

Issues and Risks

Program-wide Cost (Issues and Risks)

The Austin Construction Market continues to be extremely volatile. The team continues to see increases in material costs including concrete and steel, but recent bidding information suggests an increase in competition which will yield value to the District. AISD staff will continue to monitor and adjust project schedules and approaches to provide best value to the District. CMD Leadership is closely monitoring program cost projections, including program contingency.

Baranoff ES - Roofing (Issues and Risks)

If we have a contract before June 15th, we should be able to complete the project before school starts. The schedule will have to be pushed if we do not have a contract before June 15th. It is also highly likely that we will see Change Order Requests from the contractor due to the delay in executing the contract (escalation in costs of material, delays costs, etc.)

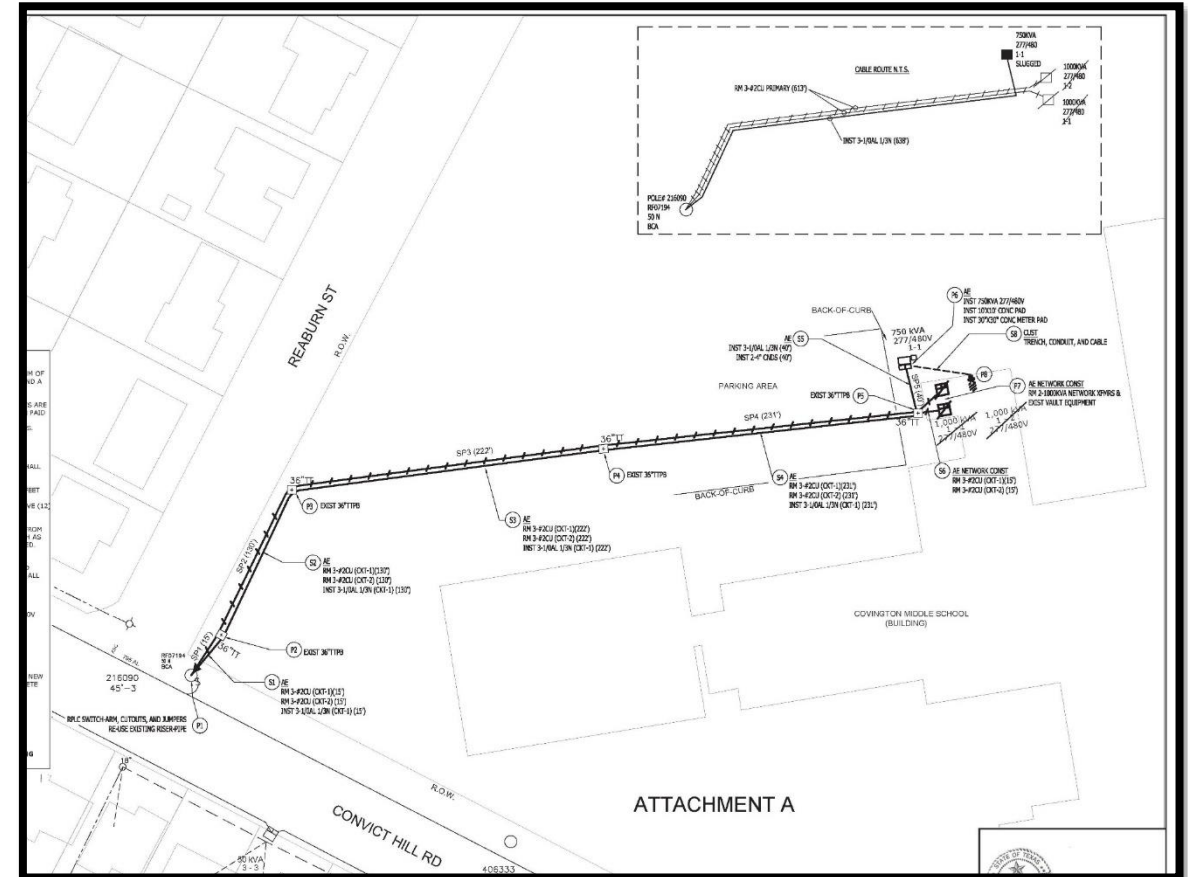


ISSUES, RISKS & SUBSTANTIAL CHANGES (06A1)

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Covington MS - Austin Energy Requirements (Issues and Risks)

The district is upgrading electrical service at the campus. Upon review of our plan, Austin Energy decided they would also like to switch out a city-owned transformer and required the district to install an electricity disconnect. The changes have added schedule risk. The district is currently working on an easement and hopes to have equipment ordered and delivered so work can start in mid-July and end no later than July 30th to reach substantial completion by August 3rd. The project manager has identified the Thanksgiving Break as an alternative completion period for parts of the project if we are unable to complete by August 3rd.



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Brentwood ES – Chimney Swift Concern

Last winter, the project team capped the existing incinerator chimney to prevent birds from entering the chimney and roosting or nesting this spring, since we are demolishing the chimney as part of the new Brentwood ES construction. A community member, who is on the CAT, reached out to the project team and was concerned that she believed she had seen swifts flying in and out of the chimney, and perhaps the cap was insufficient. CMD flew a drone over the chimney to inspect it, and the cap is intact, and there is no evidence of swifts in the chimney.



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August Campus Openings (Issues and Risks)

Construction Management Leadership is closely monitoring the three new campuses opening in August to ensure they deliver on time; Doss ES, New SW ES (Bear Creek), and Blazier Relief. Some materials have been delayed due to COVID. New SW ES may open with temporary light fixtures that will later be replaced. Doss ES had some delays related to providing permanent power to the building, so generators and temporary HVACs were used to mitigate the schedule risk.

Substantial Changes

There were no substantial changes in May.

