

2017 Bond Program: Issues & Risks: Substantial Changes Log

Date	Project	Title	Description	Type	Follow up
Jan-20	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.	Issue & Risk	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 estiated 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.
Jan-20	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 Bentwood ES School community and others to explore options for off-site swing.	Issue & Risk	The district is currently working with the Brentwood ES School community and others to explore options for off-site swing.
Jan-20	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.	Issue & Risk	Current Report: The GMP contract has been finalized with the GC. The project is on schedule for delivery fall of 2021.
Jan-20	FF&E 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.	Issue & Risk	Current Report: FF&E delivery and installation wwas successfully executed at TA Brown and Menchaca. Govalle is scheduled for delivery and installation the week of January 27th.
Jan-20	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.	Issue & Risk	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

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Jan-20	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. 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.	Issue & Risk	Most of the noise generating work from Heavy Equipment has conculed 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.
Jan-20	Govalle ES	Access Issues and Schedule Impact	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.	Issue & Risk	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.
Jan-20	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.	Issue & Risk	TA Brown successfully opened on time.
Feb-20	Program Wide Market Escalation	Escalation and Contingency	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.	Issue & Risk	NA
Feb-20	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.	Issue & Risk	Interim Principal Sheila Henry assisted in progressing the design, before Principal Joh Bailey was announced. The project is on schedule and nearing the end of design development.
Feb-20	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. There will be a delay to the completion of the 6th grade addition primarily due to delays in site and building permit issuance.	Issue & Risk	Air scrubbers have been installed in areas of concern, and construction activities rescheduled to limit the disruptions. 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 Decemeber 2020.
Feb-20	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.	Issue & Risk	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.

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Feb-20	Eastside Memorial ECHS	Budget Issues	Previously, we informed the CBOC of an unfavorable bid, which came in 10% above the project construction budget (PCB).	Issue & Risk	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.
Feb-20	18-0021 REAGN (Northeast Early College HS)	Cost-Technology Requirements/ Schedule Impact	Cost of Technology requirements are higher than expected. Academic Program is evolving. 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.	Issue & Risk	This will not impact the function of the school or existing academic programs.
Feb-20	17-6014-AKINS	Schedule Impact	Completion has been delayed due to issues with moving the water line easements, 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.	Issue & Risk	Do not foresee any further delays. Final Completed moved from December 1, 2019 to February 28, 2020.
Feb-20	20-0029 BEDCK	Structural/ Ventilation and Budget Issues	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.	Issue & Risk	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.
Mar-20	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.	Issue & Risk	FF&E for the August openings is being ordered, and plans are being made for installation and move in with each campus.
Mar-20	Rosdale School	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.	Issue & Risk	The District is exploring partnerships with clinics to activate the space and generate lease revenue until Rosdale is prepared for the expansion.
Mar-20	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.	Issue & Risk	NA

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Mar-20	Blazier ES	Additions 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.	Issue & Risk	Design schematics have been provided and are being priced for further consideration
Mar-20	Brentwood ES	Swing Location Selected	Webb MS has been selected as the swing location for Brentwood ES during their modernization project.	Issue & Risk	CMD is finalizing the design of the swing space and moving into procurement prior to installation this summer.
Mar-20	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.	Issue & Risk	We anticipate some of these concerns such as noise to diminish as construction moves heavily to interiors.
Mar-20	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.	Issue & Risk	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.
Mar-20	New Northeast MS	Increase in student population	Team is evaluating multiple options to address the potential future increase in student population from 800 to 1100.	Issue & Risk	Each option is being evaluated on both additional scope and costs.
Mar-20	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.	Issue & Risk	AISD staff will continue to monitor and adjust project schedules and approaches to provide best value to the District.
May-20	Program-Wide Cost	Escalation and Contingency	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.	Issue & Risk	CMD Leadership is closely monitoring program cost projections, including program contingency.
May-20	Rosdale School	Budget	The project team, Rosdale 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 Rosdale. 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 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.	Issue & Risk	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 cost estimates to discuss with the CBOC in months to come.
May-20	New MS in NE Austin	Budget an 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. The master schedule process and reviewing the design with AISD Department Heads highlighted the need for additional programming, particularly in Fine Arts and Athletics.	Issue & Risk	Costs associated with the additional square footage, within the 800 student capacity, will be supplemented by the use of program contingency.

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May-20	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. 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.	Issue & Risk	As an alternative, the district is trying to assess, without going into the crawl space, which areas might need the most significant structural repairs.
May-20	Murchison MS	Schedule Changes	In February, we notified the CBOC of a schedule resequencing for components of the Murchison MS project.	Substantial Change	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 student and staff off site, which has potential to move up the delivery of the library.
May-20	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.	Substantial Change	The associated costs of portables will be supplemented by program contingency.
May-20	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. 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.	Issue & Risk	The project team is investigating to find the best solution.
Jun-20	Program-wide Cost	Budget	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.	Issue & Risk	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.
Jun-20	Baranoff ES	Roofing	The schedule will have to be pushed if we do not have a contract before June 15 th . 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.)	Issue & Risk	If we have a contract before June 15 th , we should be able to complete the project before school starts.

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Jun-20	Covington MS	Austin Energy Requirements	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 th to reach substantial completion by August 3 rd .	Issue & Risk	The Project Manager has identified the Thanksgiving Break as an alternative completion period for part of the project if we are unable to complete by August 3rd.
Jun-20	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.	Issue & Risk	CMD flew a drone over the chiney to inspect it, and the cap is intact, and there is no efidence of swifts in the chimney.
Jun-20	August Campus Openings	Scheduling Concern	Construction Management continues to monitor 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.	Issue & Risk	Generators and temporary HVAC were used to mitigate this schedule risk.
Aug-20	August Campus Openings	Scheduling Concern	Construction Management continues to monitor the three new campuses opening in August to ensure they deliver on time: Doss ES, New SW ES (Bear Creek), and Blazier Relief. While challenges remain with delays in the delivery of materials, increased inspection scheduling periods as well as some impacts to productivity due to decreased crew sizes resulting from multiple quarantined workers, all three campuses are on target to open in time for faculty to move-in a few weeks ahead of the openings. Other projects to be completed this summer facing similar challenges include the parking garage at Bowie High School and the administrative spaces at Murchison Middle School. Both of these projects are also anticipated to be complete by first day of school.	Issue & Risk	All three campuses are on target to open in time for faculty to move-in a few weeks ahead of the openings. Bowie HS and Murchison MS are both anticipated to be complete by first day of school.
Aug-20	Eastside Memorial ECHS	Wellness Walk	Wellness Walk - Early in design, the project included a wellness walk connecting the new school to the parking lot on the lower elevation, eastern side of the site adjacent to ACC's Eastview Campus. Due to budget constraints, the wellness walk was removed from the project, with the intention to revisit it with the CAT closer to completion and see if funds could be identified. This may require additional funds to supplement the project.	Issue & Risk	The project team is working with the CAT to re-evaluate the design, to see if the cost can be lowered, and the walk still built. Sources are being explored to supplement the project.
Aug-20	Covington MS	Upgrade Requirements	As part of upgrades at the school, Austin Energy (AE) required new switchgear. The gear is expected to arrive on September 8, and will take approximately two weeks to install and connect to AE's new transformer. There is little risk involved with the last option as the existing equipment is functioning.	Issue & Risk	The district is exploring options: If in-person school is delayed again, the work could be done in September; If the scheduled amount of time is short enough, the work could be done during winter break; or the work could be performed during 2021 summer.

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Aug-20	Lamar MS	Delayed HVAC Parts	The General Contractor's mechanical subcontractor mis-ordered HVAC parts for the current construction project.	Issue & Risk	All but one part will be shipped on August 19, with the final part shipping September 11. AISD is working with the contractor to provide temporary cooling until the parts arrive and are installed.
Aug-20	McCallum HS	HVAC Issues	Recently, staff and community members contacted AISD regarding HVAC issues at McCallum HS. Over the summer, a new building automation system was installed, and during and immediately after installation some units were down, not running properly, etc.	Issue & Risk	These issues were investigated and addressed by the AISD Service Center. Additionally, a 2017 Bond project is currently in design to address additional HVAC deficiencies on campus. That project is anticipated for construction over the summer of 2021.
Aug-20	Bowie HS	Discovery of a Void Feature	Discovery to Void Feature While prepping for the foundation, the contractor discovered a void feature during the final geotechnical borings in the footprint of the New Athletics Building. This unforeseen condition will require redesign of the foundation for the New Athletics Building, likely causing a delay to the Athletics portion of the project, and potentially an increase in cost.	Issue & Risk	NA
Aug-20	Waste Diversion and Sustainability	Sustainability	Recently, several AISD bond projects may have failed to achieve the target diversion rates due to a potential issue with vendor performance that was discovered during reporting reviews. This may impact the program's sustainability goals.	Issue & Risk	AISD's Sustainability Manager and EWaS have reached out to the vendor to address the issue.
Aug-20	Sanchez ES	Budget Increase	A budget increase of \$857,835 from program contingency is needed to modify the FF&E (Furniture, Fixture and Equipment) budget, as well as additional construction costs for the project.	Substantial Change	The original FF&E budget amount did not align with the new furnitur standards for moderniations projects. Also, the project increased in cost between the 90% and 100% Construction Developments due to final development of drawings and updates to AISD standards.
Sept-20	Program-wide Cost	Update	As reported previously, 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 may yield value to the District. This is also impacted by the COVID pandemic, which has both slowed or delayed some demand for commercial construction, and strained labor supply due to exposure and quarantine.	Issue & Risk	AISD staff continues to monitor and will adjust project schedules and approaches to provide best value to the District. CMD Leadership is closely monitoring program cost projections, including program contingency.
Sept-20	September 2020 New and Modernized Campus Openings	Update	Construction Management Department is excited to open three new campuses this fall; Modernized Doss ES, New Bear Creek ES and New Blazier. Occupancy has been granted, furniture is installed, and staff are setting up their rooms to support remote learning.	Issue & Risk	Other projects that completed significant milestones this summer include the parking garage at Bowie High School and the administrative spaces at Murchison Middle School. Other phases are still ongoing for both projects.
Sept-20	Norman-Sims ES Modernization	Schedule Risk	The Norman-Sims ES project is nearing completion, with occupancy planned for January. CMD is closely monitoring progress, and working with the project team to identify and mitigate any schedule risks.	Issue & Risk	Some actions, such as certain necessary trades working overtime to complete the project on time are already underway. Substantial Completion is on schedule for November 2nd.
Sept-20	Lamar MS Targeted Project	Update	As reported in August, the General Contractor's mechanical subcontractor provided incorrect submittals for HVAC parts, which led to a project schedule delay.	Issue & Risk	The contractor installed temporary cooling which is now up and running, making the building ready for staff. Permanent equipment is scheduled to arrive mid-October for installation.

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Sept-20	Lee ES Classroom Addition	Update	The Lee ES four classroom addition is behind schedule, due to the project being put on hold early in construction by AISD Leadership. The addition will not be ready on September 8, and is now scheduled to be completed by October 8.	Issue & Risk	The Construction Management Department is working closely with the principal, and alternative classroom arrangements have been made within the existing portion of the school, to ensure no impact to teaching and learning.
Sept-20	New Safe Routes to School Interlocal Agreement with COA	Substantial Change	The district have agreed to an interlocal agreement with the COA to promote Safe Routes to Schools (SRTS). The interlocal allows the city to contribute to our projects financially, and the district to use its own contractors to carryout work, increasing efficiency and our ability to deliver projects. Efforts could include increasing the width of sidewalks beyond minimums, installing bike racks, enhancing crosswalks, and other accessibility enhancements. Doss ES is the first campus to receive SRTS funding. The program added \$80,000 to the project for pedestrian improvements, which included widening the sidewalk from the standard 5 feet to 8 feet.	Substantial Change	The city provided funding for a new curb and gutter in the shoulder parking lane, allowing the sidewalk to expand into what was the street, thus saving existing oak trees. The city is currently evaluating other campuses undergoing modernization, including Brentwood and Sanchez elementary schools, and Eastside ECHS.
Sept-20	Austin HS	Budget Increase	A design change was made to extend the auxiliary gym, allowing for a 94' basketball court. The new design allows for more flexible use of the courts and is consistent with AISD's new Athletics requirements, as well as other high school master plans. The change necessitated a significant increase in structural elements, and reconfigurations of some adjacent spaces, which in turn increased costs.	Substantial Change	This will require an amendment from program contingency of \$3.2 million, increasing the project budget from \$20.5 million to approx. \$23.7 million. The original Austin HS bond book budget is \$23.5 million.
Sept-20	Govalle ES Modernization	Budget Increase	During construction, the contractor encountered an unforeseen condition related to the connection of the school to the utility lines at Gunther Street, meaning that the connection was in worse condition than was reasonable to expect. The project also required more extensive asbestos abatement than was originally anticipated.	Substantial Change	This will require an amendment from program contingency of approx. \$500,000 increasing the project budget from \$29.9 million to approx. \$31.4 million. The original Govalle ES bond book budget is \$32.5 million.