

**Bond Advisory Committee (BAC)**

Meeting Summary

November 13, 2018

**Committee Members:**

Present (all):	Hillary Calavitta	Erik Eff	Tom Shea
	Ray Clayton	Virgil Flathouse	Wendy Smiley
	Mike Dansby	Greg Greeson	Matthew Wernli
	Dina Dreifuerst	Kim McMath	

**EISD Staff:**

Chris Scott, Executive Director of Business Services  
Jeremy Trimble, Chief Operations Officer  
Brian Bolek, Director of Maintenance & Operations  
Eric Wright, Director of Technology Services  
Cindy Weeks, Accounting Manager

**Proceedings:**

The meeting was called to order at 6:00 p.m. by Virgil Flathouse, BAC Chair.  
Summary of the October 16, 2018, meeting was reviewed and discussed.

Jeremy Trimble briefly reviewed the previous BAC meeting. Chris Scott provided a quick explanation of the two tax rates: Interest & Sinking (I&S) and Maintenance & Operations (M&O), the four broad Topics in the proposed 2019 School Bond, and the 3 Categories used to prioritize needs.

Discussion re: the BAC process and how many of these projects don't fit comfortably into the Category 1/2/3 alignment. Many projects (like painting and HVAC & roof replacements) simply can't be funded without a Bond, but are an immediate priority or will likely become one in the next few years. Additional discussion re: criteria and reasoning for "year to be completed" schedule.

**Overview of Proposed Facilities Bond Projects:**

Jeremy Trimble introduced the Topic and provided an overview of each proposed project.

**Campus Refurbishments, Phase II**

Work funded by the 2015 Bond covered hallways and large gathering areas. This project focuses on classrooms, where many of the floors and ceilings are original, and the paint is 20+ years old. The goal is to establish a 10-year painting schedule and a 20-year flooring schedule for all campuses, and use lower-maintenance materials where possible. The allocation process would be the same as for the 2015 Bond, with collaboration between the M&O Department and campus decisionmakers. In the absence of Bonds, there is no M&O budget for replacing or updating floors, ceilings, and walls. The BAC assigned this Project to **Category 1**.

### **Communications (Campus Intercom/Notification System Upgrades)**

This project would replace equipment that is 15-20 years old, including intercom, bell, and PA systems. Newer technology could permit multi-campus communication. Discussion re: possibly moving this to Safety & Security, and whether this type of system is still needed. The BAC assigned this Project to **Category 2**.

### **Electrical Distribution Upgrades**

Some of the existing equipment is getting dated. The BAC assigned this Project to **Category 1**.

### **Exterior Painting/Waterproofing (District Wide)**

Exterior surfaces such as joints, doors, and stucco need new sealant applied. This project is long overdue; the District wants to get all campuses on a regular schedule, based on a 10-year life span for materials. Doing this work as small projects funded by M&O would take many years and cost more than a concentrated push. The BAC assigned this Project to **Category 1**.

### **Field Artificial Turf Replacements**

The middle school fields installed in 2012 have an 8-10 year lifespan. The fields are periodically tested for concussion potential and are currently passing the tests. Not replacing the underlayers saves about 50%. The BAC assigned this Project to **Category 1**.

### **Fire Alarm System Upgrades**

The system at CCE is at critical-replace level; HCMS' system can last a few more years before it must be replaced. All other campus systems are fine at this time. Discussion re: possibly moving this Project to Safety & Security. The BAC assigned it to **Category 1**.

### **Future Bond/Envision Eanes – Professional Consultant Costs**

Districts are allowed to use Bond funds to pay consultants needed to support or manage Bond projects; it's preferable to using M&O funds. Brief discussion of how the \$200,000 budget was calculated, and the possible involvement of EEF. The BAC assigned this Project to **Category 1**.

### **HVAC**

The life cycle of HVAC units is 15-20 years; the NGC unit is as old as the building (~15 years). New units are more efficient. Discussion of BCE's leaky cooling tower basin and the need for a separate unit for the Child Nutrition offices at FTE. The BAC assigned this Project to **Category 1**.

### **Build Indoor Aquatics Facility (was New (Indoor 8-lane) Aquatics Facility)**

Proposal is to build a 21,000 ft<sup>2</sup> structure for an indoor pool with 8 competition lanes, 1-meter diving stands, a warm-up pool, locker room with showers, and spectator seating. WHS swim coaches shared details about the current program & challenges of using Rollingwood Pool:

outdoors, no dive platforms. Also Western Hills Athletic Club may want to end our contract and expand their own swim program. Discussion of expanding aquatics program to include diving, a JV team, middle school teams, elementary drowning prevention programs, and medical rehab work. WHS can't host meets currently. Discussion of planned location on Shriner lot by the DOC – tree removal would require West Lake Hills approval, and parking would have to expand toward 360 to keep the same number of spots. Impervious cover limitations for the Edwards Aquifer Recharge Zone prevent the construction of a larger facility, but 8 lanes is the bare minimum needed by the current program. Discussion of estimated annual M&O costs (\$400,000) and revenue (\$150,000), and also potential community partnership options. The BAC assigned this Project to **Category 3**.

#### **New WHS Multi-Purpose Facility (Wrestling, etc.)**

Project would construct a 7,000 ft<sup>2</sup> open-plan building (with restrooms but no locker room or showers) for use by multiple sports, primarily wrestling. The WHS wrestling coach shared details about the current high school & middle school programs, as well as challenges with using the NGC Cafeteria – such as the need for padded walls, and the safety risks of practicing near windows. The program would continue to use the NGC showers. Estimated annual operating costs would be approximately \$28,000. Community feedback (from Al Cowan): why increase our M&O spending with new facilities? The BAC assigned this Project to **Category 2**.

#### **New WHS Robotics Expansion (Robotics, etc.)**

This project would add a two-story structure adjacent to the Transportation building for use by the robotics program, including current FTC (small robots) teams and expanding to FRC (larger robots) teams. The WHS Robotics teacher shared details about the current program and the need for practice fields and additional classroom space that could also house Engineering classes. Robotics' competition season covers most of the school year. Youth camps earn ~\$25,000 for Community Education, and ~\$50,000 for the robotics program. The BAC assigned this Project to **Category 2**.

#### **Plumbing**

Some units and fixtures are nearing the end of their lifespan, and the District is spending \$10-20,000/year in M&O funds to maintain them. Sewer lift stations need to be replaced and/or upgraded. The BAC assigned this Project to **Category 1**.

#### **Portable Replacements**

The District has 12 older Portables on 4 campuses, some as old as 40 years. The FTE and VVE units house CDC programs. Plan is to replace with more modern Learning Centers. The BAC split evenly on assigning this Project to **Categories 1 and 2** (one vote for Category 3).

## **Roofing**

Several campuses need roof work, including an entire replacement at CCE and a partial replacement at HCMS (both carryovers from the 2015 Bond). Gutter replacements at multiple campuses would save M&O funds. The BAC assigned this Project to **Category 1**.

## **Site Refurbishments**

This Project includes small projects on multiple campuses, such as repairing and re-painting parking lots; resurfacing playgrounds, tracks & tennis courts; and ball field improvements. The BAC assigned this Project to **Category 1**.

## **Special Systems**

This Project also includes small projects on multiple campuses, such as working on elevators, motorized bleachers, and lockers; and replacing kilns and middle school gym sound systems. The BAC assigned this Project to **Category 2**.

## **Student Program Facility Renovations**

More small projects, mainly at WHS & PAC: expanding Chap Court food services, improving locker rooms & softball announcing area, adding PAC storage. Also renovate HCMS library exterior access. The BAC split evenly on assigning this Project to **Categories 2 and 3** (one vote for Category 1).

## **Open Forum:**

Several community members shared their thoughts about various proposed projects.

## **Other Business:**

The next meeting of the Bond Advisory Committee will be held on Tuesday, December 4, 2018, in the EISD Central Administration Board Room at 6:00 p.m.

The meeting was adjourned at 10:13 p.m.

Summary submitted by Dina Dreifuerst, BAC Secretary.