



COMMUNITY BOND OVERSIGHT COMMITTEE
November 14th, 2017 6:00 P.M.
Construction Management Department Office
812 San Antonio Street, Suite 200, Austin, Texas 78701

MEETING SUMMARY

ATTENDANCE

Members:

Dale Sump, Lori Moya, Jennifer Carson, Darrell Crayton, Janki DePalma, Lawrence Huang, Maria Jimenez, Scott Norman, Anna Valdez, Alex Winslow, Peck Young

Staff:

Nicole Conley Johnson, Gordon King, Zack Pearce, Chaneel Daniels, Debra Boone, Christian Clarke-Casarez, Matias Segura (AECOM)

Visitors:

Andrew Rob, Kevin Rob, Angel Rob, Eric Rob

CALL TO ORDER – 6:15 PM

1. APPROVAL OF MINUTES

The minutes from the April 25, May 9, September 12 and October 10th, 2017, Community Bond Oversight Committee (CBOC) meetings were approved.

2. PUBLIC COMMENT

Andrew Rob, a student from St. Edward's University student was observing. He is writing a capstone course paper on charter school expansion.

3. BOND PROGRAMS REPORT

A. Project Updates

The wall at Ann Richards commemorating Porter, the name sake of the former school site, will be retained.

There was a discussion of HUB involvement in roofing contracts. Nicole Conley-Johnson, Chief Financial Officer, noted that there will be plenty of opportunities for HUBs in the bond programs, but companies must follow HUB guidelines.

There was a discussion of school community input into developing 2017 projects. School communities were afforded opportunities to give qualitative feedback on projects and the results shaped the district's first Educational Suitability Assessment (ESA). The Facility Condition Assessment (FCA) is driven by cost to repair/replace systems and is a

quantitative measure. Together, the ESA and FCA informed the development of the 2017 bond projects.

Members asked if the district considered the effects of Hurricane Harvey on construction costs for the 2017 bond. AECOM representative indicated they have cost data and are tracking it. The CBOC requested a presentation and monthly reports on Harvey's impact because it could affect contingency.

Ms. Conley Johnson noted that reporting needed to be discussed by CBOC at a later date to ensure separation of finance, procurement and construction. She will use the financial system for reporting not the Construction Management system.

Christian Clarke-Casarez, Special Assistant to the CFO, noted that community outreach began the day after the bond passed. The district began meeting with schools and has met with Doss, Murchison and TA Brown already, among others.

Members and staff discussed the need to expedite City permitting. Gordon King, Executive Director of Construction Management, and his team are meeting with the City and has a commitment from them that they will review concurrently not sequentially.

Zack Pearce, Director of Bond Project Management, presented projects. He noted that the district will now be replacing and improving roofs year-around, a practice common in other districts throughout the state.

B. Contingency Report Update

2008 and 2013 Bond Contingency

Members and staff discussed the need to improve turf at some fields within the district. Ms. Conley Johnson noted that contingency funds could be spent for both turf and field lighting.

C. Possible Use of Contingency Funds

Staff discussed with the committee the need for additional authority to spend unused contingency funds. After discussions and deliberations about the need to authorize staff to use unspent funds for unknown, critical facility repair and replacement of equipment due to unforeseen causes and emergencies throughout the District, the committee voted to recommend to the Board of Trustees the approval of the staff recommendation. Specifically, remaining funds freed up as contingency projects are implemented and delivered under budget will be used to undertake other unknown critical and emergency projects in the following categories:

- Playslab covers;
- Bleacher repairs;
- Flooring;
- Playscapes;
- Accessibility/ADA site improvements; and
- Projects that address emergent safety, health or building integrity issues

(STAFF NOTE: The Board of Trustees approved the new uses on December 18, 2017)

D. HUB Update

Debra Boone, Director, HUB Program – Ms. Boone note that it was the 1-year anniversary of the HUB Program. The HUB Department is working to include data on contract participation to compare what is being proposed to actual participation. She presented a HUB summary report in the back-up materials. She noted that architects/engineers

achieved 34 percent, exceeding the goal of 28 percent. Construction achieved a goal of 22 percent, exceeding the goal of 21.9 percent. The goal for Asian participation was not meet. Ms. Boone noted that the district is not receiving many bids from Asian owned firms.

E. Educational Specifications (Ed Specs)

Members discussed visiting schools that embody the principles in the new Ed Specs.

- December Site Tour – The committee scheduled a site tour of Joe Lee Johnson Elementary School.

F. Revised CBOC Bylaws

Members discussed Article II. 9 of the committee bylaws. The provision provides for a public hearing when funds are reprogrammed. The procedure to change the scope was presented to voters included a public hearing so people would not find out about work not being done when the work was just not done. A member noted that the requirement was in board policy and that's why it was suggested it be taken out of the CBOC bylaws. The committee decided to keep the provision in its bylaws. After the appropriate motions, the committee approved the resolution unanimously.

G. 2017 Bond Program Overview

H. Board Report Update

Staff continues to refine the Board report and will finalize it when the data from the District's financial system is set up.

FUTURE AGENDA ITEMS

1. Members will send questions to Chaneel Daniels.
2. Staff will send the Ed Specs slides to CBOC with the next meeting invitation.
3. Update from AECOM regarding effects of Hurricane Harvey.
4. Making changes in Designer Selection and Contractor Selection processes to:
 - a. Make sure that not just the same firms get selected;
 - b. Include campus interviewers in process;
 - c. Make sure that experience means experience with K-12, and not just AISD; and
 - d. Make sure that HUB firms are included together with non-HUB firms.
5. Include the audit function from the beginning of the program, not just at the end.
6. Consider adding artificial turf and lights to middle and high schools.

ADJOURN – 8:55 PM

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