



# College Station ISD Board of Trustees

Management Oversight Workshop

Monday, November 7, 2022

11:00 a.m. - CSISD Board Room (1812 Welsh)

## MINUTES

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### AGENDA

<i>Item</i>	<i>Description</i>
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**A. CALL TO ORDER**

President Jeff Horak called the meeting to order at 11:00 am

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**B. DECLARATION OF QUORUM / WELCOME**

President Horak declared a quorum with seven members present. In attendance were President Jeff Horak, Vice President Joshua Benn, Secretary Thomas Hall, Trustee Blaine Decker, Trustee Kimberly McAdams, Trustee Geralyn Nolan and Trustee Darin Paine.

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**C. WORKSHOP SESSION**

1. Consideration, discussion and possible action related to a Management Oversight Workshop for the CSISD Construction Department

Jon Hall, Executive Director of Facilities, presented an [overview](#) of the Construction Department in CSISD. This overview included the purpose of the Construction department and the board policies that govern their operations. The Army Corps of Engineers model is the model of choice for construction in CSISD. The CSISD construction department was added in 2007. The size of the square feet of the school district has doubled over the last fifteen years. The Construction Department would dissolve in the event of a cease in construction needs. The 2009 bond for construction of Greens Prairie Elementary, College Station High School, support services, AMCHS Phases 1 & 2, and multiple security vestibules. The 2013 Bond was for the construction of Spring Creek Elementary, Purchasing, AMCHS athletic facilities, College View High School, central office warehouse conversion and the technology building conversion. The 2015 bond was for the construction of Pecan Trail Intermediate, Wellborn Middle School, Riverbend Elementary, renovations at Oakwood and AMCMS. The 2021 bond for renovations to Southwood Valley Elementary and AMCHS. Each of

these bonds included funds for deferred maintenance as well. System integrity is held to a very high standard. We are transparent, open and honest in communication and well respected in the community. Also reviewed was the Construction Delivery model, selection of architectural firms (RFQs), and the selection of general contractors. Competitive sealed proposals (CSP) are best suited for smaller projects. Construction Manager At-Risk (CMAR) is used for larger, more complicated projects. All bond construction activities are closely monitored by the CSISD Construction Department and include quality, budget and schedule.

*The group took a 10 minute break at 11:45 am and returned at 11:55 am. Secretary Thomas Hall stepped out of the meeting at 12:00 noon for a few seconds.*

The overview continued with a review of the associated budget and the use of savings to fund other projects across the district. The vast majority of all of the projects have come in on time and within budget. Going forward, we will be looking at facilities condition assessment as required by a new law, and then begin working on a long range facilities plan. Challenges include the volume, scope and intensity of projects that increase when bonds are passed. In conclusion, comments were made, questions were asked and discussion occurred.

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**D. ADJOURN**

Without objection, President Horak adjourned the meeting at 12:25 p.m.

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**Jeff Horak, Board President**

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)]

This notice was posted in compliance with the Texas Open Meetings Act.

JH/ch

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**JEFF HORAK - PRESIDENT**

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**THOMAS HALL - SECRETARY**