

**Notice of Regular Board Meeting
by Videoconference or Telephone Call
Board of Trustees
Monday, March 3, 2025**

A Regular Board Meeting of the Board of Trustees will be held on Monday, March 3, 2025, beginning at 6:00 PM, Boardroom of the Mark Henry, Ed.D. Administration Building, 11440 Matzke Road, Cypress, Texas 77429.

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call. At least a quorum of the board will be participating by videoconference or telephone call in accordance with the provisions of Sections 551.125 or 551.127 of the Texas Government Code that have not been suspended by order of the governor.

Members of the public may access this meeting and or provide public comments as identified below:

The subjects to be discussed or considered or upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as shown on this meeting notice. For more information about public comment, see Policy BED. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

Notice of this meeting was mailed or electronically transmitted to the news media, who previously requested such notice, and a copy was posted in the main/front office window of the Cypress-Fairbanks Independent School District Mark Henry, Ed.D. Administration Building on February 28, 2025, at 4:00 p.m.

AGENDA COMMENTS: Per BED (Local), patrons may address the Board during any Board Meeting under Agenda Comments regarding items listed on the agenda for that meeting. Individuals must register in advance. Registration opens the day the agenda is posted to the district website, and the deadline for registering is 12:00 p.m. on the day of the meeting. To register, individuals must click on the "Register to Speak" link found under each agenda item listed for that meeting on the district website. This electronic speaker form must be completed in its entirety. Agenda Comments will generally be heard before each agenda item to be discussed or considered by the Board unless rearranged by the Board President. Any registered speaker who is absent from the meeting at the time for Agenda Comments forfeits the opportunity to address the Board at that meeting but may submit written comments to the Board.

MEETING OPENING: Call to Order, Invocation and Pledge of Allegiance, District's Vision, and Mission Statement.

1. REMARKS AND ANNOUNCEMENTS

A. The Superintendent will make remarks and announcements regarding the honors and achievements earned by staff and students in recent weeks and provide information regarding district and community events or items of interest.

2. RECOGNITIONS

A. The Board will recognize a CFISD business partner for their outstanding contribution to the

district.

B. The Board will recognize members of the Communication Department who distinguished themselves by achieving Best of Category at the 2025 Texas School Public Relations Association (TSPRA) conference.

C. The Board will recognize 2nd & 3rd place medalists from the UIL State Swimming & Diving Championships, 2nd place medalists from the UIL State Wrestling Tournament, and 2nd and 3rd place medalists from the Boys and Girls UIL State Cross Country Championships.

3. BOARD COMMENTS

A. Board members may make comments during this portion of the agenda regarding student achievement, district progress and data, community input and concerns, observations from school visits, meetings and conferences attended, district and community events and initiatives, or continuing education. The Board may not take action on items discussed.

4. CITIZEN PARTICIPATION

A. Per BED (Local), patrons may address the Board during the Regular Board Meeting under Citizen Participation on any matters of interest or concerns that are not posted agenda items. Individuals may only register to speak one time per meeting and must register in advance. Registration opens the day the agenda is posted to the district website, and the deadline for registering is 12:00 p.m. on the day of the meeting. To register, individuals must click on the "Register to Speak" link found under the Citizen Participation heading in the agenda for that meeting on the district website. This electronic speaker form must be completed in its entirety. Any registered speaker who is absent from the meeting at the time for Citizen Participation forfeits the opportunity to address the Board at that meeting but may submit written comments to the Board.

CITIZEN PARTICIPATION WILL BE HEARD AT THE REGULAR BOARD MEETING ON MONDAY, MARCH 3, 2025.

5. REPORTS

A. The administration will provide a report on Goal 3 (Performance Objective 3.1) to increase the graduation rate by 1 percent each year.

B. The administration will provide a written report on the 2025 summer school plans and summer programs for elementary, middle school, and high school.

C. The administration will provide a report on formative assessment data.

D. The administration will provide an update on the general operating budget and the 89th Legislative Session.

6. CONSENT AGENDA

A. The Board will consider approving the minutes of the February 10, 2025, Regular Board Meeting.

B. The Board will consider granting a right-of-way and easement to the North Harris County Regional Water Authority (NHCRWA).

C. The Board will consider approving construction proposals and contracts paid from Bond Funds to the recommended contractors and authorize the Superintendent or designee to execute all necessary documents related to such contracts as follows:

1. 2024 Anthony, Hopper & Kahla MS Renovations

2. 2024 Cy-Creek HS Renovation

3. 2024 Cy-Falls HS Renovation

D. The Board will consider approving and authorizing the Superintendent or designee to enter into the miscellaneous professional service contracts related to the following project:

1. 2024 Anthony, Hopper & Kahla MS Renovations

2. 2024 Cy-Creek HS Renovation

E. The Board will consider awarding bids and contracts and/or authorizing purchase orders as recommended in the posted agenda item.

1. CFISD BlueCat Refresh Quote

2. CFISD Firewall Quote

3. CFISD Uninterruptible Power Supply (UPS) Project E-Rate

7. **NON-CONSENT AGENDA**

A. The Board will consider approving the administration’s recommendations for Open/Closed campus designations for student transfers for the 2025-2026 school year.

B. The Board will consider making a determination that good cause did not exist as required by law for Shannon Vickers, Diego Fiala, Jennifer Schexnayder, and Vicki Adams to resign their respective employment contracts. [This item may be discussed in closed session.]

8. **CLOSED**

SESSION

If, during the course of the meeting covered by this notice, the Board should determine that a closed session of the Board should be held or is required in relation to any item included in this notice, then such closed session as authorized by Section 551.001 of the Texas Government Code (the Open Meetings Act) will be held by the Board at that date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the Board may conveniently meet in such closed session concerning any and all subjects and for any and all purposes permitted by Sections 551.071 through 551.084, of the Open Meetings Act.

A. There will be a Closed Session in accordance with Government Code Section 551.001 et. seq.

B. Section 551.071	C. For the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law. For the purpose of consultation with the district's attorney concerning matters on which the attorney's duty to the district under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with the Texas Open Meetings laws.
D. Section 551.072	E. For the purpose of discussing the purchase, exchange, lease or value of real property.
F. Section 551.073	G. For the purpose of considering a negotiated contract for a prospective gift or donation.
H. Section 551.074	I. For the purpose of considering the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear complaints or charges against a public officer or employee.
J. Section 551.076	K. To consider the deployment, or specific occasions for implementation, of security personnel or devices.
L. Section 551.0821	M. For the purpose of deliberating a matter regarding a public-school student if personally identifiable information about the student will necessarily be revealed.
N. Section 551.082	O. For the purpose of considering discipline of a public-school child or children or to hear a complaint by an employee against another employee if the complaint or charge directly results in a need for a hearing.

P. Section 551.083	Q. For the purpose of considering the standards, guidelines, terms or conditions the Board will follow, or instruct its representatives to follow, in consultation with representatives of employee groups in connection with consultation agreements provided for by section 13.901 of the Texas Education Code.
R. Section 551.084	S. For the purpose of excluding witness or witnesses from a hearing during examination of another witness.
9. ADJOURNMENT	

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapters D and E or Texas Government Code section 418.183(f). Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting. [See TASB Policy BEC(LEGAL)]

On February 28, 2025, at 4:00 p.m., this notice was mailed or electronically transmitted to the news media, who previously requested such notice, and a copy was posted in the main/front office window of the Cypress-Fairbanks Independent School District Mark Henry, Ed.D. Administration Building.

For the Board of Trustees

Campus	Total in Class 2025 (Snapshot 1-27-25)	On Track to Graduate		Not on Track to Graduate		Tutorial (Before/After School/Saturday)	STAAR/EOC English Course	EOC Intervention (non- course)	Pull-out/Push-in Intervention During the School Day	Academic Conference with Parents	Plan to Recover Excessive Absence	Digital Credit Recovery	Plan for IGC
		#	%	#	%								
District	9799	8854	90%	945	10%	443	199	439	346	592	393	317	477



CYPRESS-FAIRBANKS ISD

BOARD GOAL 3 STRATEGY 3.1

Board Meeting

March 3, 2025



CFISD

Graduation Performance



Monitoring graduation performance is a collaborative effort between School Leadership (which includes our principals), the Counseling Department, and the Curriculum, Instruction & Accountability Department and school staff.

Graduation Goal

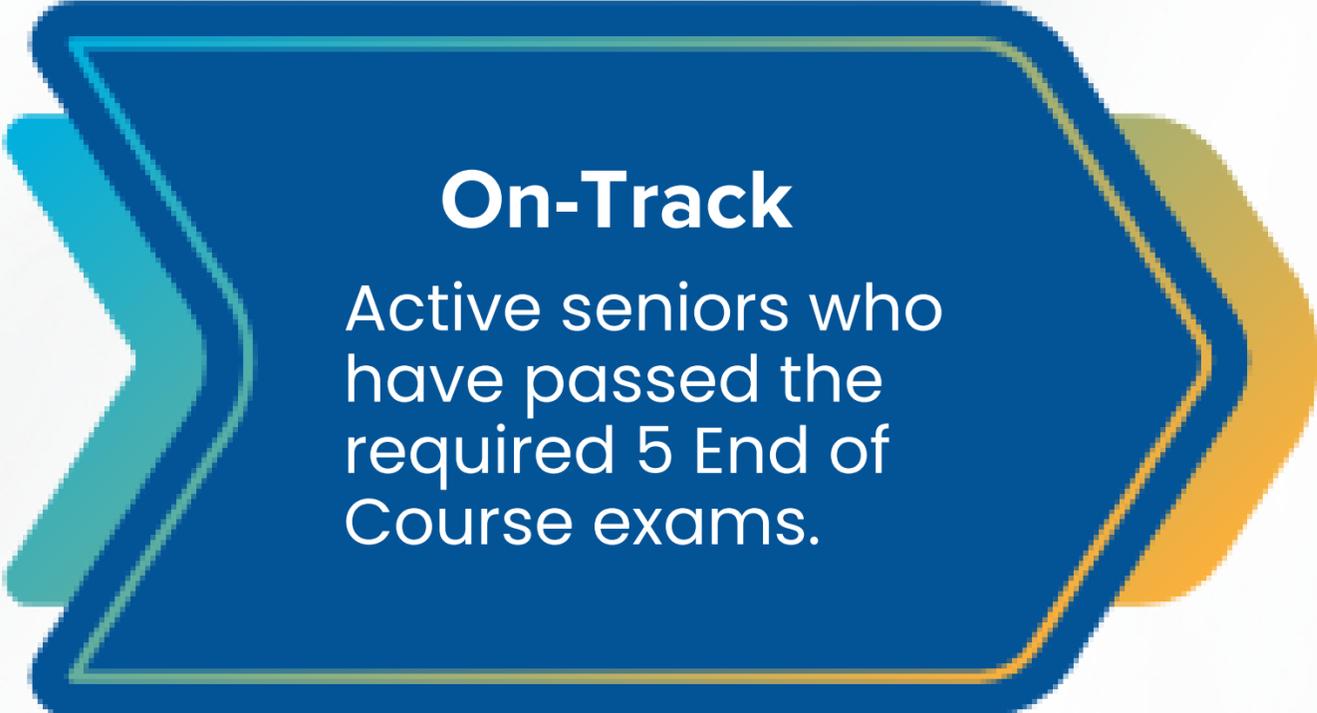
Goal 3: The 4-year graduation rate will increase from 92.3% to 95.9% by 2029.

Performance Objective 3.1: The percentage of students who graduate within four years will increase by 1% each year.



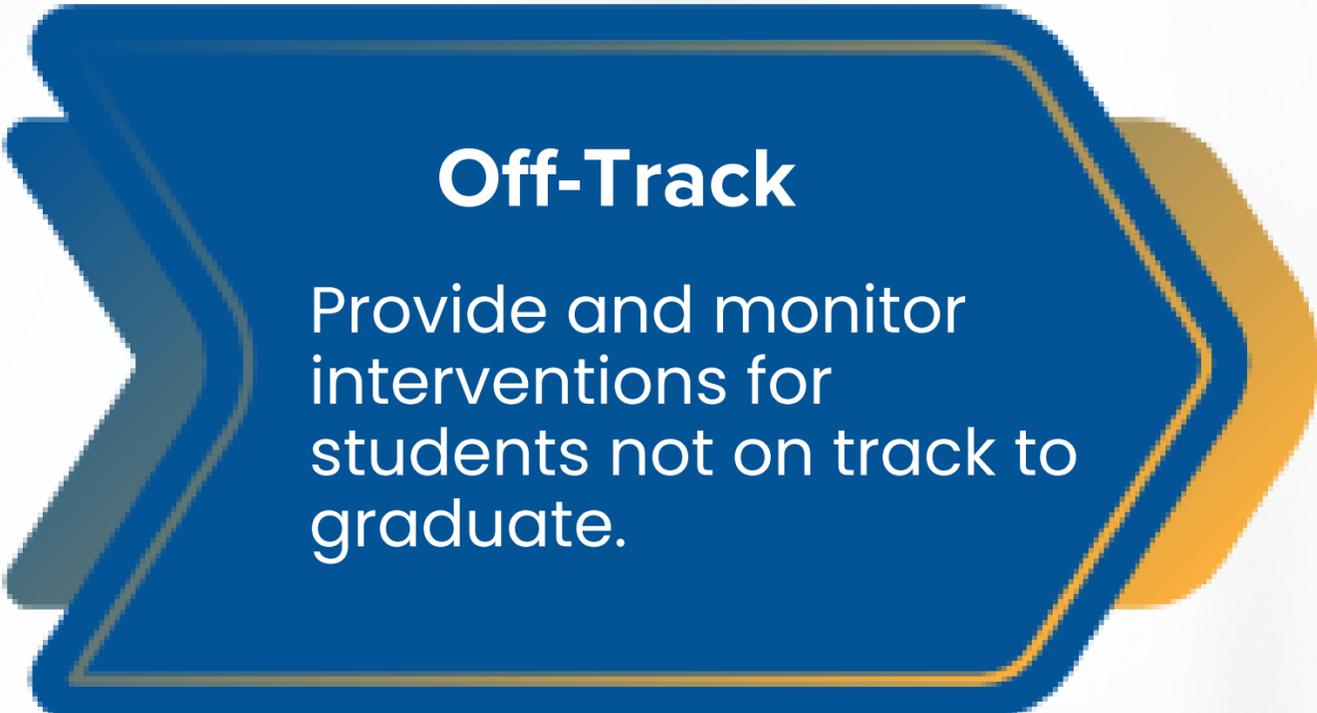


**On-Track
&
Off-Track**



On-Track

Active seniors who have passed the required 5 End of Course exams.



Off-Track

Provide and monitor interventions for students not on track to graduate.

On-Track Example

Date First Enrolled in Grade 9	Status	Current Classification	Met Graduation by EOC & Exemptions
08-23-2021	Active	12	Y



Off-Track Example

Date First Enrolled in Grade 9	Status	Current Classification	Met Graduation by EOC & Exemptions
08-09-2021	Active	12	N

Off-Track Example

Date First Enrolled in Grade 9	Status	Current Classification	Met Graduation by EOC & Exemptions
08-11-2021	Active	9	Y
08-16-2021	Active	10	Y
08-23-2021	Active	11	Y

Off-Track Example

Date First Enrolled in Grade 9	Status	Current Classification	Met Graduation by EOC & Exemptions
08-11-2021	Active	9	N
08-16-2021	Active	10	N
08-23-2021	Active	11	N

Intervention and Support for Students



Graduation Performance

Snapshot date: January 27, 2025

	Total in Class 2025	On Track to Graduate		Not on Track to Graduate	
	(Include STAAR Alt2 and NAC)	#	%	#	%
District	9799	8854	90%	945	10%

Intervention and Support Data

Tutorial (Before/After School/ Saturday)	STAAR/EOC English Course	EOC Intervention (Non-Course)	Pull- out/Push-in Intervention During the Day	Academic Conference with Parent	Plan to Recover Excessive Absences	Digital Credit Recovery	Plan for Individual Graduation Committee
#	#	#	#	#	#	#	#
443	199	439	346	592	393	317	477

Strategic Graduation Plans

High School Principals and Coordinating Counselors worked with other administrators and staff to create strategic plan to increase graduation rates.



- Analyze
- Plan
- Review
- Evaluate





Thank you

2025 Summer School Programs

Elementary Summer Programs

Camp Explorer (State Required Bilingual/ESL Pre K-K Summer Camp):

- Locations: Andre, Bane, Emery, Fiest, Frazier, Lieder, Matzke, Millsap, Walker, Willbern, and Woodard
- Times and Dates:
 - 9:00 a.m. – 5:00 p.m.
 - June 9, 2025 through July 3, 2025
(No summer classes on Fridays and June 19th)
- Transportation will be provided.
- Breakfast and lunch will be provided.

Camp Summit – Early Literacy Program for Grs. K-2 (Invitation Only)

- Locations: Andre, Bane, Emery, Fiest, Frazier, Lieder, Matzke, Millsap, Walker, Willbern, and Woodard
- Times and Dates:
 - 9:00 a.m. – 2:30 p.m.
 - June 9, 2025 through July 3, 2025
(No summer classes on Fridays and June 19th)
- Transportation will be provided.
- Breakfast and lunch will be provided.

Camp Triumph – Literacy, Math/Science Program for Grs. 3-5, including NAC for Grs. 4-5 (Invitation Only)

- Locations: Andre, Bane, Emery, Fiest, Frazier, Lieder, Matzke, Millsap, Walker, Willbern, and Woodard
- Times and Dates:
 - 9:00 a.m. – 2:30 p.m.
 - June 9, 2025 through June 26, 2025
(No summer classes on Fridays and June 19th)
- Transportation will be provided.
- Breakfast and lunch will be provided.

Camp Elevate (Virtual ONLY) – Literacy, Math/Science Enrichment Program for Grs. Pre-K-5 (Open to All Students)

- Students work through a self-paced Schoology course with Hotline contacts to answer any questions or issues they may encounter.

5. Course Offerings:

(a) Original Credit Middle School Courses:

(6th-7th Grade Students)

- Physical Education 7 or 8 ($\frac{1}{2}$ - 1 unit)
- Math Acceleration (Moving Up in Math and Accelerate to Algebra)

(b) Original Credit High School Courses: *(Eligible middle school students may take these courses on a middle school campus and/or a high school campus. Middle school students must meet the criteria for taking a high school course before enrolling.)*

1. Touch Systems Data Entry (1/2 credit) – for students in grades 6, 7, or 8
2. Physical Education* (1/2-1 credit) – 8th-grade students
3. Art I* (1 credit) – 8th-grade students.

**These courses offered on a high school campus only.*

(c) Make-up Credit Courses

1. Language Arts and Reading 6-8
2. Social Studies 6-8
3. Science 6-8
4. Physical Education 6-8

Each of these courses will be offered if at least sixteen (16) students enroll.

Students attend these courses for six (6) hours each day and earn credit for one course during each session.

6. Math Camp 6th and 7th grade:

Locations: Campbell Middle School and Anthony Middle School

Time: 7:30 a.m. – 1:00 p.m.

Dates: June 11 – June 25

Transportation will be provided.

(b) Make-up Credit Courses

- | | |
|--------------------------------|--|
| (1) Cypress-Fairbanks Students | \$160.00 for a half-credit course
\$320.00 for a full-credit course |
| (2) Out-of-District students | \$260.00 for a half-credit course
\$520.00 for a full-credit course |

4. **Transportation:** No transportation is provided for high school summer school.

5. **Course Offerings:**

- (a) Original Credit Courses – English, math, science, and social studies courses are available for students who need to accelerate the course sequence to graduate early or to take additional upper-level courses. Students taking these courses must enroll in the next course in the sequence during the 2025-2026 school year.

English

English II, III, and IV – Original credit English courses are recommended for students meeting certain criteria. Ninth and tenth graders taking English II in summer school must take the EOC exam in December 2025.

Social Studies –U.S. History is recommended for students who are accelerating the social studies sequence to graduate early. Students must enroll in the next social studies course during 2025–2026 school year.

1. World Geography (*for students in grades 9-11*)
World History (*for students in grades 9-11*)
2. U.S. History (*for students in grades 10-11*) EOC required in December 2025.
3. Government (*for students in grade 11*)
4. Economics (*for students in grade 11*)

Mathematics – Geometry and Algebra II are recommended for students accelerating their math sequence to graduate early or to take upper-level math courses. Students must enroll in the next math course during 2025-2026 school year.

1. Geometry: *Available to any student in grades 9-11 who is recommended to take this course in the regular term.*
2. Algebra II: *For students who have completed Algebra I and Geometry with a **B** or better average; grades 10-11.*
3. Math Models with Applications

Science – Students enrolling in any of these science courses must enroll in the next science course during 2025-2026 school year.

1. Integrated Physics & Chemistry – *(Available to any student in grades 9-11)*
2. Chemistry - *(Available to any student in grades 10-11)*

Languages Other Than English

Spanish II – *(Available to any student in grades 9-11)*

Physical Education

Lifetime Fitness and Wellness –1 credit *(Available to any student in grades 8-11)*

Fine Arts

Art I *(Available to any student in grades 8-11)*

(b) Make-up Credit Courses

Any course will be offered for make-up credit, as long as at least twenty (20) students enroll.

6. Algebra Camp 8th grade:

Locations: Cypress Park High School

Time: 7:30 a.m. – 1:00 p.m.

Dates: June 30 – July 10

Transportation will be provided.

Fine Arts Summer Camps

All-State Choir Camp-HS Choir Students
Mariachi Camp-HS Band, Choir and Orchestra Students
Jazz Camp-HS Band, Choir and Orchestra Students
All-Region Orchestra Camp-HS Orchestra Students
Bocal Majority Camp-MS & HS Oboe and Bassoon Students

CFISD Strategic Plan

Goal 1, Goal 4, and Goal 7
Formative Assessment Data Review
March 2025



Formative Assessments

CFISD district-wide formative assessments

- Monitor student learning
- Feedback –teachers improve their teaching
- Feedback–students to enhance their learning
- Identify learning gaps
- Tailor instruction to meet specific needs in real-time

Data Digs

- Data reviewed/analyzed by
Administrators
Teachers
District staff
- Pinpoint areas of concern or excelling
- Additional support provided based on the data

Goal 1: The percentage of students taking STAAR/EOC will increase performance at the Approaches Level from 80% to 90%, at the Meets Level from 56% to 71%, and at the Masters Level from 26% to 41% by 2029.

Performance Objectives:

	1.1	The percentage of eligible students scoring at the Approaches, Meets, and Masters Level on the District Progress Monitoring (DPMs) assessments will increase by 2% at the Approaches Level and 3% at the Meets and Masters Levels each year.
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Math Grade 3 DPM 2 2024-25

Group	Math Grade 3 DPM 2 2024-25								
	Total Tested in DPM1 and DPM2	DNM		Approaches or Higher		Meets or Higer		Masters	
		#	%	#	%	#	%	#	%
All	7511	2715	36%	4796	64%	2897	39%	1258	17%
AA	1447	684	47%	763	53%	390	27%	130	9%
H	3444	1527	44%	1917	56%	1024	30%	400	12%
W	1459	291	20%	1168	80%	795	54%	368	25%
A	805	113	14%	692	86%	527	65%	283	35%
Eco Dis	4254	1986	47%	2268	53%	1156	27%	405	10%
SPED	1225	724	59%	501	41%	249	20%	99	8%
Bilingual	793	439	55%	354	45%	164	21%	62	8%
Bil. Testing in Spanish	0	0	0%	0	0%	0	0%	0	0%
Bil. Testing in English	793	439	55%	354	45%	164	21%	62	8%
ESL	642	312	49%	330	51%	176	27%	50	8%

Group	Math Grades 6-8 DPM 2 2024-25								
	Total Tested in DPM1 and DPM2	DNM		Approaches or Higher		Meets or Higer		Masters	
		#	%	#	%	#	%	#	%
All	20344	3584	18%	16760	82%	11986	59%	5775	28%
AA	4408	1040	24%	3368	76%	2142	49%	772	18%
H	9464	2049	22%	7415	78%	4791	51%	1864	20%
W	3705	293	8%	3412	92%	2851	77%	1652	45%
A	1930	87	5%	1843	95%	1666	86%	1198	62%
Eco Dis	12077	2833	23%	9244	77%	5859	49%	2213	18%
SPED	2712	964	36%	1748	64%	877	32%	235	9%
ESL	4084	1236	30%	2848	70%	1600	39%	516	13%

Group	Algebra I DPM 2 2024-25 (MS and HS Combined)								
	Total Tested in DPM1 and DPM2	DNM		Approaches or Higher		Meets or Higer		Masters	
		#	%	#	%	#	%	#	%
All	9010	1269	14%	7741	86%	5276	59%	3364	37%
AA	1788	332	19%	1456	81%	829	46%	458	26%
H	4215	753	18%	3462	82%	2093	50%	1182	28%
W	1688	100	6%	1588	94%	1304	77%	902	53%
A	951	35	4%	916	96%	814	86%	677	71%
Eco Dis	5045	943	19%	4102	81%	2421	48%	1352	27%
SPED	826	284	34%	542	66%	229	28%	104	13%
ESL	1628	430	26%	1198	74%	570	35%	259	16%

Goal 4: The percentage of K-2 students who are proficient on the reading MAP or MClass assessment will increase from 90% to 95% by 2029.

	4.1	The percentage of students who meet their RIT score or show observed growth on the MAP or MClass composite score will increase by 1% each year.
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Group	MAP Reading Grades KG-2 MOY 2024-25								
	Total Tested BOY and MOY	Did Not Meet Below 25 th Perc.		Approaches Between 25 th to 49 th Perc.		Meets Between 50 th to 74 th Perc.		Masters At 75 th Perc. or Above	
		#	%	#	%	#	%	#	%
K	6589	1076	16%	1523	23%	1711	26%	2279	35%
1	7266	2395	33%	1631	22%	1402	19%	1838	25%
2	7505	2044	27%	1450	19%	1559	21%	2452	33%
All	21360	5515	26%	4604	22%	4672	22%	6569	31%
AA	4121	1287	31%	1020	25%	841	20%	973	24%
H	10118	3179	31%	2359	23%	2131	21%	2449	24%
W	3868	536	14%	698	18%	939	24%	1695	44%
A	2090	276	13%	315	15%	488	23%	1011	48%
Eco Dis	12490	4209	34%	3049	24%	2578	21%	2654	21%
SPED	2777	1314	47%	640	23%	433	16%	390	14%
Bilingual	3115	1381	44%	713	23%	454	15%	567	18%
Bil. Testing in Spanish	1065	195	18%	239	22%	207	19%	424	40%
Bil. Testing in English	2050	1186	58%	474	23%	247	12%	143	7%
ESL	2950	838	28%	719	24%	684	23%	709	24%

Group	mClass Reading Grades KG-2 MOY 2024-25								
	Total Tested BOY and MOY	Did Not Meet Well Below Benchmark		Approaches Below Benchmark		Meets At Benchmark		Masters Above Benchmark	
		#	%	#	%	#	%	#	%
K	6629	864	13%	725	11%	1929	29%	3111	47%
1	7312	1407	19%	986	13%	2326	32%	2593	35%
2	7489	1648	22%	1024	14%	2256	30%	2561	34%
All	21430	3919	18%	2735	13%	6511	30%	8265	39%
AA	4137	1064	26%	624	15%	1197	29%	1252	30%
H	10141	2035	20%	1324	13%	3188	31%	3594	35%
W	3862	485	13%	483	13%	1210	31%	1684	44%
A	2101	142	7%	164	8%	562	27%	1233	59%
Eco Dis	12524	2931	23%	1735	14%	3860	31%	3998	32%
SPED	2742	1042	38%	402	15%	692	25%	606	22%
Bilingual	3138	508	16%	304	10%	1030	33%	1296	41%
Bil. Testing in Spanish	2325	213	9%	162	7%	775	33%	1175	51%
Bil. Testing in English	813	295	36%	142	17%	255	31%	121	15%
ESL	2949	597	20%	395	13%	898	30%	1059	36%

Goal 7: The percentage of students in grades K-2 who are proficient on the math MAP will increase from 90% to 95% by 2029.

	7.1	The percentage of students who meet their RIT score or show observed growth on the MAP will increase by 1% each year.
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Group	MAP Math Grades KG-2 MOY 2024-25								
	Total Tested BOY and MOY	Did Not Meet Below 25 th Perc.		Approaches Between 25 th to 49 th Perc.		Meets Between 50 th to 74 th Perc.		Masters At 75 th Perc. or Above	
		#	%	#	%	#	%	#	%
K	6587	1428	22%	1255	19%	1671	25%	2233	34%
1	7262	1780	25%	1661	23%	1756	24%	2065	28%
2	7497	1844	25%	1755	23%	1966	26%	1932	26%
All	21346	5052	24%	4671	22%	5393	25%	6230	29%
AA	4113	1359	33%	1006	24%	964	23%	784	19%
H	10115	2855	28%	2613	26%	2546	25%	2101	21%
W	3866	426	11%	578	15%	1057	27%	1805	47%
A	2091	195	9%	256	12%	519	25%	1121	54%
Eco Dis	12493	3975	32%	3247	26%	3044	24%	2227	18%
SPED	2772	1217	44%	628	23%	465	17%	462	17%
Bilingual	3114	1202	39%	853	27%	661	21%	398	13%
Bil. Testing in Spanish	0	0	0%	0	0%	0	0%	0	0%
Bil. Testing in English	3114	1202	39%	853	27%	661	21%	398	13%
ESL	2944	689	23%	643	22%	737	25%	875	30%



General Operating Budget & 89th Legislative Session Update

March 3, 2025



General Operating Budget

Adopted General Fund 2024-2025

DESCRIPTION	ADOPTED BUDGET
Revenues	\$1,086,803,756
Expenditures	\$1,164,278,145
Surplus (Deficit) Before Disaster Pennies	(\$77,474,389)
Estimated Funding Disaster Pennies	\$33,872,865
Surplus (Deficit) After Disaster Pennies	(\$43,601,524)

Estimated General Fund 2024-2025

DESCRIPTION	ESTIMATED AMOUNT
Estimated Surplus (Deficit) After Disaster Pennies	(\$43,601,524)
FEMA COVID-19 Reimbursement	4,589,738
Decrease SHARS Federal Funds	(9,000,000)
PVS Audit 2022	16,990,163
Estimated Unfilled Positions	20,000,000
Move Technology From IMA to GF	(6,411,485)
Enrollment Decrease	(5,127,474)
Net Budget Amendments	(1,038,936)
Estimated Surplus (Deficit) June 30, 2025	(\$23,599,518)

Potential Factors Impacting Deficit:

- ✓ Unfilled positions
- ✓ Interest income
- ✓ Frozen (over 65) property value audit
- ✓ Average daily attendance/enrollment
- ✓ Unspent funds other than payroll
- ✓ SHARS reduction in federal revenues
- ✓ FEMA reimbursements
- ✓ Increases in expenditures



TECHNOLOGY
52%



TRANSPORTATION
21%



**GENERAL
INSURANCE** 141%



CONSTRUCTION
25%



**HEALTH
INSURANCE** 28%

CFISD School Cost Inflation 2019 vs. 2025

DESCRIPTION	DATE
Department Budget Packets	January
2025-26 Enrollment Projections	February
Update Enrollment Projections	March
Staffing Allocations to Campuses	March
Determine Paid Pre-K Availability	April
Budget Updates	March, April
Preliminary Budget	May
Budget Public Hearing/Adoption	June



2025-2026 Budget Timeline

89th



TEXAS LEGISLATIVE
SESSION
UPDATE 3-3-25



89th Legislative Session Dates of Interest

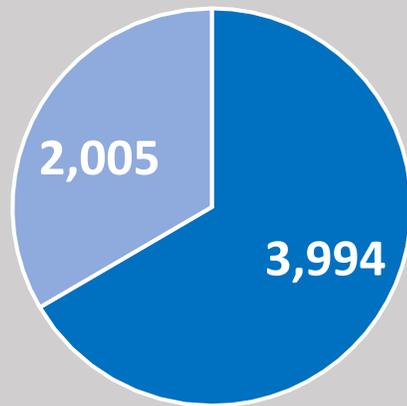
- November 12, 2024: Bill filing began
- January 14, 2025: 89th Legislature convened
- March 14, 2025: 60-day deadline for bill filing
- June 2, 2025: Sine Die





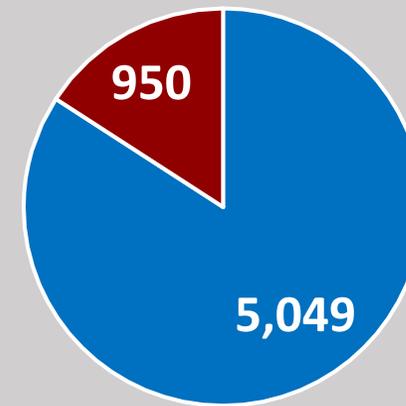
89th Legislative Session Bills Filed to Date

- Total number of bills - 5,999
 - House – 3,994
 - Senate – 2,005



■ House ■ Senate

- Public education related - 950



■ Other ■ Education





Speaker Burrows' Priorities

- HB 1:** Budget
- HB 2:** Public School Finance
- HB 3:** School Choice
- HB 4:** Assessment & Accountability
- HB 6:** School Discipline
- HB 8:** Property Tax Relief





SB 1 and HB 1: Introduced Budget Bills

	House	Senate
Public Education	\$4.85 billion <i>(contingent on legislation – HB 2)</i>	\$750 million Teacher Incentive Allotment and \$4.1 billion for teacher pay increases <i>(contingent on legislation – CSSB 26)</i>
Education Savings Accounts	\$1 billion <i>(contingent on legislation – HB 3)</i>	\$1 billion <i>(contingent on legislation – SB 2)</i>
School Safety	\$400 million <i>(contingent on legislation)</i>	\$400 million <i>(contingent on legislation – SB 260)</i>
Property Tax Relief	\$2.8 billion for tax rate compression \$700 million to businesses <i>(contingent on legislation – HB 8 & HB 9)</i>	\$3 billion increase in homestead exemption \$500 million to businesses <i>(contingent on legislation – SB 4/SJR 2)</i>
Increase in Golden Penny Yield	\$800 million <i>(required by current law)</i>	\$800 million <i>(required by current law)</i>





Property Tax Relief - Homestead Exemption

SB 4 - Bettencourt SJR 2

(Passed Senate on 2-13-25)

- Increases the homestead exemption from \$100,000 to \$140,000 as of January 1, 2025
- Contingent upon passage of a constitutional amendment in November 2025
- Effective January 1, 2025





Property Tax Relief – Tax Compression

HB 8 - Meyer

*(House Ways and Means
Committee on 3-3-25)*

**Reduces the Maximum Compressed Rate (MCR)
by an additional \$0.0331 for the 2025-2026
school year**

HB 9 - Meyer

*(House Ways and Means
Committee on 3-3-25)*

**Exempts up to \$250,000 of businesses'
inventory**





School Safety Allotment

SB 260 – Huffman

*(Senate Finance Committee
Hearing on 3-5-35)*

Doubles school safety allotment

- Increases from \$10 to \$20 for each student in ADA
- Increases from \$15,000 to \$30,000 per campus





School Choice

HB 3 – Buckley

*(House Public
Education Committee
Hearing on 3-11-25)*

Creates an Education Savings Account (ESA) program

- **Prioritizes** eligible students in the following order
 - Children with **disability** and in a household with an income **below 500%** of federal poverty guidelines
 - Children who are members of a household with an income **below 200%** of the federal poverty guidelines
 - Children who are members of a household with an income **between 200% and 500%** of the federal poverty guidelines.
 - Children who are members of a household with an income **above 500%** of the federal poverty guidelines





School Choice (*cont'd*)

HB 3 – Buckley

*(House Public
Education Committee
Hearing on 3-11-25)*

Administered by the Comptroller

- Maintain a waiting list of applications that did not receive funding
- Preapprove providers and vendors
 - Accredited private schools that administer nationally norm-referenced assessments or a state assessment
 - Accredited public schools that are providing services to students not drawing ADA funding

Education Savings Account awards

- 85% of the estimated average funding per student in average daily attendance
- Not to exceed \$30,000 for students in special education program
- \$2,000 per year for homeschooled students





School Choice (*cont'd*)

HB 3 – Buckley

*(House Public
Education Committee
Hearing on 3-11-25)*

Uses of Education Savings Account

- Tuition and fees at a private school, college or university, online school, or industry-based certifications
- Textbooks, instructional materials, and uniforms
- Fees for classes or other educational services provided by a public school if the services do not qualify a child to be included in a school's ADA
- Academic assessments
- Private tutor or teaching service
- Transportation to and from an approved provider
- Educational therapies or services not covered by other benefits
- Computer hardware and software, not to exceed 10 percent of the total award
- Breakfast and lunch during the school day





Public School Finance

CSSB 26 – Creighton

(passed Senate 2-26-25)

Teacher Retention Allotment

- Districts with more than 5,000 students
 - **\$2,500 for teachers with 3 or 4 years of experience**
 - **\$5,500 for teacher with 5 years or more of experience**

- Districts with less than 5,000 students
 - **\$5,000 for teachers with 3 or 4 years of experience**
 - **\$10,000 for teacher with 5 years or more of experience**

Teacher Incentive Allotment (TIA)

- Increases the amount of each allotment
- Adds an Acknowledge designation - \$3,000
- Removes reference to National Board Certification (NBC)
 - Grandfathers existing NBC-certified teachers and those near certification





Public School Finance (*cont'd*)

CSSB 26 – Creighton
(passed Senate 2-26-25)

Tuition-free pre-K

- Classroom teachers

Liability Insurance for Classroom Teachers

Local Optional Teacher Designation System Grant

- Instructional staff compensation plan based on performance
- Salary schedule that differentiates on staff appraisals
- Does not include across-the-board salary increases for instructional staff
- Places highly qualified teachers at high-needs campuses





Public School Finance

HB 2 – Buckley

*(House Public
Education Committee
Hearing on 3-6-25)*

Increase in Basic Allotment

- Increase of \$220 – \$6,160 to \$6,380
- Increases the percentage requirement for the gain in funding to be spent on compensation from 30% to 40%

Decline in Average Daily Attendance

- Provides a hold harmless for declines of more than 5% from prior year
- Provides 95% of funding from the preceding year
- Caps program at \$50 million/year

Special Education Funding

- Transition to intensity-based funding formula
- \$615 million increase/year
- \$1,000 per initial evaluation





Public School Finance (*cont'd*)

HB 2 – Buckley

*(House Public
Education Committee
Hearing on 3-6-25)*

Creates new allotments

- Fine arts (grades 6-12)
- Property insurance

Teacher Certification

- Requires certified teachers for courses in the foundation curriculum
- One-year exemption for 2026-2027 for courses other than reading and math in grades above 5
- Creates new residency and intern certificates and preservice partnership programs with funding to support teachers in the program
- Prohibits the use of the DOI to avoid certification requirements





Public School Finance *(cont'd)*

HB 2 – Buckley

*(House Public
Education Committee
Hearing on 3-6-25)*

Teacher Incentive Allotment

- Adds Acknowledged designation

Creates a Local Optional Teacher Designation System Grant Program

- Instructional staff compensation plan based on performance
- Salary schedule that differentiates on staff appraisals
- Does not include across-the-board salary increases for instructional staff
- Places highly qualified teachers at high-needs campuses





Questions?

**CYPRESS-FAIRBANKS INDEPENDENT SCHOOL DISTRICT
BOARD OF TRUSTEES
FEBRUARY 2025
REGULAR BOARD MEETING MINUTES**

The Cypress-Fairbanks Independent School District Board of Trustees convened in Regular Session on Monday, February 10, 2025, in the Boardroom of the Cypress-Fairbanks Independent School District Mark Henry, Ed.D. Administration Building, located at 11440 Matzke Road, Cypress, Texas 77429.

MEETING OPENING

Board President Scott Henry called the meeting to order at 6:00 p.m.

The following Trustees were present: Scott Henry, Dr. Natalie Blasingame, Justin Ray, Julie Hinaman, Christine Kalmbach, Todd LeCompte, and Lucas Scanlon.

Mr. Henry recognized Grace Handley who was in attendance representing State Representative Dr. Tom Oliverson.

Reverend Heather Tolleson, Senior Minister of First Christian Church Katy, delivered the invocation.

The following Cypress Falls High School AFJROTC cadets performed the presentation of colors: U.S. Guard, Scarlett Zamora; U.S. Flag, Lauren Miller; Texas Flag, Isabella Pang; and Texas Guard, Isabella Stringer. These cadets presented the colors under the direction of Lt. Col. Chris Echols, USAF (Retired).

Trustee Julie Hinaman read the District's Vision and Mission Statement.

1. Remarks and Announcements

1.A. Superintendent Dr. Douglas Killian presented the remarks and announcements regarding the honors and achievements earned by staff and students in recent weeks and provided information regarding district and community events or items of interest.

Dr. Killian recognized the district's PEIM's Department (Christina Maldonado, Tina Miller, Jennifer Sams, Dora Lopez, and Sarah Okwudei) and Jennifer Grimm and her staff for their efforts and hard work in keeping the district's data clean.

Dr. Killian recognized Cypress Ranch High School teacher Juan Lopez and CFISD Transportation driver Todd Pugh for their heroic efforts during the Pasadena/Memorial incident.

Dr. Killian announced that CFISD is an officially approved TIA (Teacher Incentive Allotment) district.

Dr. Killian turned the floor over to Dr. Tonya Goree, Chief Academic Officer, to introduce Dr. Vivian Bennett as the new Assistant Superintendent Secondary Curriculum and Melissa Martin as the new Assistant Superintendent Elementary Curriculum.

2. Recognitions

2.A. The Board recognized CFISD business partner Senior Vice President and CEO Jerry Ashworth and his staff of Memorial Hermann Cypress for their outstanding contribution to the district.

Board President Henry called for a recess at 6:34 p.m.

Mr. Henry called the meeting back to order at 6:40 p.m. The Board proceeded with **Board Comments**.

3. Board Comments

3.A. Board members may make comments during this portion of the agenda regarding student achievement, district progress and data, community input and concerns, observations from school visits, meetings and conferences attended, district and community events and initiatives, or continuing education. The Board may not take action on items discussed.

Trustee Julie Hinaman stated that her visits to campuses and events around the district are shared on her Trustee social media on an ongoing weekly basis. Ms. Hinaman gave shout-outs to the Carpenter Center for all the services they provide to the district's special needs students, Francone's staff for greatly empowering their students, and for the district's service departments who also empower and provide for their students. Ms. Hinaman recognized Truitt

Middle School for competing in the district's robotics competition – the only middle school competing in this event. She gave a shout-out to Dr. Williams and his team for making this possible. Ms. Hinaman acknowledged Coach Young who was at Campbell Middle School before his passing. "He continues to inspire students, staff and administrators." Ms. Hinaman shared comments on the ongoing Legislative Session.

Trustee Christine Kalmbach gave a report on the Academic, Safety, Vision and Planning Committee, which included a presentation on the enrollment and withdrawal analysis in the district, an update on Strategic Plan Goal 3, as well as Goals 1, 5, and 6, recruiting global volunteers for a reading and math program, a safety and security report and an overview of emergency management, an update on bus driver vacancies, and sidewalk projects. Ms. Kalmbach shared her thoughts and comments on the current legislation on public schools, the LOHE, additional safety and security, special education, and increasing funding for transportation. Ms. Kalmbach shared that she attended several events throughout the district and would be posting those on her social media.

Trustee Dr. Natalie Blasingame honored Black History Month and extended her gratitude to Black Americans for their contributions and for all they have done to bring everyone to this moment. Dr. Blasingame discussed closing the achievement gap on learning to read and math. She stated that the Board has set rigorous goals in literacy and math so all students may realize the "American dream." She shared important data on tracking students and learning how to read on level. Dr. Blasingame shared her plans to build volunteer reading and math programs in the district. She encouraged the community to come together and become global volunteers through literacy and math. Dr. Blasingame shared her comments on school choice and public education. She asked the community, "What can we design for you, what programs, what schools, what strands, what smaller learning communities ... can we fight the state for virtual options, can we do value-aligned specialty programs, faith-based programs, themed or trade-oriented pathways, special needs schools. What could we do that would make every person who resides in CFISD choose this district for their students."

Trustee Justin Ray shared his recent travel experience to India, specifically the historical and cultural background, as he does in all his travels. While in India, he had the opportunity to witness students on field trips to museums and Indian cultural sites and how they interacted with teachers, each other, the museum, and tour guides. Mr. Ray also shared how these students were on career pathways in medicine, business, engineering, law, and how they will be competing globally with students in the U.S. Mr. Ray expressed how important it is to stay focused on preparing students in the U.S. for an increasingly competitive work force and how CFISD will be competing in that global competition and "will prevail." This past month, Mr. Ray visited Anthony Middle School and was given a tour by members of Anthony's Student Council. He shared that the Governance Committee will meet soon to continue their work on monitoring legislative action and to coordinate district advocacy. Mr. Ray will be in Austin this month to continue promoting CFISD and gathering support for crucial funding, including the homestead exemption, transportation, school safety and special education.

Trustee Lucas Scanlon attended the National Merits Scholarship Recognition and CFISD's Cupcake Battle this past month. Mr. Scanlon shared comments on CFISD's Livestock Show and congratulated all the winners and participants who competed. This past month he visited Cook Middle School and Emmott Elementary School. Mr. Scanlon gave an update on the Finance & Operations Committee and shared topics discussed in the meeting such as transportation and budgetary items and submission of PEIMS data. Mr. Scanlon gave his perspective on budget requests and shared that CFO Karen Smith will provide the Committee with a schedule for budget updates and this data will be discussed in open session at the March Board meeting. Mr. Scanlon closed by sharing comments on the legislative priorities which deeply impacts student's needs through funding for public education, training for teachers, and teachers and administrators time spent with students.

Trustee Todd LeCompte shared comments on his campus visits to Lee and Reed Elementary Schools. He had the opportunity to attend the goats and pig competition at the CFISD Livestock Show and complimented the parents for helping and supporting their students so well and for the students who were so dedicated and worked so hard to raise these animals for competition. Mr. LeCompte recognized several athletes and their coaches within their respective sports who achieved district championships, the recipient of the McDonald's All-American Athlete, and the recipient of the Texas High School Coaches Association Coach of the Year. He also recognized student athletes (high school and middle school) who achieved academic success—some on AB Honor Roll. Mr. LeCompte gave an update on the policy committee, explaining how they reviewed all second reading policies, including FA (Local) at the request of Trustee Hinaman.

Trustee Scott Henry thanked the teachers, administrators and staff for allowing him to visit their campuses. He had the opportunity to see firsthand their dedication, hard work and passion—"truly inspiring." Mr. Henry congratulated all the students and parents who participated in FFA and the CFISD Livestock Show. He shared his comments on legislative updates where special education funding is concerned and how it fails to account for the growing and

complex needs of students who require specialized services. Mr. Henry shared the shortfall in funding and how this forces CFISD to pull funding from other areas, possibly weakening the system. ‘We’ve got to do better for every child regardless of ability. They deserve access to resources and support to reach their full potential.’”

Mr. Henry turned the floor over to Board Secretary Justin Ray to proceed with **Citizen Participation**.

4. Citizen Participation

4.A. Per BED (Local), patrons may address the Board during the Regular Board Meeting under Citizen Participation on any matters of interest or concerns that are not posted agenda items. Individuals may only register to speak one time per meeting and must register in advance. Registration opens the day the agenda is posted to the district website, and the deadline for registering is 12:00 p.m. on the day of the meeting. To register, individuals must click on the “Register to Speak” link found under the Citizen Participation heading in the agenda for that meeting on the district website. This electronic speaker form must be completed in its entirety. Any registered speaker who is absent from the meeting at the time for Citizen Participation forfeits the opportunity to address the Board at that meeting but may submit written comments to the Board.

Speakers:

1. Kyle Cummins, Community Liaison for HC Clerk’s Office, gave statistics on election dates, overall voting totals in the district, services performed at high schools, and voter workshops.
2. Emery Love addressed the Board regarding the policy affecting gender.
3. Jennifer Chenette addressed the Board regarding concerns about ICE and school vouchers.
4. Nikki Cowart addressed the Board regarding an educator bill of rights.
5. Leandra Ramos addressed the Board on the decision to relocate the RDSPD Program to Emmott Elementary next school year.
6. Christian Kimbell addressed the Board on the separation of church and state.
7. Austin McGowan addressed the Board on procedures.
8. Jill Center addressed the Board regarding SB2 and public-school funding.
9. Andrew Ingram shared his support for informing parents about non-sex-based pronouns used at school.
10. Jarred Hostetler addressed the Board regarding SB2 and public-school funding.
11. Marcus Emmanuel shared ways in which CFISD could improve.
12. Carden Truong addressed his issues with Street Law K-Level and the lack of rigor in the course.
13. Jeremy Eugene addressed the Board regarding the student code of conduct feedback and reform.
14. Christopher Rasberry informed the Board about girl’s Lacrosse sports in the Houston area and how it is a growing sport in Texas.

Mr. Henry announced that although the **Reports** portion of the agenda was presented at the Board Work Session on Thursday, February 6, 2025, there was one speaker for Item 5.C.

5.C. The administration provided an update on safety and security.

Speaker:

1. Diana Alexander addressed the Board on safety and security regarding ICE.

The Board proceeded with the **Public Hearing** portion of the agenda.

6.A. The district held a public hearing to consider an application from NRG THW GT LLC for a limitation on the taxable value of property for maintenance and operations ad valorem tax purposes, as required by Texas Government Code Section 403.611(b).

6.B. The Board held the Texas Academic Performance Report (TAPR) public hearing to discuss the 2023-2024 Annual Report.

The Board continued with the **Consent Agenda Items**.

7.A. The Board will consider approving the minutes of the January 13, 2025, Regular Board Meeting.

7.B. The Board will consider approving the budget amendments for the period of October 1, 2024 through December 31, 2024.

7.C. The Board will consider approving construction proposals and contracts paid from Bond Funds to the recommended contractors and authorize the Superintendent or designee to execute all necessary documents related to such contracts as follows:

7.C.1. 2024 Cy-Ridge HS Renovation

7.C.2. 2024 Jersey Village HS Renovation

7.D. The Board will consider awarding bids and contracts and/or authorizing purchase orders as recommended in the posted agenda item.

7.D.1. Breakfast Cart for Nutrition Services

7.D.2. CFISD Cisco Phone and License Quote

7.D.3. CFISD Content Filter Quote

7.D.4. Furniture and Equipment

7.D.5. Ground Coffee for Nutrition Services.

7.E. The Board will consider granting a temporary construction easement to Harris County Municipal Utility District 155.

7.F. The Board will consider granting a temporary construction easement to Harris County.

7.G. The Board will consider granting a water meter easement to Harris County Municipal Utility District No. 165.

7.H. The Board will consider authorizing the Superintendent or his designee to negotiate and execute a final contract for the procurement of electricity.

Mr. Henry asked if any Board member wished to remove one or more of these items for further discussion. Upon hearing no further discussion or comments, Mr. Henry asked for a motion to approve the consensus action items as recommended or amended.

Trustee Dr. Natalie Blasingame made a motion to approve the consent agenda items.

Trustee Justin Ray seconded.

Motion passed by a 7 to 0 vote.

The Trustees proceeded with the **Non-Consent Agenda Items.**

President Henry rearranged the Non-Consent Agenda beginning with Item 8.F.

8.F. The Board will consider determining that the Cypress-Fairbanks ISD is agreeable to entering an agreement for a limitation on the taxable value of property for maintenance and operation ad valorem tax purposes pursuant to the application filed by NRG THW GT LLC, subject to and only upon the District's future consideration and approval of a final agreement containing the terms for such a limitation.

Mr. Henry called for a motion.

Trustee Lucas Scanlon made a motion that the Board determined that the Cypress-Fairbanks ISD is agreeable to entering an agreement for a limitation on the taxable value of property for maintenance and operation ad valorem tax purposes pursuant to the application filed by NRG THW GT LLC subject to and only upon the District's future consideration and approval of a final agreement containing the terms for such a limitation.

Trustee Justin Ray seconded.

Motion passed by a 7 to 0 vote.

8.G. The Board will consider adoption of a resolution approving a Contingent Fee Legal Services Contract, including findings needed for submission of a contingent fee legal services agreement and a request for expedited review by the Texas Attorney General. [This item was discussed in closed session.]

Mr. Henry called for a motion.

Trustee Lucas Scanlon made a motion.

Trustee Scott Henry seconded.

Motion passed by a 7 to 0 vote.

- 8.H.** The Board will consider approval of the Contingent Fee Legal Services Agreement with Thompson & Horton, LLP, Eiland & Bonnin, PC, and O'Hanlon, Demerath & Castillo, PC. [This item was discussed in closed session.]

Mr. Henry called for a motion.

Trustee Lucas Scanlon moved that the Board approve the Contingent Fee Legal Services Agreement with Thompson & Horton LLP, Eiland & Bonnin, PC, and O'Hanlon, Demerath & Castillo, PC.

Trustee Scott Henry seconded.

Motion passed by a 7 to 0 vote.

- 8.A.** The Board will consider approving a new Vision and Mission statement.

Speaker:

1. Jill Center addressed the Board on the changes made to the district's vision and mission statement.

Mr. Henry called for a motion.

Trustee Lucas Scanlon moved that the Board approve the Vision and Mission Statement as presented and discussed.

Trustee Christine Kalmbach seconded.

Motion passed by a 7 to 0 vote.

- 8.B.** The Board will consider approving an Emergency Operations Staging Area Site Agreement with CenterPoint Energy for the use of the Berry Center and Pridgeon Stadium parking lots in the event of widespread power outages.

Mr. Henry called for a motion.

Trustee Lucas Scanlon moved that the Board approve an Emergency Operations Staging Area Site Agreement with CenterPoint Energy for the use of the Berry Center and Pridgeon Stadium parking lots in the event of widespread power outages.

Trustee Dr. Natalie Blasingame seconded.

Motion passed by a 7 to 0 vote.

- 8.C.** The Board will consider approving on second reading the additions, revisions, or deletions to district policies:

- 8.C.1. DCE (Local) Employment Practices: Other Types of Contracts (Revise)
- 8.C.2. DEC (Local) Compensation and Benefits: Leaves and Absences (Revise)
- 8.C.3. DGBA (Local) Personnel-Management Relations: Employee Complaints/Grievances (Revise)
- 8.C.4. FA (Local) Parents Rights and Responsibilities (Add)

Speakers:

1. Christian Kimbell addressed the Board regarding the policy on parental rights.
2. Caleb Penrod addressed the Board regarding the policy on parental choice.
3. Jennifer Chenette addressed the Board regarding the policy on parental rights.
4. Olivia Penrod addressed the Board regarding the policy on parental rights.
5. Jamee Nguyen shared her opposition to Item 8.C.4.
6. Elany Pena addressed the Board regarding the policy on parental rights.
7. Austin McGowan addressed the Board regarding the policy on parental rights.
8. Jill Center addressed the Board regarding the policy on parental rights.
9. Alissa Sundrani addressed the Board regarding the policy on parental rights.
10. Shari Dage shared her support for the policy on parental rights.
11. Jarred Burton addressed the Board regarding the policy on parental rights.
12. Valeria Patino addressed the Board regarding the policy on parental rights.
13. Jeremy Eugene addressed the Board regarding the policy on parental rights.
14. Bonnie Flint addressed the Board regarding the policy on parental rights.
15. Mindy Wilson addressed the Board on Item 8.C.2 regarding the district's portion paid on employee health insurance.
16. Marilyn Bierut addressed the Board regarding the policy on parental rights.
17. Remy Spee addressed the Board regarding the policy on parental rights.

Trustee Julie Hinaman requested that the Board vote on Item 8.C.4. separately from the other three policies listed above, so President Henry called for a motion for Items 8.C.1., 8.C.2., and 8.C.3.

Trustee Lucas Scanlon moved that the Board approve on second reading the revisions or deletions to district policies: DCE (Local) Employment Practices: Other Types of Contracts (Revise); DEC (Local) Compensation and Benefits: Leaves and Absences (Revise); and DGBA (Local) Personnel-Management Relations: Employee Complaints/Grievances (Revise).
Trustee Scott Henry seconded.
Motion passed by a 7 to 0 vote.

Mr. Henry called for a motion on Item 8.C.4.

Trustee Christine Kalmbach moved that the Board approve on second reading the additions, revisions or deletions to district policy: FA (Local) Parents Rights and Responsibilities (Add).
Trustee Dr. Natalie Blasingame seconded.

Trustee Julie Hinaman shared that she presented her concerns and questioned the need for policy FA (Local) at the January 2025 Board meeting and had requested additional documentation. Ms. Hinaman asked Dr. Killian for a copy of the regulations on this policy when they are created. Ms. Hinaman also shared her requests for tabling, reworking or delaying the final vote on policy FA (Local). Trustee Todd LeCompte read aloud policy FA (Local). Ms. Hinaman shared other concerns regarding guidance and clarity on this policy.

6 votes in favor / 1 vote opposed / Motion passed.

- 8.D.** The Board will consider approving a service agreement with Region 4 for professional development for school nurses.

Mr. Henry called for a motion.

Trustee Lucas Scanlon moved that the Board approve a service agreement with Region 4 for professional development for school nurses.
Trustee Christine Kalmbach seconded.
Motion passed by a 7 to 0 vote.

- 8.E.** The Board will consider approving an Interlocal Agreement with the Department of Information Resources (DIR).

Mr. Henry called for a motion.

Trustee Lucas Scanlon moved that the Board approve the Interlocal Agreement with the Department of Information Resources (DIR).
Trustee Justin Ray seconded.
Motion passed by a 7 to 0 vote.

- 8.I.** The Board will consider approving the superintendent's recommendation to give notice to Frances Alleman, pursuant to 21.211 of the Texas Educator Code, that her employment with the district under a term contract is terminated. [This item was discussed in closed session.]

Mr. Henry called for a motion.

Trustee Christine Kalmbach moved that the Board of Trustees give notice to the following person that her employment under a term contract is terminated.
Trustee Dr. Natalie Blasingame seconded.
5 votes in favor / 2 abstentions / Motion passed.

- 8.J.** The Board will consider making a determination that good cause did not exist as required by law for Jesselyn Flores, Abigail Albrecht, and Danny Holland to resign their respective employment contracts. [This item was discussed in closed session.]

Mr. Henry called for a motion.

Trustee Dr. Natalie Blasingame moved that the Board of Trustees render a finding under Texas

Administrative chapter 249.17(d) that good cause did not exist as required by Texas Education Code sections 21.105(c), 21.160(c), or 21.210(c) for the individuals listed to resign their respective employment contracts and notify these employees in accordance with the law that the District is submitting a complaint to the State Board of Educator Certification for contract abandonment.

Trustee Scott Henry seconded.

5 votes in favor / 2 abstentions / Motion passed.

8.K. The district will consider a Level IV appeal (Zakhary) of a Level III decision. (This item was discussed in closed session.)

Mr. Henry called for a motion.

Trustee Todd LeCompte moved that the Board uphold the Level III decision made by the administration.

Trustee Dr. Natalie Blasingame seconded.

5 votes in favor / 2 abstentions / Motion passed.

9. Adjournment

Board President Henry called for a motion to adjourn.

Trustee Christine Kalmbach made a motion.

Trustee Lucas Scanlon seconded.

Motion passed by a 7 to 0 vote.

Mr. Henry adjourned the February 10, 2025, Regular Board Meeting at 9:10 p.m.

Scott Henry
President, Board of Trustees

Justin Ray
Secretary, Board of Trustees

Approved: March 3, 2025



Property Acquisition Services, LLC

MEMBER OF THE RIGHT OF WAY
EASEMENT ACQUISITION TEAM
FOR THE NORTH HARRIS COUNTY
REGIONAL WATER AUTHORITY

February 7, 2025

**BY REGULAR & CERTIFIED MAIL RRR:
9589 0710 5270 1698 5852 72**

Cypress-Fairbanks Independent School District
Attn: Matt Morgan, Chief Operations Officer
11440 Matzke Road, 5th Floor
Houston, TX 77429

Re: Offer to Purchase Right of Way and Easement
Parcel: 37E-34; Harris County, Texas

Dear Mr. Morgan:

The North Harris County Regional Water Authority (the "Authority") has determined a public necessity exists for the acquisition, establishment, development, and construction of facilities for the transportation, distribution, and delivery of water to and within the Authority's boundaries. Consistent with that determination, the Authority needs to acquire easement rights to build a water pipeline and related facility. The project will require property you own in Harris County, Texas.

Under Texas law, entities having the power of eminent domain must advise property owners of their rights and options in connection with negotiations for the acquisition of property and property interests that are to be put to public use. Accordingly, on behalf of the Authority, enclosed is a copy of the Landowner's Bill of Rights adopted by the Texas Legislature and an associated description of condemnation procedures prepared by the Texas Attorney General. In accordance with State law, it is the policy of the Authority to negotiate with the fee owner(s) of the property with the understanding that the fee owner(s) will, in turn, negotiate with any lessee or other party who may own any interest in the property or improvements located within the property. While the Authority looks forward to working with you on reaching an amicable resolution to this matter, please be advised the Authority is prohibited by law from paying you any professional fees (including for example, legal, appraisal, or engineering fees) that you may choose to incur.

Based on an independent appraisal of your property and the real property interests the Authority wishes to acquire, **the Authority offers the sum of \$3,587.00 for the acquisition, which includes \$3,587.00 for the easement(s) to be purchased and \$0.00 for damages to the remaining property.** The terms and conditions for the acquisition as well as the proposed form of Right of Way and Easement Agreement are attached. A copy of the appraisal also is enclosed for your review.

Should you desire to accept this offer, please contact Mike Mahar, a representative of the Authority, at (281) 343-7171 as soon as possible, and we can then arrange for an exchange of the specified compensation for an executed copy of the enclosed Right of Way and Easement Agreement. If this offer is not accepted within thirty (30) days of your receipt of this letter, it will be assumed that you decline to proceed with a sale on these terms.

You may discuss this offer and all of its contents with others or keep it confidential, unless it is subject to Chapter 552 of the Texas Government Code.

If you have any questions regarding this matter or wish to discuss these issues further, please do not hesitate to contact Mike Mahar. The Authority can also be reached through its Design Manager, Rajinder Singh, at (281) 440-3924. We look forward to hearing from you soon.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Mike Mahar".

Mike Mahar
ROW Manager

Enclosures: Summary of Terms of Acquisition
ROW and Easement Agreement
Appraisal Report
Texas Landowner's Bill of Rights

SUMMARY OF TERMS OF ACQUISITION

SELLER(s) agrees to sell, and BUYER agrees to buy, the easement rights described in the Right of Way and Easement Agreement according to the following terms and conditions.

1. Seller(s): Cypress Fairbanks Independent School District
2. Buyer: North Harris County Regional Water Authority ("Authority")
3. Subject Property: Unencumbered Easement as described in the attached Right of Way and Easement Agreement.
4. Terms of Possession: Possession at time of closing.
5. Just Compensation: \$3,587.00
6. All closing costs and costs of title insurance (if required by the Authority) will be paid by the Authority.
7. Term of Offer: Please indicate your acceptance or rejection of this offer within thirty (30) calendar days from your receipt of this letter.

BUYER:

North Harris County Regional Water Authority

By: _____

Name: _____

Title: _____

Date: _____

SELLER:

Cypress Fairbanks Independent School District

By: _____

Name: _____

Title: _____

Date: _____

RIGHT OF WAY AND EASEMENT AGREEMENT

RIGHT OF WAY AND EASEMENT AGREEMENT

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CYPRESS FAIRBANKS INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas (being referred to herein as "Grantor," whether one or more) does hereby grant, sell, and convey unto the NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY (the "Authority"), a governmental agency and body politic and corporate situated in Harris County, Texas, and having a mailing address of 3648 Cypress Creek Parkway, Suite 110, Houston, Texas 77068, Attention: General Manager, its successors and assigns, a perpetual, unobstructed right of way and easement to lay, construct, alter, maintain, inspect, operate, service, repair, replace, relocate, change the size of, protect, patrol, and remove an underground water line together with appurtenances for the operation thereof (such water line and appurtenances being referred to herein collectively as the "Line"), over, through, under, and across a strip of land twenty (20') feet in width (the "Easement Area"), more particularly described on Exhibit A attached hereto and made a part hereof, together with the right of (i) unimpaired ingress and egress to and from said Easement Area on public and private roads and (ii) unimpaired access on, over, and through said Easement Area for any and all purposes necessary and incident to the exercise of the aforesaid rights.

During the initial construction of the Line, the Authority shall have the temporary right to use a temporary work area (the "Temporary Construction Easement"), as described on Exhibit B attached hereto and made a part hereof. The Authority's rights in and to such temporary work area, and its right to use the same, shall expire upon completion of construction or two (2) years from the date of execution hereof, whichever occurs first.

TO HAVE AND TO HOLD said right of way and easement unto the Authority, its successors and assigns, until said right of way and easement is abandoned and released by the Authority, its successors or assigns, in a recordable instrument that is filed in the real property records of Harris County, Texas.

The above-described right of way and easement is subject to the following terms and conditions:

1. Subject to the conditions and limitations herein, Grantor reserves the right (i) to grant additional easements and rights of way across (but not along) the Easement Area to such other persons or entities and for such purposes as Grantor may desire, including the right to dedicate private and public roads and streets, underground water lines, storm water lines, sanitary sewer lines, and other utilities across (but not along) the Easement Area and (ii) to construct or locate across the surface of the Easement Area landscaping (but not trees), irrigation systems, paved uncovered parking areas together with associated curbs, fences, private lighting, private electrical lines, jogging trails, sidewalks, and signage. The uses of and

improvements permitted on the Easement Area, as specified in clauses (i) and (ii) above or as otherwise approved by the Authority pursuant to the terms of this Right of Way and Easement Agreement, are referred to herein as the "Permitted Encroachments."

In all cases in which Grantor exercises rights specified in clauses (i) through (ii) above, Grantor shall grant, dedicate, or construct the Permitted Encroachments only in such a manner that: the Line is not endangered, obstructed, damaged, or interfered with; access to the Easement Area and the Line is not interfered with; the grade of the Easement Area is not changed and cover over the Line is not reduced below seventy-two inches (72"); the Line is left with proper, sufficient, and permanent support; use of the Easement Area for the purposes set forth herein is not unreasonably interfered with; and any easements, rights of way, road or street dedications, roads, streets, water lines, storm sewer lines, sanitary sewer lines, and other utilities shall cross the Easement Area at an angle of not less than seventy-five degrees (75°) nor more than one-hundred and five degrees (105°) to the Line. Further, in connection with the design and installation of any Permitted Encroachments, vertical and horizontal separation shall be maintained between the Permitted Encroachments and the Line as may be prescribed by law or good engineering practices, but in no event shall any Permitted Encroachments be constructed or installed so as to have separation of less than thirty-six inches (36") from the Line; provided, however, that with respect to roads, streets, and paved parking areas, there shall be maintained separation of not less than sixty inches (60") between the bottom of the road, street, or paved parking area and the top of the Line.

Grantor shall be required to submit construction plans to the Authority at least three (3) months prior to the commencement of construction of any Permitted Encroachments, and the Authority shall have one (1) month from the date the plans are received, in a form consistent with the standards of the Authority, to review said plans and submit to Grantor construction requirements, if any, for the protection of the Line within the Easement Area or which are otherwise deemed necessary to avoid unreasonable interference with the Authority's exercise of the rights granted herein. If so submitted by the Authority, Grantor shall incorporate any such requirements in its plans for construction of the Permitted Encroachments and shall construct the Permitted Encroachments in a manner consistent with such requirements. Additionally, if the Line has not been constructed at the time the Authority receives such plans and the Authority then has the intention to commence construction (or cause the commencement of construction) of the Line anywhere within the Easement Area within the ensuing six (6) months, the Authority may require the Grantor to delay the commencement of construction of the proposed Permitted Encroachments until the completion of construction of that portion of the Line where such proposed Permitted Encroachments are to be located. However, during such time period, Grantor shall not be precluded from proceeding with construction activities on portions of the property outside the Easement Area, and the Authority shall allow reasonable access across the Easement Area to such portions of the property.

Grantor must notify the Authority in writing at least one (1) week prior to the initiation of construction on the Easement Area. The Authority shall have the right to monitor such construction activities and may halt construction if any Permitted Encroachments are not being built to specifications.

2. Grantor shall not build, create, construct, or install or permit to be built, created, constructed, or installed any house, building, obstruction, water-retaining structure, or other structure, facility, or improvement under, upon, in, or over the Line or the Easement Area without the prior written consent of the Authority, (i.e. Permitted Encroachment). Absent such Permitted Encroachment, the Authority shall be entitled, at its option at any time, to remove the same without obligation to restore the same or any other liability to Grantor. The Authority also shall be entitled, at its option at any time, to remove Permitted Encroachments, subject to the obligation of the Authority to restore any such Permitted Encroachments as provided in Par. 6. Upon completion of the construction of Permitted Encroachments, Grantor shall submit record drawings to the Authority indicating the location and specifications of the Permitted Encroachments.
3. Following any activities by Grantor on the Easement Area, whether in connection with the construction of Permitted Encroachments or otherwise, Grantor shall be responsible for restoring the surface of the Easement Area in a timely manner. Further, in the event Grantor's activities on the Easement Area, whether in connection with the construction of Permitted Encroachments or otherwise, cause damage to the Line, the Authority will be entitled to make the necessary repairs to the damaged portion of the Line, and Grantor shall compensate the Authority for the cost of repairing such damage.
4. The consideration that the Authority has paid to Grantor concurrent with the granting of the above-described right of way and easement and temporary work area includes payment for all damages and injuries necessarily caused by the laying, and construction of the Line within the Easement Area.
5. The Authority shall, at the time of construction, bury the Line (exclusive of appurtenances and equipment customarily located at or near ground level) to a depth of at least sixty inches (60") below the surface of the ground and thereafter shall not alter or change the Line such that it would permanently remain at a lesser depth.
6. Within a reasonable time following completion of the construction of the Line, and thereafter following each entry upon the Easement Area for purposes authorized herein, the Authority shall, to the fullest extent reasonably practicable, clean up and restore the surface of the Easement Area and the Temporary Construction Easement to the condition that existed immediately prior to such entry and activities on the Easement Area and the Temporary Construction Easement by the Authority. The Authority shall at all times have the right, but not the obligation, to keep the Easement Area clear of trees, overhanging limbs, undergrowth, and brush.

7. Grantor reserves all rights, if any, in and to oil, gas, sulphur, uranium, fissional materials, and other minerals under the surface of the Easement Area; provided, however, that Grantor shall not be permitted to explore, drill, mine, produce, or operate for oil, gas, sulphur, uranium, fissional materials, or other minerals on the surface of the Easement Area, but will be permitted to extract such minerals and materials from under the Easement Area by directional drilling or other means from land located outside the boundaries of the Easement Area so long as the equipment (and any wells) used in connection therewith are no closer than three hundred feet (300') to the bottom of the Line and so long as the use of the Easement Area is not disturbed and the Line is left with proper, sufficient, and permanent support and is not endangered, obstructed, damaged, or interfered with.
8. It is the intention of Grantor and the Authority that the strip of land comprising the Easement Area shall extend completely across Grantor's property. Accordingly, it is understood and agreed that, in the event that it should ever be determined that either boundary line at which the Easement Area enters and exits Grantor's property has not been properly located or that there is a conflict between calls for the boundary lines included in Exhibit A hereto and the actual boundary lines as subsequently determined (including the boundaries of any strips, gores, rights-of-way, or other pieces of property in which Grantor owns an interest), the Easement Area shall be deemed to be extended in length in order that the intention of the parties will be effectuated.

The foregoing terms, conditions, and provisions shall extend to and be binding upon the heirs, executors, administrators, successors, and assigns, as applicable, of Grantor and the Authority. The rights granted to the Authority (and the obligations of the Authority hereunder) may be assigned in whole or in part by the Authority.

Grantor warrants that Grantor owns the land subject to the above-described right of way and easement in fee simple, that Grantor has the right, title, and power to convey the rights granted herein, and that Grantor shall execute any further assurance of title reasonably requested by the Authority, its successors or assigns.

This Right of Way and Easement Agreement may be executed in multiple counterpart originals that, when taken together, shall constitute one and the same instrument.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand this ____ day of _____, 20__.

GRANTOR

CYPRESS FAIRBANKS INDEPENDENT SCHOOL DISTRICT, an independent school district and a political subdivision of the State of Texas

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 20__, by _____ of Cypress Fairbanks Independent School District, an independent school district and a political subdivision of the State of Texas, on behalf of said independent school district and political subdivision.

Notary Public's Signature

(NOTARY SEAL)

EXHIBIT A

**TRACT 37E-34 WLE
NHCRWA
WATER LINE EASEMENT (WLE)
METES AND BOUNDS OF
0.0254 ACRES OF LAND SITUATED IN THE
T.J. STANSBURY SURVEY, ABSTRACT NO. 710
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.0254 acres (1,108 square feet) situated in the T.J. Stansbury Survey, Abstract No. 710 in Harris County, Texas. Said 0.0254-acre tract being out of Restricted Reserve "A" (Restricted To School Use Only) in Block 1 of Cypress-Fairbanks I.S.D. Educational Campus, a subdivision according to the map thereof recorded at Film Code No. (FC No.) 567111 of the Harris County Map Records in said Harris County (HCMR), Texas. Said Restricted Reserve "A" containing 178.223 acres conveyed unto Cypress Fairbanks Independent School District by deed recorded under Harris County Clerk's File No. U389357 on 05/09/2000, and deed recorded under Harris County Clerk's File No. (HCCF No.) V068587 on 05/18/2001, both of the Official Public Records for Real Property in said Harris County (HCOPRRP), Texas. Said 0.0254-acre tract being more particularly described by metes and bounds as follows; all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone 4204-NAD83 Datum:

COMMENCING at a capped 5/8-inch iron rod found in the south line of said Restricted Reserve "A" and Cypress Fairbanks Independent School District tract. Said point lying in the north line of Jarvis Road (100 feet wide per H.C.C.F. No. C753055, and F.C. No. 567111 and H.C.C.F. No. Z171954). Said point lying in a curve to the left running southeasterly; Said **COMMENCING POINT** having grid coordinate values, North = 13,913,514.63 and East = 3,019,773.18;

THENCE (C1) along the line common to said Restricted Reserve "A" and Cypress Fairbanks Independent School District tract and said Jarvis Road and along said curve to the left, having a central angle of 06°51'01", a radius of 1045.53 feet, and a chord bearing South 86°02'11" East, a chord distance of 124.93 feet, an arc distance of 125.00 feet to a 5/8-inch iron rod, set with cap stamped "STV" for the southwest corner and **POINT OF BEGINNING** of said tract herein described. Said **BEGINNING POINT** having grid coordinate values, North = 13,913,505.99 and East = 3,019,897.80;

THENCE (L1) North 00°32'19" East, leaving said common line and over and across said Restricted Reserve "A" and Cypress Fairbanks Independent School District tract, a distance of 20.00 feet, to a 5/8-inch iron rod, set with cap stamped "STV" for the northwest corner of said tract herein described. Said point being the beginning of a non-tangent curve to the left;

THENCE (C2) along a line that is 20 feet north of and parallel to the north line of said Jarvis Road and along said curve to the left, having a central angle of 02°36'29", a radius of 1025.53 feet, and a chord bearing North 89°14'04" East, a chord distance of 46.68 feet, an arc distance of 46.68 feet to a 5/8-inch iron rod, set with cap stamped "STV" for corner;

37E-34 WLE CONTINUED

THENCE (L2) North 87°55'50" East, a distance of 8.32 feet, to a 5/8-inch iron rod, set with cap stamped "STV" for the northeast corner of said tract herein described. Said point lying in the east line of said Restricted Reserve "A" and Cypress Fairbanks Independent School District tract and the west line of that called 10.6724 acres Restrictive Reserve "A", Block 1 of Harris County Municipal Utility District No. 365 Wastewater Treatment Plant Site, a subdivision according to the map thereof recorded at FC No. 455113,HCMR;

THENCE (L3) South 01°50'56" East, along the line common to said Restricted Reserve "A" of Cypress-Fairbanks I.S.D. Educational Campus and Cypress Fairbanks Independent School District tract and Restrictive Reserve "A", Block 1 of Harris County Municipal Utility District No. 365 Wastewater Treatment Plant Site, a distance of 20.00 feet, to a 5/8-inch iron rod, set with cap stamped "STV" for the southeast corner of said tract herein described. Said point lying in line common to said Cypress-Fairbanks I.S.D. Educational Campus and Cypress Fairbanks Independent School District tract and the north ROW line of said Jarvis Road. Said point from which a found 3/4 inch iron pipe bears South 17°53'55" West, a distance of 2.07 feet;

THENCE (L4) South 87°55'50" West, along said line common to Restricted Reserve "A" of Cypress-Fairbanks I.S.D. Educational Campus and Cypress Fairbanks Independent School District tract and said Jarvis Road, a distance of 8.25 feet, to a 5/8-inch iron rod, set with cap stamped "STV" for corner. Said point lying in a curve to the right;

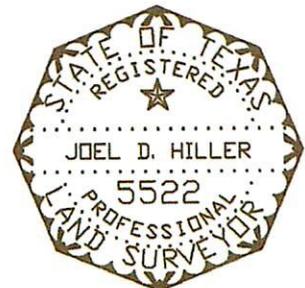
THENCE (C3) continuing along said common line and said curve to the right, having a central angle of 02°36'29", a radius of 1045.53 feet, and a chord bearing South 89°14'04" West, a chord distance of 47.59 feet, an arc distance of 47.59 feet to the **POINT OF BEGINNING** and containing 1,108 square feet or 0.0254 acres of land.

A parcel map of even date (09/13/2024) was prepared in conjunction with this property description.

Distances are surface and may be converted to grid by multiplying by a scale factor of 0.99992513. Coordinates are grid and may be converted to surface by multiplying by the combined scale factor of 1.000074876.



Joel D. Hiller
Registered Professional Land Surveyor No. 5522
CP&Y DBA STV Infrastructure
Texas Firm No. 10194115
11757 Katy Freeway, Suite 1540
Houston, Texas 77079
(713) 532-1730



Date: September 13, 2024

RESTRICTED RESERVE "A", BLOCK 1 (RESTRICTED TO SCHOOL USE ONLY) 178.223 ACRES
 CYPRESS-FAIRBANKS I.S.D. EDUCATIONAL CAMPUS - FC No. 567111; HCMR

CYPRESS FAIRBANKS INDEPENDENT SCHOOL DISTRICT
 160.5976 ACRES; HCCF No. U389357, RECORDED ON 05/09/2000 &
 20.033 ACRES; HCCF No. V068587, RECORDED ON 05/18/2001; HCOPRRP

P.O.C. TRACT 37E-34 WLE
 FND 5/8" CAPPED IR
 N = 13,913,514.63
 E = 3,019,773.18

15' SSE FC No. 567111; HCMR
 10' WLE-FC No. 567111; HCMR
 7.5' AE-FC No. 567111; HCMR
 14' UE-FC No. 567111; HCMR
 25' B.L. FC No. 567111
 HCMR

TRACT 37E-34 ICE
 0.0228 ACRES

TRACT 37E-34 WLE
 0.0254 ACRE
 1,108 SQ. FT.

TRACT 37E-35 WLE
 0.2816 ACRES

HARRIS COUNTY
 EXISTING R.O.W. LINE
 JARVIS ROAD
 100 FOOT WIDE R.O.W.
 HCCF No. s C753055 AND
 Z171954, HCOPRRP AND
 FC No. 567111, HCMR

FND. 3/4" IP BR.
 S1753'55"W-2.07'

T.J. STANSBURY SURVEY
 ABSTRACT NO. 710

Curve Table

CURVE	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C-1	6°51'01"	1045.53'	125.00'	S 86°02'11" E	124.93'
C-2	2°36'29"	1025.53'	46.68'	N 89°14'04" E	46.68'
C-3	2°36'29"	1045.53'	47.59'	S 89°14'04" W	47.59'

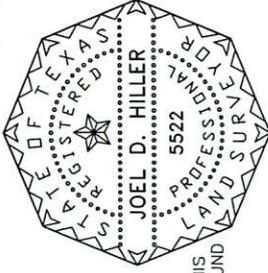
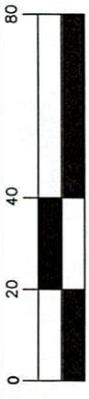
SYMBOL LEGEND

■	FND 5/8" IR. (C.M.) UNLESS OTHERWISE NOTED
○	SET 5/8" CAPPED IR. STAMPED "STV"
●	FND IRON ROD (SIZE INDICATED)

Line Table

LINE	BEARING	LENGTH
L-1	N 00°32'19" E	20.00'
L-2	N 87°55'50" E	8.32'
L-3	S 01°50'56" E	20.00'
L-4	S 87°55'50" W	8.25'

KEY MAP NO. 367F
 SCALE: 1"=40'



SURVEYOR'S CERTIFICATION:
 I, JOEL D. HILLER HEREBY CERTIFY THAT THIS
 MAP CORRECTLY REPRESENTS THE FACTS FOUND
 AS A RESULT OF AN ACTUAL SURVEY
 CONDUCTED UNDER MY SUPERVISION.

Joel D. Hiller
 JOEL D. HILLER, R.P.L.S. NO. 5522

NOTES

- THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD83). DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99992513. COORDINATES ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000074876.
- PROPERTY APPEARS VESTED IN CYPRESS FAIRBANKS INDEPENDENT SCHOOL DISTRICT BY DEEDS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. U389357 & V068587.
- THIS MAP IS ACCOMPANIED BY METES AND BOUNDS DESCRIPTION PREPARED BY THIS SURVEYOR DATED 09-13-2024.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. DEED ABSTRACTING WAS PROVIDED BY TITLE HOUSTON HOLDINGS (GF NO. 7910-23-5905).
- ALL EASEMENTS REFERENCED IN THE ABSTRACTOR'S CERTIFICATE AFFECTING THE SUBJECT PARCEL ARE SHOWN HEREON. THE FOLLOWING EASEMENTS DO NOT AFFECT: 15' WLE & 20' ROADWAY ESMT. - FC No. 567111; VOL. 2281, PG. 501; VOL. 2715, PG. 132; HCCF No. s C026319, C246128; HCCF No. s C754544, C780506, C823623, D047369 (CORRECTED IN D413906); HCCF No. D809898; HCCF No. R664272; HCCF No. X561489; HCCF No. X561489; HCCF No. Y428980; HCCF No. 20070454307; HCCF No. 20110070063.
- ORDINANCE NO. 70-1120-12 AND CENTERPOINT ENERGY HOUSTON ELECTRIC ESMT - HCCF No. RP-2022-211977 ARE BLANKET STYLE AND NON-PLOTTABLE AND DO AFFECT THE SUBJECT PARCEL AS WELL AS THE RESTRICTIONS AND COVENANTS REFERENCED IN THE ABOVE MENTIONED ABSTRACTOR'S REPORT.

LEGEND

- AE ACCESS EASEMENT
- AE AERIAL EASEMENT
- B.L. BUILDING SETBACK LINE
- BR. BEARS
- CF No. CLERK'S FILE NUMBER
- C.M. CONTROL MONUMENT
- DE DRAINAGE EASEMENT
- ESMT. EASEMENT
- FC No. FILM CODE
- FND FOUND
- HCCF No. HARRIS COUNTY CLERK'S FILE NUMBER
- HCDR HARRIS COUNTY DEED RECORDS
- HCMR HARRIS COUNTY MAP RECORDS
- HCOPRRP HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- IR IRON ROD
- PG PAGE
- PL PROPERTY LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PROP. PROPOSED
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- SSE SANITARY SEWER EASEMENT
- STM SE STORM SEWER EASEMENT
- UE UTILITY EASEMENT
- VOL VOLUME
- WLE WATER LINE EASEMENT

EXHIBIT MAP
 TRACT 37E-34 WLE
 WATER LINE EASEMENT (WLE)

METES AND BOUNDS OF
 0.0254 ACRES (1,108 SQ. FT.) OF LAND SITUATED IN THE
 T.J. STANSBURY SURVEY, ABSTRACT NO. 710
 IN HARRIS COUNTY, TEXAS

JOB NO.: NHCRR2200055.02 SHEET: 3 OF 3 DATE: 09-13-2024
 DRAWN BY: SMIM SCALE: 1" = 40' CHECKED BY: J.D.H.



11757 Katy Freeway, Suite 1540,
 Houston, Texas 77079
 773.532.1730 - TBPELS 10194115

EXHIBIT B

**TRACT 37E-34 TCE
NHCRWA
TEMPORARY CONSTRUCTION EASEMENT (TCE)
METES AND BOUNDS OF
0.0228 ACRES OF LAND SITUATED IN THE
T.J. STANSBURY SURVEY, ABSTRACT NO. 710
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.0228 acres (992 square feet) situated in the T.J. Stansbury Survey, Abstract No. 710 in Harris County, Texas. Said 0.0228-acre tract being out of Restricted Reserve "A" (Restricted To School Use Only) in Block 1 of Cypress-Fairbanks I.S.D. Educational Campus, a subdivision according to the map thereof recorded at Film Code No. 567111 of the Harris County Map Records in said Harris County (HCMR), Texas. Said Restricted Reserve "A" containing 178.223 acres conveyed unto Cypress Fairbanks Independent School District by deed recorded under Harris County Clerk's File Number (HCCF No.) U389357 on 05/09/2000, and deed recorded under Harris County Clerk's File No. V068587 on 05/18/2001, both of the Official Public Records for Real Property in said Harris County (HCOPRRP), Texas. Said 0.0228-acre tract being more particularly described by metes and bounds as follows; all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone 4204-NAD83 Datum:

COMMENCING at a capped 5/8-inch iron rod found in the south line of said Restricted Reserve "A" and Cypress Fairbanks Independent School District tract. Said point lying in the north line of Jarvis Road (100 feet wide per HCCF No. C753055, and Film Code No. 567111 and HCCF No. Z171954). Said point lying in a curve to the left; Said **COMMENCING POINT** having grid coordinate values, North = 13,913,514.63 and East = 3,019,773.18;

THENCE (C1) along the line common to said Restricted Reserve "A" and Cypress Fairbanks Independent School District tract and said Jarvis Road and along said curve to the left, with a radius of 1045.53 feet, a central angle of 06°01'42", a chord bearing South 85°37'31" East, a chord distance of 109.95 feet, an arc distance of 110.00 feet, to the southwest corner and **POINT OF BEGINNING** of said tract herein described. Said **BEGINNING POINT** having grid coordinate values, North = 13,913,506.24 and East = 3,019,882.81;

THENCE (L1) North 01°21'38" East, leaving said common line, over and across said Restricted Reserve "A" and Cypress Fairbanks Independent School District tract, a distance of 30.00 feet, to a calculated point for the northwest corner of said tract herein described. Said point being the beginning of a non-tangent curve to the left;

THENCE (C2) with said curve to the left, with a radius of 1015.53 feet, a central angle of 03°25'48", a chord bearing North 89°38'44" East, a chord distance of 60.79 feet, an arc distance of 60.80 feet, to a calculated point for corner;

THENCE (L2) North 87°55'50" East, a distance of 8.36 feet, to calculated point for the northeast corner of said tract herein described. Said point lying in the line common to Restricted Reserve "A" and Cypress Fairbanks Independent School District tract and of Restrictive Reserve "A", Block 1 of Harris County Municipal Utility District No. 365 Wastewater Treatment Plant Site, a subdivision according to the map thereof recorded at Film Code No. 455113, HCMR;

37E-34 TCE CONTINUED

THENCE (L3) South 01°50'56" East, along the line common to said Restricted Reserve "A" of Cypress-Fairbanks I.S.D. Educational Campus and Cypress Fairbanks Independent School District tract and Restrictive Reserve "A", Block 1 of Harris County Municipal Utility District No. 365 Wastewater Treatment Plant Site, a distance of 10.00 feet, to a 5/8-inch iron rod, found with cap stamped "STV" for the southeast corner of said tract herein described. Said point being the northeast corner of a Water Line Easement (WLE) described by separate instrument;

THENCE (L4) South 87°55'50" West, along the north line of said WLE, a distance of 8.32 feet, to a 5/8-inch iron rod, found with cap stamped "STV" for corner. Said point lying on a curve to the right;

THENCE (C3) continuing along the north line of said WLE and along said curve to the right, having a radius of 1025.53 feet, a central angle of 02°36'29", a chord bearing South 89°14'04" West, a chord distance of 46.68 feet, an arc distance of 46.68 feet, to a to a 5/8-inch iron rod, found with cap stamped "STV" for corner;

THENCE (L5) South 00°32'19" West, along the west line of said WLE, a distance of 20.00 feet, to a 5/8-inch iron rod, found with cap stamped "STV" for the southeast corner of said tract herein described. Said point lying in the line common to said Restricted Reserve "A" of Cypress-Fairbanks I.S.D. Educational Campus and Cypress Fairbanks Independent School District tract and the north ROW line of said Jarvis Road. Said point lying in a curve to the right with a radius of 1045.53 feet;

THENCE (C4) along said common line and along said curve to the right, having a central angle of 00°49'19", a chord bearing North 89°03'02" West, a chord distance of 15.00 feet, an arc distance of 15.00 feet to the **POINT OF BEGINNING** and containing 992 square feet or 0.0228 acres of land.

A parcel map of even date (09/13/2024) was prepared in conjunction with this property description.

Distances are surface and may be converted to grid by multiplying by a scale factor of 0.99992513. Coordinates are grid and may be converted to surface by multiplying by the combined scale factor of 1.000074876.



Joel D. Hiller
Registered Professional Land Surveyor No. 5522
CP&Y DBA STV Infrastructure
Texas Firm No. 10194115
11757 Katy Freeway, Suite 1540
Houston, Texas 77079
(713) 532-1730

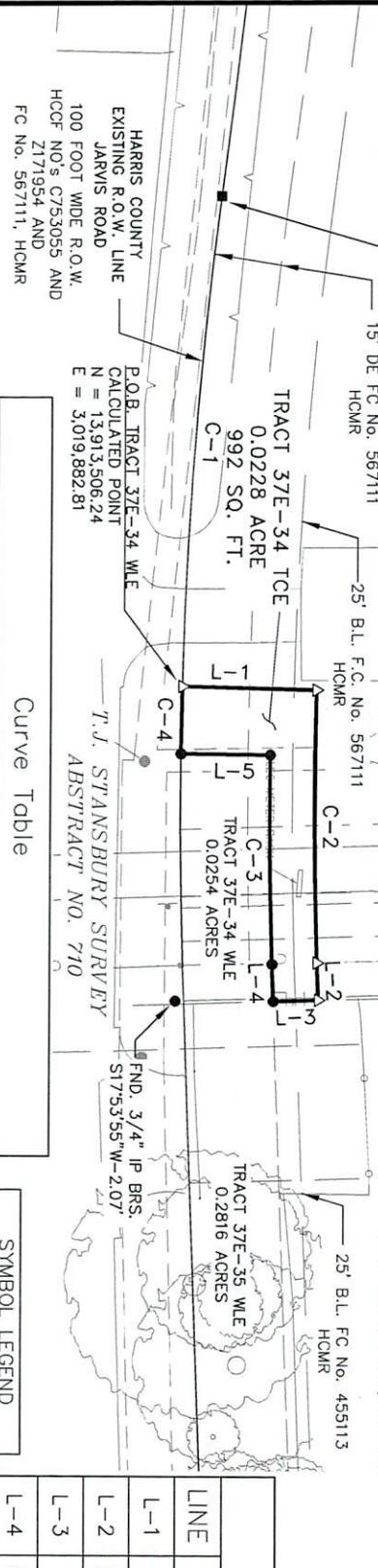
Date: September 13, 2024

RESTRICTED RESERVE "A", BLOCK 1 (RESTRICTED TO SCHOOL USE ONLY) 178.223 ACRES
 CYPRESS-FAIRBANKS I.S.D. EDUCATIONAL CAMPUS - FC No. 567111; HCWR

CYPRESS FAIRBANKS INDEPENDENT SCHOOL DISTRICT
 160.5976 ACRES; HCCF No. U389357, RECORDED ON 05/09/2000 &
 20.033 ACRES; HCCF No. V068587, RECORDED ON 05/18/2001; HCOPRRP

CALLED 10.6724 ACRES
 RESTRICTED RESERVE "A", BLOCK 1
 HARRIS COUNTY MUNICIPAL UTILITY
 DISTRICT NO. 365 WASTEWATER
 TREATMENT PLANT SITE
 FC No. 455113; HCWR

P.O.C. TRACT 37E-34 TCE
 FND 5/8" CAPPED IR
 N = 13,913,514.63
 E = 3,019,773.18



Curve Table

CURVE	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C-1	6'01'42"	1045.53'	110.00'	S 85°37'31" E	109.95'
C-2	3'25'48"	1015.53'	60.80'	N 89°38'44" E	60.79'
C-3	2'36'29"	1025.53'	46.68'	S 89°14'04" W	46.68'
C-4	0'49'19"	1045.53'	15.00'	N 89°03'02" W	15.00'

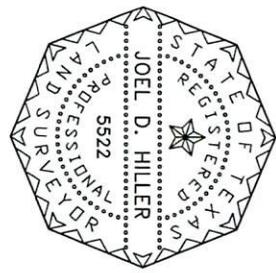
- LEGEND**
- AE ACCESS EASEMENT
 - AER AERIAL EASEMENT
 - BL BUILDING SETBACK LINE
 - BRS BEARS
 - CF No. CLERK'S FILE NUMBER
 - C.M. CONTROL MONUMENT
 - DE DRAINAGE EASEMENT
 - ESMT. EASEMENT
 - FC No. FILM CODE
 - FND FOUND
 - HCCF No. HARRIS COUNTY CLERK'S FILE NUMBER
 - HCDR HARRIS COUNTY DEED RECORDS
 - HCWR HARRIS COUNTY MAP RECORDS
 - HCO HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - IR IRON ROD
 - PG PAGE
 - PL PROPERTY LINE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - PROP. PROPOSED
 - R.O.W. RIGHT-OF-WAY
 - SQ. FT. SQUARE FEET
 - SSE SANITARY SEWER EASEMENT
 - STM STORM SEWER EASEMENT
 - UE UTILITY EASEMENT
 - VOL VOLUME
 - WLE WATER LINE EASEMENT

- NOTES**
- 1) THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES (NAD83). DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99992513. COORDINATES ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000074876.
 - 2) PROPERTY APPEARS VESTED IN CYPRESS FAIRBANKS INDEPENDENT SCHOOL DISTRICT BY DEEDS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. U389357 & V068587.
 - 3) THIS MAP IS ACCOMPANIED BY METES AND BOUNDS DESCRIPTION PREPARED BY THIS SURVEYOR DATED 09-13-2024.
 - 4) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. DEED ABSTRACTING WAS PROVIDED BY TITLE HOUSTON HOLDINGS (GF NO. 7910-23-9905).
 - 5) ALL EASEMENTS REFERENCED IN THE ABSTRACTOR'S CERTIFICATE AFFECTING THE SUBJECT PARCEL ARE SHOWN HEREON. THE FOLLOWING EASEMENTS DO NOT AFFECT: 15' WLE & 20' ROADWAY ESMT. - FC No. 567111; VOL. 2281, PG. 501; VOL. 2715, PG. 132; HCCF No.'s C026319, C246128; HCCF No.'s C754544, C780506, C823623, D041369 (CORRECTED IN D413906); HCCF No. D808989; HCCF No. R664272; HCCF No. X561489; HCCF No. X561489; HCCF No. 1428980; HCCF No. 20070454307; HCCF No. 20110070065.
 - 6) ORDINANCE NO. 70-1120-12 AND CENTERPOINT ENERGY HOUSTON ELECTRIC ESMT - HCCF No. RP-2022-211977 ARE BLANKET STYLE AND NON-PLOTTABLE AND DO AFFECT THE SUBJECT PARCEL AS WELL AS THE RESTRICTIONS AND COVENANTS REFERENCED IN THE ABOVE MENTIONED ABSTRACTOR'S REPORT.

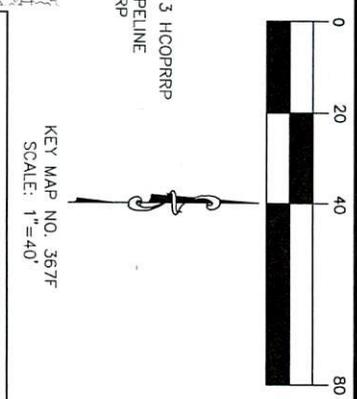
SYMBOL LEGEND

■	FND 5/8" IR. (C.M.) UNLESS OTHERWISE NOTED
●	FND 5/8" CAPPED IR. STAMPED "STV" UNLESS OTHERWISE NOTED
△	CALCULATED POINT

SURVEYOR'S CERTIFICATION:
 I, JOEL D. HILLER HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS THE FACTS FOUND AS A RESULT OF AN ACTUAL SURVEY CONDUCTED UNDER MY SUPERVISION.



JOEL D. HILLER, R.P.L.S. NO. 5522



Line Table

LINE	BEARING	LENGTH
L-1	N 01°21'38" E	30.00'
L-2	N 87°55'50" E	8.36'
L-3	S 01°50'56" E	10.00'
L-4	S 87°55'50" W	8.32'
L-5	S 00°32'19" W	20.00'

EXHIBIT MAP
 TEMPORARY CONSTRUCTION EASEMENT (TCE)
 METES AND BOUNDS OF
 0.0228 ACRES (992 SQ. FT.) OF LAND SITUATED IN THE
 T.J. STANSBURY SURVEY, ABSTRACT NO. 710
 IN HARRIS COUNTY, TEXAS

JOB NO.: NHCR2200055.02	SHEET: 3 OF 3	DATE: 09-13-2024
DRAWN BY: SIMM	SCALE: 1" = 40'	CHECKED BY: J.D.H.

stv
 11757 Katy Freeway, Suite 1540,
 Houston, Texas 77079
 773.532.1730 - TBP/ELS 10194115



Easement Location

Woods

Woods-Spillane Blvd

Jarvis Rd

Jarvis Rd

Jarvis Rd

Jarvis Rd

Cypress Dr

Cypress Dr

Cypress Dr

Cypress Dr

Cypress Dr

West Dr



447 Heights Blvd • HOUSTON, TEXAS 77007 • TELEPHONE: 713-975-9525 • FAX: 713-780-7824

February 11, 2025

Mr. Jesse Clayburn
Assistant Superintendent of Facilities & Construction
Cypress-Fairbanks Independent School District
11430-B Perry Road
Houston, Texas 77064

RE: 2024 Anthony, Hopper & Kahla MS Renovations
Cypress-Fairbanks Independent School District
CFISD Project Number: 24-02-5750-R-RFP
NATEX Project Number: 24-06, 24-07, 24-08

Dear Mr. Clayburn:

On Tuesday, January 28, 2025, CFISD received competitive sealed proposals at the District's Facilities, Design & Construction offices on Perry Road for the 2024 Anthony, Hopper & Kahla MS Renovations project. A total of three (3) offerors submitted their proposals as requested. A tabulation of the proposal results is attached herewith.

The Selection Committee made up of District administrators, architects and consultants evaluated the proposals on Tuesday, January 28, 2025, and ranked them based on the selection criteria published in the Instructions to Offerors section of the Contract Documents.

NATEX Architects recommends to the Cypress-Fairbanks Independent School District the acceptance of the selection committee's recommendation to select ICI Construction, Inc. as the contractor for the 2024 Anthony, Hopper & Kahla MS Renovations project in the amount of \$30,093,318.00, which represents the Base Proposal, Alternates 1, 2, & 3 and including Post Proposal Addendum No 6. All parties teamed with Cypress-Fairbanks ISD staff to confirm proposals contained fair and accurate pricing, ensuring the maximum value to the District was achieved.

ICI Construction, Inc is a Houston, Texas based contractor that has successfully executed projects for school districts in the Texas Gulf Coast area, including Cypress Fairbanks ISD. Additionally, after receipt of their references, we feel they are well-qualified to execute the requirements of the contract.

We would like to express our sincere thanks to you and your staff, the Board of Trustees, Dr. Killian and the Cypress-Fairbanks Independent School District for allowing us this opportunity to be part of this important project.

We look forward to a successful partnership with the District and with ICI Construction, Inc., in the construction of the 2024 Anthony, Hopper & Kahla MS Renovations project.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Carolina Weitzman", written over a light blue horizontal line.

M. Carolina Weitzman, AIA, LEED ap
Principal in charge

cc: Ms. Amy Hayes, Mr. Dan Grosz, Ms. Shannon Thompson, Mr. Steven Bryan/ Cypress-Fairbank ISD
Mr. Allen Kuy /Cypress-Fairbanks ISD

Jesse Clayburn
Assistant Superintendent, Facilities & Construction

TO: Dr. Douglas Killian
The Board of Trustees

FROM: Jesse Clayburn

DATE: February 12, 2025

RE: **2024 ANTHONY, HOPPER & KAHLA MS RENOVATIONS
CYPRESS-FAIRBANKS I.S.D. PROPOSAL NO. 24-02-5750-R-RFP
CONSTRUCTION CONTRACT AWARD RECOMMENDATION**

The District received a total of three (3) proposals from interested contractors on Tuesday, January 28, 2025, for the above referenced project. Attached you will find the proposal tabulation form summarizing the proposals submitted and a recommendation letter from Natex Corporation Architects dated February 11, 2025.

Our department has carefully evaluated the submitted proposals and hereby recommends to the Board of Trustees, to award the construction contract to ICI Construction, Inc., in the amount of \$30,093,318.00. This recommendation is based upon acceptance of the Base Proposals, Alternates 1, 2, & 3 and including Post Proposal Addendum No. 6. ICI Construction, Inc., has the highest ranking based upon the proposed price and scoring of the published criteria and therefore provides the best value to the District.

The scope of work for this project includes a 1,000 SF orchestra room addition, replacement of select interior finishes, locker room renovations, new instructional casework (Kahla), miscellaneous athletic life cycle replacements, new fire alarm and LED lighting, safety and security upgrades, and miscellaneous mechanical, electrical, and plumbing upgrades.

ICI Construction, Inc., is a Spring, Texas based general contractor that has successfully executed projects for many school districts in the Texas Gulf Coast area.

If you should have any questions, please do not hesitate to call.

cc: Shannon Thompson
Amy Hayes
Project File 1.9 / 4.7

PROPOSAL TABULATION FORM
2024 Anthony, Hopper & Kahla MS Renovations

Cypress-Fairbanks Independent School District

CFISD Project No. 24-02-5750-R-RFP / Architect Project No. 24-06, 24-07, 24-08

Base Proposal Date/Time: Tuesday, January 28, 2025 at 2:00 p.m. (CST)

Alternate Proposal Date/Time: Tuesday, January 28, 2025 at 3:00 p.m. (CST)

	Recommended Proposer		
	DIVISIONONE CONSTRUCTION, LLC	ICI CONSTRUCTION, INC	MILLENNIUM PROJECT SOLUTIONS, INC
Proposal Bond (Section AD)	yes	yes	yes
Base Proposal	\$37,699,000.00	\$35,000,000.00	\$36,000,000.00
Addenda Acknowledged: 1, 2, 3, 4 &5	yes	yes	yes
Alternate 1: Adjustment to Base Proposal	-\$4,020,000.00	-\$2,100,000.00	-\$2,055,000.00
Subtotal: Base Proposal + Alternate 1	\$33,679,000.00	\$32,900,000.00	\$33,945,000.00
Alternate Number 2: Lighting Controls- Hopper MS	\$25,000.00	-\$1.00	\$270,000.00
Alternate Number 3: Lighting Controls Kahla MS	\$25,000.00	-\$1.00	\$290,000.00
POST PROPOSAL ADDENDUM NO. 6		-\$2,806,680.00	
TOTAL BASE PROPOSAL AMOUNT + ALTERNATES 1, 2, 3 & POST PROPOSAL ADDENDUM NO. 6	\$33,729,000.00	\$30,093,318.00	\$34,505,000.00
PROPOSER RANK	2	1	3



February 13, 2025

Mr. Jesse Clayburn
Assistant Superintendent of Facilities & Construction
Cypress-Fairbanks Independent School District
11430-B Perry Road
Houston, Texas 77064

RE: 2024 Cy Creek HS Renovation
Cypress-Fairbanks Independent School District
CFISD Project Number: 24-10-5754-R-RFP
Architect ProjecNumber: 23-148.00

Dear Mr. Clayburn,

On Thursday, February 13, 2025, competitive sealed proposals were received in the District's Facilities Design & Construction office on Perry Road for the 2024 Cy Creek HS Renovation project. A total of Three (3) offerors submitted proposals as requested. A tabulation of the proposal results is attached.

A Selection Committee made up of District administrators, architects and consultants evaluated the proposals on Thursday, February 13, 2025, and ranked them based on the selection criteria published in the Instructions to Offerors section of the Contract Documents.

VLK recommends to the Cypress-Fairbanks Independent School District Board of Trustees the acceptance of the Selection Committee's recommendation to select ICI Construction, Inc., as the contractor for the 2024 Cy Creek HS Renovation project in the amount of \$25,989,000.00.00. This amount represents the sum of the Base Proposal, Alternates 1, and 2B. All parties teamed with Cypress-Fairbanks ISD staff to confirm proposals contained fair and accurate pricing, ensuring the maximum value to the District was achieved.

ICI Construction Inc., is a Houston, Texas based general contractor that has successfully executed construction projects for school districts in the Texas Gulf Coast area, including the Cypress-Fairbanks Independent School District. Additionally, after discussions with their references, we feel they are well-qualified to execute the requirements of the contract.

We would like to express our sincere thanks to you and your staff, the Board of Trustees, Dr. Killian and the Cypress-Fairbanks Independent School District administrative staff for allowing us the opportunity to be part of this important project.

We look forward to a successful partnership with the District and ICI Construction, Inc. in the construction for the 2024 Cy Creek HS Renovation project.

Sincerely,

Rudy Starks
Principal

Cc: Ms. Shannon Thompson, Cypress-Fairbanks ISD
Raymelle Wilson, Cypress-Fairbanks ISD

Jesse Clayburn
Assistant Superintendent, Facilities & Construction

TO: Dr. Douglas Killian
The Board of Trustees

FROM: Jesse Clayburn

DATE: February 13, 2025

RE: **2024 CY CREEK HIGH SCHOOL RENOVATION**
CYPRESS-FAIRBANKS I.S.D. PROPOSAL NO. 24-02-5754-R-RFP
CONSTRUCTION CONTRACT AWARD RECOMMENDATION

The District received a total of three (3) proposals from interested contractors on Thursday, February 13, 2025, for the above referenced project. Attached you will find the proposal tabulation form summarizing the proposals submitted and a recommendation letter from VLK Architects dated February 13, 2025

Our department has carefully evaluated the submitted proposals and hereby recommends to the Board of Trustees, to award the construction contract to ICI Construction, Inc. in the amount of \$25,989,000.00. This recommendation is based upon acceptance of the Base Proposals, Alternates No. 1 and 2B. The project is being funded from Bond funds. ICI Construction, Inc. has the highest ranking based upon the proposed price and scoring of the published criteria and therefore provides the best value to the District.

The scope of work for this project includes an orchestra addition of rehearsal hall and practice rooms, kitchen addition and renovation, black box renovation, 2 new art rooms, 2 new tennis courts, miscellaneous athletic life cycle replacements, safety and security upgrades, new architectural finishes, a new roof, and other electrical, mechanical, and plumbing upgrades as per the bond scope for Cy Creek High School.

ICI Construction, Inc. is a Spring, Texas based general contractor that has successfully executed projects for many school districts in the Texas Gulf Coast area, including Cypress-Fairbanks Independent School District.

If you should have any questions, please do not hesitate to call.

JC/RW

cc: Matt Morgan
Shannon Thompson
Amy Hayes
Project File 1.9

PROPOSAL TABULATION FORM

2024Cy Creek HS Renovation

Cypress-Fairbanks Independent School District
 CFISD Project No. 24-10-5754-R-RFP / Architect Project No. 23-148.00
 Base Proposal Date/Time: Thursday, February 13, 2025 at 2:00 p.m. (CST)
 Alternate Proposal Date/Time: Thursday, February 13, 2025 at 3:00 p.m.



	DivisionOne Construction, LLC	Recommended Proposer Proposer	Millennium Project Solutions, Inc.	0.00	0.00	0.00
Proposal Bond (Section AD)	Yes	Yes	Yes			
Base Proposal	\$27,799,000.00	\$28,000,000.00	\$28,000,000.00			
Addenda Acknowledged: 1, 2, 3 & 4	Yes	Yes	Yes			
Alternate 1: Adjustment to Base Proposal	-\$1,300,000.00	-\$2,110,000.00	-\$1,662,000.00			
Subtotal: Base Proposal + Alternate 1	\$26,499,000.00	\$25,890,000.00	\$26,338,000.00			
Alternate 2A: Chillers by Carrier	No Bid	No Bid	No Bid			
Alternate 2B: Chillers by Daikin	\$105,000.00	\$99,000.00	\$99,500.00			
Alternate 2C: Chillers by Trane	\$138,000.00	\$135,000.00	\$108,500.00			
TOTAL BASE PROPOSAL AMOUNT + ALTERNATES 1 & 2B	\$26,604,000.00	\$25,989,000.00	\$26,437,500.00			
PROPOSER RANK	3	1	2			



ARCADIS
1330 Post Oak Blvd. Suite 2250
Houston TX 77056 USA
(281) 286-6605
arcadiseducationtx.com

February 12, 2025

Mr. Jesse Clayburn
Assistant Superintendent of Facilities & Construction
Cypress-Fairbanks Independent School District
11430-B Perry Road
Houston, Texas 77064

RE: 2024 Cy Falls High School Renovation
Cypress-Fairbanks Independent School District
CFISD Project Number: 24-02-5742-R-RFP
Arcadis Project Number: 202318

Dear Mr. Clayburn,

On Thursday, February 6, 2025, competitive sealed proposals were received in the District's Facilities, Planning, and Construction Conference Room for the 2024 Cy Falls HS Renovation project. Three (3) offerors submitted proposals as requested. A tabulation of the proposal results is attached.

A Selection Committee made up of District Administrators and Architects evaluated the proposals immediately following the proposal opening and ranked them based on the selection criteria published in the Instructions to Offerors section of the Contract Documents.

Arcadis recommends to the Cypress-Fairbanks Independent School District Board of Trustees, the acceptance of the Selection Committee's recommendation to select ICI Construction, Inc., as the Contractor for the 2024 Cy Falls HS Renovation project in the amount of \$20,637,000.00, which represents the Base Proposal and Alternates 1, and 2B. All parties teamed with Cypress-Fairbanks ISD staff to confirm proposals contained fair and accurate pricing, ensuring the maximum value to the District was achieved.

ICI Construction, Inc., is a Texas-based General Contractor that has successfully executed numerous construction projects for many school districts in the Texas Gulf Coast area, including several for Cypress-Fairbanks ISD. After discussions with their references, we feel that they are well qualified to execute the requirements of the Contract.

We would like to express our sincere thanks to you and your staff, the Board of Trustees, Dr. Killian, and the Cypress-Fairbanks Independent School District for allowing us this exciting opportunity to be part of this important project.

We look forward to a successful partnership with the District and ICI Construction, Inc., in the construction of the 2024 Cy Falls HS Renovation project.

Sincerely,

Laura J. Carroll, AIA
Principal

xc: Ms. Shannon Thompson/ Cypress-Fairbanks ISD
Mr. Dan Grosz/ Cypress-Fairbanks ISD
Mr. Steven Bryan / Cypress-Fairbanks ISD
Mr. Allen Kuy/ Cypress-Fairbanks ISD

Ms. Amy Hayes/ Cypress-Fairbanks ISD
Mr. Charles Jacobs / Arcadis Inc.

Jesse Clayburn
Assistant Superintendent, Facilities & Construction

TO: Dr. Douglas Killian
The Board of Trustees

FROM: Jesse Clayburn

DATE: February 13, 2025

RE: **2024 CY FALLS HS RENOVATIONS**
CYPRESS-FAIRBANKS I.S.D. PROPOSAL NO. 24-02-5742-R-RFP
CONSTRUCTION CONTRACT AWARD RECOMMENDATION

The District received a total of three (3) proposals from interested contractors on Thursday, February 6, 2025, for the above referenced project. Attached you will find the proposal tabulation form summarizing the proposals submitted and a recommendation letter from Texas-Arcadis, Inc., dated February 12, 2025.

Our department has carefully evaluated the submitted proposals and hereby recommends to the Board of Trustees, to award the construction contract to ICI Construction, Inc., in the amount of \$20,637,000.00. This recommendation is based upon acceptance of the Base Proposals, Alternates 1, 2B. ICI Construction, Inc., has the highest ranking based upon the proposed price and scoring of the published criteria and therefore provides the best value to the District.

The Project(s) consists of but is not limited to:
General facility renovations and addition, outside storage building, new greenhouse, kitchen renovations and expansion, press box improvements, replacing synthetic turf football field and MEPT renovations associated with the work.

ICI Construction, Inc., is a Spring, Texas based general contractor that has successfully executed projects for many school districts in the Texas Gulf Coast area.

If you should have any questions, please do not hesitate to call.

cc: Shannon Thompson
Amy Hayes
Project File 1.9 / 4.7



PROPOSAL TABULATION FORM

2024 Cy Falls HS Renovations

Cypress-Fairbanks Independent School District

Arcadis Project No. 202318 - CFISD Proposal No. 24-02-5742-R-RFP

Proposal Date: 06 February, 2025 at 2:00pm & 3:00pm



	DIVISIONONE CONSTRUCTION, LLC.	RECOMMENDED PROPOSER ICI CONSTRUCTION, INC.	MILLENNIUM PROJECT SOLUTIONS, INC.
Proposal Bond (Section AD)	X	X	X
Base Proposal	\$21,599,000.00	\$22,000,000.00	\$21,000,000.00
Addenda Acknowledged 1,2,3,4,5	X	X	X
Alt. 1 Adjustment to Base Proposal	(\$1,100,000.00)	(\$1,500,000.00)	(\$525,000.00)
Subtotal: Base Proposal + Alternate 1	\$20,499,000.00	\$20,500,000.00	\$20,475,000.00
Alt. 2A Chillers by Carrier	\$140,000.00	\$138,000.00	\$135,000.00
Alt. 2B Chillers by Daikin	\$140,000.00	\$137,000.00	\$135,000.00
Alt. 2C Chillers by Trane	\$215,000.00	\$215,000.00	\$210,000.00
TOTAL BASE PROPOSAL AMOUNT + ALTERNATES 1 & 2B	\$20,639,000.00	\$20,637,000.00	\$20,610,000.00
PROPOSER RANK	2	1	3



To: Charles Franklin
Assistant Superintendent of Technology and Information Services

From: Kim Bowlin
Assistant Director of Technology Support Services

Date: January 10, 2025

Re: CFISD BlueCat Refresh Quote
Contract ID: 24-07-1030

Item	Description	Qty	Solid Border, Inc. 3 Year Cost	Solid Border, Inc. 5 Year Cost	Tanches Global Management, Inc. 3 Year Cost	Tanches Global Management, Inc. 5 Year Cost	Netsync Network Solutions Inc. 3 Year Cost	Netsync Network Solutions Inc. 5 Year Cost
Total Projected Expenditure			\$ 763,300.24	\$ 1,209,739.22	\$ 886,349.64	\$ 1,407,502.48	\$ 828,037.04	\$ 1,310,329.44
Item 1	BlueCat 6500 Address Manager	1	\$ 8,415.00	\$ 8,415.00	\$ 9,500.00	\$ 9,500.00	\$ 9,378.95	\$ 9,378.94
Item 2	BlueCat 6500 DNS/DHCP Server	8	\$ 67,320.00	\$ 67,320.00	\$ 76,000.00	\$ 76,000.00	\$ 75,031.60	\$ 75,031.52
Item 3	Shipping Costs for Hardware	9	\$ -	\$ -	\$ 2,070.00	\$ 2,070.00	\$ 2,273.67	\$ 2,273.67
Item 4	BlueCat 6500 Address Manager Hardware Only Maintenance	1	\$ 6,557.76	\$ 10,929.60	\$ 6,840.88	\$ 11,400.80	\$ 6,752.84	\$ 11,254.73
Item 5	BlueCat 6500 DNS/DHCP Server Hardware Only Maintenance	8	\$ 52,462.08	\$ 87,436.80	\$ 54,741.60	\$ 91,222.40	\$ 54,022.72	\$ 90,037.84
Item 6	BlueCat 6500 Address Manager Subscription	2	\$ 36,692.18	\$ 61,153.60	\$ 45,884.44	\$ 76,474.10	\$ 41,783.50	\$ 69,639.16
Item 7	BlueCat 6500 DNS/DHCP Server Subscription	13	\$ 362,446.50	\$ 604,077.50	\$ 458,433.82	\$ 764,056.28	\$ 417,460.94	\$ 695,768.19
Item 8	BlueCat Enterprise Support	1	\$ 193,875.00	\$ 334,875.00	\$ 197,890.00	\$ 341,790.00	\$ 186,513.18	\$ 322,125.75
Item 9	One Hour Offsite Consulting	24	\$ 7,915.20	\$ 7,915.20	\$ 7,824.00	\$ 7,824.00	\$ 7,730.64	\$ 7,730.64
Item 10	One Hour Offsite Project Management	33	\$ 6,786.12	\$ 6,786.12	\$ 6,712.20	\$ 6,712.20	\$ 6,627.72	\$ 6,627.72
Item 11	One Hour Offsite Consulting	48	\$ 15,830.40	\$ 15,830.40	\$ 15,652.80	\$ 15,652.80	\$ 15,461.28	\$ 15,461.28
Item 12	Fixed Travel and Expenses	2	\$ 5,000.00	\$ 5,000.00	\$ 4,799.90	\$ 4,799.90	\$ 5,000.00	\$ 5,000.00

* Solid Border, Inc. is a contracted vendor on the DIR (Department of Information Resources) Purchasing Cooperative Contract No. DIR-CPO-4850 and DIR-TSO-4365. The District invited vendors on cooperative contracts for BlueCat to submit proposals for hardware, maintenance, virtual subscriptions, and professional installation services. Six (6) cooperative quotes were submitted for this bid.

Recommendation: Solid Border, Inc. 3 Year Cost
 Estimated Expenditure: \$763,300.24
 Contract Term: March 30, 2025 - March 29, 2028

kb

PRODUCT	Vendor Description	QTY	Solid Border, Inc. DIR-CPO-4850 and DIR-TSO-4365		Tanches Global Management, Inc. Omnia Partners 01-170		Netsync Network Solutions 3 Year TIPS 230105		Netsync Network Solutions 5 Year TIPS 230105	
			Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
HARDWARE ONLY - ONE TIME EXPENSE										
BAM6500-HW	BlueCat 6500 - BlueCat Address Manager - Hardware Only	1	\$ 8,415.00	\$ 8,415.00	\$ 9,500.00	\$ 9,500.00	\$ 9,378.95	\$ 9,378.95	\$ 9,378.94	\$ 9,378.94
BDS6500-HW	BlueCat 6500 - BlueCat DNS/DHCP Server - Hardware Only	8	\$ 8,415.00	\$ 67,320.00	\$ 9,500.00	\$ 76,000.00	\$ 9,378.95	\$ 75,031.60	\$ 9,378.94	\$ 75,031.52
NA-SHIP	Shipping Standard North America (per unit)	9	\$ -	\$ -	\$ 230.00	\$ 2,070.00	\$ 252.63	\$ 2,273.67	\$ 252.63	\$ 2,273.67
	Total Hardware Costs			\$ 75,735.00		\$ 87,570.00		\$ 86,684.22		\$ 86,684.13

PRODUCT	QTY	Solid Border, Inc.		Tanches Global Management, Inc.		Netsync Network Solutions				
		3 Year Annual Unit Cost	5 Year Annual Unit Cost	3 Year Total	5 Year Total	3 Year Annual Unit Cost	5 Year Annual Unit Cost	3 Year Total	5 Year Total	
HARDWARE ONLY MAINTENANCE SERVICE TERM: 3/30/2025 - 3/29/2028 or 3/29/2030										
BAM6500-HW-MN	BlueCat 6500 - BlueCat Address Manager - Hardware Only Maintenance	1	\$ 6,557.76	\$ 10,929.60	\$ 6,557.76	\$ 10,929.60	\$ 6,840.88	\$ 11,400.80	\$ 6,840.88	\$ 11,400.80
BDS6500-HW-MN	BlueCat 6500 - BlueCat DNS/DHCP Server - Hardware Only Maintenance	8	\$ 6,557.76	\$ 10,929.60	\$ 52,462.08	\$ 87,436.80	\$ 6,842.70	\$ 11,402.80	\$ 54,741.60	\$ 91,222.40
SOFTWARE										
BAM6500-SUB	BlueCat 6500 - BlueCat Address Manager - Subscription	2	\$ 18,346.09	\$ 30,576.80	\$ 36,692.18	\$ 61,153.60	\$ 22,942.22	\$ 38,237.05	\$ 45,884.44	\$ 76,474.10
BDS6500-SUB	BlueCat 6500 - BlueCat DNS/DHCP Server - Subscription	13	\$ 27,880.50	\$ 46,467.50	\$ 362,446.50	\$ 604,077.50	\$ 35,264.14	\$ 58,773.56	\$ 458,433.82	\$ 764,056.28
ENTERPRISE SUPPORT RENEWAL										
ENTSUPR	BlueCat Enterprise Support - Renewal	1	Annual Unit Cost - 3 YR \$ 193,875.00	Annual Cost - 5 YR \$ 334,875.00	Annual Unit Cost - 3 YR \$ 193,875.00	Annual Cost - 5 YR \$ 334,875.00	Annual Unit Cost - 3 YR \$ 197,890.00	Annual Cost - 5 YR \$ 341,790.00	Annual Unit Cost - 3 YR \$ 197,890.00	Annual Cost - 5 YR \$ 341,790.00
	Total Support			\$ 652,033.52	\$ 1,098,472.50		\$ 763,790.74	\$ 1,284,943.58		\$ 1,188,825.67

PRODUCT	QTY	Solid Border, Inc.		Tanches Global Management, Inc.		Netsync Network Solutions		
		Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	
HARDWARE ONLY - ONE TIME EXPENSE								
BCN-PS-1HR	One Hour Offsite Consulting	24	\$ 329.80	\$ 7,915.20	\$ 326.00	\$ 7,824.00	\$ 322.11	\$ 7,730.64
BCN-PS-PM-1HR-OFF	One Hour Offsite Project Management	33	\$ 205.64	\$ 6,786.12	\$ 203.40	\$ 6,712.20	\$ 200.84	\$ 6,627.72
BCN-PS-1HR (ON-SITE)	One Hour Offsite Consulting	48	\$ 329.80	\$ 15,830.40	\$ 326.10	\$ 15,652.80	\$ 322.11	\$ 15,461.28
BCNEXPENSES	Fixed Travel and Expenses	2	\$ 2,500.00	\$ 5,000.00	\$ 2,399.95	\$ 4,799.90	\$ 2,500.00	\$ 5,000.00
TOTAL				\$ 35,531.72		\$ 34,988.90		\$ 34,819.64

PRODUCT	Solid Border, Inc.	Tanches Global Management, Inc.	Netsync Network Solutions
	Total Cost	Total Cost	Total Cost
Services			
BuyBack	No Bid	No Bid	No Bid
Cost Per Unit to Transport to Falcon Annex	No Bid	No Bid	No Bid

Grand Total Hardware, Maintenance, Subscription and Professional Services	Solid Border, Inc.		Tanches Global Management, Inc.		Netsync Network Solutions	
	3 Year Cost	5 Year Cost	3 Year Cost	5 Year Cost	3 Year Cost	5 Year Cost
	\$ 763,300.24	\$ 1,209,739.22	\$ 886,349.64	\$ 1,407,502.48	\$ 828,037.04	\$ 1,310,329.44



To: Charles Franklin
Assistant Superintendent of Technology and Information Services

From: Kim Bowlin
Assistant Director of Technology Support Services

Date: January 29, 2025

Re: CFISD FIREWALL QUOTE
Contract ID:24-07-1030

Item	Description	Qty	CDW Government, LLC.	GTS Technology Solutions, Inc.	Layer 3 Communications (Texas), LLC.	Layer 3 Communications (Texas), LLC. Alt.
Total Projected Expenditure			\$ 5,311,059.13	\$ 5,242,314.75	\$ 4,885,534.64	\$ 4,790,870.06

Item 1	Estimated Expenditure for Edge Firewalls		\$ 3,163,426.64	\$ 3,176,126.04	\$ 2,925,837.60	\$ 2,925,837.60
Item 2	Estimated Expenditure for Data Center Firewalls		\$ 1,241,736.90	\$ 1,244,400.06	\$ 1,167,250.44	\$ 1,167,250.44
Item 3	Estimated Expenditure for VPN Firewalls		\$ 52,295.50	\$ 52,358.80	\$ 52,898.58	\$ 52,898.58
Item 4	Estimated Expenditure for Police Department Firewalls		\$ 142,525.34	\$ 142,828.90	\$ 145,941.48	\$ 145,941.48
Item 5	Estimated Expenditure for Server Team Firewall		\$ 6,352.00	\$ 6,346.84	\$ 6,011.99	\$ 6,011.99
Item 6	Estimated Expenditure for Firewall Management		\$ 704,722.75	\$ 620,254.11	\$ 587,594.55	\$ 492,929.97

^a Alternate proposal did not meet the equipment requirements of the district.

* Layer 3 Communications (Texas), LLC. is a contracted vendor on the DIR (Department of Information Resources) Purchasing Cooperative Contract No. DIR-CPO-4864. The district invited vendors on cooperative contracts for Palo Alto to submit proposals for equipment, licenses, warranties, and installation services. Four (4) cooperative quotes were submitted for this bid.

Recommendation: Layer 3 Communications (Texas), LLC.

Estimated Expenditure: \$4,885,534.64

Contract Term: March 4, 2025 to June 30, 2030

kb

CFISD Firewall Quote

Vendors Submitting Quotes			Edge Firewalls				Layer 3 Communication, LLC.			
Cooperative Contract			CDW Government, LLC.		GTS Technology Solutions, Inc.		TIPS 230105			
			TIPS 230105		TIPS 230105		DIR-CPO-4754			
							DIR-CPO-4864			
Qty	Part Number	Description	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price (Alt.)	Extended Price (Alt.)
8	PAN-PA-5400-BLNK-OSF	Palo Alto Networks PA-5400 Blank card, on site FRU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	PAN-PWR-C19-US	Power cord with IEC-60320 C19 and NEMA 6-20P cord ends, 3 meters	\$30.93	\$247.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	PAN-PWR-2200W-AC	AC power supply for PA-5450	\$1,278.60	\$10,228.80	\$1,282.97	\$10,263.76	\$1,154.55	\$9,236.40	\$1,154.55	\$9,236.40
4	PAN-E1.S-4TB	E1.S 4TB EDSFF (Enterprise & Data Center Form Factor) SSD, PA-5400 logging drive	\$3,196.49	\$12,785.96	\$3,207.43	\$12,829.72	\$2,886.37	\$11,545.48	\$2,886.37	\$11,545.48
4	PAN-PA-5400-NC-A	PA-5400 Networking Card	\$29,344.25	\$117,377.00	\$29,731.43	\$118,925.72	\$23,990.39	\$95,961.56	\$23,990.39	\$95,961.56
4	PAN-PA-5450-AC-SYS	PA-5450 Base AC Hardware Bundle. Includes Chassis, 2xAC power supplies, 4xFans, Base Card, Management Processing Card, and Networking Card, includes 4 post rack mount kit	\$42,147.21	\$168,588.84	\$42,703.32	\$170,813.28	\$34,457.44	\$137,829.76	\$34,457.44	\$137,829.76
8	PAN-PA-5400-DPC-A	PA-5400 Data Processor Card	\$40,015.74	\$320,125.92	\$40,543.74	\$324,349.92	\$32,714.86	\$261,718.88	\$32,714.86	\$261,718.88
4	PAN-SVC-BKLN-5450-5YR	PA-5450, Partner enabled premium support, 5 years (60 months) term.	\$152,120.78	\$608,483.12	\$151,417.44	\$605,669.76	\$156,251.00	\$625,004.00	\$156,251.00	\$625,004.00
4	PAN-PA-5450-BND-CORESEC-5YR	PA-5450, Precision AI Network Security Subscription Bundle (Advanced Threat Prevention, Advanced URL Filtering, Advanced Wildfire, Advanced DNS Security and SD-WAN), 5 years (60 months) term	\$475,809.13	\$1,903,236.52	\$477,683.79	\$1,910,735.16	\$441,243.22	\$1,764,972.88	\$441,243.22	\$1,764,972.88
8	PAN-QSFP28-100GBASE-SR4	QSFP28 form factor, 100Gb SR4 optical transceiver, short reach 100m OM4 (70m OM3), 8/12 strand MPO, MMF, IEEE 802.3ba 100GBASE-SR4 compliant	\$2,794.13	\$22,353.04	\$2,817.34	\$22,538.72	\$2,446.08	\$19,568.64	\$2,446.08	\$19,568.64
Data Center Firewalls										
Qty	Part Number	Description	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price (Alt.)	Extended Price (Alt.)
2	PAN-PA-5430-AC	Palo Alto Networks PA-5430 with redundant AC power supplies	\$76,671.24	\$153,342.48	\$77,682.89	\$155,365.78	\$62,682.55	\$125,365.10	\$62,682.55	\$125,365.10
2	PAN-PA-5430-DNS-5YR-HA2	PA-5430, DNS security subscription, for one (1) device in an HA pair, 5 years (60 months) term.	\$87,713.54	\$175,427.08	\$87,874.92	\$175,749.84	\$82,683.51	\$165,367.02	\$82,683.51	\$165,367.02
2	PAN-PA-5430-ATP-5YR-HA2	Advanced Threat Prevention subscription 5 year term for device in an HA pair, PA-5430	\$131,487.28	\$262,974.56	\$131,729.21	\$263,458.42	\$122,799.35	\$245,598.70	\$122,799.35	\$245,598.70
2	PAN-PA-5430-IOT-DRDL-5YR-HA2	PA-5430, IoT subscription, does not require data lake, for one (1) device in an HA pair, 5 years (60 months) term.	\$197,224.54	\$394,449.08	\$197,587.41	\$395,174.82	\$185,914.49	\$371,828.98	\$185,914.49	\$371,828.98
1	PAN-IOT-ENT-PLUS	Enterprise IoT Security Plus product option. Should be purchased with IoT Security subscription.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	PAN-SVC-BKLN-5430-5YR	Partner enabled premium support 5 year term, PA-5430	\$116,595.33	\$233,190.66	\$116,056.24	\$232,112.48	\$119,761.00	\$239,522.00	\$119,761.00	\$239,522.00
8	PAN-QSFP28-100GBASE-SR4	QSFP28 form factor, 100Gb SR4 optical transceiver, short reach 100m OM4 (70m OM3), 8/12 strand MPO, MMF, IEEE 802.3ba 100GBASE-SR4 compliant	\$2,794.13	\$22,353.04	\$2,817.34	\$22,538.72	\$2,446.08	\$19,568.64	\$2,446.08	\$19,568.64
VPN Firewalls										
Qty	Part Number	Description	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price (Alt.)	Extended Price (Alt.)
2	PAN-PA-1410	Palo Alto Networks PA-1410	\$6,085.52	\$12,171.04	\$6,106.34	\$12,212.68	\$5,495.11	\$10,990.22	\$5,495.11	\$10,990.22
2	PAN-PA-1410-GP-5YR-HA2	PA-1410, GlobalProtect subscription, for one (1) device in an HA pair, 5 years (60 months) term.	\$5,150.92	\$10,301.84	\$5,168.54	\$10,337.08	\$5,429.67	\$10,859.34	\$5,429.67	\$10,859.34
2	PAN-PA-1410-ATP-5YR-HA2	PA-1410, Advanced Threat, for one (1) device in an HA pair, 5 years (60 months) term.	\$7,726.38	\$15,452.76	\$7,752.82	\$15,505.64	\$8,144.51	\$16,289.02	\$8,144.51	\$16,289.02
2	PAN-SVC-BKLN-1410-5YR	PA-1410, Partner enabled premium support, 5 years (60 months) term.	\$7,184.93	\$14,369.86	\$7,151.70	\$14,303.40	\$7,380.00	\$14,760.00	\$7,380.00	\$14,760.00
Police Department Firewall										
Qty	Part Number	Description	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price (Alt.)	Extended Price (Alt.)
2	PAN-PA-3410	Palo Alto Networks PA-3410 with redundant AC power supplies	\$16,351.29	\$32,702.58	\$16,429.41	\$32,858.82	\$15,615.78	\$31,231.56	\$15,615.78	\$31,231.56
2	PAN-PA-3410-GP-5YR-HA2	PA-3410, GlobalProtect subscription, for one (1) device in an HA pair, 5 years (60 months) term.	\$14,079.78	\$28,159.56	\$14,147.06	\$28,294.12	\$14,847.12	\$29,694.24	\$14,847.12	\$29,694.24
2	PAN-PA-3410-ATP-5YR-HA2	Advanced Threat Prevention subscription 5 year term for device in an HA pair, PA-3410	\$20,753.73	\$41,507.46	\$20,852.94	\$41,705.88	\$21,884.84	\$43,769.68	\$21,884.84	\$43,769.68
2	PAN-SVC-BKLN-3410-5YR	Partner enabled premium support 5 year term, PA-3410	\$20,077.87	\$40,155.74	\$19,985.04	\$39,970.08	\$20,623.00	\$41,246.00	\$20,623.00	\$41,246.00
Server Team Firewall										
Qty	Part Number	Description	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price (Alt.)	Extended Price (Alt.)
1	PAN-PA-445	Palo Alto Networks PA-445	\$1,451.89	\$1,451.89	\$1,453.04	\$1,453.04	\$1,332.53	\$1,332.53	\$1,332.53	\$1,332.53
1	PAN-PA-445-DNS-5YR	PA-445, DNS security subscription, 5 years (60 months) term.	\$1,327.77	\$1,327.77	\$1,328.17	\$1,328.17	\$1,222.35	\$1,222.35	\$1,222.35	\$1,222.35
1	PAN-PA-445-ATP-5YR	PA-445, Advanced Threat, 5 years (60 months) term.	\$1,991.66	\$1,991.66	\$1,992.26	\$1,992.26	\$1,833.51	\$1,833.51	\$1,833.51	\$1,833.51

1	PAN-SVC-BKLN-445-5YR	PA-445, Partner enabled premium support, 5 years (60 months) term.	\$1,580.68	\$1,580.68	\$1,573.37	\$1,573.37	\$1,623.60	\$1,623.60	\$1,623.60	\$1,623.60
Firewall Management										
Qty	Part Number	Description	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price (Alt.)	Extended Price (Alt.)
5	PAN-M-700-P-25	Panorama central management software license, 25 devices or log collector for the M-700	\$2,235.31	\$11,176.55	\$2,383.90	\$11,919.50	\$5,185.69	\$25,928.45	\$5,185.69	\$15,557.07
5	PAN-SVC-BKLN-M-700-P-25-5Y	Partner enabled Premium support 5-year term, Panorama M-700 25 devices, PAN-DB Private Cloud or log collector	\$52,809.19	\$264,045.95	\$52,565.02	\$262,825.10	\$54,243.00	\$271,215.00	\$54,243.00	\$162,729.00
5	PAN-M-700	Palo Alto Networks M-700 chassis with 16TB storage (4x8TB RAID certified drives) and 4 post rack mount rails	\$38,357.91	\$191,789.55	\$38,489.16	\$192,445.80	\$33,090.22	\$165,451.10	\$33,090.22	\$99,270.66
2	PAN-M-300-P-25	Panorama Central Management software license, 25 devices or log collector for the M-300	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	\$5,093.09	\$10,186.18
2	PAN-SVC-BKLN-M-300-P-25-5Y	Partner enabled premium support 5-year prepaid, Panorama M-300 25 devices or log collector	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	\$20,249.71	\$40,499.42
12	PAN-3.5IN-HDD-8TB-B-PAIR	3.5 Inch spare 8 TB HDD Raid certified drive	\$3,324.35	\$39,892.20	\$3,335.73	\$40,028.76	\$0.00	\$0.00	\$19,843.82	\$39,687.64
100	Training Credits	Training Credit - To be redeemed with Authorized Training Partners (ATPs)	No Bid	\$0.00	\$100.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00
1	Service	Cost for Installation and Configuration of all equipment above	\$192,958.50	\$192,958.50	\$99,271.17	\$99,271.17	\$125,000.00	\$125,000.00	\$125,000.00	\$125,000.00
1	Shipping Costs	Equipment should ship to the vendor's warehouse and awarded vendor will deploy, install at CFISD or CFISD's data center. Include any shipping costs for the equipment above.	\$2,592.91	\$2,592.91	\$3,763.78	\$3,763.78	\$0.00	\$0.00	\$0.00	\$0.00
	Buy Back Offer	Total Price of Buy Back Offer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Removal to Falcon Annex	Total Cost for Removal to Falcon Annex	2267.09	\$2,267.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total Cost of all Equipment, Removal of Old to Falcon Annex, Installation, Configuration, and Shipping				
	\$5,311,059.13	\$5,242,314.75	\$4,885,534.64	\$4,790,870.06

CFISD's Bill of Materials called for five M700 or equivalent chassis with 16TB storage. The alternate proposal changed to three M700 chassis and two M300. The department reviewed this alternate proposal and determined that it would not meet the requirements of the district.



To: Charles Franklin
 Assistant Superintendent of Technology and Information Services

From: Kim Bowlin
 Assistant Director of Technology Support Services

Date: January 29, 2025

Re: CFISD Uninterruptible Power Supply (UPS) Project E-Rate, Request for Proposal
 Contract ID: 25-03-7034R-RFP

* The following proposals were received and opened at 12:00 p.m., Friday, January 17, 2025, as advertised and specified in documents concerning proposal #25-03-7034R-RFP CFISD Uninterruptible Power Supply (UPS) Project E-Rate. The proposals received are located on pages 2 - 3.

Recommendation:	Netsync Network Solutions	
Funding:	Multiple Funding Sources	
Estimated Expenditure:	\$6,233,008.03	
Contract Term:	July 1, 2025 to June 30, 2027	
Optional Annual Renewals:	July 1, 2027 - June 20, 2028	Year 1
	July 1, 2028 - June 20, 2029	Year 2
	July 1, 2029 - June 20, 2030	Year 3
	July 1, 2030 - June 20, 2031	Year 4
	July 1, 2031 - June 20, 2032	Year 5

Bid Evaluation

RFP Close Date: January 18, 2024 at 11:00 AM
Service Description: #25-03-7034R-RFP CFISD Uninterruptible Power Supply (UPS) Project - E-Rate
Funding Year Base Contract: 2025 - 2027
Funding Year Optional Renewals: 2027 - 2032
School Name: Cypress-Fairbanks ISD

Average Score for Evaluators										
Factor(s)	Points									
		Advanced Networks of Texas	ConvergeOne	Electra Link, Inc.	Gruber Power Services	MGT Impact Solutions, LLC.	MGT Impact Solutions, LLC. (Alt.)	Netsync Network Solutions	NWN Corp.	SHI Government Solutions, Inc.
SPIN		143036711	143011994	143010187	143033880	143054314	143054314	143028685	143017706	143028315
Date bid was received		1/17/2025 11:51:05 AM (CT)	1/17/2025 11:59:58 AM (CT)	1/17/2025 11:56:15 AM (CT)	1/16/2025 05:10:30 PM (CT)	1/17/2025 11:29:47 AM (CT)	1/17/2025 11:29:47 AM (CT)	1/16/2025 05:22:16 PM (CT)	1/17/2025 11:47:49 AM (CT)	1/17/2025 11:44:09 AM (CT)
The purchase price of eligible goods and services a. Lowest proposal eligible cost / vendor's eligible cost * 30 (maximum points)	30	4.45	3.03	3.95	0.62	4.31	5.33	3.57	1.95	30.00
The reputation of vendor and of the vendor's goods and services: a. Evaluation of feedback from references regarding similar products and / or services purchased from vendor. b. Qualifications and experience c. Experiences in the performance of comparable engagements	10	5.33	6.00	6.67	8.00	8.00	8.00	10.00	10.00	6.33
The quality of the vendor's goods or services: a. Vendor is an authorized reseller of the proposed product. b. Number of staff and resources available for deployments; Number of deployment teams c. Experience / Consistency of staff available for deployments (full-time preferred over sub-contractors)	25	13.33	17.78	16.66	17.78	21.11	21.11	25.00	25.00	6.67
The extent to which the goods or services meet the District's needs: a. Compliance with general requirements and detailed information provided	25	16.51	19.23	17.14	17.47	19.55	19.55	19.71	19.71	14.58
The vendor's past relationship with the District a. Evaluation of experience the vendor has with delivering products or services to CFISD	5	0.00	3.00	0.00	0.00	3.00	3.00	3.00	3.00	3.00
Long Term cost to District a. Long-Term Costs Points = Lowest Proposed Price / Vendor's Proposal Price * 5 (weighted value). This will include ineligible costs.	5	4.65	5.00	3.38	1.74	4.82	4.84	3.44	2.74	1.39
Any other relevant factor specifically listed in the request for bids or proposals	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Points	100	44.28	54.03	47.81	45.59	60.80	61.83	64.73	62.40	61.97
Winning Vendor	Netsync Network Solutions		Estimated Base Contract Total			\$1,780,859.44	Optional Renewal Total		\$4,452,148.59	

a - Vendor only proposed installation services and software. There was no UPS equipment proposed by the vendor.

Bid Evaluation

RFP Close Date: January 18, 2024 at 11:00 AM
Service Description: #25-03-7034R-RFP CFISD Uninterruptible Power Supply (UPS) Project - E-Rate
Funding Year Base Contract: 2025 - 2027
Funding Year Optional Renewals: 2027 - 2032
School Name: Cypress-Fairbanks ISD

Point Explanation for All Vendors										
Factor(s)	Points									
		Advanced Networks of Texas	ConvergeOne	Electra Link, Inc.	Gruber Power Services	MGT Impact Solutions, LLC.	MGT Impact Solutions, LLC. (Alt.)	Netsync Network Solutions	NWN Corp.	SHI Government Solutions, Inc.
SPIN		143036711	143011994	143010187	143033880	143054314	143054314	143028685	143017706	143028315
Date bid was received		1/17/2025 11:51:05 AM (CT)	1/17/2025 11:59:58 AM (CT)	1/17/2025 11:56:15 AM (CT)	1/16/2025 05:10:30 PM (CT)	1/17/2025 11:29:47 AM (CT)	1/17/2025 11:29:47 AM (CT)	1/16/2025 05:22:16 PM (CT)	1/17/2025 11:47:49 AM (CT)	1/17/2025 11:44:09 AM (CT)
The purchase price of eligible goods and services a. Lowest proposal eligible cost / vendor's eligible cost * 30 (maximum points)	30	CFISD used USAC's Open Data Tools to confirm eligible and ineligible items. The Purchase Price of eligible goods and services was calculated from the vendor's BAFO request (Price Points = Lowest Proposed Price of eligible goods and services / Vendor's Proposal Price of eligible goods and services * 30 Points). Vendors who did not submit a BAFO had their original submission used for price point calculation (Advanced Networks of Texas, MGT Impact Solutions, LLC Alt. Proposal, SHI Government Solutions, Inc.).								
The reputation of vendor and of the vendor's goods and services: a. Evaluation of feedback from references regarding similar products and / or services purchased from vendor. b. Qualifications and experience c. Experiences in the performance of comparable engagements	10	Scorecards were provided to evaluators. a. Evaluation of feedback from references regarding similar products and/or services purchased from vendor (Maximum 2 points). References were sent out. All vendors received 2 points. b. Qualifications and experience (maximum 4 points) c. Experiences in the performance of comparable engagements (maximum 4 points)								
The quality of the vendor's goods or services: a. Vendor is an authorized reseller of the proposed product. b. Number of staff and resources available for deployments; Number of deployment teams c. Experience / Consistency of staff available for deployments (full-time preferred over sub-contractors)	25	a. Vendor is an authorized reseller of the proposed product. (5 Points) b. Number of staff and resources available for deployments; Number of deployment teams (5 Points) c. Experience / Consistency of staff available for deployments (full-time preferred over sub-contractors) (5 Points) Quality Points = sum of a,b,c (above) / 15 (maximum points) * 25 (maximum quality points)								
The extent to which the goods or services meet the District's needs: a. Compliance with general requirements and detailed information provided	25	Each vendor, in their proposal, completed a requirement page. Vendors provided information if they exceed comply, comply, partially comply, comply with clarification, or do not comply with the requirement. Evaluators scored each requirement as exceeding compliance (4 points), complying (3 points), partially complying (2), complying with clarification (1), or do not comply (0). Total Requirement Points / 52 (maximum requirements points) * 25 (maximum points for the Extent to which the goods or services meet the District's needs)								
The vendor's past relationship with the District a. Evaluation of experience the vendor has with delivering products or services to CFISD	5	Vendors were given 5 points if they had successfully installed UPS equipment in CFISD. Vendors were given 3 points if they had successfully installed network infrastructure equipment in CFISD. Vendors were given 0 points if they had not completed any network work in CFISD.								
Long Term cost to District a. Long-Term Costs Points = Lowest Proposed Price / Vendor's Proposal Price * 5 (weighted value). This will include ineligible costs.	5	Long-term cost points were calculated as the Lowest Proposed Price / Vendor's Proposal Price * 5 (weighted value). CFISD found that part numbers (RK2PC, Network-M2, PDU1230, and EATS120 (Items 2,3,4,5) had USAC FRN line numbers revised, and these part numbers were removed as 100% ineligible costs. CFISD intends to purchase these items and has added them to the Long Term Cost Estimate for evaluation. Pricing calculations included ineligible costs (extended price for items 2,3,4,5), 60 additional UPS equipment (60 x Unit Price item 4 + 60 x unit price of item 5 + 12 x unit price of item 6 + 36 x unit price of item 7 + 12 x unit price of item 8), and any added vendor costs.								
Any other relevant factor specifically listed in the request for bids or proposals	0	No points were awarded for this section.								



2025-2026

**OPEN STUDENT TRANSFER
RECOMMENDATIONS**

TRANSFER REGULATION S

Campus Transfer Status:

Tier I Campuses - Permanent capacity < 95% of projected enrollment:

Shall be **open for a specified number** of transfers

Tier II Campuses – Permanent capacity between 95% - 109% of projected enrollment:

Shall be **closed for all new transfers, except** for the children of district employees; or

Tier III Campuses – permanent capacity > 109% of projected enrollment:

Shall be **closed for all new transfers, except** for the children of district employees assigned to a facility/building located within the attendance zone of the school requested.

TRANSFER TIMELINE

**Board
approval of
Open Campus
designations**

March 3

**Transfer
options
shared with
CFISD
community**

March 4

**Transfer forms
made available
to CFISD
community**

April 1

**Transfer
Window
closes**

June 30

Communication Methods

- District Website
- Social Media
- CFISD Connection for Community
- CFISD Connection for Employees
- Campus Marquees
- SchoolMessenger Email, Text and Phone

Transfer Application

- **Transfer application window:
April 1 – June 30**
- Posted on district website,
www.cfisd.net
- Available in registrar's office at
all campuses beginning
April 1

2025-2026

Open Campus Recommendations

Tier I Campuses:

- 7 High Schools
- 17 Middle Schools
- 46 Elementary Schools

2025-2026 Open Campus Recommendations

ELEMENTARY SCHOOLS

MIDDLE SCHOOLS

HIGH SCHOOLS

Adam	Hancock	Post	Anthony	Cy-Fair
Ault	Hemmenway	Postma	Aragon	Cypress Creek
Bane	Holbrook	Reed	Arnold	Cypress Falls
Bang	Holmsley	M. Robinson	Bleyl	Cypress Ridge
Birkes	Hoover	Sampson	Campbell	Cypress Springs
Brosnahan	Home	Sheridan	Cook	Jersey Village
Copeland	Jowell	Swenke	Dean	Langham Creek
Danish	Kirk	Tipps	Goodson	
Emery	Lamkin	Willbern	Hopper	
Emmott	Lee	Wilson	Kahla	
Farney	Lieder	Woodard	Labay	
Fiest	Lowery	Yeager	Salyards	
Francone	Matzke		Smith	
Frazier	McFee		Spillane	
Gleason	Metcalf		Thornton	
Hairgrove	Moore		Truitt	
Hamilton	Pope		Watkins	

2025-2026

Open Campus Recommendations

Tier II Campuses:

10 High Schools

- Tier I campuses + Cypress Lakes, Cypress Park, and Cypress Ranch

20 Middle Schools

- Tier I campuses + Hamilton, Rowe, and Sprague

54 Elementary Schools

- Tier I campuses + Andre', Black, Duryea, Keith, Millsap, Owens, Walker, and Warner

2025-2026

Open Campus Recommendations

Tier III Campuses:

2 High Schools

- Bridgeland and Cypress Woods

0 Middle Schools

5 Elementary Schools

- A. Robison, Byrd, McGown, Rennell, and Wells

Feedback