



# CBOC MEETING

## June 9, 2020



# CBOC MEETING: June 9, 2020



## AGENDA

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1. **Call to Order**
2. **Reminder of Best Practices for Meeting Virtually**
3. **Public Comment**
4. **Approval of Minutes - May 12, 2020**
5. **Update on District Response to COVID-19**
6. **Routine Items**
  - A. 2017 and 2013 Bond Programs
    1. Issues and Risks, Substantial Changes
    2. Bond Program Change Log
  - B. Monthly Bond Financial Reports
  - C. HUB Report
  - D. Bond Communications Update
7. **New Discussion Items**
  - A. Transportation Update
  - B. Life Safety Update
  - C. Potential Future Items for Discussion, Meeting Dates/Times, Locations
    1. Proposed Meeting Topics Per Calendar for August
    2. Action Items Requested by the Committee
8. **Adjourn**

**The CBOC Meeting is being closed captioned  
to ensure accessibility.**



# Welcome! As you log in:

- Be patient, this is the second 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 (04)



Approval of  
Minutes from  
**May 12, 2020**  
CBOC Meeting

Menchaca Elementary  
Grand Opening



## **Construction Update:**

- Observation Reports Completed – 70
- General Contractor following Safety Plans
- Multiple City of Austin Audits
- 7 Confirmed COVID-19 Cases over 2 Months (700+ laborers on sites daily)
- All City of Austin Protocols Followed

## **Operations Update:**

- Headquarters Phased Opening
  - June 1 – July 13 – 5-10%
  - July 13 – TBD – 25%
- Supporting Academic Reopening Plans





AUSTIN ISD  
UE 2.0  
APRIL 29, 2020



# RBI PLAN PHASES

- **Phase I: Set 'At - Rest' Temperature**
- **Phase II: Remote Work Transition**
- **Phase III: Access Transition**
- **Phase IV: Major Facility Moves**
- **Phase V: Summer Custodial Packing and Cleaning**



# PHASE IV



## MAJOR FACILITY MOVES

CAMPUSES NOT RETURNING TO SAME SPACE OR FACILITY:

- Blazier Relief
- Brentwood ES
- Brooke ES
- Casis ES
- Doss ES
- Pease ES
- Murchison MS
- Austin HS (Portion)
- Bowie HS (Portion)



# PHASE IV: OVERVIEW

- Follow [Phase IV Guidelines](#)
- Overseen by our Construction Management Department (CMD)
- Plan developed in collaboration with Principal
- Approval Required by CMD Executive Director, Bob Cervi





# ROUTINE ITEMS



## Section Includes-

- 2017 & 2013 Bond Program
  - Issues and Risks, Substantial Changes
  - Bond Program Change Log
- Monthly Bond Financial Reports
- HUB Report
- Bond Communications Update

Playground at T.A.  
Brown Elementary  
Grand Opening



## Issues and Risks

### **Program-wide Cost (Issues and Risks)**

**The Austin Construction Market continues to be extremely volatile. 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. 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.**

### **Baranoff ES - Roofing (Issues and Risks)**

**If we have a contract before June 15<sup>th</sup>, we should be able to complete the project before school starts. The schedule will have to be pushed if we do not have a contract before June 15<sup>th</sup>. It is also highly likely that we will see Change Order Requests from the contractor due to the delay in executing the contract (escalation in costs of material, delays costs, etc.)**

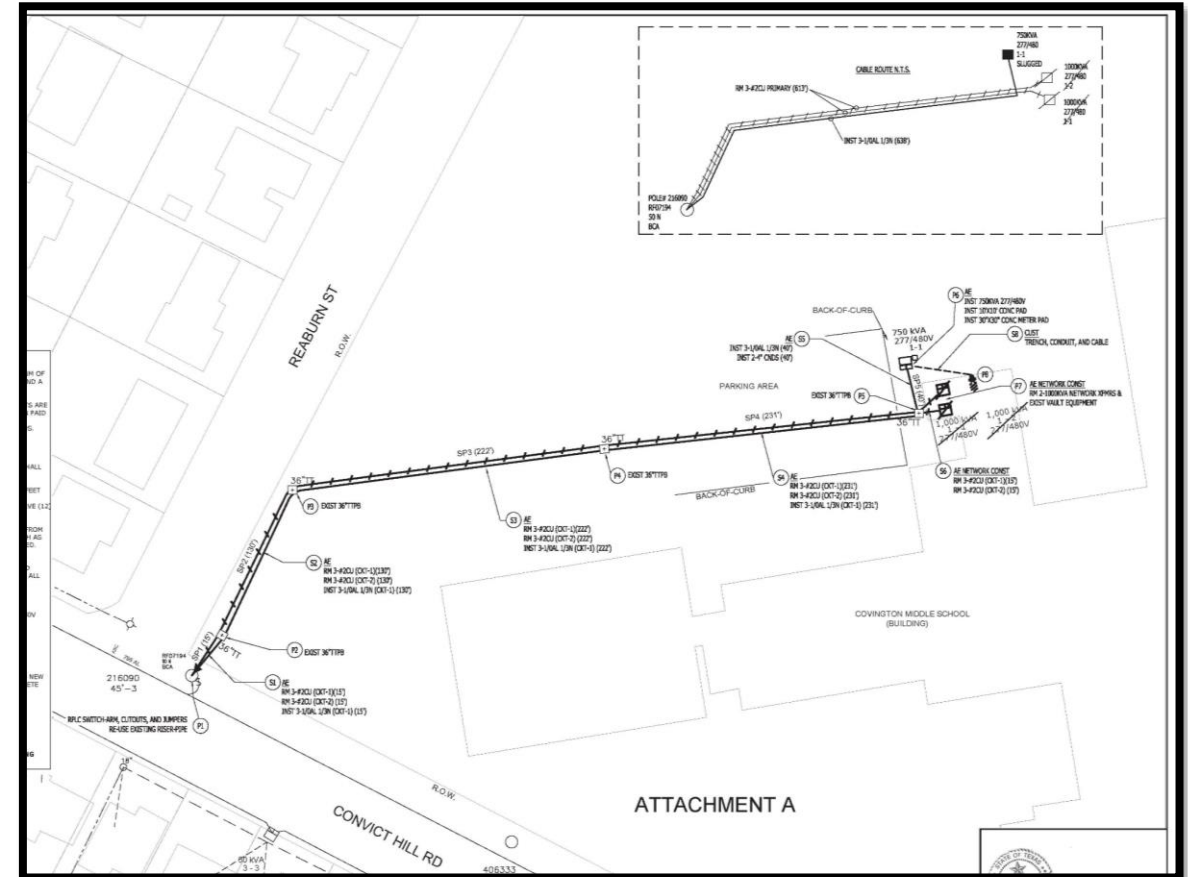


# ISSUES, RISKS & SUBSTANTIAL CHANGES (06A1)

## Issues and Risks

### Covington MS - Austin Energy Requirements (Issues and Risks)

The district is upgrading electrical service at the campus. Upon review of our plan, Austin Energy decided they would also like to switch out a city-owned transformer and required the district to install an electricity disconnect. The changes have added schedule risk. The district is currently working on an easement and hopes to have equipment ordered and delivered so work can start in mid-July and end no later than July 30<sup>th</sup> to reach substantial completion by August 3<sup>rd</sup>. The project manager has identified the Thanksgiving Break as an alternative completion period for parts of the project if we are unable to complete by August 3<sup>rd</sup>.





## Issues and Risks

### Brentwood ES – Chimney Swift Concern

Last winter, the project team capped the existing incinerator chimney to prevent birds from entering the chimney and roosting or nesting this spring, since we are demolishing the chimney as part of the new Brentwood ES construction. A community member, who is on the CAT, reached out to the project team and was concerned that she believed she had seen swifts flying in and out of the chimney, and perhaps the cap was insufficient. CMD flew a drone over the chimney to inspect it, and the cap is intact, and there is no evidence of swifts in the chimney.





## Issues and Risks

### August Campus Openings (Issues and Risks)

Construction Management Leadership is closely monitoring the three new campuses opening in August to ensure they deliver on time; Doss ES, New SW ES (Bear Creek), and Blazier Relief. Some materials have been delayed due to COVID. New SW ES may open with temporary light fixtures that will later be replaced. Doss ES had some delays related to providing permanent power to the building, so generators and temporary HVACs were used to mitigate the schedule risk.

## Substantial Changes

There were no substantial changes in May.



# BOND PROGRAM CHANGE LOG (06A2)

2017 Bond Program				
Schedule Change Log - June 2020				
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-20
n/a	Jun-20	No changes.	n/a	n/a



## 2017 Bond Financials

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

## 2017 Bond Program Amendment Log

There were no 2017 Bond Budget Amendments in April and May 2020.



## **2017 Bond Program Previous Bonds**

T. A. Brown ES is now open. Final bills are still to be received. There was a double posting on a 2008 Bond payment (\$1.3m) that was reversed this month.

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

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

## **2013 Bond Program**

We are working to close out projects. There is still money to be spent on projects.





# HUB REPORT



# MONTHLY HUB REPORT

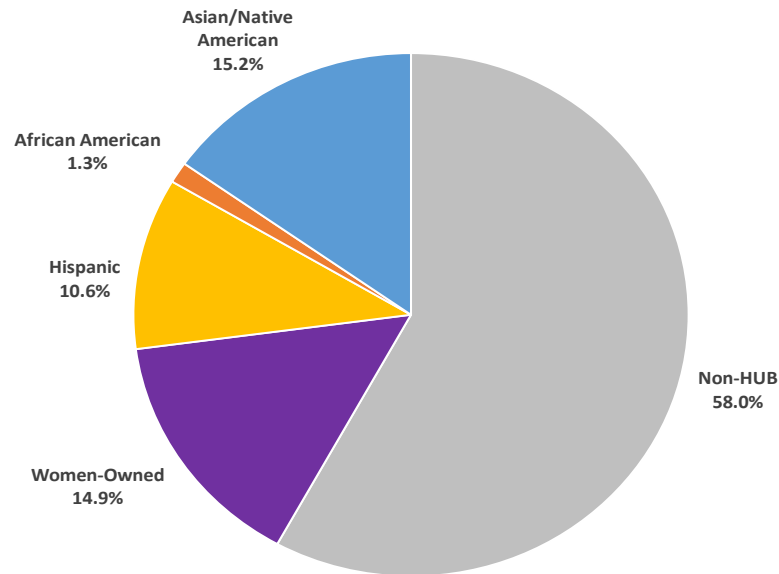
## 2013 Bond Program (06C)

Through May 21, 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%	-	-
<b>Total</b>	<b>\$ 30,881,391</b>	<b>\$ 29,155,201</b>		-	-

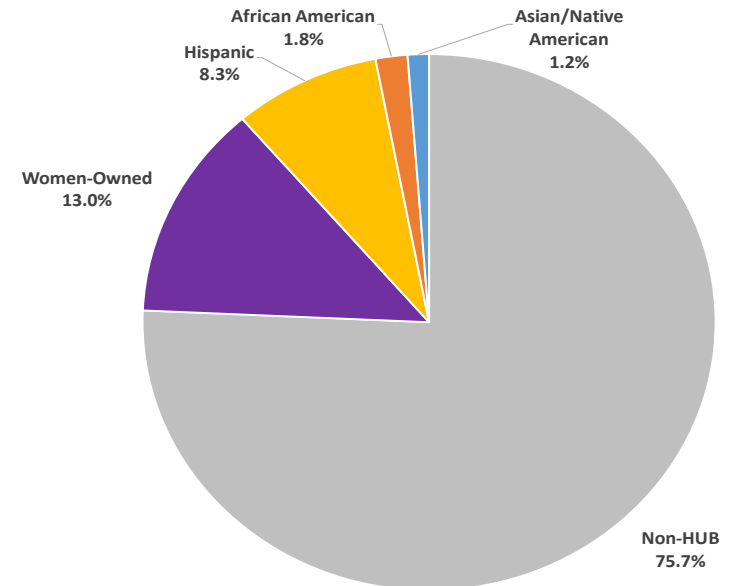
Note: Numbers may not add due to rounding



### 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	\$ 22,741,792	\$ 21,751,619	8.3%	8.1%	0.2%
Women-Owned	\$ 35,479,077	\$ 34,145,207	13.0%	10.2%	2.8%
HUB Total	\$ 66,108,798	\$ 63,736,739	24.3%	21.9%	2.4%
Non-HUB	\$ 203,189,444	\$ 198,854,708	75.7%	-	-
<b>Total</b>	<b>\$ 269,298,242</b>	<b>\$ 262,591,447</b>		-	-

Note: Numbers may not add due to rounding



# MONTHLY HUB REPORT

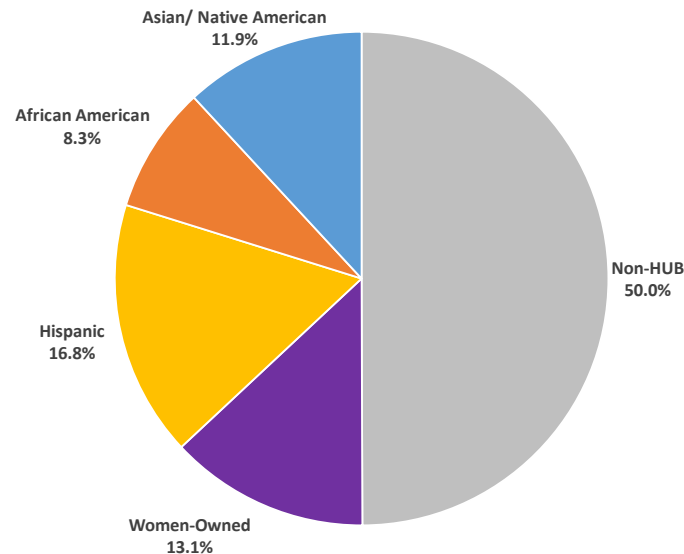
## 2017 Bond Program (06C)

Beginning of current bond through May 21, 2020

### Architect/Engineering

Category	Contracted Amount	Paid Amount	Paid Participation	Goal	Variance
African American	\$ 3,483,475	\$ 2,831,558	8.3%	1.9%	6.4%
Asian/Native American	\$ 5,184,370	\$ 4,056,233	11.9%	7.4%	4.5%
Hispanic	\$ 7,273,618	\$ 5,719,474	16.8%	9.4%	7.4%
Women-Owned	\$ 6,307,756	\$ 4,466,872	13.1%	9.8%	3.3%
HUB Total	\$ 22,249,219	\$ 17,074,137	50.0%	28.5%	21.5%
Non-HUB	\$ 26,051,166	\$ 17,060,737	50.0%	-	-
<b>Total</b>	<b>\$ 48,300,384</b>	<b>\$ 34,134,874</b>		-	-

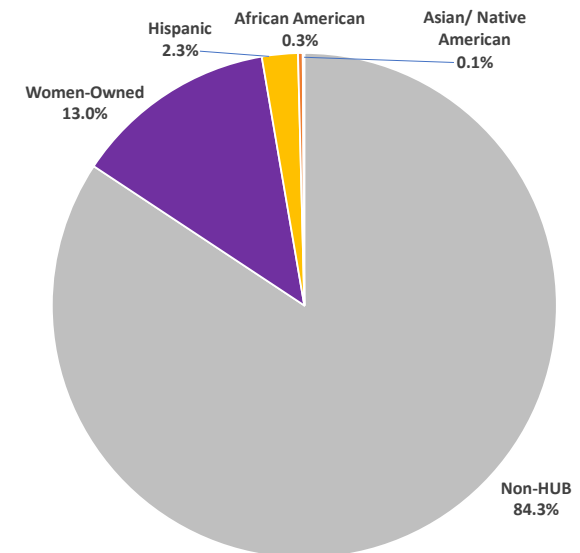
Note: Numbers may not add due to rounding



### Construction

Category	Contracted Amount	Paid Amount	Paid Participation	Goal	Variance
African American	\$ 1,881,939	\$ 606,404	0.3%	1.7%	-1.4%
Asian/Native American	\$ 138,164	\$ 134,016	0.1%	1.9%	-1.8%
Hispanic	\$ 7,029,902	\$ 4,965,028	2.3%	8.1%	-5.8%
Women-Owned	\$ 43,722,996	\$ 27,596,939	13.0%	10.2%	2.8%
HUB Total	\$ 52,773,001	\$ 33,302,386	15.7%	21.9%	-6.2%
Non-HUB	\$ 347,950,131	\$ 178,486,014	84.3%	-	-
<b>Total</b>	<b>\$ 400,723,132</b>	<b>\$ 211,788,400</b>		-	-

Note: Numbers may not add due to rounding



# HUB OUTREACH REPORT (06C)

On March 25<sup>th</sup>, 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 important to stay virtually connected to HUB firms and our business partners.

Date	Event Name	Host (s)
May 21 <sup>st</sup>	Marketing to Asian Pacific Americans	Greater Austin Asian Chamber of Commerce
May 27 <sup>th</sup>	Enterprising Women of Color	National Minority Supplier Development Council & The Minority Business Development Agency
May 26 <sup>th</sup>	Business Capability HUB Forum	HUB Program Department
May 29 <sup>th</sup>	Business Capability HUB Forum	HUB Program Department





## Austin ISD 2017 Bond Implementation CBOC Communications Summary June 2020



### Milestone Ceremonies

Austin ISD recently held three virtual groundbreakings. Due to COVID-19 and campus closures, in-person events were not possible for the three elementary schools scheduled to break ground this spring: Brentwood Elementary School, Casis Elementary School and Hill Elementary School. In order to ensure these schools were still able to celebrate the start of construction, the bond communications team moved the events online. Virtual groundbreaking ceremonies were held via a Zoom Webinar for all three schools. Each event included pre-recorded videos tailored to the community as well as remarks by the school principal, Superintendent Dr. Paul Cruz, Board of Trustees President Geronimo Rodriguez and each school's Board of Trustees representative, along with special guests.

To view the blog posts with full event recordings of each groundbreaking, follow these links:

- [Hill Elementary School](#) (May 1)
- [Casis Elementary School](#) (May 8)
- [Brentwood Elementary School](#) (May 22)



# BOND COMMUNICATIONS UPDATE (06D)

In addition to the groundbreakings, the bond communications team also worked with Bear Creek Elementary School Principal David Crissey to host a virtual event for his school community. This event was held before the Board of Trustees approved the name Bear Creek Elementary School for the New Southwest school. This event was intended to introduce Principal Crissey and create a sense of community among students before they attend the modernized school in the fall. Please follow [this link](#) to view the full event recording from May 15.

## **Upcoming Milestone Ceremonies (TBD virtual or in-person)**

- Bowie High School - Parking Garage Opening/Athletics Groundbreaking
- Rosedale School Groundbreaking
- Austin High School Groundbreaking
- Bear Creek Elementary School Grand Opening
- Doss Elementary School Grand Opening
- Govalle Elementary School (Phase Two of construction completed)
- New Blazier Relief School Grand Opening

CAT and community meetings will continue throughout the summer. New meetings are always being added to the calendar; to view the most up-to-date schedule, please visit [www.AISDFuture.com/events](http://www.AISDFuture.com/events).



## Community Outreach

While the bond communications team continues to monitor questions and concerns related to COVID-19, regular project updates are going out. Direct mailers informing residents and businesses of upcoming construction and modernization project updates for their area have been sent to the neighbors surrounding Austin High School, Brentwood Elementary, Casis Elementary, Hill Elementary and Webb Middle School. The quarterly newsletter – which highlighted the first three schools to open as part of the 2017 Bond Program, the FABPAC and the CBOC report to the Board of Trustees – was shared with the AISD community during the last week of school. Additional updates were also shared with the Metz and Sanchez and Norman-Sims communities.

**To read the quarterly newsletter, view the latest blog posts and follow along with community meetings and events, please visit [www.AISDFuture.com](http://www.AISDFuture.com).**





# NEW DISCUSSION ITEMS



## Section Includes-

- Transportation Update
- Life Safety Update
- Potential Future Items for Discussion, Meeting Dates/Times, Locations
  - Proposed Meeting Topics Per Calendar for August
  - Action Items Requested by the Committee

Metz & Sanchez Elementary  
Student Parade





# TRANSPORTATION UPDATE





# 2017 BOND TRANSPORTATION UPDATE (07A)

Date	PO#	Size	Number of Buses	Est. Cost per bus	Est. Total cost	Actual Total Spent	Total Bond\$	Difference
<b>Phase One</b>	2003- (4 Sped)	47	4	\$ 98,000.00	\$ 392,000.00			
<b>2017 - 2018</b>	2003- (15 Activity Bus)	Type A	15	\$ 80,000.00	\$ 1,200,000.00			
2003 & 2004								
	2004- (11 Reg)	71	11	\$ 100,000.00	\$ 1,100,000.00			
	2004- (18 Sped)	47	18	\$ 98,000.00	\$ 1,764,000.00			
	2004- (2 Activity)	Type A	2	\$ 80,000.00	\$ 160,000.00			
					\$ 4,616,000.00	\$ -	\$ 4,616,000.00	
<b>Phase Two</b>	2005- (34 Reg)	71	34	\$ 100,000.00	\$ 3,400,000.00			
<b>2018 - 2019</b>	2005- (20 Sped)	47	20	\$ 98,000.00	\$ 1,960,000.00			
2005	2005- (6 Activity Bus)	Type A	6	\$ 80,000.00	\$ 480,000.00			
					\$ 5,840,000.00	\$ -	\$ 5,840,000.00	
<b>Phase Three</b>	2006- (22 Reg)	71	22	\$ 100,000.00	\$ 2,200,000.00			
<b>2019 - 2020</b>	2006- (27- Sped)	47	27	\$ 98,000.00	\$ 2,646,000.00			
2006	2006- (8 Activity Bus)	Type A	8	\$ 80,000.00	\$ 640,000.00			
					\$ 5,486,000.00	\$ -	\$ 5,486,000.00	
<b>Phase Four</b>	2007- (31 Reg)	71	31	\$ 100,000.00	\$ 3,100,000.00			
<b>2020 - 2021</b>	2007- (22 Sped)	47	22	\$ 98,000.00	\$ 2,156,000.00			
2007								
					\$ 5,256,000.00	\$ -	\$ 5,256,000.00	
<b>Total Bond including Fueling system is \$21,400,000</b>								





# LIFE SAFETY UPDATE



## Police Department and Life Safety Bond Purchases

Police Department Bond Purchase Total: \$2,599,683.42

**Upcoming Police Projects: Police Record Management System**

### 2018 FISCAL YEAR (7/1/2017 – 6/30/2018) Radio Replacement

Purchase Total: \$2,012,109.57  
Credits: \$0

**TOTAL SPEND: \$2,012,109.57**

### 2019 FISCAL YEAR (7/1/2018 – 6/30/2019) Technology and Equipment

Purchase Total: \$278,247.85  
Credits: \$13,250.00

**TOTAL SPEND: \$264,997.85**

### 2020 FISCAL YEAR (7/1/2019 – 6/3/2020) Technology and Equipment

Purchase Total: \$331,575.99  
Credits: \$8,999.99

**TOTAL SPEND: \$322,576.00**



## Police Department and Life Safety Bond Purchases

Life Safety Projects Bond Purchase Total: \$650,208.95

**DISTRICTWIDE SECURITY  
CAMERA  
REPLACEMENTS  
(8/20/2018 – 1/31/2020)**

**TOTAL SPEND:  
\$423,715.00**

**DISTRICTWIDE FIRE AND  
INTRUSION ALARM  
UPGRADES  
(8/22/2018 – 3/2/2020)**

**TOTAL SPEND:  
\$226,493.95**



## Upcoming Life Safety Projects

- Fire Alarm Upgrades
- Security System Design and Installation
- Fire Sprinkler System Repair at Central Warehouse
- Security Camera Replacement
- Kitchen Hood Suppression System Replacements
- Intrusion Alarm Upgrades (Phase I and II)
- Fire Sprinkler Repairs
- Portable Classroom AES Radio and Communications Upgrades (Phase I and II)

**Total Budget: \$18,042,791**

**\*\*As of 6/2/2020**

### **Districtwide Fire Alarm Upgrades**

- **Budget:** \$2,580,000
- **SOW:** Replace Fire Control Panels, Surge Protective Devices, Circuit Breaker Lockout Kits, and Fire Alarm Power Supplies
- **Locations:** Elementary Schools, Middle Schools, High Schools  
Special Campuses, and AISD Facilities

### **Security System Design and Installation**

- **Budget:** \$4,505,000
- **SOW:** Design and Install New Security System and Cabling
- **Locations:**
  - Phase I - O.Henry, Dobie, Sadler-Means, Bedichek, Webb, Lively, Mendez, Austin, and Others
  - Phase II - Covington, Travis, Garcia, Crockett, McCallum, Lamar, LBJ, and Others
  - Phase III - Bailey, Burnet, Akins, Reagan, Navarro, Kealing, Anderson, and Others



## Upcoming Life Safety Projects

- Fire Alarm Upgrades
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- Fire Sprinkler System Repair at Central Warehouse
- Security Camera Replacement
- Kitchen Hood Suppression System Replacements
- Intrusion Alarm Upgrades (Phase I and II)
- Fire Sprinkler Repairs
- Portable Classroom AES Radio and Communications Upgrades (Phase I and II)

### Fire Sprinkler System Repair at Central Warehouse

- **Budget:** \$75,000
- **SOW:** Replace Linear Heat Detector System
- **Location:** AISD Central Warehouse

### Districtwide Security Camera Replacements

- **Budget:** \$6,004,000
- **SOW:** Replace Existing, Fixed and PTZ Cameras (**PTZ cameras** are pan-tilt-zoom cameras that are capable of remote directional and zoom control).
- **Locations:** Elementary Schools, Middle Schools, High Schools  
Special Campuses, and AISD Facilities

### Districtwide Kitchen Hood Suppression System Replacements

- **Budget:** \$880,000
- **SOW:** Replace Fire Suppression System at Kitchen Hoods
- **Locations:** Elementary Schools, Middle Schools, High Schools  
and Special Campuses



## Upcoming Life Safety Projects

- Fire Alarm Upgrades
- Security System Design and Installation
- Fire Sprinkler System Repair at Central Warehouse
- Security Camera Replacement
- Kitchen Hood Suppression System Replacements
- Intrusion Alarm Upgrades (Phase I and II)
- Fire Sprinkler Repairs
- Portable Classroom AES Radio and Communications Upgrades (Phase I and II)

### Districtwide Intrusion Alarm Upgrades

- **Budget:** \$2,100,000
- **SOW:**
  - Phase I: Replace Existing Intrusion Control and Detection Equipment
  - Phase II: Repair Existing Intrusion Control and Detection Equipment and Install Wiring and Additional New Equipment
- **Locations:** Elementary Schools and AISD Facilities

### Districtwide Fire Sprinkler Repairs

- **Budget:** \$75,000
- **SOW:** Repair Sprinkler Deficiencies, Including Sprinkler Head Leaks
- **Locations:** Elementary Schools, Middle Schools, High Schools Special Campuses, and AISD Facilities

### Portable Classroom AES Radio and Communications Upgrades

- **Budget:** \$1,735,000
- **SOW:** Upgrade Radios, Wiring, and Antennas
- **Locations:**
  - Phase I: Elementary Schools Portable Classrooms
  - Phase II: Middle Schools and High Schools Portable Classrooms





## Upcoming Life Safety Project Phasing

Projects Projected Completion: Summer 2022

### PHASE I

- Fire Alarm Upgrades

\*\*Preparing for Vendor Solicitation – beginning June 15<sup>th</sup> Contracts to be presented to the Board September 2020.

### PHASE II

- Security System Design and Installation
- Kitchen Hood Suppression System Replacements
- Fire Sprinkler System Repair at Central Warehouse

### PHASE III

- Security Camera Replacements

### PHASE IV

- Intrusion Alarm Upgrade (Phase I and II)
  - Fire Sprinkler Repairs

### PHASE V

- Portable Classroom AES Radio and Communications Upgrades (Phase I and II)





# Potential Future Items for Discussion, Meeting Dates/Times, Locations

- CBOC will not be meeting or touring in July.







# Proposed Meeting Topics Per Calendar for August (07C)

## Action Items Requested by the Committee





# ADJOURN



Eastside Memorial  
Early College HS &  
International HS  
Future Exterior



# 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**



Issues and Risks**Program-wide Cost**

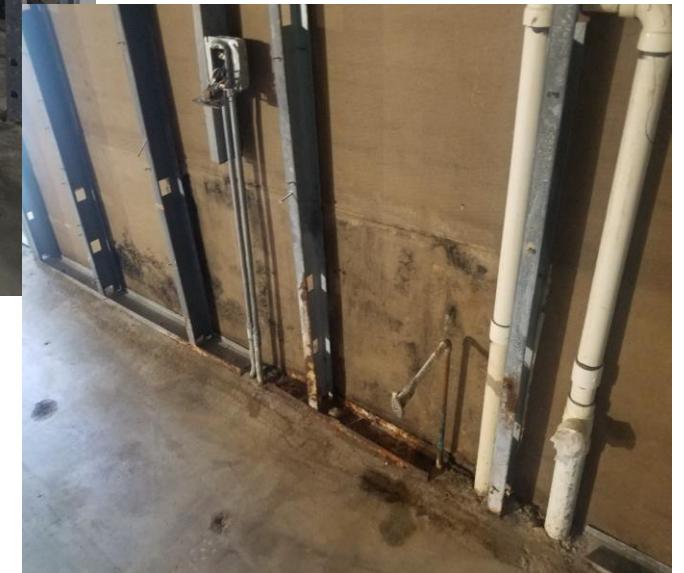
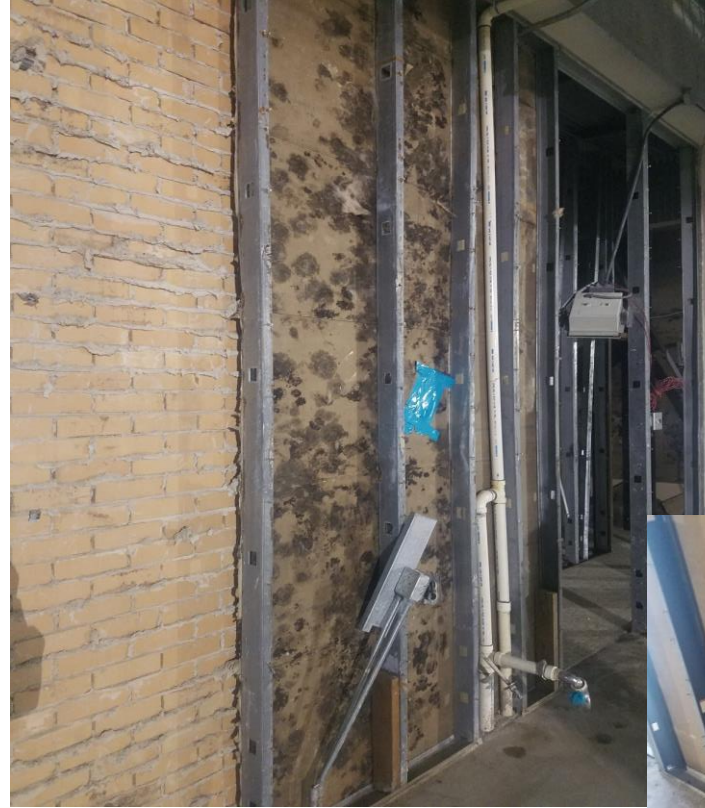
**The Austin Construction Market is extremely volatile. The combination of historic escalation rates over many years, with the changes due to COVID19 has created uncertainty in the market. The team continues to see increases in material costs including concrete and steel, but recent bidding information 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 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 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.





## **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**

Alisd 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.

