

2019 Bond Program Update



CBOC
January 2021

Agenda

Welcome/Background

Program Financial Metrics

Program Schedule

Program High Level Overview

Noteworthy Project Updates

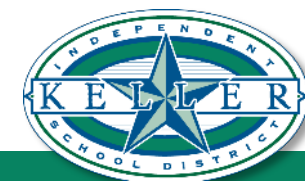
Parkview & Whitley Road Elementary Schools IGMP & Phasing

Florence & Heritage Elementary Schools Construction Status

Fossil Hill Fine Arts Addition Schematic Design Approval

Industrial Trades and Agriscience Center Site Selection

Crisis Counseling Suites Design Update



Background

- On May 13, 2019, the Administration received approval from the Board of Trustees to implement the findings of a facility plan created by the Long Range Facility Planning Committee.
- The approved plan includes \$315M in facility improvements throughout the District over the next several years.
- The plan was approved during the November 5th Bond Election.



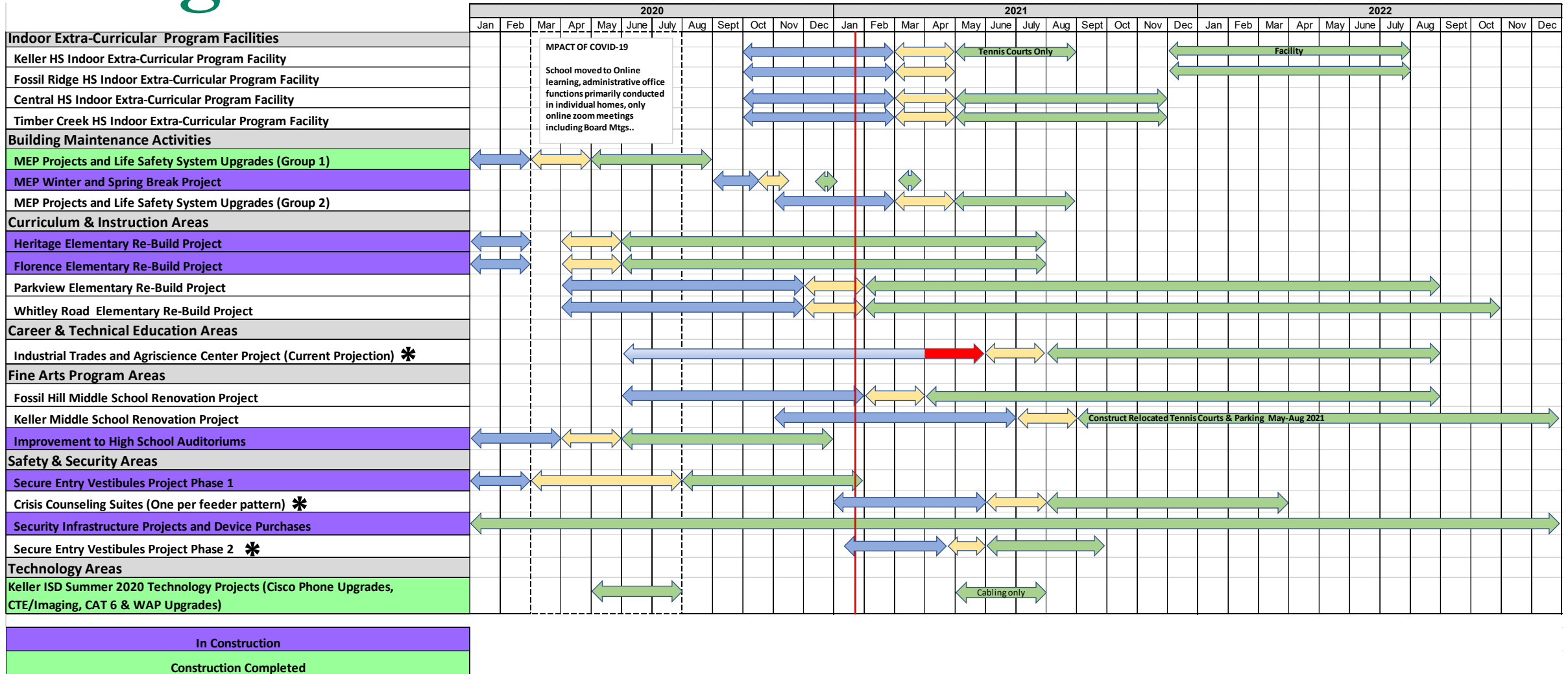
Program Financial Metrics

- Total Encumbered to date : \$105,088,929
- Reconciled with Finance monthly
- Financial summary as of 1/19/2021
- Total Encumbered invoices paid to date: 43,570,397.13

2019 BOND PROGRAM FINANCIAL SUMMARY			
PROJECT TITLE	BUDGET BREAKDOWN		
	Total Budget	Encumbrances	Balance
Heritage Elementary Re-Build Project	\$ 29,949,883	\$ 28,120,407	\$ 1,829,476
Florence Elementary Re-Build Project	\$ 29,949,883	\$ 27,266,422	\$ 2,683,461
Parkview Elementary Re-Build Project	\$ 33,309,461	\$ 1,847,388	\$ 31,462,073
Whitley Road Elementary Re-Build Project	\$ 32,100,230	\$ 1,672,924	\$ 30,427,306
Fossil Hill Middle School Renovation Project	\$ 18,288,062	\$ 953,350	\$ 17,334,712
Keller Middle School Renovation Project	\$ 25,288,150	\$ 23,335.84	\$ 25,264,814
Industrial Trades and Agriscience Center Project	\$ 21,509,217	\$ 1,015,360.00	\$ 20,493,857
Keller HS Indoor Extra-Curricular Program Facility	\$ 12,140,683	\$ 629,947.51	\$ 11,510,735
Fossil Ridge HS Indoor Extra-Curricular Program Facility	\$ 12,140,683	\$ 624,739.31	\$ 11,515,944
Central HS Indoor Extra-Curricular Program Facility	\$ 12,140,684	\$ 634,500.00	\$ 11,506,184
Timber Creek HS Indoor Extra-Curricular Program Facility	\$ 12,140,684	\$ 632,700.00	\$ 11,507,984
Technology Infrastructure Projects and Device Purchases	\$ 26,291,177	\$ 25,069,120.98	\$ 1,222,056
Security Infrastructure Projects and Device Purchases	\$ 11,419,495	\$ 7,539,444.42	\$ 3,880,051
MEP Projects and Life Safety System Upgrades	\$ 25,094,100	\$ 6,311,384.32	\$ 18,782,716
Campus Security Initiative Construction Projects	\$ 6,898,000	\$ 1,085,156.00	\$ 5,812,844
High School Auditorium Equipment/System Upgrad Projects	\$ 4,900,000	\$ 1,586,681.98	\$ 3,313,318
Bond Program Management	\$ 1,439,608	\$ 76,068.61	\$ 1,363,539
TOTAL	\$ 315,000,000	\$ 105,088,929.29	\$ 209,911,071



Program Schedule



IMPACT OF COVID-19
 School moved to Online learning, administrative office functions primarily conducted in individual homes, only online zoom meetings including Board Mtgs..

* = Schedule Change

↔ = Design Phase

↔ = Bid Phase

↔ = Construction Phase



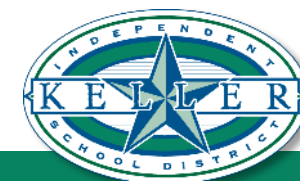
Program Schedule Look Ahead

- Upcoming Board of Trustees Contract Approval Requests
 - ✓ January 2021 – Parkview Elementary School and Whitley Road Elementary School construction Gross Maximum Price (GMP) with Steele & Freeman for site work, steel & concrete only. Schematic design approval for Fossil Hill Middle School Fine Arts Addition.
 - ✓ February 2021– Parkview Elementary School and Whitley Road Elementary School construction Gross Maximum Price (GMP) with Steele & Freeman for buildings only. Schematic design approval for Crisis Counseling Suites, Indoor Practice Facilities and Secure Entry Vestibules Phase #2.
 - ✓ March 2021 – Contract for MEP Projects summer 2021, Guaranteed Maximum Price (GMP) with Bufford Thompson Company (BTC) for Fossil Hill Middle School Fine Arts Addition
 - ✓ April 2021 – Contract for High School Indoor Practice Facilities & Agri Science Center and Secure Entry Vestibules Phase 2.



Projects in Construction

PROJECT TITLE	CURRENT PHASE	% COMPLETE	NEXT STEPS
Heritage Elementary Re-Build Project	CONSTRUCTION	50%	Asbestos abatement contract needed prior to May. FF&E kickoff with administration 1/15. Base building contracts needed prior to establishing final FF&E budget. Submit TEA grant application for FF&E funds in May 2021.
Florence Elementary Re-Build Project	CONSTRUCTION	50%	Asbestos abatement contract needed prior to May. FF&E kickoff with administration 1/15. Base building contracts needed prior to establishing final FF&E budget. Submit TEA grant application for FF&E funds in May 2021.
Secure Entry Vestibules Project Phase 1	CONSTRUCTION	90%	Punch walk scheduled for 1/15/21 then closeout. VLK to initiate design on Phase 2 NLT January 4th. CBOC presentation 4/19/21, Board Approval 4/26/21.
Mechanical Electrical Plumbing (MEP) Winter and Spring Break Project	CONSTRUCTION	70%	Continue to track equipment arrival of the ISMS and HMS chillers to be able to schedule for installation. Scheduled the intall of the Hidden Lakes Cooling tower for Spring Break. KMS gresase trap awaiting City of Keller approval.
Improvement to High School Auditoriums	CONSTRUCTION	65%	Batts AVL is working on a re-baseline schedule against long lead items impacted by COVID-19 by 1/8/21
Parkview Elementary Re-Build Project	CONSTRUCTION	0%	Budget review and confirmation with Steele Freeman NLT January 15. Pricing evaluation starting on 1/6/21. GMP Board Approval 1/25/21.
Whitley Road Elementary Re-Build Project	CONSTRUCTION	0%	Budget review and confirmation with Steele & Freeman NLT January 15. Pricing evaluation starting on 1/6/21. GMP Board Approval 1/25/21.



Projects in Design

PROJECT TITLE	CURRENT PHASE	% COMPLETE	NEXT STEPS
Fossil Hill Middle School Renovation Project	DESIGN	90%	- VLK submit for permit, and BTC obtain construction bids - Award GMP to BTC for construction 3/2021
Keller HS Indoor Extra-Curricular Program Facility	DESIGN	50%	- VLK to finalize design and submit for permit 4/19/21 - Award CSP 4/2021
Fossil Ridge HS Indoor Extra-Curricular Program Facility	DESIGN	50%	- VLK to finalize design and submit for permit 4/19/21 - Award CSP 4/2021
Central HS Indoor Extra-Curricular Program Facility	DESIGN	50%	- VLK to finalize design and submit for permit 4/19/21 - Award CSP 4/2021
Timber Creek HS Indoor Extra-Curricular Program Facility	DESIGN	50%	- VLK to finalize design and submit for permit 4/19/21 - Award CSP 4/2021
Industrial Trades and Agriscience Center Project	DESIGN	25%	- VLK develop and submit schematic design to KISD 2/2021 - VLK finalize design 5/2021
Crisis Counseling Suites	DESIGN	25%	- VLK develop and submit schematic design to KISD 3/2021 - VLK finalize design 5/2021
MEP Projects and Life Safety System Upgrades (Group 2)	DESIGN	15%	Salas Obrien develop construction documents to KISD for approval 2/2021
Keller Middle School Renovation Project	DESIGN	15%	- VLK develop and submit schematic design to KISD 3/2021 - VLK finalize design 6/2021
Secure Entry Vestibules Project Phase 2	DESIGN	15%	- VLK develop and submit schematic design to KISD 3/2021 - VLK finalize design 4/2021



Noteworthy Project Updates

Parkview & Whitley Road Elementary Schools Rebuild

- Project Budget - \$65,409,691
- Construction Budget - \$54,771,714
- KISD set aside for abatement, portables etc. - \$1,071,714
- Construction funds available for project - \$53,700,000
- Board of Trustees approved CMAR selection of Steele & Freeman January 23, 2020



Noteworthy Project Updates

Parkview Elementary Schools Rebuild Phasing

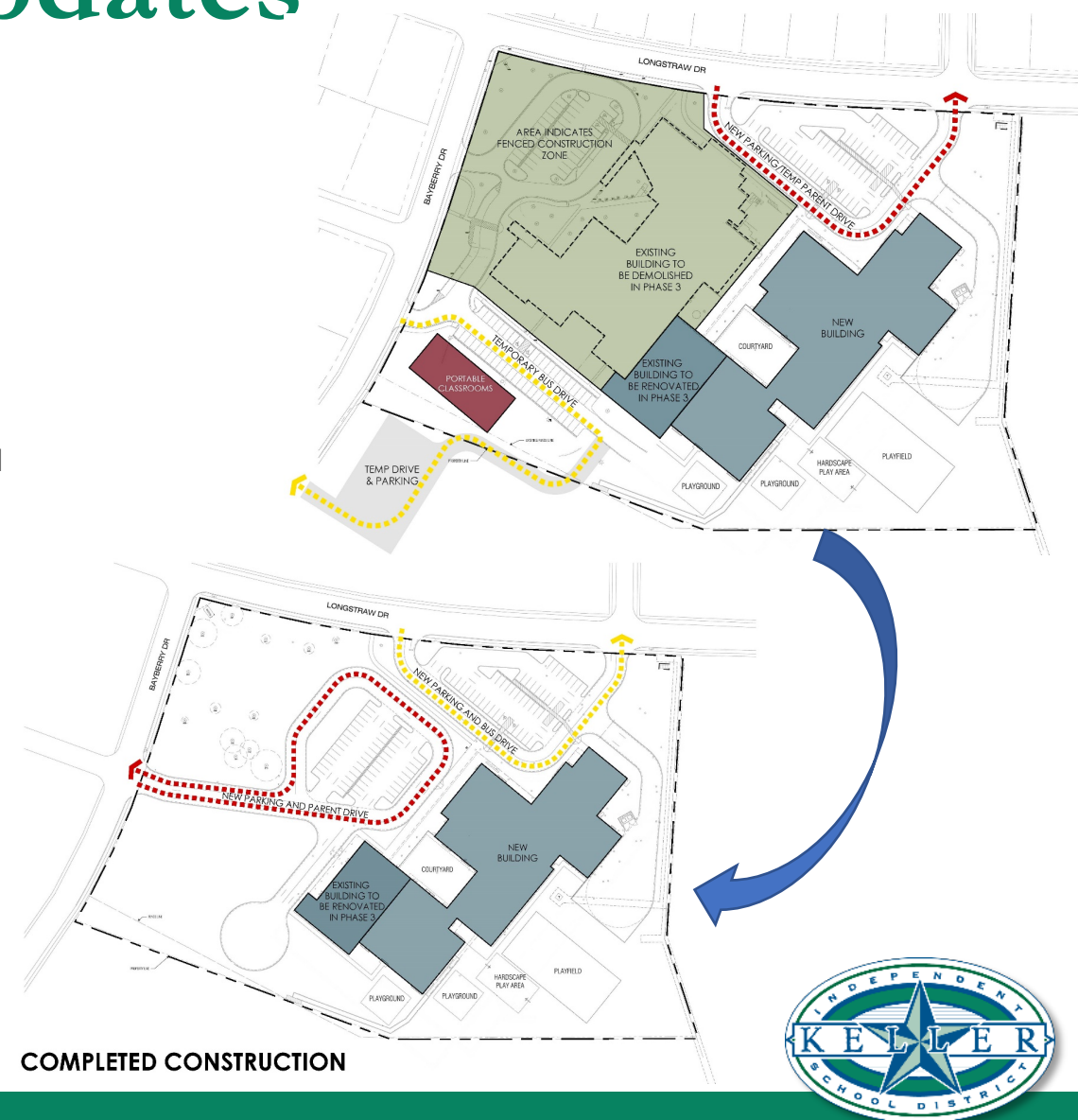
Phase 1 includes installation of construction fencing, temporary bus route/parking, portable classrooms, and demolition of the northeast wing of the school.

Phase 2 includes construction of approximately 90,825 SF of the new school facility.

Phase 3 includes demolition of the remaining school structure except for the southern most portion that will be renovated. This phase includes parking and site improvements.

Schedule:

- 1/26/21 - Start site clearing & demolition
- 3/26/21 - Start construction on 90,825 SF
- 3/2022 – Move in Phase 1 (TCO)
- 6/12/22 – Asbestos abatement & Demo existing school
- 8/03/22 – Renovation of existing complete
- 10/07/22 – remaining paving, landscaping and irrigation complete



Noteworthy Project Updates

Whitley Road Elementary Schools Rebuild Phasing

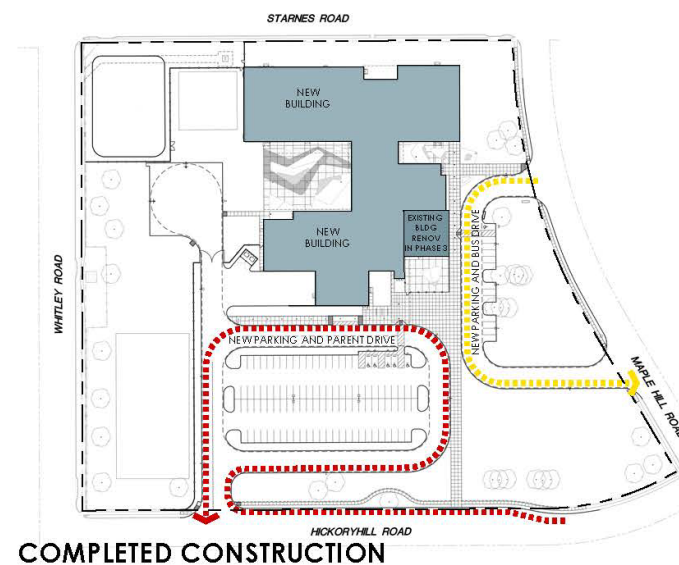
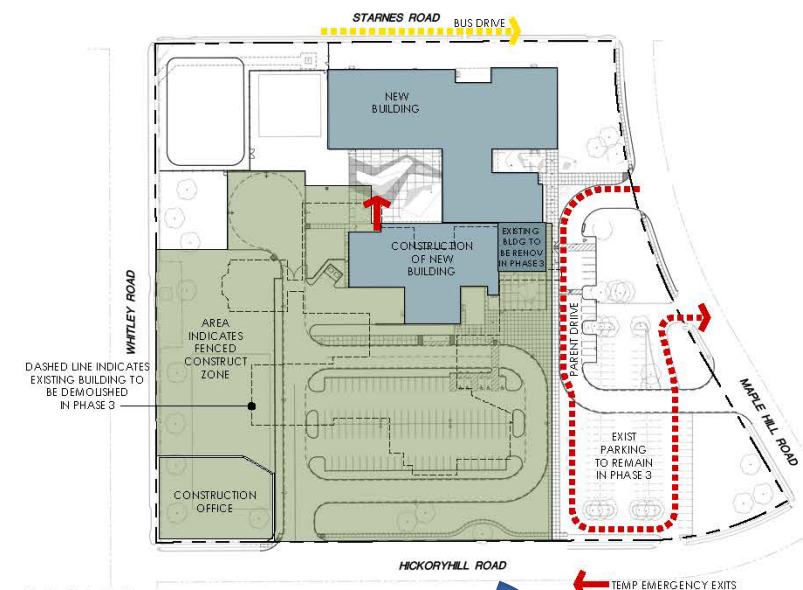
Two phases of construction

Phase 1 includes constructing around the existing school a total of 73,000 SF

Phase 2 includes demo of existing school and construction of remaining 23,300 sf and renovation of the existing gym for fine arts

Schedule:

- 1/26/21 - Start site clearing & demolition
- 2/23/21 - Start construction on 73,000 SF
- 12/18/21 – Move in Phase 1(TCO)
- 1/2/22 – Asbestos abatement & Demo existing school
- 3/27/22 – 12/13/22 – Construction on phase 2 (23,300 SF)



COMPLETED CONSTRUCTION



Noteworthy Project Updates

Parkview & Whitley Road Elementary Schools Rebuild

- The Administration, Steele & Freeman and VLK have been monitoring the market closely and are expecting to see upwards of a 20% increase in the price of steel by March 2021.
- To avoid the risk of inflation the Administration approved Steele & Freeman to bid the site work, concrete, and steel ahead as an interim package.
- The bids received were favorable against estimated budget for this work and total \$13,329,399.00.
- The second bid package will go out in early February and will be presented to the Board for Approval on February 22. The overall project is expected to be within budget.
- Language has been added to interim GMP in coordination with legal counsel to protect both parties.



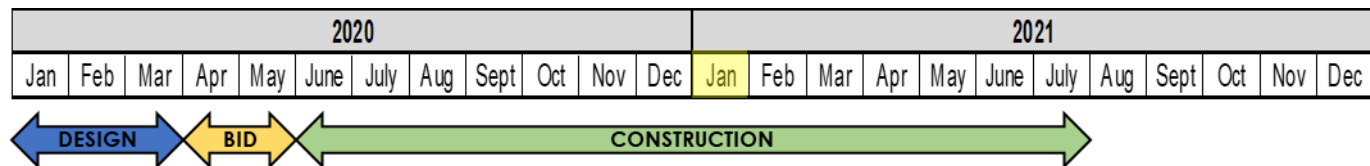
Noteworthy Project Updates

Heritage Elementary School (HES) Rebuild

Masonry of gymnasium and kitchen



Storm shelter and academic wing



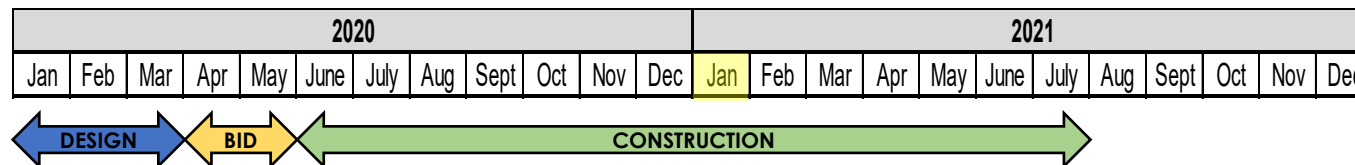
Noteworthy Project Updates

Florence Elementary School (FES) Rebuild

Progression of academic wing steel erection



Admin roof and second floor decking



Noteworthy Project Updates

Fossil Hill Middle School Fine Arts Addition

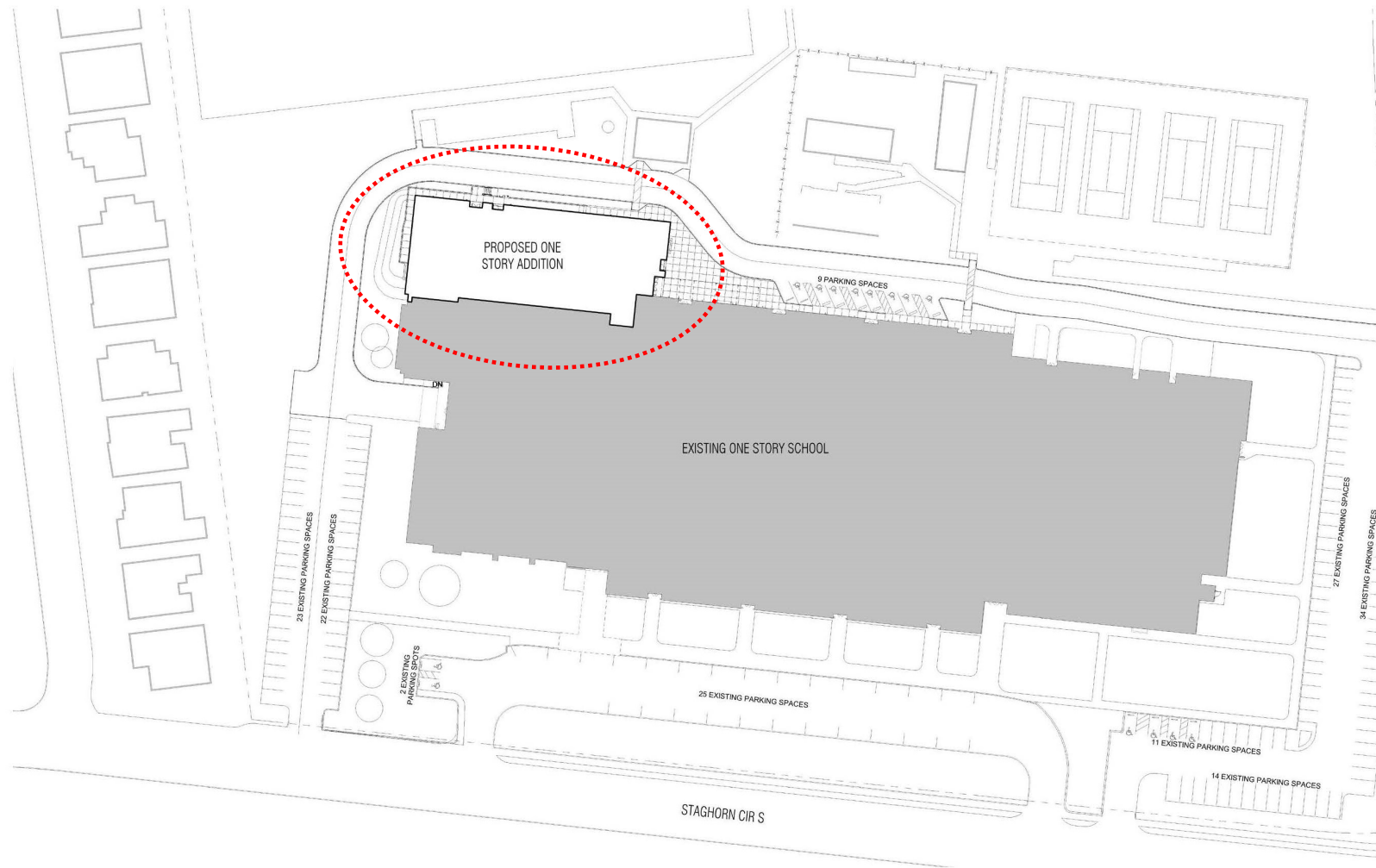
- Construction Budget \$15,550,053
- Design should be completed the end of January 2021
- Design concept has been approved by campus administration and the Director of Fine Arts
- Program includes 18,678 square foot addition and select renovations for end-of-life campus systems
- Board approval of GMP with Bufford Thompson Company (BTC)
- Construction is scheduled to commence early April 2021 and will to be completed by August 2022



Rendering of Orchestra Hall

Noteworthy Project Updates

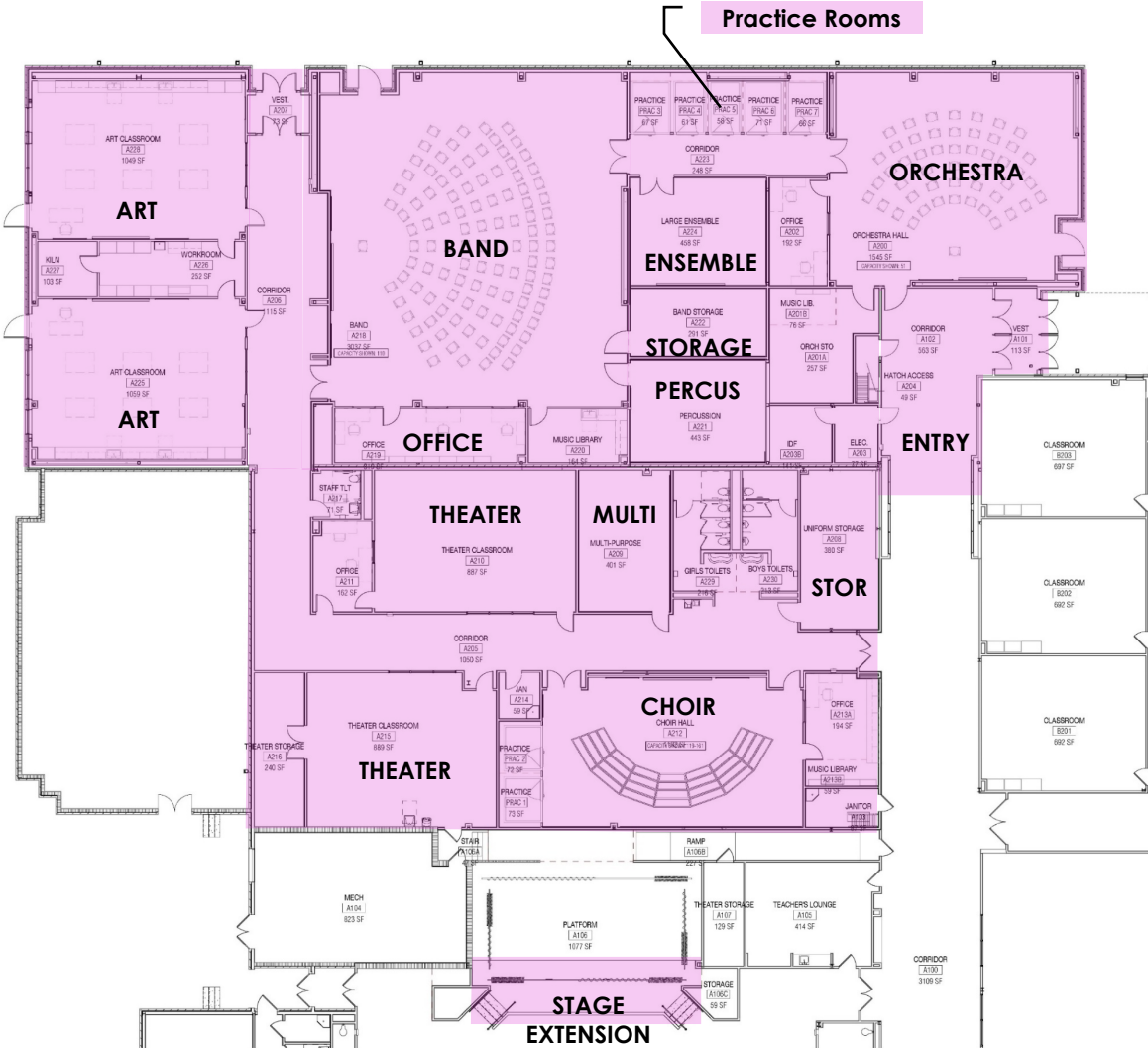
Fossil Hill Middle School Fine Arts Addition



Noteworthy Project Updates

Fossil Hill Middle School Fine Arts Addition

Practice Rooms



Noteworthy Project Updates

Industrial Trades and Agriscience Center

- Construction Budget \$18,026,671
- Significant code related issues with the City of Fort Worth
 - ✓ Storm shelter requirements
 - ✓ Agricultural related requirements
 - ✓ Traffic ingress and egress requirements
- KISD and VLK have evaluated alternate site locations



CAMPUS PLAN

Noteworthy Project Updates

Industrial Trades and Agriscience Center

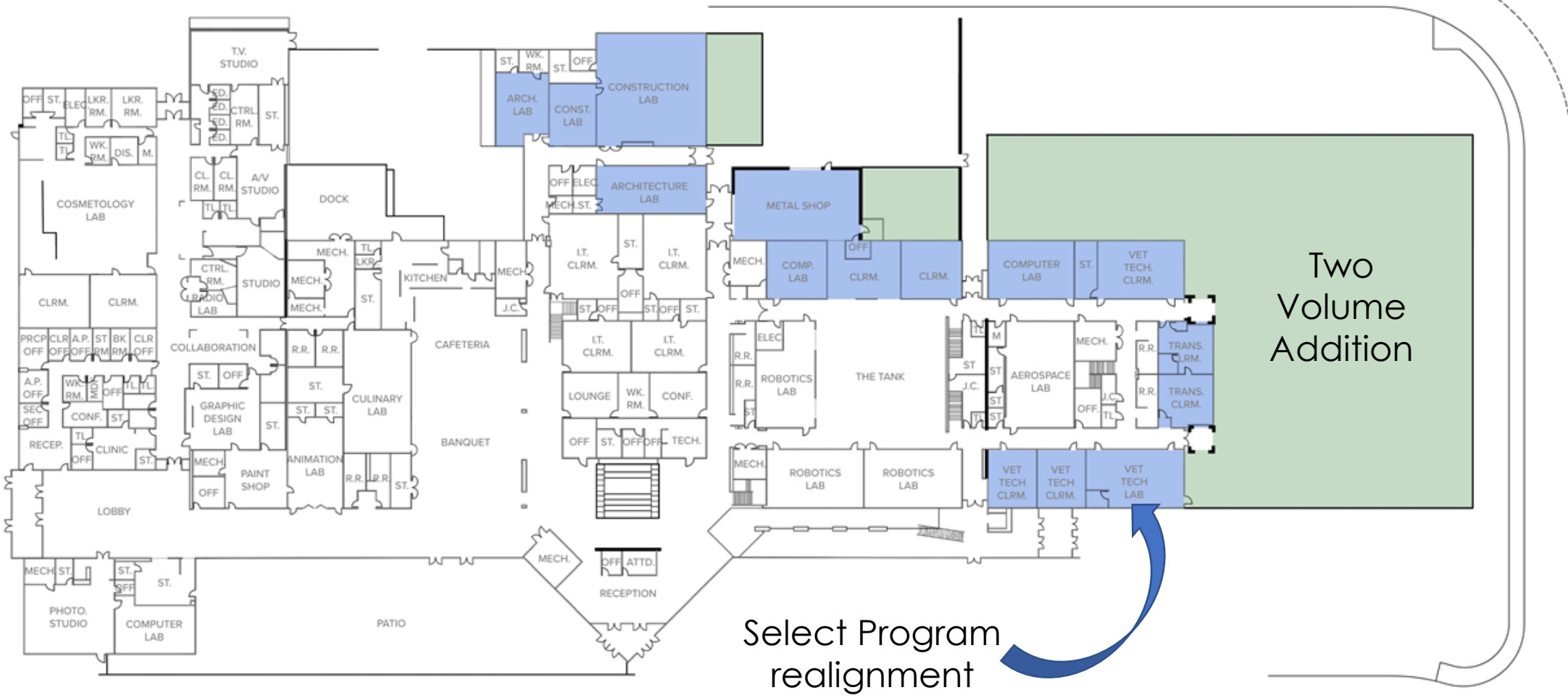
- Construct an addition to KCAL for the Industrial Trades component of the project
- City of Keller initial meeting was very positive, and no showstoppers were identified
- Initial program and massing design discussions are under way
- Approach maintains original schedule to have the addition completed in August 2022



**Proposed
Parking Area**

**Proposed Two
Story Addition**

Noteworthy Project Updates



Noteworthy Project Updates



Hillwood Middle School Site

- **Pros**
 - ✓ Proximity to KCAL campus
- **Cons**
 - ✓ Expansion opportunities of HMS and Agri-Science Center limited
 - ✓ Site drainage, transportation & traffic
 - ✓ Adjacent housing compatibility
 - ✓ Platting and schedule challenges



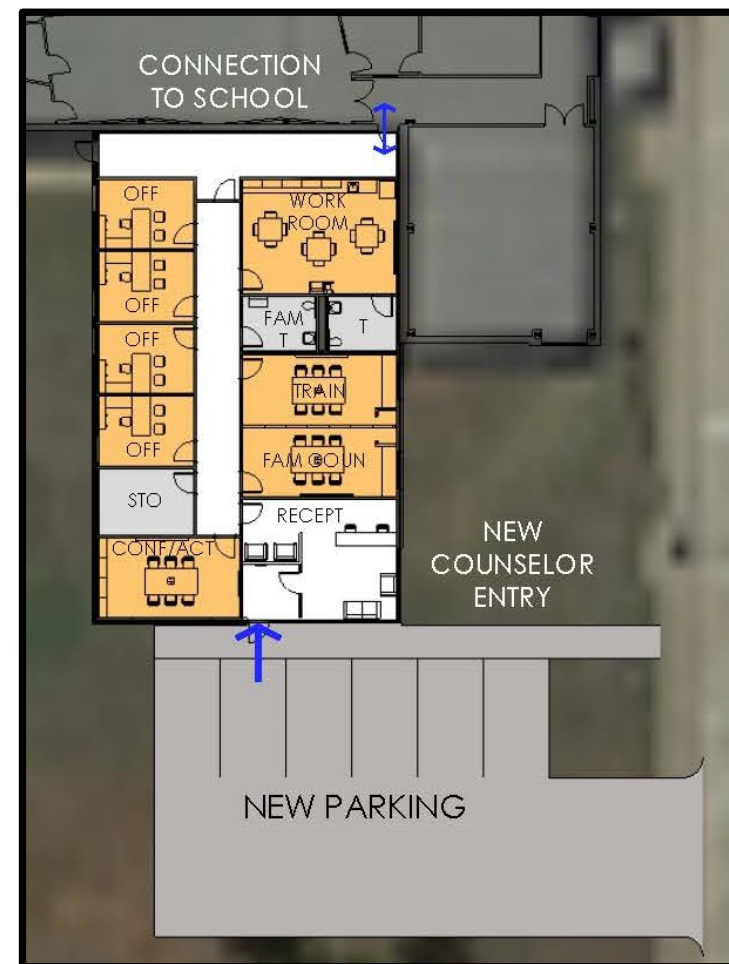
Trinity Meadows Intermediate School Site

- **Pros**
 - ✓ Adequate expansion opportunities for TMI & Agri-Science
 - ✓ Adjacent land use compatibility
 - ✓ Transportation & Traffic
 - ✓ Favorable schedule
- **Cons**
 - ✓ Proximity to KCAL campus

Noteworthy Project Updates

Crisis Counseling Suites

- Construction Budget \$3,000,000.00 total for 4 campuses
- Program and Design discussions are underway
- Program considerations:
 - ✓ One suite per feeder pattern centrally located
 - ✓ Total program area approximately 3,000 SF.
 - ✓ Suites should have a separate entrance from the school for privacy
 - ✓ Suites will include a reception area, family counseling room, conference/activity room, training room, work room, 4 offices, storage, staff toilet, family toilet.
- Site Locations:
 - ✓ Trinity Meadows Intermediate School
 - ✓ Parkwood Hill Intermediate School
 - ✓ Chisholm Trail Intermediate School
 - ✓ Bear Creek Intermediate School



Questions?

