



Community Bond Oversight

November 15, 2022

Agenda

1. Call to Order*
2. Public Comment
3. Approval of Minutes - October 11, 2022 Meeting
4. Committee Operations
 - a. Townsend Audit Review
 - b. Matias' "Appetizer" re: 2022 Bond
5. Reports and Presentations
 - a. 2017 and 2013 Bond Programs
 - i. Issues and Risks, Substantial Changes
 - ii. Bond Program Schedule Changes
 - b. Monthly Bond Financial Reports
 - i. 2013 and 2017 Bond Financial Reports
 - c. HUB Program
 - d. Bond Communication Report
6. Action Items Requested by the Committee
 - a. Can we provide talking points to CBOC members with details pertaining to how we saved money after pivoting to alternative methods and practices to mitigate risks associated with COVID-19. How much were we able to save on 2017 Bond projects?
 - b. Please provide to the CBOC members the percentage of project completion in regards to the 2017 Bond program.
 - c. Can you provide the CBOC members with a hub analysis that discovers things we did with this bond that caused us to fail to meet participation goals versus what we did in prior bond programs that helped us meet and succeed these goals?
 - d. Can you provide CBOC members with a tentative construction schedule and construction methodology as well as any other relevant information that may serve as talking points for committee members to focus on?
 - e. *Can you provide a detailed plan to the CBOC regarding long-term plan for improvements at Gus Garcia *due at the January meeting**
 - f. Townsend Audit Updates - CBOC members want a presentation on findings. Can we identify if we have enough time for this during the November meeting? Persons of contact we need to reach out to?
 - g. Please provide the finalized Geotech report along with the November reporting and be prepared to speak on the findings during this meeting.
 - h. Is Executive Session is an option for CBOC? Who is cleared to remain in the room during these sessions?
 - i. Continuing air quality updates in future CBOC presentations/meetings.
7. Key Dates and Future Items for Discussion
 - a. December Tour RSVPs.
8. Adjourn



Public Comment

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

Members of the public may join CBOC meetings in person and provide public comment during the meeting or directly to the shared CBOC inbox before the meeting begins. (cbocinternalinfo@austinisd.org).

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



Govalle ES – Playscape



Approval of Minutes

Approval of Minutes
from October CBOC Meeting (10/11).





Committee Operations

McCallum HS Graduation, June 2021



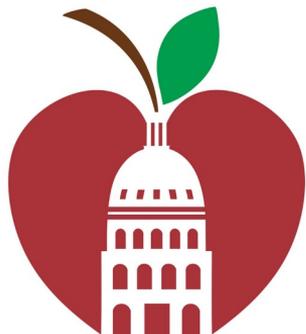
Committee Operations

Dr. Anthony Mays has been named as the sole finalist in Alief ISD's Superintendent search. We wish Dr. Mays well in his endeavors and will continue to provide updates as the district hopes to select a permanent Superintendent in the coming months.

CMD has hired Jorge Molina who will serve as Director of Construction Management.

*See attachment for Matias' appetizer re: 2022 AISD Bond Program.





AUSTIN ISD:

NOVEMBER 15, 2022

DEBBIE TOWNSEND

R. L. TOWNSEND & ASSOCIATES, LLC

(972) 403-1829

DATOWNSEND@RLTOWNSEND.COM

WWW.RLTOWNSEND.COM

R. L. TOWNSEND
& ASSOCIATES^{LLC}

Knowledge | Perspective | Partnership

STATUS OF AUDIT PROJECTS

19 Projects reviewed with Guaranteed Maximum Price of \$631MM

Total Completed & Stored to Date = \$577MM

13 Projects are Construction Manager at Risk and 6 are Design Build

Project by Construction Manager:

1 – American

4 – Bartlett Cocke
Rogers O'Brien

2 – Flintco

1 - Vaughn

1 – Balfour Beatty

2 – Cadence McShane

1 – JE Dunn

4 - Joeris

3 –

STATUS OF AUDIT PROJECTS

9 Projects have been completed. The following 10 are still In Process

Project	Current GMP	Completed & Stored to Date per Most Recent Pay App	% Completed	Expected Final Report
Brentwood ES Modernization	\$ 30,025,047	\$ 29,505,700	98%	In Process - 4th Qtr 2022
Austin HS	\$ 19,400,458	\$ 18,482,544	95%	In Process - 4th Qtr 2022
Eastside Vertical (Sanchez)	\$ 21,834,677	\$ 21,834,677	100%	In Process - 4th Qtr 2022
Casis ES Modernization	\$ 33,527,838	\$ 32,721,973	98%	In Process - 4th Qtr 2022
Rosedale Modernization	\$ 38,798,675	\$ 36,707,639	95%	In Process - 4th Qtr 2022
LBJ Vertical Team (Norman)	\$ 19,550,014	\$ 19,596,660	100%	In Process - 4th Qtr 2022
LBJ ECHS Medical High School (Phase 1 & 2)	\$ 13,819,247	\$ 4,072,670	29%	In Process - 4th Qtr 2022
Eastside HS at Orig Anderson	\$ 68,541,146	\$ 68,541,146	100%	In Process - 1st Qtr 2023
Bowie HS Modernization (Phase 1)	\$ 70,801,493	\$ 70,239,234	99%	In Process - 1st Qtr 2023
New Northeast MS	\$ 49,270,430	\$ 22,106,330	45%	In Process - 1st Qtr 2023
Totals	\$365,569,025	\$ 323,808,573	89%	

AUDIT RECOVERIES AS DEFINED BY RL TOWNSEND

What constitutes an audit recovery?

Credits to the project cost reimbursed to AISD.

What is not included in the audit recovery amounts?

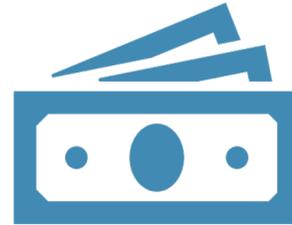
Timing differences

Potential credits given to AISD/Project Representative for resolution

AUDIT RECOVERIES TO DATE



The credits are based on 13 projects finished or close to be finished.



Credits total \$1,460,663.

SPECIFIC AUDIT RECOVERIES

Description of Recovery	Amount
Subcontract Issues	\$ 350,505
Bond True Up	\$ 272,456
Fee True Up	\$ 272,147
Labor True Up	\$ 259,302
Billing vs Actual cost	\$ 107,844
SPW Duplication of Scope	\$ 65,743
Builders Risk True Up	\$ 58,173
Sales Tax	\$ 29,578
Allowance True Up	\$ 22,649
Small Tools True Up	\$ 10,835
SDI True Up	\$ 5,281
Duplicates	\$ 3,998
General Liability True Up	\$ 1,525
Total	\$ 1,460,036



**FUNDS
RECOVERY**

JOINT
ACTIVITIES
AECOM,
MCKISSACK, &
SPIRE

Ongoing
Involvement with
PM firms

Discuss concerns

Work together to
resolve issues



QUESTIONS

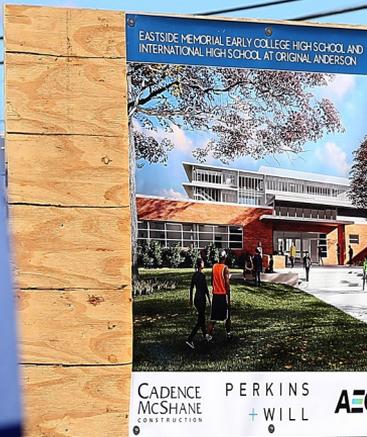


Thank you! Any questions?

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



2017
ND
PROGRAM



2013 & 2017 Bond Programs

Eastside ECHS Groundbreaking, January 2019



Issues and Risks, and Substantial Changes: Mills ES

- Temporary AC equipment has been removed.
- Repairs were made to old equipment (lower cost than the rental)
- New units will be installed over the Winter Break



Issues and Risks, and Substantial Changes: Akins HS

- Cooling tower replacement:
 - replacement was delayed by GC (manpower)
 - GC supplying temporary chillers (no add'l cost to AISD) to suppl
 - Old Cooling Tower removed
 - New Cooling Tower currently being installed
 - ECD 11/28/22



Issues and Risks, and Substantial Changes: Eastside ECHS

- Punch list 98% complete
- Wellness Walk
 - Assessment is in progress
 - Topographic survey completed
 - Borings are complete
 - Groundwater monitoring is in progress
 - Standard lab testing is complete, advanced lab testing is anticipated to take an additional 3 weeks

Mapped Geology

According to the Geologic Atlas of Texas, Austin Sheet¹ and the previous investigations at the site, the geology of the project site is complex, with a fault trending northwest to southeast (N15°W) across the campus. To better define area geology, a Geologic Map is presented on Plate 3.

On the downthrown side (northeast of fault), subsurface conditions include fill material underlain by clay and clayshale of the Taylor Group, followed by limestone of the Austin Group. On the upthrown side (southwest of fault), subsurface conditions include Austin Group limestone underlain by Volcaniclastics.

Volcaniclastic (or pyroclastic) is a general term applied to detrital volcanic materials that have been explosively ejected from a volcanic vent. In most cases in the Austin area, the venting occurred under shallow seas. The vent of record closest to the Ridgeview Campus is referenced as the Huston-Tillotson. Outcrops along Boggy Creek above and below the Webberville Road bridge are the volcaniclastics of record closest to the campus.

The Taylor Group, of Cretaceous age, when unweathered, is lithologically described as dark gray, calcareous, illitic shale. Weathering, dissolved oxygen in water seeping through joints and fissures causes oxidation of the gray iron sulfides present, turns the shale to a yellow-brown clay. Additionally, a base exchange of cations occurs and the illite clay minerals convert to more expansive montmorillonites.² The clays and clayshales are highly plastic with a very high shrink/swell potential when subjected to moisture changes.

The Austin Group limestone consists of several formations, but they are not delineated on the referenced geologic map and are collectively referred to as the Austin Chalk in the local area. Although the Austin Chalk is usually described as limestone, it is comprised of chalk, chalky limestone, clayey limestone, limestone, and marl (a hard, calcareous clay). The unweathered Austin Chalk is gray to light gray in color. Weathering produces a tan to white color.



Bond Program Schedule Changes: LBJ ECHS

- Majority of construction is complete and we have received TCO Stocking.
- Furniture install starts Nov 14
- Anticipate TCO Occupancy by end of Nov
- Courtyard work funded through grants is ongoing.
- On schedule for Jan 2023 Opening.



Bond Program Schedule Changes: LASA HS

- Entry vestibule – Re-install of glazing has been completed. Finishes (flooring, etc) and some Technology items are being completed. Anticipate completion of those items by early December.
- ADA ramp re-work is completed.
- Metal shop - GC waiting on power switches to be delivered for welding stations; a temporary solution is in place. Anticipate installation by end of Nov.
 - Metal shop – metal panel work completed.
 - Courtyard re-sodding completed.





Thank you! Any questions?

Next Up: Reports and Presentations,
Monthly Bond Financials





Monthly Bond Financials

Brentwood ES Design Rendering Bus Drop



Financial Reports

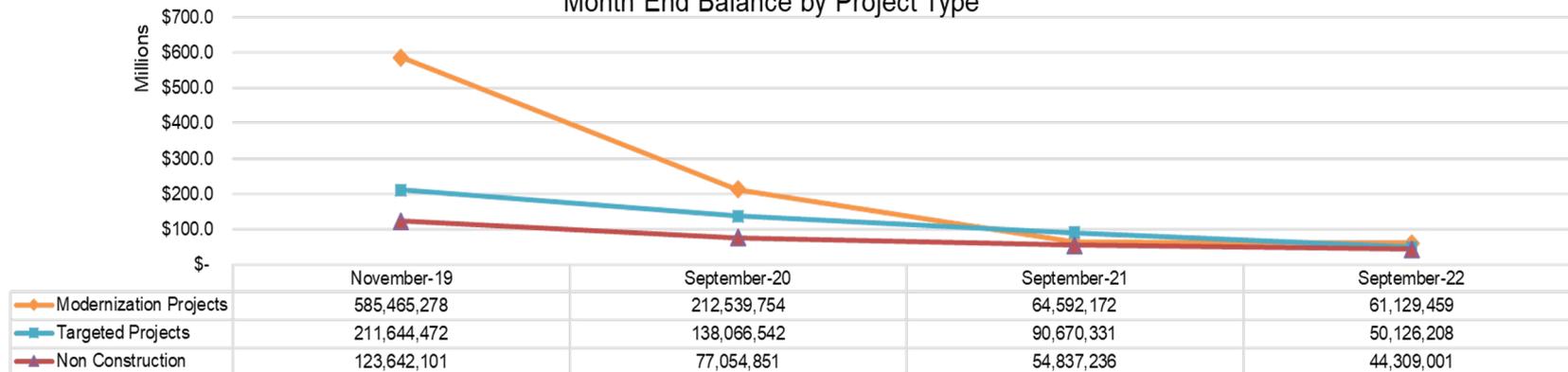
1. [2013 Bond Program Financials](#)
2. [2017 Bond Program Financials](#)
3. [2017 Bond Program Monthly Activity](#)
4. [2017 Bond Program Amendment Log](#)
5. [2017 Bond Program Previous Bond Support](#)
6. [2017 Bond Program Contingency Log](#)

Please Add Graphics



Financial Reports: 2017 Bond Financials

2017 Bond Program
Month End Balance by Project Type*



*Does not include Program Contingency or Prior Bond Balance

Total Project Balance @ September 2022	\$155,564,669
Est. Real Estate Revenue	(\$40,000,000)
Prior Bond Contingency	(\$43,751,000)
Program Contingency Balance	\$682,112
Total Balance	\$72,495,781

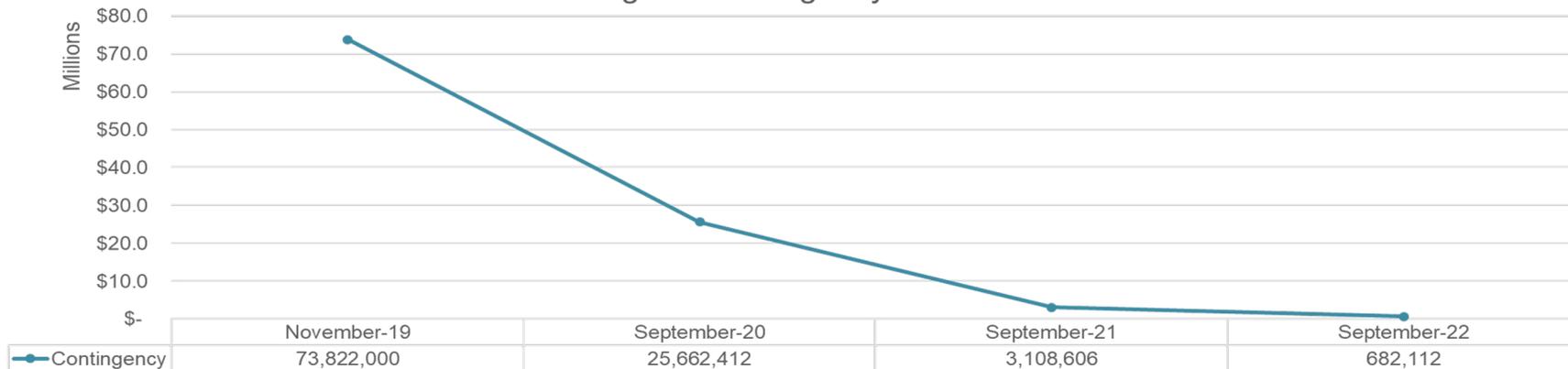
% Budget Remaining 6.9%

Please See File: 2017 Bond Program Financials



Financial Reports: 2017 Bond Financials

2017 Bond Program Program Contingency Balance



Notes:

1. Changes in Balance are due to Budget Transfers posted throughout the 2017 Bond Program to support active 2017 Bond projects.
2. Reporting periods with no changes in Program Contingency are not included in chart.

Program Contingency Beginning Balance	\$73,822,000
Program Contingency Balance @ September 2022	\$682,112

% Remaining 0.9%

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



Financial Reports: 2017 Bond Financials

As of September 30th, the impact on the 2017 Bond Program balance is related to the following costs:

- Adjustment for Construction Manager-At-Risk covering Modernization Projects **\$6.2m**
- General Marshall MS Design Build **\$4.5m**
- Adjustment for Competitive Sealed Proposals addressing critical facility deficiencies in Targeted Projects **\$5.7m**



Financial Reports: 2017 Bond Financial Notes

2017 Bond Program Amendment Log:

\$140k of Contingency funds transferred from Modernization Projects.

[Please See File: 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, Menchaca ES, and Bowie HS. All had some changes in 2017 Bond.

[Please See File: 2017 Bond Program Previous Bond Support](#)



Financial Reports: 2013 Bond Financial Notes

2013 Bond Program:

As of September 30th, the impact on the 2013 Bond Program is a reflection of the ongoing reconciliation, closing out of projects, and the following active projects:

1. Lee ES continued use of a portable building **\$20K**
2. Southeast Bus Terminal upgrade for electrical buses charging stations **\$460k**
3. Purchase of new buses **\$4.7m**
4. Upgrade and installation of a new districtwide financial software **\$3.2m**

Please See File: 2013 Bond Program Financials





Thank you! Any questions?

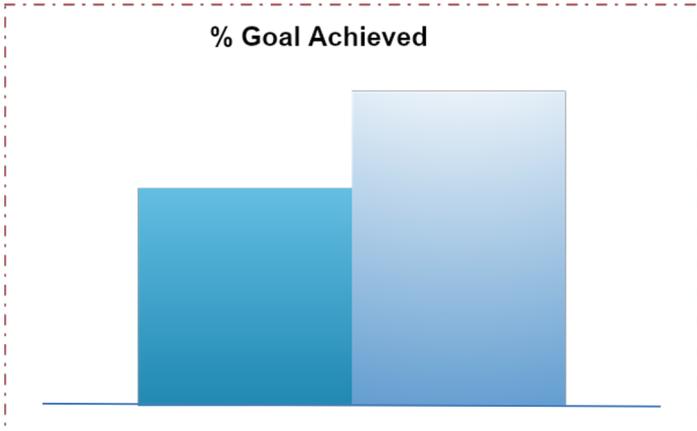
Next Up: Reports and Presentations,
Historically Underutilized Business (HUB) Program



2013 BOND PROGRAM - ARCHITECT/ ENGINEERING: Through October 15, 2022

Category	Contracted Amount (\$)	HUB % Contracted	Paid Amount (\$)	Paid Progress	Paid Participation	HUB Goal
African American	393,272.17	1.2%	385,596.67	98.0%	1.3%	1.9%
Asian/Native American	4,776,676.05	14.9%	4,535,800.65	95.0%	15.0%	7.4%
Hispanic	3,269,067.83	10.2%	3,181,239.62	97.3%	10.5%	9.4%
Women-Owned	4,522,775.40	14.1%	4,402,014.95	97.3%	14.5%	9.8%
HUB Total	12,961,791.45	40.4%	12,504,651.89	96.5%	41.2%	28.5%
Non-HUB	19,057,918.61	59.5%	17,817,734.78	93.5%		
Total	32,019,710.06		30,322,386.67	94.7%		

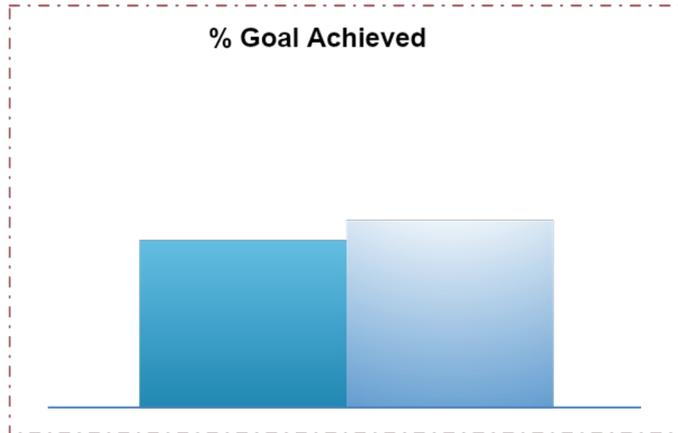
Note: Numbers may not add due to rounding



2013 BOND PROGRAM - CONSTRUCTION: Through October 15, 2022

Category	Contracted Amount (\$)	HUB % Contracted	Paid Amount (\$)	Paid Progress	Paid Participation	HUB Goal
African American	4,883,737.52	1.8%	4,882,632.06	100.0%	1.8%	1.7%
Asian/Native American	3,440,270.82	1.3%	3,437,048.12	99.9%	1.3%	1.9%
Hispanic	23,307,828.08	8.5%	22,800,685.14	97.8%	8.5%	8.1%
Women-Owned	35,869,289.92	13.1%	34,927,783.78	97.4%	13.0%	10.2%
HUB Total	67,501,126.34	24.6%	66,048,149.10	97.8%	24.5%	21.9%
Non-HUB	206,563,383.07	75.4%	203,596,361.37	98.6%		
Total	274,064,509.41		269,644,510.47	98.4%		

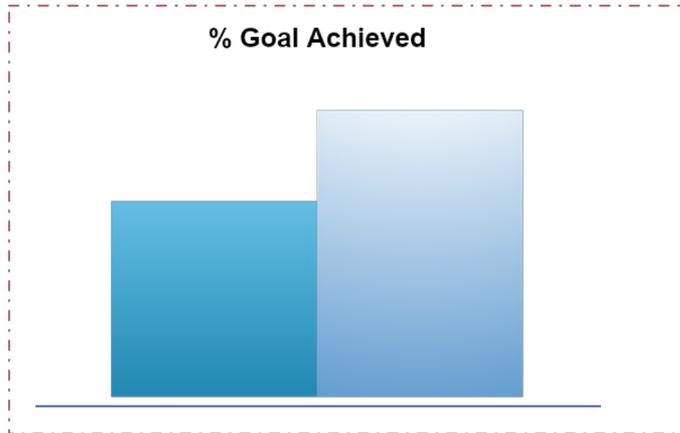
Note: Numbers may not add due to rounding



2017 BOND PROGRAM - ARCHITECT/ ENGINEERING: Through October 15, 2022

Category	Contracted Amount (\$)	HUB % Contracted	Paid Amount (\$)	Paid Progress	Paid Participation	HUB Goal
African American	10,009,458.62	8.6%	9,567,148.32	95.6%	8.8%	1.9%
Asian/Native American	12,658,390.18	10.8%	12,074,321.53	95.4%	11.1%	7.4%
Hispanic	13,177,231.48	11.3%	12,079,331.44	91.7%	11.1%	9.4%
Women-Owned	13,174,467.48	11.3%	11,869,681.50	90.1%	10.9%	9.8%
HUB Total	49,019,547.76	42.0%	45,590,482.79	93.0%	41.8%	28.5%
Non-HUB	67,758,282.13	58.0%	63,370,456.39	93.5%		
Total	116,777,829.89		108,960,939.18	93.3%		

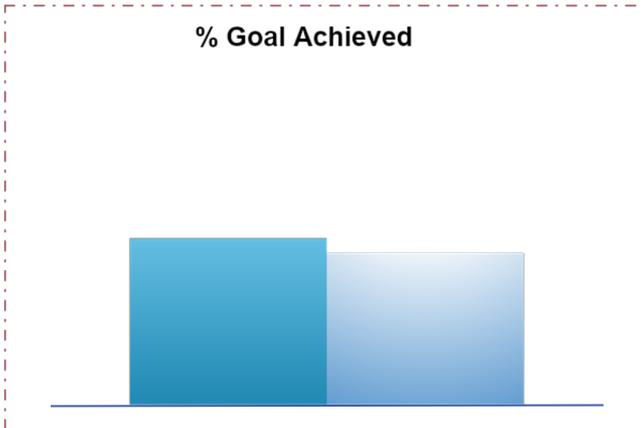
Note: Numbers may not add due to rounding



2017 BOND PROGRAM - CONSTRUCTION: Through October 15, 2022

Category	Contracted Amount (\$)	HUB % Contracted	Paid Amount (\$)	Paid Progress	Paid Participation	HUB Goal
African American	9,475,317.29	1.2%	6,317,882.73	66.7%	0.9%	1.7%
Asian/Native American	6,584,996.70	0.8%	6,100,858.08	92.6%	0.9%	1.9%
Hispanic	40,549,514.48	5.1%	33,833,327.53	83.4%	4.8%	8.1%
Women-Owned	101,505,550.44	12.7%	93,357,499.15	92.0%	13.4%	10.2%
HUB Total	158,115,378.91	19.8%	139,644,117.49	88.3%	20.0%	21.9%
Non-HUB	639,908,865.19	80.2%	558,442,045.66	87.3%		
Total	798,024,244.10		698,086,163.15	87.5%		

Note: Numbers may not add due to rounding



HUB Program Activity

Outreach:

- HUB Goal Process Review Public Information Session – Opportunity Consulting
- Construction Inclusion Week Small & Minority Business panel discussion – Flintco Construction Company

Disparity Study 2023 Timeline:

- Collette Holt & Associates has collected 80% of the contract dollars in the contract data file.
 - CHA anticipates delivering the draft study report to the HUB department in January.
 - A draft report will be presented to the CBOC in January or February to receive feedback.
 - A final report will be presented to the Board of Trustees in April.





Thank you! Any questions?

Next Up: Reports and Presentations,
Bond Communication Report





Bond Communication Report

Bear Creek ES Maker Space



Bond Communication Report - Recent Milestone Ceremonies



Green Building Ceremony



Brentwood ES Grand Opening



Norman-Sims ES Grand Opening



Bond Communication Report

Modernizations Video

As part of our ongoing communication efforts around the 2017 Bond Program, we are producing a series of videos highlighting the impact of the bond. The second video, highlighting the modernizations is live on the blog and will be shared across district channels.

All videos in the series will be shared on www.AustinISD2017Bond.org, in district newsletters and on social media.



Modernizations Video



Bond Communication Report

2022 Bond Communications Update

- **Austin voters approved all three bond propositions.** According to the [Travis County election results](#), Prop A has 72% of the vote, Prop B also has 72% and Prop C has 58%.
- Austin ISD representatives attended **over 300 community events** to share information on the 2022 Bond
- Our **principles and teachers helped share information** with families through distributing fliers, hosting principal coffees and sharing social media posts



Bond Communication Report

2022 Bond Communications Update

- Ads like the one to the right were shared digitally and on TV to help educate voters about the bond. **These ads received over 3.1 million impressions** ahead of Nov. 8.
- To view the additional ads, follow the links below:
 - The 2022 Bond would repair aging facilities https://youtu.be/bR_j5mhnCos
 - The 2022 Bond would fix A/C issues <https://youtu.be/Eiq3MF0kNjc>
 - The 2022 Bond would pay to upgrade technology https://youtu.be/kyq_Fd003Gw
 - Every penny of the 2022 Bond would stay right here in Austin <https://youtu.be/mEyDP4KL5vU>



Digital ad educating about the 2022 Bond





Action Items Requested by the Committee

T.A. Brown ES Learning Stairs



Action Items Requested by the Committee

1. Can we provide talking points to CBOC members with details pertaining to how we saved money after pivoting to alternative methods and practices to mitigate risks associated with COVID-19. How much were we able to save on 2017 Bond projects?
2. Please provide to the CBOC members the percentage of project completion in regards to the 2017 Bond program.
3. Can you provide the CBOC members with a hub analysis that discovers things we did with this bond that caused us to fail to meet participation goals versus what we did in prior bond programs that helped us meet and succeed these goals?
4. Can you provide CBOC members with a tentative construction schedule and construction methodology as well as any other relevant information that may serve as talking points for committee members to focus on?
5. *Can you provide a detailed plan to the CBOC regarding long-term plan for improvements at Gus Garcia ***due at the January meeting****
6. Townsend Audit Updates - CBOC members want a presentation on findings. Can we identify if we have enough time for this during the November meeting? Persons of contact we need to reach out to?
7. Please provide the finalized Geotech report along with the November reporting and be prepared to speak on the findings during this meeting.
8. Is Executive Session is an option for CBOC? Who is cleared to remain in the room during these sessions?
9. Continuing air quality updates in future CBOC presentations/meetings.





Thank you! Any questions?

Next Up: Key Dates and Future Items for Discussion





Key Dates and Future Items for Discussion

Doss ES First Day





Thank you! Any questions?

Next Up: Appendix: Key Definitions





Appendix: Key Definitions

Doss ES First Day





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”.

