



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

MEETING #: 33

LOCATION: Lee High School

DATE / TIME: November 19, 2015, 1:30 PM

ATTENDEES: **Jonathan Trinh**, Lee HS Principal; **Joseph Mata**, Lee HS AP; **Melanie Hauser**, Alumni – Community Member; **Kristen Cobb**, HISD – Communications; **Gregg Kalba**, WHR Architects; **Brent Oldbury**, WHR Architects; **Daniel Calcote**, CMAR; **Travis Kirby**, CMAR; **Lisa Pearl**, CMAR; **LaJuan Harris**, HISD Planning; **Meredith Smith**, HISD – Construction; **Steven Redmond**, HISD – Program Manager (URS)

PURPOSE: To present project status and updates.

AGENDA:

- Introductions
- Discussions with the Program Manager (PM)
- Discussions with the Construction Manager (CMAR)
- What to expect at the next Project Advisory Team Meeting

DISCUSSION:

1. Program Manager updated the PAT on the status of the Project.
 - a. The Board of Education is considering a proposal that would add another \$211M to the Bond Program to ease the inflation impacts we have felt from the booming construction market in Houston.
 - i. The Board work session produced more questions that the Bond Team is responding to.
 - b. Principal Trinh questioned how the additional funding would be used. The explanation offered was that the Design Team understood that we would be able to restore the program area that was deferred in order to bring the construction contract into alignment with available construction funding at \$52M. That means that the 4 learning centers would be restored as well as half of the Construction Technology program space.
 - c. Principal Trinh brought up the conversation with the Soccer coach regarding the creation of additional soccer fields for practice at the freshman and junior varsity competition levels. Principal Trinh reminded the PAT that the soccer squads are competing at levels unseen in other districts, let alone HISD.
 - i. We discussed the possibility of the principal approaching the Chief School Officer (CSO) and enlisting their help in working through the issue from the academic side. Principal



Trinh was willing to take on that effort. The PM and design team will look into layouts of fields to graphically illustrate how the fields can be configured.

- ii. The PM is making progress on budget reallocation efforts, and should be able to get back to the Principal after the Thanksgiving Break.
 - iii. Options for the design of the outdoor sports facilities were limited by the City's decision to keep Unity Street open, rather than accept HISD's petition for closure. The community member and school administration are exploring opportunities to influence the City to change the decision.
2. The Construction Manager updated the PAT on the status of construction activities.
 - a. Excavation of existing soils for the building pad is now complete. Import of select soil for the subgrade and building pad is underway to build a five foot base for the new construction; the building pad is now 80% complete. Recent rains over the past two months have slowed construction progress. The remaining area of the building pad to be complete is in the athletics area, and has been flooded twice in the past month.
 - b. Concrete pier and grade beam installation is now underway. Drilled piers, steel reinforcing and concrete pours have been completed on approximately two thirds of the building pad. Grade beams and perimeter footings have been placed on the west neighborhood and work is now underway in the food services area.
 - c. Activities in the coming month include concrete slab pours, completion of the building pad in athletics quadrant, steel delivery and erection starting in the west quadrant of the site.
 - d. Discussion of installation of a sanitary sewer leg across the access drive to food services and the central plant determined a postponement was in order due to school being in session Monday and Tuesday of Thanksgiving week. The work will be scheduled for winter break.
 3. Rain again precluded a site walk for the PAT. We discussed the topping out ceremony with the final beam to be placed signed by students, faculty and alumni. The current time frame appears to be late March – early April for the event. The PAT will continue the discussion and planning at the next meeting.
 4. A community meeting had been tentatively scheduled for the first week in December. Given the recent events with weather and continued discussion regarding additional funding from the Board, the PAT decided to postpone the meeting until after the first of the New Year.
 5. The Architect updated the PAT on the progress of construction administration activities.
 - a. The Building Permit was approved on November 18, 2015. We are currently constructing under a site and foundation permit. This approval will allow the construction team to continue uninterrupted to completing.
 - b. Additional permitting is required to obtain permission to remove numerous large trees in perimeter Right-Of-Way's (ROW) and setbacks which are in the way of storm and sewer line



construction. The City's approval of tree removal is contingent upon a "mitigation" plan to replace trees, and the plan is being prepared.

6. The schedule for the next community meeting was discussed. The focus of this community meeting will be construction and relations with the community on issues like noise, traffic and safety. As such the CMAR team will be the principal character in the evening. The school would like to schedule the meeting of the 2nd or 3rd of December. The Project team will work with the school to accommodate the meeting with them.

ACTION ITEMS:

- 32.01 The Program Manager will report back to the Principal regarding the state of the project budget and how much of the program can be reinstated without the additional funding from the Board. He will then take appropriate action within the Academic side to work for restoration of program to the project. (Program Manager) **PROGRESS**
- 32.02 Develop agenda and presentation for the community meeting ASAP and distribute for review. (Program Manager & CMAR) **PROGRESS**
- 33.01 Develop an agenda and planning for the "Topping-Out Ceremony". (PAT)

WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. Project status and updates on construction progress.
2. Preparation for Community Meeting on dates to be determined.

NEXT PAT MEETING:

The next meeting will be on December 10, 2015 @ 1:30 PM.

Please review these meeting minutes and submit any changes or corrections to Steven Redmond. After five (5) days, the minutes will be assumed to be accurate.

Sincerely,

Steven Redmond, R.A., Program Manager (URS)
HISD – Construction & Facility Services
3200 Center Street, Houston, TX 77007
Phone: (713) 556-9423
Mobile: (713) 277-4400
Sredmon1@houstonisd.org; Steven.redmond@urs.com