

2019 Bond Program Update



CBOC
April 2021

Agenda

Welcome/Background

Program Financial Metrics

Program Schedule

Program High Level Overview

Market Challenges

Florence and Heritage Elementary Schools Progress

Parkview Elementary School Progress

Whitley Road Elementary School Progress

Emergency MEP Projects

Fossil Hill Middle School Fine Arts Addition/Renovation Safety Plan

ITAC Schedule Update

Safety and Security Update

Technology Update



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.



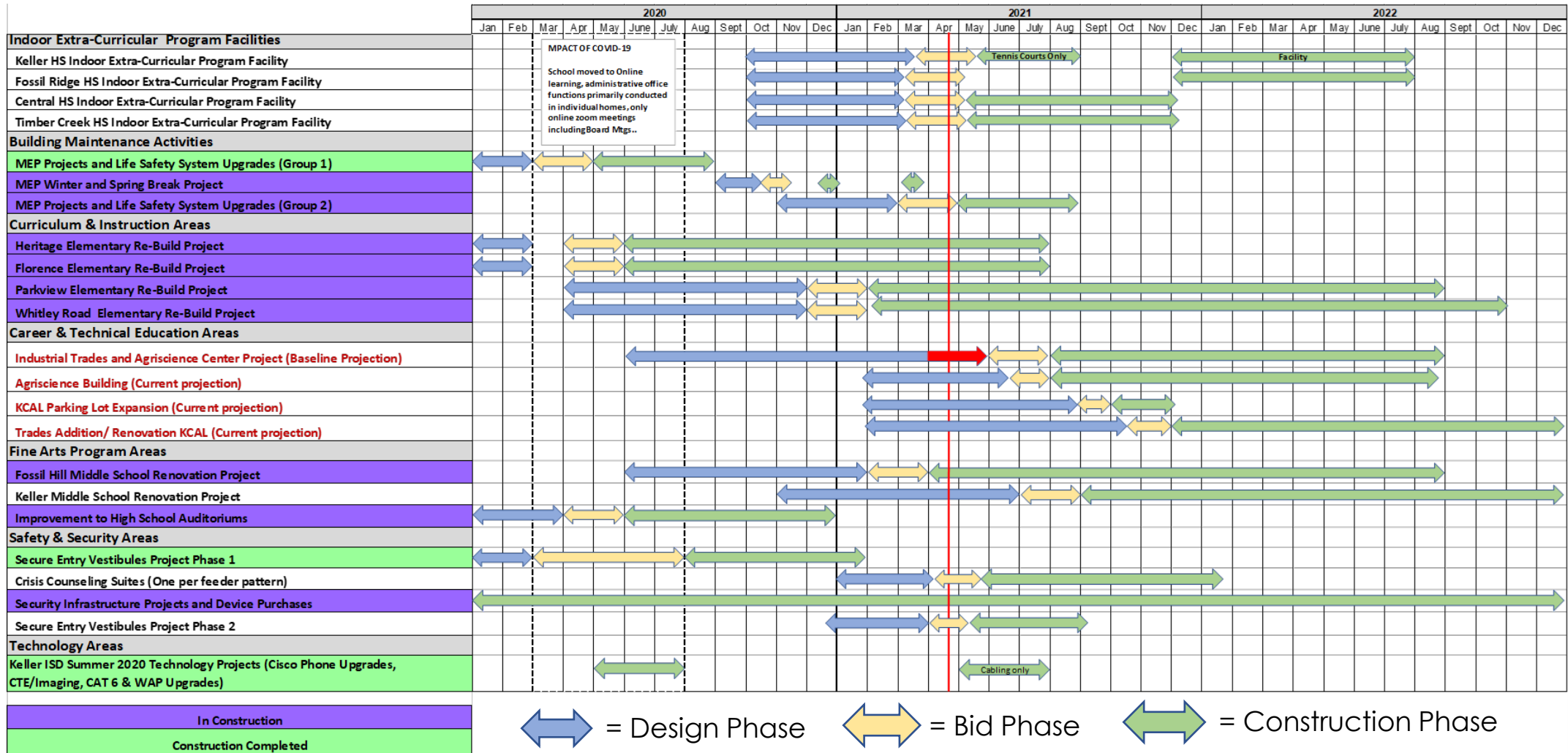
Program Financial Metrics

- Total Encumbered to date : \$180,723,189
- Reconciled with Finance monthly
- Financial summary as of 4/7/2021
- Total expenditures paid to date: 66,316,638

2019 BOND PROGRAM FINANCIAL SUMMARY				
PROJECT TITLE	BUDGET BREAKDOWN			
	Total Budget	Encumbrances	Expenditures	Balance
Heritage Elementary Re-Build Project	\$ 29,949,883	\$ 28,852,247	\$ 11,276,562	\$ 1,097,636
Florence Elementary Re-Build Project	\$ 29,949,883	\$ 27,929,780	\$ 11,496,401	\$ 2,020,104
Parkview Elementary Re-Build Project	\$ 33,309,461	\$ 28,266,992	\$ 2,021,939	\$ 5,042,469
Whitley Road Elementary Re-Build Project	\$ 32,100,230	\$ 27,099,459	\$ 2,080,132	\$ 5,000,771
Fossil Hill Middle School Renovation Project	\$ 18,288,062	\$ 15,331,075	\$ 836,282	\$ 2,956,987
Keller Middle School Renovation Project	\$ 25,288,150	\$ 1,300,836	\$ 120,419	\$ 23,987,314
Industrial Trades and Agriscience Center Project	\$ 21,509,217	\$ 1,038,941	\$ 79,461	\$ 20,470,276
Keller HS Indoor Extra-Curricular Program Facility	\$ 12,140,683	\$ 629,948	\$ 344,210	\$ 11,510,735
Fossil Ridge HS Indoor Extra-Curricular Program Facility	\$ 12,140,683	\$ 625,039	\$ 336,084	\$ 11,515,644
Central HS Indoor Extra-Curricular Program Facility	\$ 12,140,684	\$ 634,500.00	\$ 358,947	\$ 11,506,184
Timber Creek HS Indoor Extra-Curricular Program Facility	\$ 12,140,684	\$ 632,700	\$ 348,695	\$ 11,507,984
Technology Infrastructure Projects and Device Purchases	\$ 26,291,177	\$ 25,126,761	\$ 23,055,750	\$ 1,164,416
Security Infrastructure Projects and Device Purchases	\$ 11,419,495	\$ 7,868,851	\$ 6,879,596	\$ 3,550,644
MEP Projects and Life Safety System Upgrades	\$ 25,094,100	\$ 12,307,402	\$ 5,580,173	\$ 12,786,698
Campus Security Initiative Construction Projects	\$ 6,898,000	\$ 1,096,256	\$ 752,340	\$ 5,801,744
High School Auditorium Equipment/System Upgrad Projects	\$ 4,900,000	\$ 1,803,896	\$ 571,141	\$ 3,096,104
Bond Program Management	\$ 1,439,608	\$ 178,506.96	\$ 178,507	\$ 1,261,101
TOTAL	\$ 315,000,000	\$ 180,723,189	\$ 66,316,638	\$ 134,276,811



Program Schedule



Program Schedule Look Ahead

- Upcoming Board of Trustees Contract Approval Requests
 - ✓ April – Heritage ES and Florence ES furniture, kitchen equipment, and cabling purchases, Heritage ES and Florence ES asbestos abatement contract, Parkview ES portables, Fossil Hill Middle School Fine Arts Addition portables
 - ✓ May 10 (Special Board Meeting) – Contract for High School Indoor Extra Curricular Program Facilities and Agriscience Center, Contract for Secure Entry Vestibules Phase No. 2
 - ✓ May 24 – Contracts Keller High School tennis court relocation and Crisis Counseling Suites, Schematic design approval for KCAL Trades Addition/Renovation.



Projects in Construction

PROJECT TITLE	CURRENT PHASE	% COMPLETE	NEXT STEPS
Heritage Elementary Re-Build Project	CONSTRUCTION	65%	Asbestos abatement contract approval April 26. FF&E purchases in progress. Submit TEA grant application for FF&E funds in May 2021.
Florence Elementary Re-Build Project	CONSTRUCTION	65%	Asbestos abatement contract approval April 26. FF&E purchases in progress. Submit TEA grant application for FF&E funds in May 2021.
Secure Entry Vestibules Project Phase 1 & Phase 2	CONSTRUCTION	100%	Closeout initiated on Phase 1. Phase 2 design in progress, CBOC presentation 4/19/21, Board Approval 4/26/21.
Mechanical Electrical Plumbing (MEP) Winter and Spring Break Project	CONSTRUCTION	90%	Continue to track equipment arrival of the HMS chiller. ISMS chiller to be installed May 2021.
Winter Storm Emergency MEP Projects	CONSTRUCTION	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 #was installed mid April 2021.
Improvement to High School Auditoriums	CONSTRUCTION	65%	Batts AVL is working on some equipment installation and awaiting long lead items impacted by COVID-19.
Parkview Elementary Re-Build Project	CONSTRUCTION	5%	Intalling portables and supporting utilitiesand commencing site grading activities
Whitley Road Elementary Re-Build Project	CONSTRUCTION	5%	Site grading activities have commenced.
MEP Projects and Life Safety System Upgrades (Group 2)	CONSTRUCTION	0%	Contracts awarded by BOT 3/8/21, order long lead items and prepare for summer construction activity.
Fossil Hill Middle School Renovation Project	CONSTRUCTION	0%	Mobilization activities have begun with construction starting mid to late April.



Projects in Design

PROJECT TITLE	CURRENT PHASE	% COMPLETE	NEXT STEPS
Keller HS Indoor Extra-Curricular Program Facility	DESIGN	95%	- Bid period April 14-27 - Award CSP 5/10/2021
Fossil Ridge HS Indoor Extra-Curricular Program Facility	DESIGN	95%	- Bid period April 14-27 - Award CSP 5/10/2021
Central HS Indoor Extra-Curricular Program Facility	DESIGN	95%	- Bid period April 14-27 - Award CSP 5/10/2021
Timber Creek HS Indoor Extra-Curricular Program Facility	DESIGN	95%	- Bid period April 14-27 - Award CSP 5/10/2021
Agriscience Center Project at Trinity Meadows Site	DESIGN	75%	- Bid steel package April 14-27 - Award bid alternate for steel package 5/10/2021 - Finalize concrete and site work package schedule 6/18/2021 - Bid period June 21 to July 2 - Award CSP 7/26/2021
Industrial Trades Project at KCAL	DESIGN	25%	- VLK develop and submit schematic design to KISD 5/2021 - October 18 to November 5 - Award CSP November 2021
Crisis Counseling Suites	DESIGN	75%	- Bid period April 23 to May 6 - Award CSP 5/24/2021
Keller Middle School Renovation Project	DESIGN	15%	- VLK develop and submit schematic design to KISD 3/2021 - VLK finalize design 6/2021
Secure Entry Vestibules Project Phase 2	DESIGN	95%	- Bid period April 14-27 - Award CSP 5/10/2021



Market Challenges

Steel – Prices have increased 15-18% just in Q1 of 2021. Since, Q4 of last year, this is the fastest steel pricing has risen in 40+ years with no signs of leveling.

Steel joists and decking lead times are 8 months out and prefab is upwards of 22 weeks!

Rebar Supplier – We're seeing pricing coming in at \$1100/ton, which is a \$205/ton increase since Q4 of 2020.

Drywall Materials – We've received six (6) price increases since October 2020.

Mechanical – Sheet metal has increased 15% over the last year.

Long lead Items – doors are at 20 weeks, Chillers are at 16 weeks, furniture 9-12 weeks.

KISD proactive bid strategy for early steel packages has prevented our projects from being over budget.



Florence & Heritage Elementary Schools Progress

<https://www.youtube.com/watch?v=XBpeUfTdqEc>



Parkview Elementary School Progress



Construction fencing in place, portables are being connected to utilities and soon the temporary parking and bus lane will be installed.

The City of Fort Worth approved the agreement to utilize the adjacent park space for temporary parking and the bus lane.



Whitley Road Elementary School Progress



Construction fencing in place, temporary striping on Starnes for busses and temporary sidewalks installed.

Site grading and utility installations are in progress.

Emergency MEP Projects

Shady Grove Elementary School

- Storm damage at SGEs required the existing boiler, hot water heater and (2) pumps to be replaced over Spring Break.

Central High School

- Central High School Boiler #2 was replaced in early April 2021.

Indian Springs Middle School (Winter Break Project)

- The Chiller at ISMS will be replaced May 2021
- The project was originally planned to be completed during the winter break but was postponed due to COVID-19 equipment delays
- Change order at ISMS in amount of \$32,354 for electrical disconnect switches and panel boards for code and equipment compliance



New Hydronic Boiler at CHS

Fossil Hill Middle School Fine Arts Addition/Renovation Safety Plan

Coming Soon:
An Addition to Fossil Hill MS
 Tomorrow is the reward of working safely today!

BTC BUILDING TECHNOLOGICAL CENTER
VLK ARCHITECTS



Required While On Construction Site:

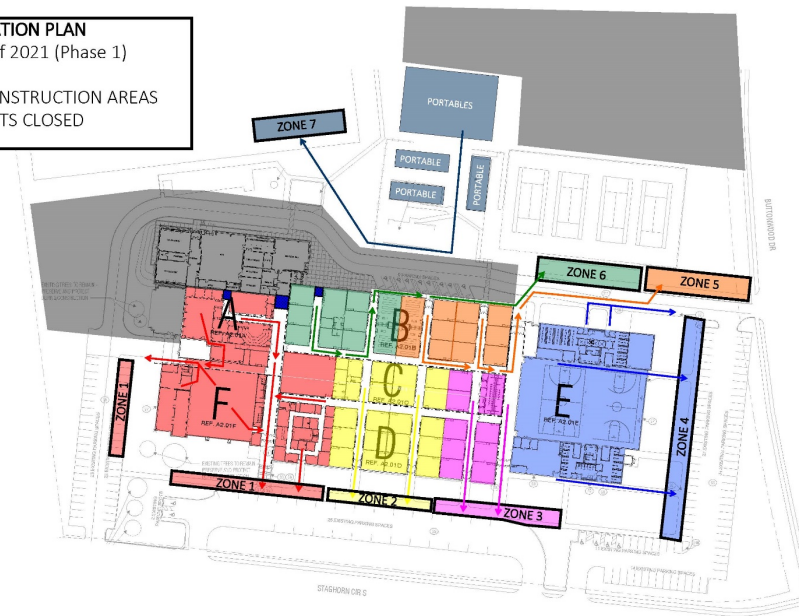
Hard Hat Safety Glasses Safety Vest Close Toed-Shoes

Any KISD employee who has a project-related business need to access the construction site should coordinate the day and time of access with the Keller ISD Project Manager.

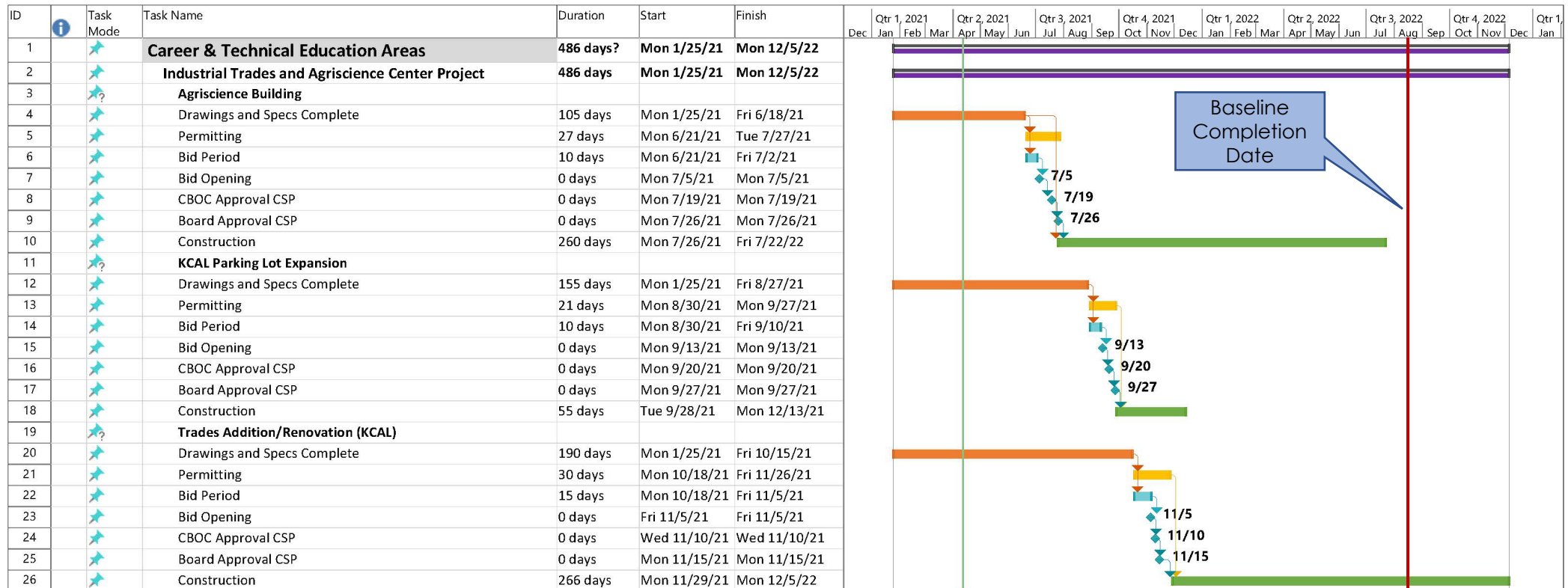
- The Project Delivery Team worked in coordination with the Fossil Hill MS Principal to create a safety plan to educate staff, students, and parents of the dangers related to the construction project and the measures being employed by our team to keep the community safe during the project.
- Topics include:
 - ✓ Key Contacts
 - ✓ Key Testing Dates
 - ✓ Construction Limits
 - ✓ Site Circulation
 - ✓ Evacuation Plans
 - ✓ Hazards and Mitigation
- Plan Deployment:
 - ✓ School's Website
 - ✓ Printed Posters
 - ✓ Summary Video

EVACUATION PLAN
 Spring of 2021 (Phase 1)

■ CONSTRUCTION AREAS
 ■ EXITS CLOSED



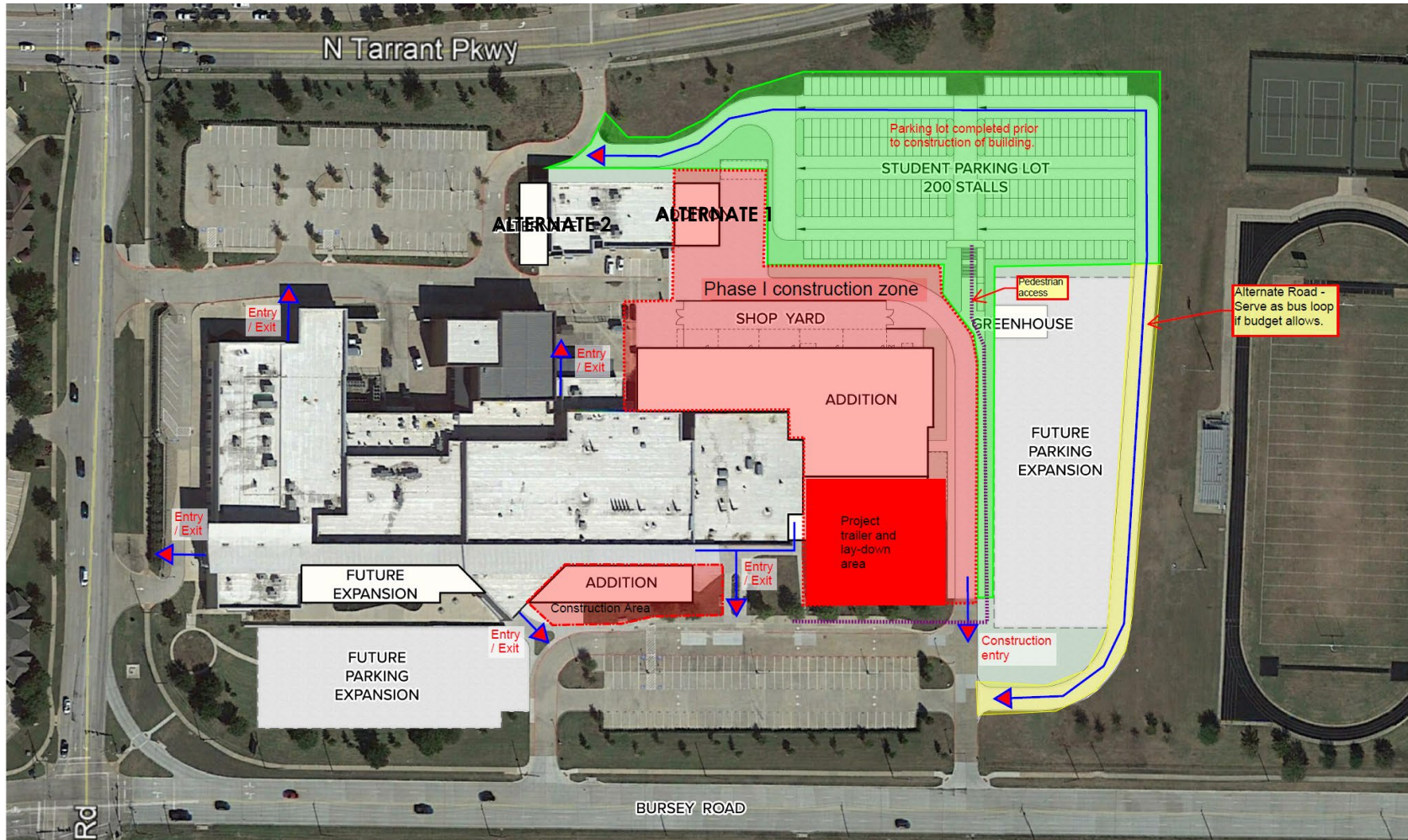
ITAC Schedule Update



- Original baseline schedule completion in August 2022, current projected completion in December 2022
- Site selection solidified 1/25/21, scope definition at KCAL solidified 3/10/21
- Design schedule compressed from 8 months to 6 and aligns with optimal sequencing and bid timeline given market conditions
- Turnover planning to be determined upon award to GC to optimize occupancy goals during construction



ITAC Schedule Update



SCHEMATIC CONSTRUCTION LAYDOWN & PHASING PLAN

The additional parking will be constructed first, to allow for adequate contractor laydown area supporting construction and parking for the duration of the project.

The phasing and construction plan will be reviewed and finalized once a GC has been selected in coordination with KCAL staff.

Safety and Security Update



Modification of the Migration of the Avigilon Access Control System

- Migrating this system is going to cause too much of a disturbance to student learning that it must be completed after-hours.
- This provision is for the difference from the standard rate to the overtime rate at the quoted 2084 hours.
- The original quote was for \$197,980 which will now increase to \$296,970.



Technology

Bond Overview | CBOC Meeting

April 2021



Technology Bond Expenditures 11/2020 – 4/2021

Description	Classification	QTY	Amount
Multiple Projects	Cabling	NA	\$ 643,446.78
13 Inch MacBook Air	Digital Links	50	\$ 43,950.00
Microphone and Transmitter	Fine Arts	1	\$ 625.44
Belkin USB C Hub and Docking Station	Fine Arts	113	\$ 5,268.06
Laser Projectors	Projectors	200	\$ 156,000.00
Microsoft Surface Book 3 with Surface Pens	Remote Learning	894	\$ 1,497,450.00
Samsung Chromebook 4	Student Devices	3106	\$ 647,252.00
10.2 Inch iPads	Student Devices	610	\$ 198,660.00
			\$3,192,652.28

Projected Technology Bond Expenditures


	Amount
Teacher Devices Elementary	\$1,028,316.00
Teacher Devices: HS, Intermediate, Middle	\$393,584.80
Total	\$1,421,900.80

Pre K - 4th

Description	Total Cost
MacBook Air - M1 Chip	\$772,241.00
Apple TV	\$87,910.00
Dell 24" Monitor	\$168,165.00
Elementary Total	\$1,028,316.00

Grades 5-12

Description	Total Cost
Surface Book 3	\$168,910.92
Service Plan - Surface Book 3	\$18,053.28
Pen for Surface Book 3	\$8,916.48
Microsoft Wireless Display Adapter	\$5,119.12
Dell 24" Monitor	\$192,585.00
HS, Intermediate, Middle Total	\$393,584.80



Projected
Safety &
Security Bond
Expenditures

- Firewalls and Servers to Complete Network Infrastructure Security:
\$1,400,000

Operation Connectivity

- Potential reimbursement of \$1.2 million later this spring
- Funds will be added to the technology bond fund

Questions?

