



2015 Bond Update Report

November 2015 – October 2017

Bond Oversight Committee Meeting – October 24, 2017





ORGANIZATIONAL STRUCTURE



YISD OPERATIONS

PAT O'NEILL
ASSISTANT SUPERINTENDENT OF OPERATIONS

CHARLES MAIS
PROJECT MANAGER

FRANCES Y. YEPEZ
INTERIM PROJECT MANAGER

GABE ESPALIN
CONSTRUCTION MANAGER

PATRICK HARRIS
CONSTRUCTION MANAGER

BOND TEAM



BOND OFFICE / VLK

SLOAN HARRIS, AIA
PRINCIPAL

JOHN KLEIN, AIA
PROGRAM DIRECTOR

ADRIAN STRESOW, P.E.
PROGRAM DIRECTOR

CHAD DAVIS, AIA
DESIGN MANAGER

EDGAR GOYTIA
PROJECT MANAGER

KATHERINE THOMAS
MARKETING / WEB DEVELOPMENT

JAMES HINTON
DESIGN MANAGER

RENE AGUILAR
PROJECT MANAGER

AMELIA GARRETT
MARKETING / WEB DEVELOPMENT

RIC GRIMLAND
QUALITY CONTROL

BRENDA FIERRO, AIA
PROJECT MANAGER

MIKE MABRY, AIA
QUALITY CONTROL



THE DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT



NOVEMBER 2015
Bond Passed

FOUR PILLARS OF THE BOND



WITHIN BUDGET



ON TIME



**ALL ELSE EQUAL-
GO LOCAL**



QUALITY



2015

2016

2017

2018

2019

2020

DECEMBER 2015

VLK hired as Program Manager

- Review bid packages with district

Eastwood Knolls IS		Bid Package No. : 06
Ysleta ISD		03.27.16
Existing Building Area:	N/A SF	Additions: N/A SF
Total:	0 SF	
Opinion of Probable Project Cost:		
CAPITAL IMPROVEMENTS:		
Per Jacobs Report		
Eastwood Knolls IS		\$28,407
Safe & Secure		\$875,915
Life Cycle		
	SUBTOTAL	\$904,412
Site Improvements:	5% of Additions	\$274,876
ADDITIONS / RENOVATIONS:		
New Gymnasium / Fine Arts Center	- SF	\$5,487,520
	SUBTOTAL	\$5,487,520
Program Allowance:	5%	\$274,876
Contingency:	1.5% Contractor	\$100,152
	2% Owner	\$130,636
	CONSTRUCTION COST SUBTOTAL	\$7,186,372
Project Cost from Professional Fee & Permit Budget:		
Geotechnical Engineering		
Topographical Survey, Hazardous Material Testing		
Architectural / Engineering Fees		
Reimbursable Expenses, Printing Bid documents, etc.		
Construction Materials Testing		
Hazardous Material Abatement		
Building Permit		
	FEE & PERMIT SUBTOTAL	@ 10.5% \$764,464
Project Cost for Asbestos Abatement:		
		\$0
Project Cost from FF & E Budget:		
Fixtures, Furniture and Equipment (FF&E)	@ 6.0%	\$438,002
Additions Only		
Project Cost from Technology Budget:		
Technology	@ \$0	\$0
	TOTAL PROJECT COST ESTIMATE 2Q 2015	\$8,379,838
Project duration: Design through Construction: 18 months		



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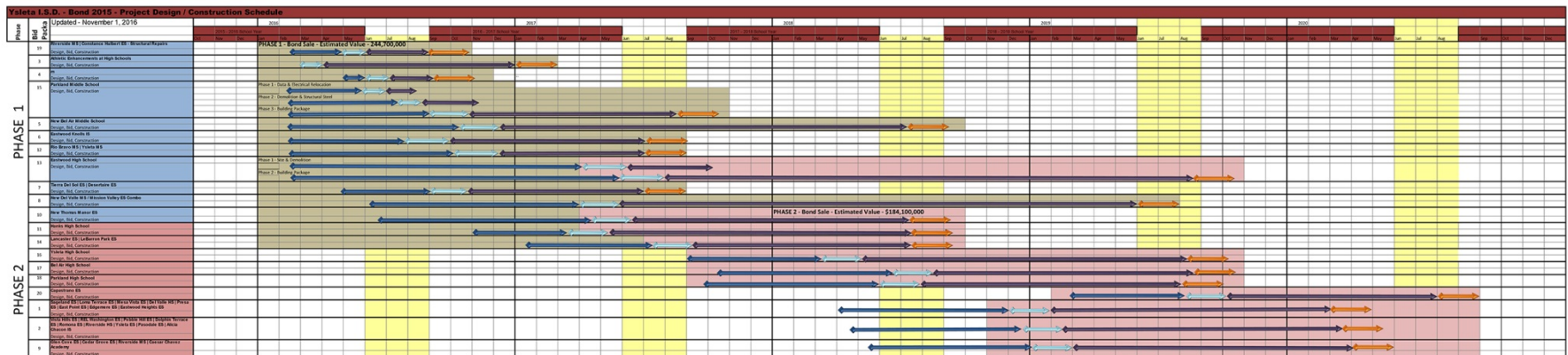
2019

2020

DECEMBER 2015

VLK hired as Program Manager

- Verify overall program schedule





2015

2016

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2018

2019

2020

DECEMBER 2015

VLK hired as Program Manager

- Setup project controls for each bid package (twenty bid packages)

BP 006 PROJECT OVERVIEW	
Report Date: 8/21 - 8/31/2015	
28%	
Milestone: (Click on existing work)	
Regional Accessibility Services (RAS) Executed	
RAS/Therapy Review/Approval of 100% Construction Documents and Detailed Cost Estimate	
City of Texas Review 100% Construction Documents	
Issue Approved to send City Permit to Provider	
Harvest Contractor Services - Assigned	
Harvest Contractor Services (HCS) Issued/Received (P.O. Issued)	
HCS/Preparation of Bid and Advertisement Packages	
1st Advertisement for Bids	
2nd Advertisement for Bids	
On-Site Pre-Proposal Meeting	
Addenda	
Proposal Step 1 Due	
Proposal Step 2 Due	
Evaluations, Rating, and Recommendation	
RAS/100% Review/Approval	
RAS/100% Review/Approval	

ID	Task Name	% Complete	Duration	Start	Finish
1	Project Start Date Milestone	100%	0 days	Wed 2/10/16	Wed 2/10/16
2	BP006 Eastwood Knolls - (Addition -FS_RENOVATION - Road) MB; Elect; Int_Remo; Ext_Win; Plan	18%	691 days	Wed 2/10/16	Wed 10/1/18
3	Pre-Design	100%	81 days	Wed 2/10/16	Wed 4/1/16
4	A/E Notification of Award (BASED ON 2.10.2016 BOE MEETING)	100%	0 days	Wed 2/10/16	Wed 2/10/16
5	Execute A/E Contract S/L	100%	8 days	Wed 2/10/16	Fri 2/19/16
6	Issue "Notice to Proceed"	100%	0 days	Fri 2/19/16	Fri 2/19/16
7	Issue A/E Purchase Order	100%	3 days	Mon 2/22/16	Wed 2/24/16
8	A/E Orientation (Kickoff Meeting)	100%	0 days	Wed 2/24/16	Wed 2/24/16
9	Scope-To-Budget/Schematic Phase	100%	70 days	Thu 2/25/16	Wed 4/1/16
10	Schematic Design Documents Submission	100%	70 days	Thu 2/25/16	Wed 4/1/16
11	Schematic Design (Start Milestone)	100%	1 day	Thu 2/25/16	Thu 2/25/16
12	Scope-To-Budget	100%	12 days	Fri 2/26/16	Mon 3/14/16
13	Scope-To-Budget Submittal (Milestone Due Date)	100%	0 days	Mon 3/14/16	Mon 3/14/16
14	Schematic Design	100%	9 days	Tue 3/23/16	Fri 3/25/16
15	Schematic Design Submittal (Milestone Due Date)	100%	0 days	Fri 3/25/16	Fri 3/25/16
16	3rd PARTY VENDORS PROCUREMENT (Site Surveyor, Geotechnical Services)	100%	48 days	Mon 3/28/16	Wed 5/1/16
17	Site Surveyor Procurement	100%	9 days	Mon 3/28/16	Thu 4/7/16
18	Site Surveyor (Assigned)	100%	1 day	Mon 3/28/16	Mon 3/28/16
19	Site Surveyor RFP Issued/Received (NTP Issued)	100%	3 days	Thu 3/28/16	Thu 3/31/16
20	Site Survey Executed	100%	5 days	Fri 4/1/16	Thu 4/7/16
21	Geotechnical Services Procurement	100%	48 days	Mon 3/28/16	Wed 5/1/16
22	Geotechnical Investigation - Assignment	100%	1 day	Mon 3/28/16	Mon 3/28/16
23	Geotechnical - RFP Issued/Received (P.O. Issued)	100%	3 days	Tue 3/29/16	Thu 3/31/16
24	Geotechnical Service Executed	100%	39 days	Fri 4/8/16	Wed 5/1/16
25	Issue Notice to Proceed to Design Development Documents	100%	0 days	Fri 4/25/16	Fri 4/25/16
26	Design	83%	89 days	Thu 4/21/16	Thu 6/2/16
27	Design Development Phase	100%	25 days	Thu 4/21/16	Wed 5/4/16
28	Design Development Document Submission	100%	22 days	Thu 4/21/16	Fri 4/29/16
29	Design Development Phase (Start Milestone)	100%	22 days	Thu 4/21/16	Fri 4/29/16
30	Design Development Submittal (Due)	100%	0 days	Fri 4/29/16	Fri 4/29/16
31	Design Development (DD Complete)	100%	0 days	Fri 4/29/16	Fri 4/29/16
32	Design Development Document Review Phase	100%	3 days	Mon 5/2/16	Wed 5/4/16
33	Estimate Review w/PM-VLK	100%	3 days	Mon 5/2/16	Wed 5/4/16
34	Estimate Review w/PSD	100%	2 days	Tue 5/3/16	Wed 5/4/16

Report Date: 8/21 - 8/31/2015	
This table displays the dates, times, and locations of all project meetings. The dates are listed in the first column, and the times are listed in the second column. The locations are listed in the third column.	
Registered Accessibility Services (RAS) Executed	Mon 8/1/16
PM/Therapy Review/Approval of 100% Construction Documents and Detailed Cost Estimate	Mon 8/1/16
City of Texas Review 100% Construction Documents	Mon 8/1/16
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1st Advertisement for Bids	Mon 8/1/16
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On-Site Pre-Proposal Meeting	Mon 8/1/16
Addenda	Mon 8/1/16
Proposal Step 1 Due	Mon 8/1/16
Proposal Step 2 Due	Mon 8/1/16
Evaluations, Rating, and Recommendations	Mon 8/1/16
RAS/100% Review/Approval	Mon 8/1/16
RAS/100% Review/Approval	Mon 8/1/16



DECEMBER 2015

SEPTEMBER 2017

OVERVIEW TO THIS POINT

- 14 of 20 Bid Packages have been Encumbered (awarded to contractor). 75% of the value of this Bond is under construction in less than 20 months.
- VLK's professional knowledge of more than 30 years of school design is the reason. Working with design professionals to make decisions.
- Quicker to the market / Better value to the district



JANUARY 2016

Selected pool of professionals for:

- Survey
- Geotechnical engineer
- Structural
- Materials testing
- Civil
- Test & balance

13 FIRMS



12 LOCAL



FEBRUARY 2016

Selected architects for Phase 1 Projects

- New Bel Air Middle School
- Gym / Fine Arts Addition to Eastwood Knolls International School
- Kitchen & Cafeteria Additions / Renovations to Tierra Del Sol and Desertaire Elementary Schools
- New Valley View Middle / Mission Valley Elementary Combo School
- New Thomas Manor Elementary School
- Gym Addition to Rio Bravo Middle School / Fine Arts Renovation to Ysleta Middle School
- Additions & Renovations to Eastwood High School*
- Additions & Renovations to Parkland Middle School*
- Renovations to Hanks High School
- Kitchen & Cafeteria Additions / Renovations to Lancaster and LeBarron Elementary Schools
- Fine Arts Addition / Renovations to Ysleta High School

8 LOCAL FIRMS HIRED



***2 PROJECTS TEAMED WITH REGIONAL FIRM**



2015

2016

2017

2018

2019

2020

MARCH 2016

Kicked off Design of Phase 1 Projects

- New Bel Air Middle School **
- Gym / Fine Arts Addition to Eastwood Knolls International School
- Kitchen & Cafeteria Additions / Renovations to Tierra Del Sol and Desertaire Elementary Schools
- New Valley View Middle / Mission Valley Elementary Combo School **
- Gym Addition to Rio Bravo Middle School / Fine Arts Renovation to Ysleta Middle School
- Additions & Renovations to Eastwood High School **
- Additions & Renovations to Parkland Middle School **

**** Public charrette meetings held for these projects**





2015

2016

2017

2018

2019

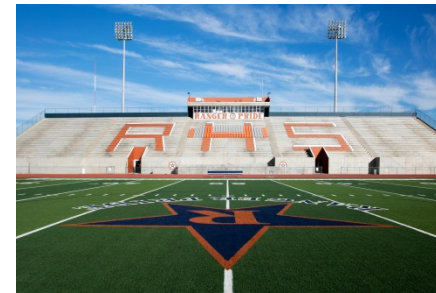
2020

MARCH 2016

Selected Hellas Construction* for Athletic Enhancements to 7 High Schools

- New multi-purpose turf at Stadiums
- New Baseball, Softball, and Tennis lighting
- New Baseball / Softball sound system, perimeter outfield fencing, scoreboard, backstop netting, and foul line fencing

* National firm / No local firm available





2015

2016

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2020

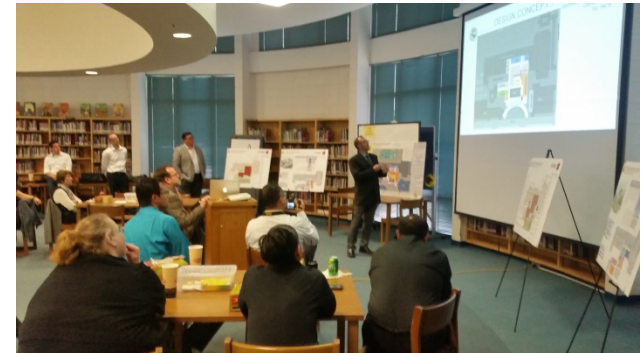
APRIL 2016

- New Bel Air Middle School **
- New Del Valle Middle / Mission Valley elementary Combo School **
- Additions & Renovations to Eastwood High School **
- Additions & Renovations to Parkland Middle School **

BOND OVERSIGHT COMMITTEE MEETING

- VLK presents overview of Bond Program, architects present to discuss their projects in design.

**** 2nd public charrette meetings held for these projects**





APRIL 2016

Selected **Banes Construction** as Construction Manager for Parkland Middle School Additions & Renovations



**ALL ELSE EQUAL-
GO LOCAL**



2015

2016

2017

2018

2019

2020

MAY 2016

Selected **Buford-Thompson Construction** as Construction Manager for Eastwood High School Additions & Renovations

Awarded contract to replace gym floor at Del Valle High School auxiliary gym



**ALL ELSE EQUAL-
GO LOCAL**



JUNE 2016

Awarded **Martinez Brothers Contractors** structural repairs to Constance Hulbert / Riverside MS **IN BUDGET**

Selected **Buford-Thompson** as Construction Manager for Valley View MS / Mission Valley ES Combo School

Awarded contract to Avaya* for secure entry system & school management system **IN BUDGET**

* National firm / No local firm available



**ALL ELSE EQUAL-
GO LOCAL**



WITHIN BUDGET



JUNE 2016

Awarded Phase 1 GMP with **Banes Construction**
for Parkland MS (existing building demolition)
IN BUDGET

VLK / YISD present to the El Paso Association of
General Contractors to discuss upcoming
projects



**ALL ELSE EQUAL-
GO LOCAL**



WITHIN BUDGET



2015

2016

2017

2018

2019

2020

JULY 2016

Construction continues

- Athletic Enhancements to 7 High Schools
- Structural Repairs to Constance Hulbert / Riverside MS
- District-wide secure entry

**BP06 – Gym addition to Eastwood Knolls
International School out for proposal – General
Contractor**





JULY 2016

Kick off **GA Architecture** to begin design on New Thomas Manor ES

Bid for Demolition of TLCC (site of new Bel Air MS) **ON TIME** / **BUDGET**

BOND OVERSIGHT COMMITTEE MEETING

- VLK presents status of design and schedules for construction.



**ALL ELSE EQUAL-
GO LOCAL**



WITHIN BUDGET



ON TIME



AUGUST 2016

VLK hosts community design charrette for new Thomas Manor ES

Award demolition contract to **Spartan Construction** for TLCC (New Bel Air MS site)
IN BUDGET

Board approval of Phase 2 – GMP with **Banes Construction** for Parkland MS (concrete / steel)
IN BUDGET



**ALL ELSE EQUAL-
GO LOCAL**



WITHIN BUDGET



AUGUST 2016, cont.

Multi-purpose fields at 7 high schools completed. **ON TIME** / **IN BUDGET** / **QUALITY**

BP19 – Structural repairs to Constance Hulbert / Riverside Middle School complete.

ON TIME / **IN BUDGET** / **QUALITY**

BP04 – District-wide secure entry project complete. **ON TIME** / **IN BUDGET** / **QUALITY**



ON TIME



QUALITY



WITHIN BUDGET



SEPTEMBER 2016

Hire **PRSBB** for architectural services to design Portable Village at Eastwood HS.

Award construction contract for BP06 – Gym addition at Eastwood Knolls International School to **Dantex Construction**. **IN BUDGET**

BP07 – Cafeteria addition to Tierra Del Sol / Desertaire released by architect for bidding.

VLK hosts design charrette with **GA Architecture** for BP10 – New Thomas Manor ES.

Gym floor at Del Valle HS – auxillary gym complete. **ON TIME / IN BUDGET**



**ALL ELSE EQUAL-
GO LOCAL**



WITHIN BUDGET



OCTOBER 2016

BP12 – Additions & Renovations to Rio Bravo / Ysleta Middle School released by architect for bidding.

BP05 – New Bel Air Middle School released by architects for bidding.

Award construction contract to **AO General Contractors** for BP07 – Cafeteria addition to Tierra Del Sol / Desertaire. **IN BUDGET**

Award demolition contract to **Spartan Construction** for removal of existing Thomas Manor building. **IN BUDGET**



**ALL ELSE EQUAL-
GO LOCAL**



WITHIN BUDGET



OCTOBER 2016

Board approval of Phase 3 – GMP with **Banes Construction** for Parkland MS (site and building).
IN BUDGET

BOND OVERSIGHT COMMITTEE MEETING

- VLK updates the group on status of design, bidding, and construction of projects.



**ALL ELSE EQUAL-
GO LOCAL**



WITHIN BUDGET



NOVEMBER 2016

Portable Village for Eastwood HS goes out for bid.

BP05 – New Bel Air MS released by **ASA Architects** for bidding.

Award construction contract to **Dantex Construction** for BP12 – Rio Bravo / Ysleta MS.
IN BUDGET

Kick off **PRSB** to begin design of BP11 – Renovation to Hanks HS.



**ALL ELSE EQUAL-
GO LOCAL**



WITHIN BUDGET



DECEMBER 2016

Award construction contract to **Urban Associates** for BP05 – New Bel Air MS.
IN BUDGET

Kick off meeting with **ARTchitecture** to begin design of BP14 – Additions & Renovations to Lancaster / Lebaron Elementary Schools.

BOND OVERSIGHT COMMITTEE MEETING

- Group presents an update to the board.



**ALL ELSE EQUAL-
GO LOCAL**



WITHIN BUDGET



2015

2016

2017

2018

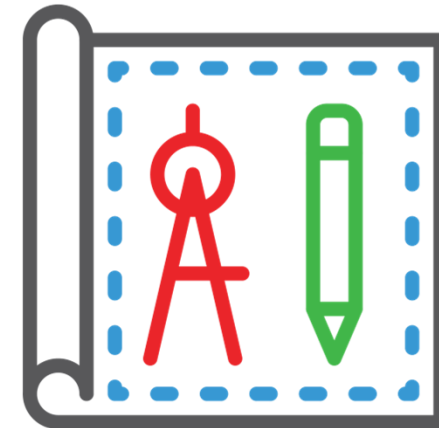
2019

2020

JANUARY 2017

Released Request for Proposals for architects on Phase 2 projects (remainder of bond)

- Bel Air High School Gymnasium Additions & Renovations
- Parkland High School T-STEM Additions & Renovations
- Renovations to Sageland, Loma Terrace, Mesa Vista, Presa, East Point, Edgemere, and Eastwood Heights Elementary Schools and Del Valle High School
- Renovations to Vista Hills, REL Washington, Pebble Hills, Dolphin Terrace, Ramona, Ysleta, Pasodale and Alicia Chacon Elementary Schools and Riverside High School
- Renovations to Glen Cove, Cedar Grove, and Capistrano Elementary Schools, Ceasar Chavez Academy, and Riverside Middle School





JANUARY 2017, cont.

BP03 – Athletic Enhancements to 7 high schools
– Baseball / Softball field improvements & tennis
court lights completed. **ON TIME / IN BUDGET /**
QUALITY



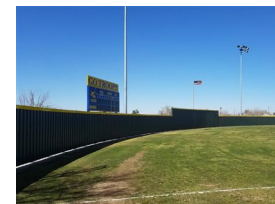
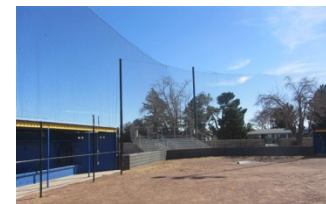
ON TIME



WITHIN BUDGET



QUALITY





FEBRUARY 2017

Demolition of existing Thomas Manor ES complete. **ON TIME / IN BUDGET**

Buford-Thompson begins installing Portable Village and stadium restroom remodel at Eastwood High School.



ON TIME



WITHIN BUDGET



ALL ELSE EQUAL-
GO LOCAL



MARCH 2017

BP08 – Valley View MS / Mission Valley ES
Combo: Phase 1 – Earthwork and Foundation
package issued for bid.

Award architects for Phase 2 bond projects. 5
firms selected – **ALL LOCAL**.



**ALL ELSE EQUAL-
GO LOCAL**



APRIL 2017

**BP10 – New Thomas Manor Elementary Schools
out for bid.**

Bond Oversight Committee meeting

Toured construction of Parkland Middle School, Desertaire
Elementary School, and Eastwood Knolls International
School





MAY 2017

Award construction contract to **Banes Construction** for BP10 – New Thomas Manor Elementary School.

IN BUDGET

Board approved GMP for Phase 2 – Site and structural with **Buford-Thompson** for BP13 – Additions & Renovations to Eastwood High School.

IN BUDGET

Board approved GMP for Phase 1 (earthwork and foundation) with **Buford-Thompson** for BP08 – Valley View MS / Mission Valley Immediate School.

IN BUDGET



**ALL ELSE EQUAL-
GO LOCAL**



WITHIN BUDGET



JUNE 2017 ←

Award construction contract to **Arrow Construction** for BP11 – Hanks High School renovations. **IN BUDGET**

Buford-Thompson begins demolition of Eastwood HS.



**ALL ELSE EQUAL-
GO LOCAL**



WITHIN BUDGET



JULY 2017

Board approval of GMP for Phase 2 (building and site) with **Buford-Thompson** for BP08 – Valley View Middle School / Mission Valley Elementary School Combo School. **IN BUDGET**

Bond Oversight Committee meeting

Toured construction of Bel Air Middle School, Rio Bravo Middle School, Ysleta Middle School & Tierra Del Sol Elementary School



**ALL ELSE EQUAL-
GO LOCAL**



WITHIN BUDGET



AUGUST 2017

Board approval of GMP for Phase 3 (building) with **Buford-Thompson** for BP13 – Eastwood HS Additions & Renovations. **IN BUDGET**

Open academic addition to Parkland Middle School.
ON TIME / IN BUDGET / QUALITY

Open Fine Arts Life Cycle Renovations at Eastwood Knolls International School.
ON TIME / IN BUDGET / QUALITY

Open Fine Arts / Life Cycle Renovations at Ysleta Middle School. **ON TIME / IN BUDGET / QUALITY**



**ALL ELSE EQUAL-
GO LOCAL**



ON TIME



WITHIN BUDGET



QUALITY



SEPTEMBER 2017

Award construction contract to **Aztec Construction** for BP14 – Lancaster and Lebarron Park ES cafeteria additions.

IN BUDGET



**ALL ELSE EQUAL-
GO LOCAL**



WITHIN BUDGET



2015

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OCTOBER 2017

Open gymnasium addition to Eastwood Knolls International School.





2015

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OCTOBER 2017 ←

Open cafeteria additions to Tierra Del Sol Elementary School.





2015

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OCTOBER 2017 ←

Open gymnasium addition to Rio Bravo Middle School.





2015

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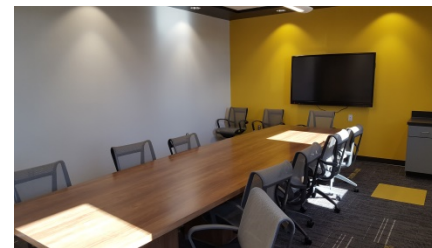
2018

2019

2020

OCTOBER 2017 ←

Open administration area for Parkland Middle School.





2015

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NOVEMBER 2017

Open cafeteria additions to Desertaire Elementary School.





2015

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SPRING 2018

Complete design, bid, and award construction contracts for:

- BP16 – Fine Arts Addition to Ysleta HS
- BP17 – Gymnasium Addition to Bel Air HS
- BP18 – STEM / Early College Renovation to Parkland HS





2015

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2020

SUMMER 2018

Complete construction of:

- New Bel Air Middle School
- New Thomas Manor Elementary School
- New Fine Arts & Science addition at Eastwood High School

Kick off design of:

- **BP01** – Life Cycle Deficiency Work at Sageland, Loma Terrace, Mesa Vista, Presa, East Point, Edgemere, and Eastwood Heights Elementary Schools and Del Valle High School
- **BP02** - Life Cycle Deficiency Work at Vista Hills, REL Washington, Pebble Hills, Dolphin Terrace, Ramona, Ysleta, Pasodale and Alicia Chacon Elementary Schools and Riverside High School
- **BP09** - Life Cycle Deficiency Work at Glen Cove, Cedar Grove, and Capistrano Elementary Schools, Ceasar Chavez Academy, and Riverside Middle School





2015

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2019

2020

FALL 2018 ←

Complete construction of:

- **BP14** – Cafeteria addition to Lancaster / Lebarron Elementary School
- **BP11** – Renovations to Hanks High School





2015

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2019

2020

SPRING 2019 ←

Bid and start construction on:

- **BP01** - Life Cycle Deficiency Work at Sageland, Loma Terrace, Mesa Vista, Presa, East Point, Edgemere, and Eastwood Heights Elementary Schools and Del Valle High School
- **BP02** - Life Cycle Deficiency Work at Vista Hills, REL Washington, Pebble Hills, Dolphin Terrace, Ramona, Ysleta, Pasodale and Alicia Chacon Elementary Schools and Riverside High School
- **BP09** - Life Cycle Deficiency Work at Glen Cove, Cedar Grove, and Capistrano Elementary Schools, Ceasar Chavez Academy, and Riverside Middle School





2015

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SUMMER 2019

Complete construction for:

- Eastwood High School
- Valley View Middle / Mission Valley Elementary / Combo School
- Fine Arts Addition to Ysleta High School
- STEM / Early College Renovations to Parkland High School





2015

2016

2017

2018

2019

2020

FALL 2019 ←

Complete construction of:

- Competition and auxiliary gymnasium additions to Bel Air High School





FALL 2020

Complete construction for:

- **BP01** - Renovations to Sageland, Loma Terrace, Mesa Vista, Presa, East Point, Edgemere, and Eastwood Heights Elementary Schools and Del Valle High School
- **BP02** - Renovations to Vista Hills, REL Washington, Pebble Hills, Dolphin Terrace, Ramona, Ysleta, Pasodale and Alicia Chacon Elementary Schools and Riverside High School
- **BP09** - Renovations to Glen Cove, Cedar Grove, and Capistrano Elementary Schools, Ceasar Chavez Academy, and Riverside Middle School



THE DISTRICT
YSLETA INDEPENDENT SCHOOL DISTRICT

Conclusion & Questions

