



COMMUNITY BOND OVERSIGHT COMMITTEE

September 20, 2016 6:30 P.M.

Carruth Administration Center, Board Auditorium
1111 West 6th Street, Austin, Texas

MEETING SUMMARY

ATTENDANCE

Members:

Jennifer Carson, Lawrence Huang, Isabel Lopez Aguilar, Lori Moya,* Julian Rivera, Dale Sump,* Peck Young

Staff:

Christian Clarke-Casarez, Nicole Conley, Chaneel Daniels, Robert Deases ,Robert Hengst, Zack Pearce, Kevin Swartz

Visitors:

Trustee Julie Cowan, Bobbie Garza-Hernandez, Christine Moses, Debbie Townsend

CALL TO ORDER – 6:35 PM

A quorum was not present. Items 1 and 3 D were not addressed.

1. APPROVAL OF MINUTES

The minutes from the August 30, 2016, Community Bond Oversight Committee (CBOC) meeting were not approved due to lack of quorum.

2. CITIZENS COMMUNICATIONS

There were no speakers.

3. NEW BUSINESS

A. Construction Austin Final Report by Debbie Townsend

Ms. Townsend reviewed six more CMR projects for a total of nine worth \$81M. \$2.2 M could be avoided or saved based upon her review. Two reasons include contractor over billing for more than their costs plus their fee. (AISD can recover

these funds.) The other area to focus should be on contract language that leads to a range of changes. An example is specifying the exact cost of a bond in the contract language and requiring an invoice to support the cost of a bond.

Timing of an audit is best at the beginning before and RFP/RFQ is released. The contract terms should be reviewed before it is issued. The next phase is the GMP, then beginning of payment process, then in the middle of the build, and then at the close of the contract.

Dale asked about the difference between GMR and design-build contracts. With design-build contracts the contractor and the architect are hired as a team. The cost of the architect is part of the GMP and is a little higher. If design errors occur, the contractor is responsible.

General conditions need to be tightened up. Some contracts are more aggressive in their billing than others, especially if the subs are used over and over again. A review would identify those contractors. An example is Flintco; they have the lowest bid with the highest number of change orders. Tighten up language to pay actual costs versus what the market will bear.

B. Project Updates

Robert Hengst reviewed the new reports that are in development to provide the CBOC the most up to date information possible.

Zack Pearce, the new Director of Project Management, provided updates for the following projects:

- McCallum HS – will be completed at the end of the month
- Travis Heights – 45% complete; multi-summer project
- TA Brown – several issues; electrical, contract negotiations
- Casis ES – 65% complete
- Gullet – 70% complete, library to be completed late November
- Bedichek MS – near completion

C. CBOC Board Report

Chaneel Daniels led the group through a review of the report. Peck Young asked that the aspirational goals for the formal HUB program be included in the report.

Robert Deases received praise for the outstanding safety record. The report will be revised to reflect the aspirational goals of the formal HUB program.

Kevin Swartz answered questions about technology spending. Larry asked that the wording be changed to reflect “increase device-to-student ratio.” There was a discussion about COWs and if they are used. Campuses choose what they want; they have an allotment of dollars for technology. Julia asked if RFID tags are used for all AISD fixed assets or only technology. According to Kevin, the program started with technology and has progressed to other assets.

CBOC members are asked to submit feedback to Chaneel by Friday, October 2, 2016.

D. Ratification of the Use of Undesignated Funds

There was no action on this item

E. HUB Subcommittee Update

Peck Young contrasted the current HUB utilization results with the aspirational goals. He then introduced the new HUB Director Debra Boone. Ms. Boone will be hiring two new staff. She is meeting with project managers weekly in addition to consultants. Her first outreach event will be October 1. It will include HUB certification and networking. She will be reviewing RFPs and solicitations for the correct HUB language and developing internal operating procedures.

ADJOURN – 7:38 PM