



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

MEETING #: 20
LOCATION: Davis High School
DATE / TIME: February 16, 2015 at 3:45pm

ATTENDEES: *(those marked with a check were present)*

<input checked="" type="checkbox"/>	Julissa A-Martinez	Principal - PAT	<input type="checkbox"/>	Princess Jenkins	HISD
<input type="checkbox"/>	Clay Clayton	HISD	<input checked="" type="checkbox"/>	Sylvia Wood	HISD
<input type="checkbox"/>	Duane Clark	Asst. Principal - PAT	<input type="checkbox"/>	Anna Eastman	HISD Board
<input type="checkbox"/>	Mario Martinez	Parent - PAT	<input checked="" type="checkbox"/>	Timothy Richardson	HISD
<input checked="" type="checkbox"/>	Sandra Reyna Urbina	HISD - PAT	<input type="checkbox"/>	Carmen Nuncio	PAT
<input checked="" type="checkbox"/>	Louisa Meacham	HISD	<input type="checkbox"/>	Halee Porter	HISD - PAT
<input checked="" type="checkbox"/>	Myla Van Duin	Advocate	<input checked="" type="checkbox"/>	John Jacobs	HISD
<input checked="" type="checkbox"/>	Connie Esparza	Alumni - PAT	<input checked="" type="checkbox"/>	Angela Byrd	HISD
<input type="checkbox"/>	Hugo Mojica	LULAC - PAT	<input type="checkbox"/>	Shannon Wight	HISD
<input checked="" type="checkbox"/>	Chudi Abajue	IBI Group	<input checked="" type="checkbox"/>	Christopher Fields	Heery
<input checked="" type="checkbox"/>	Patrick Zadow	IBI Group	<input checked="" type="checkbox"/>	Guillermo Elizondou	Visitor
<input type="checkbox"/>	Eric Jimenez	HISD Band - PAT	<input checked="" type="checkbox"/>	Sizwe Lewis	HISD
<input type="checkbox"/>	Eric Ford	HISD	<input type="checkbox"/>	David Waggoner	HISD
<input checked="" type="checkbox"/>	Alex Rios	Alumni	<input checked="" type="checkbox"/>	Sofie Smith	Visitor
<input checked="" type="checkbox"/>	Frances Robinson-Hunt	HISD	<input checked="" type="checkbox"/>	John Preston	Volunteer
<input type="checkbox"/>	Claudia Garza	PAT	<input type="checkbox"/>	Christopher Quiroz	PAT
<input type="checkbox"/>	Emily Cole	PAT	<input type="checkbox"/>	Fernando Cizneros	PAT
<input type="checkbox"/>	Jazzmine Mendez	PAT	<input type="checkbox"/>	Machell Blackwell	PAT
<input type="checkbox"/>	Natalia Junkans	PAT	<input checked="" type="checkbox"/>	Michael Porter	HISD

PURPOSE: Discuss 2012 Construction Bond updates and issues.

AGENDA:

- Introduction
- Address Questions & Concerns
- Design Work Session

DISCUSSION:

1. Chris Fields (Program Manager) opened the meeting with a suggestion that this meeting is to be a work session to resolve current PAT concerns and discuss the revised design, which was reviewed the previous week with various members of the PAT.



2. Principal Julissa A-Martinez explained that the school district met with her and a few other PAT members February 13 to present a revised floor plan that maintains the 1700 student capacity and keeps the project within 5% of the indicated \$31.3 million construction budget. The scope of work was defined as new, minimal, minor, and major renovation. Clarification was requested on the difference between minimal, minor, and major repairs. Mr. Fields informed her that this will be discussed later in the meeting.
3. Mr. Fields suggested that Heery and HISD spend 5 to 10 minutes answering questions the Community may have. He began by addressing the Charrette held back in May of 2014. He mentioned that any proposed additions at the front of the building would be structurally challenging and would cost more than adding additional space elsewhere on the campus. He mentioned that adding onto the front of the building would compromise the historical façade of the school. Some PAT members stated they were curious as to why the district is rehashing old design issues. Mr. Fields explained that this information was re-reviewed because his office received a question from a concerned member PAT member questioning why portions of the design from the Charrette had changed; i.e. softball field, parking, additions to historical facade.

PAT questions were then addressed individually.

4. Question 1 Reviewed : *Why did your team let it get to this point?* Mr. Fields reported that in October 2014 it was determined that the preliminary design was significantly over budget. The preliminary design met the Ed Specs & Program; however, ideas brought forth at the Design Charrette created a challenge with respect to the construction budget. Maintaining the historically significant building by demolishing the interior down to concrete significantly impacted cost. The AE was asked to come up with additional design options that would reduce cost. Nearly 3 months was devoted to that effort. Concurrently, HISD worked to increase the construction budget. The latest design is within the revised construction budget. We would like to discuss what the PAT believe this school truly needs.
5. Question 2 Reviewed : *Who let HISD Staff run with the design to get to the point that we're over budget and why were we misled?* Mr. Fields responded in spring 2014 when design began, prices were not as high then as they are now. There has been a 25% increase in construction labor and material costs; therefore, a project design that was 5% over this past spring is now roughly 25% to 30% over budget. The preliminary design was allowed to progress to adhere to the Ed Specs & Program while incorporating the PAT's design requests. Unfortunately the amount of requirements and requests from both parties, coupled with the existing conditions of the facility and the surge in construction inflation put the project over the original construction budget. This reality is being forced on all Group 2 schools. With one of the current design options, the Davis HS project is now within 5% of the construction budget.
6. Mario Martinez, PAT member, stated he feels the Community is being forced by HISD to make design decisions quickly, and then wait for months, as issues are being resolved. He said he was also upset that the options presented have scope reductions. Overall, he believes the Community has been ignored when it comes to their concerns of making Davis High School a better facility.
7. It was expressed that remedial structural slab repairs had occurred at the Davis HS Auditorium to address structural issues in the past. The architect stated they reviewed the auditorium and did not see any foundation issues; and they have also asked the structural engineer and they also did not see any issues.



8. Councilman Ed Gonzales asked if the original schematic design that was reviewed with the school and the Community will be built. HISD answered that the original schematic design was no longer possible because of increases in construction cost. HISD informed the PAT that the construction budget was increased from \$26 million to \$31.3 million. It was expressed by a PAT member that the program budget stayed the same. HISD confirmed this and stated that only the construction budget was changed.
9. Councilman Gonzales asked if the scope reduction is occurring at other schools. HISD responded yes, scope reductions have occurred at all group 2 schools, and the majority of all group 1 schools.
10. The Principal told the group that the transportation logistics CTE program has been removed from the curriculum at the high school and the space now has the opportunity to be used for another program.
11. HISD discussed the site. The initial charrette drawing indicated a new softball field in the Tackaberry block. HISD has met with the city of Houston and received a parking variance, which increases parking from 232 spaces to 238 spaces. HISD stated the campus cannot achieve any more parking without giving up more green space. Also discussed was not moving the softball field. The PAT understood that the current softball field will stay in its current location and the PAT and the school has accepted this.
12. HISD desired to elicit from the PAT three (3) items that are most important for the Davis High School design. The PAT and campus members instead wanted to review the new design that was previously shown to the Principal and PAT and compare it with the approved design from the PAT and the campus. HISD reiterated the importance for HISD and the design team to understand the PAT's top 3 items.
13. IBI Group presented the issues with the current condition of the existing facility. This brought about general discussions of where construction is planned and estimated cost to HISD. IBI Group explained what minimal, medium and major renovations would mean for the Davis campus. IBI Group presented the revised floor plans that were shown previously to the Principal. IBI Group expressed what changes occurred from the initial schematic design to this revised design. To achieve cost savings, some spaces were not included in the new design. These spaces included the stage addition and dance. IBI Group expressed that both of these issues will be studied in more detail and a response offered at the next PAT meeting.
14. Question 4: *Last spring, the HISD GM of Design told the PAT that the abatement would come out of a different budget. Is this still true?* HISD responded by stating that the abatement of the existing school is from the construction budget. This has been communicated in previous PAT meetings. HISD apologized for any previous miscommunication. The Community was upset as they feel they were misled. They stated that incorrect information was given to the PAT and to the Community at large at a Community meeting.
15. Mario Martinez stated that the Community desires more for the facility than to be painted and to be brought up to code. They want it to be a 21st Century School. They believe this is what they were promised. The team assured the PAT they would receive a 21st Century School; something far better than paint and bringing the facility up to code. With this, the team asked the PAT for assistance in toning down the requested design, as the requested items are not achievable, unless capacity is reduced.



16. The teachers at the campus are concerned about the future classrooms being too small, like they are currently. The design team informed them that the 3-story portion of the school's classrooms will meet TEA, but the 1978 addition is still under review at this time.
17. The Principal and the teachers are also concerned about the restrooms in the 1978 addition. The restrooms do not meet ADA and they need to be remodeled to be aesthetically appropriate. The design team is aware of this concern.
18. The Principal also mentioned the stage in the Auditorium does not meet UIL, nor is it handicap accessible. The architect indicated that it is understood the stage is not ADA accessible at this time.
19. Question 5: Will the pool be renovated? No, but it will be cleaned. The staff and faculty informed the group that the pool has been shut down and the students are now practicing in another facility.
20. The Principal suggested the next PAT meeting to be on March 9th. This was tentatively scheduled. This is the second Monday of the month as the district is on Spring Break the third Monday in March.
21. If additional funding is available, the Principal also would like the district to consider adding a stair that connects to the pedestrian bridge to the Marshall Middle school. This stair would allow students from Davis to not enter from Marshall Middle School. Currently the pedestrian bridge goes inside the school and this has become a problem.
22. The PAT identified the three top spaces most important to be included are Culinary, Fine Arts and gyms. Other priority items for the campus are additional Stage Space, Dance Storage/Space, and renovated Restrooms in the 1970's wing.
23. PAT members noted that they are going to the Board to request the addition of a Fine Arts element to the magnet program.
24. It was noted that the land acquisition west of the campus should be completed in approximately two months.
25. Question 6: What is the cost of the land acquisition? Sylvia Wood responded by email that the District's budget is \$4.7 million for the acquisition of the subject property.
26. Question 7: What is the line by line budget? This information was emailed to the principal, trustee, and various PAT members on 2/20 and 2/23.

ACTION ITEMS:

- 20-1 Review the questions above and answer any that were not addressed in the meeting.

WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. Review of the revised design, incorporating requests made by HISD administration and the Davis High School PAT.

HOUSTON INDEPENDENT SCHOOL DISTRICT

Construction and Facility Services • 3200 Center Street • Houston, Texas 77007-5909
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NEXT PAT MEETING: Monday, March 09, 2015 at 3:45 p.m. at the Davis 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,

Nestor Martinez

Sr. Project Manager

HISD – Construction & Facility Services

3200 Center Street, Houston, TX 77007

Phone: (713) 556-9284

Email: nmarti18@houstonisd.org