



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

MEETING #: 012

LOCATION: Bellaire High School

DATE / TIME: September 23, 2014, 4:00pm

ATTENDEES: Michael McDonough, Principal; Diana Leeson, School Business Manager; Swati Narayan, Parent; Judy Long, Community Member; Steven Gee, HISD Project Manager; Sue Robertson, HISD- GM of Facilities Planning; Clay Clayton, HISD Facilities Planning; Melissa Turnbaugh, PBK – Architect; Rick Blan, PBK – Architect; Jorge Tiscareno, PBK – Architect; Sam Savage, PBK – Architect; Richard Chi, PBK - Architect; Debra Campbell, Communication; Dan Wikes, Science Teacher; Rocky Manuel, Teacher/Coach; Andrew Monzon, Assistant Principal; Clay Clayton, HISD- Facilities Planning; Todd Granato, Turner Construction; Jay Stubbs, Teacher; Sandi Johnson, PTO-Parent; Amy McIntyre, Teacher; Allen Scarrow, Technology; Carl Casteel, Librarian; Marina Finley, Student; Ashley Heng, Teacher; Tyler Smith, Student

PURPOSE: The purpose of this meeting is to review additional options and continue discussion about priorities.

AGENDA:

- Review Community Meeting comments
- Review and discuss new schemes to-date
- Discuss September 29th City of Bellaire Community Meeting
- What to expect at the next PAT Meeting

DISCUSSION:

Welcome

Steven Gee, HISD Project Manager called the meeting to order at 4:04 p.m. and requested that everyone sign in. He introduced Sue Robertson, General Manager Facilities Planning.

Community Meeting

Ms. Robertson reviewed the input received at the Community Meeting. She noted that due to problems with the numerical ratings that this portion of the input was not compiled, but that written comments are usually the most informative. Swati Narayan, PAT member remarked that she had requested that the numerical responses not be included in the analysis. Ms. Robertson stated that the comments provided on the questionnaires, emails, and comment cards had been transcribed, categorized and summarized. She reported that in general the comments were related to not liking either option, parking, moving students off campus, and traffic. Ms. Narayan noted her concern that all of these were noted previously by the PAT. Ms. Robertson agreed but noted that having 400 voices can amplify statements made previously by a smaller group.



Ms. Robertson reported that, since the Community Meeting, additional meetings with Senior HISD administrators had been held to discuss the input received. She noted that these resulted in an easing of the requirements related to phasing and the use of temporary buildings. She requested Melissa Turnbaugh, PBK Architects to review the design ideas that have been explored since the Community Meeting.

Design Development

Ms. Turnbaugh noted that several schemes were developed to address concerns noted during the Community Meeting in conjunction with the relaxed prohibitions of using temporary buildings as well as phased construction. Ms. Turnbaugh also noted that they had explored the possibility of moving 9th and/or 10th grade offsite during construction in order to better accommodate phasing onsite. Possible locations include the current Mandarin Chinese Language Immersion Magnet School site (formerly Gordon Elementary School), DeBakey High School and/or HSPVA. Since these facilities will not be available until their new buildings are complete, the start of construction at Bellaire would be delayed. It was noted that moving students to any of these sites while not ideal, would not require Bellaire students to share a campus with another school which was one of the concerns voiced during the Community Meeting.

Ms. Turnbaugh introduced Sam Savage, who will be managing PBK's efforts during her maternity leave, to review the schemes which have been developed. Mr. Savage noted that each scheme attempts to address the community's concerns while providing a cohesive campus. Each scheme locates the buildings primarily along South Rice Boulevard, attempts to minimize intrusion into the residential areas by having major traffic – buses, students and staff enter directly from South Rice with only parent pickup/drop off located on Maple. He then reviewed three parking possibilities which have been explored and could be used for any of the schemes:

- Northeast parking – up to 3 levels - one below, one at and one above grade
- Central parking – up to 3 levels - all below grade similar to Discovery Green
- Football – up to 3 levels - all below grade

Ms. Turnbaugh noted that the traffic study is underway and that a survey has been issued to all students. She noted that there are currently about 450 spaces on campus. The survey will reveal how each Bellaire user arrives at campus and, once that figure is known and the recommendations from the traffic engineer are received, the parking schemes can be adjusted for the recommended quantity. It was also noted that each of the schemes keeps the existing Science Building and Auditorium.

Scheme A

Scheme A was reviewed and the PAT asked the following questions:

Ms. Narayan asked where the cafeteria would be located. PBK related that they envision it to be located in the Commons adjacent to the courtyard. Mr. Richard Chi, also of PBK, noted the library could be located on the second floor or adjacent to the Commons.

Mrs. Judy Long, PAT member noted that it had previously been stated that the below grade parking was not possible due to flood concerns. Ms. Turnbaugh agreed but stated that given the input received at the Community meeting, that the possibility was being revisited.

Coach Manuel expressed a concern that it would not be possible to place parking below grade within the project budget. He also asked where weight room and swimming lockers rooms would be located. Mr. Chi noted that the ancillary spaces related to the pool would be located adjacent to it.



A student asked if the courtyard was enclosed, it was noted that it was not but was rather open space.

Mr. Carl Casteel, PAT member, asked about the pedestrian flow into the main gym for competitions. Mr. Chi demonstrated that this was located on Maple Street.

A visitor asked about the student capacity of the proposal and why it was significantly less than the current student enrollment. Ms. Robertson asked that visitors hold their questions until after the PAT meeting at which time all questions will be discussed. The visitor noted that any improvements need to address the real enrollment of the school.

Ms. Narayan inquired about the phasing for Scheme A. Mr. Savage noted that having some students off campus would allow the remaining students to remain on campus in temporary classrooms. Ms. Turnbaugh noted that 18 temporary buildings could be placed at the current Mandarin Chinese Language Immersion Magnet School which would provide sufficient capacity for one grade of Bellaire students.

Based upon the discussion, the PAT's general consensus was that only one class should be located off campus. A discussion followed related to the capacity of the school after this issue was raised by a neighbor. Ms. Narayan noted that neither the PAT nor the design/construction team can address the issue of capacity. They are charged with planning, designing and building a school of the capacity as defined by the Bond referendum. It was argued that the size of the student body should be reduced to the proposed capacity. Mr. McDonough noted that everyone present was involved because they care about the students. He stated that "where we are going is what I care about." Mr. McDonough noted that consideration of transitioning Bellaire to a smaller student population is on-going and the building may prove the impetus to doing so. He also noted that he believes that HISD is working diligently to only move one grade level off campus but in case that proves impossible that the District wants to be transparent with the Bellaire PAT and community.

Mrs. Long expressed that without a budget increase she is concerned that the new options may not be affordable. Ms. Robertson suggested that once the options are further developed that will be researched. It was confirmed that the budget remains the same as called for in the Bond documents and that the project will have to be accomplished within that budget.

Scheme B

Scheme B was presented by Mr. Savage to the PAT, and they asked the following questions:

A PAT member asked and Mr. Chi confirmed that this scheme intruded further upon the athletic fields. This will allow for easier construction phasing.

A student asked if maximizing the green space was a priority and that if the traffic study calls for less parking spaces would having all parking below grade be a possibility. Ms. Turnbaugh noted that this was a possibility but would likely impact the budget significantly. Ms. Robertson confirmed with the student that her desire was to maximize green space.

Coach Manuel questioned the need to provide so many parking spaces for students, particularly if in order to do so, it requires expensive underground parking. Ms. Turnbaugh noted that the traffic study will include recommendations for the number of parking spaces. She noted that the City of Bellaire's new parking requirements are flexible and require the traffic study and a recommendation. With that information in hand, a



proposal to the City can be made. She noted that the new policies reduced a number of the design constraints. A participant asked if the parking study was looking at radius of where drivers were coming from. It was confirmed that the study would include this information.

Ms. Narayan asked and Mr. Chi confirmed that all schemes illustrate the same space program/square footage.

Mr. Casteel asked what was driving the decisions on parking and expressed his belief that Bellaire High School should set the policy of which students are allowed to drive to campus. John McDonough, City of Bellaire, noted that the school may set policies but that won't affect off-site parking and traffic. Therefore, the City requires a parking study to determine the appropriate numbers of parking. He was asked and confirmed that the new ordinance does not specify a set number of parking spaces for the school.

A neighbor questioned the ability to park 1000 student cars safely in a parking garage. He also stated that "the neighbors on Valerie Street will not allow a parking garage to be built in the northeast corner."

Scheme C

Mr. Chi presented Scheme C. He noted that both this scheme and Scheme D include a tiered entry to the below grade parking. He stated that this will provide more daylight into the garage and make it more a part of the campus.

In response to a question, Mr. Chi noted that this scheme has two floors of performing arts and the CTE is located adjacent to the parking lot.

Mrs. Long reminded the group that the bricks in the existing courtyard need to be saved and incorporated into the new school.

Scheme D

Mr. Savage presented Scheme D. He noted that the courtyard is somewhat more enclosed on the northern side. Mr. Chi noted that this scheme also maximizes the surface parking. He remarked that PBK needs to further develop the PE/Athletic areas to confirm that the area designated can contain the programmed spaces. Ms. Turnbaugh noted that this scheme provides the simplest phasing.

Ms. Narayan asked if "grasscrete" pavers could be used in the parking area to maximize green space. Mr. Chi stated that this could be explored.

Schemes

The group then reviewed and discussed all four schemes concurrently and the following comments were noted:

- Ms. Robertson noted that the wider building forms shown in some schemes would likely result in more spaces without windows.
- Coach Manuel noted that he was in favor of any option that reduced the impact on the Valerie Street neighbors.
- Mr. Casteel asked if it was possible to turn the Science Conference Center into meeting or classrooms. Mr. Chi confirmed that this could be explored.



- Mr. Casteel also asked how vehicular traffic can be controlled from only a single point of access. Ms. Turnbaugh noted that PBK had explored having the parking entrance along the service drive along the north property line. A PAT member noted that the service lane could also allow relief by having a second exit on Ferris Drive.
- Coach Manuel pointed out the budget would drive all decisions.
- A PAT member noted that there were a number of comments at the community meeting related to the importance of extracurricular activities.
- Mr. Casteel expressed his concern that parking would be driving the design and that in turn would affect the budget and the ability to build the educational spaces needed. He suggested additional funding might be needed. Ms. Robertson noted that the project budget is set.

Preferences

Ms. Robertson noted that while it is not critical to pick an option at the meeting it would be helpful to know if there are preferred schemes or parts of a scheme. The PAT made the following comments:

- Mr. Casteel noted he preferred Scheme D with the clusters of the academic areas. A number of others agreed.
- Ms. Narayan noted she liked the tiers into the parking garage.
- A student asked if the gyms would be both full size. This was confirmed.
- In response to a question, it was explained that while the Auditorium is slated to be maintained in each of the schemes, the performing arts learning centers would be new construction.
- A student expressed preference for Scheme D because of the importance of natural light in classrooms.
- Mr. Casteel requested that PBK further develop the path from parking to the gymnasium as well as a clearly defined entrance to the Gym.
- Mr. Casteel asked that further consideration to reducing the student parking areas onsite.
- Mrs. Long expressed her preference for Schemes A and D due to the location of pool.

In response to a question, Ms. Turnbaugh reviewed the City of Bellaire requirements. She stated that the new facility will be at a minimum one foot above the 100 year flood plain. The City's maximum allowable height above this is 45 feet. A visitor asked if HISD has asked the City to ease any of their requirements. It was suggested that building higher than 45 feet in the center of the site would ease other constraints and provide more green space. Ms. Turnbaugh noted that a taller building hasn't been previously explored out of respect to the neighbors. It was noted that this might allow additional surface parking. Mr. Chi sketched a concept which will be developed further for consideration by the PAT.

A visitor asked how the traffic study would predict future patterns. Ms. Robertson stated that while she couldn't directly answer the question, the traffic study was a standard practice used throughout the region for decision-making.

Ms. Narayan expressed concern about safety in the underground parking areas. Ms. Robertson noted that this was one of the benefits of the tiered entrance to the parking garage. It was also noted that light wells could be included to bring more daylight into the lower levels.



Ms. Robertson asked Mr. Casteel about the best location for the Learning Commons/Library/Media Center. Mr. Casteel responded that the teachers would like it to be located centrally to the academic classrooms. He noted that the existing space is well used and that while he envisions a space with fewer bookshelves it should have more collaborative spaces. He stated that it would be difficult to be in the Commons but could be adjacent to it. He also suggested that it would be a benefit if the space could be accessible to the greater Bellaire community to use off hours.

A student agreed with Mr. Casteel regarding increasing the capacity of the Media Center but expressed a concern about the number of floating teachers. Mr. McDonough noted that he believes that there will always be some shared classrooms.

A student asked how many students would be moved off campus during construction. Ms. Robertson noted that the possibility of moving one grade level to MCLIMS was under consideration. She noted that there is the possibility of moving 10th grade also. But any temporary facilities or swing spaces will only be used during construction. Mr. Casteel noted that having 10th graders off campus would impact their educational program. Mr. McDonough noted that based upon Bellaire's current scheduling that he agreed but this could be addressed by modifying teaching assignments. A second student asked if the students located off campus would ever be on campus at Bellaire. It was noted that the goal would be to not impact a student's academic options, and that arrangements for shuttling students to and from the temporary location might be required. Other details were discussed including how to maintain the required number of teaching days but Mr. McDonough noted, "There is time to work out the details."

A visitor asked the magnet status and asked who to contact regarding other questions. It was suggested that she email any questions to Mr. Gee and he would compile answers for her.

Next Steps

Ms. Robertson discussed the next steps. She noted that PBK would further develop the schemes. Ms. Narayan asked what HISD would be presenting at next Monday's City of Bellaire Community Meeting. Ms. Robertson noted that HISD would not be presenting the schemes reviewed today as they are preliminary. Rather, she intends to review the input received at the Community Meeting and the resultant easing of some of the restrictions. HISD intends to listen to the input given at the meeting and will share that with the PAT.

Ms. Robertson noted that PBK will develop a hybrid of Scheme A/D as well as the taller than 45 foot option prior to the next PAT meeting. She thanked the participants for their input and hard work. Members of the PAT expressed gratitude for the new options. In the words of one member, "the sun has broken through."

ACTION ITEMS

- None

What to Expect at the Next PAT Meeting:

- Further discussion of siting options

NEXT MEETING: The next PAT meeting will be held on October 21, 2014 at 4:00 pm.



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

Sincerely,

Steven Gee
Project Manager
HISD – Construction & Facility Services
3200 Center Street, Houston, TX 77007
Phone: (713) 556-9261
Email: sgee@houstonisd.org