



CBOC Meeting

October 8, 2019





AGENDA

1. Call to Order
2. Public Comment
3. Approval of the Minutes
4. Committee Operations
 - Update by Reporting Materials Subcommittee
 - List of Possible CBOC Topics for Future Meeting and Draft Annual CBOC Calendar
 - Discussion of Joint Meeting of Advisory Committees (Wednesday, Oct 16)
 - Discussion of Hiring a Temporary Moderator
5. Presentations and Discussions
 - Reinvention and School Changes
 - Discussion of Hiring a Temporary Moderator
 - 2017 Bond Modernizations
 - Campuses Opening in January
 - Issues and Risk
 - Significant Program Changes
 - Presentation: Construction Risks and Controls
 - HUB Policy and Procedures – Status Update
5. 6. Adjourn

Public Comments (10 mins)



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

If you would like to speak before a district advisory body during a regular meeting, please consult the [Communications and Visitor Guidelines](#), which can be found on the AISD website under [Advisory Bodies](#).

Public comment is limited to 10 minutes.



Approval of Minutes (5 mins)



Approval of Minutes from
September 10, 2019
CBOC Meeting



Committee Operations



Section Includes:

- Update by Reporting Materials Subcommittee
- List of Possible CBOC Topics for Future Meetings and Draft CBOC Annual Committee Calendar
- Discussion of Joint Meeting of Advisory Committees (Wednesday, Oct 16)
- Discussion of Hiring a Temporary Moderator





Subcommittee Report and Discussion



List of Possible CBOC Topics for Future Meetings (5 mins)

POTENTIAL TOPICS FOR FUTURE CBOC MEETINGS

Potential CBOC Meeting Topics

Suggested for Future Meetings

- Risk and Controls
 - Auditors
 - Construction Audit
 - Internal Audit
 - Procurement Risk and Controls
 - Design Risk and Controls
 - Construction Risk and Controls
 - Design and Construction
 - The Design Process
 - The Construction Process
 - Furniture and Equipment
 - Guiding Documents: Educational Specification and the Project Development Manual
- HUB Deep Dive (not recommended until new HUB Director selected)
- Procurement Deep Dive
- FMP/FABPAC Update Deep Dive
- Stakeholder Satisfaction
- Transportation Update
- Technology Update
- Board Reporting (not recommended until committee materials and systems are finalized)
- School Security
- Construction Safety
- Community Engagement and Milestone Ceremony Deep Dive
- DATA Management
- Sustainability
- New Member Orientation
- Annual review of committee charge/What other districts do?
- Building Commissioning
- Furniture

Note: This is a running list of potential discussion and presentation topics.



Draft CBOC Annual Committee Calendar (5 mins)

CBOC PLANNING AND EVENTS SCHEDULE

October 2019		October 8 CBOC Meeting <ul style="list-style-type: none"> See committee agenda## 	October 16 Joint Meeting		October 28 Regular Board Meeting				
November 2019		November 12 CBOC Meeting <ul style="list-style-type: none"> REPORT Subjects TBD 			November 18 Regular Board Meeting	November 25 - 29 Thanksgiving Break			
December 2019		December 10 CBOC Meeting <ul style="list-style-type: none"> Typically the CBOC forgoes a meeting in December and instead tours a facility (ies) 	DEC 12 Tour of Menchaca ES		December 16 Regular Board Meeting	Dec. 23, 2019 – Jan. 2, 2020 Winter Break			
January 2020	Jan 10 9 – 10 am Menchaca ES Grand Opening	January 14 CBOC Meeting <ul style="list-style-type: none"> Subjects TBD 		January 20 MLK Holiday		Jan 23 5 – 7 pm Govalle ES Grand Opening	January 27 Regular Board Meeting	TBD Brown ES Grand Opening	
February 2020		February 11 CBOC Meeting <ul style="list-style-type: none"> REPORT Subjects TBD 			February 24 Regular Board Meeting				
March 2020		March 10 CBOC Meeting <ul style="list-style-type: none"> Subjects TBD 		March 16 - 20 Spring Break	March 30 Regular Board Meeting				
April 2020		April 14 CBOC Meeting <ul style="list-style-type: none"> Subjects TBD 			April 27 Regular Board Meeting				
May 2020		May 12 CBOC Meeting <ul style="list-style-type: none"> REPORT Subjects to TBD 			May 18 Regular Board Meeting		May 28 Last Day of School		
June 2020		June 9 CBOC Meeting <ul style="list-style-type: none"> Subjects to TBD 			June 15 Regular Board Meeting	June 29 - July 3 July 4th Week Break			
July 2020		<ul style="list-style-type: none"> Typically the CBOC forgoes a meeting in July and instead tours a facility (ies) 			No Regular Board Meeting				
August 2020		TBD <ul style="list-style-type: none"> REPORT Subjects TBD 				TBD New Southwest ES Grand Opening	TBD Bowie HS Milestone Ceremony	TBD Doss ES Grand Opening	TBD New Blazier Relief Grand Opening
September 2020		TBD <ul style="list-style-type: none"> Subjects to TBD 							

1. Dates and meeting content are subject to change.

Working Draft as October 2, 2019



Joint Meeting of Advisory Committee's Under Purview of the Chief of Business Operations and Finance (Wednesday, 10/16)

- Boundary Advisory Committee (BAC)
- Budget and Finance Advisory Committee (BFAC)
- Community Bond Oversight Committee (CBOC)
- Environmental Stewardship Advisory Committee (ESAC)
- Facilities and Bond Planning Advisory Committee (FABPAC)



Discussion of Hiring a Temporary Moderator (15 mins)



- Discussion Item





Section Includes:

- Reinvention and School Changes Update
- Presentation: Construction Risks and Controls
- 2017 Modernization Update
 - Spring 2020 Opening Projects
 - Issues and Risks
 - Substantial Changes
- HUB Policy and Procedures – Status Update





Discussion Item:
Reinvention and School
Changes Update





Safety for All

- Heat, Workload, Clean-up
- Identifying Hazards AHA
- Weather





Unforeseen Conditions

- Site Conditions
- Underground Lines





Construction Site

- Maintenance
- Neighbors
- Sound
- Street Cleaning
- Weather
- Limits on Construction





Quality Control and Assurance

- Material Testing
- Architecture and Engineering Oversight





2017 Bond Modernization Project Updates

Section Contains:

- Spring 2020 Opening Projects
- Issues and Risk
- Significant Program Changes



Campuses Opening in January - T. A. Brown Elementary School

Current Update

- Interior
- Exterior

Finish Line Challenges

- Furniture, Fixtures and Equipment
- Information Technology
- City of Austin Inspections
 - Temporary Certificate of Occupancy
 - Certificate of Occupancy



Move In

- Training and Maintenance

Milestone Events

- TBD (January) – Grand Opening



Campuses Opening in January - Govalle Elementary School

Current Update

- Interior
- Exterior

Finish Line Challenges

- Furniture, Fixtures and Equipment
- Information Technology
- City of Austin Inspections
 - Temporary Certificate of Occupancy
 - Certificate of Occupancy

Move In

- Training and Maintenance

Milestone Events

- Grand Opening Celebration – January 23, 5 pm to 7 pm (tentative)



Campuses Opening in January - Menchaca Elementary School

Current Update

- Interior
- Exterior

Finish Line Challenges

- Furniture, Fixtures and Equipment
- Information Technology
- City of Austin Inspections
 - Temporary Certificate of Occupancy
 - Certificate of Occupancy

Move In

- Training and Maintenance

Milestone Events

- FABPAC/CBOC Tour – Dec. 12, 6:30 pm to 8 pm
- Grand Opening Celebration – Jan. 10, 9 am to 10 am



January School Openings

With the first three modernized elementary schools scheduled to open in January, CMD leadership has each been assigned a campus to monitor closely. This should enable us to identify and address any issues quickly, before they impact the campus opening.

FF&E Procurement

Furniture and equipment is being ordered for the first three modernized campuses, which will open in January. Construction Management is working closely with procurement to ensure that all items are ordered, delivered, and installed on time.

Eastside Memorial ECHS Budget

Due to high market conditions, we received an unfavorable bid on the Eastside Memorial Early College High School & International High School at the Original L.C. Anderson campus modernization, which came in 10% above the project construction budget (PCB).

The team – which includes the architect, general contractor and AISD staff – looked at several options, which resulted in a 5% reduction without affecting the promises made to voters.



Murchison MS - Construction Noise and Disruptions

Construction noise and activities have caused some disruptions at Murchison MS since students returned from summer. The noise issue is primarily due to chipping rock for underground utilities and to excavate for grade beams. CMD explored installing insulation panels in the nearby school windows; however, Murchison Staff did not want to lose the natural light. The contractor is chipping for shorter durations and after normal school hours and on Saturdays to minimize disruption. The noise is being monitored to determine sound levels inside the school. At this time the noise is not hazardous but is a nuisance.

Brentwood ES Modernization - Swing Space

The Brentwood ES Modernization project was initially planned to take place in phases while the campus is occupied, similar to Casis ES or Govalle ES. Early in design, we are facing challenges that could impact this on site swing solution. CMD is investigating other options, including swinging all or some of the school to another location during construction. This could significantly shorten the overall construction duration, and potentially save cost due to escalation and general conditions. Once a path forward is determined, it will be shared with the community.



Rosedale Modernization: Change in Procurement Method

The Rosedale Modernization project was originally planned to be a design-build delivery, but has been modified to a Construction Manager at Risk (CMR) delivery. AISD Contract and Procurement canceled the initial design-build solicitation, and have opened a new solicitation for the CMR. Page Architecture was selected as the A/E, are under contract, and begin design this month.

Norman ES Modernization: Change in Contractor and Schedule Delay

The Norman project has undergone some design changes and construction challenges that have led to a change in contractor and a schedule delay. AISD was unable to reach a negotiated agreement for the next phase of work with the previous contractor, and will be resoliciting for a new CMR to finish the project. We anticipate the new CMR recommendation going to the board for approval in October, and the project opening to students in January 2021.



Lee Elementary: Schedule Delay

The new addition at Lee ES is experiencing a schedule delay. The site permit for the project has taken 4 months longer than anticipated, but we believe we have navigated a path forward.

Crockett HS: Scope Change

Crockett HS staff have requested a dust collection system be installed in the Construction Technology Building. This was not originally part of the scope of the project, but because it is a safety concern CMD is exploring the possibility of adding the dust collection system with bond contingency as a safety related item.

Baranoff ES: Budget Concerns

CMD received five bids for the drainage improvements at Baranoff ES, and they came in over budget. This is the last phase of work, and we have sufficient remaining project contingency to cover the overage.





Update





THANK YOU

