



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

MEETING #: 26

LOCATION: Davis High School

DATE / TIME: August 31, at 3:45pm

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

<input checked="" type="checkbox"/>	Julissa A-Martinez	Principal	<input type="checkbox"/>	Princess Jenkins	HISD
<input type="checkbox"/>	Sizwe Lewis	HISD	<input checked="" type="checkbox"/>	Sue Robertson	HISD
<input type="checkbox"/>	Clay Clayton	Heery/HISD	<input checked="" type="checkbox"/>	Sylvia Wood	HISD
<input checked="" type="checkbox"/>	Duane Clark	Asst. Principal	<input checked="" type="checkbox"/>	Sanjuanita Cisner	HISD
<input checked="" type="checkbox"/>	Carmen Nuncio	PAT	<input type="checkbox"/>	John Zepeda	JDHAA
<input type="checkbox"/>	Sandra Reyna Urbina	HISD	<input type="checkbox"/>	Norma Torres	Visitor
<input checked="" type="checkbox"/>	Louisa Meacham	HISD	<input type="checkbox"/>	Diane Caicedo	Visitor
<input checked="" type="checkbox"/>	Connie Rodriguez	Student	<input checked="" type="checkbox"/>	Rob Block	Visitor
<input type="checkbox"/>	David Waggoner	Heery/HISD	<input checked="" type="checkbox"/>	Kristin Craft	HISD/SSO
<input checked="" type="checkbox"/>	Connie Esparza	PAT member	<input type="checkbox"/>	Hugo Mojica	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 Jimenez	HISD Band	<input type="checkbox"/>	Dwight Wilson	HISD
<input checked="" type="checkbox"/>	Eric Ford	HISD	<input checked="" type="checkbox"/>	Conception Esparza	Alumni
<input type="checkbox"/>	Francisco Rodriguez	Dance Volunteer	<input checked="" type="checkbox"/>	Rosemary Grant	Heery/HISD
<input checked="" type="checkbox"/>	Alex Rios	Alumni	<input type="checkbox"/>	Sofie Smith	Visitor

PURPOSE: Discuss 2012 Construction Bond updates and Project issues.

AGENDA:

- Presentation
- Future Meeting Dates
- Questions & Answers



DISCUSSION:

1. Chris Fields opened the meeting with an introduction of the Principal, SSO, and Design Team. He briefly reviewed the different schemes presented over the past year, starting with the Charrette. Chris then introduced Sue Robertson, HISD Facilities Planning, who began a slide presentation.
2. The slide presentation included a visual review of plans previously presented to the PAT, as well as a future direction. The past plans included Summer 2014, Fall 2014, Winter 2014, Spring 2015 and Summer 2015.
 - The Summer 2014 Charrette included buying new property, west of Davis, moving the front door to Quitman, and creating Learning Neighborhoods.
 - The Fall 2014 presentation was a culmination of the project program and ideas presented at the Charrette. This option was discussed as being well over budget at \$44 million.
 - The Winter 2014 presentation met the newly adjusted construction budget, but excluded part of the building from renovation. Although this scheme was in budget, it was stated that every area of the building had to be addressed in the renovation. As an example, the locker rooms need attention but were not included.
 - The Spring 2015 presentation illustrated minor to medium renovations in every area of the building and two additions. The renovation scope was deemed as not extensive enough to address the known necessary repairs. Later in the presentation, this option was discussed as being over budget at \$38 M.
 - The Summer 2015 presentation eliminated both additions. This presentation addresses the necessary renovations to the existing building for a 20- to -30 year lifespan extension. The goal would be to create an educationally appropriate space that addresses building needs.

Ms. Robertson reviewed a priority list of the necessary renovations such as accessibility, safety and security, mechanical, electrical and plumbing systems in the school, restroom upgrades, and aesthetics. If funds remain after the work is complete, then the district recommends working on the technology infrastructure, the existing Davis High School site, and programmatic spaces. As for the flooding that occurred along Morris Street on the east side of the building, the district has been talking with the City of Houston about how to resolve the problem.

3. PAT member Mario Martinez said he was upset that the work being proposed does not create a 21st century school for Davis. He said he was told by HISD Administration that if the school only received a paint and repair job, that he should contact them. Specifically, he questioned the size of the classroom spaces that would not be altered under the proposal. He stated that the district made promises that have not been kept, and that he is unable to support the staff's recommended plan. He stated that he will inform the community of what they will be getting in comparison to what they were promised. He added that all the work being proposed should have been done by maintenance. He said items that should have been discovered long ago are just coming up now, and that students are not getting the school they deserve. He also mentioned that he has been in talks with other PAT's at other bond campuses and they are going through the same frustration as the Davis PAT.



4. PAT member Carmen Nuncio stated she feels that HISD does not respect the people of Northside and Davis High School. She feels that the District only wants to give the school only part of what it wants in an effort to appease the community.
5. Ms. Robertson mentioned that the school district has been responding to the inflation and higher construction costs that have occurred in the city. Mr. Martinez responded that he was told earlier during a meeting with HISD Administration that if the project were delayed a few months, then prices could come down. With that said, the PAT was reminded of the presentation Mr. Fields gave earlier this year stating costs are expected to increase over the next two to four years.
6. Ms. Robertson said she sympathized with Mr. Martinez but stated that the goal is to move the project forward with the current budget. Should more money become available in the future, Davis High School would have the infrastructure in place to consider additions or further renovations. Mr. Martinez followed up by saying that he does not support this recommendation but understands that the facility belongs to the district and if renovating the building takes precedence, he can't stop that.
7. PAT member Connie Esparza inquired why the budget was \$31 million. She believed it was going to be \$47 million. Mr. Martinez reminded the PAT members and clarified that the \$31 million was the construction budget and \$47 million was the overall program budget (\$46,764,000.00)
8. Louisa Meacham was upset that they took a trip to Seattle to see 21st century schools and that the PAT was encouraged to dream big. She said the current condition of the building should have been assessed first, before the PAT began to offer design ideas.
9. PAT member, Ms. Esparza said she was frustrated that the district's Facilities Services department had not reached out to the City earlier with respect to the flooding of the 1978 building.
10. A question was asked when construction was supposed to begin and Mr. Fields informed the group that construction is scheduled to begin the 4th quarter of this year on the property west of Davis and in the early 2nd quarter, 2016 on the Davis site.
11. Ms. Robertson reiterated that the current recommendation would greatly improve the facility and take care of many of the concerns expressed by the PAT.
12. A student commented that she did not see much difference between the current classrooms and drawings of the ones proposed for renovation. She questioned whether there will be additional outlets because of Power Up. Ms. Robertson said the furniture, finishes, and mechanical, electrical and plumbing systems being proposed are very different than what exists now. She asked additional questions about the Fine Arts, athletics, and dance areas. PAT members C. Esparza and M. Martinez questioned if floors in each classroom would be redone to suite the need of that particular program to which S. Robertson stated that every space will get upgraded to correspond to the use of that space. Mario subsequently commented, "Get it in writing." The architect is planning to address items like athletic locker rooms, toilets and showers.



13. Mr. Martinez asked if the cemented windows will be removed. Ms. Robertson said the architect will need to look into it. Chris Fields mentioned that the reason why the subject windows along Quitman and Tackaberry are covered is because they were shot out in the past, prior to Principal Alcantar-Martinez's arrival, and it was requested that the windows be covered. The Principal confirmed that, to her knowledge, the windows have not been shot at for the past three years. The Principal asked if the windows behind the JROTC building will be replaced. Ms. Robertson said that issue would be investigated.
14. Chris Fields explained how the rest of project will proceed with the different phases to the project. Mr. Martinez wanted to make it clear with HISD that, per his understanding, the students are not leaving the Davis campus during construction. It is understood that phasing a project due to an occupied site and facility increases construction costs.
15. Mr. Fields reiterated to the group that the General Contractor under contract for the work on campus is H.J Russell. This is the only project assigned to H.J. Russell under the 2012 HISD Bond Program.
16. The PAT requested that a HISD Administrator attend the next PAT meeting. Mr. Fields wanted to get a consensus of when the next PAT meetings will occur and when the next Community meeting will happen.
17. The next PAT meeting dates confirmed by Principal Alcantar-Martinez via email:
 - ~~September 28, 2015 at 3:45 pm~~
 - October 19, 2015 at 3:45 pm
 - November 16, 2015 at 3:45 pm
 - December 14, 2015 at 3:45 pm
18. The next Community meeting will be ~~September 29, 2015 at 6:30 pm.~~

ACTION ITEMS:

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

WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. Schematic Design Review

~~**NEXT PAT MEETING:** Monday, September 28, 2015 @ 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,

Chris Fields
Sr. Program Manager



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HOUSTON INDEPENDENT SCHOOL DISTRICT

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