



## **MEETING SUMMARY**

**COMMUNITY BOND OVERSIGHT COMMITTEE: January 15, 2019, 6:00 P.M.,  
Construction Management Department, Conference Room A, 812 San Antonio Street,  
Austin, Texas 78701**

### **ATTENDANCE**

#### **Members:**

Dale Sump, CBOC Co-Chair, Mark Grayson, Lawrence Huang, Hatem Natsheh, Cindy Schaufenbuel, Anna Valdez, Dr. T. Jaime Chahin, Darrell Clayton, Julian Rivera, Rocio Villalobos, Alex Winslow

#### **Staff/Consultants:**

Matias Segura, Operations Officers; Robert Cervi, Executive Director, Construction Management & Facilities; Zack Pearce, Director of Bond Project Management, CMD; Felipe Romero, HUB Department; Christian Casarez-Clarke, Office of Chief Business Officer; Frank Fuller, CMD; Deanna Mercer, CMD; Lorena Tellez, CMD; Lillian Espinoza, CMD; Jerry Hopkins, Auditor, AISD; Carlos Mederes, AECOM, Lauren Golberg, Barnes Gromatzky Kosarek Architects; Carlos Canedo, Missack & McKissack; Gene Glenn, AECOM

#### **Board Member:**

Kristin Ashy, District 4 AISD Board of Trustee member

#### **Visitors:**

David Misko; Kristin Ashy,.

### **1. CALL TO ORDER**

The co-chair, Dale Sump, called the meeting to order at 6:04 PM

District 4 AISD Board member, Kristin Ashy was recognized for her attendance at the CBOC Meeting.

### **2. PUBLIC COMMENT**

There were no public comments.

### **3. APPROVAL OF MINUTES**

The CBOC approved the November 13, 2018 minutes and there were no questions or recommended changes.

#### **4. PRESENTATIONS AND DISCUSSIONS**

##### **A. 2017 Modernization and Targeted Projects, and 2013 Bond Projects**

Zack Pearce, Director of Project Management, reviewed the active construction list, noting that 2017 Bond and 2013 Bond Projects are covered in the January 15, 2019 Construction Project Update Report. 2017 Bond Roofing Projects are in substantial completion. Roofing projects are now being worked on year-round instead of summer only.

Of the 2013 Bond Projects, 217 are in place, 6 left in design and 13 in bid phase. Thirty-three 2013 Projects are in construction. The LBJ Tennis Court Resurfacing Project has been delayed several times due to scheduling issues.

Carlos Mederes presented update of the 2017 Bond Projects and focused on the projects advancing from the pre-design stage to design development stage and development of construction documents stage to demonstrate that projects were moving forward and on schedule.

Bob Cervi added that some projects have been moved to the bid phase to enable them to start earlier so that the summer is not overwhelming. Dale asked if we should worry about market saturation. Matias responded that the HUB Department has increased sub-contractors for present and upcoming projects and this effort will control over-saturation.

Carlos Canedo, McKissack & McKissack, noted that Sanchez is in Pre-Design and is scheduled to open Fall 2021. Architect has been selected and General Contractor TBD. Norman ES is in the Design Development stage and is on schedule to open in the Fall 2020. The architect has been selected, Kirksey. The General Contractor is Turner Construction.

Matias discussed how the district and the city have worked in the past with the agreement on land jointly owned by AISD that the city considers to be parkland despite the fact that the city owns a minority interest. Five modernization projects are impacted at present. In total, 27 school sites are affected by including Norman, Doss, Rosedale, Hill, and Sanchez elementary schools. A friendly (meaning the city is agreeable) commendation petition will have to be submitted through Probate Court by AISD to use the land. The February 4, 2019 Board Meeting will start the clock on negotiation between the City of Austin and AISD on the past agreement regarding the use of land owned by AISD and used for parks, etc.

##### **B. HUB Update**

Felipe Romero, HUB Program presented the district's construction-related HUB reports. He noted the department continues to work to increase participation.

HUB Staff is working with firm to develop the Standard Operating Procedures (SOP) to ensure internal processes are documented in alignment with the HUB Program policies and regulations to ensure that accountability and consistency in reviews for program compliance. There were no outreach activities in January but there were 30 in 2018. Gerald and Felipe managed 60 projects in 2018.

Questions were asked regarding the \$62 million allocated in the 2017 budget for architects and if outreach efforts from 2013 through 2017 have increased the number of HUB sub-contractors. It was noted that most HUB sub-contractors are located locally.

### **C. Design Presentation – New SW Elementary School**

Lauren Goldberg, Barnes, Gromatzky & Kosarek Architects and Gene Glen, PM, AECOM reviewed the Construction Management at Risk (CMR) design build for the New SW Elementary School targeted to open in 2020 with groundbreaking TBA in four weeks. The design build is based on a school with themes of outdoor learning on a 19-acre site. There are many constraints on this site including 60-foot slopes, electrical easement that goes across the middle, and a preferred habitat of endangered species. The process has reached construction document design phase. It has been a very collaborate process with the community, students and other stakeholders. This building is designed with three stories due to impervious cover limitation.

Questions were asked regarding the three stories and it was noted that there will be other elementary schools in Austin ISD with three stories. It is being designed to be efficient. It is scheduled to open May 2022. A question was asked about whether the site was landlocked in that there is one entrance to the school. Matias answered that it is landlocked.

Another question was asked as to whether AISD is planning for changes using the most recent demographic data. Baldwin was cited by a CBOC member as an example of a school with lots of portables. It was noted that the Boundary Advisory Committee could/would make recommendations for boundary changes and adjustments to the Superintendent with different communities' input.

### **D. Budget and Austerity Planning Relationship to Bond Implementation**

Matias shared the big picture in relations to the what might come out of the Legislature regarding school finance, recommendations of the newly created committee based on school finance and the present state of affairs in AISD that will be shared with the Superintendent by the Budget and Austerity Advisory Committee regarding ways that AISD could cut spending and continue to function as a district while providing students with better places to attend school. The Budget Stabilization Task Force submitted its final report to Superintendent Paul Cruz Jan. 4 concluding its months-long process to identify creative strategies to close the budget deficit. The Task Force presented an overview of its process, findings and proposed recommendations at the Jan. 7 Board of Trustees work session. The work ahead will involve synthesizing feedback from the BSTF, district staff and the broader community. While the preliminary 2019-20 budget is still in the early stages of development, what we do know is that any decisions the district makes will be guided by the strategic priorities outlined by the Board of Trustees to insure that the district is financially sound

The final 2019-20 budget proposal will go to the board for approval in June 2019. Questions and comments were shared by CBOC Committee members who voiced concerns regarding decisions that will be made regarding the AISD Budget.

### **E. Upcoming Groundbreakings/Site Dedications**

Carlos Mederes reviewed the upcoming ground breaking of the new and modernized facility ceremonies for January 19, 2019 at 9:30 A.M. which includes the Eastside Memorial ECHS and International HS Ground Breaking at Old L. C. Anderson campus.

**5. DISCUSSION OF COMMITTEE OPERATIONS, FUTURE AGENDA ITEMS**

As per discussion with CBOC members, Matias at the next CBOC in February will share data and information on maintenance of facilities based on the 2017 Bond, the AECOM Facilities Assessment (historical numbers/data), recommendations from other advisory groups, etc.  
Topic: How is AISD doing with maintenance of facilities? Where do we stand historically based on dollars spent on building maintenance vs deferred maintenance?

Members asked for the criteria being used to determine how Contingency Funds are being/will be used from the 2013 (M&O) and 2017 Bond

Also, Matias will share more specifics on the Budget & Austerity Planning at the February CBOC Meeting after the AISD Board Update on February .

The next Community Bond Oversight Committee meeting is scheduled for Tuesday, February 12 at 6p.m.-8p.m.

**6. MEETING ADJOURNED** – The meeting was adjourned at 7:57 p.m.