



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.

Keller Independent School District

The Education Center, 350 Keller Parkway, Keller, Texas

Citizens Bond Oversight Committee Meeting

August 26, 2015

Present: Hudson Huff, Billy Kidd, Dr. Reid, Craig Allen, Matthew Mucker, Kristen Eriksen, Jennifer Upton, Brad Tyler, Stephanie Setzer, Matt Strong, Jim Stitt

Mr. Allen called the meeting to order at 6:40 pm.

Mr. Kidd started the meeting by welcoming the committee. He showed several screen photos of the ongoing projects, noting the developments of each project. Mr. Kidd also showed pictures of the road construction along Bursey Road in front of the new CTE campus. He stated the added roadwork by the City of Watauga has complicated the situation, but they are working with the City to make this area as safe as possible for students and traffic. He added Bursey Road was now a one way road in front of the campus, with one lane for through traffic and one lane for those turning right into the campus. Mr. Kidd also noted that the playgrounds should be in place by the end of this month.

For the Keller High School project, Mr. Kidd showed the committee photos of the demolition of the front entrance. He added that the temporary walls and office spaces were all in place, and that one of the contractors actually painted the temporary wall to match the existing walls. Mr. Kidd also spoke about the progress of Bear Creek Intermediate. He specifically mentioned that the playground will be located just east of its current location. He also reviewed the Elementary 23 project, which is located off of Horseman Road. He said the grading is taking place now and the next construction activities involved forming the building foundation and the drilling of piers.

Mr. Huff then distributed a document showing the timelines of all of the bond projects. Mr. Strong asked what the red lines indicated. Mr. Huff said it was the general timeline showing our overall progress. Mr. Huff added that overall we were on schedule. Mr. Huff briefly spoke about Elementary No. 23 project. He said they were working with the City of Fort Worth to get all of the necessary permits processed over the next two to three weeks. Mr. Strong asked about the neighbors and if there were any problems with building the school there. Mr. Huff replied this was part of the developers plan so the homeowners knew a school could be built there when they purchased their properties. Mr. Strong also asked about the costs of permitting and where the costs are funded from. Mr. Huff replied that these costs were already built into the budget. Mr. Huff added that projects overall are on track with the projections.

Ms. Setzer asked which feeder pattern the new 5-8 campus would be part of. Mr. Huff replied it would be part of Fossil Ridge High School feeder pattern. She also asked about the new elementary 23 campus. It was discussed that campus is also part of the Fossil Ridge feeder pattern. Dr. Reid added that with the construction of the new 5th - 8th campus, we will have one of these campuses in each feeder pattern, with the exception of Central High School. Mr. Mucker asked when these schools will be opened. Mr. Huff replied they should all be opened in the Fall of 2016 except the new elementary school and that will be opened in the Fall of 2017.

Mr. Huff moved on to item number 3 on the agenda; the review of the Guaranteed Maximum Price Proposal for the new Early Learning Center and the additions to Hillwood Middle School and Parkwood Intermediate School. Mr. Huff said that after the committee reviewed the proposal, he would like to take it before the School Board. Mr. Kidd distributed a breakdown of Steele-Freeman's bid for these three campus projects. Mr. Huff reviewed the bid documents with the committee. Mr. Huff noted that as of today we were under budget. He added that this does not take into account the new vestibule and security upgrades that will be done at the campuses, per the original 2014 bond plans. Ms. Setzer asked if these projects come in under budget, do we apply the surplus to other bond projects. Mr. Huff said yes we can apply them to any of the 2014 bond projects. Ms. Setzer asked how we guarantee these prices. Mr. Huff said the contractor submits the pricing as a guaranteed maximum price contract and that guarantees they commit to that scope of work for that amount. Dr. Reid added that KISD had done a lot of work with these firms and been successful with them over the years.

Mr. Huff told the committee that there were two areas the team is still working on. He explained that was the new elementary and the secure entry vestibules. Mr. Strong asked if one design will cover all vestibules or will the District customize the design for each of the vestibules. Mr. Huff said each campus would have it's own design and related to the contracting for the project the District may propose a CM at Risk procurement or go with the competitive sealed proposals model. Mr. Strong asked if we have entered into a GMP with Steele-Freeman in the past. Mr. Huff replied yes we have and we have not had any problems with them. Mr. Allen asked if the GMP's includes FF&E. Mr. Huff said it included some FF&E, but not all of the furniture, fixtures, and equipment that will be ordered for the project.

The Administration then discussed further details related to the new middle school project. Mr. Kidd handed out the new middle school topographical survey. Mr. Huff spoke briefly about the property, adding that this project will also include a new road. He noted that the drawing is conceptual only. He also advised the committee that the District is working with the City of Fort Worth and TXDOT regarding this project. The overall project schedule was reviewed with the committee. Dr. Reid added that we have accelerated this project because we need this school and said the District is finalizing the purchase of the property. Mr. Huff was asked about the size of this land and he replied it was approximately twenty-seven to twenty-eight acres, adding they were still finalizing the purchase. Ms. Setzer asked if this was part of a master plan and do we know where the students attending this school will be coming from. Dr. Reid replied that our demographer gives us the numbers of what we need to balance the student populations. This also allows us to make plans for the future. Dr. Reid also added that new elementary 23 was basically for a new development on the west side of highway 35.

It was discussed that future CBOC meetings would be scheduled in September or early October to evaluate the other projects regarding the secure vestibules. Mr. Strong asked what the timeline is for the secure vestibules. Mr. Huff replied that each one would be a maximum of four months and the more challenging ones will be put off till next summer.

Ms. Setzer asked about the Keller High School student number projections. Mr. Huff explained how they made their projections for this school. Dr. Reid said that Keller is not a high turnover area so people tend to stay in this area. He also said that when you are looking at the high school student numbers, you need to remember that 200-300 will be attending the new CTE building for part of the school day. Mr. Mucker asked whether or not the demographic records were published. Mr. Huff said they were published quarterly. Ms. Upton asked about the lower student numbers at Central High School. Dr. Reid said changes in the feeder pattern will adjust this. Ms. Upton asked if they would be grandfathered and Dr. Reid said yes. Dr. Reid told the committee that they are comfortable enough for the first time to open up enrollment to students outside the District. He added that this was passed by the School Board in August.

Mr. Huff told the committee he would like to organize a tour for the committee to tour all of the projects in the next few months.

The meeting adjourned at 7:42 pm.