



Community Bond Oversight Committee

August 11, 2026 6:00 p.m. to 8:00 p.m.

The **August 11, 2026** Community Bond Oversight Meeting will be held at **Linder Elementary School, 2800 Metcalfe Rd. Austin, TX 78741.**

Staff Attendance: Angela Mendez, Alleigh Gregson, Bianca Medina-Leal, Carissa Abrego, Dinita Caldwell, Jaime Miller, Jada Simpson, Katrina Montgomery, Michael Mann, Randall Sakai, Ryan Marcum, Sonny Fletcher, Teresa Barajas, Travis Neumann

Public Attendance: Helen Miller & Cheryl Bradley

Member Attendance: Amber Welsh, Barbara Spears-Corbett, Jennifer Carson, Kay Gooch, Lisa Flores, Mark Grayson, Monty Exter, Richard Kelly

AGENDA

NOTES	
Call to Order	Mark Grayson called the meeting to order at 6:01 p.m.
Public Comment (2 mins per comment, max 10 mins)	Helen Miller addressed the Committee regarding bond funding associated with the relocation of the Alternative Learning Center (ALC) to Mendez Middle School. She questioned the approximately \$943,000 spent on improvements, including restroom and classroom work, the gym, secure vestibules, and repaving of the pickup and drop-off area. Ms. Miller expressed concern that bond funds may have been used for air-conditioning improvements that she believed should have been funded through Travis County under the district's agreement with the County. She also questioned the remaining balance of approximately \$293,000 and noted concerns regarding the availability of funding to retrofit restrooms at Sims Elementary School for high school students. Barbara Spears-Corbett confirmed that the Committee had information to provide Ms. Miller in response to her questions. Cheryl Bradley addressed the Committee regarding Gus Garcia Young Men's Leadership Academy. She expressed concern about the removal of the bond funding amount displayed at the campus on the bond board and referenced discussions regarding a potential relocation of the program to Martin Middle School. Ms. Bradley requested clarification regarding the use of bond and litigation settlement funds, the intended use of remaining funds, and the structural integrity of the Gus Garcia campus.
Approval of Minutes: June 9 (Voting Item)	Approval of minutes was deferred due to lack of quorum.
Communications - Media/Events - CAT & Community Meetings - Principal Feedback	Teresa Barajas provided an update on communications and engagement activities, including social media highlights, upcoming Campus Architectural Team (CAT) meetings, and efforts to develop more bond stories about targeted projects. She reported that Hill Elementary School held a CAT meeting on July 29, with another scheduled for August 26. The department also conducted post-occupancy feedback sessions with principals from five recently completed projects to identify what worked well, areas for improvement, and lessons that can inform future projects. The feedback identified six key themes: communication and engagement, continuity and documentation of lessons learned, maintaining a meaningful principal

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	voice, change and professional learning, relationship-centered support through a designated point of contact, and facility and operational readiness. Teresa Barajas noted that the team will continue gathering feedback as additional campuses open and will focus on refining processes and sharing lessons learned across the district. Monty Exter asked how the feedback from principals is being evaluated to ensure it reflects the broader experiences of educators and parents. Teresa Barajas explained that the team is conducting additional interviews with staff and using CAT meetings as another source of campus feedback, while acknowledging the need to continue expanding opportunities to hear from different stakeholder groups. Amy Moore asked how the district is incorporating student experiences into the feedback process. Teresa Barajas stated that students are engaged throughout the design, construction and post-construction process and that additional student engagement opportunities will be conducted during the upcoming school year to better understand their experiences in the completed spaces. Lisa Flores also stated the importance of incorporating accessibility feedback directly from students, including whether facilities and equipment are functioning as intended. Teresa Barajas noted that the district is also working with staff to ensure campuses understand how to use new equipment and spaces effectively.
Finance • 2017 Financials • 2022 Financials	Angela Mendez provided updates on the 2017 and 2022 Bond Programs. She reported that the 2017 Bond Program deficit continues to decrease as expenditures are recategorized and projects reach completion, although the program remains overspent. For the 2022 Bond Program Proposition A, approximately \$1.1 billion has been spent, with remaining funds available for current program needs. Angela also reported that bond interest continues to support several projects, with approximately \$87.1 million currently committed from interest earnings. Monty Exter asked whether the Proposition C funds currently committed represented a significant portion of the high school turf projects. Angela Mendez clarified that the referenced high school commitments are associated with Proposition A.
Small Business Program • Introduction	Dinita Caldwell provided an overview of the district's Small Business Program, which launched July 1, with full compliance requirements for vendors beginning October 1. The program is intended to build small business capacity and connect businesses with resources and opportunities to participate in bond-funded work. Eligibility requires Small Business Enterprise (SBE) certification and is based primarily on business size, including the number of employees and revenue, consistent with the U.S. Small Business Administration (SBA) guidelines. The district is establishing participation goals of 20 percent for construction and 30 percent for professional services. Monty Exter asked whether factors beyond business size are considered for eligibility and requested information on what qualifies as a small business. Dinita Caldwell explained that the definition varies based on the type and size of business and is primarily determined by the number of employees.

	She noted that many businesses currently working with the district may qualify but would need to complete the certification process. Mark Grayson asked for clarification on when the Committee should expect reporting. Dinita Caldwell clarified that two projects are currently in the pipeline that will have participation goals, although reporting may not begin until later in the year. The program held its initial launch event, which included approximately 65 businesses and provided information about upcoming opportunities. Monty Exter also asked about outreach opportunities, and Dinita explained that the district is open to partnerships and intends to conduct outreach to construction trades and other interested businesses.
CMD 2022 <u>Modernization/Comprehensive</u> Projects Updates including: • Independent Representative Compliance Architect Services • Worker Protection Report • Safety Report • Delco Activity Center	Ryan Marcum provided a program-wide update on the 2022 Bond Program's modernization and comprehensive projects. He reported that several campuses have recently reached or are nearing completion, including Linder Elementary School and Houston Elementary School, and noted that only six projects remain in the design phase. Ryan also highlighted ongoing summer work at Crockett Early College High School, Dobie Middle School, Oak Springs Elementary School, Austin High School, and other campuses. Martin Middle School has been added back to the project list, with construction activities getting underway, while demolition is underway at Wooldridge and Andrews elementary schools. <u>Delco Activity Center</u> Sonny Fletcher provided an update on the Delco Activity Center. The project team is working with the contractor to develop alternative construction approaches that would allow the facility to remain operational as much as possible. The building will be temporarily closed for ceiling repairs, with roof waterproofing to occur before the ceiling work. Sonny stated that the goal is to limit the period of reduced building use to less than a couple of months. Mark Grayson requested that the project schedule clearly identify when the building will be unavailable, and Monty Exter asked that the schedule account for the basketball season. Mark Grayson asked if the safe space can be used while crawl space is closed. Sonny Fletcher confirmed that was the goal. The team is also evaluating a construction method that may allow portions of the facility to remain available while work is underway while getting the project team up to speed on the new contractor. <u>IRCA Services</u> Michael Mann provided an overview of the Independent Representative Compliance Architect (IRCA) review process following a discussion with the Committee co-chairs. He explained that IRCA consultants conduct detailed technical reviews using Bluebeam to evaluate educational specifications, architectural portions of the Project Development Manuals (PDM), and other design requirements. The third-party reviewers may generate hundreds of comments, which are addressed by the design teams and subsequently reviewed by AISD. Michael noted that the comments are generally highly technical and identify issues that can be corrected as the design develops rather than indicating significant project deficiencies. Jennifer Carson asked how budget and materials are incorporated into the IRCA and design review process. Jaime Miller explained that cost reviews occur at each project phase and that a project does not advance to the

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next phase until there is a plan to bring the project within budget. Monty Exter noted that the district is approaching its next bond planning process and recommended that the Committee begin developing a package of information that could be provided to the next bond planning committee. Jennifer Carson noted that the information presented was more detailed and easier to understand than in previous discussions, particularly because technical jargon was minimized.

Michael Mann also discussed program-wide challenges and strategies, including a new interlocal agreement with the Austin Fire Department that provides AISD with a dedicated lieutenant, Lieutenant Ward, to support bond projects. He explained that the position has improved coordination and efficiency with inspections. Amy Moore asked how long the interlocal agreement lasts and who this individual will report to. Michael Mann stated that Lieutenant Ward will report to him and the CMD team and that the agreement is renewed annually, with the potential to continue for up to five years, and that the lieutenant remains an AFD employee while being dedicated to AISD projects. Richard Kelly asked about the funding source, and Michael Mann confirmed that the position is funded through the bond program. Monty Exter asked whether the district is anticipating any changes related to potential TEA involvement. Jaime Miller stated that there are no current changes to the bond program anticipated as a result of TEA involvement. Monty asked if Dallas Fort-Worth or Houston districts had outstanding work when TEA took over. Sonny confirmed that Houston did.

Michael Mann provided updates on contingency and escalation funding, noting that as part of the budget deficit solution, the Board approved consolidating Saegert Bus Terminal into the Southeast Bus Terminal. Saegert Bus Terminal funds were moved to program escalation, which now funds the new Southeast Bus Terminal project. He explained that the additional amount associated with the Travis project is intended to address abatement services performed outside of the General Contractor's existing scope. Amber Welsh asked about what work had been completed at Blackshear Elementary School, Michael noted that the adjustments primarily involve mechanical and electrical work, including HVAC, and that additional information will be provided. Other project updates included information about recent Notifications of Significant Change. Foundation redesign at Austin High School due to soil conditions, adjustments at Mendez Middle School related to campus operations, the restart of work at Oak Springs Elementary School, and redesign at Northeast Early College High School. Michael Mann also confirmed that a Martin Middle School project update will be provided as work progresses.

Worker Protection Report

Michael Mann provided an update on worker protections, including OSHA 10 certification and wage and benefit compliance. Seven OSHA 10 certification cases remained pending further review, with two findings involving workers who either could not or would not complete the required certification. For the second quarter, four wage and benefit matters required action, while three workers at Allison Elementary School were referred for review and the contractor was found to be in compliance.

Safety Report

Travis Neumann presented the second-quarter safety report, noting that April through June represented the highest number of bond program work

	hours reported to date, totaling approximately 384 hours. Two recordable incidents occurred during the quarter, both involving trip hazards; neither resulted in lost work time. Following the incidents, project teams conducted stand-down meetings emphasizing site cleanliness and hazard prevention. There were no reported incidents involving students, staff, or visitors during the quarter. Travis Neumann also noted that heat safety remains a focus, with hydration measures and designated cool-down areas available at project sites. Michael Mann stated that the district continues to maintain oversight across project sites and that the safety measures and monitoring are contributing to positive results.
CMD 2017 Bond Projects Updates including: • Gus Garcia • Eastside ECHS	Michael Mann provided an update on the remaining 2017 Bond Program projects, noting that House Park construction is wrapped up but will remain on the project list until financial closeout is completed. <u>Gus Garcia Young Men's Leadership Academy</u> Jaime Miller and Michael Mann provided an update on the Gus Garcia Young Men's Leadership Academy. The district is evaluating a request by the principal of Gus Garcia to relocate the campus to Martin Middle School. The project had previously been designed and solicited using a combination of 2017 Bond, 2022 Bond, and litigation settlement funds, and the Board had approved entering into contract negotiations before the district recently directed staff to pause the project. Construction will not start until there is time to complete the academic vision for middle schools construction and allow for additional time to engage with the Martin and Gus Garcia communities. The academic baseline is expected to be complete later this fall. Barbara Spears-Corbett stated that there is a major safety concern surrounding the structural condition of the Gus Garcia campus and asked if it was repairable. Jaime Miller explained that the planned work would address mechanical systems and other immediate needs but would not resolve the underlying foundation and soil conditions. Michael Mann noted that approximately \$3 million is available for the current scope, while fully addressing the underlying conditions could require substantially greater investment. Barbara Spears-Corbett asked if we've remedied the safety concerns if the building is still shifting. Randall Sakai, Director of Project Management, explained that the building's plasticity index (PI) is 60, compared with an ideal PI of approximately 20. He noted that while the building itself is moving, the movement is more pronounced in the mechanical room, flatwork, and courtyard. Randall Sakai clarified that the building has a precast concrete structure and that the structure below is competent. Although the framework is moving, it does not currently pose a safety concern. The district is continuing to monitor the conditions and is prioritizing available funding for immediate needs. Barbara Spears-Corbett emphasized the importance of ensuring that the community feels safe in the building. Lisa Flores asked when the litigation settlement funds were received and whether they were maintained. Michael Mann explained that the funds are maintained in a separate account and that the litigation was resolved approximately three years ago. Jaime Miller noted that the district has tracked the 2017 Bond, 2022 Bond, and litigation funds separately and that the litigation-related funds were intended to address issues identified through the litigation process. Richard Kelly asked whether the litigation settlement funds fall within the CBOC's oversight charge and whether the

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	Committee should track the use of those funds. Jennifer Carson noted that Gus Garcia was originally constructed using bond funds. Jaime Miller explained that the settlement funds may not technically fall within the Committee's charge but agreed that reviewing them in this context was reasonable. Monty Exter asked what would happen to the campus and bond funds if the program relocates. Jaime Miller explained that decisions regarding the future of the campus would be separate from the bond project and that staff is holding work on academic spaces until the district determines the future of the program. Amber Welsh asked about the timeline and expressed concern about the change occurring shortly after the Board had approved moving forward with the project. Jaime Miller explained that relocation had been briefly discussed during a June Board information Session, but the Board did not initially direct staff to pause the project. The project therefore remained on the June voting agenda, and the Board approved entering into negotiations before staff subsequently received direction to pause the project. Amber Welsh stated that how and when things are communicated makes a difference in building trust, especially in places where people feel things have been taken away. She referenced Hill Elementary School as an example and stressed the importance of managing communications in a way that provides context and helps the community understand decisions. Jaime stated that staff planned to work with the bond communications team to provide broader information to the community now that the Committee has been briefed. Staff committed to providing the Committee with a timeline of the discussions leading up to the decision to pause construction work at Gus Garcia to consider its potential relocation. Monty Exter encouraged the district to provide additional communication to the community as information and decisions are shared. He noted that the community may not understand the factors driving the district's decisions, including pressure from the Texas Education Agency (TEA), and emphasized the importance of clearly explaining the reasoning behind potential campus closures and the disposition of properties where bond funds have been invested. Monty Exter also questioned whether proceeds from the sale of such properties would be returned to the bond program. Jaime Miller stated that staff is evaluating the amount of bond funding invested in properties being considered for sale. <u>Eastside Early College High School</u> Bianca Medina-Leal provided an update on Eastside Early College High School. Staff have identified a contractor to complete outstanding repairs related to the Site & Subdivision Inspection (SSI) inspection and expect the work to take a few business days. Following completion, the project will enter the inspection queue, with the district anticipating an additional two to three weeks for inspection and approval. Staff also worked with the original contractor to obtain a credit for work that was not completed correctly. Monty Exter asked if we were talking about sidewalks and Michael noted that the remaining repairs include sidewalks and driveways and that staff is working with the City and inspectors to address the outstanding items. He stated what was paid for that wasn't done correctly, will be corrected.
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CBOC Committee Operations • Survey Update • Bylaws Revision Update • 2025 Lessons Learned Documentation (Voting Item)	Jaime Miller and Michael Mann provided an update regarding an issue at Travis Heights Elementary School involving a small emergency lighting installation scope. The contractor did not adequately protect the roof during the work, resulting in water intrusion that affected Wing C. Because the 12 affected classrooms are necessary for campus operations and Wing C will not be ready for the first day of school, the district has brought in another contractor and subcontractors to complete the necessary repairs. The district is also preparing Dawson Elementary School as a temporary swing space until the repairs are complete. Staff are coordinating transportation, food service, and other operational needs to support the temporary arrangement. Monty Exter asked whether the contractor had sufficient insurance coverage. Michael Mann stated that the contractor had been placed on notice and that Procurement and Legal were involved in determining next steps. Jaime Miller notes the district will seek reimbursement for costs associated with the temporary swing space. Michael also recognized the patience and cooperation of the Travis Heights campus principal and stated that the priority is providing students with a safe and appropriate learning environment. Jaime Miller noted that the broader community would be informed of the situation the following day. <u>Survey & Bylaw Revision Update</u> There were no survey updates reported. Jaime Miller also reported that there were no updates regarding the stakeholder survey or bylaws revisions with the busy summer of consolidations and construction projects but will be progressing them as soon as possible. <u>2025 Lessons Learned Documentation</u> The Committee continued its discussion of the 2025 Lessons Learned document, which had been revised following the June meeting. Mark Grayson noted that the Committee was continuing to refine the language, particularly the lesson regarding the size and implementation of future bond programs. Monty Exter recommended that the document state the importance of being transparent with future bond planning committees about the impacts of undertaking a large number of projects simultaneously, including escalation, limited capacity, and the availability of skilled trades. He noted that the Committee should consider not only the size of a future bond but also whether the district has the capacity to implement the proposed scope within a reasonable timeframe and whether there are opportunities to move projects into the pipeline more efficiently. Richard Kelly questioned whether providing guidance on future bond development falls within the Committee’s charge. He suggested that the Committee should consider creating a clear mechanism for providing feedback to future bond planning committees. Lisa Flores noted that documenting lessons learned could help future committees understand how decisions made during bond development affect project efficiency and implementation. Amber Welsh agreed that a large bond program should anticipate increased escalation and implementation challenges. The Committee generally agreed that the lesson should focus on identifying and addressing the challenges associated with a large bond program rather than simply recommending a smaller bond. Kay Gooch questioned who establishes the timeline for project completion and suggested that this should be considered as part of the lessons learned. The Committee continued to discuss how the document could provide practical guidance
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	to future bond planning efforts while remaining within CBOC's oversight role. Agreed upon language: "Be aware that there are challenges in sequencing and scheduling expansive bond scopes, especially those containing many large projects. These may involve a risk of escalation costs and of a scarcity of skilled tradespeople to complete them in a short timeframe. However, there may be multiple ways to mitigate these risks." Due to the lack of a full quorum, the item will be added to a future agenda for the Committee to formally consider and vote on the proposed language.
Future Items for Discussion	• Timeline for Gus Garcia Young Men's Leadership Academy • Martin Middle School • Follow-up information regarding Delco Activity Center schedule and facility availability • Eastside ECHS • 2025 Lessons Learned Documentation (Voting Item)
Adjourn	Mark Grayson adjourned the meeting at 8:04 p.m. Jennifer Carson seconded the motion.