



CONSTRUCTION AND FACILITY SERVICES (CFS)
3200 Center Street, Houston TX 77007-5909

Facilities Planning

Project Advisory Team Meeting Minutes
Jack Yates High School

MEETING NO.: 010

LOCATION: Jack Yates High School

DATE / TIME: June 26, 2014, 5:00 pm

ATTENDEES: Donetrus Hill, Principal; Ray A. Gatlin, Assistant Principal; Arva Howard, Alumni; Carl Davis, Alumni; Rennette Lucien, Staff; Larry Blackmon, Alumni; Princess Jenkins, HISD Facility Planning; Sue Robertson, General Manager – Facility Planning; Angela Wright-Brantley, Parent; Wally Huerta, Huerta & Associates Architects, Ishita Shah, Huerta & Associates Architects; Clint Stanford, Huerta & Associates Architects; Marcus Bland, Assistant Principal; Hermie Thomas, General Manager; Gloria Barrera, HISD Facility Planning; Wardell Ross, Moody-Nolan Architects; Ronald Roberts, Program Manager KWAME; Morris L. Bennett, Project Manager KWAME; Kedrick Wright, HISD Facility Planning; Arthur Triplette, Alumni; Bill Brauer, South Coast UIDEO; Casey Bennett, South Coast UIDEO; Matisia Hollingsworth, HISD Construction Services; Michelle Barnes, Alumni; Cletus Johnson, Art Teacher; Joachim Alexander; Joseph Alexander;

PURPOSE: This meeting focused on updated design site plan concepts from the Design Charrette

AGENDA ITEMS:

- Review/Discuss Site Plan Options
 - Stretch Scheme Site Plan
 - L-Shaped Scheme Site Plan
- Receive Real Estate Update
- What to Expect at the Next PAT Meeting

NOTES:

Discussion:

1. Morris Bennett, Program Manager, opened the meeting with a review of the Agenda. The agenda included an attached sheet for the PAT members to take notes and write their comments.
 - a. One of the PAT Members asked “Why is Yates getting a new school built?”
 - i. HISD passed the 2012 Bond Program and several HISD Schools were selected to be rebuilt, including Yates High School. The goal of the Bond is to rebuild 40 schools as 21st Century Learning Environments.
 - ii. The new building is being built for a capacity of 1,300 to 1,500 students and will be 210,000 square feet to provide a new 21st century building for Yates High School.
2. Wardell Ross of Moody Nolan Architects started the presentation with the ideas from the Design Charrette held in May.
 - a. The objective of the two day design charrette was to have the PAT members help with developing how the school should be oriented on the existing site.
 - b. The PAT members broke up into two teams and each group discussed the location of the building on the site and fronting and entrances.
 - c. From the design charrette, two site schemes were developed: The L-Shaped Scheme and the Stretch Scheme.
 - d. As a result of the charette, Mrs. Howard and members of the HISD Design Team have been researching the possibility of acquiring property on Scott Street.
3. The architectural team presented the L-Shaped Scheme.

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- a. The L-Shape Scheme site plan showed the school front door facing Cleburne.
 - i. The PAT made a comment they did not want the front door facing Cleburne Street. They want the front door of the school on Alabama in order to control access to the building. They do not want the athletic fields in front of the school.
 - ii. In this scheme, Career and Technical Education (CTE) and core academic learning centers are on one side, performance spaces on the other with the welcome center in the middle of the building with a secondary entrance. Tennis courts are maintained with a relocation of the track. The site plan also allocated space for the JROTC drill pad and basketball courts. It was noted that each area will be more defined as the design progresses.
 - b. Wardell stated both schemes will presume a variance for parking from the City of Houston.
 - c. During the presentation, some questions were asked:
 - i. Are there basketball courts outdoors? Yes.
 - ii. Is there an entrance from Sampson? No.
 - iii. Do the baseball fields have enough space for the outfields? The design team will review the playfields area.
 - d. The phasing of the scheme includes demolishing a portion of the existing building (SOC and the Industrial Educational areas) in order to provide the best possible options for building without disrupting the students.
4. The second scheme presented was the Stretch Scheme.
- a. This scheme includes a separate bus drop off from the faculty parking; it also created a long promenade (anticipated to be called Lion's Way which could include opportunities for branding).
 - b. Existing fields with Baseball and Softball fields closer to each other. It was noted that the orientation of the fields is not yet finalized.
 - c. Parking is also included on Alabama as well as the main parking area, separating the faculty from the students.
 - i. The PAT noted that students come from the West and North instead of Southwest as originally perceived. Busses drop off on Cleburne and other adjacent streets.
 - ii. The PAT expressed a safety concern with the railway on Alabama.
 - d. The phasing is the same as what was stated for the L-Shaped Scheme.
5. The PAT expressed the following concerns:
- a. Mr. Blackman made a comment about wanting a three-story building, which opened the floor to a discussion.
 - i. The PAT wanted a three-story building in order to have the same feel as the current building.
 - ii. The Architects stated that the schemes can be changed and they will present three story buildings at the next meeting.
 - b. The issue of square footage was brought up by Mr. Blackman who felt as though they had agreed upon 1,800 student capacity as a compromise for HISD wanting 1,500 and some PAT members believing that the school should be designed for 2,000. However, it was noted that the Bond referendum stated that the capacity is 1,300 -1,500 students. Mrs. Howard noted that is an issue that needs to be taken up with the HISD Board of Trustees.
 - c. Principal Hill suggested that since a design concept has not yet been determined that the upcoming Community Meeting should be postponed and a PAT meeting scheduled instead. This decision was confirmed by the PAT.
6. Questions and Concerns from the PAT:
- a. The PAT expressed concern with sudden rescheduling of the PAT meeting and did not understand how it happened. It was noted that The PAT meeting was rescheduled due to a District Wide Principal's Leadership Training which Principal Hill was attending.
 - b. The PAT stated that they prefer the front entrance on Alabama, with the athletic fields in the back of the school, not the front.
 - c. A member of the PAT stated a renovation could be good (as seen in Douglas), but they want a new three story school.
 - d. The PAT expressed that they wanted to be a part of the design process and share what they learned on the school tours.
 - e. The PAT stated that they were very passionate about how Yates should be built and did not want a cookie-cutter building. The new design should cover academics as well as the athletics to highlight the programs offered at the school.
 - f. The PAT strongly expressed feelings of disapproval, disappointment and loss of confidence during the meeting. They felt as though they hadn't been heard, and that they were being "bamboozled" in the process. They strongly wanted to be heard and demanded that the design meet their requirements.

What to Expect Next PAT Meeting:

1. The Architect will present updated 3 story options and site layouts.

ACTION ITEMS:

- 10-01 Update the schemes to include 3 story buildings (Moody- Nolan Architects)

NEXT PAT MEETING: The next PAT meeting will be held on July 08, 2014 at 5:00 pm in the library. This meeting will take the place of the Community Meeting that was postponed.

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

Sincerely,

Morris Bennett, P.M.

HISD – Program Manager

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