

Denton Independent School District  
2023 Bond Progress Committee Minutes

Wednesday, August 28, 2024

Location: New Calhoun Middle School

- Dean Anthony
- Becca Burris
- Happy Carrico
- Chrissy Mallouf
- LaQuita Harmon
- Larry Fisher
- Larry Lewis
- Kathy Lawson
- Susan McGuire-Cooksey
- Anita Reeves
- Nancy Murphy-Chadwick
- Rod Reeves
- Shawn Self
- Theresa Starrett
- Alana Presley Taylor
- Amy Terrell
- Mike Vance
- Crystal Wright
- Anita Martinez-Strickland
- Todd Price

SD Staff Present: Crystle Abbott, Paul Andress, Sherry Arrington, Brandon Boyter, Robin Brownell, Kathleen Carmona, Colby Cervantes, Susan Cheatham, Mary Davis, Courtney Dunning, Sandi Evans-Guin, Vicki Garcia, Sandra Nulty, Susannah O'Bara, Charlene Parham, Robert Pierce, Lacey Rainey, Deron Robinson, Jeff Russell, Luci Schulz, Ashly Sharp-Simmons, Sarah Simpson, Emily Smith, Kim Stevenson, Jennifer Stewart, Scott Stoneburner, Caleb Straughan, Phil Thomas, Jeremy Thompson, Reece Waddell, Cindy Willis, Wally Younger, Julia Zwahr

Other Attendees:

Erin Bossart – Corgan Architects  
Jonathan Aldis – VLK Architects  
Isabel Corsino – Pfluger Architects  
Tony Schmitz – Pfluger Architects

Dr. Susannah O'Bara, Superintendent, welcomed everyone to the new Calhoun Middle School. The work of this bond committee and previous bond committees is evident throughout the buildings. She had recently visited Martinez, which had opened just a few weeks ago. It is a beautiful facility that the architects and construction team completed in record time.

Before arriving at Calhoun, she had been at Newton Rayzor, another stunning facility and a testament to the bond committee's efforts. Children were all over the space, and the staff were still trying to figure out how to make the most of all the fantastic new resources available to them.

She also visited Borman Elementary that morning and mentioned that, because of the committee's work, a new facility is on the horizon for Borman as well. Although Borman has not changed much recently, the committee's efforts are aimed at providing students with the same experiences that Newton Rayzor students are currently enjoying. There is truly no way to fully appreciate or thank the committee for their contributions.

She also noted that she had attended high school in this building when it was known as Denton High. Now, it is Calhoun Middle School, and she invited Jackie San Miguel, the principal, to share more about the school.

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Jackie San Miguel, Principal, thanked everyone and shared that she is in her fourth year at Calhoun. A Denton High graduate who also attended Calhoun, Jackie reflected on the school's transformation, highlighting the new facility's positive impact on students compared to the old setup. She invited attendees to tour the school, noting improvements like collaboration spaces and project-based learning, and praised the IB program led by Ms. Sharp Simmons. Jackie expressed gratitude for the new environment and invited everyone to explore the new spaces.

Dr. Susannah O'Bara, Superintendent, before turning the meeting over to Ms. Murphy-Chadwick, Dr. O'Bara shared that the tour would cover insights previously given to the Martinez Elementary staff. She noted that while the facility was designed with intentional elements to support learning, the experience of living in the space might differ. Dr. O'Bara expressed the need for feedback on the design's effectiveness, mentioning possible adjustments for unforeseen issues, and acknowledged that some areas still reflect the old Denton design. She then passed the meeting to Ms. Murphy-Chadwick.

Nancy Murphy-Chadwick, committee co-chair, hello and welcome. It may not officially be fall, but the start of school brings a sense of the season. It's a wonderful opportunity to be in this facility and see what the district continues to achieve. Before beginning, she would like to recognize Dr. O'Bara and all of her staff, as well as the contractors and teachers, for the outstanding educational experience they provide for students and families.

The first thing that Nancy wanted to address was to approve the last meeting's minutes. Rod Reeves motioned to approve the minutes, and Crystal Wright seconded the motion to approve the minutes. Nancy introduces the financial department to present.

Sarah Simpson, Director of Budget and Bonds, Sarah reviewed the progress of the 2023 bonds. The discussion covered several projects, including Reeves Elementary, Evers Park Elementary, Denton High School Multipurpose and the Middle School Turf & Track projects for Crownover, Myers & Rodriguez Middle School budgets. More details on all projects are listed on the Denton ISD website.

Vicki Garcia, Executive Director of Financial Operations, Vicki reported \$29 million in earnings from bond fund proceeds, with a strong average yield of 5%. Continued growth in interest is expected.

In the investment report presented to the board the previous night, the advisor predicted a decrease in yields later this year and potentially four more next year. This slowdown could lower rates on many investments but is seen positively for meeting arbitrage compliance. Our goal is to maximize returns while avoiding excess earnings subject to IRS repayment. We remain well positioned to optimize investments, with reports provided quarterly.

Brandon Boyter, Executive Director of Construction & Growth, began by recognizing key individuals in the audience, including architects from Corgan, Pfluger and VLK. He noted that these architects designed the projects and can answer questions about them. He then presented information regarding construction underway to Reeves Elementary, the middle school turf and track projects at Crownover, Myers & Rodriguez Middle schools, Denton High Multipurpose Facility and the Evers Park renovation. Brandon also gave an update on projects that were completed this summer and upcoming projects that are in the planning and design phases. Information on the projects are on the Denton ISD website to view.

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**Reeves Elementary School project**

**Tasks completed previous 90 days:**

- Geo wells completed.
- Fire lanes completed.
- Drilling foundation piers/piles completed.
- Grade beams
- Under slab utilities
- Slab on grade
- Began erecting steel

**Upcoming tasks:**

- Parking/Paving to be completed
- Foundations/slab to be completed
- Structural steel erection
- Storm shelter to be completed
- Roofing will begin
- Framing & Mechanical, Electrical, Plumbing rough in is ongoing

**Crownover/Myers/Rodriguez Middle School Turf & Track project**

**Tasks completed previous 90 days:**

- Demoed old cinder tracks and grass fields
- Installed new turf fields, long jump, and pole vault, as well as new discuss and shotput rings
- Poured asphalt base and curbs for new 4 lane tracks
- Poured slabs and erected new CMU storage buildings.

**Upcoming tasks:**

- Finish surfacing and striping the new track surfaces as well as the long jump and pole vault runways
- Finish the roofing and interiors of the storage buildings
- Install all new 8ft black vinyl fencing and gates.
- Replace all disturbed landscaping and irrigation

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**Denton High School Multipurpose Facility project**

**Tasks completed previous 90 days:**

- Completed Site Utilities
- Sod and removed temporary fencing from practice field
- Installed Field drainage systems
- Building Piers installed
- Set and poured grade beams
- Building Installation

**Upcoming tasks:**

- Complete Steel Building Erection
- Install Roof Frame, Decking and Wall Panels
- Remaining Grade Beam and Slab on Grade
- Metal Framing and Mechanical, Electrical, Plumbing Rough in.
- Practice Field Drainage and Field Preparation

**Evers Park Elementary School Renovation project**

**Tasks completed previous 90 days:**

- Renovation and remodel of interior and exterior of existing building.
- Vinyl flooring, carpet, tile wainscot, and wood drop in ceilings in hallways, collaboration areas, library, and cafe.
- New tile ceilings throughout the building
- Millwork and cabinetry in all spaces.
- Extensive remodel of library spaces adding a reading nook area and maker spaces
- New windows throughout the building and entry vestibule.
- Ballistic film is applied to glass in all sensitive areas of the building.
- New fire alarm, access controls, security system, lighting controls and panic buttons installed.
- Courtyard renovation with shade canopy, artificial turf, raised beds, and stone seating areas
- New playground with artificial turf fall area.
- Extensive landscaping and irrigation renovation using native grasses and drought tolerant plants.
- Renovation of HVAC system throughout the building.

**Upcoming tasks:**

- Continue with punch list items
- Installation of glass partition wall between library and maker space
- Install new chillers and air handlers to complete HVAC renovation
- Complete fit and finish of millwork
- Replace temporary doors and hardware

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Dr. Jeremy Thompson, Deputy Superintendent, introduced himself as a new member of the bond progress meeting team. He provided an overview of the land acquisition efforts related to the bond projects, emphasizing that the district is focusing on purchasing land for future school developments due to rapid growth in the area.

Dr. Thompson explained that Denton ISD is working with demographers and municipalities to identify and secure suitable properties for future schools. He detailed various properties the district has acquired or is in the process of acquiring, including sites for high schools, elementary schools, and multi-purpose facilities.

He also highlighted challenges such as rising property values and the need for infrastructure like roads and utilities. Dr. Thompson noted that the district aims to balance growth with maintaining community connections and is working closely with developers and city officials to optimize land use.

Finally, he mentioned ongoing efforts to sell surplus properties and the importance of being good stewards of taxpayer dollars. He welcomed questions and encouraged engagement from the community.

Paul Andress, Executive Director of Maintenance and Operations, provided a brief update on the district's solar energy initiatives. He highlighted three schools with solar installations:

- **Union Park:** Achieves \$66,000 annually in cost savings from solar energy, with 60% coverage on the roof.
- **Sandbrock Ranch:** Similar to Union Park, with about 60% solar coverage.
- **Schultz:** Features 40% solar coverage. The coverage was adjusted from an initial 100% planned for Union Park after consulting with CoServ.

He also mentioned that Martinez has solar panels, though data is not yet available. Paul concluded by inviting any questions and noted that the solar installations are performing well.

Nancy Murphy-Chadwick, encourages everyone to come on the tour of Calhoun after the meeting.

The next meeting will be held at Evers Park Elementary on November 20, 2024, Noon. LaQuita Harmon and Susan McGuire-Cooksey will be presenting before the Board of Trustees on September 24, 2024.

Meeting ended at 1:15 pm.