2025 BRYAN BOND

INDEPENDENT SCHOOL DISTRICT

BRYAN ISD

bryanisd.org

BOND PASSED

- Thank you voters
- Certification of election results
- Next Steps: Timeline overview

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INDEPENDENT SCHOOL DISTRICT

TIMELINE

Nov 4 2025
Bond Passed!

Preparation & Planning

Aug 2026
$290,000,000

Aug 2029
$60,000,000

Aug 2031
$47,000,000

2025 BRYAN BOND
INDEPENDENT SCHOOL DISTRICT

MEET YOUR CONSTRUCTION TEAM

- Deputy Superintendent- Brian Merrell
  - Director of Construction- Bobby Griffin

MEET YOUR BUSINESS TEAM

- Assistant Superintendent, Business Services - Norma Friddle

- Director of Financial Services - Stephanie Brumfield
  - Assistant Director - Melissa Martin
    - Budget & Procurement
  - Assistant Director - Brandy Green
    - Payroll Services
  - Assistant Director - Michael Stires
    - Risk Management and Benefits

BOND BUSINESS

- Why does it take so long?
  - Tax Collections and first bond payment
- Texas Attorney General Office Review
- Procurement (2 - 6 months)
  - Architects / Engineers
  - Construction delivery method approval
  - Project Managers and/or General Contractors
  - Surveyors
  - Geotechnical Services

BOND BUSINESS

- **Request for Qualifications (RFQ)**
  - Steps
  - Prepare RFQ document
  - Advertise publicly (required in Texas twice, 7 days apart)
  - Hold pre-proposal conference (optional but common)
  - Collect statements of qualifications (SOQs)
  - Evaluation committee scores submissions
  - Shortlist firms
  - Conduct interviews
  - Select the most qualified firms (Team approach, qualifications-based, no pricing)
  - Board committee meetings, updates, and ultimately board approval

BOND BUSINESS

- Negotiate Scope & Fees
  - After selecting the firms (architects and/or engineers), negotiate:
    - Professional service fees
    - Scope
    - Estimated schedule
    - Deliverables
    - Board committee meetings, updates, and ultimately board approval

BOND BUSINESS

- Begin Packaging of Projects
  - Identify priorities and immediate needs
    - equipment at or near failure
    - immediate safety or security concerns
  - Consider campus impact
    - Student displacement and construction timing
    - Program enrollment capacity relief
    - Minimize impact on school operations

BOND BUSINESS

- Decide Best Delivery Method for Construction
  - CSP (Competitive Sealed Proposals)
  - CMAR (Construction Manager at Risk)
  - Design Build
  - Best practice to facilitate each individual project or projects.

BOND BUSINESS

- Begin Design
  - Phases:
    - Programming
    - Schematic Design
    - Design Development
    - Construction Documents
    - District maintains design oversight and review at each phase.

BOND BUSINESS

- Select Contractor for Construction Phase with Board Approval.
  - Permitting & Pre-Construction
    - Submit plans to city/county for permits
    - Conduct traffic, environmental, geotech, and TDLR accessibility reviews
    - Establish construction schedule
    - Approve safety plan
    - Establish communication protocols

BOND BUSINESS

- Construction Phase
  - Site mobilization
  - Construction progresses through phases
  - Weekly meetings with the district, architect, and contractor
  - Submittal review and approvals
  - Change order requests (as needed)
  - Pay applications reviewed by the architect and the district
  - Ongoing inspections

BOND BUSINESS

- Substantial Completion
  - The building is operational and ready for its intended use.
  - Punch list created by the architect and the district
  - CO (Certificate of Occupancy) issued by the authority having jurisdiction

BOND BUSINESS

- Final Completion & Close-Out
  - All punch list items completed
  - Final inspections
  - All O&M manuals delivered
  - Warranty documentation turned over
  - Training for district maintenance & operations staff
  - Board acceptance of the project
  - Final payment and retainage released

BOND BUSINESS

- Warranty Period (typically 1 year)
  - Contractor responsible for repairs
  - District logs warranty items
  - End-of-warranty walkthrough conducted

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