

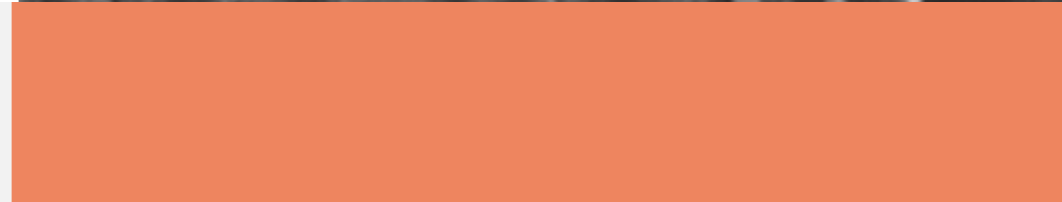


# BOND 2023



Bond Oversight Committee

April 30, 2024



# MEETING AGENDA

- Introductions
- Committee Charge
- Bond Program Updates
  - 5 Year Project Calendar
  - Finance
  - Land Acquisition
  - Educational Specifications
  - RFQ – Architectural/Engineering Services
  - RFQ – Third Party Project Oversight
  - Project Construction Methods
  - Individual Project Progress
- Next Steps



BOND 2023

# MEETING AGENDA

- **Introductions**
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BOND 2023

# BOND OVERSIGHT COMMITTEE

Feliz Abalos  
Thomas Blackstone  
Charles Cotten  
Andrea Goodson  
Darlene Mays

Sara Moore  
Kevin Searcy  
David Sovil  
Willie Taylor  
Mari Willis

- Bond Oversight Committee members are expected to serve throughout the implementation of Bond 2023. If a member is unable to complete their term of service, the ECISD Board of Trustees will select a new member.
- Bond Oversight Committee will end when all Bond 2023 items are complete.

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BOND 2023

# BOC CHARGES

- Ensuring the bond projects remain faithful to the priorities identified in the 2023 Bond Plan approved by voters on November 7, 2023.
- Reviewing and evaluating, on a quarterly basis, information from staff on all projects and expenditures of the bond funds on the timelines established in the 2023 Bond Plan to ensure accountability and transparency.
- Reviewing and evaluating, on a quarterly basis, a 2023 Bond Plan budget status report.
- Providing an annual report to the Board of Trustees on the progress of the 2023 Bond Plan.



# MEETING AGENDA

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BOND 2023

# PROJECTS

Career and Technical Education (CTE) Center

Agricultural Farm

Transition Learning Center

PHS Auditorium Renovation

Fine Arts Instruments

Middle School Performance Risers

Middle School Band/Mariachi Uniforms

JROTC Facility

New Middle School

Land Purchases

Transportation Facility

Buses

Priority 1 & 2 Items

Technology - Phone Systems

Technology - Public Address Systems

Technology - Surveillance Cameras

Technology - Interactive Displays

Technology - Audio Visual Equipment

Baseball & Tennis Court Lights (OHS, PHS)

Middle School Tennis Court Resurfacing

Middle School Gym Bleachers



# 5 YEAR PROJECT CALENDAR



# PROJECT CALENDAR YEARS

2024	2025	2026	2027	2028
CTE CENTER CONSTRUCTION	CTE CENTER CONSTRUCTION	CTE CENTER CONSTRUCTION	FINE ARTS INSTRUMENTS	PRIORITY 1 & 2 ITEMS
AUDITORIUM RENOVATION-PHS	AGRICULTURAL FARM BUILDINGS-CTE	FINE ARTS INSTRUMENTS	MIDDLE SCHOOL UNIFORMS BAND & MARIACHI	
FINE ARTS INSTRUMENTS	TRANSITION LEARNING CENTER	MIDDLE SCHOOL UNIFORMS BAND & MARIACHI	PRIORITY 1 & 2 ITEMS	
MIDDLE SCHOOL PERFORMANCE RISERS	AUDITORIUM RENOVATION-PHS	MIDDLE SCHOOL		
MIDDLE SCHOOL UNIFORMS BAND & MARIACHI	FINE ARTS INSTRUMENTS	TRANSPORTATION FACILITY		
JROTC FACILITY	MIDDLE SCHOOL PERFORMANCE RISERS	TRANSPORTATION BUSES		
LAND PURCHASE	MIDDLE SCHOOL UNIFORMS BAND & MARIACHI	PRIORITY 1 & 2 ITEMS		
TRANSPORTATION FACILITY	JROTC FACILITY			
TRANSPORTATION BUSES	MIDDLE SCHOOL			
PRIORITY 1 & 2 ITEMS	TRANSPORTATION FACILITY			
TECHNOLOGY- PHONE SYSTEMS	TRANSPORTATION BUSES			
TECHNOLOGY-PUBLIC ADDRESS SYSTEMS	PRIORITY 1 & 2 ITEMS			
TECHNOLOGY-SURVEILLANCE CAMERAS	TECHNOLOGY-PUBLIC ADDRESS SYSTEMS			
TECHNOLOGY-INTERACTIVE DISPLAYS	MIDDLE SCHOOL TENNIS COURT RESURFACING			
TECHNOLOGY-AUDIO/VISUAL EQUIPMENT	MIDDLE SCHOOL GYM BLEACHERS			
BASEBALL & TENNIS COURT LIGHTS/OHS				
BASEBALL LIGHTING-PHS				



# FINANCE

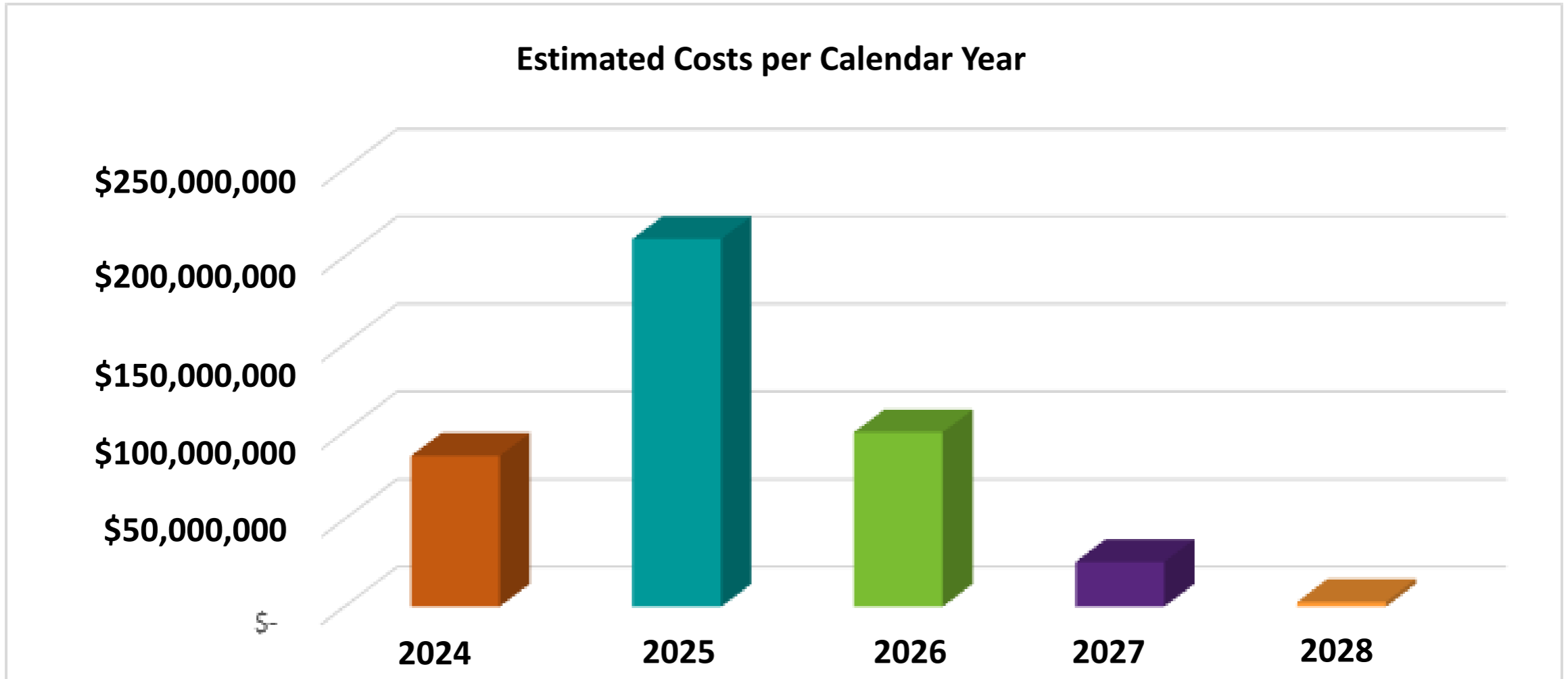


# ECISD Bond 2023

## Costs by Calendar Year (estimated)

**\$424,263,000**

# FINANCE <sup>12</sup>



Estimated costs per time period	<b>\$86,192,500</b>	<b>\$210,037,500</b>	<b>\$99,650,000</b>	<b>\$25,600,000</b>	<b>\$2,783,000</b>
Estimated percentage per time period	20.32%	49.51%	23.49%	6.03%	0.66%
Estimated cumulative costs	\$86,192,500	\$296,230,000	\$395,880,000	\$421,480,000	\$424,263,000
Estimated cumulative percentage	20.32%	69.82%	93.31%	99.34%	100.00%



**ECISD  
Bond 2023  
Costs by Project  
as of 4/11/2024**



Project Name	Budget	Encumbrance	Actual	Available
MIDDLE SCHOOL	120,000,000	5,625,000		114,375,000
PRIORITY 1&2 ITEMS	117,783,000	5,003,580		112,779,420
HS/CTE CENTER	80,000,000	3,750,000	217	76,249,783
TRANSPORTATION FACILITY	35,000,000			35,000,000
AUDITORIUM RENO-PHS	12,500,000			12,500,000
TECHNOLOGY-PA, BELL, CLOCK, FA SYS	10,000,000			10,000,000
LAND PURCHASE	9,000,000	3,255,598	31,700	5,712,702
TRANSITION LEARNING CENTER	8,000,000			8,000,000
AG FARM BUILDINGS-CTE	7,500,000			7,500,000
TECHNOLOGY ITEMS-SURVEILLANCE	6,000,000			6,000,000
FINE ARTS INSTRUMENTS	3,665,000	297,289	31,426	3,336,285
TECH ITEMS-FLT PNL BDS,AV EQP	3,500,000	203,750	3,218,762	77,488
TECHNOLOGY - PHONE SYS	2,500,000			2,500,000
TRANSPORTATION BUSES	2,450,000			2,450,000
JROTC FACILITY	1,500,000			1,500,000
TECHNOLOGY ITEMS - AV EQUIP	1,500,000			1,500,000
ATH-MS TENNIS COURT RESURFACE	480,000	207,417		272,583
MS UNIF-BAND&MARIACHI	685,000			685,000
ATH-BB & TENNIS LIGHTS-OHS	650,000	600,000		50,000
ATH-MS GYM BLEACHERS	1,000,000	845,158		154,842
ATH-BASEBALL LIGHTING-PHS	400,000	399,999		1
MS PERFORMANCE RISERS	150,000	30,948		119,052
<b>Totals</b>	<b>\$ 424,263,000</b>	<b>\$ 20,218,739</b>	<b>\$ 3,282,105</b>	<b>\$ 400,762,156</b>
<b>Percent</b>	<b>100%</b>	<b>5%</b>	<b>1%</b>	<b>94%</b>



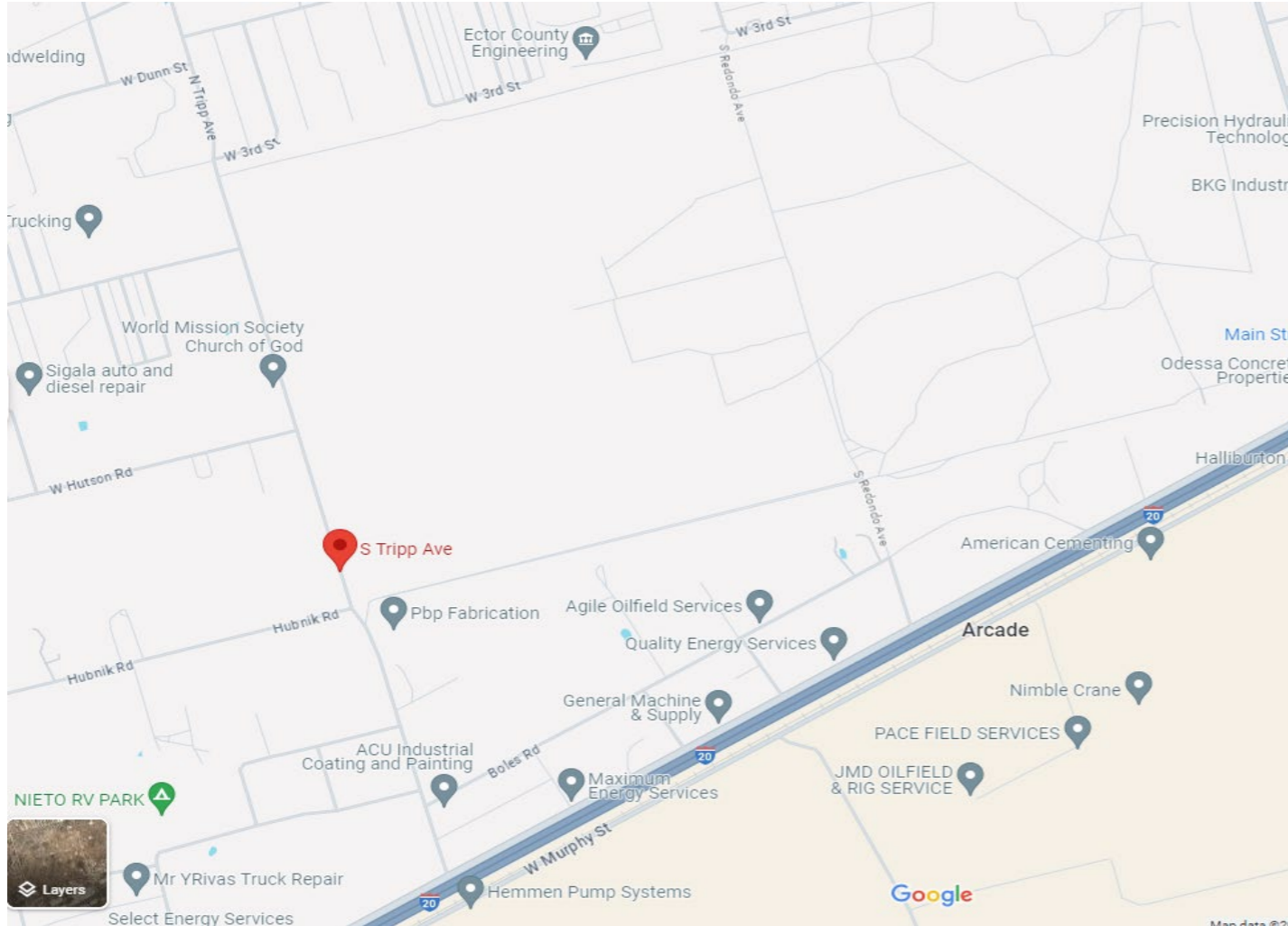
# LAND ACQUISITION



# ECTOR COUNTY AND ECISD



# MIDDLE SCHOOL



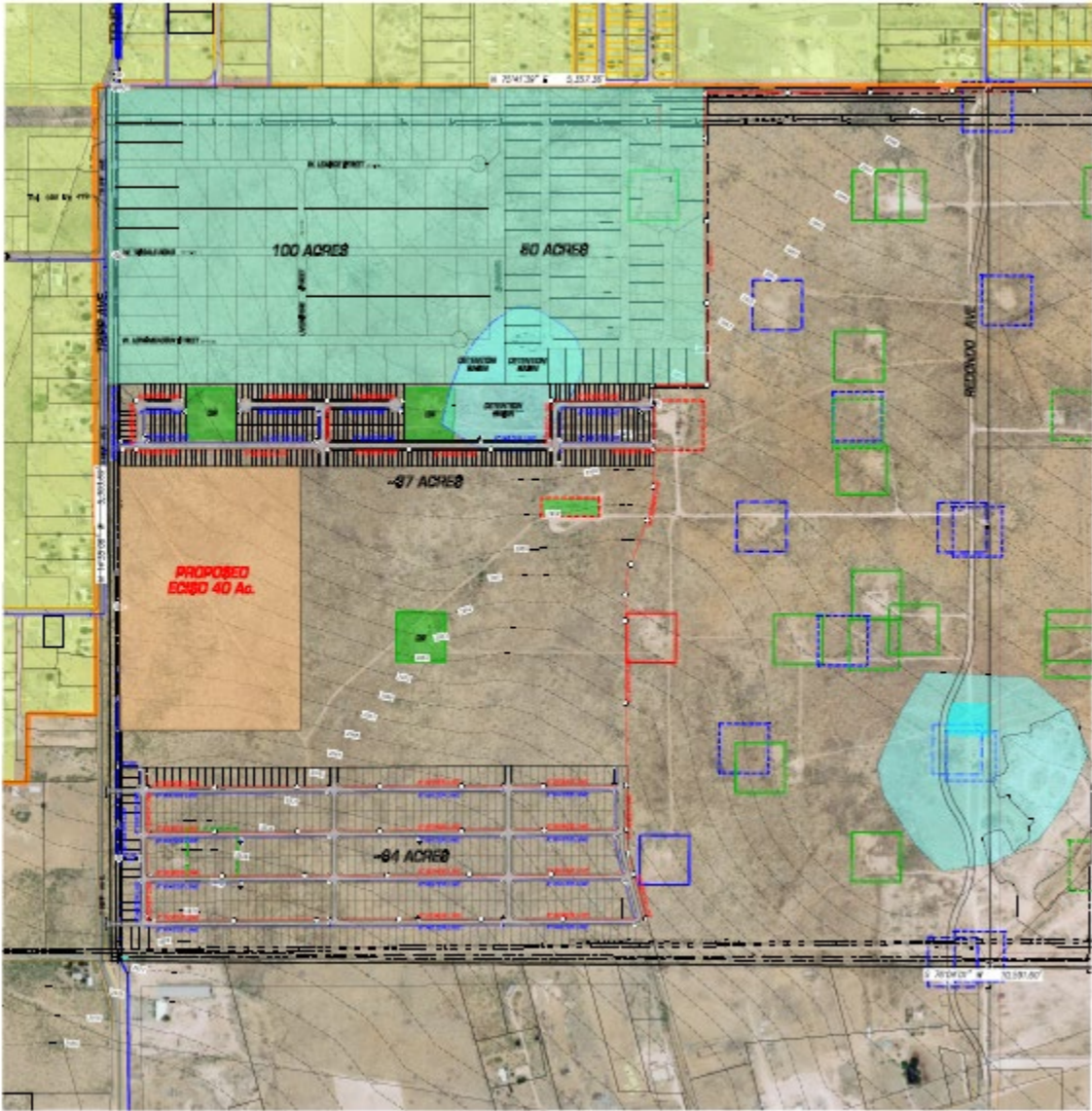
42+ acres of land

○ Located off South Tripp Avenue in West Odessa

○ \$771,480



# MIDDLE SCHOOL<sup>17</sup>



# ECTOR COUNTY<sup>18</sup> AND ECISD



# CTE FACILITY



37 acres of Land

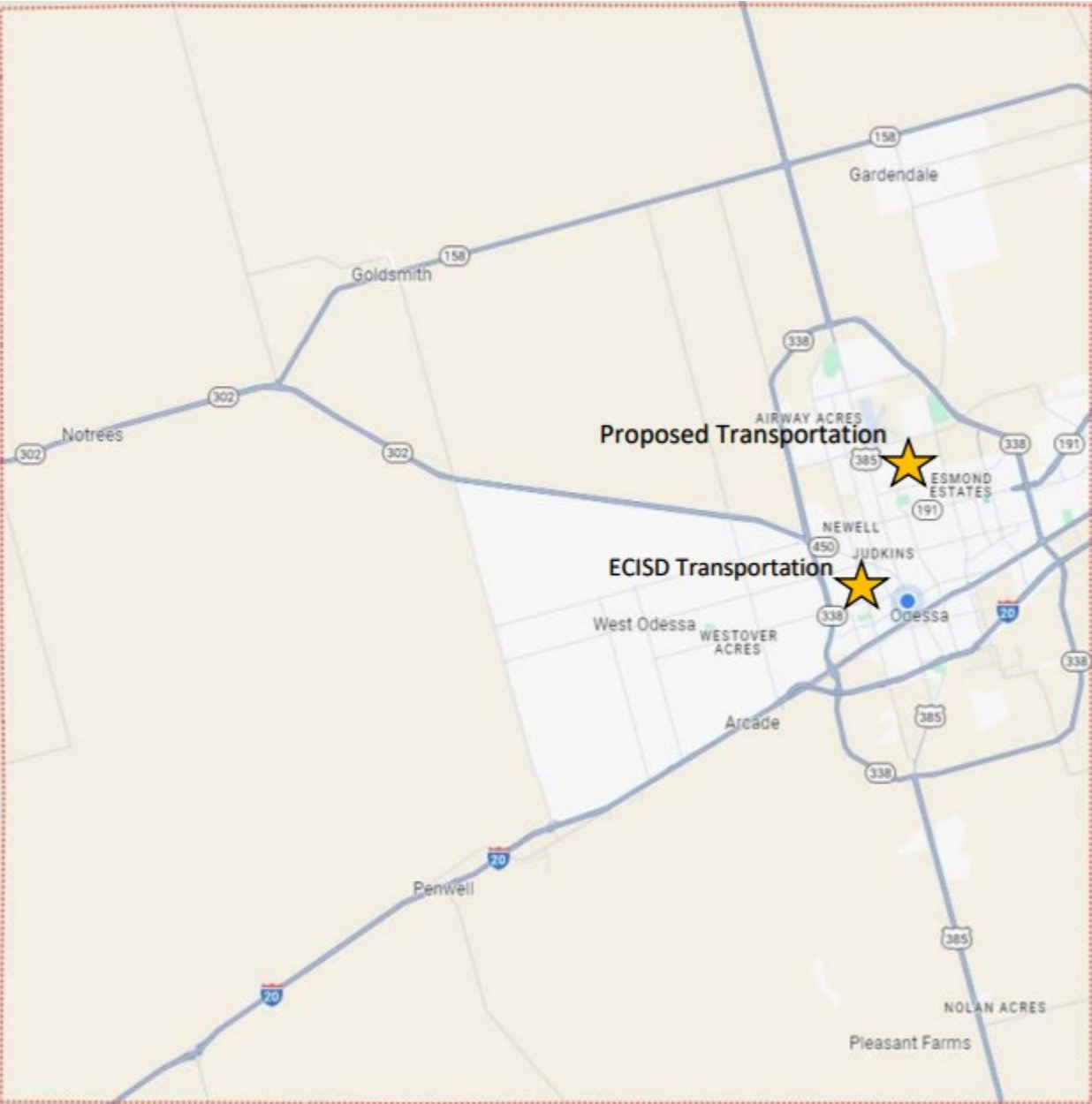
- Donated by Grow Odessa
- Located off East Murphy Street and South Meadow Ave. near I-20



New HS/CTE Center

Frost Technical Center

# ECTOR COUNTY<sup>21</sup> AND ECISD



# TRANSPORTATION FACILITY<sup>22</sup>



21 Acres Total

- Located at Andrews Hwy. & E. 52<sup>nd</sup> St.
- \$2.2 Million Total

Property A

Property B



# EDUCATIONAL SPECIFICATIONS





# EDUCATIONAL SPECIFICATION

- TEA requires districts to create a written educational plan that guides the design process of new facilities and major renovations to existing facilities.
- Educational Specifications are necessary as they provide the link between learning and the design of educational facilities.
- Ensures parity across district educational facilities & establishes expectations for future designs/renovations.
- Guarantees the alignment of physical environments with educational models.
- Must be approved before design development for a capital improvement project commences

# BASIC PLAN REQUIREMENTS<sup>26</sup>

- District mission, vision, goals, and pedagogy expectations
- Details related to facility type, grade levels served, and maximum student enrollment
- Pertinent provisions of the multi-hazard emergency operations plan that informs functionality of facilities
- Guidance on inclusive design and how it is addressed through facility design
- Minimum total square footage required to comply with TEA expectations

# ED. SPECS ~~SA~~ LIVING DOCUMENT

- Is a living document and requires periodic updates
- PBK facilitated a significant update in June 2021 - involved input from teachers, other campus staff, and District program staff
- Commissioner's Rules Concerning Facilities were updated since then
- PBK once again facilitated the update process to ensure compliance with new expectations

# ARCHITECTURAL & ENGINEERING



# ARCHITECTURAL & ENGINEER<sup>29</sup>

RFQ 24-13: 01/10/2024 – 01/31/2024

- 12 Total Respondents
- 8 Firms Met Basic Qualifications
- Review Committee Screened & Recommended Top 4 Firms for Inclusion in Pool

Screening Committee:

- Sam Magallán, Executive Director of District Operations
- Gary Weatherford, Director of Facilities
- Kent Clark, Supervisor of District Warehouse
- Jesse Flores Sr., Construction Supervisor
- Sable Corrales, Operations/Project Supervisor

# ARCHITECTURAL & ENGINEERING<sup>30</sup>

Criteria	Agnew Associates, Inc.	Alta Architects	Alvarado Architects & Associates, Inc	Chapman Harvey Architects, Inc	DBR Engineering Consultants, Inc.	DLR Group	JDMA Architects	JSA Architects, Inc.	Millennium Engineers Group	Parkhill, Smith & Cooper, Inc.	PBK	True North Consulting Group, LLC
Evaluator #1	NS	70	70	79	NS	88	65	100	NS	100	97	NS
Evaluator #2	NS	75	65	73	NS	90	71	95	NS	95	95	NS
Evaluator #3	NS	70	67	72	NS	91	83	100	NS	100	96	NS
Evaluator #4	NS	86	88	83	NS	88	80	100	NS	93	93	NS
Evaluator #5	NS	86	88	83	NS	88	80	100	NS	93	93	NS
<b>Total</b>	<b>0</b>	<b>387</b>	<b>378</b>	<b>390</b>	<b>0</b>	<b>445</b>	<b>379</b>	<b>495</b>	<b>0</b>	<b>481</b>	<b>474</b>	<b>0</b>
<b>Average</b>	<b>0</b>	<b>77</b>	<b>76</b>	<b>78</b>	<b>0</b>	<b>89</b>	<b>76</b>	<b>99</b>	<b>0</b>	<b>96</b>	<b>95</b>	<b>0</b>



BOND 2023

# ARCHITECTURAL & ENGINEERING

4 Top Firms Interviewed on  
02/07/2024

Committee Evaluated  
Relevant Design Experience  
to Bond 2023 Projects

## Interview Committee:

- Dr. Keeley Boyer Chief of Schools
- Dr. Aaron Hawley Executive Director of Fine Arts
- Tracey Borchardt Executive Director of Athletics
- Exalander Magallan Executive Director of District Operations
- Anthony Sorola Associate Superintendent of Operations
- Ryan Merritt Executive Director of Career/Technical Education
- Mike Adkins Chief of Communications
- Toby Lefevers Director of Information Technology
- Stacey Nuñez Director of District Operations
- Jerry Mahana Director of Purchasing
- Gary Weatherford Director of Facilities
- Mitch Davis Director of Technology Support
- Kent Clark Supervisor of Maintenance Warehouse
- Jesús Flores, Sr. Construction Supervisor
- Sable Corrales Operations/Project Supervisor

# ARCHITECTURAL & ENGINEER <sup>32</sup>

## Interview Committee Interviewed Top 4 Firms

- Average Scores by Project:

CTE													Totals
JSA	2	3	4	3	3	3	3	3	3	4	2	1	34
PBK	4	4	4	4	4	3	4	4	4	4	4	4	47
PSC	4	4	4	4	4	4	3	4	4	4	2	3	44
DLR	4	3	4	2	4	2	3	4	3	4	2	3	38

Middle School													Totals
JSA	3	3	3	3	4	3	3	3	4	4	2	2	37
PBK	4	3	4	4	4	4	4	4	4	4	4	2	45
PSC	4	4	4	4	4	3	3	3	4	4	3	4	44
DLR	4	3	4	2	4	2	3	4	4	4	3	2	39



# ARCHITECTURAL & ENGINEER

Ag Facility													Totals
JSA	4	3	2	4	1	3	3	3	2	4	4	4	37
PBK	4	4	4	3	4	3	4	4	4	4	3	2	43
PSC	4	3	4	3	4	3	4	3	4	4	3	2	41
DLR	2	3	2	2	1	2	2	2	3	3	3	3	28

Auditorium													Totals
JSA	4	3	3	2	4	2	3	4	3	4	3	1	36
PBK	4	3	4	4	4	2	4	4	4	4	3	4	44
PSC	4	3	3	4	4	3	4	4	3	4	3	4	43
DLR	4	3	4	1	2	1	3	3	4	3	3	2	33

# ARCHITECTURAL & ENGINEER <sup>34</sup>

<b>TLC</b>													<b>Totals</b>
JSA	4	4	4	3	3	3	3	3	3	4	3	4	<b>41</b>
PBK	4	3	3	3	4	4	4	3	4	4	3	2	<b>41</b>
PSC	4	3	3	3	4	3	3	3	3	4	3	3	<b>39</b>
DLR	3	3	3	2	2	2	3	3	4	3	3	3	<b>34</b>

<b>Transportation</b>													<b>Totals</b>
JSA	2	3	4	4	3	4	3	3	3	4	3	3	<b>39</b>
PBK	4	4	4	4	4	2	3	4	4	4	3	3	<b>43</b>
PSC	4	4	4	3	4	4	3	4	4	4	3	2	<b>43</b>
DLR	1	3	4	2	2	2	2	2	3	3	3	2	<b>29</b>

# ARCHITECTURAL/ENGINEER<sup>35</sup>

- CTE Center – PBK
- Middle School – PBK
- Transportation Center – Parkhill
- PHS Auditorium Renovation – Parkhill
- JROTC Alterations – Parkhill
- Transition Learning Center – In Negotiation
- Agricultural Facility – In Negotiation

# THIRD PARTY PROJECT OVERSIGHT



# THIRD PARTY PROJECT OVERSIGHT<sup>37</sup>

RFQ 24-16: 02/14/2024 – 02/29/2024

- 4 total respondents
- Review Committee Screened & Recommended Top 3 Firms for Inclusion in Pool of Qualified Firms

## Screening Committee:

Sam Magallán

Gary Weatherford

Kent Clark

Stacey Nuñez

Jesse Flores Sr.

Executive Director of District Operations

Director of Facilities

District Warehouse Supervisor

Director of District Operations

Construction Supervisor



BOND 2023

# PROJECT CONSTRUCTION METHODS



# PROJECT CONSTRUCTION METH

Methods Allowed (Texas Gov. Code 2269 & CV (Legal))

- Construction Manager At -Risk
- Competitive Sealed Proposal
- Job Order Contract
- Competitive Bidding
- Design Build
- Construction Manager Agent

Method that brings best value to the district

# BOND 2023 PROJECT CONSTRUCTION M

- |                              |                              |
|------------------------------|------------------------------|
| ○ CTE High School            | Construction Manager at Risk |
| ○ Middle School              | Construction Manager at Risk |
| ○ PHS Auditorium             | Construction Manager at Risk |
| ○ Transition Learning Center | Competitive Sealed Proposal  |
| ○ Agricultural Facility      | Competitive Sealed Proposal  |
| ○ Transportation Center      | Competitive Sealed Proposal  |
| ○ JROTC Facilities           | Competitive Sealed Proposal  |
| ○ Priority I & II Items      | Job Order Contracting        |



# INDIVIDUAL PROJECT PROGRESS



# CTE High School

## Planning Committee Meetings:

- February 1, 2024
- February 29, 2024
- March 28, 2024
- April 23, 2024

## Site Visits to CTE Centers (Hobbs & Abilene)



Planning Committee Meeting with PBK

# CTECH Site Visit

February 2024

CTECH, Hobbs, New Mexico

Square Footage: 86,500

Students Usage: 750



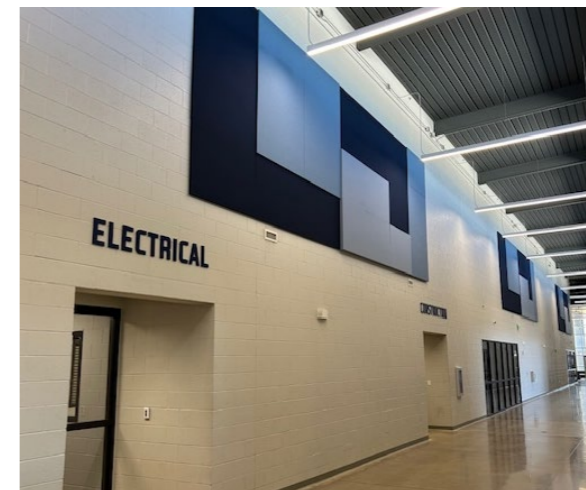
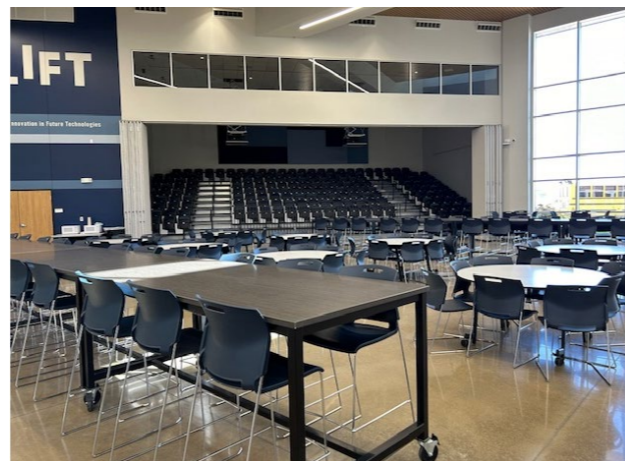
# Abilene Leadership & Innovation in Future Technologies (LIFT) Center

March 2024

LIFT Center, Abilene, Texas

Square Footage: 125,000

Students: 400 Fulltime Students (1,000 Traveling)

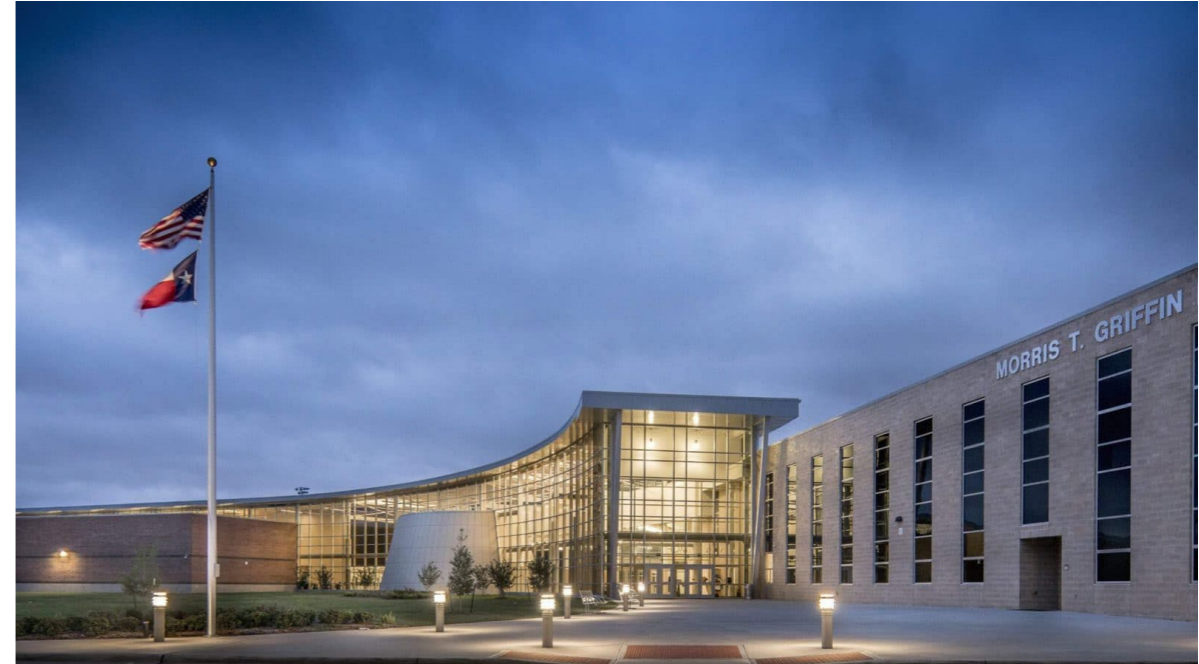


# Middle School

## Planning Committee Meetings:

- March 22, 2024
- April 19, 2024

Site Visit to Griffin MS (Lewisville) – May 3



Morris T. Griffin MS in Lewisville ISD

# Other Project Planning Sessions

- Transportation Center Initial Meeting with Parkhill – April 19
- PHS Auditorium Initial Meeting with Parkhill - April 19
- JROTC Project Initial Meeting with Parkhill – April 19

# Fine Arts Instruments

135 Instruments Ordered

- \$372,310
- 26 Instruments Arrived & Distributed



# Technology-Interactive Flat Panels



Dowling ES



Ireland ES



# BOND 2023 WEBSITE



[ecisdbond.com](https://ecisdbond.com)

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BOND 2023

# BOND OVERSIGHT COMMITTEE

## Next BOC Meeting:



Date: July 2024 - TBD



Time: 5:30 PM



Location: Conference Room AB



BOND 2023

# THANK YOU



# ECTOR COUNTY AND ECISD

