

2019 Bond Program Update



CBOC
September 2021

Agenda

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Fossil Hill Middle School Fine Arts Addition/Renovation Progress

Secure Entry Vestibules Phase No. 2 Progress

Summer MEP Project Progress

High School Indoor Extracurricular Program Facilities

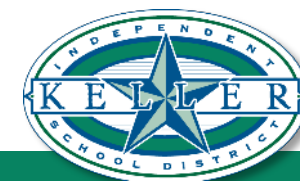
Crisis Counseling Suites

Agriscience Center Project Update

KCAL Parking Lot Addition

KMS Fine Arts Addition (CMAR Process)

Technology 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 : \$236,707,633
- Reconciled with Finance monthly
- Financial summary as of 9/23/2021
- Total expenditures paid to date: \$107,097,728

2019 BOND PROGRAM FINANCIAL SUMMARY				
PROJECT TITLE	BUDGET BREAKDOWN			
	Total Budget	Encumbrances	Expenditures	Balance
Heritage Elementary Re-Build Project	\$ 29,949,883	\$ 29,949,883	\$24,107,035.28	\$ -
Florence Elementary Re-Build Project	\$ 29,949,883	\$ 29,519,799	\$24,320,281.64	\$ 430,084
Parkview Elementary Re-Build Project	\$ 33,309,461	\$ 29,160,612	\$4,159,554.64	\$ 4,148,849
Whitley Road Elementary Re-Build Project	\$ 32,100,230	\$ 27,635,618	\$5,279,627.26	\$ 4,464,612
Fossil Hill Middle School Renovation Project	\$ 18,288,062	\$ 15,620,766	\$3,157,798.28	\$ 2,667,296
Keller Middle School Renovation Project	\$ 25,288,150	\$ 1,877,134.79	\$269,340.79	\$ 23,411,015
Industrial Trades and Agriscience Center Project	\$ 21,509,217	\$ 9,544,078.41	\$ 654,040.46	\$ 11,965,139
Keller HS Indoor Extra-Curricular Program Facility	\$ 12,140,683	\$ 11,534,174.74	\$2,918,207.66	\$ 606,508
Fossil Ridge HS Indoor Extra-Curricular Program Facility	\$ 12,140,683	\$ 9,199,670.81	\$582,153.08	\$ 2,941,012
Central HS Indoor Extra-Curricular Program Facility	\$ 12,140,684	\$ 9,204,942.50	\$612,280.27	\$ 2,935,742
Timber Creek HS Indoor Extra-Curricular Program Facility	\$ 12,140,684	\$ 9,208,936.50	\$592,673.77	\$ 2,931,748
Technology Infrastructure Projects and Device Purchases	\$ 26,291,177	\$ 23,023,300.79	\$20,253,286.25	\$ 3,267,876
Security Infrastructure Projects and Device Purchases	\$ 11,419,495	\$ 9,425,274.19	\$8,782,537.18	\$ 1,994,221
MEP Projects and Life Safety System Upgrades	\$ 25,094,100	\$ 13,266,238.18	\$11,052,299.20	\$ 11,827,862
Campus Security Initiative Construction Projects	\$ 6,898,000	\$ 6,412,752.80	\$26,941.18	\$ 485,247
High School Auditorium Equipment/System Upgrad Projects	\$ 4,900,000	\$ 1,806,180.75	\$11,400.00	\$ 3,093,819
Bond Program Management	\$ 1,439,608	\$ 318,271.32	\$318,271.32	\$ 1,121,337
TOTAL	\$ 315,000,000	\$ 236,707,633.28	\$ 107,097,728.26	\$ 78,292,367

Notes: 1) Heritage ES budget does not reflect the use of interest earned on Bond in the amount of \$1,196,990 used to accommodate the required fifth grade addition to the project required by feeder pattern changes to the enrollment (Board Action 8/24/2020). 2) Encumbrances include Purchase orders & Board Approvals. 3) Balances do not reflect unused contingency amounts.



Market Challenges

Material	12-Month Change
Plumbing fixtures and fittings	3.5%
Concrete products	4.5%
Prepared asphalt, tar roofing and siding products	10.9%
Fabricated structural metal products	28.8%
Nonferrous wire and cable	31.5%
Softwood lumber	45.0%
Iron and steel	89.2%
Unprocessed energy materials	93.8%
Crude petroleum	102.9%
Steel mill products	108.6%
Natural gas	146.7%

Source: ABC analysis of Producer Price Index data August 2021

- Market Inflation continues to impact budgets
- Many critical building systems and materials are on very long lead times:
 - ✓ Doors/hardware are at 20+ weeks
 - ✓ Steel joists and decking 8-12 months
 - ✓ Chillers 16-20 weeks but some components taking longer
- Labor shortage within the trades
- Commercial construction growth in DFW
- Materials delays and Covid-19 are impacting project schedules



Market Challenges

Currently, according to CBRE, there is 410 million square feet of new product under construction in the U.S., a record high. However, a disturbing trend has emerged as completions have declined two quarters in a row – 54.66 million square feet in Q1 and 51.67 MSF in Q2.

This is considerably below the five-year average of quarterly completions of 64.3 MSF. Projects are breaking ground and stalling out due to lack of materials at a time when more product than ever is needed. With vacancy at record lows and rental rates at record highs, a dearth of new product will continue to put pressure on costs.

Source: Joe Dunlap

Managing director of supply chain advisory at CBRE



Market Challenges

Solutions

- Monitored the market and made strategic decisions to enable rapid change and adapted delivery methods to keep project budgets viable.
- Expedited structural steel design and initiated early bid packages for steel on several bond projects.
- Developed standard AIA contract templates with assistance from our third-party legal counsel. Required general contractors to review and agree to use them as a condition of their bid.
- Quickly approved substitution requests on materials such as allowing for an EIFS finish in lieu of metal panels at Florence ES and Heritage ES to keep the projects on schedule.
- Fast tracked the design on our Summer MEP work and pre-approved submittals to get ahead of 16 to 20-week lead times associated with boilers and chillers.

Outcomes

- Most bond projects were awarded full scope at or under budget.
- Contract negotiations reduced to 1 week on average.
- Lead times were significantly reduced by enabling substitutions and pre-approving submittals.
- All but 2 major bond projects are into construction significantly reducing our financial exposure from market conditions.



Projects in Construction

PROJECT TITLE	PHASE	SCHEDULE STATUS	PLANNED COMPLETION DATE	PROJECTED COMPLETION DATE	DESIGN/ CONSTRUCTION % COMPLETE	NOTES
Secure Entry Vestibules Phase No.1	COMPLETE	COMPLETE	8/7/2020	1/29/2021	100%	Project is in closeout, delays attributable to COVID-19
Winter Storm Emergency MEP Projects	COMPLETE	COMPLETE	4/16/2021	4/16/2021	100%	Storm damage at SGES required the existing boiler, hot water heater and (2) pumps to be replaced over Spring Break. Central High School Boiler #2 was installed mid April 2021.
Mechanical Electrical Plumbing (MEP) Winter and Spring Break Project	COMPLETE	COMPLETE	1/1/2021	5/28/2021	100%	Delays attributable to COVID-19
Improvements to High School Auditoriums	COMPLETE	COMPLETE	12/1/2020	5/28/2021	100%	Project is in closeout, delays attributable to COVID-19
Heritage Elementary Re-Build Project	CONSTRUCTION	ON SCHEDULE	7/30/2021	7/30/2021	90%	KISD opened the school on August 18th. We have a Temporary Certificate of Occupancy (TCO) to open the school. Construction will continue over the next several months to finish interior and exterior elements that have been delayed due to COVID-19.
Florence Elementary Re-Build Project	CONSTRUCTION	ON SCHEDULE	7/30/2021	7/30/2021	90%	KISD opened the school on August 18th. We have a Temporary Certificate of Occupancy (TCO) to open the school. Construction will continue over the next several months to finish interior and exterior elements that have been delayed due to COVID-19.
Parkview Elementary Re-Build Project	CONSTRUCTION	BEHIND SCHEDULE	8/19/2022	8/19/2022	10%	Drilling piers, and installing supporting utilities. Extensive rain has caused delays and the total impact is being evaluated by the team.
Whitley Road Elementary Re-Build Project	CONSTRUCTION	BEHIND SCHEDULE	10/28/2022	10/28/2022	12%	The storm shelter is in progress and grade beams are progressing. Contractor rework required on defective piers. Extensive rain has caused delays and total impact is being evaluated by the team.
Fossil Hill Middle School Fine Arts Addition & Renovation Project	CONSTRUCTION	ON SCHEDULE	7/30/2022	7/30/2022	15%	The gym renovations are substantially complete and the first phase of 6 interior classroom renovations will be complete October 1. Renovations will stagger throughout the year and finish by the end of Summer 2022. Foundation work is in progress for the Fine Arts addition.
MEP Projects and Life Safety System Upgrades (Group 2)	CONSTRUCTION	BEHIND SCHEDULE	7/30/2021	12/31/2021	90%	Construction activities are wrapping up and final adjustments are in progress. Lighting at TCHS will need to be delayed to Winter Break due to materials delays attributable to COVID-19.
Keller HS Indoor Extra-Curricular Program Facility	CONSTRUCTION	ON SCHEDULE	10/3/2022	10/3/2022	0%	Construction activities will not start until after the existing tennis courts have been relocated in the early fall time period. Structural steel will not arrive until January 2022.
Fossil Ridge HS Indoor Extra-Curricular Program Facility	CONSTRUCTION	ON SCHEDULE	8/1/2022	8/1/2022	0%	Construction activities will not start until after the existing Heritage ES is demolished and final grading and parking are installed. Structural steel will not arrive until January 2022.
Central HS Indoor Extra-Curricular Program Facility	CONSTRUCTION	ON SCHEDULE	8/1/2022	8/1/2022	5%	Construction will start on July 1, 2021. Structural steel will not arrive until January 2022.
Timber Creek HS Indoor Extra-Curricular Program Facility	CONSTRUCTION	BEHIND SCHEDULE	8/1/2022	2/1/2023	0%	Construction activities will not start until November to allow for band access to the adjoining parking area where utility tie ins are required. Timber Creek HS site impacted by existing geo-thermal well field requiring redesign effort to deconflict the wells from the facility. Structural steel will not arrive until January 2022. Athletic field events will be relocated prior to January to support track season.
Secure Entry Vestibules Phase No.2	CONSTRUCTION	ON SCHEDULE	8/13/2021	8/13/2021	90%	The majority of construction is complete, we do have a delay in permanent doors, and hardware. Temporary doors and hardware have been deployed out to the campuses to ensure the vestibules are safe and secure until the shipment arrives. Delay attributable to COVID-19.
Crisis Counseling Suites	CONSTRUCTION	ON SCHEDULE	2/22/2022	8/12/2022	15%	Construction activity at KCA is in progress, the GC will continue to work on KCA through December. BCI, TMIS, and PHIS are all in construction. The project schedule was re-baselined due to the delay in obtaining structural steel for roof decking as a result of COVID-19.
Agriscience Center Project at Trinity Meadows Site	CONSTRUCTION	ON SCHEDULE	8/27/2022	8/27/2022	0%	Commence construction activities September 2021. Building permit issued and contractor mobilization has been initiated.

Data current as of 9/22/2021



Projects in Design

PROJECT TITLE	PHASE	SCHEDULE STATUS	PLANNED COMPLETION DATE	PROJECTED COMPLETION DATE	DESIGN/ CONSTRUCTION % COMPLETE	NOTES
Industrial Trades Project at KCAL	DESIGN	BEHIND SCHEDULE	8/27/2021	12/5/2022	90%	- VLK present schematic design 5/24/2021 - Parking Lot bid award 9/27/2021 - Bid period 10/18/21 11/5/2021 - Award CSP 11/15/21
Keller Middle School Fine Arts Addition & Renovation Project	DESIGN	BEHIND SCHEDULE	6/30/2021	1/6/2022	35%	- The schematic design approved by the CBOC and BOT June 2021.

Data current as of 9/22/2021



Upcoming Board Approvals

Board of Trustees Contract Approval Requests

- September 27
 - ✓ Contract for KCAL Parking Lot Expansion
- November 15
 - ✓ Contract for KCAL Addition/Renovation
 - ✓ Selection of Construction Manager for KMS Fine Arts Addition/Renovations



Heritage Elementary Schools Progress



Demo Complete!



Playground Install



**Aluminum Composite
Material (ACM) Panel Install**

The GC and KISD are actively working the completion plan and our Architect has initiated the punchlist process for completed work.

Site work and demolition will carry into the November/December time frame.

Heritage Elementary Schools Progress

Remaining Exterior Construction

- **Normal Work Hours:**
 - Landscaping/Sod/Irrigation. **Sod to begin upon arrival. Date?**
 - Final Fill: **Complete by 9/18.**
 - Begin Utility Work: **Week of 9/20. Lime to follow.**
 - Final Cut/Grade to begin @ Demo area 9/3. **In Progress.**
 - ACM Panels. **In Progress. 2-3 Weeks to complete.**
 - Playground Equipment to be finished by 9/18.
- **After Hours/ Weekends:**
 - Avadek Blades. **Install remaining. Week of 9/20**
 - Bike Racks. **Order Processed. 1-2 weeks on delivery.**
 - Monument Sign: **Start? Pending Permit?**

Remaining Interior Construction

- **Normal Work Hours:**
 - **BTC Punch-List**
- **After Hours/Weekends.**
 - Punch-prep work
 - Remaining Ceiling Baffles: **Waiting on material.**
 - Remaining Permanent millwork Install. **2-3 Classrooms per night until completion.**
 - **In Progress. 2 Weeks remaining before completion.**
 - Install Backboards/goals @ Gym. **Complete.**
 - Fire Doors @ A/B corridor. **Complete.**
 - Remaining Marker/Tackboards: **Still missing some in random areas throughout.**



Florence Elementary Schools Progress



Playground Install



Demo Progress



**Aluminum Composite
Material (ACM) Panel Install**

The GC and KISD are actively working the completion plan and our Architect has initiated the punchlist process for completed work.

Demolition of the existing school is underway.

Florence Elementary Schools Progress

Remaining Exterior Construction

- **Normal Work Hours:**
 - Landscaping/Irrigation/Sod: **Pending Permit with City.**
 - Building Demo. **(Permit is approved). Demo has started. 2-3 months**
 - **Abatement is Complete.**
 - ACM Panel Install. **In Progress. 1 Week remaining.**
 - EIFS @ Shelter. **Complete.**
 - Playground Install: **Start week of 9/20.**
- **After Hours/Weekends:**
 - Avadek Canopy/Blades.
 - **Avadek to complete canopy blades. Starting week of 9/20.**
 - Perimeter/Courtyard Fencing. **85% Complete.**
 - Bike Racks. **BTC to install upon arrival.**
 - **Orders processed. Should be shipping withing 1-2 weeks.**
 - Monument sign (Brick Remaining) **Waiting on Permit.**

Remaining Interior Construction

- **Interior**
 - **Normal Work Hours:**
 - **BTC Punch-List**
 - **After Hours/Weekends:**
 - **BTC Punch work in progress.**
 - **Fire Doors @ A/B corridor. BTC to coordinate. Estimated 10/15 – 10/18.**
 - **Remaining Marker/Tackboards Install: 1-2 weeks.**



Parkview Elementary School Progress



Piers and Foundation Progress



Site utility, pier drilling, grading, and grade beams are in progress.

Weather and permit delay caused significant delays to the construction schedule.

Schedule re-baseline effort will be conducted in early October.

Whitley Road Elementary School Progress



Storm Shelter, grade beams in progress



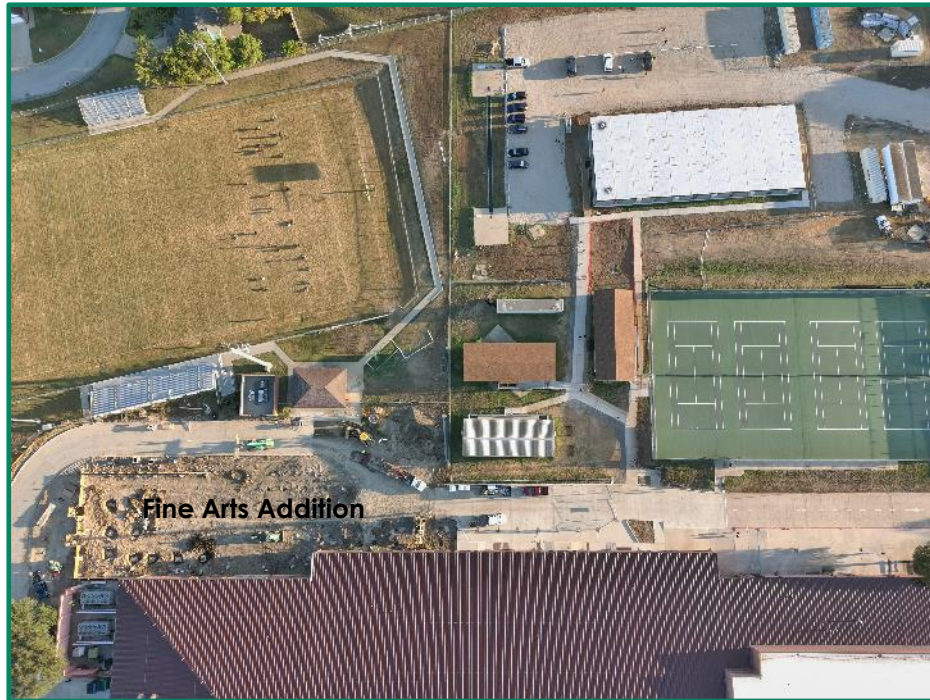
Storm Shelter Progress

Defects were detected requiring corrective action on a number of piers in the non-shelter area.

The project delivery team is working on a corrective action plan and impacts to schedule are forthcoming

DFW concrete shortage and weather have caused delays to the construction schedule.

Fossil Hill Middle School Fine Arts Addition/Renovation Progress



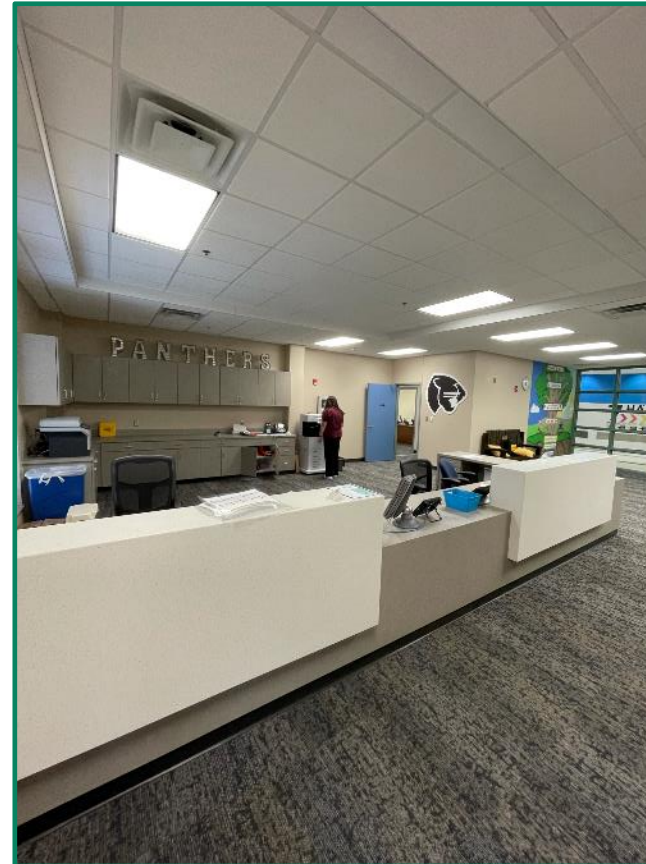
Site grading, utilities, concrete are in progress

First 6 interior classrooms will be completed by October 1st, move plan in coordination

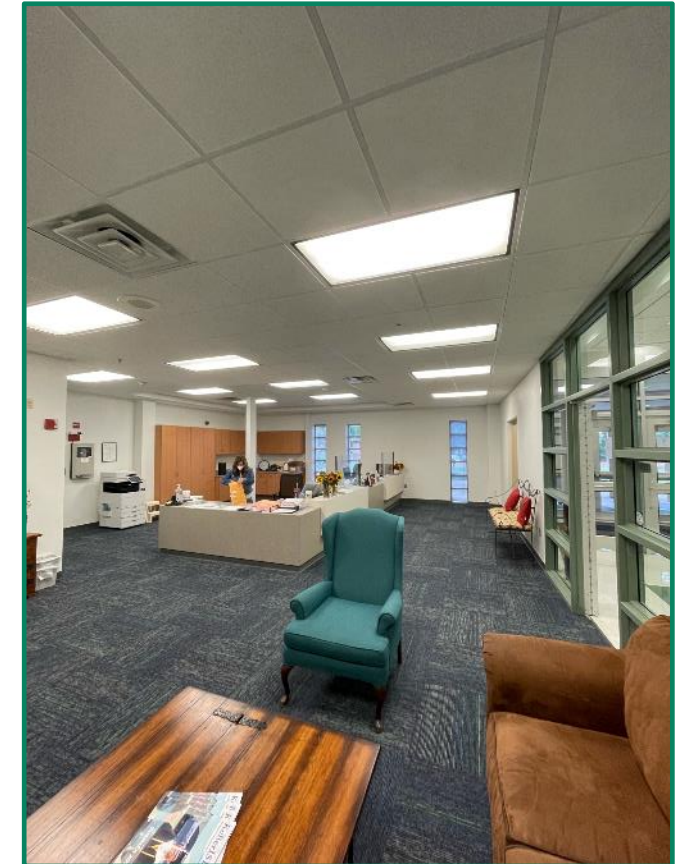
Gym renovations are near complete except for new lockers that will be installed when they arrive. The old lockers are being used until such time.

Secure Entry Vestibules Phase No. 2 Progress

- Initial 23 campuses in phase No. 1 are complete.
- Vandal resistant film for phases No. 1-2 are complete.
- Phase No. 2 includes the following campuses:
 - ✓ Willis ES
 - ✓ Bear Creek IS
 - ✓ New Directions HS
 - ✓ Keller HS
 - ✓ Early Learning Center North
 - ✓ North Riverside ES
 - ✓ Central HS
 - ✓ Fossil Ridge HS
 - ✓ Timbercreek HS
 - ✓ Liberty ES
- Construction is substantially complete at all ten locations.
- Permanent doors, and hardware are delayed but temporary doors are in place and will be replaced off hours when they arrive. **Ongoing projection is 4 weeks.**
- CHS walk off carpet solution is in coordination.



North Riverside ES



Willis Lane ES

Summer MEP Project Update

Construction Completed

- 18 total Chillers & 33 pumps
- 27 total boilers and 5 water heaters

Completed Campuses

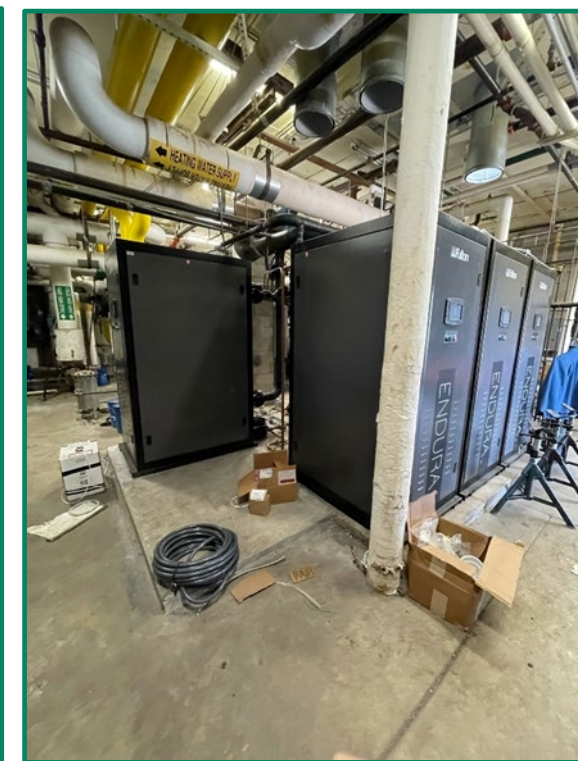
- Park Glen ES, Bluebonnet ES, KCAL, Keller Harvell ES, Keller MS, Keller HS, Fossil Ridge HS, Central HS, Shady Grove ES, Parkwood Hill IS, Natatorium

Remaining Work

- LED lighting at Timber Creek auditorium (Lighting delayed until Winter Break)
- Starting to plan for next summer this month



New Chiller for KCAL

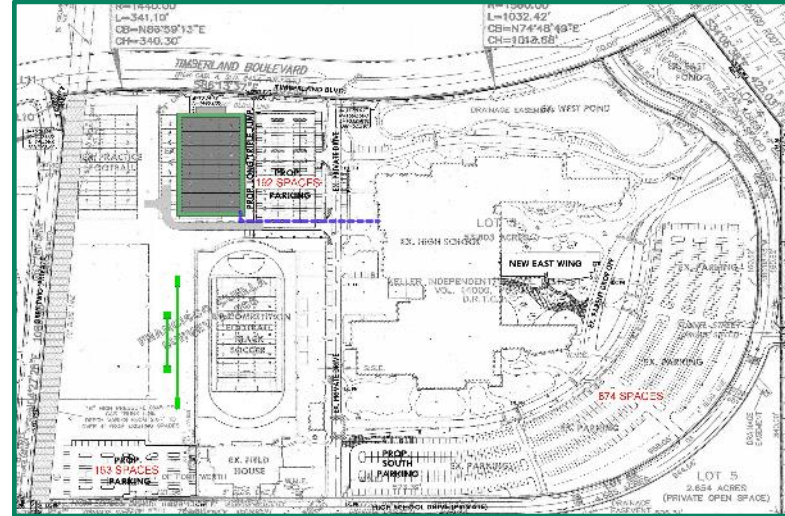


Hydronic Boiler Replacement for KHS

HS Indoor Extracurricular Program Facilities Project Update



CHS Logistics and Safety Plan



TCHS Site Plan

Completion Schedule Baseline:

CHS – August 2022

FRHS – August 2022

KHS – October 2022

TCHS – Delayed and TBD

Site grading activities at Central HS has commenced but has been put on hold pending sourcing of adequate fill material needed at the site. The original proposal was to take required soil cut from Timber Creek HS which is no longer feasible.

Timber Creek HS site impacted by existing geo-thermal well field requiring redesign effort to deconflict the wells from the facility. Athletic field events will be moved and completed by the end of December.

KHS schedule dependent upon completion of the tennis court relocation on track for 31 December 2021.

Crisis Counseling Suites Project Update

KCA

- Ceiling grid & Fire Sprinkler work are complete,
- Electrical and millwork are progressing
- Uncovered conditions, structural modifications and sound attenuation have impacted schedule and budget
- Projecting a December 2021 completion.



Bear Creek IS

- Parking lot grading is progressing.
- Planning for concrete pour end of this week
- Projecting a completion of 9/2022 (Steel decking projected for 3/2022).



Crisis Counseling Suites Project Update

Trinity Meadows

- Storm water drain relocation complete (unforeseen).
- Parking lot concrete complete.
- Pier drilling next week.
- Projecting a completion of 9/2022 (Steel decking projected for 3/2022).

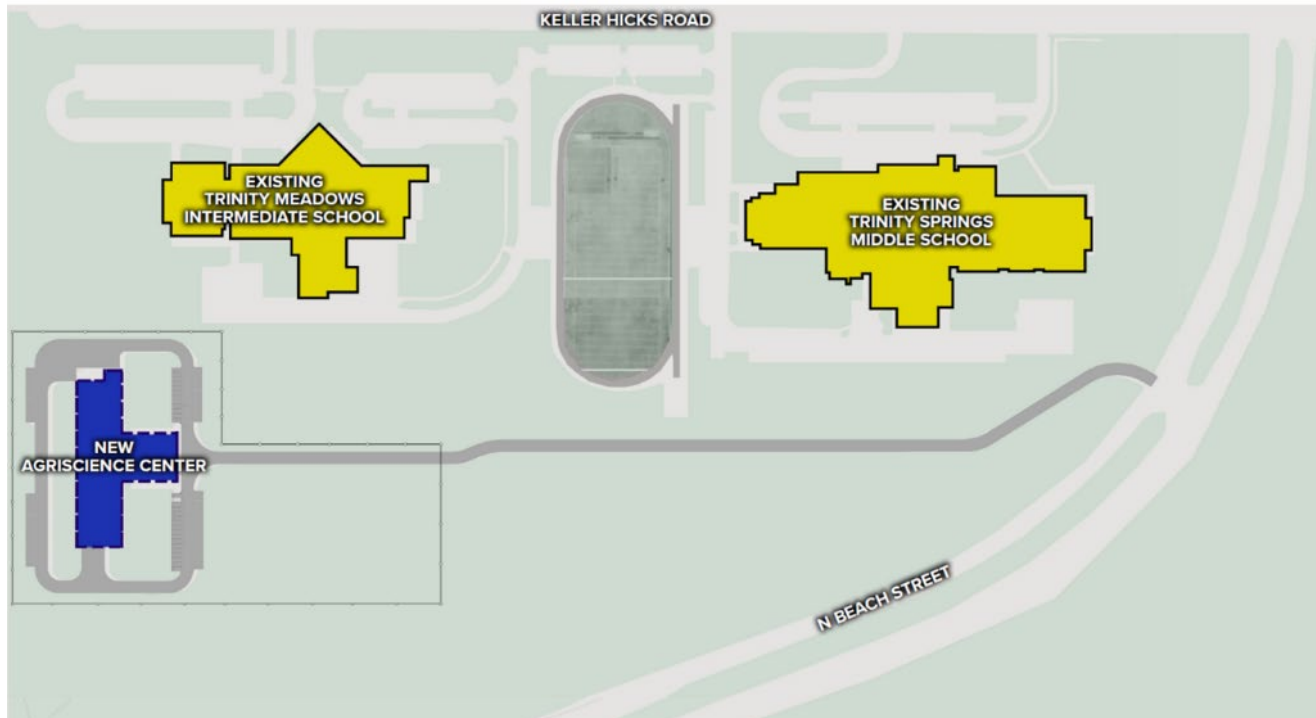


Parkwood Hill IS

- Project on hold, waiting for fire protection piping design approval from the Fire Marshall
- Projecting a completion of 10/2022 (Steel decking projected for 3/2022).
- Unforeseen utilities/rock causing budget and schedule delays



Agriscience Center Project Update



Agriscience Center Site Plan

The building permit was issued 9/21/2021

The Cadence McShane team is mobilizing their construction team to commence.

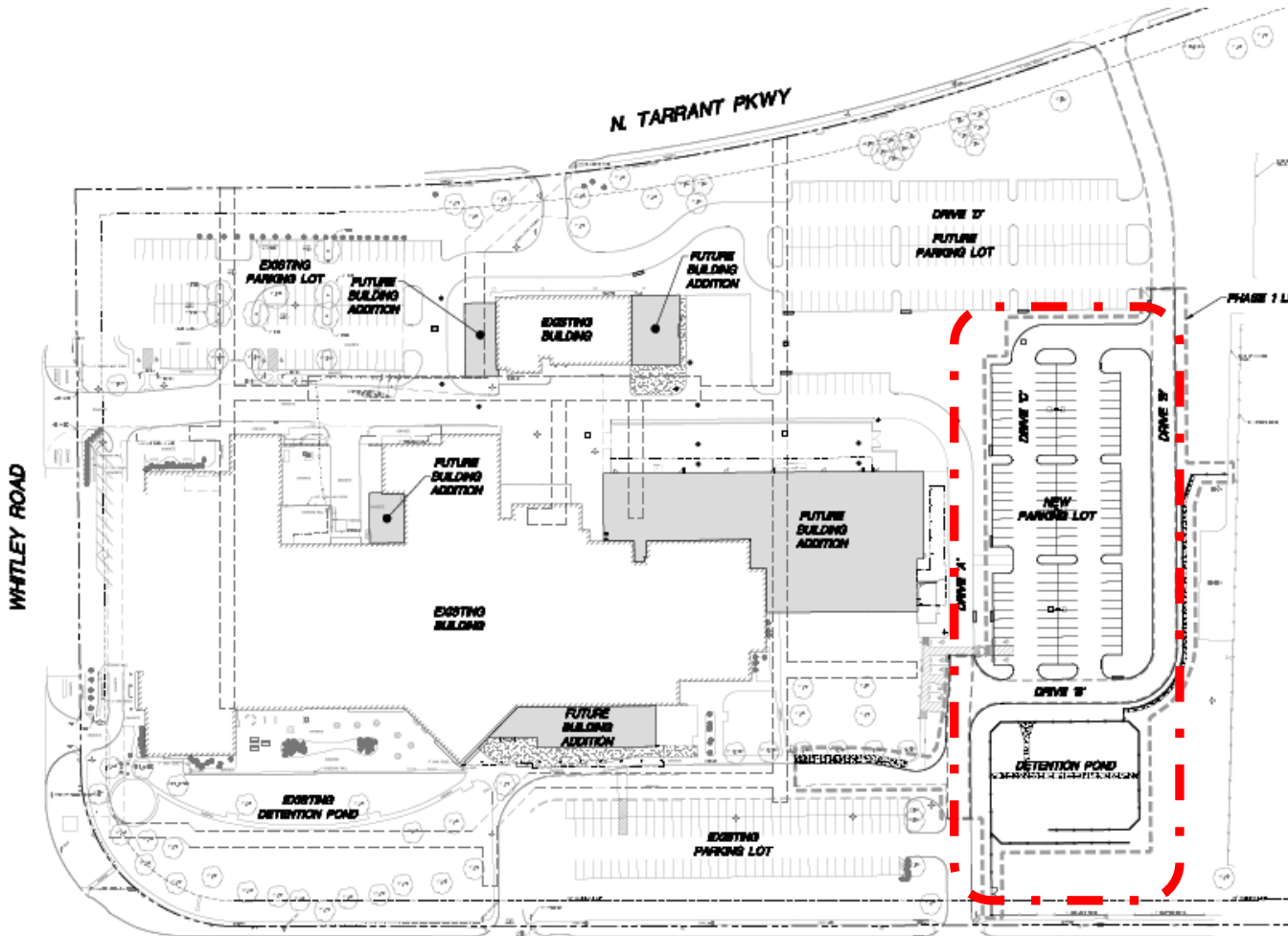
The first phase of work will include the roadway entrance and site grading.

The project is scheduled to be completed in August/September of 2022.

Steel delivery is the key schedule driver!

- January ship date being reported

KCAL Parking Lot Addition



The first phase of work at KCAL includes 120 parking spaces and storm water detention

The project was bid from 8/27 to 9/17

15 Bids were received

The range was from \$1.9M to \$3M

Lowest Responsive Bidder:

- Cole Construction Inc.
- Base Bid - \$1,930,437
- Contingency - \$200K
- Total - \$2,130,437

The project is scheduled to be completed 10/21 to 12/21.

Next phase building addition bidding October 18th.

Keller MS Fine Arts Addition Construction Manager at Risk (CMAR) Process

STEP 1	
10 points	Experience: Company Information Years in Business Construction of K-12 schools addition and renovation projects on an occupied campus as CMAR Experienced in the North Texas construction market
20 points	Technical Competence: Schedule Pre-design estimates Technology Cost control
10 points	Capability to perform: Financials Litigation References
20 points	Past Performance: Project Team Time with company for each individual. Project Team time in construction Project Team Number of K-12 schools projects completed by each
	Total possible points for Step 1 = 60 points
STEP 2	
30 points	Price: Lowest overall pricing will receive 30 points. The other proposals receive fewer points in descending order.
10 points	Interview: Short listed team will be provided a set of questions and will be scored on how they answer those questions and their overall approach to this project.
	Total possible points for Step 2 = 40 points

Total Overall Points Available = 100 point

This is an RFQ for Construction Manager at Risk for building additions, renovations, and select demolition at the Keller Middle School campus.

The Construction Manager selected in a two-step process, will provide construction services at a contracted fee, and provide consultation to the school district during and after design of the facility.

KISD administers the process per Government Code 2269.055 & 2269.253.



Keller MS Fine Arts Addition Construction Manager at Risk (CMAR) Process

SCHEDULE

1. Bid Issued/Advertised: Friday, September 17, 2021
2. Bid Deadline for STEP 1 RFQ CMAR: Friday, October 8, 2021 @ 2 PM (CT)
3. Establish short list of firms and notify for STEP 2: Friday, October 15, 2021
4. Conduct Interviews (shortlisted firms): Friday, October 29, 2021
5. Receive Proposals for STEP 2: Wednesday, November 3, 2021
6. Evaluate Proposal & Rank Selections: Tuesday, November 9, 2021
7. Recommendation to the Board of Trustees: Monday, November 15, 2021



Technology

Bond Overview | CBOC Meeting

September 2021



Journalism Department Purchases

Description	KHS	FRHS	CHS	TCHS	Totals
Keyboard and Mouse	\$1,338.29	\$1,265.95	\$1,338.29	\$2,640.41	\$6,582.94
SD Card Adapters	\$692.30	\$692.30	\$692.30	\$692.30	\$2,769.20
Dell Mobile Precision Workstation	\$0.00	\$0.00	\$2,295.70	\$0.00	\$2,295.70
Dell Precision 3650 Tower	\$0.00	\$0.00	\$51,730.80	\$0.00	\$51,730.80
Dell Monitors - 24 inch	\$0.00	\$0.00	\$7,161.00	\$0.00	\$7,161.00
Apple TV HD 32GB	\$298.00	\$149.00	\$149.00	\$298.00	\$894.00
27-inch iMac with Retina 5K Display	\$5,334.00	\$13,335.00	\$13,335.00	\$26,670.00	\$58,674.00
24-inch iMac with Retina 4.5k Display	\$46,890.00	\$39,075.00	\$42,201.00	\$90,654.00	\$218,820.00
13-inch MacBook Pro	\$3,090.00	\$1,545.00	\$1,545.00	\$3,090.00	\$9,270.00
Totals	\$57,642.59	\$56,062.25	\$120,448.09	\$124,044.71	\$358,197.64

Questions?

