

2004 COMMUNITY BOND OVERSIGHT COMMITTEE
Meeting Summary
July 26, 2005

Committee Members in Attendance

Mark Boyden
Jimmy Castro
Donetta Goodall
Staley Gray
Gerald Guerra
Morris Hoover
Bobby Jenkins
Steve Kraal
Mary Ann Neely
Leroy Nellis
Jim Recek
Steve Rogers
Vince Torres
Horace Willis
Peck Young

Staff Members in Attendance

Randy Baldwin
Pat Rossett
Curt Shaw
Paul Turner

Agenda

- I. Call to Order
- II. Subcommittee Meetings
- III. Subcommittee Reports
- IV. Updates and Announcements
- V. Agenda Items for Next Meeting

I. Call to Order and Approval of Meeting Summary

Dr. Donetta Goodall called the meeting to order and invited questions and modifications of the agenda from the other CBOC members.

II. Subcommittee Meetings

The Committee met in geographical subcommittees (north, central and south) to review the project status of their assigned areas. Members received updated information from AISD senior project managers in the following areas:

- Project schedule
- Project budget
- General project information
- Project environmental components

III. Subcommittee Reports

After meeting in subcommittees, the Committee reconvened for a large group project discussion. Some of the discussion topics included the following:

Report Format

Members requested that the following information be added to the current report format:

- Add a column for the original budget;
- When information changes, such as budget, completion date, etc., line out changes to show the change progression.
- Verify totals

Additional Information Requested:

- Inform the committee of projects that are scheduled for Board approval.

Highlights of the individual subcommittee reports include:

North

- 27 projects
- All projects appear to be within schedule, budget and scope.
- The Northeast Middle School project has potential for a joint-use project with the City of Austin. It could function as the site for the competition tennis center, which would replace the South Austin Recreation Center site.
- McCallum High School
 - The campus requested an enhancement of the performing arts renovations.
 - After a review of the Internal Bond Committee (IBC), it was decided that the proposed enhancement did not align with the Educational Specifications and that the design should proceed as originally planned.
- Walnut Creek
 - Portables were moved.
 - Renovations include drainage improvements.
 - Proposed alternates may affect contingency funds.

Central

- 29 projects
- Reagan High School is 40% over the budget.
- Science classroom renovations have slipped a year because staff is working with the science curriculum personnel and teachers to establish a District standard for science casework and classroom layout.

South

- 25 projects
- There are budgetary challenges at both new schools and major renovation projects due to increased cost in steel, petroleum-based products and compensation.
- Southwest Elementary School

- The developer is paying for the extension of LaCrosse.
- Kiker Elementary School
 - The major issue is an environmental one. The District is looking to purchase property to mitigate the impervious cover requirement for the addition at Kiker.
- Kealing Middle School
 - The classroom addition will expand into City of Austin parkland.
 - The Parks Board has approved the expansion.
 - City Council approval of the expansion is still pending.
- Travis High School
 - The Construction Manager at-Risk has been replaced with the second-ranked, recommended firm, Brath Construction.
 - The change in construction managers will impact the schedule.
- Southeast Elementary School
 - Concerns were raised regarding the proximity of the school to the flood plain. Staff pointed out that this issue would be addressed later in the meeting with a presentation by the architect and civil engineer.
 - The Army Corps of Engineers had recently purchased and removed houses that were located in the flood plain in this area.

Cost Spikes

- Cost spikes are evident for the following construction products:
 - Cement
 - Steel
 - Petroleum-based roofing products

Parking Lot Issues

- CCTV Installation
 - Members asked whether the installation delays would present a security issue.
 - Paul Turner provided the Committee with an overview of the security measures that currently exist at campuses to address any issues.
- Cold-Pitch Tar Roofing
 - Members asked about the potential for health and environmental hazards during the installation of these roofs.
 - They also wanted to know the impact on staff, students and surrounding neighbors.
 - Curt Shaw explained the containment protocols required by the District to assure the health of building occupants and neighboring citizens.
- Reporting of Roofing/Mechanical Projects
 - The Central subcommittee identified at least 13 projects, i.e., Gullett, Reagan, and Crockett as not appearing in other area portfolios.
 - Members asked where the budgets for these projects were included.

- Installation of “Cool” Roofs
 - One member stated that the District had promised to install “cool” roofs during the 2004 Bond Campaign and asked whether this was a promise kept.
 - Staff explained that as outlined at the Environmental Roundtable on August 4, 2005, the District was using the “Green Builder” classification of “light-colored” roof and increased insulation to achieve the same end.
 - The District’s energy consultant was looking at lifetime sustainability and the total cost of ownership (TCO).
- Southeast Elementary School in Relation to the Flood Plain
 - The project architects and engineers reviewed the placement of the school with the members and informed them that:
 - They used the recent Army Corps of Engineers’ model to determine the placement of the school, and that the school is eight feet above the flood plain.
 - In the case of a lot of rain, a 15-foot gravel pit nearby would absorb and hold much of the excess run off, along with the nearby creek.
 - The design firm evaluated the site based on schematic information collected in the due diligence phase of the site evaluation.
 - The school had to be moved in order to be in compliance with codes.
 - The placement of school meets all codes required by the City of Austin regarding the flood plain.
 - In the case of a flood, water will back up to the school rather than rushing in, which would allow sufficient time to evacuate the building.
 - Pervious concrete was used for the fire lane to meet the 18% impervious cover restriction.

IV. Updates and Announcement

Because of the late hour, updates and announcements were postponed until the August meeting.

V. Agenda Items and Information Requests for Next Meeting

- Retreat August 20, 2005 8:30a.m. – 12:00 p.m.
- Refine CBOC processes and procedures (develop drafts prior to the retreat)
- Refine the CBOC charge