

Denton Independent School District
2018 Bond Progress Committee Minutes

Wednesday, August 31, 2022

Location: Denton High School

Committee Members Present:

- Catherine Bell
- Larry Fisher
- Kathy Lawson
- Teresa Starrett
- Jeff Williams
- Greg Sawko
- Mariella Cudd
- Rudy Rodriguez
- Mike Vance

DISD Staff Present: Paul Andress, Sherry Arrington, Brandon Boyter, Kaylee Carlock, Kathleen Carmona, Colby Cervantes, Susan Cheatham, Mary Davis, Courtney Dunning, Vicki Garcia, Joel Hays, Jason Liewehr, Mike Mattingly, Scott Niven, Sandra Nulty, Charlene Parham, Robert Pierce, Lacey Rainey, Deron Robinson, Emily Smith, Kim Smith, Kim Stevenson, Jennifer Stewart, Robert Stewart, Caleb Straughan, Phil Thomas, Cindy Willis, Jamie Wilson, Julia Zwahr

Other Attendees:

Elana Sandoval – Balfour Beatty Construction
Zach Frazier – Northstar Builders Construction
Christopher Morris – VLK Architects
Keith Cummins, Susan Smith – Corgan Architects
Terry Hoyle, Michael Elmore – Pfluger Architects
Ranae Fuhrmann, Trey Laird, Anthony Simerson – Stantec Architects
Bob Templeton – Zonda
Doug Chadwick – Guest
Courtney Lawson - Guest

Dr. Jamie Wilson called the meeting to order at 12:11 pm.

Dr. Jamie Wilson, Superintendent of Schools, introduced the Principal of Denton High School, Joel Hays.

Joel Hays, Principal of Denton High School, welcomed everyone to the New Denton High School and talked about the difference the new school has made on the students just in the past few weeks in a positive way.

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Dr. Jamie Wilson, Superintendent of Schools, reminded the group that the 2022 Citizens' Advisory Committee will be held on September 12, 2022. Every committee member will learn about all parts of the District to be able to advocate for all groups of students. Students will continue to come and we want to be able to meet all of their needs. Our budgets are built based on students for attendance. We use the Growth Report data received from Bob from Zonda to help us in building that budget.

Bob Templeton, Zonda Education, Presented the Quarterly Housing Study for Denton ISD. Workforce has had tremendous turnover with hybrid work and remote work available. This is impacting the school district being able to fill substitute, bus driver or part time positions.

The housing market is interest rate sensitive. In January prices were at 3.5%, then in June statewide was around 5%. This increase impacts millennial young buyers, first time buyers and move up buyers.

In the DFW region we have over 50,000 new homes being built. Even with the slow down, the Denton region will continue to see growth because the job growth in this region is still so strong. There has been softening in sales of about 36% in the Denton region. Even with that slowdown, Denton County is ranked #2 in the DFW Region based on annual closing on single family homes, closing about 2,834. Builders are struggling to get homes finished by a certain timeline since the pandemic started. Prior to the pandemic the average home could be built in 4-6 months, but it now takes 9-10 months to complete. This is due to waiting on materials or labor challenges.

In the first quarter of 2022, we started 845 homes, 714 in the second quarter which would put us at 1559 starts YTD. This could put us at 2600-2800 new homes in the district for 2022. Union Park zone is building the most homes, then the Sandbrock Ranch area is the 2nd, and EP Rayzor is 3rd highest growth. Growth is starting to move starting north and strong on the I-35 corridor and is starting to move into several areas of the Denton region.

Mr. Templeton went over residential activity, district housing overview and ten-year forecasts by grade levels.

Key takeaways:

- 22-23 enrollment to exceed 33,000 students
- Interest rate hikes starting to impact sales
- Multi-family likely to play large role with enrollment growth
- Groundwork is underway on roughly 4034 lots in 25 subdivisions
- Market may start to shift toward buyers with better inventory and pricing

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Dr. Jamie Wilson – Went over ten-year enrollment slides to show where growth and new schools were needed. A new high school in the area near Braswell in the year 2026, opening with at least 9th grade, possibly 9th and 10th. In 2024, we will need 3 elementary schools opened. We are looking at the planning for the designs and we have determined the sites for those schools. The locations are on Riney Rd, south of 380, but east of Bell Elementary and Spiritas. After Cheek Middle School opens, we will be able to determine the needs for another middle school.

Minutes for the May 11, 2022, meeting were approved. Motion by Jeff Williams and seconded by Teresa Starrett to approve the minutes.

Kaylee Carlock, Director of Payroll, presented info regarding the 2013 Bond remaining budget to be used for land purchases, 2018 Bond financial update focusing on Denton High School, Transportation Facility East, and Cheek Middle School budgets.

Dr. Jaime Wilson, Residents should pay attention to County roadway bonds. The schools will be here or under construction before the roads will be here and this will impact the area. Carrico Stadium will be opening this Friday with a ribbon cutting, but the dedication for the Carrico Stadium will be later.

Brandon Boyter, Executive Director of Construction Planning & Growth, presented information regarding the renovations underway to the Old Denton High School, which will become Calhoun Middle School and Newton Rayzor. Abatement is almost done, demo has started and permits are being processed. It will take about 3 months to demo the area. Mr. Boyter also presented to the committee the previous, current and upcoming progress of the following projects:

Transportation Facility East project.

Tasks completed previous 90 days:

- Administrative Area building envelope has been installed.
- Interior Framing of Administrative Area is Complete.
- Completed Plumbing & Electrical Rough in, Administrative Building
- Preparing for installation of Retaining Walls
- Metal Building for the Mechanic Shop Has been Erected

Upcoming tasks:

- Installing Building Envelope on Mechanic Shop & Bus Wash
- Electrical, Plumbing & HVAC Completion on Administrative Building
- Retaining Walls
- MEP Rough in on both Mechanic Shop and Bus Wash
- Light Pole Install
- Fence Install

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Cheek Middle School project.

Tasks completed previous 90 days:

- ICF areas E, C and D
- Structural Steel Erection Areas E, F, C & D
- Second Floor Concrete Placement Area A
- Metal Stud Framing Area A & F
- MEP Overhead Rough-In Area A & F
- Exterior Masonry area A
- Exterior Windows area A
- Roofing areas B and A

Upcoming tasks:

- Roof Drains are Being Installed
- Interior Framing is Ongoing Throughout the Building
- Tile is Being Installed in First Floor Bathrooms
- Electrical Rough In Is Being Installed
- Geothermal Wells are Being Plumbed Into the Building
- Interior Geothermal Piping is Being Flushed
- Fire Sprinkler Lines are being Installed
- Building Envelope Water Proofing is Being Installed
- Brick Veneer is Being Installed on Exterior
- Site Lighting along Denton Way is Being Installed

Carrico Stadium project.

- Stadium –
 - Visitor Entrance Flatwork Pavement
 - Home Side Roofs
 - Remaining Curtain Wall
 - Interior Finishes
 - Mill-Work
 - Doors
 - Frames & Hardware
 - Kitchen Equipment for both concession areas
 - Light fixtures

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- Auxiliary Buildings –
 - Flatwork Pavement
 - Permanent Power
 - Fire Alarm Connections and Testing
 - Mechanical equipment start up and commissioning.
 - **Temporary Certificate of Occupancy achieved.**
- Site –
 - 60 Yard Practice Field Turf Install (**substantial completion date: 6/22/22**), Southeast Practice Field Addition of SOD and Irrigation.

Upcoming tasks:

- Stadium –
 - Complete Technology Rough-In and Start Up
 - Complete Elevators
 - Complete Exterior Metal Panels
 - Landscaping
 - Site Lighting & Controls
 - MEP System Commissioning
 - Health inspection for new concessions
- Site –
 - Complete Southeast practice field sod (held up due to new sewer line)
 - Stripe and Landscape around west parking and east parking lots

The next meeting will be held at the CH Collins Athletic Complex on November 16, 2022, Noon.

Kathy Lawson will be presenting before the Board of Trustees on September 13, 2022.

Meeting ended at 1:34 pm.

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