

**Bond Progress Committee  
Minutes  
January 23, 2020**

Matt Morris, Committee Chair, opened the meeting at 6:00 pm and welcomed all to the meeting. There were 18 committee members, two Board of Trustees members, Jennifer Loftin and Jennifer Taylor, and staff members, Dr. Susan Bohn, Lynn McKinney, Amber Crissey, Scott Kessel, Sherry Taylor, Tyler Boswell, Earl Husfeld, Rick Herrin, Caroline Tabor, and Judy Worthington in attendance. Mr. Morris shared that the charge of this committee is three things:

- Progress – of the buildings
- Accountability – to financial concerns
- Transparency – reporting to all

Mr. Morris shared that there is a Google drive that will be used to share documents and presentations with the BPC. Just email Judy Worthington, [jworthington@aledoisd.org](mailto:jworthington@aledoisd.org), if you need assistance accessing the drive. These meetings are open to the public and all documents will be posted on the district website. All committee members briefly introduced themselves.

Tyler Boswell, AISD Director of Construction & Facilities, provided a summary of the work that has been completed since the November bond election and an overview of next steps.

Selecting the architects –

Mr. Boswell shared that the district used a request for qualifications process to select the architecture firms for the projects. 24 firms' submitted proposals and 8 firms were interviewed, with 2 being selected by the AISD Board of Trustees on December 19, 2019, at a special called Board meeting.

- PBK – Elementary School Projects All elementary school projects will be designed PBK to ensure equity for all the elementary schools
- Huckabee – Middle School Projects All middle school projects will be designed Huckabee to ensure equity for all the middle school projects

Selecting the construction delivery method –

Mr. Boswell shared that there are a number of construction delivery methods that a school district may use under the law. During a workshop of the Board of Trustees on Dec. 10, 2019, the administration and Board reviewed and discussed the possible delivery methods and worked with the architects to determine the appropriate method. The Board made the decision at a special Board meeting on January 13, 2020, to use the following delivery methods for the following projects. There are two methods; Contract Manager at Risk (CMAR) and Competitive Sealed Proposal (CSP)  
Construction Manager At Risk – Project 1, 2, 4, and 5 (ES #6, AMS, McAnally, Vandagriff)  
Competitive Sealed Proposal – Project 3 (MS #2)

Selecting the contractors -

Mr. Boswell shared that the District has begun the RFQ process for selecting contractors for the projects, but posting notice of the process on January 17, 2020. The District intends to recommend contractors to the Board of Trustees by the end of February at a Board meeting.

Ongoing work includes -

- Executing contracts with those involved in 2019 Bond work

- Site evaluation, such as: topographical surveys, soil condition reports, FEMA maps validation, traffic impact analysis, and fencing
- District staff are visiting with TxDOT and NTCOG on traffic solutions during construction and as the new schools open
- 3<sup>rd</sup> party badging of non-school district employees for security
- Planning/program validation
- Select Primary Contractors
- Selecting owner's consultants
- Planning for Architect meetings with students, staff, and community  
Elementary Community Meeting – Feb. 6, Aledo Learning Center from 6:00 to 8:00  
Middle School Community Meeting – Feb. 13, Aledo Learning Center from 6:00 to 8:00

The Elementary Projects Architect Team was introduced by Mr. Todd Spore of PBK.

A brief update was given on activities to date:

Project #1 (ES#6): construction is expected to begin July 21, 2020, and the campus will open in August 2021

Projects #4 and #5 (McAnally & Vandagriff): construction is expected to begin on November 3, 2020, and the campus will open in August 2022

The Middle School Projects Team was introduced by Mrs. Shannon Bearden of Huckabee.

A brief update was given on activities to date:

Project #2 (AMS): Construction is expected to begin in Feb. 2021 and the campus will be open in August 2022

Project #3 (MS#2): construction is expected to begin in December 2020 and the building will open in August 2022

Dr. Bohn shared information about the community meetings with the architects and asked for BPC volunteers to attend.

She also shared that, at the monthly regular Board meetings after BPC meetings we are asking BPC members (2 to 3 members) to attend the meeting to share a quick report with the Board. The future BPC meetings will be held on May 14, August 20, November 19, and February 18.

Earl Husfeld, Chief Financial Officer, shared information about the financing of the bond. The Board of Trustees voted on Tuesday, January 20, 2020, to sell and issue all the bonds at one time based on the current very favorable market conditions, including the historically low interest rates. The administration and Board of Trustees analyzed and considered several options for structuring the bond issuance.

Matt Morris, Committee Chair, thanked Mr. Boswell and the the two architecture firms for all of their hard work. The meeting was adjourned at 7:45 pm.