

2019 Bond Program Update



CBOC
November 2021

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.



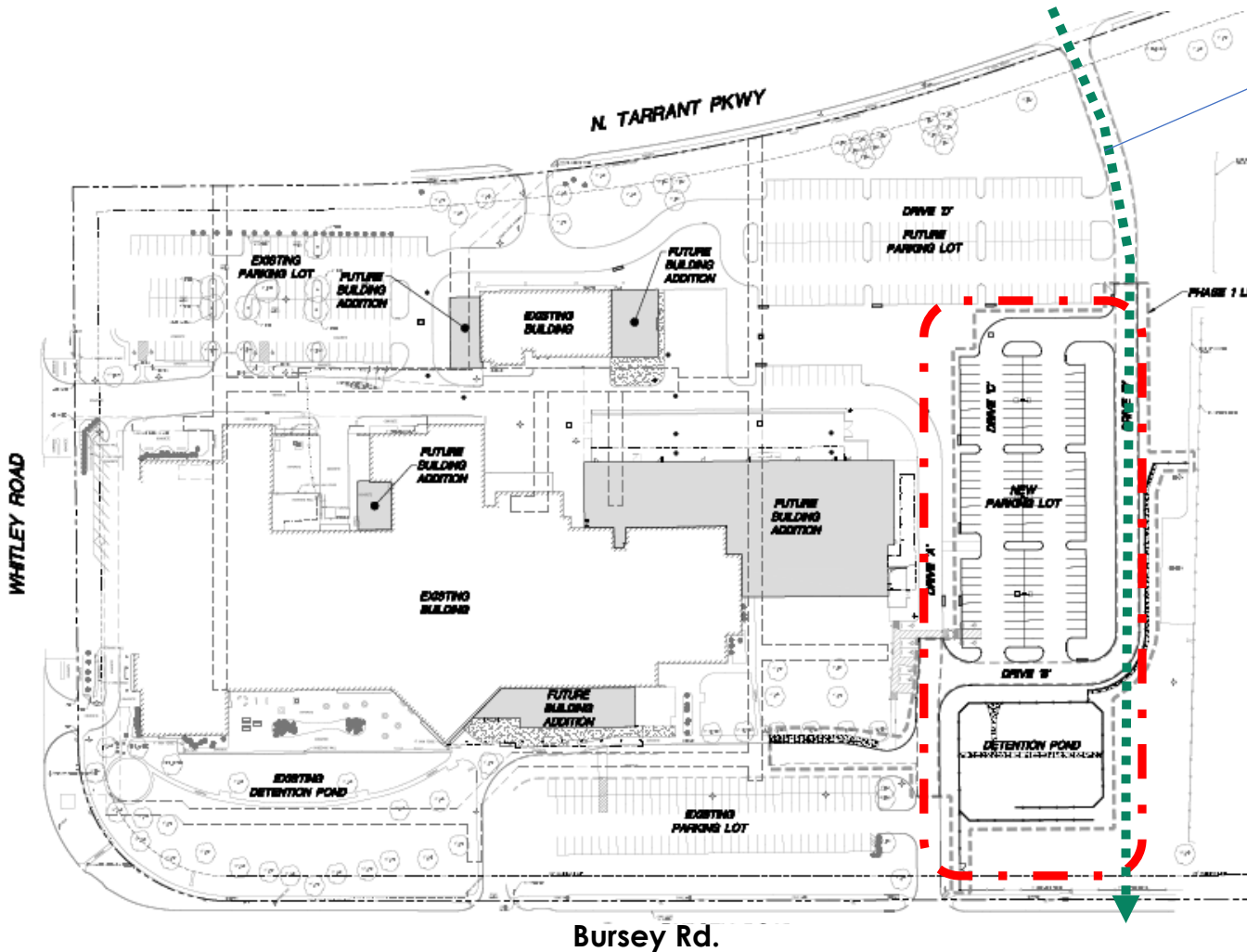
Upcoming Board Approvals

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)



KCAL Parking Lot 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 January/February

KCAL Addition/Renovation Contractor Selection

Phase Two:

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

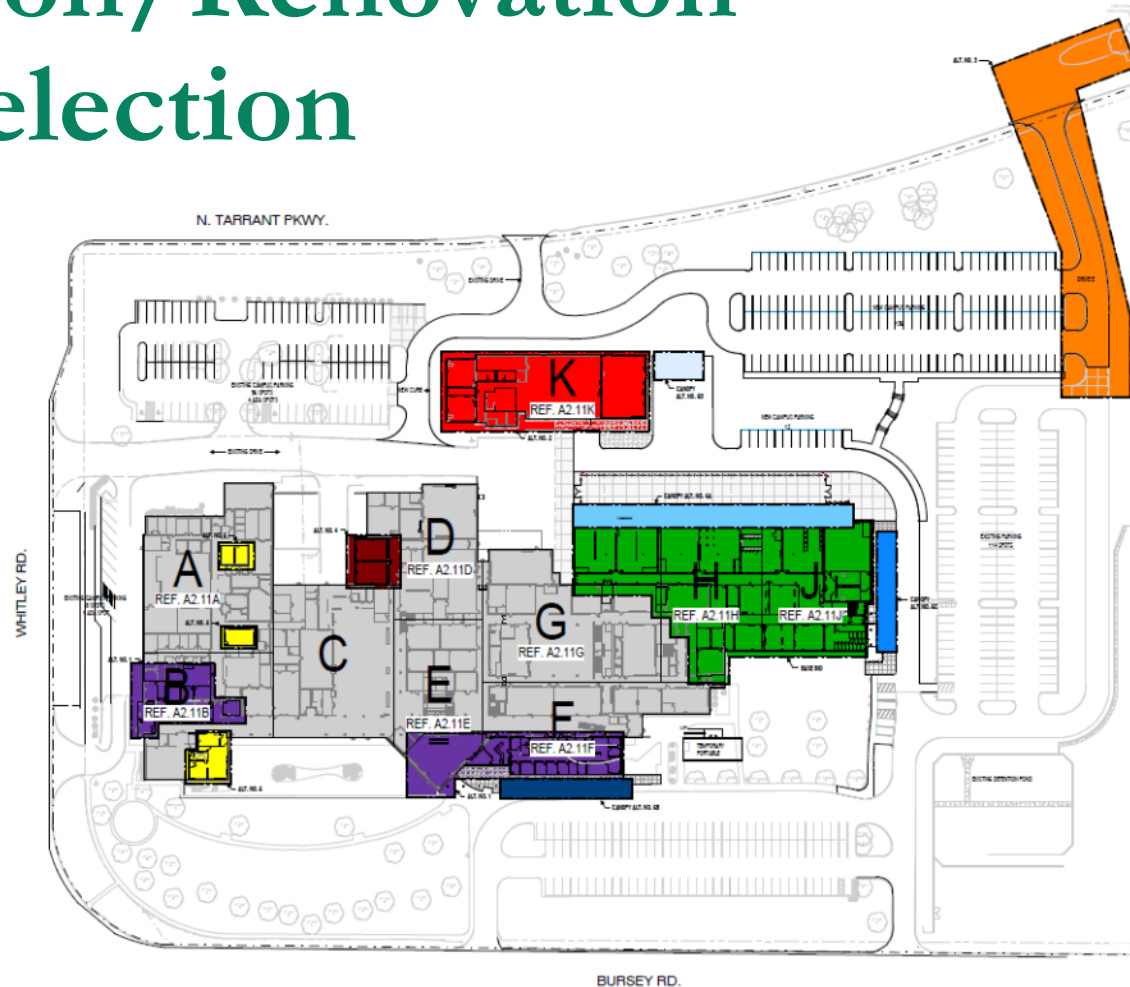
Competitive Sealed Proposal out for bid 10/15/2021 closes on 11/3/2021

Received five (5) total bids, four (4) were responsive and complete

Base bid range: \$13.6M to \$16.4M

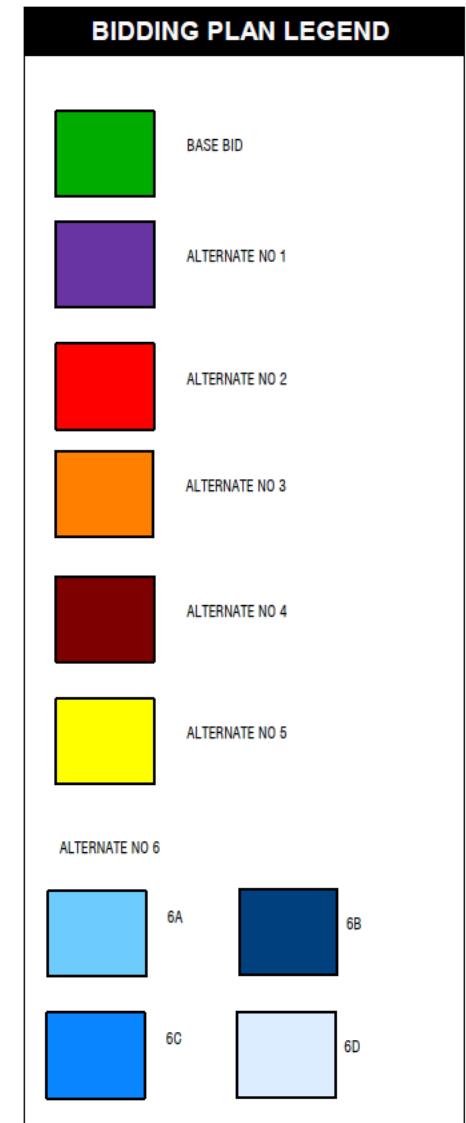
Lowest responsive & best value:

- Reeder Construction Inc.
- Base Bid \$13,615,000
- Owner Contracts \$275,000
- Alternates \$4,095,000
- **Total: \$17,985,000**



BOT contractor selection approval 11/15/2021

Project will start at the completion of Phase 1.



KCAL Addition/Renovation Contractor Selection

	Buford-Thompson Company	Construction Zone	Imperial Construction	Reeder Construction	RJM Contractors, Inc
Pricing: 0-30 points	15	25	20	30	0
Reputation of Vendor: 0-20 points	20	15	10	20	0
Quality of Goods or Services: 0-15 points	10	15	15	15	0
District's Needs: 0-20 points	20	15	15	20	0
Past History with KISD: 0-5 points	3	0	0	2	0
The impact on the ability of the district to comply with laws and rules relating to HUB: 0-1 points	1	1	1	1	0
The long-term cost to the district to acquire the vendor's goods or services: 0-3 points	3	3	3	3	0
Company has its principal place of business in this state or employs at least 500 persons in the state; the district may or may not consider in accordance with state and federal law: 0-1 point	1	1	1	1	0
Any other relevant factor specifically listed in the RFP: 0-5 points	5	5	5	5	0
TOTAL SCORE:	78	80	70	97	0

NOTE:
Bid Attribute #3 Divisional Breakdown
 Divisional breakout is not required for step 1. All other line items are required.
 RJM did not provide responses to bid alternates, number of days and unit prices as required in the instructions and therefore was disqualified.



Lowest Responsive Bidder

Reeder Construction Inc. Base Proposal	\$ 13,615,000.00
Alternates	
Alternate #1 Admin Building Addition	\$ 1,920,000.00
Alternate #1 Admin Renovation	\$ 775,000.00
Alternate #2 Auto Tech	\$ 1,590,000.00
Alternate #3 N. Tarrant	\$ 200,000.00
Alternate #4 Classroom Addition	\$ 680,000.00
Alternnate #5 SPED & Computer Lab	\$ 385,000.00
Alternate #6A Trades Canopy	\$ 265,000.00
Alternate #6B Front Admin Canopy	\$ 145,000.00
Alternate #6C East Canopy	\$ 150,000.00
Alternate #6D Auto Shop Canopy	\$ 90,000.00
Total Alternates	\$ 6,200,000.00
Total Bid	\$ 19,815,000.00

KCAL Selected Alternates/Total Contract

Base Proposal	\$ 13,615,000.00
Owner Required Contracts	\$ 275,000.00
Alternate #3 N. Tarrant	\$ 200,000.00
Alternate #2 Auto Tech	\$ 1,590,000.00
Alternate #1 Admin Building Addition	\$ 1,920,000.00
Alternnate #5 SPED & Computer Lab	\$ 385,000.00
TOTAL	\$ 17,985,000.00

INDUSTRIAL TRADES AND AGRISCIENCE CENTER PROJECT			
PROJECT BUDGET	CONSTRUCTION	ARCH/ ENGINEER	FF&E & TECHNOLOGY
Industrial Trades and Agriscience Center Project	\$ 18,026,671	\$ 1,814,667	\$ 1,667,879
SUB TOTAL	\$ 18,026,671	\$ 1,814,667	\$ 1,667,879
TOTAL PROJECT BUDGET	\$ 21,509,217		

- **Encumbered to date: \$13,946,772** (Parking lot, portable, Agriscience Center)
- **Remaining Budget: \$7,562,445**
- **Bond Bid Savings Available: \$9,840,000**
 - ✓ Capital Improvements , HS Indoor Facilities, WRES & PVES Rebuild, 2014 Bond Savings
- **MEP Life Safety: \$385,000**
 - ✓ SPED
- **KCAL Funds: \$197,555**
- CTE CCMR Funds
- **Total Budget Available: 17,985,000**

ORIGINAL BOND BUDGET: \$21,509,217

ACTUAL PROPOSED PROJECT COSTS: \$31,931,772

(\$437,555 applied to non 2019 bond budgets)



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



Keller MS CMAR BOT Recommendation

Request for Qualification Packets		Advertised September 17, 2021 and received October 8, 2021 qualifications from 8 firms, Balfour Beatty Construction, Buford-Thompson Company, Cadence McShane Construction Company LLC, CORE Construction, Joeris General Contractors, Key Construction Texas LLC, Steele & Freeman and Tegrity Contractors. October 15, 2021 our Administrative Committee reviewed the qualifications based on the described criteria, the top 4 scores were short listed for Step 2, interviews and cost proposal.			
		Balfour Beatty Construction	Buford-Thompson Company	Cadence McShane Construction Company	Joeris General Contractors
Step 1: Qualifications	Maximum Points				
Experience, Technical Competence, Capability to Perform, & Past Performance	60	54	52	42	53
Step 2: Phase One					
Interview	10	8	7	7	8
Step 2: Phase Two					
Cost Proposals **	30	20	30	15	25
Combined Total Points for Step 1 & Step 2 Activities	100	82	89	64	86
Pre-construction Service Fee		\$ 20,000	\$ 10,000	\$ 44,000	\$ 20,000
Percent		0.10%	0.05%	0.20%	0.10%
Profit, construction Phase Fee		\$ 380,000	\$ 430,000	\$ 536,585	\$ 340,792
Percent		1.90%	2.15%	2.50%	1.85%
Indirect cost, construction Phase Fee		\$ 974,672	\$ 535,906	\$ 1,311,548	\$ 968,035
Percent		4.90%	2.68%	5.90%	4.84%
Number of Weeks for Project		73.7	70	74	72
Number of Weeks covered in Project Costs		77.7	70	74	72
Savings - Owner %		100%	100%	100%	100%
Savings - CM %		0%	0%	0%	0%
Performance and Payment Bond & Sub-Contractor Bond - %		2.05%	1.76%	2.24%	1.39%
Contractors Bond		\$ 170,000	\$ 151,840	\$ 166,951	\$ 153,300
Sub-Contractors Bond		\$ 240,000	\$ 200,000	\$ 280,500	\$ 125,000
Liability Insurance		1.04%	0.53%	1.00%	0.60%
Builders Risk Insurance		0.13%	0.22%	0.24%	0.08%
Total Cost		\$ 1,784,672	\$ 1,327,746	\$ 2,339,584	\$ 1,607,127



Questions?

