



**Project Advisory Team Meeting Minutes  
Davis High School Renovations**

**MEETING NO.:** 015

**LOCATION:** Davis High School Library

**DATE / TIME:** July 21, 2014 3:45 p.m.

**ATTENDEES:** Mario Martinez, HISD Alumni; Halee Porter, HISD Magnet Coordinator; Troi Taylor, Heery / TCM; Roberto Mejia, HISD parent; Sofie Smith, HISD Staff; Eric Ford, HISD-Facility Design; Carmen Runcis; Connie Esparza, HISD Alumni; Alex Rios, Community; Nestor Martinez, Heery Project Manager; Claudia Garcia, HISD Davis; Jorge Maldonado, Congressmen G Green; Julissa Alcantar, HISD Principal; DeAngela Hayes, Avenue CDC; Frances R. Hunt, PPS Houston; Olga Lopez; Daniel Bankhead, HISD Bond Office; Hugo Mojica, HISD Alumni; Princess Jenkins, HISD-Facility Planning; E. Cole, Community; Patrick Zadow, Bay-IBI Group Principal; Chudi Abajue, Bay-IBI Group Project Designer

**PURPOSE:** The purpose of the meeting was to review comments received at the July 15, 2014 Community

**AGENDA ITEMS:**

- Provide update on current status of the project
- Review comments from Davis HS Community Meeting No. 1
- What to expect at the next PAT meeting

**NOTES:**

**Discussions**

1. Troi Taylor, Project Manager, indicated that the Community Meeting turnout was well attended. The community asked good questions which indicated their passion for the school.
2. Construction is scheduled to start in the second or third quarter of 2015. This schedule needs to be maintained as inflation will be eroding buying power. The PAT asked how HISD intends to address inflation as they do not want the project negatively impacted. It was noted that the project budget (not construction budget) addresses inflation/escalation.
3. Mr. Taylor reviewed the parking count and stated that a variance to the City of Houston's (COH) requirements could be requested as it could be in the schools best interest not to construct parking that would be empty most of the time. He indicated that the current proposal is to match the number of existing parking spaces.
  - a. The PAT stated that the current parking lot does not provide enough parking spaces. It was stated that staff uses the entire staff parking lot and half of the student parking lot.
  - b. Dan Bankhead, HISD's General Manager of Facilities Design suggested that a student survey be conducted to gather information about parking needs. PAT members stated that a survey would not accurately reflect all students because

some would not respond. It was noted that a 100% participation rate for a survey would not be expected but the parking needs could be extrapolated. This extrapolation method was argued against as it does not reflect reality. Mr. Bankhead indicated that the parking counts will be given to the parking professionals to develop a recommendation.

- c. Members of the PAT stated that Davis High School is a community school and the parking is used for many events in the community. The PAT believes that it is in Davis' best interest to build additional according to the City's requirements.
4. The PAT expressed concern that they are not being given accurate information to allow them to discern the best direction to proceed. An example expressed was not being informed of the non-inclusion of the softball property in the drawings, and later being informed that it exceeds what is available within the property budget. It was stated that property acquisitions are Board of Trustees closed session items.
  - a. The PAT is concerned they will be forced to choose between property acquisition, parking and building improvements. They do not want to lose any of the building improvements fulfilling the City of Houston parking requirements. Mr. Bankhead indicated that choices will have to be made, but will not be made by cutting program. The choices to be made will be more about the additional items the campus desires to include. Mr. Bankhead indicated that any choices to be made will be in the best interest of the school.
5. It was noted that HISD has issued letters to the property owners to the west of the school in expressing interest in purchasing their property. As a matter of information, it was noted that the value of those properties will be the fair market value based on two independent estimates. From the discussion it was discerned that HISD has a property acquisition budget for Davis High School. The PAT does not know the budget amount. The PAT wants an idea of the cost to buy certain blocks. The Project Manager was requested to research and provide information at the next PAT meeting.
  - a. The PAT wants HISD to purchase the property north of the athletic track in addition to the property west of the campus. They feel both property acquisitions are necessary for the growth of the campus and the safety of students. The safety issues include students having to walk on busy public streets to the softball field a few blocks away as well as the danger of the busy vehicular intersection of Genova and Reynolds Streets. The Genova Street and Reynolds Street intersection entail narrow roads with blocked visibility when making turns.
  - b. It was reported that the property north of the track is estimated to be \$ 3.2 million. Although the budget may not allow for additional property of this magnitude, the community would like to see the budget allocated for the acquisition of land from HISD.
6. The PAT reminded the Architect and HISD of the need to be aware of the traffic on Fulton. The traffic on Fulton was noted as making it difficult to access the parking lot when students are arriving. The current parking lot layout has the traffic entering from Fulton and there is concern that the proposed plan appears to create a similar entrance from Tackaberry. A Traffic Engineering firm has been hired by HISD and a traffic count will be gathered in the second or third week of the new school year. With that information in hand, the consultant will develop proposals for the site.
7. The PAT would like the Architect to consider the acoustic design for the band room. The band has visited other facilities and the difference in the acoustics is quite noticeable. The Architect stated he would look into this issue.
8. Asbestos abatement was discussed. HISD has engaged a company to survey the existing Davis High School. The process of the survey is a visual inspection to identify likely materials that could contain asbestos. After the visual inspection the existing AHERA

(Asbestos Hazard Emergency Response Act) report will be reviewed and any non-identified materials will be tested. Principal Alcantar is concerned about the affect the abatement will have on the campus during construction. The PAT expressed its concern about the funding mechanism to remove the asbestos. The PAT requested a copy of the AHERA report. The AHERA report is located in the school.

9. It was indicated that the building has a roof leak. The discussion moved away from this subject and the location of the roof leak was not stated. The Project Manager will follow up to determine the location of the leak and coordinate with HISD maintenance to have it addressed.
10. The Project Manager indicated the goal is for all students to stay on campus throughout the construction period. It is unknown at this time if this goal can be met; as the design documents must be more complete to make this determination.
  - a. Building systems, such as mechanical, electrical, and plumbing must be determined in order to understand the possibilities for construction phasing which in turn will allow a better understanding of available classrooms. The best scenario is to complete sufficient new classrooms to allow moving out of existing classrooms.
  - b. Principal Alcantar stated if due to construction phasing that students must be moved off campus, seniors would be impacted first and freshman would be last.
  - c. It is surmised that construction will last 18 to 24 months but a firm plan has not yet been developed. The Principal is developing a plan with other schools to have summer school off campus in 2015 and 2016. This decision does not have to be made immediately for the 2015 school year and will more than likely be better known in Q4 2014.
11. The Design Process was explained from the Schematic Documents phase to beginning of Construction. The next Community meeting will be after the Schematic Documents are complete. The PAT meetings will continue through all the phases into construction.
12. It was asked if any prior bond money is still available for Davis High school. The Project Manager will review and respond.
13. The Principal asked if any of the exterior exits could be removed. IBI Architects stated that they are currently reviewing code requirements and would report back. It was mentioned that one of the two stairwells at the front entry is not necessary.
14. The need for building security and card opening devices was discussed. At this time it is unknown which doors will have a card opening device. This will be determined during the Design Development phase. The front door will get a secure entry vestibule through which the public will have to enter. It was expressed that every exterior door would receive a sensor. This sensor will allow staff to know if a door is propped open.
15. It was stated that the technology budget is a separate budget. The PowerUp program is being initiated at this campus in the 2014/2015 school year. District staff training occurred last week and it was expressed that the existing facility may not have enough wireless connections or bandwidth. The PAT would like to know if any past technology bond funds exist to upgrade the current facility. The Program Manager will research and report at the next PAT meeting.
16. Mr. Bankhead stated his belief that the auditorium structural deficiency was previously addressed. The Project Manager will research and verify it has been complete.
17. Questions were asked about the necessity of fire lanes; none seem to exist now. It was mentioned that when fire trucks appear at Davis High School, traffic on Quitman becomes obstructed at this time. IBI will investigate the code with the Fire Marshal as to the expected locations of fire lanes.

18. It was noted that a fire sprinkler system will likely have to be installed in the existing facility.

**ACTION ITEMS:**

- 15-01 Research estimated cost to purchase land north of the site (Project Manager)
- 15-02 Obtain copy of AHERA report (Project Manager)
- 15-03 Research reported roof leak location, notify HISD's maintenance department and be prepared to report on their intent (Project Manager)
- 15-04 Determine status of previous bond allocations and determine if any technology funds are available to upgrade the existing facility (Project Manager)
- 15-05 Determine existing requirements and possibility of removing exterior doors (IBI)
- 15-06 Verify status of structural repairs to auditorium (Project Manager)
- 15-07 Determine fire lane requirements (IBI)

**What to Expect at the Next PAT Meeting:**

1. Further development of the site and floor plans will be reviewed.

**NEXT PAT MEETING:** Monday, August 18, 2014 at 3:45 p.m. in the library.

Please review the meeting minutes and submit any changes or corrections to Nestor Martinez at nmarti18@houstonisd.org. After five (5) days, the minutes will be assumed to be accurate.

Sincerely,

**Nestor Martinez**

Project Manager, Heery International  
HISD – Construction & Facility Services  
3200 Center Street, Houston, TX 77007  
Phone: (713) 556-9250