Agenda

AGENDA

AGENDA ITEM	Presenter	START	DURATION
Call to Order	Co-Chairs	6:00 p.m.	5 min
Public Comment (2 mins per comment, max 10 mins)	Alleigh Gregson	6:05 p.m.	10 min
Approval of Minutes: June 9 & August 11 (Voting Item)	Co-Chairs	6:15 p.m.	5 min
Communications • Media/Events • CAT & Community Meetings • Bond Signage	Melissa Laursen	6:20 p.m.	5 min
Finance • 2017 Financials (slide only) • 2022 Financials (slide only)	Angela Mendez	6:25 p.m.	0 min
CMD 2022 Modernization/Comprehensive Projects Updates including: • Transition to Operation (TTO) Process • Travis ECHS • Martin Middle School • Delco Activity Center • Prop B Update (slide only)	Michael Mann Jaime Miller & CMD Staff	6:25 p.m.	30 min
CMD 2022 Targeted Projects Updates • FM/CMD Project Scoping Process - Example Project: LASA • Strategic Project Delivery - Example Project: Security Vestibule • Travis Heights Elementary School	Michael Mann Jaime Miller & CMD Staff	6:55 p.m.	30 min
CMD 2017 Bond Projects Updates including: • Eastside ECHS	CMD Staff	7:25 p.m.	5 min
CBOC Committee Operations • Survey Update • Bylaws Revision Update • 2025 Lessons Learned Documentation (Voting Item)	Co-Chairs	7:30 p.m.	25 min
Future Items for Discussion	Co-Chairs	7:55 p.m.	5 min
Adjourn	Co-Chairs	8:00 p.m.	--

Public Comment

All regular and plenary meetings of AISD advisory bodies are open to the public.

Members of the public may join CBOC meetings in-person and provide comments during the meeting or directly to the shared CBOC inbox before the meeting begins.

Email Address: cbocinternalinfo@austinisd.org

Five minutes of Public Comment may be read (maximum of 10 mins depending on sign-ups, no more than 2 mins per comment).

APPROVAL OF MINUTES

UP NEXT:

BOND PROGRAM
AUSTIN ISD 2022

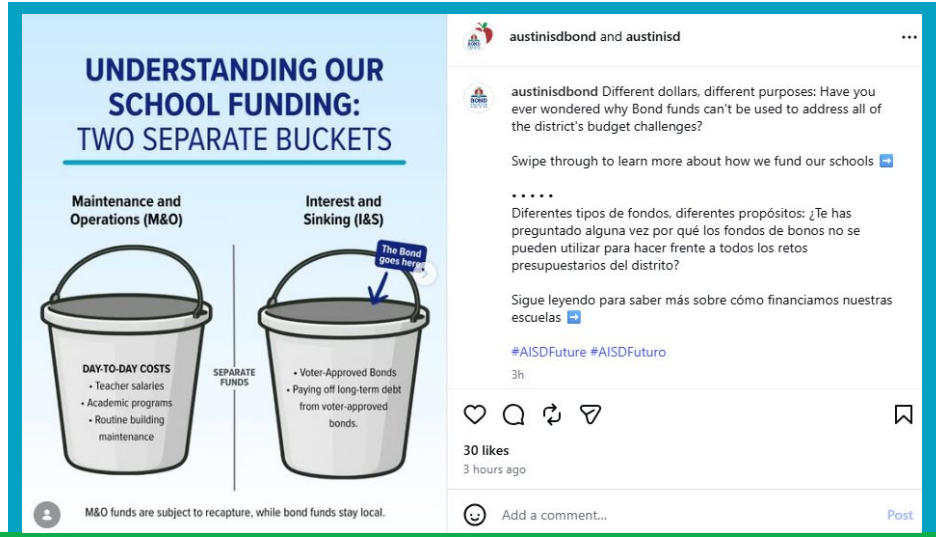
BOND COMMUNICATIONS

Austin ISD Bond Media Highlights

We're keeping the community updated on the ongoing bond progress through news stories and social media posts. Check out the latest below.

Social Media

- **Follow us on Instagram: @austinisdbond**
- Houston Back to School
- Linder Back to School
- Allison Back to School
- Pecan Springs Back to School
- Bond Funds Explained



September 3 Social Media Post: Bond vs. M&O Funds

Construction update videos can be found on the 2022 Bond website.

CAT Meetings & Events

- Hill ES CAT #15 (8/26) **will be rescheduled.** Additional time is needed to continue to work through the design.
- 8/31: Nelson Bus CAT #13 (1:00 PM)

All meetings are open to the public and posted to the Bond calendar.

Allison Elementary School Library

Bond Signage - August Follow-up

Why was the bond signage removed?

Context:

- Grounds crews have removed the large, campus-wide bond information signs (installed in summer 2022)

Rationale:

- Numerous projects are complete, and signs are no longer necessary.
- Mitigates a high volume of ongoing sign defacement across campuses.

Reporting Missed Signs:

- Larger campuses often had multiple signs installed; any remaining missed signs should be reported to the Director of Bond Planning & Communications for prompt removal.

UP NEXT:

BOND FINANCIALS

BOND PROGRAM
AUSTIN ISD 2022

2017 Bond Financials

Bond amount authorized by voters on November 7, 2017: **$1,050,984,000**

Actually Spent	Total Projected Costs & Current Commitments	Bond Program Available Balance After Commitments
$ 1,051,484,718	$ 2,056,895	$ (2,557,613)

*Please see file: 2017 Bond Program Financials

2022 Bond Financials
Proposition A (General Purpose)

Bond amount authorized by voters on November 8, 2022: **$2,316,025,000**

Actually Spent	Total Projected Costs & Current Commitments	Bond Program Available Balance After Commitments
$ 1,173,993,856	$ 675,969,522	$ 465,895,281

*Please see file: 2022 Bond Program Financials

2022 Bond Financials
Proposition B (Technology)

Bond amount authorized by voters on November 8, 2022: **$75,541,000**

Actually Spent	Total Projected Costs & Current Commitments	Bond Program Available Balance After Commitments
$ 44,195,287	$ 2,517,161	$ 28,994,893

*Please see file: 2022 Bond Program Financials

2022 Bond Financials
Proposition C (Stadiums & Athletic Complexes)

Bond amount authorized by voters on November 8, 2022: **$47,434,000**

Actually Spent	Total Projected Costs & Current Commitments	Bond Program Available Balance After Commitments
$ 1,788,333	$ 10,146,169	$ 35,499,498

*Please see file: 2022 Bond Program Financials

2022 Bond Interest

Bond interest received as of July 31, 2026

Beginning Balance	Interest Spent & Budget Commitments	Interest Available
$ 137,156,329	$ 114,454,387	$ 22,701,942

UP NEXT:

2022 BOND
MODERNIZATION/COMPREHENSIVE PROJECTS

Transition to Operation (TTO) Phase

Direct response from 2017 Satisfaction Survey - Presented December 10 , 2024

TTO phase - Developed to address three of the main themes from the survey and internal review

1. Provide support for the campus using a modernized facility and furniture (survey)
2. Improve customer service and follow through (survey)
3. Improve transition of responsibilities from Construction Management to Facilities Maintenance & Operations (FMO) (internal observations)

2017 Satisfaction Survey

Presented December 10 , 2024

We do see this working! Bear Creek ES and Casis ES both have many positive responses around the modernized spaces.

We are focusing on aligning programming and educational operations with the opportunities modernizations afford. This involves collaborating with TLL & Talent Strategy on:

- Cultural/mindset shifts
- Leadership and staff development
- Transition plan and onboarding

"It would appear the academic setting was not set up to reflect the physical structure created"

2017 Satisfaction Survey

Presented December 10 , 2024

"The only constructive feedback that I have is around the ***transitioning of responsibilities back to AISD****. The training and support was not up to standard or substantial.* ***There should be more intensive communication between AISD and the contracted folks, before releasing the building****....AISD needs to be open to how a new building should be handled and* ***not stuck in old ways of maintaining a modernized building."***

"Design & construction teams should ***provide timely training and back-up documentation...how-to manuals, vendor contact info, warrantees, the repair/replacement process, etc****....on EVERY item in the building. Many of the campus staff who were here at move-in have left AISD, so it's vital that* ***comprehensive written documentation be made available in perpetuity.*** *These things were promised but didn't happen."*

2017 Satisfaction Survey

WHAT WE HEARD - Follow Through	HOW WE'RE ADDRESSING
Poor transition and communication with end users →	Developing formal procedures for the "transition phase: construction into operation" to improve the user experience and create consistency for - Closeout documentation (as-builts, furniture, warranties, etc) - HVAC and Educational Commissioning - Maintenance and custodial standards and training - Outdoor learning PD and educational signage
Poor Landscaping and dying trees →	Improve communication between CMD and FM Create improved landscape standards that allow sustainable maintenance practices
Insufficient Punchlist Completion Premature Acceptance of Facilities →	Improved transition phase and closeout procedures. Re-evaluate move-in dates before accepting facilities

Transition to Operation (TTO) Phase

The transitional phase when construction is wrapping up and Austin ISD moves in and begins to operate and maintain parts or all of the facility. A formal process has been developed and being refined to support both campus and facilities maintenance and operation transition.

Campus Transition Support

- Improved customer service
- Improved transparency and communication between campus, construction teams, facility maintenance and operations
- Professional development and support for modernized learning space integration

Facility Maintenance & Service Support

- Improved communication between construction and facilities maintenance teams
- Efficient process for key closeout documents needed in advance of financial close.
- Improved warranty tracking

Learning Space Integration

Response to Satisfaction Survey

We have established a new internal team to support student-centered instruction at our modernized campuses. They work with leaders and teachers to support mindset shifts, create new systems, and provide on demand coaching.

Sloan McLain, Admin Supervisor
Angela Buckingham, Coordinator
Laura Fiore, Coordinator

Feedback from Linder, Houston, & Allison ES teachers:

"It's important to create the agreements together so students have a voice in their space and everyone comes to an understanding on the expectations."

"I love the new learning spaces because they tie in perfectly with the way I like to teach and establish my classroom community."

"I'm excited to tie in emotional regulation skills with the new furniture and learning space and teaching kids self awareness skills."

Transition to Operation (TTO)

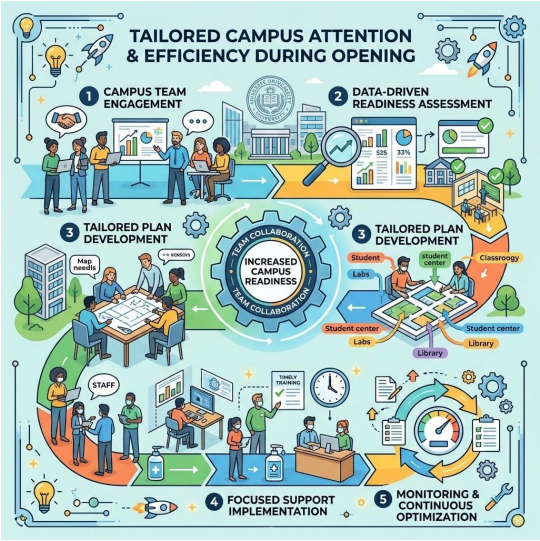
Transition to Operation Defined

- A process geared towards the tailored attention of modernized campus support during the transition to campus opening with the campus team and increased efficiency of campus readiness at the center. Both in preparation for campus opening and the months to follow.

- Bi-weekly Meetings including directors from all departments, key operations and construction leadership while this process develops.

- Standardized operating procedures with emphasis on handover action items coordination across departments

- Campus Staff support (Guidebooks, Meetings, Escalated items, Communication Chats)



Transition to Operation (TTO)

- Welcome Letter: Welcome to Your New Campus
- Handover Meeting: Handover Meeting Scheduling
- Transition to Operation Guidebook: Transition to Operation Guidebook (Linder)
  - Contact information, Learning & Teaching Support
  - Communication/updates
  - User & Maintenance Instructions (Campus specific equipment)
  - Future engagement plans
  - Campus staff frequently requested information (updated regularly)
- Campus Support Chat: Google Support Chat
- Weekly Campus Engagement Meetings: Tailored Campus Support
  - Bond Planning & Communications
  - Planning & Learning Environments (Learning Space Integration)

Negotiations	Pre-Design	Schematic Design	Design Development	Construction Documents	Construction	
			▲ Hill ES (A) ◆ Burger Athletic Complex (C) ◆ Noack Sports Complex (C) ◆ Yellow Jacket Stadium (A)	◆ **Delco Activity Center (C)** ◆ Nelson Bus Terminal (A)	▲ *Akins ECHS (A) ▲ *Austin HS (A) ▲ *Burnet MS (A) ▲ *LBJ ECHS (A) ▲ ***Martin MS (A)** ▲ *O. Henry MS (A) ▲ ***Travis ECHS (A)** ▲ *Wooldridge ES (A) ▲ *Andrews ES (A)	◆ Northeast ECHS (A) ◆ McCallum (A) ◆ Anderson HS (A) ◆ Crockett ECHS (A) ◆ *Langford ES (A) ◆ *Sadler Means YWLA (A) ◆ *Clifton CDS (A) ◆ Dobie MS (A) ◆ Navarro ECHS (A) ◆ Mendez MS (A) ◆ Oak Springs ES (A) ◆ Nelson Field (C)

Transition to Operations

- ▲ *Cook ES (A)
- ▲ *Oak Hill ES (A)
- ▲ *Odom ES (A)
- ▲ *Williams ES (A)
- ▲ *Wooten ES (A)
- ▲ *Harris ES (A)
- ▲ *Pecan Springs ES (A)
- ▲ *Allison ES (A)
- ▲ *Houston ES (A)
- ▲ *Linder ES (A)

ICON KEY

- **Propositions: (A) Prop. A | (B) Prop. B | (C) Prop. C**
- **Program Managers: ▲ AECOM | ◇ Vanir/STV**
- **Final GMP ***

Travis Early College High School

Phased Modernization | Prop. A

Scan the QR code to see the campus project page

Project Fact Sheet

PHASE: CONSTRUCTION | SCHOOL OPEN: 2028 | SWING: N | ON BUDGET: Y

Project Updates:

- Construction 60% completed
  - Roof 90% completed
  - Building Envelope 75% completed
- Permanent power to be turned on Sept. 2026
- HVAC start-up is scheduled for Oct. 2026
- Interior finishes to begin Nov. 2026

Martin Middle School

Modernization | Prop. A

PHASE: CONSTRUCTION DOCUMENTS | OPEN: TBD | SWING: NA | ON BUDGET: NA

- While the Academic Baseline Study and districtwide academic visioning process continue, limited construction will resume at Martin Middle School.
- Construction will focus on completing select safety and exterior improvements, including:
  - Secure vestibule
  - Exterior facade improvements
  - Perimeter fencing
  - Drive off of Comal St.
  - The administration area
  - Courtyard

- Because the district anticipates future educational use of the building, construction will proceed to a moderate level of finish rather than complete the full bond scope at this time.

Martin Middle School

Modernization | Prop. A

Front Entry Improvements

Exterior Reception

Interior Reception

*Conceptual renderings - final design is subject to change

Delco Activity Center

Comprehensive | Prop. C

Scan the QR code to see the campus project page
Project Fact Sheet

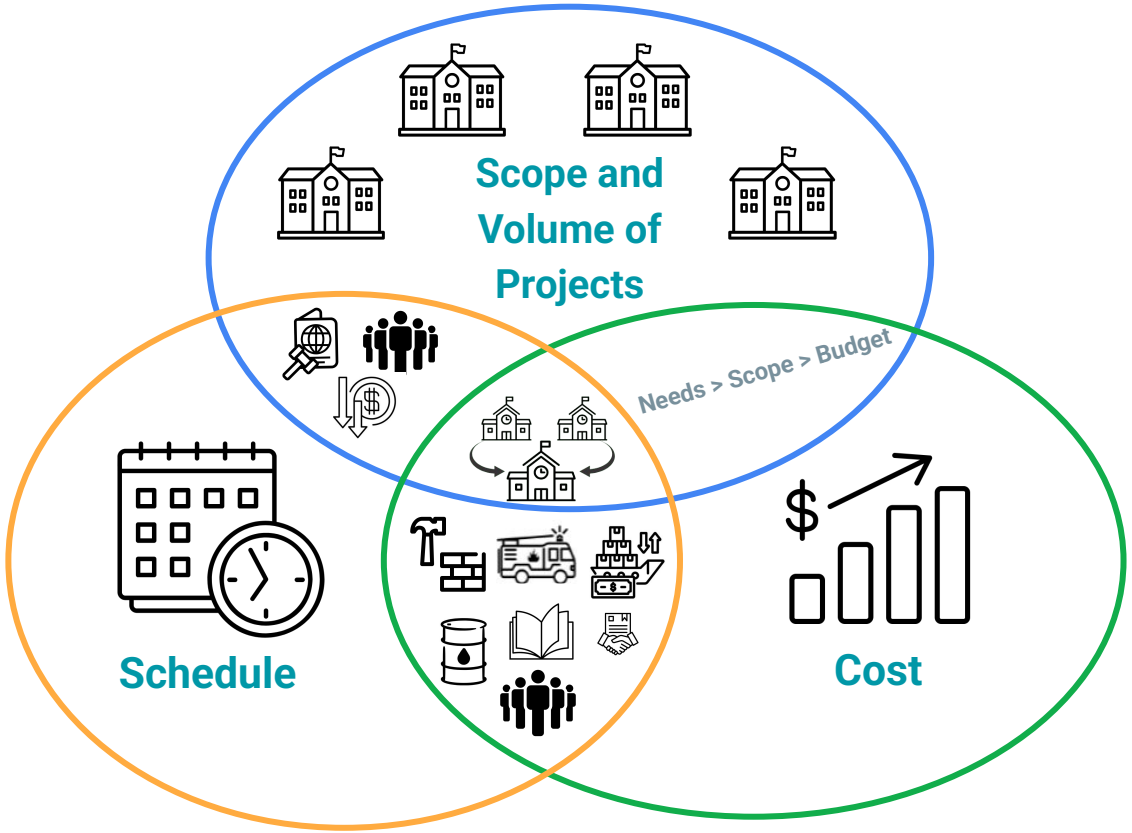
PHASE: DESIGN DEVELOPMENT | FACILITY OPEN: Q1 2028 | SWING: N | ON BUDGET: Y

Project Updates:

- The facility will be temporarily closed during the underground and interior ceiling repair portion of the work. **We will be collaborating with the design-builder to improve this schedule and minimize the facility closing due to construction. We have been collaborating with the contractor to improve the project schedule and those have not been successful.**
- **Since the collaboration has not been successful we are pursuing a new contractor partner.**
- REMINDER: WJE recommends implementing mitigation strategies and letting the foundation stabilize for at least 1 year before implementing repairs to brick/block. **During the stabilization period the facility can be occupied.**

Program-Wide Challenges & Strategies

- Project
- People/Labor
- Schedule
- Balance
- Materials
- Cost/Escalation
- Tariffs
- New Building Code
- AFD Changes
- Consolidations
- Work Labor Risks
- War Effects
- Budget Reductions
- AFD Interlocal Agreements



Contingency & Escalation Use Update

Current reporting for Prop A

**Note: Information presented here is intended to communicate recent needs for contingency and escalation funds and is not intended to be a substitute for the financial reports provided. Interest balances are provided in monthly reporting.*

Bond Program	Original Balance	Balance as of July (to match financial report)	Previous Balance (as of 7/31)	Current balance (as of 8/31)	2022 Interest Used
Contingency	$129,093,277	$0	$0	$0	n/a
Escalation	$270,516,395	$15,427,735	$15,427,735	$13,427,735	n/a
Interest Used	n/a	$57,776,642	$57,776,642	$108,493,645	$108,493,645

Interest Usage:

- None

Escalation:

- $1,100,000 - Additional funds needed for 250020 MILLS for new roof membrane and new ceiling mini-splits (HVAC) for 4 rooms.
- $ 900,000 - Add funds to Southeast Bus Terminal work for HVAC upgrades.

Contingency & Escalation Use Report

Current reporting for Prop C

**Note: Information presented here is intended to communicate recent needs for contingency and escalation funds and is not intended to be a substitute for the financial reports provided.*

Bond Program	Original Balance	Balance as of July (to match financial report)	Previous Balance (as of 7/31)	Current Balance (as of 8/31)	2022 Interest Used
Contingency	$2,834,978	$4,746,682	$4,746,682	$4,746,682	n/a
Escalation	$5,669,955	$3,969,955	$3,969,955	$3,969,955	n/a
Interest	n/a	n/a	n/a	n/a	$5,960,742 (none used in the past month)

Contingency Usage:

- None

Escalation Usage:

- None

Interest Usage:

- N/A

UP NEXT:

TECHNOLOGY (PROP B) UPDATE

Technology (Prop B)

Austin ISD Students

- **Security**
  - Incident Response Plan and Threat Detection updates
  - Distributed Denial of Service (DDoS) protections
- **Network**
  - WiFi upgrades: Completed at 40 campuses (all MS and HS are completed)
  - Fall continuation at remaining elementary schools
- **Enterprise Systems**
  - Continued modernization of systems
- **Classroom/Learning Presentation Systems**
  - Casting System upgrade
    - Pilot at Allison Elementary is going well
    - Evaluation of cost and planning for full project timeline
- **Academic Framework Development**
  - Collaboration with Academics and Teaching, Learning and Leading to support future planning and structures for student device usage and deployment

UP NEXT:

2022 BOND TARGETED PROJECTS

FM/CMD Project Scoping Process

What: a collaborative evaluation process where Operations Leadership, Facilities Maintenance (FM), Construction Management Department (CMD), and Project Consultants align to confirm and prioritize the scope of work for bond projects within established budgets.

Why (Purpose): to provide a more structured, uniformed approach to the scoping process for all project managers.

Benefits:

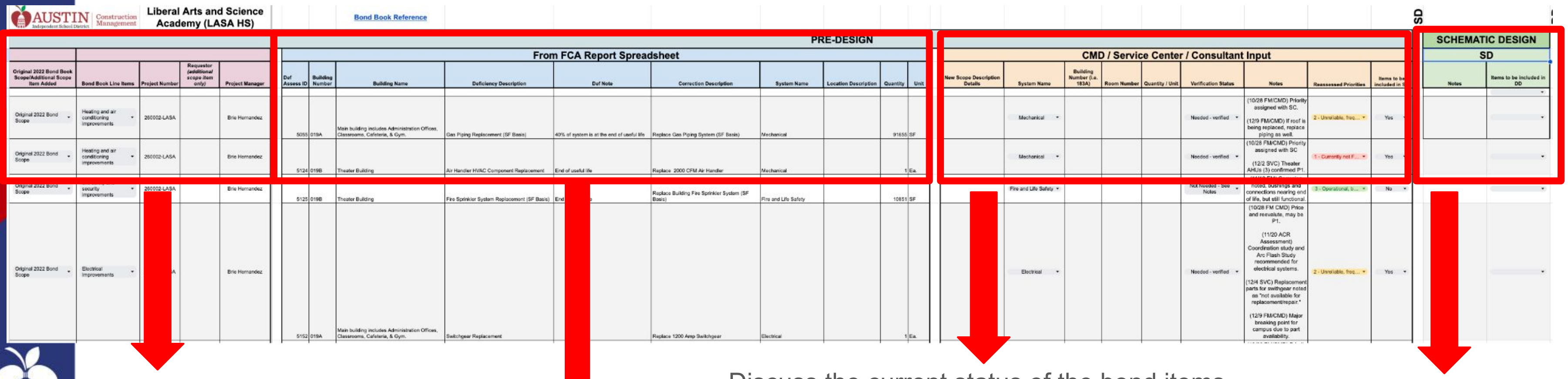
- Minimized risk/changes throughout the project Design and Construction phases
- Maintains accountability and engages proper stakeholders
- ***Allows for flexibility as a project evolves while maintaining agreed upon prioritization to be mindful of both bond dollars as well as operating and maintenance costs***
- Maintains communication between FM and CMD throughout all processes
- Documents scopes of work for future consideration when funds become available based on priority needs

FM/CMD Project Scoping Process

How (Key Components of the Process)

- **Data Review & Assessment:** Teams analyze Facility Condition Assessment (FCA) deficiency reports to confirm previously identified deficiencies and evaluate project priorities against available budgets.
- **Scope & Funding Alignment:** Work is defined within the project's budget allowance. High-priority needs exceeding the bond scope are balanced by removing non-essential scope or adding supplemental funding.
- **FM Input Integration:** Gives the Facilities Maintenance team an opportunity to add or refine specific project scope items based on institutional knowledge and ongoing operational needs.
- **Onsite Joint Reviews:** CMD and FM teams conduct in-person facility evaluations alongside technical experts to inspect physical deficiencies and refine scope details directly on site.
- **Ongoing Scope Reviews:** Teams meet regularly during the design phase to adjust and finalize scope details ensuring full alignment with district standards and established budgets.

Scoping Sheet Overview (one sheet per campus)



Identification of each bond book item and any additional scope that has been identified or requested, categorized, and project number.

Raw FCA data as reported in the 2021 reports.

Discuss the current status of the bond items (including FCA deficient items) with Facilities Maintenance, CMD, consultants and leadership. **Agree on "reassessed priorities" and agree on Schematic Design scope of work.** Some items have been replaced, or are not as critical as identified in the FCA document (e.g. aging equipment that can be replaced by in house staff if/when failure occurs)

Revisit scope, priorities and budget at each phase if cost estimates exceed available funding.

FCA Section - Original Data

AUSTIN Independent School District | Construction Management

Main Project	230056-COWAN
Original 2022 Bond Book Scope/Additional Scope Item Added	Bond Book Line Items
Original 2022 Bond Scope	Secure Entry Vestibule
Original 2022 Bond Scope	Electrical Improvements
Original 2022 Bond Scope	
Additional Scope Item	Building Repairs
Additional Scope Item	Heating and air conditioning improvements

Bond Book Line Items dropdown menu

- Secure Entry Vestibule
- Full Modernization
- Phase Modernization
- Classrom Addition
- Open Plan to Sudio Conversion
- Life safety and security improvements
- Heating and air conditioning improvements
- Building Repairs
- Fine Arts Improvements
- Auditorium Improvements
- Community and Partner Rooms
- Outdoor learning space and/or playground improvements
- Site Circulation Improvements
- Kitchen and/or Servicing Line Improvements
- Community Pantry

Used for any special requests from the campus, issues that have arisen since the bond was planned, etc.

FCA Section - Original Data

PRE-DESIGN									
From FCA Report Spreadsheet									
Def Assess ID	Building Number	Building Name	Deficiency Description	Def Note	Correction Description	System Name	Location Description	Quantity	Unit
5055	019A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	Gas Piping Replacement (SF Basis)	40% of system is at the end of useful life	Replace Gas Piping System (SF Basis)	Mechanical		91655	SF
5124	019B	Theater Building	Air Handler HVAC Component Replacement	End of useful life	Replace 2000 CFM Air Handler	Mechanical		1	Ea.
5153	019A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	Electrical Transformer Replacement		Replace 500 KVA Electrical Transformer	Electrical		1	Ea.
5154	019A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	Distribution Panel Replacement		Replace 400A Distribution Panel	Electrical		1	Ea.
5155	019A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	Electrical Transformer Replacement		Replace 75 KVA Electrical Transformer	Electrical		1	Ea.
5156	019A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	Panelboard Replacement		Replace Panelboard - 120/208 100A	Electrical		6	Ea.
5160	019A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym.	Panelboard Replacement		Replace Panelboard - 120/208 225A	Electrical		1	Ea.

- Data directly from the FCA report
- Year 0, Priority 1 & 2 and Year 1-5, Priority 1

CMD / Service Center / Consultant Input Section

CMD / Service Center / Consultant Input								
New Scope Description Details	System Name	Building Number (i.e. 183A)	Room Number	Quantity / Unit	Verification Status	Notes	Reassessed Priorities	Items to be included in SD

- Electrical
- Mechanical
- Plumbing
- Roofing
- Structural
- Fire and Life Safety
- Exterior
- Crawlspace
- Conveyances

- Not Needed - See Notes
- Needed - verified
- Incorrect Data

- 1 - Safety Concern
- 1 - Currently not Functioning
- 2 - Unreliable, frequent issues
- 3 - Operational, but beyond useful life
- 4 - Not Applicable

- Ops, FM, & CMD discuss FCA data and planned bond scope and any known or recent findings at each campus
- Any items that have already been replaced/repaired since the FCA report are removed from the scope of work.
- Priority 1 - definitely in the scope
- Priority 2 - initially in the SD scope while budget and cost estimates are developed
- Priority 3 - not in the scope but will be re-evaluated and considered when future funding is available.

FM/CMD Ongoing Scope Coordination

SCHEMATIC DESIGN		DESIGN DEVELOPMENT	
SD		DD	
Notes	Items to be included in DD	Notes	Items to be included in CD

- If initial scope at SD stays in budget, the work proceeds as agreed.
- If the cost estimates come in suggesting project is over budget, Ops, FM, & CMD discuss priority 2 scopes and design together:
  - Can the scope be removed and wait until a future funding opportunity arises (can FM continue repairing a few more years)?
  - Does this need to happen in this project? Will consequences of waiting too be great? If so then a funding source is discussed and agreed upon (undesignated HVAC/Bldg repairs, escalation, contingency or interest, etc.)
  - Is there another way to accomplish the critical items more cost effectively?

Example Project: LASA

AUSTIN | Construction Management

Liberal Arts and Science Academy (LASA HS)

Bond Book Reference

PRE-DESIGN

Original 2022 Bond Book Scope/Additional Scope Item Added	Bond Book Line Items	Project Number	Responsible Jurisdiction (additional scope item only)	Project Manager	From FCA Report Spreadsheet: Def Assess ID	Building Number	Building Name	Deficiency Description	Def Note	Correction Description	System Name	Location Description	Quantity	Unit	CMD / Service Center / Consultant Input: New Scope Description Details	System Name	Building Number (i.e. 1818A)	Room Number	Quantity / Unit	Verification Status	Notes	Reassessed Priorities	Items to be included in BD
Original 2022 Bond Scope	Heating and air conditioning improvements	2408302-LASA		Brie Hernandez	0066	1818A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym	Copper Tube Boiler Replacement	End of useful life	Replace Copper Tube Boiler (700 MBH)	Mechanical		1	Ea.							(1023 SVC) Domestic and heating boiler confirmed as PT.		
Original 2022 Bond Scope	Heating and air conditioning improvements	2408302-LASA		Brie Hernandez	0067	1818A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym	Gas Unit Heater Replacement	End of useful life	Replace 80 MBH Gas Unit Heater	Mechanical		11	Ea.		Mechanical			Needed - verified	(1028 FMCMD) Priority assigned with SC. (1029 FMCMD) - Determination longer needed.	1 - Currently out P...	No
Original 2022 Bond Scope	Heating and air conditioning improvements	2408302-LASA		Brie Hernandez	0068	1818A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym	SteamVHV Unit Heater Replacement	End of useful life	Replace 36 MBH SteamVHV Unit Heater	Mechanical		22	Ea.		Mechanical			Not Needed - See Notes	(1028 FMCMD) Replacement not required, look at removal as alternate.	1 - Currently out P...	No
Original 2022 Bond Scope	Heating and air conditioning improvements	2408302-LASA		Brie Hernandez	0080	1818A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym	Chiller HVAC Component Replacement	End of useful life	Replace Chiller (300 ton)	Mechanical		2	Ea.		Mechanical			Not Needed - See Notes	(1028 FMCMD) Chiller recently overhauled, SC to complete assessment. (1029 FMCMD) Chiller recently overhauled, SC to complete assessment. (1029 FMCMD) Verify Location. Areas: O&D. Priority changed to 4.	4 - Not Applicable	No
Original 2022 Bond Scope	Heating and air conditioning improvements	2408302-LASA		Brie Hernandez	0070	1818A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym	Chiller HVAC Component Replacement	End of useful life	Replace Chiller (55 ton)	Mechanical	south 145	3	Ea.		Mechanical			Not Needed - See Notes	(1028 FMCMD) Chiller recently overhauled, SC to complete assessment. (1029 FMCMD) Verify Location. Areas: O&D. Priority changed to 4.	4 - Not Applicable	No
Original 2022 Bond Scope	Heating and air conditioning improvements	2408302-LASA		Brie Hernandez	0071	1818A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym	Exterior Metal Cooling Tower Replacement	End of useful life	Replace 750 Ton Exterior Metal Cooling Tower	Mechanical	south yard	1	Ea.		Mechanical			Needed - verified	(1028 FMCMD) Replaced, using a sump cooling tower. Cooling tower replacement is the issue. PT-F Tower is a 2001 model otherwise PT, piping is a F2. (1029 FMCMD) Still functioning, however, PT-F Tower is a priority to transition to normal system. Piping is a F2 and needs to be scoped to address future needs/transition to centralized system.	2 - Immediate Req	Yes
Original 2022 Bond Scope	Heating and air conditioning improvements	2408302-LASA		Brie Hernandez	0072	1818A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym	Air Cooled Condenser Replacement	End of useful life	Replace 20 Ton Air Cooled Condenser	Mechanical		4	Ea.		Mechanical	A-09	ERU-100 Wing	1	Needed - verified	(1028 FMCMD) Condenser units are in HVC feeding academic area. Salvaged 100 ton aircooled chiller will replace 2x 40-ton condenser. PT. (1029 FMCMD) Can't do a condenser unit without a handler unit, system improvements need to be complementary. Look into Retrofitting Condenser Units.	1 - Currently out P...	Yes
Original 2022 Bond Scope	Heating and air conditioning improvements	2408302-LASA		Brie Hernandez	0073	1818A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym	Air Cooled Condenser Replacement	End of useful life	Replace 40 Ton Air Cooled Condenser	Mechanical		1	Ea.		Mechanical	A-20	ERU-300 Wing	1	Needed - verified	(1028 FMCMD) Condenser units are in HVC feeding academic area. Salvaged 100 ton aircooled chiller will replace 2x 40-ton condenser. PT. (1029 FMCMD) Can't do a condenser unit without a handler unit, system improvements need to be complementary. Look into Retrofitting Condenser Units.	1 - Currently out P...	Yes
Original 2022 Bond Scope	Heating and air conditioning improvements	2408302-LASA		Brie Hernandez	0074	1818A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym	Air Cooled Condenser Replacement	End of useful life	Replace 5 Ton Air Cooled Condenser	Mechanical		1	Ea.		Mechanical	C-01	ERU-2	1	Needed - verified	(1028 FMCMD) Condenser units are in HVC feeding academic area. Salvaged 100 ton aircooled chiller will replace 2x 40-ton condenser. PT. (1029 FMCMD) Can't do a condenser unit without a handler unit, system improvements need to be complementary. Look into Retrofitting Condenser Units.	1 - Currently out P...	Yes
Original 2022 Bond Scope	Heating and air conditioning improvements	2408302-LASA		Brie Hernandez	0075	1818A	Main building includes Administration Offices, Classrooms, Cafeteria, & Gym	Air Cooled Condenser Replacement	End of useful life	Replace 5 Ton Air Cooled Condenser	Mechanical		1	Ea.		Mechanical	A-40	ERU-200 Wing	1	Needed - verified	(1028 FMCMD) Condenser units are in HVC feeding academic area. Salvaged 100 ton aircooled chiller will replace 2x 40-ton condenser. PT. (1029 FMCMD) Can't do a condenser unit without a handler unit, system improvements need to be complementary. Look into Retrofitting Condenser Units.	1 - Currently out P...	Yes
																					(1028 FMCMD)		

The FM/CMD scoping process proved very instrumental to determining the best path forward for LASA considering the numerous HVAC & Roofing critical needs at LASA (including storm damage with insurance claim funds available).

The design consultant attended the meeting and evaluated different combinations of scopes and how to address the priority items and how to package insurance work and track bond work separately.

Additional tools were used in additional to this scoping sheet, but final design decisions were captured in the scoping document.

Example Project: LASA

Estimate Summary (5/1/26 Schematic Design)

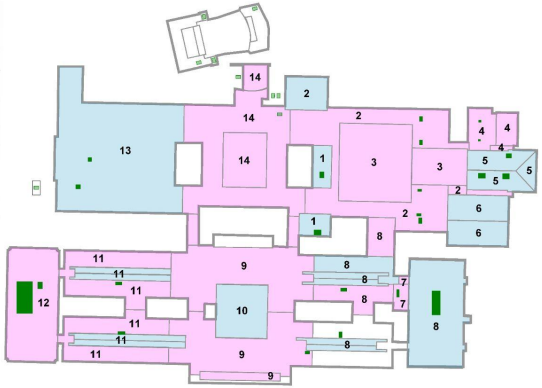
			Roof Areas		Mech Eq
			Pr 1	Pr 2	Priority
General Trades	TRUE	$663,579			
Group 1	TRUE	$586,439	-	2	2
Group 2	TRUE	$2,670,939	2	1	5
Group 3	TRUE	$1,134,914	2	-	-
Group 4	TRUE	$647,039	3	-	2
Group 5	TRUE	$764,713	-	3	3
Group 6	TRUE	$177,835	1	2	-
Group 7	TRUE	$175,211	2	-	1
Group 8	TRUE	$2,004,964	2	6	3
Group 9	TRUE	$4,633,434	3	-	1
Group 10	TRUE	$142,360	-	1	-
Group 11	TRUE	$1,809,966	2	4	2
Group 12	TRUE	$1,273,068	1	-	2
Group 13	TRUE	$1,030,697	-	1	1
Group 14	TRUE	$3,382,309	5	-	-
Non-Roof Priority Equip.					
PAC	TRUE	$1,651,554			4
Crawlspace Piping	TRUE	$4,156,315			-
All Other N-R Pri. Eq.	TRUE	$3,022,856			5
Mental Health Center	TRUE	$200,988			
Site & Security Upgrades	TRUE	$461,718			
Total Construction Cost		**$30,590,898**	23	20	31
				74	
	Budget	$21,329,475			
	Delta	-$9,261,423			

Selections for FM/CMD meeting

			Roof Areas		Mech Eq
			Pr 1	Pr 2	Priority
General Trades	TRUE	$663,579			
Group 1	TRUE	$586,439	-	2	2
Group 2	TRUE	$2,670,939	2	1	5
Group 3	TRUE	$1,134,914	2	-	-
Group 4	TRUE	$647,039	3	-	2
Group 5	TRUE	$764,713	-	3	3
Group 6	TRUE	$177,835	1	2	-
Group 7	TRUE	$175,211	2	-	1
Group 8	~~TRUE~~	$2,004,964	2	6	3
Group 9	TRUE	$4,633,434	3	-	1
Group 10	TRUE	$142,360	-	1	-
Group 11	TRUE	$1,809,966	2	4	2
Group 12	TRUE	$1,273,068	1	-	2
Group 13	TRUE	$1,030,697	-	1	1
Group 14	TRUE	$3,382,309	5	-	-
Non-Roof Priority Equip.					
PAC	TRUE	$1,651,554			4
Crawlspace Piping	TRUE	$4,156,315			-
All Other N-R Pri. Eq.	TRUE	$3,022,856			5
Mental Health Center	TRUE	$200,988			
Site & Security Upgrades	TRUE	$461,718			
Total Construction Cost *(based on SD estimate)*		**$30,590,898**	23	20	31
				100%	
	Budget	$21,329,475			
	Delta	-$9,261,423			

Example Project: LASA

LASA HS - SCHEMATIC DESIGN SCOPE AND ESTIMATE (100%)



PRIORITY 1 ROOF
PRIORITY 2 ROOF
PRIORITY MECH. UNIT
PRIORITY MECH. UNIT NON-ROOF MOUNTED

= INTERDEPENDENCY GROUP

			Roof Areas Pr 1	Roof Areas Pr 2	Mech Eq Priority
General Trades	☑	$663,579			
Group 1	☑	$586,439	-	2	2
Group 2	☑	$2,670,939	2	1	5
Group 3	☑	$1,134,914	2	-	-
Group 4	☑	$647,039	3	-	2
Group 5	☑	$764,713	-	3	3
Group 6	☑	$177,835	1	2	-
Group 7	☑	$175,211	2	-	1
Group 8	☑	$2,004,964	2	6	3
Group 9	☑	$4,633,434	3	-	1
Group 10	☑	$142,360	-	1	-
Group 11	☑	$1,809,966	2	4	2
Group 12	☑	$1,273,068	1	-	2
Group 13	☑	$1,030,697	-	1	1
Group 14	☑	$3,382,309	5	-	-
Non-Roof Priority Equip.					
PAC	☑	$1,651,554			4
Crawlspace Piping	☑	$4,156,315			-
All Other N-R Pri. Eq.	☑	$3,022,856			5
Mental Health Center	☑	$200,988			
Site & Security Upgrades	☑	$461,718			
Total Construction Cost		**$30,590,898**	23	20	31
			74		
Budget		$21,329,475			
Delta		$9,261,423			

CVOs/Alternates - none accepted at this time
- CVO Rooftop Electrical Feeds = ($274,272)
- Mech. Alt 1 to repair 2 units in lieu of replace = ($154,135)
- Mech. Alt 2 to abandon CS pipes; install new on roof = $2,866,727
- Mech. Alt 3 to chilled water systems together = $184,421

LASA HS - STRATEGY 1: MAXIMIZE ITEMS ADDRESSED (92%)

PRIORITY 1 ROOF
PRIORITY 2 ROOF
PRIORITY MECH. UNIT
PRIORITY MECH. UNIT NON-ROOF MOUNTED

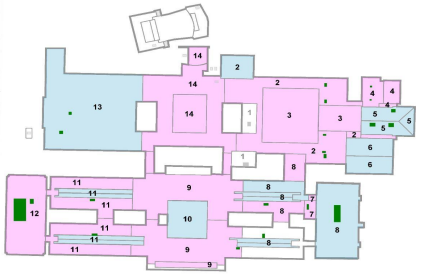
= INTERDEPENDENCY GROUP

			Roof Areas Pr 1	Roof Areas Pr 2	Mech Eq Priority
General Trades	☑	$663,579			
Group 1	☑	$586,439	-	2	2
Group 2	☑	$2,670,939	2	1	5
Group 3	☑	$1,134,914	2	-	-
Group 4	☑	$647,039	3	-	2
Group 5	☑	$764,713	-	3	3
Group 6	☑	$177,835	1	2	-
Group 7	☑	$175,211	2	-	1
Group 8	☑	$2,004,964	2	6	3
Group 9	☐	$0	-	-	-
Group 10	☑	$142,360	-	1	-
Group 11	☑	$1,809,966	2	4	2
Group 12	☑	$1,273,068	1	-	2
Group 13	☐	$0	-	-	-
Group 14	☑	$3,382,309	5	-	-
Non-Roof Priority Equip.					
PAC	☑	$1,651,554			4
Crawlspace Piping	☐	$0			-
All Other N-R Pri. Eq.	☑	$3,022,856			5
Mental Health Center	☑	$200,988			
Site & Security Upgrades	☑	$461,718			
Total Construction Cost		**$20,770,452**	20	19	29
			92%		
Budget		$21,329,475			
Delta		-$559,023			

Assumptions
- accept general trades regardless of final scope
- accept mental health + safety/security since specified in Bond

Alternate
- Group 13: $1,030,697; 1 priority 2 roof, 1 mechanical equipment
- If accept CVO + Mech. Alt 1. + Delta, about $43,300 over budget

LASA HS - STRATEGY 2: PRIORITIZE ROOF SCOPE (82%)



PRIORITY 1 ROOF
PRIORITY 2 ROOF
PRIORITY MECH. UNIT
PRIORITY MECH. UNIT NON-ROOF MOUNTED

= INTERDEPENDENCY GROUP

			Roof Areas Pr 1	Roof Areas Pr 2	Mech Eq Priority
General Trades	☑	$663,579			
Group 1	☐	$0	-	-	-
Group 2	☑	$2,670,939	2	1	5
Group 3	☑	$1,134,914	2	-	-
Group 4	☑	$647,039	3	-	2
Group 5	☑	$764,713	-	3	3
Group 6	☑	$177,835	1	2	-
Group 7	☑	$175,211	2	-	1
Group 8	☑	$2,004,964	2	6	3
Group 9	☑	$4,633,434	3	-	1
Group 10	☑	$142,360	-	1	-
Group 11	☑	$1,809,966	2	4	2
Group 12	☑	$1,273,068	1	-	2
Group 13	☑	$1,030,697	-	1	1
Group 14	☑	$3,382,309	5	-	-
Non-Roof Priority Equip.					
PAC	☐	$0			-
Crawlspace Piping	☐	$0			-
All Other N-R Pri. Eq.	☐	$0			-
Mental Health Center	☑	$200,988			
Site & Security Upgrades	☑	$461,718			
Total Construction Cost		**$21,173,734**	23	18	20
			82%		
Budget		$21,329,475			
Delta		-$155,741			

Assumptions
- accept general trades regardless of final scope
- accept mental health + safety/security since specified in Bond

Alternate
- Group 1: $586,439; 2 priority 2 roofs, 2 mechanical equipment
- If accept CVO + Mech. Alt 1. + Delta, about $2,200 over budget

Strategic Project Delivery: Secure Entry Vestibules

The Challenge : *Deliver 66 secure entry vestibules within an accelerated time frame, while maintaining consistency in design and delivery across campuses.*

Our Approach

- Prioritized the entire project
- Grouped campuses into two groups by design complexity
  - Summer 2024: Campuses that could move quickly through design and permitting
  - Summer 2025: Campuses requiring additional design time and permitting
- Bundled 66 individual projects into three regional packages: North, Central and South
- Assigned three design teams (one per region) and six general contractors (2 per region)
- Created a standard delivery model using common design standards and plans

The Result

- Created economies of scale across design and construction
- Distributed workload to support team capacity and project health
- Increased efficiency across a large, multi-campus program
- Delivered all projects over two summers

Targeted Projects Overview: Completed Summer 2026

Outdoor Learning:

- Bryker Woods ES
- Cunningham ES
- Pickle ES
- Hart ES
- Lively ES
- Ortega ES
- St. Elmo ES
- Patton ES
- Brown ES
- Odom ES
- Boone ES
- Oak Hill ES
- Norman-Sims ES

Mental Health Spaces:

- McBee ES
- Pickle ES

Mechanical, Electrical or Plumbing:

- Lamar MS
- Reilly ES
- Zavala ES
- Bailey MS

Transportation:

- Southeast Bus Terminal- Interim parking lot and striping

HVAC:

- Bailey MS
- Zavala ES
- Blanton ES
- Blackshear ES
- Covington MS
- Casey ES
- Mills ES

Portable Removal:

- Allison ES (2)
- Andrews ES (8)
- Crockett ECHS (1)
- Joslin ES (2)
- Travis ECHS (3)
- Wooldridge ES (7)
- Bedichek MS (13)

A high-level anticipated schedule for targeted projects can be found on the Bond webpage at AISDFuture.org

Travis Heights Elementary School

Targeted

Scan the QR code to see the campus project page

Project Fact Sheet

What happened:

- Water intrusion during summer roofing work impacted portions of Travis Heights Elementary, including classroom spaces, requiring environmental remediation and the the temporary relocation of students and staff to Dawson Elementary at the start of the school year.

CMD Response

Prior to the decision to relocate:

- Mobilized additional contractors and crews immediately to prepare the campus for an on-time opening
- Accelerated remediation, repairs, environmental testing and inspections.
- Extended work to seven days a week to maximize progress before the first day of school.

Following the decision to relocate

- Mobilized district wide support to furnish and prepare Dawson Elementary for students and staff in three days.
- Continued accelerated work at Travis Heights with crews working seven days a week.
- Completed environmental remediation and required inspections; impacted areas received environmental clearance.
- Coordinated transportation, campus operations, student services and ongoing family/staff communications through the relocation.

Where we are now:

Building C: Restoration is nearing completion, while remaining work expected to finish Sept. 4th.
Move-back preparations are underway, with districtwide teams setting up classrooms and campus spaces.
Remaining work continues on the Mental Health Space and Bond roofing project.

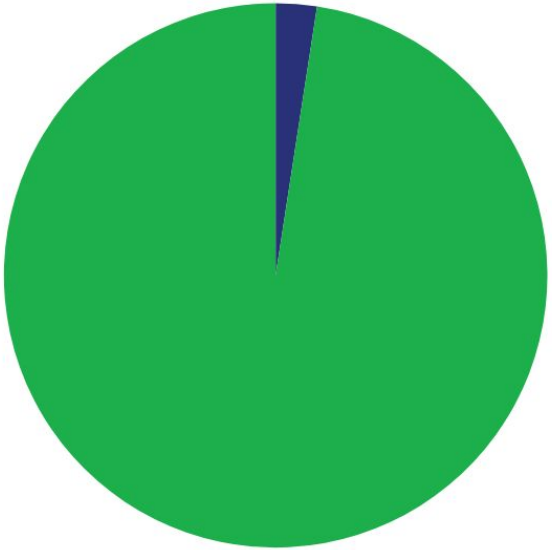
What's next:

Target return to Travis Heights: **September 14**, pending final safety and operational milestones.
Complete campus setup and transition students and staff back to Travis Heights.
Bond roofing work will continue through October and will be coordinated to minimize disruption to campus operations.

UP NEXT:

2017 BOND PROJECTS

2017 Bond Projects



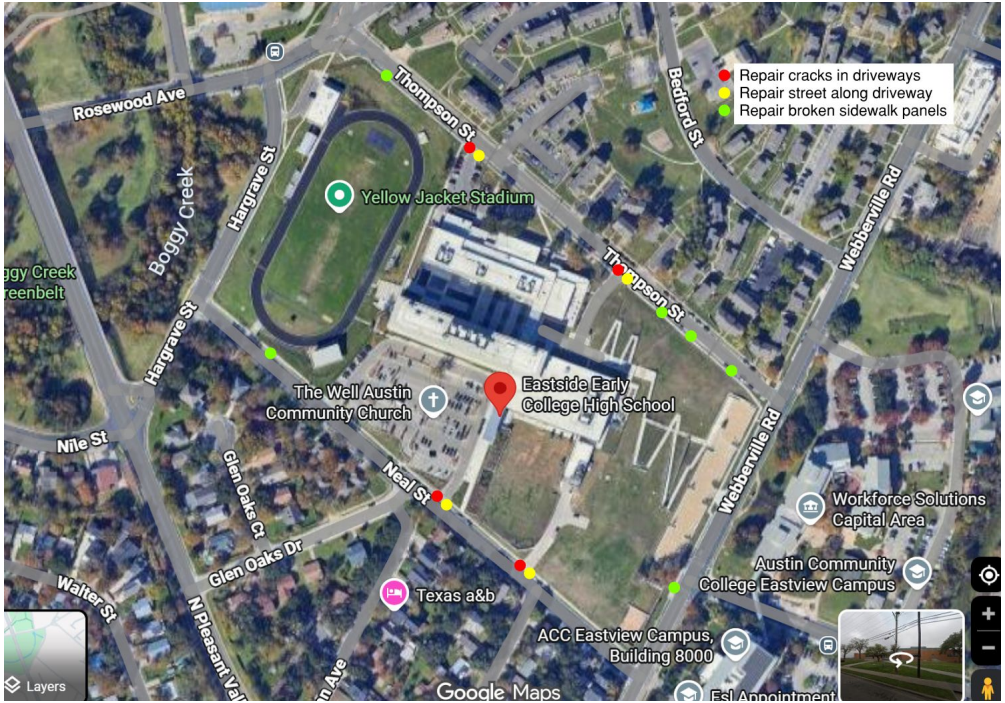
- **2017 Bond Projects Completed (163)**
- **2017 Bond Projects Underway (7)**
  - House Park
  - Gus Garcia MS
  - Eastside ECHS
  - General Marshall MS
  - Anderson HS
  - Paredes MS
  - Blazier ES

*Please See File: 2017 Bond Projects

2017 Bond - Eastside Early College High School

Scan the QR code to see the campus project page
Project Fact Sheet

- AFD Fire Final Inspection passed.
- Deferred submittals approved.
- Repair work in response to COA SSI ongoing.
- Discussions continue with AISD CMD, Contracts and Procurement, and Legal Counsel to determine the next steps toward a resolution for the Wellness Walk.



UP NEXT:

CBOC Committee Operations

Committee Operations

- Survey Update
- Bylaws Revisions Update
- 2025 Lessons Learned Documentation (Voting Item)

Harris Elementary School

BOND PROGRAM
AUSTIN ISD 2022

ADJOURN

THANK YOU!