

Community Bond Oversight

February 21, 2023



Agenda

1. Call to Order*
2. Public Comment
3. Approval of Minutes - November 15, 2022 Meeting
4. Committee Operations
 - a. The CBOC thanks Monica Lopez-Magee for her service.
 - b. Trustee Lugo District 8 appointed Ms. Barbara Spears-Corbett
 - c. Board President District 9 appointed Mr. Ryan Pollock
 - d. By Laws & Attendance/Membership- Jacob Reach
5. Reports and Presentations
 - a. Miscellaneous Updates from Michael Mann
 - b. Presentation: AISD Police chief Wayne Sneed-Police Fleet? Surplus \$
 - c. Miscellaneous Updates from Katrina
 - d. 2017 and 2013 Bond Programs
 - i. Issues and Risks, Substantial Changes
 - ii. Bond Program Schedule Changes
 - e. Monthly Bond Financial Reports
 - i. 2013 and 2017 Bond Financial Reports
 - f. HUB Program
 - i. HUB program audit- Opportunity Consulting
 - g. Bond Communication Report



Agenda (cont'd.)

6. Action Items Requested by the Committee

- a. Townsend spend question: of the \$1.4M recovered from R L Townsend we spent the following from November 2020 – November 2021:
- b. Provide detailed long-term plan for improvement for Gus Garcia. This can be in writing.

7. Key Dates and Future Items for Discussion

- a. Annual CBOC Report- written report VS. CBOC to present this to Board Trustees in person- Powerpoint presentation?

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 November CBOC Meeting (11/15).





Committee Operations

McCallum HS Graduation, June 2021



Committee Operations

- The CBOC thanks **Ms. Monica Lopez-Magee** for her service.
- **Trustee Lugo** has appointed **Ms. Barbara Spears-Corbett** (District 8).
- **President Singh** has appointed **Mr. Ryan Pollock** (District 9).
- **Christine Steenport** has been named *Interim Chief of Operations*.
- **Zachary Perkins** has accepted a new role within our PAM team. He will now be a *Specialist - Communications & Engagement*.
- **Randall Sakai** has accepted the position of *Director of Architecture* for CMD.
- **Jasmine Correra** has been named *Executive Assistant* to **Michael Mann**.
- The CBOC will be hiring an Administrative Assistant to help with committee operations.





BONDI
PROGRAM
AUSTIN ISD 2022

Bylaw + Membership Update - Dr. Reach

Dr. Reach at 2022 Bond event





Misc. Updates from Michael Mann

Michael Mann at event talking about 2022
Bond





Thank you! Any questions?

Next Up: Presentation - AISD Police Chief Wayne Sneed - Police Fleets (Surplus Funds)



Austin ISD Police Department

Proposed Vehicle Replacement Schedule

AIISD PD has never had an established vehicle replacement schedule. However, the AIISD Transportation Department does, and it has been very effective in maintaining consistency in fleet maintenance and replacement.

Without a schedule, there is no planning for the inevitable of vehicles going down, which happens regularly due to (accidents, age, and/or repairs).

AIISD PD vehicles are routinely driven in excess of 80,000 miles or often until they're no longer serviceable. **(Sometimes, the vehicle's maintenance & repair costs exceeded value of vehicles).**



Where Are We Now?

AISD PD currently has **24** vehicles which are overdue for replacement, due to being right under **or over 100,000 miles with prohibitive maintenance costs, or crashed and deemed a total losses**).

11 vehicles that **will** exceed the 80,000 miles threshold before the end of this year (2023).

27 additional vehicles are currently projected for replacement in **SY 2023-24**.

33 vehicles in **SY 2024-25** (This is just to catch up and develop a maintainable schedule of approximately **10** cars per year.)



Why Is This Important?

AISD Police vehicles are regularly used in areas with large concentration of staff, students, and parents.

The vehicle fleet usage is mission-critical and the costs of unpredictable performance associated with high-mileage vehicles can be greater than the cost of purchasing vehicles.



Why Is This Important? (cont'd.)

Law enforcement duties places a heavy demand on police vehicles, including frequent use, exposure to the elements, prolonged idling, stop-and-start city driving, quick maneuvering, occasional high-speed or rapid emergency responses, and use in off-road terrain.

Older, high-mileage vehicles require more repairs and thus are more expensive to maintain; most fleet consultants agree that beyond 85,000 miles, the total cost of ownership increases and they bring no or less value at auto auctions.



Closing Remarks

Because the AISD Police Department has never developed or designed a police vehicle replacement schedule, we are unfortunately way behind the curve.

Establishing a replacement schedule will allow us to get to where we need to be in the next 2-3 years in obtaining and maintaining a manageable vehicle replacement plan.





Misc. Updates from Katrina Montgomery

Katrina Montgomery at the Green Building event talking about the 2022 Bond





Thank you! Any questions?

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





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
 - All lab testing has been completed.
 - Lab results have been assessed and are in the process of being incorporated into the stability analysis.

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.



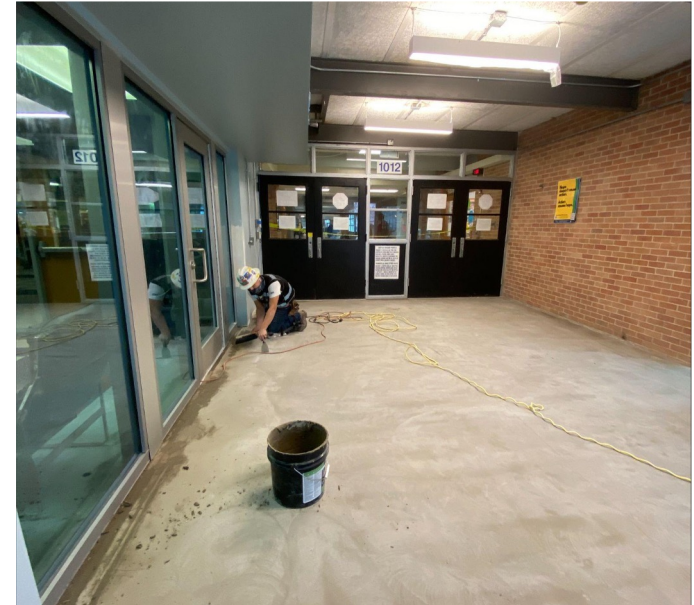
Bond Program Schedule Changes: LBJ ECHS

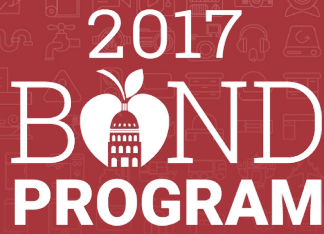
- TCO Occupancy received.
- New construction space opened to students and staff in January.
- Courtyard and Street Trees work funded through grants anticipated to be complete Spring 2023.



Bond Program Schedule Changes: LASA HS

- Entry Vestibule -
 - Flooring work and interior finishes ongoing.
 - Pending material delivery has been received.
 - Remaining technology items scheduled over next couple of weeks.
 - Turnover to campus anticipated Spring 2023.
- Fume hoods to be installed during the Spring Break.





Thank you! Any questions?

Next Up: Reports and Presentations,
Monthly Bond Financials





Monthly Bond Financials

Brentwood ES Design Rendering Bus Drop

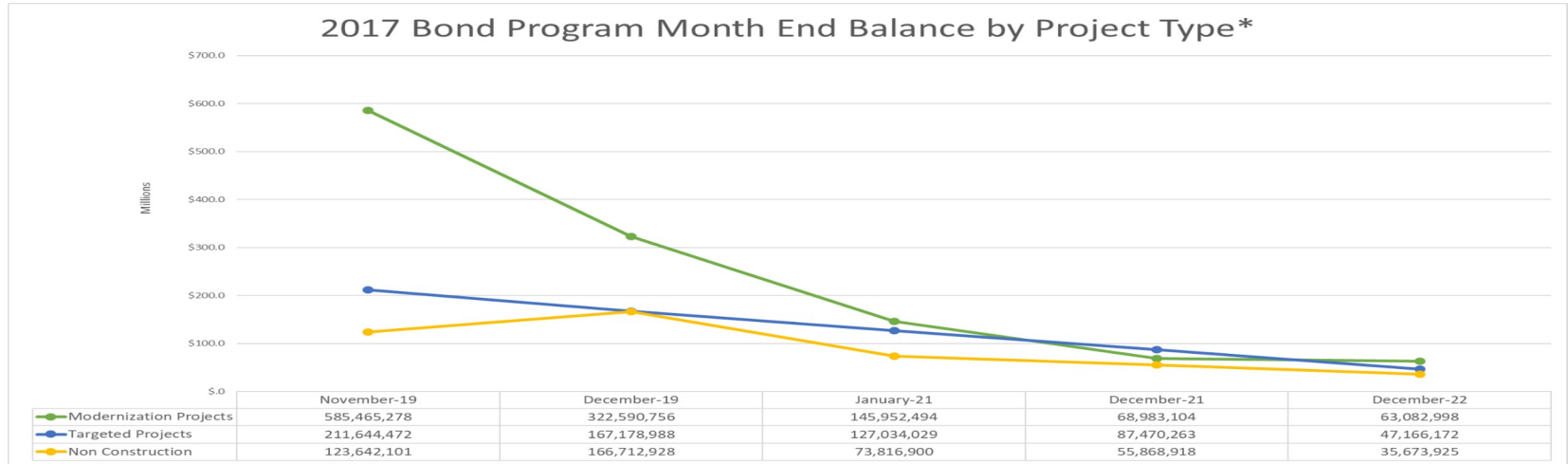


Financial Reports

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](#)



Financial Reports: 2017 Bond Financials



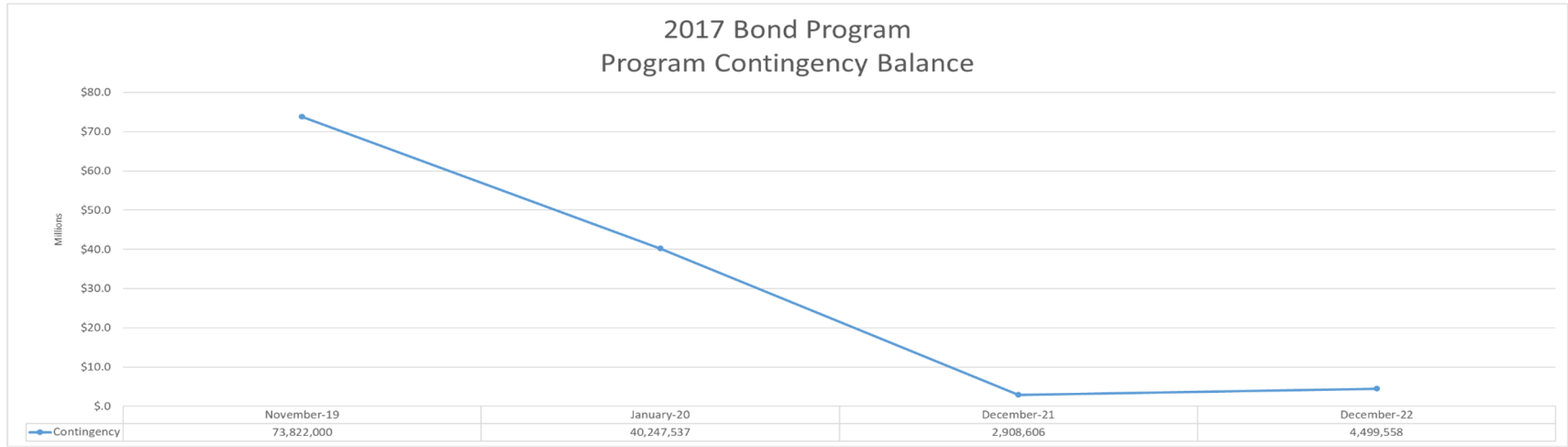
*Does not include Program Contingency or Prior Bond Balance

Total Project Balance @ December 2022	\$145,923,095
Est. Real Estate Revenue	(\$40,000,000)
Prior Bond Contingency	(\$43,751,000)
Program Contingency Balance	<u>\$4,499,558</u>
Total Balance	\$66,671,653
% Budget Remaining	6.3%

Please See File: 2017 Bond Program Financials



Financial Reports: 2017 Bond Financials



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 @ December 2022	\$4,499,558

% Remaining 6.1%

Please See File: 2017 Bond Program Amendment Log
Please See File: 2017 Bond Program Contingency Log



Financial Reports: 2017 Bond Financials

As of December 31st, the impact on the 2017 Bond Program balance is related to the following costs:

- Adjustment for Construction Manager-At-Risk covering Modernization Projects **\$3.7m**
- General Marshall MS Design Build **\$3.6m**
- Adjustment for Competitive Sealed Proposals addressing critical facility deficiencies in Targeted Projects **\$1.5m**
- Adjustment for replacement and installation of switches District-wide in Technology Non-Construction Projects **\$4m**



Financial Reports: 2017 Bond Financial Notes

2017 Bond Program Amendment Log:

\$4m of Contingency funds transferred from Targeted Projects related to projects reconciliations.

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

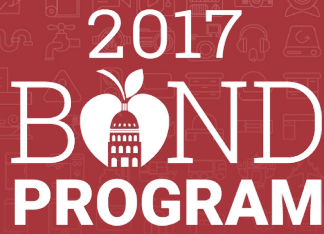
2013 Bond Program:

As of December 31st, the impact on the 2013 Bond Program is a reflection of reconciliations, closing out of projects, and the following active projects:

1. Lee ES continued use of a portable building **\$20K**
2. Roof repairs and energy savings work **\$1.4m**
3. Southeast Bus Terminal upgrade for electrical buses charging stations **\$450k**
4. Purchase of new buses **\$980k**
5. Upgrade and installation of a new districtwide financial software **\$420k**

Please See File: 2013 Bond Program Financials





Thank you! Any questions?

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





HUB Program

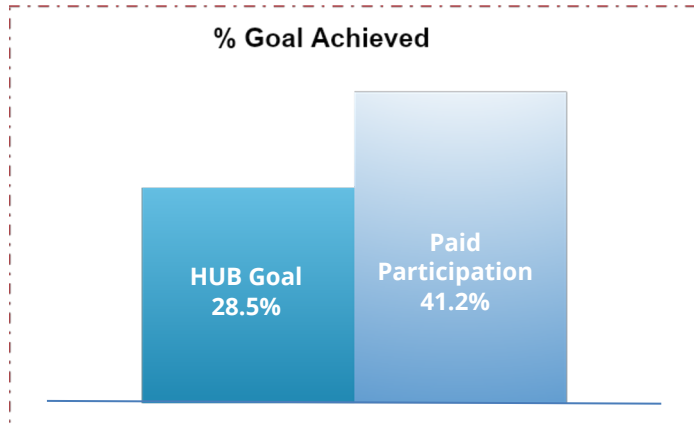
HUB Summer Food Truck Series



2013 BOND PROGRAM - ARCHITECT/ ENGINEERING: Through January 15, 2023

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%		

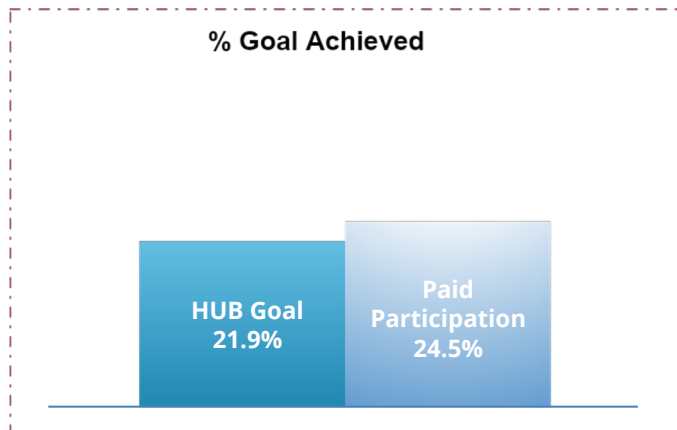
Note: Numbers may not add due to rounding



2013 BOND PROGRAM - CONSTRUCTION: Through January 15, 2023

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%		

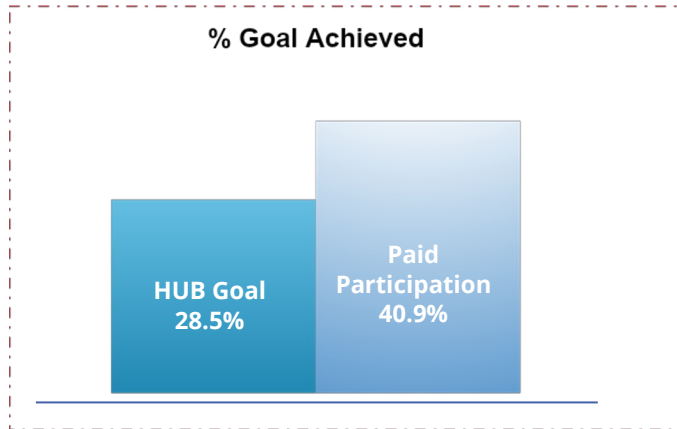
Note: Numbers may not add due to rounding



2017 BOND PROGRAM - ARCHITECT/ ENGINEERING: Through January 15, 2023

Category	Contracted Amount (\$)	HUB % Contracted	Paid Amount (\$)	Paid Progress	Paid Participation	HUB Goal
African American	10,013,757.30	8.3%	9,664,440.32	96.5%	8.5%	1.9%
Asian/Native American	12,852,115.49	10.7%	12,358,518.56	96.2%	10.9%	7.4%
Hispanic	13,116,642.36	10.9%	12,437,757.20	94.8%	10.9%	9.4%
Women-Owned	13,125,867.17	10.9%	12,489,893.16	91.7%	10.6%	9.8%
HUB Total	49,108,382.32	40.7%	46,495,992.47	94.7%	40.9%	28.5%
Non-HUB	71,406,014.34	59.3%	67,181,823.52	94.1%		
Total	120,514,396.66		113,677,815.99	94.3%		

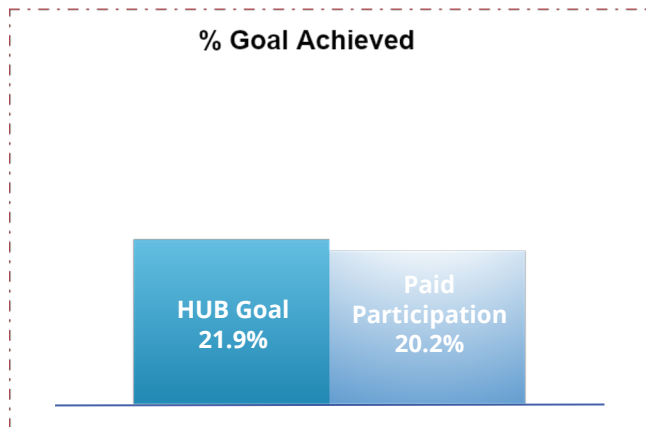
Note: Numbers may not add due to rounding



2017 BOND PROGRAM - CONSTRUCTION: Through January 15, 2023

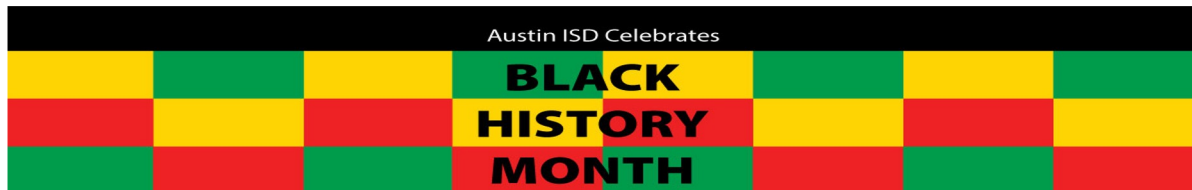
Category	Contracted Amount (\$)	HUB % Contracted	Paid Amount (\$)	Paid Progress	Paid Participation	HUB Goal
African American	10,504,561.26	1.3%	7,773,688.89	74.0%	1.0%	1.7%
Asian/Native American	8,416,422.70	1.1%	7,727,654.26	91.8%	1.0%	1.9%
Hispanic	40,695,938.31	5.2%	36,216,193.66	89.0%	4.8%	8.1%
Women-Owned	127,134,838.84	16.2%	99,974,083.97	78.6%	13.3%	10.2%
HUB Total	186,751,761.11	23.8%	151,726,170.78	81.2%	20.2%	21.9%
Non-HUB	598,952,451.21	76.2%	599,240,704.46	100.0%		
Total	785,704,212.32		750,966,875.24	95.6%		

Note: Numbers may not add due to rounding



HUB Program Activity

- The HUB department hosted six HUB forums introducing construction and professional services minority and women-owned businesses to construction management leadership.
- In celebration of Black History Month Latoya Edwards, HUB Contracts Management Specialist and Zachary Perkins, Communications & Engagement Specialist co-led a table talk series representing students from Austin, Anderson, Crocket, McCallum, Bowie, and Navarro. The interim superintendent Matias Segura and Board President Arati Singh were in attendance.



Black-owned food trucks at Central Office - Friday, Feb. 24, 11 a.m.–1 p.m.

African American Heritage Celebration at Austin ISD PAC - Friday, Feb. 24 at 6:30 p.m. at 1500 Barbara Jordan Blvd.

Now in its 40th year, the African American Heritage Celebration began in 1983 under the leadership of former Austin ISD Associate Superintendent William Charles Akins. With a 2023 theme of “Building the future from the lessons of the past,” this event showcases the academic achievements of our students, the dedication and leadership of our staff, and the commitment of our community partners. Austin ISD awards our Top Senior Scholars with a textbook scholarship for their college of choice, as well as prizes for winners of the essay and art contests. The 2023 celebration will feature hosts and student performances from Travis Early College High School.



HUB Program Goals Review: 2017 Bond Lessons Learned CBOC Overview



Background, Timeline and Methodology

Interim Superintendent approves search for HUB process assessors led by the Equity Office in alignment with 2022 Bond campaign

October 12th

Public information session to discuss goals for equity in contracting in 2022 Bond and review of 2017 Bond practices, **opened public survey**

November 8th

Historic \$2.44 billion bond passes

2017

Austin ISD implements a \$1 billion bond program focused on school modernization, targeted construction & other districtwide improvements

Aug
2022

Sept
2022

HUB Program Director initiates 2017 Bond Construction lessons learned in preparation for the proposed \$2.44 billion 2022 Bond campaign

Oct
2022

October 31st

Survey closes with **50 respondents**

Nov
2022

Conduct interviews with 16 companies and 5 AISD team members

Dec
2022

Complete analysis of **136 projects** within 2017 Bond

Report Highlights

Findings:

1. Half of the 32 General Contractors awarded 2017 Bond Projects met the overall HUB goal of 21.9% HUB participation. No General Contractor met all individual ethnic and WBE HUB goals. Ten (10) firms did not have any HUB participation.
2. The current procurement and contracting process has few incentives to encourage General Contractors to subcontract with HUBs on construction projects.
3. Austin ISD did not meet its overall HUB goal. Only the WBE subgoal was met.
4. 5 million of the \$80 million in contracts awarded to WBEs went to minority women owned businesses. No business owned by African American women were awarded contracts.
5. HUBs are severely underutilized in major trades.
6. 79% of 2017 Bond construction projects did not achieve more than one HUB goal.
7. HUBs raised the desire for there to be greater accountability for General Contractors that do not achieve HUB goals.
8. HUBs reported a lack of follow-through on the part of General Contractors.
9. Without a defined focus, the Good Faith Effort provision may contribute to Austin ISD not meeting its goals for HUB participation, or it will continue to disadvantage HUBs.

Recommendations:

1. Invest in capacity-building aimed at strengthening HUBs' skills to compete for projects.
2. Unbundle construction projects to assist HUBs in bidding as General Contractors where possible
3. Create a plan to foster relationships among HUBs, General Contractors, and Austin ISD stakeholders
4. Develop a more robust compliance system for General Contractors to involve HUBs in construction projects
5. Develop a mentor-protégé system that incentivizes General Contractors to support and collaborate with HUB firms on construction projects.
6. Develop and implement a HUB Direct Contact Request process.

Next Steps



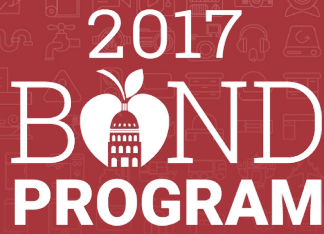
Collaborate with construction management to develop a strategy in response to findings and recommendations.



Consider expanding procurement delivery options to mitigate challenges for HUBs to compete for large-scale construction contracts.



Examine local policy to ensure adequate accountability measures are in place to successfully administer the HUB Program.



Thank you! Any questions?

Next Up: Reports and Presentations,
Bond Communication Report





Bond Communication Report

Bear Creek ES Maker Space



Bond Communication Report

- **LBJ Early College High School** - Phase one of the modernization opened to all students and staff on January 10, the first day of the spring semester. A blog post recapping the first week is live on the [2017 Bond Website](#).

The CAT toured the new spaces in December, ahead of the first day of classes, and raised concerns about areas of the modernization they'd like modified and additional projects they'd like to see completed. The district is developing a comprehensive list of projects that will be completed to close out this phase of LBJ's modernization based on the CAT's feedback and the construction team's punch list items. A follow up email was shared with the CAT on Feb. 6 to keep them updated on progress.

We are currently working with Dr. Welch on scheduling the grand opening celebration. A formal invitation will be shared with the CBOC



LBJ ECHS modernized space



Bond Communication Report



LBJ ECHS Entry



LBJ ECHS Health Science



Bond Communication Report

- **Dr. General Marshall Middle School** - The campus is scheduled to open this fall, providing families in Northeast Austin with a new option for middle school. Marshall will only enroll sixth graders in the 2023-24 school year, with new sixth grade cohorts joining over the next two school years (2024-25 and 2025-26).

To help families better understand their choices and the enrollment process, Austin ISD hosted a series of online and in-person Middle School Choice Community Conversations in January for families zoned to the following eight elementary schools:

- Andrews Elementary School
- Blanton Elementary School
- Harris Elementary School
- Jordan Elementary School
- Norman-Sims Elementary School
- Overton Elementary School
- Pecan Springs Elementary School
- Winn Elementary School

At the meetings, families heard from the principals at Gus Garcia YMLA, Sadler Means YWLA and Marshall Middle School, as well as district leadership explaining the enrollment process and answering questions.



Bond Communication Report

2017 Annual Report

As part of our ongoing communication efforts around the 2017 Bond Program, we published the Bond Annual Report at the end of 2022. This report highlights the achievements over the past five years and includes additional videos from our series celebrating the bond program.

The annual report is linked here and on the homepage at www.AustinISD2017Bond.org.



Bond Communication Report



Community Video



Sustainability Video





Action Items Requested by the Committee

T.A. Brown ES Learning Stairs



Action Items Requested by the Committee

1. *Can you provide a detailed plan to the CBOC regarding long-term plan for improvements at Gus Garcia*





Thank you! Any questions?

Next Up: Key Dates and Future Items for Discussion





Appendix: Key Definitions

Doss ES First Day





Key Dates and Future Items for Discussion

Doss ES First Day





Thank you! Any questions?

Next Up: 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”.

