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AISD BOND PROGRAMS

Community Bond Oversight Committee Report to the AISD Board of Trustees

March 30, 2009

**Presenters:
Ashton Cumberbatch
Bobby Jenkins
Eliza May**

CBOC Membership



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| | | |
|----------------------------|------------------------|--------------------------|
| Willis Adams | Staley Gray | Carolyn Merritt |
| Ramon Alvarez | Jackie Hawkins | Mary Ann Neely |
| Margarito Aranda | Morris Hoover | Sarah Price |
| Mary Ann Auster | Lawrence Huang | Jim Recek |
| Mark Boyden | Bobby Jenkins* | Steve Rogers |
| Roseanne Brazeal | Cindy Lara | Jeff Walker |
| Cari Clark | Rashaanne Lewis | Horace Willis |
| Nan Clayton | Eliza May* | Kennard H. Wright |
| Ashton Cumberbatch* | Beverly Mendez | Peck Young |

* Denotes tri-chair

Report Overview



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A detailed report is available online at www.austinisd.org, click link for “Apple at Work – AISD Bond Programs”, then click link for “Community Bond Oversight Committee”.

This report has been focused in specific areas to reduce the length and time for the CBOC’s March report.

Report Overview (Cont'd.)



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Topics of focus include:

Status of Projects

**Overall Bond Programs Economics
and Budget Status**

Broaddus Report

Prevailing Wage Update

Survey Update

HUB Report

Project Overview by Phase 2004 Bond Program



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92 projects are included in Phase I - \$197,678,866

- 91 projects are substantially complete
- One safety and security enhancement project is in construction

69 projects are included in Phase II - \$67,957,884

- 65 projects are substantially complete
- 4 projects are ongoing

Project Overview by Phase

2004 Bond Program



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**Saegert Bus Terminal
Administration Building
Phase II**

Phase II: Project Challenges

2004 Bond Program



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- Soccer Field – As last reported to the Board by CBOC, current preliminary plans locate a single, competition-level, lighted soccer/sub-varsity football field on District-owned property at Paredes MS.
 - Parking and restrooms proposed to be located on COA Mary Moore Searight parkland.
 - Once concept is complete, it will be fully vetted with CBOC.
 - After CBOC provides comment, it will be presented to the Board for its consideration and approval (Memo on subject to Board on Jan. 23, 2009).
- Bus terminal – District engaged in evaluation of site, including environmental assessments, regulatory development assessment and geotechnical soils analysis. Cost will be significantly greater than amount originally budgeted.

Project Overview by Phase 2004 Bond Program



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61 projects are currently included in Phase III -
\$99,909,456

- New Southwest Middle School \$37,748,630
- Three additions/renovations \$20,630,485
(Bedichek MS, Webb MS & Lanier HS)
- One transportation facility (Nelson \$ 1,183,634
Field Terminal renovations/expansions)
- One athletic facility \$ 2,273,137
(House Park additions and renovations)

Project Overview by Phase

2004 Bond Program



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Phase III (cont'd.)

- 55 renovation projects \$38,073,570
 - Improvements to:
 - Roofs
 - HVAC Systems
 - Site Drainage
 - Plumbing Systems
 - Window and Door Systems
 - Classroom Cabinetry and Casework
 - Floor Coverings
 - Playslab Covers
 - Fire Alarm
 - Safety and Security Systems

Project Overview by Phase 2004 Bond Program



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Project Status – Phase III

- 50 projects are substantially complete
- 11 projects are ongoing



Southwest MS – Phase III

Project Overview by Phase

2004 Bond Program



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Pease ES Restrooms - Phase III



Before



After

Phase III: Project Challenges 2004 Bond Program



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- Allison ES & Brooke ES Renovations – Last report to the Board by CBOC indicated that original completion date delayed from August '08 to August '09 due to lack of clarity on scope of mechanical and civil work. HVAC mechanical work will be designed and bid separately to improve chances of having all work completed by the summer of 2009.
- Bedichek MS Additions and Renovations – Last report to the Board by CBOC indicated that original completion date delayed from August '08 to August '09 due to having to re-bid the project to get it closer to budget. Final GMP approved November 2008, and construction proceeding on revised schedule.

Project Overview by Phase

2004 Bond Program



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28 projects are currently included in Phase IV - \$54,668,188

- New North Central Elementary \$15,338,778
- New Southwest Elementary \$15,746,644
- One elementary school addition/renovation (Wooldridge ES) \$ 3,451,162
- 25 renovation projects \$20,131,604
 - Improvements to:
 - HVAC Systems
 - Window and Door Systems
 - Roofing
 - Floor Coverings
 - Playslab covers
 - Site Drainage
 - Parking
 - Safety and Security Systems

Project Overview by Phase 2004 Bond Program



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Project Status – Phase IV

- 16 projects are substantially complete
- 12 projects are ongoing



Langford Library
Phase IV

Phase IV: Project Challenges

2004 Bond Program



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- North Central ES – As last reported, inability to identify suitable site has delayed initial completion date of August '09 to August '11, at the earliest. Site acquisition cost and cost to construct the school three years later than initially planned will cause the project to significantly exceed the original budget.
- Doss ES Addition – As last reported, the original concept to achieve an expansion of the cafeteria and gymnasium changed to include construction of a free-standing gym and expansion of the cafeteria into the existing gym. Project completion date changed from August '08 to August '09. Construction underway and on schedule for summer '09 completion.

Project Overview by Phase 2004 Bond Program



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10 projects are currently included in Phase V -
\$18,654,372

- 3 addition/renovation projects (Austin and Garza Independence high schools, and Brown Elementary School)
- 7 renovation projects
 - Improvements to:
 - Roofs
 - HVAC Systems
 - Site Drainage
 - Plumbing Systems
 - Window and Door Systems
 - Classroom Cabinetry and Casework
 - Floor Coverings
 - Fire Alarms

Project Overview by Phase 2008 Bond Program



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41 projects are currently included in Phase I of the
2008 Bond Program - \$174,512,514

- Board approved selection of architects and engineers for the projects on October 27, 2008.
- 5 of these projects were combined with projects from Phase V of the 2004 Bond Program.

Site Acquisition

2004 and 2008 Bond Programs



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- **2004 Bond Program**

- Property for Southeast Middle School
- Property for North Central Elementary School
- Property for New Bus Terminal

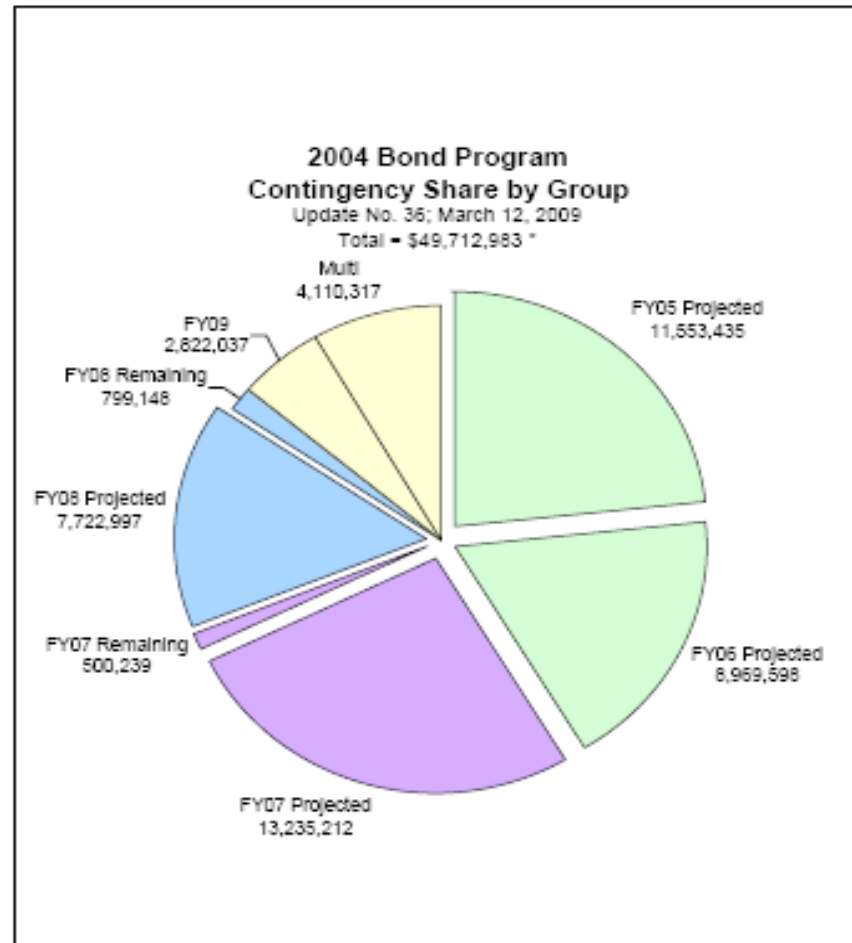
- **2008 Bond Program**

- Property for Early Childhood Center
- Property for Performing Arts Center
- Property for Undesignated Elementary School
- Property for South High School

2004 Bond Program Budget Summary Program Contingency



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* Excludes \$419,973 in additional contingency funds currently generated by Austin Energy rebates on Green Building Initiatives (estimated to be approximately \$1,000,000 total).



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Broaddus Report



Broaddus Report 2004 Bond Program



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- With the current construction market conditions, the remaining contingency should be sufficient to complete the defined projects.
- The 2004 Bond Program contingency is estimated to be \$5,172,726 when the program is completed.
- The North Central Elementary remains the largest unknown.
- The 2004 Bond Program contingency strategy has helped weather several literal storms and a volatile period in construction material and fuel prices without any losses in project scope.

Broaddus Report 2008 Bond Program



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- There is no consensus regarding the effect of the current economic meltdown and market correction on building construction costs.
- Most experts see flat or slightly falling construction prices in the near term.
- AISD is well positioned:
 - 9% annual construction escalation adequate for now
 - Phase I includes 75% of total 2008 Bond Program cost



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Prevailing Wage Update



Wage Rate Compliance Inquiries 2004 Bond Program



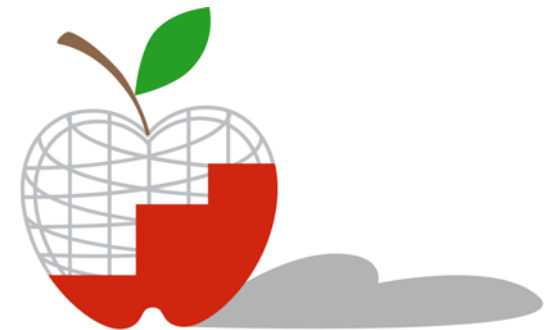
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- No new inquiries since the November report.
- To date, AISD project managers have performed 19 random worker surveys, and all were in compliance.



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Survey Update



Survey Update 2004 Bond Program



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Survey Work:

- 21 schools were surveyed from November 2008-February 2009:
 - 3 high schools
 - 1 middle school
 - 15 elementary schools
 - 2 other facilities

Survey Update 2004 Bond Program



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Responses:

- 976 responses received

Key Findings:

Renovations

- 93% of respondents believe the renovations will improve the quality of education.
- 90% of respondents believe the renovations projects will meet the needs of the community.

New Schools

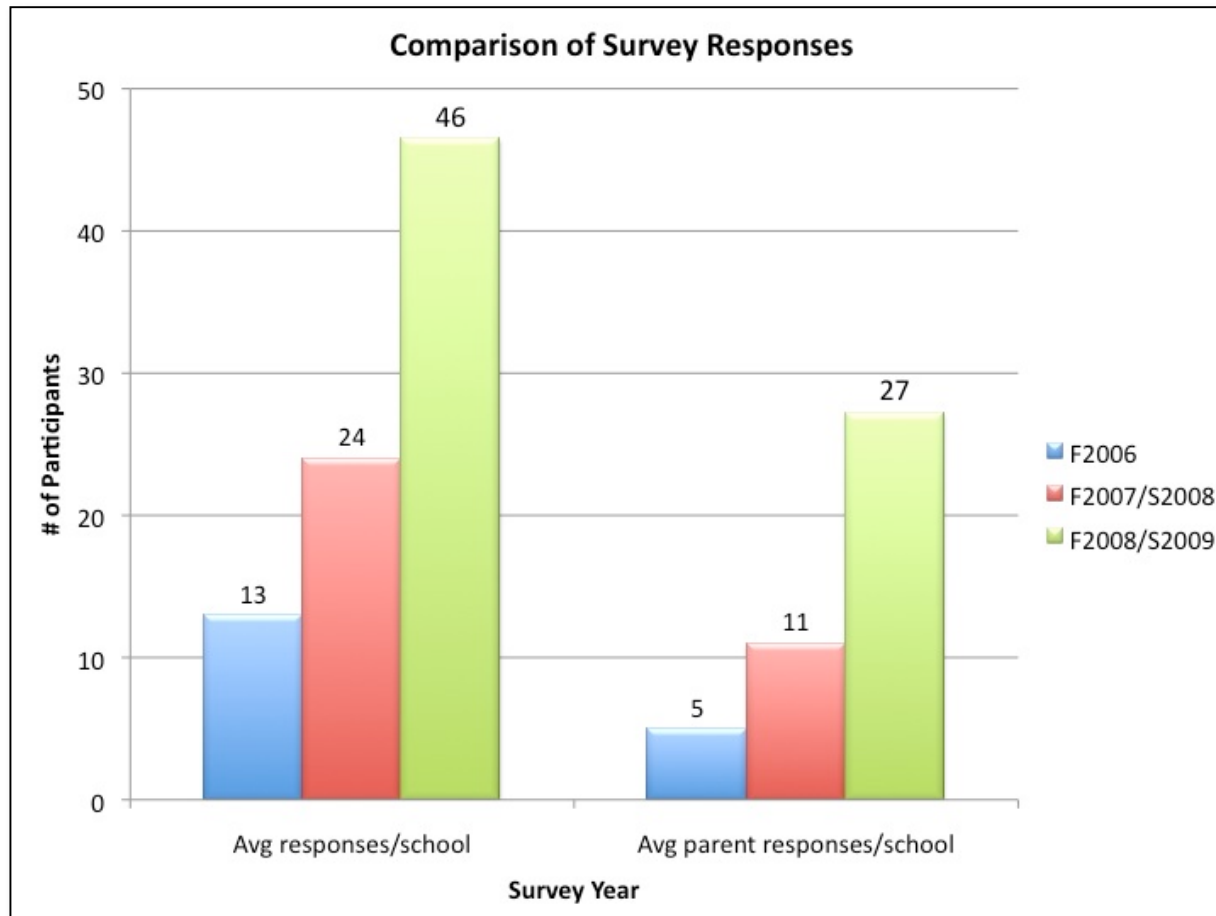
- 87% of respondents believe the renovations will improve the quality of education.
- 97% of respondents believe the renovations projects will meet the needs of the community.

Survey Update (cont'd) 2004 Bond Program



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Survey Work:



Survey Update 2004 Bond Program



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CBOC Efforts to Increase Participation

- Solicited the assistance of associate superintendents to stress the importance of participation to campus principals.
- Each CBOC member personally contacted campus principals.

Communications Update (cont'd) 2004 Bond Program



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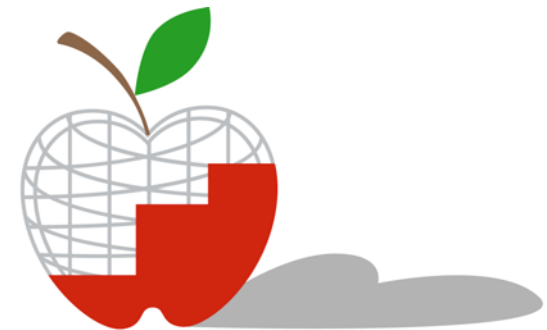
Dedication Ceremonies:

- January 25, 2009 - Volma Overton Elementary School
- November 8, 2009 - Southwest Middle School



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2004 Bond Program HUB Participation Update



HUB Contract Awards

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- **Value of Total Contracts Awarded as of February 9, 2009**
\$356,330,071 (1047 Firms)
- **Total Contracts Awarded to HUBs as of February 9, 2009**
\$85,434,978 (23.98%) (242 firms)

| | | | |
|-----------------------|-----------|--------------|--------|
| Hispanic | 97 Firms | \$27,868,747 | 7.82% |
| African American | 19 Firms | \$ 4,165,776 | 1.17% |
| Asian/Native American | 23 Firms | \$ 8,474,507 | 2.38% |
| Non-Minority Female | 103 Firms | \$44,925,948 | 12.61% |

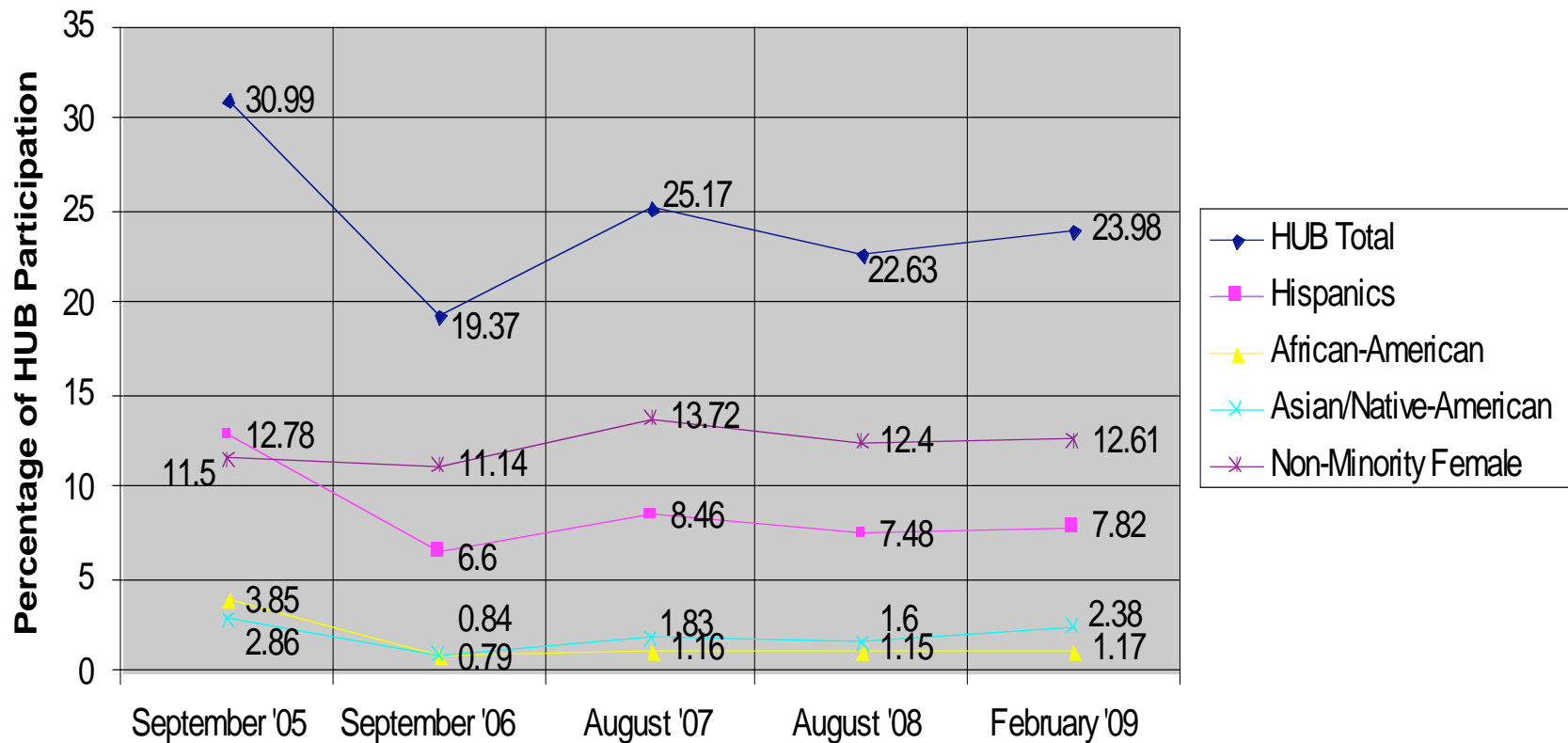
HUB PARTICIPATION UPDATE

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2004/2008 Bond Programs/Overall HUB Participation



HUB PARTICIPATION UPDATE

2004 Bond Program



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Mentor/Protégé Initiative Update

(Program Inception December 2007)

As of March 2009:

- Total Contracts Awarded to Mentors - \$52,359,832
 - Bartlett Cocke General Contractor
 - Braun & Butler Construction Inc.
 - Journeyman Construction, Inc.
- Total Contracts Awarded to Protégés - \$1,153,576
 - Applied Network Security
 - Austin Lumber Company
 - Armor Sealants Firestopping

Technology Update 2008 Bond Program



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- February 23-27, 2009 – Phase one computers on wheels 30 carts deployed for TELPAS testing
- April 13-24, 2009 – Printer rollout all campuses
- April 13-24, 2009 – Secondary campuses computer lab refresh
- April 13-24 – May 4-8, 2009– Teacher laptop computer distribution

Technology Update (cont'd)

2008 Bond Program



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- Procurement Stage – Innovation Stations construction to begin Fall semester 2009
- Fall 2009 – Technology wireless upgrade 50% complete expected completion in fall 2009
- Complete – Special Education Technology equipment bundles purchased

CBOC Ongoing Work



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- Monthly monitoring of 2004 and 2008 Bond Program projects and program management.
- Site visits to newly renovated or constructed facilities.
- Committee Self-Evaluation
- Monitor Process HUB participation
- Continue to increase survey participation.