



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

MEETING #: 028

LOCATION: Jones High School

DATE / TIME: October 27, 2015, 4:15pm

ATTENDEES: (those marked with a check were present)

<input checked="" type="checkbox"/>	Roy de la Garza	Principal	<input type="checkbox"/>	Stephanie Hobbs	Teacher/English
<input type="checkbox"/>	Steven P Amedeo	Teacher	<input type="checkbox"/>	Cecilia A Jackson-Witt	Teacher/Sp. Ed. Dir.
<input type="checkbox"/>	Dave Bertram		<input checked="" type="checkbox"/>	Noelia G Longoria	SSO
<input type="checkbox"/>	Albert W Brown	Teacher	<input type="checkbox"/>	Marcia Powell	Teacher/ Music
<input type="checkbox"/>	Philip Camp	Teacher/ Coach	<input type="checkbox"/>	Rowena M Verdin	Librarian
<input checked="" type="checkbox"/>	Richard Carroll	Business Mgr.	<input type="checkbox"/>	Andre Rodriguez	Teacher/ Soc St
<input checked="" type="checkbox"/>	Norma Conerly	Milby Alumni Dir.	<input type="checkbox"/>	Cynthia Rodriguez	Nurse
<input checked="" type="checkbox"/>	Owen Conerly	Milby Alumni Dir.	<input type="checkbox"/>	Brooke C. Skeen	Teacher/ AVID
<input type="checkbox"/>	Remy Dillenseger	Teacher	<input type="checkbox"/>	Accelyn S. Williams	Asst. Principal
<input type="checkbox"/>	James K. Duffer	Teacher/ Coach	<input type="checkbox"/>	Jeffrey Stear	Teacher/Engineer
<input type="checkbox"/>	William Ellis	Asst. Principal	<input type="checkbox"/>	Dan Bankhead	HISD
<input type="checkbox"/>	Gloria Barrera	HISD	<input type="checkbox"/>	Clay Clayton	HISD
<input type="checkbox"/>	Chris Fields	HISD	<input type="checkbox"/>	LaJuan Harris	HISD
<input checked="" type="checkbox"/>	Jody Henry	Kirksey	<input type="checkbox"/>	Nicola Springer	Kirksey
<input checked="" type="checkbox"/>	Bill Dwyer	Kirksey	<input type="checkbox"/>	John Dobbs	HISD
<input type="checkbox"/>	Dillard Delafosse	Kirksey	<input type="checkbox"/>	Kedrick Wright	HISD
<input type="checkbox"/>	Carlos Morales	Athletics	<input checked="" type="checkbox"/>	Alicia Green	Teacher/ Fine Arts
<input type="checkbox"/>	Melissa Krause	FDP	<input type="checkbox"/>	Candiss Drexler	Teacher/ Dance
<input checked="" type="checkbox"/>	Stacy Gallegos	Teacher	<input type="checkbox"/>	Claudine Crego	Teacher
<input type="checkbox"/>	Rosa Rodriguez	Parent	<input type="checkbox"/>	Pat Perez	Parent
<input type="checkbox"/>	Martha Espinosa	Parent/ Alumni	<input type="checkbox"/>	Aracely Esparza	Parent
<input type="checkbox"/>	Mary Castillo	Friend/ Foundation	<input type="checkbox"/>	Joe R. Dominguez	Alumni
<input type="checkbox"/>	Consuelo Dominguez	Milby Alumni	<input type="checkbox"/>	Georgie Ana M. Spears	Alumni
<input type="checkbox"/>	Joe Simmons	Alumni	<input type="checkbox"/>	Zakary Rodriguez	Teacher
<input checked="" type="checkbox"/>	Brian Mahoney	Tellepsen	<input type="checkbox"/>	Mario Guerrero	Teacher
<input type="checkbox"/>	Linda Laur	Teacher/ Coach	<input type="checkbox"/>	Terrence Murray	Teacher
<input type="checkbox"/>	Linda Salinas	Alumni	<input type="checkbox"/>	Mindy Pantoja	Milby – Clerk
<input type="checkbox"/>	Valencia Fry	Milby – Cosmetology	<input type="checkbox"/>	Rocio Solis	Parent
<input type="checkbox"/>	Tymesha Robinson	HISD	<input type="checkbox"/>	Dolores Salinas	Milby Hisp. Alumni
<input type="checkbox"/>	Fred Salinas	Milby Hispanic	<input type="checkbox"/>	Veronica Gergands	Teacher



<input type="checkbox"/>	Carlos Salas	Milby High School	<input type="checkbox"/>	Martha Rodriguez	Alumni
<input type="checkbox"/>	Xanicza Ledezma	Milby High School	<input type="checkbox"/>	Luis Lopez	Milby High School
<input type="checkbox"/>	Mindy Pantoja	Library Clerk, Milby	<input type="checkbox"/>	Perry Smith	Tellepsen
<input type="checkbox"/>	Lana Coble	Tellepsen	<input type="checkbox"/>	Linda Laur	Swimming Coach
<input type="checkbox"/>	Terrence Murras	Milby High School	<input type="checkbox"/>	Bubba Wilkerson	Tellepsen
<input checked="" type="checkbox"/>	Sizwe Lewis	HISD	<input type="checkbox"/>	Rosemary Grant	HISD
<input type="checkbox"/>	Ramiro Fonseca	Park Place	<input type="checkbox"/>	Claire Green-Sirard	Milby HS/ Teacher
<input checked="" type="checkbox"/>	Mark Kerrissey	HFT	<input checked="" type="checkbox"/>	Mark Crippen	HISD
<input type="checkbox"/>	Steve Guderian	Tellepsen	<input type="checkbox"/>	Grenida Lathan	HISD Chief

PURPOSE: The General Contractor, Tellepsen, will provide a status update of construction and the Architect, Kirksey, will show progress photos.

AGENDA:

- Project Status/ Update from Tellepsen
- Review of Job Site Photos
- What to Expect at the next PAT Meeting

DISCUSSION:

1. Mark Crippen introduced himself and asked the room to introduce themselves.
2. Mark brought hard copies of the September meeting minutes for distribution.
3. Brian Mahoney with Tellepsen provided a status update of construction that accompanied photos of the job site.
 - a. The slabs in area H, G, and F are poured. The slab pour in area E was delayed due to rain.
 - b. Tellepsen is pouring tilt-wall panels on top of the completed slabs. Once the panels have cured, another set of tilt-wall panels will be casted on top of the first set of wall panels. They will be lifted in a predetermined order.
 - c. Almost all underground utilities are complete.
 - d. The structural engineer did a meticulous inspection of the tilt walls and his comments will be incorporated in all panel pours moving forward.
 - e. Tellepsen is planning to have a 400 yard concrete pour every week moving forward as long as the weather cooperates.
 - f. Tellepsen anticipates erecting the first panels towards the end of November.
4. A question was asked regarding the building slab for the pool. It does not appear to be in the documentation.
 - a. Answer: The pool is deferred.
5. A question was asked about the total square footage of the building now?
 - a. Answer: Mark Crippen responded that the total area of all buildings is 267,813 sq. ft. based on the areas noted within the permit construction documents
6. Earlier in the week, Mark had distributed the Op-Ed from Dr. Grier to the PAT Team. He asked if everyone received the email and the PAT responded "Yes".
7. In regards to the schedule, Mark wanted to make sure everyone was clear on the end date and when staff and students will be occupying the building.
 - a. Looking at the original schedule, all parties will be moving in at the 3rd quarter of 2017.



- b. Construction is currently scheduled to finish in the first quarter of 2017. LEED Commissioning will occur following the completion of construction and will take up to 60 days to complete. The move-in of furniture and CTE equipment will also take place after construction is complete and a Certificate of Occupancy has been granted by the City of Houston.
 - c. A question was asked about when staff would receive keys and when would teachers start moving in their things?
 - i. Answer: This is currently anticipated to occur in the summer of 2017.
 - d. Sizwe Lewis with HISD commented that once the building is dried in (roof, walls, and windows installed), we will be able to better assess the exact schedule. After that point, we can be more specific in the coordination.
 - e. LEED Indoor Air testing and commissioning testing is required for overall air quality.
8. Tellepsen commented that once the building is dried in, they can move forward without negative effects from the weather.
- a. Tellepsen went on to say that they invest a considerable amount of time at the beginning of the project in developing very detailed construction schedules. In addition, most of the interior systems (i.e. walls, ceilings, HVAC, Plumbing, Electrical, Fire Protection, lighting, etc.) are “modeled” within the computer aided design (CAD) software so that they can “build” the project virtually and identify most significant conflicts well ahead of the actual construction in the field. This tool helps ensure that the schedule can be met.
9. Tellepsen described the close out procedure.
- a. The most critical date they look at is the Substantial Completion date.
 - b. Once substantial completion has been reached, the architect will conduct a critical review of the facility and create a punch list. This can take up to a month.
 - c. Following the architects review, the users can review the facility and identify any additional items that may need to be included within the architect’s punch list.
 - d. LEED commissioning and testing will happen concurrently.

QUESTIONS:

- 1. The HISD Board has indicated that we might receive additional funds. What happens if we don't?
 - a. HISD CFS is currently working through this item with HISD Administration. The school's programmatic needs will not change. As previously stated, the pool is deferred.
- 2. Has the contractor hired all of its subcontractors? The papers say that subs aren't stepping up.
 - a. Tellepsen responded that they can't speak for other contractors but they believe that they have retained good quality subcontractors. So far, the subs that are currently on site are doing a good job and stepping up.
 - i. The project is approximately 95% bought-out
 - ii. Tellepsen stated that all of the major subs are under contract.

ACTION ITEMS:

- 1. Based on the request from the September PAT meeting, a set of full size drawings was delivered to Mr. Stear's students at Milby HS.



WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. The November meeting will be held November 17, 2015 at 4:15 PM.
2. The location will be in the same location as the October meeting.

NEXT PAT MEETING: November 17, 2015 4:15 pm, Jones High School, Room TBD

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,

Mark Crippen

Sr. Project Manager

HISD – Construction & Facility Services

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