



## **COMMUNITY BOND OVERSIGHT COMMITTEE**

**November 12, 2019, 6:00 P.M.-8:00 P.M.**

**Austin ISD Board Auditorium, B-100**

**1111 West 6<sup>th</sup> Street, Austin, TX 78701**

### **MEETING SUMMARY**

#### **ATTENDANCE**

##### **Members:**

Lori Moya (Tri-Chair), Julian Rivera (Tri-Chair), Jennifer Carson, Larry Huang, Christy Merritt, Ana Valdez, Rocio Villalobos, Darrell Crayton, Dr. T. Jaime Chahin, Peck Young and Andrei Lubomudrov.

##### **Staff and Consultants:**

Matias Segura, Operations Officer, Zack Pearce, Director of Project Management, CMD; Melfi Penn, Interim HUB Director; Scott Morrison, CMD; Lorena Tellez, CMD, Deanna Mercer, CMD; Carlos Mederes (AECOM); Carlos Canedo (McKissack); Jerry Hopkins, Internal Auditor; Sarah O'Brien (Buie & Co.), Brett Kerr (AECOM)

##### **Board Members: (None Present)**

**Visitors:** Greg Pittman; ProTech; Sarah Thomas, Community Member, Sarah Brauner, Community Member

- 1. CALL TO ORDER – 6:03 P.M.**
- 2. PUBLIC COMMENT (No speakers signed up)**
- 3. APPROVAL OF MINUTES**

Minutes from the CBOC October 10, 2019 meeting were delayed for approval.

#### **4. Presentations and Discussions**

##### **A. Historically Underutilized Business Program Standard Operating Procedures (SOPs) - Melfi Penn, Interim HUB Director**

Melfi reviewed the contents of the revised Standard Operating Procedures Manual for the HUB Program. The revision is part of the continuing process to improve the HUB program. The revisions were made under the leadership of the former HUB Director, Debra Dibble Boone, former Administrative Assistant, Jessica Mendez; and Darrell W. Pierce, CEO, SNAP Management Group, Inc. along with the HUB staff. The process began in January 2019 and the draft was submitted to Matias for review in July 2019. The manual was reviewed including Program Overview, Table of Contents and the Appendices A-J.

##### **B. School Changes Update - Matias Segura**

Matias reviewed the School Changes from Version 2.0 with the members highlighting that revisions are based on listening to the community members. The revisions focus on the changes that can be made in the 2020-21 school year.



The potential list of recommend changes include districtwide efforts focused on Cultural Proficiency & Inclusiveness; Academic Excellence: Academic Equity; Districtwide Special Education Systems; Families-First Expanded School Hours; Strategic Staffing of Highly Effective Teachers and Cultivating Tomorrow's Teacher.

Consolidations proposed include Norman and Sims; Metz and Sanchez.. A re-envisioning of a plan for Pease is under consideration. Boundary changes are still under consideration for 2020-21 for the Southwest/Central elementary schools. Still under consideration for 2010-21 is the consolidation partnership of Brooke, Govalle and Linder elementary schools. These will be reviewed and considered by the Board on Monday, November 18 at the Board of Trustees Meeting.

**C. 2013 & 2017 Bond Programs- Zack P., Carlos M. & Carlos**

Update of Projects Focused on Issues and Risks and Substantial Changes

**Carlos M.**

**Govalle ES** Potential delays in substantial completion may impact school opening. CMD is holding meetings twice a week to focus on progress and schedule revisions to recover from delays. CMD and academic leaders, in conjunction with the school administration are focused on contingency planning for a late move, if one becomes necessary.

**Brown ES**-Tight schedule to finish The schedule is challenging and multiple weekly meetings are being held to focused on tasks remaining. The project is on schedule and the team is working with the City of Austin on various required inspections.

**Furniture, Fixtures and Equipment (FFE)** - Furniture has been ordered and equipment is being ordered for the first three modernized campuses, which will open in January. Construction Management is working closely with procurement to ensure that all items are ordered, delivered, and installed on time.

**New Blazier Relief** - Access to the school is pending construction of adjacent Baythorne Dr. by neighborhood developer Austin Goodnight Ranch. AISD must vacate existing access easement for COA to permit Baythorne Dr. The board will consider the legal agreements currently under negotiation at its November 18 board meeting.

**Eastside Memorial ECHS** - Due to high market conditions, we received an unfavorable bid on the Eastside Memorial Early College High School & International High School at the Original L.C. Anderson campus modernization, which came in 10% above the project construction budget (PCB).

The team – which includes the architect, general contractor and AISD staff – looked at several options, which resulted in a 5% reduction without affecting the promises made to voters. The GMP Contract is being processed finalizing the agreement with the contractor.

**Bowie HS - Budget Issues** - Unforeseen conditions on site including COA requirements and underground utilities have led to budget concerns the team is working through this

issue. The design team is looking at more efficient programmatic spacing and how to best address unforeseen conditions.

**Murchison MS** - Work site noise generated from utility excavation and rock chipping has abated. Most of the excavation close to the classrooms has concluded. Contractor and PM will continue to coordinate with administrative staff prior to future operations that generate significant noise. There may be a potential schedule delay regarding the completion of the 6th grade addition primarily due to delays in site and building permit issuance. Overall project completion of December 2020 remains as scheduled.

**Carlos C.**

**Norman ES** - AISD solicited for a new contractor in September to complete the remainder of the project. After shortlisting and interviewing two firms, CMD's recommendation went to the board and was approved on October 28th. Since board approval, Joeris has been issued a contract, bid the remainder of the work, and is expected to begin construction in December. CMD is projecting approximately \$2 million in savings due to their change in contractor.

**Zack P.**

**Baranoff ES** Contract was awarded to Alpha Building Corporation but last month they experienced a delay getting fingerprint and background check badges. They finally received their badges on 11/5/2019 and plan to begin staging materials on 11/8/2019. It will take approximately 35 days to complete the site improvements. Project will incur a small delay of approximately 15 days from planned start date. This will not affect campus operations as the work is mostly site work outside the building.

**Brentwood ES** The Brentwood ES Modernization project was initially planned to take place in phases while the campus is occupied, similar to Casis ES or Govalle ES. Due to the size of the Brentwood student population, the limited size of the school site, and permitting/site constraint issues identified during design and construction planning, it became clear that it is in the best interest of the campus community to utilize an off-site swing space. A community meeting is scheduled for November 19, 2019 to publicly share the strategy and detailed plan that is in the final stages of completion.

**D. Presentation: Financial Controls** (Presentation postponed by CBOC members' consent.)

**E. Presentation: Bond Program Communications** (Presentation postponed by CBOC members' consent.)

**5. Committee Operations**

**A. Update by the Reporting Materials Subcommittee:** Matias

CBOC members expressed a need for the CMD liaison for their planning and meetings including Tri-Chairs, Subcommittee on Reporting and regularly scheduled meetings needs to be someone who is present at all meetings. Drew has a class conflict that will end in May.



Members shared concerns regarding the decision to report data quarterly when they want monthly reports on bond projects and the use of contingency funds.

They also expressed that they had not made decisions that had been reported to them as having been made by CBOC as a committee.

Questions were also raised regarding the promise to provide written responses to questions posed through community members speaking before CBOC or sending questions via email regarding School Changes to the person who posed the question/s and to CBOC members.

Members also expressed a need to review proposed use of contingency funds from Bond Projects. The members expressed that the sharing of their concerns lends itself to their role as an oversight committee for the bond implementation, therefore they have been asking for data/information they need in order to give oversight and to be able to speak with board members and constituents.

Members noted that there needs to be two Board Reports prepared for the Board each year. Matias responded that he needed guidance from CBOC and he needs to look at using another staff member to meet with CBOC and coordinated meetings.

**B. List of Possible CBOC Topics for Future Meetings**

December is a tour month-Menchaca-December 14, 2019.

FABPAC and CBOC are teaming up for the tour of Menchaca. A list of topics was shared at the October CBOC meeting and the top items that get the most pings will be placed on the calendar for the rest of the year through 2020. This was not discussed at this meeting due to the extension of time for selected topics from the agenda by consent of the members.

**6. MEETING ADJOURNED – 8:06 p.m.**