



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 June 21, 2016

Present: Hudson Huff, Billy Kidd, Brad Tyler, Matthew Mucker, Jim Stitt, Ruthie Keys, David Gerda, Jennifer Upton, Beverly Dixon, Mark Canterbury, Matt Strong and Craig Allen

Mr. Allen called the meeting to order at 6:42 pm. Mr. Kidd started the meeting off by welcoming the committee and speaking briefly about the progress of the various projects in the Bond Program.

Mr. Kidd advised the committee that Mr. Lofton is no longer working for Keller ISD, and that Mr. Mark Canterbury has been contract with to temporarily oversee several of the construction projects. Mr. Kidd then turned the meeting over to Mr. Canterbury who provided the committee with updates on the projects he is overseeing; the new KCAL, Indian Springs and the new entry vestibules at Keller Middle School and Fossil Ridge High School. Mr. Canterbury showed slides of the progress made with each project and spoke about the individual sites. He added now that most of the areas were enclosed, the projects should move along quickly.

Mr. Canterbury noted that for the Keller Middle School secure entry vestibule, the new design will help transition people into the school in a more secure way. He also spoke about the new secure entry at Fossil Ridge High School. He said they were proposing to move the inside/second set of doors back into the lobby by 9 feet. The intent is to open the wall up and allow the receptionist to see who is coming into school much easier.

For the projects at Indian Springs Middle School, he noted that the contractor is working on a much tighter timeline, as they had to wait until school was out to start, and they had to be ready with the changes when school was set to reopen in August. He showed slides of the band hall having the ceiling raised to improve acoustics. He also showed slides and spoke about the GTT classroom and the labs. Mr. Canterbury advised the committee that the weight room was being transferred to a storage room off the gym and the old weight room would be transformed into a second choir room. Mr. Gerda asked about the extra costs for these projects. Mr. Huff explained that he had to re-evaluate several costs for the Fine Arts and Drama program spaces and how classrooms will be used in order to find the funds for these renovations. Mrs. Keyes asked how much square footage was taken from the Library at Indian Springs to accommodate these changes. Mr. Huff explained that they worked closely with Mrs. Sandy Troutt, the principal of Indian Springs when they proposed these renovations to make sure this was the right path for

the school. He added that more space would be available for the library upstairs in the coming year when enrollment is lowest. Mr. Huff added they know they will have between 800 to 1100 students this coming school year and they have designed the renovations to accommodate these students so they would not have to have portables. Mrs. Dixon asked about the furniture for Indian Springs. Mr. Huff said there was a lot of furniture between what was taken from South Keller Intermediate and what we have in the warehouse to move into the classrooms. Mr. Strong asked if the Indian Springs administrators signed off on all of these renovations. Mr. Huff said they worked closely with them to make sure it would function as it did at South Keller Intermediate. Mr. Gerda asked about the original finish dates and the rain delays and how this would affect the timeline. Mr. Huff said they have a contract date but they all know that the schools must open on August 23 and they will be ready for that. Mr. Huff added that this is a unique summer because we are opening 3 campuses as well as other significant renovation projects. He also added that it will be an intense summer but he knows the District has contracted with good contractors and we have a plan to help us succeed.

Mr. Allen asked which project at this time appears to be the most challenging. Mr. Huff said Elementary 23.

Mr. Stitt asked about the security at Keller Center for Advanced Learning, specifically mentioning the automotive area which will have large open doors etc. Mr. Huff said they will have access controls, barriers and fences for that area as well as several cameras.

Mr. Kidd told the committee the smooth moving coordination for South Keller Intermediate and Keller High School was a result of several meetings that the Administrative team had arranged for all parties involved. He added these meeting resulted in a smooth transition for all involved and it helped tremendously to keep us on schedule.

Mrs. Epperson spoke next about the projects she was working on. She advised the committee that the work at Trinity Meadows Intermediate's secure entry vestibule has just begun because they had to wait until school was released for the summer. She showed slides of classrooms which will become the new administrative area.

Mrs. Epperson then moved on to show photos of the new secure entry vestibule at Chisholm Trail Intermediate. The design is moving the reception area to the counselling offices for a more secure traffic pattern.

The next project Mrs. Epperson spoke about was Keller High School. She advised the committee that the band hall has been completed and was turned over to the band director in the first week of May. She showed the committee several photos of the band hall and other areas of construction including the Fine Arts Center Lobby, practice rooms, the new addition for administration and secure entry vestibule and new counselling spaces. Mr. Mucker asked about the steel poles that were shown in the slides. Ms. Epperson replied that they will be clad. She also showed slides of the new cafeteria space, the new staircase space across from the library. She then showed the status of the science labs which will be completely renovated.

Mrs. Epperson then moved on to speak about Bear Creek Intermediate. She showed slides of the completed addition, including the new classrooms. Mrs. Epperson also showed the progress of the new parking lot and the new concrete drives.

The next construction project discussed was the new addition at Hillwood Middle School. Ms. Epperson showed slides of this addition as well as the new driveway and science labs. She added that now that the addition has been enclosed, the project should flow quickly.

Another of Ms. Epperson's projects are the renovations at Parkwood Hill Intermediate. She showed slides of the property before the addition, the new science rooms and the new administrative area.

Ms. Epperson also spoke about the new Elementary No.23. She presented pictures showing that the roof was on and things were progressing well. Mr. Mucker asked if there would be outside areas for students to play when they return in August. Ms. Epperson advised that the playground equipment would be arriving around the end of June. Mr. Huff added that the cities give us some wiggle room with landscaping because of the heat in August.

The final project Ms. Epperson spoke about was the Early Learning Center South campus. She showed pictures of the project including the front entry, hallways, a typical classroom and the library with its tall windows as well as a photo showing some of the brickwork. Mr. Gerda told the committee about a customer of his that lived near this project, and they had some type of debris hit their garage door. The customer contacted Steele Freeman and the problem was quickly remedied. Mr. Gerda was pleased that the Contractor took care of this problem in a positive manner.

The third item on the Agenda was the Review of the Phase 3 Bids for the middle school project. Mr. Huff distributed a packet of information to each committee member and then reviewed it with them. He noted there was not a lot of wiggle room in the budget but we are getting what we need and we know that things will still come up. Mr. Strong asked if this contained anything that they would be concerned about two months from now. Mr. Huff said this format is more detailed than ever. Mr. Huff noted that the largest part with this GMP was all of the utility and road work including storm drainage, landscaping and mediums. The second part was the contract we are entering into with the City of Fort Worth. Mr. Huff advised the committee that because we are a school district we are not able to contract with TXDOT, only municipalities can. He added that since the city of Fort Worth is building a roundabout they will be paying approximately \$300,000 to tie into that road, and the City can contract with TXDOT. Mr. Huff went on to speak about the contract with Blue Maple as part of the purchase agreement noting specifically that the District will be responsible for 42% of the final costs of the roadway. Ms. Upton asked what would happen if this was not done. Mr. Huff replied that our area was the first part they would be completing. Mr. Allen asked if we were bringing three separate change orders to the Board. Mr. Huff said it would all be contained in one resolution. Mr. Strong asked if there was any concern or risk for us should Blue Maple Group dissolve. Mr. Huff said our escrow money is safe. He added that it was to both of our benefits to be visible to each other because we are working together. Ms. Upton asked if we have received a date from TXDOT regarding the roads. Mr. Huff said TXDOT was saying the road would be open by September. Mr. Huff added that the school roadway has to have two means of egress for emergency vehicles and Blue Maple has granted us a temporary egress, which will disappear when the road is completed. Mr. Huff also advised the committee that the District has a good working relationship with the adjacent property owner.

The fourth item on the Agenda relates to the Change order for Indian Springs Middle School. Mr. Huff told the committee this is for the Black Box theatre room which will include raising the ceiling, changing out the floor covering and painting the walls as well as changing the current Black Box Theatre room back into a classroom. It also includes moving the weight room to a storage room off of the gym and turning the current weight room into a choir room. Mr. Huff added that these funds will be used to make the band hall more efficient by adding acoustic doors.

The next item on our agenda was the report on Furniture, Fixtures and Equipment. Mr. Huff spoke about the strategic meetings held to facilitate the moves out of Keller High School and South Keller Intermediate School. Mr. Tyler added that the movers did a fantastic job at Parkwood Hill Intermediate. Mr. Huff said this committee will continue to meet when we come back from the break as this will be a challenging schedule. He also said it would be all hands on deck to receive all the goods for the different campuses.

Mr. Allen asked when we would be meeting again. Mr. Huff suggested we have a meeting and a walk through of the projects sometime during the last week of July. After a brief discussion it was suggested that the meeting be held on July 26th.