

Meeting Minutes

Community Bond Oversight Committee, November 15, 2022, 6:00 p.m. to 8:00 p.m.

The Community Bond Oversight Committee met on November 15, **2022** to consider and discuss and take action on the items of the agenda below. These meeting minutes are supplemented by the [meeting materials](#).

The following individuals were in attendance:

Members:

Cheryl Bradley, Natalie Therkelsen, Anna Valdez, Mark Grayson, Lawrence Huang, Peck Young, Lori Moya, Monica Lopez Magee

Staff & Consultants:

Adriana Cedillo, Andre Andrews, Bianca Tafares, Carlos Mederes, Christine Steenport, Dinita Caldwell, Katrina Montgomery, Maggie Infante, Matias Segura, Michael Mann, Sarah O'Brien, Scott Morrison, Zachary Perkins, Debbie Townsend-Consultant.

AGENDA

	AGENDA ITEM	Presenter	Additional Notes
•	1. Call to Order –	CBOC Co-Chairs	The meeting was called to order at 6:06 p.m.
•	2. Public Comment	CBOC Co-Chairs	No public comments were received.
•	3. Approval of Minutes – October 11, 2022 Meeting.	CBOC Co-Chairs	Moved to skip approval of minutes. Minutes not approved.
•	4. Committee Operations: Committee Updates	CBOC Co-Chairs	Skipped Committee Operations <ul style="list-style-type: none"> ▪ Monica asked if audit recovery funds had been credited back to district <ul style="list-style-type: none"> ▪ Debbie confirmed ▪ Peck asked if we worked with any firms based in Austin <ul style="list-style-type: none"> ▪ Matias confirmed we have one currently ▪ Monica asked how does this audit impact ongoing and continued relationships with firms and contractors <ul style="list-style-type: none"> ▪ Matias said none of the findings would impact our working relationship with any of the firms ▪ Cheryl asked who is responsible for language in contracts <ul style="list-style-type: none"> ▪ Matias said that contracts were born in Procurement and thoroughly reviewed by

AISD legal and the firm's legal team

- Mark (on behalf of Lawrence) asked how much this audit cost v. what was recovered
 - Matias said that he doesn't have that information available but the cost savings may not be comparable considering how beneficial and relevant this work is to our bond program
 - Matias notes Dripping Springs, Lake Travis, and other surrounding districts were not as lucky in the bond cycle.
 - Bond strategies are being developed and will be rolled out soon. Prioritizing getting CAT teams and schedules finished to aggressively complete the work.
 - Matias shared comprehensive project schedule
 - Matias wanted to how cadence of projects with committee, notes 2022 bond modernizations is 3x as big as 2017 bond program
- Mark wants to make sure that Matias is clear in detailing differences in targeted, comprehensive, and modernizations. Calling comprehensive projects, improvements.
- Peck notes that we use the term modernization because it's a buzz word . terminology needs to reassure the public that things will be better.
 - Matias informed the committee that we are open to feedback and suggestions as related to the language used
- Lori asked where the rest of the athletic field projects were
 - Matias informed her that most of them are targeted projects - some are comprehensive because they were bundled with projects at the campus level
- Lori asked why Nelson specifically was being called a comprehensive

- Matias said scale is the key component (i.e. Burger and House Park's allocated budgets aren't as large). Nelson will be completely reconfigured - bundled with the field as well as Delco to offer significant improvements to this part of town
- Natalie added that housepark and burger have gotten improvements where nelson has been neglected
 - Matias acknowledged it had commitments from 2017 but is owned by 3 different people (City, AISD, ACC)
- Natalie asked how do we keep these fields clean and unkempt at the campus level? Are we leaving them open for the community to use?
 - Matias asked do you get one general contractor to fix fields with comprehensive projects (i.e. Bowie and Akins) or do you coordinate movement with campus construction?
- Cheryl asked if there will be a dashboard tracking project progress
 - Christine said bond managers will be responsible for this and this will be public \
- Cheryl wants to make sure we learned from lessons presented in 2017
 - Matias counters - lots of great work being done and we should be transparent about it
- Cheryl and Lori made note regarding the incoming superintendent and the new board of trustee elects
 - Matias said that he believes the support will continue as the work is championed and celebrated
- Lori asked why the GC was paying at Akins
 - Michael added because it was their delay
- Lori asked how much we saved
 - At least \$10,000/month - Michael
- Natalie asked if LBJ will be under construction for another 4 years

- Matias said there's procurement, design process, CAT collaboration, up to 60 months of construction, etc. can delay these projects
- Natalie asked if phases could be hurried along through phases to maximize student experience as her child has been struggling to get from theater to english class
- Cheryl said maybe we work with the LBJ principal to elongate passing periods to accommodate extra travel time to and from classes
 - Matias said we're working diligently with CATS and campus leadership to ensure disruptions on campus level are minimal across the board.
- Cheryl asked when are the lumps of dirt going to move in the courtyard?
 - Carlos will get with the team to establish supplemental timelines re: courtyard work; Bianca said irrigation experts had to be bought out after there were issues with courtyard irrigation.
- Lori asked where you enter the building to attend CAT tour on 11/16
 - Bianca said the true front on Lazy Creek is the preferred entrance
- Mark clarified that there was still significant amounts left in project contingencies that will increase as projects financially close out in the coming weeks
- Mark said there are many targeted projects over budget - 2.77M fine arts McCallum/Lamar; 1.7M over targeted Northeast; 1.4M over Webb
 - Michael said scope and budget were not aligned in those cases. Market conditions, bid time, many other factors put McCallum/Lamar over
 - Michael will follow up re:northeast and webb
- Lori said when projects are over budget she wants these things shared with CBOC; same with projects significantly under budget

			<ul style="list-style-type: none">▪ Andre added that the finance team is taking a deeper dive into these numbers and instances.▪ Matias added that additional projects from 2013 came from cboc voting to move contingency funds● Mark said that we have to acknowledge the HUB department has made great strides in closing gaps and getting the district closer to meeting minority goals.● Natalie asked if there was an emphasis on hiring local minority owned businesses<ul style="list-style-type: none">▪ Dinita said we don't place an emphasis on that but there is the better builder program that has been signed but HUB follows state regulations. Wants to hire local businesses but market is overwhelmed which pushes us to get services from other vendors who are larger and may not be local.● Natalie asked how AISD is staying competitive with vendors, contractors and local businesses with all of the other projects occurring in Austin during its growth phase<ul style="list-style-type: none">▪ Matias said that AISD is an attractive owner because of stability, size of projects that we've delivered on, cash flow. Matias added that some companies won't touch k12 or gov projects.● Natalie said to not bypass consideration with those companies; Lori and Peck confirmed Matias' stance - you'd be surprised how many contractors do turn us down● Cheryl asked if we're looking to have a similar program with this bond program<ul style="list-style-type: none">▪ Dinita is working to identify what would work best for AISD. Cheryl suggested Dinita get with Peck to discuss historical situations/data● Monica asked if Dinita can share best practices HUB is implementing to make AISD attractive<ul style="list-style-type: none">▪ Matias said that we can definitely share these things at a later date
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			<ul style="list-style-type: none"> ▪ Create a portal showing when GCs get paid so smaller contractors are aware • Peck noted importance of tracking payments better, not paying contractors up to 180 days can put businesses out of order <ul style="list-style-type: none"> ▪ Matias confirmed we're working to tighten those systems before bond work picks up • Anna asked if AISD is net 30 in payments <ul style="list-style-type: none"> ▪ Katrina confirmed we are, working with new software - Payment Works Fraud risk decreased, more timely & direct payments. Wanting 90% of all vendors in system • Mark wants to quantify action item #1 at some point. It will be important for the community to know how careful AISD is being with money and how much money this is saving. • #3 Peck will meet w/ Dinita to discuss old programs hub use to encourage participation in the past • Lori wants some kind of thank you/acknowledgement to the community needs to be sent out. Can be a postcard/youtube video, buying an ad in the chronicle, having the teachers in the ads record a thank you video. • Mark says It's astounding considering that 10 years ago our props failed but we have to make sure we bring the people along this time - maintaining good relationships and goodwill with community. We need to be campaigning with next bond in mind. • Monica suggested adding a red stamp that says thank you over bond signs, on marquees <p>Send invites out again for december tours</p> <ul style="list-style-type: none"> •
<ul style="list-style-type: none"> • 	<p>5. HUB Program</p>		
<ul style="list-style-type: none"> • 	<p>6. Reports and Presentations: 2017 and 2013 Bond Programs</p>		

	Issues and Risks, Substantial Changes Bond Program Schedule Changes		
•	7. Bond Financials		
•	8. Bond Communications – Staff and the committee reviewed and discussed the item.		
•	9. Action Items Requested by the Committee –		
•	10. Potential Future Items for Discussion		Send invites out again for December tours.
•	Adjourn –		Mark made motion to adjourn at 8:14 pm and Peck seconded.

Action Items/Requests: Throughout the meeting and under Agenda Items **2, 4, and 6** committee members took action, promised to undertake, or requested the following (which were emailed to the committee on 8/17):