

Facilities Committee Meeting

November 16, 2021

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, Finance and Operations

1900 Price Road Brownsville, Texas 78520





A. Update on Ongoing Projects

- 1. Elementary Mini-Gyms
- 2. Resaca Technology Center
- 3. FNS Facility
- 4. Veterans Ticket Booth and Stadium Re-Branding
- 5. Transportation Fueling Station
- 6. Pullam Canopy
- 7. Sams Stadium
 - a) Parking
 - b) Track
 - c) Sealing the Concrete
- 8. LED Lighting Burns, Egly, Perez

B. Maintenance Department Updates

- 1. Intercom Project District-Wide
- 2. Playground Structure Installation

C. Air Quality Improvements

- 1. Updates on HVAC Systems
- 2. Portable Air Purifiers

D. Updates on Newly Approved Projects

- 1. Hanna ECHS Gymnasium Parking
- Discussion of Middle School Tracks, Bleachers and Scoreboards
- 3. Discussion of High School Softball Field Bleachers
- 4. Central Office Paving Projects

E. Discussion of Easement Request (Breeden & Gallegos)

F. Discussion of Urgent Project

1. Hanna Gas Line Replacement

G. Unfunded Projects

- 1. Rivera ECHS Stairway Rail
- 2. ECHS Fine Arts Facilities (Dance)
- 3. LIBRO Grant Libraries
- 4. BECHS Storage Building



A.
Ongoing

Projects

ELEMENTARY Mini-Gyms Group I

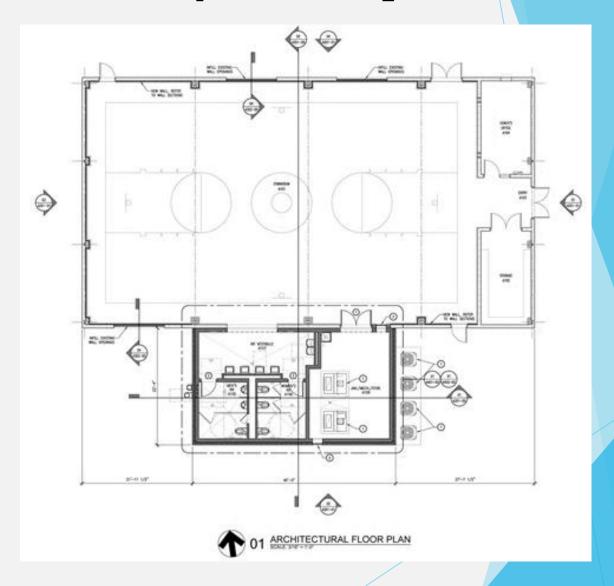
Group I – Construction Progress Report						
	Est. Substantial					
Campus	Completed	Completion				
Aiken ES	25%	Mar – 2022				
Champion ES	45%	Feb – 2022				
Del Castillo ES	55%	Jan – 2022				
Egly ES	55%	Jan – 2022				
El Jardin ES	35%	Mar – 2022				
Gonzalez ES	30%	Feb – 2022				
Morningside ES	70%	Jan – 2022				
Palm Grove ES	25%	Mar – 2022				
Perez ES	60%	Jan – 2022				
Vermillion ES	45%	Feb – 2022				

Estimated Construction Cost:

\$5,000,000.00 for Group I

Estimated Substantial Completion: March 2022

Funding Source: Tax Rate Increase



ELEMENTARY Mini-Gyms Group I Work in Progress



Morningside ES



Egly ES

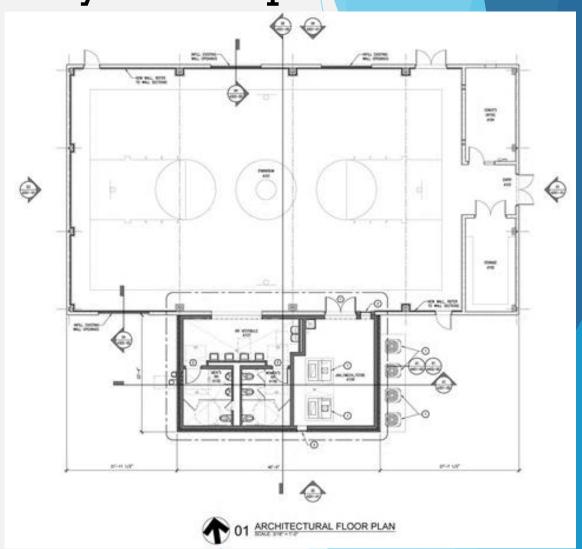


Perez ES

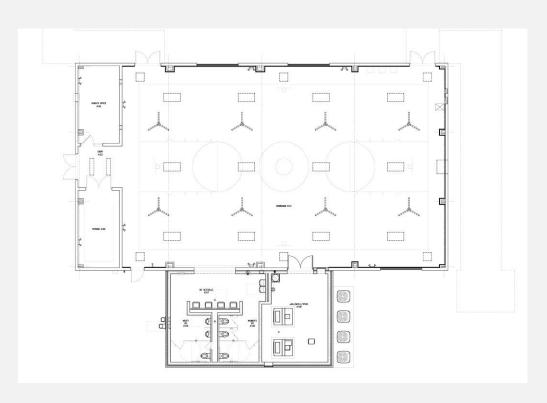
ELEMENTARY Mini-Gyms Group II

<u>Update</u>

- Construction documents under production 75%
- Field assessment completed for all nine campuses
- Two model floor plans represent the existing building and site layouts
- Construction documents delivery date which includes procurement process - Feb 2022
- Submit project for board approval March 2022
- Construction Timeline 270 days (entire project)
- Budget construction cost \$5,000,000.00 (estimated)
- Funding: Tax Rate Increase



ELEMENTARY Mini-Gyms Group II



Elementaries with Model #1

Burns

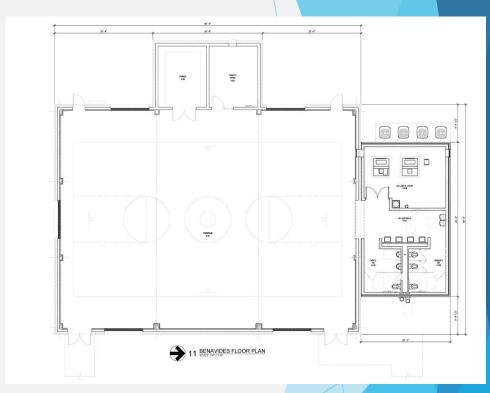
Gallegos

Ortiz

Skinner

Yturria

Estimated Completion Time for Group II: December 2022



Elementaries with Model #2

Benavides Canales Garden Park

Hudson

High Level Planning

- Collaborate weekly –project discussions
- Developed Scope of Work
- ▶ Phase I Buildings B, E, F
 - Phase II Cafeteria conversion to Network Operational Center (NOC)
 - ➤ Phase III Office Space Renovations for Technology & PEIMS Staff
 - > Phase IV Gym conversion to large professional development facility
 - ➤ Phase V Portable and Canopy Demolition and Disposal
 - Parking Lot and Other Improvements
- Ongoing Work under Local Funds:
 - ➤ New Electrical Service (3 Phase)
 - HVAC Replacement and Glazing (ESSER)
 - Painting, Flooring, Doors (Local Funds)
 - Consulting Services for MEP and Roofing Upgrades
- Project Funding: Local, ESSER II, and ESSER III
- Construction Timeline: 300 days







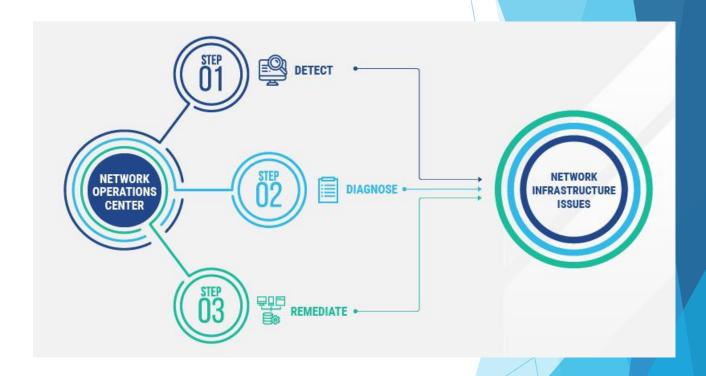
"Honor the past" - historical site and renovating Resaca to make it a **State of the Art** facility.

			Responsib	le			
Item	Scope of Work	Fac	Maint	IT Dept	Estimated Cost	Funding	Status
1	HVAC - Ensure all A/C RTUs are properly working on Bldgs B, E, F	X	X		\$300,000.00 \$1,752.05	ESSER III 197	 MEP Engineers working on construction documents to replace existing RTUs as well as other wall-pack units. PO given to Sigma (MEP); \$21,000.00 RTUs repaired by Maint on Bldgs B, E, & F complete.
2	Plumbing - Replace W/C at Rooms 1, 2, 3, 4, 5 including in-room washing sinks	X	X		\$8,892.60	197	 Installation scheduled with Maintenance Plumbing materials are order; PR in place waiting PO.
3	Lighting - Replace lighting fixtures with LED and ensure proper lumens according to IES standards	Χ				ESSER II	 Construction plans in process PO given to Sigma (HVAC Engineer)
4	Demolition - remove existing shelving, marker boards, and other wall accessories and dispose.		Х			197	 Working on removal of closets and general cleanup Work completed by Maintenance
5	Abatement - remove existing chalkboards and cove base		X		\$15,392.70	197	Work completed by Terrabella, pending final report
6	Provide new flooring (overlay) at all rooms in Buildings B, E, & F including cove base and painting		Х		Waiting on quotes	197	 Maint preparing walls to receive paint coats Painting - request updated quote from Maint Flooring - request updated quote from Vendor
7	Roofing - Replace roofing at Buildings B and Kitchen/Cafeteria (Includes A/E Fee & Estimated Reroofing Cost	X			\$39,000.00 \$500,000.00	ESSER II	 Attended meeting with consultant to discuss scope of work. Waiting on wind pressures from Engineering Received field report and used as guide to determine roofing system PO provide to Roofing Consultant

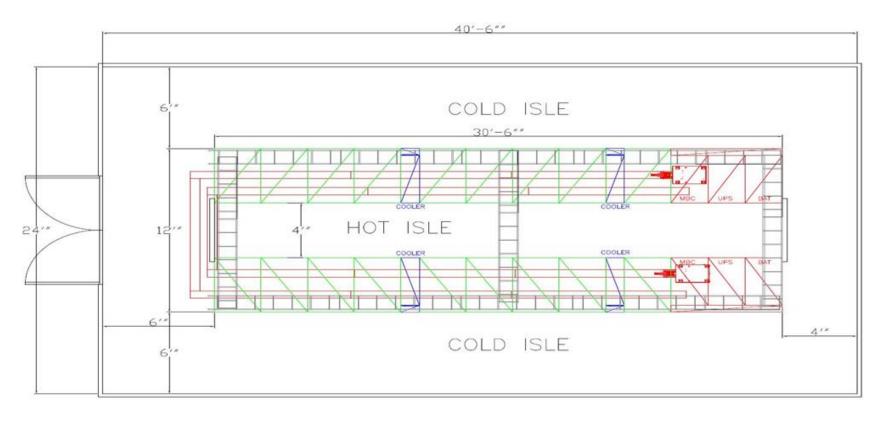
Item	Scope of Work	Fac.	esponsik Maint.		Estimated Cost	Funding Source	Status		
8	Electrical - Engineering Design for a new electrical service for NOC center, and Bldgs B, E, F computer labs	X	maire		\$360,000.00	ESSER II	 Attended meeting with IT, MEP, and Facilities to discuss 3-phase power to each building; location of transformers, generators, and Elec disconnects to each building Sigma also had a meeting with BPUB to discuss the new service to the complex Working on electrical plans PO provided to Sigma HN; \$24,000.00 		
9	Electrical - install a new 3 phase electrical system to service Bldgs B, E, F and Cafeteria for computer labs and NOC center	X					Same comments as item #8 (inclusive)		
10	Glazing - remove and replace all window glazing in Bldgs B, E, F	Х			\$42,500.00	ESSER III	Turn-key workPR in place waiting on PO		
11	Data Service - install new fiber-optic and data devices at all rooms in Bldg B, E, F			Χ					
12	Doors - remove and replace all exterior doors & replace with a metal panel including window light kit	X	Х		\$20,000.00	197	 Tentatively Maint to install the doors and hardware PR in place waiting on PO 		
13	Portable & Canopy Demolition	X				197	 Preparing construction documents to be place for bidding Estimated cost \$250,000.00 		
14	Main Building Renovations	Χ	Χ			ESSER II			
15	Mini-Gym Renovations including Restroom and HVAC	Х				ESSER II ESSER III			
16	Parking Lot Expansion	Χ				197			
17	Campus Perimeter Security Fence	Χ				197			

Network Operations Center (NOC)

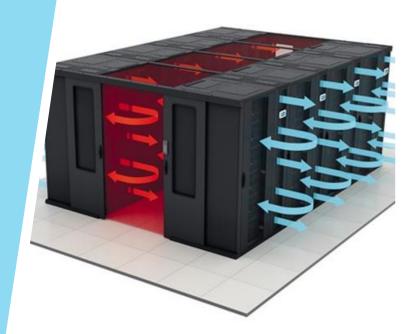
- 1. Network Operations Center (NOC) is vital to day-to-day operations.
- ➤ The (NOC) is a centralized location where the IT Department continuously monitors the performance and health of BISD's network. (The goal of the NOC is to maintain optimal network performance and availability, and to ensure continuous uptime.)
- ➤ The (NOC) depends on power that is conditioned...
- ➤ The (NOC) depends on a temperature controlled environment...



Network Operations Center (NOC)



Location: Resaca Cafeteria



Network Operations Center (NOC)

The "4 C's"



- ❖ Large equipment that will occupy ½ of the cafeteria.
- Temperature controlled environment

Resaca Technology Center Budget Allocations

Findings:

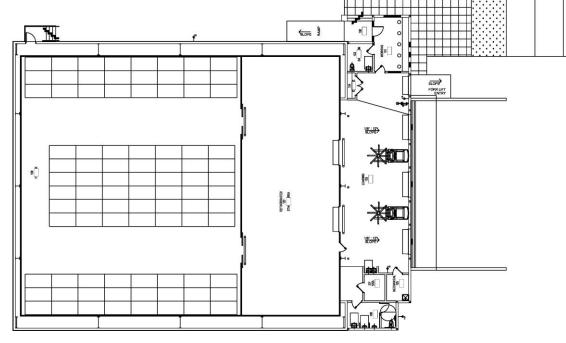
- 1. Increase electrical power
- 2. Add grounding to facility
- 3. Roof replacement
- 4. Upgrade HVAC system
- 5. Window glazing
- 6. Upgrade fiber and internet cable (underground)



As of November 10, 2021	
Funding Sources	Budget
Local Funds - Fund 197 - One Time Projects	\$1,458,000
ESSER II - Fund 281 - Facilities - Construction Project	\$2,000,000
ESSER II - Fund 281 - HVAC	\$1,532,860
ESSER III - Fund 282 - Window Glazing	\$42,000
ESSER III - Fund 282 - Technology Equipment	\$2,000,000
ESSER III - Fund 282 - Technology Center Generator	\$600,000
Grand Total	\$7,632,860

FOOD AND NUTRITION SERVICES FACILITY





Progress Report

- Construction Documents under production 75%
- Construction Documents delivery date which includes procurement process Feb 2022
- Submit project for Board Approval March 2022
- Construction Timeline 210 days
- Budget Construction Cost \$2,000,000.00 (estimated)
- Funding: ESSER I, Texas Department of Agriculture (TDA)

VETERANS STADIUM REBRANDING



- 2nd stadium is hosting events
- 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. Approx. cost = \$30,000
- Discussion of next steps





VETERANS TICKET BOOTH



Installation of Electrical Service and Data Conduits

Progress Report

- Construction work progress 60%
- Bi-weekly work progress meetings
- Projected Substantial Completion Dec 2021

TRANSPORTATION FUELING STATION





Progress Report

- Construction Documents under production 85%
- Construction Documents delivery date which includes procurement process Dec 2021
- Submit project for Board Approval Jan 2021
- Construction Timeline 180 days
- Budget Construction Cost \$400,000.00 (estimated)
- Funding source: Local (Transportation Dept.)

PULLAM CANOPY



Construction Progress Report

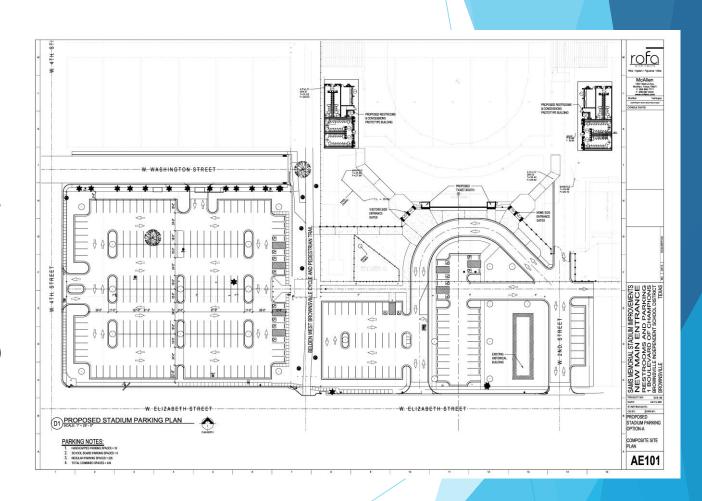
- Canopy Substantially Complete 95%
- Backorder gutters & downspouts
- Estimated Completion 30 days



SAMS STADIUM IMPROVEMENTS

Progress Report

- Construction Documents under production 75%
- Field assessments are complete
- Construction Documents delivery date which includes procurement process - Jan 2022
- Submit project for Board Approval Feb 2022
- Construction Timeline 210 days
- Budget Construction Cost \$6,000,000.00 (estimated)
- Funding: Tax Rate Increase



SAMS STADIUM IMPROVEMENTS







Porous concrete

Facts:

- ☐ Current track is 20 years old
- ☐ Resurfaced several times
- ☐ Safety concerns (SpEd students)
- ☐ Cement stands are 70 yrs. Old
- ☐ Porous and needs to be sealed

LED LIGHTING UPGRADES

Burns, Egly and Perez

Project Report

- Construction Documents under production 95%
- Field Assessment completed for all three campuses
- Construction Documents delivery date which includes procurement process - Dec 2021
- Submit project for Board Approval Jan 2022
- Construction Timeline 210 days (entire project)
- Budget Construction Cost \$1,200,000.00 (estimated)
- Funding: Tax Rate Increase

<u>Finding:</u> Older campuses do not have electrical grounding



Egly Elem - Electrical Site Plan



The smallest things make the biggest difference

INTERCOM PROJECT DISTRICT-WIDE

	_			_		
Item	Campus	Start Date	End Date	Percent Completion	Substantial Completed	Status
1	Vermillion ES	3/15/2021	6/24/2021	99%	Pending Board Approval	Pending minor warranty items.
2	Lucio MS	4/15/2021	6/23/2021	99%	Pending Board Approval	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.
3	Perkins MS	4/19/2021	6/25/2021	99%	Pending Board Approval	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.
4	Champion ES	4/19/2021	7/26/2021	99%	Pending Board Approval	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	Garcia MS	5/10/2021	8/3/2021	99%	Pending Board Approval	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	Besteiro MS	5/24/2021	9/11/2021	99%	Pending Board Approval	Schedule a follow-up walk-thru observation to finish substantially

INTERCOM PROJECT DISTRICT-WIDE

Item	Campus	Start Date	End Date	Percent Completed	Substantial Completed	Status
7	Aiken ES	8/23/2021	12/7/2021	99%	Pending Board Approval	 Did a cabling inspection. Pending portable building and Gym. Need to schedule a substantial completion walk-thru observation.
8	Brite ES	10/1/2021	11/13/2021	95%	Pending Board Approval	 Partial system hardware & cabling installation. Need to schedule a cabling walk-thru observation.
9	Castañeda ES	9/20/2021	11/12/2021	95%	Pending Board Approval	 Partial system hardware & cabling installation. Need to schedule a cabling walk-thru observation.
10	Canales ES	8/30/2021	12/14/2021	90%	Pending Board Approval	 In progress. Need to schedule a cabling walk-thru observation.
11	Lincoln Park	9/13/2021	10/27/2021	99%	Pending Board Approval	 Partial system hardware & cabling. Need to schedule a cabling walk-thru observation.
12	Paredes ES	10/18/2021	12/2/2021	30%	Pending Board Approval	 Partial system hardware & cabling. —Cabling in progress. Need to schedule a cabling walk-thru observation.
13	Cromack ES	10/26/2021		30%		 Partial system hardware & cabling. —Cabling in progress. Need to schedule a cabling walk-thru observation.
14	Sharp ES	11/30/2021		0%		 Partial system hardware & cabling. Estimated start date 11/30/2021
15	Gonzalez ES	11/22/2021		0%		• TBD
16	Porter ECHS	12/10/2022		0%		• TBD
17	Faulk MS	1/30/2022		0%		• TBD

INTERCOM PROJECT DISTRICT-WIDE

Item	Campus	Start Date
18	Del Castillo ES	3/10/2022
19	BECHS	1/20/2022
20	Oliveira MS	2/10/2022
21	Egly ES	4/30/2022
22	Southmost ES	2/20/2022
23	Peña ES	4/20/2022
24	Stell MS	5/10/2022
25	Martin ES	5/20/2022
26	Perez ES	5/30/2022
27	Hanna ECHS	6/10/2022
28	BLA	7/20/2022

Item	Campus	Start Date
29	Skinner ES	7/30/2022
30	Russell ES	8/10/2022
31	Gallegos ES	8/20/2022
32	Vela MS	9/10/2022
33	Burns ES	9/20/2022
34	Pace ECHS	4/10/2022
35	Garden Park ES	9/30/2022
36	Ortiz ES	10/10/2022
37	Manzano MS	10/20/2022
38	Yturria ES	2/28/2022
39	Pullam ES	11/10/2022
40	Keller ES	11/20/2022

PLAYGROUND STRUCTURES INSTALLATION

Item	Campus	Start Date		Percent	Substantial	Status
			End Date	Complete	Completed	
1	Canales ES	11/08/2021	11/12/2021	95%		M2 Ventures has started playground installation. There is back order on a few parts, eta 11/29/2021. See attached pictures.
2	Ortiz ES	11/15/2021	11/19/2021			
3	Sharp ES	11/29/2021	12/03/2021			
4	Peña ES	12/06/2021	12/10/2021			
5	Garza ES	12/13/2021	12/17/2021			
6	Burns ES	01/03/2022	01/07/2022			
7	Castañeda ES	01/10/2022	01/14/2022			
8	Russell ES	01/17/2022	01/21/2022			
9	Vermillion ES	01/24/2022	01/28/2022			
10	Morningside ES	01/31/2022	02/04/2022			
11	Aiken ES	02/07/2022	02/11/2022			

PLAYGROUND STRUCTURES INSTALLATION



Canales Elementary Playground Pic #1



Canales Elementary Playground Pic #3



Canales Elementary Playground Pic #2



Canales Elementary Playground Pic #4

C. Air Quality Improvements

101-150 201-300 0-50 51-100 151-200 UNHEALTHY UNHEALTHY GOOD MODERATE **VERY UNHEALTHY** FOR **SENSITIVE GROUPS**

2021 MEP HVAC UPGRADES GROUP I

Project Development Report

- Engineering Services approved September 2021
- Group I includes 19 Campuses which was divided among the three consultants
- Aiken, Burns, Castañeda, El Jardin, Gonzalez, Martin, Morningside, Russell, Sharp, Skinner, Villa Nueva, Yturria, Lucio, Manzano, Perkins, Vela, Lincoln Park, Pace, and Porter
- Kickoff Meeting with Consultants to assess all assigned campuses in group I
- Received Engineer's Probable Cost
- Negotiated Consultant's fee and received Contract Agreements
- Submitted Contract Agreements to legal for review and comments
- Estimated Construction Documents production 90 days
- Tentative project submission for Board Approval May 2022
- Construction Timeline 270 days
- Budget Construction Cost \$29,000,000.00 (estimated)
- Funding: ESSER III



PORTABLE AIR PURIFIERS

Campus	Footage	Cascade	Jade
Hanna ECHS	9,865	4	0
Lopez ECHS	10,139	4	0
Pace ECHS	6,189	2	1
Porter ECHS	6,189	2	1
Rivera ECHS	13,838	5	1
Veterans Memorial ECHS	17,350	7	0
Brownsville ECHS	4,122	2	0
Brownsville Academic Center	5,968	2	1
Brownsville Learning Academy/CTE	708	0	1
Lincoln Park School	1,326	0	1

Campus	Footage	Cascade	Jade
Besterio MS	7,523	3	0
Faulk MS	5,656	2	0
Garcia MS	6,868	3	0
Lucio MS	6,868	3	0
Manzano MS	7,668	3	0
Oliveira MS	6,480	2	1
Perkins MS	7,924	3	0
Stell MS	6,120	2	1
Stillman MS	8,181	3	1
Vela MS	7,924	3	0

<u>Delivered:</u> 11/1/2021 through 11/5/2021

Provided Training to all Lead Custodians: Nov. 2, 2021

Campus	Footage	Cascade	Jade
Aiken EL	7,947	3	1
Benavides EL	5,946	2	1
Breeden EL	7,052	3	0
Brite EL	5,582	2	0
Burns EL	5,775	2	1
Canales EL	5,757	2	1
Castaneda EL	5,265	2	0
Champion EL	6,217	2	1
Cromack EL	4,416	2	0
Del Castillo EL	3,528	1	1
Egly EL	3,542	1	1
El Jardin EL	3,542	1	1
Gallegos EL	5,952	2	1
Garden Park EL	8,022	3	1
Garza EL	5,757	2	1
Gonzalez EL	5,725	2	1
Hudson EL	6,582	2	1

Total cost for cafeterias: \$674,339 3% Cash Back (Supt. Golf Tournament)

D. Newly Approved Projects



HANNA ECHS NEW PARKING EXPANSION

Project Development Report

- Field Assessment in progress to develop scope of work.
- Request Qualifications (RFQ) for Engineering Services
- Request for land survey and topography
- Engineering services submission for Board Approval – Jan 2022
- Construction Timeline 180 days
- Budget Construction Cost \$300,000.00 (estimated)
- Funding: Tax Rate Increase





MIDDLE SCHOOL

TRACKS, BLEACHERS, AND SCOREBOARDS

- Middle School Tracks:
 - Project Development Report
 - Field Assessment in progress to develop scope of work.
 - Campuses: Faulk, Garcia, Manzano, Oliveira, Perkins, Stell, Stillman
 - Request Qualifications (RFQ) for Engineering Services
 - Request for land survey and topography
 - Engineering services submission for Board Approval Jan 2022
 - Construction Timeline 150 days per track
 - Budget Construction Cost \$4,200,000.00 (estimated)
 - Funding: Local

Note:

- Collaboration with Coach Leal to identify # of bleachers and benches.
- Location may change due to location of tracks.

HIGH SCHOOL SOFTBALL FIELD BLEACHERS



Project Development:

- ► Field assessment at five high schools: Hanna, Lopez, Pace, Porter, Rivera,
- Request consulting services to develop scope of work for each unique site
- Land survey and topography, and engineering services
- Prepare construction documents for procurement process
- Local support and Warranties
- Estimated Construction Timeline: 150 days
- ► Funding: Local

CENTRAL OFFICE PAVING PROJECT

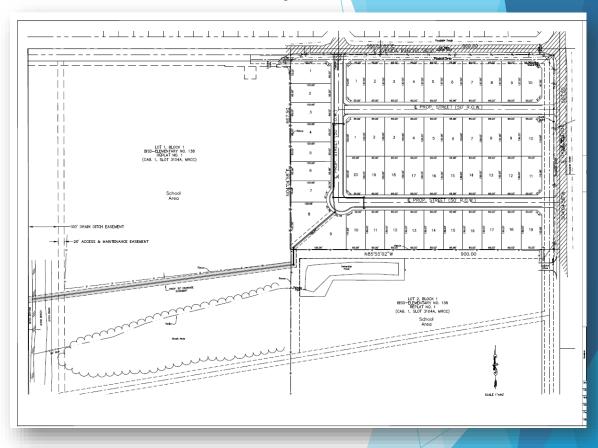
Project Development Report

- Field Assessment in progress to develop scope of work.
- Request Qualifications (RFQ) for Engineering Services
- Request for land survey and topography
- Engineering services submission for Board Approval
 Jan 2022
- Construction Timeline 180 days
- Budget Construction Cost \$600,000.00 (estimated)
- Funding: Local



E. DISCUSSION OF EASEMENT REQUEST





- ☐ Contractor building the Dana subdivision
- ☐ Contractor is requesting an easement which runs through district property.
- ☐ The easement is currently a holding pond.
- □ Approving of easement = 1) gives the contractor the rights indefinitely to access this drainage, 2) BISD will not be able to build anything on this easement.

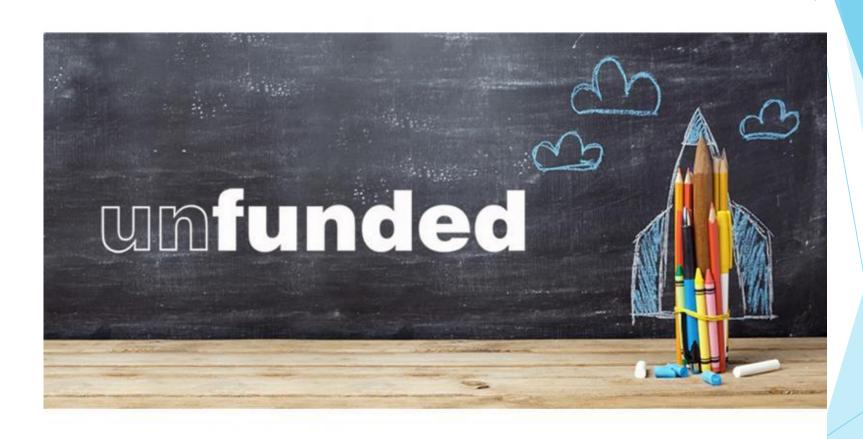
F. URGENT PROJECT – HANNA GAS LINE REPAIRS

Progress Report

- Construction Documents under production 100%
 - Final review and approval
- Request quotes from local vendors
- Construction Timeline 45 days
- Budget Construction Cost \$125,000.00 (estimated)
- Funding: Local



G. UNFUNDED PROJECTS



RIVERA ECHS STAIRWAY GUARD RAIL



NAME **ADDRESS** CITY, STATE, ZIP

REQUESTED BY

BROWNSVILLE TX

PHONE NUMBER PROJECT: W.O.# BID#

FOR: RIVERA HIGH SCHOOL Mr Belmares

DISCOUNT GLASS AND METAL **6217 YERA STREET BROWNSVILLE TX 78521** (956)546-0606 EMAIL:

discountglass02@yahoo.com

21-080

ESTIMATE

-0-11/9-12			
QUANTITY	JOB DESCRIPTION	UNIT PRICE	AMOUNT
	INSTALL COMMERCIAL STOREFRONT USING 1 3/4. X 4 1/AND 1/4" CLEAR LEXAN. 432 LN. FT in sections of 4' x 8" with center divider at height of hand rail for support	2 METAL	
108	SECTIONS OF 4' X 8'using 1 3/4 x 4 1/2 metal frame	546.00	58,968.0
108	CLEAR LEXAN SHEET 4. x. 8	360.00	38,880.0
	ITEM # 41 PERCENTAGE DISCOUNT FOR MATERIALS AND RELATED SUPPLIES 30%		-29,354.4
	LABOR (ITEM # 38) \$19.00 /HR. X 1728 hrs		32,832.0
		4)	

SUB-TOTAL 101,325.60 TAX 0.00 TOTAL 101,325.60

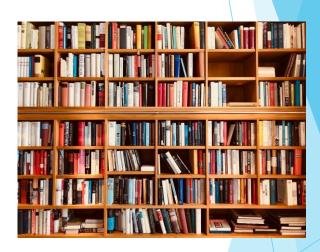
DISCUSSION ITEMS

► ECHS Fine Arts Facilities (Dance)



Literacy Innovation for Book Reading Opportunities (LIBRO) Grant Libraries







QUESTIONS?

Next Steps



