

Denton Independent School District

2018 Bond Progress Committee Minutes

Wednesday, February 8, 2023

Location: Transportation East Facility

Committee Members Present:

- Larry Fisher
- Kathy Lawson
- Nancy Chadwick
- Rudy Rodriguez
- Mike Vance

DISD Staff Present: Paul Andress, Brandon Boyter, Kathleen Carmona, Colby Cervantes, Susan Cheatham, Mary Davis, Courtney Dunning, Jason Liewehr, Mike Mattingly, Sandra Nulty, Gwen Perkins, Deron Robinson, Jeff Russell, Emily Smith, Kim Smith, Kim Stevenson, Jennifer Stewart, Caleb Straughan, Phil Thomas, Reece Waddell, Wally Younger, Julia Zwahr

Other Attendees:

Keith Cummins, Susan Smith – Corgan Architects
Isabel Corsino, Michael Elmore – Pfluger Architects
Sloan Harris – VLK Architects
Rocky Gardiner – Zonda

Paul Andress called the meeting to order at 12:13 pm.

Paul Andress, Executive Director of Operations, introduced the Director of Transportation, Dr. Sheryl Alden.

Dr. Sheryl Alden, Director of Transportation, welcomed everyone to the New Transportation East Facility. They will be moving into the new facility in the next few weeks. They will start with about 60 buses and can grow to hold 100 buses. This facility allows transportation to have two areas in town to hold buses at each location and be more efficient.

Jennifer Stewart, Executive Director of Budget, presented info regarding the remaining budget from the 2013 Bond. The 2018 Bond financials focus on Newton Rayzor Elementary, Calhoun Middle School, LaGrone Academy School budgets. Details on all projects are listed on the Denton ISD website.

Brandon Boyter, Executive Director of Construction Planning & Growth, presented information regarding the renovations underway to Newton Rayzor Elementary, LaGrone Academy, Calhoun Middle School replacement, Transportation East and Cheek Middle School. Information on the projects is on the Denton ISD website to view and the time lapse videos are updated weekly to the website. Mr. Boyter also presented to the committee the previous, current and upcoming progress of the following projects:

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Newton Rayzor Elementary School project.

Tasks completed previous 90 days:

- On Site Utilities Begin
- Off Site Sanitary Sewer Installed
- Building Pad & Piers
- Grade Beams
- Underground Utilities

Upcoming tasks:

- Off Site Sanitary Sewer Complete
- On Site Sewer, Water & Storm Sewer Complete
- Concrete Parking Lot West Side of Building
- Storm Shelter Walls Complete
- Begin Roofing

LaGrone Advanced Technical Center project.

Tasks completed previous 90 days:

- Cosmetic & Culinary Areas –
 - Completed & Turned Over Cosmetology Area
 - Completed & Turned Over Culinary Kitchen
- New Addition –
 - Level 1 MEP, Electrical & Plumbing in Wall Rough In
 - Level 2 Slab Poured
 - Installed Roof Deck, Screen Structure, Blocking & Set Curbs
 - Installed Stairs & Guardrails, Exterior Framing & Sheathing, Waterproofing

Upcoming tasks:

- New Addition –
 - Install Roof
 - Level 1 Tile, Plumbing Fixtures, Sheetrock, Lighting, Air Diffusers, & Polished Concrete Floors
 - Level 2 Overhead MEP & Walls Rough In, Sheetrock, & Interior Framing
 - Sidewalks, Bioswale, Irrigation, Light Poles, & Landscape

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Calhoun Middle School project.

Tasks completed previous 90 days:

- Roof and Interior Demo
- MEP Rough In
- Kitchen Building Pad & New Sewer Lines
- Underground Site Utilities

Upcoming tasks:

- Roof Complete
- Windows & Doors Installed
- Underground Utilities
- Begin Storm Shelter
- Begin MEP, Data Cabling, Fire Alarm & Sprinkler Rough In, Sheetrock & Painting
- Install New Turf Football Field
- Demo Track & Field Events

Transportation Facility East project.

Tasks completed previous 90 days:

- Interior Finishes
- FF&E Move in
- Commissioning & Startup
- Punch Work
- Landscaping

Upcoming tasks:

- Commissioning & Startup
- Punch Work
- Training
- Turnover to District
- Closeout

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Cheek Middle School project.

Tasks completed previous 90 days:

- Punch Area A, Classrooms, 1st & 2nd Floor
- Set Kitchen Serving Line & Equipment
- Interior Framing & Sheetrock Areas C & D, Classrooms
- Painted Gym Walls
- Lockers, Paint, Ceramic Tile in Locker Rooms
- Ceramic Tile at Stairs, Drinking Fountains & Group Restrooms
- Storage Building
- Structure, Masonry Veneer, Roofing for Concession Stand Building
- South Parking Lot Paving
- Concrete Pads for Football Bleachers

Upcoming tasks:

- Complete/Punch for Areas F (Kitchen & Cafeteria), E (Gyms & Locker Rooms), B & D (Classroom Wings)
- Gym Floors
- Exterior Canopies, Sidewalks, Irrigation, Landscape, Courtyards
- Concession Building Interior Finishes
- Track & Field
- Tennis Courts
- Off Site Sanitary Sewer Connection
- Striping & Signage on Denton Way Road

Rocky Gardiner, Zonda Education, Presented the 4th Quarter Growth Report for Denton ISD. Economy is still pretty strong, and we have low unemployment rates.

The annual housing starts vs. annual closing were staying pretty close together until this 4th quarter where the closings started to drop a little. The housing market interest rate is going up.

Denton ISD total home sales declined 7% from 2021 totals, with new home sales remaining relatively the same as 2021 totals. New home sales within the district account for roughly 28% of all 2022 sales. Denton ISD is only 2nd to Northwest ISD.

In the last 15 years the average home prices have more than doubled.

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Currently in Denton ISD area the builders have inventory or lots for future development and new builds. This past 4th quarter was the highest closing quarter where builders were working off the inventory they had.

Mr. Gardiner went over the following:

- District Housing Overview by Elementary Zone, except Robson Ranch
- Active Building Subdivisions
- Residential Activity
- Multi-Family Overview
- Ten Year Forecast by Grade Level
- Ten Year Forecast by Campus

Key takeaways:

- In 2022, Denton ISD new home annual starts & closings remained strong in comparison to DFW overall
- Average new & existing home prices in Denton ISD have more than doubled
- The district has 66 actively building subdivisions with over 4,000 lots available to build on
- Denton ISD has 31 future subdivisions with nearly 26,100 lots in the planning stages
- Groundwork is underway on more than 3,000 lots within 18 subdivisions
- Denton ISD is forecasted to enroll more than 36,600 students by 2027/28 and more than 42,400 by 2032/33

Paul Andress, Executive Director of Operations, In the 2023 Bond we will have three new elementaries and 1 new high school. The planning for these campuses have already begun. We are hoping when the bond passes, and we take the referendum to the board we will have the GMP's ready to get started as soon as possible. One of the new schools will be over near the new Denton High School.

Minutes for the November 16, 2022, meeting were approved. Motion by Nancy Chadwick and seconded by Mike Vance to approve the minutes.

The next meeting will be held at Borman Elementary on April 26, 2023, Noon.

Kathy Lawson will be presenting before the Board of Trustees on February 28, 2023.

Meeting ended at 12:55 pm.

Respectfully submitted, the Denton ISD, Construction, Planning, & Growth Team