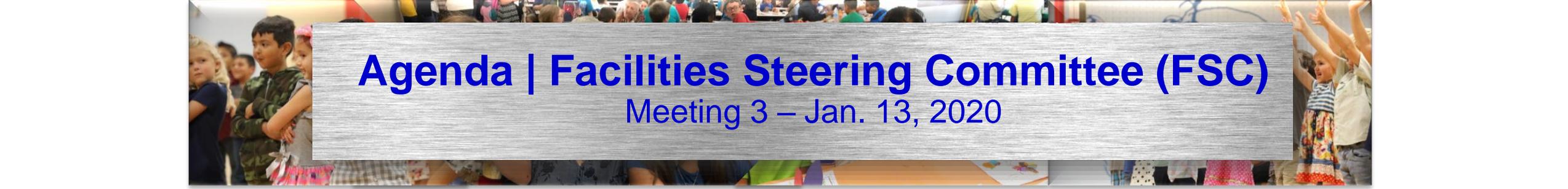




The
Destination
District

**Facilities Steering Committee
Meeting 3 | 2020**



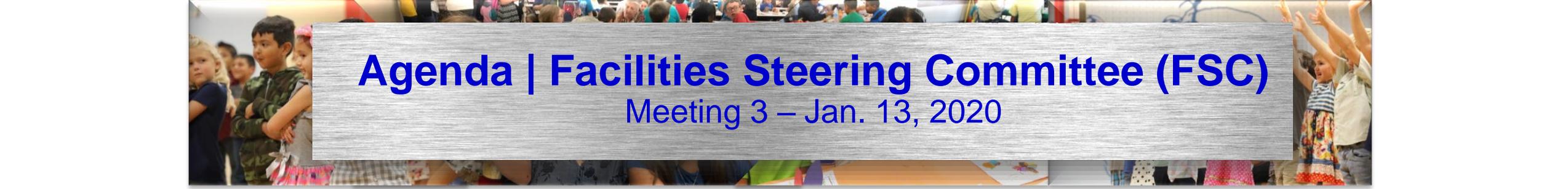


Agenda | Facilities Steering Committee (FSC)

Meeting 3 – Jan. 13, 2020

Tonight, we plan to cover the following topics:

- ❖ **Answers to Questions submitted in Meeting 2 (*Overview / Q&A List*)**
- ❖ **Review Proposed Bond Items #4-20, including (but not limited to):**
 - ❖ Playgrounds @ SFA & TMC
 - ❖ Safety/Security
 - ❖ CTE Equipment
 - ❖ Technology 1:1 Classroom Device Initiative
 - ❖ Technology Equipment Replacement/Rotation (5 years)
 - ❖ Fine Arts Equipment Replacement/Rotation (5 years)
 - ❖ Athletic Uniforms Replacement/Rotation (5 years)
 - ❖ Cheer Uniforms/Rotation (5 years)
 - ❖ Buses/Rotation (5 years)
 - ❖ Service Vehicles and Maintenance Equipment/Rotation (5 years)
 - ❖ Maintenance District Upgrades/Deferred Maintenance



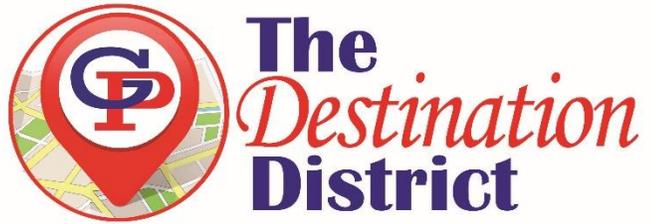
Agenda | Facilities Steering Committee (FSC)

Meeting 3 – Jan. 13, 2020

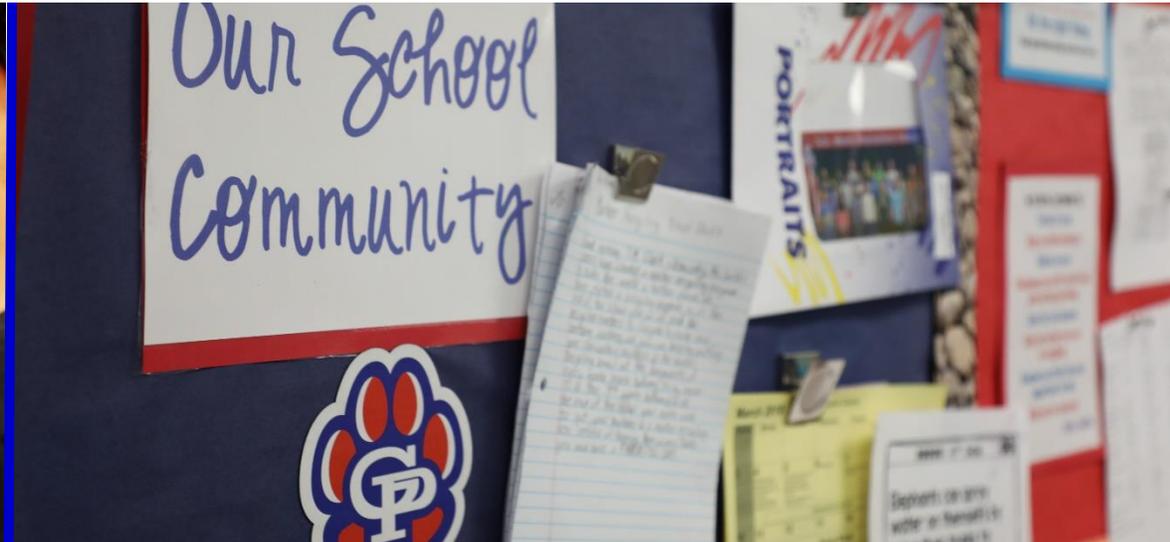
- ❖ Chiller system(s)
- ❖ Property acquisition
- ❖ Middle School Athletics Complex
- ❖ “Swing Campus” – District Admin Building

- ❖ **Review items including:**
 - ❖ Need to capitalize expenditures/create capacity within maintenance and operations budget
 - ❖ Reimbursement resolution option potential for some bond projects
 - ❖ Time cycle for bond tax rate management and committee support
 - ❖ Consider recommendation for bond election/presentation spokesperson(s)

- ❖ **If recommendation for bond needs further review, per Committee:**
 - ❖ *Discuss Potential Meeting 4 Agenda*
 - ❖ *Submit questions to be answered in Meeting 4 (or, if no further meeting, distributed via email following Meeting 3)*



Q&A: Meeting 2
Dr. Paul Clore, Superintendent



Review | Questions from Last FSC Meeting

Facilities Steering Committee Questions (Index Cards)

Updated following Meeting 2 | Dec. 4, 2019

Committee Members: These questions and answers will be provided to the G-PISD Board of Trustees for review, as they continue to develop plans for a potential school bond. Your feedback is invaluable to this process. Please keep in mind that the last Facilities Steering Committee meeting will include an opportunity for you, as a committee, to make a recommendation for a final bond list to the board.

Capitalized Expenditures

NEW
Mtg 2

Will the addition of the 1:1 tech ratio bring more classrooms to being paperless and online based?

The 1:1 tech ratio will allow teachers to employ a paperless classroom, if that is an intent of the teacher. Primarily, this 1:1 model will give teachers the ability to advance student learning opportunities using an array of online resources with greater frequency/access, as well as the chance to engage in collaborative learning via online platforms (within and beyond G-PISD) and provide options for all students to work on an instructional activity simultaneously when necessary.

The intent is not to remove the teacher-to-student relationship or learning model, nor have technology replace necessary social engagement in the classroom. Rather, the 1:1 tech model is designed to enhance learning by bringing the world into the classroom for educational purposes, and providing better opportunities for student engagement and technology application in a world where technology is increasingly used in the college/career environments beyond high school. This 1:1 tech ratio is available now at many school districts and has been proven successful as a way to improve student engagement and performance.

Additionally, the Texas Education Agency (TEA) will soon require that all students take state tests online. Based on reports from TEA, this method of testing/submission may be required as early as the 2022-23 school year. Employing a 1:1 ratio for technology in every classroom would also ensure the District is prepared to provide online testing for all students.

On line 16, will this mean cheerleaders will no longer have to pay for their own uniforms?

Programs which use fitted uniforms that are unique to the wearer or that cannot be passed on to other future users such as cheerleading and swimming are typically paid for by the participant because they keep their uniforms when they no longer participate in the program. Under Texas law, uniforms that can be categorized as capital items (and thus able to be funded with bond dollars) are only those that can be re-used in multiple years. For example, band uniforms are capitalized expenditures because can be used for many years and worn by multiple students. Capital expenditure funds are intended to defray costs, but do not necessarily fully replace all costs associated with the program they support.

Will Fine Arts be able to receive more money with this bond?

The funds distributed will be allocated to these program areas, and sponsors of the programs will recommend how the funds will be used. This funding method for the program area(s) identified simply allows funding to originate from bond dollars rather than from the Maintenance and Operations side of the budget.

Line 5 – will this money also be used for security in the new CTE building and possibly Jr. High?

NEW
Mtg 2

Questions submitted on Index Cards at the last committee meeting (FSC Meeting 2) have been added to the master Q&A document.

Please note the ***new*** questions appear at the top of each section, with the **blue box** seen above next to each one.



Review | Questions from Last FSC Meeting

CAPITALIZED EXPENDITURES

NEW
Mtg 2

❖ **Will the addition of the 1:1 tech ratio bring more classrooms to being paperless and online based?**

The 1:1 Tech ratio will allow teachers to employ a paperless classroom, if that is an intent of the teacher. Primarily, the 1:1 model will give teachers the ability to advance student learning opportunities using an array of online resources with great frequency/access, as well as the chance to engage in collaborative learning via online platforms (within and beyond G-PISD) and provide options for all students to work on an instructional activity simultaneously when necessary.

(Please review the Q&A document for additional information provided in response to this question. Thank you!)



Review | Questions from Last FSC Meeting

EARLY CHILDHOOD CENTER (ECC)

NEW
Mtg 2

- ❖ **My concern with the ECC is that it could turn into a push down Kinder/1st Grade class for Pre-K – 4. I want to know if the children are going to be able to learn through play or if it's going to be stressful by focusing on "testing" rather than respecting the learning process in early childhood.**

Now that the state has mandated early childhood education, school districts will have to follow the state curricular content that is being standardized for this program. This level of foundational, early academic rigor is already modeled within the successful learning opportunities we currently provide for Pre-K students at T.M. Clark, S.F. Austin, and in the Bilingual Program at W.C. Andrews Elementary School(s). While the state-mandated curriculum is a requirement for all grade levels in public schools (which includes academic growth or progress measures achieved for early learning in reading and math for Pre-K and Kindergarten), local districts will also have the ability to infuse experiential activity throughout the instructional process.

Thank you!



Review | Questions from Last FSC Meeting

ATHLETICS

NEW
Mtg 2

❖ Natatorium at sports complex?

We have discussed the possibility of considering a natatorium in a future bond election. At the current time, our swimming teams are able to use the City of Portland's Swimming Pool through a joint partnership between the City and the School District.

Thank you!



Review | Questions from Last FSC Meeting

VOCATIONAL AGRICULTURE

NEW

Mtg 2

- ❖ **Why do you need a 2,000 sq. ft. livestock barn if animals will not be kept overnight? The daily moving of these animals does not seem practical.**

The 2,000-sq-ft facility model would include a large show arena in addition to animal pens. The arena is necessary so that students can host competitions and regularly practice showing animals in advance of count stock show(s). Final design plans are yet to be solidified, so the exact size/square footage of the large event arena is to be determined. (Initial, mock design from Turner | Ramirez Architects was solely for informational purposes/cost estimates.

When/if a bond were to pass to fund this type of project, the District would employ its standard process to source an architect and design a final plan for approval from the Board. In any case, the event arena would be a significant portion of square footage required for this model.) While livestock would be kept on a temporary –not permanent– basis in the model being discussed, space is needed to house them during the school day and during competitions at the show arena (as animals are transported to/from pens to the arena when each show/class is called to compete).

Thank you!



Review | Questions from Last FSC Meeting

VOCATIONAL AGRICULTURE

NEW

Mtg 2

- ❖ **What is the number of students compared to the whole that use the AG facilities? What are all the current low and high impact AG facilities offered? What is the full benefit to add these facilities?**

Currently, G-PISD does not have an Ag facility apart from the classroom(s) used at G-P High School. With the lack of a facility, the District is also limited in terms of what courses/classes can be offered –and appropriately facilitated/taught-- under Agriculture sciences. The District does have record of increased interest in the “Principles of Agriculture, Food and Natural Resources” introductory Ag course – as an example, with enrollment growth from nearly doubled from 33 students in 2014-15 to 63 students in 2017-18. Other courses including Small Animal Management, Livestock Production, Equine Science, etc., require or are best employed with the hands-on learning experiences that could be available if an Ag facility were available to students. Discussions with our new Ag teacher, and information/interest expressed from parents and students (dating many years back) also indicate a need and interest for an Ag facility.

(Please review the Q&A document for additional information provided in response to this question. Thank you!)



Review | Questions from Last FSC Meeting

FACILITIES

NEW

Mtg 2

- ❖ **Instead of constantly adding classrooms to each elementary, why not add another elementary? The elementary schools are getting too big. We need more gyms for elementary kids to practice sports. Why can't we offer that to our kids?**

We agree that our elementary campuses are at their ideal size. Our preference is to build an early childhood campus at a single location rather than add wings to campuses. If we add wings to campuses, we will use up the core capacity (meaning capacity of gymnasiums, cafeterias, playgrounds, etc.) for those campuses and eliminate the ability to add 2nd through 5th graders when new students enroll.

This issue would force us into having to build new elementary campuses before they would be necessary **if** we did not build a new early childhood campus model for program expansion required by the state. With regard to gymnasium space: Our gyms are part of the core capacity, sized for the number of students to use a campus during the instructional day. Building a separate, stand-alone early childhood campus would allow for capacity necessary at all elementary campuses to operate with ease in terms of space/capacity.

Thank you!



Review | Questions from Last FSC Meeting

FACILITIES

NEW

Mtg 2

- ❖ **If the small learning center is opened for public use, how does the district plan to regulate the use of the learning center between citizens wanting to use it for personal needs (general computer usage/internet surfing) vs. G-PISD students needing to use the center for educational purposes (tutoring/online homework/project research)?**

The District will have to conduct thorough research and consider the management practice(s) of other districts/entities with learning centers to determine how to regulate the use of the centers. We will develop our guidelines using the best examples we can find for our application locally. Student use will be given first priority. At this point, internet surfing will have low priority.

Additionally, the District is required to employ secure Internet filtering systems. If the technology and/or equipment is funded by the District, the same high level of Internet security would be required for learning center(s). (It is yet to be determined whether this would be facilitated by the District, or any potential partner for a future learning center(s).)

Thank you!



Review | Questions from Last FSC Meeting

FACILITIES

NEW

Mtg 2

❖ Why can't we incorporate current campuses as learning centers?

We could incorporate current campuses as learning centers if campuses already built could be zoned so that air conditioning during learning center hours does not require us to run campus air conditioning systems full time when only a small part of the main campus would be in use. This would have to be analyzed from an HVAC perspective to see if it is possible. Additionally, the learning center would need to be designed in such a way that the main campus area would not be accessible while unmanned, and such a design would need to be permissible (building, fire code(s)).

The interest expressed regarding learning center(s) is one that originated recently as a result of these meetings, and will require further research before any such facility/operation is in use.

Thank you!



Review | Questions from Last FSC Meeting

TRANSPORTATION

NEW

Mtg 2

- ❖ **Why can't the bus barn be located outside of the city limits? The buses drive by residential streets in Gregory creating huge potholes. The barn is by the housing apartments, which are a big concern for the children of the housing authority.**

In this bond program, the District's intent is to focus on capitalizing as much as possible expenses that qualify for that consideration as well as to address instructional facility needs that need to be addressed. There is no need to relocate the bus barn for instructional or operational reasons, as the current location does not inhibit (but rather supports) operations being housed in a central location.

Thank you!

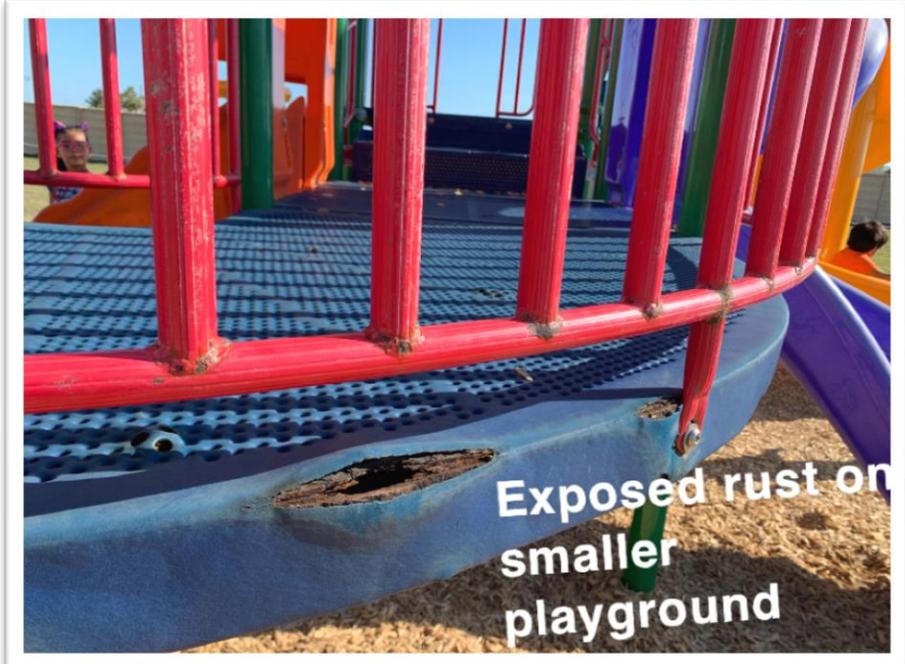


Playgrounds @ SFA and TMC
Velma Soliz-Garcia, Asst. Supt.

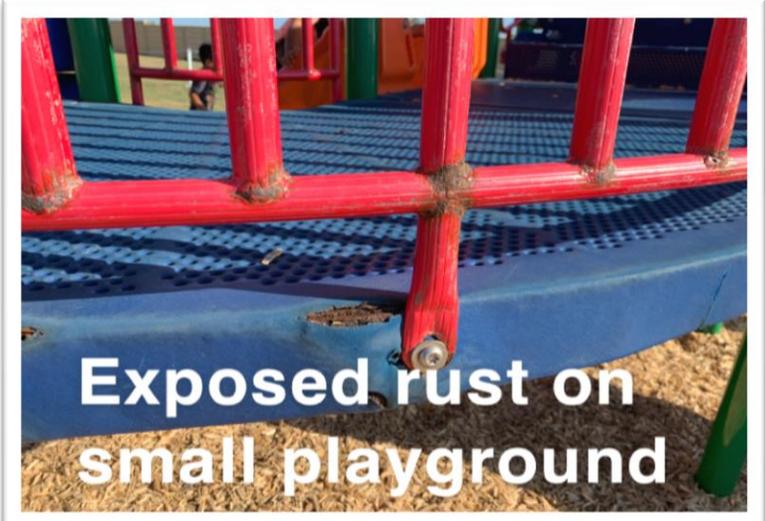


Playgrounds @ S.F. Austin & T.M. Clark

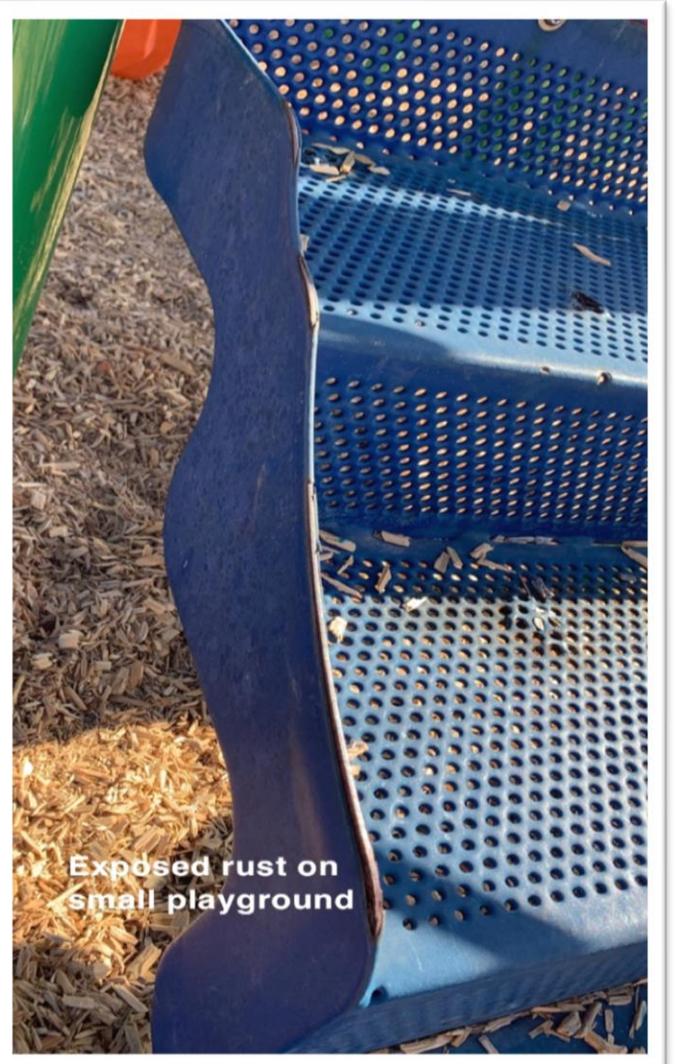
Current State - Conditions



Exposed rust on smaller playground



Exposed rust on small playground



Exposed rust on small playground

Playground @ S.F. Austin

Current State (Proposed for Potential Bond)



Playground @ T.M. Clark
Current State (Proposed for Potential Bond)

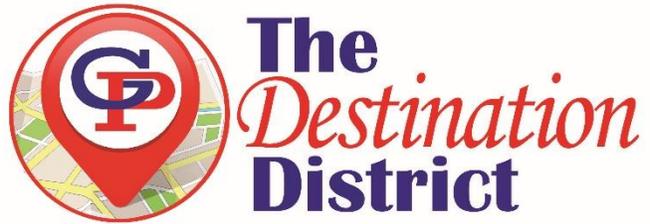


Playground @ East Cliff (Bond 2012)



Playground @ W.C. Andrews (Bond 2015)





Safety & Security
Velma Soliz-Garcia, Asst. Supt.



Safety & Security

(Velma Soliz-Garcia)

RFID Student ID system (K-12)

Wide variety of potential applications:

- Emergency student locator
- Attendance
- Transportation
- Academic Programs
- Cafeteria/Library
- \$Estimated \$80,000-\$100,000 startup cost**
- \$30,000 recurring cost**



Safety & Security

(Velma Soliz-Garcia)

Facial/License Plate Recognition System

- Focus efforts on parking lot/driveway entries.
- Alerts occur before person of interest is in the building.
- Communicates directly with Law Enforcement/SRO's.
- Estimated \$550, 000 startup cost (includes linking power/networking)**
- \$9,000 year recurring cost**



Safety & Security

(Velma Soliz-Garcia)

Access Control for selected parking lots

- Enforces desired traffic patterns.
- Expedites bus loading/unloading.
- Provides additional layer of protection against intruder.
- Estimated \$190,000 start up**
- Recurring costs limited to annual networking, power and maintenance.**



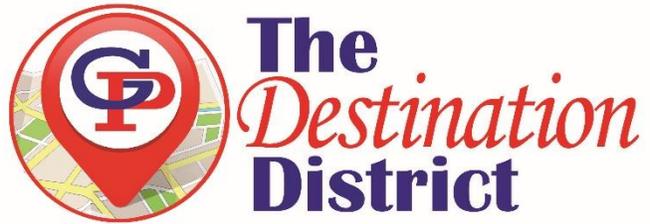
Safety & Security

(Velma Soliz-Garcia)

Metal Detectors for the New Middle School

- Continuing the District's work to make our campuses as safe as possible
- Estimated Cost \$28,000
- Staffing is only recurring cost.





CTE Equipment
Velma Soliz-Garcia, Asst. Supt.

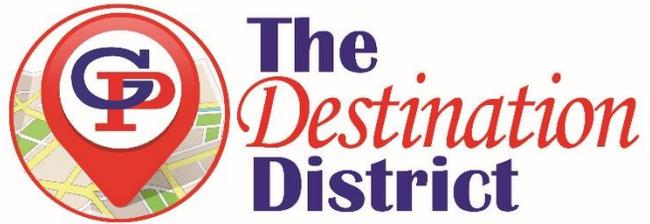


CTE Equipment

Supporting Career & Technology Education (CTE) Programs:

**Health Science
Process Technology
Electrical**





HS CTE Ag/Horticulture Facility
Velma Soliz-Garcia, Asst. Supt.



HS CTE Ag/Horticulture Facility



Programming:

2,000 sf Horticultural Greenhouse:

- Storage attached
- Two Horticultural Classrooms
- Semi-enclosed
- Wash area
- Food, equipment, material storage

HS CTE Ag/Horticulture Facility

HS CTE AG / HORTICULTURE PROBABLE COSTS:

HS CTE Ag / Horticulture		BUDGET
1)	New Construction (33,430 SF @ \$160 sf) <ul style="list-style-type: none">• Instructional Space & Storage (Equipment, materials, etc.)• Greenhouse• 2 Horticulture Classrooms• 2 Offices• Restrooms and support spaces	\$ 5,348,800.00
2)	New Paving and Sidewalks (Approximately 80,000 SF @ \$10 per sf)	\$ 800,000.00
	Subtotal	\$ 6,148,800.00
	Contingency (10%)	\$ 614,880.00
	PRELIMINARY PROBABLE COST ESTIMATE TOTAL	\$ 6,763,680.00

**Update as of
Jan. 17, 2020:**

Square footage required for this space has been decreased to reflect most recent discussions/estimates and project scope. The total estimate is now \$5,760,000.

***Preliminary construction cost estimate(s) do not include all 'soft costs' (i.e. A&E fees, furniture/fixtures, etc.).**



The
Destination
District

**Technology 1:1 Initiative
& Equipment Replacement (5 years)**
Velma Soliz-Garcia, Asst. Supt.





Instructional Technology Upgrades

(Velma Soliz-Garcia)

Proposed Bond Items for Instructional Technology include:

- ❖ Equipment updates across all campuses; necessary as computers, cameras, etc., continue to age after purchase and become outdated or in need of significant repair. (G-PISD has guidelines for rotation based on the type of equipment and recommended life span of item(s).)
- ❖ Consideration for a **1:1 Technology Initiative** in which each classroom across the district would be outfitted with a set of student Chromebooks, in addition to an Interactive TV and teacher laptop (one student per one Chromebook = “1:1”). This initiative is being considered to provide an engaging and innovative learning environment while preparing students for the real world, where the use of technology is now necessary for future success.
- ❖ Additional items include Technology related to Safety & Security at all campuses, as well as a preliminary estimate for technology needs at a traditional Early Childhood Center.

Instructional Technology Upgrades

(Velma Soliz-Garcia)

Technology Upgrades w/ 1:1 Device Initiative					
Item	Cost per unit	Qty	Total	5 years	1:1 Initiative over 5 years
Calculator MS	\$120.00	50	\$6,000.00	\$30,000.00	\$30,000.00
Calculator HS	\$160.00	100	\$16,000.00	\$80,000.00	\$80,000.00
Document Camera	\$520.00	20	\$10,400.00	\$52,000.00	\$52,000.00
Dell laptops	\$365.00	80	\$29,200.00	\$146,000.00	
Small Projectors	\$595.00	20	\$11,900.00	\$59,500.00	
Switches/Routers	\$8,680.00	25	\$217,000.00	\$1,085,000.00	\$1,085,000.00
Generator	\$28,350.00	2	\$56,700.00	\$283,500.00	\$141,750.00
Interactive TV	\$5,775.00	20	\$115,500.00	\$577,500.00	\$1,749,825.00
Chromebooks w/cart*	\$12,934.00	4	\$51,736.00	\$258,680.00	\$3,919,002.00
Teacher laptops	\$1,235.00	100	\$123,500.00	\$617,500.00	\$617,500.00
Servers	\$50,000.00	4	\$50,000.00	\$100,000.00	\$100,000.00
Cameras (S&S)	\$600.00	130	\$78,000.00	\$390,000.00	\$390,000.00
Access Control (S&S)			\$50,000.00	\$250,000.00	\$250,000.00
Bullet-Resistant Film (S&S)			\$25,000.00	\$125,000.00	\$125,000.00
Total	\$109,334.00		\$ 840,936.00	\$ 4,054,680.00	\$ 7,151,327.00

Document Camera(s):

We currently have cameras that will need to be replaced. We have replaced only those that broke in recent months/year(s). We used TRE funding to help offset cost(s) of Interactive TVs.

Dell Laptops:

We had been replacing 2 to 3 labs per year. We have been purchasing COWs for the last two years.

Small Projectors:

We have purchased replacement projectors and TVs. (However, some of these items will need to be purchased again in years to come.)

Servers:

Need to be replaced along a 3-year cycle.

*These will have to be set up as 1:1. Estimated 303 teachers.

Pricing is estimated and subject to change over time.

Instructional Technology Upgrades

(Velma Soliz-Garcia)

Technology Needs - Traditional Early Childhood Ctr

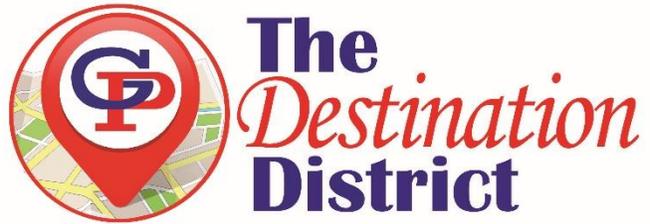
Item	Cost	Unit	Total
Interactive TV	\$5,775	40	\$231,000
Chromebooks w/ Cart	\$12,934	40	\$517,360
Teacher Laptops	\$1,235	40	\$49,400
Wiring	\$65,000		\$65,000
Wireless	\$60,000		\$60,000
Network Equipment	\$85,000		\$85,000
Network Cameras	\$800	25	\$20,000
TOTAL ESTIMATE			\$1,027,760

Please Note:

This is just a preliminary estimate. The final cost(s) will be determined based on how the building is designed.

Estimate(s) based on 36 classrooms, two (2) labs, and two (2) rooms equipped for afterschool work.





Recurring Capitalization Items
(5-year cycle)
Dr. Leslie Faught, Asst. Supt.



Recurring Capitalization Items

Dr. Leslie Faught

Recurring / Replacement Capitalization Items (Every 5 years)	Proposed Budget
Technology Equipment Replacement/Upgrade	\$2,102,340
Fine Arts Equipment Replacement/Rotation	\$745,000
Athletic Uniforms Replacement/Rotation	\$116,640
Cheer Uniforms/Rotation	\$27,500
Buses	\$1,650,000
Service Vehicles and Maintenance Equipment	\$381,881
Maintenance District Upgrades/Deferred Maintenance	\$2,000,000
Estimated Total for Recurring Capitalization Items	\$7,023,361

Transportation Equipment / Fleet (Buses) & Maintenance Service Vehicles

(Leslie Faught / AC Coleman)

- ❖ Recommended: Three buses per year for the next five years. The amount to meet this need would be about \$1,650,000.00. This would equip the district transportation department with an estimated 17 buses with seat belts.

$$\mathbf{\$1,650,000.00 \div 15 \text{ buses} = \$110,000.00/\text{per bus}}$$

- ❖ **Maintenance & Ground Vehicles**

¾ Ton Service Truck	\$62,390.00 x 1=\$ 62,390.00
¾ Service Van	\$49,719.00 x 4=\$198,876.00
½ Ton Truck	<u>\$33,262.00 x 2=\$ 66,524.00</u>
Total	\$327,790.00

- ❖ **Grounds Equipment**

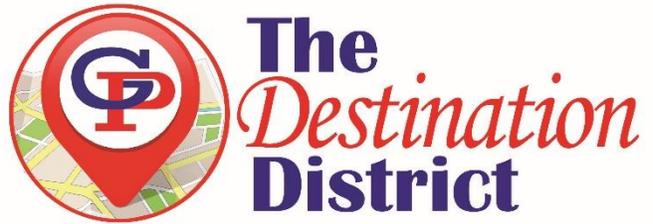
Blower	\$264.00 x 3= \$ 792.00
Edger	\$634.00 x 3= \$ 1,902.00
Weedeater	\$330.00 x 4= \$ 1,320.00
Zero Turn Mower	\$13,232.00 x 1= \$13,262.00
UTV Vehicle	<u>\$25,915.00 x 1= \$25,915.00</u>
Total	\$43,191.00

- ❖ **Maintenance**

Scissor Lift	<u>\$10,900.00 x 1= \$10,900.00</u>
--------------	-------------------------------------

GRAND TOTAL **\$381,881.00**





Chiller System(s)
Dr. Paul Clore / Scott Stridde





HS Chiller System(s)

Stridde, Callins & Associates

CHILLER UPGRADE:
Max. cooling **1,650 tons**

REMOVE EXISTING PRIMARY/SECONDARY CHILLED WATER PUMPING SYSTEM AND REPLACE WITH NEW VARIABLE PRIMARY DESIGN.

- REMOVE BOTH EXISTING 375-TON WCU's
- UPGRADE WITH NEW COOLING TOWERS TO 550-TONS EACH, PROVIDE THREE NEW 550-TON WCU's
- ADD NEW WCU-4&WCU-5 PONY WATER CHILLERS FOR COOLING PLANT CAPACITY OF 1,650-TONS

CHILLER UPGRADE:
Max. cooling **1,650 tons**

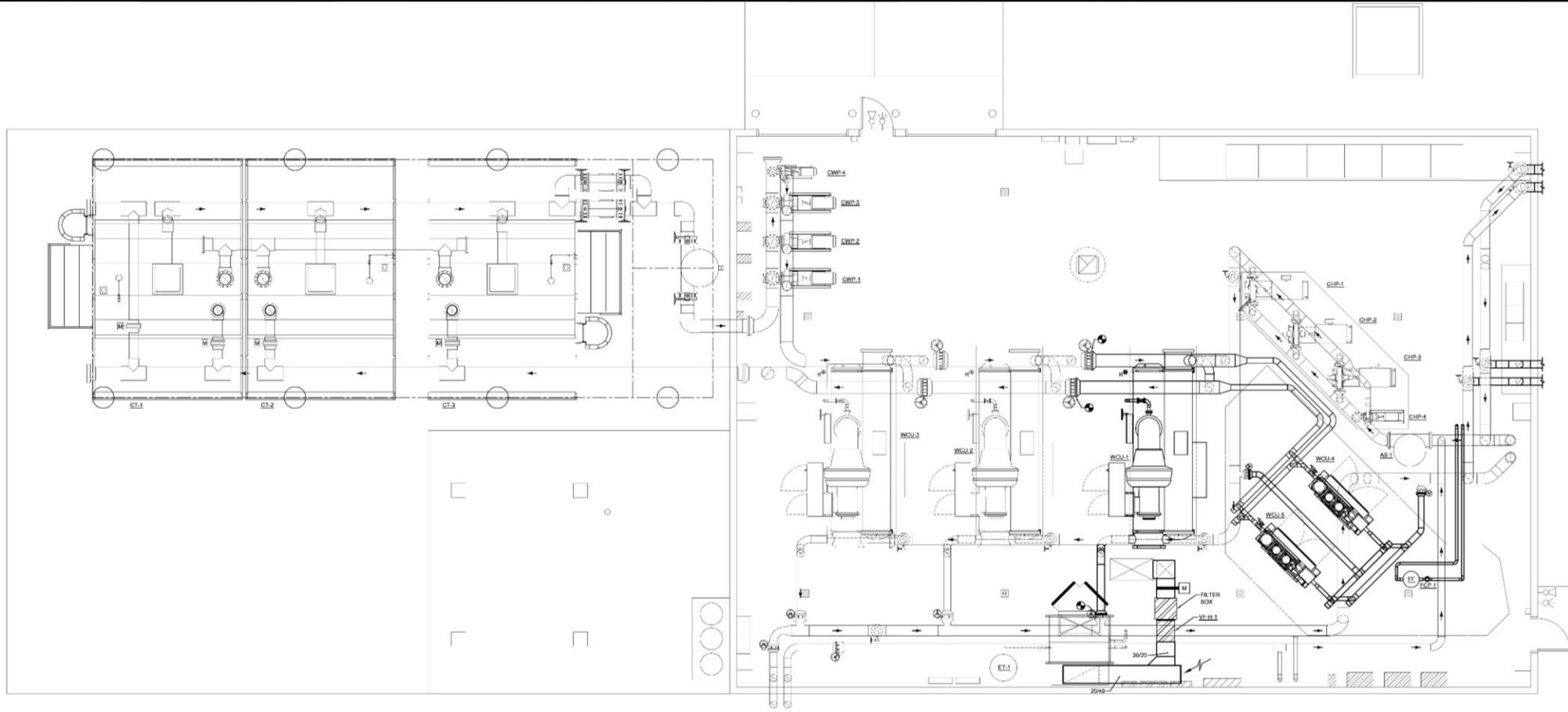
Preliminary Probable
Cost = **\$4,252,000***

**Please Note: Additional costs are reflected in the overall estimate for this project (including building envelope).*



HS Chiller System(s)

Stridde, Callins & Associates

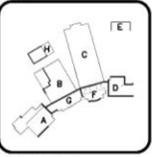


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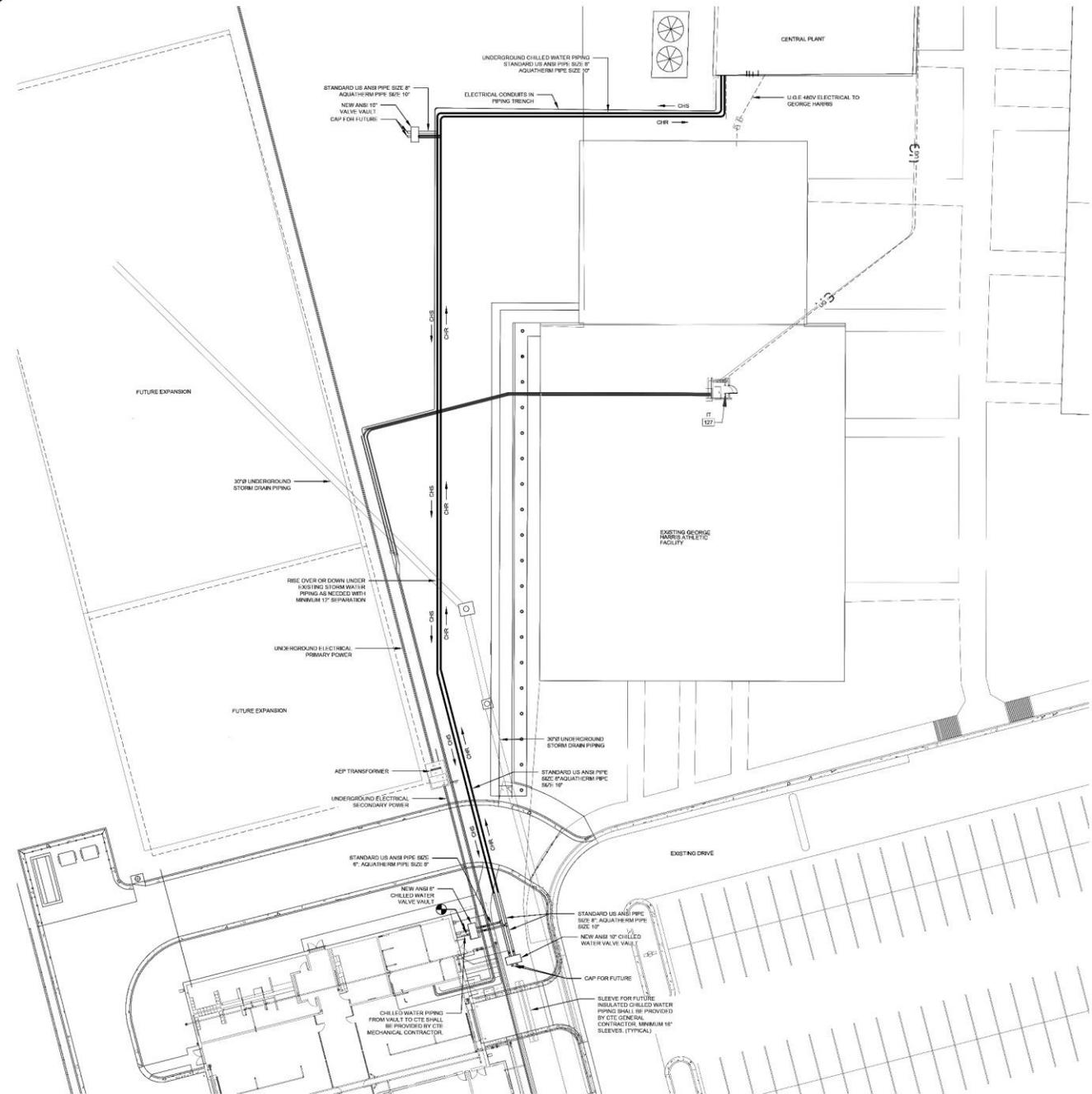
CENTRAL PLANT PHASE 3 - HVAC RENOVATION PLAN
SCALE: 1/4" = 1'-0"

GREGORY-PORTLAND I.S.D. HIGH SCHOOL
HVAC CENTRAL PLANT REMODEL AND SITE PIPING
4601 WILDCAT DR, PORTLAND, TEXAS 78374

CENTRAL PLANT PHASE 3 - HVAC RENOVATION PLAN

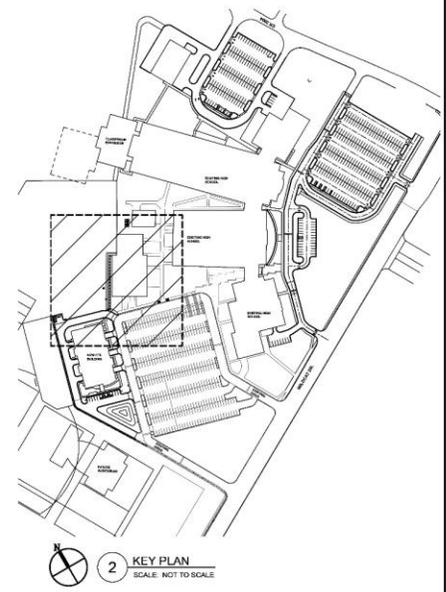


STRIDDE, CALLINS & ASSOCIATES INC.
CONSULTING ENGINEERS
MECHANICAL ELECTRICAL
(936) 983-9100
Fax (936) 983-9111
342 S. Spring Street
Circuit City, TX 78001
Registration # 7-006328



1 HVAC CTE - SITE UNDERGROUND CHILLED WATER PIPING
SCALE: 1/8" = 1'-0"

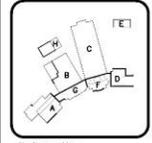
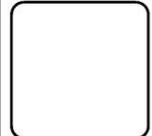
- GENERAL NOTES - SHEET M4.0
- CONSTRUCTION OF NEW CTE BUILDING AND ASSOCIATED SITE WORK SHALL BE PERFORMED BY A SEPARATE CONTRACTOR. CTE CONTRACTOR SHALL PROVIDE NEW SITE CHILLED WATER PIPING AND ASSOCIATED HVAC BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR COORDINATING WITH CTE CONTRACTOR AS IF THERE WERE ONE SINGLE PROJECT.
 - CONTRACTOR SHALL PROVIDE CHILLED WATER PIPING AND SITE WORK TO BE INSTALLED WITH CTE SITE WORK. CONTRACTOR FOR CENTRAL PLANT PROJECT SHALL MEET WITH CTE CONTRACTOR AND COORDINATE WORK ACTIVITIES. CENTRAL PLANT PHASE TWO AND NEW CTE CHILLED WATER PIPING MUST BE COMPLETED AND ENERGIZED BY RELATER THAN 10/31/2022 TO BE ABLE TO OUP IN THE CTE BUILDING.



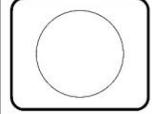
2 KEY PLAN
SCALE: NOT TO SCALE

90% PROGRESS REVIEW SET
This document is intended for the purpose of design review under the authority of David M. Mironov, P.E. # 101145 on 01/13/2022. It is not to be used for construction, bidding, or permitting purposes.
Strider, Callins & Associates Inc. F-4328

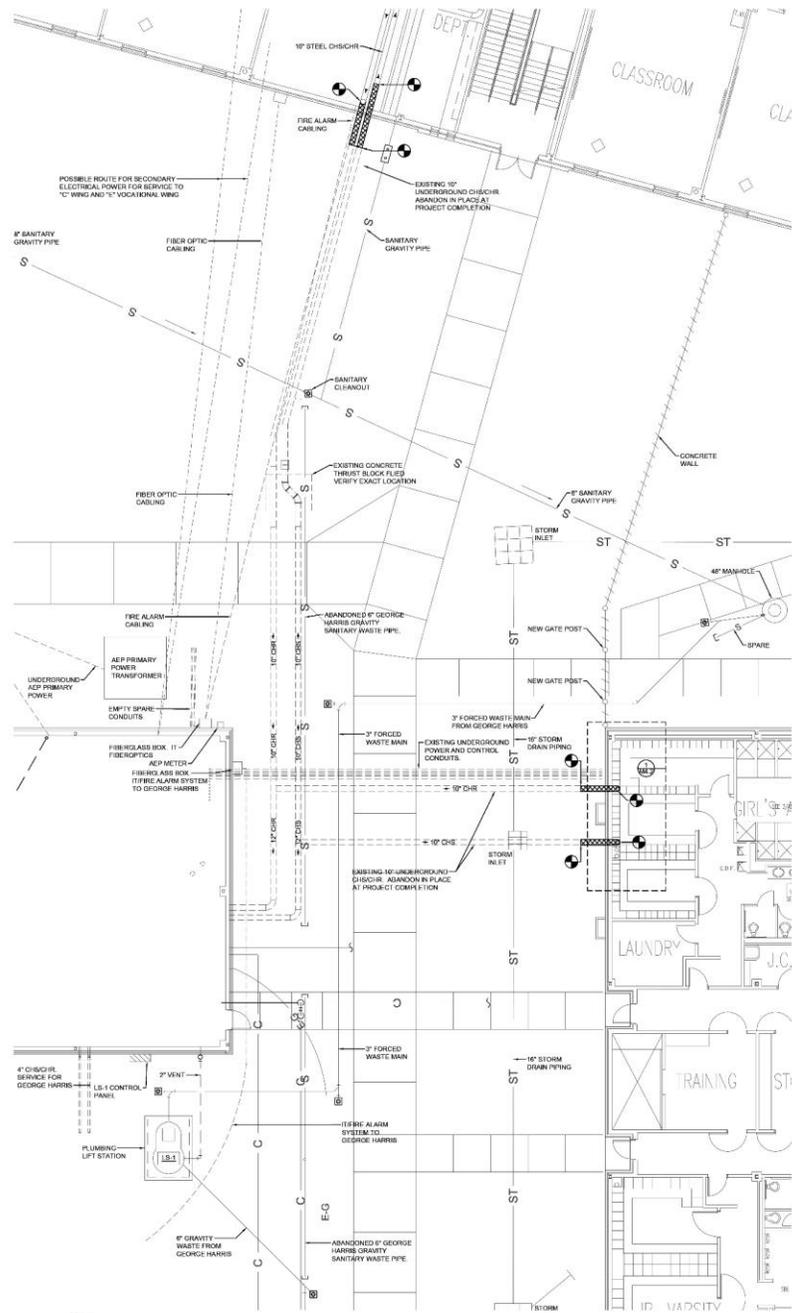
PROJECT NAME: GREGORY-PORTLAND I.S.D. HIGH SCHOOL HVAC CENTRAL PLANT REMODEL AND SITE PIPING
4601 WILDCAT DR., PORTLAND, TEXAS 78374
PROJECT NO.: HVAC CTE - SITE UNDERGROUND CHILLED WATER PIPING



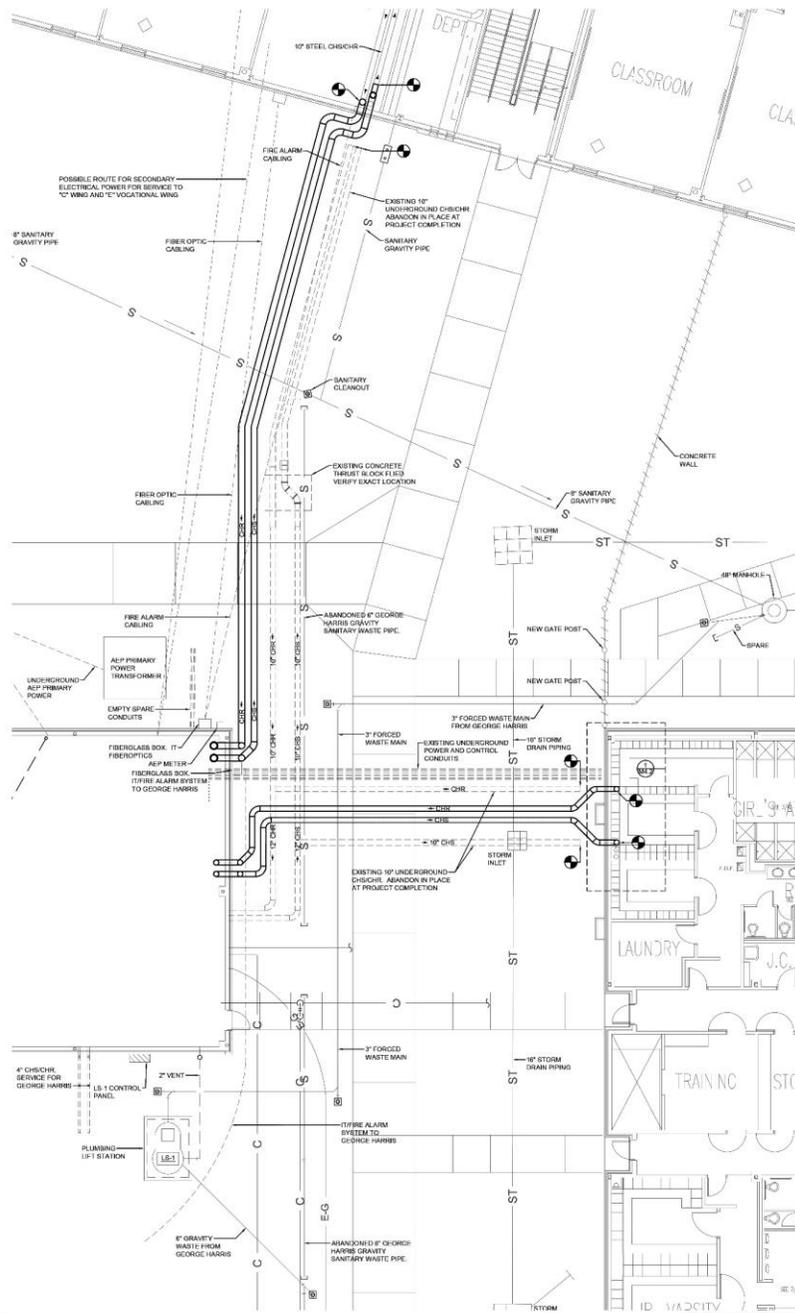
STRIDER, CALLINS & ASSOCIATES INC.
CENTRAL PLANT REMODEL AND SITE PIPING
MECHANICAL/ELECTRICAL
(781) 883-9100
P.O. BOX 4423
342 S. WILSON BLVD.
PORTLAND, TX 78374
Registration # F-008328



Sheet No.: M4.0
Date: 08/08/22
Scale: 1/8" = 1'-0"
Title: HVAC CTE - SITE UNDERGROUND CHILLED WATER PIPING



1 HVAC "B" & "C" SITE UNDERGROUND CHILLED WATER PIPING - DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



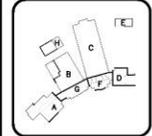
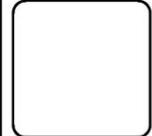
2 HVAC "B" & "C" SITE UNDERGROUND CHILLED WATER PIPING - RENOVATION PLAN
SCALE: 1/8" = 1'-0"

90% PROGRESS REVIEW SET
This document is released for the purpose of design review under the authority of Jared M. Mentzer, P.E. # 101145 on 01/13/2020.
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Stricker, Callins & Associates Inc. # 4232

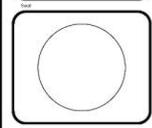
Rev	Description	Date

GREGORY-PORTLAND I.S.D. HIGH SCHOOL
HVAC CENTRAL PLANT REMODEL AND SITE PIPING
4601 WILDCAT DR, PORTLAND, TEXAS 78374

Sheet No. 1
HVAC "B" & "C" WING - SITE UNDERGROUND CHILLED WATER PIPING



STRICKER, CALLINS & ASSOCIATES INC.
MECHANICAL ENGINEERS
340 S. RINGBROOK BLVD
DALLAS, TEXAS 75246
REGISTRATION # 1208123



Project #	Sheet No.
Date	Scale

M4.1



Tech (MDF) Main Distribution / (IDF) Intermediate Distribution Facility *Stridde, Callins & Associates*

District Main MDF Relocation to High School:

It is our understanding that the district Main MDF room is to be relocated from the Old Junior High to the existing High School MDF room.

- The existing HVAC and electrical infrastructure supporting existing MDF equipment and devices within the existing MDF room **has not been surveyed.**
- Loads and layout associated with new equipment to be installed within the existing MDF room **has not been received.**
- It is not possible to determine whether existing HVAC and electrical infrastructure are sufficient to serve new equipment in the absence of new equipment / device load and layout information and survey of existing conditions.



Tech (MDF) Main Distribution / (IDF) Intermediate Distribution Facility *Stridde, Callins & Associates*

District Main MDF Relocation to High School:

The following preliminary opinion of probable construction cost includes all new HVAC and electrical infrastructure to provide cooling and electrical service to the previously stipulated 25 [kVA] total new MDF equipment load.

Opinion of Probable Construction Cost: \$140,000.00 + IT costs

Please be advised that this preliminary opinion of cost is for new HVAC and electrical infrastructure to support new MDF equipment / devices only.

- IT equipment, devices and communications cable and associated terminations are not included.

It is estimated that the previously stipulated 25 [kVA] of MDF equipment loads served from the previously selected (end of existing “C” wing) location would be similar to the preliminary opinion of cost indicated above.



The
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Property Acquisition
Dr. Paul Clore, Superintendent

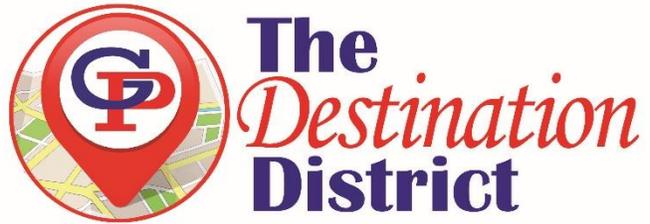


Property Acquisition

Dr. Clore

24.85 Acre HS Expansion Purchase





The
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Middle School Athletics Complex
Dr. Paul Clore / Mario Albini





Hellas Construction, Inc.
12710 Research Boulevard
Suite 240 Austin, TX 78759
(P) (512) 250-2910
(F) (512) 250-1960
hellasconstruction.com

OWNER:
Gregory Portland ISD - New Middle School
608 College St, Portland, TX 78374
(361) 777-1091

PROJECT:
TRACK OVAL AND FIELD EVENTS
SYNTHETIC TURF FOOTBALL FIELD

PROJECT LOCATION:
PORTLAND, TEXAS



COMMENTS:
Drawing scale accurate ONLY when printed on 11x17
paper.

DRAWN BY: SDL

All drawings and written material appearing herein
constitute original unpublished work, and may not be
duplicated, used or disclosed without the written
consent of Hellas Construction, Inc.

DATE:
JANUARY 13, 2020

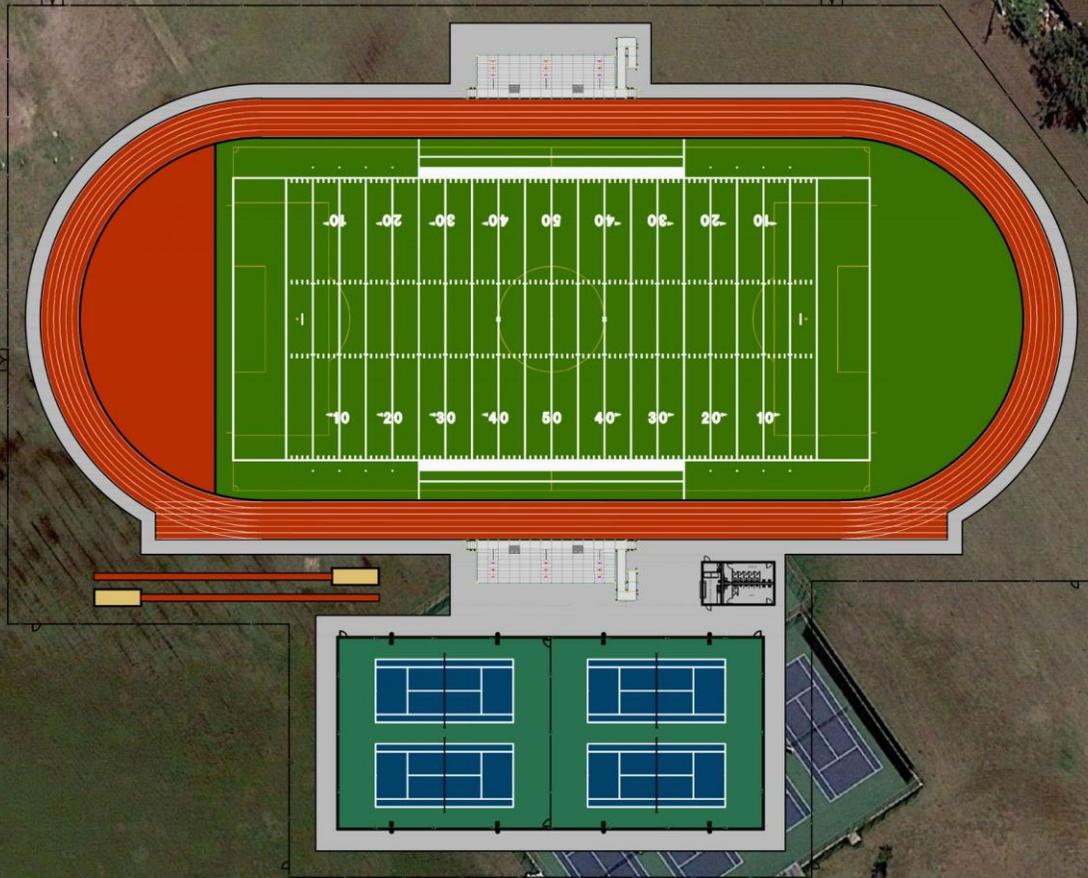
REVISION:
1.8

SHEET TITLE:
COLOR RENDERING

SHEET NUMBER:
1.0



SCALE: 1:80



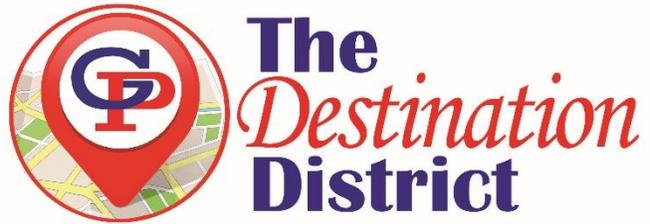
New Middle School Athletics Pricing

Gregory Portland Middle School Budget Summary:

Gregory Portland Middle School Budget Summary			
Item	Area	Total	
1	6- Lane Track With Synthetic Turf Field	\$ 2,074,129.00	
2	4- Tennis Courts with LED Lighting	\$ 894,456.00	
3	Track & Tennis- Power Allowance	\$ 100,000.00	
4	Stadium Lighting LED 50 FC	\$ 319,800.00	
5	Bleachers -400 Seats on Both Sides	\$ 608,633.00	
6	Flatwork and Stabilization	\$ 441,047.00	
7	Stadium Fencing 6' Black Vinyl	\$ 150,000.00	
8	Ticket Booth	\$ 35,000.00	
9	Stadium Restroom/ Concession-1025 SF	\$ 440,750.00	
10	Sub Total- Gregory Portland MS		\$ 5,063,815.00
11	Contingency		\$ 350,000.00
12	Design Fee-4.5%		\$ 227,872.00
13	Administration-1.5%		\$ 75,958.00
14	Material Testing Allowance-2.5%		\$ 126,596.00
15	TDI Inspection Allowance-1%		\$ 50,639.00
16	Inflation-3%		\$ 151,915.00
17	Utility/ Drainage Allowance		\$ 375,000.00
18	Total- Gregory Portland MS Budget		\$ 6,421,795.00

Financial
Estimate
provided by:





“Swing Campus”
District Administration Bldg.
Dr. Paul Clore, Superintendent



“Swing Campus” – District Administration





The
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G-PISD Bond Review
Brigitte Clark, CFO





Senate Bill 30
New Ballot Language Requirements

- **Single Proposition**
 - Construction, acquisition, and equipment of school buildings
 - Purchases of new school buses
 - Purchase of new sites for school buildings



Senate Bill 30

New Ballot Language Requirements

- **Separate Proposition**
 - Construction, acquisition, and equipment of **specific facilities:**
 - Stadium with more than 1,000 seating capacity
 - Natatorium
 - Performing arts facility
 - Recreational facility other than gymnasium, playground, or play area
 - Teacher housing
 - Acquisition and update of **technology equipment** other than that used for school security purposes or technology infrastructure integral to construction of a facility

2020 Project List

PROPOSED FUTURE BOND ITEMS - DRAFT FOR DISCUSSION PURPOSES ONLY				
Line No.	AREA	ITEM	ESTIMATED COST	SEPARATE PROP?
1	ECC	ECC Facility Site - Central Office Demo	245,000	
2	ECC	ECC Technology - New Facilities and Expansions ECC	1,027,760	
3	ECC	ECC - Traditional Facility Construction (Pre-K/Kinder)	31,098,444	
4	SFA, TMC	Playgrounds (SFA and TMC)	970,672	
5	Safety	Safety & Security	1,000,000	
6	HS	Additional CTE Equipment for New CTE Facilities	3,506,498	
7	HS	CTE Horticultural and Ag Science Facility	6,763,680	
8	Admin	Administrative Support Center	500,000	
9	Maint	Chiller/Central Plant Facility/Building Envelope	12,000,000	
10	Land	Property Acquisition (HS) Azali - Reimbursing Resolution	948,000	
11	Tech	Technology 1:1 Classroom Device Initiative	7,151,327	Yes
12	Tech	Technology Equipment Replacement/Rotation (5 years)***	2,102,340	Yes
13	Fine Arts	Fine Arts Equipment Replacement/Rotation (5 years)***	745,000	
14	Athletics Comp	Athletic Uniforms Replacement/Rotation (5 years) ***	116,640	
15	Athletics Comp	Cheer Uniforms/Rotation (5 years) ***	27,500	
16	Trans	Buses (5 years) ***	1,650,000	
17	Trans/Maint	Service Vehicles and Maintenance Equipment (5 years)***	381,881	
18	Maint	Maintenance District Upgrades/Deferred Maintenance (5 years)***	2,000,000	
19	MS	Middle School Athletics Complex	7,000,000	
20	MS	Middle School Addition	9,000,000	
21	MS	Kitchen Equipment - Reimbursing Resolution	445,000	
22	FS	Kitchen Equipment - Replacement (5 years) ***	500,000	
		SUBTOTAL	\$ 89,179,742	

*** Reoccurring notations should be included in subsequent bond election

Highlighted blue items denote "Reimbursement Resolutions" and equate to **\$29,393,000**

Update as of
Jan. 17, 2020:

***Preliminary construction cost estimate(s) do not include all 'soft costs' (i.e. FF&E fees, furniture/fixtures, etc.).**

These costs are being estimated, and line items adjusted as appropriate, in advance of School Board review.



Sample Ballot

- Based on the project list presented in the previous slide, the Propositions would appear on the ballot as follows:
 - **Single Proposition**
 - *“Construction, acquisition, and equipment of school buildings, purchases of new school buses, & purchase of new sites for school buildings”* (combines lines 1-10 and 13-22)
 - **Separate Proposition**
 - *“Technology Equipment”* (combines lines 11 and 12)



Time Cycle for Bond
Dr. Arnold Oates





STEP 1 - DECIDE TO ISSUE A BOND

Assess and prioritize needs of school district / consider bond issue for:

- Construction, acquisition and equipment of school buildings
- Acquisition or refinancing of property financed under the Public Property Finance Act regardless of whether payment obligations are due in the current year or a future year
- Purchase of sites for school buildings
- Purchase of new school buses; retrofitting of school buses with emergency, safety or security equipment
- Purchase or retrofitting of vehicles to be used for emergency, safety, or security purposes
- Select financial advisor, bond counsel, and election attorney
- Engage the community
 - Invite input on needs and expectations
 - Generate support for future plans
- Be transparent



STEP 2 - ORDER THE ELECTION

Order/Notice/Voter Information (See CCA(LEGAL) and School District Bond Election Process):

- Specific contents requirements; Publication and posting requirements
- Deadlines: Publicity/Communication (See Election Communication: FAQ and the Texas Ethics)
- Commission's Short Guide to The Prohibition Against Using School District Resources for Political Advertising and Advocating Passage or Defeat of a Measure
- Educate the community and encourage voter registration
- Avoid using school resources for advocacy; disseminate facts instead (BBBD(LEGAL))
- The board's pre-election orders and resolutions regarding how bond proceeds will be spent may create a contract with the voters.



STEP 3 - HOLD THE ELECTION

Single proposition: bonds for construction, acquisition, and equipment of school buildings, purchase of new school buses, and purchase of sites for school buildings

Separate propositions:

- Construction, acquisition, or equipment of specific facilities:
 - stadium with seating capacity for more than 1,000;
 - natatorium;
 - performing arts facility;
 - recreational facility other than a gymnasium, playground, or play area;
 - teacher housing determined by the district to be necessary; and acquisition and update of technology equipment other than equipment used for school security purposes or technology infrastructure integral to the construction of a facility

IMPORTANT 2020 ELECTION DATES

Bond Requirements	Time Line
Last Day to Order General Election or Special Election on a Measure	Friday, February 14, 2020 (LAST DAY for School Board to Call a Bond Election)
Last Day to Register to Vote	Thursday, April 2, 2020
First Day of Early Voting by Personal Appearance	Monday, April 20, 2020 (Early Voting Begins)
Last Day to Apply for Ballot by Mail (Received, not Postmarked)	Monday, April 20, 2020 (Deadline falls on San Jacinto Day, moves to preceding business day)
Last Day of Early Voting by Personal Appearance	Tuesday, April 28, 2020 (Early Voting Ends)
Last day to Receive Ballot by Mail	Saturday, May 2, 2020 (Election Day) at 7:00 p.m. if carrier envelope is not postmarked, OR Monday, May 4, 2020 (next business day after Election Day) at 5:00 p.m. if carrier envelope is postmarked by 7:00 p.m. at the location of the election on Election Day (unless overseas or military voter deadlines apply) (ELECTION DAY)



**Consider Recommendation for
Bond Election
*Dr. Arnold Oates***



COMMITTEE ORGANIZATION CHART

Facilities Steering Committee (Organize PAC; Complete Election Forms/Assist Committee Chair Persons)		
Speakers Bureau; Facebook; Publicity-Chairs	Voter Registration; Get out the Vote- Chairs	Finance Chair/ Treasurer
<ol style="list-style-type: none"> 1. Establish Budget Create Campaign Print/Distribute Campaign Materials 2. Arrange Speakers Attend Meetings Ministerial Alliance Senior Citizens Homeowners Groups 3. Organize social media (Facebook, website, twitter, e-mail ; 4. Advertising; Develop/maintain Website; Prepare presentation information; and conduct surveys 	<ol style="list-style-type: none"> 1. Establish Budget; Conduct Telephone Campaign; Organize Volunteers 2. Organize Election Day Workers 3. Provide Transportation to meetings and polls for Senior Citizens, etc. 4. Work with booster clubs and students (not on school time or district owned equipment or resources) 	<ol style="list-style-type: none"> 1. Organize/ Oversee Budgets; Open Bank Account 2. Raise funds 3. Complete "Required Election forms and submit required reports to G-P ISD designated person



The
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District

Questions & Final Comments
Dr. Paul Clore



NEXT STEPS for COMMITTEE

- 1. Is the committee in favor of recommending that the School Board call a bond election?**
 - If YES, a spokesperson(s) must be identified to recommend the proposal to the Board (January 30th)
 - If NO due to the committee wanting more information, a 4th committee meeting can be scheduled (January 30th, with a potential Board presentation on Feb. 10th)
 - ***In either case:*** This committee is encouraged to continue asking questions and receiving feedback regarding bond planning from the school district and the school board (*please submit any questions tonight via Index Cards*)
- 2. Dr. Arnold Oates with Texas School Planning will work with committee spokesperson(s) to provide the presentation to the School Board (as early as January 30th)**
- 3. If / when the School Board calls a Bond Election, individuals from this committee could find ways to offer further support.**



Q&A / Mission & Scope
G-PISD Facilities Steering Committee (FSC)

Q&A LIST / PRESENTATION ONLINE – Full Q&A Document (w/ questions reviewed earlier tonight) and a copy of this presentation:

www.g-pisd.org/FSC

NEW QUESTIONS – Please submit any additional questions via Index Cards provided tonight.