

MEETING NOTICE

Notice is hereby given that on the 10th day of February 2020 the Citizens' Oversight Committee for the 2017 Capital Improvement Program (CIP) will hold a meeting beginning at 6:00 P.M. at the Fort Worth ISD Board Complex Conference room, located at 2903 Shotts Street, Fort Worth, Texas. The subjects to be discussed are listed on the agenda that is made a part of this notice. Items do not have to be taken in the order shown on this meeting notice.

AGENDA

Citizens' Oversight Committee

FWISD Board Conference Room

2903 Shotts Street

Fort Worth, TX 76107

February 10, 2020

1. **6:00 P.M. – CALL TO ORDER** – Fort Worth Independent School District, Board Complex Conference Room
2. **NOMINATIONS AND ELECTION FOR NEW COC OFFICERS**
3. **COMMITTEE APPROVALS AND ACKNOWLEDGEMENTS**
 - Approval of November 11, 2019 Meeting Minutes
 - 2020 COC Quarterly Meeting Dates
4. **2017 CAPITAL IMPROVEMENT PROGRAM**
 - 2017 Bond Timeline
 - Scheduling / Phasing
 - Procurement Schedule
 - Board Approved Projects Review
 - HUB Update
 - Construction Update
 - Financial Update
5. **GENERAL DISCUSSION/ANNOUNCEMENTS**
6. **FUTURE MEETING CONFIRMATION:** April 20, 2020
7. **ADJOURNMENT**



CAPITAL IMPROVEMENT PROGRAM

2017 Citizens' Oversight Committee Meeting Minutes

Date:	February 10, 2020	Location:	FWISD Board Complex Conference Room
Prepared by:	Ana Perez	Project Name:	2017 FWISD Capital Improvement Program
Purpose:	2017 Capital Improvement Program Citizens' Oversight Committee – Quarterly Update	Meeting Start:	6:01 P.M.
Attendees:	COC MEMBERS Benda, Robert (Bob) – Chair Tim Carter Gentry, Emily Harvey, Stephanie Hyry, Molly Johnson, Paul Moss, Christene Poole, Steven Saucedo, Lisa Silverberg, Kal Suarez, Mary Alice West Strawser, Laura Willis, Libby ABSENT Cardenas, Josue Miles, Jr, Roderick Spangler, Anthony	FWISD Alvarez, Claudia Burris, Vicki Myers, Joe Perez, Ana Persley, Kara Scribner, Kent P. PROCEDEO Aanenson, Gary Brock, Barry Gomez, Marisol Johnson, Brian	Meeting End: 6:59 P.M.

The following items were discussed:

1. CALL TO ORDER

Bob Benda, Chair President called the meeting to order at 6:01 p.m.

2. DISCUSSION OF COMMITTEE APPROVALS AND ACKNOWLEDGEMENTS

Approval of the November 11, 2019 minutes, unanimously approved.

Permission to modify the agenda in the interest of time and move nominations and discussion about renewing our terms to after CIP Program update; no objections

3. 2017 CAPITAL IMPROVEMENT PROGRAM UPDATES

PROCEDEO, presented an overall update thus far of the 2017 CIP. See attached presentation for detailed information. Below are highlights of the presentation.

2017 Bond Timeline

- Bond time is happening concurrently, and most importantly that says that we have 8 large projects left to be started in construction between now and June 2020. That will be all of the projects that are under construction for the 2017 bond program.

Schedule / Phasing Plan and Construction Updates

- Weather seems as though we get a 4 day break, by the time we get all the water pumped out and everything ready to go again; it rains. That has been a problem therefore, slow starts for some of our projects.
- Northside Mariachi Project
 - Scheduled to be open in May
 - Slow start involved in this project contractors are making good progress now, everything is looking better for this project
- Arlington Heights Athletic Project
 - Continues to be an issue - we have worked with this contractor for months, they are a small minority owned contractor and have tried everything that we can to get them in the right direction. Tomorrow (2/21/2020) a letter will be sent out, there's a process the District must follow before contacting the bonding company.
 - This project has been delayed and pushed out to May, we hope to get it done before that. Our decision to move forward with looking to replace this contractor is in place today.
- Benbrook Baseball Fields
 - Completed, final inspection scheduled this week
 - The building final was the only hold due to permanent power not being available, which prevented the District from getting the "building final"
 - Baseball fields have been ready for some weeks however, not having the building final prevented the kids from playing on the fields
 - Communication with the coaches and Leadership on this campus has been established, keep them up to date

- Arlington Heights HS

- Working on the field house, they shut the power off in the concession stands for a week at a time, nothing was ruined.

Gary: I apologize and hopefully this will be prevented moving forward.

Bob Benda- Arlington Heights problematic contractor- anything we might do differently next time, I know that sometimes this is not anticipated with vendor organization, but I'm wondering if there any lessons learned

Barry- This is a contractor that I have personally used in other school district with great success. I don't know if there was a change in management somewhere within their organization, it doesn't appear to be that. It looks to me like it is a lack of manpower.

That's across the board with all of our projects right now. Smaller contractor may have a harder time getting some of their folks to show up at their job when they have a larger bigger job making more money somewhere else.

- Construction Updates

The following projects have reached substantial completion:

- North Side Athletics
- Poly Athletics
- Western Hills Athletics
- Waverly Park Athletics
- O.D. Wyatt Athletics
- Dunbar Athletics
- Benbrook MS|HS Fieldhouse Addition
- Southwest Athletics projects have final schedule this Friday will be complete
- North Side Mariachi to be completed in May
- South Hills athletics is a project we have currently have on the "streets"
- Overton Park Elementary, still on track to for completion in August 2020
- Diamond Hill Jarvis- Continues to progress two phases happening concurrently now, overall completion project still on track
- Dunbar renovation - final GMP submission has been submitted to District, currently being routed for issuance of a purchase order and anticipate this happening at the end of this month
- Northside, Eastern Hills, South west are all continuing construction
- YMLA first GMP from Turner Construction, finalizing review at the end of month
- Benbrook MS/HS Phase I underway with 149 parking spaces, working on underground work which will continue with Phase II and Phase III with the large addition to the competitions gyms
- O.D. Wyatt first GMP been reviewed and approved, contractor will mobilize on March 9
- Amon Carter continues to progress
- Arlington Heights large project mobilized over the Christmas holiday and started demolition activities are complete
- South hills and Poly continue with preconstruction mobilize in the month of April
- Trimble Tech and Paschal in pre-construction phase, mobilizing and starting construction on June 1st
- YMLA will be building classrooms first, then renovate existing building space, we will work during Summer

Financial Overview

- All numbers are representative as of December 31, 2019
- District has paid out over \$92 Million as of end of last year (\$92,234,827)
- Encumbered which means we have committed those costs, set aside this money of \$162 Million (\$162,108,852)
- 34% has been paid or committed with 66% left
- GMP final process being routed contracts for issuance of purchase orders:
 - Amon-Carter HS GMP \$41.5 Million
 - Arlington Heights HS \$40.7 Million
 - Southwest HS \$20 Million
 - Dunbar HS \$23 Million

As the COC continues to meet the total uncommitted will continue to decrease.

*Budget is all money allocated for the specific project.

*Committed is the amount of dollars to a particular vendor, therefore a purchase order/contract is in place.

*Uncommitted dollar amounts to be allocated at a later date, available funds for project.

Procurement Schedule

- CMAR- South Hills HS Athletics- Advertised February 20, 2020
- CMAR- Tangle wood Elementary Reno- accept bid February 21, 2020
- Both projects will be approved in the March Board meeting and procured
- No future projects

HUB Outreach

2017 Bond Bid Preview

- HUB committed percentage rate at 42.77% for this quarter
- Outreach participating association with partners and certified agencies.
- Participate in vendor fair and announce the two bid that are currently out.

Featured Project: Construction Updates

- Amon-Carter HS - retaining water underneath student parking lot will go, storm water is in place.
- Arlington Heights HS - Abatement was done over the holidays, there will be a 3 story science classroom addition, also a new CT building, and a new green house
- Arlington Heights Athletics - Contractor is acting slowly, and try and once letter is sent, they will finish faster. Storm water piping has taken place as well
- Benbrook MS/HS - Baseball dugout are completed, lights are up and working, concrete is being installed on the side surrounding
- Diamond Hill HS- Earthwork for the JROTC building is shallow and had to be relocated, water piping has been placed. There will be a 2 story classroom addition for Phase II for this project
- Dunbar HS - Boys locker room is about 1700 sq. ft., total project is 11,000 sq. ft. Reno 6,000 existing sq. ft., and added about 5,000 of addition to add girls locker room. Wight room is about 2800 square feet.
- Eastern Hills - Waterline relocation, putting new utilities, benching is necessary. Contractor working on the underground foundation work, also working on Athletic addition

- North Side HS - Interior Phase III of 12, all painting has been completed, working on installing lights
- Northside Mariachi - Slab poured, continue to see progress. Ask to build mock ups to prevent water from entering and go in place 3 to 6 months prior to make sure there is no water getting though
- Overton Park ES - All steel decking has been put up on roof, construction steel has been put up, two story classroom addition where new library will go, Storm shelter has been put in
- Southwest HS - Building a front area entry, renovating about 2/3 of the campus. Removing side walk, also building a 4 classroom addition
- Southwest Athletics- 9,000 sq. ft. for locker rooms, change the color of the paint to gray. As of today the flooring is sealed
- Wester Hills HS - Mobilized in December, relocating admin to be moved towards the front. Underground utility work is in place

4. GENERAL DISCUSSION / ANNOUNCEMENTS

Bob Benda - Proposed meeting dates for 2020, discussed having a sub-committee of knowledgeable individuals perhaps serve to work with staff on these meeting dates and conflicts. Inviting 2 or 3 volunteers' that are knowledgeable about the school calendar and other family oriented conflicts that can be a resource to work with staff. To avoid meeting dates having to be modified.

Sub-Committee volunteers - Emily and Molly

(Sub-Committee will move forward with upcoming dates and CIP will share information with the COC)

Gary- Gave a website update on how to look at all bond projects

Bob Benda- Up for renewals to a two year term. Elect new leadership and open the floor for nominations for President and Vice-chair for the committee.

Molly would like to nominate Paul Johnson for Vice Chair.

Paul accepted nomination, and no other nominations for Vice Chair.

Bob would like to nominate Tim Carter as President Chair, Mr. Tim Carter accepted and no other nominations for President Chair.

5. FUTURE MEETING CONFIRMATION

The next meeting will be held on July 20, 2020.

*Meetings are audio recorded for District records

6. ADJOURNMENT

The meeting adjourned at 6:59 p.m.

Approval

COC members approved minutes via e-mail

Robert Benda, Chairman

Date

Citizens' Oversight Committee Meeting

2017 FWISD Capital Improvement Program

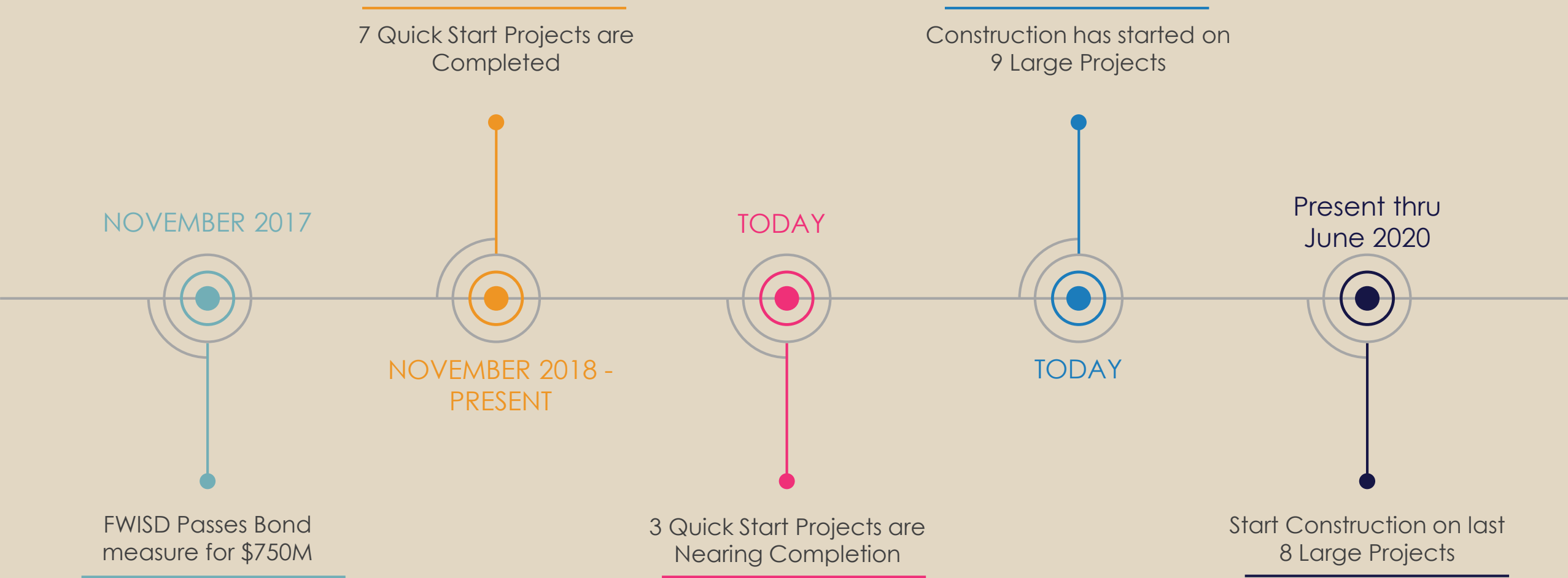
Presented By: PROCEDEO

February 10th, 2020

AGENDA

- **2017 Bond Timeline**
- **Scheduling/Phasing**
- **Financial Update**
- **Procurement Schedule**
- **HUB Update**
- **Construction Update**

2017 BOND TIMELINE

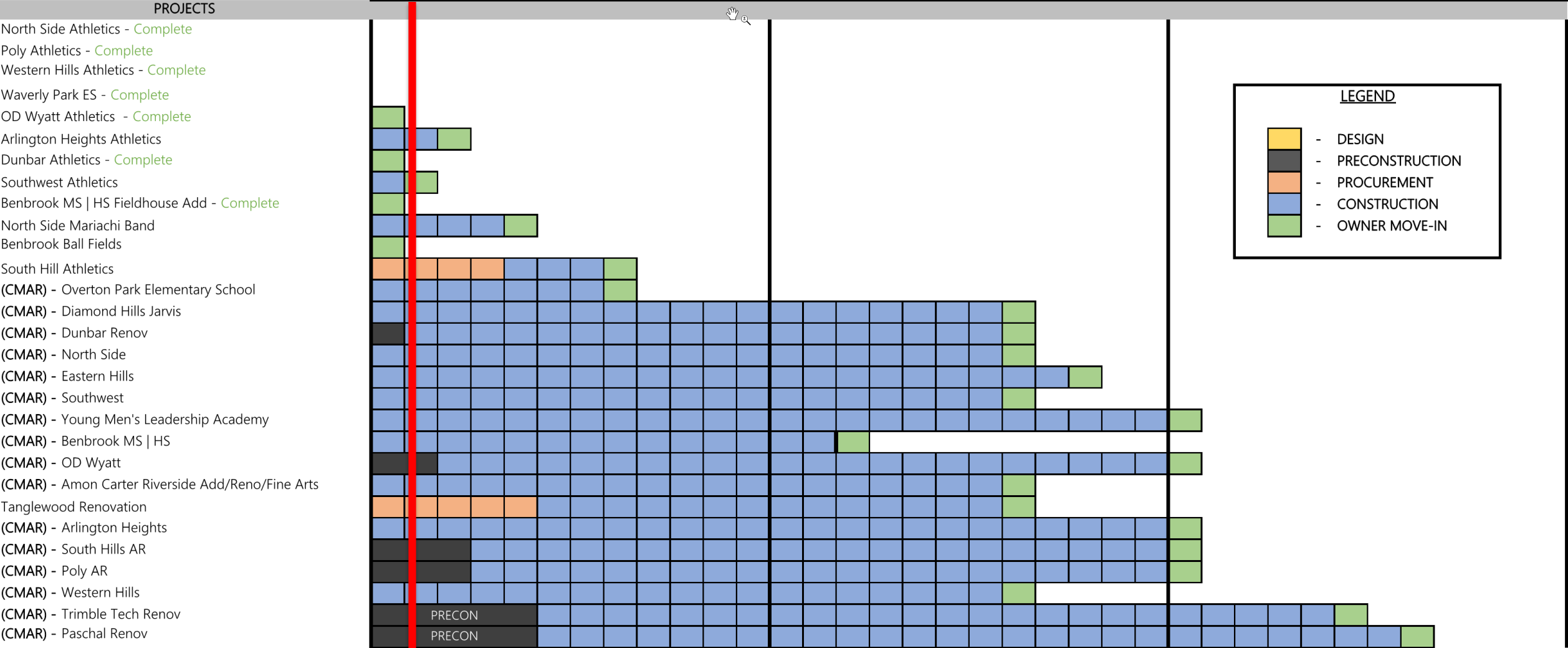


SCHEDULE/PHASING PLAN



Phasing Plan
February 5, 2020

2020												2021												2022											
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC



LEGEND

- DESIGN

- PRECONSTRUCTION

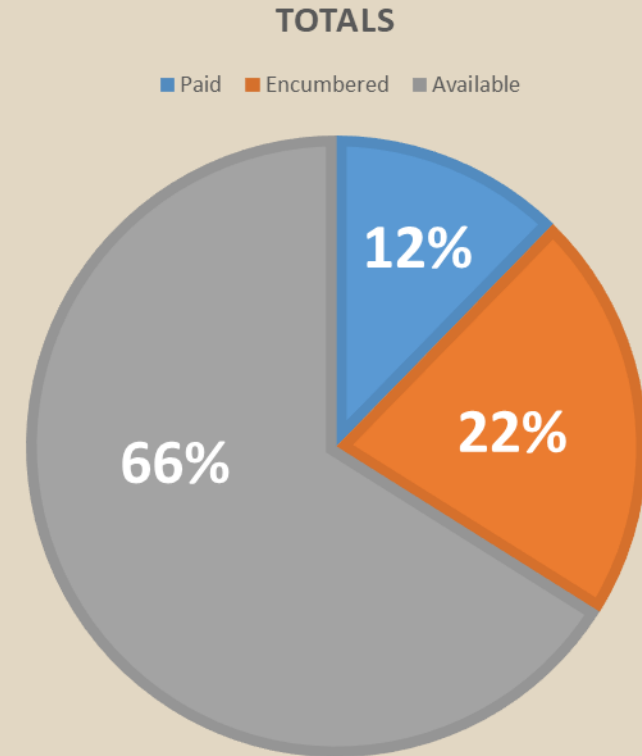
- PROCUREMENT

- CONSTRUCTION

- OWNER MOVE-IN

FINANCIAL UPDATE

Job Description	Paid	Encumbered	Available
Amon Carter Riverside	3,350,286	4,829,727	46,327,954
Arlington Heights	4,038,291	4,209,626	46,568,998
South Hills	1,612,843	3,435,434	49,701,266
Diamond Hill Jarvis	2,939,885	6,342,147	21,579,043
Dunbar, Paul Laurence	5,186,127	2,001,617	28,047,993
Eastern Hills	2,758,716	42,492,710	7,289,798
North Side	6,821,093	25,981,939	3,929,075
Polytechnic	2,568,753	3,174,267	47,276,221
Paschal, R.L.	4,490,395	2,618,063	37,801,246
Trimble Technical	1,265,734	2,519,534	40,786,493
Southwest	4,038,158	3,787,720	37,061,499
Western Hills	2,526,506	26,295,288	5,628,544
Wyatt, O.D.	4,930,751	2,965,541	39,708,459
Benbrook MSHS	8,108,371	5,088,740	17,216,961
Young Men's Leadership Academy	1,545,907	2,537,806	35,357,184
Tanglewood	215,580	413,735	5,597,953
Waverly Park	2,239,305	55,119	55,811
Overton Park	6,657,171	21,522,295	3,431,409
Owner's Rep Mobilization	318,530	-	-
Texas Biomedical Sciences	2,294,994	969,097	735,909
World Language Institute	723,160	28,317	248,524
Administration	23,604,271	840,131	21,040,979
TOTALS	92,234,827	162,108,852	495,391,320



All numbers are as of
12/31/19

PROCUREMENT SCHEDULE

Opened, Evaluated & Pending Board Approval

None Currently

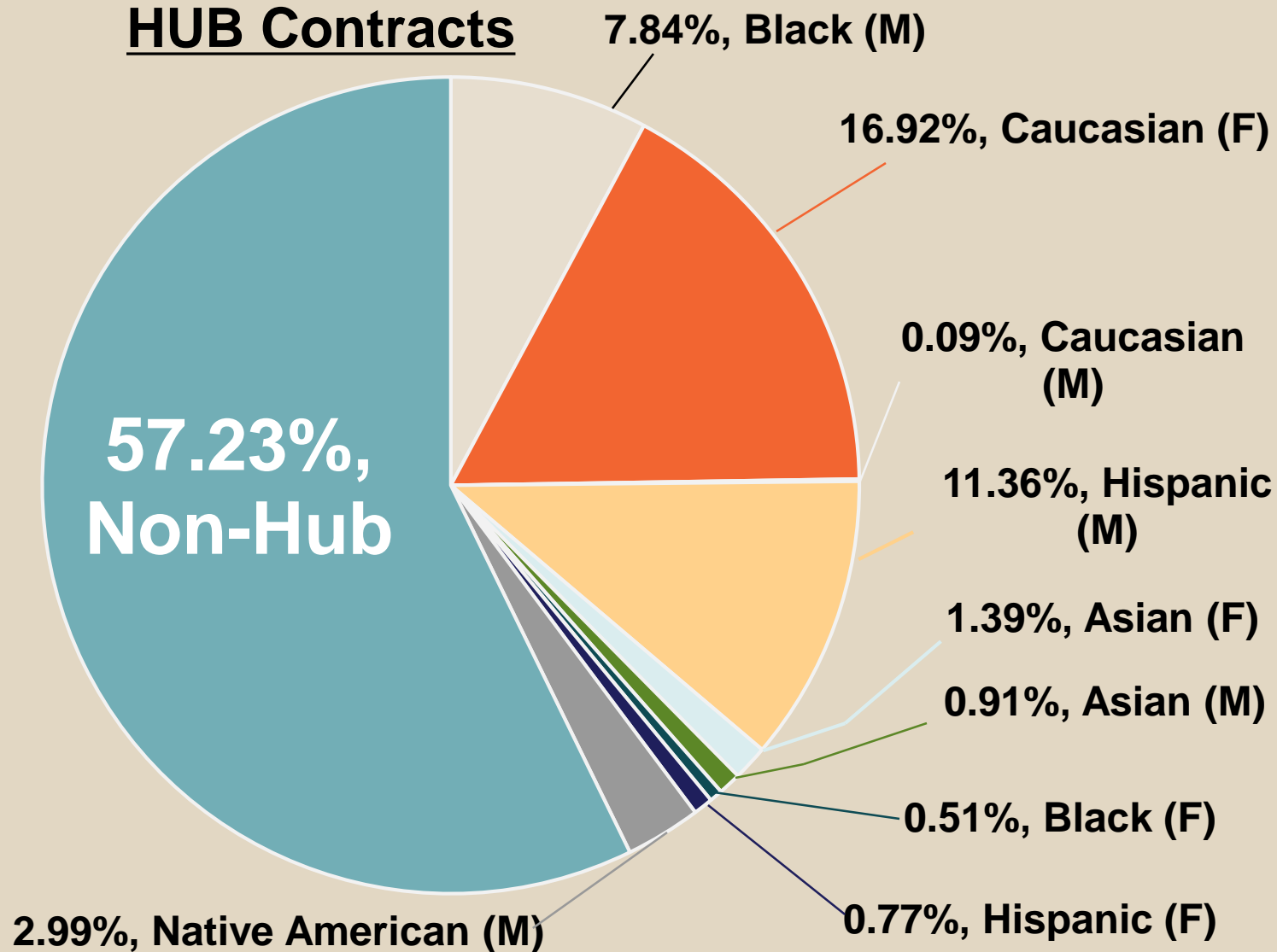
Advertised (2 Projects)

- CSP – South Hills HS Athletics (Soccer Field) (Bid #20-001)
- CSP – Tanglewood Elementary Reno (Bid #20-004)

Future (2 Projects):

- CSP – South Hills HS Athletics (Soccer Field) (Bid #20-001)
- CSP – Tanglewood Elementary Reno (Bid #20-004)

HUB PROGRAM REPORT



COMMITTED
42.77%

HUB contracts to date

\$100,912,912.89

All numbers are as of
01/31/20

OUTREACH

RHCA 2020 Kick-Off Membership Exhibit January 9, 2020

