



Community Bond Oversight Committee

November 11, 2025 6:00 p.m. to 8:00 p.m.

The Community Bond Oversight Committee met **November 11, 2025** at **Williams Elementary School, 500 Mairo St, Austin, TX 78748** 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](#) & [2022 Bond Program Website](#).

Members in Attendance: Amy Moore, Ann Phipps, Larry Huang, Mark Grayson, Monty Exter, Richard Kelly, Ryan Pollock

Staff & Consultant in Attendance: Jada Simpson, Alleigh Gregson, Adriana Cedillo, Angela Mendez, Bianca Medina-Leal, Chelsea Burkett, Chris Adeniji, Jaime Miller, Harold Fletcher, Larry Williams, Melissa Laursen, Michael Mann, Ryan Marcum, and Randall Sakai

AGENDA ITEM	Notes
Call to Order	Mark Grayson called the meeting to order at 6:00 p.m.
Public Comment (2 mins per comment, max 10 mins)	<p>1. Pim Mayo:</p> <p>I am writing for my public comment to be read at tonight's meeting, as I am unable to attend in person. As a parent of two students at Ridgetop, I am very concerned about the upcoming consolidation vote. I would urge you all to advocate for more time in this process, in part to fully understand how much money has been invested in closing campuses, and how much money there is to be reinvested into other campuses. A recent news article cited Ridgetop as receiving approximately \$200,000 in bond updates; however, it seems difficult to believe that our new security vestibule front door and new security fence surrounding the entire campus were only \$200,000. You, and all of AISD staff and advisory boards, owe the community transparency. Specifically, transparency in the amount of bond funds spent on the closing campuses and what they were used for, as well as what happens to the remaining bond funds -- "We'll figure that out later," is unacceptable. Some campus staff believes recent HVAC improvements at Ridgetop were not paid with bond funds and may have contributed Ridgetop's high building costs on the Data Rubric; however, the 2022 bond booklet lists "Heating and air conditioning improvements" as one of the proposed projects within the \$5.6m bond allotment. Please clarify this information. Also, both of the bond-specific hyperlinks on the Ridgetop AISD site are broken: https://www.austinisd.org/schools/ridgetop/projects.</p> <p>2. Catherine Martinez:</p> <p>Hello CBOC Members, I am writing as a District 1 resident and public education advocate. I want to thank everyone on this committee for their dedication to public education access.</p> <p>We have seen from Austin ISD over the last few weeks that there are problems with literacy and community engagement. We have seen from the City of Austin that the public does not feel they can trust public serving institutions and is becoming increasingly unwilling to invest in them.</p> <p>I am writing to ask that as a group involved in public education you make these meetings more accessible to the public through virtual options and a recording to be posted online. The obligation to support public education should not stop in the classroom and Austin ISD will not get community buy-in if it is not making the good work being done easy to see and understand. Austin ISD will not get community buy-in if it appears to be obfuscating anything negative that the community could find out. And Austin ISD needs the broader community to see public education as a public good that <u>everyone</u> in the city should be invested in. That understanding requires a good education so it is great that providing a good education is the business model for Austin ISD. Making these meetings more accessible would support that mission.</p>

	Thank you for your time and I hope you all have a fantastic meeting, I'm sorry to miss it in person.
Approval of Minutes: October 14, 2025 (Voting Item)	Approval of minutes was deferred due to lack of quorum.
Communications <ul style="list-style-type: none"> Media/Events CAT & Community Meetings 	<p>Melissa Laursen reported that ribbon-cutting ceremonies are scheduled for Williams Elementary School on December 1 at 4:00 p.m. and Cook Elementary School on December 5 at 4:00 p.m. She noted that campus modernization bond pages are updated quarterly with construction updates, with nearly all current updates completed, and Campus Architectural Teams (CATs) will receive emails with their updates later this week.</p> <p>Monty Exter asked how the public can report broken informational links on district bond webpages. Melissa Laursen stated she would review the process on how the public can inform staff of webpage issues, and check on the Ridgetop Elementary page.</p>
Finance <ul style="list-style-type: none"> 2017 Financials 2022 Financials 	<p>Angela Mendez presented the bond financial update, noting that the 2017 Bond remains over budget but efforts continue to bring it within target. She reported that the available balance for the 2022 Bond will be corrected to properly reflect allocations between Proposition A and Proposition B.</p> <p>Michael Mann presented the updated projected spend S-curve. In response to questions from Mark Grayson and Amy Moore, he confirmed that projects currently paused remain included in the forecast until November 20, pending Board decisions on potential school closures. He added that staff are preparing revised projections to reflect any changes resulting from those decisions.</p> <p>Mark Grayson asked about a noticeable increase toward the end of the S-curve. Michael Mann explained that it likely corresponds with the period when construction was concluding but agreed to confirm the details.</p> <p>Michael Mann also reviewed non-construction related expenses, describing what those costs include and how they are reflected in the financial reports. Mark Grayson noted that these expenses are often misunderstood by the public, as they are distributed across all projects and therefore reduce the apparent construction totals in the bond book. He requested that this information be presented periodically to reinforce transparency. Ann Phipps asked whether the percentage of non-construction related costs tends to decrease in larger bond programs due to efficiencies. Michael responded that the percentage typically remains consistent, as most expenses scale proportionally with project volume and complexity.</p>
Economic Opportunity Office <ul style="list-style-type: none"> Engagement Outreach 	<p>Dinita Caldwell presented an update on EOO performance and outreach efforts. She reported strong participation in professional services but noted that construction participation remains below target. Collaboration with the Construction Management Department continues to improve engagement, and additional HUB participation from upcoming targeted projects is expected to strengthen results. She also shared information about Construction Inclusion Week, which included partnerships with Covington Middle School, Crockett Early College High School, and Travis Early College High School.</p> <p>Larry Huang suggested including the dollar value of contracts awarded as a result of outreach efforts to illustrate program impact. Dinita Caldwell responded that the team is exploring ways to capture this data without hiring an external consultant.</p>
CMD 2022 <u>Modernization/Comprehensive</u> Projects Updates including: <ul style="list-style-type: none"> Worker Protection report Safety report Hill ES Pecan Springs ES 	<p>Ryan Marcum presented the construction phases for the modernization projects. Ryan Pollock asked about construction costs increases per sq ft. Michael Mann shared that square footage costs have increased from around \$500 to nearly \$600.</p> <p>Michael Mann presented contingency and escalation usage, noting that the contingency fund balance is now at \$0. Mark Grayson requested the final GMP cost for Burnet and Michael agreed to provide that number. Ann Phipps asked for an example of a “civil requirement,” and Michael explained these are city-related requirements discovered during work, such as unexpected drainage or floodplain requirements. He provided several examples of how these impact project budgets and</p>

	<p>timelines.</p> <p>Worker Protection Report</p> <p>Michael Mann presented worker protections in wage, benefits and safety. Ryan Pollock noted that there was a provision in the bond for 15% local hires and apprenticeships. Jaime Miller clarified that this is included as a target goal in general conditions of the contracts (GCCs) and is self-reported by the contractors. The district will summarize the final numbers to determine performance at the end of the project.</p> <p>Safety Report</p> <p>Michael Mann provided a safety update and reported one student incident at Burnet Middle School. Mark Grayson requested that the spelling of “Burnet” be corrected on the slide.</p> <p>Hill Elementary School</p> <p>Chelsea Burkett provided updates on Hill Elementary, summarizing community feedback, the re-solicitation process, and the revised project timeline. Ann Phipps asked whether the scope remained uncertain. Chelsea Burkett explained that a feasibility study has been completed, and the project team remains confident in the current plan. However, the team is looking into a proposal from a community member to complete the project in one phase.</p> <p>Monty Exter noted that the district will soon have additional unused campuses and should consider using them as swing sites during construction. Michael Mann confirmed that that option is being explored.</p> <p>Pecan Springs Elementary School</p> <p>Melissa Laursen provided an update on Pecan Springs Elementary School, referring to a public comment regarding potential campus expansion due to consolidation. She stated that the proposed attendance area student population is not expected to increase at this time, and no expansion of the campus is planned. Mark Grayson noted that even without boundary changes, the site remains within reasonable capacity limits. Monty Exter asked about the percentage of students who live in-zone versus those who transfer in. Melissa Laursen explained the demographic analyses for the consolidation process focused primarily on students living within the boundary, as transfers can be controlled by the district. Monty Exter also asked whether the campus hosts any special programs to attract out-of-boundary students. The team was not aware of any special programs at Pecan Springs.</p>
<p>CMD 2022 Targeted Projects Updates</p> <ul style="list-style-type: none"> High School Turf & Field Projects 	<p>High School Turf & Field Projects</p> <p>Michael Mann presented updates on 2022 Bond projects, including high school turf and field improvements. Most projects are underway, with completion generally targeted for December, though some—such as LBJ Early College High School’s press box, bleachers, and lighting—may extend into January. Mark Grayson noted McCallum’s schedule is later than listed, Michael Mann confirmed that the completion year for McCallum High School will be corrected to 2026.</p> <p>Michael Mann clarified that all security vestibule projects are complete except those included within ongoing modernization efforts. He added that by the end of the bond program, every campus will have a security vestibule.</p>
<p>CMD 2017 Bond Projects Updates including:</p> <ul style="list-style-type: none"> Eastside ECHS Update 	<p>Michael Mann reported that the Gus Garcia Young Men’s Leadership Academy project was delayed due to litigation but remains moving forward. The total project cost is estimated at approximately \$8.5 to \$9 million and includes structural, plumbing, and electrical repair work.</p> <p>Eastside Early College High School Update</p> <p>Bianca Medina-Leal shared that the red-stamped construction drawings for Eastside Early College High School have been received and were submitted to the Austin Fire Department for verification. Once approved, the project can proceed to obtain a permanent certificate of occupancy. Mark Grayson confirmed that this is the final step in the process and asked whether additional punch-list items can be addressed afterward. Michael Mann explained that these aren’t punchlist items and the district can’t address those additional requested items until the final certificate of occupancy has</p>

	<p>been issued. At that point, a design professional will be consulted to determine what options are available. Jaime Miller added that the project was built in accordance with district standards and the approved design drawings and that these changes would be outside the scope of the 2017 bond. Mark Grayson requested that the committee be notified when the inspection is scheduled and that a projected timeline be provided showing the estimated duration of each remaining step. Michael Mann agreed to share that information.</p>
<p>CBOC Committee Operations</p> <ul style="list-style-type: none"> • SPED letter follow up • Board survey timeline • Annual report review 	<p>SPED letter follow up</p> <p>Mark Grayson confirmed that the SPED letter was finalized Oct. 31 and sent to trustees on Nov. 2. Richard Kelly shared that the Student Health Advisory Committee (SHAC), co-chaired by his wife, expressed interest in signing the letter. Mark Grayson plans to attend SHAC's December meeting to discuss alignment with their charge.</p> <p>Board survey timeline</p> <p>Mark Grayson reminded members to complete the board survey on bylaws. Larry Huang asked organizationally whether the committee falls under the school board. Mark Grayson said yes and added that bylaw revisions will clarify committee versus staff roles and expectations.</p> <p>Annual report overview</p> <p>Jada Simpson provided an update on the annual report stating that most edits have been incorporated. The only outstanding edits are updates to project status reports. Mark Grayson asked if it would be possible to submit next year's report earlier, possibly in September. Angela Mendez explained that aligning it with fiscal audits makes earlier review difficult. The committee discussed possibly breaking the report into smaller thematic sections for readability. Monty Exter and Richard Kelly agreed shorter reports would be easier for the public and trustees to digest, though the decision ultimately rests with the Board.</p> <p>Committee Discussion</p> <p>The committee discussed recent public requests to make meetings more accessible through virtual or recorded formats. Richard Kelly asked whether it would be possible to broadcast meetings and emphasized the need to acknowledge and follow up on public comments. Members agreed to explore streaming or recording future meetings as a possible way to improve public access. The topic will be revisited at the December meeting</p> <p>Mark Grayson noted that additional detail on Ridgetop expenditures would be helpful for context.</p> <p>The committee discussed options for responding to public comments during meetings. Members agreed that while staff should not respond in real time, the committee has a responsibility to consider and address issues raised by the public. It was suggested that topics from public comment be revisited under "Future Items for Discussion" at the end of each meeting.</p> <p>Ann Phipps provided an update on the satisfaction survey, noting that sending it out at this time would not be ideal due to potential consolidations. The goal is to distribute surveys early enough in a project's occupancy to capture meaningful feedback, but not so early that responses are affected by punch list items. Smaller projects will also be included. Melissa Laursen added that surveys are expected to go out in December or January for four open-concept campuses, in March for additional sites, and subsequently as other projects are completed. Survey results will be shared with the full committee as they are collected.</p> <p>The committee agreed to include a standing "Survey Update" item in future agendas.</p>
Future Items for Discussion	<ul style="list-style-type: none"> • Virtual public participation option for CBOC meetings • Status update on Ridgetop Elementary School. • Final guaranteed maximum price for Burnet Middle School. • Eastside Early College High School – inspection date and timeline for next steps. • Extra time on the December agenda to discuss consolidations

Adjourn	Motion to adjourn by Richard Kelly, at 7:38 p.m., seconded by Mark Grayson.
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