

School Facility Referendum Planning Task Force

Frequently Asked Questions

General

Who serves on the Facility Referendum Planning Task Force?

Katy ISD's Facility Referendum Task Force is comprised of people who represent a broad cross-section of the Katy community, including patrons and parents, who have been involved in leadership positions at either the campus or district level. They include parent organization officers, school business partners, active volunteers, representatives of the Katy Area Economic Development Council and the Katy Chamber of Commerce. Several of them have served on previous bond committees. Others have been involved in one or more of the school community partnership programs including Partners in Education, Volunteers in Public Schools, the Keep Encouraging Youth to Succeed (KEYS) mentoring program, Junior Achievement, Promise to Read and Walk a Mile in My Shoes. Many of the members were identified by campus principals as emerging leaders and subsequently participated in the Leadership Katy program. The majority of the committee members fall into several of these categories.

What is the role of the Task Force?

The Task Force is charged with reviewing data regarding growth projections the district's Long-Range Facilities Plan, evaluate all information to ensure a Facility Referendum is the best option for Katy ISD and prioritizing needs. The Task Force will then prepare and present a recommendation to the Board of Trustees and ultimately the Katy Community.

What are bonds? How long does it take to pay them off?

Bonds for school projects are very similar to a mortgage on a home. To finance construction projects, the district sells bonds to investors who will be paid principal and interest. Payout is limited by law to 40 years. Current projections show these bonds to be paid off in 30 years.

If these bonds are approved, is the district obligated to spend the money?

No. Voter approval is an authorization for the district to issue bonds. They will be sold in the future when funds are needed to pay for the construction projects.

When will the Facility Referendum be held?

State guidelines allow bond elections to be held in either May or November. Once the Task Force makes a recommendation to the Board of Trustees, it is up to the Board to call for an election. At this time, the district is preparing for a November election, although it is not official until called by the board.

Construction

How was the High School 7 cost arrived at and how does it compare to other projects?

When reviewing national, regional & local construction costs for new facilities, KISD has outperformed the market for elementary, junior high and senior high schools. Please see [attached chart for detailed supporting data](#).

The \$137,416,997 for the proposed high school is a total project cost, not just the construction dollars. The other costs include but are not limited to costs associated with utilities, consultants, architects, engineers, testing, technology, furniture & equipment (books, lab equipment & supplies, band equipment, i.e., all items needed to start up a program at a new campus).

The construction cost for the high school is estimated at \$115,589,250 in 2011 dollars. Both in-house technical personnel as well as three independent external technical consultants have validated cost estimates for this project and other projects within the identified bond referendum scenario.

The following are highlights from the [attached document](#) regarding “Square Footage Construction Cost Information:

Market conditions, economic conditions and project planning/scheduling are a few of the factors which influence construction costs. A good example of this is comparing the costs of Morton Ranch HS (MRHS) and Seven Lakes HS (SLHS) which bid a year apart. MRHS bid for \$109.50 a square foot in 2002 whereas SLHS bid for \$103.91 a square foot in 2003. The inflation/Construction Cost Index (CCI) from the Houston Association of General Contractors (AGC) reported the CCI for 2002 at 5.12% and for 2003, 7.60%. So, how do you explain SLHS coming in lower a year later with higher inflation? A combination of market conditions and project planning scheduling (in this case, the same General Contractor constructed both campuses – there was an economy of scale since the contractor has already established a presence.)

From 2003 until the market dropped in 2008, you will note per the attached document that inflation continued to climb – hitting highs in 2005 and early 2008. During 2009, the national average for a HS has been reported at \$203.13/SF and \$181.29/SF for our region. Using the yearly inflation rates and compounding annually, MRHS would bid at \$194.32/SF in today’s (2010) dollars; SLHS would bid at \$179.03 in today’s (2010) dollars (see page 1 of attachment showing the projected cost of SLHS from 2003 to 2011 (2011 is the HS7 bid year) . The proposed HS7 is estimated at \$179/SF. The past & current data both support the cost for the proposed high school.

Shouldn’t Katy ISD get bids from architects, which would insure the lowest cost and best value for design services?

State law prohibits school districts from soliciting competitive bids for professional services of any licensed or registered certified public accountant, architect, landscape architect, land surveyor, physician, optometrist, professional engineer, state-certified or state-licensed real estate appraiser, or registered nurse. Contracts for these professional services are extended on the basis of demonstrated competence and qualifications to perform the services and for a fair and reasonable price. When the district contracts for architectural, engineering, or land-surveying services, it first selects the most highly qualified provider on the basis of demonstrated competence and qualifications; and then negotiates a contract with that provider at a fair and reasonable price. If a satisfactory contract cannot be negotiated with the most highly qualified provider, it formally ends negotiations with that provider and selects the next most highly qualified provider at a fair and reasonable price.

Does Katy ISD use competitive bids for construction projects?

Katy ISD typically utilizes competitive sealed proposals to select general contractors. Other contracting methods, construction manager at-risk and job order contracts are also used by the district based upon the requirements of the project.

Competitive sealed procedures do not allow “pre-qualifying” potential offers, but may include contractor qualifications as a portion of the selection criteria for selecting the firm that offers the best value to the district. Katy ISD generally requests that the contractors complete and submit an AIA G305, Contractor’s Qualification Statement, along with their proposal. This includes a copy of the contractor’s financial statement, in addition to a list of proposed key project personnel and major subcontractors, and a Felony Conviction Notification and Affidavit of Non-Collusion forms.

Many of the campuses have portables, is the use of portables a sign of poor planning?

Judicious use of temporary buildings is part of Katy ISD’s overall facility plan strategy and will continue to be as long as the district is growing rapidly. Placing temporary buildings on an interim basis allows the district to assess growth carefully before constructing new campuses and to open new buildings with enrollments that are large enough to make them cost-effective to operate.

How does the Maintenance Department determine when an item needs to be repaired versus replaced?

Ongoing maintenance happens as required. Currently we monitor the age of the equipment, the amount of repairs to the equipment with in-house labor, contract costs and finally what is happening with the equipment during preventive maintenance inspections with all items but specifically items such as A/C equipment, boilers, hot water heaters, carpet, gym floors, intercom systems, roofs, painting, kitchen equipment, emergency generators and water softeners

Does the maintenance department have to prioritize items?

Yes, and we prioritize annually which allows us to provide the information you have been presented. We have documents identifying equipment we forecast that will require replacement in future bond proposals.

Would it be feasible for the maintenance department to repair items as soon as they need repair so that we are not spending so much in maintaining or replacing these items?

We perform preventive maintenance functions and make repairs as needed. We do not defer or ignore failing equipment.

What are we doing that is over and above the legislative requirements for schools and how does this impact cost?

TEA provides guidelines for core spaces such as classrooms, library, physical education (gyms only), and special education. It is then up to the district to provide for an educational program in line with the District’s education philosophy.