



# Community Bond Oversight Committee Meeting

June 14, 2022



1. Call to Order
2. Public Comment
3. Approval of Minutes
  - a. May 10, 2022
4. Committee Operations
  - a. Discussion of CBOC Members' Work During Meetings
  - b. New Members and Staff Onboarding
5. Discussion of District Real Estate Related to the 2017 Bond Program
6. Reports and Presentations
  - a. 2017 and 2013 Bond Programs
    - i. Issues and Risks, Substantial Changes
    - ii. Bond Program Change Log
  - b. Monthly Bond Financial Reports
    - i. 2013 and 2017 Bond Financial Reports
  - c. HUB Program
  - d. Bond Communication Report
7. Action Items Requested by the Committee
8. Key Dates and Future Items for Discussion
9. Adjourn



# Public Comment

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

Members of the public have been asked to submit written comments to **Austin ISD's Let's Talk** platform by 5:00 p.m.

Ten minutes of public comment will be read. No more than two minutes per person.



**Rosedale School – Grand Opening**





# Approval of Minutes

Approval of Minutes  
from May 10, 2022 CBOC Meeting





# Committee Operations

Ann Richards SYWL – Grand Opening



# Committee Operations

## Discussion of:

- CBOC members' work during meetings
- New members and staff on-boarding



Ann Richards SYWL – Grand Opening

Please See File 04a: [CBOC Charge](#)

Please See File 04b: [CBOC Bylaws—Existing](#)

Please See File 04c: [CBOC Roster & Attendance Log](#)





Thank you! Any questions?

**Next Up: Discussion of District Real Estate Related to the 2017  
Bond Program**





# Discussion of District Real Estate Related to the 2017 Bond Program

Pease ES – Exterior



# Discussion of District Real Estate: Real Estate Update

- Since the November election, AISD has not sold any real estate to contribute to the projected \$40M.
- \$40M was not tied to any project, just offset.
- The repurposing process is starting for:
  - Rosedale
  - Anita Coy
  - \*Pease



**Former Rosedale School – Exterior**



# Discussion of District Real Estate: Repurposing Update

- **Jan. 2022**—Released revised Request for Proposal (RFP) for repurposing real estate consultant
- **Late Jan. to Early Mar. 2022**—Held community engagement meetings
- **Late Mar. 2022**—Board of Trustees reviewed and approved awarding of contract to Hayat Brown
- **Apr. to Jul. 2022**—Hayat Brown conducts market analysis and feasibility study for Coy and Rosedale; District staff holds internal committee meetings about Pease repurposing
- **Jul. and Aug. 2022**—Staff receives findings from Hayat Brown; Staff submits recommendation for use of Pease
- **Sept. 2022**—Staff presents findings to community for feedback
- **Sept. and Oct. 2022**—Staff submits recommendation for use of former Rosedale and Coy



# Discussion of District Real Estate: Repurposing Engagement

## Repurposing Events

- **Dec. 8, 2021**—Austin ISD Repurposing Update: What's Next
- **Jan. 25, 2022**—Repurposing Conversations: Rosedale, Meeting 1
- **Jan. 26, 2022**—Repurposing Conversations: Pease, Meeting 1
- **Feb. 9, 2022**—Repurposing Conversations: Anita Ferrales Coy, Meeting 1
- **Feb. 12, 2022**—Repurposing Conversations: Rosedale, Meeting 2
- **Feb. 15, 2022**—Repurposing Conversations: Pease, Meeting 2
- **Feb. 16, 2022**—Repurposing Conversations: Anita Ferrales Coy, Meeting 2
- **Feb. 17, 2022**—Repurposing Conversations: Rosedale, Meeting 3
- **Feb. 23, 2022**—Repurposing Conversations: Rosedale, Meeting 4
- **Feb. 26, 2022**—Repurposing Conversations: Anita Ferrales Coy, Meeting 3
- **Mar. 3, 2022**—Repurposing Conversations: Pease, Meeting 3
- **Mar. 8, 2022**—Repurposing Conversations: Anita Ferrales Coy, Meeting 4

To learn more, visit [austinisd.org/repurposing](https://austinisd.org/repurposing).



Pease ES – Exterior





Thank you! Any questions?

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





# 2013 and 2017 Bond Programs

Sanchez ES – Grand Opening



# Issues and Risks, and Substantial Changes: Targeted Projects

- Continued delays due to long lead items
  - Mechanical equipment
  - Electrical equipment
- Continued efforts to provide solutions to delays
  - Expedited orders
  - Altered equipment installation plans
- All plans ensure campuses are ready to accept students in August.



Sanchez ES – No Place for Hate Bulletin Board



# Issues and Risks, and Substantial Changes: Eastside ECHS

- Punch list almost complete
- Wellness Walk
  - Slope movement shifted portions of walk
  - Team studying cause to determine solutions



Eastside ECHS – Wellness Walk



# Issues and Risks, and Substantial Changes: LBJ ECHS

- Construction ongoing
  - Includes recent changes
- Assessment of challenges and opportunities identified shared with the Campus Architectural Team (CAT) on **May 8**.
- Completion date is being communicated as it's determined.



LBJ ECHS – Construction



# Issues and Risks, and Substantial Changes: LASA HS

- Glazing materials delivered
  - Upon installation, a portion of the canopy was identified as needing removal.
- Current completion date of late June



LASA HS – Security Vestibule



# Bond Program Change Log

## 2017 Bond Program

### Schedule Change Log

Project	Date	Explanation	Previous Completion	Modified Completion
<i>Please see <a href="#">Bond Schedule Change Log</a> for previous schedule changes.</i>				
New MS in NEW Austin	Aug-21	A delay in the real estate negotiations early in the project put the start of construction on hold. While the real estate transaction is still being negotiated, a lease agreement with the City of Austin is now in place for the property. This step allowed Joeris General Contractors to mobilize-on-site in early August and begin earthwork, which will pave the way for laying the foundation and steel erection. The district is hopeful that final negotiations will conclude by 2022. With this updated timeline now in place, the district is on schedule to open the new middle school for the Fall 2023 semester.	Aug-22	Aug-23
NA	Oct-21	No changes	NA	NA
NA	Nov-21	No changes	NA	NA
NA	Feb-22	No changes	NA	NA
NA	May-22	No changes	NA	NA
 LBJ ECHS	Jun-22	<b>Opportunities and challenges have contributed to a concurrent delay on some portions of the work. These include modifications to dispersed dining, medical room layouts, and relocation of the Intermediate Distribution Frame (IDF). Unforeseen conditions at the elevator shaft also impacted the schedule, as well as grant opportunities to improve landscape.</b>	Aug-22	Jan-23





Thank you! Any questions?

**Next Up: Reports and Presentations,  
Monthly Bond Financials**





# Monthly Bond Financials

Sanchez ES – Grand Opening



# Financial Reports

1. 2017 Bond Program Financials  
**Please See File [06c](#)**
2. 2017 Bond Program Monthly Activity  
**Please See File [06d](#)**
3. 2017 Bond Program Amendment Log  
**Please See File [06e](#)**
4. 2017 Bond Program Previous Bond Support  
**Please See File [06f](#)**
5. 2017 Bond Program Contingency Log  
**Please See File [06g](#)**

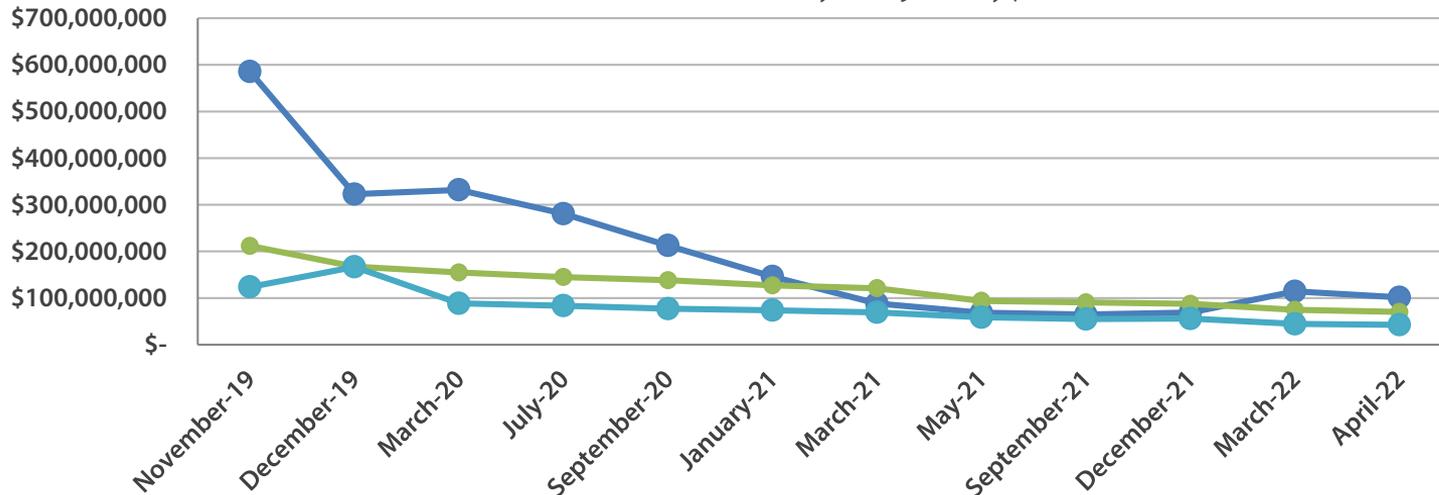


Sanchez ES – Grand Opening



# Financial Reports: 2017 Bond Financials

2017 Bond Program  
Month End Balance by Project Type\*



\*Note: Does not include program contingency or prior bond balance

Total Project Balance @ April 2022	\$	213,883,754
Est. Land Sales		(40,000,000)
Prior Bond Contingency		(43,751,000)
2017 Program Contingency Balance		1,892,112

**Total Balance** \$ **132,024,866**

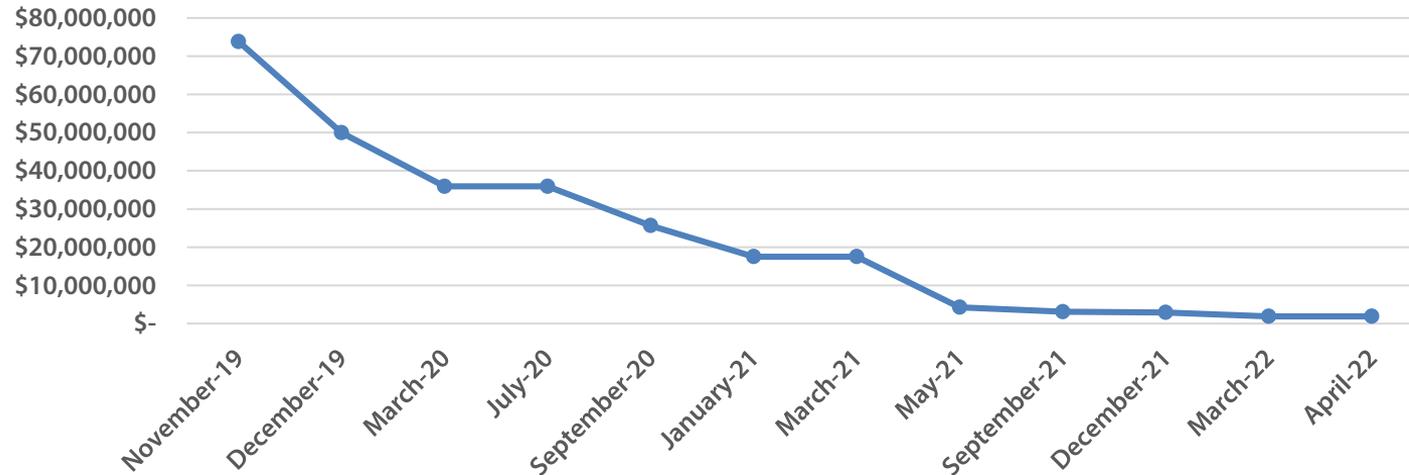
% Budget Remaining 12.6%

Please See File 06c: [2017 Bond Program Financials](#)



# Financial Reports: 2017 Bond Financials

## 2017 Bond Program Program Contingency Balance



**Notes:**

1. Changes in balance are due to budget transfers posted throughout the 2017 Bond Program to support active 2017 bond projects.
2. Reporting periods with no changes in program contingency are not included in chart.

Program Contingency Beginning Balance	73,822,000
Program Contingency Balance @ April 2022	1,892,112
<b>% Remaining</b>	<b>2.6%</b>

Please See File 06e: [2017 Bond Program Amendment Log](#)

Please See File 06g: [2017 Bond Program Contingency Log](#)



## Financial Reports: 2017 Bond Financials

As of Apr. 30, the impact on the 2017 Bond Program balance is related to the following anticipated costs:

- Adjustment for construction manager-at-risk, covering modernization projects—**\$5.7M**
- New MS in NE Austin land purchase—**\$603K**
- New MS in NE Austin design build—**\$2.1M**
- Technology network equipment—**\$400K**
- Adjustment for program management services—**\$900K**



# Financial Reports: 2013 and 2017 Bond Financial Notes

## 2017 Bond Program Amendment Log

- No amendments
  - **Please See File 06e: [2017 Bond Program Amendment Log](#)**

## 2017 Bond Program and Previous Bonds

- There have been no substantial changes to the previous bond usage by T.A. Brown ES and Menchaca ES.
- Bowie HS had some changes in the 2017 Bond Program, but not in prior bonds.
  - **Please See File 06f: [Bond Program Previous Bond Support](#)**

## 2013 Bond Program

- Under construction





Thank you! Any questions?

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





# HUB Program

Hill ES – Grand Opening



# 2013 Bond Program: Through May 13, 2022

## ARCHITECT/ENGINEERING

Category	HUB Contracted Amount (\$)	HUB Paid Amount (\$)	HUB Goal
African American	393,272.17	385,596.67	1.9%
Asian/Native American	4,776,676.65	4,535,800.65	7.4%
Hispanic	3,269,067.83	3,181,239.62	9.4%
Women-Owned	4,522,775.40	4,402,014.95	9.8%
<b>HUB Total</b>	<b>12,961,791.45</b>	<b>12,504,651.89</b>	<b>28.5%</b>



## CONSTRUCTION

Category	HUB Contracted Amount (\$)	HUB Paid Amount (\$)	HUB Goal
African American	4,756,027.52	4,754,922.06	1.7%
Asian/Native American	3,440,270.82	3,437,048.12	1.9%
Hispanic	23,258,427.08	22,751,284.14	8.1%
Women-Owned	35,869,289.92	34,927,783.78	10.2%
<b>HUB Total</b>	<b>67,324,015.34</b>	<b>65,871,038.10</b>	<b>21.9%</b>



Note: Condensed report due to data reconciliation.

Please See File 06h: [HUB Program Outreach Strategy](#)



# 2017 Bond Program: Through May 13, 2022

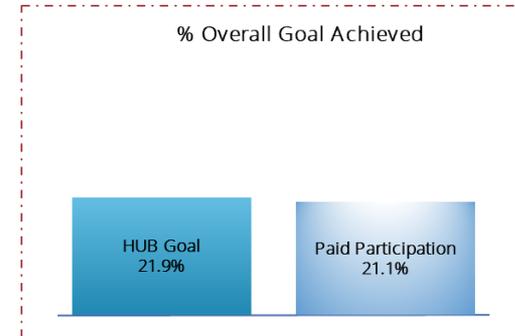
## ARCHITECT/ENGINEERING

Category	HUB Contracted Amount (\$)	HUB Paid Amount (\$)	HUB Goal
African American	10,068,554.62	9,467,756.53	1.9%
Asian/Native American	12,497,970.18	11,835,486.36	7.4%
Hispanic	13,105,327.55	11,696,487.90	9.4%
Women-Owned	13,134,822.48	11,639,470.70	9.8%
<b>HUB Total</b>	<b>48,806,674.83</b>	<b>44,639,201.49</b>	<b>28.5%</b>



## CONSTRUCTION

Category	HUB Contracted Amount (\$)	HUB Paid Amount (\$)	HUB Goal
African American	6,263,458.50	6,185,472.75	1.7%
Asian/Native American	6,543,936.70	5,769,813.08	1.9%
Hispanic	37,509,797.46	31,715,581.68	8.1%
Women-Owned	99,589,116.68	91,382,043.50	10.2%
<b>HUB Total</b>	<b>149,906,309.34</b>	<b>135,087,461.01</b>	<b>21.9%</b>



Note: Condensed report due to data reconciliation.

Please See File 06h: [HUB Program Outreach Strategy](#)



# HUB Program: May Meeting Follow-up

## Committee Questions

- How many minority HUB general contractors have been awarded projects that were deferred during the 2017 Bond Program?
- How many have been within a competitive range and were not selected for award?

## Staff Response

- Vendors are ranked based on scoring. The highest ranked firm is recommended to the board for award.
  - **FY 2018-2019—41** total projects solicited
  - **FY 2019-2020—40** total projects solicited
  - **FY 2020-2021—33** total projects solicited
  - **FY 2021-2022—26** total projects solicited
  - **FY 2018-2019—41** total projects solicited
- Operations and Finance are communicating with vendors affected by the cancelation of Request for Proposals (RFPs).
  - Vendors have been asked to submit expenses to procurement for reimbursement.



Hill ES – Grand Opening





Thank you! Any questions?

**Next Up: Reports and Presentations,  
Bond Communication Report**





# Bond Communication Report

Eastside ECHS – Grand Opening

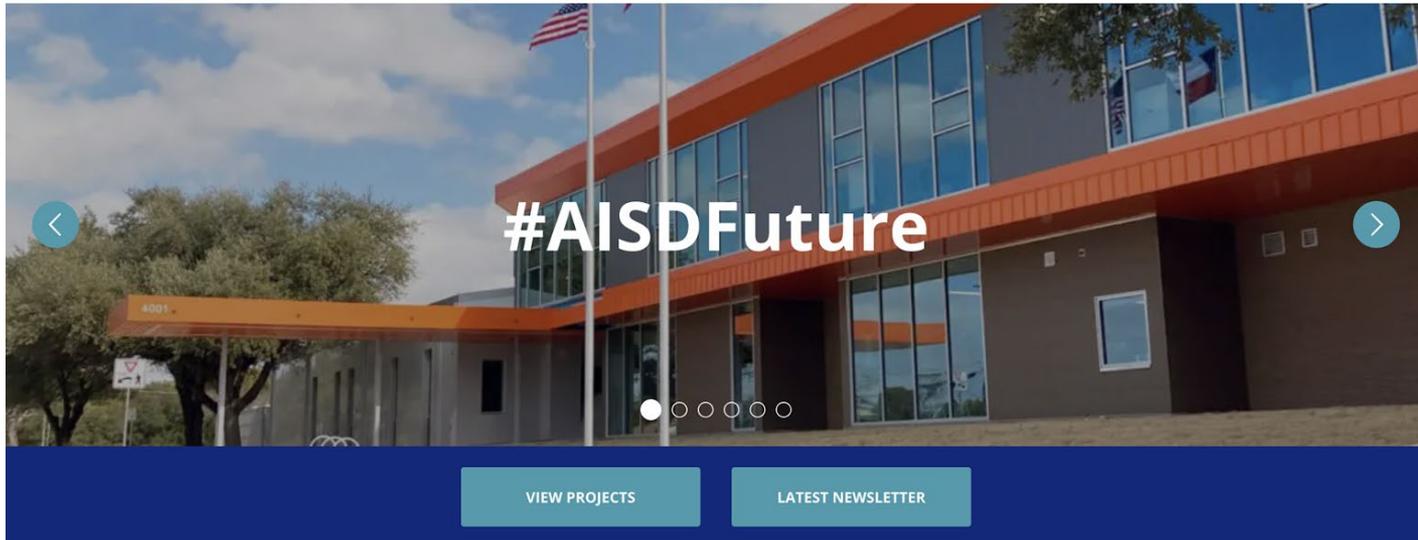


# Bond Communication Report: Digital Assets

[Click here to read the 2021 Annual Report and see how we're investing your bond dollars.](#)



[About the Bond](#) ▾ [Schools](#) ▾ [Calendar](#) [Blog](#) [Contact](#)  [English](#) ▾ 



# Bond Communication Report: AISDFuture Blog

- The [AISDFuture blog](#) is the best place to find the latest news about projects, recaps of events, and information about the bond.
- Recent highlights include:
  - Recaps of spring 2022 grand openings
  - Enrollment information for New MS in NE Austin
  - Design awards
  - Sustainability awards

## Blog

1 2



### [Sánchez Elementary Grand Opening Recap](#)

Apr 29, 2022

On April 22, the community celebrated the long-awaited grand opening of the Elementary school, made possible through the 2017 Bond program. The even

Categories: [Elementary Schools](#), [Sanchez](#)



### [Ann Richards School for Young Women Leaders Grand Opening Recap](#)

Apr 23, 2022

On March 30, the Ann Richards School for Young Women Leaders celebrated new modernized campus. Students, staff and community members...

Categories: [All Schools](#), [Ann Richards](#), [High Schools](#)

## AISDFuture – Blog



# Bond Communication Report: Project Pages

- The [project pages](#) include:
  - Overview of the project
  - Key information
  - Links to meeting materials
  - FAQs
  - School demographics
  - Bond events
  - Newsletter sign-up

## Ann Richards School for Young Women Leaders

The Ann Richards School for Young Women Leaders comprises an all-female population that is committed to building the community and to changing the world. Students in 6th through 12th grade from throughout Austin ISD are prepared for college through rigorous academics and real-world service projects. For the 2017 Bond, the campus will undergo Phase 1 of a strategic modernization to create a state-of-the-art campus at the current site.



PROJECT EVENTS AND KEY DATES

SIGN UP FOR EMAIL UPDATES

AISDFuture – Project Pages

### Key Information

- **Modernization Budget:** \$70,000,000
- **Total Budget:** \$70,416,000
- **Opening Date:** January 2021
- **Trustee:** Geronimo Rodriguez, Jr.
- **Location:** 2309 Panther Trail, Austin, TX 78704
- **Existing Capacity:** 924
- **Planned Capacity:** 1,015
- **2016/2017 Utilization:** 85%

FREQUENTLY ASKED QUESTIONS

MEETING MATERIALS

SCHOOL DEMOGRAPHICS

### Project Team

- **Architecture & Engineering Team:**
  - O'Connell Robertson
- **Construction-Management-at-Risk**



# Bond Communication Report: Historical Bond Program

- AISD's [Historical Bond Program](#) includes:
  - A StoryMap that breaks down the district's bond data from 2004, 2008, 2013, and 2017
  - Geographical illustrations of bond expenditures
- Understanding past bond expenditures helps the community, the Bond Steering Committee (BSC), the Board of Trustees, and AISD staff consider how to fund future improvements more equitably.



AISDFuture – Historical Bond Program





Thank you! Any questions?

**Next Up: Action Items Requested by the Committee**

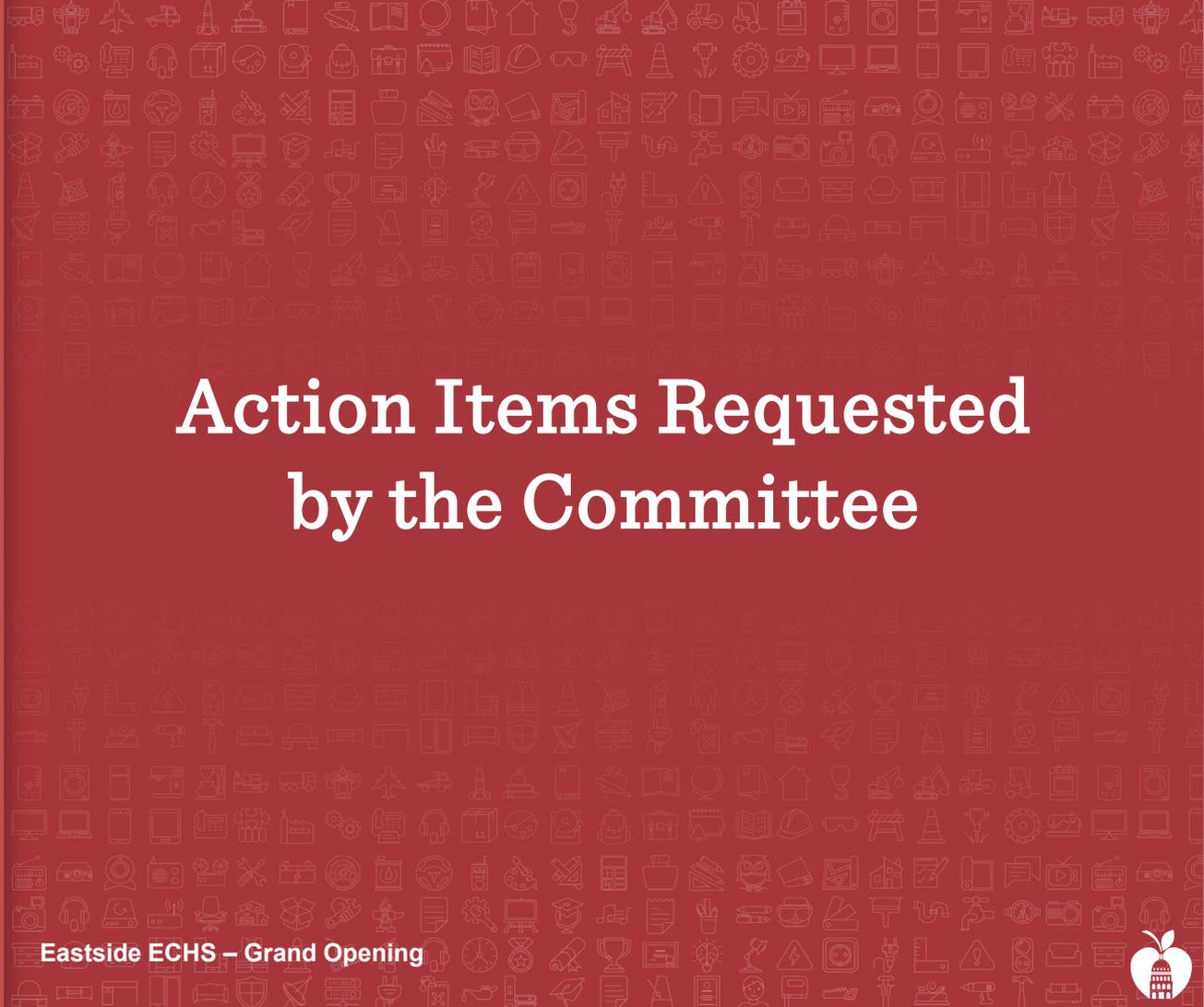




IHS  
EASTSIDE ECHS  
&  
INTERNATIONAL HS  
GRAND OPENING



Eastside ECHS – Grand Opening



# Action Items Requested by the Committee



# Action Items Requested by the Committee

## May Requests

- ✓ Committee Liaison Contact List
- ✓ Committee Members Contact List
- ✓ Campus Architectural Team Resources
- ✓ Hill ES Price Per Square Foot (Mark G.)
  - Hill ES Phase 1 total construction cost is \$12,197,000 with over 23,227 SF. This includes additions, renovation, and substantial changes to the site, including a new bus loop.
  - A straight calculation, including all site work, puts it at \$525.12/SF. However, a more accurate amount for the building portion itself is \$389/SF.
- ✓ Discussion of deferred projects and minority HUB general contractors (Peck Y.)

## June Requests

- Review meeting action items and requests



Eastside ECHS – Grand Opening

Please See File 07a: [Committee Liaison Contact List](#)

Please See File 07b: [Committee Members Contact List](#)

Please See File 07c: [Campus Architectural Team Resources](#)





Thank you! Any questions?

**Next Up: Key Dates and Future Items for Discussion**





# Key Dates and Future Items for Discussion

## Upcoming Board Dates

- **June 21**—Board Special Meeting
- **June 23**—Board Regular Voting Meeting

## Upcoming District Closures

- **June 6-10**—Central Office Summer Schedule Began
- **July 4-8**—Independence Day Holiday

## Next Regular Meetings

- **July**—Campus Tours (dates and details forthcoming)



Austin HS – Grand Opening





Thank you! Any questions?

**Next Up: Adjourn**





ADJOURN

Thank You!

Eastside ECHS – Exterior





# Appendix: Key Definitions

Eastside ECHS – Exterior





# Appendix: Key Definitions

## 1. Project Contingency:

- Project contingency is a budget of money, held at the project level, that exists to mitigate against risk and uncertainty, and is used to ensure the delivery of each individual project. It is either planned and funded at inception or built through contribution from within that individual project budget.

## 2. Program Contingency:

- Program contingency is an account of money, held at the program level, that exists to mitigate against risk and uncertainty for the entire bond program, and is used to ensure the delivery of all projects within the program as scoped. It is either planned and funded at inception or built through contributions from individual projects.

## 3. Bond Authorization Surplus:

- Bond authorization surplus is an account of money or unused bonding authority, which begins at a zero balance at the start of the program and receives contributions of surplus bond authorization as projects are completed under budget. Represents uncommitted funds, which can be used to fund new projects and/or scopes of work.

## 4. A Substantial Scope Change occurs if there's a:

- Change in location that is different from stated purpose when the bond was ratified by voters
- Change in project type that is different from stated purpose that was presented when the bond was ratified by voters, i.e., from "build new school" to build and "performing arts center" to "buy land" or "replace turfs"

