



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 November 5, 2015

Present: Hudson Huff, Billy Kidd, Matthew Mucker, Kristen Eriksen, Brad Tyler, Matt Strong, Jim Stitt, Karina Davis, Len Avecilla

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

Mr. Kidd started the meeting by welcoming the committee.

The first item on the agenda was the review of the design development for the new middle school project. Mr. Kidd introduced Mr. John Klein from VLK Architects, who worked with several administrative departments and staff members in making adjustments from the original design to customize the building for the District's needs. Mr. Klein showed an overview of the new project site for the 5th through 8th grade middle school campus. The campus will be located near the intersection of Thompson Road and Old Denton Road near Fossil Ridge High School. He reviewed a site plan for the campus showing the drop off, pick up spaces, and noted there would be separate loops for 5th and 6th grade areas from grades 7th and 8th. He also showed green spaces, tennis courts, the competition field, practice fields and possible jogging pathways. Mr. Klein spoke about the elevation of the lot, noting the main building would be located on the highest point of the property. He showed two drawings of the exterior of the new campus. Mr. Strong asked if this campus will have a detention pond. Mr. Klein said yes it would be near the practice fields. Mr. Huff said this pond would allow us to detain our drainage on the property. Mr. Stitt noted some safety concerns about the front walkway and crossing locations across Thompson Road. Mr. Huff said these walkways and crossing are still under discussion and pointed out four possible areas to have walkways/driveways that might change traffic and pedestrian patterns. Ms. Davis raised concerns stating the road design must not allow this new roadway to become a thorough-fare to bypass Heritage Trace and major adjacent roadways. Mr. Huff said they were working with the City of Fort Worth and the developer of the adjoining subdivision to have the road have a possible grass median between the lanes and evaluate the formal shape of the roadway to reduce vehicular speeds in this area. Mr. Strong spoke about possible changes in design and noted that the safety of the kids is very important. Mr. Klein has been working with the developer of the subdivision regarding the entrance to the subdivision. Mr. Huff said the developer wants safe trails and walkways so they will continue to develop that plan. Mr. Huff also spoke about Thompson Road and the tie-in to the exit/entrance ramps off of Highway 35, noting the District is working with the developer, the City of Fort Worth and TxDOT to make sure this is done.

Mr. Klein went on to show floor plan drawings for the new campus. He reviewed what each new area of the building would be. He added that one wing would be a 5th and 6th grade wing and the other would be for the 7th and 8th grade classes and areas. The other main areas that were reviewed included the administration office areas, the gyms, the cafeteria, special program classrooms, science labs, fine arts areas, fitness rooms and locker rooms. He added that this campus would be between 165,000 and 170,000 square feet, and the concession building was about 1,500 square feet. Mr. Mucker asked about the hallways, wondering what the purpose was to have them wider at the far ends of the wings. Mr. Klein said the design gives them extra space for class collaboration. There was discussion on the 'maker space' area on the first and second floors related to the general size, shape, and uses for the space. Mr. Mucker expressed concerns associated with the curved walls in the 'maker space' area and functionality. Ms. Vardeman noted that the curved walls will still work because these maker spaces will have furniture designed around the curve and these spaces tended to have lots of computers and small equipment and materials. Mr. Tyler added that the 'maker space' in his school was very modular. Mr. Stone said perhaps the term 'maker space' is not the best term for the explanation of the space, adding that the space is for students to explore and therefore should be a 'gateway to technology' program. Mr. Stone added this space is a starting course leading students to more detailed courses and studies as they go into high school and take classes at the new CTE campus. Mr. Strong asked how this space would compare to what our other middle schools have. Mr. Stone said the closest space relative to this proposed design would be the Timberview Middle school campus. Mr. Stone stated the classes held in these types of spaces are very popular.

Ms. Davis asked where the front doors of the building were located. Mr. Klein reviewed where the main entrance of the building was. He also reviewed details of several other areas of the building. He spoke about the various materials being used on the exterior of the building. Ms. Davis asked if we had any other drawings of the exterior. She stated it was hard to determine where the front door was with the way the current design is related to the main entrance. She added that it was important to be able to distinguish the front door of the building so that we did not have to go back and make changes as we had at other campuses in the past. Mr. Stitt asked about the teachers work spaces and the teachers' lounge and Mr. Klein pointed those areas out on the floor plans.

Mr. Kidd then spoke to the committee about the selection of the Construction Manager @ Risk for the new middle school project. He spoke to the committee about receiving the RFQ's in late October and how an administrative committee reviewed several qualification packets. He stated the committee shortlisted three construction management firms to interview. Mr. Kidd then moved on to speak about the scoring for the three construction management companies and how the administration made their final decision. Mr. Kidd explained why they chose the construction management firm, stating the importance of their proven track record with other projects they have worked on with the District in the past and the strong team they had proposed. Ms. Davis also noted that it was more efficient for the District to choose this firm because they are already in our District working on other projects with several subcontractor companies.

Mr. Huff then moved on to the next item on the agenda, which was the Architect Selection for the Secure Entry Vestibules. Mr. Huff said that Huckabee is being recommended for the Trinity Meadows Intermediate and Chisholm Trail Intermediate secure entry vestibule projects as they are already working on similar projects to those campus projects right now. Mr. Huff said the administration may recommend contracting with smaller architectural firms for the remaining two secure entry vestibule projects at Fossil Ridge High School and Keller Middle School. Mr.

Mucker asked what constitutes a small project. Mr. Huff stated smaller projects that were in the range of \$100,000 to \$300,000 and not in the millions as all the projects have been up to this point in the overall Bond program schedule.

Mr. Kidd presented an update on all of the 2014 Bond Projects. Ms. Epperson presented the projects she was working on, showing current photos of the construction sites. Ms. Epperson stated that the drilling contractor has hit water on all of the concrete piers they have dug to date at Keller High School. Mr. Strong asked her how deep the structural piers were at Keller High School. Ms. Epperson replied they are approximately 22 feet deep. She then moved on to the Bear Creek Intermediate project. She showed photos of the new drainage and playground areas, adding that this project was about two weeks behind. Ms. Epperson also spoke about the construction at Parkwood Hill Intermediate. She reviewed the scheduled activities for the new Elementary #23 project and showed the committee aerial views of the site on October 1st. Ms. Epperson stated the contractor had completed a lot of the earthwork activities before the bad weather set in so they are off to a great start. She also stated they are drilling five geothermal mechanical well fields for the school's mechanical systems currently. She was asked how deep they drill those wells and she replied they were several hundred feet in the ground. Ms. Epperson then spoke about the new Early Learning Center project located behind Chisholm Trail Intermediate. She said they now have all their permits and some soil grading has been done, but the contractor has been delayed because of the bad weather the last several weeks. Mr. Stitt replied that the fences surrounding this site work very well because he can't see the activities that are going on because of the type of fencing material it is. Ms. Davis added that she also felt the fencing worked well at the Parkwood Hill Intermediate school project site. Mr. Kidd complimented Ms. Epperson's on the progress that is being made on the projects and the professional manner in which she has been handling all of these projects.

Mr. Kidd then presented a report on the CTE project. He explained the contractor has poured over three hundred piers for the new building addition and the structural steel for the building is now going in. Mr. Kidd also said the contractor was hoping to have the walls and roofing in place by the late December-early January timeframe. He reported that the project is on schedule. He added the campus administration has been pleased with the progress and if they had any problems, the contractor has worked well with them to resolve it. Mr. Kidd also spoke about the Bursey Road construction project. He said the City of Watauga has been great to work with and he believes that project is on schedule as well.

Mr. Huff provided an update on the Technology upgrades as referenced in the 2014 Bond program. He stated Mr. Griffin and his teams and contractors have been completing the infrastructure projects and processes as smoothly as possible. He explained to the committee that he wasn't saying that there hadn't been significant challenges and issues that have come up, but the project team has been working through those challenges in a timely manner. He stated the wireless upgrades were approximately 95% complete and the projector and PA upgrades were complete as well. Mr. Huff complimented the Technology department staff for doing a great job with these changes even though the District never really shuts down.

Mr. Huff spoke about the KISD website showing the progress of all the construction sites, what the upcoming schedules will be for each of the projects, and what the current account balances are for each of the projects. Lastly, Mr. Huff spoke to the committee about the list of agreement(s) that will be put in place between the District, TxDOT and the City of Fort Worth for the adjacent road projects that will need to be taking place at the same time the middle school project is being built.

Meeting adjourned