



COMMUNITY BOND OVERSIGHT COMMITTEE
May 12, 2020, 6:00 p.m. to 8:00 p.m.

MEETING MINUTES

(note: a video of the meeting is available online on [YouTube](#))

ATTENDANCE

Members:

Cheryl Bradley (Tri-Chair), Lori Moya (Tri-Chair), Julian Rivera (Tri-Chair), Mark Grayson, Leisha Johnson, Lawrence Huang, Rich DePalma, Peck Young, Anna Valdez, Jennifer Carson, Dr. T. Jamie Chahin, Alex Winslow, Darrell Crayton, Dr. Teresa Granillo, Andrei Lubomudrov, Rocio Villalobos, Christy Merritt

Staff and Consultants

Nicole Conley, Chief of Business and Operations; Matias Segura, Operations Officer; Bob Cervi, Executive Director of CMD & Facilities; Zack Pearce, Director of Project Management; Dinita Caldwell, HUB Director; Carlos Mederes, AECOM Program Director; Carlos Canedo, McKissack Program Director; Bree Davis, Square One PM; Sarah O'Brien, Buie & Co. Communications; Lori Tellez, CMD; Ronald Thoma, Budget; Scott Morrison, CMD; Jerry Hopkins, Auditor; George Gogonas, Executive Director of Budget & Finance; Christian Clark Casarez, Adm. Supervisor; and Kevin Schwartz, Transformation Officer, Information Systems Administration.

Board Members: None Participated

1. **CALL TO ORDER:** The CBOC meeting was called to order at 6:05 p.m.
2. **DISCUSSION:** Best Practices and Discussion of Meeting Virtually – Sarah O'Brien
Sarah explained webinar features and controls. She also noted that the webinar would be broadcast via Zoom and You Tube, recorded and closed captioned.
3. **PUBLIC COMMENT:** There were no public comments. Community members were given the opportunity to comment via AISD Let's Talk platform.
4. **APPROVAL OF MINUTES:** The February 11, 2020 and March 10, 2020 CBOC meeting minutes were approved.
5. **UPDATE ON DISTRICT RESPONSE TO COVID 19**
 - **Construction and Construction Safety** – Matias Segura
Matias discussed construction safety and actions taken by the CMD department. Contractors are providing site-specific COVID-19 compliance plans. Plans are then submitted to Bob Cervi for review and acceptance. The plans include daily health pre-screening, social distancing, sanitation stations and guidelines around best practices. CMD is also performing observation reports. Reports include site visits on a weekly basis to assure compliance with city and state orders.
 - **Technology** – Kevin Schwartz
During this pandemic, AISD has provided extensive technology services to students focusing on three core areas. Those are (1) assuring staff can successfully work from home; (2) providing technology to students; and (3) enhancing Wi-Fi to assist with connectivity issues. Chromebooks

were purchased with bond funds. The Technology Department also pulled 16,000 Chromebooks from campuses and distributed them. The 22,000 Chromebooks covered grades 3 to 12. The gap of Pre-K-2 will be addressed going forward.

Members and staff discussed enhancing internet access with partners such as the Chamber of Commerce.

The district worked to expand internet access by placing Wi-Fi on buses and sending the buses to high-need areas.

The CBOC and the district acknowledged that internet access for all students and a device for all students is critical, and needed, to ensure that students are ready for the fall semester.

6. ROUTINE ITEMS

A. 2017 & 2013 Bond Programs

Issues and Risks, Substantial Changes – Matias Segura

- **Program-Wide Costs**

Matias explained that we are still seeing, and expect to continue to see, program-wide cost pressures. COVID-19 has added an additional level of cost uncertainty.

- **Sanchez ES - Veneer Issue**

An air gap was not included between the interior walls and exterior veneer in the original building caused moisture build-up. The McKissack team does not know the cost yet of addressing the issue. Addressing this issue will likely result in a budget increase.

- **Rosedale School-Budget and Schedule**

The space budget for a campus as unique as Rosedale is not defined in the Educational Specifications. The architect and AECOM are working with the campus community to ensure the school's space budget addresses the students' unique needs. There are some constraints on site, including a new city flood plan map that reduced the available square footage on which to build. The district is also looking at a potential partnership with a medical provider so that a clinic can be built within the building.

- **New NE MS - Budget and Space Program**

The district and the architect have developed a space budget for 800 middle school students with the full complement of fine art spaces. The district is in negotiations with the city regarding fees for utility improvements.

- **Travis HS - Crawlspace Asbestos**

A facility condition assessment was completed for the 2017 Bond and deficiencies were found. The conditions assessment team took pictures of the crawlspace documenting the deficiencies. However, asbestos contamination appears to be more widespread than initially believed. Remediation of the space is necessary before undertaking additional work.

- **Murchison MS - Schedule Changes**



The administration building is now on schedule to deliver this summer, with the library and 6th grade addition to be delivered in late fall of 2020. The COVID-19 shutdown has allowed work in the existing building to accelerate since students and staff are off site. This may also allow the delivery of the library to be moved up.

- **Casis ES - Budget**

The Casis ES modernization is proceeding, however, the project is likely to be more costly than anticipated and will likely need additional funds from program contingency. The district is currently working on the final budget with the contractors.

Bond Program Change Log – Matias Segura

No changes were reported in the month of April.

2017 and 2013 Bond Project Status Quarterly Implementation Reports – Bob Cervi

The committee reviewed the 2013/2017 Bond Project Statuses. Three schools (Menchaca, Brown and Govalle elementary schools) from the 2017 Bond program have already opened, with nine more under construction. Projects under construction include Doss ES, Eastside Memorial HS at the old Anderson campus and New Southwest ES. Brentwood ES, Hill ES, LBJ Early College HS, New Northeast MS and the Rosedale School are currently in different stages of design. For 2017 Targeted Projects, twenty-eight projects are completed and thirty-four are in construction. Twenty-seven additional projects are in design and construction will begin next year. Thirty-one projects are in the queue for construction in 2022.

With the prior approval from the CBOC and the Board of Trustees, 2013 surplus bond funds will be used for additional projects including those involving safety and roof improvements. Over 100 sites are currently receiving roof replacement or substantial repairs to those schools. Canopy covers have been replaced at 43 sites. The district is addressing failing mechanical systems at 46 sites. The district is seeing a reduction in maintenance requests (work orders) due to enhanced infrastructure.

B. Monthly Bond Financial Report – Ron Thoma

Ron reviewed both the 2017 and 2013 financial reports. He noted that the Bowie HS amount includes the payment from 2008 allocated to the Bowie project. Ron noted the large commitment for Sanchez Elementary School. The equipment for the transportation portion was completed.

A member asked if we were looking at accelerating any projects scheduled in future years. Staff responded that a few projects have accelerated, including Murchison. A member wondered about the need for hard construction given that we are shifting to virtual learning. Matias replied that we are evaluating the usage of the facilities as well as following compliance with the social distancing guidelines and utilization. Nicole noted that we anticipate extensive distance learning through the fall semester.

C. HUB Report – Dinita Caldwell

Dinita discussed the outreach effort the HUB program has undertaken during the pandemic. She also reviewed the April reports for the 2013 and 2017 bond programs.

Dinita noted that HUB utilization rates for the 2017 bond program in construction needs improvement. However, the numbers should improve as projects move out of design and into construction. Members discussed the need to increase HUB utilization, specifically in the construction category.

D. Bond Communications Update – Sarah O’Brien

Sarah discussed with the committee the issue of members not receiving invitations to virtual groundbreakings. She provided information about up-coming virtual events. All members will be added to the project list so they will receive communications, including future invites.

The committee discussed how communication is getting out to parents. Sarah noted that anyone can sign-up at specific schools for bond updates at AISD future. School principals also send out invitations and communications to their entire school community.

Matias addressed the “Zoom bombing” incident, which occurred during another district meeting with Joeris, a general contractor. He noted that it did not involve any students or teachers. He also explained the actions the district took to address it, including notifying the district police and notifying all participants via email about what had happened. The district is working to increase security protocols.

7. NEW DISCUSSION ITEMS

A. Potential Future Items for Discussion

- **Proposed Meeting Topics on Calendar for June**

Due to lack of time, members were told to direct suggested topics to tri-chairs.

- **Action Items Requested by the Committee**

Action items requested by the committee will be addressed by the Tri-Chairs sending feedback to Nicole.

8. MEETING ADJOURNED - 8:00 p.m.