



VLK | ARCHITECTS

KELLER ISD CITIZENS' BOND ADVISORY COMMITTEE

June 25, 2019

INTRODUCTIONS



BILLY KIDD

DIRECTOR OF PROPERTY MANAGEMENT & GROUNDS
KELLER ISD



AGENDA

BOND PROPOSITION VALUE DISCUSSION

Q&A

PROJECT ESTIMATE STRUCTURE

PROJECT SCOPE DESCRIPTIONS

Q&A

NEXT MEETING STRUCTURE



BOND PROPOSITION VALUE

CONSIDERATIONS

NON NEGOTIABLE

“There will be no increase in the Tax Rate”

- Dr. Rick Westfall & KISD Board of Trustees



CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

BOND PROPOSITION VALUE

CONSIDERATIONS

- Deliberate Project Decisions
- Further Out Projects = More Unknowns
- LRFP is a Living Document
- All Stakeholders Involved in the Promise



BOND PROPOSITION VALUE

CONSIDERATIONS

- Table Discussions
- Q&A
- Main Take Away from Tables



PROJECT ESTIMATE STRUCTURE

OPINION OF PROBABLE COST

Keller Middle School

Keller Independent School District

June 25, 2019

Built: 1962 Orig., Roof

Total Building Area:

144,597

OPINION OF PROBABLE COST

Description

2019 Unit Cost BASELINE

Construction Cost

Capital Improvements:

Site				\$	354,160
Exterior				\$	223,300
Interior				\$	3,660,727
Roofing				\$	-
Security				\$	-
Safety				\$	-
Mechanical				\$	2,622,000
Electrical				\$	2,148,350
Plumbing				\$	840,500
Technology					
			Subtotal	\$	6,598,855

Additions and Renovations:

Academic Addition	4,870 SF	\$ 225	\$	1,095,750
Academic Major Renovations	390 SF	\$ 150	\$	58,500
Academic Minor Renovations	6,320 SF	\$ 80	\$	505,600
Admin Minor Renovations	3,200 SF	\$ 80	\$	256,000
Fine Arts Addition	14,310 SF	\$ 250	\$	3,577,500
Fine Arts Major Renovations	2,606 SF	\$ 200	\$	521,200
Fine Arts Minor Renovations	2,260 SF	\$ 125	\$	282,500
Science Minor Renovations	3,300 SF	\$ 125	\$	412,500
Athletics Major Renovation	11,840 SF	\$ 200	\$	2,368,000
New Tennis Courts	4 EA	\$ 125,000	\$	500,000
Parking Addition	21,070 SF	\$ 8	\$	168,560
			Subtotal	\$ 9,746,110

Design Contingency		10.0%	\$	974,611
On-Site Contingency		10.0%	\$	974,611
Off-Site Construction Cost		5.0%	\$	487,306

Subtotal (CSP TOTAL)

\$ 18,781,492



CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

PROJECT ESTIMATE STRUCTURE

OPINION OF PROBABLE COST

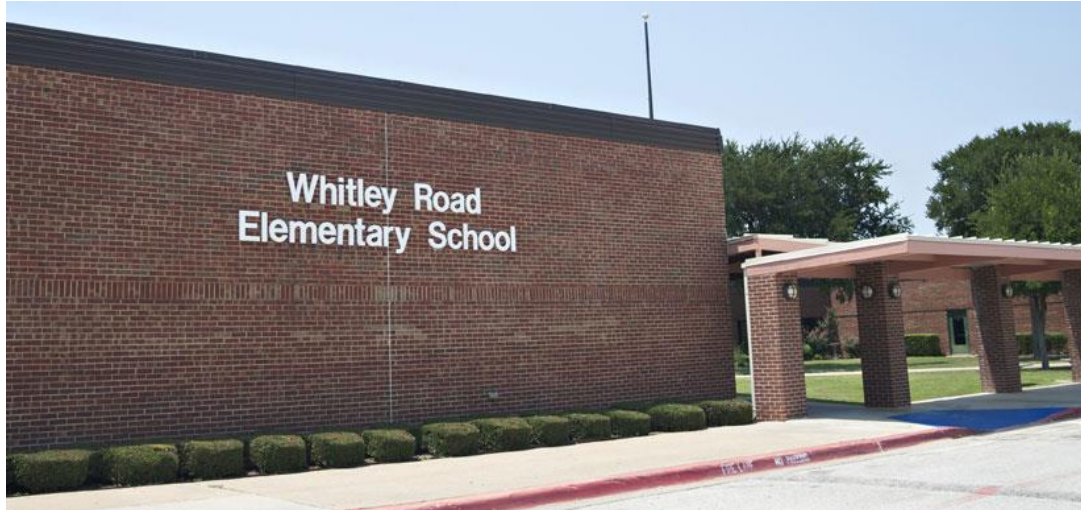
Contingency /Allowance			
Owner's Betterment	2.0%	\$	375,630
Contractor's Contingency	2.0%	\$	375,630
Subtotal		\$	751,260
CONSTRUCTION TOTAL (GMP)		\$	19,532,752

Professional Fee Budget			
<i>(Includes costs, fees, tests and studies required to satisfy all governing authorities and codes)</i>			
Site Survey, Subsurface Utility Engineering, Due Dilligence / Property Evaluation, Geotechnical Engineering, Architectural Engineering, TDLR / TAS / ADA Review and Inspection, Food Service Design, On-Site Civil Engineering, Material Testing, HVAC Test and Balance, Building Permit / Review and Inspections			
Subtotal	10%	\$	1,953,275
Fixtures, Furniture & Equipment (FF&E)	8%	\$	887,708
Technology	\$ 5 SF	\$	245,480
TOTAL PROJECT COST MAY 2019		\$	22,619,215
Bid Project November 2020	Escalation @ 2 Years	\$	25,414,950



PROJECT SCOPE DESCRIPTIONS

WHITLEY ROAD ES



\$32,328,758

BUILT: 1985

FCI SCORE: 0.57

**EDUCATIONAL
ADEQUACY SCORE:**
1.90

**FUNCTIONAL/
MAXIMUM CAPACITY:**
594/660 students

Projected Enrollment
466 (19/20)
478 (20/21)
474 (21/22)
491 (22/23)
495 (23/24)
496 (24/25)

SCOPE OF WORK:

New Facility designed for 540 students

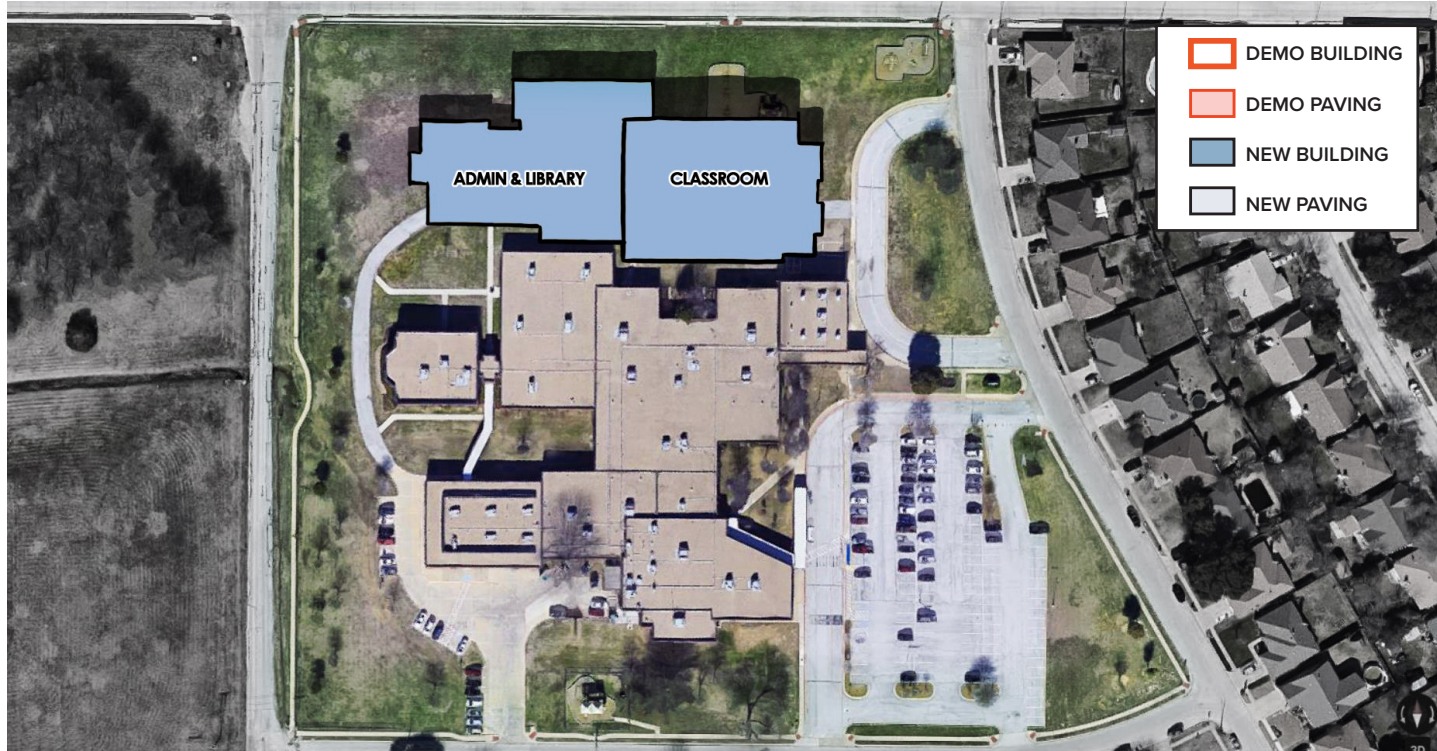


CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

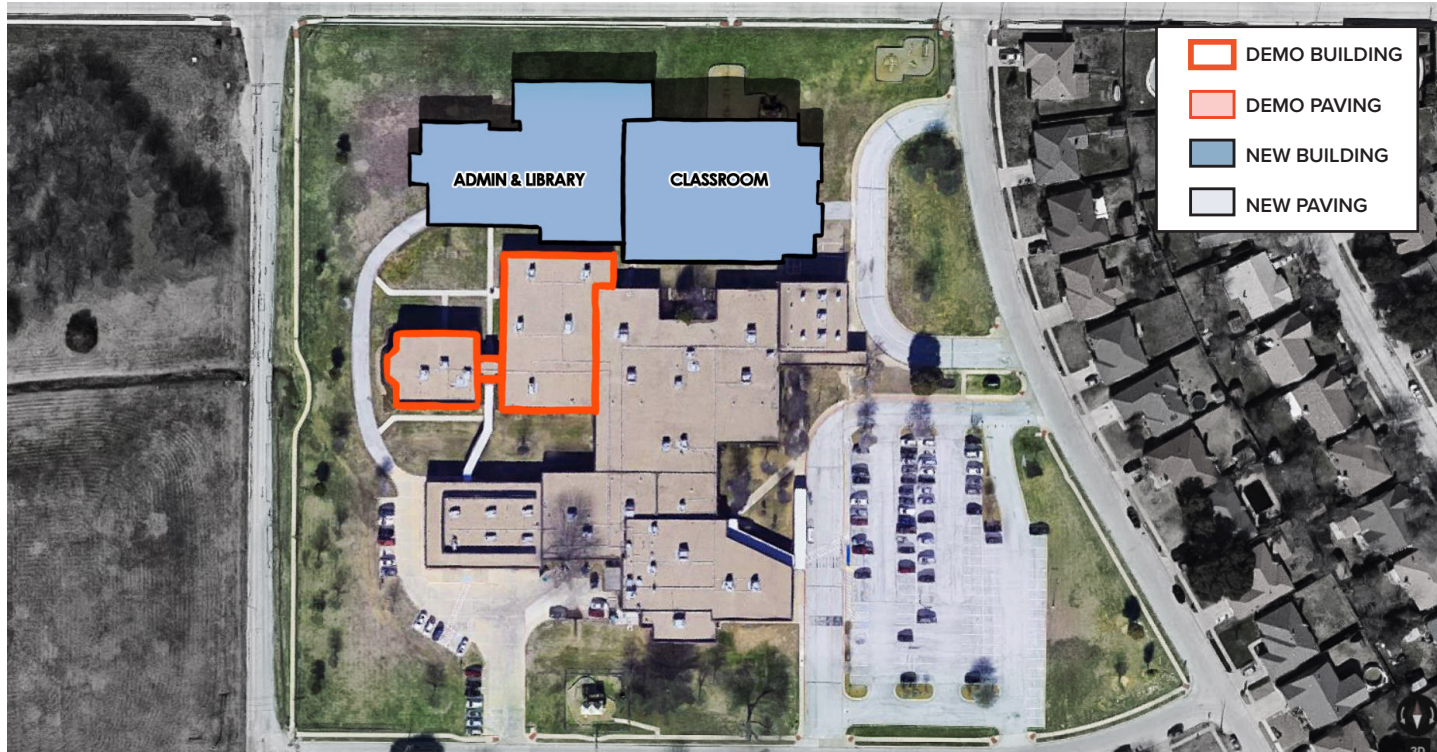
PROJECT SCOPE DESCRIPTIONS

WHITLEY ROAD ES



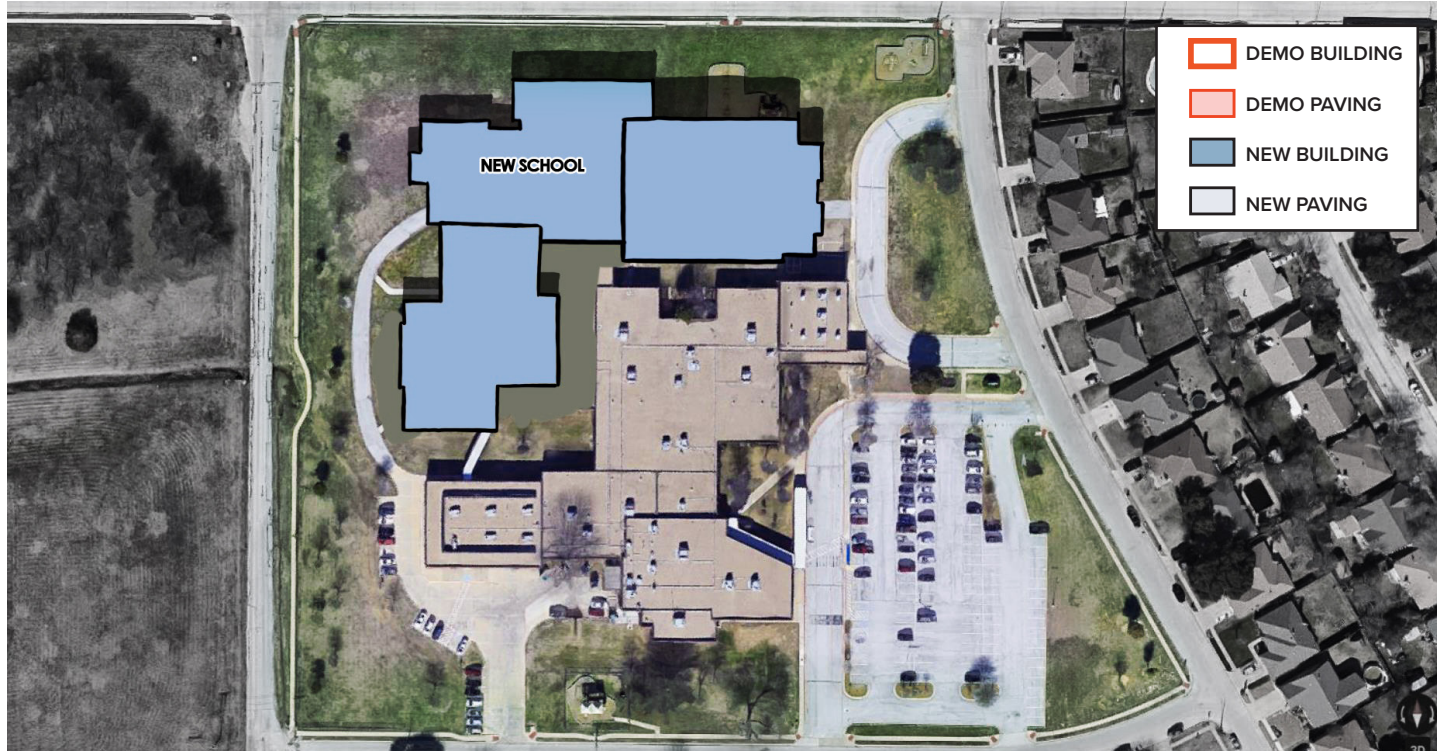
PROJECT SCOPE DESCRIPTIONS

WHITLEY ROAD ES



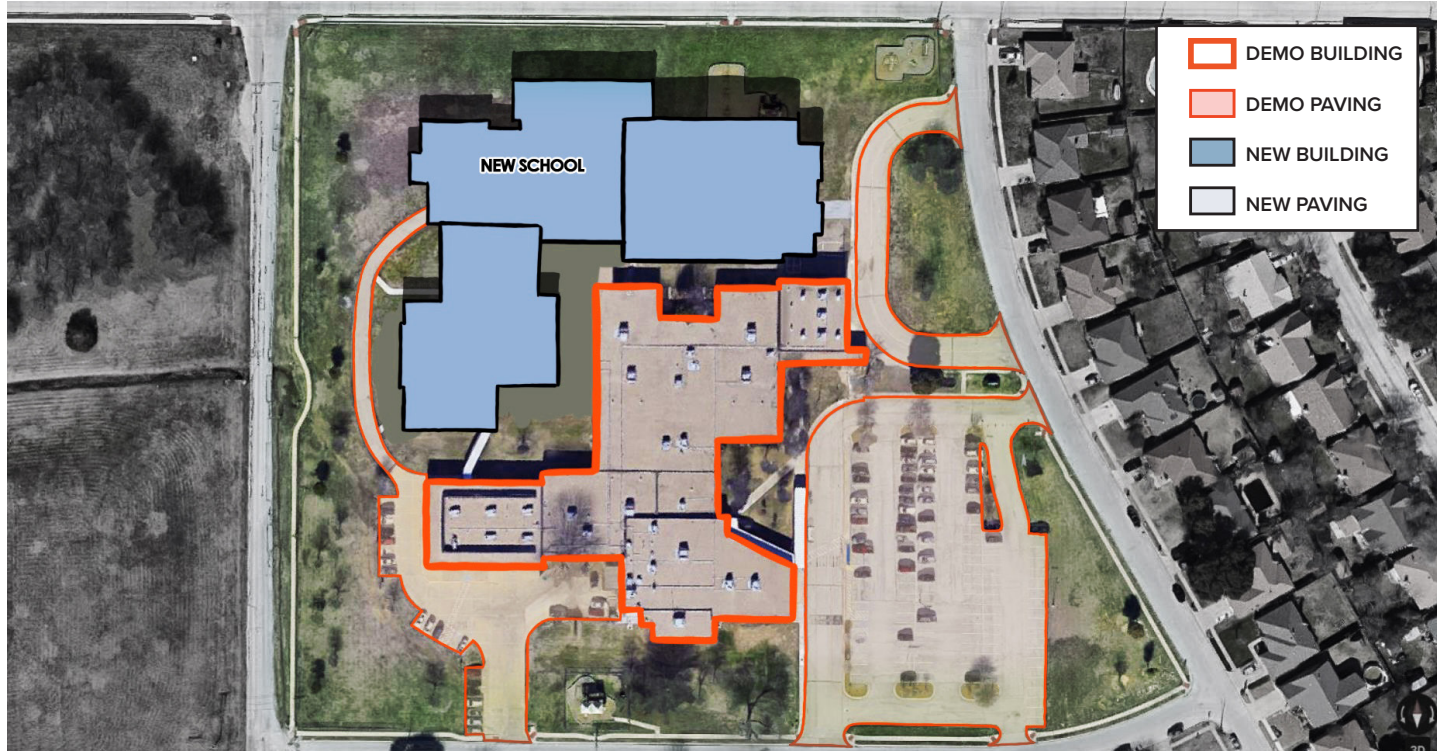
PROJECT SCOPE DESCRIPTIONS

WHITLEY ROAD ES



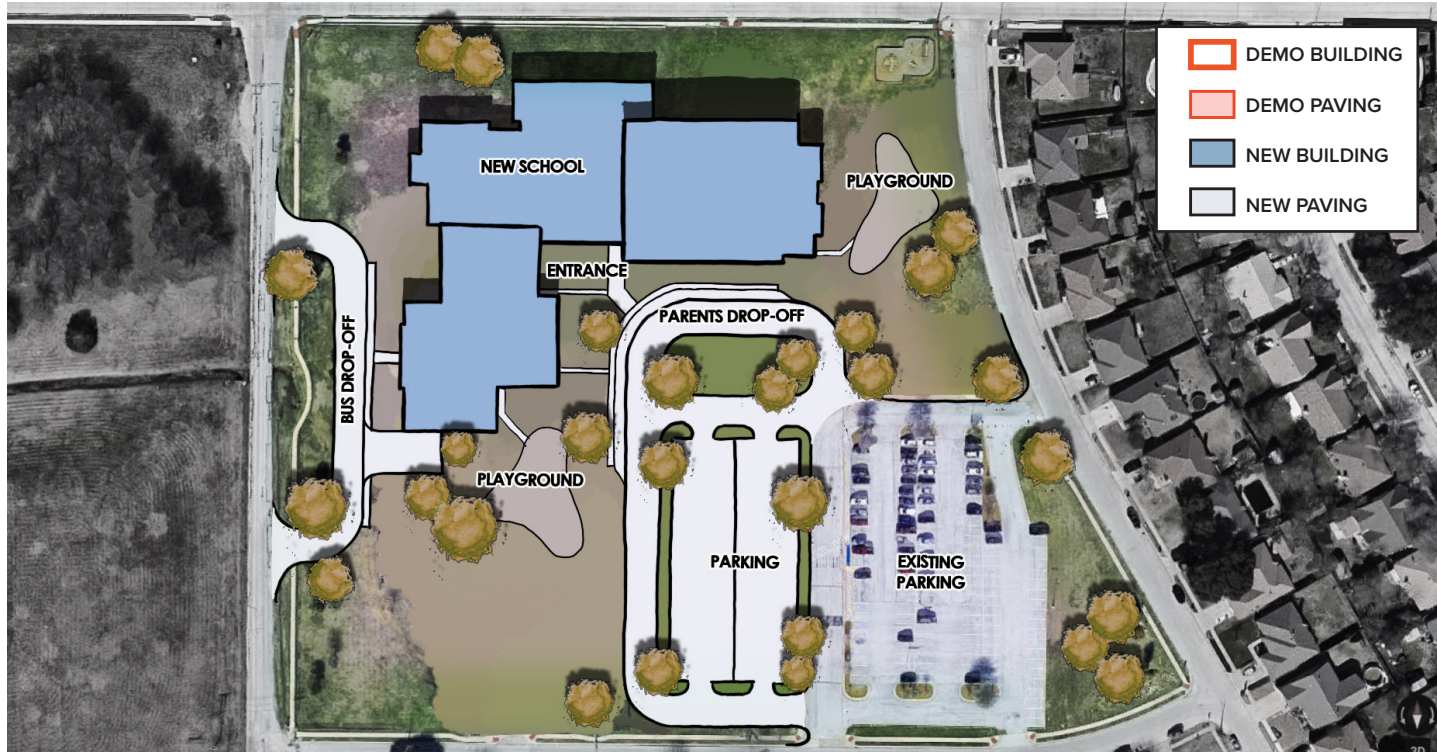
PROJECT SCOPE DESCRIPTIONS

WHITLEY ROAD ES



PROJECT SCOPE DESCRIPTIONS

WHITLEY ROAD ES



PROJECT SCOPE DESCRIPTIONS

FLORENCE ES



\$30,091,373

BUILT: 1975

FCI SCORE: 0.45

**EDUCATIONAL
ADEQUACY SCORE:** 1.83

**FUNCTIONAL/
MAXIMUM CAPACITY:**
515/572 students

Projected Enrollment
471 (19/20)
486 (20/21)
485 (21/22)
500 (22/23)
504 (23/24)
504 (24/25)

SCOPE OF WORK:

New Facility designed for 540 students

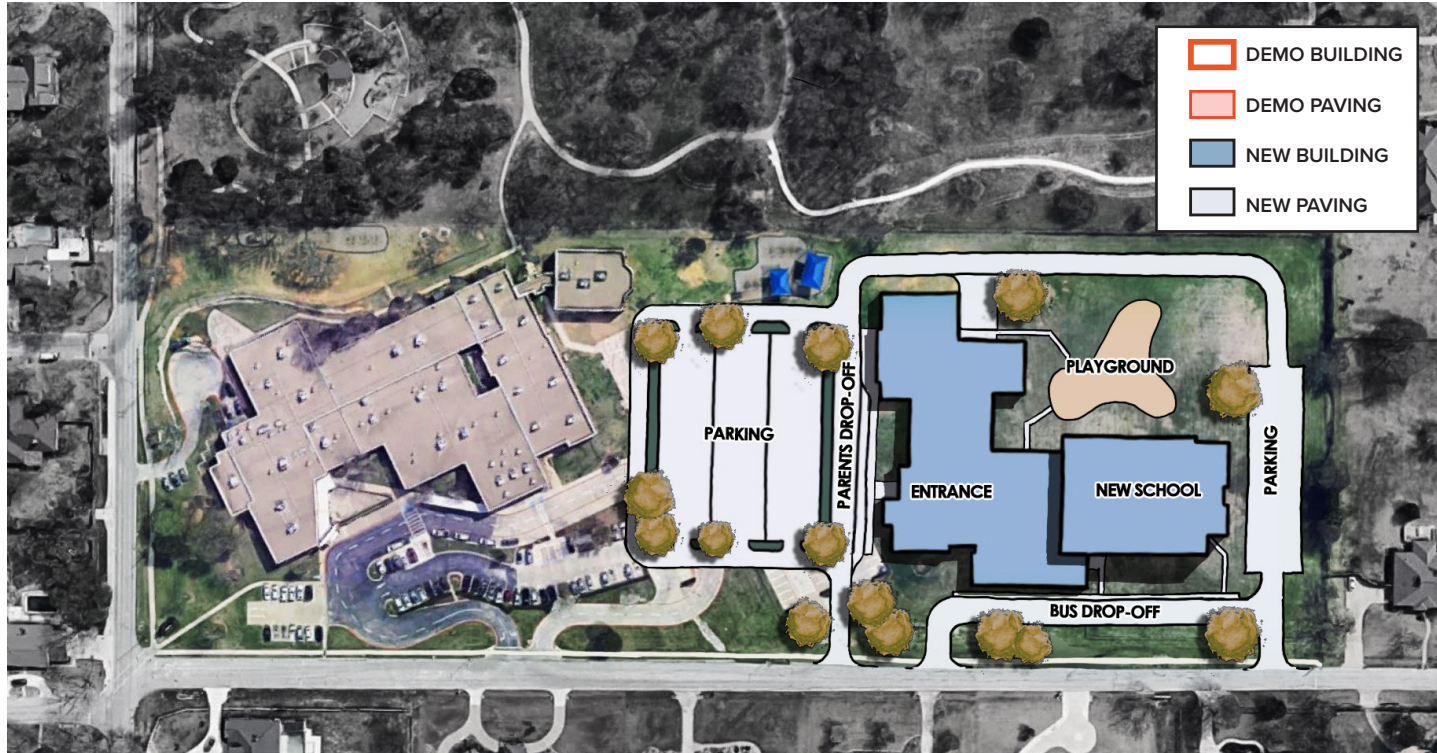


CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

PROJECT SCOPE DESCRIPTIONS

FLORENCE ES



PROJECT SCOPE DESCRIPTIONS

FLORENCE ES



CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

PROJECT SCOPE DESCRIPTIONS

DISTRICT-WIDE SAFETY & SECURITY UPGRADES

**Applies to every campus in the District except those being replaced at the top of the Priority List*

SCOPE OF WORK

- Raptor Scanner Upgrades
- Vestibule Check-In System
- Security Vestibule Rework
- Ballistic Film on Glazing at School Entrances
- Access Controls Expansion and Upgrades
- Additional Security Camera
- Classroom Intercom Upgrades
- Crisis / Counseling Suites in each feeder pattern



PROJECT SCOPE DESCRIPTIONS

PARKVIEW ES



\$33,521,597

BUILT: 1980

FCI SCORE: 0.17

**EDUCATIONAL
ADEQUACY SCORE:** 1.17

**FUNCTIONAL/
MAXIMUM CAPACITY:**
614/682 students

Projected Enrollment

546 (19/20)

548 (20/21)

553 (21/22)

570 (22/23)

566 (23/24)

565 (24/25)

SCOPE OF WORK:

New Facility designed for 600 students



CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

PROJECT SCOPE DESCRIPTIONS

PARKVIEW ES



PROJECT SCOPE DESCRIPTIONS

PARKVIEW ES



PROJECT SCOPE DESCRIPTIONS

PARKVIEW ES



PROJECT SCOPE DESCRIPTIONS

PARKVIEW ES



CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

PROJECT SCOPE DESCRIPTIONS

PARKVIEW ES



PROJECT SCOPE DESCRIPTIONS

HERITAGE ES



\$30,091,373

BUILT: 1987

FCI SCORE: 0.43

**EDUCATIONAL
ADEQUACY SCORE:** 2.11

**FUNCTIONAL/
MAXIMUM CAPACITY:**
515/572 students

Projected Enrollment

474 (19/20)

490 (20/21)

493 (21/22)

503 (22/23)

506 (23/24)

505 (24/25)

SCOPE OF WORK:

New Facility designed for 540 students

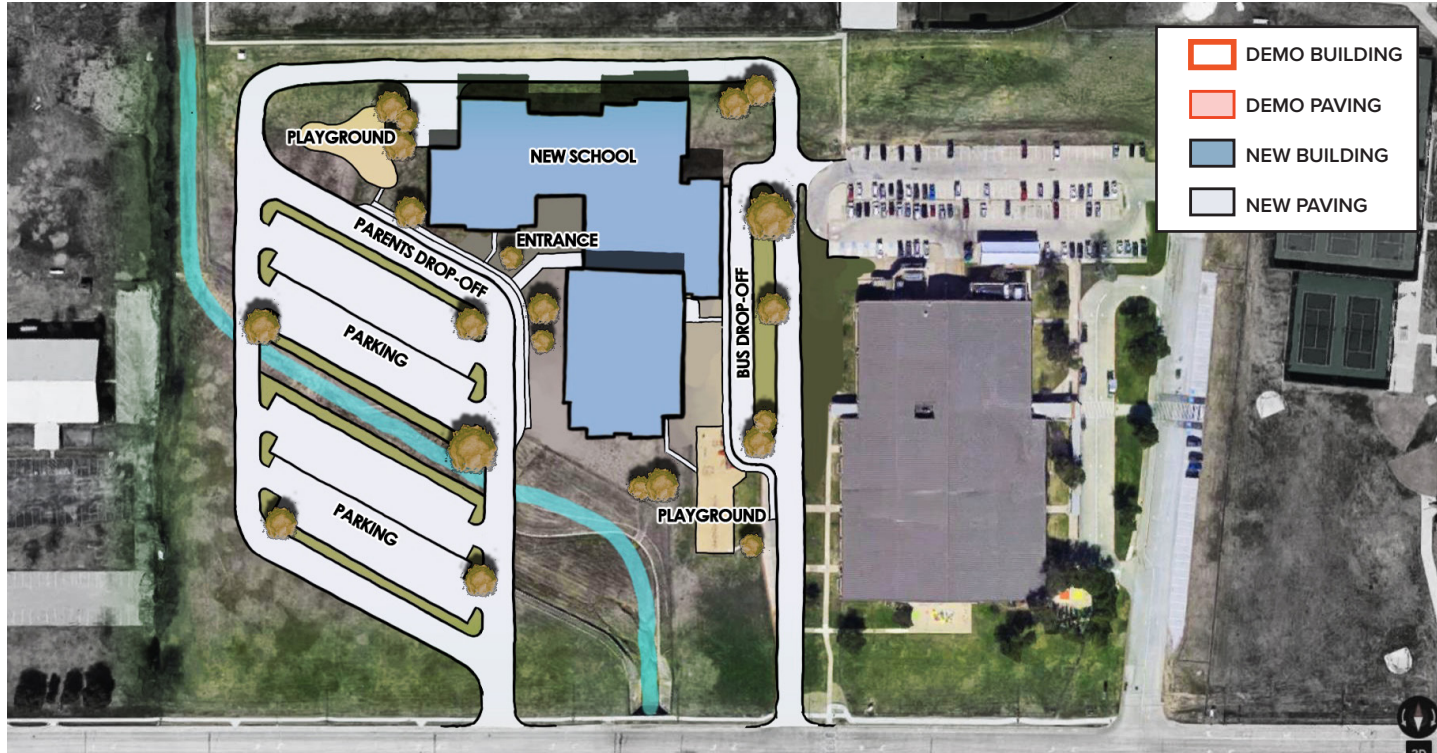


CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

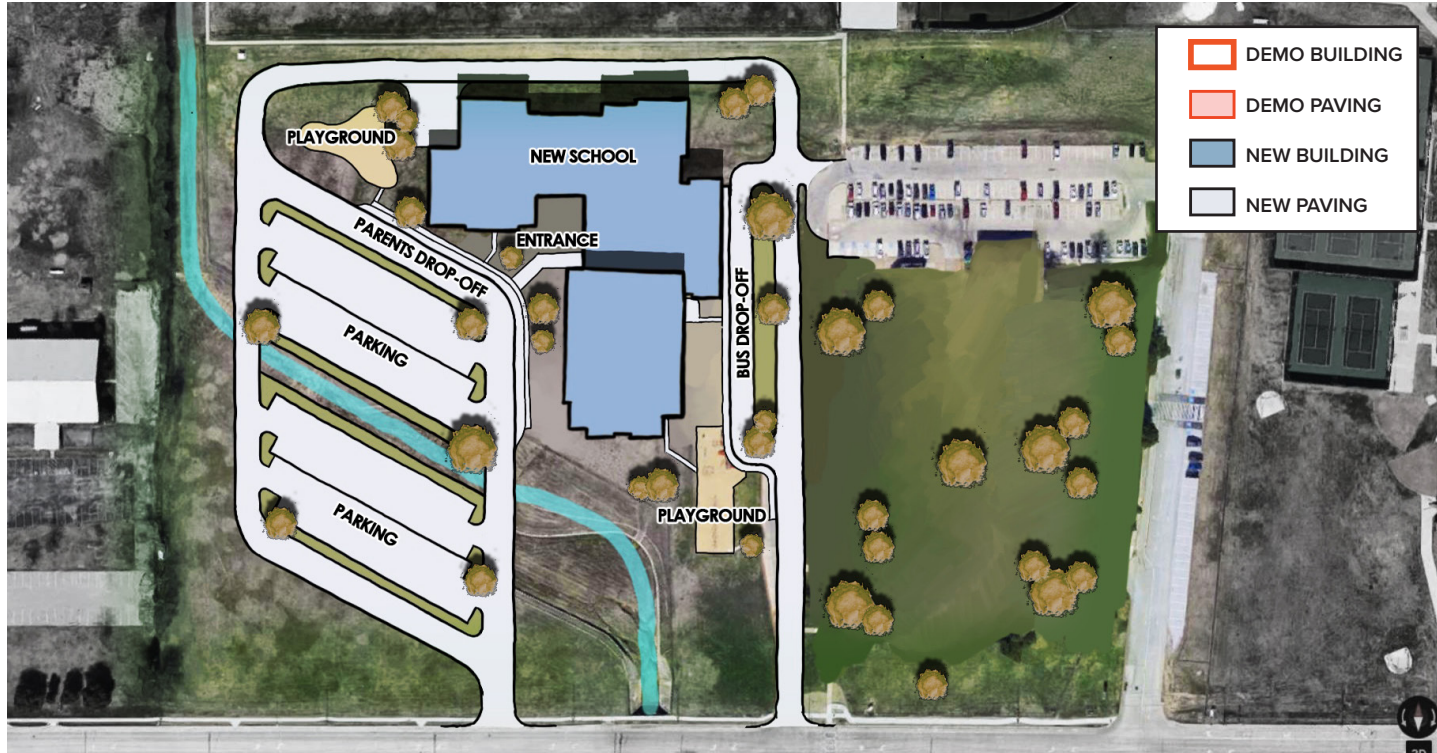
PROJECT SCOPE DESCRIPTIONS

HERITAGE ES



PROJECT SCOPE DESCRIPTIONS

HERITAGE ES



PROJECT SCOPE DESCRIPTIONS

DISTRICT-WIDE MEP & LIFE
SAFETY UPGRADES PKG 1

*Keller HS, Fossil Ridge HS, Bear Creek IS, Chisholm Trail IS,
Willis Lane ES, North Riverside ES*

SCOPE OF WORK

- HVAC System Replacement
- Primary Power equipment replacement
- Fire Alarm System replacement
- PA System replacement



PROJECT SCOPE DESCRIPTIONS

DISTRICT-WIDE TECHNOLOGY UPGRADES

**Applies to every campus in the District except those being replaced at the top of the Priority List*

SCOPE OF WORK

- Cabling Infrastructure Replacement
- HVAC Upgrades/Additions in MDF and IDF Rooms
- MDF/IDF Room Renovations
- WAN Expansion
- Primary Power and UPS Upgrades



PROJECT SCOPE DESCRIPTIONS

OPTION 1 KELLER MS ADD/RENO: ATH, FA, ADMIN



\$25,414,950

BUILT: 1966

FCI SCORE: 0.25

**EDUCATIONAL
ADEQUACY SCORE:** 1.89

**FUNCTIONAL/
MAXIMUM CAPACITY:**
1,094/1,250 students

Projected Enrollment

1,017 (19/20)

1,021 (20/21)

1,037 (21/22)

998 (22/23)

985 (23/24)

998 (24/25)

SCOPE OF WORK:

Fine arts additions and renovations, athletics additions and renovations, administration renovations. All capital improvements.



CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

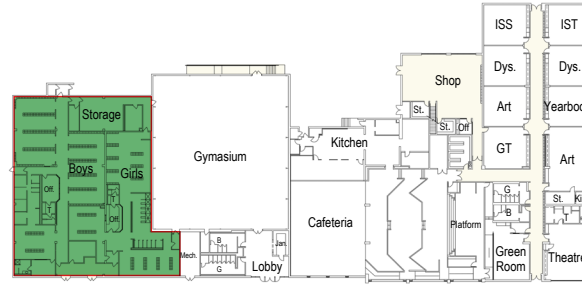
PROJECT SCOPE DESCRIPTIONS

OPTION 1 KELLER MS ADD/RENO: ATH, FA, ADMIN

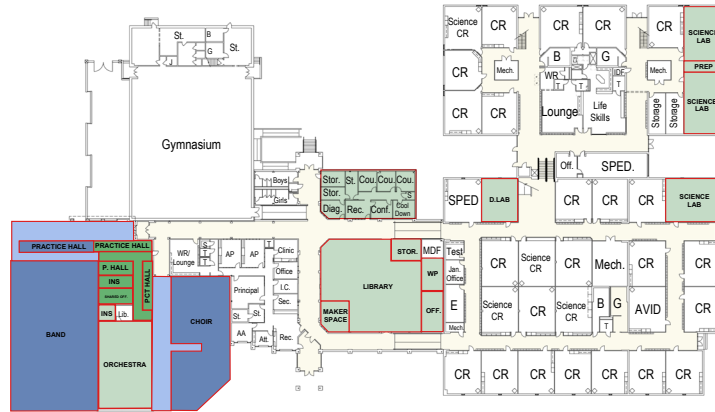


PROJECT SCOPE DESCRIPTIONS

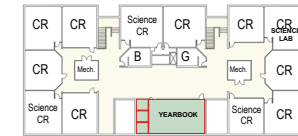
OPTION 1 KELLER MS ADD/RENO: ATH, FA, ADMIN



NEW ADDITION ROOMS & SPACES	
NEW ADDITION CORRIDOR	
RENOVATION HEAVY	
RENOVATION LIGHT	
CORRIDOR EGRESS	



LEVEL 1 - ADDITIONS



LEVEL 2 - ADDITIONS



PROJECT SCOPE DESCRIPTIONS

OPTION 2 KELLER MS FULL ADD/RENO



\$31,957,502

BUILT: 1966

FCI SCORE: 0.25

**EDUCATIONAL
ADEQUACY SCORE:** 1.89

**FUNCTIONAL/
MAXIMUM CAPACITY:**
1,094/1,250 students

Projected Enrollment

1,017 (19/20)

1,021 (20/21)

1,037 (21/22)

998 (22/23)

985 (23/24)

998 (24/25)

SCOPE OF WORK:

Fine arts additions and renovations, athletics additions and renovations, administration renovations. All capital improvements. Academic additions and renovations.



CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

PROJECT SCOPE DESCRIPTIONS

OPTION 2 KELLER MS FULL ADD/RENO



CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

PROJECT SCOPE DESCRIPTIONS

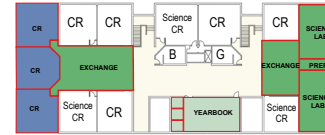
OPTION 2 KELLER MS FULL ADD/RENO



NEW ADDITION ROOMS & SPACES	
NEW ADDITION CORRIDOR	
RENOVATION HEAVY	
RENOVATION LIGHT	
CORRIDOR EGRESS	



LEVEL 1 - ADDITIONS



LEVEL 2 - ADDITIONS



PROJECT SCOPE DESCRIPTIONS

OPTION 1 FOSSIL HILL MS FINE ARTS ADD/RENO



\$18,321,041

SCOPE OF WORK:

Fine arts additions and renovations, minor academic renovations, all capital improvements.

BUILT: 1987

FCI SCORE: 0.28

**EDUCATIONAL
ADEQUACY SCORE:** 2.17

**FUNCTIONAL/
MAXIMUM CAPACITY:**
937/1,071 students

Projected Enrollment

863 (19/20)

915 (20/21)

919 (21/22)

838 (22/23)

824 (23/24)

828 (24/25)



CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

PROJECT SCOPE DESCRIPTIONS

OPTION 1 FOSSIL HILL MS FINE ARTS ADD/RENO



PROJECT SCOPE DESCRIPTIONS

OPTION 1 FOSSIL HILL MS FINE ARTS ADD/RENO



NEW ADDITION ROOMS & SPACES	
NEW ADDITION CORRIDOR	
RENOVATION HEAVY	
RENOVATION LIGHT	
CORRIDOR EGRESS	



PROJECT SCOPE DESCRIPTIONS

OPTION 2 FOSSIL HILL MS FULL ADD/RENO



\$28,247,155

BUILT: 1987

FCI SCORE: 0.28

**EDUCATIONAL
ADEQUACY SCORE:** 2.17

**FUNCTIONAL/
MAXIMUM CAPACITY:**
937/1,071 students

Projected Enrollment

863 (19/20)

915 (20/21)

919 (21/22)

838 (22/23)

824 (23/24)

828 (24/25)

SCOPE OF WORK:

Fine arts additions and renovations, minor academic renovations, all capital improvements, new science lab additions and all academic additions and renovations.



CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

PROJECT SCOPE DESCRIPTIONS

OPTION 2 FOSSIL HILL MS FULL ADD/RENO



PROJECT SCOPE DESCRIPTIONS

OPTION 2 FOSSIL HILL MS FULL ADD/RENO



PROJECT SCOPE DESCRIPTIONS

CENTRAL HS PROJECT I



\$ 46,999,698

BUILT: 2003

FCI SCORE: 0.15

**EDUCATIONAL
ADEQUACY SCORE:** 2.30

**FUNCTIONAL/
MAXIMUM CAPACITY:**
2,239/2,985 students

Projected Enrollment
2,574 (19/20)
2,667 (20/21)
2,702 (21/22)
2,725 (22/23)
2,735 (23/24)
2,685 (24/25)

SCOPE OF WORK:

Fine arts additions and renovations, athletic additions and renovations, minor administration renovations, all capital improvements.

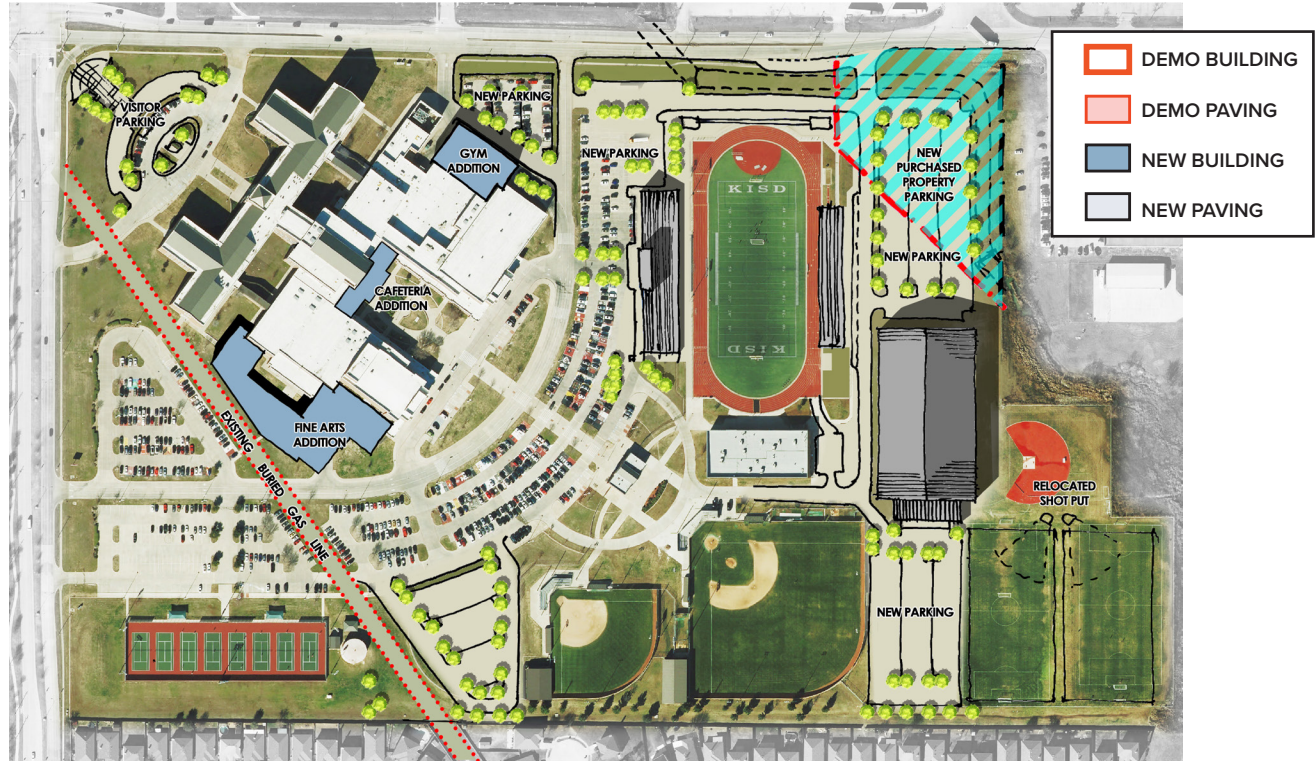


CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

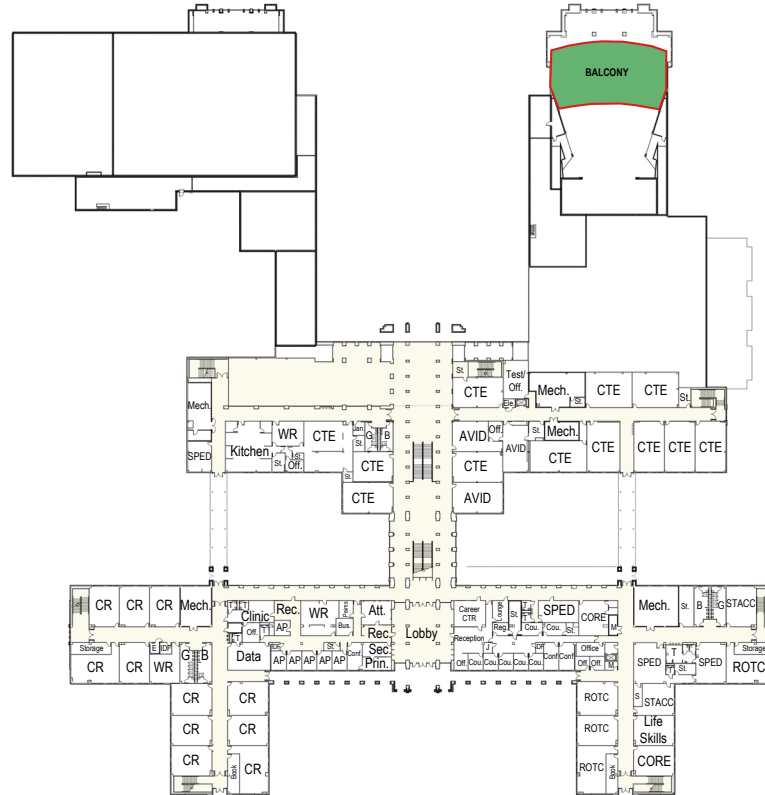
PROJECT SCOPE DESCRIPTIONS

CENTRAL HS PROJECT I



PROJECT SCOPE DESCRIPTIONS

CENTRAL HS PROJECT I



NEW ADDITION ROOMS & SPACES	
NEW ADDITION CORRIDOR	
RENOVATION HEAVY	
RENOVATION LIGHT	
CORRIDOR EGRESS	



PROJECT SCOPE DESCRIPTIONS

CENTRAL HS PROJECT I



NEW ADDITION ROOMS & SPACES	
NEW ADDITION CORRIDOR	
RENOVATION HEAVY	
RENOVATION LIGHT	
CORRIDOR EGRESS	



PROJECT SCOPE DESCRIPTIONS

FOSSIL RIDGE HS PROJECT I



\$49,636,976

BUILT: 1994

FCI SCORE: 0.17

**EDUCATIONAL
ADEQUACY SCORE:** 2.63

**FUNCTIONAL/
MAXIMUM CAPACITY:**
2,361/3,149 students

Projected Enrollment
2,308 (19/20)
2,312 (20/21)
2,366 (21/22)
2,477 (22/23)
2,571 (23/24)
2,568 (24/25)

SCOPE OF WORK:

Fine arts additions and renovations, athletic additions and renovations, CTE renovations and additions for PTEC Campus, all capital improvements.

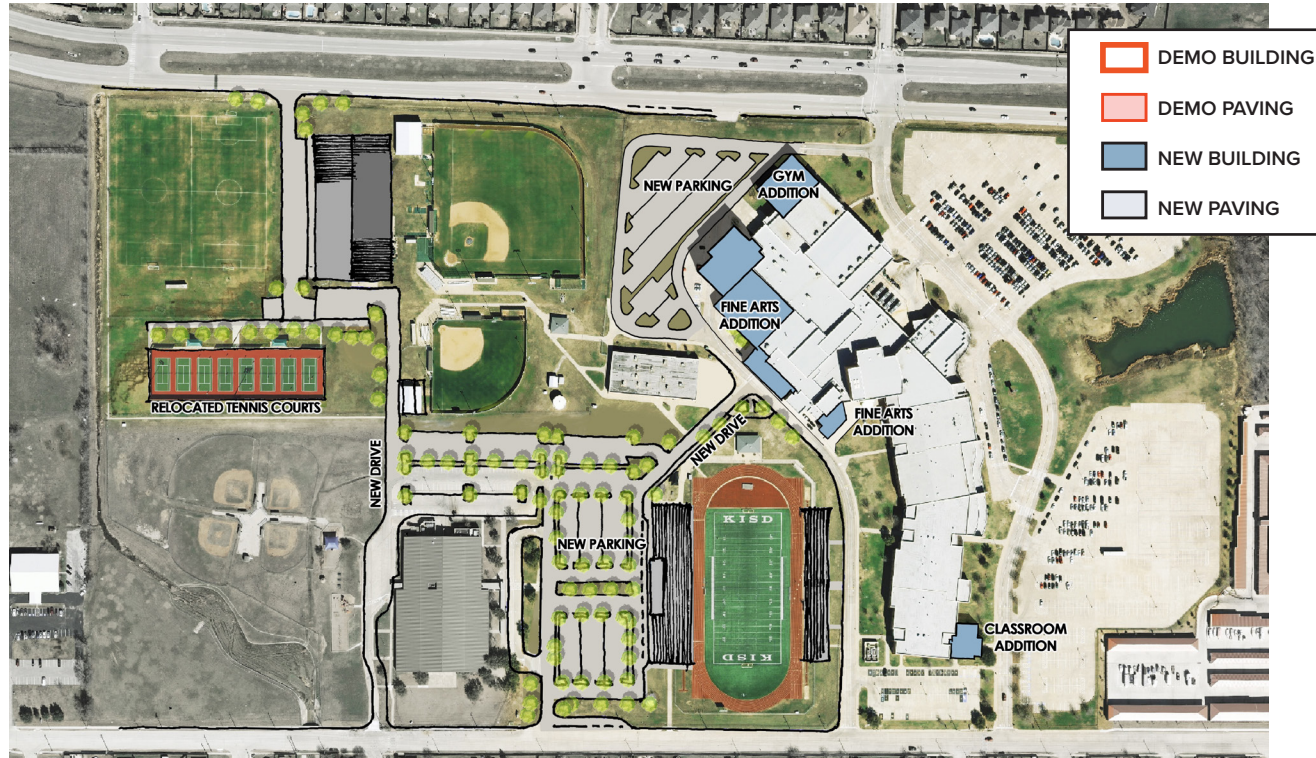


CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

PROJECT SCOPE DESCRIPTIONS

FOSSIL RIDGE HS PROJECT I



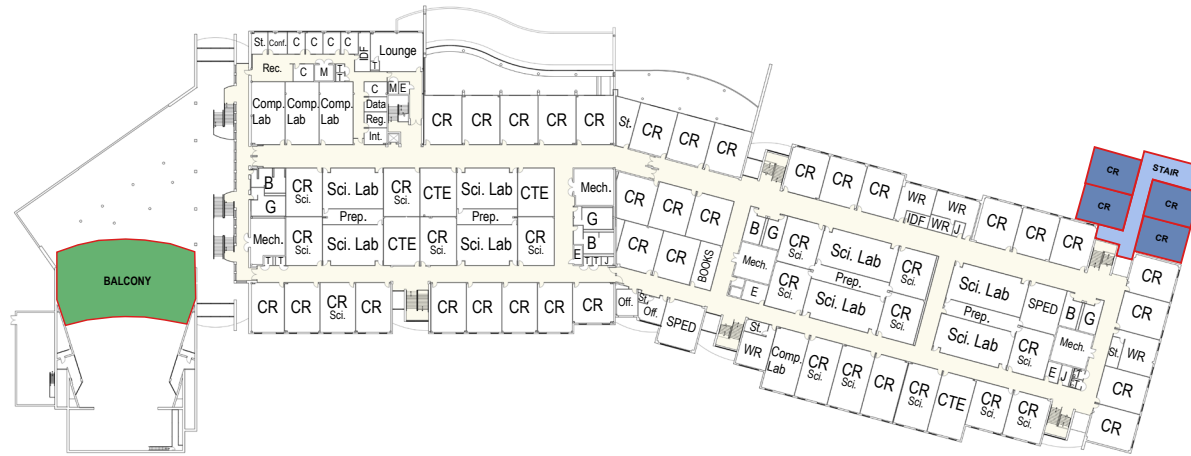
PROJECT SCOPE DESCRIPTIONS

FOSSIL RIDGE HS PROJECT I



PROJECT SCOPE DESCRIPTIONS

FOSSIL RIDGE HS PROJECT I



NEW ADDITION ROOMS & SPACES	
NEW ADDITION CORRIDOR	
RENOVATION HEAVY	
RENOVATION LIGHT	
CORRIDOR EGRESS	



CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

PROJECT SCOPE DESCRIPTIONS

PARK GLEN, LONE STAR, SHADY GROVE,
KELLER-HARVEL ES ADD/RENO



SCOPE OF WORK:

Classroom additions, new curriculum and instructional spaces, fine arts renovations, building maintenance upgrades.

BUILT:

Park Glen: 1990
Lone Star: 2000
Shady Grove: 1990
Keller-Harvel: 1995

FCI SCORE:

Park Glen: 0.24
Lone Star: 0.26
Shady Grove: 0.24
Keller-Harvel: 0.19

EDUCATIONAL ADEQUACY SCORE:

Park Glen: 2.13
Lone Star: 2.80
Shady Grove: 2.26
Keller-Harvel: 2.18

PARK GLEN:
\$11,734,528

LONE STAR:
\$16,099,616

SHADY GROVE:
\$13,542,583

KELLER-HARVEL:
\$12,119,972



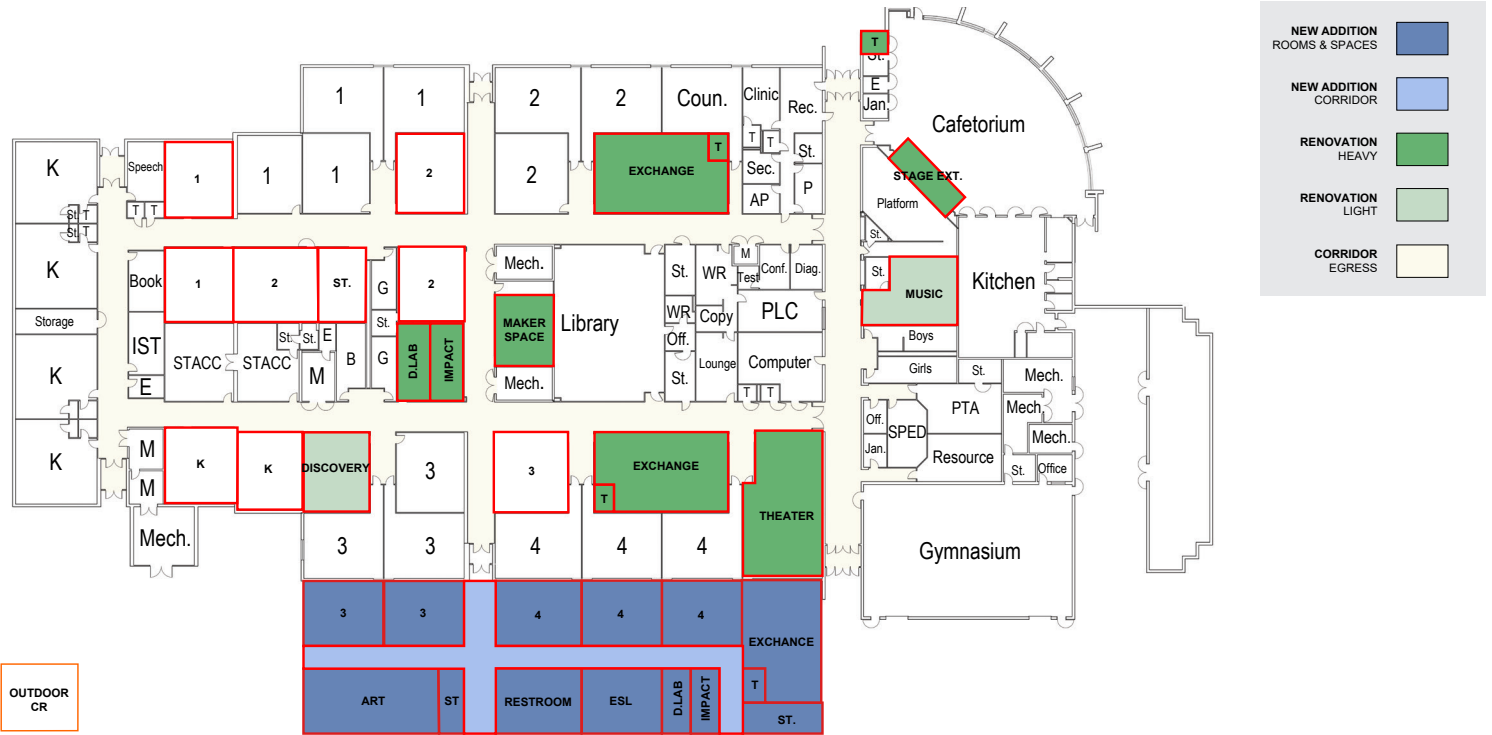
PROJECT SCOPE DESCRIPTIONS

PARK GLEN, LONESTAR, SHADY GROVE,
KELLER-HARVILLE ES ADD/RENO



PROJECT SCOPE DESCRIPTIONS

PARK GLEN, LONESTAR, SHADY GROVE,
KELLER-HARVILLE ES ADD/RENO



PROJECT SCOPE DESCRIPTIONS

INDOOR EXTRA CURRICULAR PROGRAM
FACILITIES AT HIGH SCHOOLS



\$48,626,734

SCOPE OF WORK:

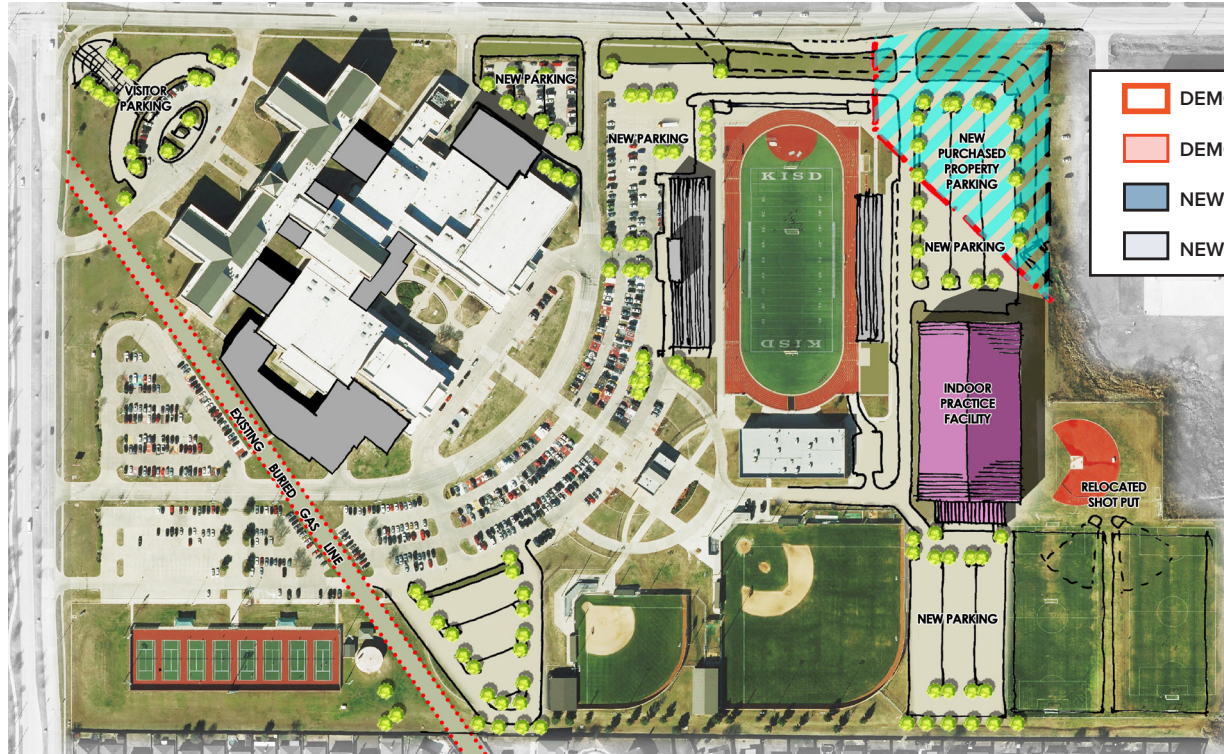
Indoor Extra Curricular Program Facilities at High Schools, includes restrooms, 100 yard turf field, equipment for all outdoor sports.



PROJECT SCOPE DESCRIPTIONS

INDOOR EXTRA CURRICULAR PROGRAMME FACILITIES AT HIGH SCHOOLS

CENTRAL HS



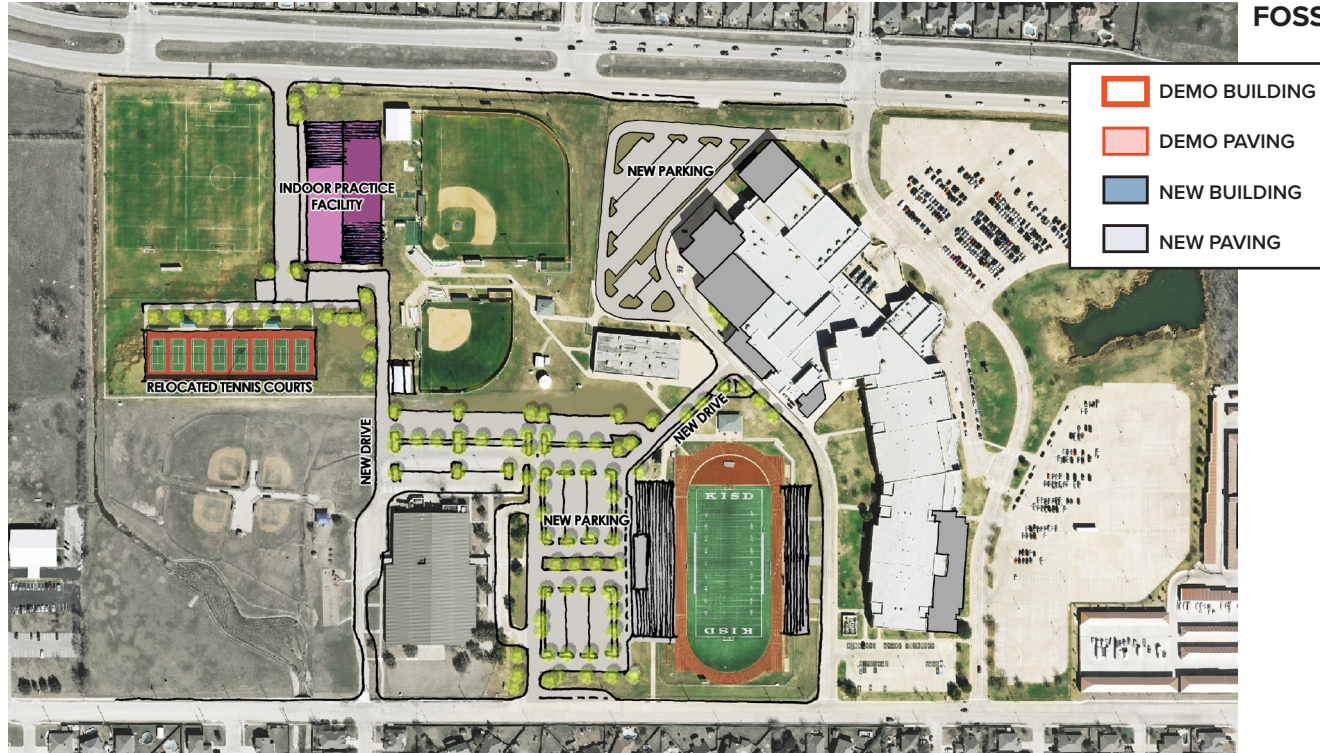
- DEMO BUILDING
- DEMO PAVING
- NEW BUILDING
- NEW PAVING



PROJECT SCOPE DESCRIPTIONS

INDOOR EXTRA CURRICULAR PROGRAMME FACILITIES AT HIGH SCHOOLS

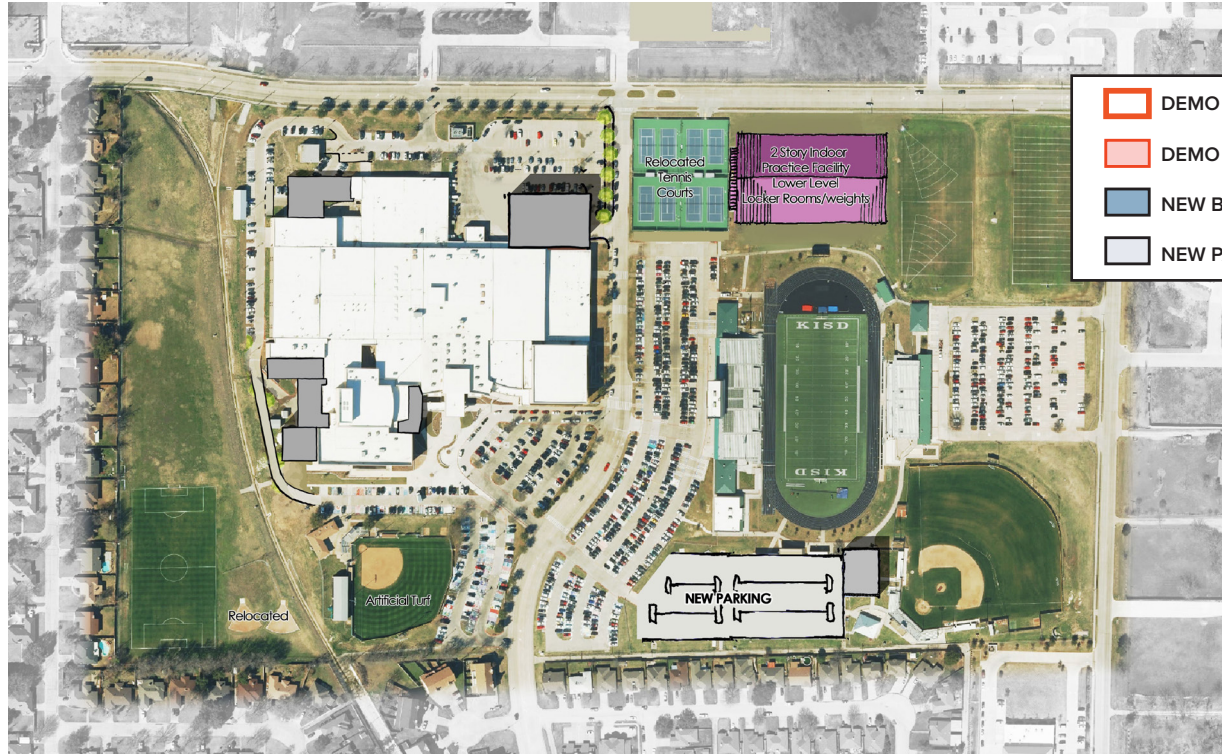
FOSSIL RIDGE HS



PROJECT SCOPE DESCRIPTIONS

INDOOR EXTRA CURRICULAR PROGRAMME FACILITIES AT HIGH SCHOOLS

KELLER HS



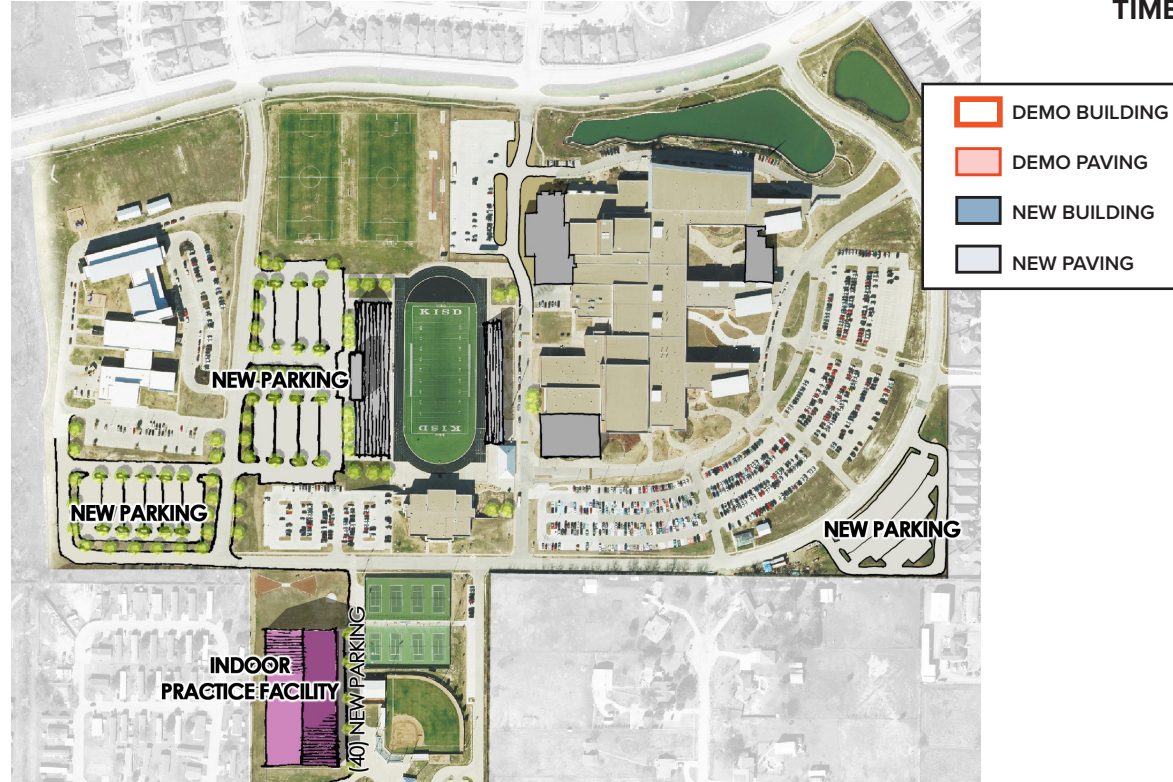
- DEMO BUILDING
- DEMO PAVING
- NEW BUILDING
- NEW PAVING



PROJECT SCOPE DESCRIPTIONS

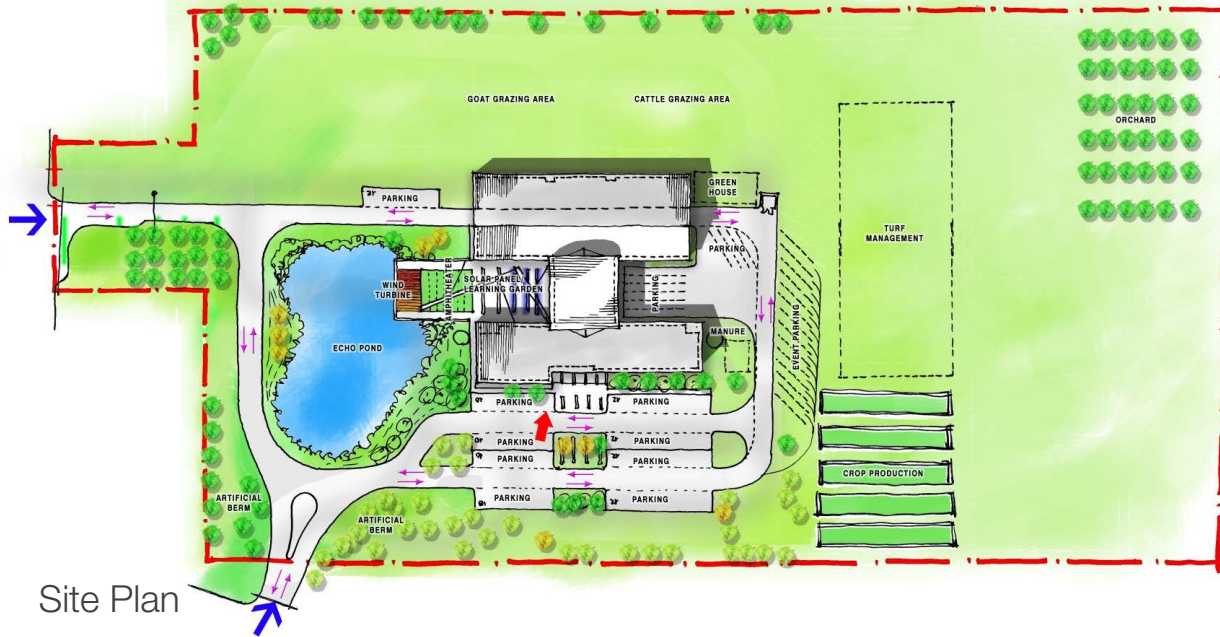
INDOOR EXTRA CURRICULAR PROGRAMME FACILITIES AT HIGH SCHOOLS

TIMBER CREEK HS



PROJECT SCOPE DESCRIPTIONS

NEW AGRICULTURAL SCIENCE CENTER



Site Plan

\$21,509,217

SCOPE OF WORK:

New Science Center programs with laboratory, shop and research space for agriscience programs, emerging technologies, transportation and logistics and trades such as construction, HVAC, electrical, plumbing, etc.

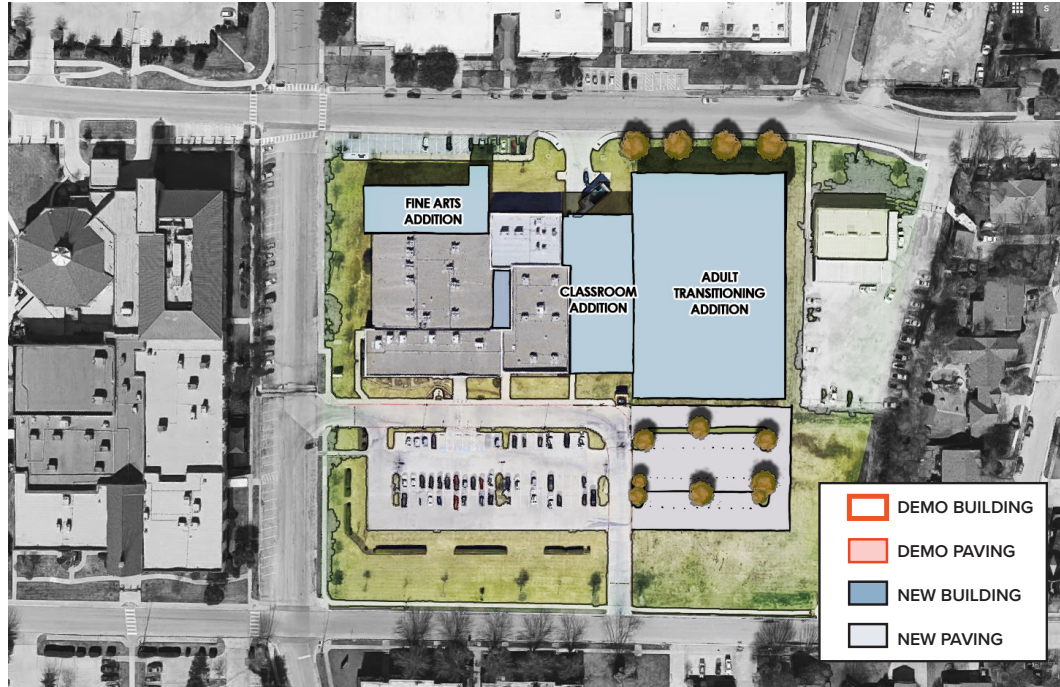


CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

PROJECT SCOPE DESCRIPTIONS

NEW ADULT TRANSITION CENTER



\$17,634,819

SCOPE OF WORK:

Additional instructional space to accommodate 9th and 10th grade student
Secure entry vestibule at the main entrance of New Direction High School and DAEP. Additional space to support special education and resource instruction
Additional counselor offices and conference rooms to meet with students and families



CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

PROJECT SCOPE DESCRIPTIONS

BEAR CREEK IS ACADEMIC ADD/RENO



\$6,991,512

BUILT: 1973

FCI SCORE: 0.20

**EDUCATIONAL
ADEQUACY SCORE:** 2.05

**FUNCTIONAL/
MAXIMUM CAPACITY:**

943/1,078 students

Projected Enrollment

989 (19/20)

963 (20/21)

947 (21/22)

963 (22/23)

949 (23/24)

954 (24/25)

SCOPE OF WORK:

New curriculum and instruction spaces, building maintenance upgrades.



CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

PROJECT SCOPE DESCRIPTIONS

BEAR CREEK IS ACADEMIC ADD/RENO



PROJECT SCOPE DESCRIPTIONS

FREEDOM, HIDDEN LAKES, WILLIS LANE,
N RIVERSIDE ES ADD/RENO



erphotography.com

SCOPE OF WORK:

Classroom additions, new curriculum and instructional spaces, fine arts renovations, building maintenance upgrades.

BUILT:

Freedom: 2002
Hidden Lakes: 2001
Willis Lane: 1998
N Riverside: 1998

FCI SCORE:

Freedom: 0.32
Hidden Lakes: 0.28
Willis Lane: 0.26
N Riverside: 0.24

EDUCATIONAL ADEQUACY SCORE:

Freedom: 2.89
Hidden Lakes: 2.71
Willis Lane: 2.88
N Riverside: 2.85

FREEDOM:
\$17,117,828

HIDDEN LAKES:
\$11,112,192

WILLIS LANE:
\$5,333,874

N RIVERSIDE:
\$5,316,708



PROJECT SCOPE DESCRIPTIONS

FREEDOM, HIDDEN LAKES, WILLIS LANE,
N RIVERSIDE ES ADD/RENO



- DEMO BUILDING
- DEMO PAVING
- NEW BUILDING
- NEW PAVING



PROJECT SCOPE DESCRIPTIONS

FREEDOM, HIDDEN LAKES, WILLIS LANE,
N RIVERSIDE ES ADD/RENO



PROJECT SCOPE DESCRIPTIONS

DISTRICT-WIDE MEP & LIFE SAFETY
UPGRADES PKG 2

Independence ES, Trinity Meadows IS, Bluebonnet ES, Woodland Springs ES, Friendship ES, Bette Perot ES, Trinity Springs MS

SCOPE OF WORK

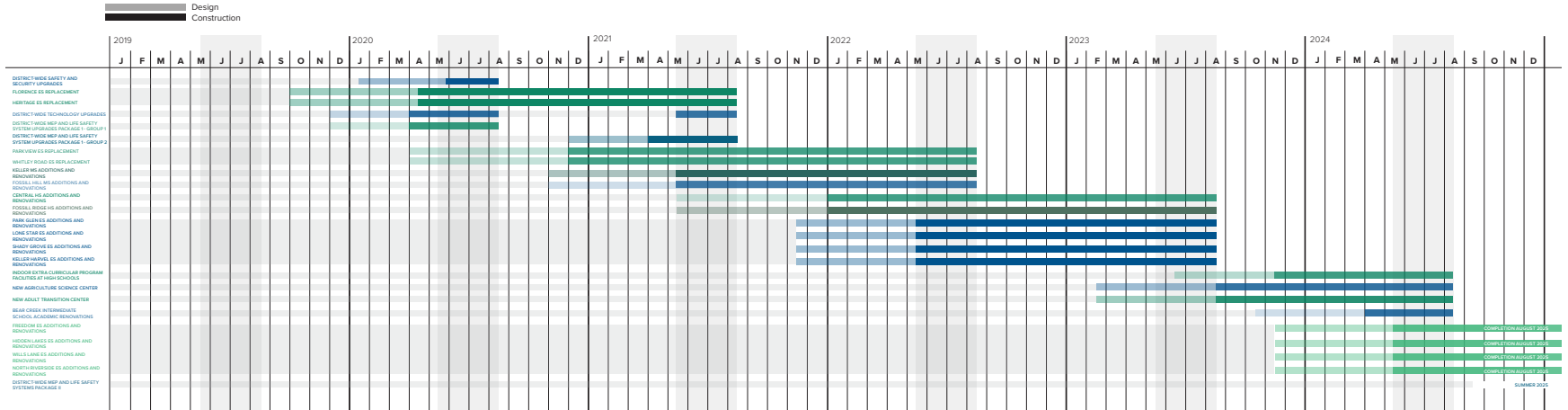
- HVAC System Replacement
- Primary Power equipment replacement
- Fire Alarm System replacement
- PA System replacement



PROJECT SCOPE DESCRIPTIONS

SCHEDULE

KELLER ISD 2019 BOND PROPOSITION PROPOSED PHASING SCHEDULE



PROJECT SCOPE DESCRIPTIONS

LRFP PROJECTS

- Table Discussions
- Q&A
- Main Take Away from Tables



CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

BOND PROPOSITION BUILDING

CO-VOICE

- Work in Tables
- Consensus Based Model
- Interactive, Live Voter Application



CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD

BOND PROPOSITION BUILDING

CO-VOICE

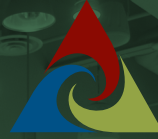
- Alternatives if Absent:

July 16th, 6:00-8:00pm | Lone Star Rooms



CITIZENS' BOND ADVISORY COMMITTEE

KELLER ISD



VLK | ARCHITECTS

Thank You