

FWISD CITIZENS' OVERSIGHT COMMITTEE MEETING

Notes

Date: January 12, 2009

Prepared by: Kaylynn Loftis

Purpose: Quarterly Meeting of the Capital Improvement Program Citizens' Oversight Committee

Attendees:

- Victor Garcia – Chair
- Isaac Manning – Co-Chair
- Paula Batts
- James DeMoss
- Harold Hebson
- Jack Larson
- Lisa Savage
- Larry Shaw
- Dr. Dan Short
- Willett Stallworth
- Daniel Villegas
- MaryEllen Whitlock Hicks
- Ben Cruz – FWISD
- Walter Dansby – FWISD
- Kyle Davie – FWISD
- Dr. Melody Johnson – FWISD
- Jim Kram – FWISD
- Kaylynn Loftis – FWISD
- Robert Palmer – FWISD
- Barb von der Heydt – FWISD
- Ray Castillo – AECOM
- Gary Griffith – AECOM
- Tom Johns – AECOM
- Danilo Lopez – AECOM
- Kristabel Lopez – AECOM
- Conan Mathson – AECOM
- Gary Shuman – AECOM

Location: FWISD Board Conference Room

Project Name: FWISD Capital Improvement Program

Meeting Start: 6:01 PM

Meeting End: 7:35 PM

Absent:

- Dionne Babsby
- Ron Wilson – FWISD

The following items were discussed:

1. Call to Order

Committee Chair Victor Garcia called the meeting to order at 6:01 pm. A motion was made by Harold Hebson and seconded by Dr. Dan Short to approve the minutes of the October 13, 2008 Citizens' Oversight Committee meeting.

2. Discussion of Committee Requests for Information and Distribution of Written Responses

One question was submitted by the Committee Members to the Deputy Superintendent, Capital Improvement Program staff and AECOM Program Management team regarding the safety program established for the Capital Improvement Program. A handout was distributed with the answer to the question (attached).

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Question: “Over simplified, I view the implementation responsibility for safety programs on site follows insurance responsibility. Accordingly, I would have expected the level of CIP involvement in the onsite safety plan presented last evening to be one if the program was to have an OCIP to manage project insurance. I would like to pursue a bit more clarity in the CIP’s anticipated role with jobsite safety. To help understand the extent of CIP involvement/support, could the team present a consolidated or a coordinated view of both Risk Management and Safety regarding the implementation of the CIP prescribed safety plan. I would like to confirm they are in step with one another.

It would be helpful to see an expression of the CIP’s interaction with onsite Construction and School teams could be laid out like a schedule with a work plan indicating activities and CIP man-hours that are involved. This same work plan would be very informative to share in construction pre-bid conferences to both set expectations and begin to orient the construction teams on the CIP Safety plan.

Last, have we solicited the AGC group to support anticipated safety inspections?”
(question submitted by Harold Hebson)

Walter Dansby asked if the response provided by the CIP and AECOM staff sufficiently addressed the question. It was decided that no further discussion of this topic was required.

3. Progress Update

A. Capital Improvement Program Year 1 Summary

The AECOM Program Management Team provided an overview of the first year of the Capital Improvement Program. During this overview, Tom Johns stated that DMJM underwent a name change and is now AECOM.

B. General Contractor Procurement

Conan Mathson provided an overview of the general contractor procurement during Year 1 of the Capital Improvement Program.

Information on these topics was presented in a PowerPoint presentation (attached).

C. Holiday Break Abatement

Mr. Mathson reported that during the winter break abatement work was performed at North Hi Mount Elementary. The auditorium seats and flooring were removed and a JOC contractor will be reinstalling the materials.

D. Technology (Interactive White Boards)

Kyle Davie, FWISD Chief Technology Officer, reported on the progress of the installation of the Interactive White Boards (IWB). Mr. Davie stated that a total of 1,511 IWBs had been installed to date and the goal is to have a total of 1,688 installed by the end of January and 1,704 installed by mid-February. Within two weeks of installation, the teachers will be trained on the use of the Interactive White Boards. To date, 1,557 teachers have been trained in IWB basics. By the conclusion of the Capital Improvement Program, IWBs will be installed in 5,110 classrooms and portables.

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Larry Shaw: The main complaint from the teachers has been that the White Boards are covering their green/black boards.

(Dr. Melody Johnson) This topic has been discussed with the principals and it has been determined that there is nothing that the teachers can do on the blackboards that can not be done on the White Boards.

E. Construction Costs Update

Tom Johns presented an update on the effects of rising construction costs. Schools in the Dallas/Fort Worth metroplex that were recently bid have seen significant cost increases. The 2006 Magellan Report estimated pricing for construction of new elementary schools at \$125 per square foot. Today's pricing, according to the estimates prepared by the A/E firms, exceeds \$165 per square foot. The CIP has started the bidding process. We will have more specific information to share at the next meeting.

As proposals are received, the proposed costs submitted by each contractor will be evaluated, together with other items in the published selection criteria. Once the number one ranked contractor is identified, the Competitive sealed proposal process allows for negotiations to occur in determining the best value for the District.

MaryEllen Whitlock Hicks: You said earlier that DMJM was out, but I see the same program management team attending this meeting.

(Kristabel Lopez) DMJM was one of the operating companies under AECOM. All operating companies will now operate under the name of the parent company, AECOM. The same DMJM staff continues to lead the AECOM program management team.

F. Validation of Safety and Security Scope (Fire Alarm, Sprinklers, etc)

Kristabel Lopez, AECOM Program Executive, presented the findings and conclusions of an extensive analysis performed in coordination with the A/E firms, their fire protection engineering consultants and the FW Fire Marshall office among other interested parties.

Safety and security are a priority of the Capital Improvement Program. At the same time it is the goal of the CIP to ensure that the funds are being used in the most efficient manner. Within the context of the validation process of the needs identified in the assessment, as part of the scope definition of the CIP projects, the study analyzed the provision of fire sprinkler systems in existing buildings being renovated or repaired by the CIP.

The findings and recommendations presented at the COC meeting are summarized in the attached paper, which was revised to incorporate comments from this COC meeting and was completed on January 23, 2009.

Willett Stallworth: Will installing sprinkler systems present any financial savings on the cost of insurance?

(Walter Dansby) No.

James DeMoss: Areas have to be very hot for sprinklers to even work. Sprinklers protect property.

Larry Shaw: I have personal experience in this respect. At the building where our office is located, we went through the same analysis with the same conclusion: the fire alarm upgrade was needed but a fire sprinkler system was not needed.

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I want to make sure that this is not about money and more about what we can deal with and what is best for the kids.

(Kristabel Lopez) The intent of the analysis was to evaluate if fire sprinkler systems are needed, separate from any cost consideration. However, the estimated cost of installing fire sprinklers at existing buildings is over \$30M. Therefore, the District will realize cost-savings if the sprinklers are not installed. It is very important for the CIP to offer the complete information before a decision is made.

Dr. Dan Short: I would feel better if this was not presented as all or nothing. It should be noted where there is value added provide the sprinklers. Will the Fire Marshall accept partial systems?

(Kristabel Lopez) The kitchen areas will have required fire protection systems over the cooking equipment. This is required as part of the Fire Alarm system. It is our understanding that the Fire Marshall will not allow partial sprinkler systems because the firemen will not know which part of the building has the sprinklers and which do not. In addition, all new schools and additions will be designed with fire sprinkler systems.

MaryEllen Whitlock Hicks: It seems that all the new schools are receiving the new technology. There seems to be a disparity between new schools and the existing schools that are generally within lower-income neighborhoods.

(Kristabel Lopez) New schools can be designed with or without sprinklers. The latter requires fire compartments and additional fire rating features. Generally, it is less costly in new construction to provide the sprinklers in lieu of the fire rating requirements.

Larry Shaw: If we spend \$50 million, what do we gain with going with sprinklers over alarms?

There was a brief discussion from various participants which concluded that the potential gain was in perception.

Various questions regarding statistical information about fire incidents in FWISD

(Walter Dansby) The last fire within FWISD was at Elder MS and the fire was quickly contained because of the quick response time to the fire alarm. The damage was limited to only one room.

Larry Shaw: If it can't be explained why we should install the sprinkler systems, why would we install them? The teachers do not want sprinkler systems in the classrooms because of the potential damage that can be caused by students tampering with the system.

A brief discussion followed about other costs such as maintaining those systems.

Dr. Dan Short: I hope that if the sprinklers are not installed that it is not because of the money. It should be because the sprinklers are not effective.

Daniel Villegas: We should do what the public was informed would be done with the formulation of the program.

(Walter Dansby) I asked Barbara Griffith, FWISD Communications Officer, to check what was presented to the public about the fire safety program. Ms. Griffith was not able to locate any statements from the District that directly stated that fire sprinkler systems would be installed in the schools. The statements were general safety and security systems, which are being provided.

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MaryEllen Whitlock Hicks: I would recommend a PR campaign to explain this to the public. I will check the opinion of the Dallas Fire Marshall.

James DeMoss: I think installing the sprinkler systems in the schools shows bad fiduciary responsibility. How do you explain spending \$30M on an item that is not needed when there are current needs the CIP may not be able to address?

James DeMoss: I would like to move that the CIP does not include sprinkler systems in existing schools.

After a brief discussion, as some members expressed that they were not prepared to vote on this motion, it was clarified that this item was not up for vote. Due to the sensitivity of the topic, the District wanted to consult with the COC as an advisory group.

(Walter Dansby) A vote from the COC is not needed. It is like any other scope to budget item.

(Dr. Melody Johnson) The sensitivity of this topic is why it was put on the table. The Team is able to make a decision without the consensus of the Committee.

4. Review of Board Policy on Approval of Change Orders

Walter Dansby presented information on a proposed change the Board policy on approval of change orders.

In October 2005 the Board policy was amended to increase the dollar threshold requiring Board approval of purchase orders and contracts. The threshold was increased from \$25,000 to \$50,000. This change made the District's purchasing operations more efficient and effective and still provides the Board the level of oversight it requested. The changes made to policy CH (LOCAL) applies to purchases of goods and services that are not construction related.

Board policy CV (LOCAL) applies to the procurement of construction services. The current policy requires Board approval of construction contracts valued at or above \$25,000 and change orders over \$20,000.

Two options were presented to the Citizens' Oversight Committee for their consideration. Option 1 would amend policy CV (LOCAL) to require Board approval of construction contracts and change orders at or above \$50,000. Option 2 would amend policy CV (LOCAL) to require Board approval of construction contracts at or above \$50,000, and specify the Superintendent or designee is authorized to approve change orders deemed necessary up to the Board approved project budget. Change orders that result in adding money to the Board approved project budget shall be presented to the Board for approval before changes are made to the contracts.

(Tom Johns) We are not asking for anything that is not approved by the Board. We would like to be able to make changes within the budget amount with the approval of the Board appointed designee. This would reduce the number of times that we have to go before the Board and the public.

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Harold Hebson: So are you just trying to bring the construction threshold to standard district policy?

(Walter Dansby) Yes, that is correct.

Dr. Dan Short: I think it is okay to go forward with this as long as documentation is provided to the Board and the CIP provides full transparency.

Larry Shaw: I too am okay with this as long as there is full transparency.

5. Future Meetings

Victor Garcia proposed that future meetings of Capital Improvement Program Citizens' Oversight Committee begin at 5:30 pm. A motion was made by James DeMoss to change the meeting time from 6:00 pm to 5:30 pm. The motion was seconded by Harold Hebson. The next meeting of the Capital Improvement Program Citizens' Oversight Committee is scheduled for Monday, April 13, 2009 at 5:30 pm.

Mr. Garcia proposed that audio at future meetings of the Capital Improvement Program Citizens Oversight Committee be recorded. There were no objections to this proposal.

6. Adjournment

The meeting adjourned at 7:35 pm.

APPROVED

 04/13/2009

Victor Garcia, Chair Date

Cc: All attendees
AECOM Document Control
