Facilities Committee Workshop

February 6, 2020
5:30 p.m.

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

Drue Brown, Chair
Dr. Prisci Roca Tipton, Vice-Co-Chair
Philip Cowen, Member
Minerva Pena, Member

Administration Building
1900 Price Road
Brownsville, Texas 78520

Agenda

- A. **Presentation, Energy Smart Corp., Bob Driggers**
- B. **Discussion of Easement Request from Magic Valley Corp., Inc.**
- C. **Completed Projects**
- D. **In-Progress Construction Projects**
- E. **Maintenance Department Updates**
- F. **Status of Five-Year Demographic Study**
- G. **Status of Process to Secure Professional Services in Real Estate**
- H. **Discussion of Requests to Use District Facilities**
  - Resaca Elementary – 3 Proposals
  - Longoria Elementary – 1 Proposal
- I. **Update on Budget Allocations for Future Construction Projects**
- J. **Revised Priority List Recommendations**
- K. **Disposal of Portables and Metal Scrap**

A. Presentation, Energy Smart Corp., Bob Driggers

Attachment A

BISD currently receives power from:

1) Brownsville Public Utilities Board (PUB) – 52 schools and facilities
2) Magic Valley Electric Coop (MVEC) – 11 schools
3) Texas General land Office – 3 schools

Findings:

	Company	Cost x kilowatt	Pass thru Charge	Total Cost
1	Brownsville PUB	0.09	included	
2	Magic Valley Electric Coop	0.08	included	
3	Texas General Land Office	0.04997	0.03664	.08661

Next Step:

1. Review and update PUB contract
2. Purpose: Negotiate lower utility costs

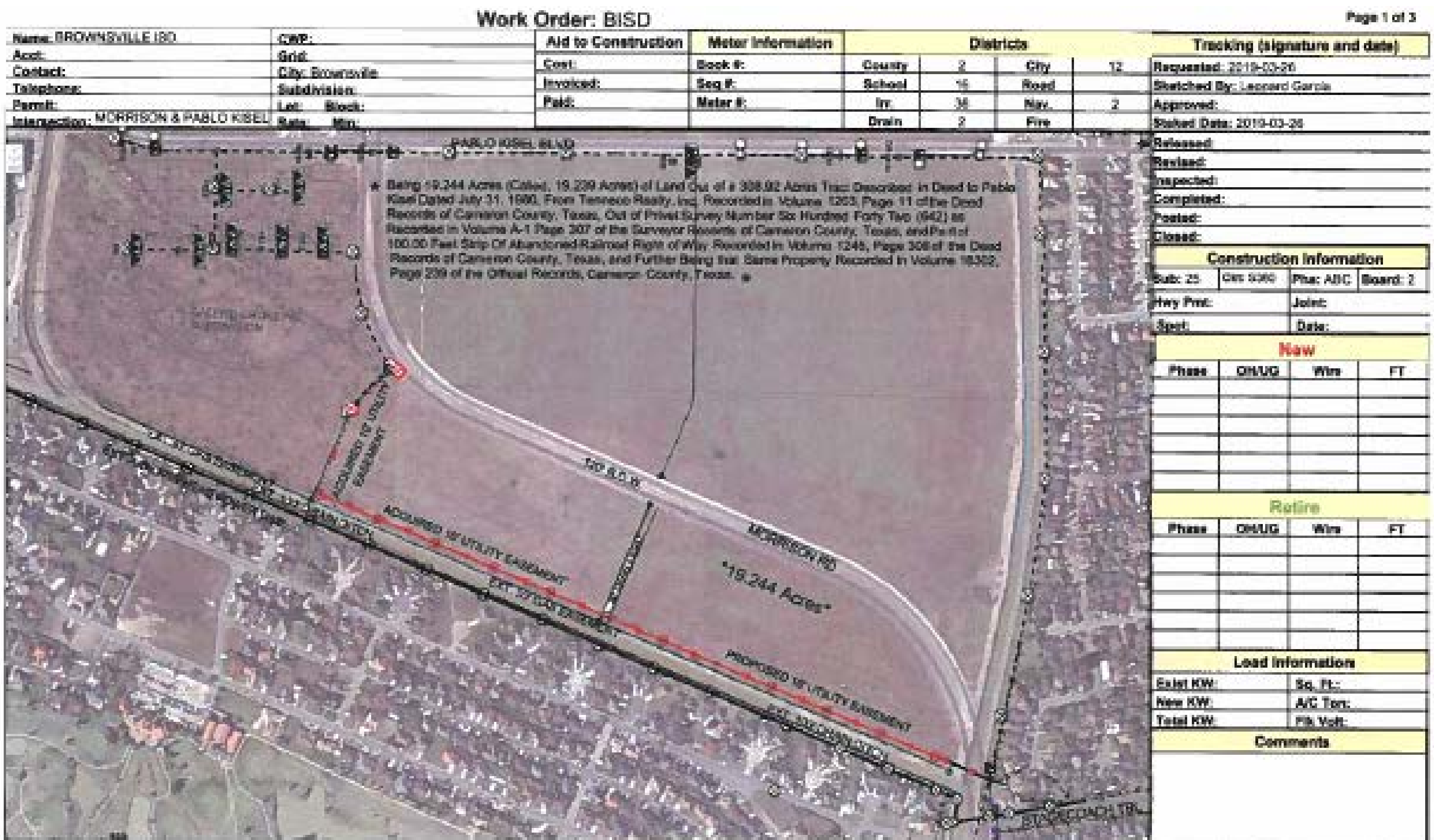
B. Magic Valley Electric Coop.

Attachment B

I. Discussion of MOU Concern –

"Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times and shall <u>not build</u>, <u>construct</u> or <u>cause to be erected any building or other structure that may interfere with the provision of electric service</u> or the rights granted to the Cooperative herein."

B. Discussion of Easement Implications



C. Overview of Completed Projects

(Attachment C Refer to COMPLETED MTN Funding attachment)

1) HVAC Upgrades

- Chiller replacements completed at 3 campuses

Design Build HVAC and LED Lighting Retrofit

- LED Lighting - completed at 12 campuses and the Aquatic Center
- HVAC (DX) & controls – completed at 12 campuses

2) Roof Replacements

- Completed at 3 campuses and Phase II at Rivera ECHS

3) Parking Lot Renovations

- Completed at 2 campuses

4) Canopy Upgrades

- Completed at Cummins

C. Completed Projects – Pictures

Brite Elementary
Chiller Replacement

CTE Cummings
New Parking Lot

C. Completed Projects - Pictures

Hanna- HVAC
Lighting Upgrade

C. Completed Projects - Pictures

Vela –
4 Lane Track

Del Castillo
Roof Replacement

D. In-Progress Construction Projects

(Attachment D Refer to IN-PROGRESS MTN Funding attachment)

1. **HVAC Upgrades**
   - Aquatic Center and 4 Campuses
   - Rivera ECHS – HVAC and LED Lighting

   Design Build HVAC (CHW) & Controls Phase II
   - 3 campuses
2. **Roof Replacements**
   - 5 campuses
   - Cummins, BLA, FNS and Aquatic Center
3. **Parking Lot Renovations**
   - **5 campuses**
   - **FNS**
   - **Cummins CTE**
4. **Canopy Upgrades**
   - **9 Campuses**

D. In-Progress Construction Projects

Refer to Appendix D (Complete List)

Hanna – New Gymnasium

D. In-Progress Construction Projects (Refer to Appendix D (Complete List)

Keller – Chiller Replacement

D. In-Progress Construction Projects
Refer to Appendix D (Complete List)

Stell – Chiller Replacement

D. In-Progress Construction Projects
Refer to Appendix D (Complete List)

Vela Middle School – Bus Drive

D. In-Progress Construction Projects – Sams Stadium

Update – Demolition Packet

Discussion of: bathroom facilities

Option 1

- Demolish Fine Arts Building, not included in budget
- Discussion of Implications (relocation, demolish, and cost)

Option 2

- Keep Fine Arts Building

Recommendation by Administration – Keep the Fine Arts Building

E. Maintenance Dept. Projects

- Update on Maintenance Department New Monies

Additional 3.5 million dollars Allocation

Description	Allocation
MEP: HVAC, Electrical, Plumbing	$720,257.00
General Maintenance, Fencing, Masonry	$1,230,462.00
Energy:	$253,200.00
Equipment:	$1,086,365.00
Pending PR's to Process	60,426.00
Sub Total:	$3,350,710.00
Unforeseen Projects & Emergencies DW:	$149,290.00
Total:	$3,500,000.00

F. Status of Five-Year Demographic Study

Action	Date
Board Request	11/5/2019
1st advertisement	11/24/2019
2nd advertisement	12/01/2019
Submittal	12/18/2019
Ranking	Between 1/7/2020 and 1/10/2020
Board debate/award	February 2020

Note: Deadline extended 1 week. No proposals received. The extension allowed for the receipt of 2 proposals.

G. Status of Process to Secure Real Estate Professional Services

The RFQ was first sent out in December. No bids were received. The information below outlines the **re-bidding** process.

Date	Action
Feb 2, 2020	1st advertisement
Feb 9, 2020	2nd advertisement
Feb 20, 2020	Submittal and Reading
Feb 20 to March 12	Ranking
April 7, 2020	Board review and Debate

H. Discussion of Requests to Use District Facilities

Resaca Elementary

Agency/ Organization	Request	District Implications	Supporting Documents
Region One Education Service Center **Attachment E**	Interagency Cooperation Agreement to lease this campus to provide professional development and support services to all districts in Cameron and Willacy counties.	Revenue from the lease.	Memo Nov. 8, 2019
PALMS Behavioral Health **Attachment F**	Offer a comprehensive, interdisciplinary treatment approach while not falling behind on their academic instruction. Treatment includes group therapy, individual therapy, family sessions, activity/recreational/art therapies, and medication management. Breakfast and lunch are provided daily.	In-Kind Services Est. Cost= $250,924.00 x year (does not include utility costs)	Proposal Oct. 14, 2019
Investor **Attachment G**	Interest in purchasing Resaca Elementary. Understands a portion is a historical site.	Requesting a sale price	Agreement delivered Nov. 20, 2019

Continued

H. Discussion of Requests to Use District Facilities

Longoria Elementary

Agency/ Organization	Request	District Implications	Supporting Documents
Neighors in Need of Services (NINOS), Head Start/Early Head Start Program **Attachment H**	Use **Longoria Elementary** to house an Early Head Start and Head Start Program for children ages birth to 5 years old at no cost to families.	Utility Expenses	Memo Dec. 3, 2019

I. Update on Budget Allocations for Future Construction Projects

- *Attachment I – Three (3) Funding sources used for Facilities*

  1) TRE – Fund 197

Tax Rate Election Projects (TRE) Fund 197			
Timeline (FY 2015-2016 & FY 2016-2017)			
	Locations	**Budget**	**Actuals/Committed**
FY 2015-2016		$8,641,735.00	$8,641,735.00
FY 2016-2017		$7,947,679.00	$7,947,679.00
Land Sale Proceeds		$51,481.00	$51,481.00
Total Revenues		**$16,640,895.00**	**$16,640,895.00**
Fine Arts Facilities	Pace ECHS & Porter ECHS	($8,377,881.00)	($8,213,646.00)
High School Soccer Fields	All 6 ECHS	($5,506,745.00)	($5,506,745.00)
Middle School 4-Lanes Tracks	Besteiro, Lucio, & Vela MS	($1,943,770.00)	($1,832,009.00)
Visitor's Restroom Facilities	Veterans Memorial ECHS	($717,113.00)	($893,109.00)
Canopies	Morningside & Martin ES	($95,386.00)	($95,386.00)
Project Expenditures		**($16,640,895.00)**	**($16,540,895.00)**
Amount Remaining		**$0.00**	**$100,000.00**

I. Update on Budget Allocations for Future Construction Projects

2) Maintenance Tax Note – 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)			
	Locations	**Budget**	**Actuals/Committed**
Net Proceeds - Part 1	**Amounts for Priority 1 Projects**	**$52,700,000.00**	**$52,700,000.00**
Net Proceeds - Part 2	**Amounts for Priority 2&3 Projects**	**$52,700,000.00**	**$52,700,000.00**
HVAC Upgrades	8 Locations	($9,013,779.00)	($9,013,779.00)
Design Build - Energy Conservation	14 Locations - Schneider Electric & E3 Entegral Solutions	($22,500,000.00)	($22,500,000.00)
Roof Replacement	13 Locations	($14,800,000.00)	($14,800,000.00)
Parking Lot Renovations	6 Locations	($1,400,000.00)	($1,400,000.00)
Canopies Upgrades	9 Locations	($3,500,000.00)	($3,500,000.00)
CTE Center	CV1 Canopy	($507,358.00)	($507,358.00)
Consolidation of Schools		($628,863.00)	($623,913.00)
Interior Facilities Assessment		($350,000.00)	($350,000.00)
Elementary Mini Gyms - HVAC Project	34 Elementary-Phase I	($17,000,000.00)	$0.00
Intercom System Upgrades	District-Wide	($3,200,000.00)	$0.00
Transportation Software	On-Board Guidance and Navigation Software	($400,000.00)	$0.00
Records Department	Recylying Equipment Ventilating System	($50,000.00)	$0.00
Hanna CTE Construction	Paint Booth Installation	($50,000.00)	$0.00
LED Lighting	Several Campuses	($3,200,000.00)	$0.00
Roof Replacements	Priority II & III	($12,000,000.00)	$0.00
Canopy Replacments	21 Campuses	($3,500,000.00)	$0.00
Bus Driveways	Lopez ECHS, Vela MS, & Southmost	($1,275,000.00)	$0.00
Resurface Parking Lots	8 campuses, Police Dept, Central Admin & Dist Admin	($2,550,000.00)	$0.00
HVAC Repairs and Upgrades	20 Campuses	($22,000,000.00)	$0.00
Four Lane Tracks	Remaining Middle Schools	($2,400,000.00)	$0.00
School Window Glaizing Project	Remaining Elementary Campuses	($1,655,000.00)	$0.00
Interior Painting of Campuses	District-Wide	($2,800,000.00)	$0.00
HVAC Preventative Maintenance	District-Wide - Chiller Program	($925,000.00)	$0.00
Irrigation Systems	Replace Irrigation Systems - District Wide	($1,050,000.00)	$0.00
Playgrounds Upgrades	34 Elementary	($2,350,000.00)	$0.00
Special Education Video Cameras	District-Wide	($2,000,000.00)	$0.00
Clearwater Elementary Renovations	(Costs - Asbestos Testing)	$0.00	($4,950.00)
Total Project Expenditures		**($131,105,000.00)**	**($52,700,000.00)**
Amount Remaining (Overage)		**($25,705,000.00)**	**$0.00**
Budgets Reallocated to Other Projects		**Total Maintenance Tax Note**	**$110,000,000.00**
		Part 1 (2017)	**($52,700,000.00)**
		Part 2 (2020 or 2021) for Priority 2 & 3 Projects	**$57,300,000.00**

I. Update on Budget Allocations for Future Construction Projects

3) Tax Rate Increase Projects – Fund 188

Tax Rate Increase Projects (TRI) (Fund 188)			
Timeline (FY 2017-2018 & Forward)			
Revenues	**Locations/Sources**	**Budget**	**Actuals/Committed**
FY 2017-2018	11.25 Pennies	$29,452,269.00	$29,452,269.00
FY 2018-2019	11.25 Pennies	$25,935,500.00	$25,935,500.00
FY 2019-2020	4.7 Pennies	$13,874,400.00	$13,874,400.00
Total Generated Tax Revenues		**$69,262,169.00**	**$69,262,169.00**
Debt Service Transfers	2 Years of Payments	($2,364,499.00)	($2,364,499.00)
Maintenance Tax Note Principal & Interest	3 Years of Payments	($15,371,263.00)	($15,371,263.00)
HVAC, Roofing, Parking Projects	Maintenance One-Time Projects	($1,901,651.00)	($1,901,651.00)
Land Purchase	Near Paredes ES	($20,000.00)	($20,000.00)
Hanna Gym		($10,000,000.00)	($10,000,000.00)
Stadium Upgrades & Land Purchases		($8,025,588.00)	($8,025,588.00)
Sams Stadium Scoreboard		($1,567,863.00)	($1,567,863.00)
HS Score Boards		($406,549.00)	($406,549.00)
Maintenance One Time Projects		($3,500,000.00)	($3,500,000.00)
Performing Arts Center	(Costs - Topography & PPP Costs)	$0.00	$4,400.00
Project Expenditures		**($43,157,413.00)**	**($43,153,013.00)**
Amount Remaining		**$26,104,756.00**	**$26,109,156.00**

J. Revised Priority List Recommendations

Attachment J , Revised Priority List Recommendations

- Discussion of FNS Renovations

	Projects to address **SAFETY**	Description	Budget Description	Phase(s)	Phase-In Cost	No Phase-In Cost
1	A/C for elementary mini-gym	•HVAC System •Mechanical •Restroom •Building envelope and flooring	$500,000 per gym x 34 campuses Recommendation: 3 phases Yearly cost: $5.7M	2	$8,500,000.00	$17,000,000.00
2	Intercoms (Maintenance Dept.)	Replace intercom systems. Complete intercom system replacement.	Elementary (31) = $ 968,728.18 Middle Schools (10) = $ 255,229.76 ECHS (9) = $ 381,076.39			$3,200,000.00
3	Transportation Dept.	On-board guidance and navigation to: enhance safety, improve communication, increase efficiency, and provide oversight. Allows campus and district administrators to track students while riding the bus.	$400,000 for software and equipment for 1st year. Thereafter, $75,000			$400,000.00
4	Records Department Recylying Equipment	Ventilating System for the Recycling Equipment				$150,000.00
5	Hanna CTE Construction Technology (Paint Booth)	Includes Roof penetrations MEP connections (mechanical, electrical & plumbing)				$50,000.00
	SUB-TOTAL for SAFETY				$8,500,000.00	$20,800,000.00
	LED LIGHTING	Description	Budget Description	Phase	Phase-In Cost	No Phase-In Cost
1	Several campuses	Replacement of T12/T8 light bulbs to LED Ligths (Retrofit); 20 Campuses	Includes Engineering and Construction Services	4	$800,000.00	$3,200,000.00
	SUB-TOTAL for LED LIGHTING				$800,000.00	$3,200,000.00

J. Revised Priority List Recommendations

	Projects to address ROOF REPLACEMENTS	Description	Budget Description	Phase	Phase-In Cost	No Phase-In Cost
1	Immediate Need	Lopez, Besteiro, Martin, Perez	Roof Replacements		$0.00	$8,000,000.00
	Hanna ECHS (main building)	Hanna ECHS (to include 10 Pods, Kitchen/Cafeteria, Gyms and Labs)	Includes Engineering and Construction Service		$0.00	$4,000,000.00
	SUB-TOTAL for ROOF REPLACEMENTS				$0.00	$12,000,000.00
	Projects to address CANOPIES	Description	Budget Description	Phase	Phase-In Cost	No Phase-In Cost
1	Continue with canopy replacements	19 campuses (added Yturria and Garza)	Canopy Replacement	3	$1,166,666.67	$3,500,000.00
	SUB-TOTAL FOR CANOPIES			3	$1,166,666.67	$3,500,000.00
	Projects to address PARKING LOTS	Description	Budget Description	Phases	Phase-In Cost	No Phase-In Cost
1	Immediate- Bus Driveway	Lopez ECHS, Vela MS BS and Southmost				$1,275,000.00
2	Resurface parking lots	8 campuses and the Police Dept., Central Admin. and District Admin.		3	$850,000.00	$2,550,000.00
	SUB-TOTAL for PARKING LOTS			3	$850,000.00	$3,825,000.00

J. Revised Priority List Recommendations

	Projects to address HVAC SYSTEMS	Description	Budget Description	Phases	Phase-In Cost	No Phase-In Cost
	Repair and Upgrades	20 campuses (19 originally included in Priority 2 list - added Gonzalez Elem. Includes district-wide controls. Campuses will be prioritized based on age and current condition.		2	$11,000,000.00	$22,000,000.00
	SUB-TOTAL for HVAC SYSTEMS			2	$11,000,000.00	$22,000,000.00
	FNS RENOVATIONS	Description	Budget Description	Phase	Phase-In Cost	No Phase-In Cost
1	Will submit a comprehensive plan	Need to address: restrooms, freezer space, technology, etc.				
	ATHLETIC DEPARTMENT	Description	Budget Description	Phase	Phase-In Cost	No Phase-In Cost
1	Four Lane Tracks	Stillman Ms, Stell Ms, Manzano MS, Ms, Garcia MS	$600,000 each.	2	$1,200,000.00	$2,400,000.00
	SUB-TOTAL for ATHLETIC DEPARTMENT			2	$1,200,000.00	$2,400,000.00
	Projects to address GENERAL BUILDING & GROUNDS MAINTENANCE	Description	Budget Description	Phase	Phase-In Cost	No Phase-In Cost
1	Schools with windows that need replacing of fiberglass to Safety Glass District Wide (Maintenance Dept.)	Gonzalez ES, Del Castillo ES, Southmost ES, Palm Grove ES, Oliveira ES, Garden Park ES, Garza ES, Burns ES, Cromack ES, Egly ES, El Jardin ES, Martin ES, Hudson ES, Morningside ES, Skinner ES, Yturria ES, Villa Nueva ES, Stell ES, Faulk ES		2	$827,500.00	$1,655,000.00
2	Interior Painting of Campuses District-Wide	5 year rotation schedule	2 - ECHS ($800,000) 2-Middle Schools -($600,000) and 7 Elementary Schools -$1.4 M	5	$560,000.00	$2,800,000.00
3	HVAC Preventive Maintenance	Check temperature, humidity, and air quality systems are properly working in order to meet health and safety standards	19 schools with chiller systems			$925,000.00
4	Irrigation Systems (Maintenance Dept.)	Replace irrigation systems	ECHS (7) , Alternative Schools (3), Middle Schools (10), Elementary Schools (32)		$1,050,000.00	$1,050,000.00
	SUB-TOTAL for GENERAL BUILDING & GROUNDS			2 & 5	$2,437,500.00	$6,430,000.00

J. Revised Priority List Recommendations

	Projects to address ENHANCEMENTS	Description	Budget Description	Phase	Phase-In Cost	No Phase-In Cost
1	Play Space & Structure	all elementary schoools. Includes a canopy above the play space		1		$2,350,000.00
	SUB-TOTAL for ENHANCEMENTS			1	$0.00	$2,350,000.00
	RECOMMENDED	Description	Budget Description	Phase	Phase-In Cost	No Phase-In Cost
1	Special Education Classroom Video Cameras	Add a video camera to sellf-containted units district-wide		2	$1,000,000.00	$2,000,000.00
2	Performing Arts Center	Need clarification on size, seats, location, etc.				
	SUB-TOTAL for RECOMMENDED PROJECTS				$1,000,000.00	$2,000,000.00
	GRAND TOTAL Cost				$26,954,166.67	$78,505,000.00

J. Revised Priority List Recommendations

Athletic Department Needs

	Projects to address	DESCRIPTION	BUDGET DESCRIPTION	Phase(s)	Phase in Cost	No Phase-In
1	Sams Stadium Track	Re-surface Track				$400,000.00
2	Veterans Stadium	Home and Visitor ticket booths				$200,000.00
3	Hanna ECHS	Baseball field renovation	Athletic funded			$260,000.00
4	Hanna ECHS	Softball field renovation	Athletic funded			$110,000.00
5	Hanna ECHS	Tennis courts resurface	Athletic funded			$100,000.00
6	Lopez ECHS	Tennis courts resurface	Athletic funded			$100,000.00
7	Hanna ECHS	Hanna locker rooms renovations and lockers				
8	Porter ECHS	Baseball field renovations and modernization				$300,000.00
9	Porter ECHS	Softball field renovations				$200,000.00
10	Rivera ECHS	Tennis court resurfacing and modernization				$150,000.00
11	Pace ECHS	Tennis court resurfacing				$150,000.00
12	Pace ECHS	Baseball field resurfacing and modernization				$350,000.00
13	Pace ECHS	Softball field resurfacing and modernization				$350,000.00
14	Porter ECHS	Tennis court resurfacing and modernization				$250,000.00
15	Veterans ECHS	Tennis courts resurfacing and modernization				$200,000.00
16	Rivera ECHS	Baseball field renovations				$300,000.00
17	Rivera ECHS	Softball field renovations				$150,000.00
18	Lopez ECHS	Baseball field renovations				$300,000.00
19	Lopez ECHS	Softball field renovations				$150,000.00
20	Veterans ECHS	Baseball field renovations				$300,000.00
21	Veterans ECHS	Softball field renovations				$150,000.00
22	Sams Stadium	Upgrade fencing				$200,000.00
23	Sams Stadium	Install two flag poles				$50,000.00
24	Sams Stadium	Structural repairs and painting				$604,000.00
25	Sams Stadium	Maintenance equipment				$120,000.00
26	High Schools	Resurfacing long jump pits				$200,000.00
27	High Schools	Install fending in all softball fields				$600,000.00
28	High Schools	Install lights for tennis courts				$690,000.00
29	High Schools	Construct storage buildings for Athletics				$660,000.00
30	High Schools	Construct press box for softball and soccer fields				$900,000.00
31	High Schools	Install bleachers and pads for softball fields				$600,000.00
32	High Schools	Install bleachers and pads for soccer fields				$600,000.00
33	High Schools Hanna, R	Install sports lockers in Athletic Dept. dressing rooms				$200,000.00
34	Stell, Faulk, Vela and	Install sports lockers in Athletic Dept. dressing rooms				$130,000.00
	Grand Total					**$10,024,000.00**

K. Disposal of Portable and Metal Scrap

1) **New Items**
   - Portable building facing FNS building
   - Portable was cut in several sections, not usable
   - Disposal and auction requires board approval

2) **Approved Agenda Item 12/10/13**
   - Declare the Old Maintenance Warehouses at Price Road as Surplus/Obsolete and schedule demolition.

3) **Metal Scrap Disposal and Auction Approval**

Informational

1) **Canales Elementary Parking**
   - Engineer working on drawings
   - Preparing documents to seek bids

2) **Veterans Memorial ECHS**
   - Approved construction does not include ticket booth
   - Requesting approval to add to current project
   - *Recommendation:* keep same funding source and use unused remaining funds

Questions?

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

- ✓ Dr. Rene Gutierrez, Superintendent
- ✓ CFO, David Robledo
- ✓ Architect, Manuel Hinojosa
- ✓ Assistant Superintendent of Operations, Jimmy Haynes
- ✓ Maintenance Administrator, Cesar G. Lopez
- ✓ Projects/Facilities Manager, Martin Espinosa
- ✓ Projects/Facilities Manager, Fernando A. Villarreal

Attachments

A. Resume Robert Driggers & Energy Smart Corp. Memo, July 26, 2011
B. Magic Valley Electric Cooperative, Inc. MOU
C. Completed/Substantially Completed Projects
D. In-Progress Facility Projects
E. Region Once ESC Service Center Memo (Resaca Elementary)
F. PALMS Behavior Health Projected Budget & Proposal (Resaca Elementary)
G. Request to Purchase Resaca
H. Neighbors in Need of Services, Inc. (Longoria Elementary)
I. Update on Budget Allocations for Future Construction Projects
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K. Requests from Athletic Department Maintenance and Facilities
L. Original Priority 2 and 3 Projects