



Austin Independent School District
COMMUNITY BOND OVERSIGHT COMMITTEE
August 25, 2015 6:00 P.M.
Austin High School Library
1715 W. Cesar Chavez, Austin, Texas

MEETING SUMMARY

COMMITTEE MEMBERS IN ATTENDANCE:

*** Denotes committee Tri-chair.**

Willis Adams, Burton Baldrige, Jennifer Carson, Nan Clayton, Judy Cortez, Robert Doggett, Matt Teo Gonzalez, Monica Guzman, Lawrence Huang, Isabel Lopez-Aguilar, Andrea Stover, Robert Thomas, Peck Young

STAFF IN ATTENDANCE:

Nicole Conley, Paul Turner, Curt Shaw, Uly Flores, Chaneel Daniels, Kathy Genet, Irene Krill, Gloria Montes, Angela Carrillo

VISITORS:

Robert Deases, Ricardo Troncoso, Shelly Gupta, Bobbie Garza-Hernandez

CALL TO ORDER – 6:17 p.m.

- Committee Tri-Chair Robert Thomas called the meeting to order.
- 1. Approval of Minutes
 - The June 23, 2015 meeting minutes were approved.
- 2. Citizens Communications
 - There were no speakers.
- 3. New Business – Bond Programs Reports
 - A. CBOC Safety Report
 - Bob Deases, AISD Safety consultant, provided the following update on the district's construction safety program:
 - AISD views safety as a Partnership in Prevention with Texas Association of School Boards, contractors and staff.
 - It was reported that in the first seven months of 2015, only one injury was reported.
 - The ratio of accidents for AISD is 1.5% and the norm for the industry is 3.8%.
 - When a bid is submitted to work on projects for AISD, the company's loss ratios and OSHA information for safety compliance are reviewed.
 - A member asked if there is a requirement for OSHA-10 training for all of a contractor's employees.
 - It was explained that it is not required at that level, however it is standard for companies to have a program in place. This could be a safety officer, a toolbox or safety lectures.
 - A member asked if safety compliance is a concern for smaller subcontractors.
 - It was explained that safety is a factor in all contractor bids/proposal evaluation.
 - A member noted that the AISD standard of safety should be emphasized to contractors and expressed concern that some contractors use temporary employment agencies to staff their projects. The temporary workers may not have construction experience or training in safety procedures.
 - Members requested that future consultant reports include comparison data for earlier bond programs.
 - The consultant agreed to prepare this comparison and send to staff for review.

- A member requested that a list of available safety training be prepared including the average cost.

B. Energy, Water and Sustainability Report

- Ricardo Troncoso, Energy, Water and Sustainability Consultant, provided the following report:
- A new scorecard has been designed to provide benchmarking criteria for the 2013 Bond Program projects, which largely consist of additions, renovations and systemic repairs. The district uses Leadership in Energy and Environmental Design (LEED) and the Austin Energy Green Building Program (AEGBP) to benchmark new buildings.
 - The AEGB program awarded the Performing Arts Center 5-stars. A LEED gold rating is pending.
 - The AEGB program awarded Padron Elementary School 4-stars. A LEED silver rating is pending.
 - Energy rebates from 2006-2015 total \$1,867,166.68.
 - A member asked where the funding went.
 - It was explained that these rebates are returned to the bond program.
 - A member asked if geothermal systems are being replaced with brand new systems or refurbished.
 - The consultant explained that since geosystems are costly, a methodology has been developed to rescue the components of a geosystem, such as the cooling tower.
 - A member asked if there are more efficient systems to replace these systems.
 - It was explained that if the below ground wells are worth keeping, the components can be kept or replaced to reduce cost.
 - Members requested that staff consider energy and efficiency when developing a potential new bond program.

C. Construction Audit Update

- Nicole Conley, AISD Chief Financial Officer, provided the following update on the Construction Audit:
 - Two pre-planning meetings have been held to discuss the scope of work and identify test products.
 - A timeline has not been established as yet. The timeline will be determined pending receipt of data requested from contractors. \
 - The auditors have identified major projects for audit, such as the Performing Arts Center, have provided ways to improve the contract language and make it more robust.
 - The audit will include a detailed analysis of individual projects.

D. Bond status update and project highlights for the 2013 Bond Program and remaining projects of the 2004 and 2008 Bond Programs

i. Projects scheduled for Board action

- Curt Shaw, Former Director of Construction Management, presented the following projects that are scheduled for Board action on September 28, 2015.
 - Selection of Contractor and Award of Contract for Renovations at Mathews Elementary School
 - Selection of Contractor and Award of Contract for Renovations at Hill Elementary School

ii. Status of Contingency Funds

- Surplus contingency funds will be used in the construction of the Field House at Yellow Jacket Stadium pending the Board's approval.
- House Park flood damage will be covered by the Federal Emergency Management Agency (FEMA). All documentation has been submitted to FEMA and FEMA will cover up to 75% of the cost of repairs. This funding will be restored to the bond contingency fund when it is received from FEMA.
- The work at House Park was completed ahead of schedule.

- A member expressed appreciation for the memorandum in the meeting materials explaining prevailing wage.
 - It was noted that it was important to post Davis-Bacon wages at jobsites so workers know what their compensation should be and contractors are held accountable.
- A member asked what actions the district takes to determine if there are issues surrounding pay.
 - Random interviews are conducted with workers. If it appears that workers are confused about their pay or if there is a disparity with pay, actions are to request a certified payroll to conduct an investigation to determine clear up any perceived pay issues.
 - The Board takes actions on wage compliance issues and determines if future funds will be held until any gaps in underpayment are resolved.
- A member offered to contact the Equal Justice Center (EJC) to request a presentation to inform the CBOC.
 - Staff works closely with the EJC and the EJC has presented information to the CBOC in past meetings.

iii. Status of individual projects

- Curt Shaw provided a Summer Project Status Report outlining over 82 ongoing projects at 56 different locations. The status report was used in weekly communications with Associate Superintendents and provided an opportunity for dialogue with principals to discuss concerns or question. Members requested details of specific schools and highlights of the discussions are provided below:

Alternative Learning Center (ALC)

- Priorities during the summer included work at the Alternative Learning Center (ALC). During the summer, the Boys and Girls Club held summer programs.

Bedichek Middle School

- Multi-phase work is taking place at Bedichek Middle School and includes the renovation and reconfiguration of the air conditioning system. The Life Skills area is being upgraded for special education students and the food lab has been renovated.
- A member of the CBOC asked if the district should hire additional staff or divide large projects into smaller projects, and that it seemed unrealistic to attempt to complete all the projects listed on the Summer Project report within a two month period in time for the start of school.
- It was acknowledged that this effort was very aggressive, and that the delivery timeframe was strict. In the past, the local labor market has been glutted and trying to manage numerous projects in a very short 2-3 month time period with a hard deadline of the first day of school, is extremely difficult.
- It was recommended that staff begin to bid earlier, procure earlier, and start work earlier spreading work out over the course of two summers, instead of one summer.
- A member mentioned that another factor impacting deadlines is cleaning up after projects are completed. In some cases, teachers do not have access to their rooms until the day school starts.
- Staff indicated there is room for improvement in project planning and planning has begun to adjust the schedule for next year to better handle the workload.

Travis High School

- Travis High School had many projects in multiple phases that are similar to the work at Bedichek Middle School and work at Travis will continue throughout the school year.

Oak Springs Elementary School

- At Oak Springs Elementary School, every one of the windows was replaced. There were also heat pump system issues and equipment failures that occurred and needed to be addressed in time for school to begin.

Murchison Middle School

- Work at Murchison Middle School will be completed over the next two summers.

iv. Update on land for a south high school

- Paul Turner provided the following update on the purchase of land for a south high school:
 - A new real estate consultant has begun to identify additional potential sites for the south high school.
 - Decisions will be made regarding the south high school after the Board determines who will fill the position vacated by the passing of Trustee Robert Schneider. Trustee Schneider was a very strong advocate for his district, located in South Austin.
- A member noted that relief was needed to address overcrowding at Bowie High School and asked if there had been any progress in discussions regarding boundary changes.
- Another member stated that “band-aid” moneys for emergency repairs and safety are not long-term fixes.
- A member asked if the board is near reaching a long-term solution without boundary changes if that is possible.
- The district needs to address the overcrowding, under-enrollment and life of its facilities.
- A member stated that Houston ISD held a \$1.3 Billion bond election to address major issues in their district.
 - Staff explained that board members are very aware of overcrowding and safety in the district and will be discussing this when making decisions. The Facility Master Plan (FMP) approach was to allow the Campus Advisory Councils to suggest potential solutions.
- A member emphasized that parity should be considered when these decisions are made.

E. Historically Underutilized Business (HUB) Subcommittee Report

- Peck Young, CBOC HUB Subcommittee Chair, provided the following update on the HUB Subcommittee’s outreach effort and presented HUB participation data for the bond projects:
 - Reports included in the meeting materials are a reflection of proposals and policies that have are being implemented.
 - HUB participation for the South Soccer Field and the Performing Arts Center is 26% and Padron Elementary School was 30%. The data indicates that the district is making great improvements in comparison to previous years.
 - From May – August, the district increased HUB participation in the bond programs by \$3.6 million.
 - To improve participation among African American firms, non-certified firms are being identified and assisted with the certification process.
- A member asked if we are also looking at identifying firms in surrounding areas.
 - It was explained that a five county outreach is conducted, but firms with other locations, such as in Dallas or San Antonio may respond.
 - The district held a HUB Outreach event at the Performing Arts Center on August 8, to provide an opportunity for outreach and networking. A follow-up event was held on August 13 to assist in firms becoming certified or recertified, if the firm’s certification had lapsed.
 - The HUB community expressed a great deal of interest in seeing these events become annual events.
 - Prime contractors who were unable to attend the outreach event due to their work on summer projects, requested sign-in sheets with contact information for the firms attending so as to contact them.
 - Information about future projects will be distributed to contractors ahead of time.

F. Survey Report

- Shelly Gupta, communications consultant, reviewed the comments provided in the bond survey report and noted that information will be posted on the bond website.
- Members of the CBOC were asked to forward any questions or comments regarding the survey to staff.

4. Future Agenda Items

- **Safety and the use of temporary agencies to staff construction projects**

ADJOURN – 8:25 p.m.