



Facilities and Bond Planning Advisory Committee

April 13, 2017

6:00 p.m.

Murchison Middle School, Cafeteria
3700 N Hills Drive, Austin, TX 78731

MEETING MINUTES

IN ATTENDANCE:

Committee Members: Kristin Ashy, Michael Bocanegra, Leticia Caballero, Cherylann Campbell, Gabriel Estrada, Paulette Gibbins, Mark Grayson, Dusty Harshman, Marguerite Jones, Scott Marks, Cynthia McCollum, Rick Potter, Tali Wildman

AISD Trustees: Ann Teich, Julie Cowan, Amber Elenz

Staff: Paul Cruz, Nicole Conley, Edmund Oropez, Asha Dane'el, Paul Turner, Beth Wilson, Melissa Laursen, Felipe Romero, Marc Brewster, Lydia Venegas, Chaneel Daniels, Gilbert Hicks, Sandra Creswell, Terrance Eaton, Lisa Goodnow, Craig Shapiro, Gloria Williams, Thyrun Hurst, Gordon King, Kevin Schwartz, Scott Whitehurst, Craig Estes

Consultants: Greg Smith, Matias Segura, Drew Johnson, Angelia Whitaker-Williams, Brad Kiehl, Taryn Kinney, Kelli Bellon, Eric Sierra, Jerimia Henry, Raymond Castillo, Jerry Kyle, Nathelie Ashby

Visitors: List of visitors is attached.

1. Call to Order and Overview of Meeting Goals (6:18 PM)

Tri-chair Cherylann Campbell called the meeting to order at 6:18 PM and stated the main goals of the meeting.

Trustees Ann Teich, Julie Cowan, and Amber Elenz were acknowledged.

2. Citizens Communication

The Citizens' Communication process was explained.

- *Menchaca ES music teacher* – concerned about the safety of students and staff due to the open concept configuration and poor conditions of Menchaca Elementary; roof leaks in the music room, and the classroom can no longer be used.
- *Menchaca ES parent* – concerned about the current location Menchaca Elementary due to the proposed expansions for Manchaca Road and FM 1626; new residential subdivisions are

coming online which will add to the traffic; the school should be rebuilt due to its condition and safety concerns.

- *Menchaca ES parent* – 47% of students at Menchaca Elementary are in classrooms with no doors or walls; the district’s safety personnel said it would be safer to go outside in a security event than to stay in the building; classrooms do not have direct access to bathrooms or sinks; the school should be rebuilt.
- *Menchaca ES parent and CAC member* – Menchaca Elementary is a 40-year old building with an FCA score of 32; the school should be rebuilt either at its current location or a new location.
- *Murchison MS parent* – the Murchison community appreciates all of the time that the FABPAC spent on developing the FMP Update; improvements are needed throughout the district, and the FABPAC has created a plan that recommends the needed improvements across the entire district.
- *Doss parent and PTA President* – recognized the FABPAC for their thoughtful process, and travelling to a variety of schools within the district; felt like she was part of the planning process and supports the FMP Update; thanked the FABPAC for recognizing the critical safety issues of overcrowding in the northwest part of the district as well as other areas dealing with overcrowding.

3. Approval of Meeting Minutes (March 7, 8 and 21)

FABPAC approved the minutes for March 7, 8, and 21, with one correction to the March 7 attendance.

4. Update from April 3 Special Board Meeting

Tri-chair Cherylann Campbell thanked the FABPAC for their commitment during the facility master planning process. The Board approved the Facility Master Plan (FMP) Update (6-3) on April 3 with four amendments as follows:

- The construction of a Northeast Austin middle school at Mueller be moved from years 1- 12 to years 1 – 6.
- The Original L.C. Anderson needs to be rebuilt, restored and repurposed to house a variety of academic programs and comprehensive afterschool tutoring programs for surrounding schools. It should also contain space for community activities commemorating the building’s previous life as the center of Austin’s African American community and prioritized in years 1-6.
- Any campus that is placed on a TUP and that is under-enrolled shall receive priority in Standard Automatic Measures (SAMs) including but not limited to 1) priority in communication and marketing and 2) resources and support.

- In consideration of future consolidations or closures, the district will first give consideration to whether a campus has been recognized by TEA the preceding year for academic excellence or progress in closing the academic achievement gap in its criteria.

There were many other amendments that were suggested by the Board, however, most Trustees indicated that although supportive, they did not feel the FMP was correct place for the suggested language.

With the approval of the FMP Update, the FABPAC will begin planning for a for a potential November 2017 bond election.

5. Presentation on Legal Parameters around Bond Planning

Jerry Kyle (Andrews Kurth, LLP) provided a presentation on legal considerations for school bond elections.

Permitted purposes for school bond elections includes the following capital expenditures that provide an asset with a useful life of more than one year:

- Acquisition, construction, renovation, rehabilitation and improvement of school buildings
- Equipping school building, including technology
- Purchase of sites of school buildings
- Purchase new school busses

Bond proceeds may not be used for non-capital expenditure, including salaries (unless the district employee is responsible for the management, oversight, and scheduling of work on projects being financed with bond proceeds), utility services, office supplies, and other similar operational expenses.

Mr. Kyle also discussed the parameters around political advertising, and stated that public funds cannot be used to pay for political advertising. Furthermore, district officials and employees may not advocate for propositions using district resources.

FABPAC members raised questions regarding the flexibility of bond language, and whether district staff could advocate for bonds outside of work hours.

6. Discussion on Bond Planning Process and Approach

Matias Segura (AECOM) presented the five phases of the proposed bond planning approach. Phase 1 and Phase 2 have begun and are being conducted concurrently.

- Phase 1 – DLR, AECOM, and Perkins + Will are working with school communities that were identified in the FMP Update for comprehensive projects in years 1-6, to develop conceptual designs. As part of this work, the consultants will also develop cost estimates, phasing, and identify swing space.

- Phase 2 – AECOM is reviewing the deficiencies and departmental needs and initiatives identified during the facility master planning process to determine potential bond projects. These potential bond projects will be vetted with FABPAC and the school communities.
- Phase 3 – A bond planning model will be developed, to include a potential bond package. Based on proposed projects, consultants will assess how the facility condition and educational suitability scores would be improved. Project distribution throughout the district will also be considered for regional equity.
- Phase 4 – Public Engagement and Education.
- Phase 5 – Identify projects for fast tracking, and determine delivery methods.

Mr. Segura presented information on recent local bonds, and other Texas school bonds. He stated in recent years, the Texas school districts that he has studied have only had one or two bond propositions. FABPAC discussed the pros and cons of one bond proposition versus multiple propositions. Preliminary, many FABPAC members indicated a preference for one proposition (in 2013, the district had four propositions). Nicole Conley (Chief Financial Officer) stated that the district can absorb about \$1B in bond capacity without raising the tax rate. Some members questioned if the district can absorb \$1B today, what does that mean for the district the next time a bond is needed? Ms. Conley stated she would have to do more research.

7. Update on Educational Specifications Process

Taryn Kinney (DLR) provided an update on the Educational Specifications visioning process that is currently underway with district leadership. A visioning document will be created to illustrate how facilities can support the modernization concepts that are part of the Facility Master Plan Update. This document can then be used by district staff to update its Educational Specifications. One member questioned if special education needs would be included in this document. It was suggested that a separate briefing be scheduled FABPAC members to view some preliminary conceptual designs.

8. Update on Portable Study

Drew Johnson (AECOM) gave a presentation on the portable study that was conducted from October – December 2016. He stated that portables are located at 107 school campuses. Of the 650 portables, the district owns 624 and leases 26. The oldest portable was constructed in 1952, with the newest in 1997. Seventeen schools have ten or more portables located on campus. AECOM assessed the condition of each portable, and identified deficiencies. Results of the study indicate that 69 (11.1%) portables are in *failing* condition; 489 (78.3%) are in *poor* condition, and 66 (10.6%) are in *fair* condition. There were no portables that scored *average* or *good* condition. As a first step, the district is planning to remove twelve portables in the worst condition this summer, and will continue to address portables through an aggressive portable policy. Additionally, as modernization at campuses occur, the reliance on portables should be greatly reduced.

9. Discussion of Committee Operations, Future Meeting Dates, Locations and Agenda Items

Tri-chair Leticia Caballero reminded committee members to sign up for a subcommittee of interest (Community Engagement; Target Utilization Plan/Consolidations; Bond Project Development; and Equity).

Bond planning schedule:

- April 26 – FABPAC meeting
- May 2 – FABPAC meeting
- May 8 - Board Work Session
- May 11 – FABPAC meeting
- May 24 – FABPAC meeting
- June 6 – FABPAC meeting
- June 12 – Board Work Session
- June 19 – Board Meeting to Call the Election Order

10. Adjourn (8:56 PM)

FACILITIES AND BOND PLANNING ADVISORY COMMITTEE
 CITIZENS' COMMUNICATION SIGN-IN SHEET

TO SPEAK

COMPLETE ATTACHED SPEAKER CARD

GIVE TO COMMITTEE MEMBER

April 13, 2017

	<u>NAME</u>	<u>SCHOOL AFFILIATION</u>
1.	Leslie Rubio	Menchaca
2.	Clara Day	"
3.	Yvonne Valdes	"
4.	Dorotea Severnash Dominguez	"
	Ethel	"

- 5. ~~Tracy~~ Rickier " "
- 6. ~~Kim~~ Belew Murchison
- 7. ~~Jim~~ Bergans TOSS

FACILITIES AND BOND PLANNING ADVISORY COMMITTEE
VISITOR SIGN-IN SHEET

April 13, 2017

	<u>NAME</u>	<u>SCHOOL AFFILIATION</u>
1.	Savannah Dominguez	Menchaca Elementary
2.	Lydia Valdés	Menchaca Elementary
3.	Shannon Puzey	Menchaca Elementary
4.	Christina Claudia Casarez	CFOHS
5.	Judy Roblox	Menchaca
6.	Ludie Rubio	Menchaca
7.	Clara Day	Murchison
8.	Kim Blew	Murchison
9.	Jan Dumar	PSS
10.	Pamela McCullough	BLACC
11.	Eliza Snyder	Menchaca
12.	Richard Frazee	Andy
13.	CHIA GREGG-SUKKI	Anderson (OLD)
14.	Helen Gladish	Menchaca
15.	Valerie Tyler	Murchison/Anderson

FACILITIES AND BOND PLANNING ADVISORY COMMITTEE
VISITOR SIGN-IN SHEET

April 13, 2017

	<u>NAME</u>	<u>SCHOOL AFFILIATION</u>
1.	BARBARA SPEARS-CORBETT	OLCAA
2.	VIM ELDON	Anderson
3.	Jacquelyn Hawkins	LASA/LBB
4.	Sandra Marks	LASA
5.	Melanie Plummer	LASA
6.	MATTHEW BRANDIBERRY	Doss
7.	Pamela Arnow	Murchison
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