



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 Minutes Thursday, January 21, 2021 – 7:00 pm

Present: Amanda Burruel, Amber McMillan, Bryce Nieman, Cecil McDaniel, Cherie Moeller, Clinton Mehta, Erin Trantham, Felix Mira, Harold Johnson, Heather Washington, Hudson Huff, Joe Griffin, Julie Nors, Karina Davis, Kevin Kinley, Kyle Campbell, Lloyd Condon, Lourdes Vigoren, Michael Faubel, Nicole Cobb, Paul Hughey, Paul Sikes, Richard Chance, Rick Westfall, Sandi Williamson, Scott Goodwin, Scott Wrehe, Vaughan Hamblen

Paul Hughey welcomed everyone and thanked everyone for attending. He reviewed the agenda and reminded everyone of the Bond package passed in 2019. All information discussed is detailed in the presentation.

Paul shared the Bond budget breakdown as of 1/19/21. This includes total budget, encumbrances, and balance. He stated that we will be taking a significant amount for approval to the Board on Monday so the encumbrances will increase. Please refer to slide 4.

The next portion of the presentation was the program schedule. Paul highlighted program overall progress and discussed the three projects marked with an asterisk (*). The first project was the Industrial Trades and Agriscience Center, which has a two-month delay in the design effort, but the project completion date will remain unchanged. The second project was the addition to the schedule of the second phase of the Secure Entry Vestibules project. The last project was the addition of the Crisis Counseling Suites. Please refer to slide 5.

Next Paul provided a schedule look ahead that indicates key dates for scheduled Board of Trustees approvals over the next four months. Paul indicated that the Administration would be taking several projects for Board of Trustees approval on Monday January 25th. Please refer to slide 6.

Paul then gave a program high level progress overview which included the percent complete of each project and next steps as applicable. Please refer to the slides 7-8.

Next Paul gave an update of noteworthy projects:

Parkview & Whitley Road Elementary Schools IGMP & Phasing (Slides 9-11)

Reported on budget and phasing for both schools. Paul indicated that there are market projects that show the price of steel going up as much as 20% by March 2021. To mitigate this risk, he indicated that Steele Freeman obtained pricing for site work, concrete and steel ahead as an interim package to lock in pricing. The bid for the interim package was \$13,329,399.00. Overall Steele Freeman saw a 6% increase in steel but budget savings in other trade divisions allowed the project to remain 4% under budget. The administration will bring the package to the Board of Trustees for approval on Monday January 25th.

Florence & Heritage Elementary Schools Construction Status (Slides 13-14)

Showed pictures of construction progress of both schools. We are very pleased with the progress and are on schedule to complete construction prior to the start of the next school year.

Fossil Hill Fine Arts Addition Schematic Design Approval (Slides 15-17)

Shared budget, schedule, and procurement method for the project. Paul briefed the schematic design that was coordinated directly with Fine Arts and campus administration.

Industrial Trades and Agriscience Center Site Selection (Slides 15-18)

Paul explained that we have significant challenges for the project on the Golden Triangle property. We held a pre-development conference with the City of Ft. Worth, and it was discovered during the meeting that we were going to be required to include two ingress/egress points into the site. The southern entrance is over a flood plain which will be very costly and potentially add additional time to gain approval. The second issue is the designation of the facility as a school building which drives the requirement for a storm shelter which is a significant cost. Additionally, Paul indicated that there were agricultural issues related to animal care. The issues are significant enough to require the Administration to look at alternative sites for the project.

Paul discussed locating the Trades portion of the project at the existing KCAL site as a two-story building addition on the northeast end of the facility. Additional parking is proposed to be located in the open area in the northeast corner of the site in a tiered approach with up to an additional 500 parking spots. Paul indicated that the Administration is working with the KCAL team on evaluating the requirements at KCAL. A committee member asked if the addition would include the same Trade program as previously planned. Paul indicated that the functional requirements are essentially the same with exception to the need for a separate administration area required for the stand-alone facility. A committee member offered to assist in the development of the plan at the KCAL campus. A committee member was concerned with the grade and terrain challenges on the site. Paul indicated the facility will be located within the flat portion of the site adjacent to the existing facility and that parking will be located on the flatter portion of the site to the north. Paul also indicated that he had a preliminary meeting with the City of Keller and that no significant issues were identified by the City.

A committee member expressed concern about placing this addition on the east side of the District may have a perception problem of inequality. Hudson stated that the Ag project will be on the west side of the District. A committee member suggested we create a marketing and communications plan to get this information out to the public because this was an important change to the program. Dr. Westfall added that the other issue is that we are having to deal with

COVID. We felt good about the operational budget when we started but with COVID, school funding is questionable at best. We also had to consider the continual annual operational cost of a standalone building (additional staff, transportation, etc.) as we wrestle with budgetary variables.

Paul briefed the site alternatives for the Agriscience Center to include the Trinity Meadows Intermediate School and Hillwood Middle School Sites. He discussed the pros and cons for each site and indicated that the Administration believes the Trinity Meadows site is the preferred solution for the project. Hudson added that the access to the TMIS will more than likely be on Beach Street, and there is a benefit to having separate accesses during times of many school activities. A committee member who lives in the Hillwood MS site neighborhood added that she did not support the Hillwood site location. Board of Trustees member Karina Davis stated that the HMS area has too much traffic already and was not in support of the facility at HMS. A committee member asked if we see any issues with the City of Fort Worth with the TMIS site. Paul stated that we have had predevelopment meeting with the City and there are no issues with this alternative at this time. A committee member asked if there would be any administrative space in the Agriscience facility. Paul indicated that there would be a few offices in the facility and that the primary use in the building was laboratory space and animal care versus a traditional classroom environment. There were very positive comments from committee members regarding the Agriscience Center on the TMIS site.

Crisis Counseling Suites Design Update (Slide 22)

Paul indicated that there will be one center centrally located within each feeder pattern. He highlighted some of design considerations and indicated that the Administration is working closely with the Counseling team and campus administration to further develop design solutions. A more refined schematic design will be presented at a future meeting to the committee.

Other feedback or questions:

A committee member indicated that he was really impressed by the team and all the work that is being done.

A committee member indicated that he also appreciates the work done with the changes to the projects and Dr. Westfall for the explaining the budget and operational challenges.

Someone asked about the potential for students visiting the construction sites. Paul indicated that we are looking to do an event in the springtime and have just been very cautious with COVID. Hudson indicated that BTC discussed during the interview the potential to mark a beam as an example of a STEM related activity. Paul indicated that the team will be looking for more opportunities to get students involved with the projects.

The meeting adjourned at 8:05 pm.