



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

**MEETING #:** 16

**LOCATION:** Austin High School Library

**DATE / TIME:** December 10, 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 checked="" type="checkbox"/>	Tierra Harris	Alumni
<input checked="" type="checkbox"/>	Covey Nash	Alumni	<input checked="" type="checkbox"/>	Octavio	ERO Architects
<input type="checkbox"/>	Casiano Cruz	Teacher	<input type="checkbox"/>	Tim Johnson	Teacher, Science
<input type="checkbox"/>	Alfonso Maldonado	Alumni	<input checked="" type="checkbox"/>	Joe Nelson	Alumni
<input type="checkbox"/>	Marsha Eckermann	Alumni	<input type="checkbox"/>	C. Guerrero	Agricultural Teacher
<input checked="" type="checkbox"/>	Albert Wong	HISD PM	<input type="checkbox"/>	Dan Bankhead	HISD – Facilities
<input 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 checked="" type="checkbox"/>	Tania Roman	Alumni	<input checked="" type="checkbox"/>	Victor Trevino	Teacher
<input type="checkbox"/>	Jacque Royce	Alumni	<input type="checkbox"/>	Chris Fields	Heery Intl.PM
<input checked="" type="checkbox"/>	Catherine Smith	Teacher	<input checked="" type="checkbox"/>	Estephanie Zapata	Student
<input type="checkbox"/>	Eli Ochoa	ERO Architects	<input checked="" type="checkbox"/>	George Tracy	Alumni
<input checked="" type="checkbox"/>	Eric Ford	HISD – Facilities	<input checked="" type="checkbox"/>	Edward Gutierrez	Student
<input type="checkbox"/>	Ralph Hennie	Teacher, CTE	<input type="checkbox"/>	Rebecca Kiest	HISD Comm.
<input checked="" type="checkbox"/>	Georgianne Sigler	Alumni	<input checked="" type="checkbox"/>	Nancy Bennett	Alumni
<input checked="" type="checkbox"/>	Jose Rios	ERO Architects	<input type="checkbox"/>	Brad Cheesman	DivisionOne- CMAR

**PURPOSE:** The purpose of the meeting was to meet with the Project Advisory Team to provide progress updates on the designs for the Project.

**AGENDA:**

- Review and discuss proposed reuse of some of the renovated Austin High School campus buildings.
- Review and discuss the new proposed building additions.
- What to expect at the next PAT meeting.

**DISCUSSION:**

1. Albert Wong began the meeting by mentioning that ERO Architects had recently submitted their SD package for review. It was over budget, but this was important to determine because there are things that they will have to review, design-wise. Some areas in the existing buildings were not utilized and these are items that they can work on to reduce the over budget concerns. He noted that renovation costs are typically less expensive than new construction but this assumes that major parts of the existing building(s) are salvageable and reusable. He indicated that the Architects needed to make sure



that the new floor plans meet Austin HS's needs or pull back in areas that make sense. However, the building program cannot be reduced. Joe Nelson asked if these numbers are being reviewed by anyone else and Mr. Wong responded that the Construction Manager at Risk is also reviewing these drawings for their cost estimate. Mr. Wong then stated that each of the submittals from the Architects is required to remain within the available construction budget. Octavio Cantu confirmed that they had submitted their Schematic Design package and it was roughly 8% over budget. Mr. Wong stated that this is still an early stage but it is a good time to start bringing these issues into focus. Mr. Cantu noted that, as they moved forward during this early stage, they were already looking at items that might get reduced and have proceeded accordingly.

2. Mr. Cantu stated that the campus site plan continues to develop as originally planned, with Jefferson St. serving as the visitor/main entrance, buses on Lockwood Dr. and student drop off/pickup on Dumble St. Mr. Wong responded that the traffic engineer is already looking at these site studies and will continue to work with the site. One of the preliminary suggestions made by the Traffic Engineer was to reduce S. Lockwood Dr. down to 2 lanes and allow buses to queue up, but this may pose a challenge since this street is currently a major thoroughfare.
3. Mr. Cantu stated that the level of development of the central courtyard was dependent on available funding. This courtyard can replace some of the existing gardens but more entrances will need to be added into this area, while creating a more formal entrance into the auditorium. As requested in the November PAT meeting, a new pair of doors will be added to allow students to enter the existing main entrance and go directly through the building, across the courtyard and into the Dining Commons area.
4. Tania Roman stated that students without a driver's license cannot get a permit to park. Joe Nelson indicated that the current parking and vehicle queuing on Dumble St. should be reviewed carefully by the Traffic Engineer. Mr. Cantu replied that the student pickup/drop off area was extended along Dumble St., due to the traffic engineer's concerns. These traffic circulation patterns were suggested by the Architects, but there were no guidelines for this in the program. Mr. Nelson asked what percentage of students actually drive to school and Principal Guerrero responded that it's not very high. A lot of kids either walk or get dropped off. Mr. Nelson asked about the capacity of the existing parking lot and Mr. Cantu responded that there were 280 to 300 parking spaces. He also indicated that they plan to apply for a parking variance with the City of Houston Planning Dept. to not add any more parking spaces.
5. Mr. Cantu indicated that special locks will be added to mask some of the sounds that these locks would make in the doors that lead into the auditorium. Mr. Wong added that having a separate exterior entrance will make the auditorium more available during after-hours while keeping the rest of the school locked.
6. Mr. Cantu stated that accommodations have also been made to the Simulation Lab. There were originally two Agriculture Labs, but since the HISD Ed. Specs. Program was developed, there have been shifts away from the Agriculture programs and more interest has developed in the Maritime Simulation Program.
7. Mr. Cantu indicated that the second floor area was used in front of the auditorium. The new classrooms are now single-loaded onto one side of the corridor. This helped to relocate new walls as well as align with the spacing of the existing windows.
8. The Learning Commons (Library) will have furniture and shall not be enclosed, and Extended Learning Areas will be dispersed throughout the building. The new third floor areas are not continuous, but students shall go down to the second floor to complete the loop.



9. Principal Guerrero asked if the Field House was already saving a little bit of money since it was an existing building. Mr. Wong responded that there will probably be some costs because it has to be partially renovated. Principal Guerrero stated that he is always agreeable with the idea of flexibility. They always have the possibility of getting rid of the Field House and/or the ROTC programs and converting them into health classrooms since they are located close to the track.
10. Mr. Cantu said that the new school building design is not shown on the same ground level elevations but they would continue to work to minimize these elevation changes.
11. Mr. Wong asked if anyone had questions on the floor plans and Ms. Roman asked if the second and third floor plans were the same. Mr. Cantu responded that they were both almost identical layouts.
12. Mr. Cantu stated that he wanted to begin discussions about the building's exterior appearance. The type of proposed construction is concrete tilt up panels for the exterior walls that are also part of the structural system. These concrete panels are typically 14 ft. wide, due to weight considerations. The cost savings of the concrete tilt wall construction is usually from its use as an exposed exterior surface, its repetitiveness and structural capabilities.
13. The building's exterior appearance along Jefferson St. is proposed as an applied thin brick veneer on the concrete tilt wall panels that reasonably matches the existing brick and acts as a transition from the old, existing building to the new construction. The existing building's protruding column cladding will be mimicked on the new building façade. Mr. Cantu also stated that some of the windows will be different sizes, depending upon their groupings and locations.
14. Eric Ford asked if there was a mesh screen proposed at the northwest corner of the new building and Mr. Cantu answered affirmatively. Currently, it is estimated to cost around \$95,000 but they were still developing this design application to determine if it will increase or get simplified. The squares shown behind these screens are actually wall openings with a Kalwall system and not typical window glazing systems. Any direct sunlight into the building will be diffused by this type of system.
15. Ms. Roman stated that the proposed main entrance doesn't look enough like an entrance. The existing 1936 Building entrance is more defined, with the arches, name of the school and the trees. The building should be new but the elements around it should appear traditional. Ms. Roman commented that another color of the brick might work better.
16. Mr. Cantu explained that some of the new building exterior walls along Lockwood Dr. would have metal panels turning the corner away from the gym. The metal panel concept at the maritime teaching areas of the new building would be to mimic shipping containers.
17. Estephanie Zapata stated that she and her classmates like to go to the courtyards and enjoy lunch but it gets too crowded because of the limited tables and chairs. Mr. Cantu responded that landscaping and architectural elements are being incorporated in the new courtyard as well as seating. It is being designed to serve as a multipurpose area.
18. George Tracy suggested being able to identify the various teaching areas from the exterior changes in parapets heights and working with proportions to eliminate the industrial look. Mr. Cantu stated that they are trying to keep the same general appearance throughout the building exteriors but make minor modifications in different locations. The proposed use of tilt up is already helping to try to remain within the budget. Mr. Tracy replied that the discussion is about the aesthetics, not the program. The program is functional as it currently appears.



19. Nancy Bennett stated that the white panels on the new building images protrude out to make a more pronounced new main entrance. She noted that she appreciates new and contemporary buildings but the white panels looked uncomfortable to her. Mr. Tracy stated a concern about the maintenance of these panels, but his main issue was thinking that conditions like the  $\frac{3}{4}$ " joints spacing in the panels that will make it look like a warehouse. The metal panels were not disagreeable to him but the combination of both exterior finishes were a concern. Mr. Cantu stated this is the perfect time to have discussions like these since this presentation will be soon be shown to the local community at some point. Mr. Tracy replied that ERO has made the presentation and began to engrain what this building might look like. He stated that thin brick on the north side would go first, with the metal panels following behind. Mr. Cantu replied that there are also the Field House and ROTC buildings, where nothing is essentially being done to change their façades.
20. Mr. Tracy asked about the status of the CMAR cost estimate since it was not available yet. Mr. Wong replied that it was due in early January, 2016. However, Mr. Cantu added that they were being conservative, design-wise, due to the budget.
21. Mr. Tracy asked about planned areas for future expansion and Mr. Cantu responded that this would most likely occur in the central courtyard areas, if needed.
22. Ms. Bennett indicated that the corner area of the main entrance was confusing. Mr. Cantu responded that this was the Principal's office and that something, materials-wise, might be done to make this area look more appealing. Mr. Nelson stated that there seemed to be too much happening on the Jefferson St. side of the new building that does not work for him. Ms. Bennett commented that she would have a hard time determining where the front entrance was located when approaching this building. Mr. Cantu responded that they would address these concerns before the next PAT meeting.
23. Mr. Tracy stated that it is currently confusing for people to find the administration area in the existing building since it's located at the south end of the second floor. Principal Guerrero replied that, many times, the main issue is simply training the parents to teach their kids on movement through the site.
24. Mr. Tracy stated that there should be a balance of using the construction funds by spending it in the right locations where it will be appreciated instead of disguising areas of less significance.
25. Mr. Wong mentioned that Eli Ochoa had presented some initial site design considerations when exploring the idea of noisy and quiet areas on the site, using this criteria to identify areas that were considered more industrial or more residential. Mr. Cantu responded that this determination was the driving force for the current overall campus design, while acknowledging the comments regarding the entrances on how they need to be more grand and evident. Ms. Roman stated the proposed school program and floor plans looked fine but the main issues seemed to be the proposed building façades and exterior ideas. The existing and new buildings should transition better and merge together.

#### **QUESTIONS/ANSWERS:**

1. There were no unanswered questions.

#### **ACTION ITEMS:**

- 1.1 None



**NEXT PAT MEETING:** January 14, 2016; 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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