



## KELLER INDEPENDENT SCHOOL DISTRICT

*The community of KISD will educate our students to achieve their highest standards of performance engaging them in exceptional opportunities.*

---

**Citizens Bond Oversight Committee Meeting Minutes  
The Keller ISD Education Center Board Room  
350 Keller Parkway, Keller, TX 72648  
Thursday, September 23, 2021 – 7:00 pm**

**Present: Cherie Moeller, Harold Johnson, Heather Washington, Hudson Huff, Joseph Roy, Karina Davis, Lourdes Vigoren, Nicole Cobb, Paul Hughey, Sandi Williamson, Vaughan Hamblin**

Paul Hughey welcomed and thanked everyone for attending. He then discussed the financials. Please refer to slide 4.

Next was a summary of market challenges which are problematic. These include crude petroleum prices, long lead times for items including doors, steel joists, and chillers, a market labor shortage, and COVID-19. Please refer to slide 5.

Paul continued by discussing information from a study conducted by CBRE. Closing out jobs is taking longer but he reminded everyone that our team is working hard to mitigate these issues. We are fast-tracking everything we can, and with this in mind have already started planning for next Summer's MEP projects. We are also substituting where possible using different construction materials that are more cost effective and readily available in the market. Please refer to slides 6 and 7.

Next were the dashboards for Projects in Construction and Projects in Design. For the most part we have kept projects on track with only a few behind schedule. Please refer to slides 8 and 9.

We will be taking one item to the Board on September 27, and two item on November 15. Please refer to slide 10.

Paul then shared updates of noteworthy projects:

### Heritage Elementary School

The demo is complete. The playground structure is being installed. A committee member asked about ADA accessibility and turf for the playground. Paul indicated that there are two play areas with a combination of turf for accessibility and woodchips. The remaining work will be done during school hours and after school hours depending on noise level of the jobs. Please refer to slides 11 and 12.

#### Florence Elementary School

The playground installation is continuing, and the demolition of the existing school is underway. Please refer to slides 13 and 14.

#### Parkview Elementary School

Site utility, pier drilling, grading, etc., are in progress. There have been weather and permit delays, and a schedule re-baseline effort will be conducted in early October. Please refer to slide 15.

#### Whitley Road Elementary School

We have identified serious pier related defects to the foundation outside of the storm shelter requiring issuance of a formal notice of corrective action to the contractor. KISD asked for the GC's Superintendent to be removed in an effort to establish better QA/QC of the work. The GC is working with the Bond team to identify the corrective action plan and will be addressing the defects accordingly. Impacts to the schedule will be forthcoming in early October. Please refer to slide 16.

#### Fossil Hill Middle School Fine Arts Addition/Renovation Progress

The foundation is starting to take shape. The Gym was finished in the Summer except for the new lockers. We are using the old lockers until the new lockers arrive and can be installed. Please refer to slide 17.

#### Secure Entry Vestibules Phase 2 Progress

Delivery of permanent doors and hardware is delayed, and delivery dates keep changing. Once all the equipment is in and installed, staff will be trained. Please refer to slide 18.

#### Summer MEP Project Update

We replaced a tremendous amount of mechanical, electrical, and plumbing equipment in the Summer. We are waiting on LED lighting at TCHS auditorium and lecture hall which will now be a winter break project. Boilers were installed but not all of them are running because we are waiting on VFD control devices. As stated previously, we are starting to plan for next Summer and will present to the Board as soon as possible to be ahead of long lead times.

Please refer to slide 19.

#### High School Indoor Extracurricular Program Facilities

Site grading activities at Central HS were put on hold pending identification of adequate fill material from an alternate location than the original plan. The geo-thermal well field at Timber Creek HS was not properly reflected in the design documents causing an impact on the use of the material at CHS. This error also affects the location of the TCHS facility and will require redesign efforts. Please refer to slide 20.

#### Crisis Counseling Suites

Work has begun on all four campuses. Keller Collegiate Academy will be finished in December 2021. All of the campuses are taking longer than originally projected due to delays in obtaining steel decking for the roofs. Projected completion dates for the other three campuses are:

Bear Creek Intermediate – September 2022

Trinity Meadows – September 2022

Parkwood Hill – October 2022

Please refer to slides 21 and 22.

Agriscience Center Project

We received the permit this week. We will have another Pre-construction meeting next week. The goal is to get the road done first to support construction related activities. Steel is scheduled to arrive in January 2022. This project should be completed by August or September 2022. Please refer to slide 23.

KCAL Parking Lot Addition

We received bids that closed on Friday, and we will seek approval to award project at the Monday night Board meeting. We received 15 bids which is a good sign that the market is healthy. Costs are higher than budgeted in 2019 due to the issues identified earlier in the briefing. The goal is to finish this work by the end of December so that the KCAL addition can start shortly after in 2022. Please refer to slide 24.

KMS Fine Arts Addition Construction Manager at Risk (CMAR) Process

This is an RFQ for this project. Everything for the selection process is very transparent and will be done above board. The administration will take the selection recommendation to the Board in November for approval. Please refer to slides 25 and 26.

Vaughan Hamblin presented information on purchases made for Journalism department. They are on different systems, so this purchase was necessary, and prices are different because of different programs/classes at the different schools. Please refer to Technology slides.

The meeting adjourned at 8:20 pm