

Citizens Bond Oversight Committee December 11, 2014

The first Citizens Bond Oversight Committee (CBOC) meeting related to the passage of the 2014 Bond was held Thursday, December 11, 2014.

Welcome/Call to Order

School Board Vice President, Craig Allen, officially called the meeting to order. Mr. Allen will serve as Chair of the Citizens Bond Oversight Committee. Dr. Reid welcomed and thanked committee members for their service. Executive Director of Facilities Services, Hudson Huff, summarized the plans for upcoming meetings. Committee members were provided with reference materials for use throughout the upcoming months. Materials included frequently asked questions related to the purpose of the committee, a general schedule of the bond program, a copy of the Government Code outlining the requirements for State and Local contracts and fund management, individual project budgets, and a document referencing the general history of the District's Bond Program over the last 15 years.

Committee Introductions

Committee members introduced themselves. Approximately twelve members were in attendance. Committee members included community members, parents, and campus principals.

2014 Bond Program Project Schedules & Information

The administration explained to the committee that in order to get several of the more complicated bond projects underway, an aggressive schedule has been established that requires the selection of architects and contractors be made and planning activities to begin. A potential timeline for each of the projects was presented.

Method of Delivery for Construction Projects

Keller ISD follows the processes set forth by State law for contracting of construction projects. Mr. Huff explained the Competitive Sealed Proposal and Construction Manager at Risk methods of delivery for construction projects. An explanation was provided to help identify key differences for the two methods. One such difference was the timing of the project, in which the contractor is contracted with for the project. The Administration also explained that while some projects may come in under budget and other more challenging projects could cost more, the intent is to accomplish all the items in the bond proposal within the total amount of dollars provided by the bond. It was explained that bond money can only be used for capital projects. Committee members discussed that in prior bond elections, a provision was included that specifically designated any money left over to be used for paying down debt.

The Career and Technical Education Project – Review Items

A. Design Development Presentation

Representatives from Corgan Architects gave a design development presentation for the Career and Technical Education project. It was explained that significant planning has taken place over the last month. Corgan has been meeting with teachers, administrators, and industry experts. They draw from industry standards and have vast knowledge from doing other similar type projects. The presentation included a look at the proposed building interior and exterior and drawings of areas for the different instructional strands that will be accommodated in the facility. The plan is to create a real world environment for the facility. The floor plan will provide flexibility of use of the building spaces. It includes classroom areas, presentation areas, performance/modeling areas, collaborative spaces for multiple strands to work together, and is intended to emulate workplace settings. The Administration advised that instructors will be certified teachers and CTE counselors will be career based. The facility will be designed for 800-1200 students to be in attendance at any given time. Students will be shuttled from the four high schools unless they have applied for and received permission to drive to the CTE center for classes. Concerns expressed included the amount of glass in the building, parking, and traffic. The Administration explained that another step will be necessary in this process when the design is submitted for approval by the City. The Corgan representative thanked the committee for their feedback and explained they would work to address those concerns and incorporate those thoughts into the design development for the building. The Administration explained to the committee that this design would be submitted for formal approval at the Board of Trustees December 16th meeting, but that the design and plans would continue to be developed and additional presentations would be made to the committee prior to construction beginning this summer.

B. Construction Manager at Risk Selection

The Administration explained to the committee that in November, the Board of Trustees approved the Construction Manager at Risk method for contracting the work on the Career & Technical Education Center. It was explained that nine (9) qualification packets were received and four interviews were conducted with a review committee of approximately ten people. Committee representatives involved were the Principal from South Keller Intermediate, the Director of Career & Technical Education, administrators from the Purchasing and Facility Services departments, Corgan Architects, Board Member representation, and a Citizen Bond Oversight Committee member representative. A selection criteria was followed and proposers were ranked. Fees and Overhead proposals were received and incorporated into the decision matrix that was presented. The firm of Steele & Freeman, Inc. will be recommended to the Board to serve as the Construction Manager at Risk for the project. The agreed upon fee percentage for the project was 1.95% and the overhead costs for the project were for a total of \$682,233. The Administration explained they have a great track record with the district and did the work on the building and addition when they were originally built.

Keller High School & Bear Creek Intermediate Addition & Renovation Projects

A. Architect Selection(s)

The Administration stated the District had advertised for Architectural services for the 2014 Bond Program over the last several weeks. One of the first projects that has an extremely challenging schedule will be the Keller High School project. The Administration explained that they had recommended the two projects (Keller High School and Bear Creek Intermediate) be included in the same package due to the similarity of trade contractors that may be involved and the proximity of the two campuses for general oversight. The Administration advised that eighteen (18) firms submitted qualification packets and three architectural firms were selected to be interviewed. Presentations were made on Tuesday, December 9, 2014. The committee that reviewed the presentations included the Principal from Keller High School, the Chief Technology Officer, a representative from the Citizen's Bond Oversight Committee, a Board Member representative, a representative from the Leadership function, and individuals from both the Purchasing and Facility Services departments. The Administration explained that after this process was completed that VLK Architects was the architectural firm that was recommended and that decision would be submitted for Board approval at the December 16th Board meeting.

Upcoming Scheduled Activities and Meetings

The Administration explained that the Citizen's Bond Oversight Committee will likely meet in January and in February and as often as needed based upon the timeline of the bond projects. They also explained that the meetings will most likely be held on Tuesday or Thursday evenings. Dates will be provided to the committee as soon as determined.

Meeting Adjournment

The Committee meeting adjourned at approximately 9:00 PM.