



**BRAZOSPORT ISD BOND 2012**  
**Citizens' Bond Oversight Committee**  
Agenda September 26, 2012

Introduction and Welcome – Dan/Karin	5 min
What's on the Website	10 min
Review and Approval of Minutes of June 26, 2012 Meeting	5 min
Review of Summer Projects	5 min
Reallocation of Project Funds	5 Min
Review of Timelines Projects - Monty Funding - Dan	15 min
Impact on Tax Rate (Actual vs Projected)	5 min
Consider Use of Architect	10 min
Questions/Discussion/Suggestions of Items	5 min

## MINUTES

### **MEETING DATE: June 18, 2012**

The CBOC met at 5:00 p.m., June 18, 2012, at the Brazosport Independent School District Administration Building, 301 W. Brazoswood Drive, Clute, Texas, with the following members present:

Donald Caldwell  
Jess Charpentizer  
David Fritz  
Edward Garcia  
Louis Guidry  
Carolyn Kirk

Donald Lamont  
Terry McCollough  
John O'Connor  
Vinay Singhanian  
Johnathan Sublet  
Kirk Willson

The following members were absent:

Kay Aplin  
Gerald Roznovsky  
June Strambler

The following staff and Board of Trustee members were present:

Bill Frizzell  
Matt Williams (attend for Mason Howard)  
Jim Koch  
Dr. Karin Holacka  
Monty Burger

Danny Massey  
Sandra McCoy-Jackson  
Daniel Schaefer  
John Craig  
Rebecca Kelley

The following staff and trustee members were absent:

Christy Koury

The following individuals signed the register as visitors:

None

## AGENDA

### **Introduction and Welcome – Dan/Karin**

#### **Review CBOC Charter**

Dan Schaefer, CFO and Oversight Co-chairperson distributed and reviewed the charter with the committee to ensure all members understood the purpose and roles of the committee. Following some discussion the committee moved on to the next item on the agenda.

#### **Selection of Oversight Co-chairperson**

The committee elected to move this item to the end of the meeting.

At the end of the meeting, the nominations were made and included the following committee members:

1. Jess Charpenter
2. Kirk Willson
3. Terry McCollough

Following a close vote, the committee elected Kirk Willson as the committee Co-chairperson to serve with Dan Schaefer.

### **Member Term Selection**

Each member randomly selected either a 2 or 3 year term to serve on the committee. The committee Co-chairperson automatically received a 3 year term.

### **Bond Next Steps**

Mr. Dan Schaefer reviewed the next steps with the committee to help provide an understanding of all that is going on to ensure all taxpayer dollars are used in an efficient manner and that there is accountability for the items purchased. See detail of next steps on the website under meeting documents.

### **Review of District Processes/Procedures**

1. Purchasing/Bidding
2. Cash Management
3. Re-allocation of Project Funds – Mr. Dan Schaefer reviewed the goals of the bond, which is “to complete what we told the community we would do!” Mr. Schaefer explained that estimates were used in the bond development therefore actual costs could vary from those estimates. Administration recommended that any reallocation of funds from one approved bond items to another approved item be reported to the committee. However, any reallocation to a new item (change in scope) must be presented to the committee and if approved be recommended to the Board of Trustees for final approval.

Following some discussion, committee members agreed that any reallocation greater than 20% of the project costs from one approved items to another approved item would require committee approval. Anything up to 20% the administration has the authority to reallocate but is required to report to the committee.

### **Review of Timelines**

Projects – Mr. Monty Burger, CTO, reviewed the project timelines and indicated they will be posted to the District’s website for the public to monitor progress.

Funding – Mr. Dan Schaefer reviewed the funding timeline which showed funding would not be received until August 23, 2012. For a complete timeline, see the District’s website under meeting documents.

### **Reimbursement Resolution**

As funding will not be received until August 23, 2012 and there are certain items that need to be purchased before that date, the Board approved a reimbursement resolution, which allows the “General Fund” to loan funds for specified capital projects. Mr. Dan Schaefer reviewed the reimbursement resolution with the committee and a copy of the resolution is included in the meeting documents.

### **Project Items**

Mr. Dan Schaefer reviewed the project items and the spreadsheet that will be used to track the progress of the use of bond dollars. See a copy of the listing in the meeting documents included on the District website.

### **Question/Discussion/Suggestions of Items**

### **SCHEDULING AND UPCOMING MEETINGS**

Next meeting is September 26, 2012 from 5-6 pm at the Administration Building room D-7.

There being no further business, the meeting adjourned at 7:05 p.m.

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**BRAZOSPORT ISD BOND 2012**  
As of 8/31/2012

Facility Impacted	Bond Item	Useful Life	Department	Purchasing Method	Anticipated Cost	Actual Costs	Re-allocated (8/31/12)	Balance	Status	Notes (Item Details)
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**Instructional Resources/Classroom Technology**

Entire District	Mobile Computing Devices for Students	7	Curriculum		\$ 5,250,000			5,250,000.00		Provide campuses with sets of tablets and netbooks to be used in the classrooms. This will increase student access to technology and prepare campuses to move to online textbooks
Entire District	Equipment resources for the new Instructional Materials Allotment required by the State for curriculum.	7	Curriculum					-		The new Instructional Materials Allotment will encourage a blended instruction with digitally technical resources.
	Interactive Whiteboards				\$ 2,608,800			2,608,800.00		
	Interactive Electronic Learning Table				\$ 720,000			720,000.00		
	Interactive Electronic Learning Slates				\$ 279,200			279,200.00		
Entire District	Educational resources required by the State of Texas Assessment of Academic Readiness	7	Curriculum		\$			-		Texas Essential Knowledge and Skills (TEKS) and the Assessment of Academic Readiness (STAAR) requires students to learn the new state standards. Examples: Dictionaries, digital globes, calculators, microscopes
	TCI History Alive				\$ 781,529			781,529.00		
	TI-NSPIRE Touch Pad				\$ 427,372			427,372.00		
	Digital Globes, Atlas, and Map				\$ 155,351			155,351.00		
	TI-NSPIRE Navigator				\$ 93,695			93,695.00		
	Microscopes for Int., Middle, and H.S.				\$ 26,400			26,400.00		
	Dictionaries				\$ 23,732			23,732.00		
	Dissecting Scopes				\$ 9,636			9,636.00		
	Electrophoresis lab apparatus with power supply				\$ 8,800			8,800.00		
	Digital Cameras - K-12				\$ 5,750			5,750.00		
	Global Positioning System for Science				\$ 4,800			4,800.00		
	TI 84 Calculators				\$ 4,500			4,500.00		
Entire District	Classroom Projection Devices	7	Technology		\$ 1,200,000			1,200,000.00		Replacement of existing projectors, and installation of new devices to standardize for all BISD classrooms
Media Center (Old LJI)	Training center fixtures for Staff Development Classes at Media Center	20 on furniture; 7 on presentation station	Curriculum		\$ 500,000			500,000.00		Lack of space and furnishings to allow training for all Brazosport I.S.D. staff.
Austin, Brannen, Ney, Polk, Roberts, Lanier, Rasco, Brazosport HS, Brazoswood HS	Replace Chalkboards with Dual Purpose Whiteboard/Projector Screens	15	Curriculum		\$ 180,000			180,000.00		Replace existing chalkboard with whiteboards to serve a dual purpose writing board and projector screen throughout the district
Brazosport HS	Welding and Agriculture Shop Upgrades	20	Curriculum		\$ 130,000			130,000.00		Upgrading the current ventilation and fume control system in the Welding and Agriculture facilities at BPort High would provide a safer place for all students to learn the art of welding.
Austin, Beutel, Brannen, Fleming, Griffith, Long, Ney, Ogg, Polk, Roberts, Velasco	HATCH TEACH Learning System	10	Curriculum		\$ 78,165			78,165.00		Pre-K has state guidelines that were approved by the Commissioner of Education in 2008 which provides opportunities for Pre-Kindergarten who have been identified as having high-risk factors.
Brazoswood HS	Culinary/ Nutrition Lab	20	Curriculum		\$ 62,000			62,000.00		Upgrading the current Family and Consumer Sciences cooking lab into a Hospitality Services - Culinary Arts/ Nutrition Lab which equalizes program offerings and gives students learn the hands on skills necessary to work in the Hospitality Industry.
	<b>Sub-total Instructional Resources/Classroom Technology</b>				<b>\$ 12,549,730</b>	<b>31.14%</b>	<b>-</b>	<b>12,549,730</b>		

**Technology**

Entire District	Computers for Student Labs and Staff	7	Technology	Bid	\$ 3,500,000	\$ 608,310.00		2,891,690.00	Project 1 of 4 bid and ordered	Replace existing student lab desktops and Staff workstations (old and out of warranty, cannot support newer software and instructional initiatives)
Entire District	Wired Network Infrastructure Upgrade	7	Technology		\$ 3,200,000			3,200,000.00		Replace old network hardware (end of life, no warranty available)

Entire District	Wireless Infrastructure Upgrade	7	Technology		\$ 1,250,000			1,250,000.00		Provide necessary wireless bandwidth to support mobile wireless and electronic textbook mandate
Entire District	IP Telephone System Upgrade	7	Technology		\$ 1,100,000			1,100,000.00		Replace old phones and upgrade servers/software, end of life/service
Entire District	Partial Fiber/Wireless Build out	7	Technology	Bid	\$ 900,000	\$ 274,052.41		625,947.59	Phase 1 Bid, Under construction	Replace Comcast links with district owned connections where possible, to minimize ongoing leasing costs with Comcast
Entire District	Software Purchases/Updates	7	Technology		\$ 420,000			420,000.00		Software purchases/updates to enhance instruction and classroom management, and save on energy costs
Entire District	Standardized Network Printers	5	Technology		\$ 300,000			300,000.00		200 monochrome laser jet network printers, to replace old out of warranty printers
Technology Svcs.	Server Virtualization	7	Technology		\$ 225,000			225,000.00		Effort to reduce long term server costs, and provide better server resource management, also provides energy savings
Entire District	Battery Backups (UPS Devices)	5	Technology		\$ 125,000			125,000.00		District wide replacement of out of warranty and non functioning network closet battery backups
	<b>Sub-total Technology</b>				<b>\$ 11,020,000</b>	<b>27.34%</b>	<b>882,362</b>	<b>-</b>	<b>10,137,638</b>	

Renovation										
Entire District	Carpet rehabilitation program	6 yr. rotation cycle	Maintenance		\$ 345,000			345,000.00		The District has not had funding to replace flooring on a routine basis, thus creating campuses with extreme carpeting needs. This funding would provide 6 years worth of routine replacement assuming a 20 year rotation.
Grady Rasco	Replace carpet throughout building.	15	Maintenance		\$ 160,000			160,000.00		Carpet in all classrooms and offices are in very poor condition
Madge Griffith	Replace flooring throughout building.	15	Maintenance		\$ 150,000			150,000.00		Original to building; in need of replacement
Brazoswood HS	Replace gym floor.	25	Maintenance		\$ 100,000			100,000.00		Floor is severely warped due to roof leaks.
O.A. Fleming	Replace carpet in all classrooms.	15	Maintenance		\$ 115,000			115,000.00		Carpet is worn due to age and high traffic and therefore in need of replacement.
Freeport IS	Replace carpet in identified classrooms.	15	Maintenance		\$ 35,000			35,000.00		Most of the carpet in the building is in good condition however various classrooms have been identified as in need of new carpet due to excessive wear due to traffic and age.
T.W. Ogg	Replace carpet in identified classrooms.	15	Maintenance		\$ 35,000			35,000.00		Most of the carpet in the building is in good condition however various classrooms have been identified as in need of new carpet due to excessive wear due to traffic and age.
R.O. Lanier	Replace VCT flooring in 5th grade wing.	15	Maintenance		\$ 25,000			25,000.00		Replace old tile not replaced in renovation
Brazoswood HS	Replace two (2) 300-ton York chillers (HVAC)	20	Maintenance		\$ 420,000			420,000.00		20 yr. old chillers (1992)
Grady Rasco	Replace two (2) 150-ton chillers and cooling towers.	20	Maintenance		\$ 285,000			285,000.00		17 yr. old chillers (1995)
A.P. Beutel	Replace 155-ton York chiller and cooling tower.	20	Maintenance		\$ 130,000			130,000.00		19 yr. old chiller (1993)
T.W. Ogg	Replace 155-ton York chiller	20	Maintenance		\$ 130,000			130,000.00		20 yr. old chiller (1992)
R.O. Lanier	Replace 150-ton chiller and cooling tower.	20	Maintenance	Coop/Emergen	\$ 125,000	\$ 98,571.29		26,428.71	Complete - pending final misc installation costs	17 yr. old chiller (1995)
Madge Griffith	Replace two (2) 100-ton York chillers.	20	Maintenance		\$ 120,000			120,000.00		22 yr. old chillers (1990)
Jane Long	Replace 150-ton York chiller.	20	Maintenance		\$ 90,000			90,000.00		17 yr. old chiller (1995). This chiller was relocated from old Freeport Int.
O.A. Fleming	Replace cafeteria a/c	10	Maintenance		\$ 65,000			65,000.00		Two package units in are frequently in need of repair resulting in unreliable operation
O.M. Roberts	Replace cafeteria a/c.	10	Maintenance		\$ 65,000			65,000.00		Units are severely rusted and there are water leaks into cafeteria when raining
O.M. Roberts	Install new cooling tower and drive.	20	Maintenance		\$ 45,000			45,000.00		Chiller was replace five years ago however the cooling tower needs to be replaced
Jane Long	Install new boiler.	20	Maintenance		\$ 20,000			20,000.00		Reached life cycle (1989) - units in are frequently in need of repair resulting in unreliable operation
O.M. Roberts	Install new boiler.	20	Maintenance		\$ 20,000			20,000.00		Reached life cycle (1996) - units in are frequently in need of repair resulting in unreliable operation
S.F. Austin	Install new boiler	20	Maintenance		\$ 20,000			20,000.00		Reached life cycle (1989) - units in are frequently in need of repair resulting in unreliable operation
T.W. Ogg	Install new boiler	20	Maintenance		\$ 15,000			15,000.00		Reached life cycle (1995) - units in are frequently in need of repair resulting in unreliable operation
Brazosport HS	Replace field house HVAC with new package units.	10	Maintenance		\$ 50,000			50,000.00		Reached life cycle - units in are frequently in need of repair resulting in unreliable operation
Administration Building	Install new A/C units.	10	Maintenance		\$ 25,000			25,000.00		Reached life cycle - Need to replace roof top units

Brazosport HS	Replace A/C unit on Dance Room.	10	Maintenance		\$ 25,000			25,000.00	Reached life cycle -12 yrs. old - 25-ton package unit
Lighthouse LLC	Install new HVAC and ceiling in kitchen.	15	Maintenance		\$ 20,000			20,000.00	Remove ceiling, replace 7-1/2 ton split system and duct work, replace ceiling due to system not meeting demand
Polk Elementary, Fleming Elementary, Griffith Elementary, Rasco Middle School, Freeport Intermediate, Brazoswood 9th Grade	Refurbish Existing Walk-In Freezer and Cooler (\$30K per Campus)	15	Child Nutrition		\$ 180,000			180,000.00	Each walk-in is old and has different refurbishing needs. Many units need new doors and door heaters. Some units need floor and/or wall repairs. All units need new refrigeration equipment. The environment we live in takes a toll on refrigeration equipment and these units are requiring service more than what should be required to keep them running. Service is required often to avoid units going out and losing all of the food items inside
Entire District	Install Computerized Temperature Monitoring System for all Walk-In Freezers and Coolers at all Campuses	12	Child Nutrition		\$ 35,000			35,000.00	System will monitor all walk-in units to track temperature changes and alert the CN department and maintenance of trends in temperature. This will allow units to be serviced prior to them going to out to prevent food loss.
Ogg Elementary, Beutel Elementary, Brannen Elementary, Austin Elementary and Polk Elementary	New Cafeteria Serving Line (\$65K per line)	20	Child Nutrition		\$ 325,000			325,000.00	Many of the serving lines are original to the building. Most of the current lines do not have adequate heated wells. Some units run hot and have hot spots to the touch creating unsafe conditions and improper food temperature. All of the units are outdated and do not promote efficient methods of meal service and slows the speed of service to students. All of these campuses only have one serving line.
S.F. Austin	Install New Walk-In Freezer and Cooler	25	Child Nutrition		\$ 65,000			65,000.00	SFA does not have a walk in freezer and has multiple reach in units for frozen products. These units take up a lot of space and are more likely to go out than a walk-in freezer. Walk-in cooler is original to the building and does not function to full capacity often requiring maintenance assistance to keep it running.
Brazoswood HS	Install new grease trap.	25	Maintenance		\$ 15,000			15,000.00	Too small for the size of school; currently 500 gal., proposed 2000 gal.
A.P. Beutel	Install new grease trap.	25	Maintenance		\$ 10,000			10,000.00	Original to building, cracked and leaking. City inspector recommended replacing.
Jane Long	Install new grease trap.	25	Maintenance		\$ 10,000			10,000.00	Original to building in need of replacement (1952)
O.A. Fleming	Install new grease trap.	25	Maintenance		\$ 10,000			10,000.00	Grease trap is original to old Freeport Intermediate
O.M. Roberts	Install new grease trap.	25	Maintenance		\$ 10,000			10,000.00	Original to building, in need of replacement
S.F. Austin	Install new grease trap.	25	Maintenance		\$ 10,000			10,000.00	Original to building, in need of replacement (1952)
Elisabet Ney	Plumbing 1st - 2nd grade wing.	25	Maintenance		\$ 120,000			120,000.00	Original galvanized piping (1942); continual leaks and low water pressure
Brazoswood HS	Install new exterior doors throughout campus.	25	Maintenance		\$ 125,000			125,000.00	Doors are severely worn due to very high usage and do not close properly creating safety and efficiency issues.
Transportation Facility	Automatic Bus Wash	10	Transportation		\$ 25,000			25,000.00	Helping keep fleet in good and clean condition given the coastal environment. Reinstallation of a bus wash would be cost effective over time as well as helping to prevent worker comp claims and help staying compliant to EPA standards.
Entire District	Paint rehabilitation	6 yr. rotation cycle	Maintenance		\$ 2,400,000			2,400,000.00	In an effort to protect the District's facilities from the elements, a comprehensive paint rotation plan for the District is being reviewed for implementation. This amount would cover 6 years worth of paint assuming a 12 year rotation.
Brazoswood HS	Replace roof on athletic areas: gym, dressing rooms, pool athletic field house, Stade field house.	20	Maintenance		\$ 570,000			570,000.00	21 yr. old roof out of warranty (1991); Other areas of building are still under warranty.
Madge Griffith	Replace roof on entire building.	20	Maintenance		\$ 535,000			535,000.00	22 yr. old roof out of warranty
S.F. Austin	Replace roof on entire building.	20	Maintenance		\$ 445,000			445,000.00	21 yr. old roof out of warranty (1991)
Gladys Polk	Replace roof on entire building	20	Maintenance		\$ 435,000			435,000.00	20 yr. old roof out of warranty (1992)
Jane Long	Replace roof on original building	20	Maintenance		\$ 360,000			360,000.00	23 yr. old roof out of warranty; warranty expired on current roof, which was installed in 1989
Brazosport HS	Replace roof on practice gyms, pool, and black box theatre.	20	Maintenance		\$ 335,000			335,000.00	Out of warranty (1988); Other areas of building are still under warranty due to replacement during 2002 bond program.
A.P. Beutel	Replace roof on front of building and Tally Bldg.	20	Maintenance		\$ 240,000			240,000.00	22 yr. old roof out of warranty (1990)
R.O. Lanier	Replace roof on 5th grade wing.	20	Maintenance		\$ 230,000			230,000.00	18 yr. old roof out of warranty (1994)
Administration Building	Replace roof on entire building.	20	Maintenance		\$ 225,000			225,000.00	22 yr. old roof out of warranty (1990)

Clute IS	Replace roof on 2nd gym.	20	Maintenance		\$ 95,000				95,000.00		new roof needed to protect playing surface
Lake Jackson IS	Replace roof on 2nd gym.	20	Maintenance		\$ 95,000				95,000.00		new roof needed to protect playing surface.
Maintenance Facility	Replace roof on shop	20	Maintenance		\$ 30,000				30,000.00		metal roof is severely rusted
											Roof leaks in many places in the shop creating an unsafe working environment for the mechanics that deal with heavy machinery. Leaks do not help with the condition of equipment in shop. Ventilation from roof needs to be replaced to help with extreme heat and working conditions within the non air-conditioned shop.
Transportation Shop	Repair / Replace roof	20	Transportation		\$ 60,000				60,000.00		
	<b>Sub-total Renovations</b>				<b>\$ 9,630,000</b>	<b>23.90%</b>	<b>98,571</b>	<b>-</b>	<b>9,531,429</b>		

**Safety/Security**

Entire District	Security Cameras (Analog to DVR)	7	Technology		\$ 950,000				950,000.00		District wide implementation of new security cameras. The current system in place is not reliable. It unnecessarily utilizes network bandwidth that could be better devoted to the instructional needs of our classrooms. Current cameras have poor video quality. In addition many campuses have no security cameras and the ones that do have minimal coverage.
Entire District	Bogan stand alone intercom system	15	Safety and Security		\$ 780,000				780,000.00		Controls intercom, bells, clocks. There is a need for reliable paging system for crisis/emergency situations for communication.
All 19 campuses	Security Vestibule Entrances	30	Administrative Services		\$ 760,000				760,000.00		Secure campus entrances by forcing visitors to go to office upon entering campuses
All designated elementary campuses	Security Fences Around Playgrounds	15	Administrative Services		\$ 500,000				500,000.00		Chain link fencing around playgrounds to prevent access and increase security.
Beutel, Roberts, Brannen, Ney, Fleming, Long, Griffith, Ogg, Lanier, Rasco, Brazoswood, Austin, Polk, Lighthouse.	Keyless Entrances	15	Administrative Services		\$ 187,500				187,500.00		Keyless entrances prevent open access to campus and increase security.
All 19 campuses	Bus Video Cameras	7	Technology		\$ 100,000				100,000.00		Cameras allow drivers to focus on their primary responsibility of driving their passengers to and from school safely. Holds all Transportation staff and passengers accountable for their behavior as well as provides documentation of inappropriate or unsafe behavior.
Entire District	Intercom Station-Reception Area	15	Administrative Services		\$ 57,000				57,000.00		Secure campuses front entrances by having office unlock outside door to visitors electronically.
Entire District	40-ft. trailer man-lift	10	Maintenance	Quotes	\$ 25,000		\$ 23,055.00		1,945.00	Complete	To repair security lighting without having to rent equipment - efficiency
	<b>Sub-total Safety/Security</b>				<b>\$ 3,359,500</b>	<b>8.34%</b>	<b>23,055</b>	<b>-</b>	<b>3,336,445</b>		

**Equipment**

Entire District	New service vehicles	7	Maintenance	Coop	\$ 125,000		\$ 105,382.80	(3,330.02)	16,287.18	Ordered 7-3-12/Pending Delivery	to replace five aging service vehicles
Entire District	Exmark mowers	5	Maintenance	Coop	\$ 25,000		\$ 28,330.02	3,330.02	(0.00)	Complete	supply grounds crews with three new mowers
Entire District	District Vehicles (10)	10	Transportation		\$ 300,000				300,000.00		Replace existing 3 (all over 100K) and 7 additional
	<b>Sub-total Equipment</b>				<b>\$ 450,000</b>	<b>1.12%</b>	<b>133,713</b>	<b>-</b>	<b>316,287</b>		

**Extra-Curricular**

Brazoswood, Brazosport, Clute, Freeport, Lake Jackson, Lanier, Rasco, Austin	Instrument Replacement, Pianos	20	Admin Services		\$ 2,000,000				2,000,000.00		Band and Orchestra Instruments are worn due to age and can not be repaired.
Brazosport, Brazoswood	Uniforms	5	Admin Services	Coop	\$ 175,000		\$ 104,731.25		70,268.75	B'Wood ordered.	Marching Band uniforms fabric is threadbare and unrepairable
Austin, Beutel, Brannen, Fleming, Griffith, Long, Ogg, Polk, Roberts, Ney, Rasco	Refurbish playground slabs and tracks, replace playground equipment	20	Admin Services		\$ 175,000				175,000.00		Playground equipment aging and unsafe. Slabs and tracks cracked due to age and/or drought.
Brazosport HS	Resurface track at Hopper Field.	10	Maintenance		\$ 150,000				150,000.00		insufficient for competition
Brazoswood HS	Resurface track at Slade Field.	10	Maintenance		\$ 150,000				150,000.00		insufficient for competition
Brazoswood HS	Refurbish swimming pool.	15	Maintenance		\$ 120,000				120,000.00		replaster, install new ceiling and new heater
Brazosport HS	Refurbish swimming pool.	15	Maintenance		\$ 110,000				110,000.00		replaster; install new ceiling
Clute IS	Replace tennis courts	10	Maintenance		\$ 80,000				80,000.00		Asphalt court has many large cracks needs to be concrete and resurfacing
Lake Jackson IS	Resurface tennis courts	10	Maintenance		\$ 15,000				15,000.00		Court surface is worn off
	<b>Sub-total Extra-Curricular</b>				<b>\$ 2,975,000</b>	<b>7.38%</b>	<b>\$ 104,731.25</b>	<b>-</b>	<b>2,870,269</b>		

**Grounds**

Gladys Polk	Replace sidewalk in front of school.	25	Maintenance	\$ 10,000				10,000.00		Sidewalk is broken and separated and the seams create a tripping hazard
Transportation Facility	Expand bus parking and security fencing / Expand employee parking	20	Transportation	\$ 270,000				270,000.00		Transportation sees an average of 7 - 8 "reported" on lot accidents due to limited parking space increasing out of pocket expenses for repair and creating cosmetic blemishes on BISD school property not helping with district's perception. Some buses are parked in unsecured areas providing opportunities of vandalism or terroristic acts due to limited parking. Due to limited parking employees have to park in the grass creating damage to school property as well as creating possible problems for personal vehicles. Personal vehicles have had to be pulled out of mud and employees have to walk through it. Also does not help with perception to the public.
<b>Sub-total Grounds</b>				<b>\$ 280,000</b>	<b>0.69%</b>	<b>-</b>	<b>-</b>	<b>280,000</b>		
Contingency				\$ 35,770	0.09%					
<b>Grand Total</b>				<b>\$ 40,300,000</b>	<b>100.00%</b>	<b>\$ 1,242,432.77</b>	<b>-</b>	<b>39,021,797</b>		



**BRAZOSPORT INDEPENDENT SCHOOL DISTRICT  
SCHEDULE OF BONDED INDEBTEDNESS  
2012-2013 FISCAL YEAR (2012 TAX YEAR)**

SERIES	PRINCIPAL	INTEREST	FEES	TOTAL
2002				\$ -
2003A		\$ 196,550.00		\$ 196,550.00
2003B (QZAB)	\$ 377,642.00	\$ -		\$ 377,642.00
2003C	\$ 1,400,000.00	\$ 35,000.00		\$ 1,435,000.00
2004	\$ 1,600,000.00	\$ 1,150,312.00		\$ 2,750,312.00
2004B	\$ 1,275,000.00	\$ 235,500.00		\$ 1,510,500.00
2005	\$ 1,700,000.00	\$ 312,750.00		\$ 2,012,750.00
2005 (QZAB)	\$ 401,939.00	\$ -		\$ 401,939.00
2005B	\$ 400,000.00	\$ 372,063.00		\$ 772,063.00
2007	\$ 155,000.00	\$ 286,100.00		\$ 441,100.00
2010	\$ 255,938.00	\$ 397,038.00		\$ 652,976.00
2011	\$ 100,000.00	\$ 269,975.00		\$ 369,975.00
2012	\$ 500,000.00	\$ 852,550.00		\$ 1,352,550.00
★ → 2012A NEW	\$ 1,240,000.00	\$ 671,969.00		\$ 1,911,969.00 ★
2012A REFUNDING	\$ 240,000.00	\$ 819,395.00		\$ 1,059,395.00
REFUNDING SAVINGS		\$ (1,411,750.00)		\$ (1,411,750.00)
FEES (ALL ISSUES)			\$ 191,221.00	\$ 191,221.00
TOTALS	\$ 9,645,519.00	\$ 4,187,452.00		\$ 14,024,192.00
			PY	\$ 12,930,395.00
			INCREASE	\$ <u>1,093,797.00</u> ★
			INCREASE	8.46%

**BRAZOSPORT INDEPENDENT SCHOOL DISTRICT  
 IMPACT OF REFUNDINGS  
 2012-2013 FISCAL YEAR (2012 TAX YEAR)**

IMPACT OF REFUNDINGS		
SERIES	SAVINGS	
	TOTAL	ANNUAL
2007	\$ 612,640.00	\$ 41,920.00
2010	\$ 354,145.00	\$ 37,462.50
2011	\$ 968,128.12	\$ 79,275.00
2012	\$ 5,337,175.00	\$ 459,854.00
2012B	\$ 5,250,698.00	\$ 400,767.00
<b>TOTALS</b>	<b>\$ 12,522,786.12</b>	<b>\$ 1,019,278.50</b>

YIELD PER PENNY (2012-13) 633,903.96

DECREASE IN TAX RATE (0.0161)

## CORGAN schools

11 June 2012

Dr. Karin Holacka  
Superintendent of Schools  
Brazosport ISD  
P.O. Drawer Z  
Freeport, TX 77542

Re: Architectural Consulting

Dear Karin,

Congratulations again on the vote of confidence that the citizens of BISD gave to you and your staff last month. We know that the administration will be making the most out of the bond monies to improve the quality of education that your students receive.

To that end, we are pleased to be able to offer this proposal for consulting services that we can provide to Brazosport ISD at this time. We know now that the bond has passed, there is most likely some consternation about how and when to get projects started and finished. John Haskew of our office has been in your shoes when he was managing the bond program at Fort Bend ISD a few years ago. What is needed right now is a road map, a plan on the timing and packaging of all the pieces and parts of the bond program.

One possible method of determining your plan of action that you might consider is that we sit down with you and any other interested parties such as your oversight committee or other staff to map out your plan of attack and execution. We would most likely need to interface with maintenance, purchasing, administration, and other departments.

The benefits in doing this with an architect are many:

1. Some of the items on the list will require competitive bidding. Even if you plan to use the Buy Board for procurement of certain items, a simple bidding document or drawing will greatly reduce the guesswork that causes vendors to add \$\$ to their bids. For instance, HVAC at 13 locations can be further defined by simple roof plans or RCPs showing locations, access, etc.
2. It would save considerable monies to identify those items that can be packaged and bid together. For instance, all the kitchen work including freezer/cooler refurbishing, replacement, monitoring, and serving lines should all be bid together through one general contractor to control your general conditions costs and overhead. We can identify and create those packages.
3. Schedule on certain items will be more critical than others. For instance, we can provide input on lead times of equipment, so that a plan can then be developed that has the least impact on operations, but the best value for the district.

What we are proposing is simply several brainstorming sessions where we jointly come up with a plan that shows a complete schedule for each item



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12 GREENWAY PLAZA, #1100  
HOUSTON, TX 77046  
TEL 713 425 4493  
FAX 713 425 4994  
www.corgan.com

ARCHITECTURE

INTERIOR DESIGN

DIGITAL VISUALIZATION

(including design, procurement, and construction or installation) that is fully coordinated with your school schedule. We would then produce a master schedule showing all projects on the overall bond timeline.

For this initial planning exercise, we are proposing a flat fee of \$5,000. This includes up to four on-site planning meetings, and draft scenarios until the plan is finalized. Once individual projects are identified, we can offer proposals on those as needed.

We would not proceed with any further services unless authorized in writing by BISD, with contract terms as mutually agreed to. We will perform the work in the most expeditious manner possible; in fact we can perform all or some of our services for this initial planning phase in the BISD offices if desired, if that level of accountability is necessary.

Karin, John and I look forward to hearing how we might help you and BISD out in any way. If you have any questions or want to discuss this proposal, please do not hesitate to call.

Sincerely,

**CORGAN ASSOCIATES, INC.**



Eric V. Horstman, AIA, LEED AP BD+C  
Principal

**Accepted:**

X \_\_\_\_\_  
For Brazosport ISD (print name also)

\_\_\_\_\_  
Date

cc John Haskew, Corgan Associates