



MEETING NOTES

MEETING: **Bond Oversight Committee Meeting**
Bond Oversight Committee Q2 2019 Meeting

LOCATION: Barbara Jordan Career Center
5800 Eastex Freeway
Houston, TX 77026

DATE: August 13, 2019 **TIME:** 8:30 A.M.

PRESENT: **Bond Oversight Committee (BOC)**
Mr. Michael G. Davis
Mr. Craig R. Johnson Sr.
Mr. Robert M. Eury
Mr. Gusta Booker III
Mr. David Quan
Mr. D.V. "Sonny" Flores

Houston Independent School District (HISD)
Mr. Eugene Salazar, Business Operations
Mr. Derrick Sanders, Construction Services
Mr. Dan Bankhead, Construction Services
Mr. Andreas Peeples, Construction Services
Mr. Sizwe Lewis, Construction Services
Ms. Mary Rochon, Construction Services
Ms. Veronica Bush, Construction Services
Ms. Leesa Love, Real Estate
Mr. John Gerwin, Construction Services
Ms. Zorana Marquez-Campos, Construction Services
Ms. Yesenia Taylor, Business Solutions
Ms. Tonya Savoie, Business Solutions
Mr. James Moore, Capital Project Accounting
Mr. Ross McAlpine, Barbara Jordan Principal
Ms. Holly Huffman, Strategic Engagement & Outreach
Ms. Christi Landry, Strategic Engagement & Outreach
Mr. Alejandro Banegas, Strategic Engagement & Outreach
Ms. Mariauna Hernandez, Strategic Engagement & Outreach
Ms. Cytinya Bowers, Strategic Engagement & Outreach
Ms. Erica Parker, Strategic Engagement & Outreach
Ms. Estefania Espinosa Vega, Strategic Engagement & Outreach

ABSENT: Ms. Phoebe Tudor

The general purpose of the meeting was to brief the Bond Oversight Committee on second quarter progress of the new construction and renovation projects funded through the 2012 Facilities Capital Program. Related issues, questions, and activities were also discussed:



- Item 1 Welcome**
Bond Oversight Committee members and other guests met in the lobby of Barbara Jordan Career Center in preparation for a tour of the facility. Barbara Jordan Career Center Principal Ross McAlpine, Construction Services Senior Manager Sizwe Lewis, and Construction Services Project Manager Zorana Marquez-Campos welcomed the group.
- Item 2 Barbara Jordan Career Center Tour**
Mr. McAlpine, Mr. Lewis, and Ms. Marquez-Campos led the group on a tour of the school, including specially designed spaces for training and instruction in health science, cosmetology, culinary arts, welding, automotive and diesel, and construction management.
- Item 3 Minutes from May 7 Meeting**
Construction Services General Manager Andreas Peeples began the business portion of the meeting by asking Bond Oversight Committee members to approve the minutes from the May 7 meeting. They were approved unanimously.
- Item 4 Second Quarter Construction Update**
Mr. Peeples reported that bond construction is 85 percent complete, with Austin High School at 47 percent completion, Northside High School at 88 percent, Bellaire High School at 18 percent, and Lamar High School at 76 percent. Mr. Peeples said Northside and Lamar will open this fall.
- Bond Oversight Committee Member David Quan asked whether students will continue to attend Bellaire while the new building is under construction. Mr. Peeples confirmed that they will and added that Phase 1 of this project involved preparing the site, such as adding parking lots, for that purpose. Mr. Bankhead said there is a distance of 60-100 feet between the old and new buildings. Mr. Quan expressed his concerns about student safety. Mr. Bankhead assured him the company has a good record for safety.
- Item 5 Looking Ahead**
Mr. Peeples reported that realignment projects include the fine arts wing at Westbury High School and three new classrooms at Pilgrim Academy, which will open this fall. Mr. Quan asked whether these projects were being funded with leftover funds from the bond. Mr. Peeples confirmed this.
- Mr. Peeples reported that the Harvey Projects will be completed in the following order: Kolter Elementary School, Braeburn Elementary School, Mitchell Elementary School, and Scarborough Elementary School. He said that Kolter and Braeburn elementary schools have erected steel, and all four have topping slab. By the end of September, all should have steel and topping slab.
- Item 6 Supplier Diversity (M/WBE) Report and Community Outreach**
Business Solutions General Manager Yesenia Taylor told the committee about three M/WBE workshops that were held during the second quarter — “How to Grow and Protect Your Business on a Budget,” “Stop Selling, Start Solving,” “Creating a Paradigm Shift in Selling,”



and “21 Creative Business Growth Strategies.” She also discussed other outreach activities in which the team participated, including events with the Greater Houston Business Procurement Forum, Houston Hispanic Chamber of Commerce, Houston Minority Supplier Development Council, Interagency Mentor Protégé Program, Lone Star College, METRO, Subcontractors USA, University of Houston, and Women’s Business Enterprise Alliance. She noted that the M/WBE participation rate continues to exceed board-established goals at slightly over 28 percent. She also mentioned the department is looking over the projects that have been completed.

Item 7 Financial Reports

Senior Manager of Accounting James Moore reported the total budget for the 2012 Bond program was \$2.1 billion, with total commitments through the second quarter of \$1,862,838,779, including \$151,963,611 in encumbrances and actual expenditures of \$1,710,875,168. Funds available to complete projects is \$239,611,184.

Item 8 Strategic Engagement and Outreach

Strategic Engagement and Outreach Officer Holly Huffman reported that the team continued to inform the public of the bond’s progress through project updates, media advisories, and newsletters. She wanted to highlight the grand opening ceremony at Barbara Jordan Career Center, which was unique because it included cutting strip of metal in the welding room in lieu of the standard ribbon-cutting. She reported that the team is currently working on a grand opening celebration for Madison High School. She also noted that because so much progress was made on the Harvey schools over the summer, including erected steel, it would not make sense to have groundbreaking ceremonies for the schools. Instead, the schools will have “construction celebrations” that will feature beam signings. The signed beams will then be incorporated as structural design elements in the schools’ playgrounds.

Ms. Huffman said the team’s work is shifting as the bond program winds down. The bond newsletter is now distributed every two months instead of monthly. She also reported that the team is working with a marketing firm to develop and implement a simple, understated thank you campaign. Communication efforts will last three months tentatively beginning in September and will possibly include TV and radio ads, direct mail, and social media.

Bond Oversight Committee Member Robert M. Eury asked whether the campaign would introduce the need for another bond. Ms. Huffman said she plans to immediately follow up the thank you campaign with an informational campaign. She stressed the importance of keeping the two campaigns separate. Bond Oversight Committee Member D.V. “Sonny” Flores asked what an informational campaign would entail. Ms. Huffman said it could include a list of schools with their needs and costs, and photos of the schools in disrepair. Mr. Bankhead gave further examples, such as how the bond would impact the tax rate.

Item 9 Q&A

Mr. Flores asked for a map of Bellaire, specifically one showing the flow of traffic. He expressed his satisfaction with HISD’s work in this respect. Mr. Peebles said he would get that to him.



Mr. Eury said air quality is an important factor to consider given the planned I-45 expansion which is facing organized opposition. He asked whether there are air filtration systems in place. Mr. Bankhead said offsetting air pollution is always a consideration when designing a new building, but that they will continue to find ways to improve the filters and screens. Mr. Quan asked whether there are any plans for retrofitting air filtration systems. Mr. Bankhead explained that buildings with LEED certification have better filtration systems and air quality than a standard building. He went on to say that fresh air that is introduced to the building must pass through a filtration system and that buildings are tightly sealed and insulated to improve sound quality. He also mentioned that his team would work with the city to ensure that those filtration systems are up to standard. Mr. Eury said the area was from Midtown, up I-69 across I-10 and back to I-45, including some HISD campuses. Ms. Taylor added that the district has a risk management department, which includes environmental services. She said if HISD receives concerns from the community, teachers or students, the department will help to address any issues. Business Operations Officer Eugene Salazar said the senior manager of real estate is attending meetings regarding the I-45 expansion, adding that three HISD schools may be impacted by the project. Mr. Eury asked which schools. Mr. Salazar said he would get that information for him.

Mr. Flores inquired about available funds. Mr. Moore said the majority of those will be used for Bellaire and another portion will go to schools that are in the closeout phase. He and Senior Manager of Quality Assurance Tonya Savoie reminded the committee of the 2017 board item stating that surplus funds will be used for safety and security. Mr. Flores asked whether this means that HISD has not previously included safety and security at these schools. Mr. Sanders emphasized that they have, explaining that the decision was made in April 2017 to use any remaining bond funds for districtwide safety and security upgrades. Mr. Flores suggested the district conduct a safety and security study for each and every school. Mr. Bankhead said there was a districtwide assessment for facilities in 2016 and another in 2017. Ms. Savoie said every program has included safety and security and gave this as the reason for Chief Operating Officer Brian Busby taking the item to the board in 2017. Mr. Flores asked whether there is a study specifically for safety and security. Mr. Sanders answered that the facilities overall assessment includes a section for safety and security. Mr. Sanders explained that any leftover funds will not come close to what they would need to improve safety and security across the district and that the next bond must include a budget for this purpose. Mr. Quan expressed his concerns about not knowing exactly where this money will be spent.

Mr. Salazar and Mr. Bankhead said the facilities assessments found that deferred maintenance was over \$4 million. Mr. Bankhead wanted to highlight that the district already has a fairly good safety program with controlled access and cameras. He said the goal is to maintain existing facilities at that level and that this is a good investment. Bond Oversight Committee Member Gusta Booker III explained the situation in simpler terms, noting it is not yet known how much the remaining funds will be. He continued, saying the committee will be able to see a more specific breakdown once it is determined how much money is left. Mr. Salazar said the district recently received a quote for new security vestibules and the high price means it will have to be part of the next bond because the leftover funds will not be enough. Mr. Sanders said a few years ago, they forecast that there would be roughly \$100 million remaining. He also said that the \$240 million that are currently available will be used



for Bellaire, Lamar, Northside, and Austin. He said it is too early to make decisions regarding how many or which schools will receive safety and security upgrades. He went on to say that the next bond should include a budget for safety and security upfront for bulletproof glass entrances, security vestibules, or controlled access for all exterior doors. Mr. Bankhead said surrounding districts have recently passed bonds focused on safety and security.

Bond Oversight Committee Member Craig R. Johnson Sr. said some of HISD's high schools have been burglarized and asked what the district is doing to protect their investment. He also said that because doors open outward, they cannot be barricaded in case of an active shooter event. Mr. Bankhead said code states all doors must open outward in case of an emergency building evacuation. He said that access control addresses some of Mr. Johnson's concerns. Mr. Bankhead said the safety and security funds will help to maintain these features in older buildings. Mr. Flores inquired about the security of temporary buildings. Mr. Bankhead said temporary buildings are within perimeter, with some campuses having a second perimeter.

Discussion shifted to recent mass shootings and bulletproof backpacks. Mr. Sanders said there's a fine line between designing an educational facility and designing something that resembles a prison. He said it is important to preserve architectural aesthetics. Mr. Bankhead said the district does not want lines like those at an airport for students to enter the school.

Item 10 Executive Session

Mr. Peeples thanked attendees participating in the meeting. Committee members then adjourned into Executive Session.

The information outlined above reflects the author's understanding of the key discussions and decisions reached during this meeting. Should there be any additions and/or clarifications to these meeting notes, please notify the author in writing promptly. These notes will be relied upon as the approved record of the meeting, unless a written notice to the contrary is sent to the author within seven (7) days of the submission of these meeting notes.

Prepared by HISD Business Operations Strategic Engagement and Outreach.