

**Notice of Special Called Meeting**  
**The Board of Trustees**  
**Fort Bend Independent School District**

Monday, May 22, 2023

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This is Notice that the Fort Bend Independent School District Board of Trustees will hold a Special Called Meeting on Monday, May 22, 2023, beginning at 12:00 PM in the Board Room of the Fort Bend ISD Administration Building, 16431 Lexington Blvd., Sugar Land, TX 77479.

The agenda packet for the meeting is available at <https://meetings.boardbook.org/Public/Organization/649>.

Members of the public may view the live stream of the meeting at the following address:

<https://www.fortbendisd.com/Page/124962>

1. Call to order

2. Public Comment

3. Information

A. Bond Timeline & Bond Project Management Workshop 3

B. Legislative and Budget Update 21

4. Convene in closed session under Texas Open Meetings Act, Texas Government Code, Chapter 551 under the following sections: 551.071 - For the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law; Section 551.072 - Consider purchase, exchange, lease, or value of real property, Section 551.074 - Personnel matters, Section 551.076 - Security matters, Section 551.082 - Student discipline matter or complaint, or Section 551.0821 - Personally identifiable information about public school student

5. Reconvene in open session

6. Action

A. Consideration and approval of a resolution authorizing participation in commencement activities by currently enrolled students who are eligible except for pending Spring 2023 STAAR End of Course score reports. 22

7. Adjournment

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*If, during the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E or Texas Government Code section 418.183(f). Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in an open meeting. [See BEC (LEGAL)]*

The following Fort Bend ISD Goals may be referenced in agenda items included in this document:

- Goal 1: Fort Bend ISD will provide rigorous and relevant curriculum and deliver instruction that is responsive to the needs of all students.
- Goal 2: Fort Bend ISD will provide a positive culture and climate that provides a safe and supportive environment for learning and working.
- Goal 3: Fort Bend ISD will recruit, develop, and retain high quality teachers and staff.

- Goal 4: Fort Bend ISD will engage students, parents, staff, and the community through ongoing communication, opportunities for collaboration and innovation, and partnerships that support the learning community.
- Goal 5: Fort Bend ISD will utilize financial, material, and human capital resources to maximize district outcomes and student achievement.

**For: Fort Bend ISD Board of Trustees**  
**Date: May 22, 2023**  
**Action: Information: Bond Timeline and**  
**Bond Project Management**  
**References: Board Policy CE (Legal)**  
**Board Policy CFA**  
**Department: Operations**

**Summary**

Staff will provide an update on Bond Planning and will have discussion about Project Management.

Recommended by:

Christie Whitbeck  
Superintendent of Schools

Submitted by:

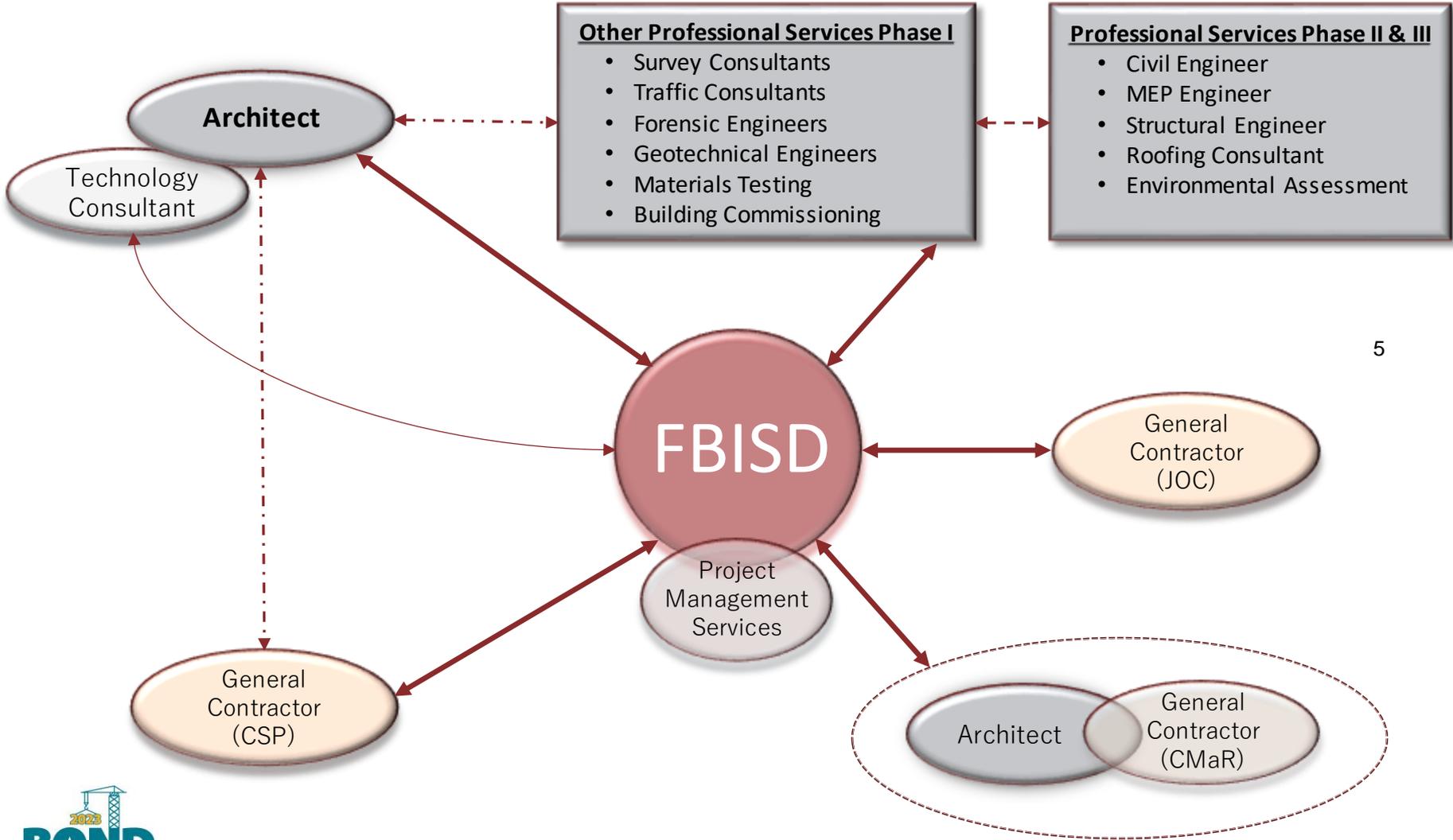
Chris Juntti  
Chief Operations Officer (Interim)



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# Bond 2023 - Program Management Services & Project Budgets

# Relationship Diagram – Design & Construction



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# Project / Program Management

## WHAT IS A PROGRAM MANAGER?

- Act as an agent of the District, providing management or administration services
- A Program Manager may not act as a contractor or subcontractor on the project(s) and does not hold any construction contracts with any party
- Must be procured by advertised RFQ if annual contract value is \$50,000+
- Act as project managers on projects within a Bond program

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## PROJECT MANAGEMENT APPROACHES

### Internal Project Managers

- Employees (full time) dedicated to capital projects

### Outside Project Managers

- Procured under Texas Government Code
- Can be an outside firm or independent contractors (non-employees)

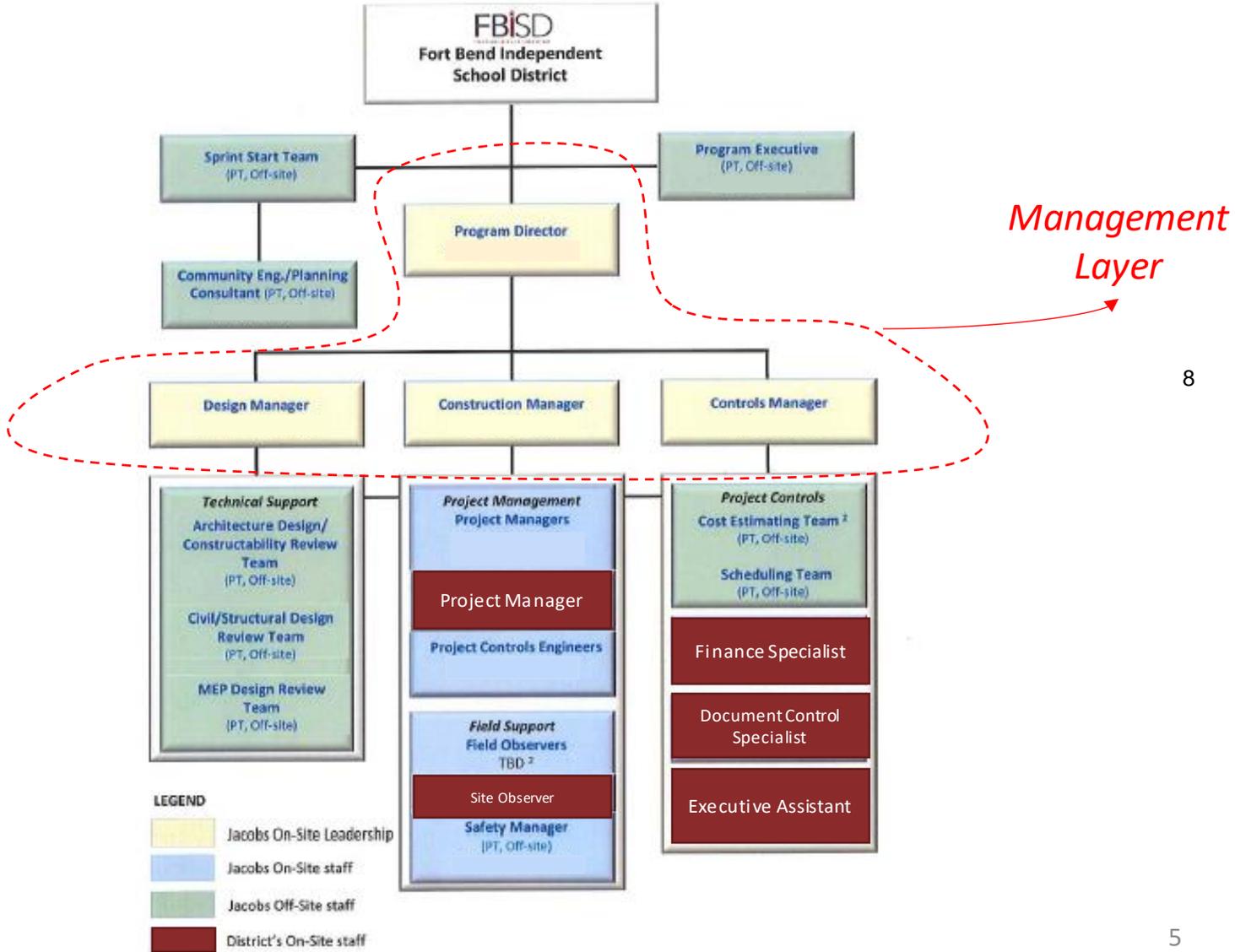
# In-House or Out-Source Considerations

- **TIME CONSIDERATION** - (Hiring Internal vs. Procuring PM Services)
    - Difficulty hiring internally
    - Market availability
    - Competitiveness of salary compared to private sector and other ISDs
- 

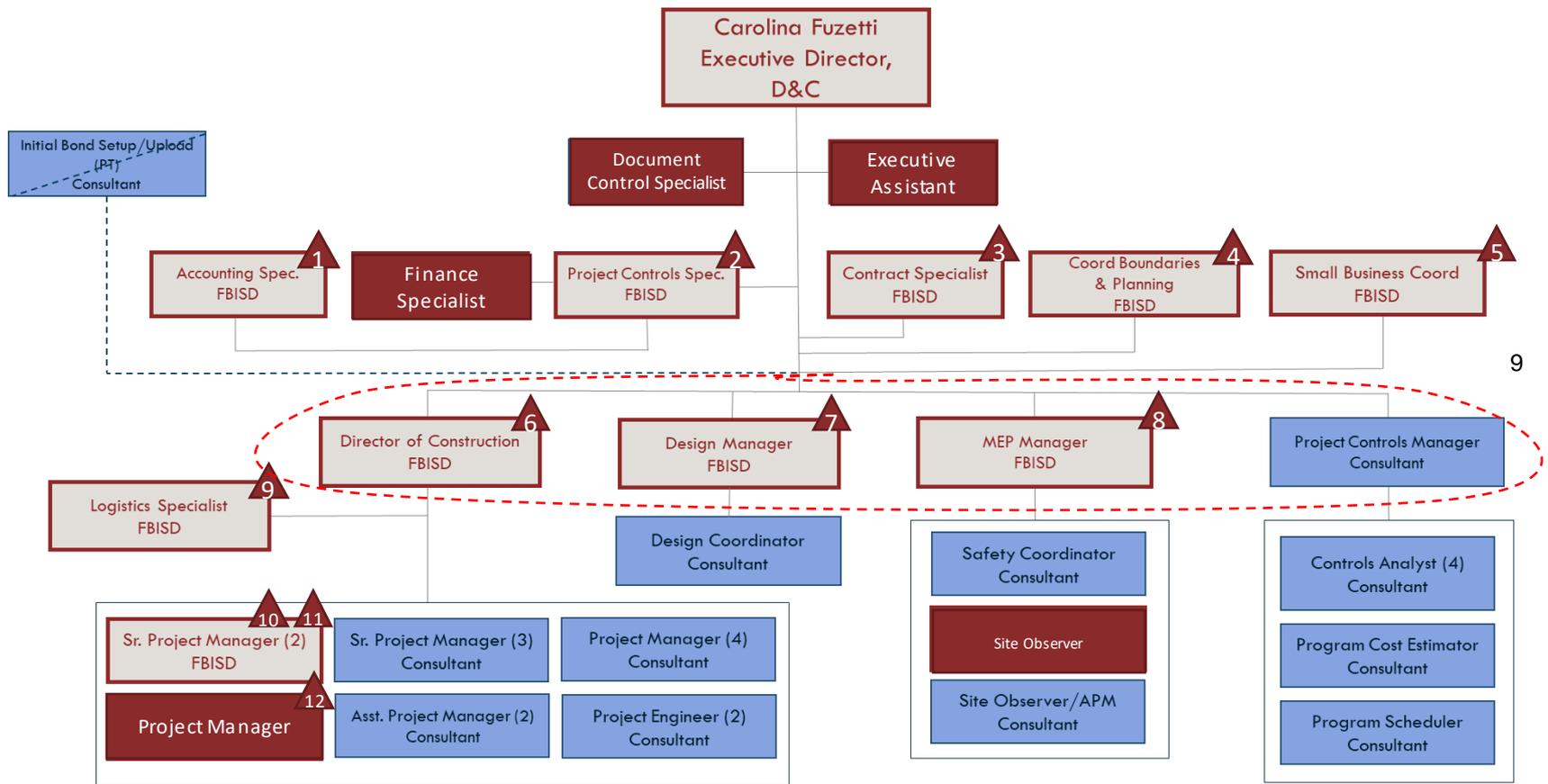
- **SKILL SET** - # of employees and Skill Set needed to provide full range of services
    - Specialized positions cannot be hired internally
      - Program Scheduler
      - Cost Estimator
      - Project Controls Manager
- 

- **COMPARATIVE COSTS**
  - In-House - Lower Resource costs
  - Out-Source - Higher Resource costs
    - Value Added
    - Construction Costs Savings
    - Back-end Support (Technology & Systems, Subject Matter Experts)

# 2014 Bond Organizational Chart



# 2018 Organizational Chart

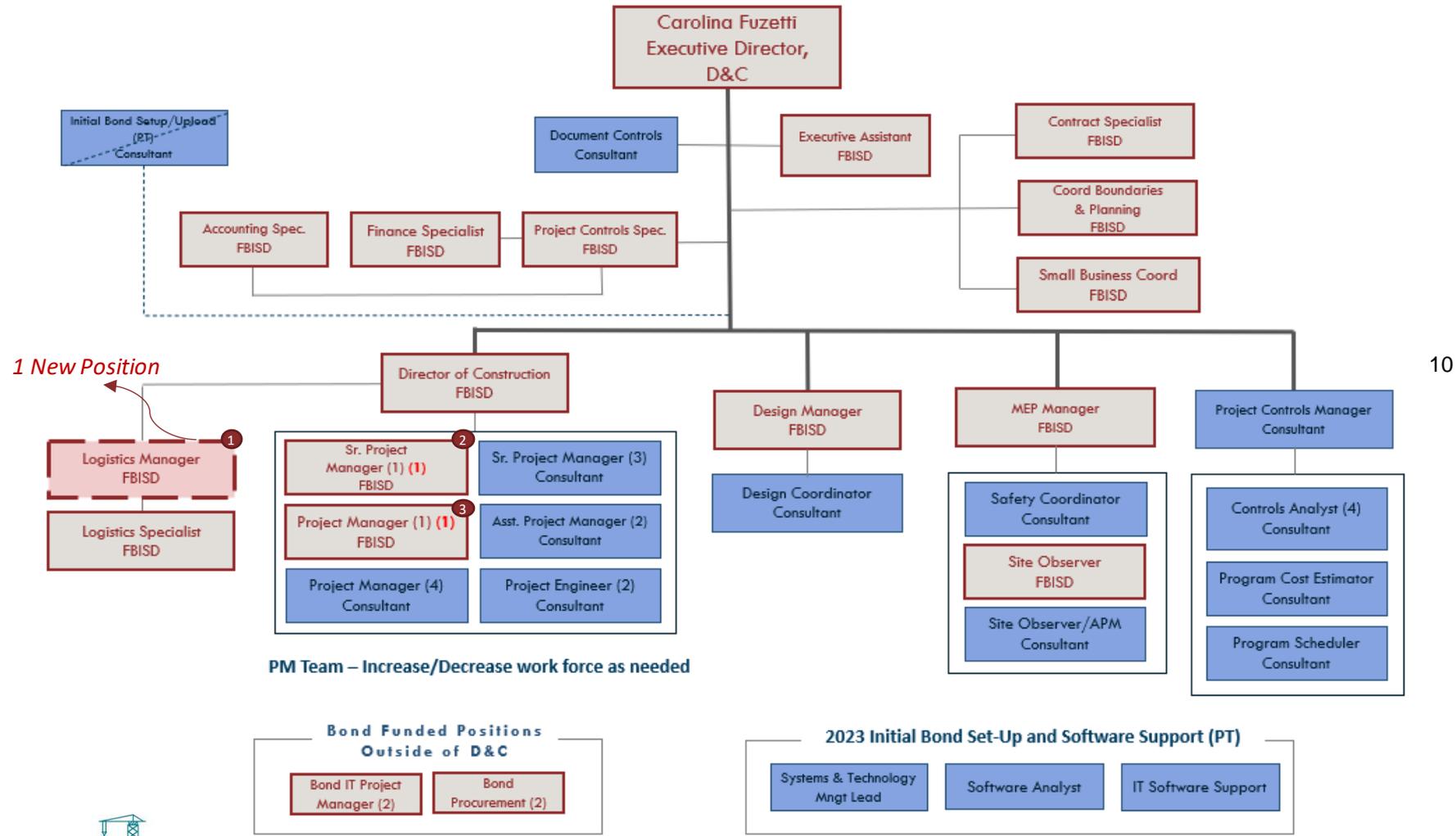


PM Team – Increase/Decrease work force as needed

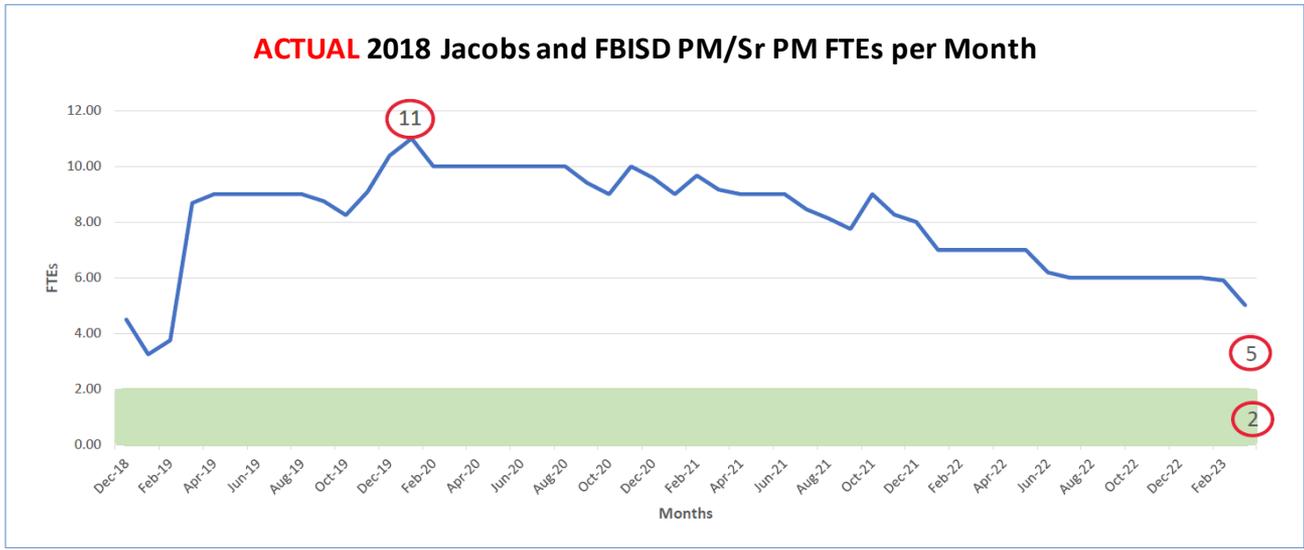
▲ New FBISD Positions - Required to Execute Bond 2018



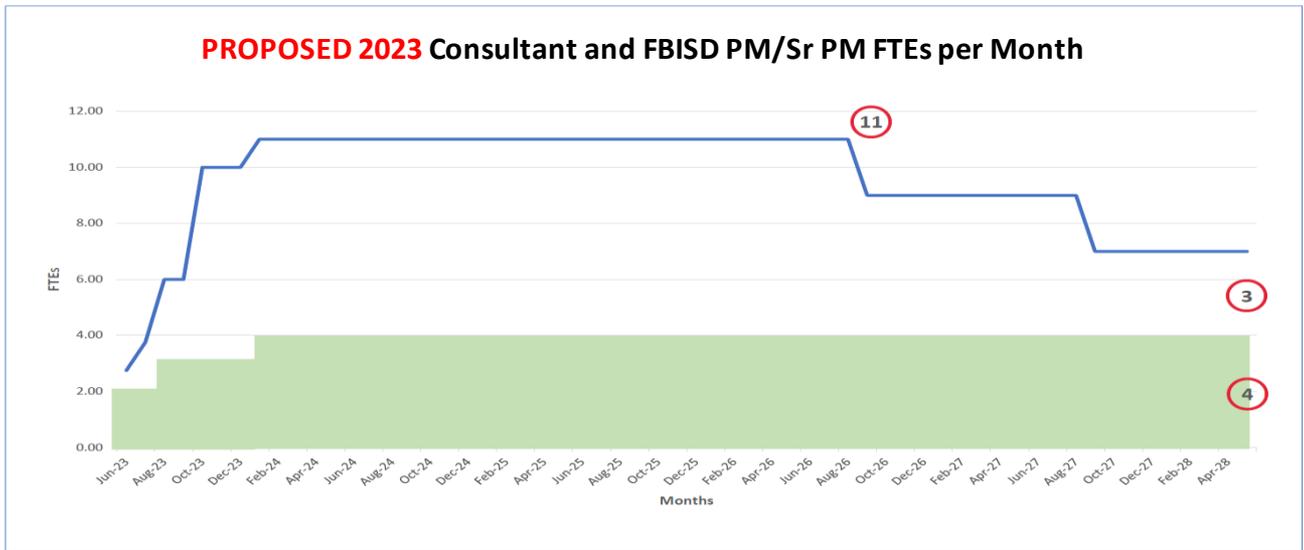
# Proposed 2023 Bond Organizational Chart



# Project Manager Staffing Plan



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# Project Management - Contract Negotiations

	2014 BOND	2018 BOND ACTUALS	2023 BOND
Contract Executed	Jacobs' Template	AIA C171-2013	AIA C171-2013
Contract Type	Lump Sum	Time and Materials	Time and Materials
Total Contract Amount	\$14,754,000	\$21,631,235	\$27,389,156
Amount of work to be executed under the contract	\$453,965,071	\$830,592,516	\$1,121,452,000
Percentage Fee	3.25%	2.7% <b>(2.6%)</b>	<b>2.4%</b>
Incremental Savings	--	\$4,300,000	\$1,800,000 (Fee) + \$1,500,000 (Staff)

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# Bond Packaging - Approach

## **BOND 2014 (\$160M)\***

- Packaged work by Campus
- Work deployed in phases
- Delays in Execution of Work

## **BOND 2018 (\$397M)\***

- Packaged work by Product Line (Packages)
  - PKG – Kitchen Renovations
  - PKG – Playgrounds
  - PKG – Roofing
- Faster Deployment

## **BOND 2023 (\$615M)\***

- Hybrid (Bid Package BP001)
  - Packaged by Product Line & by Campus
- Faster Deployment
- Minimize Disruption to Campuses/Operations



# Bond 2023 - Project Budgets

## PROJECT BUDGETS

### STEP 1 - Package the Bond

- Evaluate work to be done per campus
- Group similar scope of work
- Create “Projects” – Bid Packages

Bid Package “Project”  
(BP010 – Turf & Athletics)

#### Marshall High

Add hitting cage for baseball / softball.

Provide 4,000 square foot concessions/restroom/storage building.

Provide groomer for Baseball/Softball field

Renovate baseball and softball fields. Replace natural grass fields with synthetic turf.

Renovate locker rooms in field house and lockers inside the building. New flooring. Remove carpet.

Renovate training room.

Replace washer and dryer.

Resurface tennis courts and provide improvements.

#### Ridge Point High

Renovate baseball and softball fields. Replace natural grass fields with synthetic turf.

Replace sports field lights with LED lighting.

Resurface tennis courts and provide improvements.

#### Travis High

Renovate baseball and softball fields. Replace natural grass fields with synthetic turf.

Renovate track and field events. Resurface track.

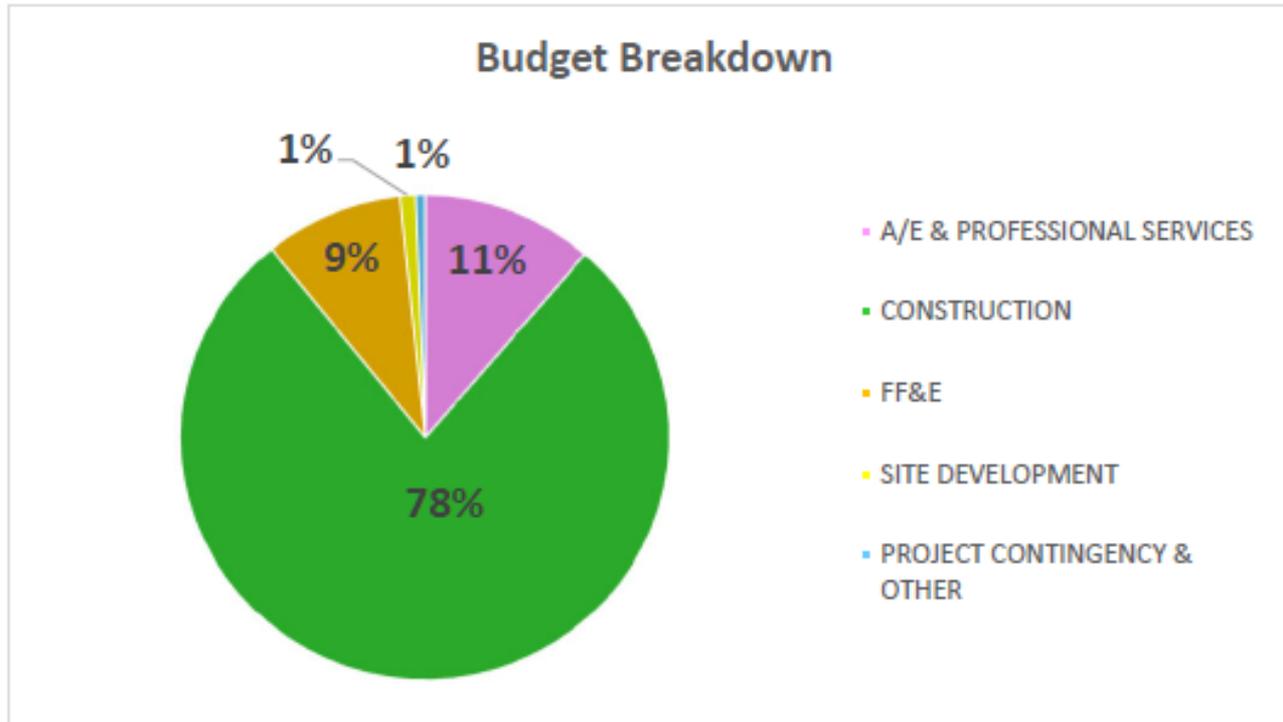
Repair/replace athletic elements at competition gym (Scoreboard)

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# Bond 2023 - Project Budgets

## STEP 2 - Break down Budgets

- Split total project budget into Categories
- Utilize Standard % for Each Category
  - Construction Industry
  - FBISD Past Experience



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# Bid Package - Sample

Bid Package No.  
Description

Project Summary  
**BP027 - Restroom Renovations**  
EXHIBIT - 1

Package Categories



Description	A	B	C	D	E	F	G	H	I	TOTAL
	A/E Design Fees & Reimbursables	Design Contingency	Other Professional Services	Construction	Construction Contingency	FF&E	Site Development	Admin & Other Project Costs	Project Contingency	
ADMINISTRATION BUILDING	\$22,943	\$1,093		\$278,347	\$13,917				\$1,811	\$318,111
COLONY BEND ELEMENTARY SCHOOL	\$88,516	\$3,263		\$831,250	\$41,563				\$5,409	\$950,000
DULLES HIGH SCHOOL	\$123,328	\$5,873		\$1,496,250	\$74,813				\$9,736	\$1,710,000
GARCIA MIDDLE SCHOOL	\$82,219	\$3,915		\$997,500	\$49,875				\$6,491	\$1,140,000
HODGES BEND MIDDLE SCHOOL	\$88,516	\$3,263		\$831,250	\$41,563				\$5,409	\$950,000
HODGES BEND TRANSPORTATION CENTER	\$25,973	\$1,237		\$315,110	\$15,756				\$2,050	\$380,126
HUNTERS GLEN ELEMENTARY SCHOOL	\$88,516	\$3,263		\$831,250	\$41,563				\$5,409	\$950,000
KEMPNER AG	\$7,215	\$344		\$87,531	\$4,377				\$570	\$100,035
KEMPNER HIGH SCHOOL	\$109,825	\$5,220		\$1,330,000	\$66,500				\$8,855	\$1,520,000
LAKE OYLMPIA MIDDLE SCHOOL	\$88,516	\$3,263		\$831,250	\$41,563				\$5,409	\$950,000
LANTERN LANE ELEMENTARY SCHOOL	\$88,516	\$3,263		\$831,250	\$41,563				\$5,409	\$950,000
RIDGEGATE ELEMENTARY SCHOOL	\$88,516	\$3,263		\$831,250	\$41,563				\$5,409	\$950,000
RIDGEMONT ELEMENTARY SCHOOL	\$88,516	\$3,263		\$831,250	\$41,563				\$5,409	\$950,000
SUGAR MILL ELEMENTARY SCHOOL	\$88,516	\$3,263		\$831,250	\$41,563				\$5,409	\$950,000
TOWNWEST ELEMENTARY SCHOOL	\$88,516	\$3,263		\$831,250	\$41,563				\$5,409	\$950,000
WILLOWRIDGE HIGH SCHOOL	\$109,825	\$5,220		\$1,330,000	\$66,500				\$8,855	\$1,520,000
<b>TOTAL:</b>	<b>\$1,097,570</b>	<b>\$52,265</b>		<b>\$13,315,988</b>	<b>\$665,799</b>				<b>\$86,649</b>	<b>\$15,218,272</b>

Campuses Included in the Package to receive work

TOTAL PROJECT BUDGET  
Baseline



# Bid Package - Sample



**Project Summary**  
**BP001 - Briargate ES Rebuild**  
**EXHIBIT - 1**

*Bid Package No.*  
*Description*

*Package Categories*

	A	B	C	D	E	F	G	H	I	
<b>Description</b>	<b>A/E Design Fees &amp; Reimbursables</b>	<b>Design Contingency</b>	<b>Other Professional Services</b>	<b>Construction</b>	<b>Construction Contingency</b>	<b>FF&amp;E</b>	<b>Site Development</b>	<b>Admin &amp; Other Project Costs</b>	<b>Project Contingency</b>	<b>TOTAL</b>
<b>BRIARGATE ELEMENTARY SCHOOL</b>	\$2,000,250	\$160,932	\$1,869,120	\$38,100,000	\$1,500,000	\$4,158,000	\$435,600	\$1,000	\$39,091	\$48,263,993
<b>TOTAL</b>	\$2,000,250	\$160,932	\$1,869,120	\$38,100,000	\$1,500,000	\$4,158,000	\$435,600	\$1,000	\$39,091	\$48,263,993

*Campuses Included in the Package to receive work*

**TOTAL PROJECT BUDGET**  
**Baseline**

# What Makes FBISD Unique?

- **OPERATIONAL DIFFERENCES**

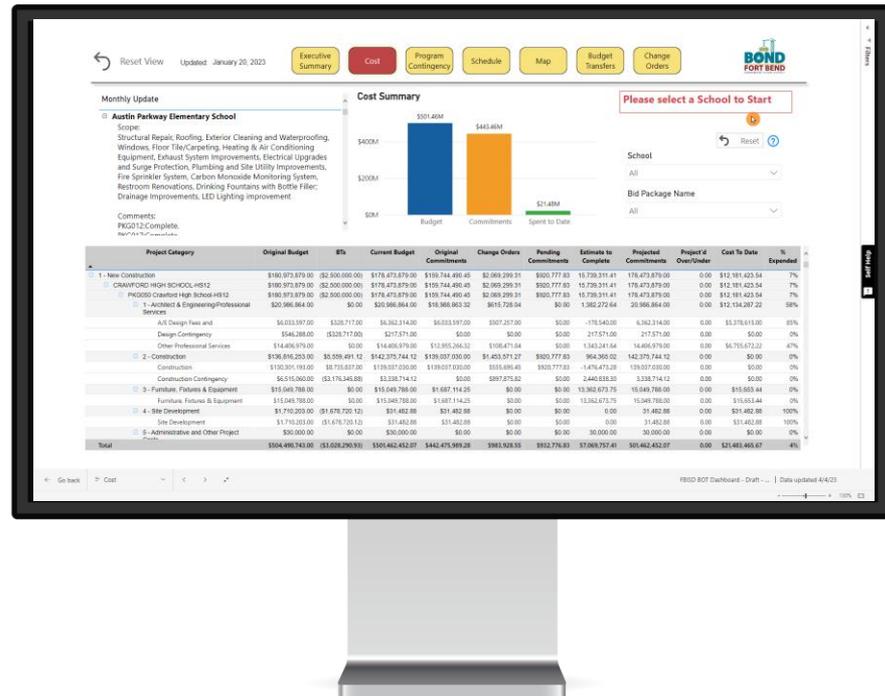
- FBISD Bond Program vs. Other ISDs
  - Board Policy and Requirements
  - Financial Reporting
  - Transparency

- **TECHNOLOGY & SYSTEMS**

- Bond Program – Executed 100% through PMIS (Project Management Information System)
  - 300+ users
  - Record Keeping
  - FBISD Custom Reports
- Community Facing Dashboard
- NEW Board Facing Dashboard

- **CONSTRUCTION COSTS**

- Lower construction cost/SF (compared to other ISDs)



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# Bond 2023 BOT Approval Timeline

## JUNE

- Project Management Services – Workshop 5/22 – BOT approval 6/5
  - Architect Selection – Pool (10) – Workshop 6/5 – BOT Approval 6/26
  - Technology Consultant
  - CMaR for BGE and MBE
  - Bond 2023 Budgets and Bid Packages
- Need BOT approval 6/26  
(Potentially not ready for 6/5 workshop)

## JULY (One meeting)

- JOC Selection – Pool (5)
- Professional Services – Phase I
- CMaR – Clements HS

## AUGUST

- Professional Services - Phase II and III



**For: Fort Bend ISD Board of Trustees**  
**Date: May 22, 2023**  
**Action: Information: Budgetary and  
Legislative Update**  
**References: Board Policy CE (Legal)  
Board Policy CFA  
(Business and Finance)**  
**Department: Executive Leadership Team**

**Summary**

Staff will provide the monthly update on the General, Debt Service, and Child Nutrition Funds. These discussions are ongoing as staff works to allocate resources to best support the goals and priorities of the District.

In addition, staff will provide an update on school finance topics currently under consideration as part of the State of Texas 88<sup>th</sup> legislature.

Recommended by:

Christie Whitbeck  
Superintendent of Schools

Submitted by:

Bryan Guinn  
Chief Financial Officer

**For: Fort Bend ISD Board of Trustees**  
**Date: May 22, 2023**  
**Action: Resolution Regarding End of  
Course Assessments and Student  
Eligibility to Participate in  
Commencement Ceremonies**  
**References: Board Policy FMH (Local)**  
**Department: Legal Services**

### **Recommendation**

Consideration and possible approval of a resolution authorizing participation in 2023 commencement ceremonies for currently enrolled Class of 2023 students who would be eligible to participate except for pending Spring 2023 STAAR End of Course results.

### **Summary**

Board policy FMH Local requires students to meet all state and local graduation requirements to be eligible to participate in commencement activities and requirements. State graduation requirements include satisfactory performance on five required STAAR End of Course (EOC) assessments identified in Education Code 39.023(c), with limited exceptions. See policy EKB Legal and EIF Legal.

A small number of District students have completed all graduation requirements, except successfully completing one or more EOC assessments. These students have taken the respective assessments, are awaiting score reports, and are otherwise eligible to participate in commencement activities.

Unfortunately, the Texas Education Agency has indicated score reports for Spring 2023 EOC assessments will be delayed and not available until May 31, 2023, at the earliest. As a result, these students are in a position of uncertainty and at risk of not participating in commencement ceremonies due to TEA's delay in providing score reports.

Since commencement activities are purely ceremonial in nature, and a student's diploma is not provided at the ceremony, the Administration recommends the Board authorize participation in commencement ceremonies for these students prior to the receipt of their score reports. In the event a student participates and does not pass the required exam, a diploma will not be issued. Further, students may only participate in one commencement ceremony.

Recommended by:

Christie Whitbeck  
Superintendent of Schools

Submitted by:

Coby Wilbanks  
Interim General Counsel

**RESOLUTION**  
**FORT BEND INDEPENDENT SCHOOL DISTRICT**  
**Regarding End of Course Assessments and Student Eligibility to**  
**Participate in Commencement Ceremonies**

**WHEREAS**, the Fort Bend Independent School District Board of Trustees (Board) adopted Policy FMH Local that states: “To be eligible to participate in commencement activities and ceremonies, a student shall meet all state and local graduation requirements;”

**WHEREAS**, State graduation requirements include satisfactory performance on five required STAAR End of Course (EOC) assessments identified in Texas Education Code §39.023(c);

**WHEREAS**, certain Fort Bend ISD students have taken the EOC assessments but have not yet received score reports from the Texas Education Agency (TEA) and therefore do not know if they have successfully completed all graduation requirements to be eligible to participate in commencement ceremonies;

**WHEREAS**, the TEA has stated score reports for Spring 2023 EOC assessments will not be available before May 31, 2023;.

**WHEREAS**, Fort Bend ISD commencement ceremonies are scheduled to begin on May 24, 2023 and are scheduled through June 1, 2023;

**WHEREAS**, FBISD graduates are not given diplomas during the commencement ceremony;

**WHEREAS**, TEA’s delay in providing test scores has caused uncertainty on whether a student has met all graduation requirements and therefore is eligible to graduate, and deprives students awaiting score reports the opportunity to participate in the commencement ceremony; and

**WHEREAS**, the Board has authority to suspend its policy and permit these students who are awaiting score reports to participate in commencement ceremonies.

**NOW, THEREFORE, BE IT RESOLVED** that the Fort Bend ISD Board of Trustees authorize participation in 2023 commencement ceremonies for currently enrolled Class of 2023 students who would be eligible to participate except for pending Spring 2023 STAAR EOC results.

**BE IT FURTHER RESOLVED** that the Board authorize the Superintendent to notify all high school campus administrators of this temporary suspension and opportunity to participate in the commencement ceremony.

ADOPTED THIS \_\_\_\_\_ DAY OF MAY, 2023.

FORT BEND INDEPENDENT SCHOOL DISTRICT

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Judy Dae, President  
Board of Trustees

ATTEST:

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David Hamilton, Secretary  
Board of Trustees