

**2004 COMMUNITY BOND OVERSIGHT COMMITTEE**  
**Meeting Summary**  
**August 30, 2005**

**Committee Members in Attendance**

Mark Boyden  
Jimmy Castro  
Donetta Goodall  
Staley Gray  
Morris Hoover  
Bobby Jenkins  
Ana Martinez  
Carolyn Merritt  
Mary Ann Neely  
Jim Recek  
Steve Rogers  
Vince Torres  
Gerard Washington  
Horace Willis  
Peck Young

**Staff Members in Attendance**

Randy Baldwin  
Norman Barker  
Scott Rouse  
Pat Rossett  
Curt Shaw  
Paul Turner  
Terry Wadsworth

**Agenda**

- I. Call to Order
- II. Subcommittee Meetings
- III. Subcommittee Reports
- IV. Demographic Update
- V. CBOC Processes, Procedures and Protocols
  - Definition of Substantive Change
  - Process for Revisiting Projects at the Conclusion of the Construction Phase
  - CBOC Self-Assessment
- VI. 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.

- A concern was raised regarding the order of the agenda and the need to address the substantive change issue.
- If time permits at the end of meeting, a discussion of Jimmy Castro's recommendation to televise the meetings should be discussed.

## II. Subcommittee Meetings/Reports

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

At the conclusion of the subcommittee meetings, the Committee reconvened for a large group project discussion. Highlights of the individual subcommittee reports include:

### North

#### LBJ High School

- There is a budget issue with the construction of a new theater building because of decisions made related to the design of the addition.
- The design consultants decided to construct this as a freestanding addition because of the distance between the existing theater arts classroom and the new theater.
- The inclusion of the theater arts classroom in the new building would facilitate instruction.
- Because of this decision, restrooms and access will have to be included to meet code requirements.
- The former theater facility will be remodeled to accommodate the expansion of the existing band hall.
- Members questioned whether this could be considered a substantive change.
- Members asked staff to provide additional information and an explanation of cost overruns at a special meeting to be held on September 13, 2005.

#### McCallum High School

- The campus request for a “Black Box” theater classroom was not supported by the Internal Bond Committee, because it is not a concept included in the Educational Specifications for High Schools.
- Potential budget challenges, related to the renovations at McCallum, will be discussed at the next meeting.

#### Northeast Elementary School

- This is a joint project with the City of Austin (COA), with shared use of the gymnasium.
- The school will have exclusive use of the gymnasium during school hours.

## Central

### Sanchez/Oak Springs

- This a Construction Manager at-Risk project, which allows all construction documents to be in place before the project is bid.
- With the installation of a French drain in the two-story classroom wing, water, on the Oak Springs site, will be redirected to the City of Austin detention pond.

### Johnston High School

- The schedule for the elevator installation has been accelerated to accommodate the needs of a wheelchair-bound student.
- The pull out of this piece of work from the overall project will cause a budget increase because of the District's reduced opportunity to take advantage of the economy of scale.
- Regardless of the acceleration, the entire project can be completed within the overall budget.

### Lee Elementary School

- There is a HVAC issue in the library.
- The scheduled work to be performed will address the issue.

### Reagan High School

- More budget information was requested on the installation of closed-circuit television (CCTV).
- The software for the CCTV was approved by the Board of Trustees on September 12, 2005.
- The contractor is working to mitigate some of the issues related to the roof repair.
- The installation of the traffic gates was under budget.

### Nelson Field

- One member raised a question related to renovations at Nelson Field.
- Staff provided the following update:
  - All restrooms are now ADA compliant,
  - New air-conditioning system installed,
  - New benches installed,
  - Concession stand updated, and
  - Men's and women's restrooms updated.

## South

### Southeast Elementary School

- Some site development concerns have arisen.
- The fire lane is 16 wide feet rather than 24 feet wide to remain within the impervious cover limits.

#### Kealing Middle School

- The approval of the use of parkland for the classroom addition is scheduled for September 21, 2005.

#### Travis High School

- The development of the construction schedule is designed to meet the instructional program.

#### Burger Center

- The City of Sunset Valley City Council raised concerns regarding the liner used with the artificial turf and if there is a potential for contaminating the city's well if the plastics in the liner break down.
- Further research on the liner revealed that the composition of the material in the liner is not a risk to the water supply.

#### South Central Elementary School

- The schematic design is scheduled for Board approval on September 26, 2005.
- Members expressed concern regarding the site selection and its contradiction with the representative placement contained in the "Blue Book".

#### Southwest Elementary School and Kiker Elementary School

- Because of the classroom addition at Kiker Elementary School, the impervious cover limit will increase beyond that allowed in the Land Development Standards Agreement.
- For this reason, the District is negotiating with the COA to be permitted to use mitigation as a strategy for meeting impervious cover requirements.
- One solution was to obtain additional land from the Circle C Homeowners Land Bank, if available. Also, the District may purchase property for this mitigation process.

#### Parking Lot Issues

##### Reports

- Budget reports should be updated with original budget and adjusted budget, and contingencies should be broken out from the budget's projected costs.
- Put all information in one document.

##### LBJ Theater Addition

- There was a concern raised that the theater renovation and related budget and scope increases would qualify as a substantive change.
- Members requested a special meeting to address the issue and asked that staff provide the following information:
  - A one-page budget summary identifying the variances;
  - A methodology for dealing with the increases;
  - Impact on contingency funds; and

- Identification of funding sources.

### III. Demographic Update

Dr. Dennis Harner, AISD's demographic consultant and Dan Robertson, Assistant Director for Planning, provided the Committee with a five-year projection update that examines the relationship of the demographic information and the selection of sites for new schools. Their overview included the following information:

- Student GIS Update
- District-level Enrollment Projections
- New Housing Data
- Attendance Area Enrollment Projections

In addition, they provided the following information.

- The demographic information helps identify the potential locations for additional school sites and needs for classroom additions.
- Dan Robertson uses the information provided by Dennis Harner to make these determinations.
- The official enrollment of the District is represented by the student enrollment the last day of the first six weeks.
- The Boundary Task Force is scheduled to start meeting in late September.
- A recommendation for one undesignated elementary school may be made next April, depending on the April 2006, demographic update.
- The original recommendations and initial ranking for candidate sites is as follows:
  - Colony Park
  - Southeast
  - Mueller
  - Oak Hill
  - Bear Lake PUD
- The above recommendation has been revised to the following:
  - Southeast
  - Mueller (joint-use facility with the Salvation Army)
  - Oak Hill
  - Colony Park
  - Bear Lake PUD
- Next steps will include:
  - Analysis of north central Austin crowding
  - Analysis of Menchaca Elementary School relief

One member cautioned that the environmental community has an expectation that the impervious cover for the Southwest Elementary School be reduced below 23%, and that one way to achieve this is through the purchase of mitigation land. The member requested a timeline for the mitigation purchase and provided the following references to assist in this endeavor.

- Junie Plummer
- George Cofer

III. CBOC Processes, Procedures and Protocols

Because of the discussion of additional items contained in the parking lot portion of the summary, the meeting schedule did not allow for the discussion of this agenda item. The definition of “substantive change” will be discussed at the special meeting to be held on September 13, 2005.

IV. Agenda Items for Next Meeting

- LBJ Theater Addition Project
- Definition of Substantive Change