



**Minutes**  
**2012 Bond Project Advisory Team (PAT) Meeting**  
**Mandarin Chinese Language Immersion Magnet School**

**MEETING #:** 33

**LOCATION:** Mandarin Chinese Language Immersion Magnet School- Student Dining Area

**DATE / TIME:** November 10, 2015 @ 4:00 PM

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

<input checked="" type="checkbox"/>	Chaolin Chang	Principal	<input checked="" type="checkbox"/>	Dane Roberts	Asst. Principal
<input type="checkbox"/>	Patricia Butler	Teacher	<input type="checkbox"/>	Sara Butler	HISD Comm.
<input type="checkbox"/>	Leslie Culhane	MCLIMS P.T.O.	<input checked="" type="checkbox"/>	David Wheat	St. Geo. Place ES Principal
<input checked="" type="checkbox"/>	Bill Hutz	TIRZ No. One	<input type="checkbox"/>	Angie Chen	Parent
<input checked="" type="checkbox"/>	Paul Alleyne	Parent	<input checked="" type="checkbox"/>	Drew Houlihan	HISD CAO
<input type="checkbox"/>	Eric Ford	HISD Design	<input checked="" type="checkbox"/>	Sizwe Lewis	HISD Const.
<input checked="" type="checkbox"/>	Albert Wong	HISD PM	<input checked="" type="checkbox"/>	Michael Liu	Teacher
<input checked="" type="checkbox"/>	Sam Savage	PBK	<input checked="" type="checkbox"/>	Jeff Medley	S&P Construction

**PURPOSE:** Provide a brief update of construction activities on the MCLIMS Project jobsite and address any comments from the last MCLIMS PAT Meeting.

**AGENDA:**

- Provide update of current and future construction activities on the MCLIMS Project site.

**DISCUSSION:**

1. Albert Wong began the meeting with the introduction of the MCLIMS Construction Manager at Risk, Satterfield & Pontikes' Project Mgr., Jeff Medley, who provided some construction activities updates.
2. Mr. Medley began by discussing the ongoing safety and monitoring program on the construction site, with site specific bi-weekly visits from safety inspectors.
3. When the overall Project site plan was shown, he pointed out that the area immediately north of the expanded St. George Place ES's new walking track was undergoing installation of several primary underground utilities, including the storm water, domestic and fire water mains as well as the electrical feeders to the transformers within the new MCLIMS building. Although much of the new granite walking track has been installed, this surface and the adjacent sodded areas still need fine grading and additional hydro-seeding, due to some visible brown areas in the new turf. The previous existing soccer goals and bench seating units will be re-installed again, with requested input from St. George Place ES Principal Wheat.



4. Mr. Medley also indicated that the primary planting season was approaching and they would begin planting new landscaping and trees in early March and installing irrigation systems. The MCLIMS west detention area will be addressed after the new water main is installed by their plumbing subcontractor.
5. When asked by AP Dane Roberts about any sources of water near the planned garden area, Sam Savage responded that there was a hose bib connection located next to this area.
6. The concerns about nighttime construction generated noises were discussed, with reiteration that there were decibel limitations after specific times in the evenings and before certain morning times. These noises are mostly associated with trucks queuing up in front of nearby homes and leaving their motors running or backing up. Most of the concrete building slabs have been poured, but there are still lightweight concrete roof decks that will need to be poured but these pours should occur during the regular workday hours. Mr. Medley explained that the early hour concrete truck deliveries were due to timely delivery problems during the normal work hours, due to heavier traffic and having a limited timeframe for pouring the newly batched concrete mixes at the jobsite. Bill Hutz voiced his opinion about not allowing any heavy delivery trucks to travel on McCullough Drive, but Mr. Medley indicated that their current agreement with the concrete batching company did not exclude them from making deliveries on specific COH streets. However, he would try to convince the concrete company's dispatchers to tell their drivers to avoid using McCullough Drive in the future, if possible.
7. Mr. Wong inquired about when the new MCLIMS perimeter security fencing would be installed and Mr. Medley responded that they were not currently in a hurry to install this fencing since they wanted to make sure that it wouldn't be damaged while construction was still ongoing at the site.
8. When reviewing the overall construction schedule milestones, Mr. Medley was hopeful that the building would be dried in by Christmas and, if this was on track, a possible beginning move-in date might be around the middle to late June, 2016. However, he indicated that this will take lots of hard work and good weather to accomplish this goal. The scheduled brick has been delivered to the jobsite and this veneer masonry work should be starting in the near future. When approx. 70% of the work is completed, the O&M (Operations & Maintenance) manuals training should begin to be scheduled, prior to the Project Close Out. Project Managers from the HISD Facilities IT and Electrical Depts. have visited the jobsite already and provided input and observations about the ongoing installations in these areas.
9. Some overall Project aerial photos were shown, with all the elevated floor decks poured and the roof decks being installed.
10. Principal Chang asked when small groups of 3 to 5 visitors might be allowed to stop by the construction jobsite and Mr. Medley responded that, once the building is "dried-in" or enclosed, this might be coordinated on a limited basis with some advanced coordination with the CMAR.
11. When asked about floor outlets in the Main Learning Commons area, Mr. Savage responded that there were none scheduled, but only wall outlets, due to problems with damage to floor outlets and limitations on seating arrangements, etc.
12. There was some brief discussion about the outdoor basketball court again, and the requirements for preparing for a future steel cover structure. This will require City of Houston permitting coordination as a separate structure and the installation of additional column support footings for this structure. As mentioned previously, there is no available construction funding for this cover structure, but pricing will be established more firmly by the CMAR for its implementation if future funding is made available.

#### **QUESTIONS/ANSWERS:**

1. No additional questions were asked by the PAT.

#### **ACTION ITEMS:**

1. Prepare for next MCLIMS PAT Meeting.

#### **HOUSTON INDEPENDENT SCHOOL DISTRICT**

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**WHAT TO EXPECT AT THE NEXT PAT MEETING:**

1. Provide construction activities and timeline updates.

**NEXT PAT MEETING:** Tuesday, December 15, 2015 @ 4:00 pm, in Mandarin Chinese LIMS 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,

**Albert Wong, AIA**

HISD – Construction & Facility Services Project Manager

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