



COMMUNITY BOND OVERSIGHT COMMITTEE
October 13, 2020, 6:00 p.m. to 8:00 p.m.

MEETING MINUTES

(A video of the meeting is available online on [YouTube](#))

ATTENDANCE

Members:

Cheryl Bradley (Tri-Chair), Lori Moya (Tri-Chair), Julian Rivera (Tri-Chair), Mark Grayson, Leisha Johnson, Anna Valdez, Andrei Lubomudrov, Christy Merritt, Rich DePalma, Dr. T. Jamie Chahin, Monica Lopez-Magee, Larry Huang, Alex Winslow

Staff and Consultants:

Matias Segura, Operations Officer; Bob Cervi, Executive Director of CMD & Facilities; Drew Johnson, Director Bond Planning; Dinita Caldwell, HUB Director; Carlos Mederes, AECOM Program Director; Carlos Canedo, McKissack Program Director; Karla Rivera-Figueroa, Coordinator, Community Engagement; Sarah O'Brien, Buie & Co. Communications; Lori Tellez, CMD; Ronald Thoma, Budget; Scott Morrison, CMD; George Gogonas, Executive Director of Finance; Jerry Hopkins, Internal Audit; Christian Clark Casarez, Adm. Supervisor; Joan Williams, Web Content Specialist; David Reinhart, Director of Professional Learning; Jessica Jolliffe, Assistant Director Humanities; Susanne Newell, Director Academics; John Green-Otero, Coordinator Creative Learning Initiative; and Rebecca Day, Captions.

1. **CALL TO ORDER:** The tri-chairs called the meeting to order at 6:00 p.m.
2. **DISCUSSION:** Reminder of Best Practices and Discussion of Meeting Virtually - Sarah O'Brien
Sarah reviewed Zoom Webinar best practices.
3. **PUBLIC COMMENT**
There were no public comments.
4. **APPROVAL OF MINUTES**
The September 15, 2020 CBOC meeting minutes were approved as corrected.
5. **UPDATE ON REPORT TO THE BOARD OF TRUSTEES IN OCTOBER** – Drew Johnson, Matias Segura
Drew discussed the high-level schedule update. The plan is to have a drafted format to the committee for review by next Monday (11/19). The report will finalized the report by the 30th. A member commented on the table contents and indicated that it was an appropriate level of detail for the Board of Trustees.

Matias noted that he had briefed the Superintendent on the upcoming report and will provide it to her for review.

6. **UPDATE ON DISTRICT RESPONSE TO COVID 19 & District Readiness:** – Matias Segura
Matias brief the committee on work being undertaken throughout the district. Ongoing efforts around PPE distribution. All campuses have adequate PPE.

Matias discussed the campus reentry plan. This was a great collaboration between the Operations Divisions as well as Academics and School Leadership. Many of those individuals had campus



assignments as liaisons for each principal across the District. The effort was to support campuses to identify a COVID-19 readiness operations plan. The CMD staff is supporting campuses with teacher or other staffing shortages.

7. UPDATE ON ACADEMICIS AND MODERNIZED BUILDINGS: – Suzanne Newell, David Reinhart, Jessica Jolliffe, John Green-Otero

Suzanne provided an overview of the efforts related to academics. She stated the teacher is the most important factor in student learning. She reviewed the district’s academic vision and the changing needs of students and society. Suzanne discussed the educational spaces designed to support AISD’s power skills as the Six C’s. (Collaboration, Communication, Creation, Critical Thinking, Connection and Cultural Proficiency).

David shared the experiences related to professional learning in preparation for campus modernization. He provided an overview of the steps that are under way to prepare for maximize teaching and learning. He discussed the designed cohorts, and the three part professional learning series. The three part series includes principals, librarians, teachers, and PTA presidents. Those from prior sessions engage with the current cohort, so they can learn from other campus communities about their successes, struggles and obstacles. David mentioned the strong partnership with DLR Group that supported the three campuses that modernized through the process. Another component is the center for professional learning located on the second floor at the central office facility. This area helps model what the expectation is for the classrooms in terms of furniture and equipment. David mentioned the training sessions held for professional learning providers and various teams from central office and coaches.

Jessica shared how the academics team is working in conjunction with multilingual, technology and professional learning staff to develop the instructional playbook for teachers. Jessica mentioned the importance of reimagining student learning and reflecting on the ways that classrooms can be used to amplify the Six C’s. The playbook helps teachers leverage these strategies in any environment, whether in a modernized facility or not. Jessica stated these partners work together to be sure the playbook is inclusive of the district’s initiatives and goals, including connections to literacy, problem based learning and personalized learning. The modernized learning instructional playbook began as a way to help teachers on the modernized campuses and help make the best use of the spaces. This has evolved over time to elevate instructional practices for all students. The design is in alignment to the strands in AISD’s Professional Pathways for Teacher (PPFT).

John discussed the modernized learning playbook and explained the usage of the new spaces, and the district’s commitment to powerful learning experiences using innovative programs like Creative Learning Initiative (CLI). These programs provide teacher trainings in powerful instructional practices that are research-based. The increase in student agency will help ensure an equitable educational experience across all learning spaces. Students are able to seek other perspectives, and create complex mental and physical models. Students can collaborate with peers, educators, and the community to innovate to meet the evolving needs of their current and future contexts. The new facilities take that commitment by placing those experiences in flexible spaces that allow the students to push the boundaries of their imagination and creativity.

A member asked if there is a matrix to measure how effective the system is with respect to how many students you are reaching or how the students are reacting to it. Staff replied that they have not been able to fully address how to measure success. Ubiquity and access to technology and different programming that is available in different spaces will be a key component. However, we are still early in the process.

A member asked about the digital part and distance learning, in particular how much time is being spent on the digital space and the connection between the physical space and the digital space particularly over extended periods of time. Staff responded that most recently, the switch had to be made to a mostly digital environment rather than a physical environment, so that work of connecting the two will be ongoing. One of the reasons the transition went as smoothly as it did was that several grade-level cohorts within the district had already moved to a one-to-one technological device method for learning.

A member made a comment regarding the need to develop a understanding of the transition to new learning environments for the parents and the taxpayers, not just for teachers and students. A member encouraged the district to provide quick one-minute videos of innovative approaches in classrooms, and finding partners throughout the district that will help spread such messages to a wider audience.

Drew noted that the academic team has helped write the Educational Specifications (Ed Specs) and updated them recently as the basis of the current bond program. A lot of this work happens at the campus level, through the participation of the principals. The principals and academics team are also there in the early stages of planning all the way through to the furniture selection for classroom usage just before the opening of a new facility.

8. UPDATE ON CONSTRUCTION SAFETY: – Carlos Caneda, Carlos Mederes

The Occupational Safety and Health Administration (OSHA) works to ensure workplace safety. OSHA inspects sites when unsafe work conditions are reported. OSHA will issue fines as necessary, depending on the gravity base penalty (GBP).

Carlos Mederes gave an overview of the OSHA certifications. Someone who is constantly on site, particularly the General Contractors (GC), would expect 30-hour OSHA certifications. He reviewed the 2017 Bond projects, the GC requirements and safety plans. Carlos Canedo discussed the 2017 Bond Program for comprehensive projects and targeted projects. He also reviewed the GC safety inspections and GC third party safety inspections. Carlos Mederes reviewed the incident reporting for non-recordable and recordable incidents. Carlos Canedo provided an update on construction safety and COVID-19, city orders, GC prevention plans and incident protocol.

9. UPDATE ON PREVAILING WAGE: – Drew Johnson

Prevailing wage by Davis-Bacon Act requires that contractors and subcontractors pay skilled laborers at rates no less than the local prevailing wage by trade, including fringe benefits. Prevailing wages are set at the county level by the Federal Government's U.S. Department of Labor.

The district's construction auditor samples contractors for compliance with prevailing wages. The auditor reviews certified payroll for prime contractors and subcontractors, with particular focus on subcontractors where problems are more likely.

A member asked about the protocol of repeat offenders. Is there signage at the job sites to call and make a report? Staff replied, the auditor is aware of the repeat offenders and is aware of two issues that involves the same subcontractor. In most cases, these issues are resolved swiftly with the contractor or subcontractor providing any necessary back pay. The wage compliance postings are located at the job sites, both in English and in Spanish.

A member commented about the lowest paid unskilled workers, who are not protected under Davis-Bacon. The member has concerns that those lowest paid workers might not be paid a living wage. Staff responded that they would work to provide a response in a future meeting about how the District is handling the issue.

10. ROUTINE REPORTS

A. 2017 & 2013 Bond Programs – Drew Johnson

Issues and Risk: Substantial Changes - Drew Johnson

- **Program-wide Cost:** The team is closely monitoring cost and projections, including program contingency. Some delays and shutdowns are causing material prices to go up but often labor shortages, as well. It is important to monitor those impacts in order to ensure the delivery of the entire program as expected.
- **Norman-Sims ES Modernization - Schedule Risk:** The Norman-Sims ES project is nearing substantial completion for the planned November 2 date. Opening plans for occupancy is scheduled for January 2021. CMD is working with the project team and watching the schedule to identify and mitigate any schedule risks. Some actions, such as working overtime to complete the project, are underway.
- **Sanchez ES Modernization – Roof Deck Issue:** While working on the parapet wall at the roof adjacent to the courtyard, a worker’s foot went through the lightweight concrete and roof deck, indicating that it is in worse condition than previously believed. The project team has performed further investigation and testing to determine that a new deck installation will be required.
- **Eastside ECHS/International HS Modernization – Wellness Walk (Update):** As reported in August, the project team was exploring options to fund the wellness walk. Due to budget constraints, the wellness walk was removed from the project. After working with the project team to value engineer and re-design some elements, there was a cost reduction from the original estimate. CMD has approved the use of owner’s contingency for the wellness walk, without the need for additional project funds. The CAT was recently notified.

A member was concerned about the perceived lack of communication to the community regarding the usage of the hill adjacent to the project. The information was communicated, introduced and presented at multiple community meetings. The alumni association was fully aware, as were other project partners.

- **Casis ES Modernization – Budget Increase:** As reported in May, during the design process and upon further assessments of the structural conditions of the existing building, it was determined that merely renovating the spaces to meet modernization standards would not be feasible. This led to a decrease in area that could be renovated and increased the need for new construction. This affected project phasing, requiring more portables for swing space.



The costs for the new construction and portables will be supplemented by a program contingency allocation, increasing the project budget.

- **Brentwood ES Modernization – Budget Increase:** As reported in January 2020, Brentwood ES would move off-site to a swing space during construction, due to safety and site constraints. In March, Webb MS was announced as the swing space location. Due to market escalation and the additional cost of off-site swing, the project is requiring a contingency allocation, increasing the project budget.

Bond Program Change Log – Drew Johnson

There were no schedule changes in October.

B. Monthly Bond Financial Reports – Ron Thoma, George Gogonas

Ron reviewed both the 2017 and 2013 financial reports. There are many projects where the commitments have changed from FY2020 to FY2021. These changes in commitments have caused the balance amounts to fluctuate from one month to the next. These changes are due to the close out of POs in FY 2020 and the reopening of POs for FY 2021, and the new POs in FY 2021 that were not present in FY 2020. As of June 30, PO's have been closed out.

There were four 2017 Bond Budget Amendments since September 2020. There have been no significant changes to 2013 Bond since the last report.

Ron provided the transportation update there were new PO's set up in the 2017 Bond during the period for over 100 new buses amounting to almost \$5.1 million.

Mark Grayson stated that many 2013 Bond projects have had project balances of zero for several months, and asked if there were a plan to start closeout of these and placing them on the "inactive" project list. The member requested answers at the next meeting in November, if possible. Ron reported that the task of financial close-outs for completed 2013 Bond Projects was actually one he'd be turning to in the next few weeks.

George reviewed the FY2021 tax rate, and on September 28, 2020 the district will adopted its tax rates for FY2021. The interest & sinking (I&S) Tax rate of \$0.1130 remains unchanged from the prior year and is used for the purpose of paying principal and interest on bonds issued. The Maintenance & Operations (M&O) tax rate of \$0.9897 is recommended to be reduced by two cents from FY2020. This reduction is due to the state's compression percentage of passed by House Bill 3 of the 86th Texas Legislature in 2019. The M&O tax rate funds the district's annual operating budget. Austin ISD adopted an overall tax rate of \$1.1027, representing the lowest tax rate adopted in the past 20 years.

C. HUB Report – Dinita Caldwell

Dinita reviewed the reports for the 2013 and 2017 bond programs through September 17, 2020 for Architect/Engineer and Construction. No significant changes or increases under Professional Services in terms of HUB numbers for Architect/Engineer and Construction. Dinita discussed outreach events, which have shifted to a virtual platform. The HUB staff continues to attend events that identify HUB firms or professional development opportunities to advance the HUB Program. Dinita also provided the HUB Disparity Study Progress Report for September. Dinita discussed the contract data for 2014 to 2019. Gathering of data for the disparity study recently began.



D. Bond Communication Report – Sarah O’Brien

The Tri-Chairs requested the Bond Communications report be sent via e-mail due to the lack of time.

11. Potential Future Items for Discussion, Meeting Dates/Times, Locations – Drew Johnson

- **Review of Annual Calendar, including Meeting Topics, for November and January.** The November CBOC meeting will continue to be virtual. Items were presented in the powerpoint deck for the November and January agenda.
- **Action Items Requested by the Committee – none.**

12. Meeting Adjourned – 8:02 p.m.