

# CANUTILLO

## INDEPENDENT SCHOOL DISTRICT



# Citizens Bond Accountability Committee (CBAC)

**PROCEDEO**

CITIZENS BOND ADVISORY COMMITTEE MEETING | September 30, 2024

# PROCEDEO TEAM MEMBERS TO DATE



Ernesto Ortiz  
Program Director



Irene Nigaglioni, FAIA  
Senior Design Manager, IN2



Rose Lucero  
Communications Manager



David Martinez Jr.  
Controls Manager



Raquel Bitar  
Program Coordinator



Corina Heredia  
Procurement Manager



TBD  
FFE



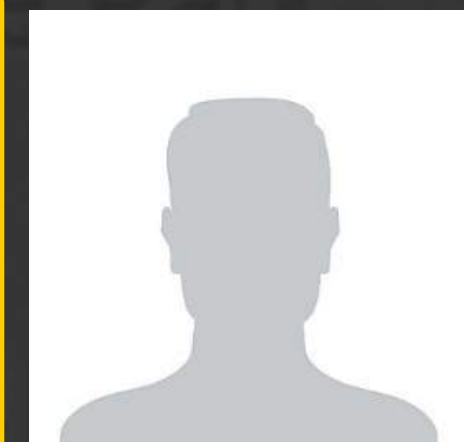
Peter Aguilar  
Design Manager, IN2



Anthony Mariscal  
Construction Manager



Alec Kleinhans  
Project Manager



TBD  
Project Manager

# 2024 CISD Bond Program – CBAC Officers

**Antonio Castillo** - Chair



**Christian Lopez** – Secretary



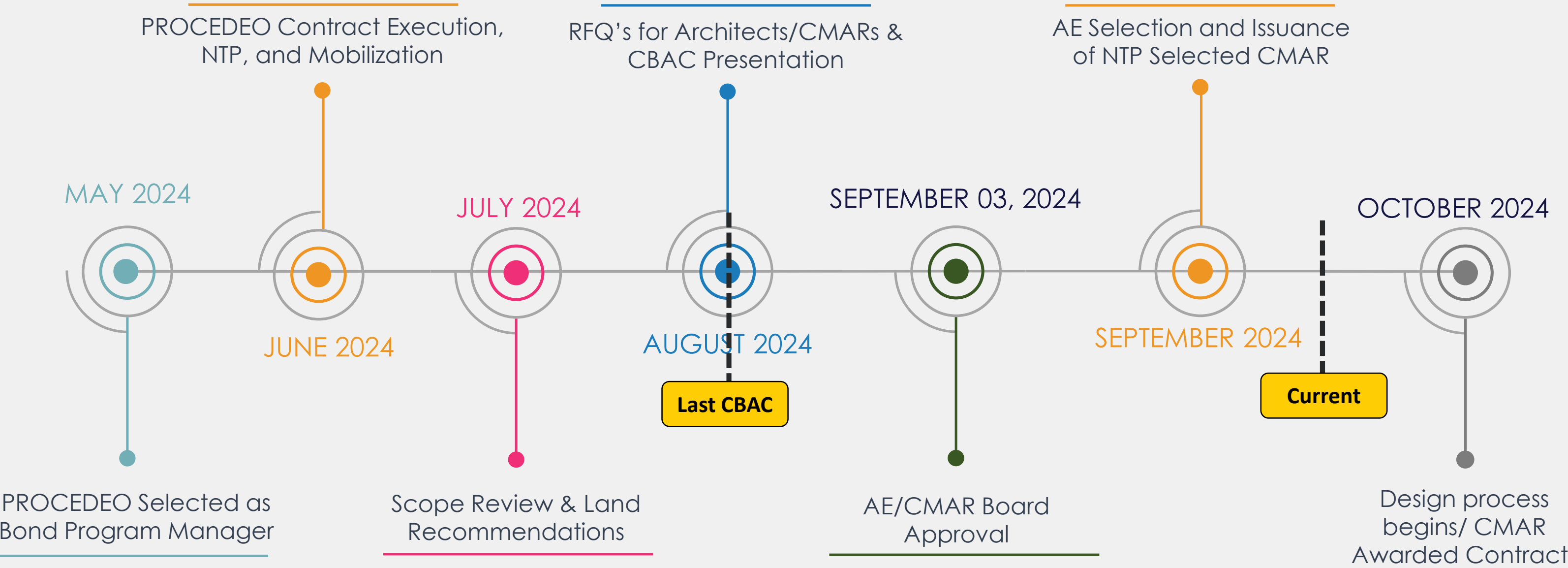
## ***2024 CISD Bond Program – CV (Regulation)***

- Request information from district employees through the committee chairperson.
- Because full participation and representation is vital for the committee's work to proceed, the chairperson may recommend to the Superintendent that a member who has been absent from three or more meetings (cumulative), be replaced.
- Meeting Agenda & Materials to be provided 3 days before scheduled meeting
- CBAC Questions to be provided to PROCEDEO 48 hours before scheduled meeting

# Program Schedule & Budget Update

September 2024

# 2024 Bond Program Status – 2024 Bond Timeline



# 2024 Bond Program Status – Program Status Update

Progress for the Projects currently in Design and approaching Construction



| AE Contracts | Scope to Budget or Programming | Schematic Design | Design Development | Construction Documents | Bidding - GMP Guaranteed Maximum Price |
|--------------|--------------------------------|------------------|--------------------|------------------------|--|
|              | STB                            | SD               | DD                 | CD                     |  |

|                     |  |  |  |   |                           |
|---------------------|--|--|--|---|---------------------------|
| Canutillo MS        |  |  |  | Canutillo HS Playfields Lighting Upgrades | Reyes Technology Upgrades |
| Alderete MS         |  |  |  |   |                           |
| Davenport ES        |  |  |  |   |                           |
| NW Early College HS |  |  |  |   |                           |
| Canutillo HS        |  |  |  |   |                           |
| Canutillo ES        |  |  |  |   |                           |
| Bill Childress ES   |  |  |  |   |                           |
| Damian ES           |  |  |  |   |                           |
| Garcia ES           |  |  |  |   |                           |
| Reyes ES            |  |  |  |   |                           |

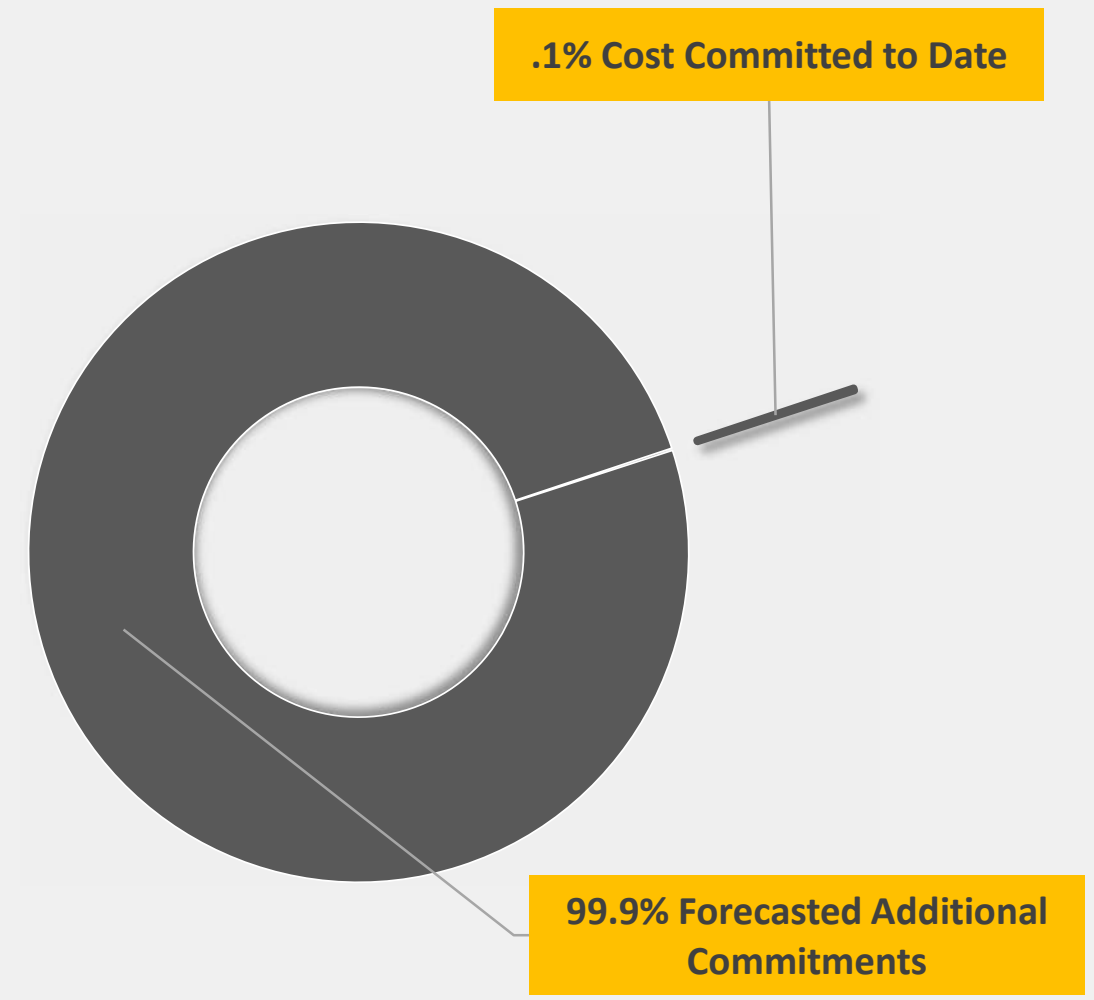
# 2024 Bond Program Status – Budget

4yr  
 2024-2028

10  
 PROJECTS

\$379M  
 PROPOSITION A

| CATEGORY                                     | Budget Managed by PROCEDEO | Total                |
|--|----------------------------|----------------------|
| New Facilities/Renovations for 10 Projects   | \$387,955,000              | \$378,955,000        |
| Interest Earned to Date                      | --                         | --                   |
| <b>Canutillo ISD 2024 Bond Program Total</b> | <b>\$387,955,000</b>       | <b>\$378,995,000</b> |
| Encumbered to Date                           |                            | \$398,763            |
| Amount Paid to Date                          |                            | \$10,000             |
| Forecasted Additional Commitments            |                            | \$378,546,237        |
| Interest Earned to Date                      |                            | --                   |
| <b>Total</b>                                 |                            | <b>\$378,955,000</b> |





# 2024 Bond Program Status – Budget

**4yr**  
2024-2028

**10**  
PROJECTS

**\$379M**  
PROPOSITION A

| RENOVATIONS      |              |                       |                  |                   |                       |
|------------------|--------------|-----------------------|------------------|-------------------|-----------------------|
| #                | Project      | Budget                | Paid to Date     | Encumbered        | Unencumbered          |
| 1                | Canutillo HS | \$16,539,978          |                  | \$32,000          | \$16,507,978          |
| 2                | Canutillo ES | \$9,681,338           |                  |                   | \$9,681,338           |
| 3                | Childress ES | \$7,395,244           |                  |                   | 7,395,244             |
| 4                | Damian ES    | \$7,395,244           |                  |                   | 7,395,244             |
| 5                | Garcia ES    | \$7,158,629           |                  |                   | 7,158,629             |
| 6                | Reyes ES     | \$2,236,000           |                  | \$366,763         | 1,869,237             |
| NEW CONSTRUCTION |              |                       |                  |                   |                       |
| #                | Project      | Budget                | Paid to Date     | Encumbered        | Unencumbered          |
| 7                | Canutillo MS | \$107,000,000         | \$10,000         |                   | 106,990,000           |
| 8                | Davenport ES | \$74,000,000          |                  |                   | 74,000,000            |
| 9                | Alderete MS  | \$107,000,000         |                  |                   | 107,000,000           |
| 10               | Northwest HS | \$40,548,567          |                  |                   | 40,548,567            |
| <b>TOTALS</b>    |              | <b>\$ 378,955,000</b> | <b>\$ 10,000</b> | <b>\$ 398,763</b> | <b>\$ 378,546,237</b> |

AE Design Invoice

Security & Technology Upgrades

## AE & CMAR Selection Process

**1** Projects were grouped according to type of project and to provide best value to Canutillo ISD

**2** Doing business with CISD Event July 26<sup>th</sup>

**3** RFQ was issued August 5, 2024

**4** RFQ Bid Opening 08/19 at 1:00pm

**5** Architects/CMAR were evaluated based on quality and responsiveness to RFQ by Evaluation Committee

**6** Once ranked, projects were assigned by order of value and Architect rankings

**7** BOT Approval to proceed with contract negotiations 09/10

**8** BOT Approval for Award of AE Contracts and Two-Step Raking for CMAR 09/23

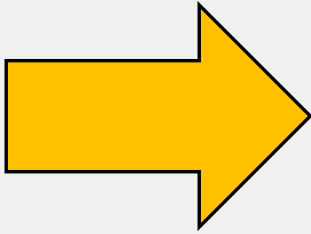
**9** AE NTPs Issued 09/25 – Design Start

**10** BOT Approval and Award for CMAR Contracts 09/30

**11** CMAR NTP to be Issued

## Project Grouping and Architect Selection

|    | Project             |
|----|---------------------|
| 1  | Canutillo MS        |
| 2  | Alderete MS         |
| 3  | Davenport ES        |
| 4  | NW Early College HS |
| 5  | Bill Childress ES   |
| 6  | Damian ES           |
| 7  | Garcia ES           |
| 8  | Canutillo HS        |
| 9  | Canutillo ES        |
| 10 | Reyes ES            |



|          | Project   | Project Value  | Architect                        |
|----------|---|----------------|----------------------------------|
| <b>1</b> | - Canutillo MS STEM Academy<br>- Jose J. Alderete MS                      | \$ 214,000,000 | 1 - DLR Group                    |
| <b>2</b> | Deanna Davenport ES   | \$ 74,000,000  | 2 - Pfluger Architects           |
| <b>3</b> | Northwest Early College HS  | \$ 40,548,567  | 3 - MNK Architects Inc.          |
| <b>4</b> | - Bill Childress ES<br>- Jose H. Damian ES<br>- Gonzalo & Sofia Garcia ES | \$ 21,949,117  | 4 - Mijares-Mora Architects Inc. |
| <b>5</b> | Canutillo HS  | \$ 16,539,978  | 6 - GA Architecture Inc.         |
| <b>6</b> | - Canutillo ES<br>- Rep. Silvestre & Carolina Reyes ES                    | \$ 11,917,338  | 6 - GA Architecture Inc.         |

## Architect and CMAR Pairing

|          | Project   | Project Value        | Architect                           |
|----------|---|----------------------|-------------------------------------|
| <b>1</b> | - Canutillo MS STEM Academy<br>- Jose J. Alderete MS                      | <b>\$214,000,000</b> | <b>DLR Group</b>                    |
| <b>2</b> | Deanna Davenport ES   | <b>\$ 74,000,000</b> | <b>Pflugger Architects</b>          |
| <b>3</b> | Northwest Early College HS  | <b>\$ 40,548,567</b> | <b>MNK Architects Inc.</b>          |
| <b>4</b> | - Bill Childress ES<br>- Jose H. Damian ES<br>- Gonzalo & Sofia Garcia ES | <b>\$ 21,949,117</b> | <b>Mijares-Mora Architects Inc.</b> |
| <b>5</b> | Canutillo HS  | <b>\$ 16,539,978</b> | <b>GA Architecture Inc.</b>         |
| <b>6</b> | - Canutillo ES<br>- Rep. Silvestre & Carolina Reyes ES                    | <b>\$ 11,917,338</b> | <b>GA Architecture Inc.</b>         |



| Construction Manager at Risk      |
|-----------------------------------|
| <b>Banes General Contractors</b>  |
| <b>LDCM Solutions</b>             |
| <b>Jordan Foster Construction</b> |
| <b>Jordan Foster Construction</b> |
| <b>AO General Contractor Inc.</b> |
| <b>Banes General Contractors</b>  |

# 2024 Bond Program Status – Program Status Update

**Schedule September 2024**

|          | Project   | Est. Design Duration | Est. Construction Duration | Est. Total Duration<br>(2-Month Increments) |  |  |  |   |  |   |  |   |  |  |  |   |  |  |  |   |  | Total        |  |  |  |           |
|----------|---|----------------------|----------------------------|---|--|--|--|---|--|---|--|---|--|--|--|---|--|--|--|---|--|--------------|--|--|--|-----------|
| <b>1</b> | <b>Canutillo MS*</b><br><b>Alderete MS*</b>                 | 9-12 months          | 18-24 months               | ■   |  |  |  | ■ |  |   |  | ■ |  |  |  | ■ |  |  |  | ■ |  | 27-36 months |  |  |  |           |
| <b>2</b> | <b>Davenport ES*</b>  | 7-10 months          | 14-18 months               | ■   |  |  |  | ■ |  |   |  | ■ |  |  |  | ■ |  |  |  | ■ |  | 21-28 months |  |  |  |           |
| <b>3</b> | <b>NW ECHS</b>  | 7-10 months          | 14-18 months               | ■   |  |  |  | ■ |  |   |  | ■ |  |  |  | ■ |  |  |  | ■ |  | 21-28 months |  |  |  |           |
| <b>4</b> | <b>Childress ES</b><br><b>Damian ES</b><br><b>Garcia ES</b> | 8 months             | 3-6 months                 | ■   |  |  |  | ■ |  | ■ |  | ■ |  |  |  |   |  |  |  |   |  |              |  |  |  | 14 months |
| <b>5</b> | <b>Canutillo HS</b>   | 10 months            | 6-9 months                 | ■   |  |  |  | ■ |  | ■ |  | ■ |  |  |  |   |  |  |  |   |  |              |  |  |  | 19 months |
| <b>6</b> | <b>Reyes ES</b><br><b>Canutillo ES</b>                      | 8 months             | 3-6 months                 | ■   |  |  |  | ■ |  | ■ |  | ■ |  |  |  |   |  |  |  |   |  |              |  |  |  | 14 months |

Since our last CBAC Meeting...



### Board Meetings

- 09/10 Board Meeting – Selected AE/GC Approval for Negotiations
- 09/23 Board Meeting – AE Contracts and Selected Contractor Approval per Project(s)



### Coordination

- RFQ Responses & Evaluations
- Land Acquisition Negotiations
- Safety & Security Assessments
- Musco Lighting Coordination



### Design

- AE Contract and Fee Negotiation
- 09/24 Design NTPs Issued for All 10 Projects



### Community Engagement

- CAFÉ Golf Tournament
- CISD Convocation
- Grandparent’s Day
- Visioning Meetings



August 1, 2024

September 30, 2024



CAFÉ Golf  
Tournament  
Major Sponsor





CISD Convocation  
Major Sponsor








**Grandparent's Day  
at Davenport ES**

"We Dig Our  
Grandparents"





**Website**  
Bond Website is Live!





## CANUTILLO ISD 2024 BOND PROGRAM

Voters in the Canutillo Independent School District passed the historic Canutillo Bond 2024 on May 4, 2024. Canutillo Bond 2024 is the largest per-capita bond ever approved in El Paso County and is considered by the District to be a catalyst program in helping Canutillo move into the next phase of its transformation into a premier suburban school district in Texas. The Bond is designed to modernize existing campuses, address continued growth within the District's boundaries and upgrade the District's safety and security infrastructure.

The major projects included in Canutillo Bond 2024 include:

- The relocation and reconstruction of Alderete Middle School.
- The relocation and reconstruction of Canutillo Middle School.
- The relocation and reconstruction of Davenport Elementary School.
- The construction of a brick-and-mortar campus for Northwest Early College High School.
- The upgrade of HVAC systems districtwide.
- The replacement of roofs districtwide.
- Districtwide upgrades to safety and security systems and infrastructure.
- Career & Technical Education upgrades at Canutillo High School
- New baseball and softball lights at Canutillo High School

Canutillo Bond 2024 also includes funding to pay off pandemic-era debt incurred by the District related to Canutillo Connect one-to-one distribution of laptops for students and teachers.

[See All Projects](#)

## BOND PROGRAM WEBSITE



[PROJECTS](#) [VENDORS](#) [INFO FROM CANUTILLO ISD](#)



### PRE-DESIGN

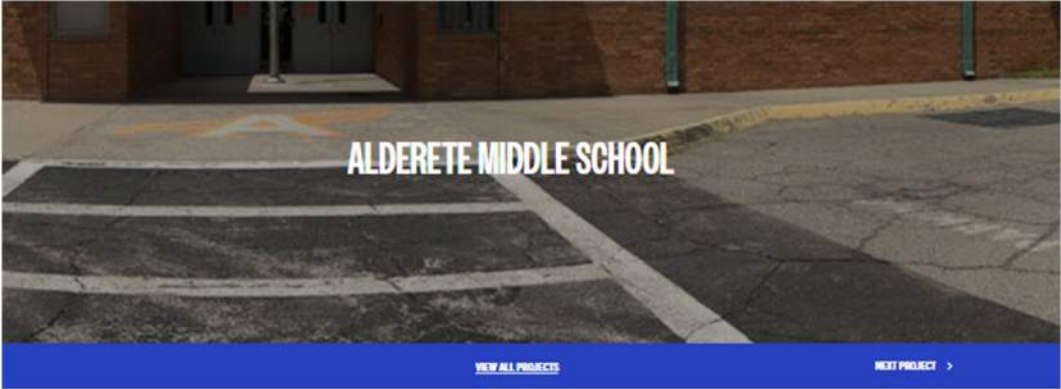
- |   |   |
|---|---|
| <a href="#">Alderete Middle School</a> >              | <a href="#">Canuttilo Elementary</a> >    |
| <a href="#">Canuttilo High School</a> >               | <a href="#">Canuttilo Middle School</a> > |
| <a href="#">Childress Elementary</a> >                | <a href="#">Damian Elementary</a> >       |
| <a href="#">Davenport Elementary</a> >                | <a href="#">Garcia Elementary</a> >       |
| <a href="#">Northwest Early College High School</a> > | <a href="#">Reyes Elementary</a> >        |

### DESIGN PHASE

There are no projects in this phase at this time.

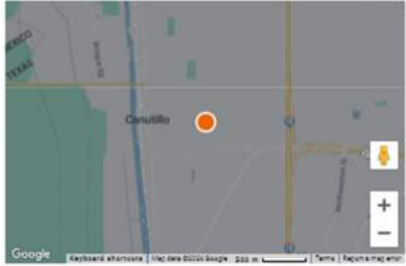


## BOND PROGRAM WEBSITE



### KEY INFORMATION

- Complete Middle School Replacement
- New 1000-Student Campus
- Relocated to a New Site (TBD)



| Budget        | Construction Starts | Anticipated Completion |
|---------------|---------------------|------------------------|
| \$107,000,000 | TBD                 | TBD                    |

### PROJECT TEAM



Ernie Ortiz



Rose Lucero



Contractor  
TBD



## Visioning Meeting

Over 80 attendees  
Parents, Teachers,  
Students,  
Administrators



# Educational Specifications Visioning Sessions

- What are educational specifications?
  - A written means of communication between educators and design professionals.
  - Through this medium educators describe the educational program and identify factors which affect the learner experience and the environment that supports it.

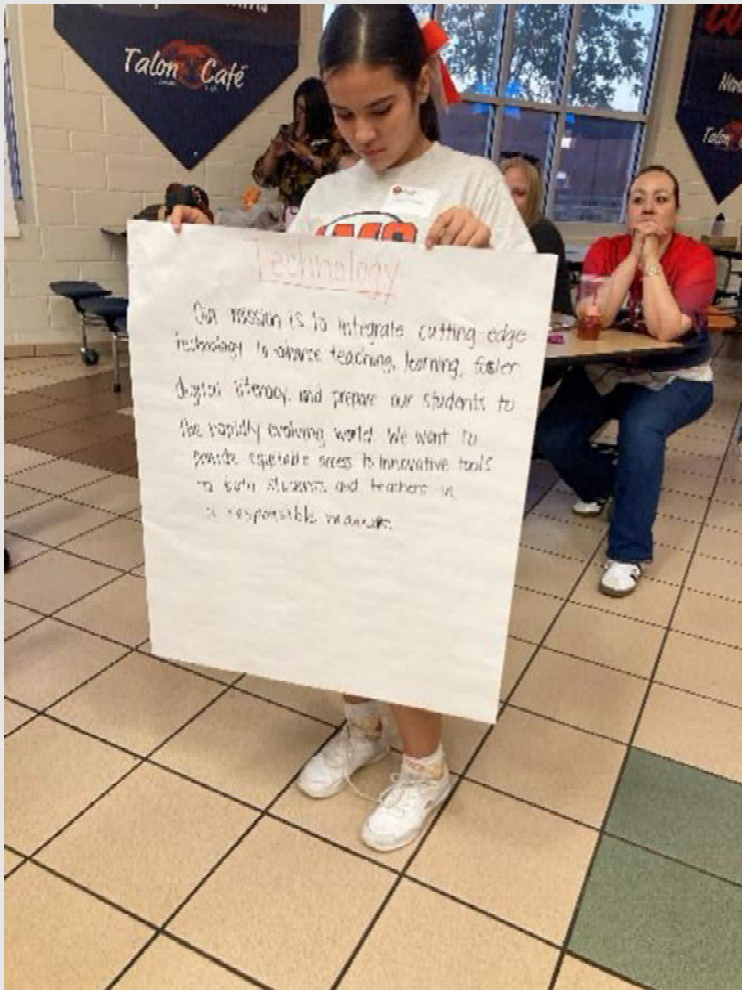




- Took place September 12-13, 2024, at Canutillo HS.
- Participants included students, parents, teachers, administrators and community members.

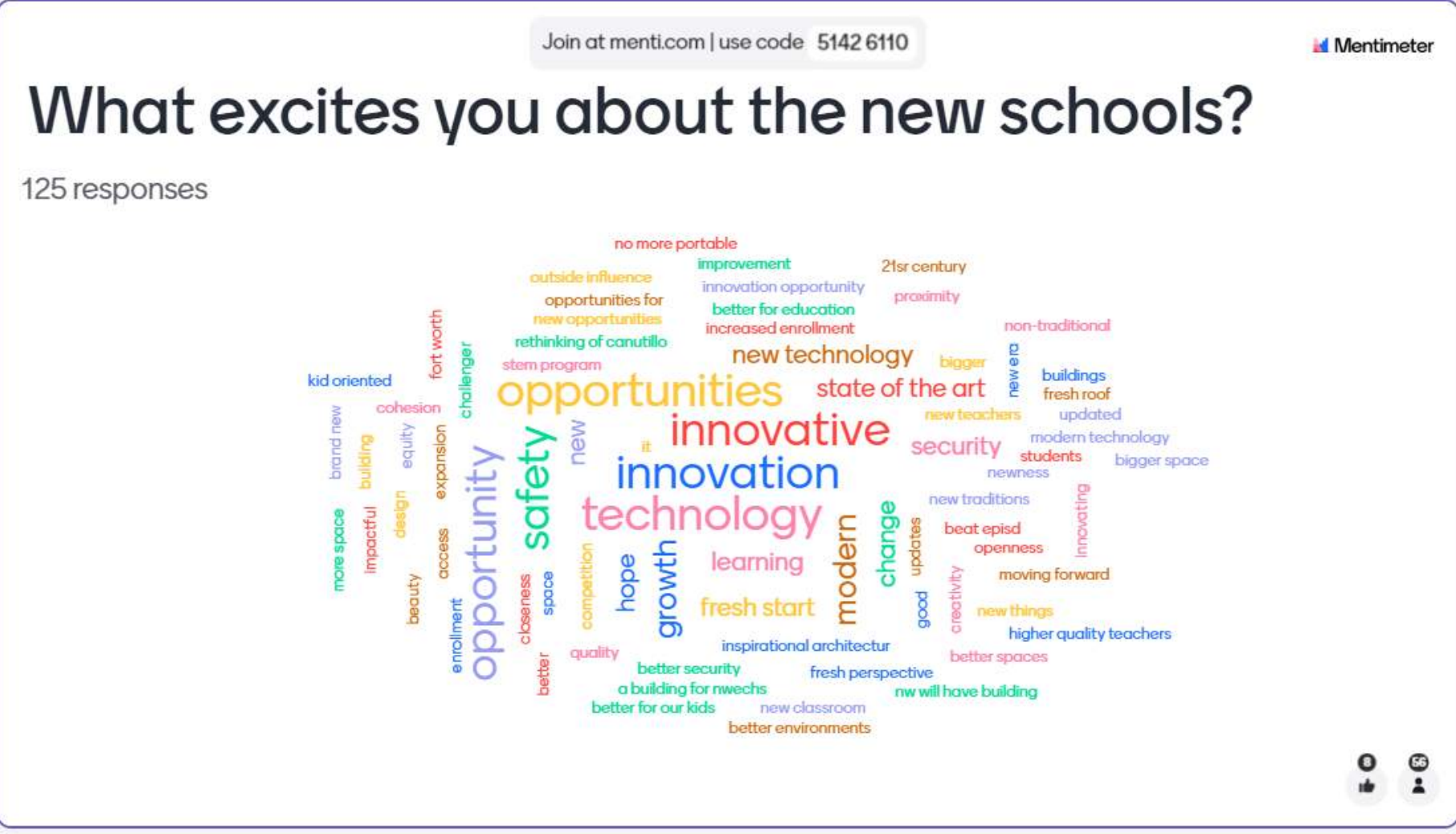


- Participated in exercises to best determine the characteristics of Canutillo ISD learning environments.

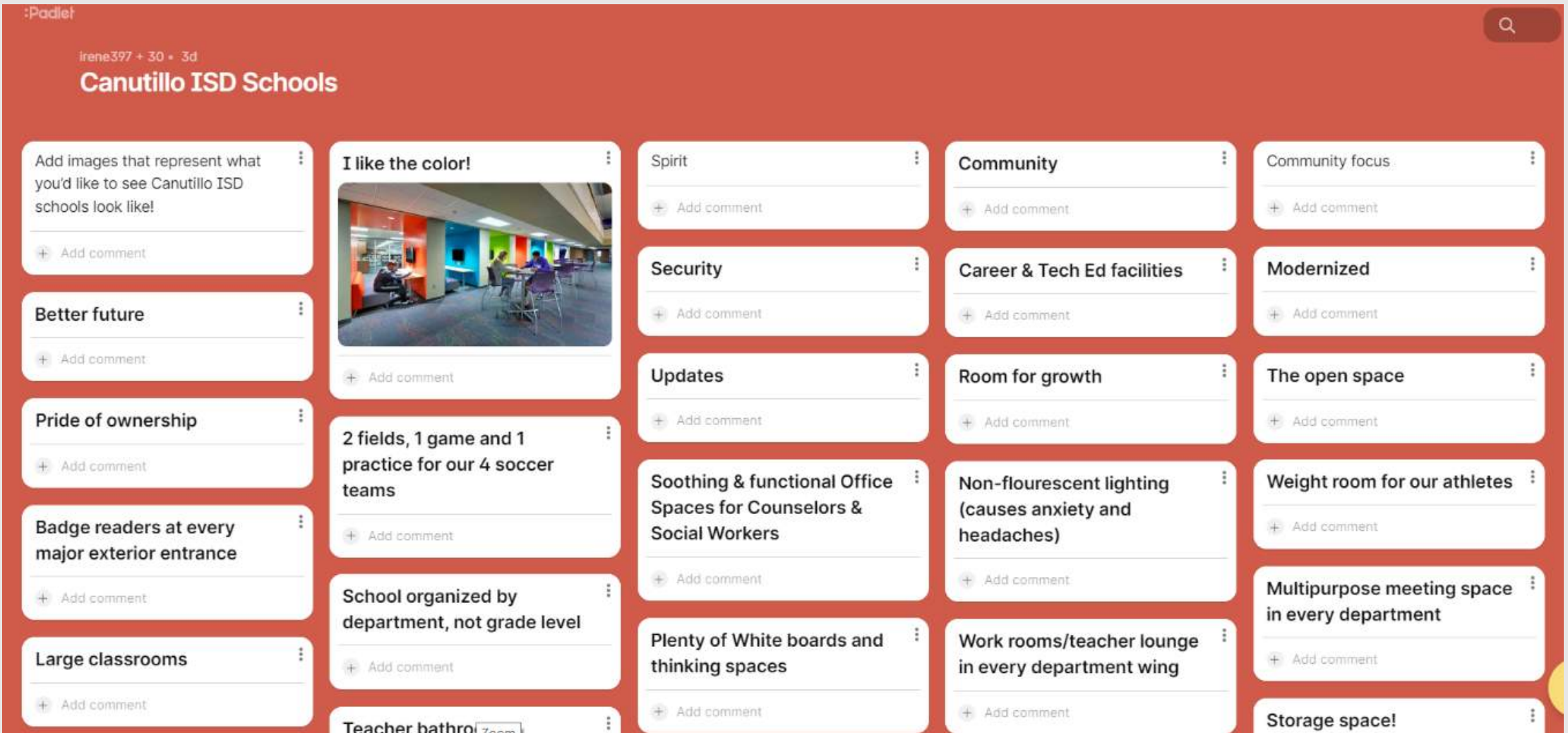




- What do Canutillo ISD learning environments need to include?

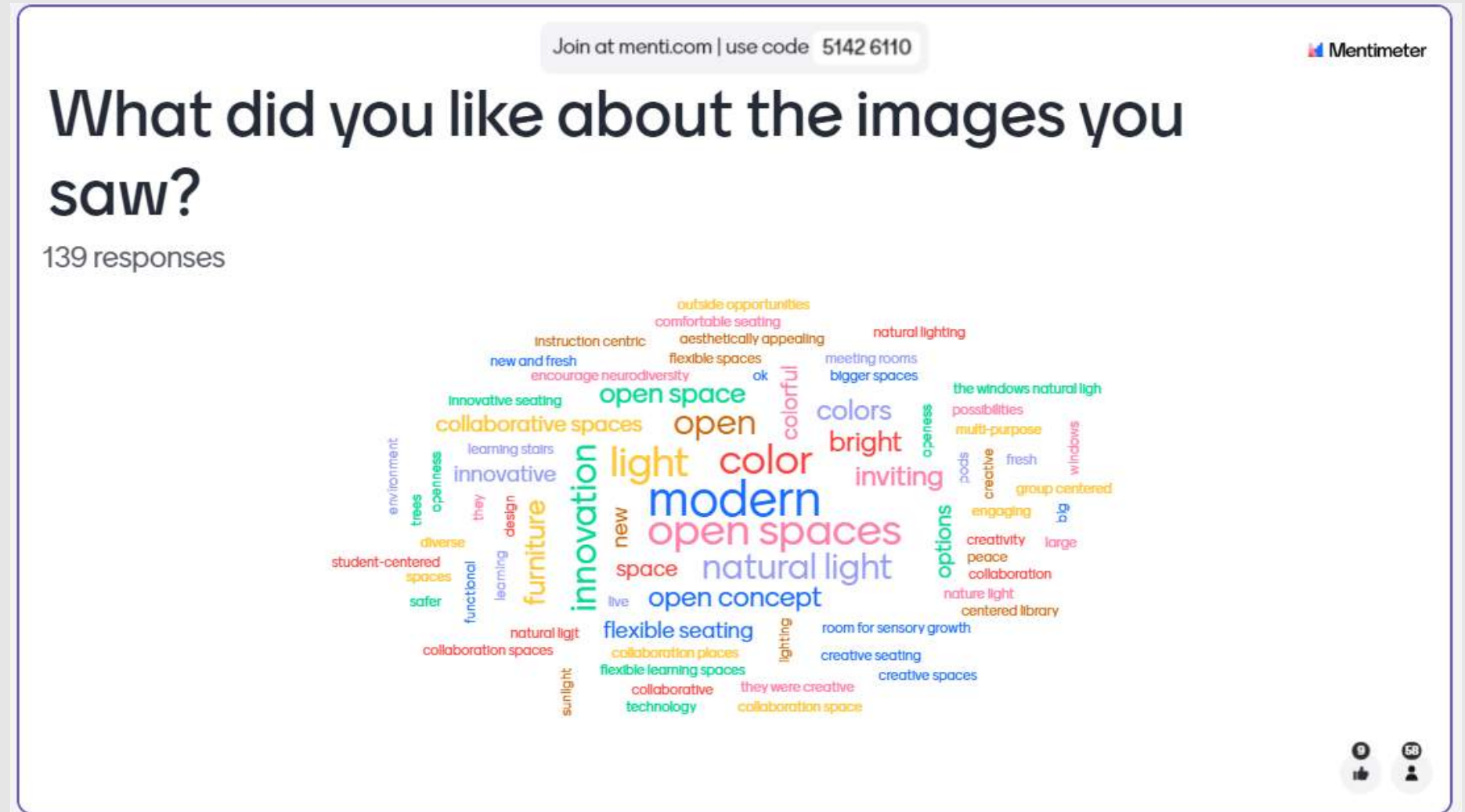


- What do Canutillo ISD learning environments need to include?





- What do Canutillo ISD learning environments need to include?



- What do Canutillo ISD learning environments need to include?

Flexible Furniture



Acoustics



Ventilation



Transparency



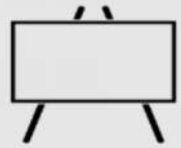
Maintenance & Condition



Fun



Writable Surfaces



Artificial Light



Aesthetics

Safety & Security



Diversity & Choice



Other?

Technology



Collaboration Spaces



Flexibility



Outdoor Spaces



Presentation Spaces



Natural Light



Storage



Color



Naturalness



Accessibility




- What do Canutillo ISD learning environments need to include?

**Flexible Furniture**



**Acoustics**



**Ventilation**



**Transparency**



**Maintenance & Condition**



**Fun**



**Writable Surfaces**



**Artificial Light**



**Aesthetics**

**Safety & Security**



**Diversity & Choice**



**Other?**

**Technology**



**Collaboration Spaces**



**Flexibility**



**Outdoor Spaces**



**Presentation Spaces**



**Natural Light**



**Storage**



**Color**



**Naturalness**



**Accessibility**



- What do Canutillo ISD learning environments need to include?

The collage consists of several cards with the following content:

- Flexible seating:** Image of a classroom with colorful, movable chairs and tables.
- Natural Light:** Text: "Natural should include: Ample natural light that enhances visibility".
- Natural Light:** Image of a classroom with large windows.
- Outdoor spaces:** Image of a landscaped outdoor area with trees and a path.
- Open spaces:** Image of a large, open-plan interior space with a central staircase.
- Natural Light:** Text: "The architecture will include skylights, windows, and open spaces that will allow natural light to permeate all working and learning spaces to improve mood, cognitive".
- Outdoor spaces:** Image of a garden with purple flowers.
- FLEXIBLE FURNITURE:** Image of a modern office or meeting room with flexible seating.
- Outdoor spaces:** Image of a circular outdoor seating area with a central fountain.
- Outdoor spaces:** Image of a colorful, abstract outdoor structure.
- Natural Light:** Text: "integrative, inclusive, innovative".
- Natural Light:** Text: "Opportunities for windows and doors that facilitate access to nature."
- Outdoor Spaces:** Image of a modern building with a large outdoor courtyard.



## SAFETY & SECURITY

We are committed to creating a safe, secure, and collaborative environment through proactive safety measures and advanced technology, identifying possible threats and implementing measures that are executed on all levels.

### Canutillo ISD Learning environments will include:

- a secure but welcoming and attractive campus environment for students, teachers and the community.
- a design that provides increased visibility and supervision, with a clear sense of entry and limited access to buildings.
- advanced technologies and security cameras to enhance overall safety and security feel of the school, deployed in concert with a security operations plan that can be easily executed in the case of an emergency.
- spaces that can be shielded from view to allow for safe shelter of staff and students.



## OUTDOOR SPACES

The outdoor spaces of a school are an essential component that expands beyond the classroom and connects to nature while exploring play. These spaces inspire learning, promote well being and foster a sense of community. Outdoor spaces are safe, adaptable to weather, and help to cultivate a love for learning.

### Canutillo ISD Learning environments will include:

- outdoor spaces that are intentionally designed and planned to include diverse activities for all students, and that are easily accessible
  - from classrooms and common areas, blurring the lines between indoor and outdoor spaces.
- outdoor spaces that expand the opportunities for learners to interact with nature and its beauty, but that are shielded from weather elements with components such as canopies, fencing or screens.
- components to enhance the outdoor learning experience, such as diverse seating, presentation spaces and robust WIFI.



## NATURAL LIGHT

Natural light is integrated into the learning environment to enhance the learning experience and improve the overall well being of students and staff. By intentionally incorporating natural light, we enhance learning retention, cognitive function, boost mood and creating a stimulating yet calming environment that supports academic success.

### Canutillo ISD Learning environments will include:

- natural light throughout, using windows, skylights and/or light wells that help bring a warm glow into the space.
- opportunities for views to the outdoors to increase student's connection to nature throughout the day for improved wellbeing.
- technologies to control unnecessary glare to allow for technology use, as well as allow for screening in the case of emergencies.



## FLEXIBLE FURNITURE

Learning environments are revolutionized with flexible furniture that can adapt to the diverse needs of students and educators. By providing a variety of seating options that promote collaboration, we ultimately foster a more dynamic and adaptable learning experience. All learning environments will be dynamic, versatile and inclusive to foster creativity, collaboration and engagement.

### Canutillo ISD Learning environments will include:

- flexible furniture that can be used in a variety of settings, and that is appropriately designed by grade level and student size.
- Furniture options for students and teachers to create dynamic learning environments. Furniture should flow seamlessly through the learning space allowing for diverse configurations and settings.
- Choice and options for each student to self select the best furniture for their learning style to best customize their learning experience.



## TECHNOLOGY

Our learning environments integrate cutting edge technology to enhance teaching and learning, foster digital literacy and prepare students for the rapidly evolving world. Equitable access to innovative tools is provided to students and teachers in a digitally responsive manner.

**Canutillo ISD Learning environments will include:**

- integrative, inclusive and innovative technologies allowing students to become fully immersed in their learning experience.
- integrated technology tools that enhance all learning environments allowing for diverse learning activities and experiences.
- future ready, robust systems that allow for technology tools to be as mobile and active as possible.



## WRITABLE SURFACES

We strive to enhance student engagement, collaboration and creativity by providing innovative writable surfaces in all learning environments. By transforming walls, desks and other spaces into dynamic areas for expression and learning, we empower students and teachers to share ideas freely, solve problems collaboratively and foster a culture of active participation.

### Canutillo ISD Learning environments will include:

- writable surfaces that make learning more visible and accessible, through creative inclusion in non-traditional ways such as desk surfaces.
- opportunities for ideation and collaboration in shared writable surfaces that are visible to all learners as they move through their school day.
- Enhanced opportunities for movement and active learning with diverse writable surfaces that invite student participation.

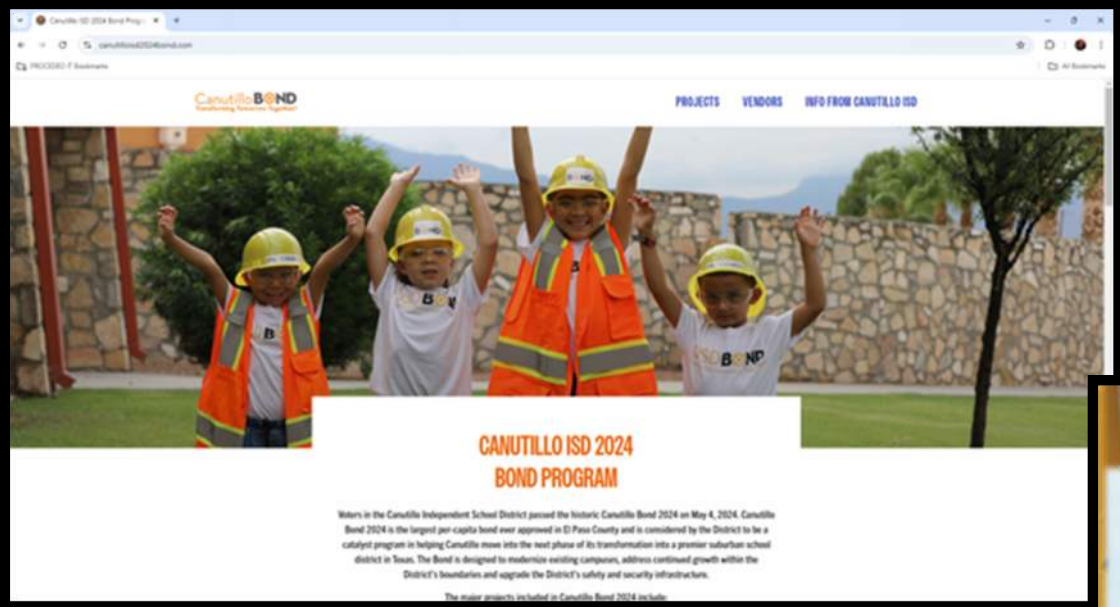


# 2024 Bond Program Status – Upcoming Events

Website Development Ongoing

Follow Up Ed Spec Meetings with District Staff

Projects Begin Design



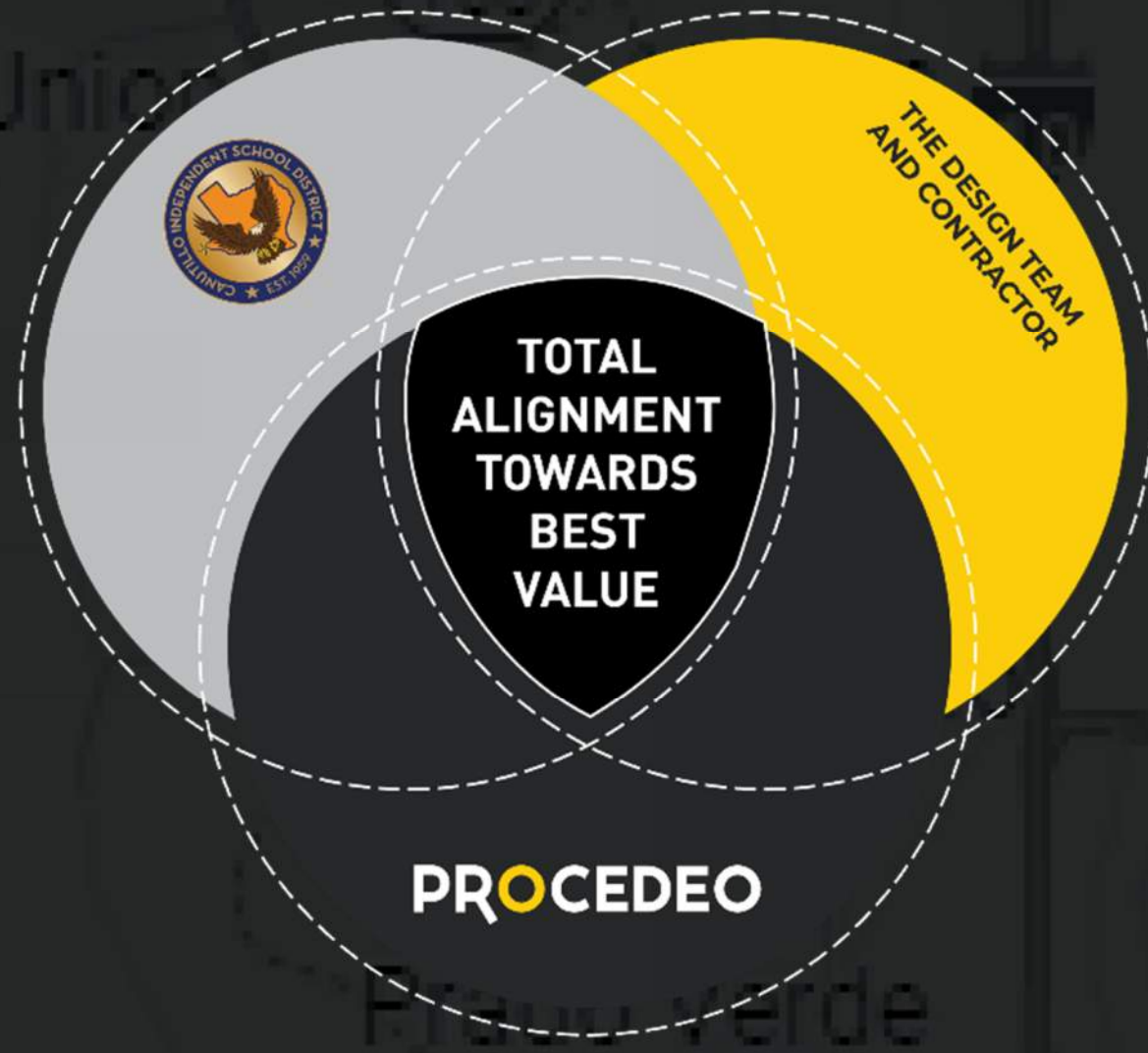
Design Charrettes

- **January 6, 2025**
- **March 31, 2025**



# CANUTILLO

INDEPENDENT SCHOOL DISTRICT



# THANK YOU!

**PROCEDEO**

Questions?