



# Community Bond Oversight Committee Meeting

October 12, 2021





1. Call to Order
2. Reminder of Best Practices for Meeting Virtually
3. Public Comment
4. Approval of Minutes
  - a. August 31, 2021
  - b. September 20, 2021
5. Committee Operations
  - a. Discussion of CBOC Members' Work During Meetings
  - b. New Members and Staff Onboarding
6. Reports and Presentations
  - a. 2017 and 2013 Bond Programs
    - i. Issues and Risks, Substantial Changes
    - ii. Bond Program Change Log
    - iii. 2017 Bond Program Contingency
  - b. Monthly Bond Financial Reports
    - i. 2013 and 2017 Bond Financial Reports
  - c. HUB Program
  - d. Bond Communication Report
7. Project Updates and Discussion
  - a. LBJ ECHS-Phase 1 of Modernization
  - b. LASA Relocation
  - c. Eastside ECHS Modernization
8. Discussion of 2017 Bond Program Contingency Balance and Risks
9. Action Items Requested by the Committee
10. Potential Future Items for Discussion, Meeting Dates/Times/Locations, Review of Annual Calendar
11. Adjourn





## Closed Captioning

This CBOC Meeting is being closed captioned  
to ensure accessibility



# Welcome

## As You Log In:

- Congratulations! This advisory committee was the first to adopt online meetings. You've made it through a virtual year! Go CBOC!
- "Rename" yourself in Zoom so that we can see your first and last name.
- Please turn your video on! We want to be able to see your smiling faces.
- Please keep your microphone muted unless you are speaking. This helps to minimize background noise.
- As a reminder, this meeting is being live streamed to YouTube and recorded.





# Welcome

## As You Log In:

- We encourage you to participate in the conversation by “raising your hand” virtually.
- The Tri-chairs, meeting monitors (operators behind the scenes), and staff will make sure members are heard.
- Note: In Zoom Webinars, the chat feature is designed so that the public can interact with the panelists. The chat feature has been disabled so that the public can watch, but like a typical CBOC meeting, can't participate.



# Public Comment

All regular and plenary meetings of AISD advisory bodies are open to the public.

Due to the COVID 19 pandemic, members of the Public have been asked to submit written comments to **Austin ISD's Let's Talk** platform by 5:00 p.m.

Ten minutes of Public Comment will be read.  
No more than two minutes per person.



**Sánchez ES – Construction Complete, Mural Preservation**



# Approval of Minutes

Approval of Minutes  
from August 31, 2021 CBOC Meeting





# Approval of Minutes

Approval of Minutes  
from September 20, 2021 CBOC Meeting







# Committee Operations

McCallum HS – Graduation, June 2021





# Committee Operations

- Discussion of CBOC members' work during meetings
- New members and staff on-boarding



McCallum HS – Graduation, June 2021

Please See File 05a: [CBOC Charge](#)

Please See File 05b: [CBOC Bylaws](#)

Please See File 05c: [CBOC Roster & Attendance Log](#)





Thank you! Any questions?

**Next Up: Reports and Presentations,  
2017 & 2013 Bond Programs**





# 2013 & 2017 Bond Programs





# Issues and Risks, and Substantial Changes:

## Ann Richards School for Young Women Leaders

- **Project Updates**
  - The student parking lot is open as of Aug. 30.
  - The band tower has been installed, but needs to be painted.
- **Schedule delays**
  - COVID-19 delay—Turf field installation crews were quarantined for two weeks, pushing back the delivery.
  - Rain delay—Due to the processes required to lay the track surface, the rainy weather has pushed back the delivery date.
- **The substantial completion of all remaining phases is expected by the end of Oct.**
  - **Note:** Materials previously included the date of Oct. 19. This has been pushed back due to rainy weather
  - Any remaining landscape work will not interfere with use.



Ann Richards SYWL – Track and Field



# Issues and Risks, and Substantial Changes:

## Lively Middle School, Gas Leak

- **Issue**
  - The school reported a natural gas smell and a call was placed to Texas Gas.
  - AISD's Construction Management Department (CMD) and Service Center were notified that the gas was shut off by Texas Gas.
  - **Wednesday, Sept. 8**
    - CMD and Service Center found gas leaks at the following locations
      - Bond-related
        - » Roof Top Unit (RTU) 4
        - » Roof Top Unit (RTU) 7
        - » Kitchen water heaters
      - M&O-related
        - » Range in kitchen
        - » Gas regulator in mechanical room
          - Improperly vented
        - » Building C & D
        - » Gas meter



Lively MS – Pressure Gauge





# Issues and Risks, and Substantial Changes:

## Lively Middle School, Gas Leak Continued

- **Response**
  - Texas Gas replaced the gas meter.
  - Novium, the general contractor for the bond project, fixed all leaks—both the leaks associated with the bond work and all other leaks outside of the bond scope.
  - **Wednesday, Sept. 8**
    - The gas was turned back on in the kitchen.
  - **Wednesday, Sept. 15**
    - Remaining repairs were made and gas was restored to the rest of the campus.



Lively MS – Gas Line Repair



# Issues and Risks, and Substantial Changes:

## Garcia Young Mens Leadership Academy, Lawsuit Resolution

- **Negotiation**
  - The district has reached a negotiated settlement with the contractor, the architect, the structural engineer, and the geotechnical firm.
    - This settlement ends the lawsuit.
- **Resolution**
  - The settlement resulted in approximately \$4 million dollars, which has been set aside for repairs and improvements for the facility.
- **Planning**
  - CMD and the Service Center are working together to develop a monitoring and maintenance plan for the facility.
    - They will work with AISD's Planning and Asset Management Department to develop a long-term strategy for the facility due to its faster than usual decline.



Garcia YMLA – Floor Cracks



# Issues and Risks, and Substantial Changes:

## AISD Performing Arts Center, Adjacent Construction & Parking Agreements

- **Adjacent Construction Update**
  - In mid-Sept. a contractor notified AISD Performing Arts Center (PAC) staff that construction was scheduled to begin adjacent to the PAC and may impact access to the garage.
    - The construction is of residential condos, which will have access to a number of parking spaces in the PAC garage.
    - The provision of a few parking spots was included in the Purchase Sale Agreement when AISD acquired the land for the PAC.
- **Response**
  - CMD is working with the contractor to mitigate any impacts to the PAC and will continue coordinating with PAC staff to prepare for the construction.
  - AISD is focused on maintaining access to the garage during construction.



AISD Performing Arts Center – Exterior



# Issues and Risks, and Substantial Changes

- **Note:** The following projects will be covered later in the presentation under Agenda Item 7: Project Updates and Discussion
  - LBJ ECHS—Phase 1 of Modernization
  - LASA Relocation
  - Eastside ECHS Modernization



Eastside ECHS – Courtyard



# Bond Program Change Log

2017 Bond Program				
Schedule Change Log				
Project	Date	Explanation	Previous Completion	Modified Completion
<b>Note:</b> Please See File 06b: <i>Bond Schedule Change Log</i> for previous schedule changes.				
NA	Jan-21	No changes	NA	NA
Brentwood ES	Mar-21	Project delayed from January 2022 opening to August 2022. Cause of delay due to Site Development Permit delay early in project	Jan-22	Aug-22
NA	April-21	No changes	NA	NA
NA	May-21	No changes	NA	NA
NA	June-21	No changes	NA	NA
New MS in NEW Austin	Aug-21	A delay in the real estate negotiations early in the project put the start of construction on hold. While the real estate transaction is still being negotiated, a lease agreement with the City of Austin is now in place for the property. This step allowed Joeris General Contractors to mobilize-on-site in early August and begin earthwork, which will pave the way for laying the foundation and steel erection. The district is hopeful that final negotiations will conclude by 2022. With this updated timeline now in place, the district is on schedule to open the new middle school for the Fall 2023 semester.	Aug-22	Aug-23
NA	Oct-21	No changes	NA	NA







Thank you! Any questions?

**Next Up: Reports and Presentations,  
Monthly Bond Financials**





# Monthly Bond Financials

Bowie HS – Construction Complete, Athletics





# Financial Reports

1. 2017 Bond Program Financials  
**Please See File [06c](#)**
2. 2017 Bond Program Monthly Activity  
**Please See File [06d](#)**
3. 2017 Bond Program Amendment Log  
**Please See File [06e](#)**
4. 2017 Bond Program Previous Bond Support  
**Please See File [06f](#)**
5. 2017 Bond Program Contingency Log  
**Please See File [06g](#)**
6. 2013 Bond Program Financials  
**Please See File [06h](#)**

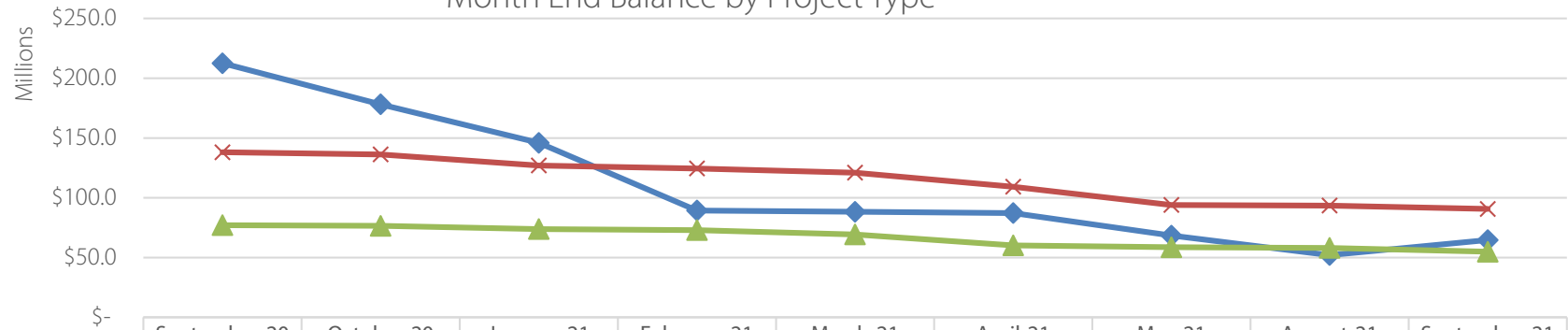


**Bowie HS – Construction Complete, Athletics**



# Financial Reports: 2017 Bond Financials

2017 Bond Program  
Month End Balance by Project Type\*



\*Note: Does not include Contingency or Prior Bonds

Total Project Balance @ September 2021	\$	210,099,739
Program Contingency & Prior Bonds Balance		3,316,587
<b>Total Balance</b>	<b>\$</b>	<b>213,416,326</b>

% Budget Remaining

20.3%

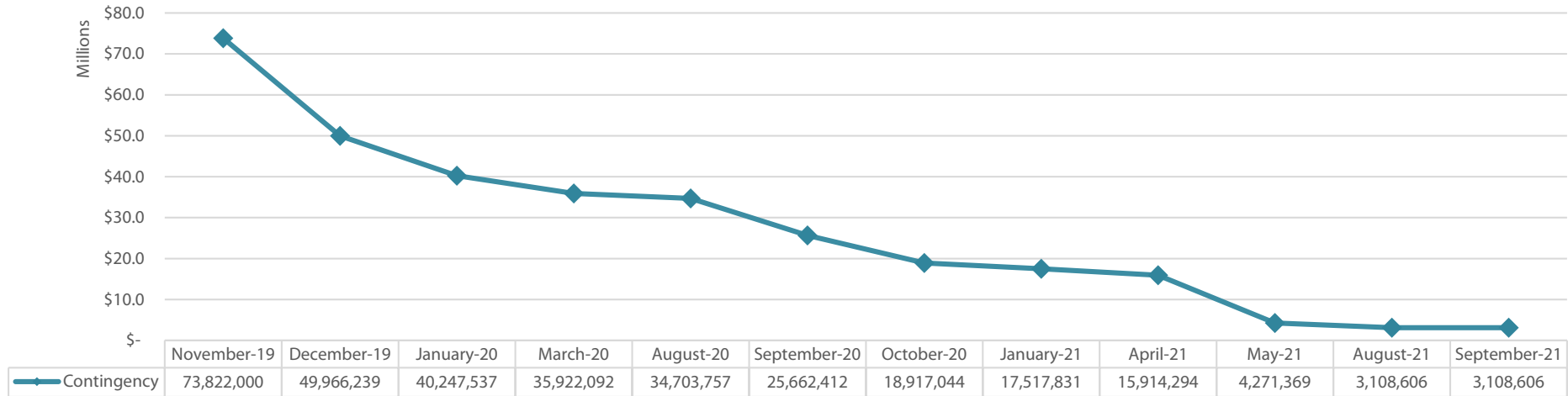
Please See File 06c: [2017 Bond Program Financials](#)





# Financial Reports: 2017 Bond Financials

2017 Bond Program  
Program Contingency Balance\*



\*Note: Changes in Balance are due to Budget Transfers posted throughout the 2017 Bond Program to support active 2017 bond projects

Program Contingency Beginning Balance	73,822,000
Program Contingency Balance @ August 2021	3,108,606

% Remaining	4.2%
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Please See File 06e: [2017 Bond Program Amendment Log](#)

Please See File 06g: [2017 Bond Program Contingency Log](#)



## Financial Reports: 2017 Bond Financials

- As of Sept. 13, the impact on the 2017 Bond Program balance are related to the following anticipated costs:
  - HVAC and plumbing improvement at Bowie HS (Critical Facility Deficiencies)
  - District-wide replacement of intrusion equipment (Life Safety)
  - Time and materials support for computer lab upgrades (Technology)
- Fiscal Year 2021 (July 2020-June 2021) has ended. All open purchase orders (Commitments) are to be closed during the year-end process and reissued during Fiscal Year 2022 (July 2021-June 2022) for continuing projects.



# Financial Reports: 2013 & 2017 Bond Financial Notes

- **2017 Bond Program Amendment Log**

- There have been no 2017 Bond Budget Amendments (Adjustments) since the August report.

**Please See File 06e: [2017 Bond Program Amendment Log](#)**

- **2017 Bond Program & Previous Bonds**

- There have been no substantial changes to the previous bond usage by T.A. Brown ES and Menchaca ES. Bowie HS had some changes in 2017 Bond, but not in prior bonds.

**Please See File 06f: [Bond Program Previous Bond Support](#)**

- **2013 Bond Program**

- There have been no significant changes to 2013 Bond since the August report.

**Please See File 06h: [2013 Bond Program Financials](#)**





Thank you! Any questions?

**Next Up: Reports and Presentations,  
Historically Underutilized Business (HUB) Program**







# HUB Program

HUB – Summer Food Truck Series

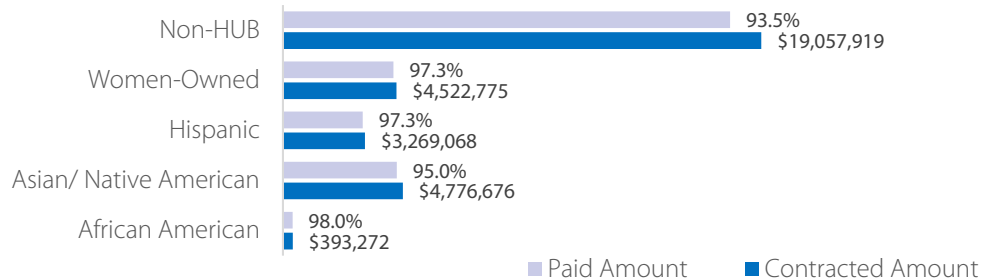


# 2013 Bond Program – Architect/Engineering (Through September 2021)

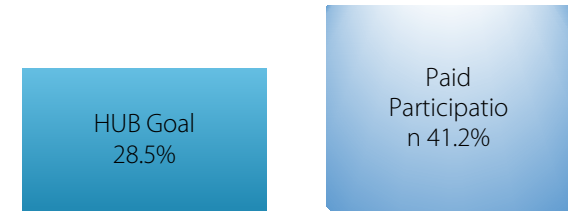
Category	Contracted Amount (\$)	HUB % Contracted	Paid Amount (\$)	Paid Progress	Paid Participation	HUB Goal
African American	393,272	1.2%	385,597	98.0%	1.3%	1.9%
Asian/Native American	4,776,676	14.9%	4,535,801	95.0%	15.0%	7.4%
Hispanic	3,269,068	10.2%	3,181,240	97.3%	10.5%	9.4%
Women-Owned	4,522,775	14.1%	4,402,015	97.3%	14.5%	9.8%
HUB Total	12,961,791	40.4%	12,504,652	96.5%	41.2%	28.5%
Non-HUB	19,057,919	59.5%	17,817,735	93.5%		
<b>Total</b>	<b>32,019,710</b>		<b>30,322,387</b>	<b>94.7%</b>		

**Note:** Numbers may not add due to rounding

## Paid Progress



## % Goal Achieved

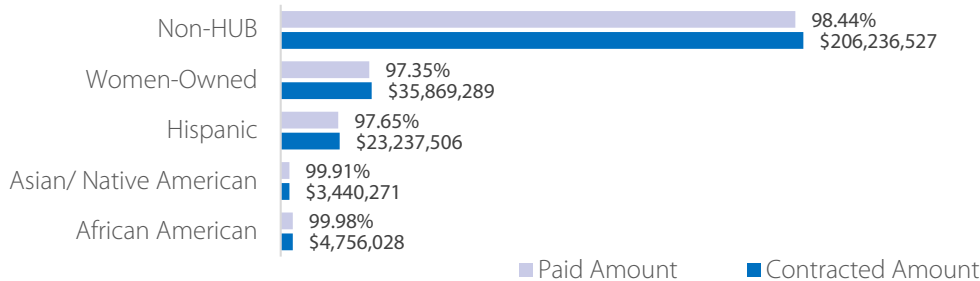


# 2013 Bond Program – Construction (Through September 2021)

Category	Contracted Amount (\$)	HUB % Contracted	Paid Amount (\$)	Paid Progress	Paid Participation	HUB Goal
African American	4,756,027	1.7%	4,754,922	100.0%	1.8%	1.7%
Asian/Native American	3,440,271	1.3%	3,437,048	99.9%	1.3%	1.9%
Hispanic	23,237,506	8.5%	22,730,363	97.8%	8.5%	8.1%
Women-Owned	35,869,289	13.1%	34,927,783	97.4%	13.0%	10.2%
HUB Total	67,303,094	24.6%	65,850,117	97.8%	24.5%	21.9%
Non-HUB	206,236,527	75.4%	203,118,922	98.5%		
<b>Total</b>	<b>273,539,621</b>		<b>268,969,039</b>	<b>98.3%</b>		

**Note:** Numbers may not add due to rounding

## Paid Progress



## % Goal Achieved

HUB Goal  
21.9%

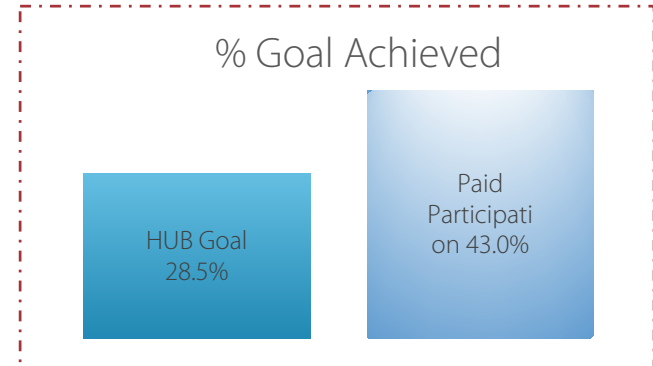
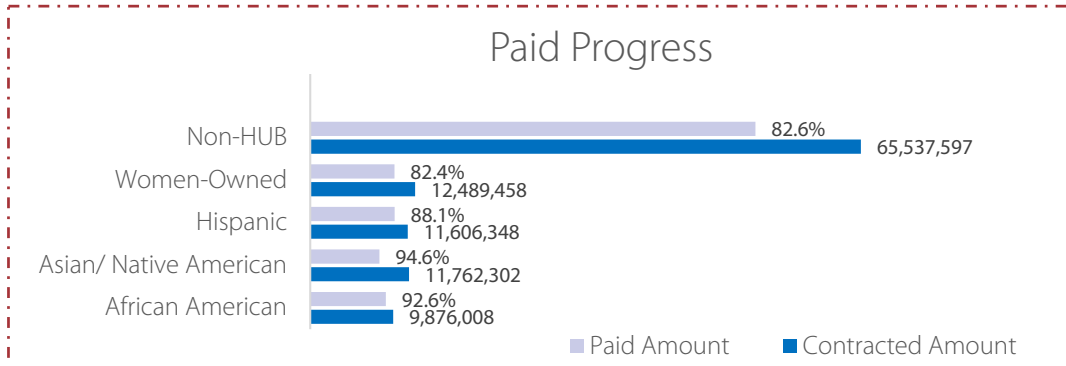
Paid Participation  
24.5%



## 2017 Bond Program – Architect/Engineering (Through September 2021)

Category	Contracted Amount (\$)	HUB % Contracted	Paid Amount (\$)	Paid Progress	Paid Participation	HUB Goal
African American	9,876,009	8.9%	9,143,935	92.6%	9.6%	1.9%
Asian/Native American	11,276,302	10.6%	11,130,469	94.6%	11.7%	7.4%
Hispanic	11,606,348	10.4%	10,227,574	88.1%	10.8%	9.4%
Women-Owned	12,489,458	11.2%	10,288,793	82.4%	10.8%	9.8%
HUB Total	45,734,117	41.1%	40,790,770	83.3%	41.3%	28.5%
Non-HUB	65,537,597	59.0%	54,135,656	80.9%		
<b>Total</b>	<b>111,271,715</b>		<b>94,926,426</b>	<b>81.9%</b>		

**Note:** Numbers may not add due to rounding

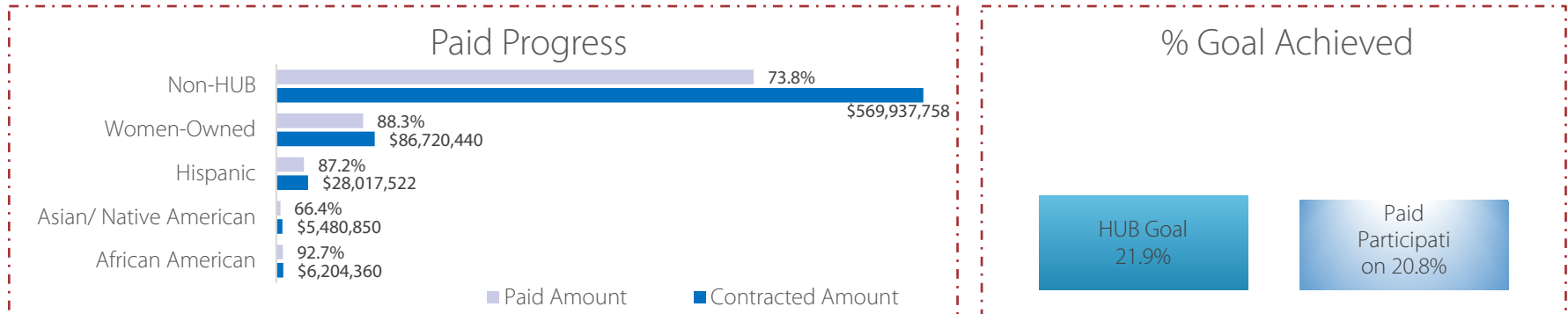




## 2017 Bond Program – Construction (Through September 2021)

Category	Contracted Amount (\$)	HUB % Contracted	Paid Amount (\$)	Paid Progress	Paid Participation	HUB Goal
African American	6,204,360.75	0.9%	5,750,087.00	92.7%	1.1%	1.7%
Asian/Native American	5,480,850.70	0.8%	3,640,523.37	66.4%	0.7%	1.9%
Hispanic	28,017,522.49	4.0%	24,422,531.18	87.2%	4.6%	8.1%
Women-Owned	86,720,440.88	12.5%	76,537,465.64	88.3%	14.4%	10.2%
HUB Total	126,423,174.82	18.2%	110,385,157.19	87.3%	20.8%	21.9%
Non-HUB	569,937,758.89	81.8%	420,408,761.61	73.8%		
<b>Total</b>	<b>696,360,933.71</b>		<b>530,793,918.80</b>	<b>76.2%</b>		

**Note:** Numbers may not add due to rounding



# HUB Program Activity

- **Outreach**

- Economic Equality for Women Entrepreneurs: A Conversation in Celebration of Women's Equality Day 2021
  - Hosted by the U.S. Small Business Administration
- 2021 Minority Business Development Week
  - Hosted virtually

- **Construction Inclusion Week**

- The HUB department, in partnership with CMD, is coordinating activities for Oct. 18-22 in celebration of the inaugural Construction Inclusion Week.
- Activities include toolbox talks focused on leadership commitment, accountability, unconscious bias, diversity in contracting, and jobsite culture.

- **Congratulations**

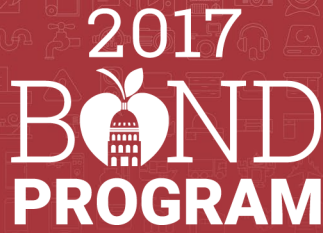
- HUB Director, Dinita Caldwell, was nominated as Business Advocate of the Year for the 2021 Luna Awards hosted by the Regional Hispanic Contractors Association.
  - The Luna Awards celebrate women, women-owned business, individuals, companies, or entities that advocate for women in the Architecture, Engineering, and Construction industry.
  - Winners will be announced on Oct. 28, 2021.
- Contract Relations Coordinator, Melfi Penn, and Contract Management Specialist, Cheryl Johnson, received their compliance administrator certification during the 2021 American Contract Compliance Association's Conference.



# HUB Program Outreach Strategy

- Work with minority-focused and small business groups that support HUB (W/MBE) inclusion in the solicitation of bids
- Examine specifications to identify special subcontracting opportunities and strongly encourage prime contractors to solicit bids for subcontracts from HUB firms
- Identify subcontracting opportunities unique to each construction contract and project and concentrate heavily on targeting certified HUB firms that have expressed an interest in AISD projects
- Make available to minority-focused agencies a list of subcontracting opportunities when they are identified
- Consolidate and distribute a listing of awarded HUB firms to internal project managers to promote HUB Program awareness and utilization
- Attend and host virtual events
- Emphasize the importance of soliciting certified HUB firms for subcontracting opportunities at pre-bid conferences and in the bid documents
- Assess the effectiveness of the HUB Program and identify opportunities to enhance it by evaluating HUB participation and compliance and reviewing the good faith efforts of the bidders and contractors
- Work with general contractors, architects, and engineers to make subcontracting opportunities more noticeable and more easily understood by potential contractors and subcontractors
- Connect with other school districts and public agencies to find how their W/MBE outreach programs work and share “best practices” and ideas to improve programs
- Host HUB forums with firms interested in doing business with AISD and include construction management and procurement leadership
- Conduct an availability & disparity study (underway)





Thank you! Any questions?

**Next Up: Reports and Presentations,  
Bond Communication Report**







# Bond Communication Report

Uphaus Early Childhood Center – Pre-K



# Bond Communication Report

- The district moved to a new format for the Quarterly Bond Newsletter. The newsletter was distributed on Sept. 14.
- Updates about the fall 2021 modernizations were shared with individual school communities.
- Meetings with the LBJ ECHS community were hosted to discuss the modernization project and next steps for community outreach.



Eastside ECHS – First Day of School



# Bond Communication Report

- With construction underway at the New MS in NE Austin, another round of community outreach was completed.
  - This outreach included a direct mailer to neighbors explaining what to expect during construction.
  - The district also hosted a community meeting on Sept. 21.
    - A recording of this meeting can be found on the AISDFuture blog.
- All grand openings and celebratory events are postponed until the Spring Semester to allow campuses to continue to address COVID and COVID-related learning loss.

**To read the latest updates, view project videos, and follow along with community meetings and events, please visit [www.AISDFuture.com](http://www.AISDFuture.com).**



New MS in NE Austin – CAT Meeting







Thank you! Any questions?

**Next Up: Project Updates and Discussion – LBJ ECHS, LASA, and Eastside ECHS**







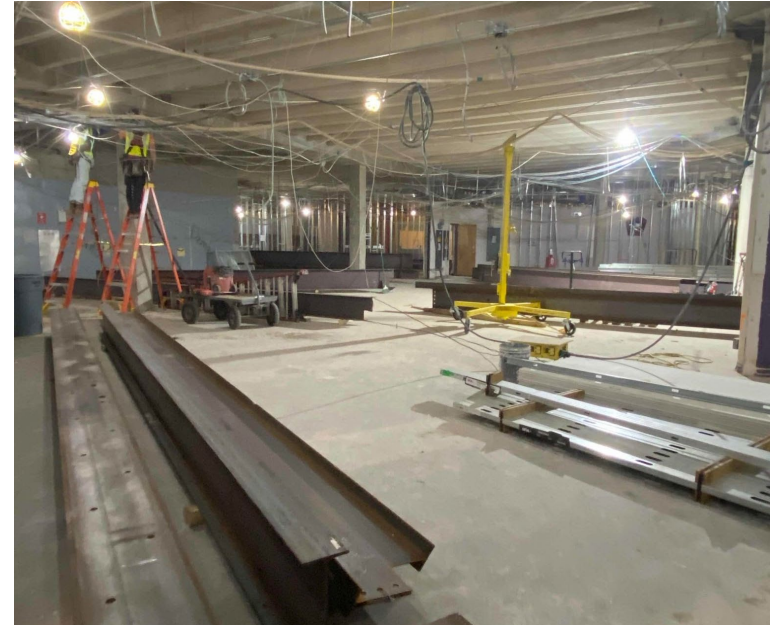
# Project Updates and Discussion – LBJ ECHS, LASA, and Eastside ECHS

Eastside ECHS – Aerial Footage



# Project Update: LBJ ECHS–Phase 1 of Modernization

- **Project Information**
  - **Modernization Budget:** \$22,000,000
  - **Total Budget:** \$25,575,000
  - **Anticipated Opening Date:** Summer 2022
  - **Trustee:** LaTisha Anderson
  - **Location:** 7309 Lazy Creek Dr., Austin, Texas 78724
  - **Existing Capacity:** 902
  - **Planned Capacity:** 1,842
  - **2016/2017 Utilization:** 105%
- **Project Team**
  - **Architecture & Engineering Team:** Perkins&Will
  - **Construction-Management-at-Risk Team:** Vaughn Construction



LBJ ECHS – Construction



# Project Update: LBJ ECHS–Phase 1 of Modernization



**LBJ ECHS – Dr. Joseph Welch,  
Graduation**

- **Introduction to Principal Joseph Welch**
  - Dr. Welch is the child of a retired veteran, who has attended schools across the U.S. He is a husband and proud father of six. Dr. Welch has dedicated his life to the service of students and the community.
- **His experience**
  - Twenty-seven (27) years in education, working in a variety of positions
    - 6A head football coach
    - Director at the university level
    - Composite social studies teacher
    - High school and middle school administrator
- **His philosophies**
  - Family first
  - Preparing students for life after high school
    - Bridging the gap between high school and college
    - Preparing students to excel and reach their maximum potential
  - Providing students with a well-rounded educational experience
  - Providing educators with leadership, understanding, and support

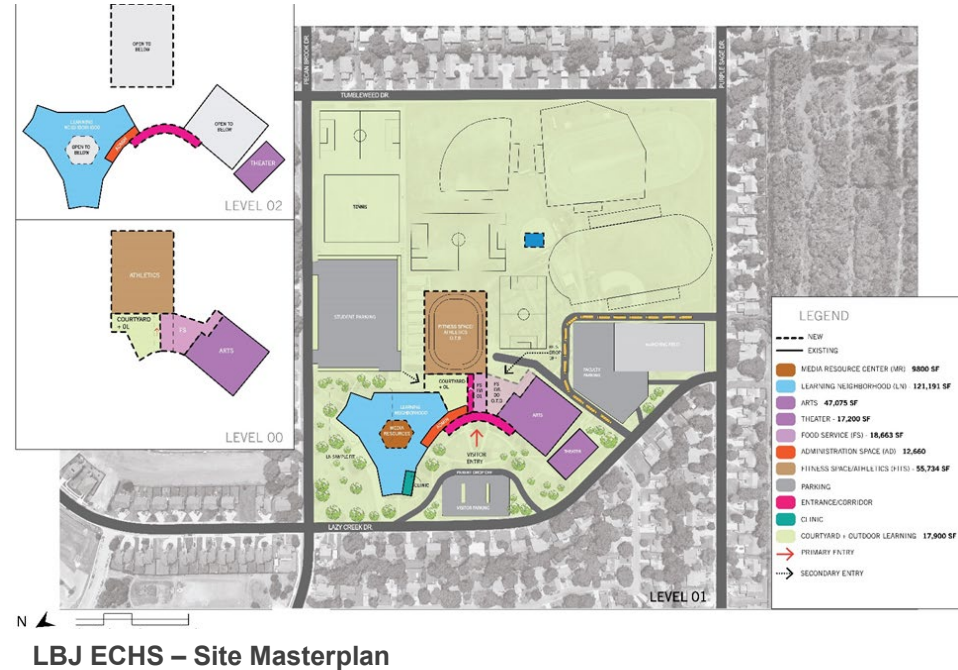




# Project Update: LBJ ECHS–Phase 1 of Modernization

- **LBJ Masterplan Overview**

- Reconfigure academic areas for new education specifications
- Add on a new larger athletic complex
- Renovate arts, performing arts, and CTE in former gym area
- Demo existing arts space for new cafeteria
- Relocate band marching next to band hall
- Reconfigure sports fields
- Add visitor parking and major entry



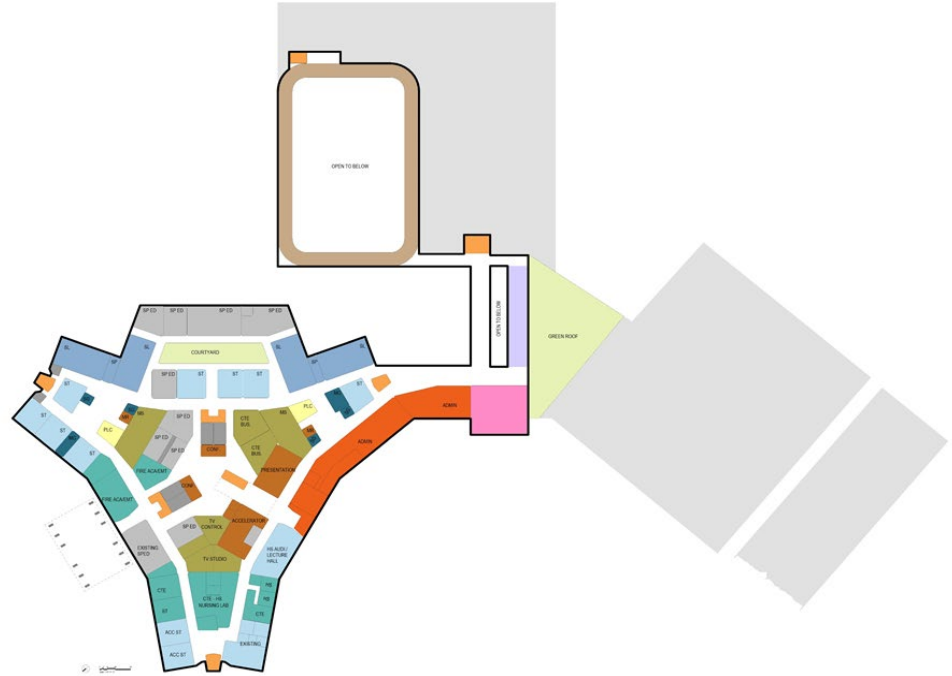


# Project Update: LBJ ECHS–Phase 1 of Modernization

- LBJ Masterplan Level 1

## LEGEND

- General Neighborhood and CTE - 23,400 SF
- Health Sci Center, ACCelerator & CTE - 10,920 SF
- Media Resources - 9740 SF
- Health Clinic - 3,930 SF
- Special Education - 9020 SF
- Courtyard - 2625 SF
- Administration - 9234 SF
- Cafeterial Seating - 2594 SF
- New Entrance Addition - 3900 SF
- Indoor Running Track



LBJ ECHS – Ground Level at Front Door



## Project Update: LBJ ECHS–Phase 1 of Modernization



LBJ ECHS – Masterplan Main Entry

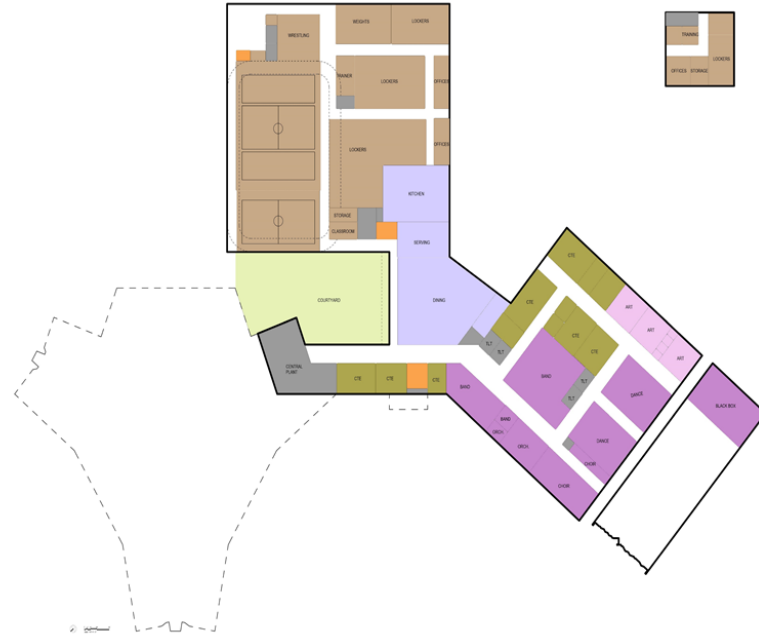


# Project Update: LBJ ECHS–Phase 1 of Modernization

- **LBJ Masterplan Level 0**

## LEGEND

-  Courtyard - 19,080 SF
-  Kitchen and Cafeteria - 2594 SF
-  Fitness & Wellness Spaces - 55,734 SF
-  CTE: Arts AV & Government Public Admin. - 9,500 SF
-  Visual Arts - 6,800 SF
-  Performing Arts - 39,875 SF
-  Service & Support



LBJ ECHS – Ground Level at Back of School



## Project Update: LBJ ECHS–Phase 1 of Modernization



**LBJ ECHS – Concept for New Cafeteria, Athletics Entry, and Outdoor Learning**



**LBJ ECHS – Masterplan for New Commons with Connection to First and Second Floor**

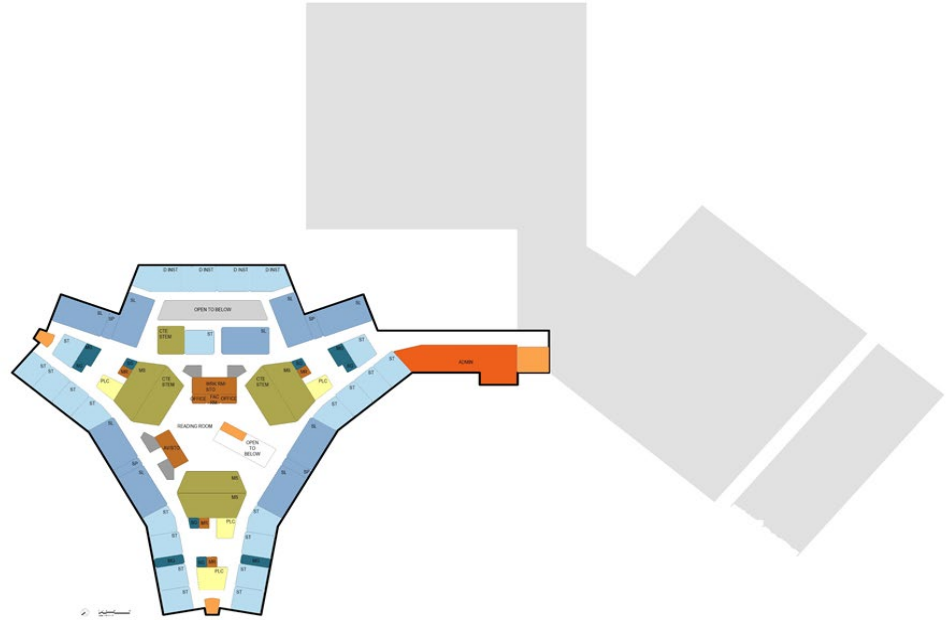


# Project Update: LBJ ECHS–Phase 1 of Modernization

- LBJ Masterplan Level 2

## LEGEND

- General Neighborhood & Dedicate Instruc. - 65,452 SF
- Health Sci. Center, ACCelerator & CTE - 10,920 SF
- Administration - 3,186 SF
- CTE: STEM - 3,186 SF



LBJ ECHS – Ground Level at Front Door



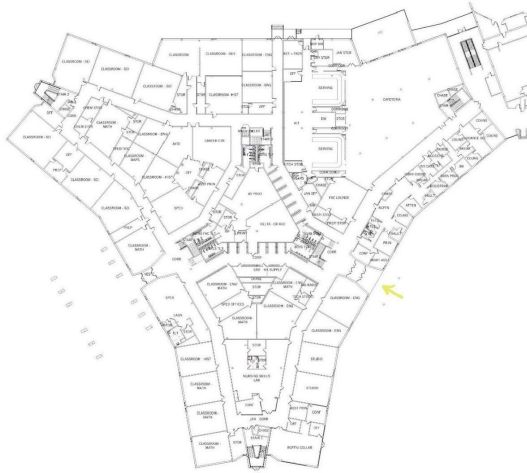
# Project Update: LBJ ECHS–Phase 1 of Modernization

- **Project Overview**
  - Secure entry
  - Community room
  - Health Science Programs
    - Surgical Technology Sim
    - Dental Sim
    - Trauma/ICU/L&D Sim
    - Medical office Sim
  - Large Lecture
  - Career Center
  - Media Center
  - Accelerator



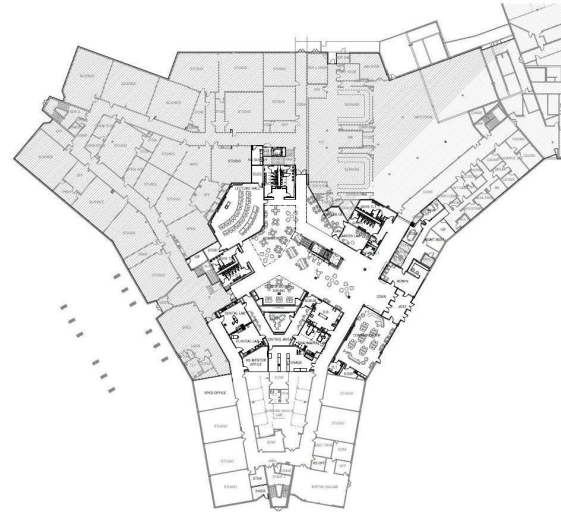
LBJ ECHS – Design Rendering

# Project Update: LBJ ECHS–Phase 1 of Modernization



Level 01  
Existing Floor Plan

LBJ ECHS – Level 1, Existing



Level 01  
New Floor Plan

LBJ ECHS – Level 1, New



[illegible]

**Level 01**  
**New Floor Plan**



# Project Update: LBJ ECHS–Phase 1 of Modernization



Perkins&Will

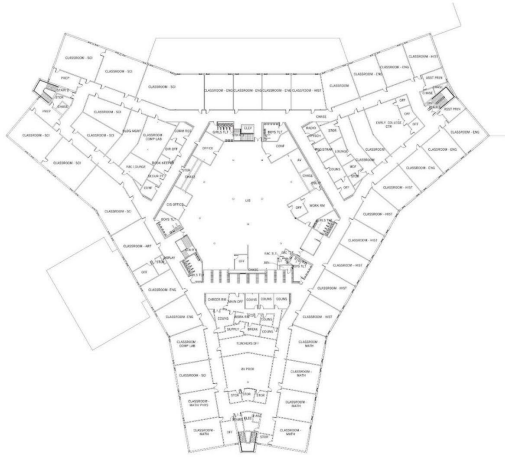
LBJ ECHS – PH 1 Commons, Upstairs Media Center



Perkins&Will

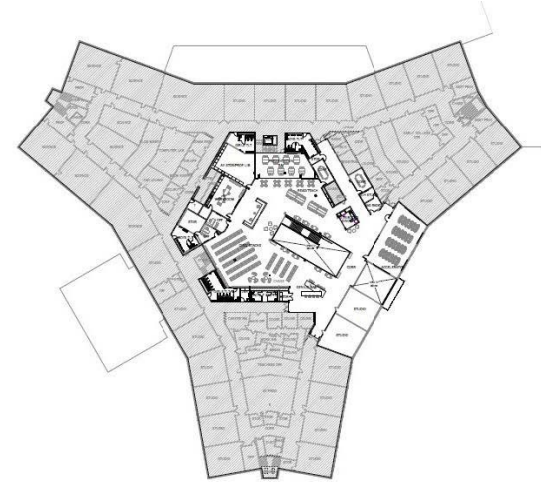
LBJ ECHS – PH 1 Commons, New Commons, Medical Program, & Career Center

# Project Update: LBJ ECHS–Phase 1 of Modernization



Level 02  
Existing Floor Plan

LBJ ECHS – Level 2, Existing

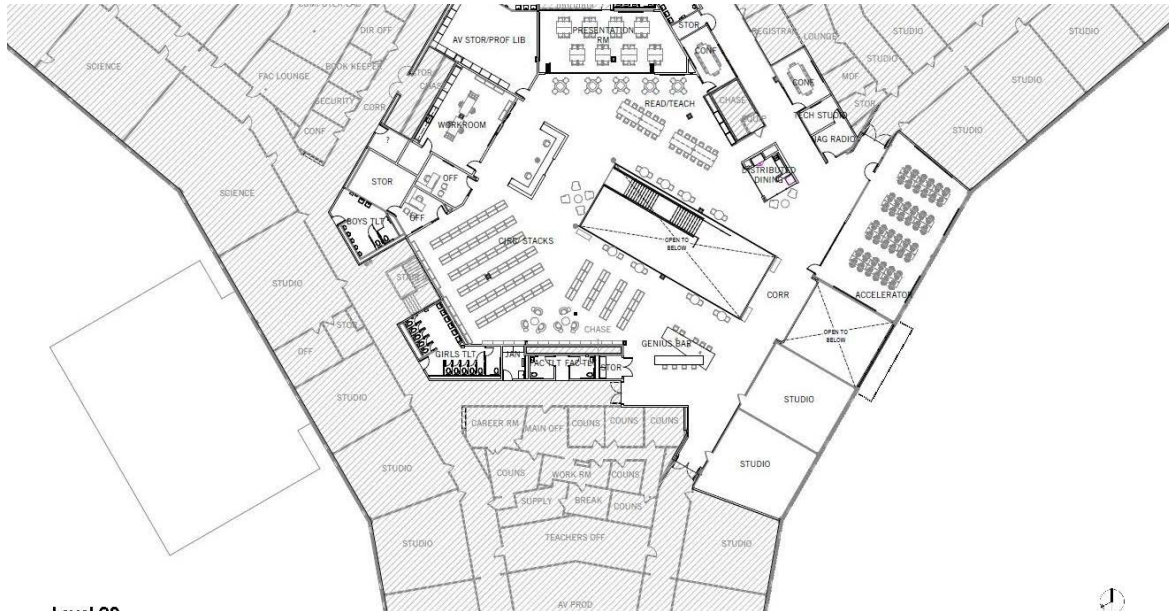


Level 02  
New Floor Plan

LBJ ECHS – Level 2, New



## Project Update: LBJ ECHS–Phase 1 of Modernization



**Level 02**  
**New Floor Plan**



True North  
**Perkins & Will**

## LBJ ECHS – Level 2, New Floor Plan



# Project Update: LBJ ECHS–Phase 1 of Modernization

- **Construction Update**
  - Construction work started in June 2021, as planned. Since then, the following activities have been completed or are ongoing.
    - Demolition and abatement (June)
    - Underground fire line work
    - Framing level 1 and 2
    - Level 1 and 2 mechanical overhead rough-in
    - Demolition of exterior masonry entrance wall
    - Electrical rooms level 1 and 2 (Ongoing)
    - Overhead and in-wall electrical rough-in (Ongoing)
    - Crawlspace sanitary sewer lines (Ongoing)
    - Steel delivery (Oct. 4)
      - Steel erection to follow



**LBJ ECHS – Construction**





# Project Update: LBJ ECHS–Phase 1 of Modernization

- **FF&E Update**
  - The Furniture & Equipment Committee will have its first meeting the week of Oct. 11.
  - The Furniture & Equipment Committee will break down into three committees:
    - Media Resources
    - Administration & Common Areas (including the community room)
    - CTE Health Services Equipment



FF&E – Modernization Furniture



# Project Update: LBJ ECHS–Phase 1 of Modernization

- **Past Outreach**
  - Block walking
  - Direct mailers
  - Email blasts
  - Social media posts
- **New Outreach Strategy**
  - **Campus events**
    - Meet the principal, student video, LBJ sports
  - **Community events**
    - Churches, neighborhood associations
  - **Collateral**
    - Fliers, radio shows and podcasts, yard signs



LBJ ECHS – Bond Communications Team at the LBJ Football Game



# Project Update: LBJ ECHS–Phase 1 of Modernization

- **Wellness Clinic**
  - On-site Wellness Clinic
  - Seeking partnerships with local doctors, nurse practitioners, and primary care physicians
  - Spaces specifically designed for:
    - Medical Laboratories
    - Examination Rooms
    - Patient Care Technician
    - Dental Hygienist
    - Emergency Medical Technology (EMT)
    - Pharmacy Technician (Coming Soon)



**LBJ ECHS – Wellness Clinic Main Entrance**



# Project Update: LASA Relocation

- **Bond-related Items**
  - **Roof Top Unit (RTU) for Room 133**
    - **What:** Delivery of the RTU for Room 133 was delayed.
    - **Impact and Resolution:** There was little-to-no impact to learning or campus operations. A temporary spot cooler was installed until the new RTU arrived.
    - **Current Status:** The new RTU is installed and the spot cooler has been removed.
  - **Band Tower**
    - **What:** The delivery of the new band tower was delayed.
    - **Impact and Resolution:** There was little-to-no impact to learning or campus operations. A temporary band tower was installed until the permanent tower arrived.
    - **Current Status:** The new tower is installed and the temporary band tower has been removed.
  - **Science Labs**
    - **What:** Some millwork, fume hoods, acid neutralization tanks, and sinks were delayed.
    - **Impact and Resolution:** There was little-to-no impact to learning or campus operations. CMD was able to coordinate with the campus to ensure that learning continued.
    - **Current Status:** All science rooms will be complete by the end of Oct.



**LASA – Band Tower**





# Project Update: LASA Relocation

- **Bond-related Items Continued**
  - **New Natural Gas Lines and Testing**
    - **What:** New gas lines are not complete.
    - **Impact and Resolution:** This impacts the ability of the HVAC system to fully operate. As a result, the campus has experienced some over-cooling. Adjustments to the HVAC controls have been made to resolve this over-cooling.
    - **Current Status:** Gas is scheduled to be on by Oct. 15.
  - **General Cleaning**
    - **What:** Due to the volume of work being completed and the items left from Eastside, a large amount of cleaning was required. The contractors had to complete most of their work in order for this cleaning to occur.
    - **Impact and Resolution:** CMD worked with the contractors and AISD housekeeping to resolve these issues.
    - **Current Status:** The campus was cleaned and ready for the first day of classes.
  - **Phase 3 Projects**
    - **What:** Some projects were scheduled to be completed after school began, including drainage improvement, a new front entrance, and wood/metal shops.
    - **Impact and Resolution:** This work has been coordinated with the campus, as to avoid conflict.
    - **Current status:** Phase 3 is nearing completion.



**LASA – Wood and Metal Shop**



# Project Update: LASA Relocation

- **M&O-related Items**
- These items were not associated with the bond scope, but the Construction Management Department (CMD) assisted with repairs.
  - **Chillers and HVAC Repairs**
    - **What:** One of the main chillers and the North Annex chiller went down.
    - **Impact and Resolution:** This impacted cooling for the entire campus. As a temporary solution, over 30 spot coolers were installed in the warm rooms. Two rental chillers were installed and a mechanical contractor was brought on to assist.
    - **Current Status:** The majority of the necessary repairs are complete. The rental chillers will be removed by the end of Nov.
  - **Work Orders**
    - **What:** The school experienced a large number of Work Orders.
    - **Impact and Resolution:** There was minimal impact to learning and campus operations. CMD worked with the Service Center to help complete these Work Orders.
    - **Current Status:** The majority of the Work Orders have been completed. The Service Center is responsible for the completion of the remaining Work Orders, and CMD continues to monitor the situation.



**LASA – Rental Chiller**



# Project Update: Eastside ECHS Modernization

- **Project Issues and Risks**
  - **Material Delays**
    - The project experienced scheduling issues, material delays, and permitting challenges.
    - Rainy weather delayed concrete walks and ramps, student parking, and landscaping.
  - **Natural Gas Challenges**
    - Texas Gas provided last-minute redesign information.
    - This last-minute redesign request required a change in location of service and construction of additional gas piping.
  - **Inspection Challenges**
    - The project experienced challenges with City of Austin electrical inspections and fire marshal inspections.



**Eastside ECHS – Exterior**





# Project Update: Eastside ECHS Modernization

- **Project Issues and Risks Continued**
  - **Access Control Programming Issues**
    - During the inspection of the access control system, the fire marshal requested that some changes be made to the electrified hardware system. These requests delayed the project passing fire alarm inspection.
  - **Fieldhouse Phone Line Challenges**
    - The fieldhouse is facing issues with the phone line communication to the fire alarm panel. AT&T and AISD Telecommunications are working to resolve these issues.
  - **Smoke Detector and Fire Alarm Issues**
    - Raised dust levels during cleaning caused the fire alarms to beep. 173 smoke detectors had to be replaced after the school opened.
    - Vandalism is occurring in the bathrooms, where there are no cameras. Vandalism has also activated fire alarms multiple times. The campus and CMD are working to resolve these issues.



**Eastside ECHS – Courtyard**





# Project Update: Eastside ECHS Modernization

- **Move-in and Punch List Work**
  - **Furniture and Move-in**
    - Changes in programmatic requirements demanded increased effort from the furniture installation teams.
  - **Gym and Practice Field**
    - The gym and practice field were turned over to the campus for use on Sept. 20.
  - **Site Concrete Work**
    - Concrete work was delayed due to construction crew quarantines. The south parking lot is complete. Ramps are poured. They will be turned over to the campus once guardrail installation is complete.
  - **Site Handrails**
    - Delivery and installation of site handrails was delayed due to lead times. Temporary handrails have been provided. This delay is holding up the final environmental inspection and the final building inspection.
  - **Punch**
    - Building has been punched by the architect and punch list work has begun.



**Eastside ECHS – Collaboration Space**





Thank you! Any questions?

**Next Up: Discussion of 2017 Bond Program Contingency Balance  
and Risks**





# Discussion of 2017 Bond Program Contingency Balance and Risks

Sánchez ES – Construction Complete, Outdoor Learning





# Discussion of 2017 Bond Program Contingency Balance and Risks

- **Current Best Practices**
  - Bi-weekly construction project manager (PM) meetings
  - Monthly department meetings
    - Technology
    - Transportation
    - Life-safety and Security/Police
  - Risk analysis and budget recommendation changes
    - Market escalation
      - Labor
      - Material delays
    - Mitigation strategy
  - Finance and Construction Management meetings
- **Next Steps**
  - Evaluate and identify all projects ready for financial closeout
  - Collaborate on estimated to complete analysis for construction projects
  - Collaborate on estimated to complete analysis for all bond projects
  - Provide contingency and surplus analysis in late Nov.



**Sánchez ES – Construction Complete, Exterior**







Thank you! Any questions?

**Next Up: Action Items Requested by the Committee**





# Action Items Requested by the Committee

T.A. Brown ES – Learning Stairs



# Action Items Requested by the Committee

- **Aug. 31 meeting requests**
  - ✓ Ann Richards SYWL track and field is expected to be complete by the end of Oct.
  - ✓ The *Tri-chair HUB Questions* special meeting occurred on Sept. 20.
  - ✓ As requested, Mark Grayson's financial questions with responses were shared with the committee.
- **Sept. 20 meeting requests**
  - ✓ The requested procurement documents were sent to the committee via email and can be found online at AISD's [Procurement Portal](#).
- **Oct. 12 meeting requests**



Uphaus Early Childhood Center – Pre-K







Thank you! Any questions?

**Next Up: Potential Future Items for Discussion, Meeting  
Dates/Times/Locations, Review of Annual Calendar**







# Potential Future Items for Discussion

Govalle ES – Flexible Furniture



# Potential Future Items for Discussion: CBOC Report to the Board Update

- **What's Happening**
  - **Reminder:** Data in the report is based on the Aug. 31 meeting.
  - The report is currently in design—photos, graphics, captioning, and appendices.
  - The report will be proofed internally before it is distributed to CBOC members for comments.
- **Key Dates**
  - Oct. 21—Draft report distributed to CBOC members
  - Oct. 28—CBOC members comments due
  - Oct. 29—Anticipated completion



# Potential Future Items for Discussion: Upcoming Dates

- **Next Tri-chair Call**
  - Oct. 18
- **Next Committee Meeting**
  - Nov. 9
- **Upcoming District Closures**
  - Nov. 22-26—Thanksgiving Break
  - Dec. 22-31, Jan. 3—Winter Break



Bear Creek ES – Reading Nooks







Thank you! Any questions?

**Next Up: Adjourn**





A photograph of the exterior of Doss Elementary School at night. The building features a large, multi-story glass facade that reflects the dark blue sky and reveals the interior of a library or common area with bookshelves and circular ceiling lights. The building is constructed with brick on the upper levels and has a modern design. A large tree is visible on the right side of the frame. A grey banner with the word "ADJOURN" is in the top right corner.

ADJOURN

Thank You!





# Appendix: Key Definitions





# Appendix: Key Definitions

## 1. Project Contingency

- Project contingency is a budget of money, held at the project level, that exists to mitigate against risk and uncertainty, and is used to ensure the delivery of each individual project. It is either planned and funded at inception or built through contribution from within that individual project budget.

## 2. Program Contingency

- Program contingency is an account of money, held at the program level, that exists to mitigate against risk and uncertainty for the entire bond program, and is used to ensure the delivery of all projects within the program as scoped. It is either planned and funded at inception or built through contributions from individual projects.

## 3. Bond Authorization Surplus

- Bond authorization surplus is an account of money or unused bonding authority, which begins at a zero balance at the start of the program and receives contributions of surplus bond authorization as projects are completed under budget. Represents uncommitted funds, which can be used to fund new projects and/or scopes of work.

## 4. A Substantial Scope Change occurs if there's a

- Change in location that is different from stated purpose when the bond was ratified by voters
- Change in project type that is different from stated purpose that was presented when the bond was ratified by voters, i.e., from "build new school" to build and "performing arts center" to "buy land" or "replace turfs"

