

Hardin-Jefferson Independent School District



2006-2007 Facilities Committee

MEETING #9



Hardin-Jefferson I.S.D.

FACILITIES COMMITTEE

NOTICE IS HEREBY GIVEN that a committee meeting of the HJISD FACILITIES COMMITTEE will meet on **Tuesday, February 6, 2007 at 5:00 p.m.**, in the HJISD Administration Board Room, located at 520 w Herring St, Sour Lake, Texas for the purposes of considering:

Call to Order

Invocation

Introductions and Meeting Logistics

Approval of Minutes

Minutes of the February 1st Meeting

Architect Presentation

Discussion of Options

Prioritization of Needs

Question and Answer Session

Discussion of Next Meeting

February 12th – HJISD Admin Building – 5:00pm

Adjourn

On this 2nd day of February 2007, at 11:00am a copy of this notice was posted at the main entrance of the Administration Building, 520 w Herring St, Sour Lake, Texas, a place accessible to the public at all times.

A handwritten signature in black ink, appearing to be 'SH' with a long horizontal stroke extending to the right.

Shannon Holmes, Superintendent

Minutes of Previous Meetings



Hardin-Jefferson Independent School District

2006-2007 Facilities Committee



Hardin-Jefferson I.S.D.

FACILITIES COMMITTEE

MINUTES of the February 1, 2007 Facilities Committee Meeting

Board Members Present: Gary Hidalgo, Mike Attaway, Helen Dansby

Staff Members Present: Superintendent Shannon Holmes, Dr. Jamey Harrison, Dru Mushlian, Sandra Sherman, Joel Nolte, Melanie Nunez, Mary Alice Jones, Randy O'Bannion, Gretchen Scoggins

Committee Members Present: Merlin Breaux, Gene Broussard, Waynette Cooley, Hal Johnston, Angie Mackan, Dianne MacKenzie, Angela Mireles, Mical Padgett, Kim Pelt, Ronnie Pfleider, Zeke Provost, Julie Radley, Sharon Richard, L. V. Riley, Clarence Russell, Laura Stillwell, John Traugott, Michelle Yentzen

Call to Order

The meeting was called to order at 5:06 p.m.

Invocation

Merlin Breaux gave the invocation.

Approval of Minutes

Motion by Zeke Provost, seconded by Ronnie Pfleider, approving the minutes of the January 11th and the January 25th meetings as presented. All members present voted for the motion.

Architect Presentation

Superintendent Shannon Holmes distributed a sheet showing the number of current registered voters by Precinct in the district:

Jefferson County			
Pct. 24	Nome	519	
Pct. 25	China	1947	
Pct. 28	Cheek	787	
Total		3253	44%

Hardin County			
Pct. 14	Pinewood	1376	
Pct. 15	Sour Lake	1848	
Pct. 17	Pineridge	863	
Total		4087	56%

HJISD Total **7340**

Mr. Holmes stated that in the last board election only 2644 people voted. The highest voter turnout was the 1993 Bond Election, 1595 people voted in that election.

Dr. Jamey Harrison updated the committee on tax concerns. He stated that the district's taxable mineral values have stayed pretty steady until this year which spiked considerable due to the Paggi-Broussard Well. Most wells only have a two to three year life-span but this \$1.68 million well is actually increasing in productivity and will not fall off the tax roll this year and we expect to be valued higher. The sister well is producing at 75% of the big one. For the next couple of years mineral values look good for Hardin-Jefferson. Dr. Harrison then presented tax implications for various bond scenarios. First he presented them assuming that the current taxable property values show no growth or decline and then he showed scenarios with decreasing property values with 5% annual growth for 3 years only.

Architect Ron Bailey of PBK stated that options 4 and 5 remain after the last meeting. He gave the committee updated costs on these options.

- Option 4: Change grade alignment to PreK-K, 6-8, and 9-12; Replace China Elementary with a new school to house 500 students; Build a new high school for 800 students; Retire Henderson MS and convert old High School into a New Middle School for Grades 6-8. Total capacity 2595

Costs:

New Elementary School (Utilize Kindergarten Building).....	\$7,858,410.00
New High School for 800 Students	\$22,873,252.00
Renovations to High School	<u>\$1,200,000.00</u>
Total	\$31,931,662.00
Soft Costs (13%).....	<u>4,151,116.00</u>
Grand Total	\$36,082,778.00

- Option 5: Change grade alignment to PreK-5, 6-8, and 9-12; Retire China Elementary School and relocate PreK-5 to old Middle School; Build a New High School for 800 students; Convert old High School into a New Middle School for grades 6-8. Total capacity 2600.

Costs:

Addition and Renovations to Convert Old Middle School To New Elementary School (Utilize Existing Cafeteria/Kitchen, Gym, Band Hall, and 6 th Grade Wing).....	\$5,642,406.00
Demolition of Buildings at Old Middle School.....	\$236,000.00
Renovations to Old High School	\$250,000.00
New High School for 800 Students	<u>\$22,873,252.00</u>
Total	\$30,201,658.00
Soft Costs (13%).....	<u>3,926,216.00</u>
Grand Total	\$34,127,874.00

Mr. Bailey posted suggested improvements to the high school and Sour Lake Elementary with costs. The committee prioritized these suggestions and the costs were added to options 4 and 5. Some of the items that the committee eliminated from the list but need to be done will be reviewed by the administration to be paid out the M&O budget if approved by the board.

Suggested improvements to the High School

Create a New Front Entrance	
Construct a New Canopy to Denote Main Entrance to the Building	
Create a Courtyard and Concrete Plaza, Improve Automobile Circulation and Drop-Off.....	\$350,000.00
Install New Roof, Modify Roof Drain Locations and Add New Gutters Around Building.....	\$950,000.00
Replace Selected Carpet Throughout Building and Install New VCT Flooring; Remove All Existing Asbestos Tile Flooring	\$125,000.00
Air Conditioning Improvements	\$800,000.00
Completely Renovate Two Pair of Student Restrooms, Including New Finishes, Toilet Partitions, Fixtures, Ceilings, and Lighting.....	\$250,000.00
Replace All Existing Acoustical Lay-In Ceiling and Lighting Systems in Hallways and Selected Classrooms and Install New 2x2 Acoustical Laying Ceilings with 2x4 Fluorescent Light Fixtures	\$420,000.00
Renovate Restrooms and Showers in Both Boy's and Girl's PE Locker Rooms.....	\$175,000.00
Improve Existing Fire Alarm System	\$214,000.00
Subtotal	\$3,284,000.00
General Contractor Mark-Up and Overhead (4%).....	\$131,360.00
Project Contingency (3%).....	\$98,520.00
Grand Total.....	\$3,513,880.00

Suggested Improvements to Sour Lake Elementary

Install New Fire Alarm System.....	\$212,500.00
Eliminate Several Dead-End Corridors and Replace Exterior Door Panic Devices.....	\$100,000.00
Construct a New Bus Drive Next to Gym and Convert Existing Bus Drive to Parent Drop-OFF/Pick-Up. Add Concrete Service Area for Kitchen Deliveries and Dumpster Area. Install Directional Signage	\$125,000.00
Replace All Existing Carpet with VCT Flooring in Classrooms.....	\$100,000.00
Improve HVAC Ductwork and Air Distribution System	\$40,000.00
Upgrade Existing Electrical Service	\$100,000.00
Install Additional Lighting Throughout Building to Raise Lighting Levels	\$45,000.00
Subtotal	\$722,500.00
General Contractor Mark-Up and Overhead (4%).....	21,675.00
Project Contingency(3%).....	28,900.00
Grand Total.....	\$773,075.00

These figures are to be included into the two options. The committee then discussed potential cost savings. Discussion was also held as to what they thought the voters would accept.

Discussion of next meeting

The next meeting will be on Tuesday, February 6, 2007 in the Hardin-Jefferson ISD Administration Building Elementary at 5:00 p.m.

The meeting was adjourned at 7:50 p.m.

Prioritized List of Items to be Funded from M&O Funds



Hardin-Jefferson Independent School District

2006-2007 Facilities Committee

Projects to be Completed with M&O Funds

Project Year	Campus	ID #	Description	Estimated Cost
2	SLE	4	Improve drainage	65,000
1	SLE	5	Power wash external walls	15,700
2	SLE	7	Replace existing gym floor	40,000
1	SLE	8	Improve HVAC duct work	40,000
3	SLE	9	Upgrade existing electrical service	100,000
1	SLE	10	Improve lighting throughout building	45,000
Sour Lake Elementary Subtotal				305,700
2	HS - Current	2	Improve drainage	25,000
1	HS - Current	4	Power wash external walls	15,700
1	HS - Current	9	Renovate staff restrooms	45,000
2-3	HS - New		Build Ag/Vocational shop with 3 classrooms	500,000
High School Subtotal				585,700
Projected Costs				891,400
Contingency (8%)				71,312
Total M&O Projects Cost				962,712