

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

Monday, December 11, 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, December 11, 2023, beginning at 6:00 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. National Anthem
3. Moment of Silence
4. Recognitions 5
5. 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
  - A. Travis HS Property Sale - Storm Sewer Easement Discussion
6. Reconvene in Open Session
7. Superintendent Update
8. Board Activity Report
9. Public Comment
10. Information
  - A. CTE Update 7
  - B. Intruder Detection Audit Report Findings 20
11. Consent Agenda  
*All items under the Consent Agenda are acted upon by one motion. Upon a Board Member's request, any item on the Consent Agenda shall be moved to the Action portion of the regular agenda.*

<b>A. Fort Bend ISD Board of Trustees Meeting Minutes:</b> Consideration and approval of the minutes of the Fort Bend ISD Board of Trustees meetings and/or public hearings on the following dates:	<b>21</b>
1. October 2, 2023 Called Meeting and Agenda Review	22
2. October 4, 2023 Special Called Meeting - Board Self Evaluation	28
3. October 12, 2023 Special Called Meeting - DIP/CIP Workshop	29
4. October 16, 2023 Regular Business Meeting	31
5. October 18, 2023 Special Called Meeting - Board Self Evaluation	41
<b>B. Innovative Courses:</b> Consideration and approval of TEA approved innovative courses for 2024-25 as required by EFBJ (Legal).	<b>42</b>
<b>C. Fort Bend Central Appraisal District:</b> Consideration and approval of a resolution casting the District's vote entitlement of 1,225 among candidates nominated to serve on the Board of Directors of the Fort Bend Central Appraisal District.	<b>45</b>
<b>D. Kempner High School Cellular Tower Lease Agreement Amendments:</b> Consideration and approval for two (2) amendments to the lease agreement with VB BTS II, LLC, successor by assignment to Eco-Site, LLC, for a cell tower at Kempner High School. Staff is seeking an extension of the Option period (currently expired as of August 2023) to extend such option through February 2024; and authorization for the Superintendent to execute the applicable agreement.	<b>48</b>
<b>E. Water Meter Easement with City of Houston for Willowridge High School (PKG030):</b> Consideration and approval of Water Meter Easement Agreements with the City of Houston at Willowridge High School, and authorization for the FBISD Board President to negotiate and execute these easements.	<b>69</b>
<b>F. Purchasing Cooperative Memberships and Annual Management Fees:</b> Consideration and approval of the report on Purchasing Cooperative Memberships and Annual Membership Fees.	<b>76</b>
<b>G. 2023-24 Co-Op Applications:</b> Consideration and approval of Interlocal Agreements with eight (8) cooperative purchasing groups and authorization for the Superintendent to negotiate and execute the agreements.	<b>78</b>
<b>H. New Investment Pool:</b> Consideration and approval of a new account at Texas Fixed Income Trust, a governmental investment pool.	<b>80</b>
<b>I. Consideration and approval of proposed expenses that exceed \$50,000: Specifically for:</b>	
1. <b>Band Uniforms - Kempner High School:</b> Consideration and approval for the purchase of band uniforms and related items from Stanbury Uniforms LLC, under a cooperative contract with BuyBoard cooperative in an amount not to exceed \$108,900 and authorization for the Superintendent to negotiate and execute the agreement through May 2025.	<b>83</b>
2. <b>Fine Arts Semi-Trailers:</b> Consideration and approval for the purchase of Semi-Trailers from Stadium Creations, LLC, under a cooperative contract with	<b>87</b>

BuyBoard Purchasing Cooperative in an amount not to exceed \$1,050,000 and authorization for the Superintendent to negotiate and execute the agreement through August 2026.

- 3. PKG022 Furniture, Fixtures and Equipment (FF&E) for Rosa Parks Elementary:** Consideration and approval to include Rosa Parks Elementary School into Bond 2018 PKG022 - Furniture, Fixtures and Equipment (FF&E), in order to provide new furniture, fixtures and equipment to complete a partial refurbishment based on the current Elementary Facility Educational Specifications Standards. **89**
- 4. Professional Services Phase 4:** Consideration and approval of Phase 4 - Professional Services firms to provide both Bond 2023 services for a not-to-exceed amount of \$7,000,000 and non-bond services for a not-to-exceed amount of \$2,000,000, and authorization for the Superintendent to negotiate and execute the contracts with the identified firms. **92**
- 5. District-Wide Security Guard Services and Related Services:** Consideration and approval to add additional vendors and increase the existing contract awarded under 20-051AR District-Wide Security Guard Services & Related Items by \$2,500,000 for a total not to exceed amount of \$3,560,000 to continue purchasing District-Wide Security Guard Services & Related Items and for authorization for the Superintendent to negotiate and execute the agreement through January 2025. **96**
- 6. Intercoms, Fire Alarm Systems, Public Announcement Sound Systems, Digital Clock Repairs, Speakers, and Related Services (Increase):** Consideration and approval to increase the existing contract awarded under 22-066AR Intercoms, Fire Alarm Systems, Public Announcement Sound Systems, Digital Clock Repairs, Speakers, and Related Services by \$960,000 for a total not to exceed the amount of \$1,320,000 through April 2027. **98**

12. Action

- A. Consideration and approval of Beth Martinez, Acting Superintendent, Steve Bassett, FBISD Deputy Superintendent, and Natresha Ardoin, FBISD PEIMS Coordinator for renewal as alternate approvers/designees for the Texas Education Agency TEA Login (TEAL). **100**

13. Consider Action on Closed Session Items

14. 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

15. Reconvene in Open Session

## 16. Board Recognition of Superintendent Service

## 17. 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: December 11, 2023**  
**Action: Recognitions**  
**Department: Communications**

### **Recommendation**

The Administration recommends that the Board recognize:

- Fort Bend ISD students recognized at the Texas Thespians state-wide festival

### **Summary**

Twenty-one Fort Bend ISD students were recognized at the Texas Thespians state-wide festival. For the first time in FBISD history, the qualifiers attending the festival represent all 12 of our high school campuses. Out of eighty-four FBISD students representing FBISD, twenty-one were recognized at the festival's closing ceremonies.

- Austin High School
  - Isabella Tinnin – Featured Technician-Costume Design
  - Directors – Erin Eder and Harsa Rutherford
- Bush High School
  - Victoria Fuentes – Featured Performer-Solo Musical
  - Directors – Jason Barron and Javon Rougely
- Clements High School
  - Gretchen Gill – Featured Technician-Marketing
  - Alyssa Serrano, Tara Swasey, Amelie Irvin, Elena Yepsen, Andy Wu, Billy Fernandez, Maddie Teverovsky, Abigail Anderson, and Gretchen Gill – Lip Sync
  - Directors – Gavin Mundy and Chase Hodgeson
- Dulles High School
  - Matt Cosby and Jaylen Cork – Featured Performers – Duet Musical
  - Director – Nichole Duga
- Hightower High School
  - A'Miyah Brown, Jayton Carroll, Nellyeon Scott and Tayler Wallace – Lip Sync
  - Directors – Tynesha Spikes and Sheri Shoemake
- Ridge Point High School
  - Patrick Cashion and Toriana Smith – Short Film Winner
  - Directors – Alex Novia and Blake Weir

Recommended by:

Christie Whitbeck, Ph.D.  
Superintendent of Schools

Submitted by:

Kimberly Smith  
Chief Communications Officer

**For: Fort Bend ISD Board of Trustees**  
**Date: December 11, 2023**  
**Action: CTE Update**  
**References: District Strategic Plan Goal 1**  
**Department: Department of School Leadership**

**Summary**

The Administration will provide a presentation on CTE and the 2024-2025 updated pathways as requested by the Student Achievement Committee.

Recommended by:

Christie Whitbeck  
Superintendent of Schools

Submitted by:

Kwabena Mensah  
Chief of Schools



**FBISD**  
INSPIRE • EQUIP • IMAGINE

# Career and Technical Education

Monday, December 4, 2023

# CTE Priorities

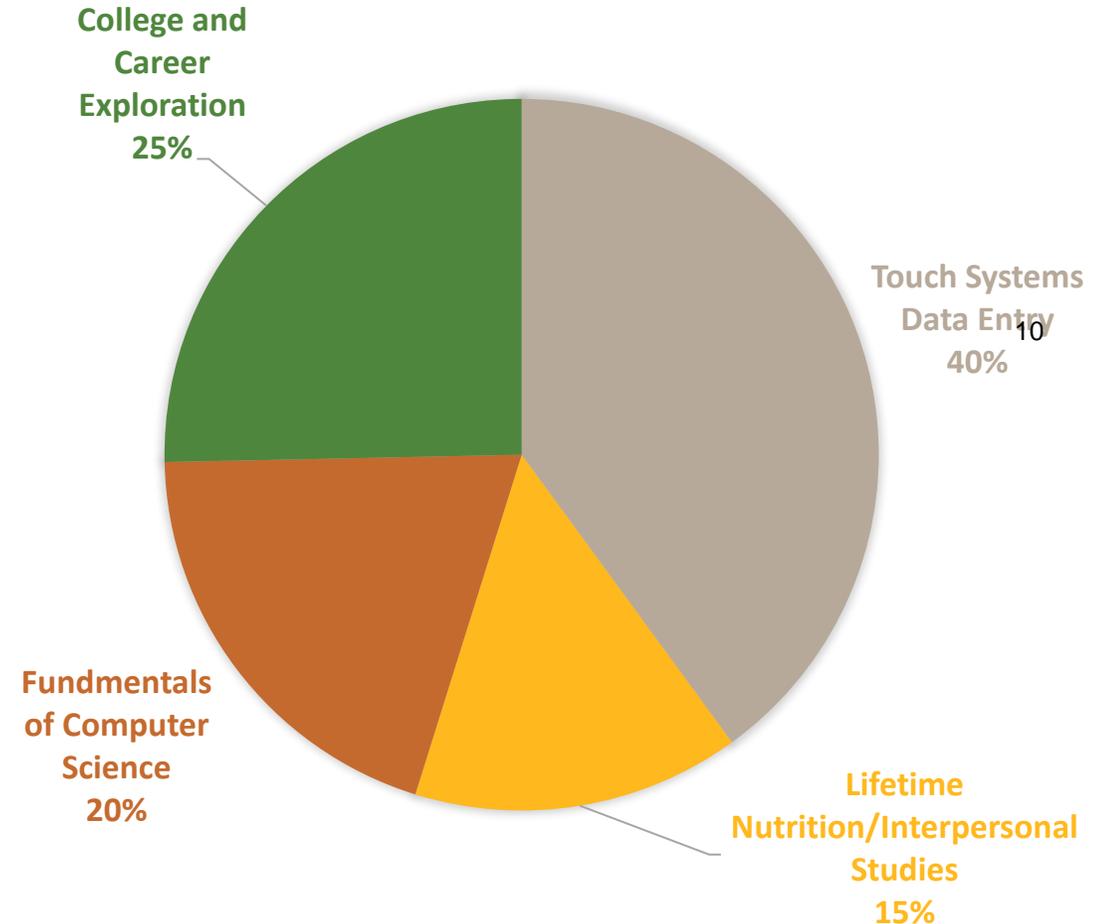
- Provide career exploration and career development activities to include middle school students
- Provide professional development for teachers, school leaders, counselors, and other stakeholders
- Provide students with the skills necessary to pursue careers in high-skill, high-wage, and in-demand industries
- Integrate academic skills into CTE programs

# Middle School Courses

## Course Offerings

- College and Career Exploration
- Dollars and Sense
- Fundamentals of Computer Science
- Interpersonal Studies
- Lifetime Nutrition and Wellness
- Touch System Data Entry

## Current Enrollment



# High School Programs of Study – All Campuses

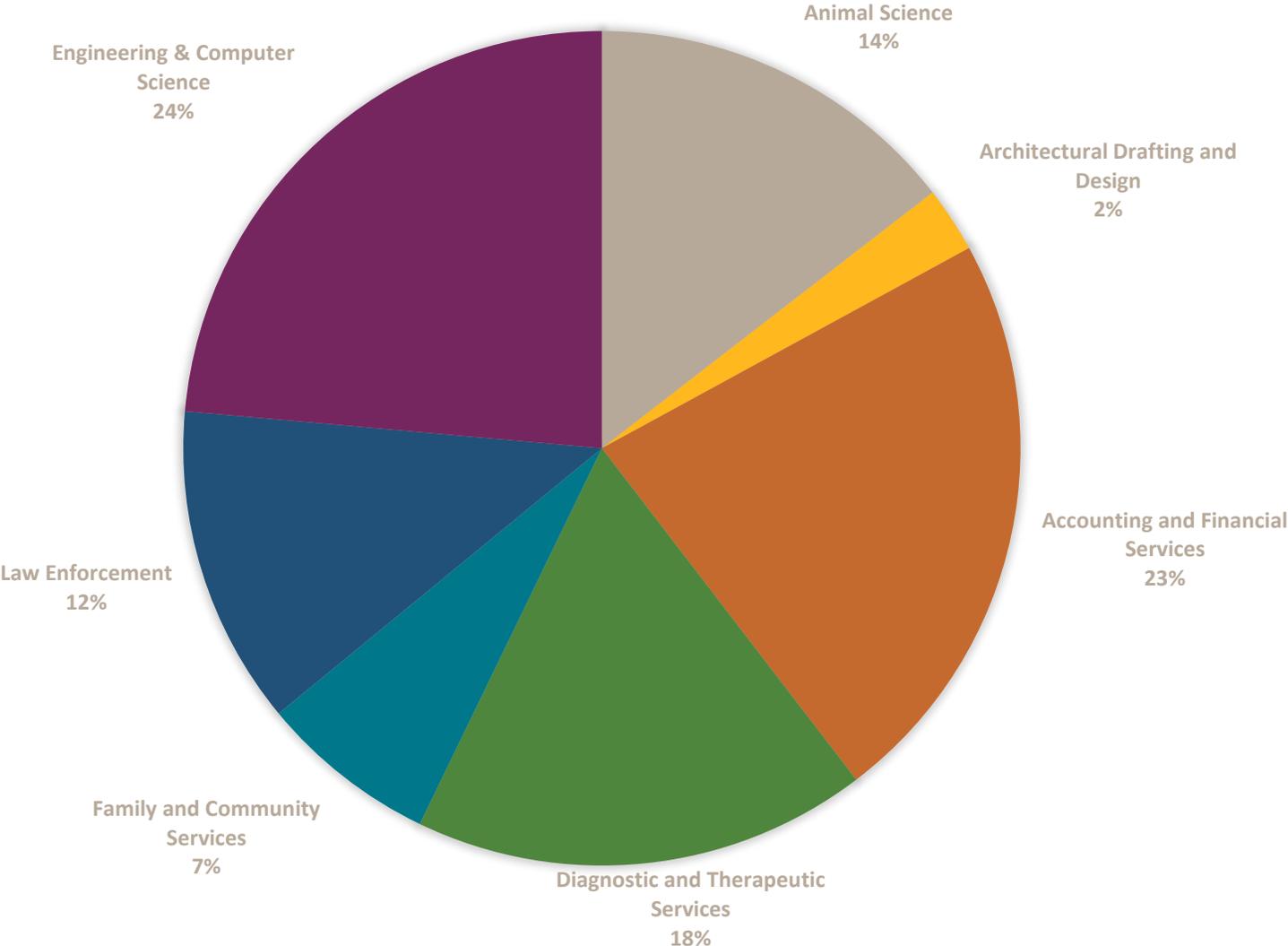
- Animal Science
- Architectural Drafting and Design
- Accounting and Financial Services
- Diagnostic and Therapeutic Services
- Family and Community Services
- Programming and Software Development
- Law Enforcement
- Engineering Foundation

11

## **Non-Pathway Course Offerings**

- Professional Communications
- Floral Design
- Networking Fundamentals (AP Pilot for 24-25)
- AP Computer Science Principles

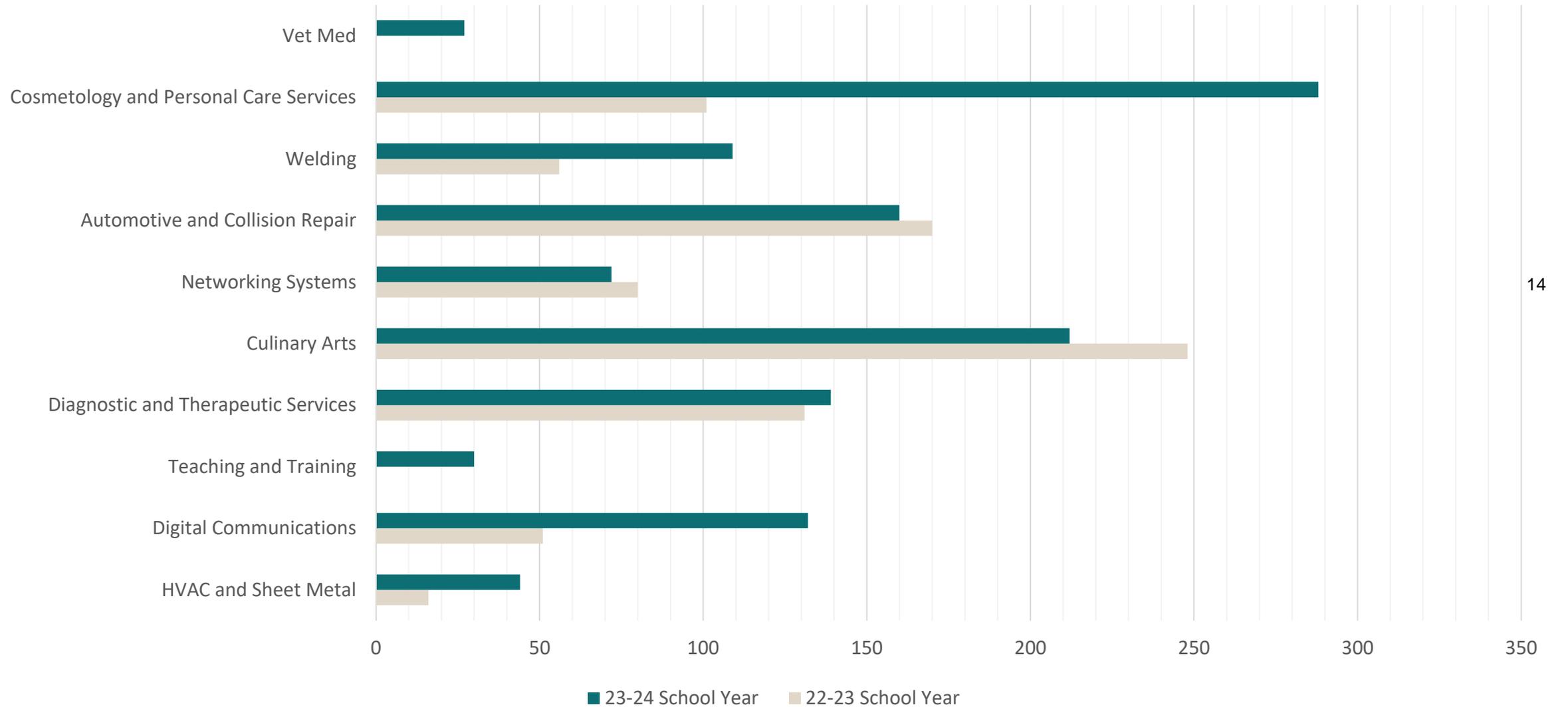
# High School Programs of Study – All Campuses



# Reese and Academy Programs of Study

- HVAC and Sheet Metal
- Digital Communications
- Teaching and Training
- Diagnostic and Therapeutic Services
- Culinary Arts
- Networking Systems
- Automotive and Collision Repair
- Welding
- Cosmetology and Personal Care Services

# Reese Programs of Study

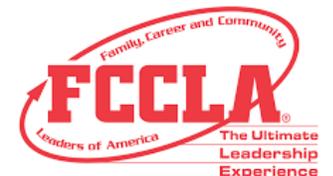


# Career and Technical Student Organizations (CTSO)

Each campus may operate one CTSO chapter in each of the following areas:

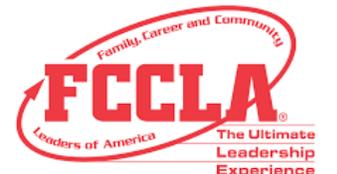
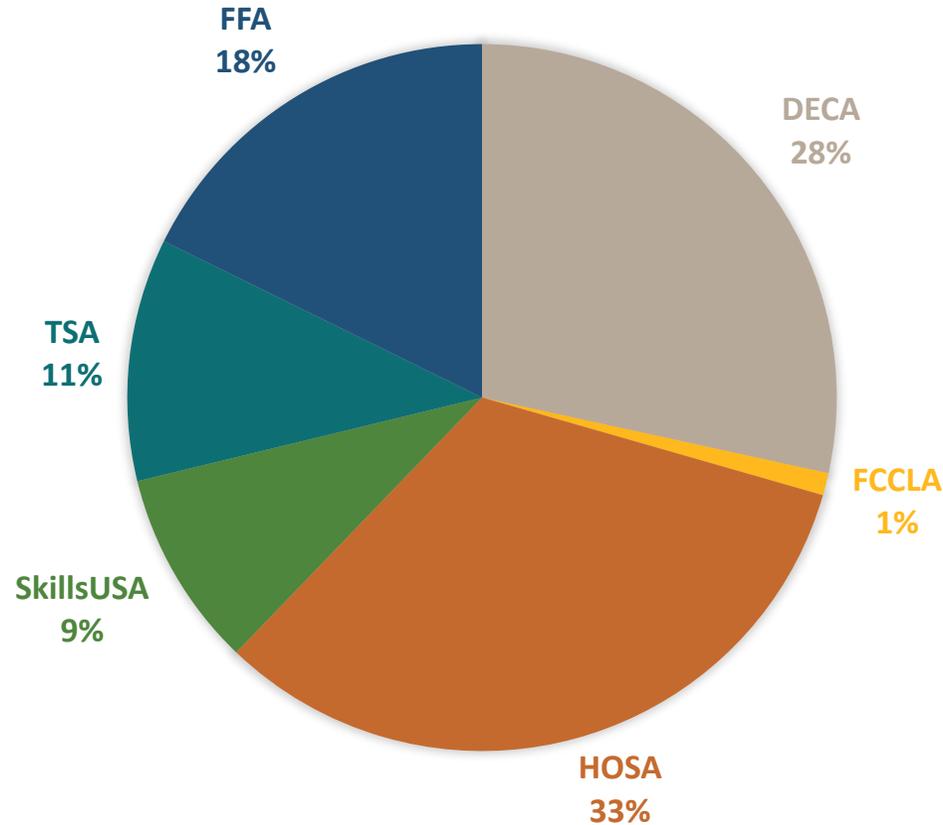
- Business, Marketing, and Finance students - **DECA**
- Agriculture students - **Future Farmers of America (FFA)**
- Human Services students - **Family, Career, and Community Leaders of America (FCCLA)**
- Health Science students - **HOSA – Future Health Professionals**
- Architecture, Automotive, Arts and A/V, Culinary Arts, IT, Welding - **SkillsUSA**
- Engineering and Computer Science students - **Technology Student Association (TSA)**

15



# Career and Technical Student Organizations (CTSO)

% OF STUDENT PARTICIPATION

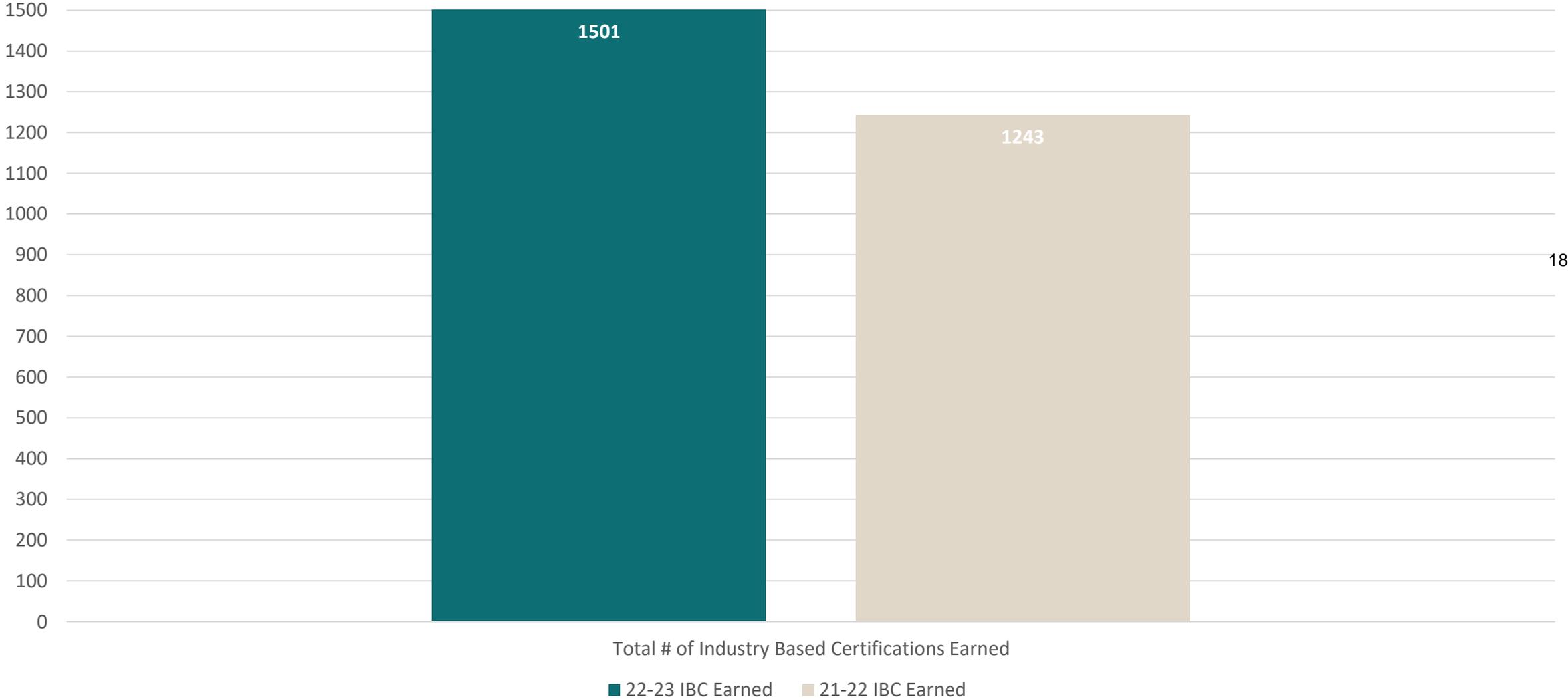


# Industry Based Certifications

An industry-based certification (IBC) is a **credential recognized by business and industry at the local, state or national level**. It could be an assessment, an examination or a license that is administered and recognized by an industry third-party or governing board.

- Elanco Fundamentals of Animal Science
- Autodesk Certified User in AutoCAD
- Autodesk Certified User in Fusion360
- Autodesk Certified User in Revit
- EPA 608 Universal Refrigerant Handling
- Adobe Certified Professional – Adobe Photoshop
- Adobe Certified Professional – Adobe Illustrator
- Adobe Certified Professional – Adobe Premiere Pro
- Microsoft Office Specialist: Word Expert
- Microsoft Office Specialist: Excel Expert
- Educational Aide I
- Servsafe: Food Manager
- Cosmetology
- CompTIA Network+
- CompTIA A+ Certification
- CompTIA IT Fundamentals
- AWS Welding: D1.1\*, D9.1\*, or API 1104\* Certification - 1G (Flat) or 2G (Horizontal) D1.1\*, D9.1\*, or API 1104\* Certification - 3G (Vertical) or 4G (Overhead)
- Certified Entry Level Python Programmer
- ASE Entry Level Automobile Series
- ASE Professional Level – Maintenance and Light Repair (G1)
- ASE Professional Level – Electrical/Electronic Systems

# Industry Based Certifications Earned



# Junior Reserved Officer Training Course (JROTC)

## Military Readiness

- Enlist in the United States Armed Forces

2021-22 Met	2022-23 Met
0 out of 6320 grads	41 out of 6471 grads
0%	.6%



The state has changed how we are to collect the enlistment of students into the Armed Forces. These numbers do not indicate the true number of students who joined the Armed Forces after graduation.

**For: Fort Bend ISD Board of Trustees**  
**Date: December 11, 2023**  
**Action: Information: Intruder Detection Audit**  
**Report Findings**  
**References: Policy CKC (Legal)**  
**District Goal 2**  
**Department: Police Department**

### **Summary**

The Texas Education Agency recently conducted an Intruder Detection Audit at one or more of our campuses. The audits test whether a campus is accessible to an unauthorized individual. This audit helps identify how we can improve safety for students, such as ensuring exterior doors are locked.

We are working closely with our School Safety & Security Committee to ensure we are training all our staff and securing our doors for the protection of everyone at our campuses. Intruder Detection Audits are just one of the many actions we are taking to ensure our schools are safe.

Since the November 13, 2023 Regular Board Meeting, the district has received eleven (11) Intruder Detection Audit reports for eleven (11) campuses. Nine reports came back with no findings or corrective actions and two reports showed a finding.

Specific details of the Intruder Detection Audit may be discussed in the closed session and will be discussed with the Safety and Security Committee. Fort Bend ISD is committed to providing a safe and secure learning environment for our students and staff.

Recommended by:

Christie Whitbeck  
Superintendent of Schools

Submitted by:

David Rider  
Chief of Police

**For: Fort Bend ISD Board of Trustees**  
**Date: December 11, 2023**  
**Action: Consideration and Approval:**  
**Board of Trustees Meeting Minutes**  
**Reference: Board Policy BE (Local)**  
**Department: Legal Services**

**Recommendation**

Consideration and approval of the minutes of Fort Bend ISD Board of Trustees meetings and/or public hearings on the following dates:

- October 2, 2023 Called Meeting and Agenda Review
- October 4, 2023 Special Called Meeting – Board Self Evaluation
- October 12, 2023 Special Called Meeting – DIP/CIP Workshop
- October 16, 2023 Regular Business Meeting
- October 18, 2023 Special Called Meeting – Board Self Evaluation

**Summary**

Board Policy BE (Local) states, “Board action shall be carefully recorded by the Secretary or clerk; when approved, these minutes shall serve as the legal record of official Board actions. The written minutes of all meetings shall be approved by vote of the Board and signed by the President and the Secretary of the Board.” Following this policy, the Administration submits the meeting minutes for the Board’s approval.

Recommended by:

Christie Whitbeck  
Superintendent of Schools

Submitted by:

Coby Wilbanks  
General Counsel

Minutes  
**Fort Bend ISD Board of Trustees**  
Called Meeting and Agenda Review  
October 2, 2023

A Board of Trustees Regular Business Meeting was held on Monday, October 2, 2023, beginning at 6:00 p.m. in the Board Room of the Administration Building located at 16431 Lexington Blvd., Sugar Land, Texas. The Live Stream of the meeting was available at <https://www.fortbendisd.com/boardmeetinglivestream>.

The meeting was recorded as required by law, and the recording is available to the public at: <https://fortbendisd.new.swagit.com/videos/273005>.

The agenda packet for the meeting can be found here: <https://meetings.boardbook.org/Public/Agenda/649?meeting=599550>.

Presiding Officer.....Mrs. Judy Dae, President

Board Members Present

- Mr. David Hamilton, Secretary
- Mrs. Kristen Davison Malone (joined in progress)
- Mr. Rick Garcia
- Mrs. Angie Hanan
- Ms. Sonya Jones

School Officials Present

- Dr. Christie Whitbeck, Superintendent of Schools
- Beth Martinez, Deputy Superintendent
- Dr. Kwabena Mensah, Chief of Schools
- Kimberly Smith, Chief Communications Officer
- Bryan Guinn, Chief Financial Officer
- Glenda Johnson, Chief Human Resources Officer
- Long Pham, Chief Information Officer
- Damian Viltz, Chief Operations Officer
- Dr. Kimberly Lawson, Chief Academic Officer
- David Rider, Chief of Police
- Coby Wilbanks, General Counsel
- Amanda Bubela, Recording Secretary (virtual)

Others Present

- Debra Esterak, Board Counsel
- FBISD Staff and Employees

## 1. Meeting Called to Order

President Dae called the meeting to order at 6:00 p.m. announcing the presence of a quorum and that the meeting had been duly called and the notice posted for the time and matter required by law.

## 2. Board Committee Reports

### A. Budget Committee

There was no update from the Budget Committee.

### B. Policy Committee

Mr. Hamilton shared an update from the Policy Committee, indicating that there are four policies on the October agenda and the next Policy Committee meeting will be held October 17. At the request of Mr. Hamilton, Beth Martinez shared information about community feedback that would be considered as a part of strategic planning efforts, and how feedback on topics and items such as the transfer policy may be brought to the Board.

## 3. Public Comment

There were no public comments.

## 4 - 6 Closed Session, Reconvene in Open Session and Action on Closed Session Items

The Board did not convene in closed session.

## 7. Information

### A. Efficiency Audit Update

Bryan Guinn shared that prior to conducting a VATRE, the district is required to undergo an efficiency audit. Guinn informed Board members that FBISD's efficiency audit was conducted by Whitley Penn, the district's financial auditor, and the findings were consistent with past findings that indicate that FBISD's expenditure per student and revenue per student is less than peer districts, which supports moving forward with a VATRE.

Celina Cereceres, a partner with Whitley Penn, then provided an overview of the audit's process and findings and answered questions from the Board.

## 8. Review

- A. **Fort Bend ISD Board of Trustees Meeting Minutes:** Consideration and approval of the minutes of Fort Bend ISD Board of Trustees meetings and/or public hearings on the following dates:
1. July 24, 2023 Regular Business Meeting
  2. July 27, 2023 Special Called Meeting - EIC Policy Workshop
  3. August 07, 2023 Called Meeting and Agenda Review
  4. August 14, 2023 Special Called Meeting

5. August 21, 2023 Special Called Meeting - Public Tax Rate Hearing
6. August 21, 2023 Regular Business Meeting
7. August 23, 2023 Special Called Meeting - Superintendent Evaluation Review
8. August 25, 2023 Special Called Meeting - VATRE Workshop
9. August 28, 2023 Special Called Meeting - VATRE Funding Allocation

No discussion.

- B. Policies CKC (Local), EIF (Local), FC (Local), and FEC (Local):** Consideration and approval of proposed revision of the following local policies:

**1. CKC (Local) - Safety Program / Risk Management: Emergency Plan**

General Counsel Coby Wilbanks shared that the proposed revisions to CKC local were prompted by a new provision in the Texas Education Code that requires the District's Emergency Operations Plan to include a train derailment. Wilbanks shared the District's Emergency Operations Plan already includes a derailment but indicated the change in policy is proposed to align with the new requirements. Wilbanks also explained that changes to the policy will also simplify policy provisions so that the policy is more long-lasting as new safety provisions come from the state level.

**2. EIF (Local) - Academic Achievement: Graduation**

Wilbanks shared that the proposed changes are recommended to remove outdated provisions regarding graduation programs and add clarity regarding a recent requirement that all graduating students complete the FAFSA or the Texas equivalent of the FAFSA.

**3. FC (Local) - School Attendance Areas**

Wilbanks shared the proposed revisions follow discussions with staff and the policy committee, following the recent boundary changes regarding Crawford High School and the realization during this process that adjustments were needed. Beth Martinez shared how future policy changes may be impacted by the strategic planning process.

**4. FEC (Local) - Attendance: Attendance for Credit**

Wilbanks shared an overview of the proposed changes, indicating that there are three reasons for the proposed changes, including a legislative change from 2020-21 regarding the so-called 90% attendance rule and an intent to emphasize a student's mastery of the curriculum when committees are reviewing a student's attendance and whether they should receive credit for the course. Other changes are recommended to make the policy structure and language more consistent with other policies.

- C. International Student Travel:** Consideration and approval of international travel during the summer of 2024 by Clements High School and Travis High School students. Students can participate in the 2024 German-American Partnership Program (GAPP) in Germany.

No discussion.

- D. Budget Amendment:** Consideration and approval of a General Fund and Debt Service

Fund budget amendment for 2023-24.

No discussion.

- E. Review for approval of proposed expenses that exceed \$50,000: Specifically for:
- 1. Job Order Contracting Services (JOC) for Demolition:** Consideration and approval of a construction services agreement with Job Order Contract (JOC) JR Thomas Group for the demolition of the existing Briargate Elementary School (BP001), for a not-to-exceed construction cost of \$750,000 and authorization for the Superintendent to negotiate and execute or terminate the contract.

During discussion, Carolina Fuzetti confirmed that the Board previously took action in April to approve the CMAR delivery method, followed by action in June to approve the CMAR contractor. Fuzetti shared that staff is now asking for the Board to approve a JOC contractor to begin demolition because the district recently ceased negotiations with the top-ranked contractor and the district will now begin negotiations with the second-ranked CMAR contractor. Fuzetti shared staff is recommending this action item in order to maintain the schedule and open the building as scheduled for 2025. Fuzetti also confirmed that staff is still recommending the CMAR delivery method for this project, as it allows teamwork between the construction manager and architect.

- 2. Phase 3 Professional Services for 2023 Bond and Non-Bond Projects:** Consideration and approval of Phase 3 - Professional Service Firms to provide Bond 2023 services not-to-exceed amount of \$20,000,000 and non-bond services for not-to-exceed amount of \$5,000,000, and authorization for the Superintendent to negotiate and execute the contracts with the identified firms.

No discussion.

- 3. Online Registration and Payment System:** Consideration and approval for the use of an online registration and payment system from Eleyo in an amount not to exceed \$1,581,806 and authorization for the Superintendent to negotiate and execute the agreement through October 2028.

Extended Learning Director Kelly Keegan confirmed the recommended payment system would be used to bring all programs together under one system, as there are currently two different systems used for Extended Day and Community Education. Keegan also provided information about the monthly software costs associated with the system and the fees that would be paid by users and/or the District. At the request of the Board, Keegan agreed to provide additional information and clarity about the processing fees that would be passed on to parents and the District, including projections based on current registrations and transactions.

- 4. Staff and Student Identification Cards:** Consideration and approval for the purchase of student and staff identification cards from CI Solutions through the Interlocal Purchasing System in an amount not to exceed \$1,769,415 and authorization for the Superintendent to negotiate and execute the agreements through January 31, 2028.

Police Chief David Rider confirmed that the proposed badge system would include RFID technology so that the badges could also be used for bus ridership, and provided additional details on the implementation of the previous badging system, explaining that full

implementation was not achieved due to COVID-related challenges. Executive Director of Information Systems Mitzi Patin provided a cost breakdown of the proposed purchase, which includes badges, lanyards, sleeves and supplies to print the badges, and confirmed that the district can build service level agreements into the contract to ensure the district receives adequate support and achieve implementation. At the request of the Board, staff will provide additional information about other districts' use of student ID badges and the level of implementation.

- 5. School Bus Parts, Services, and Related Items:** Consideration and approval for the purchase of school bus parts, services, and related items with multiple vendors under the cooperative contracts in an amount not-to-exceed \$3,170,000 and authorization for the Superintendent to negotiate and execute the agreements through May 31, 2025.

No discussion.

- 6. Police Worn Body Cameras and Related Items and Services:** Consideration and approval for the purchase of Police Worn Body Cameras and Related Items and Services from Axom Enterprise, Inc, in an amount not-to-exceed \$447,000 and authorization for the Superintendent to negotiate and execute the agreement through October 2028.

No discussion.

- 7. High School Graduation Diplomas and Related Items:** Consideration and approval for the purchase of high school graduation diplomas and related items from multiple vendors and authorization for the Superintendent to negotiate and execute the agreements through May 2027.

During discussion, President Dae shared that this recommended action would add an additional vendor, with goal of preventing some of the issues with diploma issues that occurred previously.

- 8. PE and Athletic Supplies, Equipment and Related Items:** Consideration and approval for the purchase of Physical Education (PE) and Athletic Supplies, Equipment, and related items from multiple vendors in an amount not to exceed \$1,735,400 and authorization for the Superintendent to negotiate and execute the agreements through October 2028.

No discussion.

- 9. CHS CMaR:** Consideration and approval of Durotech, Inc. as Construction Manager-at-Risk (CMAR) for BP003 Clements High School Rebuild, and authorization for the Superintendent to negotiate and execute or terminate the contract.

During discussion, Carolina Fuzetti confirmed that all three contractors have experience building phased construction projects at occupied campuses, and agreed to provide additional information about their specific experience. Fuzetti also provided information about the design process underway, as the Board previously approved the architect. Fuzetti shared the architect will use Crawford High School as the basis of design and confirmed that stakeholder meetings are scheduled to occur during the month of October. Fuzetti also confirmed that information

from the Crawford High School post-occupancy survey would also be considered during the design process.

- 10. Mission Bend Elementary GMP1:** Consideration and approval of a Guaranteed Maximum Price (GMP) Phase 1 for demolition of (BP002) Mission Bend Elementary School and an Allowance for Long Lead Items for a not-to- exceed \$3,543,770, and authorization for the Superintendent to execute and/or terminate the GMP Phase #1.

During discussion, Carolina Fuzetti provided clarification about the recommended action item, which includes the Guaranteed Maximum Price for both demolition and long lead items, such as air conditioners. Fuzetti confirmed that upon approval, staff would not need to come back to the Board for the contracted items included in this phase, with the next anticipated action item being Phase 2, which would include construction of the building.

9 - 11 Closed Session, Reconvene in Open Session, Action on Closed Session Items

The Board did not convene in closed session.

12. Action

**A. Nomination of Fort Bend Central Appraisal District Board of Directors:**

Consideration and nomination of candidates for election to the Fort Bend Central Appraisal District Board of Directors.

**MOTION by Mr. Hamilton and SECONDED by Mrs. Malone** that the Board of Trustees approve the resolution nominating Jim Kij and Jim Rice as candidates for election to the Fort Bend Central Appraisal District Board of Directors as presented.

**MOTION CARRIES, 6-0.**

Yea: Dae, Hamilton, Malone, Garcia, Hanan, Jones

13. Adjournment

Having no further business before the Board, **MOTION was made by Mrs. Hanan** to adjourn the meeting at 7:47 p.m.

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Judy Dae, President

David Hamilton, Secretary

Minutes  
**Fort Bend ISD Board of Trustees**  
Special Called Meeting  
October 4, 2023

A Board of Trustees Special Called Meeting was held on Wednesday, October 4, 2023 beginning at 5:01 p.m. in the Board Room of the Administration Building located at 16431 Lexington Blvd., Sugar Land, Texas. A quorum of the Board of Trustees attended in-person at this location.

The agenda packet for the meeting can be found here:  
<https://meetings.boardbook.org/Public/Agenda/649?meeting=602290>.

Presiding Officer.....Mrs. Judy Dae, President

Board Members Present

- Dr. Shirley Rose-Gilliam, Vice President (joined in progress)
- Mr. David Hamilton, Secretary
- Mrs. Kristen Davison Malone (joined in progress)
- Mr. Rick Garcia
- Mrs. Angie Hanan (joined in progress)
- Ms. Sonya Jones

1.Meeting Called to Order

President Dae called the meeting to order at 5:01 p.m. announcing the presence of a quorum, that the meeting had been duly called and the notice posted for the time and matter required by law.

2. Public Comment

There were no public comments.

3. Convene in Closed Session

The Board convened in closed session at 5:02 p.m. 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.

A. Board Self Evaluation

4-5. Reconvene in Open Session/Adjournment

The Trustees reconvened in open session at 8:02 p.m. Having no further business before the Board, MOTION was made by Mrs. Hanan to adjourn the meeting at 8:02 p.m.

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Judy Dae, President

David Hamilton, Secretary

Minutes  
**Fort Bend ISD Board of Trustees**  
Special Called Meeting – DIP/CIP Workshop  
October 12, 2023

A Board of Trustees Special Called Meeting was held on Thursday, October 12, 2023, beginning at 5:11 p.m. in the Board Room of the Administration Building located at 16431 Lexington Blvd., Sugar Land, Texas. The Live Stream of the meeting was available at <https://www.fortbendisd.com/boardmeetinglivestream>.

The meeting was recorded as required by law, and the recording is available to the public at: <https://fortbendisd.new.swagit.com/videos/274371>.

The agenda packet for the meeting can be found here: <https://meetings.boardbook.org/Public/Agenda/649?meeting=601434>.

Presiding Officer.....Dr. Shirley Rose-Gilliam, Vice President

Board Members Present

Mrs. Kristen Davison Malone  
Mr. Rick Garcia  
Mrs. Angie Hanan  
Ms. Sonya Jones

School Officials Present

Dr. Christie Whitbeck, Superintendent of Schools  
Steve Bassett, Deputy Superintendent  
Beth Martinez, Deputy Superintendent  
Dr. Kwabena Mensah, Chief of Schools  
Kimberly Smith, Chief Communications Officer  
Bryan Guinn, Chief Financial Officer  
Glenda Johnson, Chief Human Resources Officer  
Long Pham, Chief Information Officer  
Damian Viltz, Chief Operations Officer  
Dr. Kimberly Lawson, Chief Academic Officer  
David Rider, Chief of Police  
Coby Wilbanks, General Counsel  
Other FBISD Staff

Amanda Bubela, Recording Secretary (virtual)

1. Meeting Called to Order

Vice President Gilliam called the meeting to order at 5:11 p.m. announcing the presence of a quorum and that the meeting had been duly called and the notice posted for the time and matter required by law.

2. Public Comment

There were no public comments.

### 3. Information

Deputy Superintendent Beth Martinez shared information about the purpose and format of the workshop, which was intended to support Board members by providing them with information about the improvement planning process and a review of the improvement planning documents, with a focus on the goals and performance objectives as well as the key performance indicators.

Martinez shared that the Board will be asked to approve performance objectives for the district, campus, and targeted improvement plans. Martinez provided an overview of BQ Local, which guides this work, as well as the overall improvement planning process, which includes ongoing stakeholder feedback.

#### A. District Improvement Plan

Following Martinez's initial remarks, Board members participated in two, 20-minute review sessions to consider each of the District's goal's and the associated key performance indicators (KPI's). With the facilitation of staff, Board members had an opportunity to ask questions of the owners of the KPI's at their tables.

Following each round, Board members had an opportunity to discuss the goals/performance objectives and provide feedback.

#### B. Campus Improvement Plan

Following review of the DIP, Dr. Brett Lemley provided an overview of the campus improvement planning process, including the comprehensive needs assessment that began in the spring. Board members were provided folders that included each campus' performance objectives, and during a 20-minute session that followed, Board members were asked to review the performance objectives and ensure that they are in alignment with the DIP.

Following review and discussion in their smaller groups, Board members had an opportunity to discuss the performance objectives and provide feedback.

#### C. Targeted Improvement Plan: Willowridge High School

Dr. Jennifer Roberts, Principal of Willowridge High School, shared information about the Targeted Improvement Plan (TIP) for Willowridge, and walked Board members through the TIP and the elements included in the plan. Dr. Roberts shared information about how the WHS administrative team developed the plan, improvements and growth from the last year, and the focus levers that were selected for this year. Following Dr. Robert's presentation, Board members had the opportunity to ask questions and provide feedback.

### 4. Adjournment

Having no further business before the Board, MOTION was made by Mrs. Malone to adjourn the meeting at 7:34 p.m.

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Judy Dae, President

David Hamilton, Secretary

Minutes  
**Fort Bend ISD Board of Trustees**  
Regular Business Meeting  
October 16, 2023

A Board of Trustees Regular Business Meeting was held on Monday, October 16, 2023 beginning at 6:02 p.m. in the Board Room of the Administration Building located at 16431 Lexington Blvd., Sugar Land, Texas. The Live Stream of the meeting was available at <https://www.fortbendisd.com/boardmeetinglivestream>. The meeting was recorded as required by law, and the recording is available to the public at:

<https://fortbendisd.new.swagit.com/videos/274602>.

The agenda packet for the meeting can be found here:  
<https://meetings.boardbook.org/Public/Agenda/649?meeting=602006>.

Presiding Officer.....Mrs. Judy Dae, President

Board Members Present

- Dr. Shirley Rose-Gilliam, Vice President
- Mr. David Hamilton, Secretary
- Mrs. Kristen Davison Malone
- Mr. Rick Garcia
- Mrs. Angie Hanan
- Ms. Sonya Jones

School Officials Present

- Dr. Christie Whitbeck, Superintendent of Schools
- Steve Bassett, Deputy Superintendent
- Beth Martinez, Deputy Superintendent
- Dr. Kwabena Mensah, Chief of Schools
- Kimberly Smith, Chief Communications Officer
- Long Pham, Chief Information Officer
- Damian Viltz, Chief Operations Officer
- Dr. Kimberly Lawson, Chief Academics Officer
- David Rider, Chief of Police
- Coby Wilbanks, General Counsel
- Amanda Bubela, Recording Secretary (virtual)

Others Present

- Jonathan Brush, Board Counsel
- FBISD Staff and Employees

### 1.- 3. Meeting Called to Order, National Anthem, Moment of Silence

President Dae called the meeting to order at 6:02 p.m. announcing the presence of a quorum, that the meeting had been duly called and the notice posted for the time and matter required by law. Mrs. Dae asked everyone to stand for the National Anthem, performed by the Kempner High School School Orchestra ensemble. Following the performance, everyone was asked to remain standing for a moment of silence.

### 4. Recognitions

The Board recognized several students and campuses including:

Members of the Kempner High School Orchestra ensemble who performed the National Anthem

- Holly Finley
- Amyan Tran
- Nguyen Pham
- Leyna Nguyen
- John Bartlett
- Benjamin Hoang
- Alice Assavasawan
- Shekinah Morancie
- Marea Franklin, Director

Fort Bend ISD Fine Arts students who received Mark of Excellence awards

- National Wind Band Honors
  - Commended Winner – Sartartia Middle School Wind Ensemble, directors Julieanne Amos and Dong Pham
- New Music Division
  - Commended Winner – Sartartia Middle School Wind Ensemble, directors Julieanne Amos and Dong Pham
  - Commended Winner – Macario Garcia Middle School Honors Band, directors Sarah Saldana and Joel Chavarria
- National Orchestra Honors
  - National Winner – Fort Settlement Middle School Chamber Orchestra, directors Angela Peugnet and Roger Vasquez
  - Sartartia Middle School Chamber Strings, directors Heather Davis and Guillermo Teniente and student officers
  - Clements High School Chamber Strings, directors Neal Springer and Sally Kirk, and student officers
  - Clements High School Symphony Orchestra, directors Neal Springer, Sally Kirk, and Jeff Johnson, and student officers
- National Choral Honors
  - Fort Settlement Middle School Varsity Treble Choir, director Kirsten Jordon and student officers
- National Choral Honors
  - Elkins High School Varsity Treble Choir, director John Richardson

Fort Bend ISD students named winners in the 2023 I Am Texas writing and art contest hosted by the Bryan Museum

- Vrishni Krishnan, 8<sup>th</sup> grade, Sartartia Middle School, for short story, “The Sword”

- Aaryahi Chandrayan, 2<sup>nd</sup> grade, Malala Elementary, for artwork, “Texans Original Sport”
- Advika Asthana, 7<sup>th</sup> grade, Quail Valley Middle School, for short story “Mints and Eagle Hills”
- Aditya Anand, 10<sup>th</sup> grade, Austin High School, for digital art “Summer Ride”

Travis High School student Alexandra Hamilton, who received the 2023 Student Hero Award from State Board of Education District 8.

Dilma Calles, a bilingual teacher at Mission West Elementary, who was selected as the 2023 Elementary Bilingual Teacher of the Year from Texas Association for Bilingual Education (TABE).

## 5. Superintendent Update

Dr. Whitbeck shared with the Board several district updates, events and celebrations.

- Dr. Whitbeck shared dedication ceremonies were held yesterday for Bhuchar and Ferguson elementary schools, with combined attendance estimated at 1,000. The events included remarks from family and friends of the schools’ namesakes and student performances. The dedication for Almeta Crawford High School will be held Sunday.
- Dr. Whitbeck expressed appreciation to Mariachi students from Marshall and Willowridge high schools, who performed at the Administration Building during Hispanic Heritage Month. The students will also perform at the Sugar Land Heritage Foundation’s celebration at Sugar Land Town Square on October 21.
- Dr. Whitbeck congratulated the 128 students from Kempner High School who earned a 4 or a 5 on their AP tests. The students were honored at an academic pep rally on the baseball field last week.
- Dr. Whitbeck shared that Fort Bend ISD has 82 seniors who have been named semi-finalists in the 2024 National Merit Scholarship Program. FBISD has more semi-finalists than any other school system in the region.
- Dr. Whitbeck recognized Clements High School senior Ashuni Kale and Elkins High School senior Kelly Yin, who recently spoke at the United Nations International Day of Peace. Kale and Yin serve as co-presidents of an organization that improves access to feminine products for girls and women in need in the Houston area. Their group, Period Pact, was selected as one of five projects worldwide and one of only two from high school students.
- Dr. Whitbeck shared an update on the Human Resources Department’s recruitment and retention efforts. Since July, FBISD has hired 224 Instructional Apprentices who are actively working on Alternative Certification requirements and the district has hosted events with student teachers and other candidates. As a result of the department’s ongoing efforts, teacher and instructional aide vacancies have decreased by 185 as compared to last year.
- Dr. Whitbeck reminded the community that early voting begins next Monday in the Proposition A VATRE election, and Election Day is November 7.
- Dr. Whitbeck shared that Frankly Built, a popular YouTuber known for his engineering skills, recently traveled from North Carolina to visit a class at Austin High School after AHS teacher Daniel Anderson reached out to the YouTuber. Built’s surprise visit included a generous donation of 15 3D printers. Dr. Whitbeck also shared a brief video of the visit, edited by FBISD CTE student Nico Martin.

## 6. Board Activity Report

Mr. Hamilton reported that the Trustees attended or participated in the following activities since the last Regular Board meeting.

- Fall Open Houses at various campuses
- Clements High School 40-Year Anniversary Celebration
- Coffee & Conversations (Active Seniors 62+ Breakfast)
- SHAC Meeting
- Orientation to the Texas Education Code
- Fort Bend Education Foundation's Back to School Scramble Golf Tournament
- The Future of Education with TEA Commissioner Mike Morath
- Grand Opening Burlington – Missouri City
- Various Varsity Football Games (Travis / Dulles, Bowie Middle School)
- Student Achievement Committee Student Leadership 101 – Session 1
- Astros Game with National University
- Vietnam Cultural Festival
- Fort Bend County Student Leadership Meeting
- TEA Gifted & Talented Program Update Meeting
- The Friends of Sugar Land 95 Meeting
- Destination Imagination Executive Board Meeting

## 7. Public Comment

- Cecilia Facio Garcia, a Goodman Elementary parent, addressed the board with assistance from an interpreter and expressed concerns about a lack of communication regarding recent changes at the school. Garcia asked that the district reassign an officer to the school and allow parents access to the cafeteria.
- Leydi Medrano Gonzalez, a Goodman Elementary parent, addressed the Board with the assistance of an interpreter and expressed concerns regarding communication at Goodman Elementary and comments reportedly made to students by staff.
- Laura Rodriguez, a Goodman Elementary parent, addressed the Board with the assistance of an interpreter and expressed disappointment that she is no longer allowed to have lunch with her student any day of the week. Rodriguez requested that previous cafeteria rules are reinstated and asked that staff be more respectful and conscious of what they tell students.
- Graciela Rodriguez, a Goodman Elementary parent, addressed the Board with the assistance of an interpreter and shared concerns regarding safety at the school. Rodriguez asked that safety personnel be assigned to the school and cameras be installed in the classroom. Rodriguez also requested better communication and that the school address concerns about bullying in the restroom.
- Nancy Barragan, a Goodman Elementary parent, addressed the Board with the assistance of an interpreter and requested more security at the school and that parents be allowed to have lunch with their student during the week. Barragan also requested that parent concerns are heard and taken seriously by the administration.
- Maria Cortes, a Goodman Elementary parent, addressed the Board with the assistance of an interpreter and requested more safety and security for children at the school, and that parent concerns are heard by the administration. Cortes asked for trained and capable staff at the school and that cameras are installed.

- Victor Santacruz, a Goodman Elementary parent, addressed the Board with the assistance of an interpreter and expressed concerns about communication and safety at the school. Santacruz requested cameras and officers in the school, that parents are allowed to have lunch with their students during the week, and a new administration at the school.
- Nayeli Plancarte, a Goodman Elementary parent, addressed the Board with the assistance of an interpreter and expressed concerns about reported racism at the school and disrespect from teachers toward students. Villalobos requested more safety at the school, for parents to be heard, and for a new administration at the school.
- Eva Frazier, an FBISD parent, expressed concerns about racial bias as related to disciplinary actions of African American/Hispanic students. Frazier shared that most parents support safe and healthy learning environments for children, but that all students are not treated fairly, punishments are not equitable, and staff are not held accountable for their biases. Frazier suggested that the district conduct an equitable audit and/or racial bias training.
- Jay Jenkins, President of the Convict Leasing and Labor Project, expressed concerns about a new school planned in the Harvest Green community on a former prison farm. Jenkins expressed concerns about a lack of transparency and trust, and requested that the process of surveying the land be open to the public to ensure that historically and culturally competent archaeologists are used.

#### 8. Convene in Closed Session

The Board convened in closed session at 7:07 p.m. 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.

- A. Deliberate hearing officer's recommendation regarding a Level Three student grievance appeal of Jacenta Green.
- B. Deliberate assigning the Level Three employee grievance of Ryan Bogner to a Board hearing officer, or to schedule a future Board meeting to hear and consider the grievance.

#### 9. Reconvene in Open Session

The Trustees reconvened in open session at 8:05 p.m.

#### 10. Consider Action on Closed Session Items

- **MOTION by Dr. Gilliam and SECONDED by Mrs. Hanan** that the Board of Trustees accept the hearing officer's recommendation concerning the Level Three FNG grievance of Jacenta Green.  
**MOTION CARRIES, 7-0**  
Yea: Dae, Gilliam, Hamilton, Malone, Garcia, Hanan, Jones

- **MOTION by Dr. Gilliam and SECONDED by Mrs. Hanan** that the Board of Trustees assign the Level Three employee grievance of Ryan Bogner to the Board’s designated hearing officer under Board Policy DGBA Local.  
**MOTION CARRIES, 7-0.**  
Yea: Dae, Gilliam, Hamilton, Malone, Garcia, Hanan, Jones

11. Information

A. Start of Year Discipline Presentation

Deputy Superintendent Beth Martinez shared an overview of Start of the Year discipline data, as requested by the Student Achievement Committee. Martinez shared data comparing the first 36 days of the current 2023-24 school year to the first 36 days of the previous school year, which included the number of students who had at least one disciplinary offense broken down by level.

Dr. Courtney Muceus, the Principal of Elkins High School, provided an overview of the top five discipline referrals by level and shared information about how these referrals are handled at the campus level. Dr. Pilar Westbrook, Executive Director of SEL and Comprehensive Health, provided information about systems and structures in place to address behavior management.

Following the presentation, Board members asked questions and provided feedback.

12. Consent Agenda

During discussion, the board requested that Item 12-E-1 be pulled from the consent agenda.

**MOTION made by Dr. Gilliam and SECONDED by Mrs. Hanan** that the Board approve Consent Agenda Items (Item 12), all except for E-1, as presented.

**MOTION CARRIES, 7-0.**

Yea: Dae, Gilliam, Hamilton, Malone, Garcia, Hanan, Jones

A. **Fort Bend ISD Board of Trustees Meeting Minutes:** Consideration and approval of the minutes of the Fort Bend ISD Board of Trustees meetings and/or public hearings on the following dates:

1. July 24, 2023 Regular Business Meeting
2. July 27, 2023 Special Called Meeting - EIC Policy Workshop
3. August 07, 2023 Called Meeting and Agenda Review
4. August 14, 2023 Special Called Meeting
5. August 21, 2023 Special Called Meeting - Public Tax Rate Hearing
6. August 21, 2023 Regular Business Meeting
7. August 23, 2023 Special Called Meeting - Superintendent Evaluation Review
8. August 25, 2023 Special Called Meeting - VATRE Workshop
9. August 28, 2023 Special Called Meeting - VATRE Funding Allocation

B. **Policies CKC (Local), EIF (Local), FC (Local), and FEC (Local):** Consideration and approval of proposed revision of the following local policies:

1. **CKC (Local) - Safety Program / Risk Management: Emergency Plan**
2. **EIF (Local) - Academic Achievement: Graduation**

3. **FC (Local) - School Attendance Areas**
4. **FEC (Local) - Attendance: Attendance for Credit**
- C. **International Student Travel:** Consideration and approval of international travel during the summer of 2024 by Clements High School and Travis High School students. Students can participate in the 2024 German-American Partnership Program (GAPP) in Germany.
- D. **Budget Amendment:** Consideration and approval of a General Fund and Debt Service Fund budget amendment for 2023-24.
- E. Review of proposed expenses that exceed \$50,000: Specifically for:
  2. **Phase 3 Professional Services for 2023 Bond and Non-Bond Projects:** Consideration and approval of Phase 3 - Professional Service Firms to provide Bond 2023 services not-to-exceed amount of \$20,000,000 and non-bond services for not-to-exceed amount of \$5,000,000, and authorization for the Superintendent to negotiate and execute the contracts with the identified firms.
  3. **Online Registration and Payment System:** Consideration and approval for the use of an online registration and payment system from Eleyo in an amount not to exceed \$1,581,806 and authorization for the Superintendent to negotiate and execute the agreement through October 2028.
  4. **Staff and Student Identification Cards:** Consideration and approval for the purchase of student and staff identification cards from CI Solutions through the Interlocal Purchasing System in an amount not to exceed \$1,769,415 and authorization for the Superintendent to negotiate and execute the agreements through January 31, 2028.
  5. **School Bus Parts, Services, and Related Items:** Consideration and approval for the purchase of school bus parts, services, and related items with multiple vendors under the cooperative contracts in an amount not-to-exceed \$3,170,000 and authorization for the Superintendent to negotiate and execute the agreements through May 31, 2025.
  6. **Police Worn Body Cameras and Related Items and Services:** Consideration and approval for the purchase of Police Worn Body Cameras and Related Items and Services from Axom Enterprise, Inc, in an amount not-to-exceed \$447,000 and authorization for the Superintendent to negotiate and execute the agreement through October 2028.
  7. **High School Graduation Diplomas and Related Items:** Consideration and approval for the purchase of high school graduation diplomas and related items from multiple vendors and authorization for the Superintendent to negotiate and execute the agreements through May 2027.
  8. **PE and Athletic Supplies, Equipment and Related Items:** Consideration and approval for the purchase of Physical Education (PE) and Athletic Supplies, Equipment, and related items from multiple vendors in an amount not to exceed \$1,735,400 and authorization for the Superintendent to negotiate and execute the agreements through October 2028.
  9. **CHS CMaR:** Consideration and approval of Durotech, Inc. as Construction Manager-at-Risk (CMaR) for BP003 Clements High School Rebuild, and authorization for the Superintendent to negotiate and execute or terminate the contract.
  10. **Mission Bend Elementary GMP1:** Consideration and approval of a Guaranteed Maximum Price (GMP) Phase 1 for demolition of (BP002) Mission Bend Elementary School and an Allowance for Long Lead Items for a not-to- exceed \$3,543,770, and authorization for the Superintendent to execute and/or terminate the GMP Phase #1.

Action on Items Removed from the Consent Agenda

- **12-E-1 Job Order Contracting Services (JOC) for Demolition:** Consideration and approval of a construction services agreement with Job Order Contract (JOC) JR Thomas Group for the demolition of the existing Briargate Elementary School (BP001), for a not-to-exceed construction cost of \$750,000 and authorization for the Superintendent to negotiate and execute or terminate the contract.

**MOTION by Mrs. Malone and SECONDED by Mr. Hamilton** to approve Item 12-E-1 as presented.

During discussion, Mr. Garcia and Mrs. Dae asked questions about the use of the JOC and the negotiations underway regarding the CMAR contract, and the benefits of using a JOC for the demolition. Mrs. Dae expressed concern regarding the use of a JOC for demolition rather than have the selected CMAR complete the entirety of the project, and Mr. Hamilton requested clarification on the anticipated timeline for completion of the negotiation of the CMAR contract. Mrs. Malone asked clarifying questions related to the demolition timeline upon approval of the JOC. In response to questions from the Board, Damien Viltz indicated staff is recommending the JOC to preserve the project timeline while negotiations continue with the second-ranked CMAR, with a contract expected to be completed next week. Viltz confirmed that the district is still within the projected budget and provided information about the permitting process, and confirmed the CMAR is aware they would be coming into the project at the conclusion of demolition.

Following discussion, **MOTION PASSES**, 4-3.

Yea: Gilliam, Jones, Hanan, Malone

Nay: Dae, Hamilton, Garcia

13. - 15 Convene in Closed Session/Reconvene/Action on Closed Session Items

The Board did not convene in Closed Session.

16. Action

- A. **Houston-Galveston Area Council:** Consideration and approval of a resolution nominating a representative and an alternate to the General Assembly of the Houston- Galveston Area Council for the year 2024.

**MOTION by Mr. Hamilton and seconded by Mrs. Hanan** that the Board of Trustees approve a resolution nominating Rick Garcia as the representative and Shirley Gilliam as an alternate to the General Assembly of the Houston-Galveston Area Council for the year 2024.

Following discussion, **MOTION CARRIES**, 7-0

Yea: Dae, Gilliam, Hamilton, Malone, Garcia, Hanan, Jones

- B. **2023-24 District Improvement Plan:** Consideration and approval of the District Improvement Plan (DIP) for 2023-24.

**MOTION by Dr. Gilliam and SECONDED by Mrs. Hanan** that the Board approve the District Improvement Plan for the 2023-24 school year as presented.

During discussion, Board members expressed appreciation to staff for the workshop held Thursday, and noted that the revised plan demonstrates that staff listened to their feedback.

Following discussion, **MOTION CARRIES**, 6-1.

Ayes: Dae, Gilliam, Jones, Garcia, Hanan, Malone

Nay: Hamilton

- C. **2023-24 Campus Improvement Plan:** Consideration and approval of the Performance Improvement Plan (CIP) for 2023-24.

**MOTION by Dr. Gilliam and SECONDED by Mrs. Hanan** that the Board approve the Campus Improvement Plan for the 2023-24 school year as presented.

During discussion, Board members expressed appreciation to campuses for their work on their improvement plans, and recognized Dr. J.J. Roberts, who presented the WHS plan to Board members during Thursday's workshop.

Dr. Kwabena Mensah confirmed that principals within the WHS feeder pattern collaborate and plan together and shared they have similar plans to one another, although WHS was required to have a Targeted Improvement Plan.

Following discussion, **MOTION CARRIES**, 7-0.

Yea: Dae, Gilliam, Hamilton, Malone, Garcia, Hanan, Jones

- D. **Targeted Improvement Plan:** Consideration and approval of the Targeted Improvement Plan (TIP) required by Texas Education Agency for Willowridge High School.

**MOTION by Dr. Gilliam and SECONDED by Mrs. Malone** that the Board of Trustees approve the Targeted Improvement Plan for the 2023-24 school year as presented.

**MOTION CARRIES**, 7-0.

Yea: Dae, Gilliam, Hamilton, Malone, Garcia, Hanan, Jones

- E. **2023-24 Student Code of Conduct:** Consideration and approval of the Student Code of Conduct for the 2023-24 school year.

**MOTION by Ms. Jones and SECONDED by Mrs. Malone** that the Board approve the 2023-24 Student Code of Conduct as presented by Dr. Mensah as of today.

Prior to discussion, President Dae expressed appreciation to the administration for working with Board members to revise the Student Code of Conduct, stating there is a great level of detail in the document and the Board and the administration have a common goal to improve student outcomes. During discussion, Board members acknowledged the work that occurred and the important role the Code of Conduct plays in setting clear expectations for students.

Dr. Gilliam indicated that she was voting with reservation, and asked that the minutes reflect her concerns regarding its final development, as three Board members worked with the administration during its final revisions and provided feedback. Mrs. Dae clarified that there was no committee, and due to the Texas Open Meetings Act, or TOMA, the three Board members

who previously voted against the Code of Conduct were selected to share their ideas and work with the administration.

Mrs. Hanan asked that the minutes reflect her concerns regarding formatting and language within the Code of Conduct (referencing page 214 of the Board Book) that does not clearly specify what is a recommended versus mandatory consequence, and asked that the minutes reflect that even though the Code of Conduct uses the word “recommended” for bolded boxes, the bolded box is a required/mandated action that the principal must take as a first step. Mrs. Hanan also asked that the administration seek and provide feedback from principals regarding the 2023-24 Code of Conduct about the level of clarity, whether it helped with fidelity, and whether they support the prescriptive nature of the recommended bold boxes.

Following discussion, **MOTION CARRIES**, 6-1.  
Yea: Dae, Gilliam, Hamilton, Malone, Garcia, Jones  
Nay: Hanan

17. Adjournment

Having no further business before the Board, MOTION was made by Ms. Jones to adjourn the meeting at 9:59 p.m.

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Judy Dae, President

David Hamilton, Secretary

Minutes  
**Fort Bend ISD Board of Trustees**  
Special Called Meeting  
October 18, 2023

A Board of Trustees Special Called Meeting was held on Wednesday, October 18, 2023 beginning at 5:04 p.m. in the Board Room of the Administration Building located at 16431 Lexington Blvd., Sugar Land, Texas. A quorum of the Board of Trustees attended in-person at this location.

The agenda packet for the meeting can be found here:  
<https://meetings.boardbook.org/Public/Agenda/649?meeting=602290>.

Presiding Officer.....Mrs. Judy Dae, President

Board Members Present

- Dr. Shirley Rose Gilliam, Vice President (joined in progress)
- Mr. David Hamilton, Secretary
- Mrs. Kristen Davison Malone (joined in progress)
- Mr. Rick Garcia
- Mrs. Angie Hanan (joined in progress)
- Ms. Sonya Jones

1.Meeting Called to Order

President Dae called the meeting to order at 5:04 p.m. announcing the presence of a quorum, that the meeting had been duly called and the notice posted for the time and matter required by law.

2. Public Comment

There were no public comments.

3. Convene in Closed Session

The Board convened in closed session at 5:05 p.m. 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.

A. Board Self Evaluation

4-5. Reconvene in Open Session/Adjournment

The Trustees reconvened in open session at 8:12 p.m. Having no further business before the Board, MOTION was made by Mr. Garcia to adjourn the meeting at 8:12 p.m.

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Judy Dae, President

David Hamilton, Secretary

**For: Fort Bend ISD Board of Trustees**  
**Date: December 11, 2023**  
**Action: Consideration and Approval of TEA Innovative Courses**  
**References: Goal 1**

**Summary**

Consideration and approval of the TEA Approved innovative courses as required by Policy EHBJ (Legal).

Late spring each year we seek course updates for the following school year from teachers and district staff. The courses received are reviewed and considered based on cost, teaching certifications, facility’s needs, feasibility, and potential interest in the course(s).

A cross functional district team reviews and considers what courses can be offered and considers what impact changes will have on current offerings. The results are presented to the Instructional council of Executive Directors, Assistant Superintendents, and above and then presented to E-Team for final consideration.

**Innovative Courses for approval:**

Name of Course	Grade Levels	Considerations
Team Sport Officiating – TEA approved Innovative Course	9-12 PE Credit	Potential financial benefits for students in the future. Another avenue for students to have active lives sends them towards a possible career path, leaving with certification and a good source of income for students. Financial responsibility: There will be a cost for students to be certified: tested and receive certification.

**Summary:**

Students enrolled in the Teams Sport Officiating Course learn rules and regulation of selected team sports developing skills in communication, decision making, conflict management which are needed to officiate team sport competitions. The expectation is that by the end of the course students will have the ability to officiate at various levels and manage responsibilities that come with that role.

Students will be introduced to the rules of the game and officiating mechanics based on approved University Interscholastic League (UIL) association specifications which will form a foundation for a lifetime advocacy in officiating. Experienced officials will assist in providing “real-world” experience in preparing the students for the situations they will face.

Students apply time management skills and adhere to the professional responsibilities and standards including the Sports Officials Code of Ethics and the legal rights and responsibilities of a sports official involved with youth sports in the 21<sup>st</sup> century.

**Rationale:**

This course opens doors for students to stay involved in sports throughout their lives. It will help them build communication, decision making, and conflict management skills that will benefit them in the workplace. This officiating course will open doors for our students to make money while still in school. The class will also offer instruction on how to manage the money they can make while being an official.

**Other Innovative courses related to CTE and Academies:**

Name of Course	Grade Levels	Considerations
2. Medical Academy Course  Principles of Biomedical Science: Project Lead the Way	9 <sup>th</sup>	<i>Principles of Biomedical Science (PBS)</i> provides foundational knowledge and skills in biology, anatomy & physiology, genetics, microbiology, and epidemiology; it engages students in applying knowledge and skills to real-world situations, cases, and problems
3. Medical Academy Course  Human Body Systems: Project Lead the Way	10 <sup>th</sup>	In the <i>Human Body Systems (HBS)</i> course, students examine the interactions of body systems as they explore identity, communication, power, movement, protection, and homeostasis. Students design experiments to investigate the structures and functions of the human body and use data acquisition software to monitor body functions such as muscle movement, reflex and voluntary actions, and respiration.
4. Medical Academy Course  Medical Interventions: Project Lead the Way	11 <sup>th</sup>	This course further develops basic knowledge of health informatics, data management, biotechnological advances, and their connections in various healthcare settings. Students will study the progressively dynamic field of health informatics with respect to medical intervention, evaluation, and research.
5. Medical Academy Course  Biomedical Interventions: Project Lead the Way	12 <sup>th</sup>	In Project Lead The Way (PLTW) <i>Biomedical Innovation</i> , students design innovative solutions for health challenges of the 21 <sup>st</sup> century, working through challenging open-ended problems, addressing topics such as clinical medicine, physiology, biomedical engineering, and public health. Students are provided with skills-based instruction in research, experimentation, and tools to design innovative solutions to real-world problems.
6. Engineering Academy  Engineering Essentials	9 <sup>th</sup>	Project Lead The Way (PLTW) <i>Engineering Essentials (EES)</i> is a course where students explore the work of engineers and their role in the design and development of solutions to real-world problems. Students are introduced to engineering concepts applicable across multiple engineering disciplines and are empowered to build technical skills using a variety of engineering tools.
7. Medical Academy Course	10 <sup>th</sup>	This course is designed to introduce students to the basic concepts of kinesiology. Students will gain an understanding of body mechanics, physiological functions of muscles and

Kinesiology I		movements, the history of kinesiology, and the psychological impact of sports and athletic performance.
8. Reese Center Course Internetworking Technologies	10-12th	In <i>Internetworking Technologies, I</i> , students are prepared for a networking career by introducing them to how networks operate. This first course introduces architectures, models, protocols, and networking elements – understanding needed to support the operations and priorities of Fortune 500 companies to small innovative retail businesses

**Summary:**

The District teams collaborated on ways to provide students at the Medical Academy, Engineering Academy, and at Reese with access to new course pathways created by TEA that aligned with occupations that are in high demand. These pathways will also support the campus and district CCMR goals by providing pathways that lead to students becoming Completers and potential to earn industry-based certifications.

The Project Lead the Way Biomedical Science pathway will help provide students interested in medicine with another avenue of study prior to college and help to grow the Medical Academy.

The Engineering Essential course will align with the current Project Lead the Way courses offered at the Engineering Academy at Elkins to continue to find new ways for our engineering students to gain knowledge surrounding all engineering essentials.

The Internetworking Technologies course will be added to the Networking Pathway offered at Reese for students enrolled in Networking and Computer Programming.

**TEA Innovative Course Site**

<https://tea.texas.gov/academics/learning-support-and-programs/innovative-courses/innovative-courses-career-and-technical-education>

Recommended by:

Christie Whitbeck  
Superintendent of Schools

Submitted by:

Kim Lawson  
Chief Academic Officer

**For: Fort Bend ISD Board of Trustees**  
**Date: December 11, 2023**  
**Action: Consideration and Approval: Resolution**  
**Casting FBISD's Vote Entitlement for**  
**Candidates Nominated to Serve on the**  
**Board of Directors of the Fort Bend**  
**Central Appraisal District**  
**References: Board Policy CCH (Legal)**

### **Recommendation**

Consideration and approval of a resolution casting the District's vote entitlement of 1,225 among candidates nominated to serve on the Board of Directors of the Fort Bend Central Appraisal District as follows:

### **Summary**

Section 6.03 of the Property Tax Code provides for the establishment of a Board of Directors of the Central Appraisal District (CAD). Under the code, five directors are appointed by the taxing units that participate in the district. Members of the board of directors serve two-year terms beginning on January 1 of even numbered years. Directors must be a resident of the CAD and must have resided in the CAD for at least two (2) years immediately preceding the date the individual takes office.

Votes are distributed to the various taxing entities by the Chief Appraiser based upon the formula contained in statute. FBISD has a voting entitlement of 1,225 votes.

The Texas Property Tax Code states the governing body's vote shall be by resolution, and must be submitted to the Chief Appraiser of the Central Appraisal District before December 15, 2023.

The Board may cast FBISD's vote entitlement of 1,225 as a block or distribute them among prospective candidates nominated to serve on the Board of Directors of the Fort Bend Central Appraisal District.

Note: Fort Bend ISD previously chose to cast its vote entitlement amongst the five (5) candidates nominated to serve on the Fort Bend Appraisal District Board of Directors.

The five (5) candidates are:

Pamiel J. Gaskin

Jim Kij

Jim Rice

Michael D. Rozell

Paul Stamatis

Recommended by:

Christie Whitbeck  
Superintendent of Schools

Submitted by:

Bryan Guinn  
Chief Financial Officer

# Election Ballot 2024-2025

## Board of Directors Fort Bend Central Appraisal District

**Jurisdiction:**  
**Fort Bend I.S.D.**

**Total Voting Entitlement:**  
**1225**

Section 6.03 of the Texas Property Tax Code requires five directors to be appointed by the taxing units that participate in the district as provided by this section. Members of the board of directors, other than the county assessor-collector serving as an ex officio, nonvoting director, serve two-year terms beginning on January 1 of even-numbered years.

The candidates listed below were duly nominated by the voting governing bodies and now stand for election for the five (5) positions. Only one ballot per entity may be submitted.

<b>Candidate:</b>	<b>Votes Cast:</b>
Pamiel J. Gaskin	_____
Jim Kij	_____
Jim Rice	_____
Michael D. Rozell	_____
Paul Stamatis	_____

***Cast your votes for the candidate(s) of your choice and return the ballot along with a signed resolution of the board vote, to the Fort Bend Central Appraisal District before Friday, December 15, 2023.***

### Section 6.03

“(j) Before October 30, the chief appraiser shall prepare a ballot, listing the candidates whose names were timely submitted under Subsections (g) and, if applicable, (h) or (i) alphabetically according to the first letter in each candidate’s surname, and shall deliver a copy of the ballot to the presiding officer of the governing body of each taxing unit that is entitled to vote.

(k) The governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit it to the chief appraiser before December 15. The chief appraiser shall count the votes, declare the five candidates who receive the largest cumulative vote totals elected, and submit the results before December 31 to the governing body of each taxing unit in the district and to the candidates. For purposes of determining the number of votes received by the candidates, the candidate receiving the most votes of the conservation and reclamation districts is considered to have received all of the votes cast by conservation and reclamation districts and the other candidates are considered not to have received any votes of the conservation and reclamation districts. The chief appraiser shall resolve a tie vote by any method of chance.

(k-1) This subsection applies only to an appraisal district established in a county with a population of 120,000 or more. The governing body of each taxing unit entitled to cast at least five percent of the total votes must determine its vote by resolution adopted at the first or second open meeting of the governing body that is held after the date the chief appraiser delivers the ballot to the presiding officer of the governing body. The governing body must submit its vote to the chief appraiser not later than the third day following the date the resolution is adopted.”

**For: Fort Bend ISD Board of Trustees**  
**Date: December 11, 2023**  
**Action: Consideration and Approval: Kempner High School Cellular Tower Lease Agreement Amendments**  
**References: Board Policy CFA (Legal)**  
**Department: Business and Finance**

**Recommendation**

Consideration and approval for two (2) amendments to the lease agreement with VB BTS II, LLC, successor by assignment to Eco-Site, LLC, for a cell tower at Kempner High School. Staff is seeking an extension of the Option period (currently expired as of August 2023) to extend such option through February 2024; and authorization for the Superintendent to execute the applicable agreement.

**Summary**

VB BTS II, LLC has been working to install a cell tower at Kempner High School for several years. However, the current option period has expired as of August of 2023 because of a delay in the due diligence process CenterPoint conducted on the utility easement. The due diligence process is now completed, and VB BTS II is requesting the execution of an amendment to the lease agreement to extend the option period for an additional six (6) months to cover the timeframe for Board approval. The amendment will also update the legal description of the lease area and related utility easements included in the original lease. If approved, the options period fee that VB BTS II, LLC will render to the District is \$500.

Fort Bend ISD currently has eight (8) cellular towers on its property. Seven (7) of those cell tower sites were part of a buyout that yielded the District \$2.28M. The remaining cell tower, which was not included in the buyout, is providing an estimated \$25,932 annually to the General Fund. The towers are located at Baines Middle School, Clements High School, Progressive High School, Frankie Field (3), Ridgemont Elementary School, and Elkins High School.

Submitted by:

Bryan Guinn  
Chief Financial Officer

Richard Gay  
Executive Director, Business Services



That certain subdivision known as F.B.I.S.D. High School No. 4 Division, a subdivision situated in the A. Hodge League, Abstract 32, in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 915B of the Plat Records of said County and State.

The unobstructed easement area(s) herein granted, hereinafter referred to as the "Easement Area", whether one or more, are more particularly described and illustrated on Plat No. 23-0561, attached hereto and incorporated herein.

1. An easement fourteen (14) feet wide, the location of which is shown by the hatched area on said attached Plat No. 23-0561.
2. Easements fourteen (14) feet wide, the locations of the centerline of which are shown by the dot-dash symbols on said attached Plat No. 23-0561.

Grantor shall observe and exercise all notification laws as per the Underground Facility Damage Prevention and Safety Act, also known as "ONE CALL" & "CALL BEFORE YOU DIG", when working in or near the Easement Area.

To the extent that such laws and codes apply to Grantor, Grantor shall observe all safety codes and laws which apply when working along, within and/or near the

Absent written authorization by the affected Grantee, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by Grantor. Any unauthorized improvements or obstructions may be removed by Grantee at the Grantor's expense. While wooden posts and paneled wooden fences along the perimeter and back-to-back easements and alongside rear lots lines are permitted, they too may be removed by Grantee at the Grantor's expense should they be an obstruction. Grantee may put said wooden posts and paneled wooden fences back up, but generally will not replace them with new fencing.

Grantee shall not deny or obstruct ingress or egress to or from Grantor's Property, and Grantor retains all rights to cross the Easement Area for access, but not

interfering with the utility purpose for which the Easement is granted. Grantor shall have the right to construct or locate in a near perpendicular fashion, utilities, drainage ditches, roadways, driveways, across, but not along or solely along, within or under the Easement Area herein granted. Grantor assumes all responsibility for the cost of constructing, paving and maintaining said roadways or driveways within easement crossing areas. In the event that Grantor constructs, or causes to be constructed, any utilities, drainage, ditches, roadways, and/or driveways which results in the relocation of Grantee's Facilities, the Grantor will be responsible for all costs associated with the relocation and/or removal of Grantee's Facilities. Further, Grantor is prohibited from using the Easement Area for stockpile, spoil, water retention or detention, or lay down areas.

Grantee shall also have reasonable rights of ingress and egress to and from said Easement Area, together with reasonable working space, for the purposes of erecting, installing, operating, maintaining, replacing, inspecting, and removing said Facilities, together with the additional right to remove from said Easement Area and Grantor's Property immediately adjoining thereto, all bushes, trees and parts thereof, or other structures or improvements which are within, protrude, bisect, encroach or overhang into said Easement Area and which, in the sole opinion of Grantee, endanger or may interfere with the efficient, safe and proper operation, and maintenance of said Facilities. Further, in the event dead or dangerous trees exist within the fall range of overhead electrical facilities, then Grantee shall have the right to take down dead or dangerous trees based on Grantee's discretion.

TO HAVE AND TO HOLD the above described Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee forever, and Grantor does hereby bind itself and its successors, heirs, assigns, and legal representatives, to fully warrant and forever defend all and singular the above described Easement and rights unto said Grantee, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise. In the event of a deficiency in title or actions taken by others which results in the relocation of Grantee's Facilities, the Grantor herein, its successors and assigns, will be responsible for all costs associated with the relocation and/or removal of Grantee's Facilities.

The terms, conditions and provisions contained herein constitute the complete and final agreement between Grantor and Grantee, (collectively the "Parties") with respect to the subject matter hereof and supersedes all prior agreements, representations and understandings of the Parties and, by Grantor's signature affixed hereto and Grantee's use of the Easement, the Parties evidence their agreement thereof. No oral or written agreements made or discussed prior to, or subsequent to, the execution of this Easement shall supersede those contained herein. Any and all revisions, amendments and/or exceptions to the terms, conditions and provisions contained in this Easement shall be in written, recordable form and executed by both parties, or their respective successors or assigns in order to be deemed valid.

**EXECUTED** this [redacted] day of [redacted], 20[redacted].

Fort Bend Independent School District

BY: [redacted]  
Signature

[redacted]  
Name typed or printed

[redacted]  
Title

STATE OF TEXAS }

COUNTY OF [redacted] }

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared [redacted], [redacted] of Fort Bend Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ( ) he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said district.

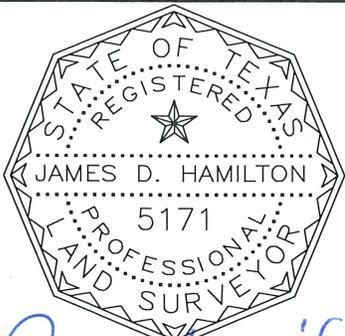
**Given under my hand and seal of office** this [redacted] day of [redacted], 20[redacted].

[redacted]  
Notary's Signature

[redacted]  
Name typed or printed

[redacted]  
Commission Expires

**AFTER RECORDING RETURN TO:  
SURVEYING & RIGHT OF WAY  
CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC  
P. O. BOX 1700  
HOUSTON, TX 77251-1700**



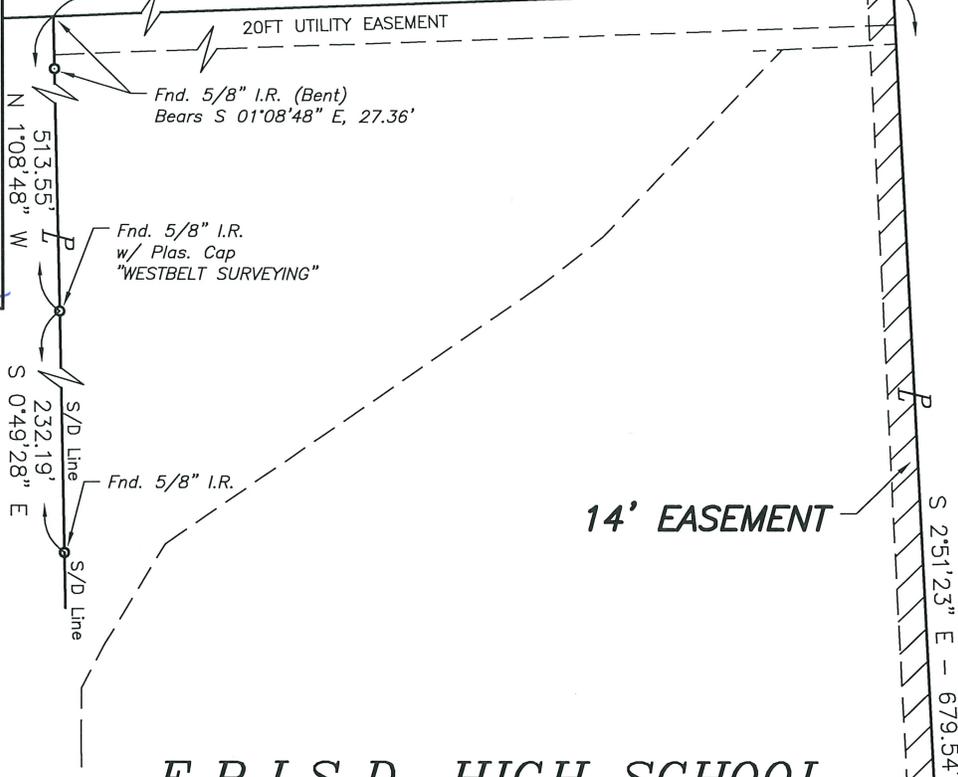
*James D. Hamilton*

Bearing Basis:  
Texas Coordinate System of  
1983, South Central Zone  
(TXSC Zone 4204); NAD 83

# A. HODGE LEAGUE A-32

**VOSS ROAD**  
N 87°54'41" E - 1864.49'

Calc. Corner  
±740' to Burney Road



CITY OF SUGARLAND  
C.C.F.# 2005106434  
Called: 43.510 Ac.

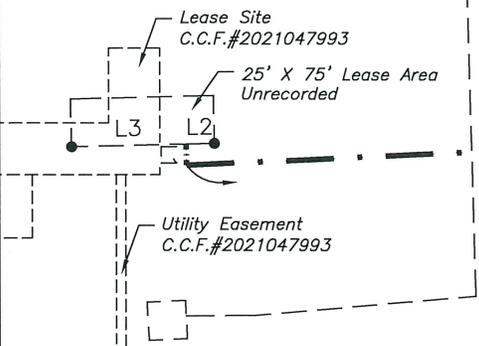
## F.B.I.S.D. HIGH SCHOOL NO. 4 DIVISION Slide# 915B PR

### LEGEND

● = Fnd. 5/8" I.R.  
(POINT TO POINT LAND  
SURVEYORS)  
Unless Otherwise Noted.

Existing  $\phi$  10' CNP Easement  
Sketch No. W87-147  
C.C.F.# 8772543

### $\phi$ 14' EASEMENT



NOTE: THE EXTERIORS OF ALL EASEMENTS ARE TO INTERSECT WITH THE EXTERIORS OF ALL ADJOINING EASEMENTS OR WITH ADJOINING PROPERTY LINES.

Line Table		
Line #	Length	Direction
L1	11.05'	N 0°54'10" W
L2	14.98'	N 88°40'12" E
L3	59.98'	N 88°40'12" E

REV.1: JOB NO.      BY:      DATE:      REV.2: JOB NO.      BY:      DATE:

EASEMENT - UNOBSTRUCTED      LAST PLOT DATE: 10/5/2023  
 COUNTY: FORT BEND      DRAWN BY: R.G.  
 SURVEY DATE: 10/4/2023      MAP NO: 4752C  
 SCALE: 1"=100'      JOB NO: 108165443  
 FILE NO. - BOOK: 2023      CHECKED BY: J.D.H.

**CenterPoint Energy**  
 SURVEYING & RIGHT OF WAY  
 P.O. Box 1700 Houston, TX 77251-1700  
 713-207-2222  
 Firm Number: 10027400  
**PLAT NO. 23-0561**

(Above 3" Space for Recorder's Use Only)

55

**This Document Prepared By and  
After Recording, Return To:**

VB BTS II, LLC  
750 Park of Commerce Drive, Suite 200  
Boca Raton, Florida 33487  
Attn: Daniel Marinberg

Cross Reference:

Instrument No. 2021047993  
Official Public Records  
Fort Bend County, Texas

**Commitment Number: VTB-134826-C**

**FOURTH AMENDMENT TO SITE LEASE WITH OPTION  
AND SECOND AMENDMENT TO MEMORANDUM OF LEASE**

This Fourth Amendment to Site Lease With Option and Second Amendment to Memorandum of Lease (this "Amendment") is entered into and made effective as of \_\_\_\_\_, 20\_\_\_\_\_ and is by and between **Fort Bend Independent School District** ("Landlord" or "Lessor"), and **VB BTS II, LLC**, a Delaware limited liability company, successor by assignment to Eco-Site, LLC ("Tenant" or "Lessee"). Landlord and Tenant may be referred to herein as "**Party**" or jointly as "**Parties**."

**WITNESSETH:**

A. Landlord and Tenant entered into that certain Site Lease with Option dated February 18, 2019, as amended (the "**Agreement**") as memorialized of record in that certain Memorandum of Lease dated February 18, 2019, and recorded on March 26, 2021 in Instrument No. 2021047993 in the records of the County Clerk's office for Fort Bend County, Texas (the "**Memorandum**").

B. The Commencement Date of the initial term of the Lease will be in accordance with the terms of the Lease.

C. Landlord and Tenant desire to amend the Agreement as described by, in accordance with, and pursuant to the terms described below.

**NOW, THEREFORE**, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the Landlord and Tenant agree as follows:

Site ID: US-TX-5782  
Site Name: Voss Road

1. **Recitals, Definitions.** The recitals set forth above are accurate and hereby incorporated into the Agreement by reference thereto. All capitalized terms not defined herein shall have the same meaning set forth in the Agreement.

### AMENDMENT

1. Landlord and Tenant hereby agree that **Exhibit A** and **Exhibit B** to the Lease and **Exhibit A** to the Memorandum are hereby deleted in their entirety and replaced with the new **Exhibit A** and **Exhibit B** annexed hereto and made a part hereof.

### MISCELLANEOUS

2. **Ratification.** Except as amended herein, all of the terms and conditions of the Agreement are hereby ratified and confirmed in all respects and shall remain unchanged and continue in full force and effect. 56

3. **Conflict.** In the event of any conflict between the terms of this Amendment and the Agreement, the terms of this Amendment shall govern and supersede those set forth in the Agreement.

4. **Successors and Assigns.** This Amendment shall inure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

5. **Binding Effect.** This Amendment shall be binding upon the heirs, legal representatives, successors and assigns of the parties. The parties shall execute and deliver such further and additional instruments, agreements and other documents as may be necessary to evidence or carry out the provisions of this Amendment.

6. **Representations and Warranties.** To the extent applicable, each party hereby represents and warrants to the other party that such party has full right and authority to execute and enter into this Amendment and to perform the obligations imposed upon such party without the consent of any other party or person. Further, each of the persons executing this Amendment on behalf of such party hereby represents and warrants that such person is authorized to do so.

7. **Entire Agreement.** This and any attachments, which are hereby incorporated into and made a part of this Amendment, set forth the entire agreement between the parties with respect to the matters set forth herein. There have been no additional oral or written representations or agreements.

8. **Authority to Sign.** Each signatory of this Amendment represents hereby that he or she has the authority to execute and deliver the same on behalf of the party hereto for which such signatory is acting.

9. **Counterparts.** This Amendment may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

[signatures on the following pages]

IN WITNESS WHEREOF, the Parties have executed this Amendment effective as of the day and year first above-written.

**WITNESSES:**

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

**LANDLORD:**

**Fort Bend Independent School District**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

57

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public for \_\_\_\_\_ County, Texas, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged he (or she), as \_\_\_\_\_ of Fort Bend Independent School District, and that he (or she) as \_\_\_\_\_, being authorized to do so, executed the foregoing instrument on behalf of the Fort Bend Independent School District.

Witness my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

[Tenant's Signature Page]

WITNESSES:

[Signature]  
Name: Christopher Antoun  
[Signature]  
Name: Esther Nelson

TENANT:

**VB BTS II, LLC**  
a Delaware limited liability company

By: [Signature]  
Name: Ariel Rubin  
Title: Vice President of Tower Development  
Date: 6/13/2023

58

LEGAL <sup>DS</sup> 19

STATE OF FLORIDA

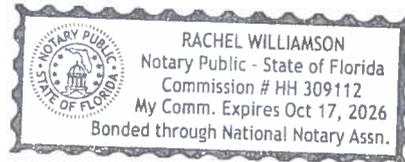
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this June 13<sup>th</sup>, 2023, by Ariel Rubin (name of signatory), VPTD (title of signatory) of VB BTS II, LLC, a Delaware limited liability company, on behalf of the company.

Rachel Williamson  
Notary Public

Printed Name: Rachel Williamson

My Commission Expires:  
Oct. 17, 2026



**Exhibit A**  
(to the Lease)

Description of the Property (Parent Parcel)

Parent Parcel:

55.8859 Acres of Land out of the State of Texas Department of Corrections Tract in the A. Hodge League, Abstract #32, Fort Bend County, Texas.

For Connection Begin at a 1" galvanized iron pipe found in the intersection of the South right-of-way line of Voss Road and East right-of-way line of State Highway No. 6 from which a concrete monument found for the Westerly Southwest corner of that certain tract conveyed by the State of Texas to R.E. Smith dated May 17, 1965 recorded in Vol. 465, Pg. 447 of the Deed Records of Fort Bend County bears South 87 deg. 55' 54" West 250.0 feet; said 1" galvanized pipe being the Northeast corner of a tract conveyed for Highway widening in Vol. 1821, Pg. 978 Deed Records; thence, North 87 deg. 55' 54" East, 3007.98 feet along the South line of Voss Road to a 1" galvanized iron pipe found for the Northeast corner of and Place of Beginning for this 55.8859 Acre Tract and an inner corner of the R.E. Smith Tract;

59

Thence, South 02 deg. 50' 10" East, 838.99 feet along a fence line marking the Southerly West line of the R.E. Smith Tract to a 60d nail set in corner post for the Southeast corner of this Tract;

Thence, South 71 deg. 06' 16" West, 721.52 feet along the fence line to a ½" iron pipe;

Thence, South 63 deg. 03' 58" West, 262.45 feet along fence line to a ½" iron pipe;

Thence, South 36 deg. 19' 28" West, 201.35 feet along a top bank to a ½" iron pipe;

Thence, South 54 deg. 20' 40" West, 400.52 feet along said top bank to a ½" iron pipe;

Thence, South 61 deg. 50' 18" West, 495.20 feet along said top bank to a ½" iron pipe;

Thence, South 73 deg. 29' 06" West, 160.22 feet along said top bank to a ½" iron pipe set in the Southwest corner of this tract;

Thence, Northerly along a line 25 feet East of and parallel to the Texas Eastman Pipeline North 0 Deg. 44' 14" West, 285.12 feet to a ½" iron pipe for angle point;

Thence, North 01 deg. 56' 41" East, 139.97 feet along a line 25 feet East of and parallel to the Texas Eastman Pipeline to 1/25" iron pipe;

Thence, North 01 deg. 48' 43" West, 282.87 feet along a line 25 feet East of and parallel to the Texas Eastman Pipeline to a ½" iron pipe set for angle point;

Thence, North 29 deg. 01' 31" East, 147.16 feet along a line 25 feet East of and parallel to the Texas Eastman Pipeline to a ½" iron pipe set for angle point;

Thence, North 0 deg. 49' 34" West, 215.93 feet along a line 25 feet East of and parallel to the said Texas Eastman Pipeline to a ½" iron pipe set for angle point;

**Exhibit B (to the Lease)**  
**Exhibit A (to the Memorandum)**

The Premises

**25'x75" LEASE AREA**

All that tract or parcel of land lying and being in the Alexander Hodge League, Abstract 32, City of Sugar Land, Fort Bend County, Texas, being a portion of the lands of Fort Bend Independent School District as recorded in Volume 1882 Page 1136, Fort Bend County records, being more particularly described as follows:

To find the point of beginning, COMMENCE at a 3/8-inch rebar found on the southerly right-of-way line of Voss Road, said rebar marking the northwest corner of said lands of the Fort Bend Independent School District, and said rebar having a Texas Grid North, NAD83, South Central Zone Value of N=13797066.7993, E=3033224.5958; thence along said southerly right-of-way line of Voss Road, North 87°55'18" East, 36.54 feet to a point; thence, North 87°56'13" East, 15.00 feet to a point; thence leaving said southerly right-of-way line of Voss Road and running, South 02°04'02" East, 339.42 feet to a point; thence, South 03°45'54" West, 183.74 feet to a point; thence, South 01°01'17" East, 306.59 feet to a point; thence, North 86°50'41" East, 65.43 feet to a point; thence, South 78°36'57" East, 69.08 feet to a point; thence, North 87°57'47" East, 446.92 feet to a point; thence, North 00°03'39" West, 53.15 feet to a point; thence, North 87°54'13" East, 352.57 feet to a point; thence, North 57°15'40" East, 246.12 feet to a point; thence, North 02°02'23" West, 15.00 feet to a point; thence along a tie line, North 42°43'21" East, 55.07 feet to a point having a Texas Grid North, NAD83, South Central Zone Value of N=13796500.0256, E=3034457.5714 and being the true POINT OF BEGINNING;

Thence running, North 88°38'50" East, 75.00 feet to a point;

Thence, South 01°21'10" East, 25.00 feet to a point;

Thence, South 88°38'50" West, 75.00 feet to a point;

Thence, North 01°21'10" West, 25.00 feet to a point and the POINT OF BEGINNING.

Bearings based on Texas Grid North, NAD83, South Central Zone.

Said tract contains 0.0430 acres (1,875 square feet), more or less, as shown in a survey prepared for VB BTS II, LLC by POINT TO POINT LAND SURVEYORS, INC. dated November 28, 2022, and last revised May 5, 2023

**15'x15' LEASE AREA**

All that tract or parcel of land lying and being in the Alexander Hodge League, Abstract 32, City of Sugar Land, Fort Bend County, Texas, being a portion of the lands of Fort Bend Independent School District as recorded in Volume 1882 Page 1136, Fort Bend County records, being more particularly described as follows:

To find the point of beginning, COMMENCE at a 3/8-inch rebar found on the southerly right-of-way line of Voss Road, said rebar marking the northwest corner of said lands of the Fort Bend Independent School District, and said rebar having a Texas Grid North, NAD83, South Central Zone Value of N=13797066.7993, E=3033224.5958; thence along said southerly right-of-way line of Voss Road, North 87°55'18" East, 36.54 feet to a point; thence, North 87°56'13" East,

Site ID: US-TX-5782  
Site Name: Voss Road

**Exhibit B (to the Lease) - Continued**  
**Exhibit A (to the Memorandum) - Continued**

15.00 feet to a point; thence leaving said southerly right-of-way line of Voss Road and running, South 02°04'02" East, 339.42 feet to a point; thence, South 03°45'54" West, 183.74 feet to a point; thence, South 01°01'17" East, 306.59 feet to a point; thence, North 86°50'41" East, 65.43 feet to a point; thence, South 78°36'57" East, 69.08 feet to a point; thence, North 87°57'47" East, 446.92 feet to a point; thence, North 00°03'39" West, 53.15 feet to a point; thence, North 87°54'13" East, 352.57 feet to a point; thence, North 57°15'40" East, 246.12 feet to a point having a Texas Grid North, NAD83, South Central Zone Value of N=13796444.5802, E=3034420.7450 and being the true POINT OF BEGINNING;

Thence running, North 02°02'23" West, 15.00 feet to a point;

Thence, North 87°57'37" East, 15.00 feet to a point;

61

Thence, South 02°02'23" East, 15.00 feet to a point;

Thence, South 87°57'37" West, 15.00 feet to a point and the POINT OF BEGINNING.

Bearings based on Texas Grid North, NAD83, South Central Zone.

Said easement contains 0.0052 acres (225 square feet), more or less, as shown in a survey prepared for VB BTS II, LLC by POINT TO POINT LAND SURVEYORS, INC. dated November 28, 2022, and last revised May 5, 2023.

**3.5' UNDERGROUND CABLE THROUGH EASEMENT**

Together with a 3.5 foot wide utility easement (measuring 1.75' feet each side of centerline) lying and being in the Alexander Hodge League, Abstract 32, City of Sugar Land, Fort bend County, Texas, being a portion of the lands of Fort Bend Independent School District as recorded in Volume 1882 Page 1136, Fort Bend County records, being described by the following centerline data:

To find the point of beginning, COMMENCE at a 3/8-inch rebar found on the southerly right-of-way line of Voss Road, said rebar marking the northwest corner of said lands of the Fort Bend Independent School District, and said rebar having a Texas Grid North, NAD83, South Central Zone Value of N=13797066.7993, E=3033224.5958; thence along said southerly right-of-way line of Voss Road, North 87°55'18" East, 36.54 feet to a point; thence, North 87°56'13" East, 15.00 feet to a point; thence leaving said southerly right-of-way line of Voss Road and running, South 02°04'02" East, 339.42 feet to a point; thence, South 03°45'54" West, 183.74 feet to a point; thence, South 01°01'17" East, 306.59 feet to a point; thence, North 86°50'41" East, 65.43 feet to a point; thence, South 78°36'57" East, 69.08 feet to a point; thence, North 87°57'47" East, 446.92 feet to a point; thence, North 00°03'39" West, 53.15 feet to a point; thence, North 87°54'13" East, 352.57 feet to a point; thence, North 57°15'40" East, 246.12 feet to a point at the southwest corner of the 15'x15' Lease Area, said point having a Texas Grid North, NAD83, South Central Zone Value of N=13796444.5802, E=3034420.7450; thence along said Lease Area, North 02°02'23" West, 15.00 feet to a point; thence, North 87°57'37" East, 15.00 feet to a point; thence, South 02°02'23" East, 7.50 feet to a point and the true POINT OF BEGINNING;

Thence leaving said Lease Area and running, North 87°57'37" East, 15.54 feet to a point;

Thence, North 53°56'09" East, 13.91 feet to a point;

**Exhibit B (to the Lease) - Continued**  
**Exhibit A (to the Memorandum) - Continued**

Thence, North 01°21'10" West, 13.78 feet to the ENDING at a point on the south line of the 25'x75' Lease Area.

Bearings based on Texas Grid North, NAD83, South Central Zone.

As shown in a survey prepared for VB BTS II, LLC by POINT TO POINT LAND SURVEYORS, INC. dated November 28, 2022, and last revised May 5, 2023.

**14' UTILITY/FIBER EASEMENT**

Together with a 14-foot wide Utility and Fiber easement lying and being in the Alexander Hodge League, Abstract 32, City of Sugar Land, Fort Bend County, Texas, being a portion of the lands of Fort Bend Independent School District as recorded in Volume 1882 Page 1136, Fort Bend County records, being described as follow: 62

To find the point of beginning, COMMENCE at a 3/8-inch rebar found on the southerly right-of-way line of Voss Road, said rebar marking the northwest corner of said lands of the Fort Bend Independent School District, and said rebar having a Texas Grid North, NAD83, South Central Zone Value of N=13797066.7993, E=3033224.5958; thence along said southerly right-of-way line of Voss Road, North 87°55'18" East, 36.54 feet to a point; thence, North 87°56'13" East, 15.00 feet to a point; thence leaving said southerly right-of-way line of Voss Road and running, South 02°04'02" East, 339.42 feet to a point; thence, South 03°45'54" West, 183.74 feet to a point; thence, South 01°01'17" East, 306.59 feet to a point; thence, North 86°50'41" East, 65.43 feet to a point; thence, South 78°36'57" East, 69.08 feet to a point; thence, North 87°57'47" East, 446.92 feet to a point; thence, North 00°03'39" West, 53.15 feet to a point; thence, North 87°54'13" East, 352.57 feet to a point; thence, North 57°15'40" East, 246.12 feet to a point; thence, North 02°02'23" West, 15.00 feet to a point; thence along a tie line, North 42°43'21" East, 55.07 feet to a point at the northwest corner of the 25'x75' Lease Area, said point having a Texas Grid North, NAD83, South Central Zone Value of N=13796500.0256, E=3034457.5714; thence along said Lease Area, North 88°38'50" East, 75.00 feet to a point; thence, South 01°21'10" East, 25.00 feet to a point; thence, South 88°38'50" West, 10.00 feet to a point and the true POINT OF BEGINNING;

Thence running, South 01°21'10" East, 14.82 feet to a point;

Thence, North 87°26'36" East, 583.71 feet to a point;

Thence, North 02°49'42" West, 628.45 feet to a point;

Thence, South 87°56'11" West, 4.04 feet to a point;

Thence, North 02°03'49" West, 18.00 feet to a point located on the southern right-of-way line of Voss Road;

Thence running with said right-of-way line, North 87°56'11" East, 17.80 feet to a point;

Thence leaving said right-of-way line and running, South 02°49'42" East, 660.33 feet to a point;

Thence, South 87°26'36" West, 612.08 feet to a point;

Thence, North 01°21'10" West, 29.11 feet to a point located on the said Lease Area;

Thence running with said Lease Area, North 88°38'50" East, 14.00 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.4108 acres (17,896 square feet), more or less as shown in a survey prepared for VB BTS II, LLC by POINT TO POINT LAND SURVEYORS, INC. dated November 28, 2022, and last revised June 8, 2023.

**Exhibit B (to the Lease) - Continued**  
**Exhibit A (to the Memorandum) - Continued**

**15' ACCESS & UTILITY EASEMENT**

Together with a 15-foot access and utility easement lying and being in the Alexander Hodge League, Abstract 32, City of Sugar Land, Fort Bend County, Texas, being a portion of the lands of Fort Bend Independent School District as recorded in Volume 1882 Page 1136, Fort Bend County records, being more particularly described as follows:

To find the point of beginning, COMMENCE at a 3/8-inch rebar found on the southerly right-of-way line of Voss Road, said rebar marking the northwest corner of said lands of the Fort Bend Independent School District, and said rebar having a Texas Grid North, NAD83, South Central Zone Value of N=13797066.7993, E=3033224.5958; thence along said southerly right-of-way line of Voss Road, North 87°55'18" East, 36.54 feet to a point having a Texas Grid North, NAD83, South Central Zone Value of N=13797068.1246, E=3033261.1163 and being the true POINT OF BEGINNING;

Thence continuing along said southerly right-of-way line of Voss Road, North 87°56'13" East, 15.00 feet to a point;

Thence leaving said southerly right-of-way line of Voss Road and running, South 02°04'02" East, 339.42 feet to a point;

Thence, South 03°45'54" West, 183.74 feet to a point;

Thence, South 01°01'17" East, 306.59 feet to a point;

Thence, North 86°50'41" East, 65.43 feet to a point;

Thence, South 78°36'57" East, 69.08 feet to a point;

Thence, North 87°57'47" East, 446.92 feet to a point;

Thence, North 00°03'39" West, 53.15 feet to a point;

Thence, North 87°54'13" East, 352.57 feet to a point;

Thence, North 57°15'40" East, 246.12 feet to a point at the southwest corner of the 15'x15' Lease Area;

Thence along said Lease Area, North 87°57'37" East, 15.00 feet to a point;

Thence, North 02°02'23" West, 5.75 feet to a point;

Thence leaving said Lease Area and running, North 87°57'37" East, 15.00 feet to a point;

Thence, South 02°02'23" East, 36.61 feet to a point;

Thence, South 87°57'37" West, 15.00 feet to a point;

Thence, North 02°02'23" West, 15.86 feet to a point;

Thence, South 87°57'37" West, 10.88 feet to a point;

Thence, South 57°15'40" West, 246.11 feet to a point;

Thence, South 87°54'13" West, 342.20 feet to a point;

Thence, South 00°03'39" East, 53.16 feet to a point;

Thence, South 87°57'47" West, 463.17 feet to a point;

Thence, North 78°36'57" West, 68.93 feet to a point;

Thence, South 86°50'41" West, 79.09 feet to a point;

Thence, North 01°01'17" West, 322.78 feet to a point;

Thence, North 03°45'54" East, 183.60 feet to a point;

Thence, North 02°04'02" West, 338.66 feet to a point on the southerly right-of-way line of Voss Road and the POINT OF BEGINNING.

Bearings based on Texas Grid North, NAD83, South Central Zone.

Said tract contains 0.7334 acres (31,949 square feet), more or less, as shown in a survey prepared for VB BTS II, LLC by POINT TO POINT LAND SURVEYORS, INC. dated November 28, 2022, and last revised May 5, 2023.

64

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(Above 3" Space for Recorder's Use Only)

**This Document Prepared By and  
After Recording, Return To:**

VB BTS II, LLC  
750 Park of Commerce Drive, Suite 200  
Boca Raton, Florida 33487  
Attn: Daniel Marinberg

Cross Reference:

Instrument No. 2021047993  
Official Public Records  
Fort Bend County, Texas

**Commitment Number: VTB-134826-C**

**FIFTH AMENDMENT TO SITE LEASE WITH OPTION  
AND THIRD AMENDMENT TO MEMORANDUM OF LEASE**

This Fifth Amendment to Site Lease With Option and Third Amendment to Memorandum of Lease (this "**Amendment**") is entered into and made effective as of \_\_\_\_\_, 20\_\_\_\_ and is by and between **Fort Bend Independent School District** ("**Landlord**" or "**Lessor**"), and **VB BTS II, LLC**, a Delaware limited liability company, successor by assignment to Eco-Site, LLC ("**Tenant**" or "**Lessee**"). Landlord and Tenant may be referred to herein as "**Party**" or jointly as "**Parties**."

**WITNESSETH:**

A. Landlord and Tenant entered into that certain Site Lease with Option dated February 18, 2019, as amended (the "**Agreement**") and memorialized of record in that certain Memorandum of Lease dated February 18, 2019, and recorded on March 26, 2021, in Instrument No. 2021047993 in the records of the County Clerk's office for Fort Bend County, Texas (the "**Memorandum**").

B. The Commencement Date of the initial term of the Lease will be in accordance with the terms of the Lease.

C. Landlord and Tenant desire to amend the Agreement as described by, in accordance with, and pursuant to the terms described below.

**NOW, THEREFORE**, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the Landlord and Tenant agree as follows:

Site ID: US-TX-5782  
Site Name: Voss Road

1. **Recitals, Definitions.** The recitals set forth above are accurate and hereby incorporated into the Agreement by reference thereto. All capitalized terms not defined herein shall have the same meaning set forth in the Agreement.

### AMENDMENT

1. Previously, the Parties by agreement or otherwise extended the Option Period through to and including August 17, 2023. The Agreement and Memorandum are now hereby amended by extending the Option Period for the period beginning on August 18, 2023, through to and including February 7, 2024. In consideration for such extension, Tenant will pay to Landlord a fee of Five Hundred Dollars (\$500.00) within thirty (30) days of the full execution of this Amendment and delivery to Tenant.

### MISCELLANEOUS

2. **Ratification.** Except as amended herein, all of the terms and conditions of the Agreement are hereby ratified and confirmed in all respects and shall remain unchanged and continue in full force and effect.

3. **Conflict.** In the event of any conflict between the terms of this Amendment and the Agreement, the terms of this Amendment shall govern and supersede those set forth in the Agreement.

4. **Successors and Assigns.** This Amendment shall inure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

5. **Binding Effect.** This Amendment shall be binding upon the heirs, legal representatives, successors and assigns of the parties. The parties shall execute and deliver such further and additional instruments, agreements and other documents as may be necessary to evidence or carry out the provisions of this Amendment.

6. **Representations and Warranties.** To the extent applicable, each party hereby represents and warrants to the other party that such party has full right and authority to execute and enter into this Amendment and to perform the obligations imposed upon such party without the consent of any other party or person. Further, each of the persons executing this Amendment on behalf of such party hereby represents and warrants that such person is authorized to do so.

7. **Entire Agreement.** This and any attachments, which are hereby incorporated into and made a part of this Amendment, set forth the entire agreement between the parties with respect to the matters set forth herein. There have been no additional oral or written representations or agreements.

8. **Authority to Sign.** Each signatory of this Amendment represents hereby that he or she has the authority to execute and deliver the same on behalf of the party hereto for which such signatory is acting.

9. **Counterparts.** This Amendment may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

[signatures on the following pages]

IN WITNESS WHEREOF, the Parties have executed this Amendment effective as of the day and year first above-written.

**WITNESSES:**

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

**LANDLORD:**

**Fort Bend Independent School District**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public for \_\_\_\_\_ County, Texas, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged he (or she), as \_\_\_\_\_ of Fort Bend Independent School District, and that he (or she) as \_\_\_\_\_, being authorized to do so, executed the foregoing instrument on behalf of the Fort Bend Independent School District.

Witness my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

[Tenant's Signature Page]

WITNESSES:

ALL  
Name: Alex Greenberg  
[Signature]  
Name: Christopher Antoun

TENANT:

**VB BTS II, LLC**  
a Delaware limited liability company

[Signature]  
By: \_\_\_\_\_  
Name: Tim Tuck  
Title: Vice President - Lease Administration  
Date: 08/08/2023

Leasing Ops <sup>DS</sup> LO

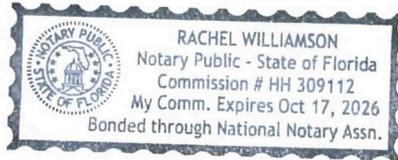
STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this August 8<sup>th</sup>, 2023, by Tim Tuck (name of signatory), VP-Lease Admin. (title of signatory) of VB BTS II, LLC, a Delaware limited liability company, on behalf of the company.

Rachel Williamson  
Notary Public

Printed Name: Rachel Williamson

My Commission Expires:  
Oct. 17, 2026



**For: Fort Bend ISD Board of Trustees**  
**Date: December 11, 2023**  
**Action: Consideration and Approval: Water  
Meter Easement with City of Houston for  
Willowridge High School (PKG030)**  
**References: Board Policy CV (Local)  
District Goal 5**  
**Department: Operations**

**Recommendation**

Consideration and approval of Water Meter Easement Agreements with the City of Houston at Willowridge High School, and authorization for the FBISD Board President to negotiate and execute these easements.

**Summary**

The City of Houston desires to obtain Water Meter Easements for the new fire line at Willowridge High School.

This agreement would allow the City of Houston access to the water meter, which will provide water to the new fire line serving the fire sprinkler riser in the auditorium.

Recommended by:

Christie Whitbeck  
Superintendent of Schools

Submitted by:

Damian Viltz  
Chief Operations Officer

**EASEMENT**

THE STATE OF TEXAS     §  
COUNTY OF HARRIS     §

**GRANTOR(S):** \_\_\_\_\_  
*(Exact legal name of person or entity that is the recorded property owner)*

**GRANTEE:**           **The City of Houston**, a Municipal Corporation situated in Harris,  
Fort Bend and Montgomery Counties, Texas

**GRANTEE'S MAILING ADDRESS:** P.O. Box 1562, Houston, TX 77251

**PROPERTY:**       The tract or parcel of land described in **EXHIBIT "A"**, consisting of \_\_\_\_  
pages, attached hereto and made a part hereof, (the "Easement")  
and noted as Parcel No. \_\_\_\_\_; Job No. \_\_\_\_\_; and ILMS No. \_\_\_\_\_  
*(above tracking numbers assigned as needed by City of Houston)*

Grantor(s) being the owner(s) in fee simple of the hereinafter described property located in Houston, Harris County, Texas, in consideration of the sum of One Dollar (\$1.00) to Grantor(s) in hand paid by Grantee, the receipt of which is hereby acknowledged, does grant, sell and convey unto Grantee, its successors and assigns, an easement for **Water Meter** purposes, said easement being in, upon, under, over, across and along the Property.

Grantor(s) does hereby agree, bind, and obligate Grantor(s) and Grantors' heirs, successors, and assigns, that no fences, buildings or other improvements shall be placed in, on or along said easement, and further, that Grantee shall be and is hereby released from any and all liability from any damages occasioned by and in the reasonable exercise of its rights granted.

TO HAVE AND TO HOLD the Property and easement for said purposes, together with all the rights and appurtenances thereto in anywise belonging to Grantee, its successors and assigns forever. However, if said easement or any part thereof is ever discontinued for said purposes, the title thereto (or to the part so discontinued) shall revert to the then owners of said property. The right and privilege being reserved to Grantee, its successors, assigns or agents, to go upon said Property at any time for the purpose of removing, repairing, or replacing any City improvements installed thereon or thereunder.

**THIS EASEMENT IS NOT VALID UNLESS COUNTERSIGNED BY THE CITY OF HOUSTON.**

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

**GRANTOR(S):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Approved as to form:

\_\_\_\_\_  
Assistant City Attorney

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

(Individual)

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, by

\_\_\_\_\_.

(Seal)

\_\_\_\_\_  
Notary Public in and for the State of Texas

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

(Partnership acknowledged by partner or general partner)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, by

\_\_\_\_\_, as \_\_\_\_\_ on behalf of  
(Name of acknowledging partner) (Partner or General Partner)

\_\_\_\_\_, a \_\_\_\_\_.  
(Name of Partnership that is Grantor) (Partnership or Texas Limited Partnership)

(Seal)

\_\_\_\_\_  
Notary Public in and for the State of Texas

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

(Partnership acknowledged by another business entity)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, by

\_\_\_\_\_, as \_\_\_\_\_, of  
(Name of acknowledging partner or officer) (Title -Partner, General Partner, Pres, VP)

\_\_\_\_\_, a \_\_\_\_\_, on behalf of  
(Name of business entity that is the general partner) (Type of entity, ie., partnership, corporation, LLC or other)

said business entity and executed this instrument as partner on behalf of \_\_\_\_\_.  
(Name of partnership that is Grantor)

(Seal)

\_\_\_\_\_  
Notary Public in and for the State of Texas

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

(Acknowledgment for Corporation)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_,

by \_\_\_\_\_, \_\_\_\_\_ of  
(Name of acknowledging officer - Pres. or VP, or other if named by corporate resolution) (Title of Officer)

\_\_\_\_\_, a \_\_\_\_\_ corporation, on behalf of said corporation.  
(Name of Corporation) (State of Incorporation)



(Seal)

\_\_\_\_\_  
Notary Public in and for the State of Texas

County: Fort Bend  
Project: Willowridge  
M&B No: 23-151  
CS Job No: 22170

**METES AND BOUNDS DESCRIPTION OF 0.0046 ACRE  
10' X 20' WATER METER EASEMENT**

Being a tract of land containing 0.0046 acre (200 square feet), located in the J. Poitivent Survey, Abstract 3, in Fort Bend, Texas; Said 0.0046 acre being out of Restricted Reserve "A", Block 1, of Fort Bend ISD Willowridge High School, a subdivision of record in Plat Number 20170259, of the Fort Bend County Plat Records (F.B.C.P.R.), same being recorded in the name of Fort Bend Independent School District, in Volume 636, Page 57, of the Fort Bend County Deed Records (F.B.C.D.R.); Said 0.0046 acre tract being more particularly described by metes and bounds as follows (all bearings and coordinates are referenced to the Texas Coordinate System of 1983, South Central Zone, coordinates shown hereon are grid, to convert to surface apply the combined scale factor of 0.9998737463):

72

**COMMENCING** (X:3086472.17, Y:13776789.82), at a 5/8-inch iron rod found at the southwest corner of said Restricted Reserve "A", same being the northwest corner of Lot 1, Block 1, of Quail Village Section One, a subdivision of record in Slide Number 602A, of the F.B.C.P.R., same being recorded in the name of Willie B. Murphy and William Murphy, in Volume 2617, Page 817, of the F.B.C.D.R., on the northeast Right-of-Way (R.O.W.) line of Chimney Rock Road (one-hundred feet wide per Volume 619, Page 39 and Volume 633, Page 613, of the F.B.C.D.R.);

**THENCE**, with the southwest line of said Restricted Reserve "A" and with the northeast R.O.W. line of said Chimney Rock Road, the following two (2) courses:

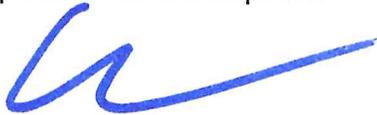
1. North 38° 21' 46" West, a distance of 157.36 feet to the southerly corner and **POINT OF BEGINNING** (X:3086374.52, Y:13776913.19) of the herein described tract;
2. North 38° 21' 46" West, a distance of 10.00 feet to a point for the westerly corner of the herein described tract, from which a 5/8-inch capped iron rod found (X:3086221.51, Y:13777106.50) for an angle point of said Restricted Reserve "A" and on the northeast R.O.W. line of said Chimney Rock Road, bears North 38° 21' 46" West, a distance of 236.56 feet;

**THENCE**, through and across said Restricted Reserve "A", the following three (3) courses:

1. North 51° 38' 14" East, a distance of 20.00 feet to a point for the northerly corner of the herein described tract;
2. South 38° 21' 46" East, a distance of 10.00 feet to a point for the easterly corner of the herein described tract;
3. South 51° 38' 14" West, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.0046 acre (200 square feet) of land.

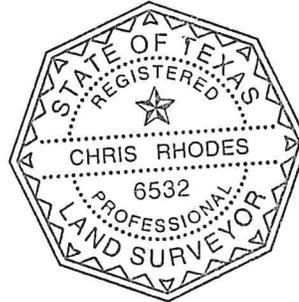
An Exhibit Map of the herein described tract was prepared in conjunction with and accompanies this description.

73



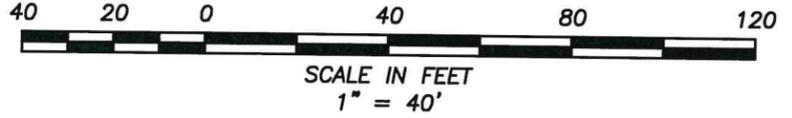
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Chris Rhodes, R.P.L.S.  
Texas Registration Number 6532



CIVIL-SURV LAND SURVEYING, LC  
10590 Westoffice Dr., Suite 100  
Houston TX 77042  
PH: (713) 839-9181  
August 10, 2023

FND. 5/8" C.I.R.  
X: 3086221.51  
Y: 13777106.50



RESTRICTED RESERVE "A"  
BLOCK 1  
FORT BEND ISD  
WILLOWRIDGE HIGH SCHOOL  
PLAT NO. 20170259  
F.B.C.P.R.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 38°21'46" W	10.00'
L2	N 51°38'14" E	20.00'
L3	S 38°21'46" E	10.00'
L4	S 51°38'14" W	20.00'

0.0046 ACRE  
200 SQUARE FEET

P.O.B.  
X: 3086374.52  
Y: 13776913.19

CHIMNEY ROCK ROAD  
(VOL. 619, PG. 39 - F.B.C.D.R.)  
(VOL. 633, PG. 613 - F.B.C.D.R.)  
(100' R.O.W.)

FORT BEND INDEPENDENT  
SCHOOL DISTRICT  
VOL. 636, PG. 57,  
F.B.C.D.R.

P.O.C.  
FND. 5/8" I.R.  
X: 3086472.17  
Y: 13776789.82

LOT 1  
BLOCK 1  
QUAIL VILLAGE SECTION ONE  
SLIDE No. 602A,  
F.B.C.P.R.

WILLIE B. MURPHY AND  
WILLIAM MURPHY  
VOL. 2617, PG. 817,  
F.B.C.D.R.

LEGEND

F.B.C.M.R. = FORT BEND COUNTY PLAT RECORDS  
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS  
FND. = FOUND  
C.I.R. = CAPPED IRON ROD  
I.R. = IRON ROD  
No. = NUMBER  
R.O.W. = RIGHT-OF-WAY  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
B.L. = BUILDING LINE  
U.E. = UTILITY EASEMENT  
VOL. = VOLUME  
PG. = PAGE

NOTES:

1. THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THE SURVEYOR HAS NOT ABSTRACTED THE SITE, AND NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE, ALL ENCUMBRANCES ON THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD 83) HAVING A COMBINED SCALE FACTOR OF 0.9998737463. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
4. AN ACCOMPANYING METES AND BOUNDS DESCRIPTION DATED AUGUST 10, 2023 WAS SUBMITTED TO THE CITY OF HOUSTON PUBLIC WORKS RIGHT-OF-WAY SECTION WITH THIS SURVEY.

SURVEY

OF A  
0.0046 ACRE

10'X20' WATER METER EASEMENT

OUT OF RESTRICTED RESERVE "A", BLOCK 1, FORT BEND ISD WILLOWRIDGE HIGH SCHOOL, A SUBDIVISION OF RECORD IN PLAT No. 20170259, F.B.C.P.R., SAME BEING RECORDED IN THE NAME OF FORT BEND INDEPENDENT SCHOOL DISTRICT, IN VOLUME 636, PAGE 57, OF THE F.B.C.D.R.

J. POITENVENT SURVEY, ABSTRACT No. 3

FORT BEND COUNTY, TEXAS  
JOB #22170 AUGUST 10, 2023

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND REFLECTS THE ACTUAL CONDITIONS FOUND AT THE TIME OF THE SURVEY.

CHRIS RHODES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO.: 6532



HOUSTON PUBLIC WORKS

APPROVAL

DATE

SURVEY SECTION

RIGHT OF WAY SECTION

KEY MAP No. 611B

FACET MAP No. 5150C

PARCEL NO.

JOB NO.

WBS NO.

ILMS NO.

10590 WESTOFFICE DRIVE, SUITE #100  
HOUSTON, TEXAS 77042  
OFFICE: (713) 839-9181

**Civil-Surv**  
Land Surveying, LLC

TBPELS No. 10143800  
Email: michael@civil-surv.net

16500

 Willowridge High School

Chimney Rock Rd

Chimney Rock Rd

Chimney Rock Rd

Chimney Rock Rd



10' x 20' Water Meter Easement

Temporarily closed



75

Church  
ston



**For: Fort Bend ISD Board of Trustees**  
**Date: December 11, 2023**  
**Action: Consideration and Approval: Purchasing Cooperative Memberships and Annual Management Fees**  
**References: Board Policy CH (Legal)**  
**Department: Business and Finance**

**Recommendation**

Consideration and approval of the report on Purchasing Cooperative Memberships and Annual Membership Fees.

**Summary**

**REPORT OF COOPERATIVE MANAGEMENT FEES:**

House Bill 273 added § 44.0331 to the Texas Education Code (TEC) to require school districts to report, on an annual basis, any funds spent on purchasing cooperative fees. The fees paid by Fort Bend Independent School District to Cooperatives for FY 2022-23 are as follows:

<b>Cooperative</b>	<b>Annual Fee</b>
Blanco County	\$0
Central Texas Purchasing Alliance (CTPA)	\$150
Department of Information Resources (DIR)	\$0
National Cooperative Purchasing Alliance (NCPA)	\$0
Purchasing Association of Cooperative Entities (PACE)	\$0
The Interlocal Purchasing Cooperative (TIPS)	\$0
School Purchasing Cooperative (SPA)	\$0
General Services Administration (GSA)	\$0
Harris County Department of Education/Choice Partners (HCDE/CP)	\$0
Houston-Galveston Area Council (HGAC)	\$0
SOURCEWELL	\$0
OMNIA Partners	\$0
Purchasing Solutions Alliance (PSA)	\$0
Texas Multiple Award Schedule (TXMAS)	\$100
BuyBoard	\$0

Section 44.0331 MANAGEMENT FEES UNDER CERTAIN COOPERATIVE PURCHASING CONTRACTS. (a) A school district that enters into a purchasing contract valued at \$25,000.00 or more under § 44.031 (a) (5); under subchapter F, Chapter (271.101 and 271.102), Local Government Code, or under any other cooperative purchasing program authorized for school districts by law shall document any contract-related fee, including any management fee, and the purpose of each fee under the contract.

(b) The amount, purpose, and disposition of any fee described by Subsection (a) must be presented in a written report and submitted annually in an open meeting of the Board of Trustees of the School District. The written report must appear as an agenda item. The above-listed cooperative purchasing groups solicit, negotiate, and execute contracts that their member institutions will find useful. The procurements are conducted in accordance with State of Texas laws and are in accordance with District procurement policy and contracting statutes as well as the applicable Federal Acquisition Regulations (FAR) by Reference.

The District currently has agreements in place with fifteen (15) cooperative groups. With the addition of eight (8) new cooperative agreements pending approval in December 2024, the District will have agreements in place with twenty-three (23) cooperative groups. Many of the solicited and contracted vendors under these programs may prove to be useful for Fort Bend ISD when working to obtain the best value when purchasing goods and services for the District.

Recommended by:

Christie Whitbeck  
Superintendent

Submitted by:

Bryan Guinn  
Chief Financial Officer

**For: Fort Bend ISD Board of Trustees**  
**Date: December 11, 2023**  
**Action: Consideration and Approval: 2023-24**  
**Co-Op Applications and Interlocal**  
**Agreements**  
**References: Board Policy CFA (Legal)**  
**Board Policy CFA (Local)**  
**Department: Business and Finance**

### **Recommendation**

Consideration and approval of Interlocal Agreements with eight (8) cooperative purchasing groups and authorization for the Superintendent to negotiate and execute the agreements.

### **Summary**

Cooperative purchasing groups solicit, negotiate, and execute contracts that their member institutions will find useful. The procurements are conducted in accordance with State of Texas laws and are consistent with District procurement policy and contracting statutes, as well as the applicable Federal Acquisition Regulations (FAR) by Reference.

Staff recommends entering into agreements with the eight (8) cooperative groups listed below:

- 1 Government Procurement Alliance (1GPA)
- Allied States Cooperative
- E&I Cooperative Services
- Region 6 (EPIC6)
- Equalis Group LLC
- GoodBuy Purchasing Cooperative
- Southeast Texas (SETX) through Region 5 ESC Purchasing Cooperative
- TexBuy through Region 16 ESC Purchasing Cooperative

The District currently has agreements in place with fifteen (15) cooperative groups. With the addition of these eight (8) new cooperative groups, the District will have agreements in place with twenty-three (23) cooperative groups. Many of the solicited and contracted vendors under these programs may prove to be useful for Fort Bend ISD when working to obtain the best value when purchasing goods and services for the District.

The agreements would begin upon signature and would automatically renew unless terminated by either party. Termination may be with or without cause upon thirty (30) days prior written notice.

Submitted by:

Christie Whitbeck  
Superintendent of Schools

Bryan Guinn  
Chief Financial Officer

**For: Fort Bend ISD Board of Trustees**  
**Date: December 11, 2023**  
**Action: Consideration and Approval: New Investment Pool**  
**References: Board Policy CE (Legal) District Goal 5**  
**Department: Business and Finance**

**Recommendation**

Consideration and approval of a new account at Texas Fixed Income Trust, a governmental investment pool.

**Summary**

The Public Funds Investment Act (PFIA) requires that the Board of Trustees authorize the district's participation in governmental investment pools. The district currently utilizes five pools (TexPool, LoneStar, TexasTERM, TexSTAR, Texas CLASS) for its investment needs.

To diversify the District's pool accounts, the district's investment officers recommend opening an account at Texas Fixed Income Trust ("Texas FIT"), a governmental investment pool. Texas FIT has net assets in excess of \$1.8 billion as of September 30, 2023 with 47 participants including Clear Creek, Alvin, Dickinson, Dallas, and Austin ISDs.

Texas FIT utilizes Deep Blue Investment Advisors as an investment advisor and has a four-member advisory board who are appointed by the Texas FIT board of trustees. The advisory board provides advice to the Texas FIT board of trustees and program administrator about the fund's investment policy and investment strategy. In addition, the fund is audited annually by an independent auditing firm.

The Texas FIT was created in accordance with the PFIA and is rated AAmmf by FitchRatings. The attached "Resolution Authorizing Participation" for Texas FIT requires the signature of the Board President and Board Secretary.

Recommended by:

Christie Whitbeck  
Superintendent of Schools

Submitted by:

Bryan Guinn  
Chief Financial Officer

# **Resolution Authorizing Participation in the U.S. Fixed Income Trust Investment Pools and Designating Authorized Representatives**

---

**WHEREAS**, the Public Funds Investment Act (the “Act”) provides for the creation of public funds investment pools to which any local government or state agency of the State of Texas may delegate, by contract, the authority to hold legal title as custodian and to make investments purchased with local funds;

**WHEREAS**, the U.S. Fixed Income Trust (“US FIT”) and its Texas public funds investment pools (“Texas FIT” or “TX-FIT”) were created under the Act to meet the investment objectives of preservation and safety of principal, liquidity, and yield consistent with the Act (the “investment objective”);

**WHEREAS**, Participant is a local government or state agency of the State of Texas, is permitted to invest local funds under the Act, and has determined that investing in Texas FIT is in the Participant’s best interest; and

**WHEREAS**, Participant has delegated its authority to certain authorized representatives to enter into an agreement with public funds investments pools created under the Act for the investment of local funds;

**NOW, THEREFORE**, be it resolved that:

- A. Participant shall enter into a Participation Agreement to establish an account in its name in US FIT or one of its pools, for transmitting local funds for investment in US FIT.
- B. The individuals, whose signatures appear in this Resolution, are authorized representatives of Participant and are each authorized to transmit funds for investment in US FIT and further authorized to withdraw funds from time to time, issue letters of instruction to the pools and their service providers, and complete any documentation related and to take all other actions deemed necessary or appropriate for the investment of local funds.

**Authorized Representatives**

The Authorized Representatives provided below will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

<b>Authorized Representative</b>	<b>Authorized Representative</b>
By: _____	By: _____
Name: Kelly Schlacks	Name: Suzanne K. Owen
Title: Executive Director of Finance	Title: District Treasurer
Phone: 281-634-1163	Phone: 281-634-1176
Fax:	Fax: 281-327-1176
Email: kelly.schlacks@fortbendisd.com	Email: suzanne.owen@fortbendisd.com

C. This resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant and US FIT receives a copy of any such amendment or revocation.

This resolution is introduced and adopted by the Participant at its regular/special meeting held on the day of \_\_\_\_\_, 20\_\_.

**Document must be signed by your Board President, Mayor, or County Judge and attested by your Board Secretary, City Secretary, or County Clerk.**

<b>Participant</b>	<b>Attest</b>
By: _____	By: _____
Name: Judy Dae	Name: David Hamilton
Title: President, Board of Trustee	Title: Secretary, Board of Trustees
Date: _____	Date: _____

<b>BOT Meeting:</b>	<b>December 11, 2023</b>
<b>Solicitation No.:</b>	<b>23-089KB – BuyBoard Purchasing Cooperative</b>
<b>References:</b>	<b>District Goal 5</b>
<b>Description:</b>	<p><b>Band Uniforms and Related Items – Kempner High School</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and approval for the purchase of band uniforms and related items from Stanbury Uniforms LLC, under a cooperative contract with BuyBoard cooperative in an amount not to exceed \$108,900 and authorization for the Superintendent to negotiate and execute the agreement through May 2025.</p> <p><b><u>Summary</u></b></p> <p>On July 11, 2023, Fort Bend ISD issued RFQuote 23-089KB Band Uniforms and Related Items for Kempner High School. The quote requested pricing for a custom design set of marching band and drum major uniforms which includes custom jackets, bib pants, headgear, and uniform accessories for the band and drum majors.</p> <p>To provide an equitable learning environment and support the implementation of the District’s high school band curriculum, the District provides marching band uniforms to each new high school band program and replaces uniforms at existing high schools on a 10-year rotational schedule. Marching band uniforms are required for students to participate in performances such as high school football games and parades, as well as to compete successfully at the University Interscholastic League (UIL) Marching Contest and other regional, state, and national marching band competitions.</p> <p>An evaluation team comprised of Fort Bend ISD staff members from Business and Finance, Fine Arts, and Kempner High School evaluated the proposals and the custom design uniform samples submitted. The committee determined the vendor selected offers the best value to the District. The purchase will include approximately 200 complete uniforms and eight (8) drum major uniforms.</p> <p><b><u>Background</u></b></p> <p>Expenditures in 2022-23 were \$67,913 for the Marshall High School band program (General Fund) and \$78,500 for the Crawford High School band program (2018 Bond Funds). Expenditures for Kempner High School band uniforms are not expected to exceed \$108,900 through May 31, 2025, and funding is included in the Fine Arts budget.</p>
<b>Requested By:</b>	<b>Brett Lemley, Assistant Superintendent Secondary</b>
<b>Vendor:</b>	<b>Stanbury Uniforms LLC 83</b>

Budget Sources:	General Fund
Amount:	Not to Exceed - \$108,900 through May 2025
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	9
Number of vendors downloaded the solicitation:	3
Number of responses received:	2
Number of "no bid" responses received:	1
Length of commitment:	Through May 2025
Last solicitation date:	January 23, 2023
Supporting documents:	Evaluation Summary and Criteria
Disclosure under Board Policy CH, CV, or DBD (Local):	None

\*\*\* Previously awarded a contract of the same scope with the district.

**RFQuote 23-089KB Band Uniforms and Related Items – Kempner High School**

	<b>Evaluation Criteria</b>	<b>Point System</b>
1	<p><b>Purchase Price</b></p> <ul style="list-style-type: none"> <li>Proposal should offer a fair and reasonable price for items and services to be procured by Fort Bend ISD. Pricing will be calculated using the Bid Table in this document.</li> </ul>	45 points
2	<p><b>Reputation of the Vendor and of the Vendor’s Goods or Services</b></p> <ul style="list-style-type: none"> <li>Vendor should have a solid reputation with other ISD’s, government or collegiate entities that show a high level of customer service and a high level of quality of goods or services. (References will be contacted via e-mail with a deadline. If no response is received by the deadline, there will be points deducted in this section.)</li> </ul>	5 points
3	<p><b>Quality of the Vendor’s Goods or Services</b></p> <ul style="list-style-type: none"> <li>Vendor’s products should be new and be of the highest quality</li> <li>Design of custom uniform</li> <li>Quality of material in sample</li> <li>Service capabilities</li> </ul>	40 points
4	<p><b>Extent to Which the Goods or Services Meet the District’s Needs</b></p> <ul style="list-style-type: none"> <li>Vendor provides custom designed sample, per specifications</li> </ul>	5 points
5	<p><b>Vendor’s Past Relationship with the District or Any District or Government Entity</b></p> <p><b>For reference, the vendor shall list the following:</b></p> <ul style="list-style-type: none"> <li>Past projects or contracts similar service vendor has had with the District</li> <li>Past projects or contracts similar service vendor has had with any K-12 Districts similar size or larger</li> <li>Past projects or contracts similar service vendor has had with any business or universities the size of our district.</li> </ul>	5 points
	<b>TOTAL</b>	100 points

Tabulation Summary  
 RFQuote 23-089KB Band Uniforms and Related Items - Kempner High School

Vendor	Purchase Price (45 pts. Max)	Reputation of Vendor and Vendor's Goods and Services (5 pts. Max)	Quality of Vendors Goods and Services (40 pts. Max)	Extent to which the Goods or Services Meet the Needs of the District (5 pts. Max)	Vendors Past Relationship with the District (5 pts. Max)	Proposer's Total Score (100 pts. Max)	Proposer's Ranking
<b>Stanbury Uniforms LLC</b>	<b>45.00</b>	<b>1.00</b>	<b>38.00</b>	<b>5.00</b>	<b>5.00</b>	<b>94.00</b>	<b>1</b>
Fred J. Miller, Inc.	44.59	2.00	17.50	3.00	4.00	71.09	2

<b>BOT Meeting:</b>	<b>December 11, 2023</b>
<b>Solicitation No.:</b>	<b>24-012KB – BuyBoard Purchasing Cooperative</b>
<b>References:</b>	<b>District Goal 5</b>
<b>Description:</b>	<p><b>Semi-Trailers</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and approval for the purchase of Semi-Trailers from Stadium Creations, LLC, under a cooperative contract with BuyBoard Purchasing Cooperative in an amount not to exceed \$1,050,000 and authorization for the Superintendent to negotiate and execute the agreement through August 2026.</p> <p><b><u>Summary</u></b></p> <p>The District set aside \$2,000,000 in Bond 2023 funds to purchase semi-tractors, semi-trailers, and box trucks for the Fine Arts Department. These vehicles are used to transport instruments and equipment for band and orchestra students performing or competing in football games, marching band contests, concerts, and music festivals. The box trucks are also used to transport theatre props and equipment for high school and middle school One-Act Play contests throughout the year. Currently, the Fine Arts Department spends approximately \$500,000 annually to rent these vehicles. The long-term benefit of purchasing these vehicles will save the District approximately \$350,000 - \$400,000 annually from the Maintenance and Operations (Fine Arts) budget.</p> <p>The proposed contract with Stadium Creations, LLC will be used to purchase between four (4) to six (6) semi-trailers. The trailers will be purchased new, outfitted with a second-floor deck, instrument shelving, solar-powered lighting, and electric ramps, and will be custom-wrapped for each high school’s band program. Each newly outfitted band trailer costs approximately \$164,000. Four (4) trailers will be purchased immediately upon approval for the Crawford, Hightower, Marshall, and Willowridge High School band programs. These band programs have never owned semi-trailers. The authorization will also allow for two aging trailers that Fine Arts identifies through a condition assessment to be replaced prior to the authorization expiring in 2026.</p> <p>The contract seeks approval under relevant statutes, including Chapter 44, § 44.031(a) of the Texas Education Code and Chapter 791, Interlocal Cooperation Act, along with Board Policies CH (LEGAL) and CH (LOCAL) for purchasing goods and services. The Board of Trustees must approve proposal awards worth \$50,000 or more. Under the authority of the Texas Government Code §791.001 and the Interlocal Cooperation Act as amended, local governments like Fort Bend ISD are allowed to contract with each other and other government agencies. This Act exempts the requirement of seeking competitive</p>

	<p>bids for goods and services, once a district determines that a local cooperative purchasing program offers the best value, to enhance efficiency and effectiveness.</p> <p>Renewal options are available through August 2026. Should the contract not be renewed for the full term, staff will return to the Board to request authorization to utilize an alternate cooperative contract, or an alternate procurement method.</p> <p><b><u>Background</u></b></p> <p>The District's current inventory consists of refurbished band semi-trailers purchased and donated to the District by booster clubs over the past twenty years. Several band programs have already replaced their original inventory of trailers because they were unsafe and unreliable. Used trailers cost about 25% less than new trailers, but their life expectancy is only about ten (10) years. The life expectancy of a properly maintained new trailer is 30-40 years.</p> <p>Expenditures are not expected to exceed \$1,050,000 through August 2026. Funds are included in the Bond 2023 package.</p>
Requested by:	Brett Lemley, Assistant Superintendent of Secondary Schools Bryan Guinn, Chief Financial Officer
Vendor:	Stadium Creations LLC
Budget Sources:	Bond Funds
Amount:	Not to Exceed - \$1,050,000 through August 2026
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	N/A
Number of vendors downloaded the solicitation:	N/A
Number of responses received:	N/A
Number of "no bid" responses received:	N/A
Length of commitment:	Through August 2026
Last solicitation date:	N/A
Supporting documents:	N/A
Disclosure under Board Policy CH, CV, or DBD (Local):	None

\*\*\* Previously awarded a contract of the same scope with the District.

**For: Fort Bend ISD Board of Trustees**  
**Date: December 11, 2023**  
**Action: Consideration and Approval:**  
**PKG022 Furniture, Fixtures and**  
**Equipment (FF&E) for Rosa Parks**  
**Elementary**  
**References: Board Policy CV (Local)**  
**District Goal 5**  
**Department: Operations**

**Recommendation**

Consideration and approval to include Rosa Parks Elementary School into Bond 2018 PKG022 - Furniture, Fixtures and Equipment (FF&E), in order to provide new furniture, fixtures and equipment to complete a partial refurbishment based on the current Elementary Facility Educational Specifications Standards.

**Summary**

On December 17, 2018, the FBISD Board of Trustees approved all project budgets for the 2018 Bond Program.

Bond 2018 PKG022 scope of work included a full campus refurbishment to Briargate Elementary School, completed in 2020. When Briargate and Blue Ridge Elementary Schools consolidated in the summer of 2023, staff recognized the opportunity to update an additional elementary school that was close proximity of Briargate Elementary, Rosa Parks Elementary, by using the new furniture that was purchased for Briargate Elementary. Due to the fact that Rosa Parks Elementary is a larger school than Briargate Elementary, there is a need to purchase additional FF&E items in order to complete of the refurbishment.

Original approved Budget will remain the same as shown on the table below.	Package Number	Description	Project Budget
	PKG022	FF&E Package	\$150,000

The scope of work for the original package included FF&E at 19 campuses and Board approval for the addition of Clements High School Field House. Rosa Parks Elementary School will be included as part of this package for a total of 21 facilities.

The utilized amount for the FF&E will be included as part of the PKG022 FF&E Package, and requires no additional funding. The attached revised Exhibit 1 provides

the project budget for PKG022, the inclusion of Clements High School Field House, and further addition of Rosa Parks to this package.

Upon Board approval staff will work to procure and install the FF&E in accordance with the Elementary School Standard.

Recommended by:

Christie Whitbeck  
Superintendent of Schools

Submitted by:

Damian Viltz  
Chief Operations Officer

Project Summary  
**Package 22 - FF&E Package**  
**EXHIBIT - 1**

	A	B	C	D	E	F	G	H	I	TOTAL
Description	A/E Design Fees & Reimbursables	Design Contingency	Other Professional Services	Construction	Construction Contingency	FF&E	Site Development	Admin & Other Project Costs	Project Contingency	
AUSTIN HIGH SCHOOL			\$2,000	\$75,086		\$59,807			\$5,342	\$142,235
BAINES MIDDLE SCHOOL				\$18,772		\$4,477			\$1,224	\$24,473
BLUE RIDGE ELEMENTARY SCHOOL			\$2,000	\$64,308		\$546,619			\$30,154	\$643,081
BRIARGATE ELEMENTARY SCHOOL			\$2,000	\$49,042		\$475,969			\$23,404	\$550,415
CLEMENTS HIGH SCHOOL						\$300,000				\$300,000
COLONY BEND ELEMENTARY SCHOOL			\$2,000	\$57,917		\$524,220			\$7,587	\$591,724
DISTRICT WIDE FFE						\$2,349,489				\$2,349,489
HIGHTOWER HIGH SCHOOL				\$2,447		\$20,802			\$1,224	91 \$24,473
HODGES BEND MIDDLE SCHOOL			\$2,000	\$199,649		\$1,445,315			\$49,528	\$1,696,492
HUNTERS GLEN ELEMENTARY SCHOOL			\$2,000	\$79,715		\$527,579			\$37,858	\$647,152
LANTERN LANE ELEMENTARY SCHOOL			\$2,000	\$68,104		\$578,885			\$32,052	\$681,041
MISSION BEND ELEMENTARY SCHOOL			\$2,000	\$83,288		\$707,946			\$39,644	\$832,878
PALMER ELEMENTARY SCHOOL			\$2,000	\$73,686		\$626,334			\$34,843	\$736,863
PARKS ELEMENTARY SCHOOL						\$150,000				\$150,000
RIDGE POINT HIGH SCHOOL				\$75,086						\$75,086
RIDGEGATE ELEMENTARY SCHOOL			\$2,000	\$63,356		\$631,079				\$696,435
RIDGEMONT ELEMENTARY SCHOOL			\$2,000	\$85,632		\$762,875			\$5,817	\$856,324
SUGAR LAND MIDDLE SCHOOL			\$2,000	\$187,828		\$1,620,663			\$67,788	\$1,878,279
SUGAR MILL ELEMENTARY SCHOOL			\$2,000	\$67,657		\$577,283			\$29,634	\$676,574
TOWNWEST ELEMENTARY SCHOOL			\$2,000	\$67,769		\$576,037			\$31,884	\$677,690
WALKER STATION ELEMENTARY SCHOOL			\$2,000	\$97,244		\$826,571			\$46,621	\$972,436
<b>TOTAL:</b>			\$30,000	\$1,416,586		\$13,311,951			\$444,604	\$15,203,140

**For: Fort Bend ISD Board of Trustees**  
**Date: December 11, 2023**  
**Action: Consideration and Approval:**  
**Phase 4 – Professional Services for**  
**2023 Bond and Non-Bond Projects**  
**References: Board Policy CV (Local)**  
**District Goal 5**  
**Department: Operations**

### **Recommendation**

Consideration and approval of Phase 4 – Professional Service firms to provide both Bond 2023 services for a not-to-exceed amount of \$7,000,000 and non-bond services for a not-to-exceed amount of \$2,000,000, and authorization for the Superintendent to negotiate and execute the contracts with the identified firms.

### **Summary**

On May 6, 2023, FBISD passed the 2023 Bond Program.

On October 10, 2023, staff issued a solicitation RFQ24-016KB Professional Services Phase 4 Qualifications for FBISD 2023 Bond Program and other non-bond services as needed by the District.

The Professional Services Phase 4 Qualifications for FBISD 2023 Bond Program, RFQ24-016KB included the following professional service categories (pools):

- Testing, Adjusting, & Balancing Consultant
- Land Surveying

RFQ24-016KB solicitation specified the District's intent to award more than one, but no greater than five contracts to the most qualified firms in each professional service category based on demonstrated competence and qualifications including vendors selected in the same professional service categories during Phases 1, 2 and 3.

On October 30, 2023, 11 statements of qualifications were submitted by professional service firms as a response to the RFQ24-016KB solicitation.

### **Analysis of Phase 4 Professional Service Firms Category Recommendations:**

Based on the evaluation of the proposals by professional service categories (pools), the final ranking of the Demonstrated Competence and Qualifications by professional service categories are as follows:

<b>Testing, Adjusting, &amp; Balancing</b>	<b>RFQ Score</b>
TAB Technologies LLC	79.83
Campos Engineering, Inc	67.83
Technical Air Balance Texas	65.20
DAC, Inc.	57.88

<b>Land Surveyor</b>	<b>RFQ Score</b>
West Belt Surveying, Inc	89.40
Pape Dawson Consulting Engineers	72.98
Miller Survey	65.70

Upon Board approval, staff will award the identified firms by professional service categories master agreements to perform professional services and will begin assigning work based on a rotation cycle for required professional service by bid package for the Bond 2023 Program as well as other district projects.

Recommended by:

Christie Whitbeck  
 Superintendent of Schools

Submitted by:

Damian Viltz  
 Chief Operations Officer

**RFQ 24-016KB Professional Services Phase 4 (Testing Adjusting & Balancing Consultant, Land Surveyor) for FBISD Bond Programs**

<b>TAB</b>	<b>Evaluation Criteria Section Government Code 2254, CV Legal</b>	<b>Point System</b>
	<b>Cover Letter</b>	<b>Required</b>
1	<b>FIRM INFORMATION</b> <ul style="list-style-type: none"> <li>• History / Years of experience in K-12</li> <li>• Location of the firm’s local offices</li> <li>• Awards and recognitions</li> <li>• Specialized experience in K-12</li> <li>• Claim resolution</li> </ul>	10
2	<b>MANAGEMENT STYLE AND PHILOSOPHY</b> <ul style="list-style-type: none"> <li>• Firm’s capabilities providing needed services</li> <li>• Program budget, schedule and documentation coordination experience</li> </ul>	20
3	<b>FIRM EXPERIENCE and REFERENCES</b> <ul style="list-style-type: none"> <li>• Prior K-12 Project Experience</li> <li>• Prior FBISD Experience</li> </ul>	45
4	<b>PROJECT TEAM</b> <ul style="list-style-type: none"> <li>• Teams organization and experience</li> <li>• Staff resumes</li> </ul>	20
5	<b>SUPPLEMENTAL INFORMATION</b>	5
6	<b>FORMS</b>	<b>REQUIRED</b>
	<b>TOTAL</b>	<b>100 Points</b>

**Tabulation Summary**  
**RFQ 24-016KB Professional Services Phase 4 - Testing Adjusting & Balancing Consultant**

Vendor	Firm Information (10 pts. Max)	Management Style and Philosophy (20 pts. Max)	Firm Experience and References (45 pts. Max)	Project Team (20 pts. Max)	Supplemental Information (5 pts. Max)	Proposer's Total Score (100 pts. Max)	Proposer's Ranking
TAB Technologies LLC	7.85	14.00	39.00	16.50	2.48	79.83	1
Campos Engineering, Inc.	6.23	15.75	25.00	16.40	4.48	67.85	2
Technical Air Balance Texas	5.10	15.75	26.75	14.90	2.70	65.20	3
DAC, Inc.	8.68	13.25	18.00	14.00	3.95	57.88	4

**Tabulation Summary**  
**RFQ 24-016KB Professional Services Phase 4 - Land Surveyor**

Vendor	Firm Information (10 pts. Max)	Management Style and Philosophy (20 pts. Max)	Firm Experience and References (45 pts. Max)	Project Team (20 pts. Max)	Supplemental Information (5 pts. Max)	Proposer's Total Score (100 pts. Max)	Proposer's Ranking
West Belt Surveying, Inc.	7.75	18.25	42.25	17.30	3.85	89.40	1
Pape Dawson Consulting Engineers	9.05	17.75	24.25	18.00	3.93	72.98	2
Miller Survey	5.80	14.50	26.50	15.95	2.95	65.70	3
Amani Engineering, Inc.	5.40	16.25	20.50	16.30	4.85	63.30	4
Colliers Engineering & Design	8.90	17.25	17.50	14.55	3.85	62.05	5
Lupher LLC	6.33	15.50	20.75	14.05	4.48	61.10	6
JPH Land Surveying	7.93	13.25	19.50	11.85	3.48	56.00	7

<b>BOT Meeting:</b>	<b>December 11, 2023</b>
<b>Solicitation No.:</b>	<b>20-051AR-01 Choice Partners Cooperative, The Interlocal Purchasing System</b>
<b>References:</b>	<b>District Goal 5</b>
<b>Description:</b>	<p><b>District-Wide Security Guard Services &amp; Related Items (Supplemental Increase)</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and approval to add additional vendors and increase the existing contract awarded under 20-051AR District-Wide Security Guard Services &amp; Related Items by \$2,500,000 for a total not to exceed amount of \$3,560,000 to continue purchasing District-Wide Security Guard Services &amp; Related Items and for authorization for the Superintendent to negotiate and execute the agreement through January 2025.</p> <p><b><u>Summary</u></b></p> <p>The Police Department is requesting an increase in the current contract amount and the addition of vendors to support District-Wide Security Guard Services &amp; Related Items. This request aligns with the recent legislative mandate outlined in House Bill 3, signed into law on June 14, 2023. This addition and increase is essential to accommodate the deployment of the mandated number of armed security officers across all district campuses during regular school hours.</p> <p>On September 18, 2023, at the Regular Business Meeting, the Board of Trustees adopted a good cause exception to the requirement due to a lack of funding and availability of qualified police officers. The resolution also established that until the District is able to secure the necessary funding and personnel to provide at least one-armed District police officer per District campus, the District shall provide at least one armed security personnel per campus by utilizing available District police officers and commissioned security officers as defined by Texas Occupations Code section 1702.</p> <p>Therefore, the District seeks to contract with vendors to provide armed and uniformed private security on all elementary campuses. The security company must provide a uniformed armed security guard from 7:45 am-3:45 pm. They will need to be on campus every day that students are on campus.</p> <p>On September 24, 2019, Fort Bend ISD issued RFP 20-051AR, soliciting proposals for District-wide security guard services. The Board approved District-Wide Security Guard Services &amp; Related Services on January 21, 2020 with an initial expenditure amount not to exceed \$1,060,000</p>

	<p>through 2025. The Police Department is requesting a contract increase to District-Wide Security Guard Services &amp; Related Services in the amount of \$2,500,000 to meet the needs of the District through January 2025.</p> <p><b><u>Background</u></b></p> <p>Expenditures in 2022-23 were \$2,868. Expenditures year-to-date are \$102,842. The contract balance remaining under the current Board authorization is \$957,158. Expenditures are not expected to exceed \$3,560,000 through January 2025.</p> <p>The increase of \$2,500,000 was included as part of the successful VATRE and the budget has been amended to include these expenditures.</p>
Requested By:	David Rider, Chief of Police Bryan Guinn, Chief Financial Officer
Vendor:	Andy Frain Services* VETS Securing America* Blue Knight Security, LLC American Investigations & Security International
Budget Sources:	General Fund
Amount:	Increase of \$2,500,000 not to exceed a total of \$3,560,000 through January 2025
<b>Other Supporting Information</b>	
Sole Source:	N/A
Number of vendors contacted by Purchasing:	N/A
Number of vendors downloaded the solicitation:	N/A
Number of responses received:	N/A
Number of "no bid" responses received:	N/A
Length of commitment:	Through January 2025
Last solicitation date:	N/A
Supporting documents:	N/A
Disclosure under Board Policy CH, CV, or DBD (Local):	N/A

\*\*\* Previously awarded a contract of the same scope with the District.

<b>BOT Meeting:</b>	<b>December 11, 2023</b>
<b>Solicitation No.:</b>	<b>22-066AR</b>
<b>References:</b>	<b>District Goal 5</b>
<b>Description:</b>	<p><b>Intercoms, Fire Alarm Systems, Public Announcement Sound Systems, Digital Clock Repairs, Speakers, and Related Services (Increase)</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and approval to increase and ratify the existing contract awarded under 22-066AR Intercoms, Fire Alarm Systems, Public Announcement Sound Systems, Digital Clock Repairs, Speakers, and Related Services by \$960,000 for a total not to exceed the amount of \$1,320,000 through April 2027.</p> <p><b><u>Summary</u></b></p> <p>The Facilities and Police departments are requesting an increase for the continued maintenance of intercom systems, fire alarm systems, public announcement sound systems, digital clock repairs, speakers, and fire alarm systems. Maintaining the fire alarm systems is essential to ensure that we are compliant with safety requirements and ensuring the safety of students and staff. Regular inspections, testing, and prompt repairs contribute to a proactive approach in preventing and addressing potential fire-related risks. By prioritizing the maintenance and upkeep of the fire alarm system, the District can actively contribute to creating a safe and secure learning environment for all.</p> <p>This increase will also allow for the replacement of the fire alarm panel at Brazos Bend ES, fire alarm pull stations, and inspections throughout the district. Due to the potential life/safety hazard a partially non-functioning panel poses, work was initiated to replace the fire alarm system at Brazos Bend ES. The expenditure will cause the current contract to exceed the amount authorized by the Board by \$28,850. Funds are available in the 2018 Bond for the replacement. Bond 2018 PKG036 Fire Alarms is an active package and has enough funding to cover this expense in addition to completing the original planned projects.</p> <p>On August 22, 2022, the Board approved Intercoms, Fire Alarm Systems Public Announcement Sound Systems, Digital Clock Repairs, Speakers, and Related Services with an initial expenditure amount not to exceed \$360,000 through April 30, 2027.</p> <p><b><u>Background</u></b></p> <p>Expenditures in 2022-23 were \$104,572. Expenditures year-to-date are \$133,662. The contract balance remaining under the current Board</p>

	authorization is \$127,346. Expenditures are not expected to exceed \$1,320,000 through April 2027. The increase of \$960,000 is included in the budget and will allow the District to continue making purchases off the contract after the repairs are made at Brazos Bend ES.
Requested By:	Damian Viltz, Chief Operating Officer Bryan Guinn, Chief Financial Officer
Vendor:	ADT Commercial, LLC Firetron Life Safety Solutions Aves Audio Visual Systems Avex LLC
Budget Sources:	General Fund Bond Funds
Amount:	Increase of \$960,000; not to exceed a total of \$1,320,000 through April 2027
Other Supporting Information	
Sole Source:	N/A
Number of vendors contacted by Purchasing:	N/A
Number of vendors downloaded the solicitation:	N/A
Number of responses received:	N/A
Number of "no bid" responses received:	N/A
Length of commitment:	Through April 2027
Last solicitation date:	N/A
Supporting documents:	N/A
Disclosure under Board Policy CH, CV, or DBD (Local):	N/A

\*\*\* Previously awarded a contract of the same scope with the District.

**For: Fort Bend ISD Board of Trustees**  
**Date: December 11, 2023**  
**Action: Consideration and Approval to renew  
current TEA Alternate Approvers**  
**References: Board Policy CDC (Legal)  
District Goal 5**  
**Department: Information Technology**

**Recommendation**

Consideration and approval of Beth Martinez, Acting Superintendent, Steve Bassett, FBISD Deputy Superintendent, and Natresha Ardoin, FBISD PEIMS Coordinator for renewal as alternate approvers/designees for the Texas Education Agency TEA Login (TEAL).

**Summary**

TEA Login (TEAL) is a secured environment within TEA that houses applications for school officials and staff who need to gain access to TEA information and reports. The TEAL secured environment has been TEA's primary authentication portal for many applications. School officials and staff needing access to applications such as Accountability, eGrants, and TSDS will need to request a TEAL account.

As TEAL application requests are completed and submitted, the requests are forwarded electronically to the Superintendent for approval. TEA allows larger districts to appoint a designee and alternate approver to assist the Superintendent in the approval process.

We request that the Board authorize Deputy Superintendent Steve Bassett and PEIMS Coordinator Natresha Ardoin to continue to act as the alternate approvers/designees for approving staff requests (also referred to as "submitting requests to TEA") for access to one or more TEA web applications accessed through the Texas Education Agency Secure Environment TEA Login (TEAL) and PEIMS submission approvals. This authorization is valid for the calendar year starting "12/12/2023 to 12/19/2026".

**NOTE:** The Board previously approved of this action. Board minutes had to be slightly modified to comply with required verbiage to substantiate TEA approval. Board minutes serve as documentation for board approval of Alternate approver designees and will be forwarded to TEA.

**Recommended by:**

Christie Whitbeck  
Superintendent of Schools

Beth Martinez  
Acting Superintendent of Schools

Submitted by: Long Pham  
Chief Information Officer