



Bond Planning Committee Meeting 4

October 8, 2009

The fourth meeting of the GCISD Bond Planning Committee was held at 6 p.m. on Thursday, October 8, 2009, at the Professional Development and Education Center. Forty members of the 52-member committee were present.

Welcome

Superintendent Dr. Kay Waggoner welcomed members of the committee. Valerie See, GCISD Director of Special Projects, introduced Jennifer DuPlessis of Chevron Energy Solutions to present an analysis of utility efficiency and information regarding energy-saving opportunities and recommendations.

Chevron Energy Conservation Plan

Using a PowerPoint presentation, Ms. DuPlessis shared information regarding the importance and benefits of energy efficiency, results of a feasibility analysis, and site-specific solutions for energy conservation. She reported that on average, Texas schools spend more than \$450 million every year in energy costs and 25 percent of that energy is wasted (source: State Energy Conservation Office). Through an energy efficiency program, schools and districts can capture savings and reallocate those funds to assist with budget needs in other areas.

Ms. DuPlessis reported that energy efficiency promotes lower operating costs, improves learning environment, improves health and safety, and conserves natural resources. In addition, she shared that according to the U.S. Green Building Council, benefits of high performing schools include a 30 percent energy savings above code, 5 percent increase in test scores, 5 percent decrease in teacher turnover, and 15 percent reduction in student absenteeism (results in increased state funding).

Energy-related legislation was discussed, followed by an overview of the Chevron performance-based utility efficiency program. Ms. DuPlessis then outlined site-specific solutions resulting from an initial energy feasibility study of the District. Recommendations were made in the areas of lighting retrofits, water efficiency upgrades, energy and equipment control systems, HVAC systems, and building envelope improvements.

Also discussed were opportunities for renewable energy, including installation of solar photovoltaic shade structures and consideration of wind generation and fuel cells. GCISD has applied for a grant through the State Energy Conservation Office to fund costs associated with installing photovoltaic shade structures to harness solar energy and offset utility costs. The grant would fund 80 percent of the cost, and GCISD would seek additional rebates from energy companies. The District has identified parking areas at Grapevine High as being most suitable for this purpose and is considering surplus funds from the 2005 Bond Program to cover the District's portion of funding.

Ms. DuPlessis shared that the performance-based utility efficiency program also includes an educational component that provides learning tools such as energy-related kiosks and "UtilityVision" (real-time utility data) for use by students and teachers. Training also is available for personnel and students. The program, called Envision, meets learning objectives outlined in the federal No Child Left Behind initiative.

Ms. DuPlessis concluded her presentation with information regarding projected cost savings to the District through the utility efficiency program. She reported that at minimum, the District would save \$5,000 each year for 15 years, for a total net savings of \$75,000. The projected savings are based solely on total energy savings per year; additional operational and maintenance savings due to the program were not factored into the projections.

In response to a question regarding audit fees and how Chevron benefits financially from energy efficiency programs in schools/districts, Ms. DuPlessis explained that Chevron does charge for the program, which includes design engineering, preparation of engineering plans and specifications, installation, commissioning, monitoring and verification of savings, and management of the energy efficiency project. Total cost would depend on the specific measures implemented.

Education Services Priority Needs

Deputy Superintendent Dr. Jim F. Chadwell outlined priority needs for the areas encompassing Education Services. He used a PowerPoint presentation to highlight key items pertaining to Special Services, Technology Services, Library Services, Career and Technical Education, Fine Arts, and Athletics and Activities.

Dr. Chadwell began the discussion with campus-based priorities, explaining the need for secured entrances at both high schools and the remaining elementary schools not upgraded in the 2005 Bond Program. Such entrances require visitors to enter through the main office before gaining access to instructional areas. He added that renovating middle schools for secured entrances would be difficult due to existing design limitations and would require significant construction and renovation. Other campus-based priorities include providing office space for Special Services and Curriculum and Instruction personnel, enhancing outdoor learning spaces, configuring science labs for better safety management (i.e. moving emergency shut-offs), adding storage to accommodate growing programs and comply with fire code, adding security cameras, updating art kilns for safety and efficiency, and updating/replacing general Furniture, Fixtures and Equipment

(FF&E) items such as science equipment, cafeteria tables, and furniture for classrooms and libraries.

In Special Services, priorities include modifying restrooms and adding changing tables to accommodate students with special needs, adding motor room equipment, enhancing adaptive technology, providing dedicated office space for personnel, and providing Transition Center support for qualifying students ages 18-22 as required by law.

In Technology, priorities include maintaining the computer replacement cycle and continuing the projector project started as part of the 2005 Bond Program. Dr. Chadwell explained that the District typically includes the purchase of computers in every bond program because the replacement cycle is shorter on technology equipment. GCISD has a staggered computer replacement cycle with an average computer life of about five years. Dr. Chadwell also shared that through the projector project, every standard classroom has been equipped with a ceiling-mounted projector for instructional use. Now the desire is to add projectors in larger areas such as choir rooms, band halls, and common areas used for instruction. Additional technology priorities addressed included providing netbooks for secondary-level students, enhancing the District's wired and wireless network capabilities, providing audio enhancement systems in classrooms to assist with language acquisition, adding interactive boards and slates for instructional engagement, and upgrading technology systems such as Voice Over IP, student response, and handheld radios for emergency communications.

In Career and Technology Education (CTE), a major priority is renovations to GHS and CHHS to implement CTE initiatives. Dr. Chadwell stated that updates, upgrades, and renovations will be needed to serve students in CTE programs including culinary arts, automotive, health sciences, agriculture science, CISCO/computer technician training, and technology/engineering.

In Library Services, priorities include expanding the collection of books, resources, and materials to meet state standards, enhancing audio/e-book selections, expanding the virtual reference system, and updating furniture and media retrieval equipment. Dr. Chadwell also discussed the "coffee shop concept" for high school libraries and how creating environments similar to those that students frequent outside the school setting has shown to greatly increase the use of school libraries and collections.

In Fine Arts, priorities include maintaining the band instrument replacement cycle, replacing outdated and damaged performance equipment, and enhancing performance spaces with curtains and public address equipment for the elementary school cafeteriums and efficiency upgrades for safety and easier cleaning in the secondary Performing Arts Centers.

In Athletics and Activities, priorities include replacement of aging scoreboards and damaged equipment, additions of backboards to tennis courts, enhancements to the wrestling facility (i.e. spring floor), and improvements to locker rooms and coaches offices. Dr. Chadwell discussed the request to upgrade baseball and softball facilities

with turf to address drainage issues, and explained how turf surfaces provide both environmental and cost savings. He also discussed existing space limitations with the visiting team dressing room facility at Mustang-Panther Stadium. He explained that visiting teams often have to “dress out” in shifts because the existing dressing room is not equipped to handle large teams.

In closing, Dr. Chadwell encouraged BPC members to ask questions in any area where they need additional information. He added that thorough information and understanding are critical for them to act with knowledge and make informed decisions regarding a future bond proposal.

Facilities Standards and Projected Costs

Gary Rademacher, vice-president of Huckabee & Associates, Inc. (Huckabee), provided an overview of the company, which served as the District’s architect for the 2005 Bond Program and was rehired in July 2009 to assist with the planning process for a future bond program. He shared that for the 2005 Bond planning process, Huckabee conducted an in-depth study that included assessments of the overall condition of buildings, room-by-room measurements of square footage, building capacities, facility usage percentages, program capacities, and assessments of ADA and code compliance, conditions of roofs and mechanical, electrical, and plumbing systems, and existing architecture. Priorities for current bond planning included detailed assessments of mechanical, electrical, and plumbing systems and roofs; verification of facility usage and capacities; and architectural costs relating to additions, renovations, ADA requirements, and code compliance. Huckabee provides architecture, engineering, technology design, facility assessments, bond planning, public relations support, and program management services with the goal of being a resource for the District to achieve its vision for education.

Following the overview, Mr. Rademacher outlined the District’s facility standards for educational programming and technical specifications and explained the projected costs for requested items listed in the master spreadsheet and sub-committee breakdowns. He shared that the standards developed provide a baseline for District expectations in terms of facility use for educational programs and technical systems, and that all projects moving forward should be held to these standards to maintain those expectations. He explained that the “Opinion of Probable Costs” serves as an estimate of costs based on pricing history, industry trends, and company experience. Mr. Rademacher shared that the list contains approximately 1,400 line items at this time, but emphasized that the list is fluid and expected to change during this process as items are added or deleted and costs are narrowed.

He addressed questions regarding Huckabee’s scope of work for the District and what costs are included in the pricing estimates per item. Mr. Rademacher explained that Huckabee provides full program services including pre-bond facility assessments, project design, project grouping into bid packages for best value, necessary construction documents, oversight of the bidding process and hiring of a construction manager, construction oversight, and close-out. He confirmed that the pricing is the best estimate of total cost for the project including escalation, fees, and other related costs.

Subcommittee Selections of Chairperson and Scribe

Five subcommittees have been formed based on member preference rankings. Each subcommittee also is assigned administrative liaisons to serve in advisory roles. The subcommittees represent the following priority areas:

- Elementary School Renovations & Additions, and Early Childhood Development Center (ECDC) – Liaisons: Patti Davis, Executive Director of Administration-Elementary, and Dr. Peggy Wheaton, Executive Director of Special Services
- Secondary School Renovations & Additions – Liaisons: Steve Trachier, Executive Director of Administration-Secondary, and Megan Overman, Public Information Officer
- Technology – Liaisons: Dr. Lane Hunnicutt, Director of Technology Services, and Valerie See, Director of Special Projects
- Sports Facilities & Ancillary Facilities – Liaisons: Tim Ford, Athletic Director, and Hank Johnson, Chief Financial Officer
- Fixtures, Furniture & Equipment – Liaisons: Danette Murray, Director of Purchasing Services, and Rick Bracy, Director of Career and Technology Education

Mrs. See explained the tasks of the subcommittees during this meeting were to share introductions and elect a chairperson and scribe. Subcommittees also received the master list of requests and a list of requests specific to the subcommittee topic. Mrs. See reminded members that the list of requests is fluid and that changes are anticipated, but that it will provide a starting point for discussions.

In response to a question about priority ratings, she explained that a listing of priority 1 is a must have, priority 2 is important, and priority 3 is a need that the District would like to have. Priority ratings were recommended by each requestor. The Master Design Team, which is comprised of administrators who oversaw the 2005 Bond Program, then reviewed the recommended priority ratings and made adjustments as deemed appropriate.

Ms. See also called attention to a list of abbreviations for schools as well as educational/District abbreviations used in the spreadsheet of requests. Members broke into subcommittees for discussion, and were instructed to report the names of their chairperson and scribe to Ms. See.

The meeting adjourned at 7:30 p.m. The next meeting is scheduled for Thursday, October 22, 2009, 6-7:30 p.m. at the Professional Development and Education Center.

Handouts provided:

- Utility Efficiency Program Information and Analysis PowerPoint presentation by Jennifer DuPlessis of Chevron
- GCISD Education Services Priority Needs PowerPoint presentation by Dr. Jim Chadwell
- Facilities Standards and Projected Costs PowerPoint presentation by Gary Rademacher of Huckabee

- List of Subcommittees and District Liaisons, and Explanation of Committee Leadership Roles and Responsibilities
- Subcommittee Membership Rosters
- List of abbreviations for District Schools and Facilities
- List of abbreviations for 2010 Bond Requests