



# Community Bond Oversight Committee

## Meeting Minutes

**Community Bond Oversight Committee, October 16, 2024, 6:00 p.m. to 8:00 p.m. Eastside Early College High School at 900 Thompson St. Austin, TX 78702.**

The Community Bond Oversight Committee met on October 16, 2024 to consider, discuss and take action on the items of the agenda below. These meeting minutes are supplemented by meeting materials. More information can be found at the [2017 Bond Program Website](#) & [2002 Bond Program Website](#).

**Members in Attendance:** Ann Phipps, April Clark, Barbara Spears-Corbett, Cheryl Bradley, Jennifer Carson, Kay Gooch, Lawrence Huang, Lori Moya, Mark Grayson, Monty Exter, Richard Kelly, Ryan Pollock

**Staff & Consultants in Attendance:** Andre Andrews, Bianca Medina-Leal, Catherine Martinez, Jada Simpson, Melissa Laursen, Jaime Miller, John Kelly, Katrina Montgomery, Kris Hafezizadeh, Michael Mann, Melissa Laursen, Sarah O’Brien

### AGENDA

AGENDA ITEM	Presenter	Notes
<b>Call to Order</b>	Co-Chairs	Call to order by Lori Moya at 6:11pm.
<b>Public Comment</b> -(2 mins per comment, max 10 mins)	Jada Simpson	None
Approval of Minutes <a href="#">September, 18, 2024</a>	Co-Chairs	Mark Grayson requested Secure Entry Vestibule (SEV) be spelled out in the September Minutes and motioned to approve the minutes as amended. Second by Monty Exter.
<b>Communications</b> <ul style="list-style-type: none"> <li>• Social Media / News Events</li> <li>• CAT &amp; Community Meetings</li> </ul>	Sarah O’Brien	Sarah O’Brien presented information on recent media posts and CAT and Community meetings. She reviewed upcoming groundbreaking and noted the CBOC members should have calendar holds for those.
<b>Finance</b> <ul style="list-style-type: none"> <li>• 2013 Financials</li> <li>• 2017 Financials</li> <li>• 2022 Financials</li> </ul>	Andre Andrews	<p>Andre Andrews presented the financials noting that the 2013 bond should be wrapped up by the end of the year.</p> <p>Monty Exter asked if all student devices have been purchased with Prop B. Andre answered that not all devices have been purchased as they are still phasing the replacement devices. Katrina Montgomery confirmed that they will be purchased as they roll out. Monty asked if technology needs are scaled back in lower grades, would we be able to increase the amount spent on other infrastructure projects that are revenue generating. Katrina replied that we would have to refer to the bond book and then the CBOC would decide how to spend the technology money, however, it would have to remain a technology expense.</p> <p>April Clark asked if staff could provide the number of classes that have had devices purchased. Katrina agreed to add this information to the ad-hoc Budget Committee report.</p> <p>April also expressed interest in gaining access to the financial dashboard. Jada Simpson agreed to reach out and schedule a call with her.</p>

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<p><b>Economic Opportunity Office</b></p>	<p>Dinita Caldwell</p>	<p>Catherine Martinez, with the Economic Opportunity Office, presented an update on their work and noted there are fewer women owned businesses contracted (2.3%) for professional services than the goal of 7.8% but that is anticipated to increase. There is also a decrease in paid participation for Asian/Native American and African American-owned construction businesses contracted to than the set goals, but contracted participation is higher. They noted that we are doing better than the 2017 bond program due to partnerships with Vanir STV, AECOM and CMD.</p> <p>April Clark stated that she owns an architectural firm and received email outreach from EOO. She asked if the district is able to tell people specifically about contracts that are in the pipeline. Catherine answered they do provide that information when they are able to do so. Now that more construction projects are coming up, EOO can continue to provide more information. Michael Mann noted that we are doing vendor fairs and give ranges of size and scope of projects to businesses.</p> <p>Cheryl Bradley asked if AISD is unbundling projects so there are more opportunities to bid or are they all CMRs. Michael answered that there are large CMR projects, but there are also targeted projects where Competitive Sealed Proposals and cooperatives are utilized. Cheryl noted that she also received some outreach and believes EOO is doing a great job.</p>
<p><b>CMD 2022</b>  <b>Modernization/Comprehensive Projects</b></p> <ul style="list-style-type: none"> <li>● Nelson Bus Terminal</li> <li>● Mendez Middle School</li> </ul>	<p>Michael Mann  &amp; Program  Managers</p>	<p>Michael Mann presented on modernizations noting the final GMPs for construction costs are now shown using an asterisk in the table. April Clark asked if Furniture, Fixtures and Equipment (FFE) are included in the same contract? Michael answered that it is not, it is outside of the general contractors' contract.</p> <p>John Kelly with Vanir STV presented information on the Nelson Bus Terminal. Barbara Spears-Corbett expressed concerns about Nelson Field losing parking to accommodate concession stands. She expressed that the temporary situation where the bus terminal was using some of the field parking is now turning to a permanent situation. She asked if the stadium would gain any parking back as it will attract a larger crowd and should not be losing parking. She would like presentations on both the bus terminal and the field at the same time to understand the parking and stated that the Nelson Field Campus Architectural Team and the Nelson Field (Central Athletic Facilities) CAT need to coordinate. John confirmed that they are looking at maintaining the same footprint as the current terminal. Jennifer Carson confirmed that the CAF CAT learned of the temporary decision for the terminal to use part of the eastside field parking but that it has eaten up more parking over time. Cheryl concurred and noted that Northeast has made their parking lot smaller, and she doesn't see many options. John agreed to take the parking concerns back to the CAT.</p> <p>April Clark asked if we have the number of acreage that is required for the new terminal. Will the new terminal fit the current footprint? John confirmed that is something the architect will look into when they are on board.</p> <p>Larry Huang asked if the modernization would include e-buses. Kris Hafezizadeh, ED of Transportation explained the timeline for the electrification and explained the history behind the temporary use of the parking spaces, stating that Nelson Bus Terminal has the highest number of routes and number of schools served.</p>

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		<p>Monty Exter asked if the number of parking spaces needed for the field is known, noting that AISD is building parking garages in some locations, and that would be good for future planning groups to keep in mind. Jaime Miller stated that anything that can't be accomplished in this bond would be something for a future bond.</p> <p>Monty stated during bond planning there were discussions about buying e-buses and it was decided against and asked how much money would be spent on e-buses. Kris explained that the 2022 bond includes funding to purchase lower emission buses including diesel buses. There was a board resolution for electric buses plus an EPA grant for 25 electric buses. However, the grant does not pay the full amount. Transportation has approval to move forward with those 25 buses, and is installing charging stations at the Saegert and Southeast bus terminals.</p> <p>April asked if there was enough money available in the bond to cover the additional amount that is not covered by the EPA grant. Kris confirmed there was not enough as the cost of an electric school bus is \$400k. April asked if there is a possibility to find a space near 183 and Montopolis for another bus terminal. Kris explained that due to the 183 toll, it would be cost prohibitive since the school district is not exempt from tolls.</p> <p>Larry asked if an interlocal agreement has been considered to use CapMetro charging stations. Kris stated that the charging of transit buses is different from school buses.</p> <p>John Kelly then presented on Mendez Middle School noting the project is on budget.</p>
<b>CMD 2022 Targeted Projects</b>	CMD Staff	<p>Michael Mann presented on Targeted Projects. Ryan Pollock asked what was already committed for the targeted projects. Michael agreed to get that number and explained that the commitments listed would be from the entire bond or total construction dollars. Most of the \$280M committed is for the modernizations, not the targeted projects. The staff agreed to provide clarification on the workers protection resolution at the next CBOC meeting.</p> <p>April Clark asked if the district is on budget for targeted projects. Michael noted that secure entry vestibules will be over budget but the targeted projects are in a better financial position than the modernization projects.</p>
<b>CMD Previous Bond Projects updates (2013 &amp; 2017)</b>	CMD Staff	<p>Michael Mann presented on previous bond projects noting that we need to update the 2017 Bond Projects Underway, 19 is not accurate.</p> <p>April asked if the concrete work at House Park is a part of this project and relayed safety concerns. Michael confirmed restoring the bleachers is part of the project, and a coating will be placed on the bleachers similar to the project at Burger Stadium.</p> <p>Jennifer Carson stated she would like to know what amount will be spent on restoration vs. the press box. Michael will present this information to the CBOC at a future meeting. . Kay Gooch asked if the House Park project is anticipated to be in 2025 or 2026? Michael stated that we anticipate beginning at the end of this football season and would like to get it ready for</p>

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		<p>the 2025 football season. Jennifer requested pictures of the restoration of the bleachers at Burger Stadium for comparison.</p> <p>Lori Moya asked why the restrooms at House Park were not being updated. April Clark noted that updated concessions and restrooms are in the bond book. Michael explained that all the needed upgrades cannot be accommodated within the budget. Because House Park is in the floodplain, upgrades to restrooms would require approval by city council. The CMD team can look into refreshing the existing restrooms. More information, and cost estimates can be provided to the CBOC in November.</p> <p>Cheryl Bradley asked how to make sure restrooms are discussed at the next CAT. Melissa Laursen and John Kelly both attend CAF CAT meetings and can make sure it gets discussed.</p>
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<p><b>CBOC Committee Operations</b></p> <ul style="list-style-type: none"> <li>• Survey results</li> <li>• Subcommittees</li> </ul>	<p>Co-Chairs</p>	<p>Mark Grayson requested that CBOC members please go through the survey results as there is much good feedback for our learning process. He mentioned that there were a number of comments about confusion with modernized spaces and how they are intended to be used by learners and teachers. Mark stated that there may be communication issues with campuses and the community around the purpose and utilization of modernized spaces. Melissa Laursen stated that Dr. Raechel French, on the Planning &amp; Asset Management team, is working on change management and professional development on how to utilize the spaces. All of the 2022 bond modernized campuses will receive this training. She agreed we also need to educate the community on the new spaces.</p> <p>April Clark stated the CATs also have had feedback on the modernized spaces.</p> <p>Monty Exter noted several observations 1. How are we going to incorporate the feedback without slowing down the design process? 2. Does the district have a plan to do professional development for principals? 3. The need to bring staff into the process.</p> <p>Melissa noted that AISD has been listening to the CATs, and has been flexible with certain Ed Spec items, such as minimizing the number of operable partitions, and decreasing the amount of glass in the studios. Michael Mann added some design elements are not too late to change.</p> <p>Ann Phipps asked what evidence does AISD have around achieving better results with these design elements in the Ed Specs? Michael explained he didn't have that research on hand but Dr. Raechel French has that information and can present it to the committee. Jaime Miller asked the group if they would like her to come speak.</p> <p>Barbara Spears-Corbett stated that she had been part of a team that did site visits to other schools to see how they worked and that it takes time to get used to operating a new building. She believes that more staff development is needed.</p> <p>Cheryl Bradley stated that not all the CAT members received the survey and Monty Exter expressed he would like to hear from people not on the CATs.</p> <p>Sarah O'Brien explained that the list of 2017 CAT members was incomplete. Forty-four (44) CAT members did not receive the survey. AISD will send the survey to those CAT members to give them a chance to provide feedback. Melissa agreed to have her team verify with principals that they sent it out. Barbara suggested sending it out to the Parent Support Specialist as well.</p> <p>Kay Gooch asked if the CATs are directed to go back to faculty and staff and let them know where the designs are heading. Jaime Miller stated they are encouraged to communicate and be advocates but are not asked to educate staff on the Ed Specs. Jaime Miller suggested that the district could have the architect go back and walk through the space with staff.</p>
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<b>Future Items for Discussion</b>	Co-Chairs	<ul style="list-style-type: none"> <li>● Funds committed to Targeted Projects</li> <li>● Labor Standards Resolution - Comment Card from Ryan</li> <li>● House Park <ul style="list-style-type: none"> <li>○ Restoration vs. Press Box costs</li> <li>○ Photos of restored bleachers at Burger Stadium</li> <li>○ Estimate of costs to refurbish restrooms</li> </ul> </li> <li>● CBOC Satisfaction Survey</li> <li>● Presentation from Dr. French on modernized spaces, and efforts around change management and professional development.</li> </ul>
<b>Adjourn</b>	Co-Chairs	Jennifer Carson motioned to adjourn at 8:05pm. Second by Kay Gooch.

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