



CBOC MEETING MAY 12, 2020



CBOC MEETING: MAY 12, 2020



AGENDA

- I. **Call to Order**
- II. **Discussion: Best Practices and Discussion of Meeting Virtually**
- III. **Public Comment**
- IV. **Approval of Minutes**
 - February 11, 2020
 - March 10, 2020
- V. **Update on District Response to COVID-19**
 - Construction and Construction Safety
 - Technology
- VI. **Routine Items**
 - A. 2017 and 2013 Bond Programs
 - Issues and Risks, Substantial Changes
 - Bond Program Change Log
 - 2017 and 2013 Bond Project Status Quarterly Implementation Reports
 - B. Monthly Bond Financial Reports
 - C. HUB Report
 - D. Bond Communications Update
- VII. **New Discussion Items**
 - A. Potential Future Items for Discussion
 - Proposed Meeting Topics Per Calendar for June
 - Action Items Requested by the Committee
- VIII. **Adjourn**

The CBOC Meeting is being closed captioned to ensure accessibility.



Welcome! As you log in:

- Be patient, this is the first district advisory committee meeting through Zoom Webinar. Go CBOC!
- We are working to get everybody logged in.
- “Rename” yourself in Zoom so that we see your first and last name.
- Please turn your video on! We want to be able to see all your smiling faces.
- Please keep your microphone muted unless you are speaking. This helps minimize background noise!
- The tri-chairs, meeting monitors (operators behind the scenes), and staff will make sure members are heard.

Welcome! As you log in:

- Everyone contributes to the discussion as best you can (we know there's much on your minds right now).
- Expect spotty sound/video at times. Please use headphones so your mic doesn't re-transmit sound (hint: a wired headset will give you the best experience).
- Expect to be inadvertently interrupted or vice versa. That is just how these things go.
- Note: In Zoom Webinars, the chat feature is designed so that the public can interact with the panelists. The chat feature has been disabled so the public can watch but, like a typical CBOC meeting, can't participate.

PUBLIC COMMENT



All regular and plenary meetings of AISD advisory bodies are open to the public.

Due to the COVID19 pandemic, members of the Public have been asked to submit written comments to Austin ISD's Let's Talk platform.

Ten minutes of Public Comment will be read. No more than 2 minutes per person.



APPROVAL OF MINUTES



Approval of Minutes from **February 11, 2020 & March 10, 2020** CBOC Meetings



Construction and Construction Safety

- Required COVID Safety Plans from Contractors
 - Signage with safety information and reporting POCs
 - Daily jobsite health pre-screenings
 - Social distancing and Personal Protective Equipment
 - Additional hand washing and sanitizer stations
 - No community water distribution
 - Disinfection requirements – shared tools, equipment, door knobs, etc.
- All projects complying with new local, state, and OSHA guidance and order
 - CMD Leadership perform site observations weekly for modernization projects
- All modernization projects continue on schedule
- Targeted summer projects accelerated to take advantage of vacant buildings



UPDATE ON DISTRICT RESPONSE TO COVID-19 (5B)

Technology

- Supporting professional learning to support learning at home by providing Virtualized the Blended Learning Summit.
- Supporting hundreds of central staff in the physical transition to work from home.
- Adding core tools to support remote work and learning, such as Zoom, Jabber, and VPN access.
- Supporting the implementation of Seesaw as the learning platform for Pre-K through second grade.
- Supporting healthy online student behavior through the purchase of Gaggle.
- Supporting students by purchasing 6,000 new Chromebooks and preparing 16,000 Chromebooks from campuses.
- Supporting continuous learning by delivering more than 17,000 Chromebooks to student residences.
- Supporting continuous learning through additional grants and delivering 1,000 additional Internet hotspots to students.
- Servicing devices with “touchless” repair centers at four locations to support 45,000 computers already deployed.
- Amplifying teacher voices, experiences, and best practices through the Connect.Design.Learn blog.
- Sustaining the school bus Wi-Fi program at 25 locations daily, using more than 100 buses.
- Supporting parents with the expansion of the Parent Assistance Line (512-414-9187), with several bilingual staff members.
- Monitoring a new dashboard in the Forecast5 analytics dashboard to track student access to BLEND, with reporting through demographics and campuses down to the individual student level.



ROUTINE ITEMS



Section Includes-

2017 & 2013 Bond Program

- Issues and Risks, Substantial Changes
- Bond Program Change Log
- 2017 and 2013 Bond Project Status Quarterly Implementation Reports

Monthly Bond Financial Reports

HUB Report

Bond Communications Update

T.A. Brown Elementary
Exterior



Issues and Risks

Program-wide Cost

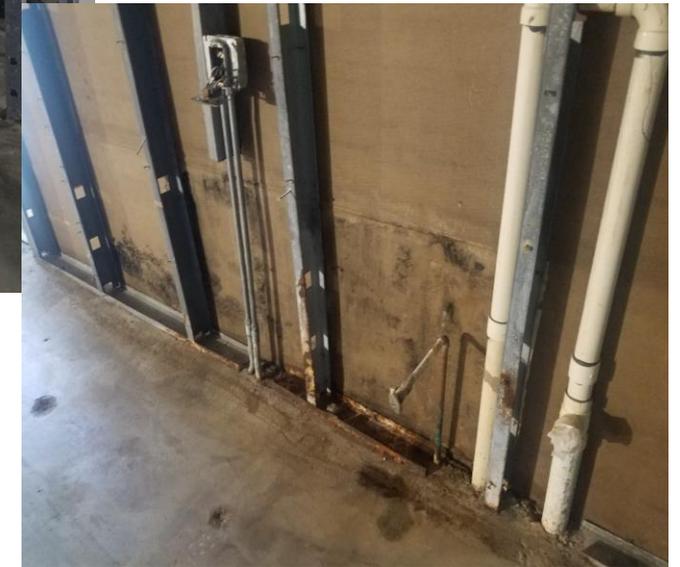
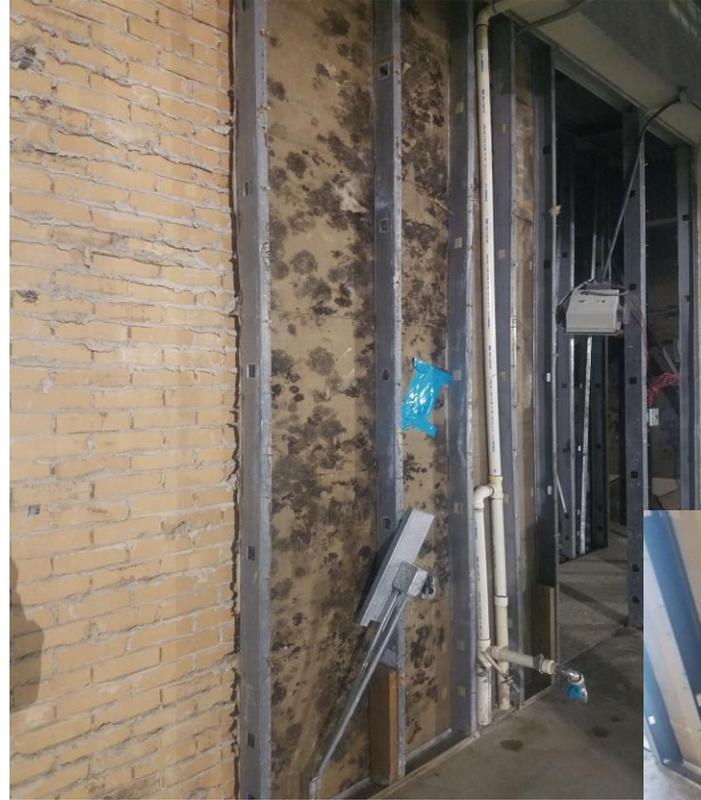
The Austin Construction Market is extremely volatile. The combination of historic escalation rates over many years, with the changes due to COVID19 has created uncertainty in the market. The team continues to see increases in material costs including concrete and steel, but recent bidding information suggests an increase in competition which will yield value to the District. It is very early, but AISD staff will continue to monitor and adjust project schedules and approaches to provide best value to the District. CMD Leadership is closely monitoring program cost projections, including program contingency.



Issues and Risks

Sanchez ES - Veneer Issue

Shortly after selective demolition of the existing school started, the project team discovered that the existing exterior brick veneer was incorrectly installed when it was originally constructed in 1977, and that no air gap exists, causing moisture issues within the wall. The area where this problem was discovered was planned to be kept and reused in the modernized building. The project team is investigating to find the best solution. This is likely to result in a cost increase, and possible use of additional program contingency. This could only be identified once construction began as this issue was enclosed by the exterior brick.



ISSUES, RISKS & SUBSTANTIAL CHANGES (6A1)

Issues and Risks

The Rosedale School - Budget and Schedule

The project team, Rosedale School community, CAT, and Principal Dickey, throughout design worked to develop the specialized space program to meet the student needs. There are no standards for a school as unique as Rosedale. The current design includes a shell space similar to Blazier Relief that can be finished out at a later date. This additional space would not be feasible to add in the future, due to its integration into the design, and the disruption that future significant construction would cause to school operations. The District is exploring partnerships with clinics to activate the space and generate lease revenue until Rosedale is prepared for the expansion. The space needs as developed with the school community and the consideration of future expansion space will increase the costs. We originally anticipated a Fall of 2021 opening; we are now looking at a Spring 2022 opening. Despite the possible delay, the school community is supportive of pursuing the changes. We anticipate that the additional square footage will be covered by program contingency. We will have refined costs estimates to discuss with the CBOC in months to come.

New NE MS - Budget and Space Program

A master scheduling exercise was conducted with the CAT and design team to assess the 800 learner space program as described in the design bridging documents, along with a study of the location and orientation of the building footprint to consider a potential future expansion, which would increase the capacity to 1,100 students. Also, the master schedule process and reviewing the design with AISD Department Heads highlighted the need for additional programming, particularly in Fine Arts and Athletics. Costs associated with the additional square footage, within the 800 student capacity, will be supplemented by the use of program contingency.



ISSUES, RISKS & SUBSTANTIAL CHANGES (6A1)

Issues and Risks

Travis HS - Crawlspace Asbestos

The district is preparing to conduct structural repairs to the crawl space, an area which is believed to contain asbestos. Tests of soil samples confirmed contamination, meaning the architects and engineers can't enter the crawl space to determine what structural repairs need to be undertaken until after the asbestos is removed. As an alternative, the district is trying to assess, without going into the crawl space, which areas might need the most significant structural repairs. Regardless, the district will still need to abate the soil, have an engineer enter and confirm/modify district plans, and then proceed with repairs. This could delay the schedule for this portion of the project, and result in this scope of work being deferred to a later date. The remainder of the project is proceeding on schedule.



Exposed, corroded longitudinal bars in pan joists and exposed longitudinal bars in beam beyond



Underside of slab at south access hatch



Substantial Changes

Murchison MS - Schedule Changes

In February, we notified the CBOC of a schedule resequencing for components of the Murchison MS project. The admin is now on schedule to deliver this summer, with the library and 6th grade addition delivering in late fall of 2020. The COVID-19 shutdown has allowed work in the existing building to accelerate with students and staff off site, which has potential to move up the delivery of the library.

Casis ES - Budget

During the design process and upon further assessment of the structural conditions of the existing building, it was determined that renovating the spaces to meet modernization standards would not be feasible. This led to a decrease in area we could renovate and increased the need for new construction. This affected project phasing, requiring more portables for swing space. The associated costs of portables will be supplemented by program contingency.



BOND PROGRAM CHANGE LOG (6A2)

2017 Bond Program				
Schedule Change Log				
Project	Date	Explanation	Previous Completion	Modified Completion
Ann Richards SYWL	Mar-20	Design efficiencies allow for a shorter construction duration, moving the completion date up from Aug. 2021 to Jan. 2021.	Aug-21	Jan-21
Austin HS	Mar-20	Procurement moved up from Jan. 2019 to Sep. 2018, in an effort to lengthen design time, and reduce escalation risk. No impact to completion date.	Aug-22	Aug-22
Brentwood ES	Mar-20	Procurement moved up from Jan. 2019 to Sep. 2018, in an effort to lengthen design time, and reduce escalation risk. No impact to completion date.	Aug-22	Aug-22
Brentwood ES	Mar-20	In the fall of 2019, CMD determined that the campus cannot be kept onsite during construction, and will swing off-site. This will result in a schedule change for the completion from Aug. 2022 to Jan. 2022.	Aug-22	Jan-22
Casis ES	Mar-20	Procurement moved up from Jan. 2019 to Sep. 2018, in an effort to lengthen design time, and reduce escalation risk. No impact to completion date.	Aug-22	Aug-22
Govalle ES	Mar-20	Due to a late completion, the Govalle ES opening was delayed from Jan. 2020 to Feb. 2020.	Jan-20	Feb-20
Hill ES	Mar-20	Procurement moved up from Jan. 2020 to Sep. 2018. Completion date moved from Aug. 2022 to Aug. 2021.	Aug-22	Aug-21
LASA move to Eastside	Mar-20	LASA move delayed, due to the Eastside Modernization project delay.	Aug-20	Aug-21
LBJ ECHS Medical HS	Mar-20	LBJ Medical project delayed due to Eastside Modernization project and LASA move delay. Some interim miles stones will change, but completion date will not.	Aug-22	Aug-22
LBJ ECHS Medical HS	Mar-20	Procurement moved up from Jan. 2020 to Sep. 2018. Completion date moved from Aug. 2022 to Jan. 2022.	Aug-22	Jan-22
Modernized Eastside ECHS	Mar-20	During design, the Eastside ECHS modernization was delayed, to allow for additional time to work with the Original Anderson alumni association and the City of Austin historic landmark commission, in order to agree on a historic preservation solution. Since a summer is needed for the move to the new campus, the project was delayed by one year. This also impacts the LBJ Medical project, as well as the LASA move.	Aug-20	Aug-21
Norman ES	Mar-20	Due to a change in the contractor made by CMD over the summer of 2019, the Norman ES project completion will be delayed from Aug. 2020 to Jan. 2021	Aug-20	Jan-21
n/a	Apr-20	No changes.	n/a	n/a
Murchison MS (6th Grade Addition)	May-20	6th grade addition previously scheduled to open summer 2020. Project resequenced, and will open fall 2020.	Aug-20	Dec-20
Murchison MS (Admin)	May-20	Admin remodel previously scheduled to open December 2020. Project resequenced, and will open July 2020.	Dec-20	Jul-21



2017 Bond Program Modernization Projects Summary (6A4)

All modernization projects are active.

Completed Construction: Menchaca Elementary School, Brown Elementary School, Govalle Elementary School (Ph 1, opening of new building)

In Construction: Ann Richards Young Women Leadership Academy, Austin High School, Bowie High School, Casis Elementary School, Doss Elementary School, Eastside Memorial High School, Govalle Elementary School (Phase 2, demo of old building / construction of parking lot), Hill Elementary School, Murchison Middle School, New Blazier Relief School, New Southwest Elementary School, Norman Elementary School, Sanchez Elementary School

In Design: Brentwood Elementary School, LBJ Early College High School, New Northeast Middle School, Rosedale School (at Lucy Read)



2017 Bond Program Targeted Projects Summary (6A5)

- 28 projects have completed construction
- 34 projects are underway for construction 2020
- 27 projects are in design for construction 2021
- 31 projects are queued for construction 2022



2013 Bond Program (6A6)

The 2013 Bond Program is substantially complete and is expected to be processed for closure in Fall 2020.

2013 Bond Program Targeted Projects Summary:

- 179 projects are complete
- 2 projects are in the final phase of punch out
- 5 projects are in the final phase of construction
- 2 projects are in bid, award preparing for construction 2020



2013 Bond Program (6A7)

2013 Bond Contingency Funded Projects

With surplus funds remaining in the 2013 Bond Program and with CBOC and Board approval, the district undertook additional projects.

The result has been improvements related to safety at more than 100 sites; roof replacements or substantial roof repairs at more than half of the district campuses; replacement of playscapes or canopy covers at 43 sites; and repair or replacement of failing mechanical systems at 46 sites.



2017 Bond Financials (6B1)

Line 10 - Bowie HS – 2008 Bonds have been fully paid to \$10m. Expenses from 2017 Bond were transferred to 2008 Bond.

Line 14 – Eastside Vertical Modernization (Sanchez) – The construction contract with Flintco was set up during the month for over \$19m.

Line 134 – Police Equipment – We combined the two lines from the previous report into one line.

2017 Bond Program Amendment Log (6B2)

There were no 2017 Bond Budget Amendments in April 2020.



2017 Bond Program Previous Bonds (6B3)

T. A. Brown is now open. Final bills are still to be received.

Menchaca is now open. Final bills are still to be received.

Bowie is still in construction. The full \$10m from 2008 Bond has been paid.

2013 Bond Program (6B4)

We are working to close out projects that are complete. Other projects are still active.



HUB REPORT



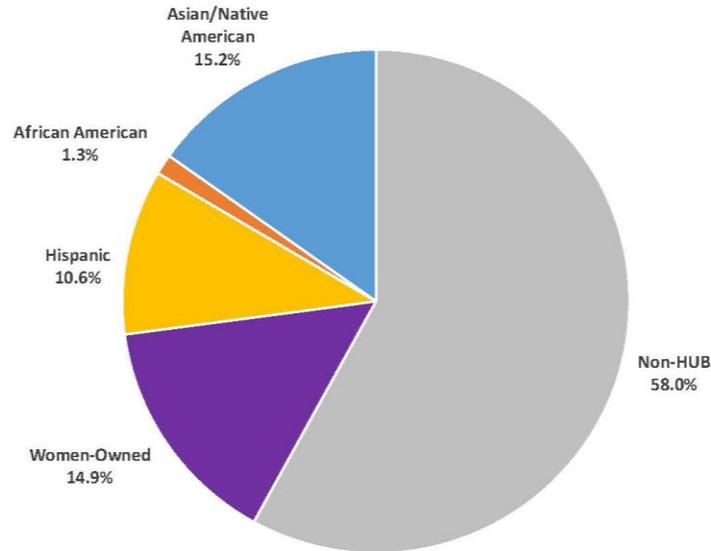
MONTHLY HUB REPORT 2013 Bond Program (6C)

Through the end of April 2020

Architect/Engineering

Category	Contracted Amount	Paid Amount	Paid Participation	Goal	Variance
African American	\$ 392,458	\$ 378,793	1.3%	1.9%	-0.6%
Asian/Native American	\$ 4,543,727	\$ 4,420,151	15.2%	7.4%	7.8%
Hispanic	\$ 3,289,680	\$ 3,091,598	10.6%	9.4%	1.2%
Women-Owned	\$ 4,486,125	\$ 4,340,286	14.9%	9.8%	5.1%
HUB Total	\$ 12,711,991	\$ 12,230,828	42.0%	28.5%	13.5%
Non-HUB	\$ 18,169,399	\$ 16,924,373	58.0%	-	-
Total	\$ 30,881,391	\$ 29,155,201			

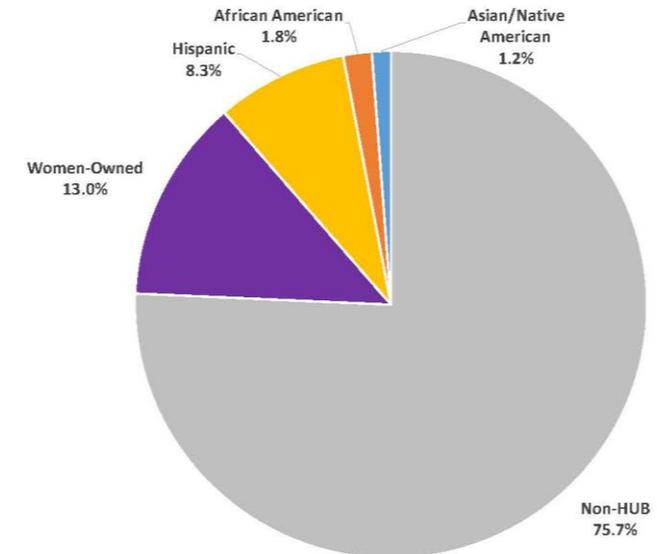
Note: Numbers may not add due to rounding



Construction

Category	Contracted Amount	Paid Amount	Paid Participation	Goal	Variance
African American	\$ 4,746,028	\$ 4,746,028	1.8%	1.7%	0.1%
Asian/Native American	\$ 3,141,901	\$ 3,093,886	1.2%	1.9%	-0.7%
Hispanic	\$ 22,701,753	\$ 21,668,950	8.3%	8.1%	0.2%
Women-Owned	\$ 35,460,438	\$ 34,101,599	13.0%	10.2%	2.8%
HUB Total	\$ 66,050,120	\$ 63,610,462	24.3%	21.9%	2.4%
Non-HUB	\$ 202,970,810	\$ 197,848,041	75.7%	-	-
Total	\$ 269,020,930	\$ 261,458,503			

Note: Numbers may not add due to rounding



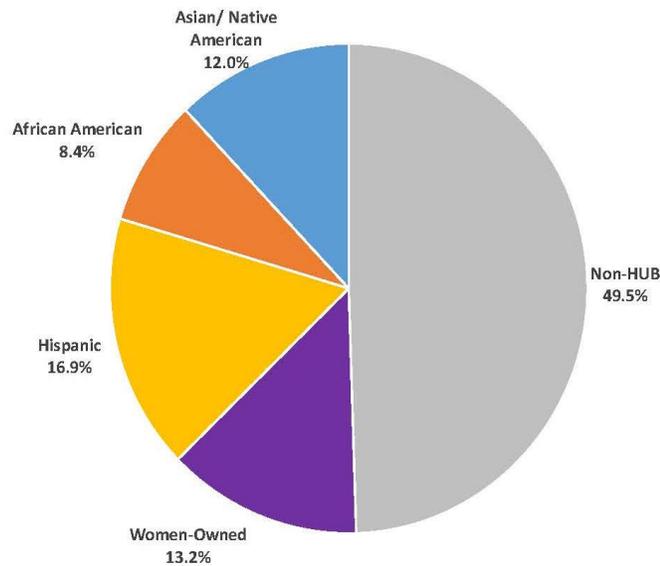
MONTHLY HUB REPORT 2017 Bond Program (6C)

Beginning of current bond through the end of April 2020

Architect/Engineering

Category	Contracted Amount	Paid Amount	Paid Participation	Goal	Variance
African American	\$ 3,463,679	\$ 2,796,115	8.4%	1.9%	6.5%
Asian/Native American	\$ 5,171,943	\$ 3,981,502	12.0%	7.4%	4.6%
Hispanic	\$ 7,124,390	\$ 5,626,450	16.9%	9.4%	7.5%
Women-Owned	\$ 6,284,657	\$ 4,379,478	13.2%	9.8%	3.4%
HUB Total	\$ 22,044,668	\$ 16,783,546	50.5%	28.5%	22.0%
Non-HUB	\$ 25,899,761	\$ 16,427,798	49.5%	-	-
Total	\$ 47,944,429	\$ 33,211,344			

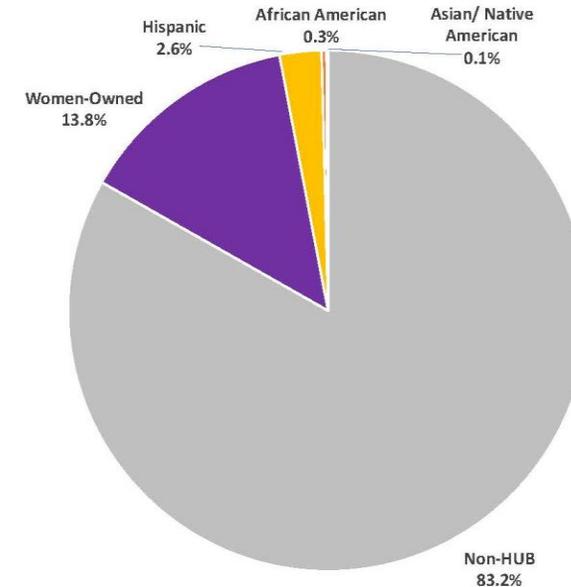
Note: Numbers may not add due to rounding



Construction

Category	Contracted Amount	Paid Amount	Paid Participation	Goal	Variance
African American	\$ 1,442,543	\$ 606,404	0.3%	1.7%	-1.4%
Asian/Native American	\$ 104,009	\$ 98,885	0.1%	1.9%	-1.8%
Hispanic	\$ 6,500,971	\$ 4,820,626	2.6%	8.1%	-5.5%
Women-Owned	\$ 41,903,514	\$ 25,416,126	13.8%	10.2%	3.6%
HUB Total	\$ 49,951,037	\$ 30,942,040	16.8%	21.9%	-5.1%
Non-HUB	\$ 356,005,211	\$ 153,153,469	83.2%	-	-
Total	\$ 405,956,248	\$ 184,095,509			

Note: Numbers may not add due to rounding



HUB OUTREACH REPORT (6C)

On March 25th, the HUB Program department began to conduct HUB outreach and other related business meetings virtually in response to the COVID-19 pandemic. As this health emergency continues to unfold, our transformed mission is even more vitally important to stay virtually connected to HUB firms and our business partners. Launching AISD's first HUB Program webinar series on April 29th is a component in keeping with our mission. We are committed to providing continuity of service and programs to meet the needs of our contractors.

Date	Event Name	Host (s)
March 25 th	How the HUB Program Department is Responding to COVID-19 Prime Contractor Information Session	HUB Program Department
March 30 th	Business Continuity During Uncertain Times	Latino Business Action Network & U.S. Hispanic Chamber of Commerce
April 9 th	Business Resources and COVID-19 Response	Small Business Administration
April 15 th	HUB Talks	Statewide HUB Program & Department of Information Resources
April 29 th	Advancing Equity in Contracting Virtual Workshop Series Part 1 Pre-bid HUB networking event for construction trades	HUB Program Department Cadence McShane Construction Company (Prime Contractor for Austin High School)



BOND COMMUNICATIONS UPDATE (6D)

Austin ISD 2017 Bond Implementation CBOC Communications Summary, May 2020

CAT and Community Meetings

As the district transitioned to virtual/continuous learning, the bond communications team worked quickly to move all upcoming CAT and community meetings online as well. To ensure a smooth and consistent transition for project teams and stakeholders, the bond communications team created the COVID-19 communication protocols for bond meetings and events.

These communications protocols were approved by the Construction Management Department and Department of Communications and Community Engagement. They outline how meetings and events should be conducted for the rest of the spring 2020 semester while the district works to mitigate the spread of COVID-19.

It is the district's preference that all project teams use the platform Zoom to host meetings. The CAT and community meetings that have been held virtually so far have been successful, and there has even been an increase in participation and more information covered in this format.

Below is a list of upcoming meetings that are scheduled to be held virtually. New meetings are always being added; to view the most up-to-date calendar of events, please visit www.AISDFuture.com/events.

Community Meetings

- Austin High School - May 21 at 11 a.m.

CAT Meetings

- Murchison Middle School - May 13 at 4 p.m.
- Austin High School - May 14 at 11 a.m.
- Bowie High School - May 20 at 5:30 p.m.
- Eastside Memorial ECHS and International High School at the Original L.C. Anderson Campus - June 3 at 5 p.m.



BOND COMMUNICATIONS UPDATE (6D)

Milestone Ceremonies

Due to COVID-19 and campus closures, in-person events are not possible for the four projects scheduled to break ground this spring: Austin High School, Brentwood Elementary School, Casis Elementary School and Hill Elementary School. In order to ensure these schools are still able to celebrate the start of construction, the bond communications team looked at alternative options for each event.

Construction at Austin High School will take place in phases, with the first phase starting in May on the track and second starting later in the summer on the academic wing. This gives the district an opportunity to host a groundbreaking at a later date, hopefully in-person. It was determined, with input from Principal Taylor and the project team, that there would be a groundbreaking ceremony to kick-off the second phase of construction in late summer or fall.

For the elementary schools breaking ground this spring, the district wanted to ensure they were still able to celebrate the start of construction for their schools. The bond communications team worked closely with DCCE, CMD and the school principals to move these groundbreakings online.

Each school will have a virtual groundbreaking via a Zoom Webinar, with activities and pre-recorded videos tailored to their community. Joining the celebration led by the respective principal, Dr. Cruz and the Trustees will also provide remarks in real time. We encourage everyone involved in these projects to attend these virtual celebrations.

Here is a list of the dates and times for each virtual groundbreaking:

- Hill Elementary School - May 1 at 10 a.m.
- Casis Elementary School - May 8 at 9 a.m.
- Brentwood Elementary School - May 22 at 10:30 a.m.



BOND COMMUNICATIONS UPDATE (6D)

Community Outreach

In late March, as the situation with COVID-19 continued to unfold, the bond communications team drafted and shared an update about bond projects. The update, which can be found on the homepage of www.AISDFuture.com, explains the safety measures being taken on construction sites as they continue to operate as essential services.

While the bond communications team continues to monitor questions and concerns related to COVID-19, regular project updates are going out. For example, a construction update went out to the Eastside Memorial ECHS, International High School and L.C. Anderson communities on April 28. Regular updates are also being shared with the Brentwood Elementary School and Webb Middle School communities in regards to temporary swing space planning. Direct mailers are also being sent to neighbors within a half-mile to mile radius of all upcoming construction projects.

To read the COVID-19 construction update, view the latest blog posts and follow along with community meetings and events, please visit www.AISDFuture.com.



NEW DISCUSSION ITEMS



Section Includes-

- Potential Future Items for Discussion



FUTURE AGENDAS & CALENDAR (7)

Per Previous Annual Calendar-

- April 2020 – MEETING CANCELLED DUE TO COVID
 - Academic and Building Use –DELAYING UNTIL MODERNIZED BUILDINGS ARE REOCCUPIED
 - EWaS Update – INCLUDE IN FUTURE MEETING
 - Ceremonial Closure of 2004 Bond Program – INCLUDE IN FUTURE MEETING
- May 2020 – NO ADDITIONAL MEETING SUBJECT DUE TO ONLINE FORMAT
 - Life Safety Update - INCLUDE IN FUTURE MEETING
 - Bond Communications - INCLUDE IN FUTURE MEETING
 - Stakeholder Satisfaction Results - DELAYING UNTIL MODERNIZED BUILDINGS ARE REOCCUPIED AND DATA CAN BE COLLECTED
- CBOC Reporting timeline will remain the same
- Leadership will work to update the annual calendar in light of COVID and these changes



ACTION ITEMS REQUESTED BY COMMITTEE



Action Items Requested by the Committee

Sanchez Elementary
Groundbreaking
Ceremony



ADJOURN

Eastside Memorial
Early College HS &
International HS
Future Exterior



*Thank
you!*



APPENDIX I: KEY DEFINITIONS



APPENDIX I: KEY DEFINITIONS

- **Project Contingency**: Project contingency is a budget of money, held at the project level, that exists to mitigate against risk and uncertainty, and is used to ensure the delivery of each individual project. It is either planned and funded at inception or built through contribution from within that individual project budget.
- **Program Contingency**: Program contingency is an account of money, held at the program level, that exists to mitigate against risk and uncertainty for the entire bond program, and is used to ensure the delivery of all projects within the program as scoped. It is either planned and funded at inception or built through contributions from individual projects.
- **Bond Authorization Surplus**: Bond authorization surplus is an account of money or unused bonding authority, which begins at a zero balance at the start of the program and receives contributions of surplus bond authorization as projects are completed under budget. Represents uncommitted funds, which can be used to fund new projects and/or scopes of work.
- A **Substantial Scope Change** occurs if there's a:
 - Change in location that is different from stated purpose when the bond was ratified by voters
 - Change in project type that is different from stated purpose that was presented when the bond was ratified by voters, i.e., from “build new school” to build and “performing arts center” to “buy land” or “replace turfs”



**APPENDIX II:
Issues & Risks:
Substantial Changes
Achieved from
Previous Meetings**



Blazier ES: Addition of Studios

Consideration is being given to add 3rd grade studios at the new Blazier Relief Elementary project. This may require building out current shell space at the building to create a third grade wing. Design schematics have been provided and are being priced for further consideration.

Brentwood ES: Swing Location Selected

Webb MS has been selected as the swing location for Brentwood ES during their modernization project. CMD is finalizing the design of the swing space and moving into procurement prior to installation this summer.

Doss ES: Community Concern Regarding Construction

Community has voiced concerns regarding construction noise and on-street parking. Communication is planned for neighbors via email and possibly outreach. We anticipate some of these concerns such as noise to diminish as construction moves heavily to interiors.

Murchison MS: Schedule and Campus Disruptions

Faculty at Murchison has been notified of resequencing construction to deliver the administration this summer and for to be followed by the 6th grade addition. Construction work issues such as noise and traffic have been mitigated greatly. AISD staff, contractor and PM continue to schedule site walks with the principal and faculty.

New Northeast MS

Team is evaluating multiple options to address the potential future increase in student population from 800 to 1100. Each option is being evaluated on both additional scope and costs.

Program Wide: Escalation and Contingency

Inflationary pressures continue on basic construction related commodities, such as steel and concrete. Potential supply chain disruptions related to the coronavirus; mechanical systems produced in China are a concern.



August 2020 Openings: Project Oversight

This coming summer, AISD is scheduled to open New Southwest ES, New Blazier Relief, the modernized Doss ES, and portions of phase 1 of modernization at Murchison MS. CMD leadership is meeting regularly with project teams to ensure that any issues are identified and solved early. FF&E for the August openings is being ordered, and plans are being made for installation and move in with each campus.

Rosedale: Design Challenges and Potential Partnership

AISD and the Project Team are evaluating potential future education space that may also be suitable for use as a public clinic. Risks to the design and construction schedule include the new Atlas 14 100 year floodplain impacts to the site, condemnation of the undivided jointly owned property with COA, and potential challenges to the schedule as it relates to partnering with an outside entity for a potential clinic.

Bedichek MS: Targeted HVAC Project

Bids received on 2/13/20 were significantly over budget (approx. \$1.5m). The project team is reviewing scope, and the project will likely be re-designed and bid again. The time needed to re-evaluate, re-design, and re-bid will likely delay construction until the summer of 2021.



Program Wide Market Escalation

- Austin is experiencing inflation in construction costs beyond projections at a rate up to 6% yearly. This includes increases in the cost of steel and concrete as well as other essential materials. In addition, Austin's continuous growth and influx of large construction projects, including 24 mid to high-rise projects in the downtown area alone, have increased the demand for labor and in turn, its cost. This, along with project specific enhancements, has directly impacted the projects included in this bond program.

LBJ Medical – Community Questions and Concerns

- AISD recently began receiving questions and concerns regarding the LBJ Medical project, some related to the change in Principal at LBJ ECHS. Interim Principal Shelia Henry assisted in progressing the design, before Principal Jon Bailey was announced. The project is on schedule and nearing the end of design development.

Murchison MS – Construction Disruption and Potential Change in Schedule

- When staff returned from the winter break, we received a few reports of disruptive odor, dust, and noise from construction. CMD inspected the site, conducted air quality testing, and has been meeting with staff on site regularly to address changes. Air scrubbers have been installed in areas of concern, and construction activities rescheduled to limit the disruptions.
- There will be a delay to the completion of the 6th grade addition primarily due to delays in site and building permit issuance. Work will continue on the re-sequencing of the library and renovation of the new admin areas to deliver by this summer. Overall project completion (all scope) remains as scheduled for December 2020.



New Blazier Relief - Access Issues and Schedule Impact

- Access to the school is pending construction of adjacent Baythorne Dr. by neighborhood developer Austin Goodnight Ranch, and AISD must vacate existing access easement for COA to permit Baythorne Dr.
- AGR anticipates to receive COA permit in the next few weeks followed by construction of Baythorne Dr. It was determined that AISD will fund the sidewalk at a cost not-to-exceed of \$25,000 as this sidewalk will be primarily used by the school.

Eastside Memorial ECHS - Budget Issues

- Previously, we informed the CBOC of an unfavorable bid, which came in 10% above the project construction budget (PCB).
- Reductions agreed to by the architect of record, general contractor and AISD staff which resulted in 5% cost reduction from the initial bid, included items such as decreasing the number of operable classroom partitions, replacing concrete for alternate engineered block at some retaining walls, changing HVAC equipment screening material, changing screen wall materials at the Central Utility Plant, changes storefront glass systems, replacing aluminum column covers with intumescent paint with corner guards and modifications to lighting plans.



18-0021-REAGN (Northeast Early College HS)

- Cost of Technology requirements are higher than expected. Academic Program is evolving. We are re-evaluating the scope of construction so that the total project comes within budget.
- Schedule could be impacted by 2-3 months, depending on the adjustments.
- This will not impact the function of the school or existing academic programs.

17-6014- AKINS

- Completion has been delayed due to issues with moving the water line easement, as well construction issues with leaks in the new water line. In addition, waterproofing issues were discovered during construction and a correction had to be made. We do not foresee any further delays.
- Final Completion moved from December 1, 2019 to February 28, 2020.

20-0029-BEDCK

- Part of the 2017 Bond Scope was to evaluate and make structural repairs in the crawlspace. While investigating, it was discovered that the structural problems were due to lack of proper ventilation. This also caused damage to hydronic piping and insulation.
- To correctly address the problems, mechanical ventilation is needed. Hydronic piping and insulation will then need to be replaced. The ventilation problem must be corrected before making repairs, and the hydronic repairs must be made to prevent failure of the HVAC system.
- To properly address these items, we estimate needing an additional \$600,000. Contingency money will be used for additional costs. The project is bidding in mid February and we will have a clear idea of the exact cost at that time. No schedule impact is anticipated at this time.



FFE Install For Spring Openings

December Report: Furniture has been ordered and equipment is being ordered for the first three modernized campuses, which will open in January. Construction Management is working closely with procurement to ensure that all items are ordered, delivered, and installed on time.

Current Report: FF&E delivery and installation was successfully executed at TA Brown and Menchaca. Govalle is scheduled for delivery and installation the week of January 27th.

New Blazier Relief - Access Issues and Schedule Impact

December Report: Access to the school is pending construction of adjacent Baythorne Dr. by neighborhood developer Austin Goodnight Ranch. AISD must vacate existing access easement for COA to permit Baythorne Dr. The board will consider the legal agreements currently under negotiation at its November 18 board meeting.

Current Report: All pertinent legal agreements are in place with AGR. AGR has not received COA permit for Baythorne Dr due to lack of the required sidewalk along the right-of-way. AGR requesting AISD agree to fund construction of sidewalk prior to adding to Baythorne permit drawings. Drenner group negotiating revisions to MOU with AGR to account for the additional funding of the sidewalk.

Govalle ES -Potential Schedule Delay

December Report: The latest schedule submitted by the contractor notes potential delays in substantial completion that may impact school opening. CMD is holding meetings onsite twice a week focused on progress and schedule revisions to recover from delays. Additionally, CMD and Academic Leadership, in conjunction with the school administration are contingency planning for a late move, if one becomes necessary.

Current Update: Govalle ES Opening has been postponed to February 18 and remains on track for that date. Multiple community tours have been accommodated in preparation for both current and new parents.

Brown ES -Tight Schedule to Finish

December Report: The schedule remains challenging. Multiple weekly meetings are being held focused on remaining tasks. The project remains on schedule and the team continues to work with COA on the various required inspections to open school.

Current Report: TA Brown successfully opened on time.



Eastside Memorial ECHS -Budget Issues

December Report: Due to high market conditions, we received an unfavorable bid on the Eastside Memorial Early College High School & International High School at the Original L.C. Anderson campus modernization, which came in 10% above the project construction budget (PCB).

The team –which includes the architect, general contractor and AISD staff –looked at several options, which resulted in a 5% reduction without affecting the promises made to voters. The GMP Contract is being processed finalizing the agreement with the contractor.

Current Report: The GMP contract has been finalized with the GC. The project is on schedule for delivery fall of 2021.

Murchison MS -Noise Issues and Potential Change in Schedule

December Report: Work site noise generated from utility excavation and rock chipping has abated. Most of the excavation close to the classrooms has concluded. Contractor and PM will continue to coordinate with administrative staff prior to future operations that generate significant noise.

Murchison (cont)

There may be a potential schedule delay regarding the completion of the 6th grade addition primarily due to delays in site and building permit issuance. Contractor is working to expedite fabrication and delivery of structural steel so progress can continue. PM and Contractor are working with administrative staff to re-sequence demolition of existing library and renovation of new admin areas, to deliver that space by June 2020. Overall project completion of December 2020 remains as scheduled.

Current Report: Most of the noise generating work from Heavy Equipment has concluded in the 6th grade addition area and the fire lane between the school building and the kickball fields. Will continue to work with admin staff to make them aware of operations that may generate significant noise and work to lessen its impact.

There will be a delay to the completion of the 6th grade addition primarily due to delays in site and building permit issuance. Work will continue on the re-sequencing of the library and renovation of the new admin areas to deliver by this summer. Overall project completion (all scope) remains as scheduled for December 2020.



Bowie HS-Budget Issues

The design team has had to be creative with the design effort to overcome cost realized due to underground utilities, unforeseen conditions, and City imposed changes that could not have reasonably been anticipated.

The GMP for the New Garage is 100% executed, construction is on schedule and approximately 45% complete. The DD cost for the New Athletics building is complete and estimated to be on budget, the DD design for the New Fine Arts building will complete 2/3/20 and the DD estimate for the design will follow. There is still concern about construction cost related to a hyper competitive Austin construction market, trade and labor shortages as well as domestic and international tariff and trade concerns. Bringing the remaining Bowie HS 2017 Bond programs in on budget will remain a challenge.

Brentwood ES - Swing Space

The Brentwood ES Modernization project was initially planned to take place in phases while the campus is occupied, similar to Casis ES or Govalle ES.

However, due to the size of the Brentwood student population, the limited size of the school site, and permitting/site constraint issues identified during design and construction planning, it became clear that it is in the best interest of the campus community to utilize an off-site swing space.

This is expected to shorten the overall construction duration from 28 months to 14 months and save costs due to price escalation and extended general conditions.

The district is currently working with the Brentwood ES School community and others to explore options for off-site swing.



Govalle ES - Potential Schedule Delay

The latest schedule submitted by the contractor notes potential delays in substantial completion that may impact school opening. CMD is holding meetings onsite twice a week focused on progress and schedule revisions to recover from delays. Additionally, CMD and Academic Leadership, in conjunction with the school administration are contingency planning for a late move, if one becomes necessary.

Brown ES - Tight Schedule to Finish

The schedule remains challenging. Multiple weekly meetings are being held focused on remaining tasks. The project remains on schedule and the team continues to work with COA on the various required inspections to open school.

FFE - Install For Spring Openings

Furniture has been ordered and equipment is being ordered for the first three modernized campuses, which will open in January. Construction Management is working closely with procurement to ensure that all items are ordered, delivered, and installed on time.

New Blazier Relief - Access Issues and Schedule Impact

Access to the school is pending construction of adjacent Baythorne Dr. by neighborhood developer Austin Goodnight Ranch. AISD must vacate existing access easement for COA to permit Baythorne Dr. The board will consider the legal agreements currently under negotiation at its November 18 board meeting.



Eastside Memorial ECHS - Budget Issues

Due to high market conditions, we received an unfavorable bid on the Eastside Memorial Early College High School & International High School at the Original L.C. Anderson campus modernization, which came in 10% above the project construction budget (PCB).

The team – which includes the architect, general contractor and AISD staff – looked at several options, which resulted in a 5% reduction without affecting the promises made to voters. The GMP Contract is being processed finalizing the agreement with the contractor.

Bowie HS - Budget Issues

Unforeseen conditions on site including COA requirements and underground utilities have led to budget concerns the team is working through this issue. The design team is looking at more efficient programmatic spacing and how to best address unforeseen conditions.

Murchison MS - Noise Issues and Potential Change in Schedule

Work site noise generated from utility excavation and rock chipping has abated. Most of the excavation close to the classrooms has concluded. Contractor and PM will continue to coordinate with administrative staff prior to future operations that generate significant noise.

There may be a potential schedule delay regarding the completion of the 6th grade addition primarily due to delays in site and building permit issuance. Contractor is working to expedite fabrication and delivery of structural steel so progress can continue. PM and Contractor are working with administrative staff to re-sequence demolition of existing library and renovation of new admin areas, to deliver that space by June 2020. Overall project completion of December 2020 remains as scheduled.



Norman ES - Status Update on New Contractor

AISSD solicited for a new contractor in September to complete the remainder of the project. After shortlisting and interviewing two firms, CMD's recommendation went to the board and was approved on October 28th. Since board approval, Joeris has been issued a contract, bid the remainder of the work, and is expected to begin construction in December. CMD is projecting approximately \$2 million in savings due to their change in contractor.

Baranoff ES – Schedule Delay

Contract was awarded to Alpha Building Corporation but last month they experienced a delay getting fingerprint and background check badges. They finally received their badges on 11/5/2019 and plan to begin staging materials on 11/8/2019. It will take approximately 35 days to complete the site improvements. Project will incur a small delay of approximately 15 days from planned start date. This will not affect campus operations as the work is mostly site work outside the building.

Brentwood ES - Swing Space

The Brentwood ES Modernization project was initially planned to take place in phases while the campus is occupied, similar to Casis ES or Govalle ES.

However, due to the size of the Brentwood student population, the limited size of the school site, and permitting/site constraint issues identified during design and construction planning, it became clear that it is in the best interest of the campus community to utilize an off-site swing space.

This is expected to shorten the overall construction duration from 28 months to 14 months and save costs due to price escalation and extended general conditions.

A community meeting is scheduled for November 19, 2019 to publicly share the strategy and detailed plan that is in the final stages of completion.



January School Openings

With the first three modernized elementary schools scheduled to open in January, CMD leadership has each been assigned a campus to monitor closely. This should enable us to identify and address any issues quickly, before they impact the campus opening.

FF&E Procurement

Furniture and equipment is being ordered for the first three modernized campuses, which will open in January. Construction Management is working closely with procurement to ensure that all items are ordered, delivered, and installed on time.

Eastside Memorial ECHS Budget

Due to high market conditions, we received an unfavorable bid on the Eastside Memorial Early College High School & International High School at the Original L.C. Anderson campus modernization, which came in 10% above the project construction budget (PCB).

The team – which includes the architect, general contractor and AISD staff – looked at several options, which resulted in a 5% reduction without affecting the promises made to voters.



Murchison MS - Construction Noise and Disruptions

Construction noise and activities have caused some disruptions at Murchison MS since students returned from summer. The noise issue is primarily due to chipping rock for underground utilities and to excavate for grade beams. CMD explored installing insulation panels in the nearby school windows; however, Murchison Staff did not want to lose the natural light. The contractor is chipping for shorter durations and after normal school hours and on Saturdays to minimize disruption. The noise is being monitored to determine sound levels inside the school. At this time the noise is not hazardous but is a nuisance.

Brentwood ES Modernization - Swing Space

The Brentwood ES Modernization project was initially planned to take place in phases while the campus is occupied, similar to Casis ES or Govalle ES. Early in design, we are facing challenges that could impact this on site swing solution. CMD is investigating other options, including swinging all or some of the school to another location during construction. This could significantly shorten the overall construction duration, and potentially save cost due to escalation and general conditions. Once a path forward is determined, it will be shared with the community.



Rosedale Modernization: Change in Procurement Method

The Rosedale Modernization project was originally planned to be a design-build delivery but has been modified to a Construction Manager at Risk (CMR) delivery. AISD Contract and Procurement canceled the initial design-build solicitation and have opened a new solicitation for the CMR. Page Architecture was selected as the A/E, are under contract, and begin design this month.

Norman ES Modernization: Change in Contractor and Schedule Delay

The Norman project has undergone some design changes and construction challenges that have led to a change in contractor and a schedule delay. AISD was unable to reach a negotiated agreement for the next phase of work with the previous contractor and will be resoliciting for a new CMR to finish the project. We anticipate the new CMR recommendation going to the board for approval in October, and the project opening to students in January 2021.



Lee Elementary: Schedule Delay

The new addition at Lee ES is experiencing a schedule delay. The site permit for the project has taken 4 months longer than anticipated, but we believe we have navigated a path forward.

Crockett HS: Scope Change

Crockett HS staff have requested a dust collection system be installed in the Construction Technology Building. This was not originally part of the scope of the project, but because it is a safety concern CMD is exploring the possibility of adding the dust collection system with bond contingency as a safety related item.

Baranoff ES: Budget Concerns

CMD received five bids for the drainage improvements at Baranoff ES, and they came in over budget. This is the last phase of work, and we have sufficient remaining project contingency to cover the overage.

