

2019 Bond Program Update



CBOC
October 2021

Agenda

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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 :
\$238,576,996
- Reconciled with Finance monthly
- Financial summary as of 10/20/2021
- Total expenditures paid to date: \$118,554,867
- 517 Purchase Orders initiated to date

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	\$25,799,002.63	\$ -
Florence Elementary Re-Build Project	\$ 29,949,883	\$ 29,643,251	\$26,103,570.27	\$ 306,632
Parkview Elementary Re-Build Project	\$ 33,309,461	\$ 29,160,612	\$4,963,792.42	\$ 4,148,849
Whitley Road Elementary Re-Build Project	\$ 32,100,230	\$ 27,635,618	\$6,789,749.46	\$ 4,464,612
Fossil Hill Middle School Renovation Project	\$ 18,288,062	\$ 15,818,011	\$4,080,358.86	\$ 2,470,051
Keller Middle School Renovation Project	\$ 25,288,150	\$ 1,877,134.79	\$236,850.24	\$ 23,411,015
Industrial Trades and Agriscience Center Project	\$ 21,509,217	\$ 9,568,331.41	\$1,644,121.94	\$ 11,940,886
Keller HS Indoor Extra-Curricular Program Facility	\$ 12,140,683	\$ 11,556,848.76	\$3,392,974.41	\$ 583,834
Fossil Ridge HS Indoor Extra-Curricular Program Facility	\$ 12,140,683	\$ 9,199,670.81	\$967,671.55	\$ 2,941,012
Central HS Indoor Extra-Curricular Program Facility	\$ 12,140,684	\$ 9,200,542.50	\$1,166,051.74	\$ 2,940,142
Timber Creek HS Indoor Extra-Curricular Program Facility	\$ 12,140,684	\$ 9,213,336.50	\$1,135,649.23	\$ 2,927,348
Technology Infrastructure Projects and Device Purchases	\$ 26,291,177	\$ 24,189,901.10	\$20,611,473.04	\$ 2,101,276
Security Infrastructure Projects and Device Purchases	\$ 11,419,495	\$ 9,426,055.45	\$8,835,836.72	\$ 1,993,440
MEP Projects and Life Safety System Upgrades	\$ 25,094,100	\$ 13,414,029.10	\$9,285,555.76	\$ 11,680,071
Campus Security Initiative Construction Projects	\$ 6,898,000	\$ 6,568,715.36	\$3,083,828.13	\$ 329,285
High School Auditorium Equipment/System Upgrad Projects	\$ 4,900,000	\$ 1,808,530.75	\$113,040.00	\$ 3,091,469
Bond Program Management	\$ 1,439,608	\$ 346,525.04	\$345,340.12	\$ 1,093,083
TOTAL	\$ 315,000,000	\$ 238,576,995.75	\$ 118,554,866.52	\$ 76,423,004

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	95%	KISD opened the school on August 18th. We have a Temporary Certificate of Occupancy (TCO) to operate 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	95%	KISD opened the school on August 18th. We have a Temporary Certificate of Occupancy (TCO) to operate 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	10/28/2022	15%	Drilling piers, and installing supporting utilities. Extensive rain has caused delays and the total impact is being evaluated by the team. TCO for new construction anticipated by June 2022.
Whitley Road Elementary Re-Build Project	CONSTRUCTION	BEHIND SCHEDULE	10/28/2022	3/3/2023	26%	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. TCO for areas A, B, & C June 2022. Area D complete March 2023.
Fossil Hill Middle School Fine Arts Addition & Renovation Project	CONSTRUCTION	ON SCHEDULE	7/30/2022	7/30/2022	25%	The gym renovations are substantially complete and the first phase of 6 interior classroom renovations was completed and furniture moved back in on October 1st. 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 by the end of December 2021. 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	BEHIND SCHEDULE	8/1/2022	8/1/2022	5%	Site grading and utility connections have commenced. Original plan for fill material needed at the site is no longer valid. Suitable fill material has been identified and is in progress. 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	2%	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 safe glass and electrified door hardware on select campuses. Temporary glass and hardware have been deployed out to the campuses to ensure the vestibules are safe and secure until the shipments arrives. Delay attributable to COVID-19.
Crisis Counseling Suites	CONSTRUCTION	ON SCHEDULE	2/22/2022	8/12/2022	25%	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	2%	Commence construction activities September 2021. Building permit issued and contractor mobilization is complete. Final grading coordination in progress before construction activities commence.

Data current as of 10/21/2021



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%	<ul style="list-style-type: none"> - 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	45%	<ul style="list-style-type: none"> - The schematic design approved by the CBOC and BOT June 2021. - CMAR two step selection in progress, selection to be presented to BOT 11/15/2021 - Project out to bid in March 2022
MEP Projects and Life Safety System Upgrades Summer 2022	DESIGN	ON SCHEDULE	12/1/2021	12/1/2021	25%	<ul style="list-style-type: none"> Phase 1 – Salas O'Brien (SOBE) to conduct targeted assessments based on needs identified by the District Phase 2 – Prioritization of work based on factors such as life expectancy, impacts to operations, long lead items, and costs Phase 3 – Create contract documents, specifications and drawings to bid late fall for January BOT award Phase 4 – Conduct work summer 2022

Data current as of 10/21/2021



Upcoming Board Approvals

Board of Trustees Contract Approval Requests

- November 15
 - ✓ Contract for KCAL Addition/Renovation
 - ✓ Selection of Construction Manager for KMS Fine Arts Addition/Renovations
- December/January
 - ✓ Contract for Summer 2022 Mechanical, Electrical, Plumbing (MEP)



Heritage Elementary Schools Progress



Dedication Ceremony 10/28/2021 @ 6 PM!

Interior Remaining Construction

- Remaining interior sound baffles –complete this weekend
- Stage replacement projector Screen – To be on site the first week of November
- Carbon Monoxide detectors – One to two weeks

Exterior Remaining Construction

- Drive and parking lime – Start 10/25
- Paving and parking 1st pour – Week of 11/8
- Paving and parking 2nd pour – Week of 11/15
- Remaining sidewalks and approaches – Pour the week of 11/15
- Front of new building Sod, Plants and Trees to be completed prior to dedication
- Remaining sections of irrigation end of November

Florence Elementary Schools Progress



Dedication Ceremony 10/26/2021 @ 6 PM!

Interior Remaining Construction

- Stage replacement projector Screen– To be on site the first week of November
- Interior Carbon Monoxide detectors – To be installed following Heritage

Exterior Remaining Construction

- Demo of existing building projected to be completed end of November
- Front of new building Irrigation, Sod, Plants and Trees to be completed prior to dedication
- Remaining sections of irrigation end of November
- Remaining parking lot paving end of December

Parkview Elementary School Progress



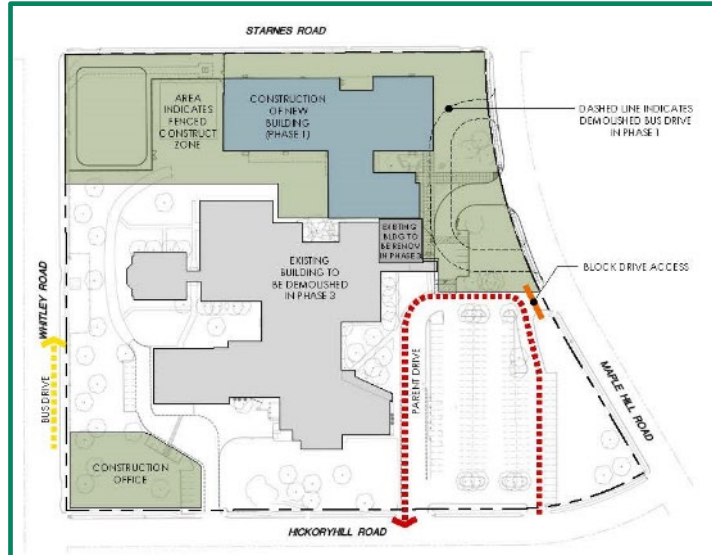
Site utility, pier drilling, grading, and grade beams are in progress.

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

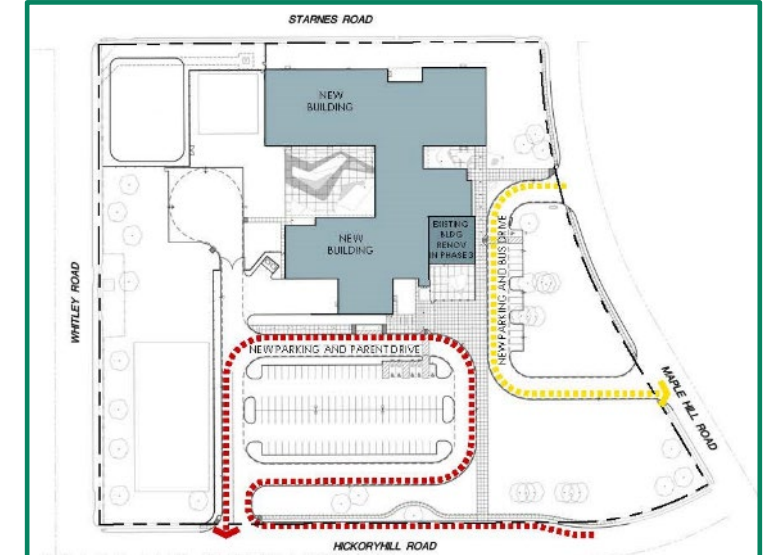
June 2021 Temporary Certificate of Occupancy anticipated for new construction

Demolition of the existing school and site circulation timing is still being evaluated

Whitley Road Elementary School Progress



June 2021 Areas A, B, C



March 2023 Area D

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

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

June 2021 Temporary Certificate of Occupancy for Areas A, B, C.

March 2023 Area D Temporary Certificate of Occupancy



Fossil Hill Middle School Fine Arts Addition/Renovation Progress



August 2020 completion: steel erection, second set of six (6) interior classrooms in progress

Chilled water piping in crawl space ongoing

Partial install of new lockers in girl's restroom, remaining balance for both boys and girls is held up in transit. Installation will be coordinated when they arrive.

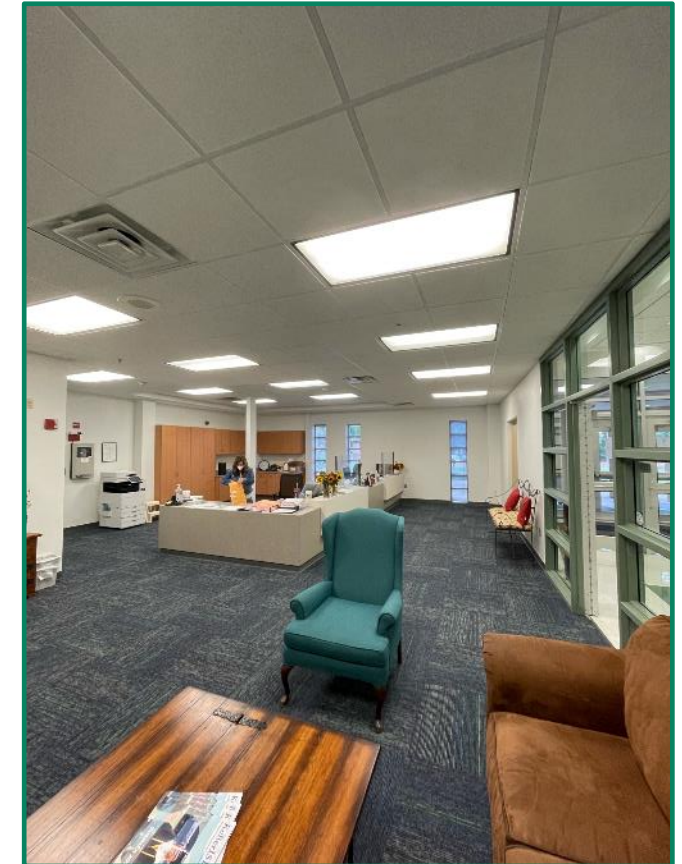
Temporary lockers are in place to meet campus needs

Secure Entry Vestibules Phase No. 2 Progress

- Phase No. 2 includes the following campuses:
 - ✓ Willis Lane 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
- Safe glass for Willis Lane ES, North Riverside ES, and Fossil Ridge HS are anticipated to arrive 10/29 and install 10/30
- Electrified door hardware at Willis Lane ES, Central HS, North Riverside ES and Early Learning Center N. is on back order
- Temporary hardware is in place
- Raptor Kiosk equipment must be upgraded to current model and requires specialized mounting solution that is in coordination with Technology
- Safety and Security Department to provide update on Security posture next month
- CHS walk off carpet solution is approved and awaiting installation schedule



North Riverside ES

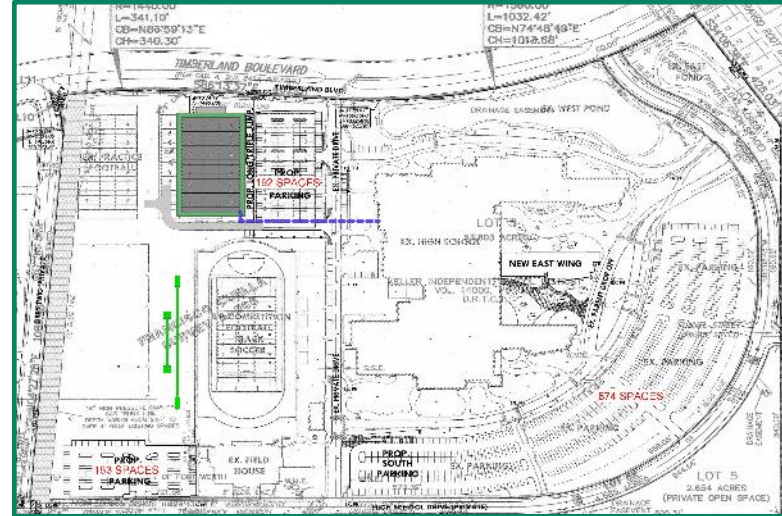


Willis Lane ES

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 are back on track. Adequate fill material has been sourced from the top side of Timber Creek HS site off Gray Twig Dr & from Whitley Rd ES site.

Storm drainage and gas utility designs are not adequate and will result in added cost and time

Timber Creek HS 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.

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

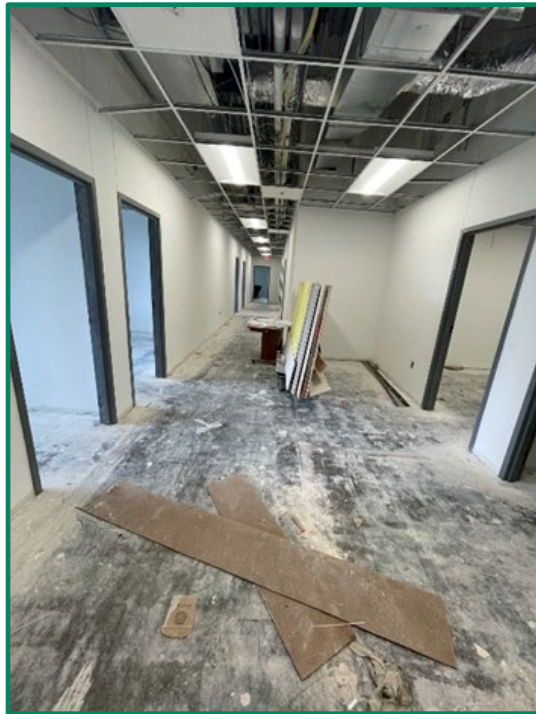
Fossil Ridge HS schedule dependent upon completion of the Heritage ES parking lot (late November)



Crisis Counseling Suites Project Update

Keller Collegiate Academy

Fire sprinkler modification is complete
Electrical work is progressing
Millwork installation progressing
Light Fixtures installation complete



Bear Creek IS

Building pad grading complete
Parking lot concrete pour complete
Projecting a completion of 9/2022 (Steel decking projected for 3/2022)



Crisis Counseling Suites Project Update

Trinity Meadows

Parking lot concrete complete.

Piers complete

Grade beams excavation starting this week

Projecting a completion of 9/2022 (Steel decking projected for 3/2022).



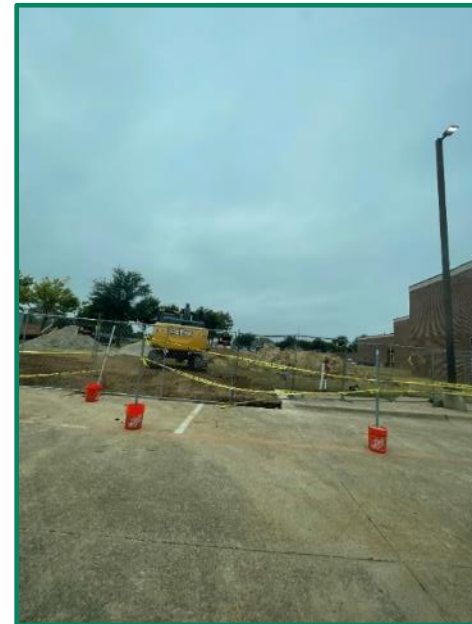
Parkwood Hill IS

Fire protection piping design approved from the Fire Marshall

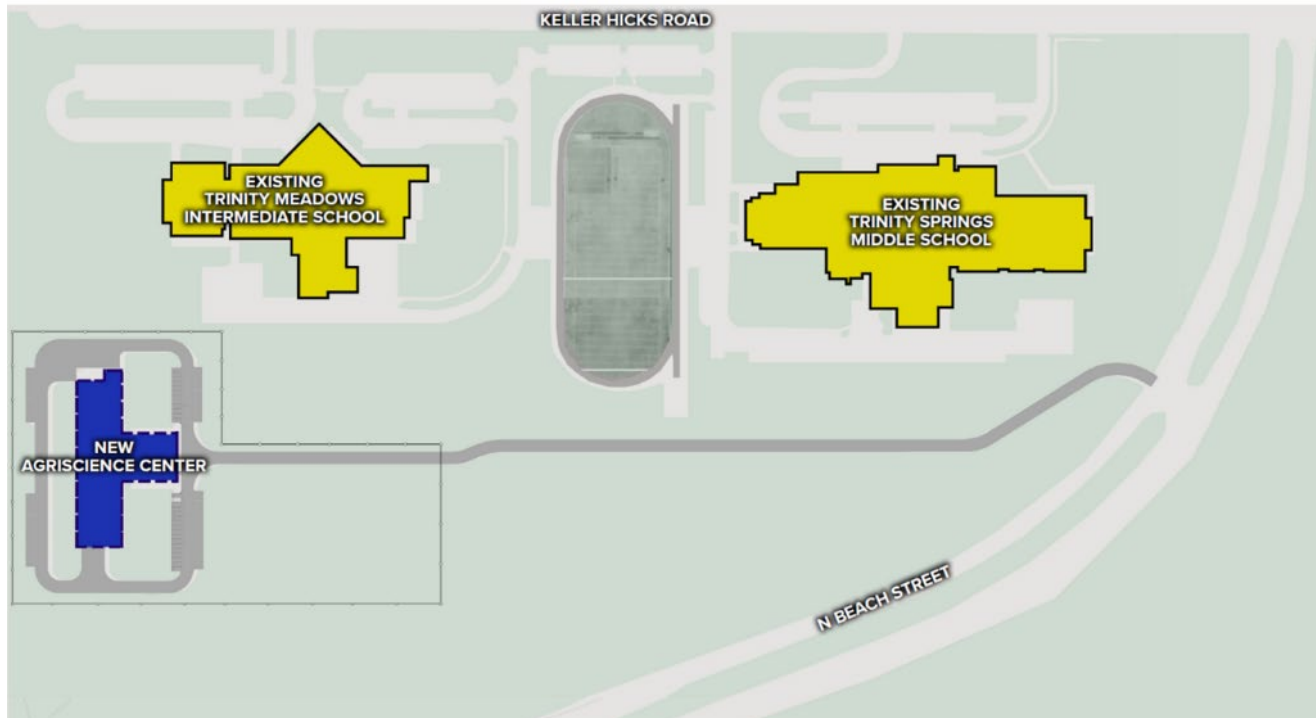
Fire line relocation is complete and backfill is progressing.

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.

- ✓ Temporary access off N. Beach Street in place
- ✓ Construction fencing in place

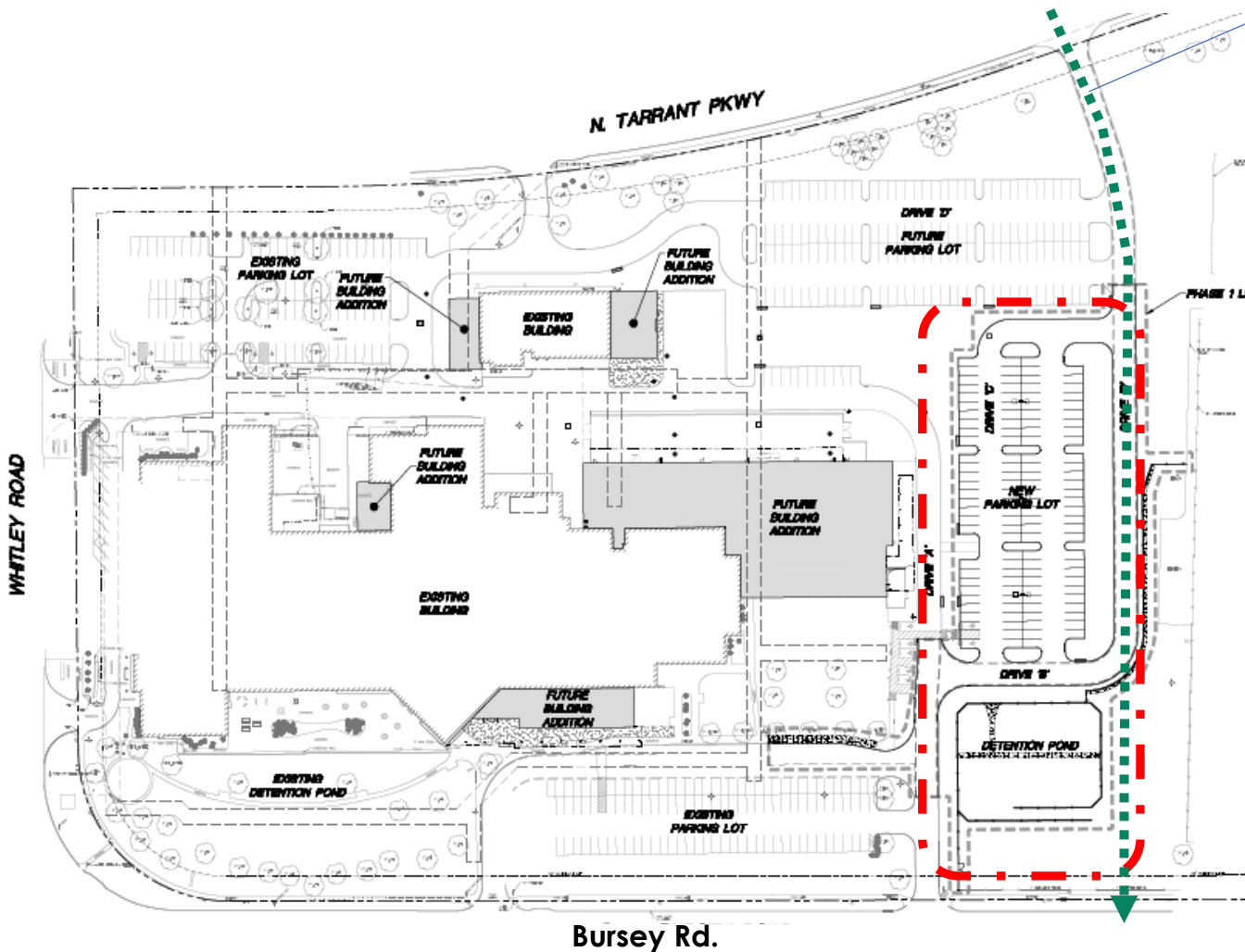
The first phase of work will include the roadway entrance and site grading.

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 Project Update



Proposed Construction Entrance

Phase One:

Scope includes 120 parking spaces and storm water detention

Project Awarded to Cole Construction Inc.

Pre-construction meeting completed 10/19/2021

Construction to commence after permitting, soil removal alternative, & site access have been coordinated

N. Tarrant PKWY is City of Keller

Bursey Rd. is City of Watauga

Completion anticipated by December/January



KCAL Project Update

Phase Two:

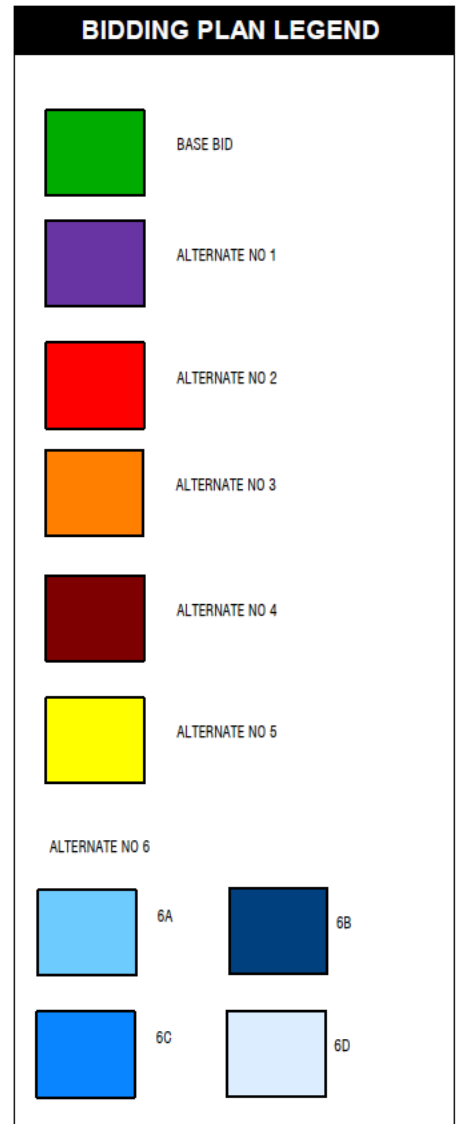
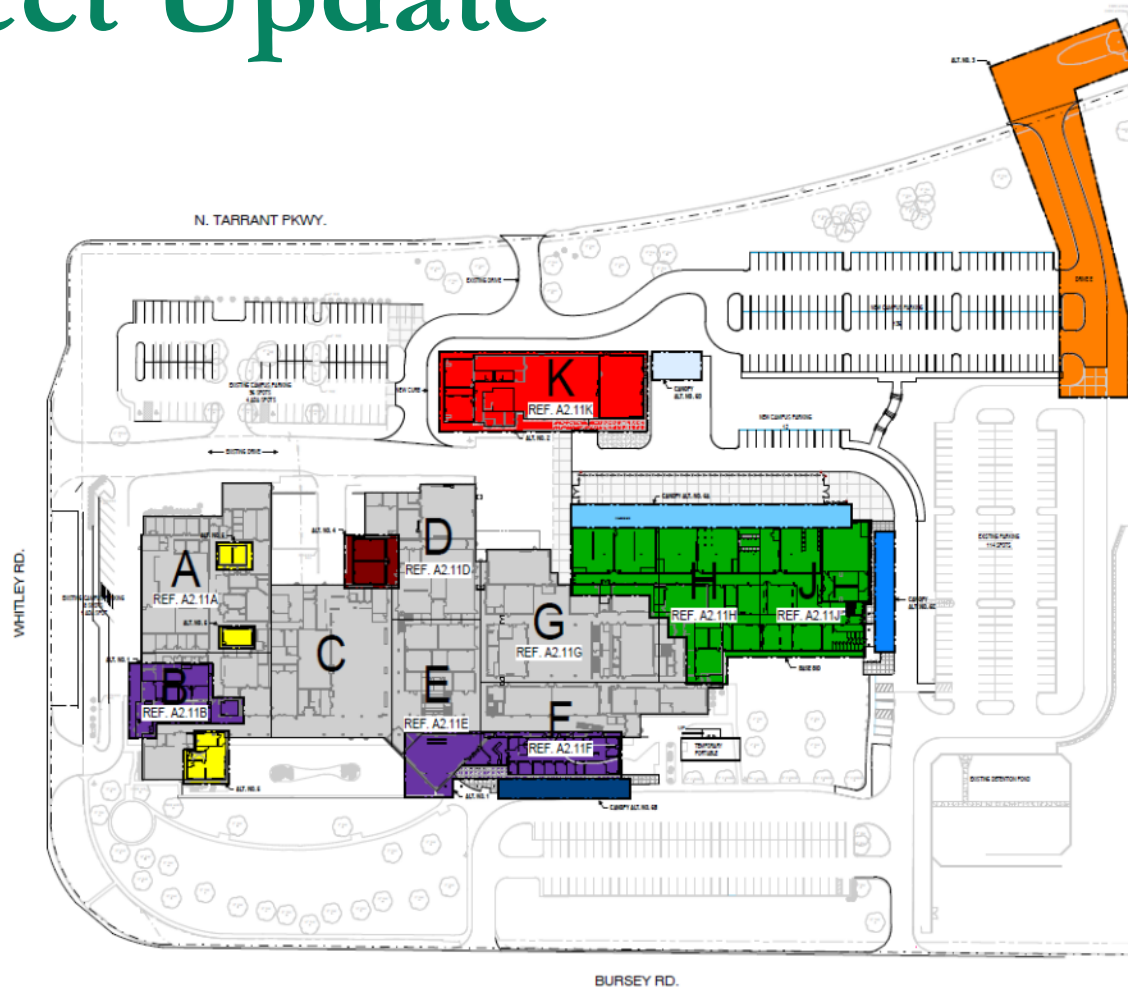
Work includes construction of industrial trades, administration, and renovations to improve functionality

Bid walk completed on 10/20/2021

Competitive Sealed Proposal out for bid 10/15/2021 closes on 11/3/2021

BOT contractor selection approval 11/15/2021

Project will start at the completion of Phase 1.



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

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) Update

SCHEDULE UPDATE

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
 - ✓ Eight (8) bids received
 - ✓ Balfour Beatty, Buford Thompson Company, Cadence McShane Construction Company, Joeris General Contractors
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



Summer 2022 Mechanical Electrical Plumbing (MEP) Update

Summer 2021

LED lighting at Timber Creek auditorium (Lighting delayed until Winter Break)

Summer 2022 Planning

Phase 1 – Salas O'Brien (SOBE) to conduct targeted assessments based on needs identified by the District

- Centrifugal chillers, RTUs, cooling towers, controls, geothermal, boilers & water heaters, electrical equipment upgrades, lighting (LED), VFDs etc.

Phase 2 – Prioritization of work based on factors such as life expectancy, impacts to operations, long lead items, and costs

Phase 3 – Create contract documents, specifications and drawings to bid late fall for January BOT award

Phase 4 – Conduct work summer 2022



Technology

Bond Overview | CBOC Meeting

October 2021



Technology Purchases

Description	Quantity	Unit Price	Total
Dell Latitude 3120 BTX	300	\$690.90	\$207,270.00
10.2-inch iPad Wi-Fi 64GB	500	\$415.00	\$207,500.00
Chromebooks	500	\$346.00	\$173,000.00
Gooseneck Tablet Holders	1,000	\$38.00	\$38,000.00
Hardware Modules for Firewalls	1	\$56,363.92	\$56,363.92
Anywhere Cart AC-45W USB-C charger	1,000	\$45.48	\$45,480.00
ViewSonic Projectors	250	\$728.00	\$182,000.00
			\$909,613.92

Questions?

