



Minutes 2012 Bond Project Advisory Team (PAT) Meeting Austin High School

MEETING #: 12

LOCATION: Austin High School Library

DATE / TIME: August 13, 2015; 4:00 PM

ATTENDEES: (those marked with a check were present)

<input checked="" type="checkbox"/>	Steve Guerrero	Principal	<input type="checkbox"/>	Lydia Zamora	Teacher
<input type="checkbox"/>	Yadira Banuelos	Class President	<input type="checkbox"/>	Nancy Bennett	Alumni
<input checked="" type="checkbox"/>	Covey Nash	Alumni	<input checked="" type="checkbox"/>	Octavio Cantu	ERO Architects
<input type="checkbox"/>	Casiano Cruz	Teacher	<input type="checkbox"/>	Tim Johnson	Teacher, Science
<input type="checkbox"/>	Karen Degollado	Student	<input checked="" type="checkbox"/>	Joe Nelson	Alumni
<input type="checkbox"/>	Marsha Eckerman	Alumni	<input type="checkbox"/>	C. Guerrero	Agricultural Teacher
<input checked="" type="checkbox"/>	Albert Wong	HISD PM	<input type="checkbox"/>	Dan Bankhead	HISD – Facilities
<input checked="" type="checkbox"/>	Noelia Longoria	School Support	<input type="checkbox"/>	Clay Clayton	HISD – Facilities
<input checked="" type="checkbox"/>	Angelita Henry	Parent/Alumni	<input checked="" type="checkbox"/>	Princess Jenkins	HISD – Facilities
<input type="checkbox"/>	Tania Roman	Student	<input checked="" type="checkbox"/>	Victor Trevino	Teacher
<input checked="" type="checkbox"/>	Jacque Royce	Alumni	<input type="checkbox"/>	Sue Robertson	HISD – Facilities
<input type="checkbox"/>	Catherine Smith	Teacher	<input type="checkbox"/>	Jorge Medina	Assistant Principal
<input type="checkbox"/>	Eli Ochoa	ERO Architects	<input type="checkbox"/>	George Tracy	Alumni
<input checked="" type="checkbox"/>	Eric Ford	HISD – Facilities	<input type="checkbox"/>	Kendrick Wright	HCISD Facility
<input type="checkbox"/>	Ralph Hennie	Teacher, CTE	<input type="checkbox"/>	Vianey Nino	Secretary
<input type="checkbox"/>	Tierra Harris	Parent/Alumni	<input checked="" type="checkbox"/>	Jose Saenz	Teacher
<input type="checkbox"/>			<input type="checkbox"/>		

PURPOSE: The purpose of the meeting was to meet with the Project Advisory Team and HISD Bond office project team to provide progress updates on the designs of the Project.

AGENDA:

- Review and discuss proposed reuse of some of the renovated Austin High School campus buildings.
- General discussion and analysis of proposed adjacencies within the renovated buildings.
- What to expect at the next PAT meeting.

DISCUSSION:

1. Albert Wong began the meeting with a brief recap of the Austin HS community meeting. Eli Ochoa then asked for everyone’s input regarding the recent Austin HS community meeting. Principal Guerrero stated he felt that it went well. He suggested that more time be allowed for questions during the meeting, before breaking out into small groups for discussions.



2. Jacque Royce asked what part of the original 1936 building was going to remain. Eli Ochoa explained that the exterior walls and structure of the 1936 building would remain. The building interior would be renovated and the exterior window glazing systems would likely be replaced, if affordable. Ms. Royce replied that it would be similar to some of the renovations at Reagan High School.
3. Mr. Ochoa explained that they were on site earlier today, with their engineering consultants and a representative from the Construction Manager at Risk, DivisionOne Construction Co., looking at the existing building. During today's discussions, the possibility was mentioned about keeping only the 1936 building and also demolishing the 1944 and 1966 buildings. Joe Nelson asked for clarification of the potential to demolish both of these buildings, too. Mr. Ochoa replied that, in a conversation with the CMAR, the construction market currently seems to offer an opportunity to modify the cost model to allow for more new construction and less remodeling. Mr. Wong added that this option that Mr. Ochoa is mentioning will need to be explored by the ERO A/E Team, in greater detail with the CM for viability, and that some of these design considerations were being evaluated to determine if they could be implemented. However, in these same discussions with the Construction Manager, new construction was also confirmed as being more expensive than renovations.
4. Covey Nash asked if there has been any discussion with the Port of Houston Authority to see if they can offer/sponsor any support for the high school's maritime program. Principal Guerrero responded that some discussion with Port of Houston Authority has occurred, but not related to support for this program.
5. Mr. Nelson asked how the new property would be incorporated into the project. Would it be used, and, if so, how? Mr. Ochoa responded that the current Austin HS Educational Specifications Program does not contain any requirements for additional fields or athletic facilities. Per the most recent discussions, there were no requirements to add any more athletic programs, due to supervision concerns, especially across S. Lockwood Drive and away from the main campus. Fields were not considered as part of the program.
6. Octavio Cantu stated that the property across the street is not platted as part of this campus. We would have to do a separate package, in terms of permitting, in order to do something with the City of Houston, and this property would have a different address.
7. When asked by Mr. Nelson why the District acquired this property, Mr. Wong responded that it was purchased for future use, if needed. Victor Trevino introduced himself and stated that not using the property across the campus would be a waste of space. He stated that the additional property would be ideal for more playing fields. Mr. Ochoa pointed out that, right now, the use of the additional property is not programmed and reiterated that new playing fields were not part of ERO's cost model at the moment.
8. Mr. Nash asked if the property was purchased from the project's budget. Mr. Wong responded that, based upon his available information, the property was purchased with separate real estate funds.
9. Mr. Trevino also asked if the existing parking lot, north of the existing athletic track, would be removed. Mr. Ochoa answered that it would remain and be used as a service yard for the new CTE Shops.
10. Mr. Trevino expressed his thoughts regarding parking requirements and believed that the teachers' parking lot is big enough and should suffice. Mr. Ochoa explained that the City of Houston has a formula for determining the total number of parking spaces required and these are usually more than what are needed or currently exists on the site but can be reduced, via a parking variance review process.



11. Mr. Trevino asked that, if some new fields were placed across Lockwood Drive, on the additional property, would the students use the existing pedestrian cross bridge to get across. He stated that the cross bridge has not been used very often for the past 20 years. Mr. Ochoa replied that the cross bridge would be one option. Another option would be to provide a pedestrian crosswalk traffic light.
12. Mr. Ochoa presented the status of the current site/floor plans development and demonstrated where the proposed different drop-offs would be located and their respective building entrances.
13. Mr. Ochoa stated that, if a new third floor was created, it would connect the entire campus and could provide some cost benefits. Mr. Nash expressed support for this proposed addition of a new third floor.
14. Mr. Ochoa stated that, at the last PAT meeting, it was discussed that it was desirable to open a pathway from the Dumble St. student drop off entrance to Lockwood Drive through the center of the existing 1936 building and a newly formed courtyard. Mr. Nash asked if the student population increased, could it expand into the courtyard. Mr. Ochoa replied that the current Ed. Spec. Program indicates a population of 1,850 students, with a capacity of 2,250. If more building program is required in the future, limited expansion might occur into this courtyard area, if necessary.
15. Mr. Ochoa pointed out how the proposed learning center neighborhoods were distributed throughout the campus buildings in the current floor plans.
16. Princess Jenkins asked for thoughts on the auxiliary gym being located on the 2nd floor gym. Ms. Jenkins added that the 2nd floor gym is at school in the Cypress Fairbanks School District. Mr. Wong stated that a 2nd floor gym is being proposed at another HISD project. Jose Saenz suggested adding a coach's office on the 2nd floor next to the gym. Mr. Trevino stated that, in addition to an office, it would be good to add storage on the 2nd floor.
17. Mr. Nash asked again if, between now and the end of the design documentation process, is the available land going to be used and Mr. Wong replied that it will depend on the Architect's cost model. Ms. Jenkins indicated that, during the initial programming of capacity model, new fields were not included. The emphasis was on academics. Fields could be proposed and could proceed as an alternate. Mr. Trevino suggested at the very least use property for practice fields. Mr. Ochoa clarified, for the meeting minutes, that they would consider using the land across the campus for practice fields, if their cost model can support these additional costs.

QUESTIONS/ANSWERS:

- 1.) Eli Ochoa opened the floor for any questions that the PAT Committee might have. All the questions were asked throughout the meeting.

ACTION ITEMS:

- 1.1 Joe Nelson and Ms. Royce requested copies of the past PAT meeting minutes. Mr. Wong forwarded these by email but will also direct them to the HISD 2012 Bond website where these minutes can be found.



NEXT PAT MEETING: October 12, 2015; Austin HS Library

Please review the meeting minutes and submit any changes or corrections to the author. After five (5) calendar days, the minutes will be assumed to be accurate.

Sincerely,

Albert L. Wong, AIA

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HISD – Construction & Facility Services

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