



## 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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### **Citizens Bond Oversight Committee Meeting Minutes The Keller ISD Education Center Board Room 350 Keller Parkway, Keller, TX 72648 Wednesday, July 21, 2021 – 7:00 pm**

**Present: Felix Mira, Hudson Huff, Karina Davis, Lourdes Vigoren, Matthew Mucker, Paul Hughey**

Paul Hughey welcomed everyone, quickly discussed the agenda, discussed the background of the 2019 Bond, and said we had a lot of information to cover as we have many projects going on. Please refer to slides 2 and 3.

Paul then shared the program financial metrics as of July 20, 2021. A total of \$228,385,468 of the \$315M has been encumbered and of that amount \$86,378,040 has been paid to vendors to date. Please refer to slide 4. There are only two projects that are not in construction status. We are very pleased to have been able to get to this point. We have approximately \$524K in contingency funds remaining for Heritage and Florence, and we are financially healthy on these two projects. A committee member asked if the campuses will open on time and Paul stated that both campuses will open on time. Hudson stated that we've had challenges, but we will open.

Next was Projects in Construction. Florence and Heritage will open at 90% complete because we still have demolition and site work that will continue until December 2021. Parkview and Whitley Road are behind schedule due to weather and COVID related supply chain issues such as allocations on concrete in the DFW market. We are closely monitoring both projects and plan on meeting with our GC Steele and Freeman at the end of August to re-baseline the schedule and determine the overall impact. Please refer to slide 5.

Paul then discussed the Projects in Design, the Agriscience Center project behind the Trinity Meadows Intermediate campus, the Keller Middle School Fine Arts Addition and Renovation, and the Industrial Trades addition and renovations at KCAL. Please refer to slide 6.

Next was the upcoming items that will be taken to the Board on Monday, and also in September and November. Please refer to slide 7.

Paul then shared an update of noteworthy projects:

#### Heritage Elementary School

Paul showed several pictures of the progress at Heritage. 50% off the old existing school building has been demolished. Everything is looking good. There is new sports flooring on the

gym. There are a few items that will not be completed by start of school due to long lead times for several construction materials and equipment attributable to COVID 19. Metal and glass items have been difficult to get. Our GC will provide KISD with a list of the delayed items and the proposed installation schedule. A committee member asked about communicating to parents about the few items that will not be complete. Hudson stated that yes, we'll be proactive in communicating, we will be open and transparent.

We have several inspections at Heritage in the next few days with the goal of obtaining a Temporary Certificate of Occupancy (TCO) that will all furniture delivery and set up. We should get a Certificate of Occupancy by the end of the first week in August which will allow us to stock supplies, bring in staff and prepare the campus for students. Please refer to slide 8.

#### Florence Elementary School

Florence has been a challenge because of the weather and COVID 19 related delays. Another challenge with Florence has been the permitting and inspections process with the City of Southlake. The school is slated to open on August 18<sup>th</sup> but like Heritage ES will not be 100% complete. Please refer to slide 9.

#### Parkview Elementary School

We are making good progress at Parkview after many weather challenges. Both portables have been delivered to the site which provides for eight total classrooms. Temporary parking and bus lane will be on City of Ft. Worth Park which allows safe construction to begin. Texas Central tested the temporary bus lane to ensure it was safe. The KISD agreement with the City of Fort Worth is to return the park back to the original condition. Please refer to slide 10.

#### Whitley Road Elementary School

We have had schedule challenges with weather and concrete shortages at Whitley Road also but we are now making good progress. We are working with the City of Watauga to identify the source of treated water that has been found on site. Please refer to slide 11.

#### Fossil Hill Middle School

The Fossil Hill addition is a bit behind. The gym and locker rooms will be complete before school starts. However, we will have to reuse old lockers and change them out when the new lockers arrive which are delayed due to COVID 19. We're leasing 10 portables that will be installed prior to the school year but it's been a challenge to get them delivered due to weather. Please refer to slide 12.

#### Secure Entry Vestibules

Paul reported on Phase 2 of Secure Entry Vestibule Phase 2 and Vandal resistant film. All vestibule windows will have vandal resistant film. All campuses should be completed by August 11<sup>th</sup>. Please refer to slide 13.

#### Summer MEP Projects

Summer MEP projects were a big undertaking. We started planning in January in order to meet our deadlines. Some of the work had to be done before we planned due to the winter storm in February. All projects will be completed by start of school. The new chillers and boilers will provide for better efficiency and air quality. Please refer to slide 14.

### High School Extracurricular Program Facilities

Due to COVID 19 we will not have structural steel delivered until January. We will be starting with Central High School, and we are cutting dirt from Timber Creek HS to use at Central HS. The goal is to erect steel at all four sites at the same time. Please refer to slide 15.

### Crisis Counseling Suites

There will be one suite for each feeder pattern. The first one will be at the old Chisholm Trail (now Keller Collegiate Academy) campus. Framing has started. Trying to get as much construction completed at the Keller Collegiate Academy site before the start of school and then we will then start construction on the remaining three campuses. Please refer to slide 16.

### Agriscience Center

The steel was previously purchased with High School Extra Curricular Indoor Program Facilities contract as a bid alternate to lock in pricing and lead time. The remaining cost to construct the facility was obtained from our GC in the amount of \$7,285,936. The approval of the bid will be presented to the Board of Trustees on Monday July 26<sup>th</sup>. This will be built behind TMI, with road entrance off of Beach. Please refer to slide 17.

There was a suggestion that we should communicate to the community all the work that has been accomplished, and the great stewardship of Bond funds.

Meeting adjourned at 8:50 pm.