



KELLER INDEPENDENT SCHOOL DISTRICT

The community of Keller ISD will educate our students to achieve their highest standards of performance by engaging them in exceptional opportunities.

The Education Center, 350 Keller Parkway, Keller, Texas Citizens Bond Oversight Committee Meeting April 7, 2016

Present: Hudson Huff, Billy Kidd, Brad Tyler, Matt Strong, Jim Stitt, Karina Davis, Ruthie Keys, David Gerda, Jennifer Upton, Colleen Demel, Beverly Dixon, Len AVECILLA, Matt Strong and Craig Allen.

Mr. Kidd called the meeting to order at 6:35 pm.

Mr. Kidd started the meeting off by welcoming the committee and then turned the meeting over to Mr. Huff who reviewed the Phase 1 Package of the GMP (Guaranteed Maximum Price) for the new middle school project. He explained the Administration was concerned with the budget given the changes to the schedule for the project and how inflation could impact the construction costs. It was noted that the Administration has been working with Steele & Freeman and VLK Architects to review these costs and the scope of the project to see what can be adjusted. Mr. Huff stated things like the price of gas inching up can impact overall project costs and that was the same situation with the cost of steel. The Administration reported to the committee that it still appears that the project is hitting the bid market at a good time. Mr. Benton, with Steele & Freeman, stated based on the scope of the project and the work that has been bid to date that they are in a range of the overall cost of the building and sitework that is approximately \$35,800,000.00. Mr. Benton then reviewed a handout distributed to the committee members identifying the cost breakdown on the first Phase of the project.

Mr. Kidd went over the design for the secure entry vestibules for Fossil Ridge High School and Keller Middle School. Mr. Kidd reviewed what was discussed at the last Citizen's Bond Oversight Committee. He presented PowerPoint slides, which showed the new secure entry vestibule at Keller Middle School, and explained the changes the architect had made after the last Citizen's Bond Oversight Committee meeting.

The next item on the agenda was the report on the purchasing process for the Furniture, Fixtures and Equipment for the multiple projects in the Bond Program. Mr. Huff stated the Administration was working with the principals and the District's purchasing department to organize a list of what was needed for each of the projects. He explained there is still a number of purchases for the new Keller Center for Advanced Learning to be made. It was also discussed that the Early Learning Center had a library incorporated into its design and the cost of the library furniture had to be accounted for in the project costs. He also added that some of the administration furniture from South Keller Intermediate will be passed onto other older campuses as needed. Mr. Allen asked when these purchases were being made. Mr. Huff replied the purchase orders for the materials were being done now.

Mr. Kidd then moved on to present a slide show showing current photos of all the 2014 Bond projects. He also advised the committee that Mr. Lucky Lofton would be resigning from his current position, leaving Keller ISD, and would be moving to California for family reasons. Mr. Kidd then spoke about the road construction taking place in front of the new Keller Center for Advanced Learning. Mr. Kidd spoke about the City of Watauga and their work on Bursey Road, noting what had been completed and what will be completed by the time the students are back in August.

Mr. Kidd then moved onto show construction progress photos of the Keller High School project. He advised the committee that Ms. Epperson was expecting a certificate of occupancy for the Band Hall during the first week of May. Mr. Kidd added that with the cooperation of Dr. Nasra and the Keller High School staff they have been able to start on some of the interior projects before the school is cleared out for the summer. Ms. Keyes asked why there were three different colors of tile in the stairwell. Mr. Kidd said he saw a picture of it and it still needed to be finished, noting specifically that the flooring material will be changed out. Ms. Keyes added that she felt the new bathrooms looked good.

Mr. Kidd moved on to show slides of the progress at Bear Creek Intermediate. Mr. Stitt noted that he has seen kids using the new playground. Mr. Gerda asked if the new addition was supposed to be the same color. Mr. Huff said it is, but it is hard to match exactly because the older brick has been weathered and the hope is that it will blend with the sun treatment fading the new brick over time.

Mr. Kidd then showed slides of Hillwood Middle School and Parkwood Hill Intermediate School. Mr. Kidd spoke about construction starting early in the morning at Parkwood Hill and that Buford Thompson has been great fielding the complaints. Ms. Davis added that she has a student in that school and they are amazed at the lack of disruption.

The next school that was discussed was the new Sunset Valley Elementary School. Mr. Kidd showed progress slides of the project. Mr. Kidd explained that there is a 'hardened space' within the building of the new school that makes that area more weather resistant. This was an area where the walls are two blocks thick. This would serve as a safer place for the students during strong winds, but it was explained it can't be identified as a tornado shelter because of the codes and requirements for type of classification of building design. It was explained that the new ELC-South campus will also have this type of wall system design within it. Mr. Tyler asked what is done to strengthen the roofs of the schools. Mr. Kidd said they have stronger steel and shorter spans for the support joists.

He then spoke about the new Early Learning Center South project. He noted they had a slower start on this project because of the rain, but the contractor now has the foundation poured. He added this project is very close to many homes behind the campus and Steele & Freeman has been working with the city officials, the local police department, and informing the neighbors of the necessity of working early morning and late evenings to get things done. Mr. Huff said he was contacted on Good Friday regarding the work at this school and he explained the need of the construction company to start early and work late to get the concrete poured in all at one time. Mr. Kidd added that they are now going strong at this site. Mr. Allen asked when this school would open. Mr. Huff said they were planning to open it this coming fall. Mr. Kidd then reviewed all the opening dates of all the projects. The Administration discussed with the committee that there might still be work going on with some of the interior spaces of Keller High

School after school starts.

Mr. Huff then discussed the moving/relocation schedules for this coming summer. Ms. Upton asked if we would be using KISD employees. Mr. Huff stated it would and discussed the Summer Coordination meetings that have been taking place, noting all the people involved in these moves and the number of moves that will be involved. He added that they might have a moving company help with some of the moves if necessary. Mr. Huff then reviewed the handout regarding the costs of all the projects, and told the committee that it appears all projects are still in relatively good shape overall.

Mr. Allen asked when the next meeting would take place. Mr. Huff said he was planning on a meeting with the committee by the end of April that would be dependent on advertising and bid dates for the Middle School project.

Mr. Allen made a motion to adjourn the meeting. Mr. Stitt seconded it.

The meeting adjourned at 7:42 pm