Bond Oversight Committee Report

April 10, 2024



Topics

01

Bond Cost Projection Updates

02

2017 Bond Projects

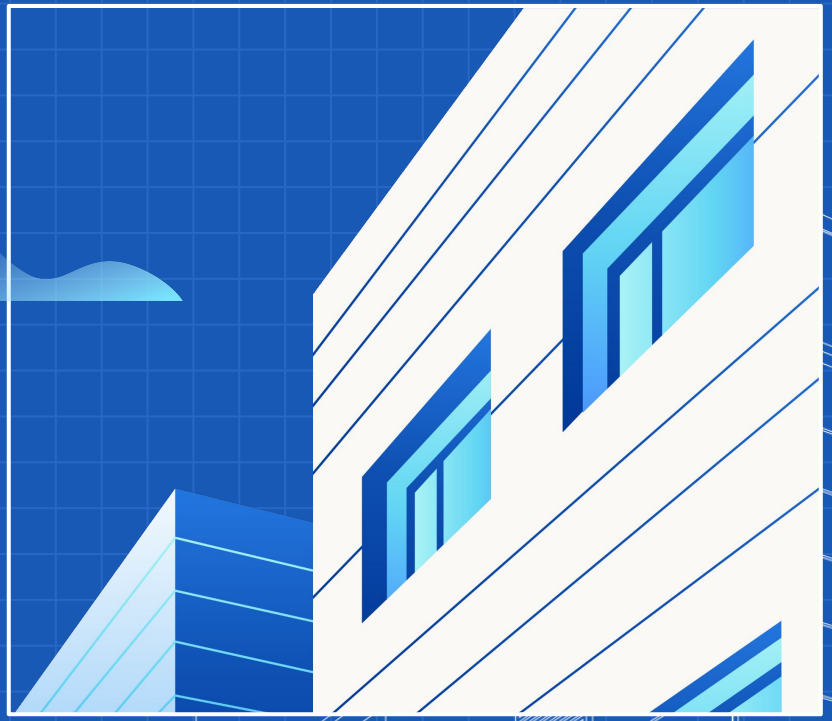
03

2022 Bond Projects

04

Board Decisions

01



Bond Cost Update

2017 Bond Budget Update

Bond Expenses Summary	Bond Issue #	Original Bond Plan	Adjustment	Updated Bond Plan	Cost to Complete	Over/(Under) Updated Estimate
Intermediate Renovations	#3	4,100,000		4,100,000	6,676,397	$ 2,576,397.31
Elementary #3	#3	35,900,000	-827,590	35,020,183	30,693,781	$ (4,326,402.00)
Administration Building	#2	5,000,000	817,554	5,817,554	5,973,247	$ 155,693.00
Transportation Center	#3	4,000,000		4,000,000	4,383,866	$ 383,866.00
Technology	#2	3,000,000		3,000,000	2,792,907	$ (207,093.00)
AHS Phase 3 Parking Expansion		-		-	2,425,745	$ 2,425,745.00
Closed Projects		$ 114,000,000.00		$ 114,062,263.00	$ 112,683,159.42	$ (1,379,103.58)
Sixth Grade Center Fire Lane		-			1,248,309	$ 1,248,309.00
Hilltop HVAC replacement and irrigation upgrades		-			448,050	$ 448,050.00
Future project		-				$ -
Unallocated Interest Earnings		-		3,432,422		$ (3,432,422.00)
Total		**166,000,000**		**169,432,422**	**167,325,462**	**$ (2,106,960.27)**

2022 Bond Budget Update - Prop A

Bond Expenses Summary	Original Bond Plan	Cost to Complete	Over/(Under) Updated Estimate
Elementary #4	39,435,000	49,424,130	$ 9,989,130.00
HS Orchestra Shell	350,000	282,096	$ (67,903.81)
Hilltop Playground	500,000	354,422	$ (145,578.00)
Tech Infrastructure	300,000	300,000	$ -
Busses	4,490,000	4,490,000	$ -
Land Acquisition	20,000,000	20,000,000	$ -
Middle School #1	103,520,000	103,520,000	$ -
Elementary #5	44,515,000	44,515,000	$ -
Furniture Refresh	2,000,000	2,000,000	$ -
Safety and Security updates	1,000,000	1,000,000	$ -
Gov't Agency Fees			$ 667.00
Middle School #2 Design (partial cost only)	4,975,000	0	$ (4,975,000.00)
Total Prop A (before interest)			**$ 4,801,315.19**
Unallocated Interest Earnings	-		$ (8,330,220.00)
Arbitrage rebate(allowance only)			$ 4,165,110.00
Total Prop A	**221,085,000**	**225,885,648**	**$ 636,205.19**



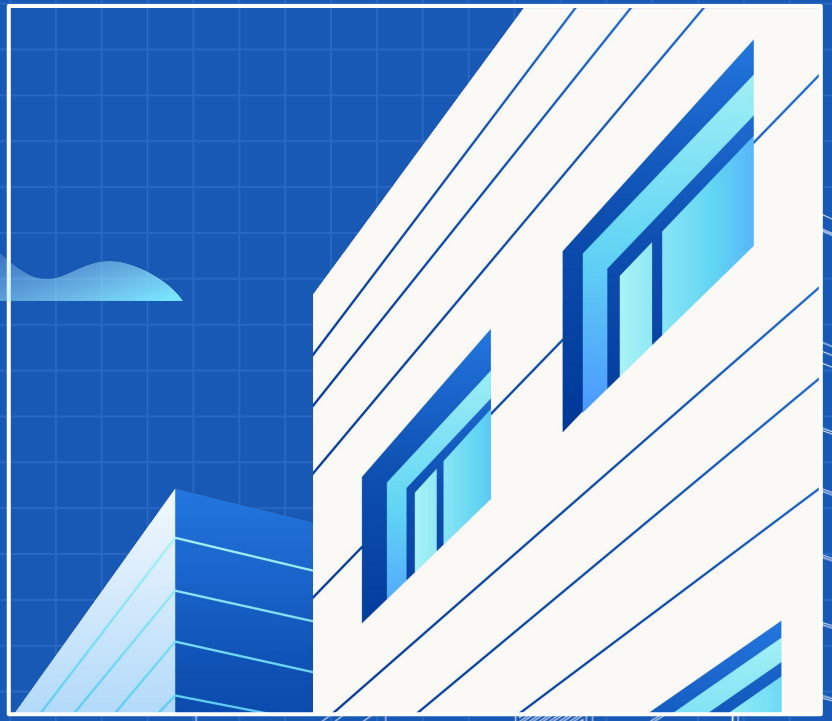
2022 Bond Budget Update - Props B & C

Stadium	26,915,000	26,915,000	$ -
Interest Earnings			$ (1,972,714.00)
Arbitrage rebate (allowance only)			$ 986,357.00
Total Prop B			**$ (986,357.00)**

IAC	19,885,000	19,885,000	$ -
Interest Earnings			$ (1,456,245.00)
Arbitrage rebate(allowance only)			$ 728,122.50
Total Prop C			**$ (728,122.50)**



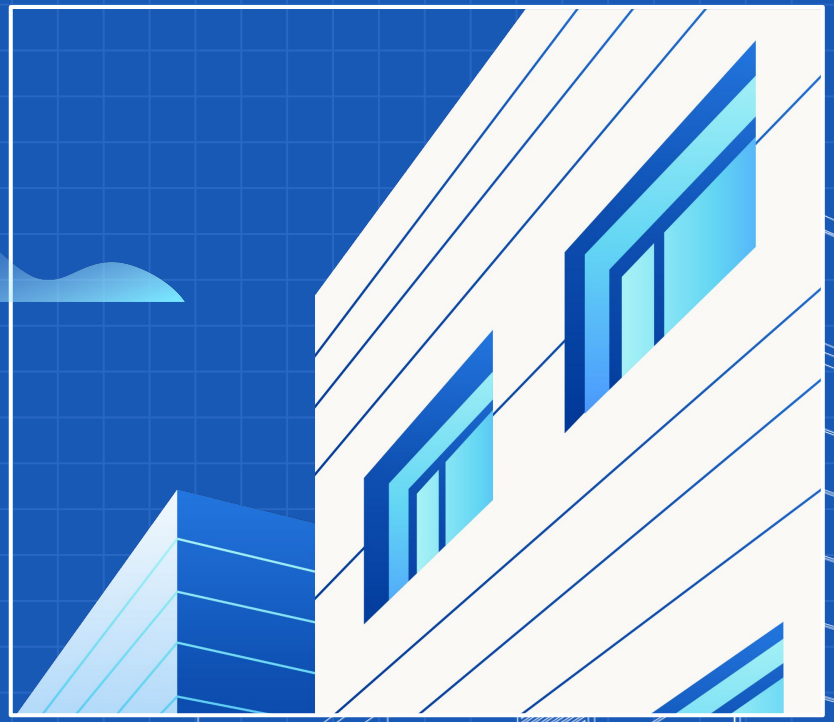
02



2017 Bond Projects

03

2022 Bond Projects



Jane Ruestmann Elementary School

- Architect: Corgan
- Contractor: Pogue Construction
- Contract Method: CMaR
- Start Date: June 2023
- Completion Date: August 2024
- GMP: $ 43,169,370





Jane Ruestmann Elementary School





ASE - April 2022

- No sidewalks
- No landscaping
- Gyp board still ongoing, tape and bed started

JRE - April 2024

- Sidewalks 50% complete
- Sod and tree installation are following irrigation
- Interior Finishes in progress

Jane Ruestmann Elementary School





Aerial Photos - 3/19/2024

Jane Ruestmann Elementary School



Aerial Photo - 3/19/2024

Jane Ruestmann Elementary School





Aerial Photos - 4/9/2024

Jane Ruestmann Elementary School



Cafeteria looking toward the kitchen

Jane Ruestmann Elementary School





Corridor wall tile installation

Jane Ruestmann Elementary School





Corridor and library wall tile installation

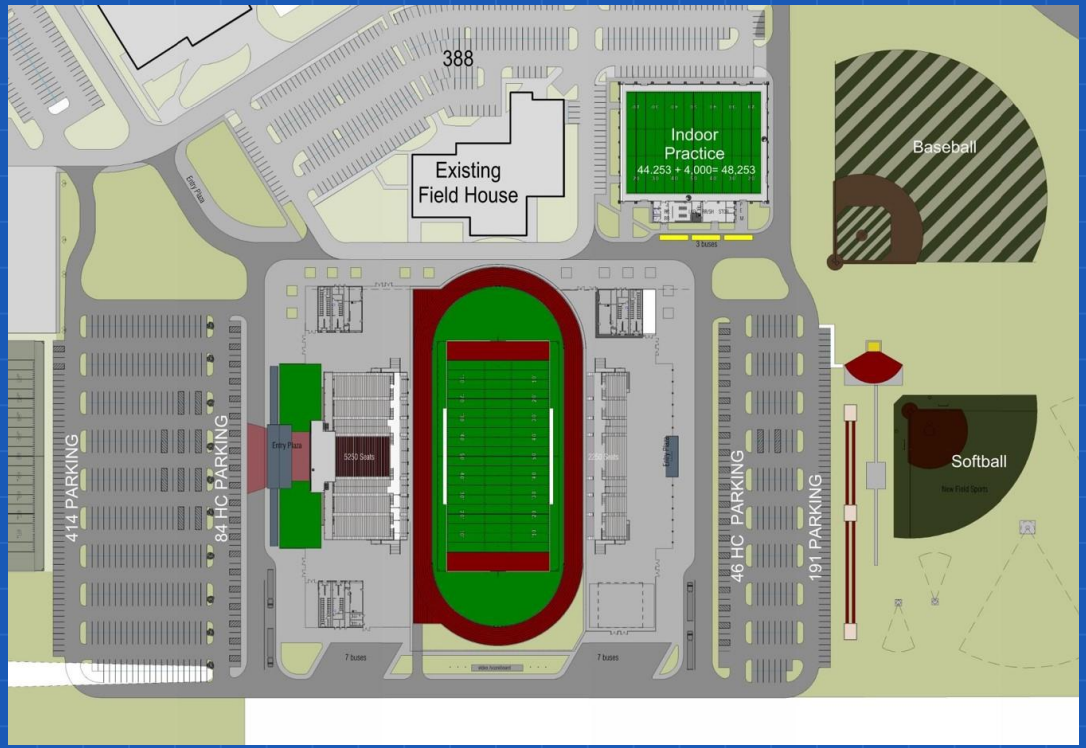
Stadium and IAC



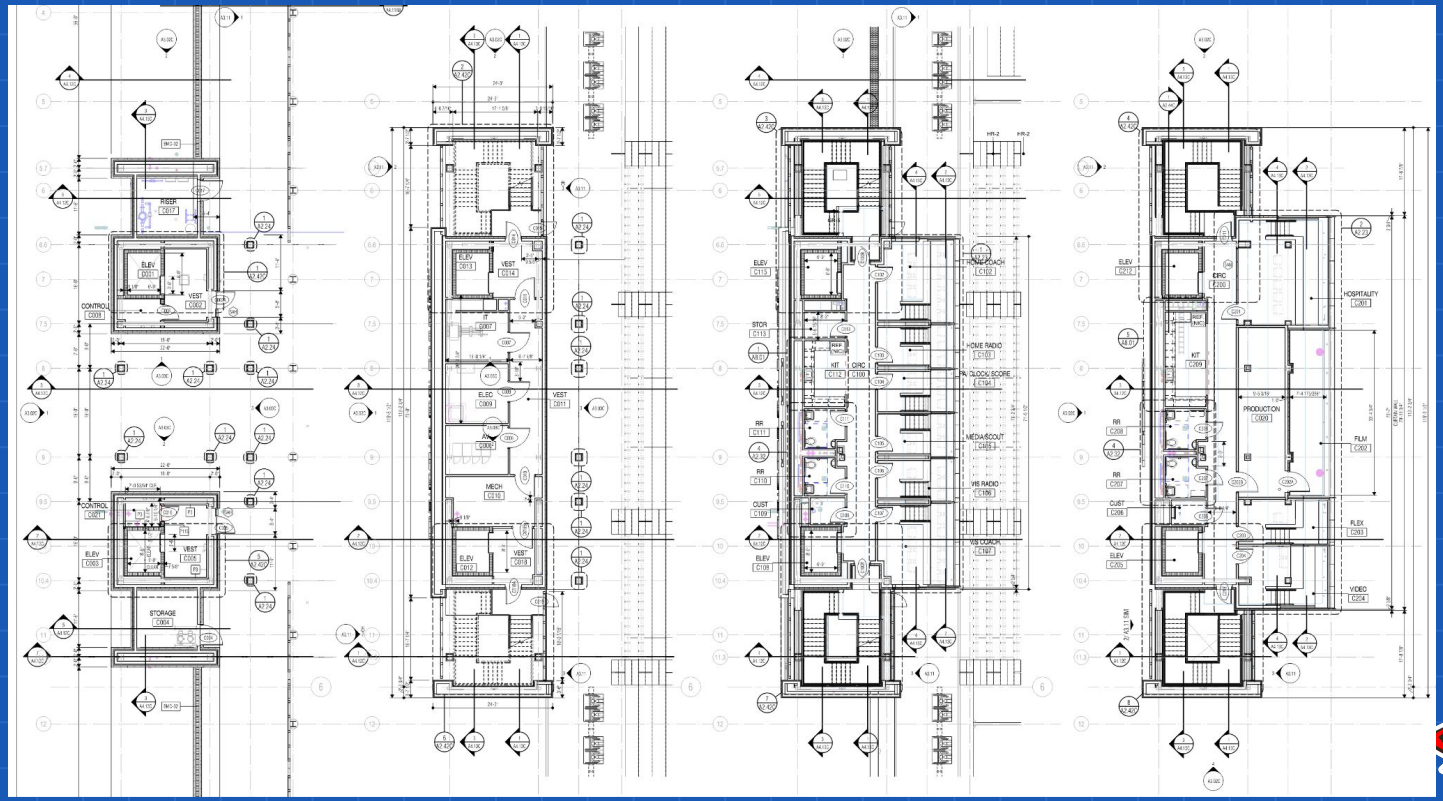
- Architect: VLK
- Contractor: TBD
- Contract Method: CSP
- Start Date: Summer 2024
- Completion Date: August 2025

- Construction Budget: $ 41,954,274
- SD Estimate: $ 37,074,864
- SD Budget including additional parking and seats: $ 40,166,165

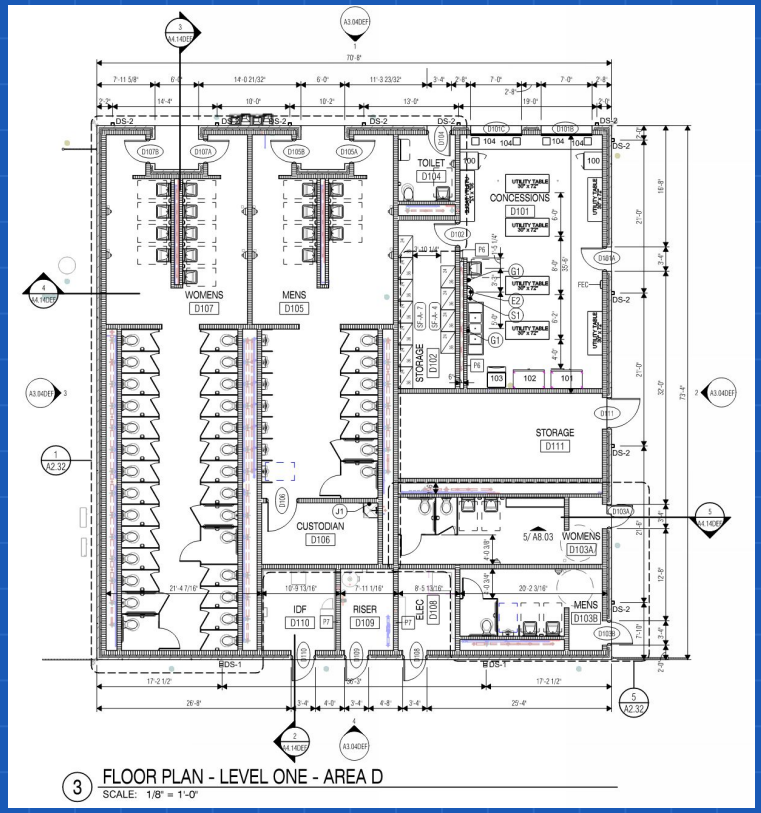
Stadium and IAC

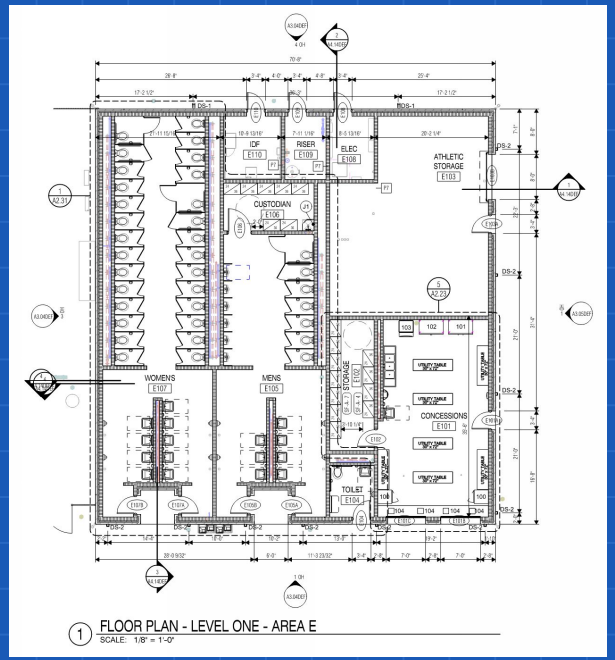


Stadium and IAC



Stadium and IAC

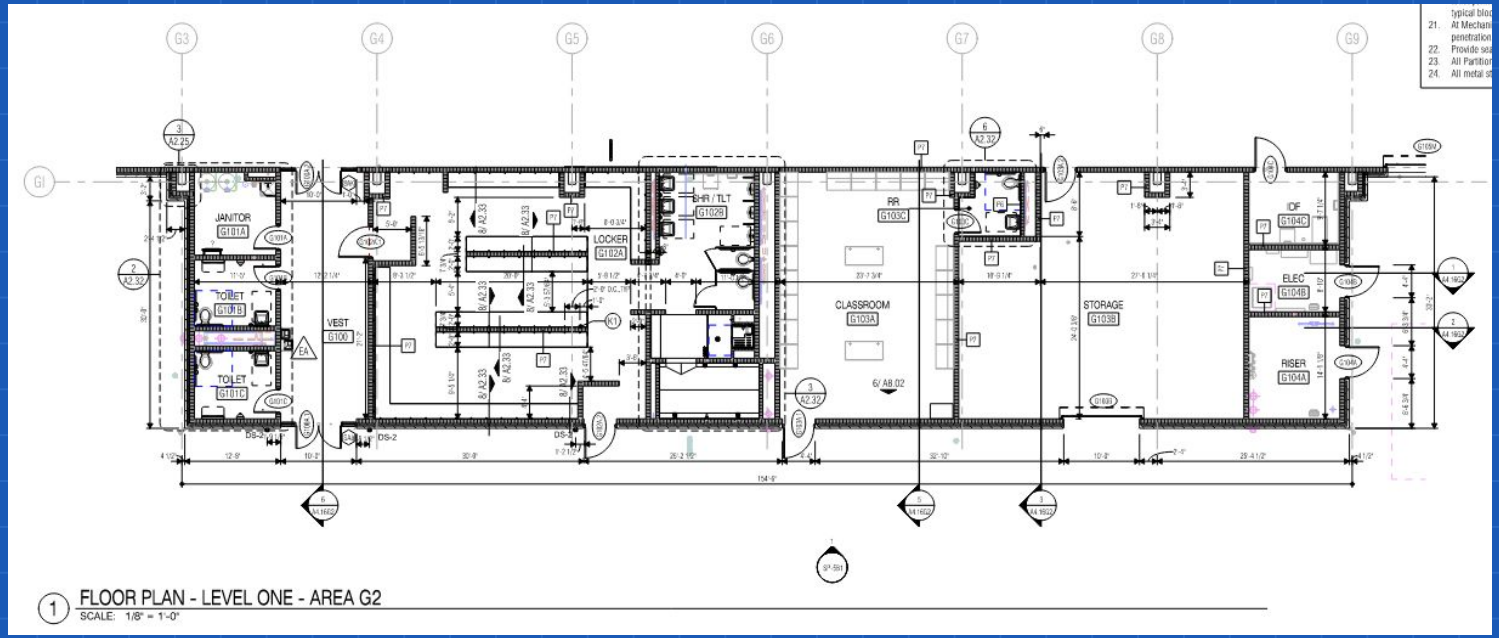




Stadium and IAC



Stadium and IAC



Stadium and IAC



Stadium and IAC

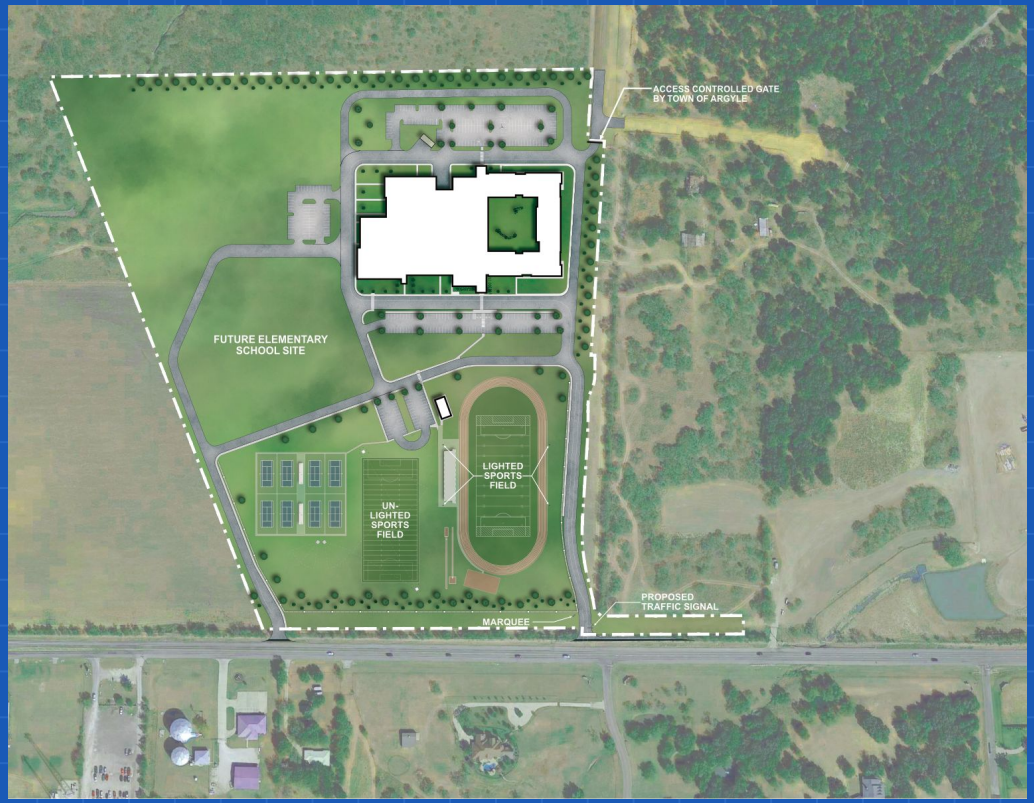


Middle School #1

- Architect: Corgan
- Contractor: Pogue Construction
- Contract Method: CMaR
- Start Date: Spring-Summer 2024
- Completion Date: Aug. 2026
- GMP: $87,392,415



Middle School #1



Middle School #1

ARGYLE ISD

Variances as Presented 1/3/2024

1. A variance to the number of street trees required along FM 407 to provide 0 trees.
2. A variance to landscape buffer yard E required along FM 407 to provide 19 canopy and 28 understory trees, no shrubs and no 8' masonry wall.
3. A variance to landscape buffer yard F1 (residential north) to provide 27 canopy and 27 understory trees, no shrubs and no 8' masonry wall.
4. A variance to landscape buffer yard F1 (residential east) to provide 12 canopy and 12 understory trees, no shrubs and no 8' masonry wall.
5. A variance to allow 3" caliper size for understory trees and 4" caliper size for canopy trees in the landscape plan.
6. A variance to allow more than 10% of the parking to be in front of the middle school building.
7. A variance to allow 6'-0" ornamental wrought iron fence along FM 407 and transition to a 6'-0" black vinyl chain link fence along the interior private drives around the athletic fields.
8. A variance to allow lighting to exceed the maximum allowed 1 foot candle at ground level intensity and pole height in Section 14.3.76-2, as well as the maximum allowed lumens per bulb (12,000) in Section 14.3.42-4.F.9.

Variances for 4/3/2024

1. A variance to landscape buffer yard E required along FM 407 to provide 27 canopy and 68 understory trees, and a 6' ornamental iron fence in lieu of an 8' masonry wall.
2. A variance to landscape buffer yard F1 (residential north) to provide 33 canopy trees and no shrubs.
3. A variance to landscape buffer yard F1 (residential east) to provide 15 canopy trees and no shrubs.
4. A variance to allow 3" caliper size for understory trees and 4" caliper size for canopy trees in the landscape plan.
5. A variance to allow more than 10% of the parking to be in front of the middle school building.
6. A variance to allow 6'-0" ornamental wrought iron fence along the interior private drives.
7. Sports lighting only: A variance to allow lighting to exceed the maximum allowed 1 foot candle at ground level intensity and pole height in Section 14.3.76-2, as well as the maximum allowed lumens per bulb (12,000) in Section 14.3.42-4.F.9.

2023-2024

Middle School #1

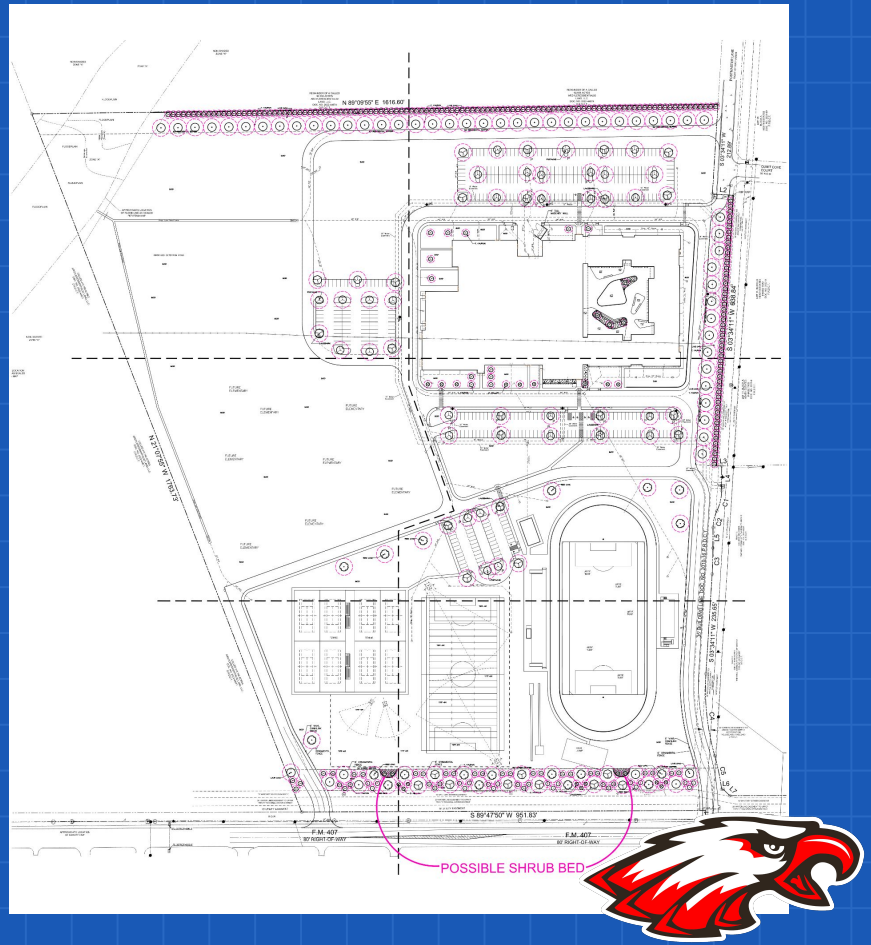
Landscape Bufferyard E along FM 407
Required: 38 canopy and 76 understory trees, 114 shrubs, 8' masonry wall
Proposed as a variance: 27 canopy and 68 understory trees, 116 shrubs, no 8' masonry wall

Landscape Bufferyard F1 (Residential North)
Required: 54 canopy and 108 understory trees, 161 shrubs, 8' masonry wall
Proposed as a variance: 33 canopy and 108 understory trees, no shrubs, 8' masonry wall

Landscape Bufferyard F1 (Residential East)
Required: 26 canopy and 52 understory trees, 77 shrubs, 8' masonry wall
Proposed as a variance: 15 canopy and 52 understory trees, no shrubs, 8' masonry wall

At the P&Z meeting last week, the following changes were made

- Added 11 canopy and 8 understory trees to the FM407 buffer yard
- Added 21 canopy trees to the north buffer yard
- Added 11 canopy trees to the east buffer yard
- Added 8' ornamental fence along the east property line from the north property line down to the end of Postmaster Road



Elementary School #5

- Architect: Corgan
- Contractor: Pogue Construction
- Contract Method: CMaR
- Start Date: TBD
- Completion Date: Aug. 2027 (based on latest demographic numbers)
- Construction Budget: $ 38,680,281

ON HOLD AT THIS TIME



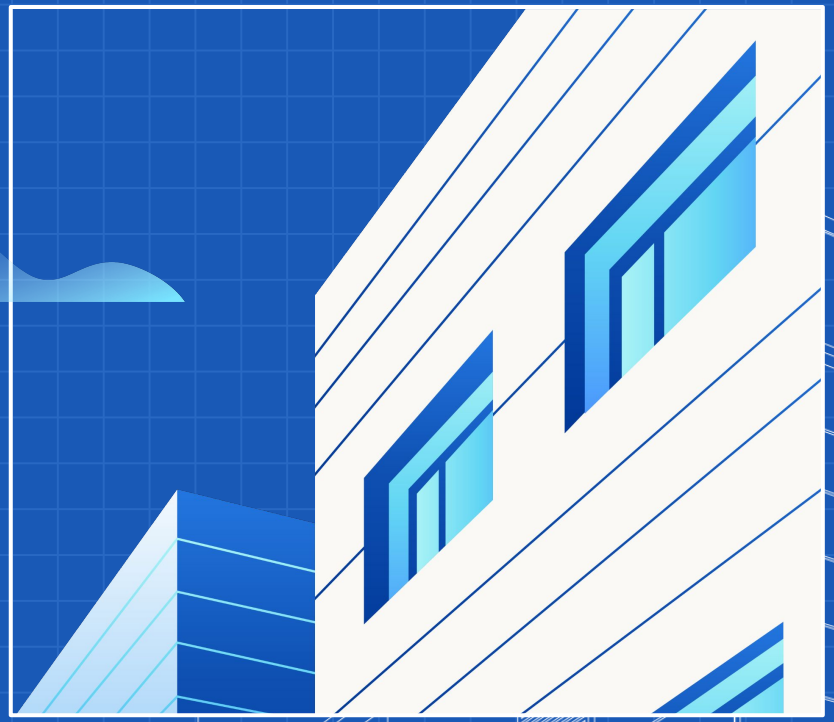
Miscellaneous Projects

Land Acquisition

- Discussions with Jack Furst are ongoing
- Other site locations are under evaluation

04

Board Decisions



Last Months Board Approvals



- Guaranteed Maximum Pricing for New MS #1 (Feb. - Mar.)
- Final change order for Sixth Grade Center Renovation (Feb.)

Upcoming Board Approval Items



- Final change order for Sixth Grade Center Fire Lane (Apr.)
- Middle School - construction testing (Apr. - May)
- Stadium/IAC construction contract (May - June)
- Stadium/IAC - construction testing (May - June)