



AUSTIN
Independent School District



Community Bond Oversight

October 11, 2022



Agenda

1. Call to Order*
2. Public Comment
3. Approval of Minutes - September 13, 2022 Meeting
4. Committee Operations
 - a. Welcome: Paula Bookidis
5. Reports and Presentations
 - a. 2017 and 2013 Bond Programs
 - i. Issues and Risks, Substantial Changes
 - ii. Bond Program Schedule Changes
 - b. Monthly Bond Financial Reports
 - i. 2013 and 2017 Bond Financial Reports
 - c. HUB Program
 - d. Bond Communication Report
6. Action Items Requested by the Committee
 - a. Monitoring air quality & provide an update in October meeting.
 - b. Townsend audit update.
 - c. Garcia lawsuit update.
 - d. Eastside land materials.
 - e. Finalizing CBOC calendar with campuses for meetings and tours.
 - f. Clarification from Matias Segura on \$40M Real Estate Revenue/Repurposing.
 - g. LBJ Cat Schedule Follow-Up
7. Key Dates and Future Items for Discussion
 - a. Virtual or in person quarterly Co-Chair Meetings.
8. Adjourn



Public Comment

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

Members of the public may join CBOC meetings in person and provide public comment during the meeting or directly to the shared CBOC inbox before the meeting begins.
(cbocinternalinfo@austinisd.org).

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



Govalle ES – Playscape



Approval of Minutes

Approval of Minutes
from September CBOC Meeting (9/13).





Committee Operations

McCallum HS Graduation, June 2021



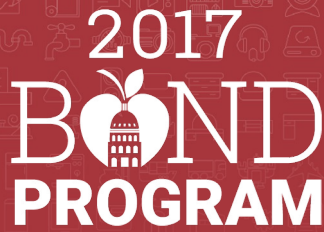
Committee Operations

- The CBOC would like to formally welcome our newest member, Paula Bookidis who is serving as a representative for District 7.
- The CBOC currently has two vacancies:
 - District 2
 - At-Large Position 9



McCallum HS – Graduation, June 2021





Thank you! Any questions?

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





2013 & 2017 Bond Programs

Eastside ECHS Groundbreaking, January 2019



Issues and Risks, and Substantial Changes: Mills ES

- Mechanical (4 RTU's for cafeteria, kitchen & gym); unit delivery date 11/22.
 - RTU's to be replaced over Christmas Break.
 - Temporary cooling will be provided to the cafeteria and kitchen.
 - Parts for old existing units have arrived and are being installed.
 - Temp units will be removed by 10/8



Issues and Risks, and Substantial Changes: Akins HS

- GC focused on installation of 10 rooftop air conditioning units this summer, and units are up and running.
- Cooling tower replacement:
 - Replacement was delayed by GC (manpower).
 - GC supplying temporary chillers at no additional cost to AISD.
 - Old CT removed.
 - New CT structural supports currently being installed.
 - ECD 11/28/22.



Issues and Risks, and Substantial Changes: Eastside ECHS

- Punch list 98% complete
- Wellness Walk
 - Assessment is in progress.
 - Topographic survey completed.
 - Borings are complete.
 - Groundwater monitoring is in progress.
 - Lab testing is in progress. Results and preliminary report are expected in early November.

Mapped Geology

According to the Geologic Atlas of Texas, Austin Sheet¹ and the previous investigations at the site, the geology of the project site is complex, with a fault trending northwest to southeast (N15°W) across the campus. To better define area geology, a Geologic Map is presented on Plate 3.

On the downthrown side (northeast of fault), subsurface conditions include fill material underlain by clay and clayshale of the Taylor Group, followed by limestone of the Austin Group. On the upthrown side (southwest of fault), subsurface conditions include Austin Group limestone underlain by Volcaniclastics.

Volcaniclastic (or pyroclastic) is a general term applied to detrital volcanic materials that have been explosively ejected from a volcanic vent. In most cases in the Austin area, the venting occurred under shallow seas. The vent of record closest to the Ridgeview Campus is referenced as the Huston-Tillotson. Outcrops along Boggy Creek above and below the Webberville Road bridge are the volcaniclastics of record closest to the campus.

The Taylor Group, of Cretaceous age, when unweathered, is lithologically described as dark gray, calcareous, illitic shale. Weathering, dissolved oxygen in water seeping through joints and fissures causes oxidation of the gray iron sulfides present, turns the shale to a yellow-brown clay. Additionally, a base exchange of cations occurs and the illite clay minerals convert to more expansive montmorillonites.² The clays and clayshales are highly plastic with a very high shrink/swell potential when subjected to moisture changes.

The Austin Group limestone consists of several formations, but they are not delineated on the referenced geologic map and are collectively referred to as the Austin Chalk in the local area. Although the Austin Chalk is usually described as limestone, it is comprised of chalk, chalky limestone, clayey limestone, limestone, and marl (a hard, calcareous clay). The unweathered Austin Chalk is gray to light gray in color. Weathering produces a tan to white color.



Bond Program Schedule Changes: LASA HS

- Secure Entry Vestibule
 - Reinstallation of glazing and other components due to deficiencies encountered has started. The anticipated completion date is mid-October.
- ADA ramp re-work at secure entry vestibule scheduled to be completed the week of October 10th.
- Metal shop
 - GC working on scheduling installation of permanent welding exhaust and plasma cutter power switches - a temporary solution is currently in place.
 - Metal panel work completed.
 - Courtyard re-sodding completed.





Thank you! Any questions?

Next Up: Reports and Presentations, Monthly Bond Financials





Monthly Bond Financials

Brentwood ES Design Rendering Bus Drop

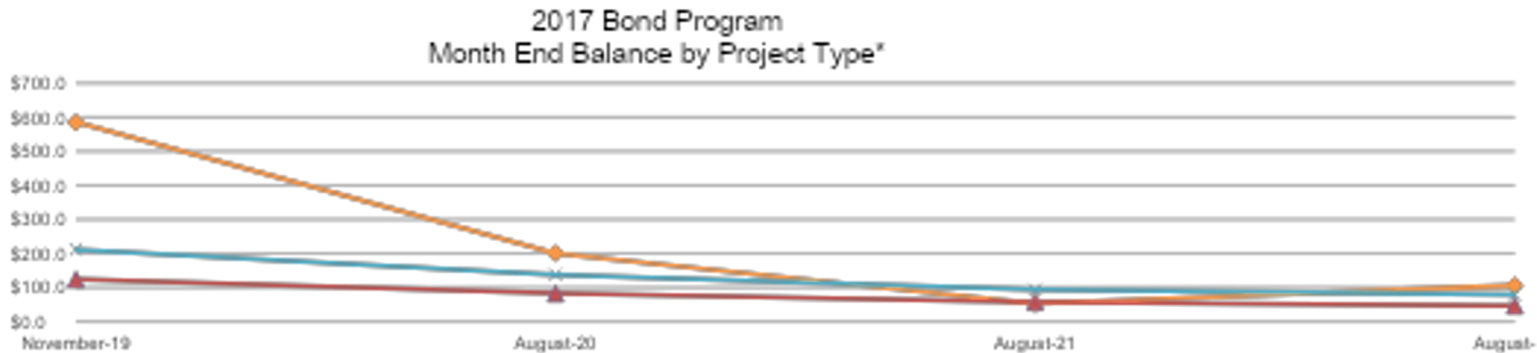


Financial Reports

1. [2017 Bond Program Financials](#)
2. [2017 Bond Program Monthly Activity](#)
3. [2017 Bond Program Amendment Log](#)
4. [2017 Bond Program Previous Bond Support](#)
5. [2017 Bond Program Contingency Log](#)
6. [2013 Bond Program Financials](#)



Financial Reports: 2017 Bond Financials



Total Project Balance @ August 2022	\$232,482,787
Est. Real Estate Revenue	
(40,000,000)	
Prior Bond Contingency	
(43,751,000)	
Program Contingency Balance	
<u>542,112</u>	

16 Total Balance
\$149,273,899

% Budget Remaining

14.2%

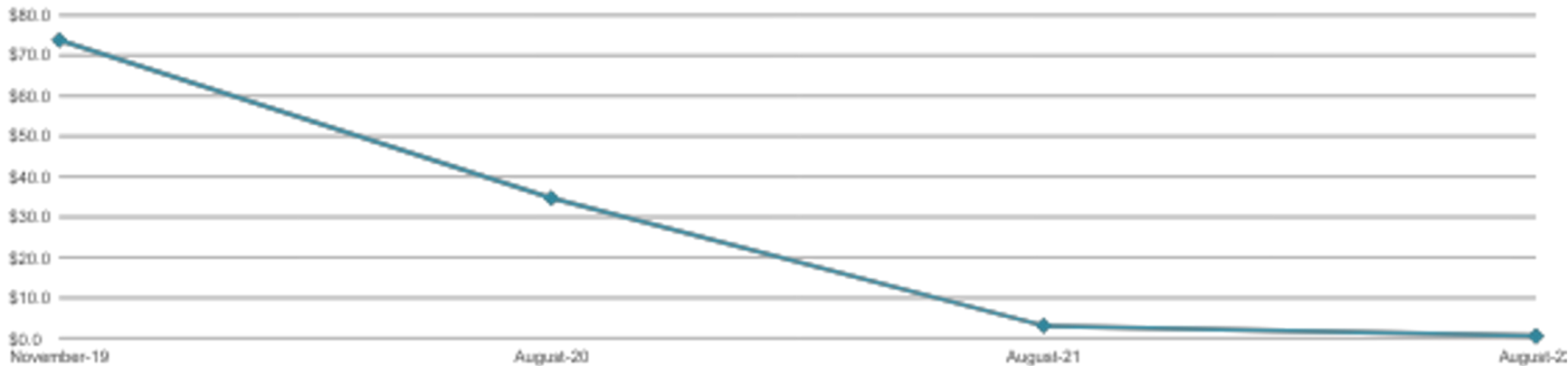
Please See File **xxx**: *2017 Bond Program Financials*

**Does not include Program Contingency or Prior Bond Balance*



Financial Reports: 2017 Bond Financials

2017 Bond Program
Program Contingency Balance



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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 @ August 2022
542,112

% Remaining 0.7%

Please See File **xxx**: 2017 Bond Program Amendment Log

Please See File **xxx**: 2017 Bond Program Contingency Log



Financial Reports: 2017 Bond Financials

As of August 31st, the impact on the 2017 Bond Program balance is related to the following anticipated costs:

- Adjustment for Construction Manager-At-Risk covering Modernization Projects **\$2.2m**
- General Marshall MS Design Build **\$2.9m**
- Adjustment for Competitive Sealed Proposals covering Targeted Projects **\$3.7m**
- Long Range Planning **\$577k**
- Adjustment for Program Management Services **\$1.7m**

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Financial Reports: 2013 & 2017 Bond Financial Notes

2017 Bond Program Amendment Log:

No Amendments

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

2017 Bond Program & 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 2017 Bond, but not in prior bonds.

Please See File [xxx: 2017 Bond Program Previous Bond Support](#)

2013 Bond Program:

As of August 31st, the impact on the 2013 Bond Program is a reflection of the ongoing updating and closing out of projects.

Please See File [xxx: 2013 Bond Program Financials](#)





Thank you! Any questions?

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





HUB Program

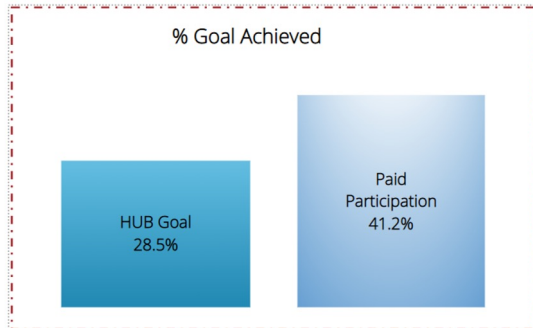
HUB Summer Food Truck Series



2013 Bond Program – Architect/Engineering (Through October 4, 2022)

Category	Contracted Amount (\$)	HUB % Contracted	Paid Amount (\$)	Paid Progress	Paid Participation	HUB Goal
African American	393,272.17	1.2%	385,596.67	98.0%	1.3%	1.9%
Asian/Native American	4,776,676.05	14.9%	4,535,800.65	95.0%	15.0%	7.4%
Hispanic	3,269,067.83	10.2%	3,181,239.62	97.3%	10.5%	9.4%
Women-Owned	4,522,775.40	14.1%	4,402,014.95	97.3%	14.5%	9.8%
HUB Total	12,961,791.45	40.4%	12,504,651.89	96.5%	41.2%	28.5%
Non-HUB	19,057,918.61	59.5%	17,817,734.78	93.5%		
Total	32,019,710.06		30,322,386.67	94.7%		

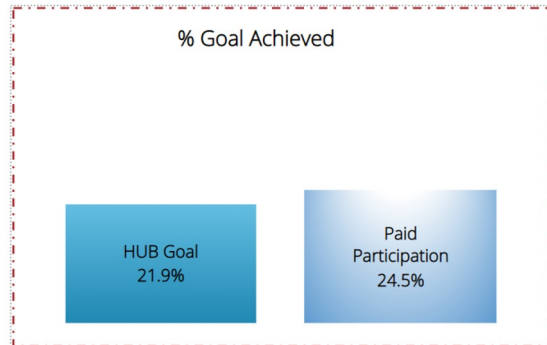
Note: Numbers may not add due to rounding



2013 Bond Program – Construction (October 4, 2022)

Category	Contracted Amount (\$)	HUB % Contracted	Paid Amount (\$)	Paid Progress	Paid Participation	HUB Goal
African American	4,883,737.52	1.8%	4,882,632.06	100.0%	1.8%	1.7%
Asian/Native American	3,440,270.82	1.3%	3,437,048.12	99.9%	1.3%	1.9%
Hispanic	23,307,828.08	8.5%	22,800,685.14	97.8%	8.5%	8.1%
Women-Owned	35,869,289.92	13.1%	34,927,783.78	97.4%	13.0%	10.2%
HUB Total	67,501,126.34	24.6%	66,048,149.10	97.8%	24.5%	21.9%
Non-HUB	206,563,383.07	75.4%	203,596,361.37	98.6%		
Total	274,064,509.41		269,644,510.47	98.4%		

Note: Numbers may not add due to rounding



2017 Bond Program – Architect/Engineering (October 4, 2022)

Category	Contracted Amount (\$)	HUB % Contracted	Paid Amount (\$)	Paid Progress	HUB Participation	HUB Goal
African American	10,009,458.62	8.6%	9,515,231.14	95.1%	8.9%	1.9%
Asian/Native American	12,601,590.18	10.8%	11,991,704.19	95.2%	11.2%	7.4%
Hispanic	13,081,231.48	11.2%	11,816,219.64	90.3%	11.0%	9.4%
Women-Owned	13,105,305.48	11.3%	11,750,961.11	89.7%	11.0%	9.8%
HUB Total	48,797,585.76	41.9%	45,074,116.08	92.4%	42.1%	28.5%
Non-HUB	67,632,259.09	58.1%	61,950,077.89	91.6%		
Total	116,429,844.85		107,024,193.97			

Note: Numbers may not add due to rounding



2017 Bond Program – Construction (Through October 4, 2022)

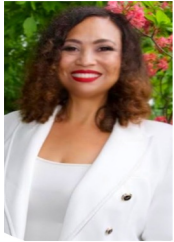
Category	Contracted Amount (\$)	HUB % Contracted	Paid Amount (\$)	Paid Progress	HUB Participation	HUB Goal
African American	9,357,831.29	1.2%	6,278,845.73	67.1%	0.9%	1.7%
Asian/Native American	6,594,340.70	0.8%	6,069,403.83	92.0%	0.9%	1.9%
Hispanic	40,342,868.90	5.1%	33,052,616.36	81.9%	4.8%	8.1%
Women-Owned	101,989,958.44	12.8%	91,558,977.70	89.8%	13.2%	10.2%
HUB Total	158,284,999.33	19.9%	136,994,393.62	86.5%	19.8%	21.9%
Non-HUB	638,332,297.58	80.1%	556,482,493.99	87.2%		
Total	796,617,296.91		693,476,887.61			

Note: Numbers may not add due to rounding

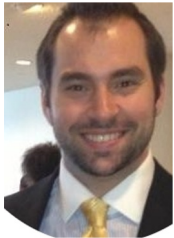


HUB Program Activity

- **Meet the Opportunity Consulting Team** (in-person introduction)



Iris Bond Gill is CEO of Opportunity Consulting and senior advisor for this proposed project. As CEO, she guides the company's growth and impact, and offers clients strategic guidance and tactical expertise to create the conditions, policies, and practices to improve equity and outcomes. Iris has a strong background in equity in public policy, specifically in education and youth policy.



Max Marchitello is a senior associate consultant for Opportunity Consulting and serves as the project director. Max is an independent consultant and founded MVM Consulting two years ago. He has more than a decade of experience in education policy, research, and advocacy. He specializes in education equity, school finance, accountability, and teacher pensions. Max grew up in College Station, Texas and through his work in education has developed a deep knowledge of Texas's K-12 school finance system through research and publications, including an analysis of AISD, as well as its teacher pension system.



[Event Registration](#)





Thank you! Any questions?

Next Up: Reports and Presentations,
Bond Communication Report





Bond Communication Report

Bear Creek ES Maker Space



Bond Communication Report

Upcoming Milestone Ceremonies

- **October 18 at 10am - Green Building Ceremony** - We will be celebrating the 2017 Bond Program's achievements in sustainability at a ceremony for the AEGB and LEED certifications of the modernized campuses.
- **November 1 at 5pm - Brentwood Elementary School Grand Opening** - We look forward to celebrating the grand opening of Brentwood Elementary School on November 1. The ceremony will begin at 5pm and be followed by tours of the school and a picnic hosted by the PTA.



Casis Elementary School Ribbon Cutting



Bond Communication Report

2022 Bond Communications Update

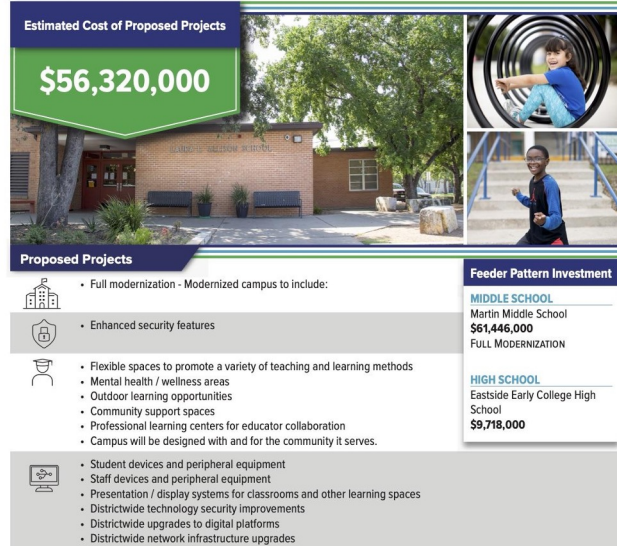
- **\$2.44 Billion Bond for the Nov. 8 Election**
- **Three propositions**
 - General purpose
 - Technology
 - Stadiums and athletic complexes
- **The 2022 Bond would:**
 - Improve safety and security at every school
 - Modernize 25 schools across Austin
 - Address major heating, A/C & plumbing issues
 - Replace every older school bus without A/C
 - Provide every high school with a competition athletic field
- Information on the 2022 Bond can be found at **AISDFuture.com**. Includes overview, FAQs and information on what every school will receive.



Allison Elementary School

515 Vargas Rd., Austin, TX 78741

Facility Project Sheet



Facility Condition Assessment (FCA)					Educational Suitability Assessment (ESA)				
District Average Elementary School 62 - This Facility 50					District Average Elementary School 64 - This Facility 48				
Very Unsatisfactory	Unsatisfactory	Average	Satisfactory	Very Satisfactory	Very Unsatisfactory	Unsatisfactory	Average	Satisfactory	Very Satisfactory
0-35	36-50	51-65	66-80	81-100	0-35	36-50	51-65	66-80	81-100

For more information on the 2022 Bond Program, please visit www.AISDFuture.com



Allison ES facility project sheet



Bond Communication Report

2022 Bond Communications Update

- Austin ISD representatives have attended **over 150 community events** to share information on the 2022 Bond
- All **2022 Bond Community Conversations** will be hybrid (virtual/in-person) meetings. The remaining meetings include:
 - 10/17 at Akins ECHS
 - 10/19 at LBJ ECHS
 - 10/20 at Anderson HS
- **CBOC members are invited to help educate the community** on the 2022 Bond. A weekly email is being shared with the committee on ways to get involved.



AISD staff sharing information about the 2022 Bond





Action Items Requested by the Committee

T.A. Brown ES Learning Stairs



Action Items Requested by the Committee

- Air quality monitoring update.
- Townsend audit update.
- Garcia lawsuit update.
- Eastside land materials.
- Finalizing CBOC calendar with campuses for meetings and tours.
- Clarification from Matias Segura on \$40M Real Estate Revenue/Repurposing.
- LBJ Cat Schedule Follow-Up
- Goal Post Painting





Thank you! Any questions?

Next Up: Key Dates and Future Items for Discussion

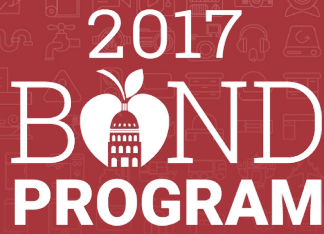




Key Dates and Future Items for Discussion

Doss ES First Day





Thank you! Any questions?

Next Up: Appendix: Key Definitions





Appendix: Key Definitions

Doss ES First Day





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”.

