



## **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 Thursday, October 21, 2021 – 7:00 pm**

**Present: Felix Mira, Hudson Huff, Lourdes Vigoren, Paul Hughey, Renato Gama Patino, Sandi Williamson, Vaughan Hamblin**

Paul welcomed and thanked everyone for attending. There was a lot to discuss so we got right to the financial metrics. To date we have encumbered \$238,576,996 and have paid \$118,554,867. All but two of the major Bond projects have been funded for construction. Please refer to slide 4.

Paul then discussed market challenges. We continue to see escalating prices and long lead times of materials and supplies needed for most of our projects. There are also a record number of starts in the DFW area but also a record number of uncompleted projects. However, we are not sitting back, we are being proactive, looking at our delivery methods and making strategic decisions to adapt to the market, substituting materials where possible, in order to stay on track, and keep most of our projects on budget. Please refer to slides 5, 6, and 7.

Next was the projects in construction dashboard. There are some projects behind schedule due to various reasons but doing well staying on track all things considered. Summer MEP is indicated as behind schedule due to the delay in getting LED fixtures over the summer. Installation will be done over the winter break. Please refer to slide 8.

We have added our Summer 2022 MEP projects to the list of Projects in Design. These have been added in order to get ahead of lead times to be able to deliver over the summer. Please refer to slide 9.

We have a couple of items upcoming for Board approval on November 15, the contract for the KCAL Addition and Renovation project, and the Construction Manager at Risk (CMAR) for the Keller Middle School Fine Arts addition and renovation. The Summer 2022 MEP contract will come up for Board approval in December or January. Please refer to slide 10.

Heritage Elementary School – There are a few items yet to be finished out, however, overall students, parents, and staff are very satisfied with the new campus. The dedication ceremony will be held October 28<sup>th</sup>. Please refer to slide 11.

Florence Elementary School – Demoiing of the old existing building continues and is expected to be completed by the end of November. There are a few remaining items as this lagged due to having more asbestos. The dedication ceremony will be held October 26<sup>th</sup>. Please refer to slide 12.

Parkview Elementary School – We are starting to see the foundation but weather and permitting have been a challenge. We are still on track to finish the building construction on time. Site circulation and parking will not be completed until the early fall. We are evaluating options for parking and circulation in order to open the school for the fall of 2022. Please refer to slide 13.

Whitley Road Elementary School – This project is behind schedule due to defects we discovered which required corrective action. We had to stop construction and sent a corrective action letter to the contractor as well as address site supervision issues. This along with concrete shortage and weather have set us back several months. Our new baseline is to get a Temporary Certificate Occupancy for the northern portions of the school (areas A, B,C) by June. Area D will be delayed until March of 2023 which includes the new Fine Arts portion of the campus and the cafetorium. We will be working on temporary solutions for food service. Please refer to slide 14.

Fossil Hill Middle School addition and renovation is progressing, but we have also had an issue with a failed inspection on a grade beam that has been rectified. The lockers are another example of supply issues. We received only a partial shipment and the remaining lockers will be installed when they arrive hopefully in the November or December break. Please refer to slide 15.

Secure Entry Vestibules Phase 2 – Safe glass is finally in to be installed at several campuses. We are still waiting on electrified hardware for several campuses. Please refer to slide 16.

High School Indoor Extracurricular facilities - TCHS another challenge – had to move building 10 feet due to conflicts with the geo well field – this set us back – we’ve worked to find fill material – had to change course – significant delay at TCHS because of the changes. Keller High School hoping to start in January, but tennis court contractor had corrective work and is working very hard to recover. Please refer to slide 17.

Crisis Counseling Suites Update – Keller Collegiate Academy is progressing and should be completed in December. Bear Creek Intermediate and Trinity Meadows Intermediate should be completed September 2022, and Parkwood Hill in October 2022. Please refer to slides 18 and 19.

Agriscience Center Project – Work has started, and the first phase is the roadway entrance from Beach Street. Completion date dependent on steel delivery but we believe we will be able to complete this project by August/September 2022. Please refer to slide 20.

KCAL Project – Phase One – This project needs to be completed first before we can start the second phase which is under bid. The project was awarded to Cole Construction. The key here is the soil removal. We are working on getting access from Tarrant Parkway to Bursey Road as this will not impact the bus area which would be great for safety and for keeping the schedule. The entrance from Tarrant Parkway is City of Keller, and the entrance from Bursey Road is City of Watauga. Please refer to slide 21.

KCAL Project – Phase Two – We met with KCAL team to determine the best strategy for KCAL staff. We presented the base bid and a list of alternates in order to stay on or under budget. The bids close on 11/3. Please refer to slide 22.

Keller MS Fine Arts Addition – Construction Manager at Risk Update – We follow Texas government code with a two-step point scoring system. We received eight bids and have selected four to interview on October 29<sup>th</sup>. Please refer to slides 23 and 24.

Summer 2022 MEP Update – LED lighting at Timber Creek has been delayed until Winter break. Salas O'Brien has started assessment based on needs identified by the District and will come back with recommendation to prioritize the work to be conducted summer of 2022. Please refer to slide 25.

Vaughan Hamblen gave an update on purchase of new technology equipment and replacement of older equipment. As the District receives CARES funds we will continue with purchases and replacements. These funds have really helped with replacement of student and teacher equipment for elementary and middle schools. We are still in the planning stages for high schools. Please refer to Technology slide 27.

Meeting adjourned at 8:20 pm.