



COMMUNITY BOND OVERSIGHT COMMITTEE
June 9, 2020, 6:00 p.m. to 8:00 p.m.

MEETING MINUTES

(A video of the meeting is available online on [YouTube](#))

ATTENDANCE

Members:

Cheryl Bradley (Tri-Chair), Lori Moya (Tri-Chair), Julian Rivera (Tri-Chair), Mark Grayson, Leisha Johnson, Lawrence Huang, Rich DePalma, Peck Young, Anna Valdez, Jennifer Carson, Darrell Crayton, Christy Merritt

Staff and Consultants:

Matias Segura, Operations Officer; Bob Cervi, Executive Director of CMD & Facilities; Zack Pearce, Director of Project Management; Dinita Caldwell, HUB Director; Carlos Mederes, AECOM Program Director; Carlos Canedo, McKissack Program Director; Bree Davis, Square One PM; Sarah O'Brien, Buie & Co. Communications; Lori Tellez, CMD; Ronald Thoma, Budget; Scott Morrison, CMD; Jerry Hopkins, Auditor; George Gogonas, Executive Director of Finance; Christian Clark Casarez, Adm. Supervisor; Kris Hafezizadeh, Executive Director of Transportation; William Easley, Life Safety Supervisor, AISD Police, Jessica Coogan, Project Manager, Life Safety; Chris Evoy, Assistant Chief, AISD Police; and Twila Nelson, Captions.

1. CALL TO ORDER

The tri-chairs called the meeting to order at 6:02 p.m.

- 2. DISCUSSION:** Reminder of Best Practices and Discussion of Meeting Virtually - Sarah O'Brien
Sarah reviewed Zoom Webinar best practices.

3. PUBLIC COMMENT

There were no public comments.

4. APPROVAL OF MINUTES

The May 12, 2020 CBOC meeting minutes were approved.

5. UPDATE ON DISTRICT RESPONSE TO COVID 19

- **Construction and Construction Safety** – Matias Segura

Matias informed the committee that there are construction safety protocols in place and that the CMD leadership team has completed 70 observation reports. On district construction sites, there have been 7 confirmed cases of COVID-19 over the last two-month period. A member asked if the seven cases of COVID got the appropriate medical care. Matias responded that while the workers were quarantined, healthcare is the responsibility of the general contractor, and he'd follow-up to see if laborers that were symptomatic are getting proper testing and care.

Matias stressed that more outreach needed to be undertaken related to COVID-19 specifically targeting the Hispanic community, which has been disproportionately affected by COVID-19. The district is working closely with the Hispanic contractor's association to improve worker safety.

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Construction Management staff is supporting Academic leadership as the district develops plans for re-opening school in the fall. The district is also targeting a phased re-opening of the headquarters building.

6. ROUTINE ITEMS

A. 2017 & 2013 Bond Programs

Issues and Risk: Substantial Changes - Matias Segura

- **Program-wide Cost:**

Matias noted that construction costs remain volatile, largely due to disruptions. While construction costs remain volatile, the district has seen some decrease in costs, mainly at the subcontractor level.

- **Baranoff ES - Roofing:**

Staff and the board continue to have to modify processes to adjust to COVID-19. With the board's attention focused elsewhere, securing signatures on contracts and real estate transactions have become more difficult. Staff has developed a log, which prioritizes projects.

- **Covington MS - Austin Energy Requirements:**

Austin Energy requested that the district accommodate the move of the city's transformers and the installation of a cut-off switch, which is beyond code requirements. The two requests may add time to the project, although staff are attempting to work through the issues.

- **Brentwood ES - Chimney Swift Concern:**

A bird colony was located in the chimney of a disabled incinerator at Brentwood Elementary School. The chimney will be demolished during modernization of the school. Staff constructed a temporary nesting structure for the birds and capped the old chimney so the returning migratory birds could not recolonize it. A neighbor reported seeing the birds occupy the old chimney, however, staff was able to confirm with a drone that the chimney was adequately capped and unoccupied.

- **August Campus Openings:**

The district is closely monitoring the completion of the three new campuses scheduled to be open in August. Those campuses are New Southwest (renamed by the board Bear Creek Elementary School), Doss Elementary School and New Blazier Relief. CMD leadership is closely monitoring the three new campus openings in August to ensure they deliver on time. While the projects experienced some set-backs, such as a back-log in lighting at Doss ES, the campuses will be open and operational in August.

- **Bond Program Change Log – Matias Segura**

There were no schedule changes in May.

B. Monthly Bond Financial Report – Ron Thoma

Ron reviewed both the 2017 and 2013 financial reports. A member asked about external audits of projects. Staff responded that the district has both an external bond program auditor and an internal auditor. Townsend & Associates is the third-party auditor that focuses primarily on the modernization projects. Auditing will be placed on the August agenda.

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C. HUB Report – Dinita Caldwell

Dinita reviewed the May reports for the 2013 and 2017 bond programs. She noted the performance of general contractors affecting HUB goal attainment in the construction category for the 2017 bond. She will be meeting with the modernization general contractors to ensure accountability to meet their HUB goal commitments.

There was a discussion among members and staff about ways to increase HUB participation. A CBOC member stated that such an effort needed to be communicated with the board to ensure that any work of the committee and HUB program aligned with the strategic and operational realities of the district. Lori Moya committed to connecting with the Tri-Chairs and Dinita for further discussion.

D. Bond Communications Update – Sarah O’Brien

Austin ISD recently held three virtual groundbreakings for Brentwood, Casis, and Hill elementary schools. The bond communications team also worked with Bear Creek Elementary School Principal David Crissey to host a virtual event for his school community. Upcoming Milestone Ceremonies will include a parking garage opening at Bowie High School, and groundbreakings for the Rosedale School and Austin High School.

7. NEW DISCUSSION ITEMS

A. Transportation Update – Kris Hafezizadeh

Kris stated that 2017 bus purchases are on track and under budget. The district will send out specifications in August for Phase IV purchases. A Request for Proposal (RFP) solicitation will be issued in October for new gasoline fueling systems at all terminals. Kris noted the district received an alternate fuel grant from the Texas Commission on Environmental Quality, which allows the district to purchase alternatively fueled vehicles.

B. Life Safety Update – Chris Evoy and William Easley

Chris reviewed the bond expenditures for the Police Department. The expenditures for the Police Department and Life Safety are separate budgets.

The 2019 Fiscal Year included radios, body cameras and support contracts for the cameras, and upgraded software to help maintain evidence. The district also purchases, in compliance with new state law, trauma kits for all schools. Future purchases will include a new management system to help track complaints and crime statistics.

William Easley (Life Safety) stated that the district is focused on replacing cameras to enhance security. Approximately 600 cameras have been installed at elementary schools and middle schools. Upgrades at high schools are being scheduled. The district has also undertaken upgrades to fire alarm systems including purchasing new fire room systems and fire alarm power supplies.

The district recently hired a new project manager, Jessica Coogan, to work on Life Safety projects. The department is working with the HUB program to discuss strategies to enhance HUB participation in Life Safety bond improvements.

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C. Potential Future Items for Discussion, Meeting Dates/Times, Locations - Bob Cervi

- **Proposed Meeting Topics Per Calendar for August**

Bob stated that many of the committee presentations are on the committee calendar and are scheduled so that the committee hears from each department every six months. He noted that both internal and external auditors are scheduled to present in August.

A member asked that a presentation be scheduled for Academics, so that the district could explain how the district is using modernized facilities and ensure that they will be used as planned into the future.

Due to COVID-19, no committee meeting or tour was scheduled in July.

- **Action Items Requested by the Committee**

None were requested during this action item.

8. MEETING ADJOURNED – 7:59 p.m.

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