

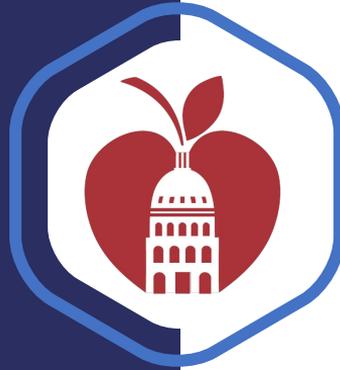


CBOC Meeting

August 11, 2020



CBOC Meeting: August 11, 2020



AGENDA

1. **Call to Order**
2. **Reminder of Best Practices for Meeting Virtually**
3. **Public Comment**
4. **Approval of Minutes – June 9, 2020**
5. **COVID-19 Update & District Readiness**
6. **Update on Internal and Construction Auditing**
7. **Routine Reports**
 - 2017 and 2013 Bond Programs
 - Issues and Risks, Substantial Changes
 - Bond Program Change Log
 - Project Status Reports
 - Monthly Bond Financial Reports
 - HUB Report
 - Bond Communications Update
8. **Update on Report to the Board of Trustees in October**
9. **Potential Future Items for Discussion, Meeting Dates/Times, Locations**
 - Proposed Meeting Topics Per Calendar for September and October
 - Action Items Requested by the Committee, including potential conversations with new superintendent
10. **Adjourn**

This CBOC meeting is being closed captioned to ensure accessibility.



AS YOU LOG IN:

- **Please be patient, this is the second district advisory committee meeting through Zoom Webinar. Go CBOC!**
- **We are working to get everybody logged in.**
- **“Rename” yourself in Zoom so that we see your first and last name.**
- **Please turn your video on! We want to be able to see all your smiling faces.**
- **Please keep your microphone muted unless you are speaking. This helps minimize background noise!**
- **The tri-chairs, meeting monitors (operators behind the scenes), and staff will make sure members are heard.**



AS YOU LOG IN:

- **Everyone contributes to the discussion as best you can (we know there's much on your minds right now).**
- **Expect spotty sound/video at times. Please use headphones so your mic doesn't re-transmit sound (hint: a wired headset will give you the best experience).**
- **Expect to be inadvertently interrupted or vice versa. That is just how these things go.**
- **Note: In Zoom Webinars, the chat feature is designed so that the public can interact with the panelists. The chat feature has been disabled so the public can watch but, like a typical CBOC meeting, can't participate.**





Aerial view of the new Eastside Memorial ECHS/International HS at the old L.C. Anderson Campus, June 29, 2020

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

Due to the COVID19 pandemic, members of the Public have been asked to submit written comments to **Austin ISD's Let's Talk** platform.

Ten minutes of Public Comment will be read.
No more than 2 minutes per person.



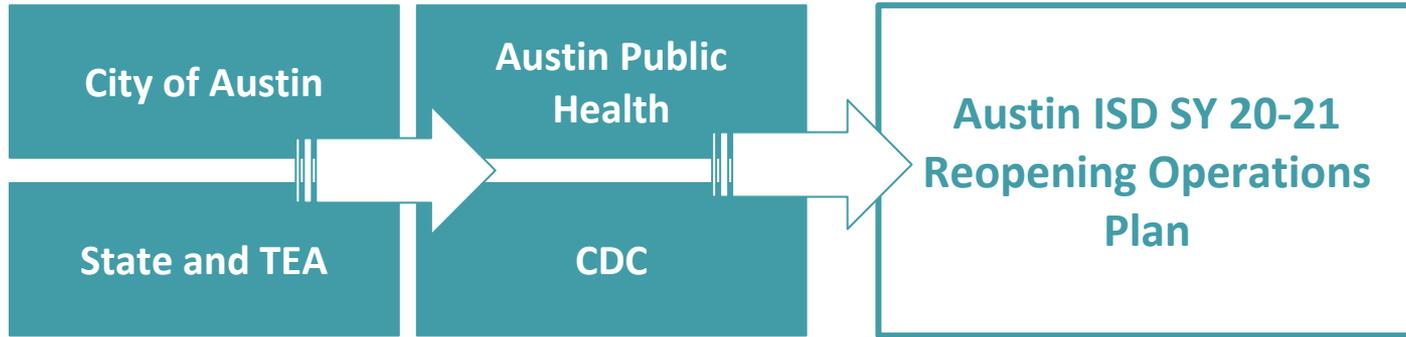


Approval of Minutes from **June 9, 2020** CBOC Meeting (See File Prefix 04)



COVID-19 UPDATE & DISTRICT READINESS





Guidelines have and will continue to change over time.



OPERATIONS CHECKLIST LIBRARY:

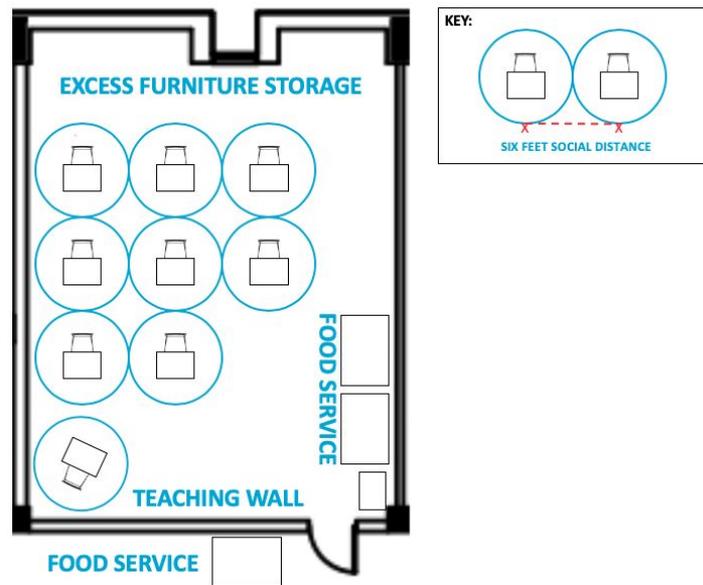
- **Transportation**
- **Food Service**
- **Health & Safety**
- **Site Requirements**
- **Special Education**
- **Classroom Prep for Teachers**
- **Furniture Layout and Room Setup**
- **Outdoor Learning Environments**

[*Link to all Checklists](#)



For example:

Standard Operating Procedures (SOP) for Operations: Furniture Layout and Room Setup
This SOP is to assist in the furniture layout of classroom spaces to ensure social distancing and other safety procedures are followed.
I. Sanitizing Stations
<ul style="list-style-type: none">❑ Provide a table or desk in an accessible location (preferably near classroom entrance) for hand sanitizer, disinfectant wipes, and educator gloves for food distribution.<ul style="list-style-type: none">❑ All of these materials will be purchased centrally and distributed to campuses.
II. Furniture Layout: Classrooms and Staging Room
<ul style="list-style-type: none">❑ Remove soft furnishings, soft toys and toys that are hard to clean (such as those with intricate parts).❑ Arrange student furniture within the classroom to accommodate social distancing.<ul style="list-style-type: none">❑ Each student station (either desks or tables) must maintain a minimum of six feet spacing between students in all directions.❑ Arrange furniture keeping in mind the space required for teaching walls, excess furniture storage, and circulation to student restrooms and storage, etc.❑ Measure and tape off new furniture arrangement to assure correct furniture placement throughout the day.<ul style="list-style-type: none">❑ Anticipate approximately 25% of the classroom capacity (based on student:staff ratios):<ul style="list-style-type: none">❑ 6 - 8 students per classroom for elementary schools; and,❑ 7 - 9 students per classroom for secondary schools.❑ Remove unnecessary chairs or seating areas to discourage student gathering. Alternately, stack and store excess furniture within the classroom, taping off the area to discourage student gathering.❑ Refer to the following sketches for examples of furniture layout, keeping in mind that a variety of classroom layouts exist and each may accommodate more or fewer student stations.



ELEMENTARY

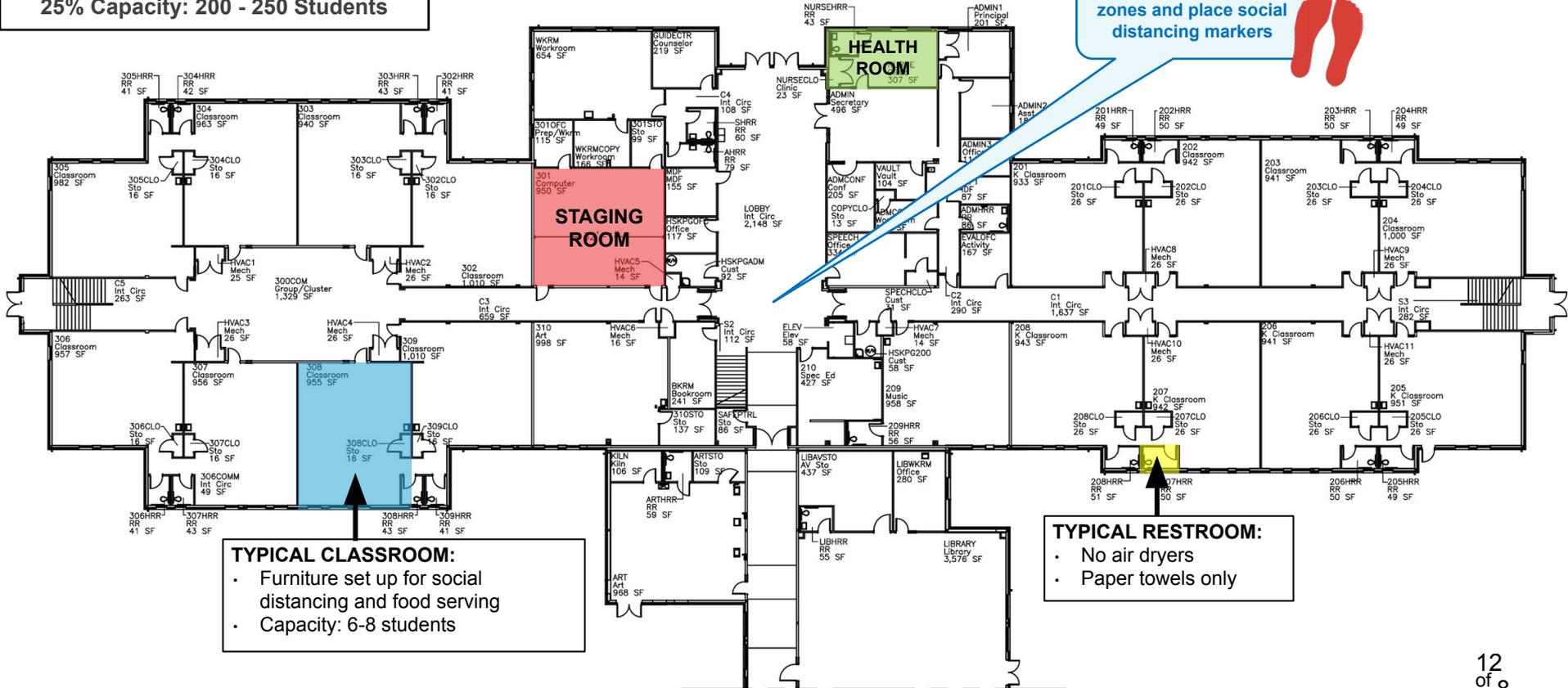
FLOOR PLAN

25% Capacity: 200 - 250 Students

Health Room: Serves non-COVID related treatment for students

Staging Room: Serves COVID-related symptomatic students

Identify high circulation zones and place social distancing markers



TYPICAL CLASSROOM:

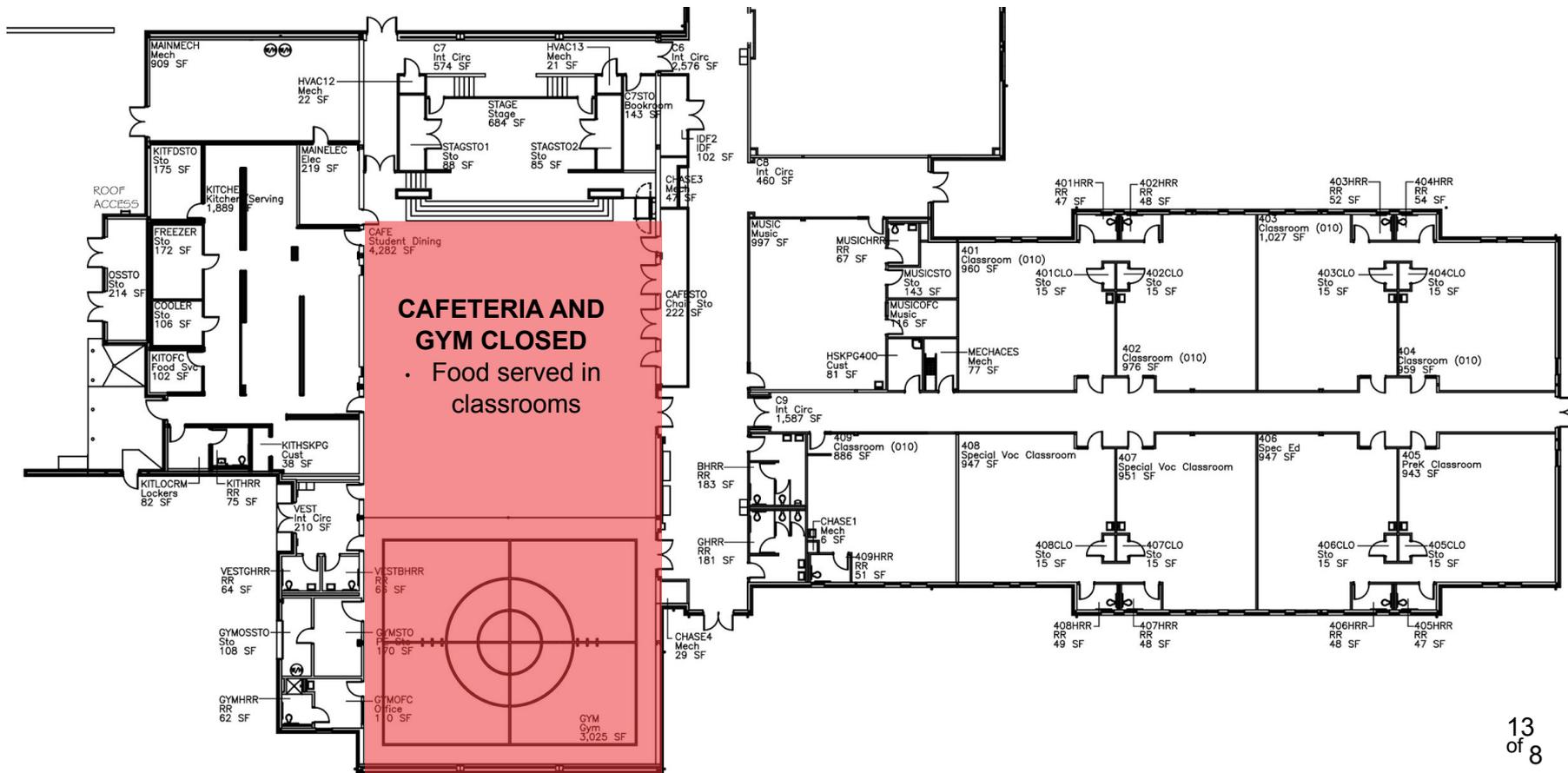
- Furniture set up for social distancing and food serving
- Capacity: 6-8 students

TYPICAL RESTROOM:

- No air dryers
- Paper towels only

ELEMENTARY

CAFETERIA & GYM



FACILITY SIGNAGE PACKAGE

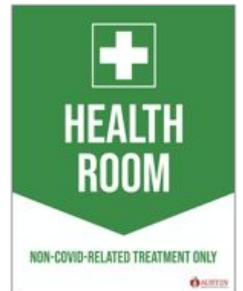
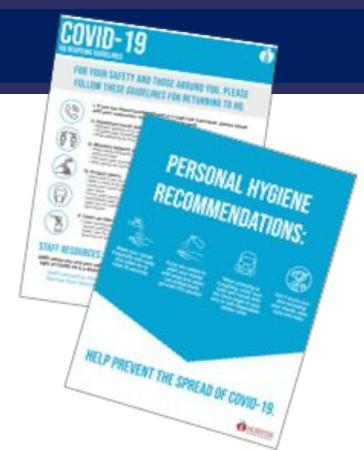
Signage, both indoors and outdoors, will be located at each campus to guide and inform staff, community members, and visitors on all safety protocols and procedures.

BLUE FOR WELLNESS MESSAGING

RED TO EMPHASIZE GUIDELINES

GREEN FOR NON-COVID-RELATED MEDICAL USE

The full signage package will be available in nine languages and each campus can tailor their signage to their student's needs.



All campuses will be set up to create as much social distance and space between students, based on face to face numbers.

Students:

- 6 feet required

Staff and Adults:

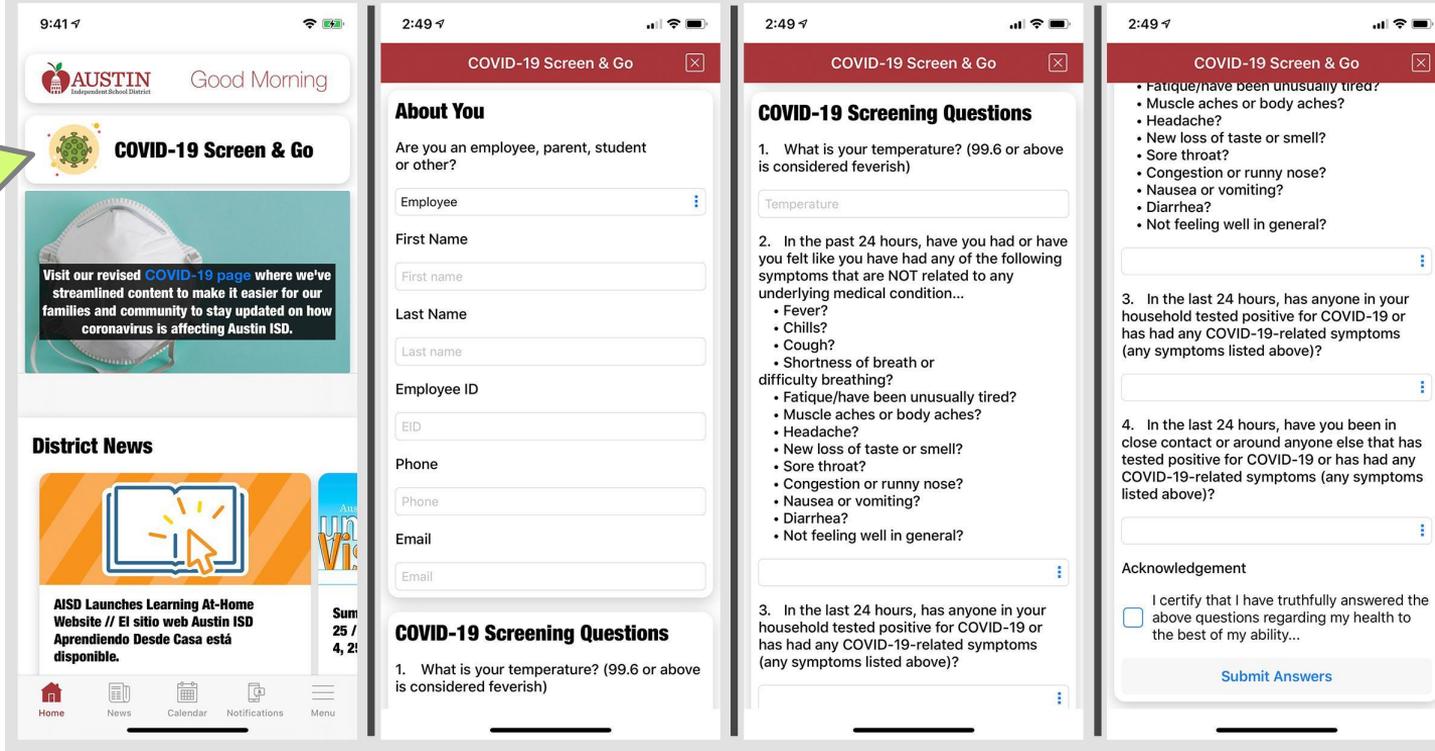
- 6 feet required



Only AISD staff will be asked to complete a temperature check on site prior to campus entry.



AISD APPLICATION SCREEN SHOTS:



*These questions are subject to change as health authorities update protocols.



Current Health Authority Recommendations:



All staff are required to wear a face mask.

Primary:

- All students required to wear face coverings
- 2nd Grade and Below required to wear face shield
- 3rd Grade and Above required to wear face masks



Secondary:

- All students required to wear face masks



Sanitizing Stations will be available in key locations throughout every campus. Each station includes: **disinfecting wipes, hand sanitizer, masks, gloves and guidance on proper use and hygiene protocols.**

Personal Protective Equipment (PPE):

- All PPE is purchased centrally and distributed through the Service Center
- Bookkeepers are the recommended manager of inventory
- Specific guidance on making PPE requests in an upcoming training will be available
- PPE distribution schedule will be available by July 31st



51" Freestanding Sanitizing Station



Campus PPE Management:

- Campuses must maintain 30% backlog
 - Boxed and set aside
 - Backlog checks performed by Operations
- Store in or near office in dry room with limited access



Replenishment Orders:

- PPE requests can be made by calling the Service Center: 512-414-3299 or emailing Linda Coronado: linda.coronado@austinisd.org



- Custodial staff return to their home campus August 3rd
- Work schedules developed by the Service Center to ensure adequate time to meet cleaning standards.
 - **Custodial Checklist**
- The work schedule start and stop times will remain the same.



2020-2021 SY Calendar: Board vote scheduled for August 6



Austin ISD has partnered with the US Hispanic Contractor Association (USHCA) to provide free COVID-19 testing to construction workers.

We have had two successful events on June 18 and most recently on August 1.

FREE
COVID-19 Test

7AM - 12PM | AUGUST 1

Sacred Heart Catholic Church
5909 Reicher Dr.
Austin, TX 78723

**Stay on Track
Let's Win this Race**

Stay positive, Test Negative

US Hispanic Contractors Association / www.hispaniccontractorsassociation.org
ushcadeaustin@gmail.com / 1(512)270-9857



COVID-19 Monitoring Updates:

- CMD Leadership continues to visit modernization sites and monitor COVID safety compliance, with over 140 observation reports to date
- Targeted project continue coordination between construction, service center, and campus staff to address COVID safety



- 2017 Bond Program - continue implementation as planned
- Monitoring demographic trends, impact of future FMP updates
- Water fountains and bottle fillers
- HVAC Improvements, Pre-2000
- Technology refresh and distribution



*Thank
you!*

ANY QUESTIONS?

**NEXT UP:
Internal Audit Update**

INTERNAL AUDIT UPDATE



OBJECTIVES:

- Reasonable assurance over internal controls
- Continuous monitoring to enhance risk identification
- More operations-based than a financial review of construction costs



OBJECTIVES IN DETAIL:

<ul style="list-style-type: none">• Construction Management’s policies and procedures are sufficiently documented.	<ul style="list-style-type: none">• Applicable laws and regulations are complied with.
<ul style="list-style-type: none">• The District has effective controls in place to manage construction costs.	<ul style="list-style-type: none">• Construction payments are made in accordance with contractual limitations.
<ul style="list-style-type: none">• Construction project bids were awarded in compliance with applicable rules.	<ul style="list-style-type: none">• Changes to initial contract award amount and final contract price were appropriately reviewed and documented.
<ul style="list-style-type: none">• Internal controls over change orders to the contract are adequately documented.	<ul style="list-style-type: none">• District facilities and construction projects are adequately protected from liabilities by insurance and bonding programs.
<ul style="list-style-type: none">• Project close-outs are conducted and documented.	<ul style="list-style-type: none">• Information systems provide reliable, timely, and accurate information to District management and the Board of Trustees.
<ul style="list-style-type: none">• Contractors complied with the provisions stated in their contracts.	<ul style="list-style-type: none">• Bond funds were disbursed in accordance with the proposition voted by the electorate.



SCOPE:

- Smaller projects
- Job order contracts or fixed price
- Critical deficiency projects



CURRENT STATUS:

- Audit work is pending audit manager review
- Findings and the report will be confirmed with Construction Management
- Presentation to CBOC estimated to be in September

CURRENT OUTLOOK:

- Critical deficiency projects are continuing to be completed
- No major findings for the areas reviewed
- Again, this is pending review!



*Thank
you!*

ANY QUESTIONS?

**NEXT UP:
Debbie Townsend, Construction Auditor**

CONSTRUCTION AUDIT UPDATE





AUSTIN ISD: CBOC
AUGUST 11, 2020

DEBBIE TOWNSEND

R. L. TOWNSEND & ASSOCIATES, LLC

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R. L. TOWNSEND
& ASSOCIATES^{LLC}

Knowledge | Perspective | Partnership

AUDIT PROJECTS COMPLETING IN 2020

Project	Current GMP	Completed & Stored to Date per Most Recent Pay App	% Completed
<i>Audit Reports 2020</i>			
T.A. Brown ES	\$ 24,899,520	\$ 24,534,998	99%
Mechaca ES	\$ 28,620,000	\$ 28,115,371	98%
Govalle ES	\$ 25,528,144	\$ 24,112,431	94%
Doss-Hill ES (NW Relief)	\$ 30,599,593	\$ 25,239,076	82%
New Blazier Relief 4-6	\$ 37,249,000	\$ 28,853,737	77%
New Southwest ES	\$ 30,328,357	\$ 22,827,511	75%
Murchison MS Phase 1 (NW Relief)	\$ 20,334,898	\$ 11,814,848	58%

AUDIT PROJECTS IN 2021/2022

Project	Current GMP	Completed & Stored to Date per Most Recent Pay App	% Completed
<i>Audit Reports 2021/2022</i>			
Bowie HS Phase 1	\$ 20,915,235	\$ 15,776,635	75%
LBJ Vertical Team - Norman ES	\$ 19,550,014	\$ 5,764,341	29%
Eastside HS at Anderson	\$ 67,531,146	\$ 13,811,359	20%
Ann Richards Phase 1	\$ 57,392,612	\$ 4,481,928	8%
Eastside Vertical Team (Sanchez)	\$ 19,947,433	\$ 1,398,910	7%
Austin High School	\$ 9,125,000	-	
Rosedale	\$ 11,990,155	-	

Brentwood ES

Casis ES

LBJ ECHS Medical HS Phase 1&2

New Northeast MS

Northwest Relief for ES Capacity

AUDIT
PROJECTS
NOT
STARTED

CONTRACTUAL AREAS OF
FOCUS – GENERAL CONDITIONS

Review of costs to ensure
they are reimbursable

Reconciliation to actual
cost:

- Payroll
- Bond
- Insurance as applicable

CONTRACTUAL AREAS OF FOCUS – COST OF WORK

- Review of costs to ensure they are billed in accordance with the contract:
 - Material
 - Labor (Prevailing Wage Rates)
 - Equipment
 - Subcontracts
- Change Orders (Internal & Contingency)

JOINT ACTIVITIES WITH PROGRAM MANAGERS

-
- Kick off meetings
 - Discuss concerns
 - Work together to resolve issues

*Thank
you!*

ANY QUESTIONS?

**NEXT UP:
Issues, Risks & Substantial Changes**

**ISSUES, RISKS
&
SUBSTANTIAL
CHANGES**



ISSUES & RISKS:

August 2020 New and Modernized Campus Openings:

Construction Management continues to monitor the three new campuses opening in August to ensure they deliver on time:

- Doss ES,
- New SW ES (Bear Creek), and
- Blazier Relief.

While challenges remain with delays in the delivery of materials, increased inspection scheduling periods as well as some impacts to productivity due to decreased crew sizes resulting from multiple quarantined workers, all three campuses are on target to open in time for faculty to move-in a few weeks ahead of the openings.

Other projects to be completed this summer facing similar challenges include the parking garage at Bowie High School and the administrative spaces at Murchison Middle School. Both of these projects are also anticipated to be complete by first day of school.



ISSUES & RISKS:

- **Eastside ECHS - Wellness Walk** - Early in design, the project included a wellness walk connecting the new school to the parking lot on the lower elevation, eastern side of the site adjacent to ACC's Eastview Campus. Due to budget constraints, the wellness walk was removed from the project, with the intention to revisit it with the CAT closer to completion and see if funds could be identified. The project team is working with the CAT to re-evaluate the design, to see if the cost can be lowered, and the walk still built. This may require additional funds to supplement the project, and sources are being explored.
- **Covington Middle School** – As part of upgrades at the school, Austin Energy (AE) required new switchgear. The gear is expected to arrive on September 8, and will take approximately two weeks to install and connect to AE's new transformer. The district is exploring options:
 1. If in-person school is delayed again, the work could be done in September;
 2. If the scheduled amount of time is short enough, the work could be done during winter break; or
 3. The work could be performed during 2021 summer. There is little risk involved with the last option as the existing equipment is functioning.



ISSUES & RISKS:

- **Lamar Middle School: Delayed HVAC Parts** - The General Contractor's mechanical subcontractor mis-ordered HVAC parts for the current construction project. All but one part will be shipped on August 19, with the final part shipping September 11. AISD is working with the contractor to provide temporary cooling until the parts arrive and are installed.
- **McCallum High School: HVAC Issues** - Recently, multiple staff and community members contacted AISD regarding HVAC issues at McCallum HS. Over the summer, a new building automation system was installed, and during and immediately after installation some units were down, not running properly, etc. These issues were investigated and addressed by the AISD Service Center. Additionally, a 2017 Bond project is currently in design to address additional HVAC deficiencies on campus. That project is anticipated for construction over the summer of 2021.
- **Bowie HS: Discovery of a Void Feature** - While prepping for the foundation, the contractor discovered a void feature during the final geotechnical borings in the footprint of the New Athletics Building. This unforeseen condition will require redesign of the foundation for the New Athletics Building, likely causing a delay to the Athletics portion of the project, and potentially an increase in cost.



ISSUES & RISKS:

- **Recon Services Issue** - Recon Services is currently the only Recycling Certification Institute (RCI) certified Construction + Demolition recycling service provider in the Austin area (and in the State of Texas, with an Annual Certified Recycling Rate of 85.35%. AISD has generally supported the use of Recon due to their Certified status allowing projects to automatically achieve AEGB and LEED points. Recently, for several AISD bond projects that have contracted with Recon, the projects have failed to achieve the target diversion rates, and this impacts the Contractor's commitment to sustainability, even though they still receive AEGB and LEED points due to Recon's "Certified Status". AISD Sustainability Manager, EWaS, and Recon have not resulted in satisfactory responses. Going forward, AISD encourages Contractors towards a different vendor, to reduce the risk of missing out on the automatic points due to Recon's Certified status. This is very unfortunate but we cannot in good faith use them to meet the intent of waste diversion knowing that they are not fulfilling this obligation.



SUBSTANTIAL CHANGES: Sanchez Budget Increase

A budget increase of \$857,835 from program contingency is needed to modify the FF&E (Furniture, Fixture and Equipment) budget, as well as additional construction costs for the project.

The original FF&E budget amount did not align with the new furniture standards for modernizations projects. Also, the project increased in cost between the 90% and 100% Construction Developments due to final development of drawings and updates to AISD standards.



Rendering of Sanchez Elementary School - Western Exposure



BOND PROGRAM CHANGE LOG



BOND PROGRAM CHANGE LOG

Project	Date	Explanation	Previous Completion	Modified Completion
Ann Richards SYWL	Mar-20	Design efficiencies allow for a shorter construction duration, moving the completion date up from Aug.2021 to Jan. 2021.	Aug-21	Jan-21
Austin HS	Mar-20	Procurement moved up from Jan. 2019 to Sep. 2018, in an effort to lengthen design time, and reduce escalation risk. No impact to completion date.	Aug-22	Aug-22
Brentwood ES	Mar-20	Procurement moved up from Jan. 2019 to Sep. 2018, in an effort to lengthen design time, and reduce escalation risk. No impact to completion date.	Aug-22	Aug-22
Brentwood ES	Mar-20	In the fall of 2019, CMD determined that the campus cannot be kept on site during construction, and will swing off-site. This will result in a schedule change for the completion from Aug. 2022 to Jan. 2022.	Aug-22	Jan-22
Casis ES	Mar-20	Procurement moved up from Jan. 2019 to Sep. 2018, in an effort to lengthen design time, and reduce escalation risk. No impact to completion date.	Aug-22	Aug-22
Govalle ES	Mar-20	Due to a late completion, the Govalle ES opening was delayed from Jan. 2020 to Feb. 2020.	Jan-20	Feb-20
Hill ES	Mar-20	Procurement moved up from Jan. 2020 to Sep. 2018. Completion date moved from Aug. 2022 to Aug. 2021.	Aug-22	Aug-21
LASA move to Eastside	Mar-20	LASA move delayed, due to the Eastside Modernization project delay.	Aug-20	Aug-21
LBJ ECHS Medical HS	Mar-20	LBJ Medical project delayed due to Eastside Modernization project and LASA move delay. Some interim milestones will change, but completion date will not.	Aug-22	Aug-22
LBJ ECHS Medical HS	Mar-20	Procurement moved up from Jan. 2020 to Sep. 2018. Completion date moved from Aug. 2022 to Jan. 2022.	Aug-22	Jan-22
Modernized Eastside ECHS	Mar-20	During design, the Eastside ECHS modernization was delayed, to allow for additional time to work with the Original Anderson alumni association and the City of Austin historic landmark commission, in order to agree on a historic preservation solution. Since a summer is needed for the move to the new campus, the project was delayed by one year. This also impacts the LBJ Medical project, as well as the LASA move.	Aug-20	Aug-21
Norman ES	Mar-20	Due to a change in the contractor made by CMD over the summer of 2019, the Norman ES project completion will be delayed from Aug. 2020 to Jan. 2021	Aug-20	Jan-21
n/a	Apr-20	No changes.	n/a	n/a
Murchison MS (6th Grade Addition)	May-20	6th grade addition previously scheduled to open summer 2020. Project resequenced, and will open fall 2020.	Aug-20	Dec-20
Murchison MS (Admin)	May-20	Admin remodel previously scheduled to open December 2020. Project resequenced, and will open July 2020.	Dec-20	Jul-20
n/a	Jun-20	No changes.	n/a	n/a
n/a	Aug-20	No changes.	n/a	n/a

PROJECT STATUS REPORTS



2017 BOND PROGRAM MODERNIZATION PROJECTS SUMMARY:

- All modernization projects are active.
- Completed Construction: Menchaca Elementary School, TA Brown Elementary School, Govalle Elementary School (Ph 1, opening of new building)
- In Construction: Ann Richards Young Women Leadership Academy, Austin High School, Bowie High School, Casis Elementary School, Doss Elementary School, Eastside Memorial High School, Govalle Elementary School (Phase 2, demo of old building / construction of parking lot), Hill Elementary School, Murchison Middle School, New Blazier Relief School, New Southwest Elementary School (now named Bear Creek Elementary School), Norman Elementary School, Sanchez Elementary School
- In Design: Brentwood Elementary School, LBJ Early College High School, New Northeast Middle School, Rosedale School (at Lucy Read)



2017 BOND PROGRAM TARGETED PROJECTS SUMMARY:

- 34 projects have completed construction
- 30 projects are underway to complete construction in 2020
- 30 projects are queued to complete construction in 2021
- 21 projects are queued for construction 2022
- 21 are queued to complete construction in 2023



2013 BOND PROGRAM TARGETED PROJECTS SUMMARY:

- 179 projects have completed construction
- 2 projects are in the final phase of punch out
- 5 projects are in the final phase of construction
- 1 project is in design preparing for construction in early 2021



CONTINGENCY FUNDED PROJECTS:

With surplus funds remaining in the 2013 Bond Program and with CBOC and Board approval, the district undertook additional projects.

The result has been improvements related to safety at more than 100 sites; roof replacements or substantial roof repairs at over 100 sites; replacement of playscapes and/or canopy covers at 50 sites; and repair or replacement of failing mechanical systems at over 50 sites.



*Thank
you!*

ANY QUESTIONS?

**NEXT UP:
Financial Reports**

FINANCIAL REPORTS



See file 07d1



Aerial View of Ann Richards YWLA June 9, 2020

- **Line 07 – Ann Richards YWLA** – An increase was made to the Purchase Order for Roger’s O’Brien for over \$7 million.
- **Line 10 - Bowie HS** – 2008 Bonds have been fully paid to \$10 million.
- **Line 20 - Menchaca ES** – 2013 Bonds have been fully paid to \$23 million.



See file 07d2

There have been no 2017 Bond Budget Amendments since April 2020.



- T. A. Brown ES is now open. Final bills are still being received.
- Menchaca ES is now open. Final bills are still being received. The full \$23 million from 2013 Bond has been paid.
- Bowie HS is still in construction. The full \$10 million from 2008 Bond has been paid.



See file 07e

- We are working to close out projects.



*Thank
you!*

ANY QUESTIONS?

**NEXT UP:
HUB Report**

HUB REPORT



Disparity Study Update:

- Austin ISD is moving forward with a recommendation to conduct a new disparity study of our HUB program to ensure that Minority and Women-Owned Business Enterprises continue to have equal access to contracting opportunities and that the District's current program remains legally defensible and administratively successful.

HUB Program Changes:

- A HUB Program Action Plan was developed to help promote and inform General Contractors and the HUB subcontracting community of the District's focus to increase M/WBE utilization on the District's Bond funded contracts. This plan was presented to the CBOC Tri-Chairs in July 2020. More details will be shared during the upcoming HUB deep dive presentation at the September CBOC meeting.

HUB Program Outreach:

- The HUB Program Department in partnership with internal divisional leaders from Construction Management, Contracts and Procurement and District Police is hosting a webinar on Wednesday, August 19 from 2:00pm – 3:00pm tailored to present contract opportunities associated with the 2017 Bond Life Safety Projects.

HUB Program Participation:

- **2013 A&E** - Total budget of \$32,019,710 is 95% paid with 41% \$12,504,652 remunerated to HUBs
- **2013 Construction** - Total budget of \$270,501,908 is 99% paid with 24% or \$65,412,499 remunerated to HUBs
- **2017 A&E** - Forecasted budget of \$62,434,000 is 60% paid with 53% or \$20,066,068 remunerated to HUBs
- **2017 Construction** - Forecasted budget of \$880,078,000 is 30% paid with 18% or \$49,305,436 remunerated to HUBs



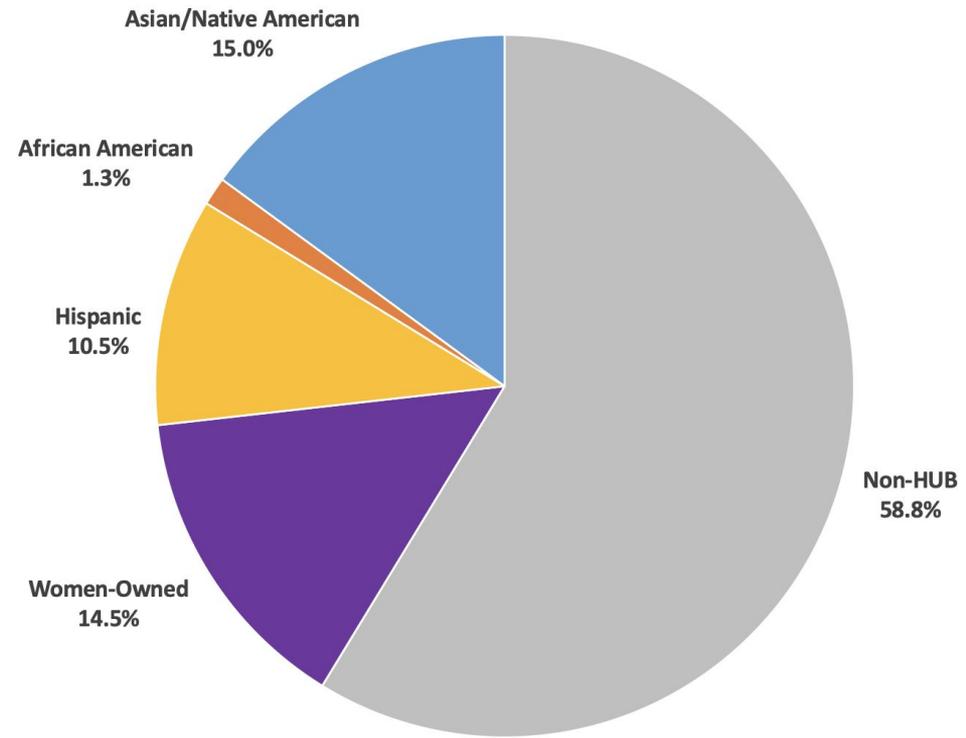
ARCHITECT & ENGINEERING

CATEGORY	CONTRACTED AMOUNT	PAID AMOUNT	PAID PARTICIPATION	GOAL	VARIANCE
African American	\$ 393,272	\$ 385,597	1.3%	1.9%	-0.6%
Asian/Native American	\$ 4,776,676	\$ 4,535,801	15.0%	7.4%	7.6%
Hispanic	\$ 3,269,068	\$ 3,181,240	10.5%	9.4%	1.1%
Women-Owned	\$ 4,522,775	\$ 4,402,015	14.5%	9.8%	4.7%
HUB Total	\$ 12,961,791	\$ 12,504,652	41.2%	28.5%	12.7%
Non-HUB	\$ 19,057,919	\$ 17,817,735	58.8%	-	-
Total	\$ 32,019,710	\$ 30,322,387		-	-

**Note: Numbers may not add due to rounding.*



ARCHITECT & ENGINEERING



HUB: 2013 BOND PROGRAM (THROUGH JULY 20, 2020)

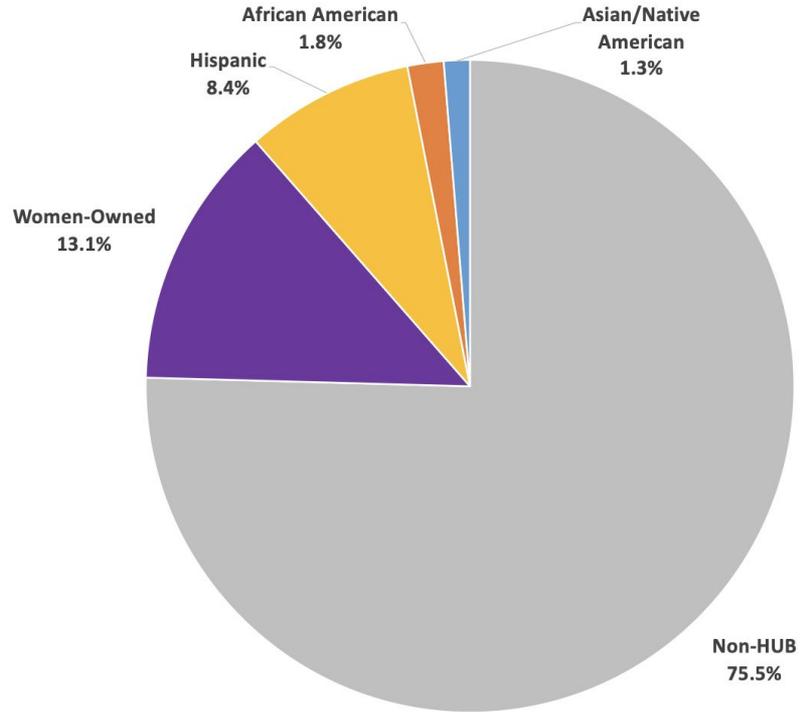
CONSTRUCTION

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	\$ 3,440,271	\$ 3,437,048	1.3%	1.9%	-0.6%
Hispanic	\$ 22,955,552	\$ 22,339,741	8.4%	8.1%	0.3%
Women-Owned	\$ 35,864,710	\$ 34,889,682	13.1%	10.2%	2.9%
HUB Total	\$ 67,006,561	\$ 65,412,499	24.5%	21.9%	2.6%
Non-HUB	\$ 203,495,347	\$ 201,371,481	75.5%	-	-
Total	\$ 270,501,908	\$ 266,783,980		-	-

**Note: Numbers may not add due to rounding.*



CONSTRUCTION



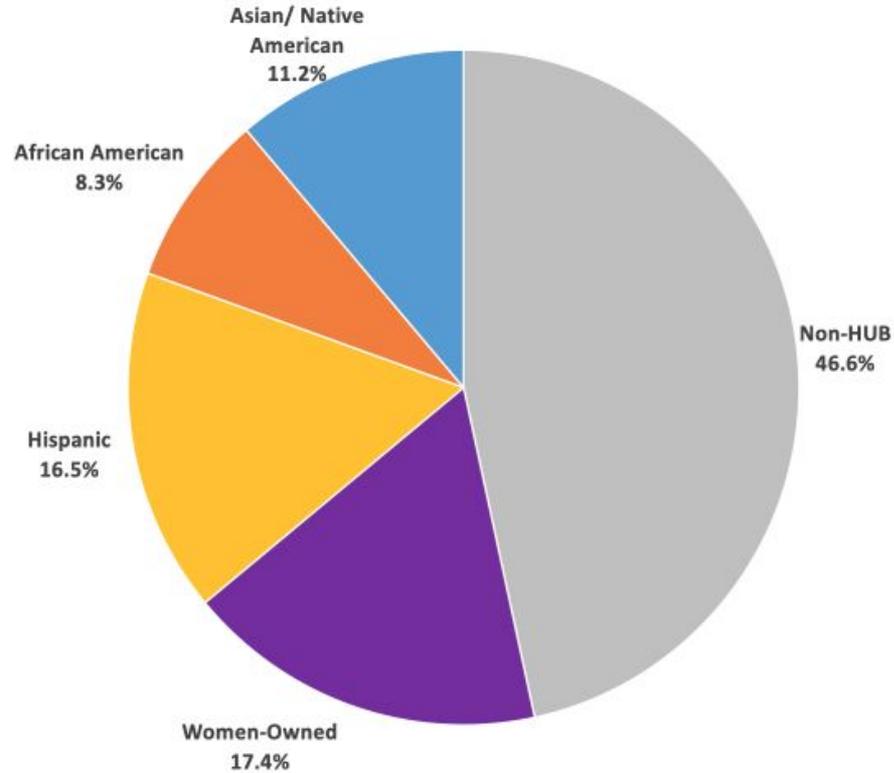
ARCHITECT & ENGINEERING

CATEGORY	CONTRACTED AMOUNT	PAID AMOUNT	PAID PARTICIPATION	GOAL	VARIANCE
African American	\$ 3,609,234	\$ 3,120,190	8.3%	1.9%	6.4%
Asian/Native American	\$ 5,187,557	\$ 4,198,283	11.2%	7.4%	3.8%
Hispanic	\$ 7,471,990	\$ 6,191,334	16.5%	9.4%	7.1%
Women-Owned	\$ 6,477,421	\$ 6,556,260	17.4%	9.8%	7.6%
HUB Total	\$ 22,746,202	\$ 20,066,068	53.4%	28.5%	24.9%
Non-HUB	\$ 27,317,280	\$ 17,526,233	46.6%	-	-
Total	\$ 50,063,482	\$ 37,592,302		-	-

**Note: Numbers may not add due to rounding.*



ARCHITECT & ENGINEERING



HUB: 2017 BOND PROGRAM (THROUGH JULY 20, 2020)

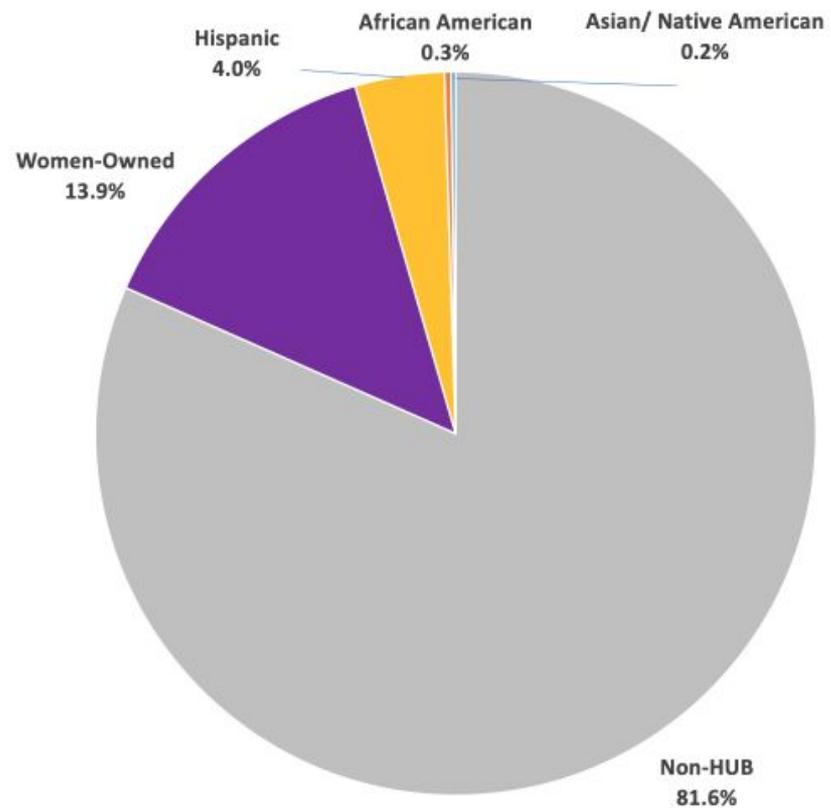
CONSTRUCTION

CATEGORY	CONTRACTED AMOUNT	PAID AMOUNT	PAID PARTICIPATION	GOAL	VARIANCE
African American	\$ 2,285,994	\$ 902,730	0.3%	1.7%	-1.4%
Asian/Native American	\$ 1,162,512	\$ 506,916	0.2%	1.9%	-1.7%
Hispanic	\$ 14,431,063	\$ 10,760,103	4.0%	8.1%	-4.1%
Women-Owned	\$ 51,984,818	\$ 37,135,687	13.9%	10.2%	3.7%
HUB Total	\$ 69,864,387	\$ 49,305,436	18.4%	21.9%	-3.5%
Non-HUB	\$ 405,736,687	\$ 218,377,937	81.6%	-	-
Total	\$ 475,601,074	\$ 267,683,373		-	-

**Note: Numbers may not add due to rounding.*

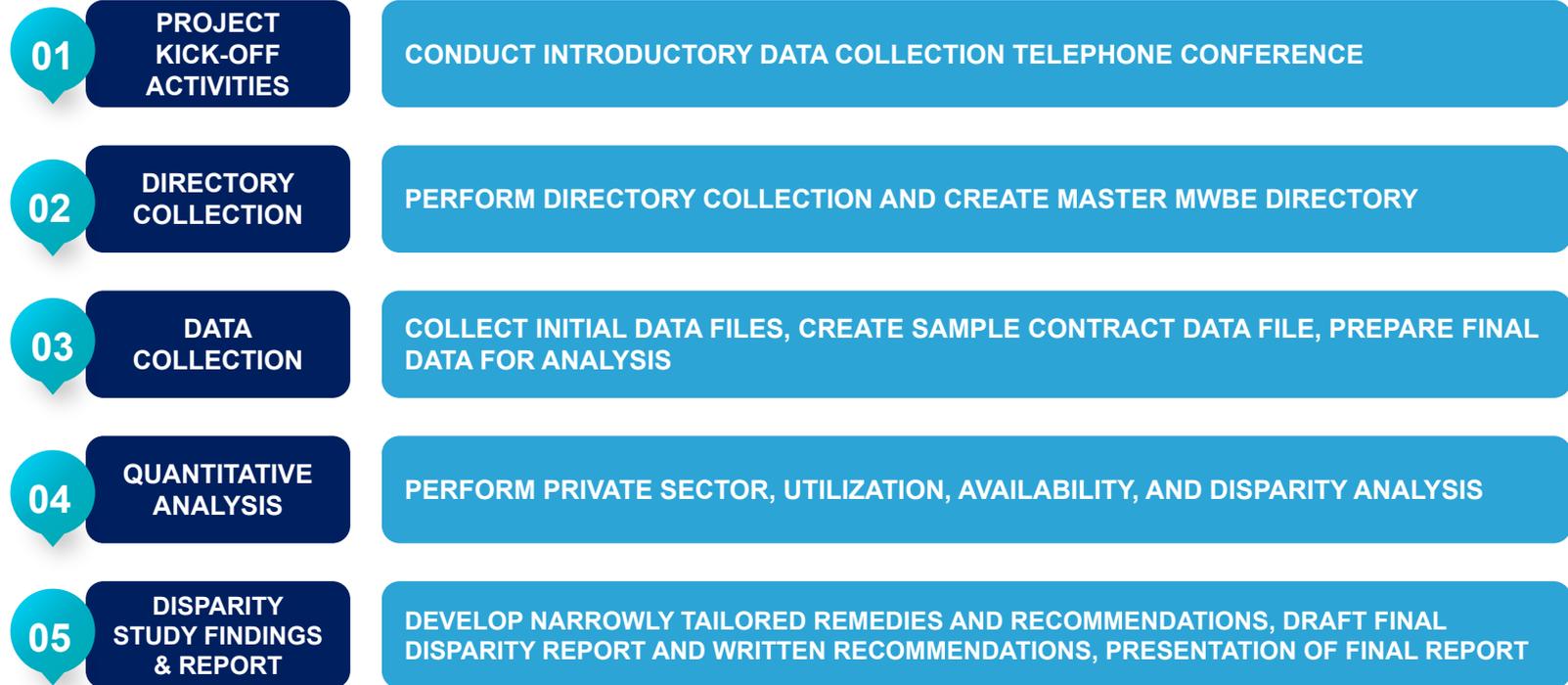


CONSTRUCTION



DISPARITY STUDY: PATH TO IMPLEMENTATION

The new disparity study data analysis will take approximately 12 months to complete, followed by a 6 month period to draft policies and procedures. During the 12 months it will take to complete the disparity study, the district will continue its efforts to encourage HUB participation and provide reports to the Community Bond Oversight Committee.



*Thank
you!*

ANY QUESTIONS?

**NEXT UP:
Bond Communications**

BOND COMMUNICATIONS



MILESTONE CEREMONIES

The bond communications team would like to thank everyone that was able to attend the **virtual groundbreaking ceremonies and community celebrations** that were held in May. To view recordings of those events, please visit:

AISDFuture.com/category/virtual-milestone-ceremonies

As we move into the 2020-2021 school year, the bond communications team is looking forward to the **upcoming milestone ceremonies** that will take place during the fall semester. We plan to move forward with the celebrations even though this semester will look different than a typical start to the year.

Events will have **virtual components along with safe, socially distanced in-person activities**. The bond communications team is working closely with the principals at each school to plan events that reflect the school community.



UPCOMING MILESTONE CEREMONIES

GRAND OPENINGS:

Bear Creek Elementary School

- This event will likely consist of a drive-by parade at the new school and a virtual ceremony

Blazier 4-6

- This event will likely be a virtual ceremony with the opportunity for families to see the new school on their own time

Doss Elementary School

- This event will likely be a virtual ceremony with the opportunity for families to see the new school on their own time

Bowie High School Parking Garage

- The completion of this exciting feature will be highlighted in a video shared with the community

GROUNDBREAKINGS:

Rosedale School

- This event will be a drive-by parade at the site of the new school

Austin High School

- This will be a virtual event with videos highlighting the history of Austin High and the benefits of the addition and renovation to the fine arts and athletic programs



In addition to planning for the upcoming milestone ceremonies the bond communications team continues to provide regular project updates on the 2017 Bond Program.

- The bond communications team captured the preservation of the **Sánchez mural** by Raúl Valdez and shared that with the community. You can view that video [here](#).
- **Direct mailers** informing residents of upcoming construction and modernization project in their area have been sent to the neighbors surrounding the former Lucy Read/Doss site ahead of the start of construction on the new Rosedale School.
- A **virtual community meeting** for the Eastside Memorial ECHS and International HS at the Original LC Anderson Campus is scheduled for August 26 at 6 p.m.
- Information about the **Doss Furniture Donation**, which donated nearly 600 pieces of classroom furniture from the Doss swing space to an elementary school in Mexico, was shared with the community. You can read more about that [here](#).

To read the latest updates and follow along with community meetings and events, please visit www.AISDFuture.com.





Potential Future Items for Discussion, Meeting Dates, Times, and Locations

**CBOC will meet again on
September 15. This meeting
will be held virtually.**



UPDATE: BOARD OF TRUSTEES REPORT



- Due to Covid-19 and staff limitations, report submission was moved from August to October.
- The following slides contain the Table of Contents from the February 11, 2020 CBOC Semi-annual report to the Board.
- The Table of Contents cover all areas of CBOC charge
- Please let staff know if any changes need to the subject areas covered in the Table of Contents



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Proposed Meeting Topics for September and October



Calendar Goal: Calendar is organized with the goal that the committee hears from every major topic area in the committee charge at least semi-annually

Suggested September Items:

- HUB Deep Dive (30 min)
- EWaS Update (30 min)

Suggested October Items:

- Academic and Modernized Spaces (30 min)
- Discussion of Construction Safety (15 min)
- Discussion of Prevailing Wage (15 min)



Action Items Requested by the Committee



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**



Issues and Risks – June 9, 2020

Program-wide Cost (Issues and Risks)

The Austin Construction Market continues to be extremely volatile. The team continues to see increases in material costs including concrete and steel, but recent bidding information suggests an increase in competition which will yield value to the District. AISD staff will continue to monitor and adjust project schedules and approaches to provide best value to the District. CMD Leadership is closely monitoring program cost projections, including program contingency.

Baranoff ES - Roofing (Issues and Risks)

If we have a contract before June 15th, we should be able to complete the project before school starts. The schedule will have to be pushed if we do not have a contract before June 15th. It is also highly likely that we will see Change Order Requests from the contractor due to the delay in executing the contract (escalation in costs of material, delays costs, etc.)

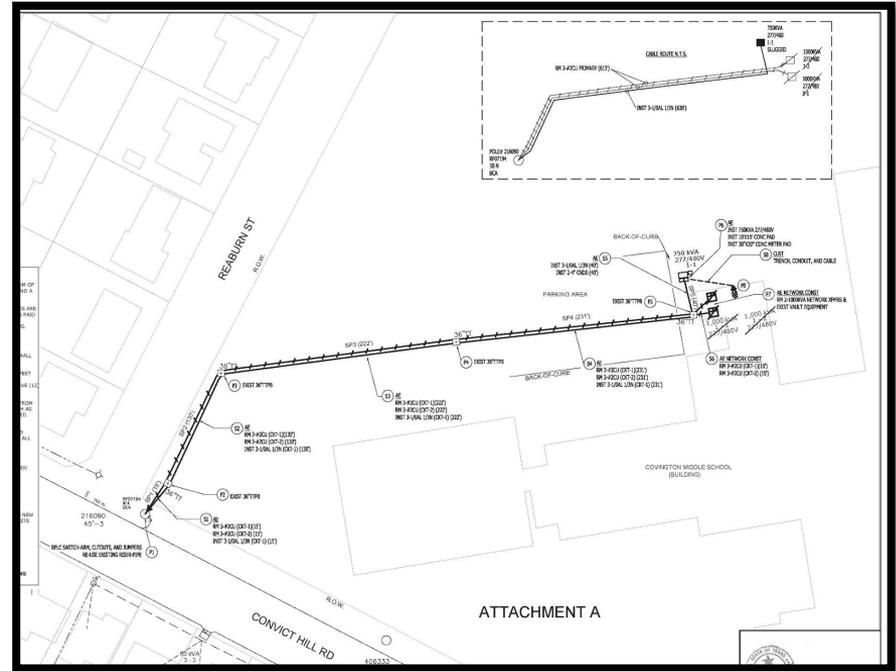


ISSUES, RISKS & SUBSTANTIAL CHANGES (06A1)

Issues and Risks – June 9, 2020

Covington MS - Austin Energy Requirements (Issues and Risks)

The district is upgrading electrical service at the campus. Upon review of our plan, Austin Energy decided they would also like to switch out a city-owned transformer and required the district to install an electricity disconnect. The changes have added schedule risk. The district is currently working on an easement and hopes to have equipment ordered and delivered so work can start in mid-July and end no later than July 30th to reach substantial completion by August 3rd. The project manager has identified the Thanksgiving Break as an alternative completion period for parts of the project if we are unable to complete by August 3rd.



Issues and Risks, June 9, 2020

Brentwood ES – Chimney Swift Concern

Last winter, the project team capped the existing incinerator chimney to prevent birds from entering the chimney and roosting or nesting this spring, since we are demolishing the chimney as part of the new Brentwood ES construction. A community member, who is on the CAT, reached out to the project team and was concerned that she believed she had seen swifts flying in and out of the chimney, and perhaps the cap was insufficient. CMD flew a drone over the chimney to inspect it, and the cap is intact, and there is no evidence of swifts in the chimney.



ISSUES, RISKS & SUBSTANTIAL CHANGES

Issues and Risks, June 9, 2020

August Campus Openings (Issues and Risks)

Construction Management Leadership is closely monitoring the three new campuses opening in August to ensure they deliver on time; Doss ES, New SW ES (Bear Creek), and Blazier Relief. Some materials have been delayed due to COVID. New SW ES may open with temporary light fixtures that will later be replaced. Doss ES had some delays related to providing permanent power to the building, so generators and temporary HVACs were used to mitigate the schedule risk.

Substantial Changes, June 9, 2020

There were no substantial changes in May.



Issues and Risks

Program-wide Cost

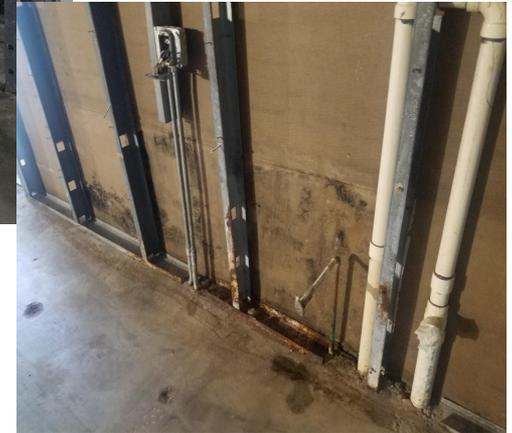
The Austin Construction Market is extremely volatile. The combination of historic escalation rates over many years, with the changes due to COVID19 has created uncertainty in the market. The team continues to see increases in material costs including concrete and steel, but recent bidding information suggests an increase in competition which will yield value to the District. It is very early, but AISD staff will continue to monitor and adjust project schedules and approaches to provide best value to the District. CMD Leadership is closely monitoring program cost projections, including program contingency.



Issues and Risks

Sanchez ES - Veneer Issue

Shortly after selective demolition of the existing school started, the project team discovered that the existing exterior brick veneer was incorrectly installed when it was originally constructed in 1977, and that no air gap exists, causing moisture issues within the wall. The area where this problem was discovered was planned to be kept and reused in the modernized building. The project team is investigating to find the best solution. This is likely to result in a cost increase, and possible use of additional program contingency. This could only be identified once construction began as this issue was enclosed by the exterior brick.



Issues and Risks

The Rosedale School - Budget and Schedule

The project team, Rosedale School community, CAT, and Principal Dickey, throughout design worked to develop the specialized space program to meet the student needs. There are no standards for a school as unique as Rosedale. The current design includes a shell space similar to Blazier Relief that can be finished out at a later date. This additional space would not be feasible to add in the future, due to its integration into the design, and the disruption that future significant construction would cause to school operations. The District is exploring partnerships with clinics to activate the space and generate lease revenue until Rosedale is prepared for the expansion. The space needs as developed with the school community and the consideration of future expansion space will increase the costs. We originally anticipated a Fall of 2021 opening; we are now looking at a Spring 2022 opening. Despite the possible delay, the school community is supportive of pursuing the changes. We anticipate that the additional square footage will be covered by program contingency. We will have refined costs estimates to discuss with the CBOC in months to come.

New NE MS - Budget and Space Program

A master scheduling exercise was conducted with the CAT and design team to assess the 800 learner space program as described in the design bridging documents, along with a study of the location and orientation of the building footprint to consider a potential future expansion, which would increase the capacity to 1,100 students. Also, the master schedule process and reviewing the design with AISD Department Heads highlighted the need for additional programming, particularly in Fine Arts and Athletics. Costs associated with the additional square footage, within the 800 student capacity, will be supplemented by the use of program contingency.



Issues and Risks

Travis HS - Crawlspace Asbestos

The district is preparing to conduct structural repairs to the crawl space, an area which is believed to contain asbestos. Tests of soil samples confirmed contamination, meaning the architects and engineers can't enter the crawl space to determine what structural repairs need to be undertaken until after the asbestos is removed. As an alternative, the district is trying to assess, without going into the crawl space, which areas might need the most significant structural repairs. Regardless, the district will still need to abate the soil, have an engineer enter and confirm/modify district plans, and then proceed with repairs. This could delay the schedule for this portion of the project, and result in this scope of work being deferred to a later date. The remainder of the project is proceeding on schedule.



Exposed, corroded longitudinal bars in pan joists and exposed longitudinal bars in beam beyond



Underside of slab at south access hatch

Substantial Changes

Murchison MS - Schedule Changes

In February, we notified the CBOC of a schedule resequencing for components of the Murchison MS project. The admin is now on schedule to deliver this summer, with the library and 6th grade addition delivering in late fall of 2020. The COVID-19 shutdown has allowed work in the existing building to accelerate with students and staff off site, which has potential to move up the delivery of the library.

Casis ES - Budget

During the design process and upon further assessment of the structural conditions of the existing building, it was determined that renovating the spaces to meet modernization standards would not be feasible. This led to a decrease in area we could renovate and increased the need for new construction. This affected project phasing, requiring more portables for swing space. The associated costs of portables will be supplemented by program contingency.



MARCH 10, 2020 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.

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

AISD 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.



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 Sheila 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

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

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Eastside Memorial ECHS - Budget Issues

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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

AISD 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.

