



# Community Bond Oversight Committee Meeting

May 10, 2022





# Agenda

1. Call to Order
2. Public Comment
3. Approval of Minutes
  - a. February 8, 2022 Meeting
  - b. April 6, 2022 Meeting
4. Committee Operations
  - a. Discussion of CBOC Members' Work During Meetings
  - b. New Members and Staff Onboarding
  - c. Discussion of In-person Meetings
  - d. Discussion of CBOC Communication Protocols
5. Discussion of District Real Estate Related to the 2017 Bond Program
6. Discussion of HVAC Projects
  - a. Update of Distributed Document—*Targeted Projects with HVAC Scopes of Work*
7. Reports and Presentations
  - a. 2017 and 2013 Bond Programs
    - i. Issues and Risks, Substantial Changes
    - ii. Bond Program Change Log
    - iii. Bond Project Status Report
  - b. Monthly Bond Financial Reports
    - i. 2013 and 2017 Bond Financial Reports
  - c. HUB Program
  - d. Bond Communication Report
8. Action Items Requested by the Committee
9. Potential Future Items for Discussion, Meeting Dates/Times/Locations, Review of Annual Calendar
10. Adjourn



# Public Comment

**All regular and plenary meetings of AISD advisory bodies are open to the public.**

Members of the public have been asked to submit written comments to **Austin ISD's Let's Talk** platform by 5:00 p.m.

Ten minutes of public comment will be read. No more than two minutes per person.



Sánchez ES – Collaboration Space





# Approval of Minutes

Approval of Minutes  
from February 8, 2022 CBOC Meeting





# Approval of Minutes

Approval of Minutes  
from April 6, 2022 CBOC Meeting





# Committee Operations

Hill ES – Gymnasium



# Committee Operations: Members and Meetings

## Discussion of:

- CBOC members' work during meetings;
- new members and staff on-boarding;
- in-person meetings; and
- CBOC communication protocols.



Hill ES – All Gender Restroom

Please See File 04a: [CBOC Charge](#)

Please See File 04b: [CBOC Bylaws—Existing](#)

Please See File 04c: [CBOC Roster & Attendance Log](#)





# Committee Operations: New Liaison Team

## Introduction to:

- Katrina Montgomery
  - Assistant Superintendent of Finance
- Christine Steenport
  - Interim Assistant Superintendent of Operations



Hill ES – Garden Beds







Thank you! Any questions?

**Next Up: Discussion of District Real Estate Related to the 2017  
Bond Program**





# Discussion of District Real Estate Related to the 2017 Bond Program

Pease ES – Exterior





# Discussion of District Real Estate: Real Estate Update

- Since the November election, AISD has not sold any real estate to contribute to the projected \$40M.
- \$40M was not tied to any project, just offset.
- The repurposing process is starting for:
  - Rosedale
  - Anita Coy
  - \*Pease



**Former Rosedale School – Exterior**



# Discussion of District Real Estate: Repurposing Update

- **Jan. 2022**—Released revised Request for Proposal (RFP) for repurposing real estate consultant
- **Late Jan. to Early Mar. 2022**—Held community engagement meetings
- **Late Mar. 2022**—Board of Trustees reviewed and approved awarding of contract to Hayat Brown
- **Apr. to Jul. 2022**—Hayat Brown conducts market analysis and feasibility study for Coy and Rosedale; District staff holds internal committee meetings about Pease repurposing
- **Jul. and Aug. 2022**—Staff receives findings from Hayat Brown; Staff submits recommendation for use of Pease
- **Sept. 2022**—Staff presents findings to community for feedback
- **Sept. and Oct. 2022**—Staff submits recommendation for use of former Rosedale and Coy





# Discussion of District Real Estate: Repurposing Engagement

## Repurposing Events

- **Dec. 8, 2021**—Austin ISD Repurposing Update: What's Next
- **Jan. 25, 2022**—Repurposing Conversations: Rosedale, Meeting 1
- **Jan. 26, 2022**—Repurposing Conversations: Pease, Meeting 1
- **Feb. 9, 2022**—Repurposing Conversations: Anita Ferrales Coy, Meeting 1
- **Feb. 12, 2022**—Repurposing Conversations: Rosedale, Meeting 2
- **Feb. 15, 2022**—Repurposing Conversations: Pease, Meeting 2
- **Feb. 16, 2022**—Repurposing Conversations: Anita Ferrales Coy, Meeting 2
- **Feb. 17, 2022**—Repurposing Conversations: Rosedale, Meeting 3
- **Feb. 23, 2022**—Repurposing Conversations: Rosedale, Meeting 4
- **Feb. 26, 2022**—Repurposing Conversations: Anita Ferrales Coy, Meeting 3
- **Mar. 3, 2022**—Repurposing Conversations: Pease, Meeting 3
- **Mar. 8, 2022**—Repurposing Conversations: Anita Ferrales Coy, Meeting 4

To learn more, visit [austinisd.org/repurposing](https://austinisd.org/repurposing).



Pease ES – Exterior





Thank you! Any questions?

**Next Up: Discussion of HVAC Projects**





# Discussion of HVAC Projects

Ann Richards SYWL – Learning Stairs





# Discussion of HVAC Projects

## Discussion of:

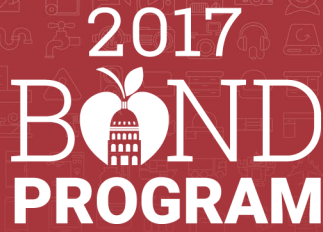
- Updated document—*Targeted Projects with HVAC Scopes of Work*



Ann Richards SYWL – Learning Stairs







Thank you! Any questions?

**Next Up: Reports and Presentations,  
2017 and 2013 Bond Programs**





# 2013 & 2017 Bond Programs

Rosedale School – Grand Opening



# Issues and Risks, and Substantial Changes: Rosedale School

- Opened Feb. 22, 2022
- Construction on clinic continues



Rosedale School – Grand Opening





# Issues and Risks, and Substantial Changes: Eastside ECHS

- Grand Opening Ceremony held Mar. 31, 2022
- Punch list construction continues
- Commissioning continues



Eastside ECHS – Grand Opening





# Issues and Risks, and Substantial Changes: LBJ ECHS

- Changes to some spaces are ongoing
  - Dispersed dining
  - Medical rooms
- Changes will push completion date



LBJ ECHS – Construction



# Issues and Risks, and Substantial Changes: LASA HS

- Punch list almost complete
- Security vestibule glazing
  - Material shortage delays
  - Late May completion anticipated



LASA HS – Security Vestibule



# Issues and Risks, and Substantial Changes: New MS in NE Austin

- Lot 2 easement recordings are complete, with the exception of electrical
- Anticipated opening of fall 2023



New MS in NE Austin – Construction





# Issues and Risks, and Substantial Changes: Targeted Projects

- Summer 2022 deferred projects
  - Procurement challenges
  - Supply chain issues

| Year | No.  | Suffix | Deferred?    | Campus   | Original Construction Budget |
|------|------|--------|--------------|--|------------------------------|
| 21   | 0008 | BLKSH  | Yes—Deferred | Blackshear ES  | \$963,059.13                 |
| 21   | 0011 | HART   | Yes—Deferred | Hart ES  | \$1,387,588.46               |
| 21   | 0018 | PILLW  | Yes—Deferred | Pillow ES  | \$269,964.28                 |
| 21   | 0023 | MENDZ  | Yes—Deferred | Mendez MS  | \$791,009.36                 |
| 22   | 0014 | SUMIT  | Yes—Deferred | Summitt ES   | \$512,652.40                 |
| 22   | 0017 | BAILY  | Yes—Deferred | Bailey MS  | \$3,453,584.59               |
| 22   | 0021 | PARED  | Yes—Deferred | Paredes MS - Documents finished 11/30. Solicitation request submitted by 12/3. | \$1,443,539.61               |



# Bond Program Change Log

| 2017 Bond Program   |          |  |                     |                     |
|---|----------|--|---------------------|---------------------|
| Schedule Change Log   |          |  |                     |                     |
| Project   | Date     | Explanation  | Previous Completion | Modified Completion |
| Please See File 06c: <i>Bond Schedule Change Log</i> for previous schedule changes. |          |  |                     |                     |
| NA  | April-21 | No changes   | NA                  | NA                  |
| NA  | May-21   | No changes   | NA                  | NA                  |
| NA  | June-21  | No changes   | NA                  | NA                  |
| New MS in NEW Austin  | Aug-21   | A delay in the real estate negotiations early in the project put the start of construction on hold. While the real estate transaction is still being negotiated, a lease agreement with the City of Austin is now in place for the property. This step allowed Joeris General Contractors to mobilize-on-site in early August and begin earthwork, which will pave the way for laying the foundation and steel erection. The district is hopeful that final negotiations will conclude by 2022. With this updated timeline now in place, the district is on schedule to open the new middle school for the Fall 2023 semester. | Aug-22              | Aug-23              |
| NA  | Oct-21   | No changes   | NA                  | NA                  |
| NA  | Nov-21   | No changes   | NA                  | NA                  |
| NA  | Feb-22   | No changes   | NA                  | NA                  |
| NA  | May-22   | No changes   | NA                  | NA                  |

Please See File 07b: [Bond Schedule Change Log](#)



# Bond Project Status Reports

1. 2017 Bond Program Modernization Projects  
**Please See File [07c](#)**
2. 2017 Bond Program Targeted Projects  
**Please See File [07d](#)**
3. 2013 Bond Program Targeted Projects  
**Please See File [07e](#)**
4. 2013 Bond Program Contingency Projects  
**Please See File [07f](#)**



Hill ES – Students







Thank you! Any questions?

**Next Up: Reports and Presentations,  
Monthly Bond Financials**





# Monthly Bond Financials

Menchaca ES – Small Group Collaboration



# Financial Reports

1. 2017 Bond Program Financials  
**Please See File [07g](#)**
2. 2017 Bond Program Monthly Activity  
**Please See File [07h](#)**
3. 2017 Bond Program Amendments Log  
**Please See File [07i](#)**
4. 2017 Bond Program Previous Bond Support  
**Please See File [07j](#)**
5. 2017 Bond Program Contingency Log  
**Please See File [07k](#)**



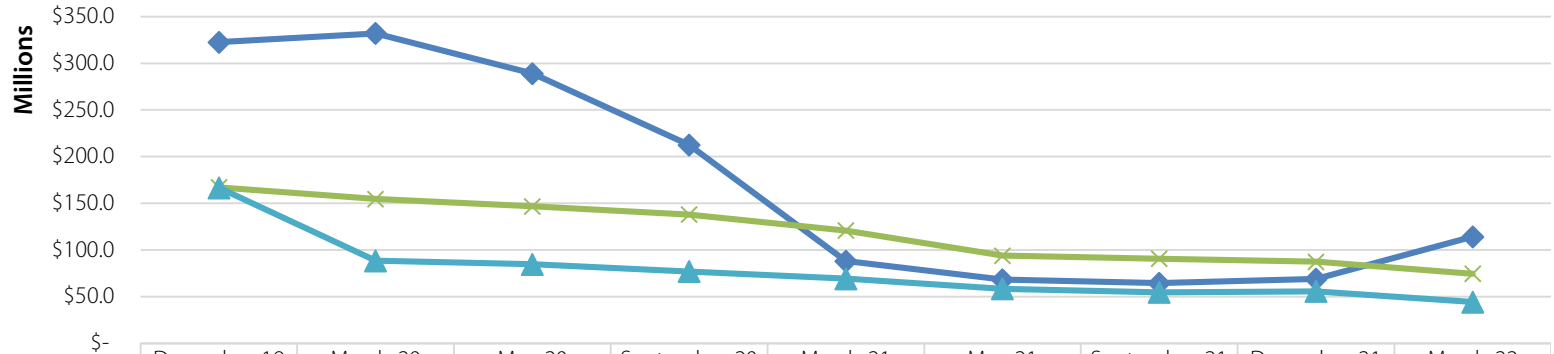
Menchaca ES – Studio





# Financial Reports: 2017 Bond Financials

**2017 Bond Program: Month End Balance by Project Type\***



\*Note: Does not include program contingency or prior bond balance

|                                       |    |              |
|---------------------------------------|----|--------------|
| Total Project Balance @ December 2021 | \$ | 233,166,121  |
| Est. Land Sales                       |    | (40,000,000) |
| Prior Bond Contingency                |    | (43,751,000) |
| 2017 Program Contingency Balance      |    | 1,892,112    |

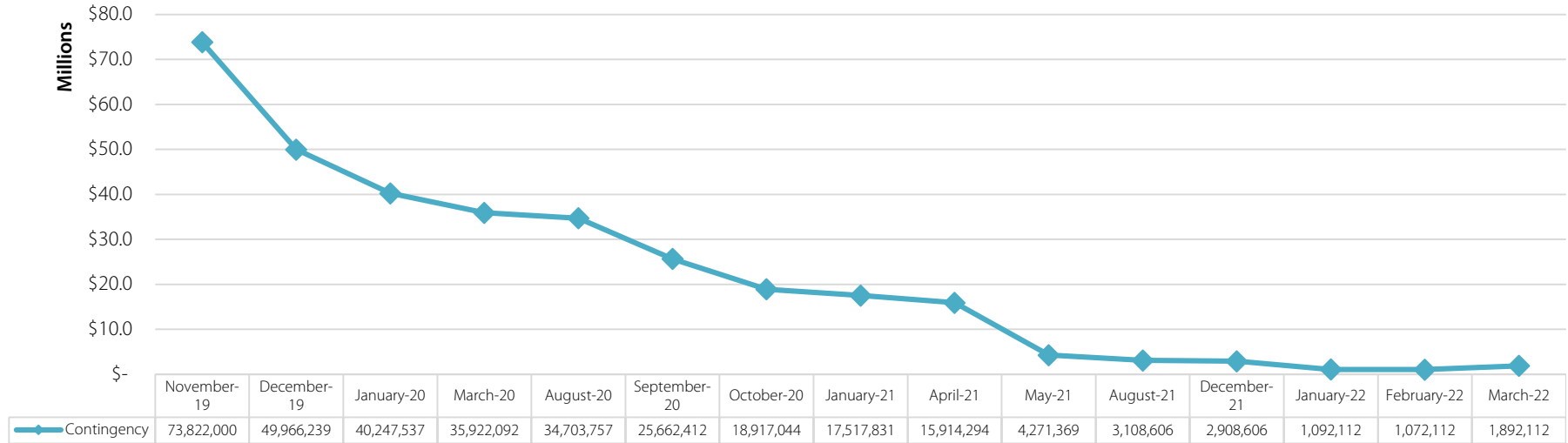
**Total Balance** **\$ 151,307,233**

**% Budget Remaining** **14.4%**



# Financial Reports: 2017 Bond Financials

## 2017 Bond Program: Program Contingency Balance



- Notes:**
1. Changes in balance are due to budget transfers posted throughout the 2017 Bond Program to support active 2017 bond projects.
  2. Reporting periods with no changes in program contingency are not included in chart.

Program Contingency Beginning Balance 73,822,000  
 Program Contingency Balance @ March 2022 1,892,112

% Remaining 2.6%

Please See File 07i: [2017 Bond Program Amendments Log](#)

Please See File 07k: [2017 Bond Program Contingency Log](#)



# Financial Reports: 2017 Bond Financials

As of Mar. 31, 2022, impact on the 2017 Bond Program is related to the following anticipated costs:

- Adjustment for construction manager-at-risk, covering modernization projects—**\$18.5M**
- Technology network equipment—**\$1.2M**
- Adjustment for program management services—**\$2.2M**





# Financial Reports: 2013 & 2017 Bond Financial Notes

## 2017 Bond Program Amendments Log

- **\$3.1M** of contingency funds transferred from modernization projects
- **\$6.4M** of contingency funds transferred to modernization projects
  - Please see File 07i: [2017 Bond Program Amendments Log](#)

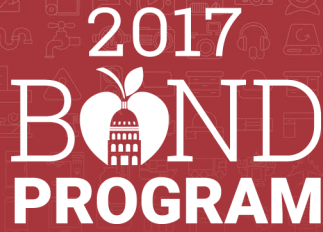
## 2017 Bond Program and Previous Bonds

- There have been no substantial changes to the previous bond usage by T.A. Brown ES and Menchaca ES.
- Bowie HS had some changes in the 2017 Bond Program, but not in prior bonds.
  - Please See File 07j: [2017 Bond Program Previous Bond Support](#)

## 2013 Bond Program

- In progress





Thank you! Any questions?

**Next Up: Reports and Presentations,  
Historically Underutilized Business (HUB) Program**





# HUB Program

HUB – Summer Food Truck Event





# 2013 Bond Program: Through Apr. 14, 2022

## Architect/Engineering

| Category              | HUB Contracted Amount (\$) | HUB Paid Amount (\$) |
|-----------------------|----------------------------|----------------------|
| African American      | 393,272.17                 | 385,596.67           |
| Asian/Native American | 4,776,676.65               | 4,535,800.65         |
| Hispanic              | 3,269,067.83               | 3,181,239.62         |
| Women-Owned           | 4,522,775.40               | 4,402,014.95         |
| <b>HUB Total</b>      | <b>12,961,791.45</b>       | <b>12,504,651.89</b> |

## Construction

| Category              | HUB Contracted Amount (\$) | HUB Paid Amount (\$) |
|-----------------------|----------------------------|----------------------|
| African American      | 4,756,027.52               | 4,754,922.06         |
| Asian/Native American | 3,440,270.82               | 3,437,048.12         |
| Hispanic              | 23,258,427.08              | 22,751,284.14        |
| Women-Owned           | 35,869,289.92              | 34,927,783.78        |
| <b>HUB Total</b>      | <b>67,324,015.34</b>       | <b>65,871,038.10</b> |

**Note:** Condensed reports due to data reconciliation.



# 2017 Bond Program: Through Apr. 14, 2022

## Architect/Engineering

| Category              | HUB Contracted Amount (\$) | HUB Paid Amount (\$)  |
|-----------------------|----------------------------|-----------------------|
| African American      | 6,260,958.50               | 6,185,472.75          |
| Asian/Native American | 6,544,449.70               | 5,762,980.63          |
| Hispanic              | 36,766,425.46              | 31,527,468.62         |
| Women-Owned           | 97,776,944.68              | 90,617,428.53         |
| <b>HUB Total</b>      | <b>147,348,778.34</b>      | <b>134,127,900.53</b> |

## Construction

| Category              | HUB Contracted Amount (\$) | HUB Paid Amount (\$) |
|-----------------------|----------------------------|----------------------|
| African American      | 10,068,554.62              | 9,426,788.17         |
| Asian/Native American | 12,403,927.68              | 11,725,619.73        |
| Hispanic              | 13,076,040.43              | 11,593,433.42        |
| Women-Owned           | 13,142,666.98              | 11,572,251.36        |
| <b>HUB Total</b>      | <b>48,691,189.71</b>       | <b>44,318,092.68</b> |

**Note:** Condensed reports due to data reconciliation.



# HUB Economic Impact Analysis

## How We Measure Economic Impact

AISD's spending with its Historically Underutilized Businesses generates economic activity in its business network and their communities. Impact is measured through Economic Activity, Jobs supported, and Wages supported.



### Economic Impact Metrics

Economic impact reports communicate the impact on the economy using these standard metrics: Production, Jobs, and Wages.



#### PRODUCTION

Measures the cumulative revenues of all businesses impacted through the program: Direct, Indirect and Induced.



#### JOBS

Created within AISD's business network and in the vendor's communities.



#### WAGES

Measures the cumulative earnings of the employees in the jobs supported through HUB vendor purchases.

2017 Bond FY2020-2021





# HUB Economic Impact Analysis

## Economic Impact Channels

AISD's spending with its vendors generates economic activity in its business network and their communities. These impacts can be categorized into three types. First, the Direct impacts are the jobs and payroll directly supported at AISD's diverse vendors. Next, there are additional spin-off impacts. Indirect impacts occur in the lower tier vendors and Induced impacts occur at the local businesses that supply products to the employees and their families in the jobs supported in the business network.

### Economic Impact Channels

AISD's purchases have a ripple effect on FY 2020-2021. The total economic impact is comprised of three components: Direct, Indirect and Induced.



#### DIRECT

This is the immediate impact of Historically Underutilized Businesses.



#### INDIRECT

Historically Underutilized Businesses purchases goods and services from other vendors, which creates a ripple effect through the economy.



#### INDUCED

The employees in the jobs created in the business network to satisfy AISD's purchases support additional jobs in their communities.



2017 Bond FY2020-2021



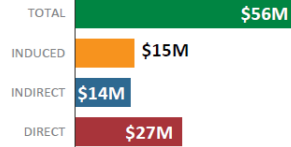
# HUB Economic Impact Analysis

## AISD 2017 Bond Program Making An Impact

### TOTAL PRODUCTION

**\$56M**

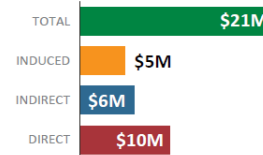
AISD purchased \$27M with HUB vendors. This spending resulted in the total impact of \$56M, which is broken down into \$27M Direct impact, \$14M Indirect impact and \$15M Induced impact.



### TOTAL WAGES EARNED

**\$21M**

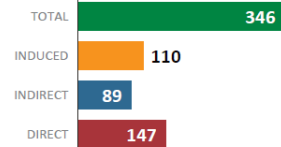
AISD's purchases from HUBs supported jobs throughout the business network that paid employees a total of \$21M in wages. Wages earned in the Direct, Indirect and Induced channels are estimated at \$10M, \$6M and \$5M respectively.



### TOTAL JOBS SUPPORTED

**346**

AISD's HUBs spending supported an estimated 346 jobs. 147 of these were supported in the Direct channel, 89 jobs in the Indirect channel, and 110 jobs from the Induced channel.



### IMPACT WITH HUBS

**\$27M**



2017 Bond FY2020-2021



# HUB Economic Impact Analysis



2017 Bond FY2020-2021

Please See File 07m: [HUB Program Economic Impact Report](#)





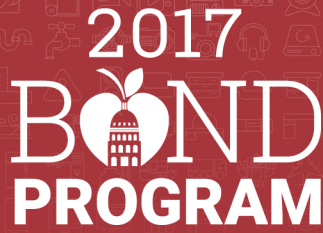
# HUB Economic Impact Analysis



2017 Bond FY2020-2021

Please See File 07m: [HUB Program Economic Impact Report](#)





Thank you! Any questions?

**Next Up: Reports and Presentations,  
Bond Communication Report**





# Bond Communication Report

T.A. Brown ES – Media Center





# Bond Communication Report

## In-person Grand Openings Return

Austin ISD returned to hosting in-person events to celebrate the modernized campuses that opened as part of the 2017 Bond Program. To read recaps and view photos of each event, visit

[AISDFuture.com/blog](https://AISDFuture.com/blog).



AISD – Grand Opening Ceremonies





# Bond Communication Report: Hill ES

**Mar. 1, 2022**

Students, teachers, and community members joined Austin ISD and Hill ES leadership for a ribbon-cutting ceremony in the new gym. The ceremony included performances by the Hill ES choir and Anderson HS marching band.



**Hill ES – Ribbon Cutting Ceremony**



# Bond Communication Report: Rosedale School

**Mar. 7, 2022**

Families, teachers, and community members joined Austin ISD and Rosedale School leadership in a ribbon-cutting ceremony filled with joy and celebration. Following the ceremony, guests were invited to tour the new campus, enjoy refreshments, and participate in family-friendly activities.



**Rosedale School – Ribbon Cutting Ceremony**





# Bond Communication Report: Ann Richards SYWL

**Mar. 30, 2022**

The event kicked off with a performance by the Marching Stars, followed by remarks from student Lily Koppen, student Alexandra Weatherford, and district leadership. After the ribbon-cutting, guests were invited to enjoy refreshments, watch a performance by the middle school orchestra, and take an ARS Stars led tour of the campus.



Ann Richards SYWL – Ribbon Cutting Ceremony



# Bond Communication Report: Eastside ECHS and International HS

**Mar. 31, 2022**

The event featured performances by the Eastside ECHS drumline, a video tour of the new campus, and remarks from students, school and district leadership, and L.C. Anderson HS alumni. Following the formal ceremony, guests were invited to enjoy refreshments, visit community partners, and tour the campus' academic wing.



**Eastside ECHS and International HS– Grand Opening Ceremony**





# Bond Communication Report: Austin HS

**Apr. 14, 2022**

The event featured remarks from student leadership, Principal Melvin Bedford, and district leadership. Guests enjoyed performances by the Austin HS chamber orchestra and advance guitar ensemble. After the ceremony, guests joined student-led tours and enjoyed refreshments.



**Austin HS – Grand Opening Ceremony**



# Bond Communication Report: Sánchez ES

**Apr. 22, 2022**

The event featured remarks from Sánchez Principal Azucena Garcia, district leadership, former teachers, alumni, students, and a Sánchez family member. The event included a parade, a performance by Eastside ECHS, a tree planting, and a sand ceremony to represent the coming together of the two schools—early Sánchez Elementary and Metz Elementary—into a unified Sánchez Elementary.





Thank you! Any questions?

**Next Up: Action Items Requested by the Committee**







# Action Items Requested by the Committee

T.A. Brown ES – Learning Stairs





# Action Items Requested by the Committee

## Feb. Meeting Requests

- ✓ Meeting to discuss proposed bylaws
- ✓ Discussion of HVAC projects
- ✓ Continued discussion of district real estate
- ✓ List of deferred targeted projects
- ☐ Info. on price per square foot at Hill ES (Mark G.)

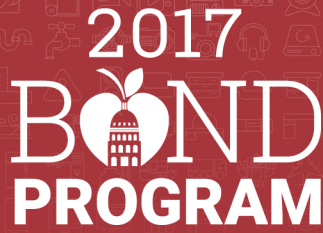
## May Meeting Requests

- ☐ Review meeting action items and requests



T.A. Brown ES – Studio





Thank you! Any questions?

**Next Up: Potential Future Items for Discussion, Meeting  
Dates/Times/Locations, Review of Annual Calendar**





# Potential Future Items for Discussion

T.A. Brown ES – Interior





# Potential Future Items for Discussion

## Upcoming Board Dates

- May 19—Board Regular Voting Meeting

## Upcoming District Closures

- May 30—Memorial Day
- June 10—Central Office Summer Schedule Begins

## Next Regular Meetings

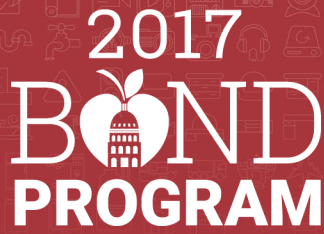
- May 17—Co-chair Call
- June 14—CBOC Meeting



T.A. Brown ES – Community Room







Thank you! Any questions?

**Next Up: Adjourn**



A photograph of the exterior of Bear Creek Elementary School. The building features a modern design with a stone-clad facade, large windows, and a prominent entrance canopy supported by metal columns. The sky is blue with scattered white clouds, and green tree branches are visible in the upper right corner.

ADJOURN

Thank You!





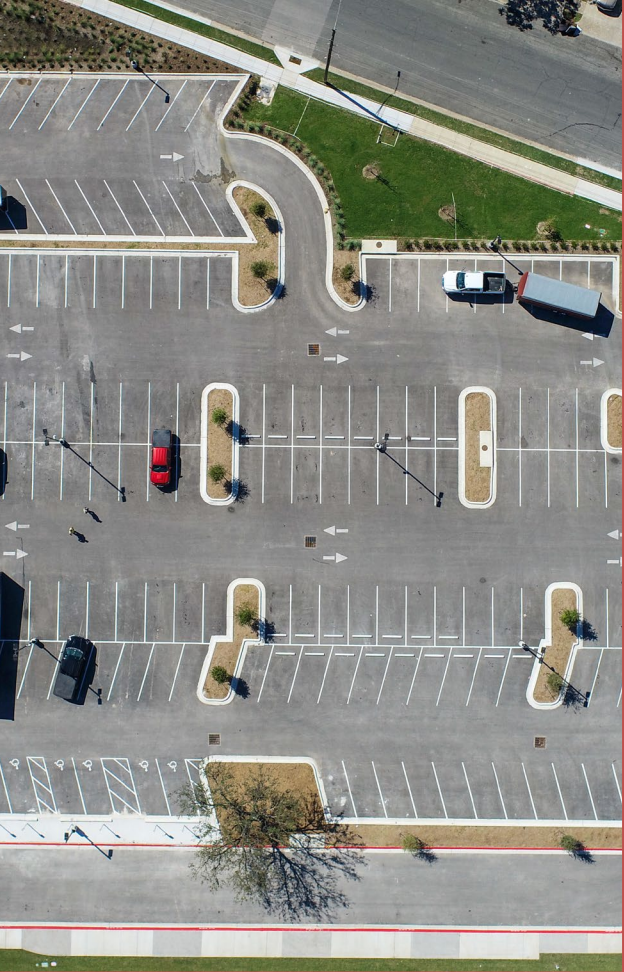


# Appendix: Key Definitions

Eastside ECHS – Exterior







# Appendix: Key Definitions

## 1. Project Contingency:

- Project contingency is a budget of money, held at the project level, that exists to mitigate against risk and uncertainty, and is used to ensure the delivery of each individual project. It is either planned and funded at inception or built through contribution from within that individual project budget.

## 2. Program Contingency:

- Program contingency is an account of money, held at the program level, that exists to mitigate against risk and uncertainty for the entire bond program, and is used to ensure the delivery of all projects within the program as scoped. It is either planned and funded at inception or built through contributions from individual projects.

## 3. Bond Authorization Surplus:

- Bond authorization surplus is an account of money or unused bonding authority, which begins at a zero balance at the start of the program and receives contributions of surplus bond authorization as projects are completed under budget. Represents uncommitted funds, which can be used to fund new projects and/or scopes of work.

## 4. A Substantial Scope Change occurs if there's a:

- Change in location that is different from stated purpose when the bond was ratified by voters
- Change in project type that is different from stated purpose that was presented when the bond was ratified by voters, i.e., from "build new school" to build and "performing arts center" to "buy land" or "replace turfs"

