



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

MEETING #: 36
LOCATION: Davis High School
DATE / TIME: March 07, 2016 at 3:45pm

ATTENDEES: (those marked with a check were present)

<input type="checkbox"/>	Julissa A-Martinez	Principal	<input type="checkbox"/>	Princess Jenkins	HISD
<input type="checkbox"/>	Sizwe Lewis	HISD	<input type="checkbox"/>	Sue Robertson	HISD
<input type="checkbox"/>	Clay Clayton	HISD	<input checked="" type="checkbox"/>	Sylvia Wood	HISD
<input type="checkbox"/>	Helen Spencer	HISD	<input checked="" type="checkbox"/>	Rebecca Reyna	GNMD
<input checked="" type="checkbox"/>	Carmen Nuncio	PAT	<input type="checkbox"/>	John Zepeda	JDHAA
<input type="checkbox"/>	Sandra Reyna Urbina	HISD	<input checked="" type="checkbox"/>	Gloria Montemayor	Visitor
<input type="checkbox"/>	Louisa Meacham	HISD	<input checked="" type="checkbox"/>	John Paul Cortez	JDHS
<input checked="" type="checkbox"/>	Connie Esparza	PAT member	<input checked="" type="checkbox"/>	Diana DuGoz	COH
<input checked="" type="checkbox"/>	Claudia Garza	HISD	<input checked="" type="checkbox"/>	Kristin Craft	HISD/SSO
<input checked="" type="checkbox"/>	Ariana Campos	TX Government	<input checked="" type="checkbox"/>	Arnaldo Hinojosa	Alumni
<input checked="" type="checkbox"/>	Chudi Abajue	IBI Group	<input checked="" type="checkbox"/>	Christopher Fields	Heery/HISD
<input checked="" type="checkbox"/>	Patrick Zadow	IBI Group	<input checked="" type="checkbox"/>	Mario Martinez	PAT member
<input type="checkbox"/>	Eric Ford	HISD	<input checked="" type="checkbox"/>	Dan Bankhead	HISD
<input checked="" type="checkbox"/>	Derrick Sanders	HISD	<input checked="" type="checkbox"/>	Rosemary Grant	Heery/HISD
<input checked="" type="checkbox"/>	Alex Rios	Alumni	<input checked="" type="checkbox"/>	Rob Block	Ave CDC

PURPOSE: Discuss 2012 Construction Bond updates and Project issues.

AGENDA: (see attached)

DISCUSSION:

- Rosemary discussed the progress of the abatement and demolition project on the Tackaberry properties. The Substantial Completion for this project was issued on March 7th 2016. It was explained that Substantial Completion indicates the contractor has finished the majority of the Work and has 30 days to complete the generated punch list. The site will have a temporary fence next to the existing sidewalk with sod along the inside edge of the fence and hydro seed grass on the rest of the site.



2. Rosemary discussed the Tackaberry Street abandonment stage of the project. The City of Houston has received the final information on the sanitary sewer line which was needed to finalize the Joint Resolution Committee (JRC) letter. HISD had received preliminary paperwork from the JRC.
3. Preliminary Milestones for the project:
 - a. April 2016: Community Meeting #1 (Schematic Design Review)
 - b. May 2016: Recommendations will be forwarded to the Board of Trustees for a General Contractor for the Davis High School new Parking Lot along Fulton and for a Construction Manager at Risk for the Davis High School Additions and Renovations.
 - c. June 2016: The current plan is to issue a Notice to Proceed with the General Contractor for the parking lot and the Construction Manager at Risk to begin constructability review of the Culinary Addition.
 - d. August 2016: Anticipated Substantial Completion for Davis High School Parking Lot along Fulton Street.
4. IBI Group presented a PowerPoint presentation.
5. The expected stages of the Davis High School construction were discussed. The first stage is the construction of the new parking lot along Fulton Street, the second stage is the closure and re-working of Tackaberry, the construction of the Culinary Arts/Science Lab addition and the bus loop. The third stage is the renovation work, parts of the 1978 addition demolition, the Performing Arts Addition and new parking near the new Fine Arts Addition. IBI is currently working on Construction Documents for the new parking lot along Fulton Street.
6. The current planning of the parking lots, bus drive, and vehicular entries were discussed. The number of spaces were discussed in each lot and it was decided the south part of the new parking lot will be for teachers. The north section of the new lot for students. The parking area near the Performing Arts will be for students and for bus loading and unloading of athletic materials and band materials.
7. Two detention ponds are required per City of Houston Building Codes. One is located at the south end of the new parking lot along Quitman Street. The second detention pond is in the center of the bus loop along Morris Street.
8. Question: Are we planning to do any dry detention (pervious pavement) in the parking lot? *IBI answered that it depends if the district wants to go in that direction. Dan Bankhead interjected and indicated that HISD has installed this type of paving but the product's lifespan did not meet the District's expectations. Pervious pavement is not in the current construction documents for the parking lot along Fulton.*
9. Question: How many spaces will there be for teachers to park because there is a total of 120 faculty and staff for the school? *Through discussion among the staff and the architect, it was determined to*



reverse the student and teacher parking lots because there are only 20 students that park on campus. The total parking lot is 238 spaces. (See Item #6)

10. IBI Group introduced and reviewed the Culinary Arts/Science Addition. This addition is located north of the 2001 addition with corridor connections on the first and second floors to the 2001 building. This addition to the campus will be able to be viewed from Fulton Street. On the first floor of this addition is the Culinary Labs, the Grad Lab, College Access, Communities in Schools, and Administrative Offices. The Grad lab, College Access, Community in Schools and the Administrative Offices are accessible on the weekends and separated from the rest of the campus with a pair of locking double doors. The second floor is mostly science labs with a couple of learning centers and extended learning centers. The science labs are being located in this addition as they are able to be configured to HISD desired dimensions and are monetarily less expensive to create in new construction than renovated construction. An elevator is included in this addition. IBI also indicated where the science lab addition ties into the second floor of the existing library. An axonometric view was reviewed. The axonometric view can be created in the program, Revit, used by the A/E team. A building section was displayed to show other types of drawings the architect will create through the Design and Construction Documents process.
11. IBI Group presented an exterior rendering of the Culinary Arts/Science Addition. This presentation included both a picture of the existing condition of the building on the North side of the 2001 building and an illustration of the new design. This addition includes matching the brick from the adjacent 2001 building, matching the height of the 2001 building, and the direct student entry into the cafeteria. New materials being incorporated into the design include glass with colored film and Nichiha panels (fiber-cement exterior cladding and siding) to add the school colors into the exterior design. The northwest corner of the second floor has most of the Nichiha panels and this area of the elevation is a design feature to draw the eye to this portion of the campus.
12. Question: Won't this give us another material to add to "hodge podge" to the building? *Patrick Zadow responded that the intent is to have the new addition match the brick on the adjacent 2001 building. The elevation for the addition illustrates about 50% of the addition is brick and the other 50% is glass and colored panels. Matching the brick from the 2001 building will pull the building design together and allow the creation of a focal point for the new addition with the use of new, to the campus, color containing materials. This 2001 building brick was chosen as the field material as opposed to adding the red and black blend of the original building or the reddish brick in the 1978 addition.*
13. Question: How many classrooms will we have? *Patrick Zadow stated the existing classrooms are undersized and once the renovations are complete, the classrooms will meet the program and TEA requirements. Rosemary informed the group that an exact count of Learning Centers, Science Labs, etc. will be available following Design Development.*
14. The current plan for the three story building renovation was discussed which includes the replacement of mechanical, electrical, and plumbing infrastructure; and greatly reduce the noise generated by the existing unit ventilators. More specifics regarding 21st Century improvements will be forthcoming in the Design Development phase.



15. The Performing Arts addition was reviewed. The construction to complete this addition includes the demolition of most of the 1978 classroom additions. Everything north of the competition gymnasium will be removed for the new addition. This demolition includes the removal of a portion of the 1978 building that floods from time to time. The existing main corridor in the 1978 addition will continue into the new Performing Arts addition. In addition to Performing Arts, the current plan includes boys and girls restrooms and Administration area with an Assistant Principal's office to control this side of the campus. The new Performing Arts includes instrumental music learning, a dance learning center, an ensemble room, and a vocal music learning center. Also included are offices, practice rooms, and storage rooms. These storage spaces are designed between the main performing arts spaces to help act as a sound buffer between the large teaching spaces.
16. Question: What are we doing for sound proofing the rooms when they are performing music? *The design will use concrete masonry unit with grout for the walls that will achieve a STC rating higher than the specified 55 rating. These walls will go up to deck. Dan also mentioned we will have a consultant on board for acoustics, if acoustics look to be an issue.*
17. Question: What happens to the existing Band Hall? *It will become the theater arts room, which is adjacent to the auditorium.*
18. The Performing Arts entry was reviewed. Illustrations included the red and black brick blend from the original portion of the school to be included into the design at the exterior walls except at the entry. At the entry brick matching the 2001 building and the colored glass included in the exterior design of the new culinary/science addition. The entry into the building in a lobby space where the glass will extend from the floor to ceiling to allow better visibility as students will be at this location in the evening hours after sporting events and performing arts events. The exterior doors are recessed from the brick above to better protect these doors from rain water infiltration. As the brick from the 1978 addition does not match any other brick on the campus IBI Group is planning to remove the brick from the lower section of the 1978 classroom addition and replace it with a similar red and black brick blend to tie the buildings together. Replacing the brick on the gym walls above the lower roofs appears impractical and IBI Group is planning on painting this brick.
19. Question: Are we taking care of the area that floods into the building? *The current plan is to remove the lower section of the 1978 addition. The planned facilities near this location are at a higher elevation of the existing building which has no history of ever flooding. (Please see Item 15.)*
20. Question: Are we still talking to the city about it flooding on Morris? *HISD's talks are ongoing with the city. No plan has been formally presented by the City.*
21. Question: Compared to the existing 1978 building, what is the new footprint of the new addition? *It is extending to about where the Community in School offices are currently located. (Please see Item 15.)*



22. Question: Will the existing boy's locker rooms remain and be renovated? *Yes*
23. Question: Does the 1978 building addition, for the most part go away? *Yes (Please see Item #15.)*
24. Question: Where is the teacher's restroom in the Performance Arts addition? *They will be able to use the adult toilet and shower locker room facility that is off the main corridor in the 1978 addition adjacent to the addition.*
25. Question: Will the entrance that leads into the Culinary Arts/Science addition be the main entry? *The main entry will be at the front of the school for visitors and tardy students. The entrance at the Culinary Addition that leads into the cafeteria, will be where students will be dropped off and/or picked up.*
26. Rosemary added that the A/E team and HISD/Heery have been meeting and walking the school to get the project through Schematic Design.
27. Question: Can we get a walk-thru of the three story building with the architect who will explain the renovations so that the PAT may understand the renovation section of the project? *A walk-thru can be set up once Design Development has been finalized.*
28. Question: What is planned for the basement/bomb shelter in the swimming pool area? *The space will remain as is, but any leaks will be repaired or pipes replaced.*
29. Question: Are there any plans to address the corner of Fulton and Quitman instead of having a parking lot? *No, the current plan is a parking lot. A discussion was circulating about a year ago to possibly include a parking garage with usable space below, however this plan did not prove feasible because of funding and security concerns. The current plan is to proceed with a parking lot as the parking lot must be completed to allow for the new additions to be built.*
30. The final image of the presentation included a breakdown of the budget before the Board voted for additional funding. Dan Bankhead and Derrick Sanders reviewed the budget and also reviewed the location of the projects' financial information on the HISD website, which is updated quarterly.
31. Question: How much of the project has the district spent? *About \$500,000 has been spent on the project thus far on soft cost and fees.*
32. Question: Are there any plans for the athletic fields, field house, and the auditorium? *There is money dedicated to the field house and some to the gymnasiums. In the auditorium, accessibility issues will be addressed. There are no plans to address the athletic fields; those were addressed in recent bond programs.*



33. Question: Are there issues with the foundation for the auditorium? *Yes, and those issues were addressed with construction years ago. The auditorium had been condemned and a construction response was necessary. A new roof for the auditorium is currently planned for the renovations.*
34. Rosemary concluded the PAT meeting and informed the group the next Community Meeting will be April 7th. At the next PAT meeting, April 4th, IBI Group will provide an updated presentation on the project status and take that presentation to the Community Meeting.
35. The PAT believes some community members would like to see project budget numbers in the presentation.

ACTION ITEMS:

Review and answer any questions that were not addressed in the meeting.

NEXT PAT MEETING: Monday, April 04, 2016 @ 3:45 p.m. 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,

Rosemary Grant
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