



KELLER INDEPENDENT SCHOOL DISTRICT

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

**Citizens Bond Oversight Committee Meeting Minutes
The Keller ISD Education Center – Lone Star Room
350 Keller Parkway, Keller, TX 72648
Wednesday, March 23, 2022 – 7:00 pm**

Present: Cherie Moeller, Felix Mira, Harold Johnson, Hudson Huff, John Klein, Joseph Roy, Julie Nors, Karina Davis, Lloyd Condon, Lourdes Vigoren, Morad Zakhary, Nicole Cobb, Sandi Williamson

Hudson Huff thanked everyone for attending and shared with the committee some of the staffing changes that have taken place over the last several months. He stated that Mr. Hughey had notified the District in December that he would be resigning from his position for another job. Mr. Huff expressed his appreciation for his efforts while overseeing the Bond Program and stated the District was in the process of interviewing candidates for his position. Mr. Huff introduced our newest Bond Project Manager, Morad Zakhary.

Mr. Huff then discussed the Program Financial Metrics. He discussed with the committee adjustments that are made to accommodate the costs associated with the ITAC project with the addition to the KCAL campus project. He stated funds from the Parkview Elementary, Whitley Road Elementary, and the Indoor Extracurricular Program Facilities will be adjusted to accommodate that cost in anticipation of all the Bond work still being within the overall Bond Program budget amount.

He then talked about items that have already been taken to the Board of Trustees for approval as well as the one item, the Keller Middle School Fine Arts addition and renovation project Final GMP, which will be presented to the Board at the March 28th meeting.

Next was a discussion of the MEP (Mechanical, Electrical, Plumbing) and Capital Improvement projects that have been completed. He shared that many of these projects are not visible to the campuses and public because the equipment is in mechanical rooms and behind fences, but they have a great deal of impact on the school environment. He shared that approximately 80% of campuses and classrooms have been impacted by the work that has already been done or will be done in the coming year. Please refer to Slide 4.

Hudson then presented proposed MEP projects – contracts awarded:

Bid Package 1 – This is for work at Freedom, Hidden Lakes, Willis Lane Elementary Schools, Indian Springs Middle School, Fossil Ridge High School, the KISD Education Center, Athletic

Complex, and Maintenance & Operations building. This was awarded to AMS in the amount of \$3,749,896.00 which includes a \$170,000 contingency. Several contractors walked the buildings, but market challenges kept them from bidding. We received only two submittals. Please refer to Slide 5.

Bid Package 2 – This is for work to replace chillers at Central and Keller High Schools. We will replace one or two chillers at a time once the equipment comes in which typically takes six weeks, and we will maximize during school breaks. This was awarded to Infinity in the amount of \$2,630,358.00 which includes a \$150,000 contingency. We awarded this to order equipment now. Please refer to Slide 6.

Bid Packages 3, 4, 5 & Fossil Ridge HS Project – We did not receive any bids for packages 3, 4, and 5. The Fossil Ridge High school project was awarded to AMS in the amount of \$611,674.00 without contingency. Please refer to Slide 7.

An update related to several of the Bond projects was presented:

Keller High School Tennis Courts & Parking Lot Project – There are only a couple of items left to be complete with the newly relocated tennis courts at Keller High School. The parking lot lights are working, and we are waiting on ONCOR to set the new transformer to provide service to the tennis court lights. Please refer to Slide 8.

Fossil Hill Middle School Fine Arts Addition & Renovation Project – The roofing and significant amount of the exterior masonry, windows, and doors around the outside of the building are close to being completed and the contractor is working on interior walls and finishes now. Slide 11 indicates the color-coded work that has already been done and the yellow areas shows the work that will be done over the coming summer. Please refer to Slides 9, 10, 11.

Whitley Road Elementary Re-Build Project – We are making a great deal of progress. The storm shelter area is almost complete. The school will be open without a cafeteria for the majority of next year, but there will be a temporary serving area and the students will eat in the classrooms. This project was planned to be completed in phases and this phase has been anticipated from the beginning of the project. Slide 14 indicates the phasing. In the summer the contractor will begin demolishing the old building in order to be able to complete the cafeteria and kitchen for the new building. We will keep the existing gymnasium structure as part of the project. That area will be completely reworked in the inside of it this next year. Please refer to Slides 12, 13, 14.

Parkview Elementary Re-Build Project – The contractor continues to make progress and most of the school building will be available for the start of school year this August. Slide 17 indicates the phasing that has been planned. Please refer to Slides 15, 16, 17.

KISD “Summer Activities” – These are the projects and activities that have to be planned for and coordinated every summer. Construction will still go on during the week of July 4th when the District is closed. Please refer to Slide 18.

KCAL Parking Lot Project – Even though we’ve had setbacks with weather and site conditions, we are still progressing, and we are working with the City of Keller to coordinate the needed

permitting for the project and hope to start construction on the new addition this next month. Please refer to Slide 19.

Crisis Counseling Suites Projects – These projects are in different phases of completion. The one at the Keller Collegiate Academy campus is complete with the exception of running punch-list work for the project. Trinity Meadows and Parkwood Hill Intermediate are coming along with the building structure complete, and the inside walls being built. Bear Creek Intermediate has had setbacks related to unforeseen conditions and a plan re-submittal that had to be reviewed by City of Keller building officials. The permit for the project has been released and work has restarted on the project. Please refer to Slide 20.

High School Indoor Extracurricular Program Facilities Projects – We have had multiple issues with soil conditions, plan review changes required by the City, and contract scope disputes. It was reported that although those things have challenged these projects that the project team is continuing to work through those issues to get them resolved and intends to continue moving forward with the projects. Related to the Keller High School project the project team reported that the City of Keller is requiring a longer fire lane towards the end of the practice facility. These requirements will cause the building to be moved over so we'll have to slide building over and the repositioning of the building will require the ONCOR electrical service to the Stadium to be relocated. The other significant issue the project team has been working on relates to the Timber Creek High School Indoor building and its proposed location of the building conflicting with the Geothermal mechanical well fields that heat and cool the main campus. These are the two major issues that are currently being worked through at this time. Please refer to Slide 21.

Keller Middle School Fine Arts Addition & Renovation Project – It was reported that a 10-classroom portable building will be moved over from Fossil Hill Middle School campus to the Keller Middle School campus to help accommodate some of the classroom space that will be lost during the project this next year. The project team has done a preliminary review with the City to have this 10-classroom portable in place for start of school in August. Plans have been turned into City. Slide 23 illustrates the Guaranteed Maximum Price information that was presented to the Board on March 7th in order to lock in steel, roofing materials, and mechanical equipment. It was reported that the District's Insurance provider has approved replacement of some roofs within the District, as a result of the Hailstorm last April, and we want to take advantage of doing the re-roof at the same time as our Keller Middle School bond work so we will coordinate those two large projects at the same time. We have several alternates for Phase II of the GMP. The committee discussed making sure that the campus had new landscaping around the campus as part of the project before it would be complete. Mr. Huff stated that the project should have funds within the project to address those needs. John Klein, with VLK Architects, said that we will also be replacing some of the sidewalk on the property as part of the project. Please refer to Slides 22, 23.

Lastly the 2019 Bond Program Dashboard was reviewed by the committee. A Committee member asked about the Hillwood and Indian Springs' secure entry vestibules. Lloyd Condon, with VLK Architects, stated he would review this and ensure that this work is complete. Please refer to Slides 24, 25, 26, 27

Meeting adjourned at 8:30 pm.