



Community Bond Oversight Committee

April 8, 2025 6:00 p.m. to 8:00 p.m.

The Community Bond Oversight Committee met **April 8, 2025** at **Murchison Middle School. 3700 N. Hills Drive Austin, TX 78731** 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 Book](#) & [2002 Bond Program Website](#).

Members in Attendance: Ann Phipps, April Clark, Barbara Spears-Corbett, Cheryl Bradley, Jennifer Carson, Kay Gooch, Larry Huang, Mark Grayson

Staff & Consultants in Attendance: Andre Andrews, Angela Mendez, Bianca Medina-Leal, Bob Deases, Catherine Martinez, Chelsea Burkett, Christine Steenport, Dinita Caldwell, Jada Simpson, Jaime Miller, Joe Pille, John Kelly, Katrina Montgomery, Katy Fitzgold, Melissa Laursen, Michael Mann, Omar Gomez, Rufo Reyes, Ryan Marcum, Travis Neumann

AGENDA ITEM	Presenter	Notes
Call to Order	Co-Chairs	Call to order by Mark Grayson at 6:05 pm, second by Kay Gooch.
Public Comment (2 mins per comment, max 10 mins)	Jada Simpson	None
Approval of Minutes: March 11, 2025	Co-Chairs	Quorum not present to vote.
Communications <ul style="list-style-type: none">Social Media / News EventsCAT & Community Meetings	Melissa Laursen	<p>Melissa Laursen presented information on recent media posts, CAT and community meetings, and milestone events, highlighting the Odom Ribbon Cutting event. She shared an overview of the various methods her team uses to communicate bond-related updates.</p> <p>Cheryl Bradley asked for clarification on the Dobie and Northeast groundbreakings. Melissa explained that the Dobie groundbreaking has not been rescheduled and is pending direction from the superintendent. The Northeast groundbreaking will be rescheduled likely in May. There will also be a groundbreaking for Navarro and Crockett but the district is not that far along in the process and hasn't scheduled those yet.</p>
Finance <ul style="list-style-type: none">2013 Financials2017 Financials2022 Financials	Andre Andrews	<p>Andre Andrews presented on the bond financials and displayed the new format of the 2017 financial sheet.</p> <p>April Clark asked for clarification about the term "rapid" on the budget amendment sheets. Jaime Miller explained that the "rapid" projects represent an on call construction contract from the undesignated line item. It allows the district to respond faster to time sensitive projects such as fencing, air conditioning, elevator issues, etc.</p> <p>April then asked about the redistribution of funds for Crockett and turf projects in October 2024. Jaime explained that the district knew early on that the turf projects would be over budget and formed a CAT to guide decisions. CMD Leadership and Athletics Department to use undesignated funds from athletics to supplement turf projects since some projects might need more funds due to site constraints. Crockett was under a different</p>

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		<p>budget code so funds had to be allocated there separately, but all turf projects got some of this funding allocated to them.</p> <p>Larry Huang asked about the negative \$5M shown for the 2017 Bond. Andre explained that each project budget will fluctuate by \$40M and that is how we got the negative \$5M. Larry asked if the \$40M could be put to rest. Jaime answered that the finance team in collaboration with CMD has been going line by line and working diligently to close out items.</p>
Economic Opportunity Office <ul style="list-style-type: none"> Engagement Outreach 	Dinita Caldwell	<p>Dinita Caldwell presented updates on the Economic Opportunity Office, explaining that the team is now focusing their outreach to groups other than Women Owned Businesses where the bond is already doing well.</p> <p>April Clark asked if there were plans to change the language in contracts given recent threats against DEI. Dinita stated that she meets with the general counsel weekly and has been told the department is not putting the district at risk by how the program is implemented. The program is consistent with other districts. However, she is monitoring what comes out of the state legislative session. Cheryl Bradley asked if any of the bills have made it to committee. Dinita verified they had not.</p>
CMD 2022 Modernization/Comprehensive Projects <ul style="list-style-type: none"> Open concepts HS Turf projects Safety Update & Worker Protections 	Ryan Marcum & Program Managers Travis Neumann	<p>Ryan Marcum reported on the status of modernization projects, noting the Burger Athletic Complex and Noack Sports Complex are new to the list and now in negotiations. He reported that tariffs are starting to impact construction costs.</p> <p>Jaime Miller presented on cumulative projected spending for the 2022 Bond, showing an estimated \$200M overage for Prop A. No hard costs have been projected for tariffs but they are being tracked as a risk.</p> <p>Cheryl Bradley asked if potential AISD school consolidations would impact these projections. Jaime explained that the team will be moving forward with this plan until told otherwise. Cheryl then asked if there was a timeline on the consolidations. Christine Steenport explained there were two separate issues going on. Dobie Middle School is facing implications due to TEA Accountability. The district is working through different scenarios for a short or long term closure and considering what is best for students. The deadline for this decision is April 30th, with a Board discussion on April 24th. The second issue is the potential for school consolidations due to financial instability. The district will build a tool to evaluate all schools and the Board will create guardrails for the tool. Jennifer Carson asked what type of guardrails would be put in place. Christine answered that those have not yet been created but the district will get feedback from the community once the tool is drafted.</p> <p>Jaime then discussed next steps for cost savings. Larry requested a real time S curve to see how actual spending is tracking with the projections. Jaime confirmed the team will add that to the chart. Andre Andrews explained the spike in spending shown in June is due to the end of the fiscal year. To ensure the reporting is accurate, the balance sheet is adjusted by adding retainage to the financials in June, then moving it back out in July.</p>

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		<p>Ryan then reported on the Notice of Significant Change for Oak Springs. The opening date is now anticipated to be Q1 2027. Cheryl Bradley asked about the multiple retaining walls being built at Oak Springs. Rufo Reyes explained that those walls are built to better level the area which will ultimately reduce costs and improve drainage to the pond.</p> <p>Bianca Medina-Leal introduced team members Joe Pille and Chelsea Burkett. She then presented on open concepts beginning with Odom Elementary. She provided a deep dive into project costs explaining the Program Support Funds and Services bucket includes the project contribution to program funds including contingency and escalation. Andre explained that these funds were all moved at the beginning of the bond and were determined based on project type.</p> <p>Kay Gooch requested clarification on whether the project remained within budget. Mark Grayson explained the district was \$11M over budget on this project. Jaime confirmed it was about 20% over budget.</p> <p>Bianca then presented on Cook Elementary. April Clark noted that this project was about 30% over budget and asked if there were other projects that are not over budget to balance out these projects. Bianca explained that open concepts were the first projects and since they are renovations, there are more unforeseen circumstances and increased costs. Generally, there will be less overages for modernizations that were planned as new builds and on phased modernizations. Chelsea Burkett noted that onsite swing space needed for the open concepts required more portable buildings and increased costs. Ann Phipps noted that is something to keep in mind for the next bond. April asked if it is possible to reuse portables for other projects. Bianca explained that there are lease costs and also costs to build the infrastructure for the portables. Chelsea explained that the challenge is that most work is happening at the same time and the district would not want to purchase all the portables to use all at once and then not have storage for them.</p> <p>Bianca then reported on Oak Hill Elementary and Williams Elementary. She explained that the Williams Elementary project exceeded the Final GMP due to unforeseen conditions with plumbing and abatement.</p> <p>Jaime presented on High School Turf. Jennifer Carson asked how likely those projects would be ready for summer or fall construction as the timing will be important. Jaime stated that the team is working closely with the athletics department to determine what needs to happen prior to practice. Jennifer noted that McCallum had capped all the sprinklers so the existing grass couldn't grow. Jaime responded that the issue had been resolved and it was simply a miscommunication.</p> <p>Travis Neumann presented a safety update acknowledging the exceptional job AISD has done in keeping workers safe.</p> <p>Jaime presented an update on worker protections. Larry Huang asked if wage issues were related to classification problems. Jaime confirmed that those issues were included in the wage category.</p>
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CMD 2022 <u>Targeted</u> Projects	CMD Staff	Jaime then presented on the status of targeted projects. Ryan Marcum noted that 44 secure entry vestibules (SEVs) would be constructed this summer. Larry Huang asked if there is a standard aesthetic for SEVs, noting that some look better than others. Mark noted that Murchison will receive a new SEV with phase 3 construction. Jaime explained that targeted projects had minimal budget, and the SEVs were primarily installed for safety. Christine noted that due to TEA school safety standards, smaller districts are constructing external SEVs because they are more affordable.
CMD 2017 Bond Projects updates	CMD Staff	Jaime Miller presented on 2017 Bond Projects, celebrating that House Park now has a notice to proceed for construction and a work order has been submitted for restroom upgrades.
CBOC Committee Operations <ul style="list-style-type: none"> Update on Survey to CATs 	Co-Chairs	<p>Mark Grayson led a discussion about potentially reaching back out to the 2017 Bond campuses that did not respond to the original survey. He noted there are other surveys being done by the district such as the post occupancy survey and CAT survey that could be used to provide information. He would like the committee and the district to work together so we don't over survey people.</p> <p>Barbara Spears-Corbett praised the Sadler Means CAT survey for addressing some of the concerns raised by the committee last month. She would like to consider combining efforts to get the information without putting out multiple surveys. Melissa Laursen noted that her team is implementing a digital survey, followed by an in-person feedback session during CAT building tours. Kay Gooch expressed that timeliness is important for the feedback as well directed questions for different demographics (parents, staff, etc.). Ann Phipps asked if the survey sent to the Sadler Means CAT would be useful for every CAT. Barbara explained that Sadler Means is at a stage where the information is still useful because there are lots of projects left and the survey was timely. Melissa confirmed all CATs would receive the survey eventually and that the team has already started to make changes based on the survey responses. Kay requested verbiage for 2017 projects to state, "now that you've lived in your space for 2 years, how do you feel about it?"</p> <p>Barbara proposed pulling together the survey sub-committee to review survey options, keeping in mind not to over survey. Jaime stated the committee should collaborate with Melissa's team. Jaime noted that only a handful of modernizations are still in the design phase and it may be too late to make design changes. Mark would like the committee to be ready with a completion survey.</p> <p>Christine Steenport presented a follow up to the discussion after the last CBOC meeting, thanking those who were able to participate. She outlined what was heard and how the team had implemented suggestions and next steps. Mark noted that a key issue is flat "no's" that are communicated to the CATs. Communication is needed about why there is a "no" and options to address the concern. Regarding training, he explained that customers know their concerns but not how to address the concern.</p>
Future Items for Discussion	Co-Chairs	<p>Survey sub-committee follow up.</p> <p>Barbara requested committee members send over future items for discussion by Monday.</p>
Adjourn	Co-Chairs	Move to adjourn by Mark at 8:05 pm, second by Jennifer Carson.

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