



**Calallen ISD**

**Special Meeting**

**Monday, November 5, 2018 12:00 PM**

# Agenda of Special Meeting

## The Board of Trustees Calallen ISD

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A Special Meeting of the Board of Trustees of Calallen ISD will be held November 5, 2018, beginning at 12:00 PM in the Central Administration Office, 4205 Wildcat Dr., Corpus Christi, Texas.

The subjects to be discussed or considered or upon which any formal action may be taken are as listed below. Items do not have to be taken in the order shown on this meeting notice.

Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

1. Opening of Special Meeting/Board Workshop by Chairman 3
2. New Business
  - A. Discuss Bond Projects 4  
Presenter: Dr. Almendarez / Mr. McDavid
  - B. Consider approval to authorize Construction Manager at Risk (CMAR), 34  
Polasek Construction, to proceed in procuring Guaranteed Maximum Price (GMP) for the following capitol bond projects: Calallen West Elementary; CHS Science Wing; CHS AG Project; CHS Baseball Field Project  
Presenter: Dr. Almendarez / Mr. McDavid
3. Adjourn



## **Calling the Meeting to Order**

**I call this meeting of the Calallen Independent School District Board of Trustees to order and let the record show that a quorum of Board Members is present and that this meeting was duly called and posted in accordance with the Texas Open Meetings Act, Texas Government Code 551.**

BOARD OF EDUCATION  
CALALLEN INDEPENDENT SCHOOL DISTRICT  
CORPUS CHRISTI, TEXAS

Date : November 5, 2018

Subject: Discuss Bond Projects

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New Business

**Action**

**BACKGROUND INFORMATION**

CISD Administrative team, along with Architect, Engineers and Construction Company personnel have been working on Bond Projects. The planned discussion will provide an opportunity for Administration to relay information regarding plans, bond funds and projected pricing for the following Capitol Bond Projects:

- ★ Calallen West Elementary
- ★ Calallen High School Science Wing
- ★ Calallen AG Project
- ★ Calallen Baseball Field Project

**ITEM ADDRESSED**

Discuss Bond Projects

**RECOMMENDED ACTION**

Discussion only.

# Calallen ISD Capitol Bond Projects

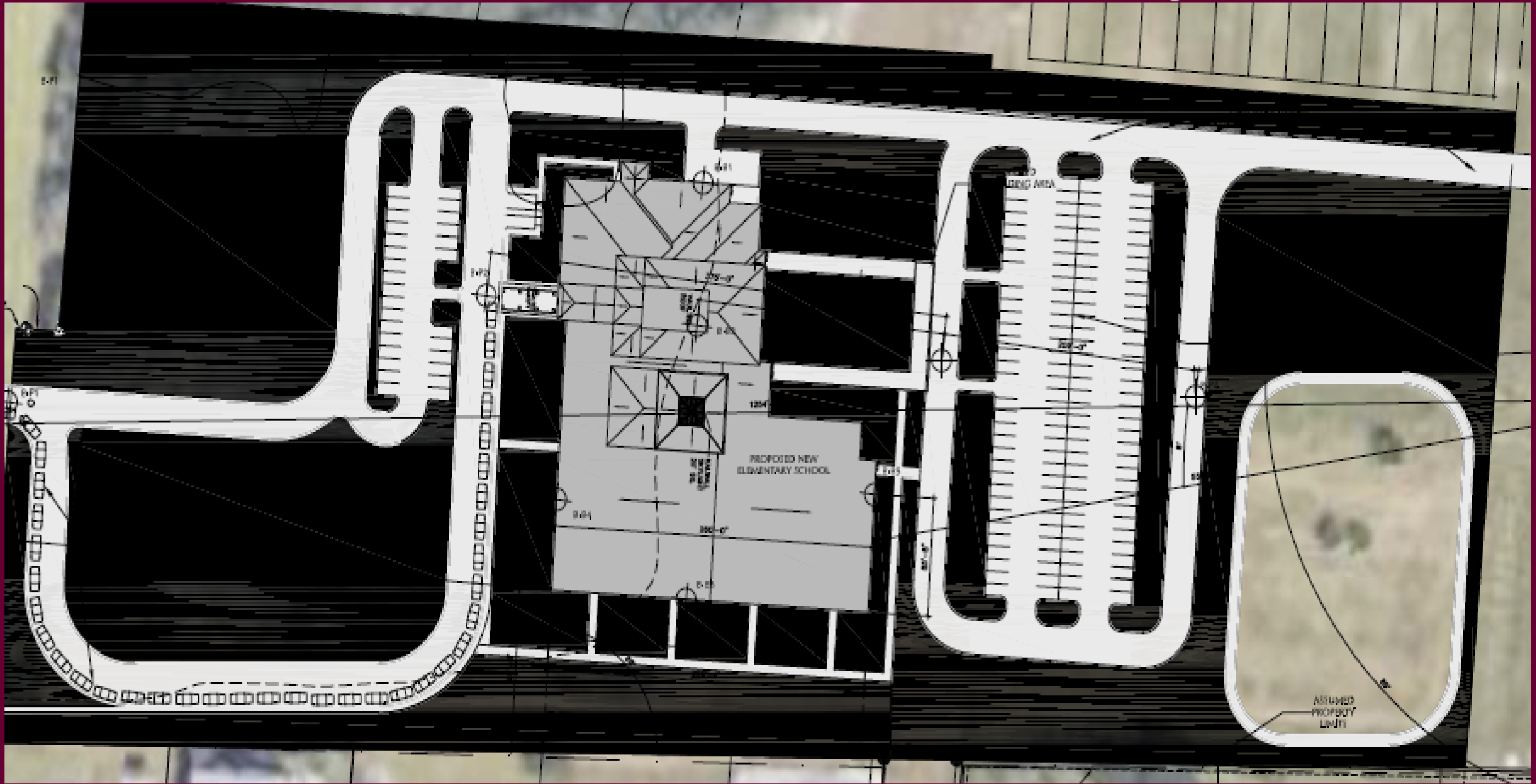
November 5, 2019

Calallen  
West  
Elementary

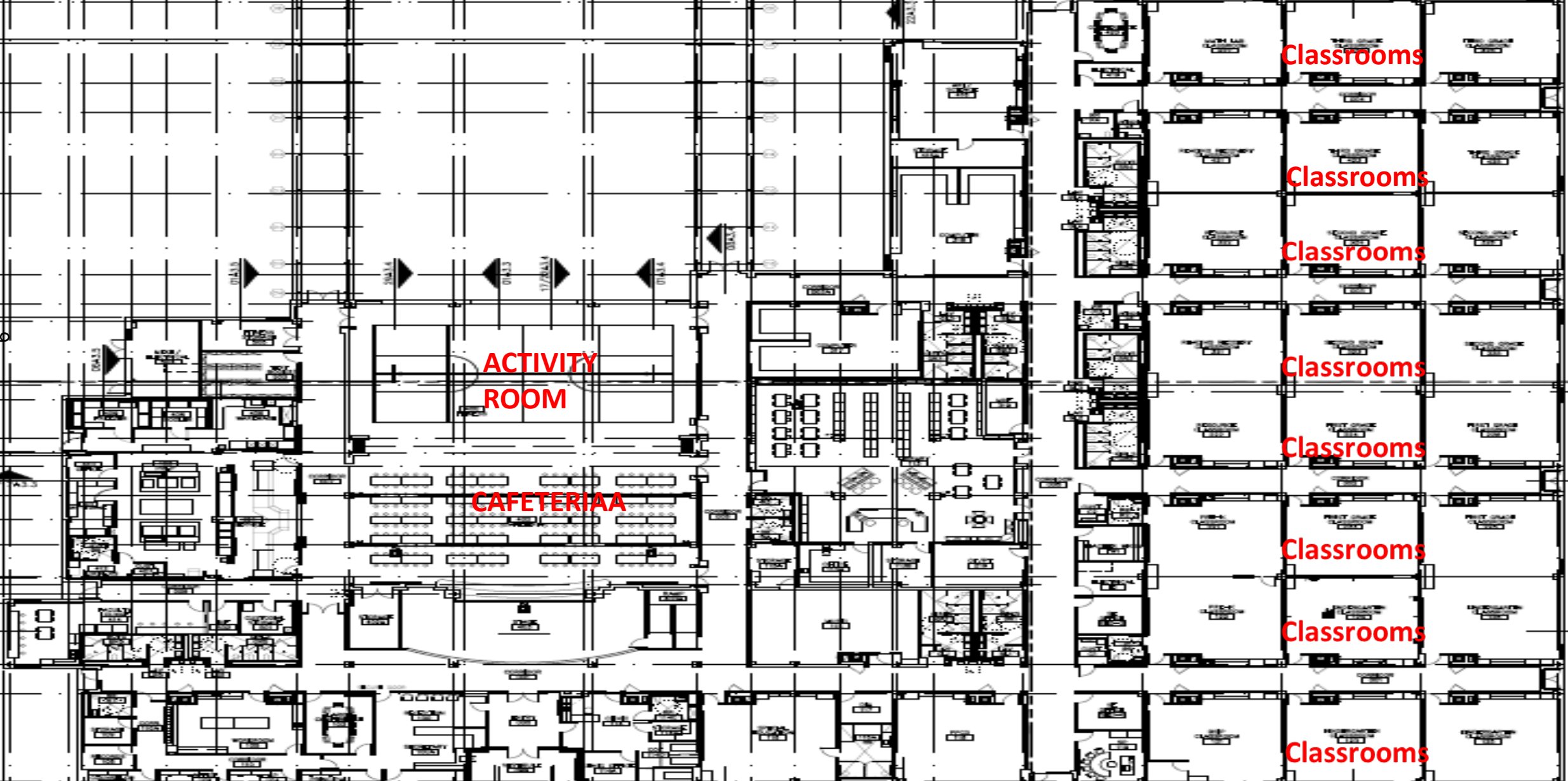
# Calallen West Elementary



# Calallen West Elementary



# Calallen West Elementary



# Calallen West Elementary

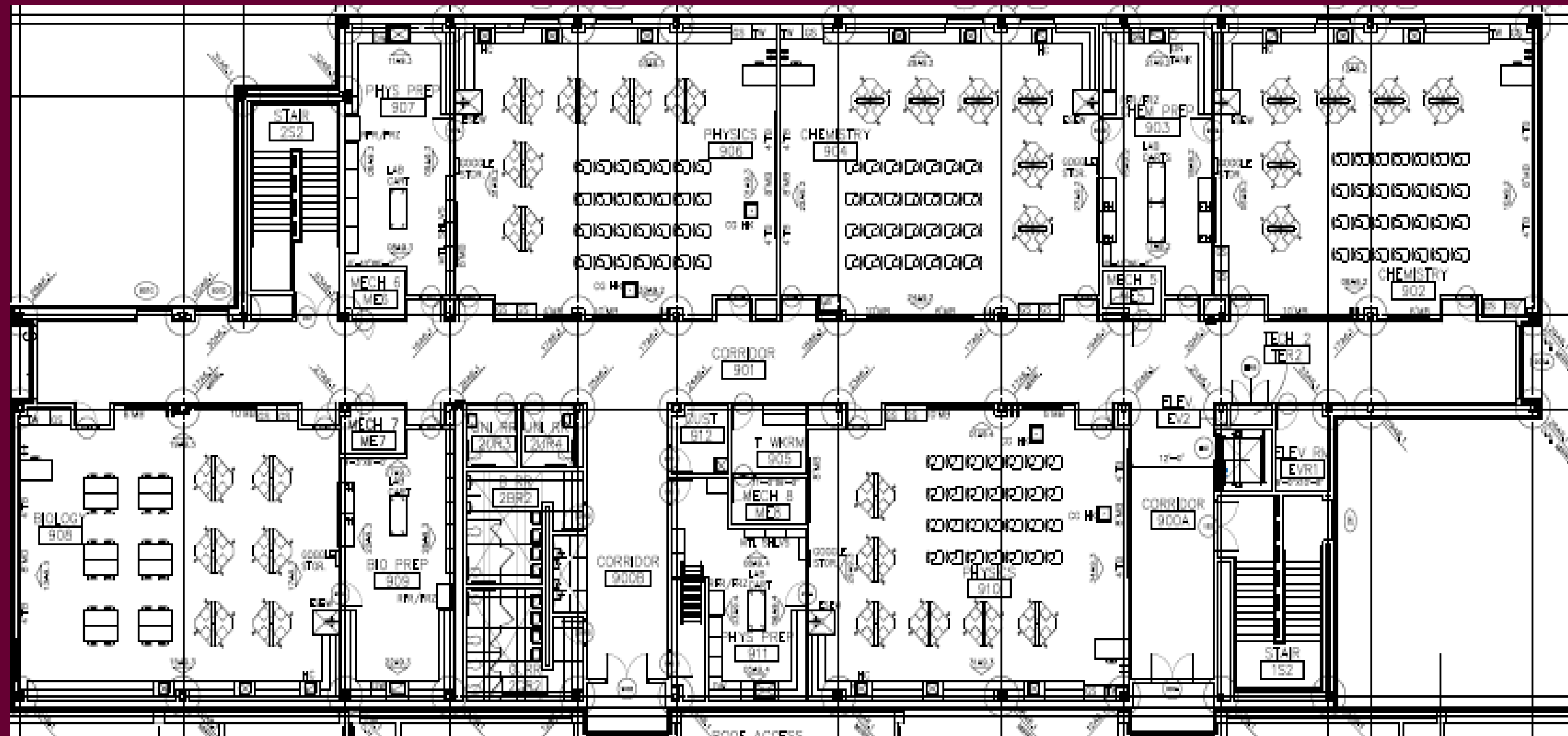
- 32 classrooms
- Cafeteria
- Activity Room
- Administrative Offices
- Conference Rooms
- Counseling / Special Ed. Offices

Calallen  
High School  
Science Wing

# CHS Science Wing

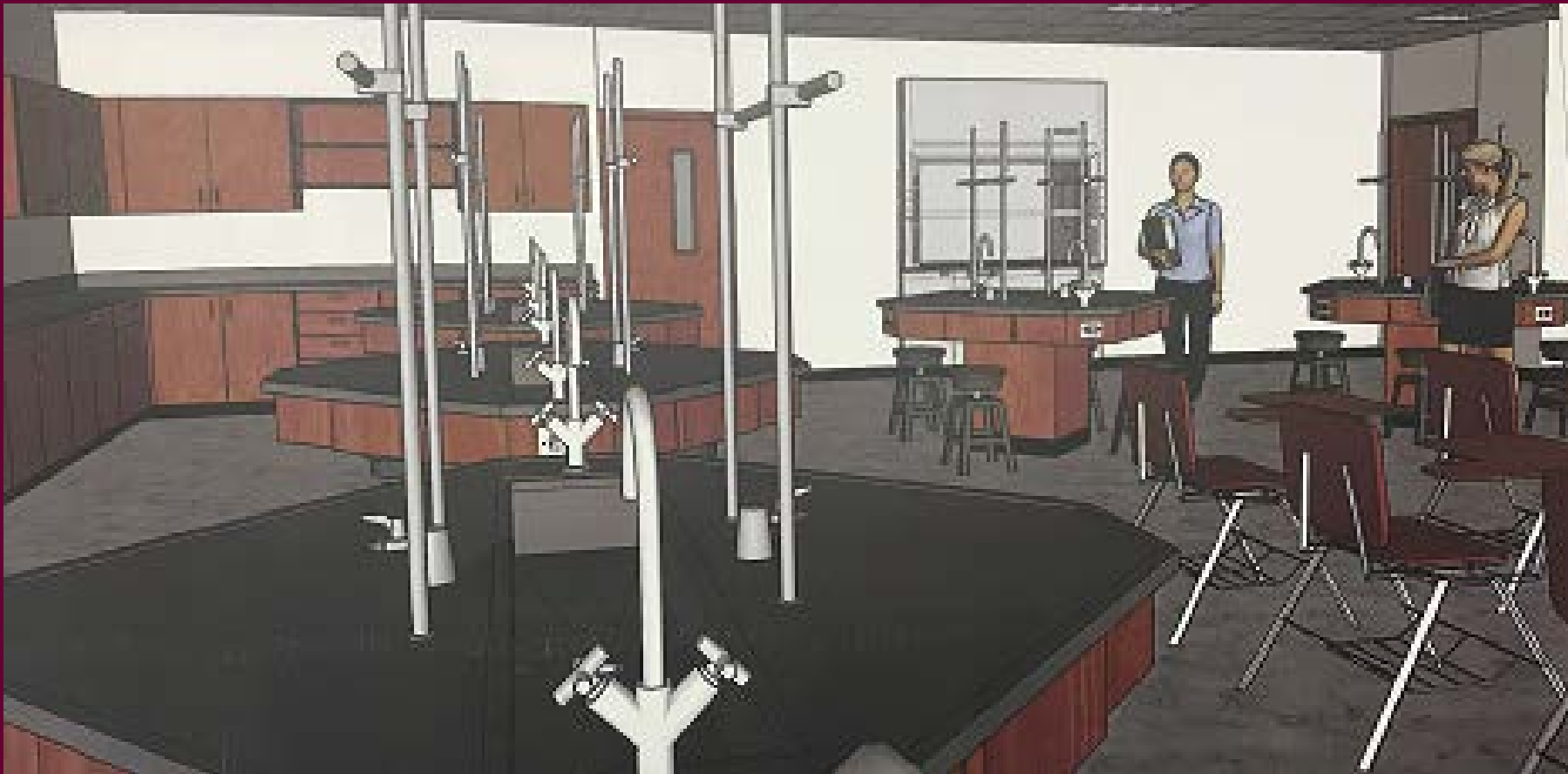


# CHS Science Wing



# CHS Science Wing

- 10 Labs which include accommodations for:  
Biology, Chemistry and Physics classes



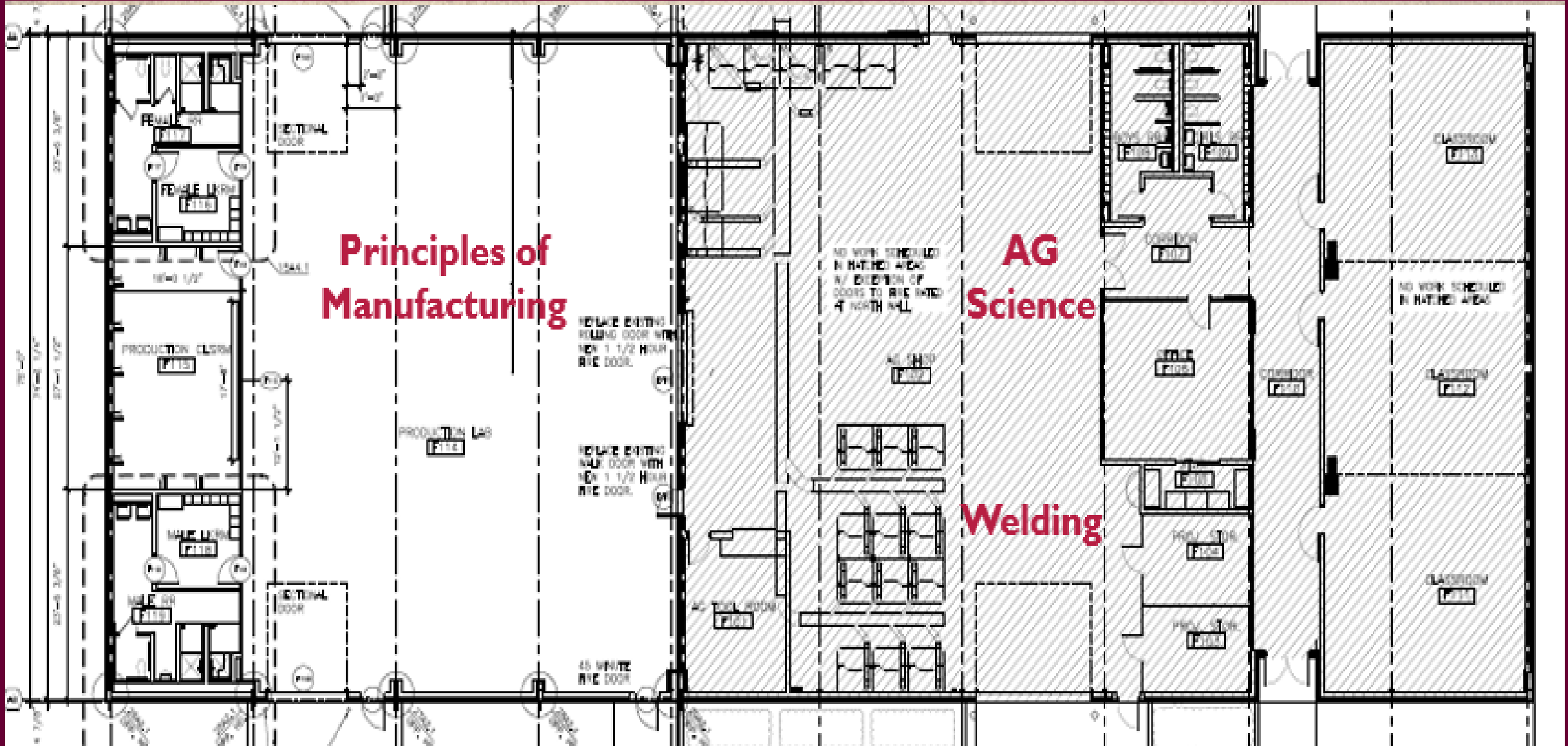
# Calallen High School AG Project

# CHS AG Project

**Principles of  
Manufacturing**

**AG  
Science**

**Welding**



Calallen  
High School  
Baseball Field Project

# CHS Baseball Field Project

## Current Focus:

- Baseball Awnings
- Sidewalks
- ADA Parking and Accessibility

# CAPITOL BOND PROJECTS

# CAPITOL BOND – Estimated Academic Projects Costs

• Calallen West Elementary	\$20 Million
• CHS Science Wing	\$12 Million
• <sup>20</sup> Technology Upgrades	\$500,000
• <u>CHS AG Shop Expansion</u>	<u>\$1.5 Million</u>
<b>Total</b>	<b>\$34,000,000</b>
<b><i>Over Budget</i></b>	<b><i>\$6,000,000</i></b>

# CAPITOL BOND – Estimated Repair/Renovations Costs

• Roof Renovations	\$750,000	
• HS Misc Renovation	\$550,000	
• HS Track Renovation	\$515,000	
• Athletic Upgrades	\$200,000	
• General Planning Costs	\$150,000	
• AC/Roof Top Reno	\$3,765,000	***6 year replacement plan
• Maint Storage Building	\$525,000	
• HS Ftbl/Turf Renovation	\$425,000	
• HS Baseball	\$810,000	
• HS Band Equipment	\$100,000	
• AG Barn Road	\$325,000	

# CAPITOL BOND – Estimated Repair/Renovations Costs

• HS Gym Bleachers	\$135,000
• MS A Gym Bleachers	\$70,000
• Transportation Fuel Tanks	\$185,000
• East Elem Renovation	\$30,000
• WR Elem Renovation	\$30,000
• HS Tennis Renovation	\$150,000
• <u>Safety-Security District Wide</u>	<u>\$100,000</u>
<b>Total</b>	<b>\$8,815,000</b>
<b><i>Under Budget</i></b>	<b><i>(\$2,685,000)</i></b>

# COMPLETED BOND PROJECTS

	<b>Project Description</b>	<b>Original Bond Budget</b>	<b>TOTAL PROJECT COST</b>
10	HS Track Renovations	\$825,000	\$513,838
18	Maint Storage Building	\$450,000	\$522,209
19	HS Ftbl/Turf Reno	\$450,000	\$421,530
22	AG Barn Road	\$325,000	\$325,000
23	HS Gym New Bleachers	\$200,000	\$135,150
24	MS A Gym Bleacher Reno	\$100,000	\$67,050
26	Trnsp Replace Fuel Tanks	\$300,000	\$184,686
	<b>Totals</b>	<b>\$2,650,000</b>	<b>\$2,169,463</b>

# RECOMMENDATION TO POSTPONE

	<b>Project Description</b>	<b>Original Bond Budget</b>
3	HS Bldg Trades Facility	\$1,500,000
6	HS Ind Arts Remodel	\$500,000
8	Parking Lot Renovations	\$840,000
13	HS Softball Bleacher Expansion	\$80,000
15	Ath Storage HS Fld House/Stad	\$600,000
16	Renovate MS Gym	\$500,000
17	HS Stadium Press Box	\$500,000
25	MS Fieldhouse Reno	\$300,000
27	HS BaseB Concess ADA Upgrd	\$250,000
	<b>Totals</b>	<b>\$5,070,000</b>

# BOND PROJECT SUMMARY

• Academic Projects	\$34,000,000
• <u>Repair/Renovation Projects</u>	<u>\$ 8,815,000</u>
<b>Total</b>	<b>\$42,815,000</b>

Original Budget \$39,500,000

Difference \$3,315,000

# FUND BALANCE

# FUND BALANCE DISCUSSION:

- Balance estimate by 2022-2023 will be 10 million
- TEA suggestion for fund balance on-hand is 3 months, which = 10 million for CISD

# REASONS FOR FUND BALANCE:

- Cash flow needs
- Hurricane or other disasters; deductible is 1.8 million
- Default by Single large taxpayer
- Unknown cost for Magee repairs?
- Unknown Bond project overages?
- Insurance premium increases?
- Legislative funding decisions?
- Property value growth or decline?

# FUNDING OPTIONS

# MAINTENANCE TAX NOTE OPTION:

- Does NOT require election
- Payments from M&O taxes; cannot raise rate above current \$1.17
- 30 • Can only be used for renovation and repair; NO NEW CONSTRUCTION
- 7 million in Bond projects eligible for tax notes
- Borrowed 3 million in 2012 for 10 years @ \$300,000 payment per year

# BOND ELECTION OPTION:

## Hold Additional 10 million Bond Election

- Payments from I&S taxes can raise rate accordingly
- Can be used for new construction, renovation and repair
- 30-year term @ 4.5% interest rate = \$.03 tax rate increase

# Administration Recommendation

**Administration recommends the Board approve CMAR, Polasek Construction, to get Maximum Price Guaranteed proposals for the following projects:**

- Calallen West Elementary**
- CHS Science Wing**
- CHS AG Project**
- CHS Baseball Field Project –  
Awnings/Sidewalks**

BOARD OF EDUCATION  
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**ITEM ADDRESSED**

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**RECOMMENDED ACTION**

Recommendation to be made at the meeting following Capitol Bond Projects presentation.