



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

**MEETING #:** 29  
**LOCATION:** Davis High School  
**DATE / TIME:** October 19, 2015 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 type="checkbox"/>	Sue Robertson	HISD
<input type="checkbox"/>	Clay Clayton	HISD	<input type="checkbox"/>	Sylvia Wood	HISD
<input checked="" type="checkbox"/>	Helen Spencer	HISD	<input type="checkbox"/>	Sanjuanita Cisner	HISD
<input checked="" type="checkbox"/>	Carmen Nuncio	PAT	<input checked="" type="checkbox"/>	John Zepeda	JDHAA
<input type="checkbox"/>	Sandra Reyna Urbina	HISD	<input checked="" type="checkbox"/>	Gloria Montemayor	Visitor
<input checked="" type="checkbox"/>	Louisa Meacham	HISD	<input checked="" type="checkbox"/>	Sylvia Zepeda	Visitor
<input checked="" type="checkbox"/>	Connie Rodriguez	Student	<input checked="" type="checkbox"/>	Emily Cole	Visitor
<input checked="" type="checkbox"/>	Claudia Garza	HISD	<input checked="" type="checkbox"/>	Kristin Craft	HISD/SSO
<input checked="" type="checkbox"/>	Connie Esparza	PAT member	<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"/>	Raul Lopez	Visitor
<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"/>		

**PURPOSE:** Discuss 2012 Construction Bond updates and Project status

**AGENDA:**

- Round Table Discussion (4 Topics)
- Future Meeting Dates
- Questions & Answers

**DISCUSSION:**

1. Chris Fields, program manager, opened the meeting by describing the meeting format as a round table discussion with PAT members and the design team using the distributed agenda and no PowerPoint presentation. He further introduced Rosemary Grant as the project manager for Davis High School. Rosemary has been on the Davis High School project for three months, and this will be her primary 2012 Bond Project.



2. The first agenda topic was the demolition and removal of the buildings on the HISD property west of Davis HS, also known as the Tackaberry Street project.
  - A. Chris had been informed by Davis HS Principal Alcantar-Martinez that Superintendent Terry Grier sent PAT members a letter that the Tackaberry Street properties would be demolished within a week. .
    1. Chris noted that state and city requirements require abatement of the properties before they can be demolished. That process cannot take place within a week's time because of regulatory requirements. Additionally, the work requires Board approval and shall commence in two to three months, as stipulated in PAT minutes dating back to June 22, 2015.
  - B. Rosemary described bids related to a Competitive Sealed Proposal (CSP) were to be received Tuesday, Oct. 20, 2015 with the scope of work to abate, demolish, remove the buildings, and grade the site. It is anticipated that the recommended contractor would be approved during the Nov. 12, 2015 Board Meeting. If approved in November, a Notice to Proceed (NTP) could be issued by Dec. 18, 2015, and the work completed within ninety (90) days of the Notice to Proceed (NTP).
  - C. Rosemary presented a schedule that identified EPA, State of Texas, and the City of Houston requirements that must be satisfied before a demolition permit could be issued and that the process cannot begin until the recommended contractor is on board. She briefly described the hazardous abatement process showing the project's survey and report prepared by Terracon, Inc., the hazardous materials consultant. She further reviewed the City of Houston Demolition Permit requirements for plumbing disconnects and inspections scheduled after the final approvals of the hazardous materials removal; specifically noting that all water meters must be returned to the City of Houston before a demolition permit could be issued.
  - D. A discussion of interest followed on four (4) properties. Two (2) properties on the corner of Fulton and Morris Streets will be acquired by HISD in early November. Specifically, the owner of the Western Wear store is scheduled to relocate the building to another site; and the doctor's practice at the corner of Fulton and Quitman Streets will relocate from that office by Dec. 31, 2015.
  - E. Rosemary continued to describe additional City of Houston requirements regarding the abandonment of Tackaberry Street. A response is expected within the next several weeks from the City Public Works and Engineering (PWE) Department that may describe improvements that are to be undertaken by HISD and will require additional plans and related site construction.
  - F. A temporary chain link fence was installed around all properties currently acquired by HISD. Though a windscreen would obscure the current appearance of the buildings; it is hoped that by allowing the buildings to remain visible, the district may discourage intentional vandalism and other unsavory incidents.
    1. Mario Martinez asked why it took so long for HISD to maintain the property that was purchased. *Chris replied that the dates for purchasing the properties did not go as quickly as planned, which would have allowed maintenance to follow when the entire site was purchased.* Mario, Connie Esparza, and Carmen Nuncio all expressed dissatisfaction with the lack of maintenance and stated they were upset it took a community outcry for HISD to install the fence, mow the grass and clean up the properties.



2. Chris empathized with their frustrations and explained the process of purchasing the property before maintenance can take over the property. Mario questioned if this process will require the property to be maintained in an acceptable condition and Chris replied it will be maintained by HISD. Rosemary suggested members to call her should there be an issue.
3. The second agenda topic was the current budget amount and the design direction.
  - A. Chris updated the status of the supplemental bond funding proposal submitted to the Board of Education, which would provide up to an additional \$211 million to bond projects. The proposal, which was originally slated to be considered at the Oct. 15 Board meeting, has been postponed. Helen Spencer, Officer of HISD Communications, was present at this PAT meeting in order to listen to the issues and concerns and then report back to the cabinet. She indicated a workshop was scheduled for Oct. 28, 2015 to discuss additional funding to the bond and result, hopefully, in a resolution. *Subsequently this workshop was cancelled. However, the next meeting that will take place to discuss the bond will be held Tuesday, Oct. 27, 2015 during the Bond Oversight Committee meeting. Additionally, an op/ed by Dr. Terry Grier appeared in the Chronicle, Sunday, Oct. 25, 2015 and was forwarded to PAT members on Monday, Oct. 26, 2015.*
    1. A PAT member questioned how long it will take for Davis High School to receive additional funds - two years or three years. The Community is frustrated with the delays and wants to know when they will get additional funding to build Davis High School. *Response: A time period has not been established yet, however we will keep the PAT members informed.*
  - B. The additional funding greatly impacts how to proceed with the Davis project. However, the Davis High School project team continues to work diligently within the \$31,385,360 construction budget while focusing on the PAT recommended renovation improvements to maximize the project effectiveness on the main building with the available budget funds.
  - C. A discussion followed on the possibility of including the Culinary / Science addition in the near future design phase. Chris advised that the architect was given direction to continue his focus on the existing structure renovations and to prepare a proposal for an additive alternate for the Culinary/Science addition. The goal is to renovate the existing structure, and should funds allow, add the Culinary / Science addition.
  - D. The following question was proposed prior to this meeting – what is the total square footage that is being included in the overall construction budget? Per Principal Alcantar-Martinez, there were comments made by a community member that the Davis HS gross square footage is close to 300,000 SF. Is this an accurate square footage? *Chris replied: Per the Davis High School Magellan Report completed in 2007, Davis High School consists of approximately 250,000 gross square feet for existing permanent buildings and upwards of another 9,000 gross square feet for temporary structures. For budgetary purposes, Davis HS was scheduled to demolish roughly 55,000 SF, while building roughly 43,000 gross square footage of new construction, totaling a proposed square footage of 238,000. Because the Davis HS PAT has requested additional square footage, the AE's current design totals 279,899 gross SF (255,271 renovation & 24,720 new) pending additional funding.*



4. The third agenda topic updated site improvements: storm water and parking lot options.
  - A. Rosemary has been working with the City Storm Sewer Maintenance Department and reported the department examined the existing storm sewer system by camera and also cleaned several inlets. After further discussion and research on the HISD GIS (Geographic Information System) storm sewer system layer, the Assistant Director of the City Storm Water Maintenance Branch requested a street assessment that requires an engineering analysis with an expected update in November.
  - B. Numerous parking layouts had been presented and reviewed over past months with no final design approval. A sketch showing the most recent parking lot options, as discussed with Principal Alcantar-Martinez, designated locations for bus, student, and visitor parking and was distributed to those present. Connie Esparza requested the present PAT members provide a decision on how to proceed with the site plan so that the architect can move forward. She also commented that the parking lot as shown should suffice for the students and faculty. Architect Patrick Zadow and Chris Fields facilitated this discussion with all PAT members, staff, and visitors who were present and arrived at the following conclusions:
    1. The Quitman Street entrance would be the main entrance for students and visitors. ADA access improvements will be required.
    2. Administrative offices would be located at this entrance along with a secure vestibule.
    3. Student drop off would be on (existing) Tackaberry Street near the south west corner of the main building with a walkway to main entrance.
    4. Visitor parking would be on (existing) Tackaberry Street by the west end of the main building.
    5. Total parking spaces remain at 238 for faculty, staff, and students; as previously voted on by the PAT.
    6. The sketch was based on the Traffic Study (Option 5A) that currently represents 124 vehicles for faculty & staff. The student parking lot can accommodate 112 vehicles.
    7. The parking lot, as shown on the Traffic Study, will need to be reconfigured to include parking in the ROTC marching area.
    8. A circular drive, that will exit and enter Morris Street, was added for bus drop-off and pick up with entry through the proposed north addition.
    9. There will be an entrance / exit on Fulton for student / staff parking. The service access would also use this same entrance / exit.
    10. Faculty and staff will park closer to the school using existing entrances and the new entrances that are near their classrooms.
  - C. Other issues discussed on the parking lot topic which need additional consideration include the following:
    1. Each entry /exit drive opening requires a gate that will be manually opened and closed on a daily basis and may impact the number of drive openings.
    2. Should a canopy be installed on the walkway in front of the school that would blend with the historical significant exterior? It was agreed that a canopy along the front of the building would take away from the historical nature of the exterior, however HISD Design will refer to design guidelines.
    3. Relocation of the intermediate distribution frame (IDF), main distribution frame (MDF), and electrical rooms from the front of the building.
    4. Exact locations of drives are dependent upon sight distance calculations, traffic study engineering and City of Houston approvals.

5. Principal Alcantar-Martinez requested that spaces for a van, HISD PD car and art car be incorporated into the parking lot plan.

D. Questions and answers not addressed above:

1. What will the parking lot's material be? *Response: The architect plans to proceed with concrete.*
2. Can parking or vehicle loading be located behind the band hall? *Response: This was considered at the start of the project but the turning radius was problematic. However, the architect will revisit this option.*
3. Will the project effectively remove the two existing portable classrooms? If so, could additional parking be located here? *Response: The architect will visit this possibility and advise.*
4. Will there be accommodations to make the parking lot safer? *There will be a perimeter fence around the campus and there will be site lighting.*

E. A revised traffic study will be engaged to provide approval on the final option in order to continue the site plan development.

F. A discussion ensued with the number of students, faculty, and staff that currently parking on site. The traffic study dated April 2, 2015 provides the following statistics:

Dropped off / picked up:	40%
Drive and park:	10%
Public transit:	20%
School bus:	15%
Walk:	15%

G. Mario Martinez pointed out there would be students who would be eligible to park on the campus but cannot due to the amount of parking spaces. *Response: The traffic study noted neither faculty nor student parking lots reach capacity on a normal school day. Field observations after school was in session indicate the faculty and staff park lot typically reaches 78 percent occupancy and the student parking lot typically reaches 51 percent occupancy.*

5. The fourth Agenda topic was on the campus design schedule.

A. Are we still on the design schedule shown at the August PAT Meeting? *Response: Chris replied, "Until there is consensus on the design plan, the schedule that was shown in August 2015 has been lengthened. Once an approved Schematic / Design Development / Construction Documents are in place, it will take the architect and City of Houston roughly six months at a minimum to issue a building permit before construction on the school may begin."*

B. What is happening with the existing Culinary? *Response: The team intends to keep the existing Culinary Arts facilities in its current location. It is unknown at this time what level of renovation this area will receive. To date, the PAT has focused on their request for new square footage for additional Culinary Arts space.*

C. A PAT member questioned if the pool remains in the scope of work? *Response by Connie – It is not.*



6. Other questions and answers:
- A. What happened to the fine arts addition? *Response: It was not in budget, therefore not in plan.*
  - B. What happens when we get a new mayor? Will the promises (?) still be kept? *Response by a PAT Member: There is no guarantee.*
  - C. Is the job being held up since the Superintendent is leaving? *Response: No, the Davis High School project will not be held up due to the departure of Dr. Terry Grier.*
  - D. How is the contractor selected for this project? The community wants to know the experience of H.J. Russell because they have had contractors in the past that have done inferior work. *Response: H.H. Russell is the CM@R contractor, has a local office, and has been working with the design team and attended PAT Meetings. Please visit their website [www.hjrussell.com](http://www.hjrussell.com) for additional information.*
  - E. Rosemary questioned if some or all of the students could be relocated to another site for summer school. *Response: Principal Alcantar-Martinez and Chris both replied yes. Chris further stated that it would be more advantageous to utilize this option during the construction phase in the summer of 2017.*
7. The next PAT meeting dates confirmed by Principal Alcantar-Martinez via email:
- November 16, 2015
  - December 14, 2015
8. The next Community Meeting date is to be determined. It may take the place of the December or January PAT Meeting.

Please review the meeting minutes and submit any changes or corrections to the author. After five (5) calendar days, the minutes will be considered as accurate.

Sincerely,

Rosemary Grant  
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