

2004 COMMUNITY BOND OVERSIGHT COMMITTEE
Meeting Summary
September 27, 2005

Committee Members in Attendance

Jimmy Castro
Donetta Goodall
Staley Gray
Morris Hoover
Bobby Jenkins
Carolyn Merritt
Mary Ann Neely
Leroy Nellis
Jim Recek
Steve Rogers
Gina Saenz
Vince Torres
Gerard Washington
Peck Young

Staff Members in Attendance

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

Agenda

- I. Call to Order
- II. CBOC Processes, Procedures and Protocols
 - Role of the CBOC
 - CBOC Self Assessment
 - Process for Revisiting Projects at the Conclusion of the Construction Phase
- III. Subcommittee Meetings
- IV. Subcommittee Reports
- V. Review of Draft CBOC Report to the Board of Trustees
- VI. Survey Committee Update
- VII. Agenda Items for Next Meeting

I. Call to Order

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

II. CBOC Processes, Procedures and Protocols

Role of the CBOC

The Committee tri-chairs reviewed the role of the CBOC with the members and made the following points.

- The role of the CBOC was likened to the role of a spectator at a baseball game. The members are to oversee the implementation of the 2004 Bond Program but not be participants.
- The CBOC provides comments and recommendations to the Board of Trustees, and the Board makes the decision.
- The Committee needs to keep the process moving. It should focus on the schedule, budget and scopes of work of the individual projects.

Committee members were also provided a copy of a memo, prepared by the AISD legal counsel, to the Board President Valdez regarding site selection for the school bond program. The conclusion drawn in the memo is as follows:

“I am unable to identify a vehicle under which the CBOC can participate in the site selection process without subjecting the District to the upward price pressures and decreased bargaining position that would flow from early public participation in the site selection process. While there is no explicit legal obstacle to the CBOC providing recommendations to the Board, the practical effect of recommending specific potential school sites will likely be detrimental to the Board’s ability to negotiate terms most favorable to the District and its taxpayers.”

CBOC Self Assessment

The tri-chairs reviewed the proposed instrument for self-evaluation and made slight edits, which will be reflected in the finalized version of the CBOC Processes, Procedures and Protocols. Committee members agreed that this would be an anonymous evaluation that should be conducted once a year during a regular meeting.

Process for Revisiting Projects at the Conclusion of the Construction Phase

The discussion of the previous two topics did not allow sufficient time for the discussion of the process for revisiting projects at the conclusion of the construction phase.

III. 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

IV. Subcommittee Reports

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

North

Reagan High School

- The boiler will cost an addition \$139,000.
- The cold tar pitch roof presented some issues regarding the smell, the schedule slipped by 90 days, but this portion of the project is under budget by \$250,000.

Northeast Elementary School

- Additional roadway is needed.
- Some of the costs for building the additional road may be reimbursed by a future developer.

Northeast Middle School

- This is a demonstration project for solar energy in conjunction with the City of Austin using solar collectors for power.
- There is a possibility of a \$300,000 rebate.

Undesignated Elementary School

- North central is a possible location for one of the undesignated elementary schools because the elementary schools (Walnut Creek, Cook, Woodridge, etc.) that are located east of Burnet Road and north of Highway 183 are beyond 100% capacity.
- This location could also be a possibility for a join-use project with the City of Austin.

Central

Covered Playslabs

- There are three prototypes.
- Six covers are currently being installed at elementary schools throughout the District.

Brentwood, PDA and Summit

- The schedule slipped 60 days to allow sufficient time for the scope to align with the budget.

South

Southeast Elementary School

- Difficulty in obtaining permits from the City of Austin has delayed the project.
- There is a need to streamline the process for obtaining permits from the City of Austin.

Southwest Elementary School

- The project is \$2 million over budget primarily due to the higher costs of materials associated with the construction of a two-story building to allow for vertical and horizontal circulation.

St. Elmo Elementary School

- The use of program contingency was approved by the Board of Trustees.

Travis High School

- The mechanical portion of the renovation is over budget. The consultants are collapsing two phases into one.
- The construction manager is looking at bidding alternates to reduce the cost.
- The project overrun is estimated to be approximately \$1.6 million due to:
 - Air-handling units (AHU) - \$350,000
 - BEMS (Building Energy Management) Controls - \$500,000
- One member cautioned to not cut corners at the beginning. Energy management can produce significant saving, and those savings can be tracked.

Burger Center

- A letter was sent to the Sunset Valley City Council in response to their concerns with the artificial turf.
- The letter indicated that plasticides were not used in any of the manufacturing processes, thus not posing a threat to the city's water supply.
- No other action is required at this time.

South Central Relief Elementary School

- The approval of the schematic design was postponed until October to allow Board discussion of site concerns.

V. Review of Draft CBOC Report to the Board of Trustees

Members reviewed the report and made the following edits. They were instructed to provide any additional edits to Pat Rossett by week's end.

South Central Relief School

- A motion was made that it not be designated as a reliever school but an undesignated elementary school in Southeast Austin.
- One member stated the opinion that building a school on the eastern border of the District does not provide relief for South Central Austin.
- One member stated that the "Blue Book" did not include the current intent being proposed by its location.

HUB Goals

- The AISD does not set specific goals for specific groups because that would require a disparity study in order to comply with the current case law in this area.
- The AISD has made a clear, strong commitment to diversity in awarding contracts.
- The committee suggested that the data be disaggregated by:
 - Architect/engineer
 - Contractors
 - Other consultants
- The committee requested that the number of firms receiving a contract award be reported for each group.

VI. Survey Committee Update

Gerard Washington, chair of the Survey Committee, reported the following:

- The survey will gather input from various groups including custodians.
- Surveys will be conducted at three different times:
 - Beginning,
 - Middle, and
 - End of project.
- It will take two to three weeks to conduct a pilot survey at Kiker Elementary School.
- Other methods to gather input would be through:
 - Focus groups,
 - Special interest groups, and
 - Vendors

VII. Agenda Items for Next Meeting/Member Requests

- Subcommittee Meetings and Reports
- Survey Committee Update
- Playslab Presentation (member request)
- Powerpoint Presentation on Demographic Follow up (member request)