

# 2019 Bond Program Update



**CBOC**  
**January 25, 2023**

# Welcome and Introductions

**Cecil McDaniel,  
Associate Superintendent of District Operations**



# Construction Team

**Rola Fadel**

Executive Director of Construction Services



**Harold Johnson**

Project Manager



**Morad Zakhary**

Project Manager



**Joseph Roy**

Project Manager



**Amber McMillan**

Administrative Support



# 2019 Bond Project List

Secure Entry Vestibules Phase No. 01	100%	Complete
Winter Storm Emergency MEP Projects	100%	Complete
Mechanical Electrical Plumbing Winter & Spring Break Project (Group 1-2020)	100%	Complete
Improvements to High School Auditoriums	100%	Complete
Heritage Elementary Re-Build Project	100%	Complete
Florence Elementary Re-Build Project	100%	Complete
MEP Projects and Life Safety Systems Upgrades (Group 2-2021)	100%	Complete
Secure Entry Vestibules Phase No. 02	100%	Complete
Keller High School and Keller Middle School Tennis Courts Projects (KHS Parking Lot Included)	100%	Complete



# 2019 Bond Project List

MEP Projects and Life Safety System Upgrades (Pkg 1 & 2 - 2022)	89%	Fall 2023
MEP Projects and Life Safety System Upgrades (Pkg 3 & 4 - 2023)	0%	No Bid
MEP Projects and Life Safety System Upgrades (Pkg 5 - 2022)	55%	Summer 2023
Fossil Hill Middle School Fine Arts Addition & Renovation Project	98%	Spring 2023
Whitley Road Elementary Re-Build Project	80%	Summer 2023
Parkview Elementary Re-Build Project	90%	Summer 2023
KCAL Parking Lot Project Associated with the Industrial Trades Project	100%	Complete
Industrial Trades Addition & Renovations Project at KCAL	49%	Summer 2023
Crisis Counseling Suites Projects	100%	Complete



# 2019 Bond Project List

Agriscience Learning Center	95%	Spring 2023
Central HS - Indoor Extra Curricular Program Facility	95%	Spring 2023
Keller HS - Indoor Extra Curricular Program Facility	40%	Summer 2023
Fossil Ridge HS - Indoor Extra Curricular Program Facility	86%	Spring 2023
Timber Creek HS - Indoor Extra Curricular Program Facility	55%	Summer 2023
Keller Middle School Fine Arts Addition & Renovation Project	62%	Summer 2023



# Program Financial Metrics

2019 BOND PROGRAM FINANCIAL SUMMARY As of December 31, 2022				
PROJECT TITLE	BUDGET BREAKDOWN			
	Original Budgets	Current Expenditures	Current Encumbrances	Current Balance
Heritage Elementary Re-Build Project	\$ 29,949,883	\$ 29,848,315	\$ 27,045	\$ 74,522
Florence Elementary Re-Build Project	\$ 29,949,883	\$ 29,858,195	\$ 50,574	\$ 41,113
Parkview Elementary Re-Build Project	\$ 33,309,461	\$ 29,431,879	\$ 2,152,051	\$ 1,725,531
Whitley Road Elementary Re-Build Project	\$ 32,100,230	\$ 25,540,659	\$ 4,668,870	\$ 1,890,701
Fossil Hill Middle School Renovation Project	\$ 18,288,062	\$ 15,437,667	\$ 757,469	\$ 2,092,926
Keller Middle School Renovation Project	\$ 25,288,150	\$ 6,986,383	\$ 17,169,383	\$ 1,132,385
Industrial Trades and Agriscience Center Project	\$ 21,509,217	\$ 7,107,868	\$ 13,113,311	\$ 1,288,037
Keller HS Indoor Extra-Curricular Program Facility	\$ 12,140,683	\$ 8,400,625	\$ 3,626,490	\$ 113,567
Fossil Ridge HS Indoor Extra-Curricular Program Facility	\$ 12,140,683	\$ 9,984,727	\$ 1,847,628	\$ 308,328
Central HS Indoor Extra-Curricular Program Facility	\$ 12,140,684	\$ 11,104,016	\$ 729,829	\$ 306,838
Timber Creek HS Indoor Extra-Curricular Program Facility	\$ 12,140,684	\$ 7,057,423	\$ 4,812,677	\$ 270,583
Technology Infrastructure Projects and Device Purchases	\$ 26,291,177	\$ 25,291,397	\$ 592,140	\$ 407,640
Security Infrastructure Projects and Device Purchases	\$ 11,419,495	\$ 9,173,669	\$ 1,001,775	\$ 1,244,051
MEP Projects and Life Safety System Upgrades	\$ 25,094,100	\$ 19,985,746	\$ 4,023,881	\$ 1,084,473
Campus Security Initiative Construction Projects	\$ 6,898,000	\$ 5,909,021	\$ 151,774	\$ 837,204
High School Auditorium Equipment/System Upgrad Projects	\$ 4,900,000	\$ 3,911,057	\$ 885,775	\$ 103,169
Bond Program Management	\$ 1,439,608	\$ 856,892	\$ 7,110	\$ 575,606
Project Savings - Misc. Projects		\$ (850,000)		\$ 850,000.00
<b>TOTAL</b>	<b>\$ 315,000,000</b>	<b>\$ 245,035,541</b>	<b>\$ 55,617,783.94</b>	<b>\$ 14,346,675.26</b>

- Financial summary as of:  
**December 31, 2022**
- Total Current Encumbrances :  
**\$300,653,325.00**
- Total Expenditures:  
**\$245,035,541.00**

Notes: 1) Heritage ES budget does not reflect the use of interest earned on Bond in the amount of \$1,196,990 used to accommodate the required fifth grade addition to the project required by feeder pattern changes to the enrollment (Board Action 8/24/2020). 2) Encumbrances include Purchase orders & Board Approvals. 3) Balances do not reflect unused contingency amounts.



# Proposed MEP Projects

## Bid Package 3, 4, 5, & Fossil Ridge HS Project -

Proposing Contractors		AMS of Texas, LLC (American Mechanical Services of Texas, LLC)	Infinity Contractors International, Ltd.	Entech Sales & Services, Inc.
<b>BID PACKAGE - TRINITY MEADOWS INTERMEDIATE AND TRINITY SPRINGS MIDDLE SCHOOLS</b>				
Proposing Contractors		AMS of Texas, LLC (American Mechanical Services of Texas, LLC)	Infinity Contractors International, Ltd.	Entech Sales & Services, Inc.
Trinity Meadows Intermediate School	Base Proposal	NO BID	NO BID	NO BID
Trinity Springs Middle School	Base Proposal	NO BID	NO BID	NO BID
<b>Total for Package 3</b>	<b>Total</b>	<b>NO BID</b>	<b>NO BID</b>	<b>NO BID</b>
<b>BID PACKAGE - KELLER-HARVEL ES, SHADY GROVE ES, &amp; VARIOUS CAMPUSES</b>				
Keller Harvel Elementary School	Replacing of Switchgear	NO BID	NO BID	NO BID
Shady Grove Elementary School	Emergency Light Fixtures (M & L)	NO BID	NO BID	NO BID
Variable Frequency Inverter Procurement	Supply of Listed VFDs	<b>NO BID</b>	<b>NO BID</b>	<b>NO BID</b>
<b>Total for Package 4</b>				
<b>BID PACKAGE - TIMBER CREEK HIGH SCHOOL CHILLER</b>				
Timber Creek High School	Supply only(1) Fluid Cooler Chiller Unit	NO BID	NO BID	NO BID
Timber Creek High School	Please identify the lead time for the equipment.	NO BID	NO BID	NO BID
<b>Total for Package 5</b>		<b>NO BID</b>	<b>NO BID</b>	<b>NO BID</b>
<b>REQUEST FOR QUOTES - FOSSIL RIDGE HIGH SCHOOL GYM ROOF TOP UNIT REPLACEMENTS</b>				
		AMS of Texas, LLC (American Mechanical Services of Texas, LLC)	Entech Sales & Services, Inc.	TD Industries
Replacement of 7 Roof Top Units, Installation of Curb Adapters, and all new piping to Units for both Small and Large Gymnasiums		<b>\$611,674.00</b>	<b>\$656,280.00</b>	<b>\$851,983.00</b>

- No Proposals were received for Bid Packages 3, 4, & 5

- Fossil Ridge HS Contract Awarded to AMS of Texas, LLC.

- No Contingency in Contract





# Proposed MEP Project

<b>Bid Package 3a</b>	<b>Trinity Meadows Intermediate School</b> Supplementing Geothermal Lines with RTU's
<b>Bid Package 3b</b>	<b>Trinity Springs Middle School</b> Supplementing Geothermal Lines with RTU's
<b>Bid Package 4</b>	<b>Keller Harvel Elementary School</b> Switchgear Replacement <b>Shady Grove Elementary School</b> Replacement of Emergency Light Fixtures <b>Maintenance Attic Stock</b> Variable Frequency Drivers / Inverter - District Wide
<b>Bid Schedule</b>	
Bid Packages out to bid	February 10, 2023
Bid Packages Proposals Due	March 03, 2023
Board Approval	March 27, 2023



# MEP Projects

<b>Bid Package No. 01 - AMS of Texas</b>	<b>Percentage Complete</b>
Freedom Elementary School	95%
Hidden Lakes Elementary School	95%
Willis Lane Elementary School	70%
Indian Springs Middle School	95%
Fossil Ridge High School	95%
Keller ISD Education Center	70%
Keller ISD Athletics Complex	95%
Keller ISD Maintenance & Operations	95%



# MEP Projects



# MEP Projects



# MEP Projects

<b>Bid Package No. 02 - Infinity Contractors Int'l</b>	<b>Percentage Complete</b>
Central High School	35%
Keller High School	10%



# MEP Projects



# MEP Projects



# Fossil Hill Middle School Fine Arts Addition & Renovation Project





# Fossil Hill Middle School Fine Arts Addition & Renovation Project

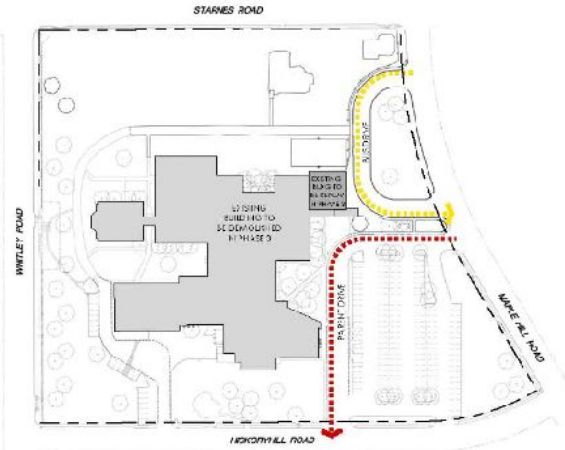


# Fossil Hill Middle School Fine Arts Addition & Renovation Project



# Whitley Road Elementary Re-Build Project

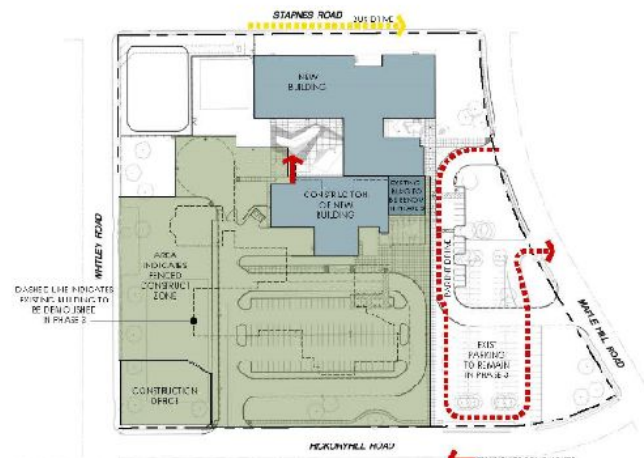
- Phasing Plan



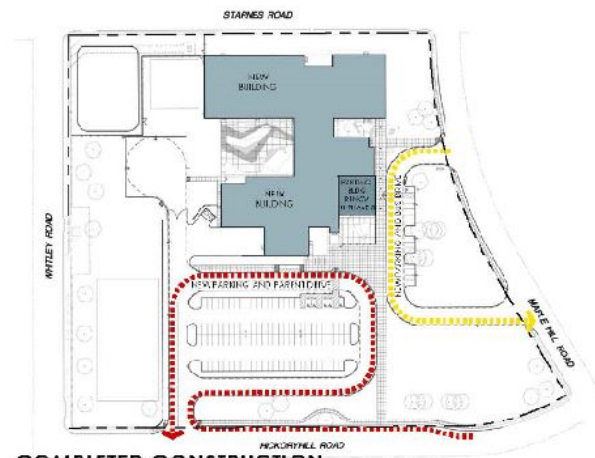
PHASE 1



PHASE 2



PHASE 3



COMPLETED CONSTRUCTION



# Whitley Road Elementary Re-Build Project



# Whitley Road Elementary Re-Build Project



# Whitley Road Elementary Re-Build Project

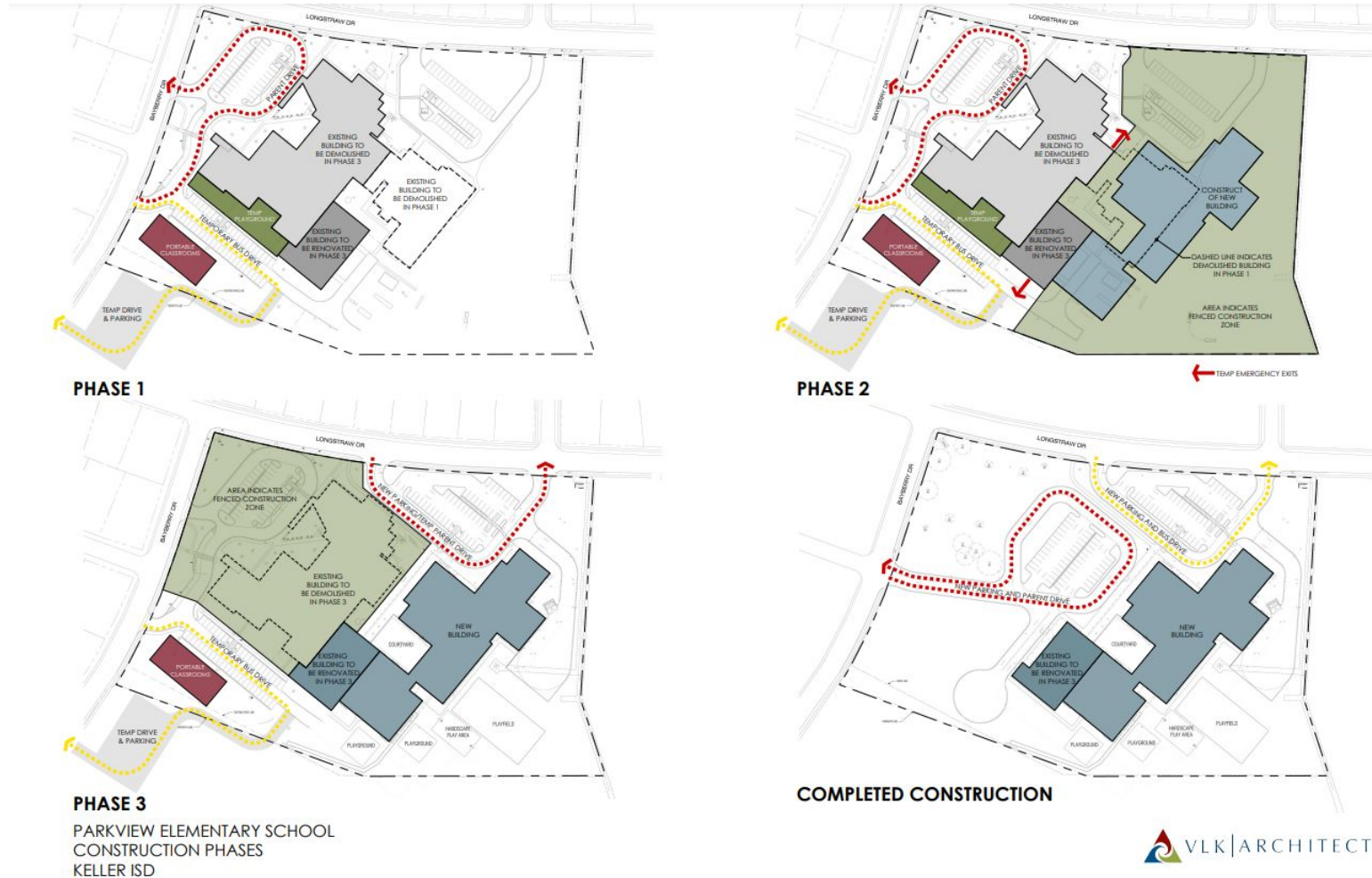


# Whitley Road Elementary Re-Build Project



# Parkview Elementary Re-Build Project

- Phasing Plan





# Parkview Elementary Re-Build Project



# Parkview Elementary Re-Build Project



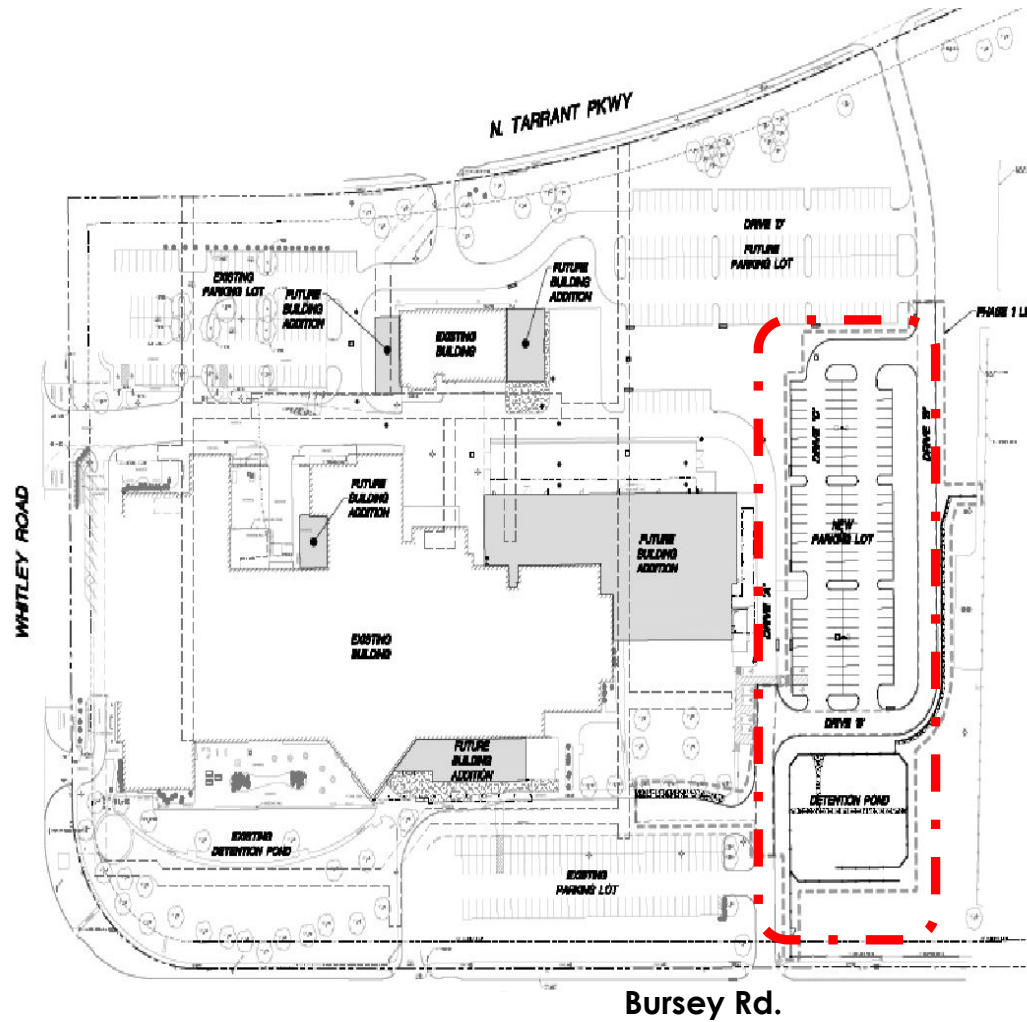
# Parkview Elementary Re-Build Project



# Parkview Elementary Re-Build Project



# KCAL Parking Lot Project Update



# KCAL Additions & Renovations Update



# KCAL Additions & Renovations Update



# KCAL Additions & Renovations Update





# Crisis Counseling Suites Projects



**Bear Creek Intermediate**

# Crisis Counseling Suites Projects



**Bear Creek Intermediate**

# Crisis Counseling Suites Projects



Parkwood Hill Intermediate

# Crisis Counseling Suites Projects



Parkwood Hill Intermediate

# Crisis Counseling Suites Projects



Trinity Meadows Intermediate



# Crisis Counseling Suites Projects



Trinity Meadows Intermediate

# Crisis Counseling Suites Projects



Keller Collegiate Academy

# Crisis Counseling Suites Projects



Keller Collegiate Academy





# Agriscience Learning Center



# Agriscience Learning Center



# Agriscience Learning Center



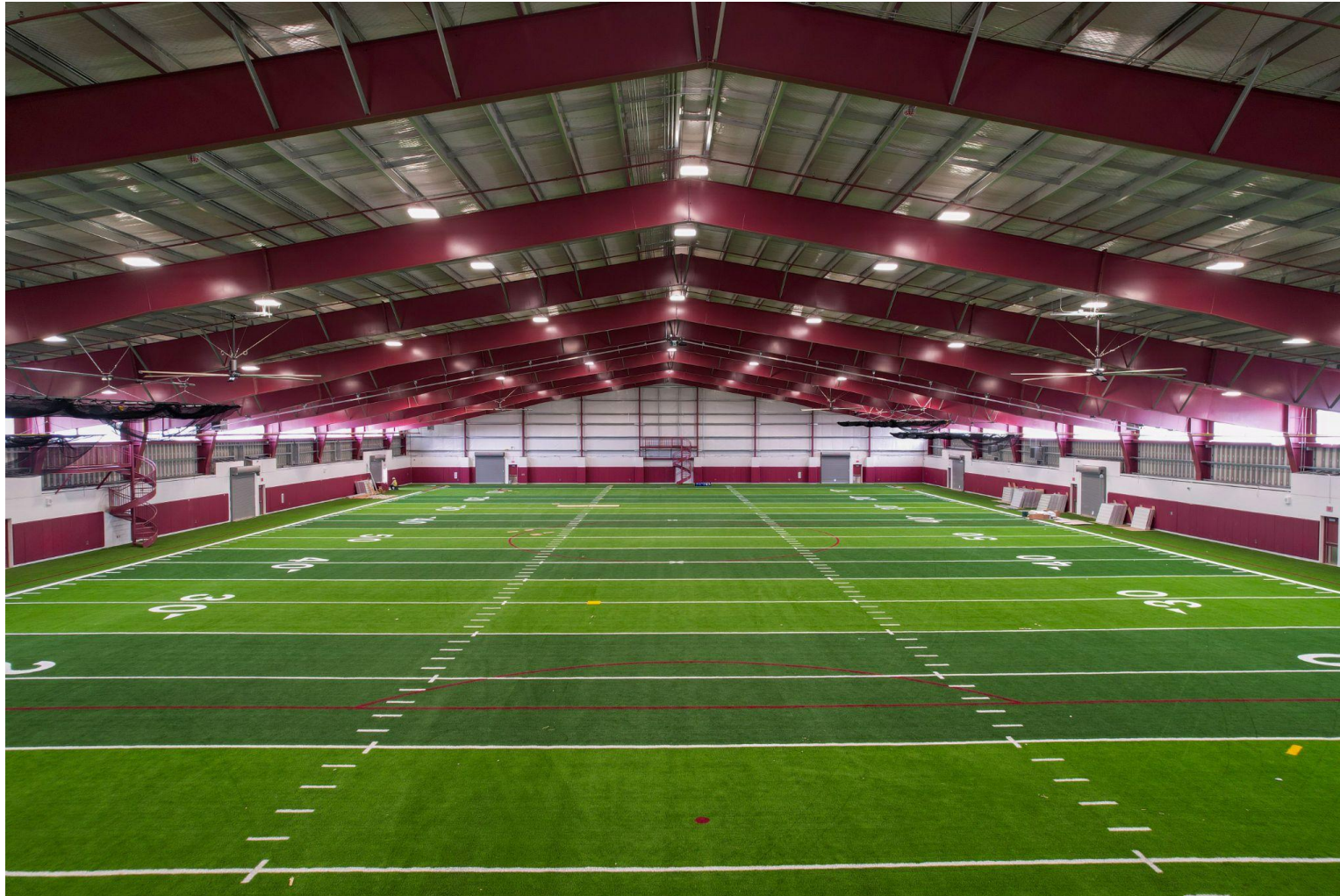
# Central HS Indoor Extracurricular Program Facilities Projects



# Central HS Indoor Extracurricular Program Facilities Projects



# Central HS Indoor Extracurricular Program Facilities Projects



# Keller HS Indoor Extracurricular Program Facilities Projects



# Keller HS Indoor Extracurricular Program Facilities Projects





# Keller HS Indoor Extracurricular Program Facilities Projects



# Fossil Ridge HS Indoor Extracurricular Program Facilities Projects



# Fossil Ridge HS Indoor Extracurricular Program Facilities Projects



# Fossil Ridge HS Indoor Extracurricular Program Facilities Projects



# Timber Creek HS Indoor Extracurricular Program Facilities Projects



# Timber Creek HS Indoor Extracurricular Program Facilities Projects



# Timber Creek HS Indoor Extracurricular Program Facilities Projects



# Keller Middle School Fine Arts Addition & Renovation Project –





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# Keller Middle School Fine Arts Addition & Renovation Project –



# Questions?



**Next Meeting: April 26, 2023**  
**Location: Parkview Elementary**

