

2019 Bond Program Update



CBOC
June 2021

Agenda

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Background

- On May 13, 2019, the Administration received approval from the Board of Trustees to implement the findings of a facility plan created by the Long Range Facility Planning Committee.
- The approved plan includes \$315M in facility improvements throughout the District over the next several years.
- The plan was approved during the November 5th Bond Election.



Program Financial Metrics

- Total Encumbered to date :
\$227,565,667
- Reconciled with Finance
monthly
- Financial summary as of
6/9/2021
- Total expenditures paid to
date: 80,340,972

2019 BOND PROGRAM FINANCIAL SUMMARY				
PROJECT TITLE	BUDGET BREAKDOWN			
	Total Budget	Encumbrances	Expenditures	Balance
Heritage Elementary Re-Build Project	\$ 29,949,883	\$ 29,844,563	\$ 16,166,102	\$ 105,320
Florence Elementary Re-Build Project	\$ 29,949,883	\$ 29,241,630	\$ 15,915,954	\$ 708,253
Parkview Elementary Re-Build Project	\$ 33,309,461	\$ 28,785,926	\$ 2,651,999	\$ 4,523,535
Whitley Road Elementary Re-Build Project	\$ 32,100,230	\$ 27,414,045	\$ 2,840,359	\$ 4,686,185
Fossil Hill Middle School Renovation Project	\$ 18,288,062	\$ 15,576,833	\$ 1,214,439	\$ 2,711,229
Keller Middle School Renovation Project	\$ 25,288,150	\$ 1,303,943.34	\$ 120,419.28	\$ 23,984,207
Industrial Trades and Agriscience Center Project	\$ 21,509,217	\$ 1,038,941.25	\$ 124,361.25	\$ 20,470,276
Keller HS Indoor Extra-Curricular Program Facility	\$ 12,140,683	\$ 9,582,389.70	\$ 608,034.03	\$ 2,558,293
Fossil Ridge HS Indoor Extra-Curricular Program Facility	\$ 12,140,683	\$ 9,552,455.06	\$ 574,881.33	\$ 2,588,228
Central HS Indoor Extra-Curricular Program Facility	\$ 12,140,684	\$ 9,553,326.75	\$ 577,921.02	\$ 2,587,357
Timber Creek HS Indoor Extra-Curricular Program Facility	\$ 12,140,684	\$ 9,561,720.75	\$ 583,642.02	\$ 2,578,963
Technology Infrastructure Projects and Device Purchases	\$ 26,291,177	\$ 26,214,990.19	\$ 22,961,636.44	\$ 76,187
Security Infrastructure Projects and Device Purchases	\$ 11,419,495	\$ 9,425,272.19	\$ 7,074,713.90	\$ 1,994,223
MEP Projects and Life Safety System Upgrades	\$ 25,094,100	\$ 12,384,481.74	\$ 6,873,213.20	\$ 12,709,618
Campus Security Initiative Construction Projects	\$ 6,898,000	\$ 6,050,102.51	\$ 870,300.81	\$ 847,897
High School Auditorium Equipment/System Upgrad Projects	\$ 4,900,000	\$ 1,799,731.73	\$ 948,397.18	\$ 3,100,268
Bond Program Management	\$ 1,439,608	\$ 235,315.30	\$ 234,599.22	\$ 1,204,293
TOTAL	\$ 315,000,000	\$ 227,565,667.65	\$ 80,340,972.26	\$ 87,434,332



Projects in Construction

PROJECT TITLE	PHASE	SCHEDULE STATUS	PLANNED COMPLETION DATE	PROJECTED COMPLETION DATE	DESIGN/ CONSTRUCTION % COMPLETE	NOTES
Secure Entry Vestibules Phase No.1	COMPLETE	COMPLETE	8/7/2020	1/29/2021	100%	Project is in closeout, delays attributable to COVID-19
Winter Storm Emergency MEP Projects	COMPLETE	COMPLETE	4/16/2021	4/16/2021	100%	Storm damage at SGES required the existing boiler, hot water heater and (2) pumps to be replaced over Spring Break. Central High School Boiler #2 was installed mid April 2021.
Mechanical Electrical Plumbing (MEP) Winter and Spring Break Project	CONSTRUCTION	COMPLETE	1/1/2021	5/28/2021	100%	Project is in closeout, delays attributable to COVID-19
Improvements to High School Auditoriums	CONSTRUCTION	COMPLETE	12/1/2020	5/28/2021	100%	Project is in closeout, delays attributable to COVID-19
Heritage Elementary Re-Build Project	CONSTRUCTION	ON SCHEDULE	7/30/2021	7/30/2021	75%	FF&E purchases in progress, summer move coordination in progress. Submit TEA grant application for FF&E funds in July 2021.
Florence Elementary Re-Build Project	CONSTRUCTION	ON SCHEDULE	7/30/2021	7/30/2021	75%	FF&E purchases in progress, summer move coordination in progress. Submit TEA grant application for FF&E funds in July 2021.
Parkview Elementary Re-Build Project	CONSTRUCTION	BEHIND SCHEDULE	8/19/2022	8/19/2022	5%	Installing portables and supporting utilities and commencing site grading activities. Extensive rain is causing delays and total impact is being evaluated by the team.
Whitley Road Elementary Re-Build Project	CONSTRUCTION	BEHIND SCHEDULE	10/28/2022	10/28/2022	5%	Site grading and pier drilling activities have commenced. Extensive rain is causing delays and total impact is being evaluated by the team.
Fossil Hill Middle School Fine Arts Addition & Renovation Project	CONSTRUCTION	ON SCHEDULE	7/30/2022	7/30/2022	5%	Site grading and utilities are underway for the addition and renovations in the gym have started.
MEP Projects and Life Safety System Upgrades (Group 2)	CONSTRUCTION	ON SCHEDULE	7/30/2021	7/30/2021	15%	Construction activities are underway and will be ongoing throughout the summer at 12 KISD campuses.
Keller HS Indoor Extra-Curricular Program Facility	CONSTRUCTION	ON SCHEDULE	7/27/2022	7/27/2022	0%	Construction activities will not start until after the existing tennis courts have been relocated in the early fall time period. Structural steel will not arrive until January 2022.
Fossil Ridge HS Indoor Extra-Curricular Program Facility	CONSTRUCTION	ON SCHEDULE	7/27/2022	7/27/2022	0%	Construction activities will not start until after the existing Heritage ES is demolished this summer. Structural steel will not arrive until January 2022.
Central HS Indoor Extra-Curricular Program Facility	CONSTRUCTION	ON SCHEDULE	1/20/2022	1/20/2022	0%	Pre-construction meetings are in progress and construction will begin mid June. Structural steel will not arrive until January 2022.
Timber Creek HS Indoor Extra-Curricular Program Facility	CONSTRUCTION	ON SCHEDULE	1/20/2022	1/20/2022	0%	Construction activities will not start until November to allow for band access to the adjoining parking area where utility tie ins are required. Structural steel will not arrive until January 2022.
Secure Entry Vestibules Phase No.2	CONSTRUCTION	ON SCHEDULE	8/13/2021	8/13/2021	10%	- Bid period 4/14 to 4/29 - Award CSP 5/10/22
Crisis Counseling Suites	CONSTRUCTION	ON SCHEDULE	2/22/2022	2/22/2022	0%	The pre-construction meetings are in progress and construction activities should start in mid June.

Data current as of 6/8/2021



Projects in Design

PROJECT TITLE	PHASE	SCHEDULE STATUS	PLANNED COMPLETION DATE	PROJECTED COMPLETION DATE	DESIGN/ CONSTRUCTION % COMPLETE	NOTES
Agriscience Center Project at Trinity Meadows Site	DESIGN	ON SCHEDULE	8/27/2021	8/27/2021	85%	<ul style="list-style-type: none"> - Bid steel package April 14-27, award bid alternate for steel package 5/10/2021 - Finalize design package 6/18/2021 - Bid period 6/21/2021 to 7/2/2021 - Award CSP 7/26/2021
Industrial Trades Project at KCAL	DESIGN	BEHIND SCHEDULE	8/27/2021	12/5/2022	35%	<ul style="list-style-type: none"> - VLK present schematic design 5/24/2021 - Bid period 10/18/21 11/5/2021 - Award CSP 11/15/21
Keller Middle School Fine Arts Addition & Renovation Project	DESIGN	BEHIND SCHEDULE	12/30/2022	TBD	25%	<ul style="list-style-type: none"> - The schematic design to be presented to the CBOC and BOT June 2021.

Data current as of 6/8/2021



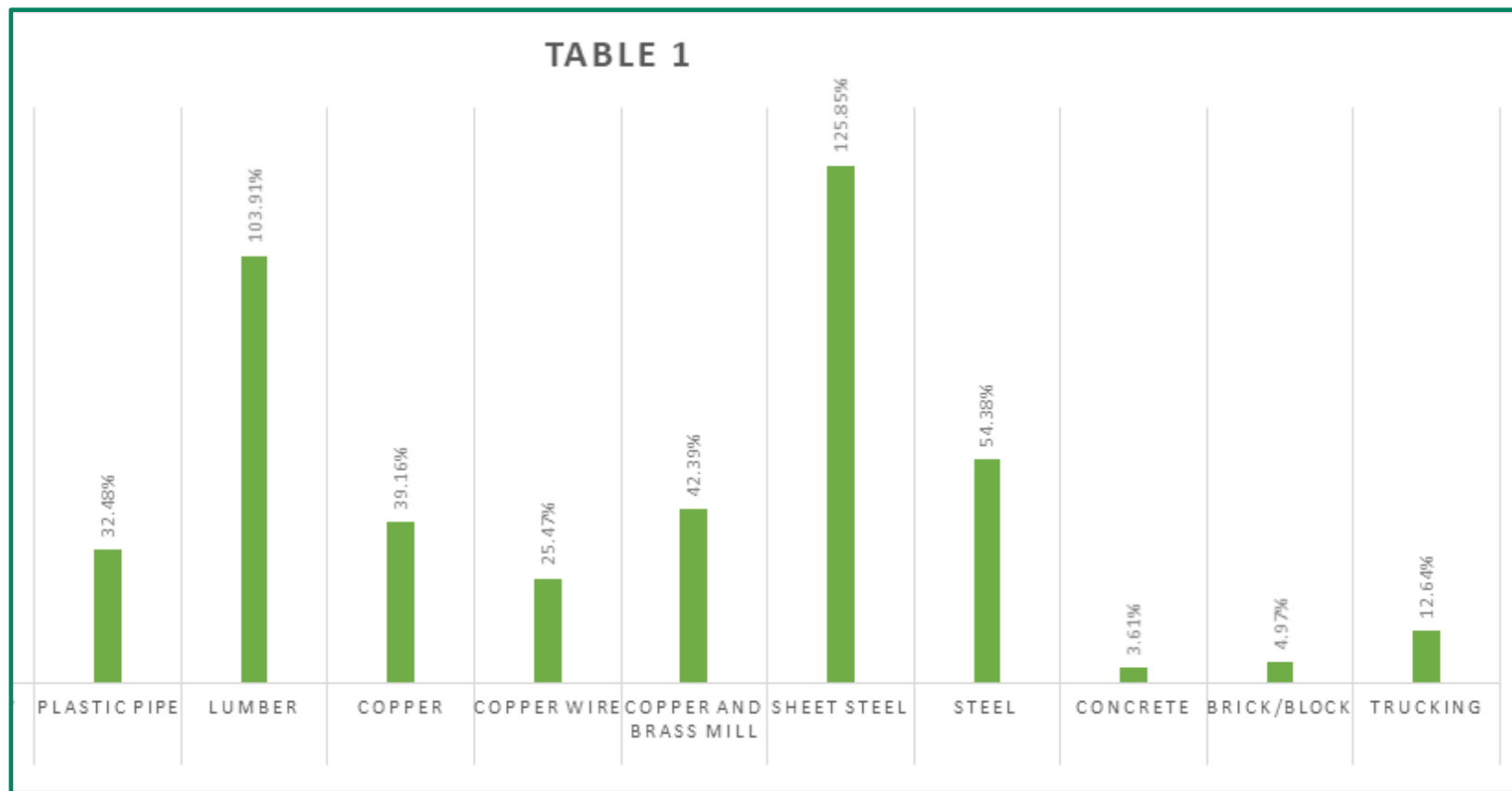
Upcoming Board Approvals

Board of Trustees Contract Approval Requests

- June 21
 - ✓ Contract for Florence ES Playground equipment purchase and installation
 - ✓ Contract for multiple campus SPED renovations (Shady Grove ES, Independence ES, Sunset Valley ES, Fossil Ridge HS)
 - ✓ Schematic Design Approval for Keller MS Fine Arts Addition/Renovation project
- July 26
 - ✓ Contract for Agriscience Center



Market Challenges



- Market shortages include concrete, paint, PVC and many more!
- We are experiencing unprecedented lead times for critical materials:
 - ✓ 8 months for structural steel;
 - ✓ 4-5 months for chillers;
 - ✓ 5 months for doors.

- Cost increase of each listed commodity between February 2020 to April 2021
- Source for material = FRED Economic Data (Federal Reserve Bank St. Louis) Producer Price Index

Market Challenges

Solutions:

- ✓ Developed standard AIA contract templates with assistance from our third-party legal counsel
 - Required general contractors to review and agree to use them as a condition of their bid
 - Contract negotiations condensed from 4-6 weeks to 1 week on average
- ✓ Monitored the market and made strategic decisions to enable rapid change and adaptability to keep project budgets viable
 - Expedited structural steel design and initiated early bid packages for steel on several bond projects
 - Quickly approved substitution requests on materials such as allowing for an EIFS finish in lieu of metal panels at Florence ES and Heritage ES to keep the projects on schedule
 - Fast tracked the design on our Summer MEP work and pre-approved submittals to get ahead of 16 to 20-week lead times associated with boilers and chillers which reduced lead times by four weeks
- ✓ The result is that we have been able to execute over 37 contracts this year with a value of over \$227M. 80% of the 2019 bond projects are in construction!



Heritage Elementary Schools Progress



Heritage ES Clinic Millwork



Heritage ES Cafetorium

Heritage ES is on track to open for the next school year.

Site work and demolition will carry into the December/January time frame.

Florence Elementary Schools Progress



Florence ES Administrative Area Millwork



Florence ES Reception Area

Florence ES is on track to open for the next school year.

Site work and demolition will carry into the November/December time frame.

Parkview Elementary School Progress



Site utility, demolition, grading, and portable connections are being made at Parkview ES.

Weather is causing delays to the construction schedule

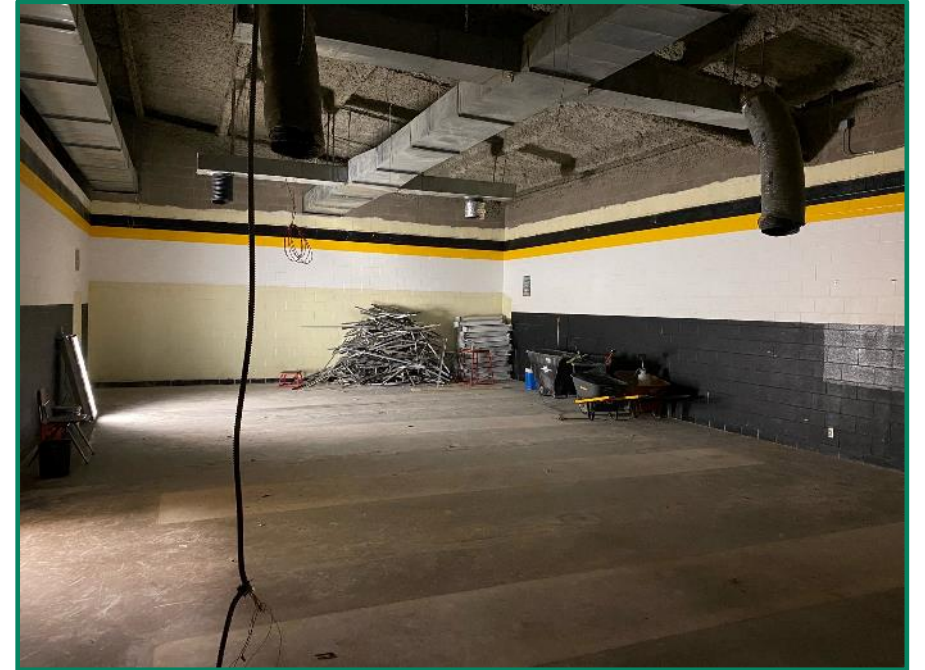
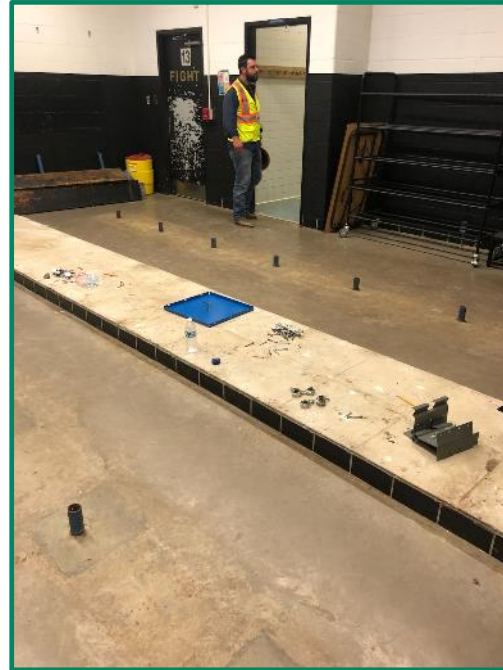
Whitley Road Elementary School Progress



Pier drilling, grade beams, site grading, and utility connections are in progress.

DFW concrete shortage and weather are causing delays to the construction schedule

Fossil Hill Middle School Fine Arts Addition/Renovation Progress



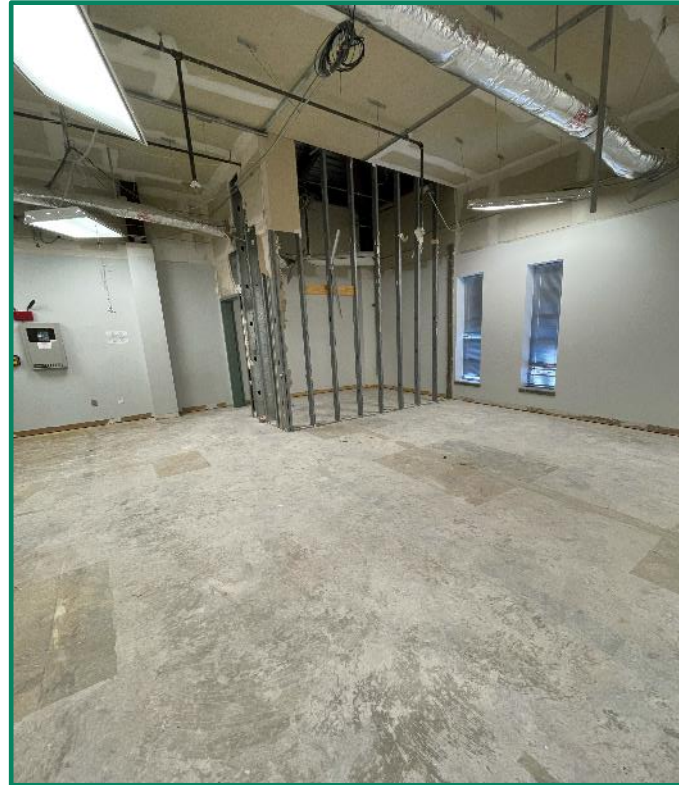
Demolition of site pavement for the addition are underway

Portables have been ordered and will be installed in late June early July.

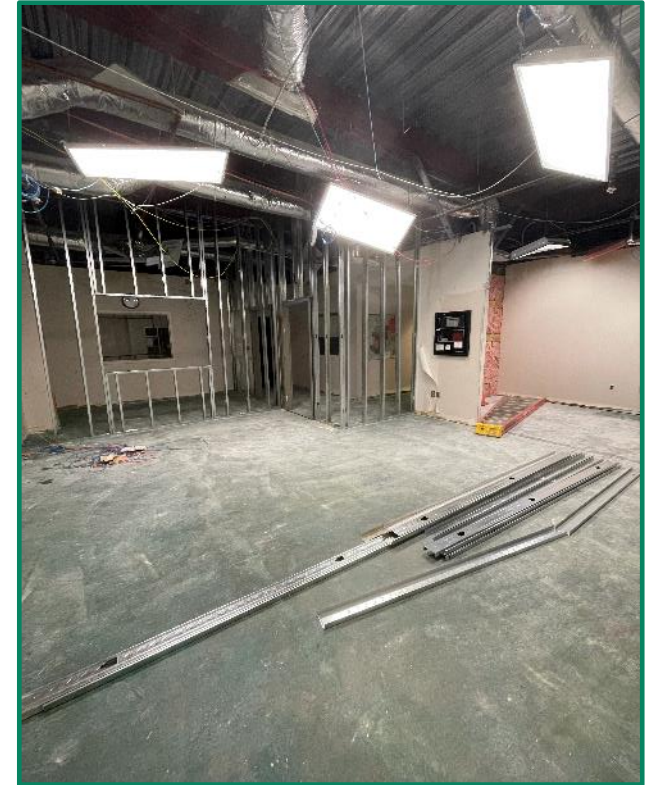
Gym renovations have started, and demolition activities are ongoing.

Secure Entry Vestibules Phase No. 2 Progress

- Initial 23 campuses in phase No. 1 are complete
- Phase No. 2 includes the following campuses:
 - ✓ Willis ES
 - ✓ Bear Creek IS
 - ✓ New Directions HS
 - ✓ Keller HS
 - ✓ Early Learning Center North
 - ✓ North Riverside ES
 - ✓ Central HS
 - ✓ Fossil Ridge HS
 - ✓ Timbercreek HS
 - ✓ Liberty ES
- Construction has started at Willis Lane ES, Bear Creek IS, Liberty ES, and North Riverside ES.



Willis Lane ES Demolition



Liberty ES Demolition

Summer MEP Project Update



New Boiler Installation
at Parkwood Hill IS

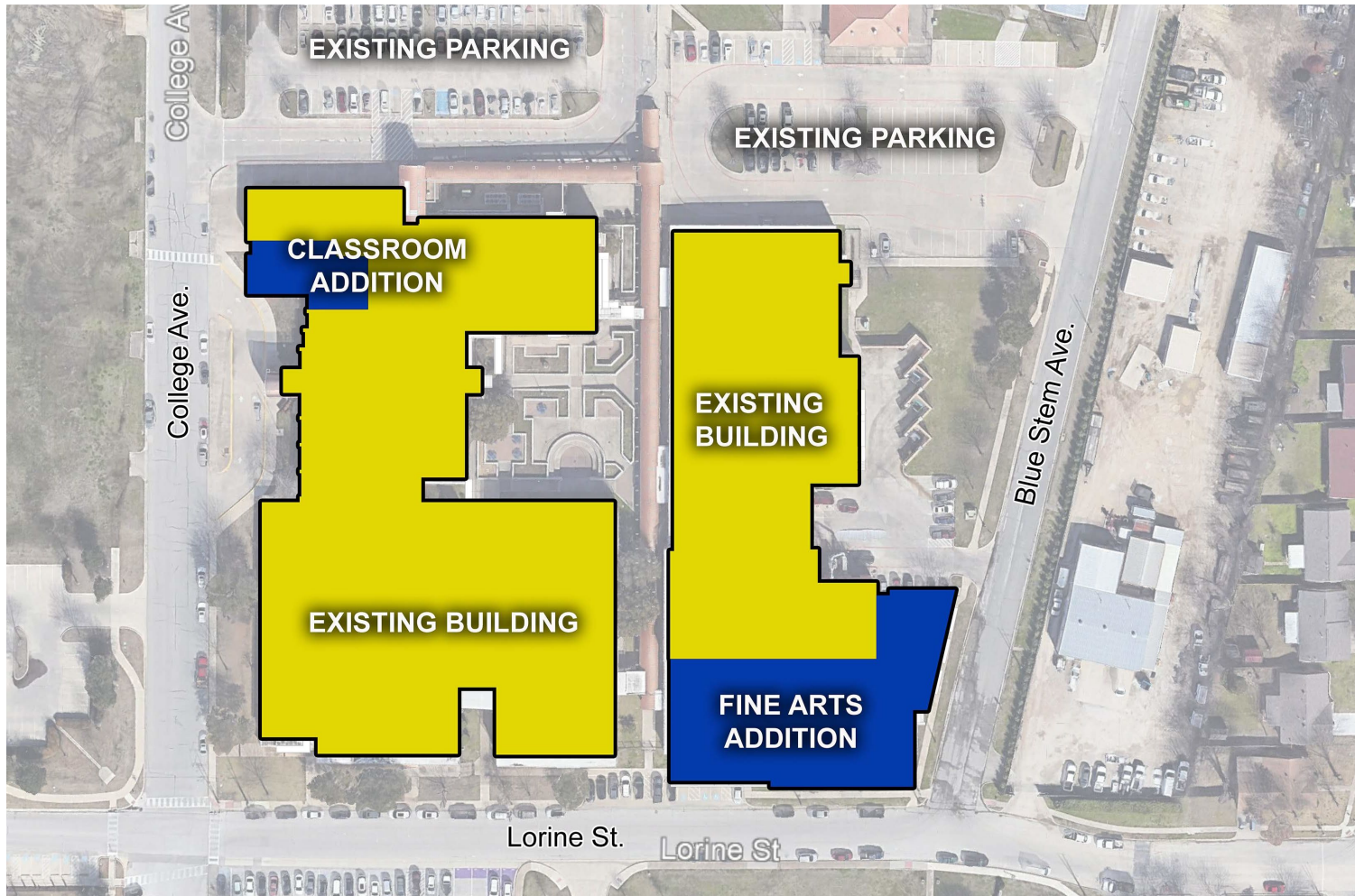


New Chiller Installation
at Park Glen ES

- Construction has commenced and will be ongoing throughout the summer.
- Schedules are being closely coordinated with the campuses.
- The work will be executed in three packages:
 - Package 1, American Mechanical Systems of Texas: Timber Creek HS, Keller-Harvel ES, Keller MS and Keller HS
 - Package 2, TDIndustries: Natatorium, Shady Grove ES, Central HS and Fossil Ridge HS
 - Package 3, Infinity Contractors International: KCAL, Parkwood Hill IS, Park Glen ES, Bluebonnet ES

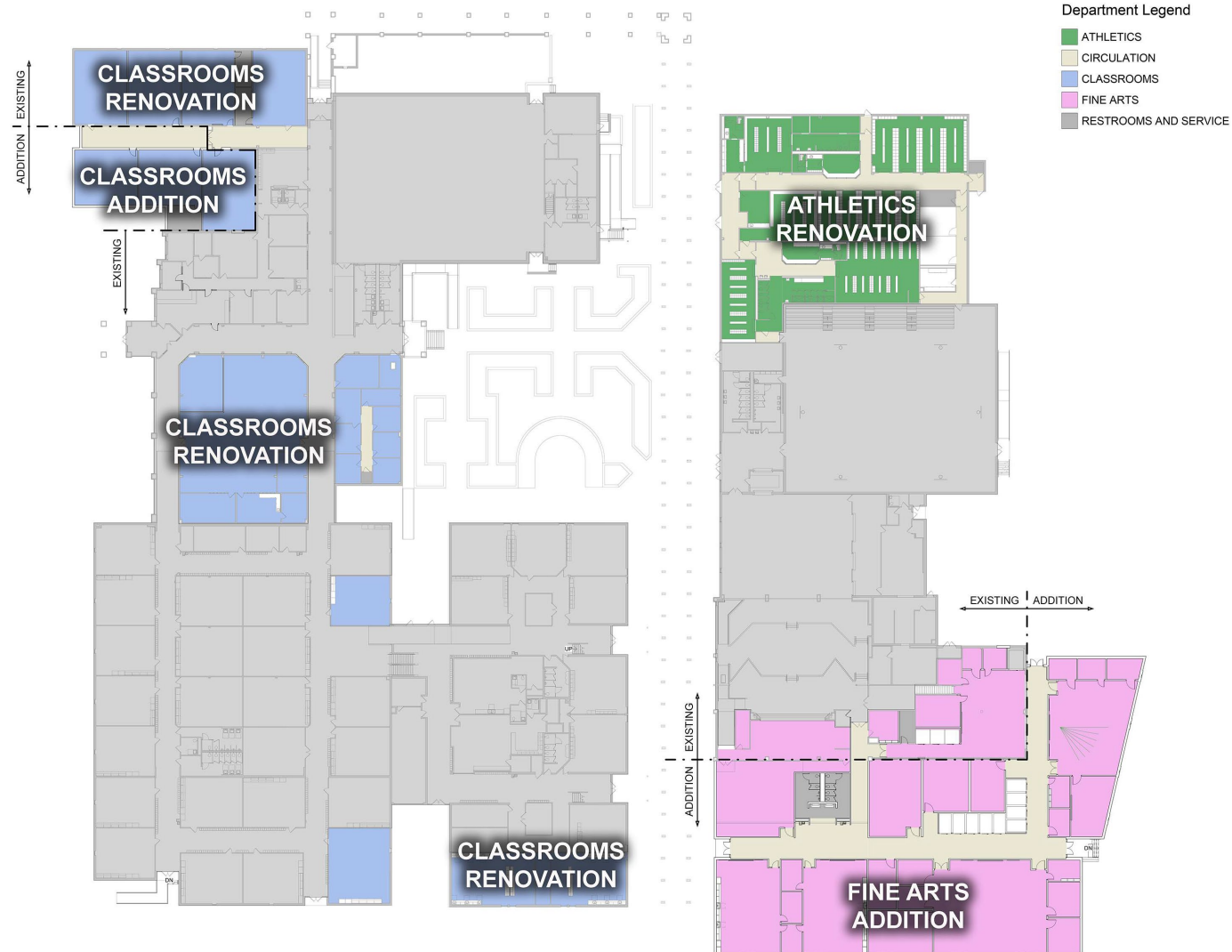
Keller MS Fine Arts Addition/Renovation

Schematic Design Presentation

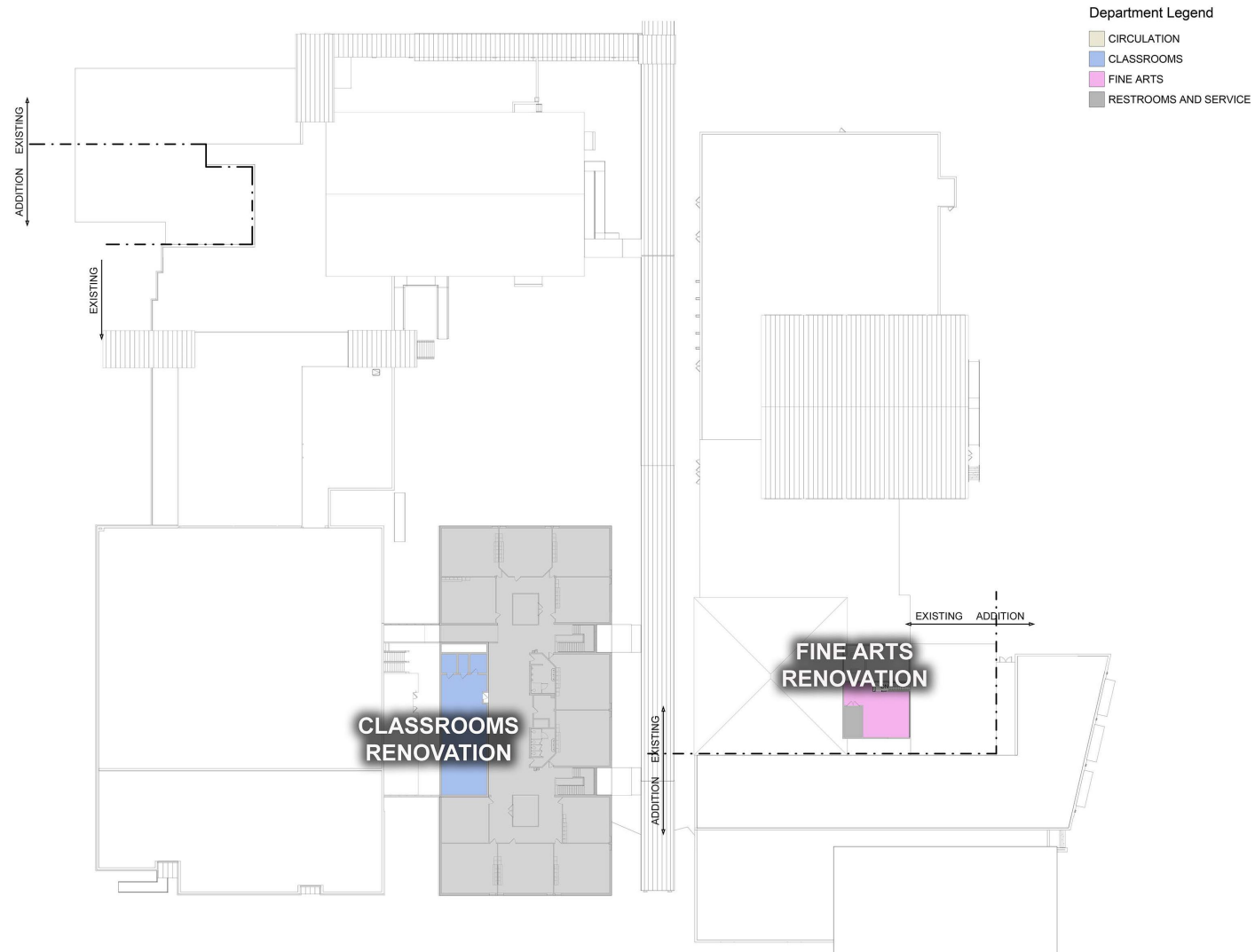


- Construction Budget \$21,304,717
- The schematic design concept has been coordinated with the campus & district administration
- Schematic design to be presented for approval at the 6/21/2021 Board meeting

Keller MS Schematic 1st Floor Plan



Keller MS Schematic 2nd Floor Plan



Keller MS Schematic Rendering Option #1



The materials selections represented in this schematic are subject to budget validation

Keller MS Schematic Rendering Option #2



This sketch represents a back up option that is more cost effective and utilizes construction materials more readily available in the market

Questions?

