



**COMMUNITY BOND OVERSIGHT COMMITTEE**  
**June 12, 2018, 6:00 P.M.**  
**Construction Management Department Conference Room A**  
**812 San Antonio St., Austin, TX 78701**

**MEETING SUMMARY**

CBOC: The Board of Trustees appoints volunteer citizens to the Community Bond Oversight Committee (CBOC) to ensure that the projects remain faithful to the voter-approved bond program scope of work and to monitor and ensure the bond projects are completed on time, with quality and within budget. More information can be found at the 2017 Bond Program Website (<http://www.austinisd2017bond.org>)

**ATTENDANCE**

**Members:**

Lori Moya\*, Cheryl Bradley, Jennifer Carson, Darrell Crayton, Mark Grayson, Lawrence Huang, Anna Valdez, Peck Young

**Trustee:**

Amber Elenz

**Staff:**

Nicole Conley Johnson, Matias Segura, Bob Cervi, Zack Pearce, Chaneel Daniels, Debra Boone, Beth Wilson, Eliza Loyola, Paula Reyes, Christian Casarez-Clarke, Scott Morrison, Amy Loyd, Lorena Tellez, Cheryl Johnson, Deanna Mercer

**Visitors:**

Shuronda Robinson (Adisa Communications), Kathleen Langan (McKissack & McKissack), Carlos Mederes (AECOM), Alexia Heinrich

**CALL TO ORDER – 6:00 PM**

**1. APPROVAL OF MINUTES**

The minutes from the May 8, 2018, CBOC retreat were not approved due to lack of quorum.

**2. PUBLIC COMMENT**

Alexia Heinrich asked how much had been spent on solar projects and where. Zack Pearce, Director of Project Management, explained which projects were in progress.

**3. PRESENTATIONS AND DISCUSSION**

**A. 2017 Design Updates**

Paula Reyes, Principal of Govalle Elementary School, expressed enthusiasm for the design and shared that a school community member and local artist is providing artistic input. Carlos Mederes with AECOM, presented the design. Design features include a learning staircase, multi-purpose gym/cafeteria, and xeriscaping for water conservation. The architect is designing with maintenance in mind. Trustee Amber Elenz asked how the gym/cafeteria works. Beth Wilson, Director of Planning Services, explained that the spaces are adjacent and can be combined to accommodate large meetings. Trustee Elenz asked what material would the dividing walls be made of. Principal Reyes explained they are considering options. Trustee Elenz shared that the

\*All regular meetings of AISD advisory bodies are open to the public. If you would like to speak before a district advisory body during a regular meeting, please consult the Citizens Communications and Visitor Guidelines, which can be found on the AISD website under Advisory Bodies (<http://www.austinisd.org/advisory-bodies>). Citizens Communication is limited to 10 minutes.

accordion doors of the “open classroom” era would not work. Carlos Mederes assured the entire group that the sound transmission characteristics of the operable wall is being considered.

Carlos Mederes, shared that many trees at T.A. Brown Elementary School are being saved. Beth Wilson explained the maker spaces are stacked vertically to allow students to build larger (taller) projects. The maker space is to connect to a covered outdoor area. The design allows other teachers to keep their eyes on the students also. The media center is on the second floor of the treehouse. A member talked about the importance of learning stairs location at the nexus where the different parts of the building come together. A climbing wall is proposed and measures to ensure students safety were suggested by members.

Eliza Loyola, Principal of Menchaca Elementary School, shared that working with the architect and contractor design build team has been amazing. Their listening has been phenomenal. Principal Loyola stated that being part of the interview process was really powerful. She indicated the school should be built for 870 students (98,000 square feet). Carlos Mederes showed pictures of students being involved in the design process. Principal Loyola explained that the school opted to combine Professional Learning Community spaces into few, larger Professional Learning Community spaces.

## **B. Project Update**

Matias Segura, Operations Officer, provided an update to members of the progress of the Austin ISD Bond Programs. Highlights include the following:

- The district and the City of Austin are working together to facilitate permitting and assist the district in meeting the schedule for opening fully modernized schools funded by the 2017 Bond Program.
- The district is working with Legal Counsel and Project Managers to develop Guaranteed Maximum Price (GMP) package guidelines for design build and Construction Manager-at-Risk (CMR) firms. The guidelines will allow each contractor to provide a GMP to the district upon completion of design development, in the event that work will be broken up into multiple packages. The contractor will include a statement with his GMP, indicating whether or not the complete scope of work for the project can be completed within the project construction budget. This will enable the district to know when approving the cost of the work, whether the project is expected to be delivered within budget.

## **C. HUB Update**

Members requested paper copies of the HUB Reports only. Debra Boone, HUB Program Director, handed out the proposed district-wide HUB goals under consideration by the Board. Debra reported the goals are reviewed annually and the goals are based on the disparity study. Since the program is still new, Debra is not recommending changing the construction and professional service goals at this time. The community can email questions to [HUBProgram@austinisd.org](mailto:HUBProgram@austinisd.org).

## **D. Follow-up on Member Inquiries**

Members welcomed the proposed change to conducting the survey before the projects are done in addition to after they are done, as was done in the past. Shuronda Robinson with Adisa Communications, explained that surveying early will assist the district in making process improvements along the way. A member explained that past surveys included an open-ended question where people could write their concerns, an ad agency compiled the comments and members reviewed the comments at a meeting with staff to resolve issues. Trustee Elenz asked that feedback be used to tailor future community engagement and that results be segmented by school. Trustee Elenz urged staff to consider feedback from each school community on how they want to be given information. A member explained that CBOC members should go to the school to ask people to fill surveys out. In the past, this helped increase responses.

Nicole Conley Johnson, Chief Financial Officer, asked for specific customer service questions tailored to Campus Architectural Teams (CATs) and questions that measure staff and consultants' performance, to get feedback on staff, consultants' and contractors' performance during the project. A member explained that to have statistically relevant feedback, at least 30-40 responses per school are needed. A member asked if there is a plan for different languages. Shuronda answered yes, and asked members to provide feedback through the chair by the end of next week.

Matias updated the CBOC on a recent Security Roundtable that will be used to inform the writing of the new Project Development Manual (PDM) and coordinate measures to address safety and security at the district level.

**E. CBOC Board Report (No discussion, documents provided in meeting materials)**

Members emailed comments to staff. Staff incorporated the comments and transmitted the report to Senior Management for transmittal to the Board.

**4. SITE VISIT**

Member suggested touring the original L.C. Anderson campus. Nicole Conley Johnson suggested considering a short trip outside of Austin to look at design options in the near future.

Shuronda Robinson, informed the committee that the district planned community engagement including a picnic on June 16<sup>th</sup>. Chaneel Daniels, Assistant Director, Bond Planning and Administration, indicated that she will forward information to committee members.

**5. FUTURE AGENDA ITEMS**

**ADJOURNED – 8:20 PM**