



## **KELLER INDEPENDENT SCHOOL DISTRICT**

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

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**The KISD Education Center Annex Building  
10310 Old Denton Road, Fort Worth, Texas 76244  
Citizens Bond Oversight Committee Meeting  
Thursday, January 16, 2020 – 6:30 pm**

Present: Mark Youngs, Lori Vechione, Hudson Huff, Billy Kidd, Rachel Epperson, Michael Faubel, Jennifer Upton, Colleen Demel, Sandi Williamson, Nicole Lyons, Matthew Mucker, Amanda Burruel, Paul Sikes, Nicole Cobb, Felix Mira, Armin Mizani

Mr. Kidd welcomed and thanked everyone for attending the meeting. He then asked Mr. Youngs to update the committee on the selling of the bonds. Mr. Youngs explained the bond sell and provided handouts recapping the timing and the investment companies participating in the process. He explained the District will receive the full \$315 million amount by February 6, 2020. He stated it was a very successful day and reminded everyone that the bonds were sold at a lower rate than what was originally referenced in the Bond proposal and that the tax rate will not change and will remain the same as previously committed to. A committee member asked where the funds are being allocated and if interest we will earned on those funds. Mr. Youngs stated that District could earn approximately 1% interest on those funds dependent on market conditions. Committee members asked what those interest funds could be used for. He explained it can go toward further funding the projects and work identified in the bond, as well as other projects that were identified in the Long Range Facility plan.

Representatives from VLK Architects then presented updated designs for both the Florence and Heritage Elementary school projects. Mr. Lloyd Condon, project director for VLK, and Jim Wallace, the principal designer, went over the site and floor plans for the replacement school buildings. They explained the floorplans were designed using feedback and the input that was received from the campus staffs, such as the placement of offices, classrooms, the gymnasium, and the cafetorium. They also reviewed the feedback and preferences that were being considered for the exterior surfaces such as stone, brick, and, metal, etc. They also gave an update on the bond project timeline.

In reference to the Florence Elementary site plan, VLK representatives explained that they are proposing to increase the amount of parking and paving to allow for more on site stacking of vehicles for drop off and pick up activities. They also went over the plan for the new construction related areas and how it will be separated from the existing campus. They shared that the parking lot will be the last area to be built next summer in order to not impact school operations. They went over the details of the layout of the floor and site plans for the project. A committee member asked about the cafeteria being across from administration area and the concerns with noise. Mr. Condon explained that there will be solid acoustical material walls around the administration area that should address those concerns.

The committee also had discussions with the Architect on the handling of the waiting areas at the entry and how the gym and cafeteria areas would be supporting that process. The Architect explained the cafeteria and gymnasium spaces are next to each other and can be opened up to allow for greater attendance for school performances. It was also referenced that this is something that was specifically requested by parents and school staff. An inquiry was made about conflicts in scheduling between the gym and cafeteria, and Ms. Burruel shared that this will actually allow the principal to have a greater amount of control of events. The Architects also shared where the location of the storm shelter will be in the building. They also explained that the windows in that area of the building will be storm windows that will be able to withstand 250 mph winds.

They then went over the design for the Heritage elementary project. VLK explained that the floorplan will generally be the same as the Florence building design. Mr. Condon stated that even though both campuses have the same floorplan, VLK will continue meeting with the principals for any special requests and needs they may have within the same building footprint. The proposed site plan, parking, and traffic flow plans were reviewed with the committee. The Architects shared that the overall schedule shows that the design drawings will be completed in March, the projects will be bid in April, and the construction is scheduled to begin as early as May. The project completion dates for those two projects is to be during the Summer of 2021. VLK also shared that they would be presenting a full rendering of the buildings at the School Board meeting on Thursday, January 23<sup>rd</sup>.

Mr. Kidd then presented the Construction Manager at Risk firm recommendations. He shared that the Texas Government Code 2269 outlines the process required to select a construction manager as part of this proposed Construction Manager at Risk procurement method. He explained that the first step in the process was to advertise and receive qualification information from firms submitting to be considered to perform the work. The second step was to conduct interviews, and receive and evaluate cost proposals. After the review of the qualification packets the law references that the District is to choose five or fewer firms to proceed to the second step of the process. Mr. Kidd shared that the District received qualification packets from seven construction management firms. He explained that an administrative committee reviewed the qualifications, ranked all firms, and decided on the top five companies to interview and receive proposals from. He also shared that the interview committee consisted of personnel from the Security department, Technology department, four of our elementary campus principals were involved, District leadership areas, facility services staff members, and a few representatives from the Bond Oversight Committee. Mr. Kidd then reviewed the scoring process with the committee. A Bond Oversight Committee member, who participated on the interview panel, shared her experience during the interview and presentation process and shared how informative the presentations were and how different each of the companies were. The administration reminded the committee of the grouping of these first several projects and the intent to have three different construction packages. One package will be the Florence Elementary and Heritage Elementary projects, Package two is the Parkview Elementary and Whitley Road Elementary projects, and the third package is the Fossil Hill Middle School Additions and Renovation project.

Mr. Kidd shared that the intent of these grouping of projects was to have multiple construction firms managing these different packages due to schedules, subcontractor availability, and general construction oversight. The Administration shared that after all scoring criteria and pricing was evaluated that BTC was being recommended as the best qualified for the Florence, Heritage, and Fossil Hill Middle School projects. He then shared that Steele & Freeman would be the recommended firm for the Parkview and Whitley Road Elementary projects.

A committee member asked if Keller ISD has worked with BTC before, and if so what that experience was like. The administration shared that they managed the Bear Creek Intermediate and Keller High School projects in the 2014 Bond program, and that the Keller High School project was a very challenging and successful project.

Committee members asked if all the funding is available if the District could begin additional projects referenced on the bond list earlier than currently proposed. Mr. Huff stated that there is a number of projects underway. He explained that the Technology group will be bringing back information in February to the committee regarding the work that will be proposed to begin over the next several months, as well as more information pertaining the Safety and Security projects that will begin this summer. He shared that by this coming Fall almost every project referenced in the bond will be at some planning or construction phase of the process. The committee discussed that the next anticipated Bond Oversight Committee will be scheduled for February 20<sup>th</sup>.

The meeting adjourned at 8:15 PM.