



KELLER INDEPENDENT SCHOOL DISTRICT

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

Via Zoom Citizens Bond Oversight Committee Meeting Thursday, May 28, 2020 – 7:00 pm

Present: Hudson Huff, Paul Hughey, Rachel Epperson, Harold Johnson, Bryce Nieman, Shellie Johnson, Paul Sikes, Heather Washington, Julie Nors, Sandi Williamson, Cherie Moeller, Nicole Cobb, Michael Faubel, Nate Richards

Mr. Huff welcomed everyone and thanked all those that were attending and shared that he hoped this would be the only CBOC zoom committee meeting that will be necessary. He briefly reviewed the agenda for the meeting and then introduced the District's new Director of Planning and Bond Management Services, Mr. Paul Hughey. Mr. Hughey gave a brief report of his background and experience, and introduced our new Bond Project Manager, Mr. Harold Johnson.

Mr. Sloan Harris, with VLK Architects, gave an update on the Florence and Heritage Elementary Schools. He explained that due to current circumstances the overall project schedule is a couple of weeks behind what was originally planned. He explained to the committee that the extra few weeks has provided an opportunity for Buford Thompson to work with several of the subcontractors to work through the current market challenges that are there. He shared that budgets were very tight with the scope of work that is proposed, but stated that there should still be a little flexibility with what the market has done with the impact of the current pandemic. It was discussed that the Administration intends to bring the two projects to the School Board this next meeting, on June 8th. The planning team stated they were hopeful that construction costs could drop in the next year, but this hasn't happened yet and there are a number of unknowns that may still impact decisions that will be made in the coming months. Mr. Huff shared with the committee the difficulties that the current market environment has had on local businesses and supply factories, which has challenged the work that is being proposed, but also expressed his appreciation for the work that has been done by both BTC and VLK Architects to get the projects where they were currently. He explained that the budget for the two projects is approximately \$50,300.00. He explained that there was still work to be done to get below or at that number but stated based on the information that had been provided that the project team was getting very close.

Mr. Lloyd Condon, with VLK Architects, shared an update on the design of both the Parkview Elementary and Whitley Road Elementary Schools. He explained that the design process started very similar to the Florence and Heritage Elementary projects, except for it being done virtually. It was reported to the committee that the interactive portion of the zoom planning meeting was supplemented by a software called Slido. The project team members shared that there were two separate planning meetings for each school. The first project meeting was done for the Parkview Elementary project. Mr. Condon explained the many components that were discussed during the planning session, and the two floor plan

schemes that were generated. VLK Architects took these two schemes, along with all the input such as interior finishes, natural light, etc., back to their office and came up with a consensus plan, which was presented during the second meeting. Mr. Condon showed and discussed the plans for the first and second floor classrooms, along with parent drop off, Fine Arts, Athletics, Dining, Special Programs, Library/Media Center areas. He shared that there is an emphasis on natural light just like the Florence and Heritage Elementary projects. The Architect stated there is also a plan for an Outdoor Learning space, which will be developed later as the project progresses. Parkview Elementary will also have an opportunity to add other special features like other schools. Mr. Condon also discussed safety features of the design and explained that they will have storm shelter space to accommodate all the students and staff members.

Mr. Condon then presented the Whitley Road Elementary concept drawings. He also expressed that those involved in the planning meetings from the campus also wanted natural light just like the other three existing campus rebuild projects. Mr. Condon stated the Whitley Road Elementary site is a little smaller than the other elementary schools that the District team has been working on. He shared that the Whitley Road Elementary plan has an opportunity for two Outdoor Learning areas, and their Media Center will be centrally located with outdoor views. It was also discussed that the Special Education area will be located on both first and second floor, and they will try to incorporate covered outdoor areas. He reviewed the floor plans in more detail with the committee and stated VLK Architect members would be having additional meetings with the campus Principals and Team Leaders to incorporate the uniqueness required to support the programs for each of the buildings.

Mr. Condon then presented the concept for the security upgrades at many of the District's entryways. He shared that the VLK planning team had visited every school in the District to incorporate security upgrades. It was discussed with the committee that the overall project would be broken down into two separate phases of the project. The first phase of projects will begin this summer and will include twenty-three schools that will be addressed as part of the work that is being proposed to be done. The campuses that are in the second phase of the project will require more extensive renovation work to be done within the existing administrative areas. Mr. Condon showed the plans of work to be done at the entry vestibules, which included changes to the door hardware, camera locations, and access controls.

Mr. Hughey shared the list of proposers and proposal amounts that were received for the Secure Entry Vestibule Improvement projects by the District's Purchasing department. He shared that there were six proposals. He explained to the committee that the Administration was looking for proposers that were thorough in the responses that were provided, and would be recommending the contractor that was providing the most fair and reasonable price for the work. Nuveau had the winning bid that was within project budget. This includes an owner's contingency amount for unforeseen conditions and electrical power connectivity. The overall price the Administration is recommending for this work is \$670,800.00. A Committee member asked about the project budget, and if we are at about at the halfway point. Mr. Huff stated that the Administration was happy with the numbers but explained there is still a number of things that will need to be accounted for in the second list of projects.

Next on the agenda was the presentation of the mechanical and plumbing bond projects, which has included work at the Keller High, Willis Lane, and North Riverside Elementary schools cooling towers, and the Chisholm Trail Intermediate boiler and chiller replacement projects. Mr. Huff explained that the Administration is also adding the Lone Star Elementary cooling tower to the list of items being worked on or replaced this summer. He stated AMS, who is performing the current work at Willis Lane Elementary and North Riverside Elementary would be the group that the Administration would be proposing to continue working with.

Mr. Hughey provided a brief update on the Bond Project timelines to the committee. He said due to the current state of events related to COVID-19 that the overall schedule and individual activities would require a new baseline be established. It was discussed that the District will work with VLK to try keep the critical dates in place, but we may need to change a few of the dates and will present the new schedule at the next CBOC meeting.

Meeting adjourned at approximately 8:10 pm.