

# 2020 Citizens' Bond Committee Follow Up Questions 6-1-20

## Follow Up Questions

1. How much are we paying for construction management on the remaining 2017 bond projects?  
**An outsourced company, Rice & Gardner, manages 17.3 percent of the 2017 Bond — a total of \$3,472,875.**
2. How is construction management costs included in the proposed 2020 bond budget figures?  
**The construction management fee is included in the soft cost for all of the projects recommended except new buses, land and technology.**
3. For what projects?  
**All projects except new buses, land and technology.**
4. In the 2017 bond program what was the savings gained by using in-house staff for construction management?  
**By managing the new facilities in the 2017 Bond program in-house, we are saving an estimated amount of approximately \$15,347,000.**
5. How is that savings being used?  
**Any funds that are available per project are placed into an available funds account after the projects are closed out. Then projects can be funded with Board approval.**
6. For interior and exterior improvements, do we have enough employees to follow maintenance schedules on the items we are now wanting to replace or repair? (I am aware salaries are paid out of the general operating fund and not from funds for capital improvements.)  
**The Maintenance and Operations Department has and will increase staff as needed. The Department has procedures and preventative maintenance programs to maintain the increase load proposed.**
7. How did PBK arrive the 15% inflation costs? I know that a consultant answered the question early on, but can I have a written explanation?  
**PBK shows all estimated costs at a current cost value and then adds compounding inflation rates depending on the estimated date of bid. PBK is currently estimating an inflation of 8 percent for the first year, 7 percent for the second year, 7 percent for the third year and 5 percent for the fourth year. It is important to note that there is no one definitive or credible published inflation prediction report for K-12 projects and especially not one for the materials and labor force used on K-12 projects. Planners**

must consider the cost of recent projects and current cost trends, regional events like hurricanes, national material shortages, regional labor shortages and unknown phenomena like national financial crises and the current pandemic. PBK utilizes all of these factors and a K-12 construction cost database to help predict future inflation.

8. Can we have a presentation on what the stadium would look like?  
**We do not have a design yet for a stadium. We have a program need due to volume of use at Traylor Stadium. This cost estimate is based on features that are needed. Yes, we can share a presentation.**
  
9. In my previous email I put a question in about Seguin early childhood center with regards to the 1,150,496. That looks like renovating the kitchen and replacing the floors. If that is the case that's fine.  
**That is correct.**
  
10. Follow up to orchestra room additions to existing schools: How is this going to be built out? Is there adequate empty space in the existing schools? If so why hasn't the space been utilized for classes? I believe the schools are all pretty full currently, curious to see where the space is coming from.  
**The orchestra rooms will be an addition to the building. No, there is not adequate space inside the building. The budget numbers recommended are for an addition to the facility.**

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|-----------|------|-----------|---|
| Foster HS | B2   | 6,027,899 | P2 Replace existing built up roof with new to fly modified bitumen cool roof system. Will we need another \$6 million in repairs and after the roof maintenance is done?<br><b>This item is a duplicate and will be removed from the assessment.</b>  |
| Terry HS  | LSS1 | 62,595    | P1 Security cameras. I did not see this on the list.<br><b>Security cameras are included in the Technology recommendations.</b>   |
| George JH | C1   | 904,150   | P1 New site paving and demolish tennis courts. Do we need additional parking?<br><b>Grade 7-12 tennis teams currently use the courts at the high schools, not the junior highs. Additional parking is needed for the Terry baseball/softball field, as well as for staff and special event parking at George Junior High.</b> |

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| George JH   | A3    | 243,425 | <p>Renovate choir by painting walls replace chalkboards and erasable marker boards replace ceiling tile and grid. It seems this estimate is high.</p> <p><b>This includes acoustical wall panels, removal and replacement of risers, carpet replacement, new casework, new wall finish, new FF&amp;E, raising the ceiling height and modifying MEP accordingly.</b></p>  |
| George JH   | B1    | 48,685  | <p>P1 Provide low detergent pressure wash two exterior Surfaces. This estimate seems high and not included on the list.</p> <p><b>This is a maintenance item and has been reassigned to the correct priority.</b></p>  |
| Lamar JH    | A2    | 295,680 | <p>P2 Renovate admin area per district standard. Is this the same as renovate entry vestibule that is listed in the bond?</p> <p><b>No. This is a separate line item than the one recommended to the committee.</b></p>  |
| Navarro MS  | E2    | 178,767 | <p>P1 Provide interior lighting controls. Is this included on the List?</p> <p><b>Yes, this is included in the recommendation.</b></p>   |
| Wessendorff | E1,E2 | 716,087 | <p>P1 Provide interior lighting controls. Replace interior lights with LED lighting. I did not see this on the list.</p> <p><b>You are correct. The lighting controls and LED lighting retrofits were included to bring the lighting up to the current energy code requirements and to reduce future operating cost. This item, since it occurs at nearly all campuses, was approached through a phased process so it wouldn't overwhelm this bond with the entire Districtwide retrofit cost.</b></p> |
| Austin      | E1,E2 | 451,101 | <p>P1 Provide interior lighting controls. Replace interior lights with LED lighting. I did not see this on the list.</p> <p><b>You are correct. The lighting controls and LED lighting retrofits were included to bring the lighting up to the current energy code requirements and to reduce future operating cost. This item, since it occurs at nearly all campuses, was approached through a phased process so it wouldn't overwhelm this bond with the entire Districtwide retrofit cost.</b></p> |
| Beasley     | T1    | 75,253  | <p>P1 Replace sound system. I did not see this on the list.</p>  |

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|             |        |         | <b>This item is included in the Beasley interior improvements recommendation.</b>   |
| Beasley     | LSS    | 15,000  | P1 Provide new video access control system. I did not see this on the list.<br><b>This item is included in the Beasley interior improvements recommendation.</b>  |
| Travis      | B1     | 27,820  | P1 Pressure wash to exterior surfaces. I did not see this on the list.<br><b>This is a maintenance item and has been reassigned to the correct priority.</b>  |
| Travis E    |        |         | Have we consulted with public works of Rosenberg to help us address the site drainage issues?<br><b>No.</b>   |
| Long E      | E2,E3  | 666,149 | P1 Provide interior lighting controls. Replace interior lights with LED lighting. I did not see this on the list.<br><b>You are correct. The lighting controls and LED lighting retrofits were included to bring the lighting up to the current energy code requirements and to reduce future operating cost. This item, since it occurs at nearly all campuses, was approached through a phased process so it wouldn't overwhelm this bond with the entire Districtwide retrofit cost.</b> |
| Ray E       | LSS1&2 | 27,125  | P1 Provide additional security cameras throughout the campus. Provide fencing around the portables. I did not see this on the list.<br><b>These cameras are covered in the technology budget. The fencing is included in the safety &amp; security budget.</b>  |
| Thomas E    | B1     | 25,038  | P1 Service roof to address existing lakes. I did not see this on the list.<br><b>This item priority was changed to maintenance because the roof is still under warranty.</b>  |
| Velasquez E | LSS1   | 5000    | P1 Provide a secure a gate to the playground. I did not see this on the list.<br><b>The item is included in the safety &amp; security budget.</b>   |

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| Williams E                            | E1,E2                   | 709,418     | <p>P1 Provide interior Lighting controls. Replace interior lights with LED lighting. I did not see this on the list.</p> <p><b>You are correct. The lighting controls and LED lighting retrofits were included to bring the lighting up to the current energy code requirements and to reduce future operating cost. This item, since it occurs at nearly all campuses, was approached through a phased process so it wouldn't overwhelm this bond with the entire Districtwide retrofit cost.</b></p>   |                    |                         |                                    |                       |                                       |                       |                           |                        |              |                         |
| Williams E                            | LSS1                    | 16,692      | <p>P1 Provide a new wayfinding site signage. I did not see this on the list.</p> <p><b>This is a maintenance item and has been reassigned to the correct priority.</b></p>   |                    |                         |                                    |                       |                                       |                       |                           |                        |              |                         |
| Seguin                                | FS1                     | 1,095,413   | <p>P1 Renovate kitchen including new equipment and serving Lines. This number is different from the 1,150,496 listed on the 2020 bond.</p> <p><b>Seguin FS1 and FS2 were combined in the bond recommendation.</b></p>  |                    |                         |                                    |                       |                                       |                       |                           |                        |              |                         |
| Seguin                                | FS2                     | 55,084      | <p>Replace flooring in kitchen areas. I did not see this on the list.</p> <p><b>Seguin FS1 and FS2 were combined in the bond recommendation.</b></p>   |                    |                         |                                    |                       |                                       |                       |                           |                        |              |                         |
| Randle HS<br>2020 Bond                |                         | 3,029,430   | <p>Needed for build out classroom shell space. Why was this expense not included in the 2017 bond?</p> <p><b>Historically, Lamar CISD has not built out the shell space in the initial construction project because the high school does not open at full capacity.</b></p>  |                    |                         |                                    |                       |                                       |                       |                           |                        |              |                         |
| Randle/Wright<br>Spreadsheet.         |                         | 189,625,000 | <p>Can we break out the original project budget number listed on the 2014/2017 bond project status spreadsheet?</p> <table border="0"> <tr> <td><b>Randle High</b></td> <td><b>\$124,500,000.00</b></td> </tr> <tr> <td><b>Randle High Artificial Turf</b></td> <td><b>\$2,000,000.00</b></td> </tr> <tr> <td><b>Randle High Multi-Purpose Room</b></td> <td><b>\$1,125,000.00</b></td> </tr> <tr> <td><b>Wright Junior High</b></td> <td><b>\$62,000,000.00</b></td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>\$189,625,000.00</b></td> </tr> </table> | <b>Randle High</b> | <b>\$124,500,000.00</b> | <b>Randle High Artificial Turf</b> | <b>\$2,000,000.00</b> | <b>Randle High Multi-Purpose Room</b> | <b>\$1,125,000.00</b> | <b>Wright Junior High</b> | <b>\$62,000,000.00</b> | <b>TOTAL</b> | <b>\$189,625,000.00</b> |
| <b>Randle High</b>                    | <b>\$124,500,000.00</b> |             |  |                    |                         |                                    |                       |                                       |                       |                           |                        |              |                         |
| <b>Randle High Artificial Turf</b>    | <b>\$2,000,000.00</b>   |             |  |                    |                         |                                    |                       |                                       |                       |                           |                        |              |                         |
| <b>Randle High Multi-Purpose Room</b> | <b>\$1,125,000.00</b>   |             |  |                    |                         |                                    |                       |                                       |                       |                           |                        |              |                         |
| <b>Wright Junior High</b>             | <b>\$62,000,000.00</b>  |             |  |                    |                         |                                    |                       |                                       |                       |                           |                        |              |                         |
| <b>TOTAL</b>                          | <b>\$189,625,000.00</b> |             |  |                    |                         |                                    |                       |                                       |                       |                           |                        |              |                         |

Old Robert E  
Lee E

How old is the Robert E Lee school? Are we going to completely demolish Robert E Lee for the new Alternative Learning Center?

**Robert E. Lee Elementary School was opened in 1926. The original building was demolished in 1995. The other two buildings on the property were renovated to become the Alternative Learning Center. The two remaining buildings will be demolished as part of the ALC/1621 Additions and Renovations. This is a 2017 Bond project. Construction is scheduled to begin in June 2020.**