

May 14, 2024 | [CBOC](#)

### **Call to Order**

Meeting called to order by Co-Chair Lori Moya at 6:00 p.m.

### **Public Comment**

There were no public comments.

### **Approval of Minutes**

Members asked to postpone approval of minutes until the next meeting, to allow time for review.

### **CBOC Committee Operations**

Introductions of staff from Bond Procurement Services:

Krystal Frank: Executive Director of Bond Procurement Services

Joycie Adeyemi: Director of Bond Procurement Services

Krystal clarified that both of these staff roles relate to procurement done with bond funds.

### **Subcommittees**

#### *Athletics & Non academic*

Co-Chair Moya proposed forming a subcommittee to pay particular attention to Proposition C items (district-wide athletics facilities, i.e. stadiums and athletic complexes) and other athletic facilities not attached to campus projects (i.e. installation of artificial turf at high schools).

Jennifer Carson moved to form such a committee, Barbara Spears-Corbett seconded. The vote was in favor. Co-Chair Moya will convene the first meeting.

#### *Survey*

Subcommittee Chair Mark Grayson reported that subcommittee members have been asked to review and mark up previously used surveys of campus improvements.

### **CMD 2022 Modernization/Comprehensive Projects**

Executive Director of Construction Management Michael Mann presented an overview of project status (see accompanying presentation slides). Contractors gave more detailed updates on the following projects:

#### *Burnet Middle School - Full Modernization*

In Design Development. All the pieces of the puzzle fit onto the campus, and student swing will occur on campus. \$450-500K of bond funds were spent to purchase a tract of land adjacent to the northwest corner of the campus. This additional land will allow improved flow of buses at the north end of campus, with parent drop-off located at the south end of campus. The project is facing budget challenges similar to many in the program, primarily due to inflation. The project is currently not on budget.

#### *Bertha Sadler Means YWLA - Full Modernization*

The topography of the site is uneven. The team is working with the CAT to achieve an acceptable solution to the site challenges. Currently the plan is to install a 200M running track, 1 tennis court, a soccer field, and additional parking. The project is currently not on budget.

*LBJ ECHS Phase 2 (of 3-4) Modernization: Gymnasium Addition*

In Design Development. This is a free-standing building east of the main school building. Contractor working engage students in planning for the lobby and athletic area graphics. Project also includes roof repairs and partial roof replacement on the existing building. The project is currently on budget.

Mann summarized the Venn diagram of challenges facing the 2022 bond program, which has not eased since his last presentation in April (see accompanying slide presentation, page 21)

Member questions and comments:

April Clark: When does the project level contingency get released?

Michael Mann: Not till the project is complete

April Clark: What hard decisions are you making?

Michael Mann: We're working every angle, every day.

Jamie Miller, Assistant Superintendent of Operations: We are negotiating with a lot of contractors and pushing hard to get the best prices we can. We have to be careful about adjusting budgets upwards too early in the process, to avoid taking pressure off the negotiations.

Monty Exter: Are we thinking ahead about whether in the future we should do more frequent and smaller bond programs to avoid some of the challenges associated with trying to do so much work at once? It feels like we are competing both with other projects in central Texas and with ourselves.

Michael Mann: We'll be thinking and talking about this as we get further along.

**CMD 2022 Targeted Projects**

Michael Mann presented an overview of projects and their status (see accompanying presentation slides).

Athletics fields (turf installation)

Jamie Miller reported that drainage and water quality issues and city permitting challenges are forcing the shift of several field projects from being standalone to being part of the overall campus projects. This will cause some turf installation projects to be delayed.

Member questions and comments:

Kay Gooch: Can we get details on which schools are North, Central and South and accompanying updates on the installation of security vestibules?

Mark Grayson: Also, where is the security fencing complete, so we can go in person to see what it looks like?

Monty Exter: Are some of the HVAC projects being scaled back?

Michael Mann: No, every campus will get its promised HVAC work, but the schedules vary from place to place.

April Clark asked about SpED cameras.

Mann/Miller: If you have specific campuses in mind, please contact us later to get help.

### **CMD Previous Bond Projects Updates (2013 & 2017)**

House Park - 2013 Bond & 2017 Bond

Mann investigated the history of the press box rehabilitation projects and discovered that it was deferred from the 2013 bond work, apparently due to permitting and site challenges. This deferral seems to have happened without the input or knowledge of the CBOC. The balance of the money allotted for House Park renovations in the 2013 bond that was not spent on the press box (approx. \$4.9 million) would have gone back into the overall 2103 bond contingency fund. The 2017 bond included another \$6 million for the press box. This project (still presenting permitting and site challenges, which were detailed at the September 2023 CBOC meeting) is now underway.

Nelson Bus Terminal - 2017 Bond

In process. See accompanying slide presentations.

### **CMD Staff - Finance**

Andre Andrews, Bond Budget Coordinator, presented summary slides on the 2013, 2017 and 2022 Bond Financials. See accompanying slide presentations.

He noted that earned interest from bonds stays with the bond programs and can only be used with Trustees' approval, on capital projects. The CBOC gets first look at proposals for spending earned interest.

The 2013 numbers have been corrected from previous meeting presentations that combined earned interest with voter-approved bond amounts.

The 2017 numbers have been corrected to show actuals: what voters approved, what has been spent and what's left to be spent (but is committed to various projects still in process). The \$40 million that the Trustees said would be gained from real estate sales that haven't happened is no longer included in these top-line numbers but is still attached to the program as part of its legacy.

The 2022 numbers show that there is still a lot of money to be spent.

### **HUB Presentation**

Dinita Caldwell, Executive Director of HUB Program, reported that the district is doing well towards overall goals for professional services (architecture and engineering). It's early to judge

progress towards construction goals but we're off to a good start. Outreach efforts are yielding good results, with new vendors and contracts coming into the system. See attached presentation for details.

### **Communications - Social Media / News Events, CAT & Community Meetings**

Katy Fitzgerald (title?), presented on bond program updates to the community and highlighted various social media, local news and other media, groundbreaking events and community and CAT meetings.

April Clark: Are you getting enough people (parents, school community members) to engage in CAT and other community input events?

Fitzgold: Yes. We find most success when we tag onto events already happening at the schools.

### **Future Items for Discussion**

Co-Chairs Moya recognized Ann Phipps, who asked, how can we spend more time on this monumental oversight task?

Lori Moya: We could create subcommittees for North/Central/South and hear reports back from those meetings.

Larry Huang and Paula Ohlendorf Bookidis both asked, are we performing to the Trustees' expectations?

April Clark asked how we can keep up with adjustments to the scope of projects, such as decisions to build fewer tennis courts due to site topography?

Larry Huang asked if there's a review process that looks at whether what was specified in the bond was actually delivered?

Michael Mann: Our commitment is to deliver what's specified in the bond.

Larry Huang emphasized that CBOC should be working in a way that supports CMD while enacting its oversight role.

Monty Exter asked for a detailed accounting of what from the 2013 bond was spent from voter-approved dollars, what was spent from contingency, what was spent from earned interest and what else (if anything) besides the House Park press box was punted.

Jamie Miller suggested that Michael Mann present next time on the design process overall, so CBOC can have a better understanding of how that works.

Richard Kelly asked whether it's ok for CBOC members to serve on CAT teams. Co-Chair Moya confirmed that it's ok.

### **Adjournment**

Mark Grayson moved, Jennifer Carson seconded. The meeting adjourned at 8:00 pm.