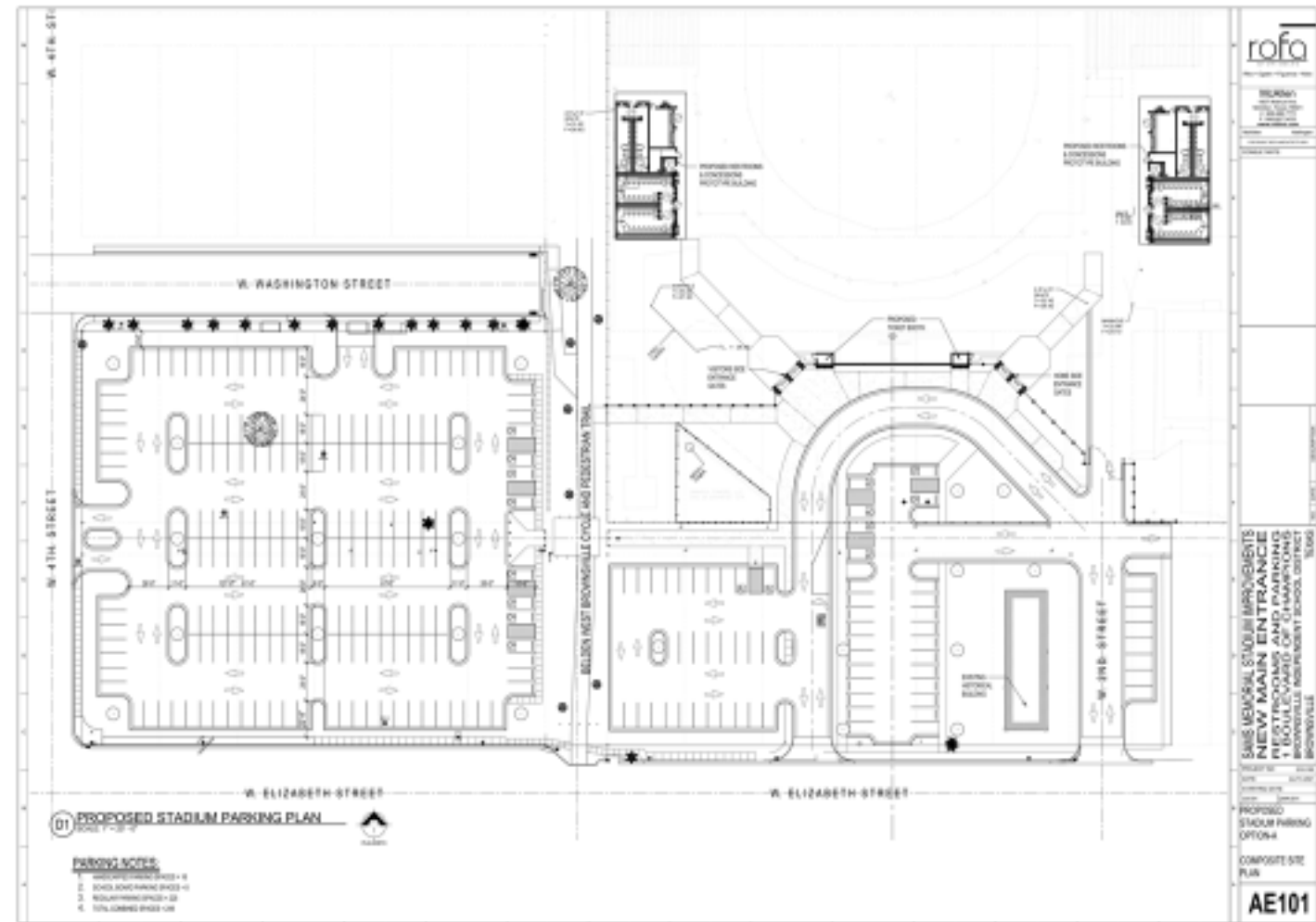
Thurs. February 10, 2022

Ranking

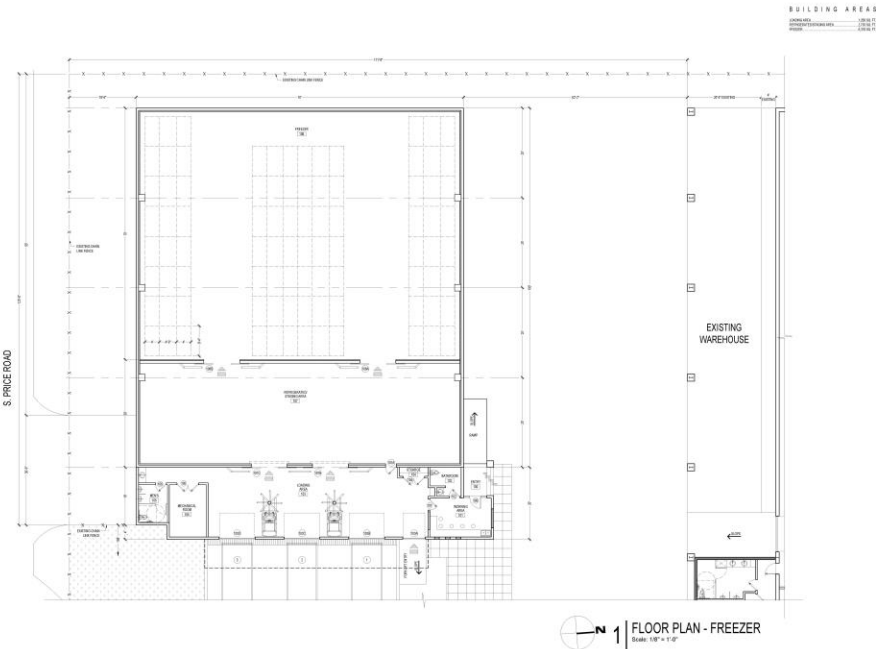
Fri. February 11, 2022

Recommendation to Board

Tues. March 1, 2022

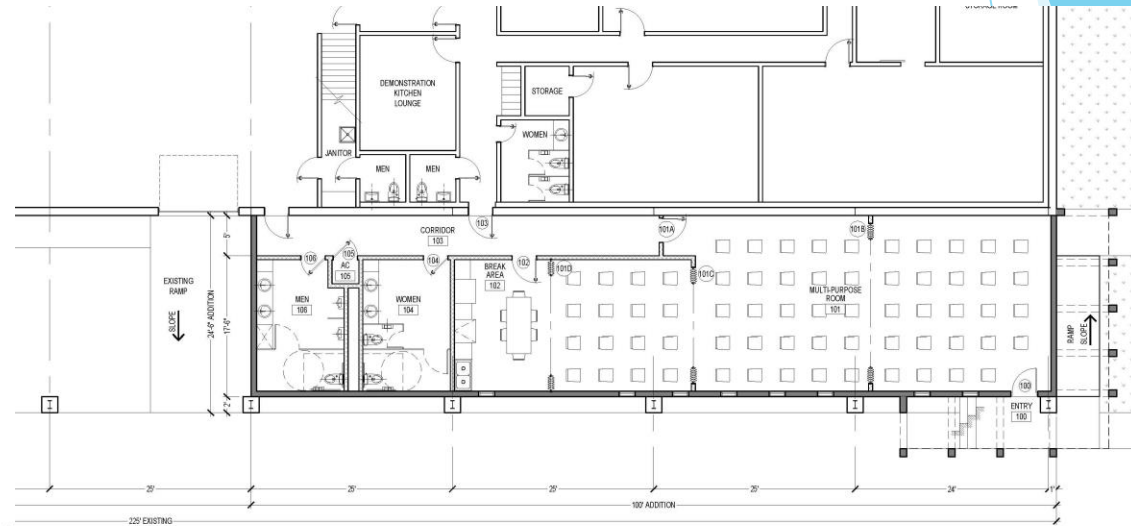


4. Food and Nutrition Services Facility Update



FNS Freezer and Dock Plan

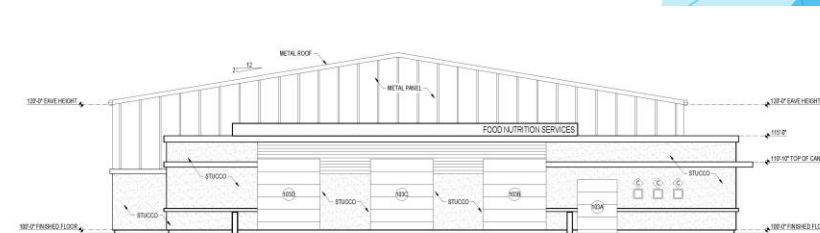
BUILDING AREAS
COMPLETE
PROPOSED ADDITION
EXISTING



D2.1

FNS Addition Plan

- Complete working drawings, March 2022
- Bid in March, 2022
- Award at May Board Meeting
- Begin Construction In May
- Complete construction in December, 2022



5. Hanna ECHS Gymnasium Parking



- Engineer have been contracted to begin design and working drawings.
- Surveyor is in the process of performing the survey of proposed site.

6. Middle School Tracks

- Issued RFQ #22-142 for Civil Engineering Services
- First advertisement – Sunday, December 26, 2021
- Second advertisement – Sunday, January 2, 2022
- Submission date – January 13, 2022
- Submission date extended for lack of participation – January 27, 2022
- Tentative award date – March 1, 2022



Middle School Bleachers

Reviewing specification for bleachers for the following campuses:

1. Besteiro Middle School
2. Faulk Middle School
3. Garcia Middle School
4. Lucio Middle School
5. Manzano Middle School
6. Oliveira Middle Schools
7. Perkins Middle School
8. Stell Middle School
9. Stillman Middle School
10. Vela Middle School



Site drawings are designed for each pad location by Facility Department and performed by Maintenance Department.

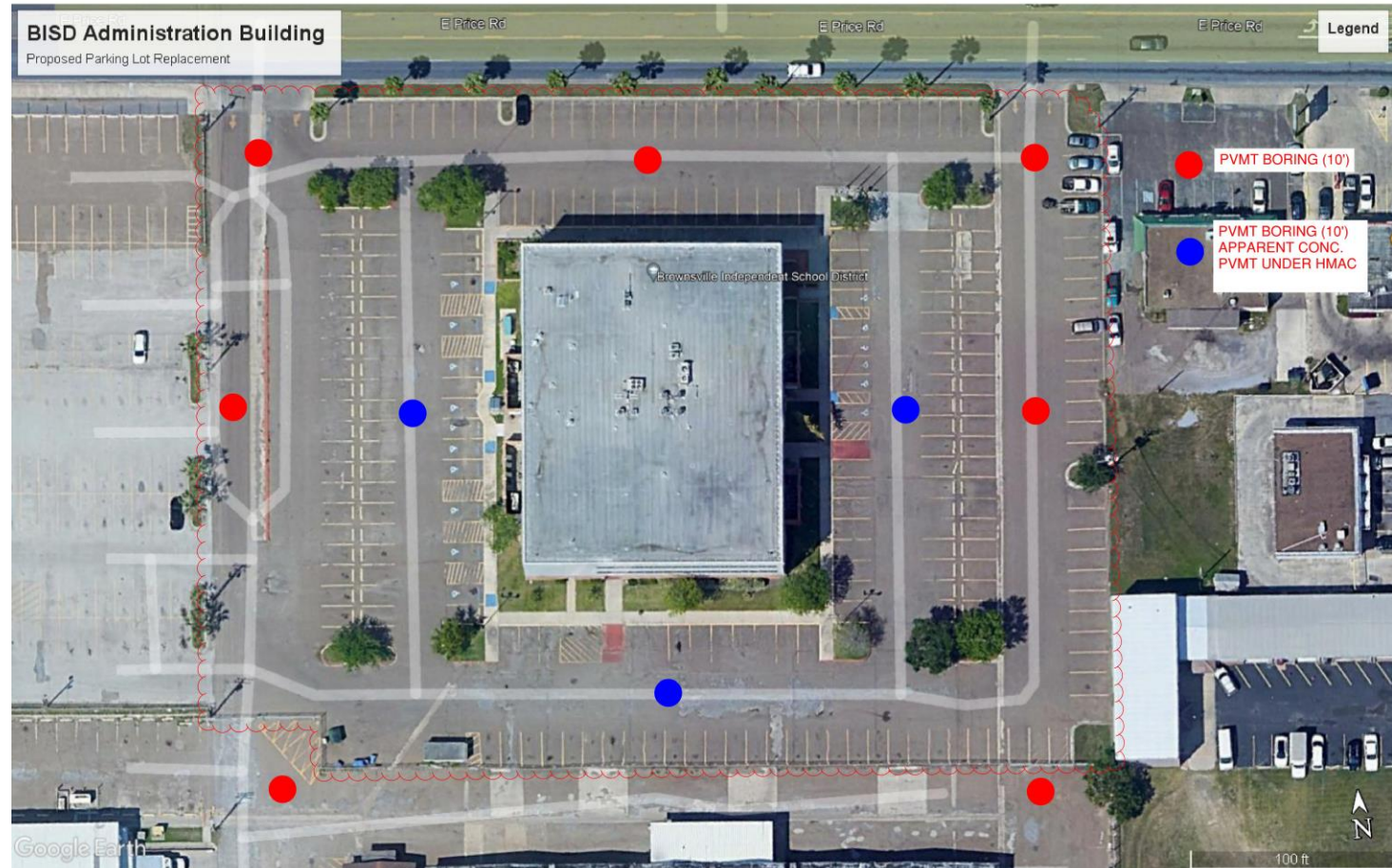
Middle School Scoreboard

- ▶ Working on specifications for engineering services
 1. Secure engineering services (electrical and structural)
 2. Construction documents and assessments 30-60 days
 3. Bidding process (45 days)
 4. Estimated construction documents: 180
 5. Estimated completion of scoreboards: December, 2022



7. Central Office Paving Project

- Engineer has been contracted to begin design of parking.
- Survey is underway
- Administration Parking Boring (testing soil) locations to be performed.



8. High School Softball Bleachers

- ▶ Pending Title IX complaint issue
- ▶ Team meeting (Facilities, Legal, Administration, Athletic Dept. Administrator) scheduled for this week to evaluate Plan Action.
- ▶ Determine an approach to comply with equity concerns.
- ▶ After meeting, the facilities and athletic dept. can begin to apply the decision to the design of all the bleachers in question.
- ▶ CO-OP can provide a bleacher manufacture, but we need to engineer and construct all site amenities.
- ▶ In the meantime, we can assess location to begin the survey process.



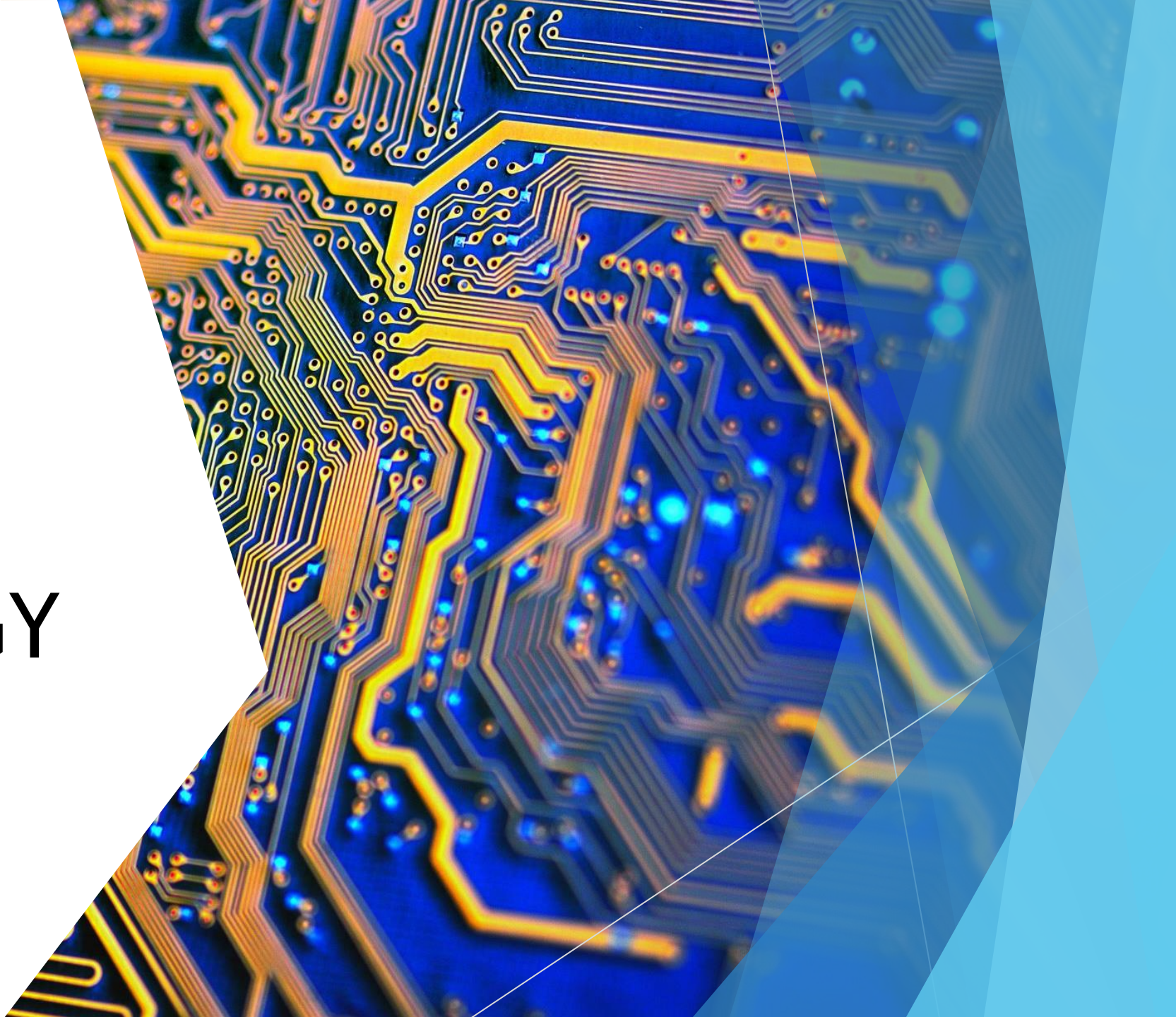
9. Hanna Gas Line Replacement

- ▶ Received quote, January 21, 2022
- ▶ Vendor quote will be processed.
- ▶ Generate Purchase Order
- ▶ Construction timeline: 60 days from Notice of Proceed
- ▶ Funding source: Local funds

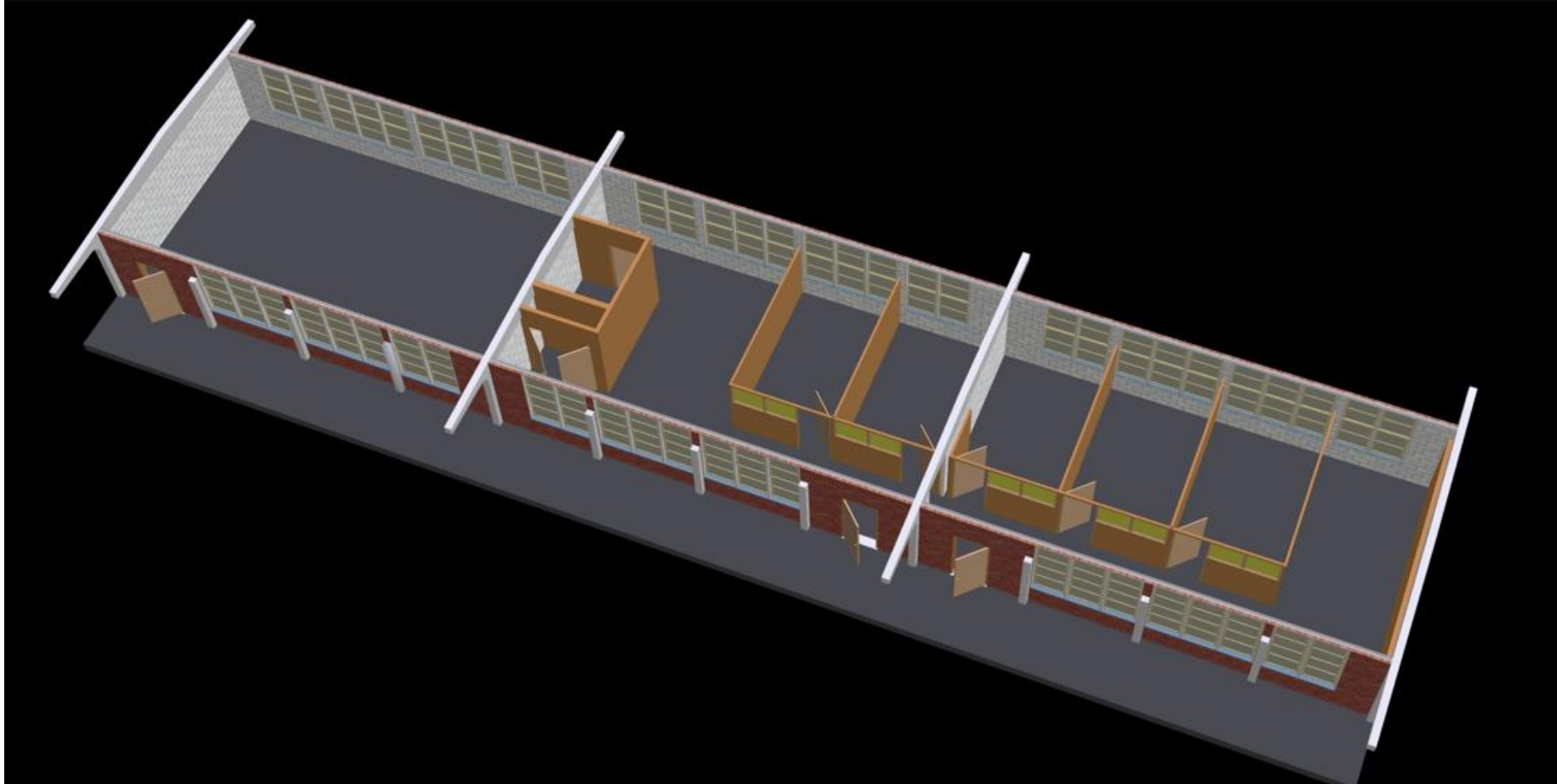


10.

**RESACA
TECHNOLOGY
CENTER**



RESACA TECHNOLOGY CENTER



Technology Wing showing Cubicle Working Station layouts

B.



The
MAINTENANCE DEPT.

The smallest things make the biggest difference

1. INTERCOM District Wide ETHOS Engineering/INSIGHT Contractor

- ❑ Project consist of replacing Intercom systems for 41 schools.
- ❑ Project initiated January, 2021 and will conclude January, 2023.
- ❑ Facilities was assigned this project during the December break of 2021.

Goal: To present the following campus as "Substantially Complete“, March, 2022, Board Meeting:

1. Perkins
2. Besteiro
3. Aiken
4. Garcia
5. Champion
6. Lucio
7. Lincoln Park
8. Vermillion



INTERCOM PROJECT DISTRICT-WIDE

Item	Campus	Start Date	End Date	Percent Completion	Status
1	Perkins MS	4/19/2021	6/25/2021	99%	Substantially complete. Pending minor items. Waiting for comments to get completed from the latest field report in order to schedule a final completion walk-thru observation.
2	Besteiro MS	5/24/2021	9/11/2021	99%	Schedule a follow-up walk-thru observation to finish substantially Completion observation.
3	Aiken ES	8/23/2021	12/7/2021	99%	Did a cabling inspection. Pending portable building and Gym. Need to schedule a substantial completion walk-thru observation.
4	Garcia MS	5/10/2021	8/3/2021	99%	Substantially complete. Pending minor items. Waiting for comments to get completed from the latest field report in order to schedule a final completion walk-thru observation.
5	Champion ES	4/19/2021	7/26/2021	99%	Substantially complete. Pending minor items. Waiting for comments to get completed from the latest field report in order to schedule a final completion walk-thru observation.
6	Lucio MS	4/15/2021	6/23/2021	99%	Substantially complete. Pending minor items. Waiting for comments to get completed from the latest field report in order to schedule a final completion walk-thru observation.
7	Lincoln Park	9/13/2021	10/27/2021	99%	Partial system hardware & cabling. Need to schedule a cabling walk-thru observation.
8	Vermillion ES	3/15/2021	6/24/2021	99%	Pending Board Approval

INTERCOM PROJECT DISTRICT-WIDE

Item	Campus	Start Date	End Date	Percent Completed	Substantial Completed	Status
9	Brite ES	10/1/2021	11/13/2021	95%	Pending Board Approval	<ul style="list-style-type: none"> Partial system hardware & cabling installation. Need to schedule a cabling walk-thru observation.
10	Castañeda ES	9/20/2021	11/12/2021	95%	Pending Board Approval	<ul style="list-style-type: none"> Partial system hardware & cabling installation. Need to schedule a cabling walk-thru observation.
11	Canales ES	8/30/2021	12/14/2021	90%	Pending Board Approval	<ul style="list-style-type: none"> In progress. Need to schedule a cabling walk-thru observation.
12	Paredes ES	10/18/2021	12/2/2021	30%	Pending Board Approval	<ul style="list-style-type: none"> Partial system hardware & cabling. –Cabling in progress. Need to schedule a cabling walk-thru observation.
13	Cromack ES	10/26/2021		30%		<ul style="list-style-type: none"> Partial system hardware & cabling. –Cabling in progress. Need to schedule a cabling walk-thru observation.
14	Sharp ES	11/30/2021		0%		<ul style="list-style-type: none"> Partial system hardware & cabling. Estimated start date 11/30/2021
15	Gonzalez ES	11/22/2021		0%		<ul style="list-style-type: none"> TBD
16	Porter ECHS	12/10/2022		0%		<ul style="list-style-type: none"> TBD
17	Faulk MS	1/30/2022		0%		<ul style="list-style-type: none"> TBD



Thank you!

2.

Playground

Structure

Installations

2. Playground Structure Installations

Item	Campus	Start Date	End Date	Percent Complete	Status
1	Canales ES	11/08/2021	11/12/2021	100%	M2 Ventures completed playground installation.
2	Ortiz ES	11/15/2021	11/19/2021	100%	M2 Ventures completed playground installation.
3	Sharp ES	11/29/2021	12/03/2021	100%	M2 Ventures completed playground installation.
4	Russell ES	01/17/2022	01/21/2022	100%	M2 Ventures completed playground installation.
5	Peña ES	12/06/2021	12/10/2021	100%	M2 Ventures completed playground installation.
6	Garza ES	12/13/2021	12/17/2021	100%	M2 Ventures completed playground installation.
7	Burns ES	01/03/2022	01/07/2022	100%	M2 Ventures completed playground installation.
8	Castañeda ES	01/10/2022	01/14/2022	100%	M2 Ventures completed playground installation.
9	Vermillion ES	01/24/2022	01/28/2022	100%	M2 Ventures completed playground installation.
10	Morningside ES	01/31/2022	02/04/2022		Estimated completion: January 27th
11	Aiken ES	02/07/2022	02/11/2022		February 7 th

Newly Completed Playground Structures Installations



Sharp Elementary School



Canales Elementary School



Russell Elementary School

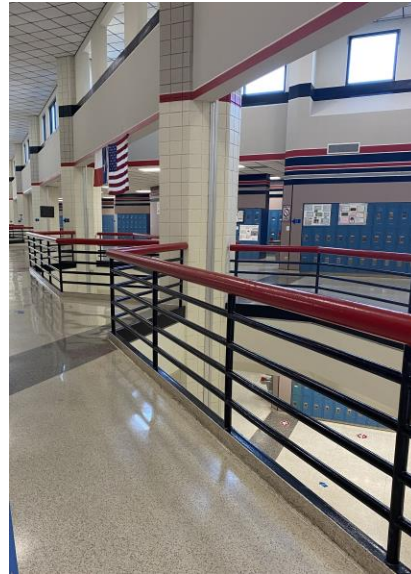


Ortiz Elementary School

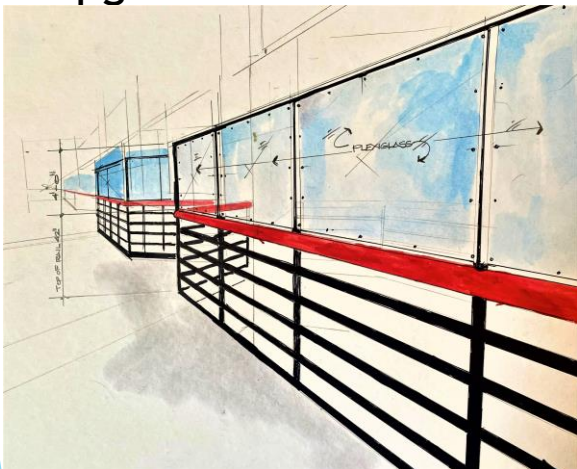
3. Rivera ECHS Corridor Stairway Rail



Veterans ECHS
Mezzanine Corridor
Upgrade



Rivera ECHS Existing
Mezzanine Corridor
Handrail



Proposed Handrail
Upgrade

Delay on securing
plexiglass



Rivera ECHS Corridor
Mezzanine layout

4. Update on Dance Floors



- ▶ Two locations reviewed: BECHS and Veterans ECHS
- ▶ Discussion on next steps with campus administration
- ▶ Need to complete evaluation of remaining schools.
- ▶ A budget allocation is currently not identified.

D. Air Quality Improvements



1. HVAC Replacement - Group I

Group I includes 19 Campuses which was divided among the three consultants:

1. Aiken,
2. Burns,
3. Castañeda,
4. El Jardin,
5. Gonzalez,
6. Martin,
7. Morningside,
8. Russell,
9. Sharp,
10. Skinner,

11. Villa Nueva,
12. Yturria,
13. Lucio,
14. Manzano,
15. Perkins,
16. Vela,
17. Lincoln Park,
18. Pace, and
19. Porter

Updates on HVAC Systems

Completed Procurement Process - Request for Qualifications (RFQ) for engineering services
Selected 3 Firms

Board Approved Engineering Services and negotiate price, August 2021

Facilities team grouped priority campuses into 3 groups - one group for each engineer

Awaiting proposals from engineers (3 weeks). Staff will negotiate cost/equipment cost.

Once proposals are received, BSD will seek approval for Delegation of Authority (to solicit CSP) Two weeks.



COMPLETED

ESSER III HVAC Replacement Upgrades

- Proposals received from Ethos Engineering, Halff Engineering and Sigma Engineering for services to be performed on nineteen (19) campuses amounting to \$29M.
- The HVAC upgrade and replacement projects are to be funded by the ESSER III Grant.
- Facility department transcribed agreements for each engineering company to be reviewed by school attorneys.
- School Board attorneys returned AIA contracts to facility department for revisions. Contracts in turn were approved by School district attorney on January 7th and are awaiting engineer's signature which will also require superintendent's signature.
- Engineers have requested 90-120 days to complete drawings and a period of 45 days is scheduled to advertise, receive, and award bids. The awarding at the following school board meeting after working drawing are completed will kick off construction.
- **Project Timeline:**
 - Consultant's Contract Agreement - End of January 2022
 - Estimated Construction Documents completion – June 2022
 - Procurement process – July 2022
 - Estimated construction – December 2022

2. Portable Air Purifiers

- ▶ Purchased and delivered Cascade and Jade units for all cafeterias based on square footage as approved by the school board.
- ▶ All units delivered 11/1/21 through 11/5/21
- ▶ Training provided to all campus lead custodians on Nov. 2, 2021
- ▶ 3% cash back given to Supt. Golf Tournament

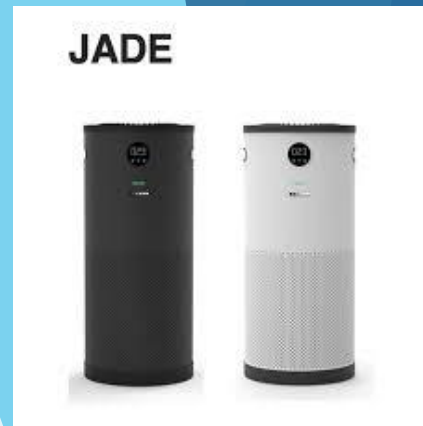
- ▶ Current request from elementary campus principals:
 - ❑ Replace desk shields - after repeated cleaning, the desk shields are “cloudy” and students unable to see teacher

- ▶ **Recommendation:**
 - ❑ Possibly replace all desk shields and purchase air purifiers for ALL instructional classrooms



Portable Air Purification Systems for Classrooms

Budget Allocation - ESSER III & COVID Grant (pending approval)



- 3,621 District Classrooms/Labs. One (1) unit per classroom to cover an average of 800 sq. feet
- Model was selected to be a “Jade” or equal – current model being utilized at campus administrative offices/reception areas
- Estimated cost of acquisition through the use of the informal quote method of procurement from vendors of District approved Cooperatives
- Total cost of Air Purification Systems for Classroom District-wide range from \$4M to \$5M, depending on warranty, rebates back to district, etc.
- If approved by Administration, the **formal quote** method of procurement from vendors of District approved Cooperatives will be used for the acquisition (3 quotes)
- Selected vendor/quote will be presented to School Board for final approval, if approved, February 2022.

D.

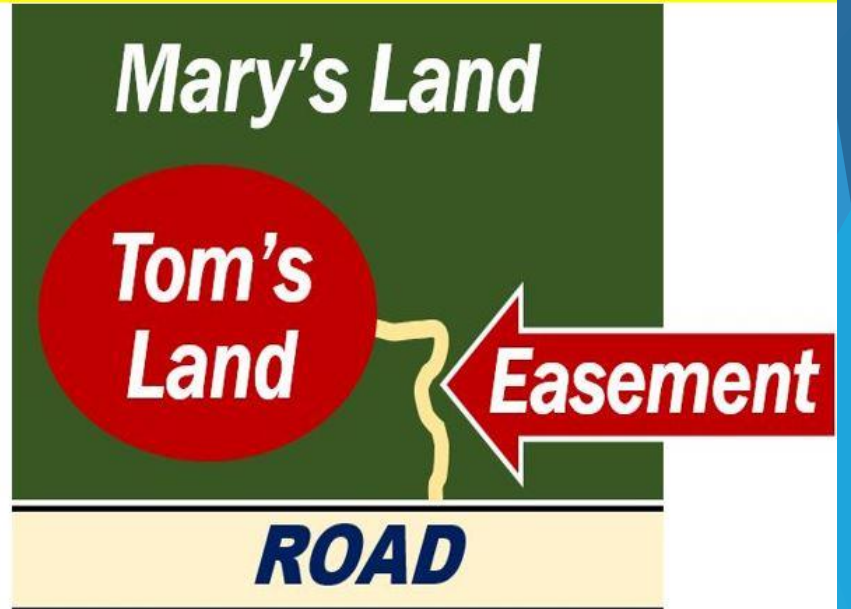
Discussion of
Easement
Requests

Easement

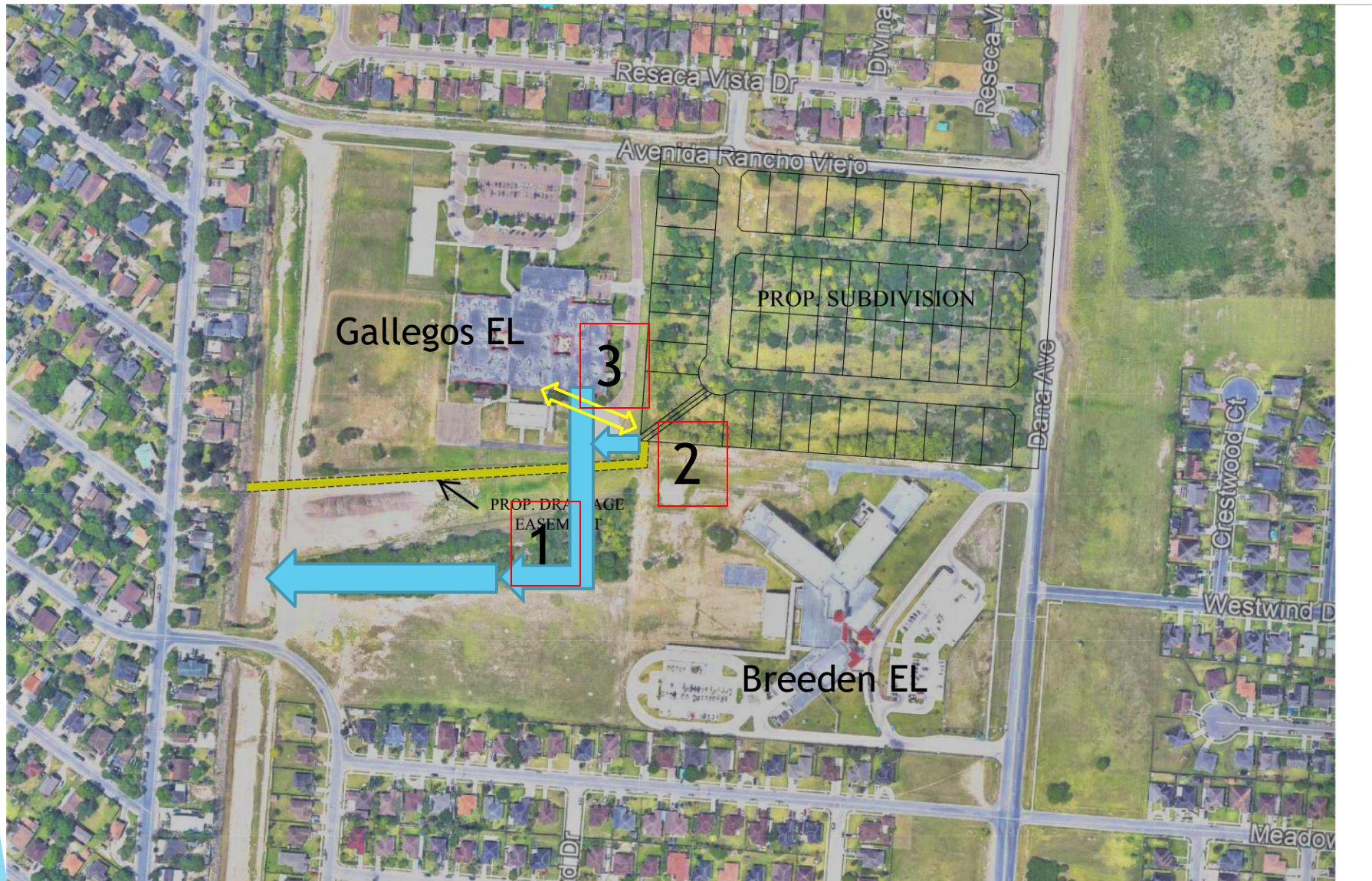
*The right to use
another person's land
for a specific purpose.*

**Tom is allowed
to go through
Mary's land to
get to the
road.**

**He has an
easement.**



Update: Easement Request #1: Gallegos/Breeden, Dana Subdivision

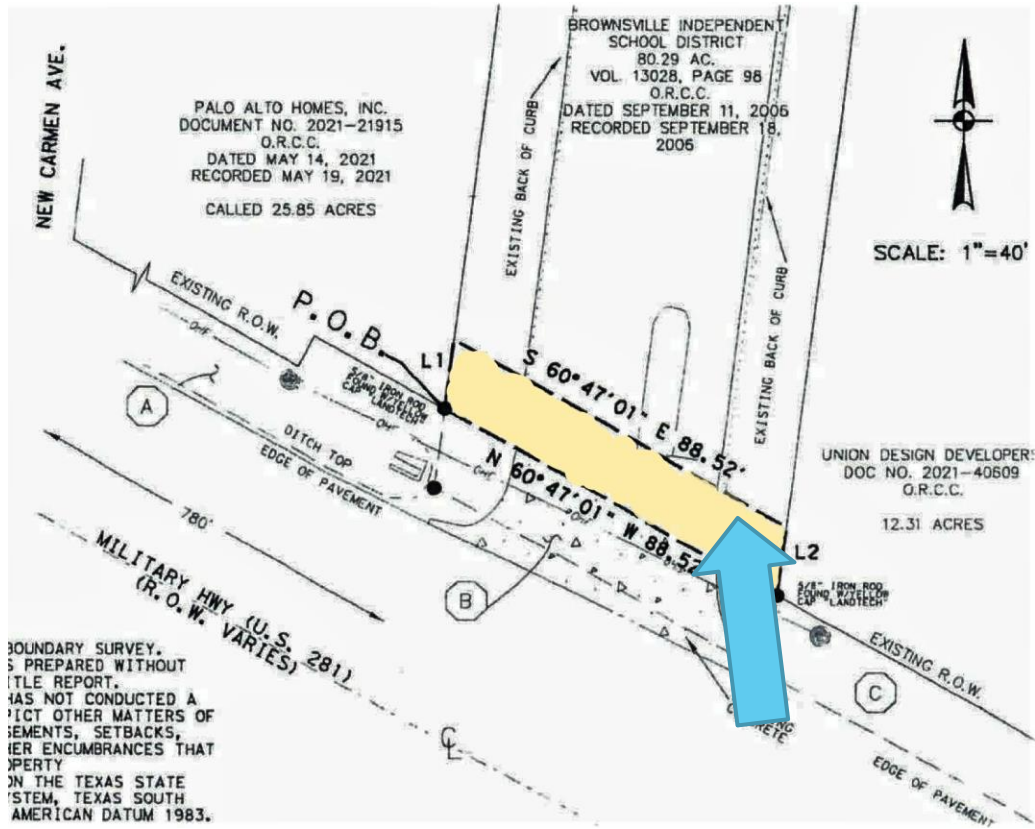


December Board Meeting - request approved with specific stipulations.

Requires approval from district architect.

1. Rerouting proposed easement
2. Discharging BISD drainage to their drainage
3. Connect to sidewalks

Easement Request #2: Riverbend, 15' Easement at Veteran's Drive



Survey showing Request



Aerial map showing Location text

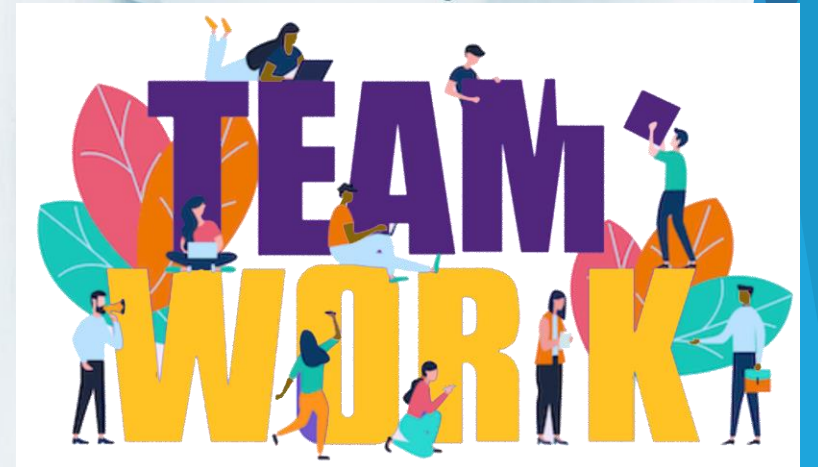
Easement Request #2: Riverbend, 15' Easement at Veteran's Drive - Proposal

- ▶ Draft Agreement
- ▶ If BISD agrees to grant 15-foot easement for construction of underground sewer line, Union Design Developers, LP, will adhere to the following conditions:
 - Prepare a metes and bounds description, a site plan and architectural and/or engineering plans of the proposed easement and present it to the District's Architect for his review and approval **before beginning construction**.
 - Agree they will construct the sewer line by boring underneath the existing pavement.
 - Will restore and maintain the easement as it currently exists.
 - Agrees to minimize the impact on the school by performing the construction work when school is not in session or after school has commenced in the morning and before it lets out in the afternoon.
 - Indemnifies and holds harmless BISD, its agents, servants and employees from liability for all claims and causes of action of any kind of character, including those in any matter resulting from, arising out of or caused, in whole or part, by Union Design Developers or its agents, employees, invitees or licensee's activities related to the easement, occurring in, during or after the term of the easement.
 - No legal force until Supt. and district architect approve the plans of the proposed easement.

Questions ??

*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
- ✓ Genaro Martinez, Maintenance Administrator
- ✓ Martin Espinosa, Projects/Facilities Manager
- ✓ Fernando E. Villarreal, Projects/Facilities Manager
- ✓ Gilbert Leal, Athletic Director
- ✓ Rosie Pena, Purchasing Director
- ✓ Miguel Salinas, School Attorney



E. Next Steps

