



# Community Bond Oversight Committee

## Meeting Minutes

**Community Bond Oversight Committee, November 12, 2024, 6:00 p.m. to 8:00 p.m. Menchaca Elementary School, 1218 West FM 1626 Austin, TX 78652**

The Community Bond Oversight Committee met on November 12,, 2024 to consider, discuss and take action on the items of the agenda below. These meeting minutes are supplemented by meeting materials. More information can be found at the [2017 Bond Program Website](#) & [2002 Bond Program Website](#).

**Members in Attendance:** Anna Valdez, Cheryl Bradley, Kay Gooch, Larry Huang, Lori Moya, Mark Grayson, Monty Exter, Paula Bookidis, Ryan Pollock

**Staff & Consultants in Attendance:** Angela Mendez, Andre Andrews, Bianca Medina-Leal, Catherine Martinez, Dinita Caldwell, Jada Simpson, Jaime Miller, John Kelly, Katy Fitzgerald, Melissa Laursen, Matt Campbell, Michael Mann, Omar Gomez, Ryan Marcum

AGENDA ITEM	Presenter	Notes
Call to Order	Co-Chairs	Call to order by Lori Moya at 6:15pm , second by Mark Grayson.
Public Comment -(2 mins per comment, max 10 mins)	Jada Simpson	None
Approval of Minutes October 16, 2024	Co-Chairs	Mark Grayson motion to approve minutes as amended, second by Anna Valdez.
<b>Communications</b> <ul style="list-style-type: none"> <li>● Social Media / News Events</li> <li>● CAT &amp; Community Meetings</li> </ul>	Katy Fitzgerald	Katy Fitzgerald presented information on recent media posts and CAT and Community meetings and milestone events. Larry Huang asked if high school students are generally onsite for lunch. Michael Mann answered that each campus determines onsite or offsite lunches and how many lunch periods they have. It is something each campus is continually assessing. Cheryl Bradley asked at what event the LBJ tabling was held and Katy agreed to get that information to her.
<b>Finance</b> <ul style="list-style-type: none"> <li>● 2013 Financials</li> <li>● 2017 Financials</li> <li>● 2022 Financials</li> </ul>	Andre Andrews	<p>Andre Andrews presented the financials reiterating that the 2013 bond should be wrapped up by the end of the year.</p> <p>Mark Grayson asked what happens to the extra \$6-7M that is over the bond authorized amount on the 2017 bond financials. Andre answered that the district is looking to get the projected amount closer to the budgeted amount and then a decision will be made as to how the remainder will be reconciled. Larry Huang asked if the district is considering selling some assets. Andre answered that is not something the district is considering.</p> <p>Mark then asked if Harris and Wooten will now be reported as “on budget” according to the revised budget with escalation. Michael Mann answered that yes that is how they will be reported. Mark asked if that figure still includes project contingency at the same rate. Michael answered that yes it will have project contingency at 4% in GMP. The district will continue to estimate what it will cost to complete the project.</p>

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		<p>Mark stated that for the 2022 Bond in August, some project budgets were adjusted, shifting secure entry vestibule funds into district-wide projects. Michael explained that for each campus that had a secure entry vestibule line item, that amount was pulled out of the campus budget and consolidated to increase efficiency.</p>
<p><b>Economic Opportunity Office (EOO)</b></p>	<p>Dinita Caldwell</p>	<p>Dinita Caldwell presented updates on EOO stating that the numbers remain strong in professional services. The team has updated their strategy based on the information from the 2017 bond review focus groups and is now interacting differently with general contractors. She discussed activities for Construction Inclusion Week and the focus on connecting back to campuses and the community.</p> <p>Larry Huang asked if the department has thought about how to track the impact of these programs. Dinita explained that the team is working on that and may be able to include something in the Economic Impact Analysis.</p>
<p><b>CMD 2022 Modernization/Comprehensive Projects</b></p> <ul style="list-style-type: none"> <li>• Worker Protections Update</li> </ul>	<p>Michael Mann &amp; Program Managers</p>	<p>Michael Mann introduced Ryan Marcum, Director of Construction Management, and reported on the status of modernization projects and projects that have reached final GMP.</p> <p>Michael discussed HVAC challenges with the newly required refrigerants causing some delays and increasing costs. Mark Grayson noted that the refrigerant issue has been going on for years and Michael explained that this is a new change due to requirements for more environmentally friendly refrigerants. Larry Huang asked if the new refrigerants are less efficient and cause higher electricity usage and costs. Michael answered that he was not aware of any negative impact to energy consumption. Ryan Pollock explained that it is a federal regulation change, and he has seen some areas where regulations have swung back and forth with administrations. Jaime Miller stated that the old refrigerant is no longer being produced and it is highly unlikely that the regulations would revert back to the old refrigerant.</p> <p>Jaime Miller then presented on worker protections noting the AISD Board approved third-party monitoring service by Certification Associates who are endorsed by the Workers Defense Project. Michael Mann responded to a comment received regarding worker protections explaining that all work moving forward will include all the protections in the board's worker protections resolution. All contracts will be amended to comply with protections effective November 1st. Paula Bookidis asked if there are additional costs associated with the resolution. Jaime Miller stated there will be additional costs, including the expense of extra monitoring and administrative cost, however the added costs to subcontractors should be minimal.</p> <p>Lori Moya requested that the CBOC receive reports on safety monitoring, including information on whether there have been safety or pay issues so far. She asked how the district can make sure contractors are compliant. Jaime explained that there may be a transition period but moving forward there will be an auditor and the employees will be interviewed proactively. The District now has a safety monitor that goes to each site once or twice a week. The CBOC will receive a safety report quarterly beginning in January. There are no worker safety issues to report so far. Larry noted that misclassifications caused pay discrepancies in the past.</p>

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		<p>Cheryl Bradley questioned the effectiveness of Certification Associates and how the District confirmed their qualifications. She stated that there are construction workers who may not speak English and are trying to protect their jobs. Jaime stated that they were the only vendor who met the intent of the board resolution and they do provide bilingual monitors. Ryan noted that they are certified by the Better Builder Program and are the only ones who are certified. Jaime stated that they also perform training for Travis County.</p> <p>Paula Bookidis asked if the penalties were clear for contractors who do not meet the expectations of the resolution. Michael answered that there are no financial penalties but reportable incidents go on a contractors record and are scored according to industry standards. Lori stated her concern about the lowest paid workers being taken advantage of. Jaime reiterated the resolution was put in place to hold contractors and subs accountable and the data that comes in will be useful moving forward. Ryan stated that this is a step in the right direction.</p> <p>Anna Valdez asked if workers had an option to meet with monitors outside of the jobsite. Jaime stated that a hotline has been set up that is answered in English and Spanish.</p> <p>Bianca Medina-Leal with AECOM presented information on the status of the Akins ECHS project. She stated there are extensive HVAC, fencing and gate needs. The project is currently on budget.</p>
<b>CMD 2022 <u>Targeted</u> Projects</b>	CMD Staff	Michael Mann reported on Targeted projects including secure entry vestibules and additional safety projects.
<b>CMD Previous Bond Projects updates (2013 &amp; 2017)</b> <ul style="list-style-type: none"> <li>● House Park</li> </ul>	CMD Staff	<p>Michael Mann presented on previous bond projects.</p> <p>Mark Grayson asked how many of the cameras installed as part of the 2017 bond program were SPED cameras as opposed to security cameras? Michael answered that they were mostly security cameras but there were some SPED cameras installed and he would provide that number.</p> <p>Jaime Miller reported on House Park revisiting the scope that was presented at a previous CBOC meeting, reminding the committee about project elements that were removed from the original bond scope including concessions and restrooms. Jaime noted that any work on the restrooms and concessions will be a separate project. Michael confirmed the numbers presented were construction funds and a funding source has not been identified for restrooms and concessions. Lori requested the committee be informed about the restrooms and concessions moving forward.</p> <p>Kay Gooch asked about the status of the Central Athletic Facilities (CAF) CAT and the HS Turf and Fields CAT. Jaime stated that a CAF CAT update will be provided at the next meeting. She explained that the District does not currently have any permits for the turf and fields projects from the City of Austin. However, the District is meeting with City leadership regularly and expects them to be in hand soon.</p>

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<b>CBOC Committee Operations</b> <ul style="list-style-type: none"> <li>● Sub-committee topics</li> <li>● 2017 Satisfaction Survey</li> </ul>	Co-Chairs	<p>Lori Moya facilitated a discussion on subcommittee topics. Mark Grayson suggests splitting out schools amongst the trustee districts and assigning committee members to keep an eye on the campuses, having at large members take some of the schools where there are more in a district. Each committee member would look at 2-3 modernizations each month. Presentations could be sent to the subcommittee for them to decide what would be good to talk about at the CBOC meeting. Lori expressed concern that the subcommittee members would not have time to meet outside of the full meeting. Anna Valdez expressed concerns about the staff having time to pull reports together for each subcommittee. Lori requested that the topic of subcommittees be put on the agenda next month to discuss with members who were not present at the meeting. Paula Bookidis asked the purpose of the subcommittees and Lori stated they were for oversight.</p> <p>Mark asked to share the survey spreadsheet he created with the entire group and Jada Simpson agreed to send it to the committee. Mark highlighted that Brentwood had some negative responses and he identified common themes across responses with follow-through relating to training faculty, vision, user manuals and documentation. He also stated during the final construction walk-throughs, it seemed the District looked at projects through a construction lens and not from a faculty/student lens. He would like to hear specifics about how this will be improved in the future. He noted that some CAT team members were unable to tour the buildings and reiterated the need to focus on follow through. Jaime agreed and stated the transition from construction to operation is a challenge the District has been working on. She explained there needs to be a more intentional approach to the transition.</p> <p>Jada agreed that the communications team would enter new survey responses into Mark's sortable spreadsheet once the survey closes on November 15th and that the survey would be on next month's agenda.</p>
<b>Future Items for Discussion</b>	Co-Chairs	<ul style="list-style-type: none"> <li>● Subcommittees</li> <li>● Satisfaction Survey results and how to implement feedback.</li> </ul>
<b>Adjourn</b>	Co-Chairs	Move to adjourn by Mark at 8:04, second by Kay Gooch

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