



COMMUNITY BOND OVERSIGHT COMMITTEE

October 08, 2019, 6:00 P.M.-8:00 P.M.

Austin ISD Board Auditorium-B-100
1111 West 6th Street, Austin, TX 78701

MEETING SUMMARY

ATTENDANCE

Members:

Cheryl Bradley (Tri-Chair), Julian Rivera (Tri-Chair), Jennifer Carson, Dr. Teresa Granillo, Mark Grayson, Larry Huang, Christy Merritt, Ana Valdez, Alex Winslow.

Staff and Consultants:

Bob Cervi, Executive Director, CMD; Zack Pearce, Director of Project Management; Felix Alvarez, Executive Director, Contracts and Procurement; Melfi Penn, Interim HUB Director; Scott Morrison, CMD; Deanna Mercer, CMD; Carlos Mederes (AECOM); Carlos Canedo (McKissack); Jerry Hopkins, Internal Auditor; Sarah O'Brien (Buie & Co.)

Board Member: (None Present)

Visitors: David Misko; ProTech; Tim Krcmarik, Community Member

1. CALL TO ORDER – 6:00 P.M.

2. PUBLIC COMMENT

Tim Krcmarik, addressed the CBOC in relations to the 2017 Bond Program and the proposed School Changes. He stated that it is “a matter of deep concern for thousands of students, parents, faculty and staff across the city.” He stated that “this 2017 Bond Package was passed for improvements across the district.” He expressed that “there is concern about the progress toward the proposed improvements for the following campuses: Sims, Pecan Springs, Maplewood, Webb Middle School, Bertha Sadler Means Young Women’s Leadership Academy, Brooke, Palm, Metz, Ridgetop, Pease, Joslin and Dawson. The bond was never considered in the context of school closures.” He reminded the advisory committee “that they are charged with monitoring and guiding the district in its implementation of proposed bond initiatives.” He asked the CBOC “to review and push for the intended improvements for the schools now proposed for closure.”

3. APPROVAL OF MINUTES

The September 10, 2019 CBOC meeting minutes were approved without any changes.

4. Committee Operations

A. Update by the Reporting Materials Subcommittee: Mark, Julian and Larry

The Mock-Up Report took care of issues members had with the projects’ status and financial reports. Having reports four times a year is more significant than one every month. A member requested that completed projects stay in the reports and not removed so they can

be tracked over time. Members asked for a copy of the new report. Staff commented that the new report will be shared with the committee. However, staff is still working with the subcommittee to make changes.

B. List of Possible CBOC Topics for Future Meetings and Draft CBOC Annual Committee Calendar-Bob

Staff shared a list of topics and asked for them to select five and submit for future discussion consideration. December is a tour month-Menchaca-December 14, 2019. The top items that get the most pings will be placed on the calendar for the rest of the year through 2020

C. Discussion of Joint Meeting of Advisory Committees (Wednesday, Oct 16) –

Bob The slides used in the last meeting will be shared by the Tri-Chairs at this meeting.

D. Discussion of Hiring a Temporary Moderator – Bob

This item is pended until further clarification is obtained from the Board of Trustees.

5. Presentation and Discussions

A. Reinvention and School Changes Update – Bob Cervi, Executive

Bob stated that the district has held many listening sessions. However, the district could have done a better job rolling the scenarios out. At a Board Work Session, held the previous evening, members discussed the pros and cons of the scenario. The scenarios will be revised and represented to the community. The Board will possibly take action in November or December. Teresa asked, “How will communication be done differently?” Bob stressed that Dr. Hawley, Equity Officer, AISD, is working on structuring the process for communicating differently. Julian asked what is the plan for getting the 2.0 Scenario/s distributed to the CBOC. Cheryl commented that a statement was made that students will not be moved into a school that is not modernized however, information was passed out at a meeting she attended today regarding a potential new bond to fund new projects. Christy asked if members can get the information in an easily accessible format? Staff noted that information for CBOC on the School Changes and other issues will be shared in a timely and accessible manner.

Julian stated the CBOC needs to answer the questions posed tonight by the speaker regarding the original intent of the Bond. Larry commented that contingency goes into a large pot and goes to other areas instead of the intended focus of the money. Will contingency funds stay in the intended areas? Mark asked if there is a mechanism that will allow us to track contingency money. Zack responded that if an emergency requires contingency fund usage, the Board has to approve its use at another site. Some members expressed concern about contingency fund use not being transparent.

Presentation: Construction Risks and Controls – Carlos M. & Carlos C. & Zack P.

Focus: Safety for All; Heat, Workload, Clean-up; Identifying Hazards AHA and Weather

The four areas listed above were discussed in relations to safety, and site conditions that can cause issues when working on a site and how those are handled in order to avoid delays, injuries and an increase in costs for project completion within the designated time frame in the original contract. Oversight is important to keep sites clean, safe and on target for meeting city codes and deadlines while staying within or under budget. Contractors use Safety Checklists to focus on issues related to the type of work/trade being used on projects. highlighted that Targeted Projects and Comprehensive Projects (25 million and over have their own safety teams. A request was made for a report on safety audits.



2017 Bond Modernization Project Updates – Carlos C., Carlos M., Zack & Bob

The following were discussed in this presentation: Spring 2020 Opening Projects; Issues and Risk and Significant Program Changes.

CMD staff gave project updates on the following projects:

- Govalle-Jan 23, 5pm to 7pm;
- Menchaca, -FABPAC/CBOC Tour Dec 12-6:30-8PM and
- T. A. Brown-Grand Opening to be determined in January 10, 2020, 9AM to 10AM

How are we doing with the 2017 Bond Program? Projects are on budget. Lessons learned are taken to each project to prevent delays and budget escalations.

- Eastside Memorial bids received were not favorable but the project is staying within budget.
- Murchison is a “live campus”. School remains functional while contractors work. That creates some challenges and the project manager have had to modify scheduling to accommodate occupancy.
- Rosedale was initially a design build but has changed to CMR. Contract and Procurement has opened a new solicitation for the CMR. Page Architecture was selected as the A/E and will begin design the month of October.
- Norman changed contractors and proposed a new contractor to the board for approval on October 28, 2019. The project is scheduled to open in January 2021.

Zack-2013 Bond Projects

- Lee Elementary-The new addition at Lee ES is experiencing a schedule delay. The site permit for the project has taken 4 months longer than anticipated but a path forward has been achieved.
- Crockett High School —Due to safety issues a dust collection system is going to be installed in the Construction Technology Building. Bond contingency funds may be used to pay for the system.
- Baranoff Elementary School-The 5 bids submitted for the drainage improvement were over budget and will be covered by remaining project contingency funds.

C. HUB UPDATE

Melfi Penn, Interim Director for HUB reviewed that the SOPs were finished and would be merged into the PDM. She also mentioned that the candidates for the HUB Director’s position will be occurring soon.

MEETING ADJOURNED – 8:00 p.m.