



CBOC MEETING MARCH 10, 2020



CBOC MEETING: MARCH 10, 2020



AGENDA

- I. **Call to Order**
- II. **Public Comment**
- III. **Approval of Minutes:** February 11, 2020
- IV. **Routine Items:**
 - A. 2017 and 2013 Bond Programs
 - A. Issues and Risks, Substantial Changes
 - B. Bond Program Change Log
 - B. Monthly Bond Financial Reports
 - C. HUB Report
- V. **New Discussion Items:**
 - A. Technology Bond Program Update
 - B. Update on Standard Operating Procedures
 - C. Update on School Closures and Related Bond Allocations
 - D. Stakeholder Satisfaction: Data Collection Approach
 - E. Potential Future Items for Discussion:
 - Proposed Meeting Topics Per Calendar for April
 - Action Items Requested by the Committee
- VI. **Adjourn**

PUBLIC COMMENT



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



Approval of Minutes from **February 11, 2020** CBOC Meeting



ROUTINE ITEMS



Section Includes:

2017 & 2013 Bond Program:

- Issues and Risks, Substantial Changes
- Bond Program Log

Monthly Bond Financial Report



ISSUES & RISKS: SUBSTANTIAL CHANGES

Blazier ES: Addition of Studios

Consideration is being given to add 3rd grade studios at the new Blazier Relief Elementary project. This may require building out current shell space at the building to create a third grade wing. Design schematics have been provided and are being priced for further consideration.

Brentwood ES: Swing Location Selected

Webb MS has been selected as the swing location for Brentwood ES during their modernization project. CMD is finalizing the design of the swing space and moving into procurement prior to installation this summer.

Doss ES: Community Concern Regarding Construction

Community has voiced concerns regarding construction noise and on-street parking. Communication is planned for neighbors via email and possibly outreach. We anticipate some of these concerns such as noise to diminish as construction moves heavily to interiors.

Murchison MS: Schedule and Campus Disruptions

Faculty at Murchison has been notified of resequencing construction to deliver the administration this summer and for to be followed by the 6th grade addition. Construction work issues such as noise and traffic have been mitigated greatly. AISD staff, contractor and PM continue to schedule site walks with the principal and faculty.



ISSUES & RISKS: SUBSTANTIAL CHANGES

New Northeast MS

Team is evaluating multiple options to address the potential future increase in student population from 800 to 1100. Each option is being evaluated on both additional scope and costs.

Program Wide: Escalation and Contingency

Inflationary pressures continue on basic construction related commodities, such as steel and concrete. Potential supply chain disruptions related to the coronavirus; mechanical systems produced in China are a concern.

August 2020 Openings: Project Oversight

This coming summer, AISD is scheduled to open New Southwest ES, New Blazier Relief, the modernized Doss ES, and portions of phase 1 of modernization at Murchison MS. CMD leadership is meeting regularly with project teams to ensure that any issues are identified and solved early. FF&E for the August openings is being ordered, and plans are being made for installation and move in with each campus.



Rosedale: Design Challenges and Potential Partnership

AlSD and the Project Team are evaluating potential future education space that may also be suitable for use as a public clinic. Risks to the design and construction schedule include the new Atlas 14 100 year floodplain impacts to the site, condemnation of the undivided jointly owned property with COA, and potential challenges to the schedule as it relates to partnering with an outside entity for a potential clinic.

Bedichek MS: Targeted HVAC Project

Bids received on 2/13/20 were significantly over budget (approx. \$1.5m). The project team is reviewing scope, and the project will likely be re-designed and bid again. The time needed to re-evaluate, re-design, and re-bid will likely delay construction until the summer of 2021.



MONTHLY BOND FINANCIAL REPORT



**Please see
handout for
detailed
monthly report.**

**Murchison
Elementary Future
Exterior**



HUB REPORT



MONTHLY HUB REPORT

2013 Bond Program

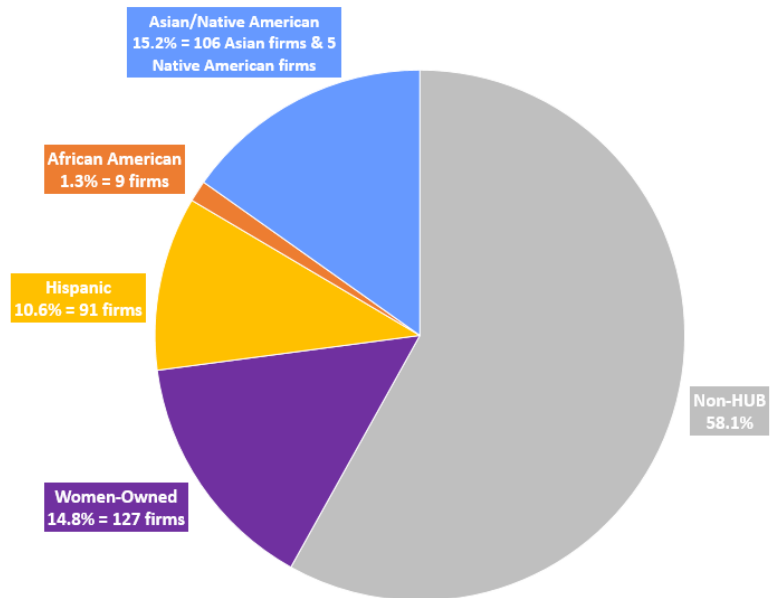
Through the end of February 2020

Architect/Engineering

Category	Contracted Amount	Paid Amount	Paid Participation	Goal	Variance
African American	\$ 392,458	\$ 378,793	1.3%	1.9%	-0.6%
Asian/Native American	\$ 4,548,990	\$ 4,365,084	15.2%	7.4%	7.8%
Hispanic	\$ 3,279,476	\$ 3,059,991	10.6%	9.4%	1.2%
Women-Owned	\$ 4,462,776	\$ 4,258,625	14.8%	9.8%	5.0%
HUB Total	\$ 12,683,700	\$ 12,062,492	41.9%	28.5%	13.4%
Non-HUB	\$ 3,049,030,780	\$ 16,715,276	58.1%	-	-
Total	\$ 3,061,714,480	\$ 28,777,769		-	-

Note: Numbers may not add due to rounding

Goals: Approximately 90% of projects paid participation took place prior to the formal HUB Program implementation 11/15/2016; goals were set only on 10% of A/E projects.

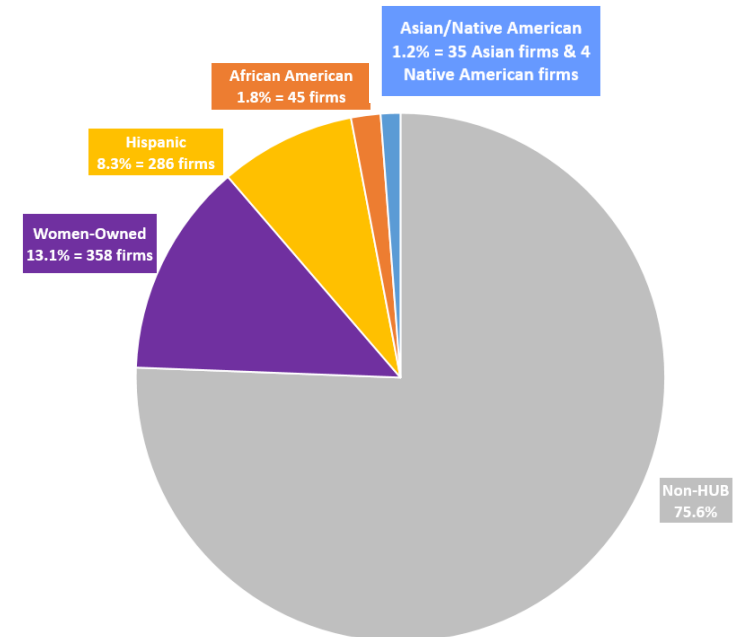


Construction

Category	Contracted Amount	Paid Amount	Paid Participation	Goal	Variance
African American	\$ 4,746,028	\$ 4,746,028	1.8%	1.7%	0.1%
Asian/Native American	\$ 3,141,901	\$ 3,093,886	1.2%	1.9%	-0.7%
Hispanic	\$ 22,375,419	\$ 21,567,076	8.3%	8.1%	0.2%
Women-Owned	\$ 35,549,575	\$ 33,914,916	13.1%	10.2%	2.9%
HUB Total	\$ 65,812,923	\$ 63,321,905	24.4%	21.9%	2.5%
Non-HUB	\$ 203,036,009	\$ 196,522,690	75.6%	-	-
Total	\$ 268,848,932	\$ 259,844,594		-	-

Note: Numbers may not add due to rounding

Goals: Approximately 75% of projects paid participation took place prior to the formal HUB Program implementation 11/15/2016; goals were set only on 25% of construction projects.



MONTHLY HUB REPORT

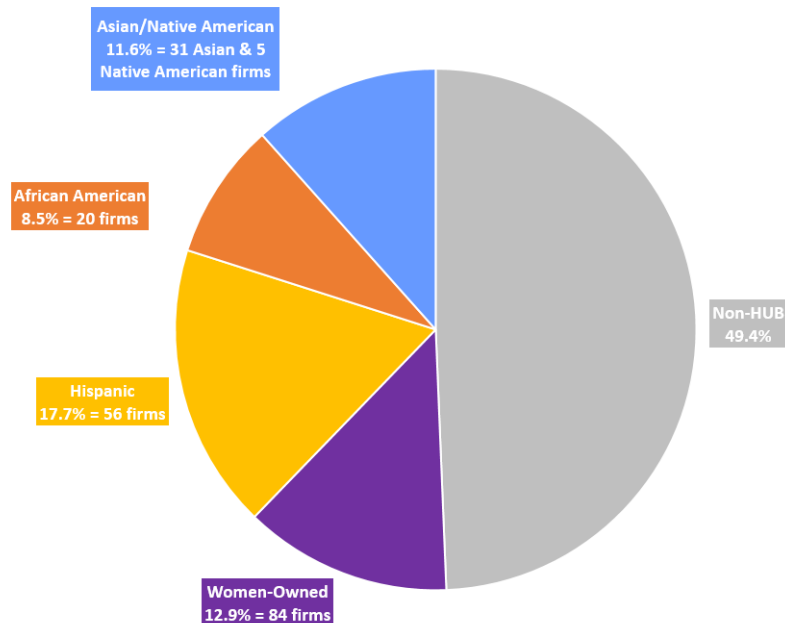
2017 Bond Program

Beginning of current bond through the end of February 2020

Architect/Engineering

Category	Contracted Amount	Paid Amount	Paid Participation	Goal	Variance
African American	\$ 3,348,285	\$ 2,552,954	8.5%	1.9%	6.6%
Asian/Native American	\$ 5,168,038	\$ 3,490,712	11.6%	7.4%	4.2%
Hispanic	\$ 7,136,730	\$ 5,340,182	17.7%	9.4%	8.3%
Women-Owned	\$ 6,220,211	\$ 3,897,593	12.9%	9.8%	3.1%
HUB Total	\$ 21,873,264	\$ 15,281,441	50.6%	28.5%	22.1%
Non-HUB	\$ 24,705,125	\$ 14,917,675	49.4%	-	-
Total	\$ 46,578,389	\$ 30,199,116		-	-

Note: Numbers may not add due to rounding

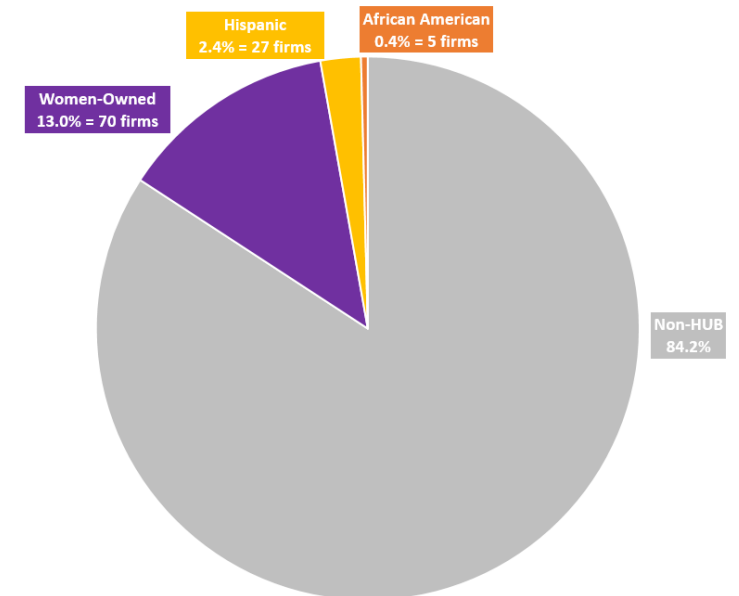


Construction

Category	Contracted Amount	Paid Amount	Paid Participation	Goal	Variance
African American	\$ 1,442,543	\$ 606,404	0.4%	1.7%	-1.3%
*Asian/Native American	\$ 70,206	\$ 66,772	0.0%	1.9%	-1.9%
Hispanic	\$ 5,204,552	\$ 3,922,357	2.4%	8.1%	-5.7%
Women-Owned	\$ 38,443,618	\$ 20,964,325	13.0%	10.2%	2.8%
HUB Total	\$ 45,160,919	\$ 25,559,858	15.8%	21.9%	-6.1%
Non-HUB	\$ 316,422,233	\$ 136,317,698	84.2%	-	-
Total	\$ 361,583,152	\$ 161,877,556		-	-

Note: Numbers may not add due to rounding

*Note: Asian/Native American does not reflect in the pie chart due to paid participation of .0004.



MONTHLY HUB REPORT

External Outreach Activities — seeking HUB vendors through active involvement with minority development organizations, contractor associations and participation in various trade shows and procurement events.

Date	Event Name	Host (s)	Location
March 9 th	AISD Spring Vendor Fair	State, Federal & Private Accountability Department	AISD Delco Center
April 3 rd	Speed Networking for Business – Construction, Contacts & Coffee	HUB Department, Construction Management & Contract & Procurement Services	Headquarters – 2 nd Floor
May 4 th – 5 th	Procurement Connection Seminar & Access HUB Fair	Dallas/Fort Worth Minority Supplier Development Council & Statewide HUB Program	Irving Convention Center
May 4 th – 8 th	National Small Business Week - HUB program presentation - HUB highlights throughout the week	HUB Department	Headquarters – 7 th Floor





THANK YOU!

*Advancing Equity
in Contracting*

www.austinisd.org/cp/bids
www.austinisd.org/hub



NEW DISCUSSION ITEMS



Section Includes:

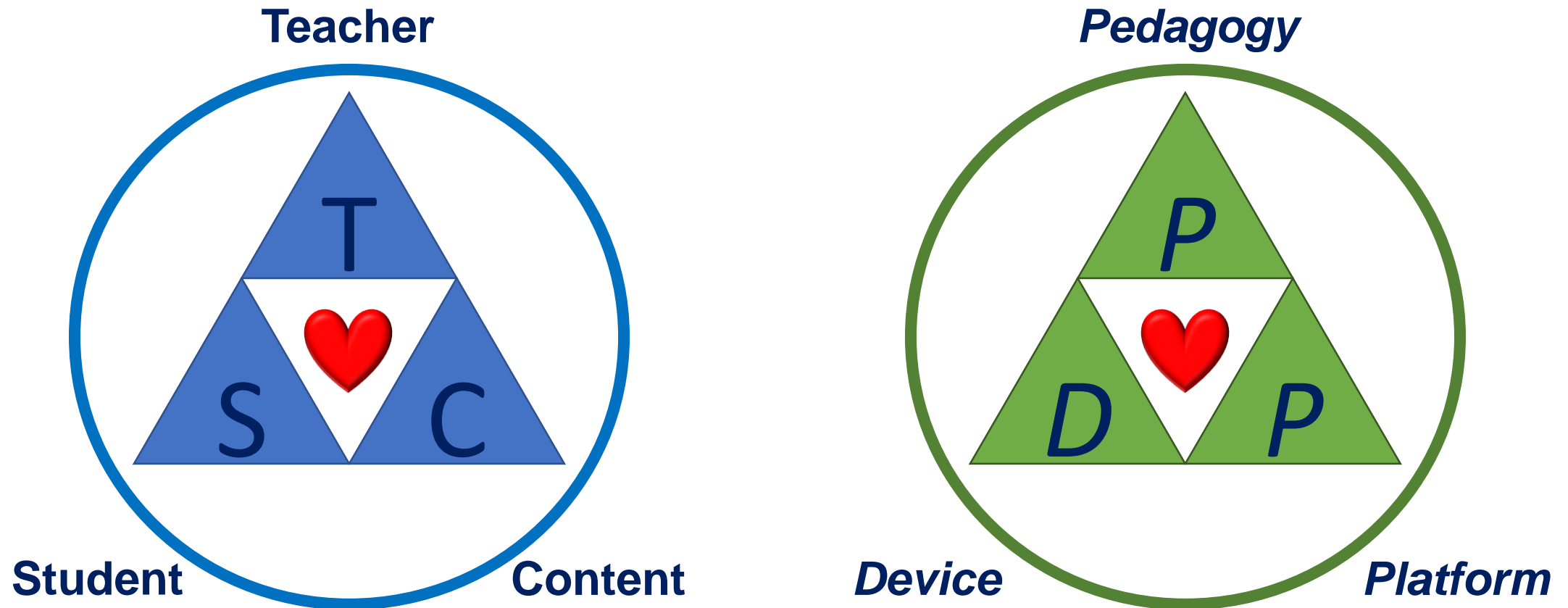
- Technology Update
- Update on School Closures
- Stakeholder Satisfaction: Data Collection Approach
- Potential Future Items for Discussion



TECHNOLOGY: Bond Program Update



SUPPORT FOR THE INSTRUCTIONAL CORE



“Engagement. Empowerment. Equity.”



PRESENTATION SYSTEMS

- All learning spaces at all campuses
- Began March 2017, notably with equity by design
- Substantial Completion March 2020
- Optimization of this project created the funding for Everyone:1
- Replacement funding (one cycle) contained within 2017 bond
- Replacements slated for 2022-2025



2013 BOND PROJECT FUNDING STATUS

Project Name	Initial Budget Amount	Revised Budget Amount	Expenditures to Date	Current Balance	Planned Expenditures	Anticipated Balance	Notes
Integrated Enterprise Resource Management System	\$ 7,000,000	\$ 7,000,000	\$ 8,622,010	\$ (1,622,010)	\$ -	\$ (1,622,010)	<i>BOLT Complete</i>
Computer Refresh	\$ 14,000,000	\$ 22,750,000	\$ 22,753,605	\$ (3,605)	\$ -	\$ (3,605)	<i>Complete</i>
Innovation Stations	\$ 18,000,000	\$ 16,250,000	\$ 15,669,652	\$ 580,348	\$ 580,348	\$ -	<i>Substantially complete</i>
Network Upgrades	\$ 19,000,000	\$ 19,000,000	\$ 14,881,326	\$ 4,118,674	\$ 4,118,674	\$ -	<i>\$1.2m board approved, \$800K pending</i>
Laptop Refresh	\$ 7,000,000	\$ 7,000,000	\$ 3,701,807	\$ 3,298,193	\$ 3,298,193	\$ -	<i>2 cycles complete</i>
Upgrades to Projection Systems	\$ 6,000,000	\$ -	\$ 2,599	\$ (2,599)	\$ -	\$ (2,599)	<i>Complete</i>
Upgrades to Instructional and Assessment Systems	\$ 6,000,000	\$ 6,000,000	\$ 1,269,889	\$ 4,730,111	\$ -	\$ 4,730,111	<i>Complete- Balance to shortages in 2017</i>
Install Wireless Solution for Portables	\$ 2,500,000	\$ 2,500,000	\$ 34,809	\$ 2,465,191	\$ 2,500,000	\$ (34,809)	<i>Cancelled- Funding to Network Upgrades</i>
Printer Refresh	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	<i>Cancelled- Funding to Network Upgrades</i>
Inventory of Fixed Assets (physical & RFID tags)	\$ 500,000	\$ 500,000	\$ -	\$ 500,000	\$ 500,000	\$ -	<i>Cancelled- Funding to Network Upgrades</i>
Technology Bond Projects Total	\$ 81,000,000	\$ 81,000,000	\$ 66,935,697	\$ 14,064,303	\$ 10,997,215	\$ 3,067,088	<i>Balance to support 2017 shortages in same areas</i>
Supernode Generator Upgrade	\$ 750,000	\$ 750,000	\$ 815,000	\$ (65,000)	\$ -	\$ (65,000)	<i>Complete</i>
Supernode UPS Upgrade	\$ 500,000	\$ 500,000	\$ 440,000	\$ 60,000	\$ -	\$ 60,000	<i>Complete</i>
Campus PA Upgrades	\$ 3,690,000	\$ 3,690,000	\$ 7,866	\$ 3,682,134	\$ 3,677,134	\$ 5,000	<i>Initiating</i>
Other Bond Projects Total	\$ 4,940,000	\$ 4,940,000	\$ 1,262,866	\$ 3,677,134	\$ 3,677,134	\$ -	



LAPTOP REFRESH

2018 Teacher Laptop Options With Considerations

**Teacher
Choice!**



iPad 128 GB



Lenovo T580



Lenovo L380



MacBook Air

6,500+ new computers delivered to teachers with training (Summer 2018)

- 2nd of 2 cycles funded by 2013 and 2017 bond funds
- End of useful life estimated Summer 2022



COMPUTER LABS

- Approximately **\$3M invested** so far from 2017 bond funds
- Includes campus choice of desktop or mobile devices
- Anticipated to fund approximately **150 Labs** district-wide
- Note: There are more than **300 Labs** district-wide



2017 BOND PROJECT FUNDING STATUS

<i>Project Areas</i>	Initial Budget Amount	Revised Budget Amount	Expenditures to Date	Current Balance	Planned Expenditures	Anticipated Balance	Notes
Teacher Computers	\$ 5,600,000	\$ 5,600,000	\$ 7,151,130	\$ (1,551,130)	\$ (1,551,130)	\$ -	<i>Journal entries pending</i>
Presentation Systems	\$ 15,000,000	\$ 15,000,000	\$ -	\$ 15,000,000	\$ 15,000,000	\$ -	<i>ETA 2022-2025</i>
Network Infrastructure	\$ 14,500,000	\$ 14,500,000	\$ -	\$ 14,500,000	\$ 14,500,000	\$ -	<i>Spending 2013 funds first</i>
Computer Labs	\$ 4,900,000	\$ 4,900,000	\$ 2,965,146	\$ 1,934,854	\$ 1,934,854	\$ -	
Subtotal	\$ 40,000,000	\$ 40,000,000	\$ 10,116,276	\$ 29,883,724	\$ 29,883,724	\$ -	
Student Mobile Computers	\$ 15,500,000	\$ 15,500,000	\$ 1,378,460	\$ 14,121,540	\$ 14,121,540	\$ -	<i>ETA 2021-2022</i>
Total	\$ 55,500,000	\$ 55,500,000	\$ 11,494,736	\$ 44,005,264	\$ 44,005,264	\$ -	



FUNDING OUTLOOK: PART I

- Lower cost teacher computers may not have a useful life of 5 years (or even 4 years).
- The student mobile computer pricing assumes an increasing number of high school students will bring their own computer over the next 5 years (averaging 20%) or that costs will decline.
- The useful life of Chromebooks will be extended by 1-2 years through operating funds (\$400K - \$800K).
- Grants may not be renewed which have allowed us to extend Everyone:1 into some middle school grade levels.
- The quantity of student computers do not account for any growth in student enrollment.
- There is an understanding that 500 presentation systems, computer labs, and network infrastructure will be provided as part of modernization/rebuild/new construction at campuses.



FUNDING OUTLOOK: PART II

- Lower cost teacher computers may not have a useful life of 5 years (or even 4 years).
- The student mobile computer pricing assumes an increasing number of high school students will bring their own computer over the next 5 years (averaging 20%) or that costs will decline.
- The useful life of Chromebooks will be extended by 1-2 years through operating funds (\$400K-\$800K).
- Grants may not be renewed which have allowed us to extend Everyone:1 into some middle school grade levels.
- The quantity of student computers do not account for any growth in student enrollment.
- There is an understanding that 500 presentation systems, computer labs, and network infrastructure will be provided as part of modernization/rebuild/new construction at campuses.



UPDATE ON STANDARD OPERATING PROCEDURES

	Construction Management Department	Historically Underutilized Business	Contract & Procurement	Planning and Assets Management
Complete & In Use	<ul style="list-style-type: none"> • Design Processes • Construction Processes • Closeout Processes • Contractor Badging • FF&E Procurement 	<ul style="list-style-type: none"> • Completed as of July 2019 	<ul style="list-style-type: none"> • Solicitation Training • Contract Training 	<ul style="list-style-type: none"> • Boundary Change Process • Utilization Survey
In Progress	<ul style="list-style-type: none"> • Project Management Information Systems (PMIS) • Project Communications • Contractor Key and Alarm Code Request • Contractor MDF Access • PMM 	Under review for identifying best practices for managing: <ul style="list-style-type: none"> • Violations and sanctions; • Bridging/aligning applicable SOP's with CMD & Contract and Procurement SOP's • Closeouts with CMD 	<ul style="list-style-type: none"> • Agenda Item Training • PO Maintenance 	<ul style="list-style-type: none"> • Easements-Vacation and Creation
Progress Needed	<ul style="list-style-type: none"> • Complete above tasks 	<ul style="list-style-type: none"> • Complete above reviews & update SOP's 	<ul style="list-style-type: none"> • Documents Updated As Needed 	<ul style="list-style-type: none"> • Leases/Facility Use



Update on School Changes and Bond Allocations



STAKEHOLDER SATISFACTION

Exit Interviews with Staff & CATs at the Three Modernizations:

Staff:

- Satisfaction with the final (or near final) product
- Satisfaction and use of different space types
 - Outdoor classrooms
 - Maker Spaces
 - Community Rooms
 - Professional Learning Centers
 - Studios
 - Others?
- Satisfaction with furniture and fixtures
- Satisfaction with lighting and transparency
- Satisfaction with professional development provided
- Satisfaction with bond outreach effort

CATs:

- Satisfaction with contractors
- Satisfaction with design process
- Student Satisfaction with building spaces.
- Satisfaction with outreach efforts

Answers Will Inform:

- **Educational specifications update;**
- **CMD project management;**
- **Stakeholder outreach efforts; and**
- **Methodologies for gauging stakeholder satisfaction in the Fall 2020.**



FUTURE AGENDAS



**See Calendar:
What items do
you want to
hear about in
April and May?**



ACTION ITEMS REQUESTED BY COMMITTEE



Action Items Requested by the Committee

Sanchez Elementary
Groundbreaking
Ceremony



Groundbreakings:

- **Austin High School**, Friday, April 17
- **Casis Elementary School**, Tentatively scheduled Friday, May 8
- **Brentwood and Hill Elementary Schools**, TBD: The events will be held before the end of the school year

Other Milestone Events:

- **New Southwest Elementary School**
Community Celebration: The event will celebrate students from Baranoff ES, Kiker ES and the surrounding neighborhoods coming together as a new community



ADJOURN

Eastside Memorial
Early College HS &
International HS
Future Exterior



APPENDIX I: KEY DEFINITIONS



APPENDIX I: KEY DEFINITIONS

- **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.
- **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.
- **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.
- 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”



**APPENDIX II:
Issues & Risks:
Substantial Changes
Achieved from
Previous Meetings**



Program Wide Market Escalation

- Austin is experiencing inflation in construction costs beyond projections at a rate up to 6% yearly. This includes increases in the cost of steel and concrete as well as other essential materials. In addition, Austin's continuous growth and influx of large construction projects, including 24 mid to high-rise projects in the downtown area alone, have increased the demand for labor and in turn, its cost. This, along with project specific enhancements, has directly impacted the projects included in this bond program.

LBJ Medical – Community Questions and Concerns

- AISD recently began receiving questions and concerns regarding the LBJ Medical project, some related to the change in Principal at LBJ ECHS. Interim Principal Shelia Henry assisted in progressing the design, before Principal Jon Bailey was announced. The project is on schedule and nearing the end of design development.

Murchison MS – Construction Disruption and Potential Change in Schedule

- When staff returned from the winter break, we received a few reports of disruptive odor, dust, and noise from construction. CMD inspected the site, conducted air quality testing, and has been meeting with staff on site regularly to address changes. Air scrubbers have been installed in areas of concern, and construction activities rescheduled to limit the disruptions.
- There will be a delay to the completion of the 6th grade addition primarily due to delays in site and building permit issuance. Work will continue on the re-sequencing of the library and renovation of the new admin areas to deliver by this summer. Overall project completion (all scope) remains as scheduled for December 2020.



New Blazier Relief - Access Issues and Schedule Impact

- Access to the school is pending construction of adjacent Baythorne Dr. by neighborhood developer Austin Goodnight Ranch, and AISD must vacate existing access easement for COA to permit Baythorne Dr.
- AGR anticipates to receive COA permit in the next few weeks followed by construction of Baythorne Dr. It was determined that AISD will fund the sidewalk at a cost not-to-exceed of \$25,000 as this sidewalk will be primarily used by the school.

Eastside Memorial ECHS - Budget Issues

- Previously, we informed the CBOC of an unfavorable bid, which came in 10% above the project construction budget (PCB).
- Reductions agreed to by the architect of record, general contractor and AISD staff which resulted in 5% cost reduction from the initial bid, included items such as decreasing the number of operable classroom partitions, replacing concrete for alternate engineered block at some retaining walls, changing HVAC equipment screening material, changing screen wall materials at the Central Utility Plant, changes storefront glass systems, replacing aluminum column covers with intumescent paint with corner guards and modifications to lighting plans.



18-0021-REAGN (Northeast Early College HS)

- Cost of Technology requirements are higher than expected. Academic Program is evolving. We are re-evaluating the scope of construction so that the total project comes within budget.
- Schedule could be impacted by 2-3 months, depending on the adjustments.
- This will not impact the function of the school or existing academic programs.

17-6014- AKINS

- Completion has been delayed due to issues with moving the water line easement, as well construction issues with leaks in the new water line. In addition, waterproofing issues were discovered during construction and a correction had to be made. We do not foresee any further delays.
- Final Completion moved from December 1, 2019 to February 28, 2020.

20-0029-BEDCK

- Part of the 2017 Bond Scope was to evaluate and make structural repairs in the crawlspace. While investigating, it was discovered that the structural problems were due to lack of proper ventilation. This also caused damage to hydronic piping and insulation.
- To correctly address the problems, mechanical ventilation is needed. Hydronic piping and insulation will then need to be replaced. The ventilation problem must be corrected before making repairs, and the hydronic repairs must be made to prevent failure of the HVAC system.
- To properly address these items, we estimate needing an additional \$600,000. Contingency money will be used for additional costs. The project is bidding in mid February and we will have a clear idea of the exact cost at that time. No schedule impact is anticipated at this time.



FFE Install For Spring Openings

December Report: Furniture has been ordered 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.

Current Report: FF&E delivery and installation was successfully executed at TA Brown and Menchaca. Govalle is scheduled for delivery and installation the week of January 27th.

New Blazier Relief - Access Issues and Schedule Impact

December Report: Access to the school is pending construction of adjacent Baythorne Dr. by neighborhood developer Austin Goodnight Ranch. AISD must vacate existing access easement for COA to permit Baythorne Dr. The board will consider the legal agreements currently under negotiation at its November 18 board meeting.

Current Report: All pertinent legal agreements are in place with AGR. AGR has not received COA permit for Baythorne Dr due to lack of the required sidewalk along the right-of-way. AGR requesting AISD agree to fund construction of sidewalk prior to adding to Baythorne permit drawings. Drenner group negotiating revisions to MOU with AGR to account for the additional funding of the sidewalk.

Govalle ES -Potential Schedule Delay

December Report: The latest schedule submitted by the contractor notes potential delays in substantial completion that may impact school opening. CMD is holding meetings onsite twice a week focused on progress and schedule revisions to recover from delays. Additionally, CMD and Academic Leadership, in conjunction with the school administration are contingency planning for a late move, if one becomes necessary.

Current Update: Govalle ES Opening has been postponed to February 18 and remains on track for that date. Multiple community tours have been accommodated in preparation for both current and new parents.

Brown ES -Tight Schedule to Finish

December Report: The schedule remains challenging. Multiple weekly meetings are being held focused on remaining tasks. The project remains on schedule and the team continues to work with COA on the various required inspections to open school.

Current Report: TA Brown successfully opened on time.



Eastside Memorial ECHS -Budget Issues

December Report: 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. The GMP Contract is being processed finalizing the agreement with the contractor.

Current Report: The GMP contract has been finalized with the GC. The project is on schedule for delivery fall of 2021.

Murchison MS -Noise Issues and Potential Change in Schedule

December Report: Work site noise generated from utility excavation and rock chipping has abated. Most of the excavation close to the classrooms has concluded. Contractor and PM will continue to coordinate with administrative staff prior to future operations that generate significant noise.

Murchison (cont)

There may be a potential schedule delay regarding the completion of the 6th grade addition primarily due to delays in site and building permit issuance. Contractor is working to expedite fabrication and delivery of structural steel so progress can continue. PM and Contractor are working with administrative staff to re-sequence demolition of existing library and renovation of new admin areas, to deliver that space by June 2020. Overall project completion of December 2020 remains as scheduled.

Current Report: Most of the noise generating work from Heavy Equipment has concluded in the 6th grade addition area and the fire lane between the school building and the kickball fields. Will continue to work with admin staff to make them aware of operations that may generate significant noise and work to lessen its impact.

There will be a delay to the completion of the 6th grade addition primarily due to delays in site and building permit issuance. Work will continue on the re-sequencing of the library and renovation of the new admin areas to deliver by this summer. Overall project completion (all scope) remains as scheduled for December 2020.



Bowie HS-Budget Issues

The design team has had to be creative with the design effort to overcome cost realized due to underground utilities, unforeseen conditions, and City imposed changes that could not have reasonably been anticipated.

The GMP for the New Garage is 100% executed, construction is on schedule and approximately 45% complete. The DD cost for the New Athletics building is complete and estimated to be on budget, the DD design for the New Fine Arts building will complete 2/3/20 and the DD estimate for the design will follow. There is still concern about construction cost related to a hyper competitive Austin construction market, trade and labor shortages as well as domestic and international tariff and trade concerns. Bringing the remaining Bowie HS 2017 Bond programs in on budget will remain a challenge.

Brentwood ES - 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.

However, due to the size of the Brentwood student population, the limited size of the school site, and permitting/site constraint issues identified during design and construction planning, it became clear that it is in the best interest of the campus community to utilize an off-site swing space.

This is expected to shorten the overall construction duration from 28 months to 14 months and save costs due to price escalation and extended general conditions.

The district is currently working with the Brentwood ES School community and others to explore options for off-site swing.



Govalle ES - Potential Schedule Delay

The latest schedule submitted by the contractor notes potential delays in substantial completion that may impact school opening. CMD is holding meetings onsite twice a week focused on progress and schedule revisions to recover from delays. Additionally, CMD and Academic Leadership, in conjunction with the school administration are contingency planning for a late move, if one becomes necessary.

Brown ES - Tight Schedule to Finish

The schedule remains challenging. Multiple weekly meetings are being held focused on remaining tasks. The project remains on schedule and the team continues to work with COA on the various required inspections to open school.

FFE - Install For Spring Openings

Furniture has been ordered 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.

New Blazier Relief - Access Issues and Schedule Impact

Access to the school is pending construction of adjacent Baythorne Dr. by neighborhood developer Austin Goodnight Ranch. AISD must vacate existing access easement for COA to permit Baythorne Dr. The board will consider the legal agreements currently under negotiation at its November 18 board meeting.



Eastside Memorial ECHS - Budget Issues

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. The GMP Contract is being processed finalizing the agreement with the contractor.

Bowie HS - Budget Issues

Unforeseen conditions on site including COA requirements and underground utilities have led to budget concerns the team is working through this issue. The design team is looking at more efficient programmatic spacing and how to best address unforeseen conditions.

Murchison MS - Noise Issues and Potential Change in Schedule

Work site noise generated from utility excavation and rock chipping has abated. Most of the excavation close to the classrooms has concluded. Contractor and PM will continue to coordinate with administrative staff prior to future operations that generate significant noise.

There may be a potential schedule delay regarding the completion of the 6th grade addition primarily due to delays in site and building permit issuance. Contractor is working to expedite fabrication and delivery of structural steel so progress can continue. PM and Contractor are working with administrative staff to re-sequence demolition of existing library and renovation of new admin areas, to deliver that space by June 2020. Overall project completion of December 2020 remains as scheduled.



Norman ES - Status Update on New Contractor

Alisd solicited for a new contractor in September to complete the remainder of the project. After shortlisting and interviewing two firms, CMD's recommendation went to the board and was approved on October 28th. Since board approval, Joeris has been issued a contract, bid the remainder of the work, and is expected to begin construction in December. CMD is projecting approximately \$2 million in savings due to their change in contractor.

Baranoff ES – Schedule Delay

Contract was awarded to Alpha Building Corporation but last month they experienced a delay getting fingerprint and background check badges. They finally received their badges on 11/5/2019 and plan to begin staging materials on 11/8/2019. It will take approximately 35 days to complete the site improvements. Project will incur a small delay of approximately 15 days from planned start date. This will not affect campus operations as the work is mostly site work outside the building.

Brentwood ES - 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.

However, due to the size of the Brentwood student population, the limited size of the school site, and permitting/site constraint issues identified during design and construction planning, it became clear that it is in the best interest of the campus community to utilize an off-site swing space.

This is expected to shorten the overall construction duration from 28 months to 14 months and save costs due to price escalation and extended general conditions.

A community meeting is scheduled for November 19, 2019 to publicly share the strategy and detailed plan that is in the final stages of completion.



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.

