



MINUTES

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

MEETING #: 38

LOCATION: Austin High School: Temporary Learning Center (TLC), Building K, Library

DATE / TIME: September 16, 2019 at 4:30 pm

ATTENDEES: (those marked with a check were present)

<input checked="" type="checkbox"/>	Diana Davila	HISD Trustee	<input checked="" type="checkbox"/>	Fran Paz	Pepper-Lawson
<input checked="" type="checkbox"/>	Sergio Lira	HISD Trustee	<input checked="" type="checkbox"/>	Angelita Henry	Parent/Alumni
<input checked="" type="checkbox"/>	Steve Guerrero	Principal	<input type="checkbox"/>	Tierra Harris	Parent/Alumni
<input checked="" type="checkbox"/>	Jorge Medina	Asst. Principal	<input type="checkbox"/>	Tim Johnson	Teacher Science
<input type="checkbox"/>	Brian Busby	HISD COO	<input type="checkbox"/>	Joe Nelson	Alumni
<input type="checkbox"/>	Andreas Peebles	HISD Gen. Mgr.	<input type="checkbox"/>	C. Guerrero	Teacher CTE Ag
<input checked="" type="checkbox"/>	Meredith Smith	HISD Sr. Mgr.	<input type="checkbox"/>	Dan Bankhead	HISD Mgr. Design
<input checked="" type="checkbox"/>	Marsha Eckerman	Alumni	<input type="checkbox"/>	Guadalupe Saldivar	SPED Teacher Asst.
<input type="checkbox"/>	Jacque Royce	Alumni	<input type="checkbox"/>	Raul Asoy	SPED Chair
<input checked="" type="checkbox"/>	Gary Whittle	Heery/HISD	<input type="checkbox"/>	Chris Williams	Teacher History
<input checked="" type="checkbox"/>	Ernest Crawford	Heery/HISD	<input checked="" type="checkbox"/>	Mark Kerrissey	Teacher History
<input checked="" type="checkbox"/>	Mitchell Davis	Pepper-Lawson	<input checked="" type="checkbox"/>	Victor Trevino	Teacher Soc. Studies
<input checked="" type="checkbox"/>	Michael Burkholder	Pepper-Lawson	<input type="checkbox"/>	Theresa M. Guerra	Registrar
<input checked="" type="checkbox"/>	Randy Scroggins	Pepper-Lawson	<input type="checkbox"/>	Jose Saenz	Teacher History
<input type="checkbox"/>	Chad Craft	Pepper-Lawson	<input type="checkbox"/>	Paul Gloria	Community Neighbor
<input checked="" type="checkbox"/>	Octavio Cantu	ERO Architects	<input type="checkbox"/>	Mark Janicek	Teacher CTE Fam.
<input checked="" type="checkbox"/>	Vladimir Naranjo	HISD/PMG	<input checked="" type="checkbox"/>	Estefania E-Vega	HISD Communication
<input checked="" type="checkbox"/>	Alfonso Maldonado	Alumni	<input type="checkbox"/>	Holly Huffman	HISD Communication
<input checked="" type="checkbox"/>	Elvira Avila	ERO Architects	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	Gerardo Garcia	ERO Architects	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	Ronnie Pendleton	HISD P.M.	<input type="checkbox"/>		

PURPOSE: The purpose of the meeting was to update the Project Advisory Team members on the construction status for the new high school, discuss current and upcoming construction activities, and provide an update on the project budget.

AGENDA: See attached.

DISCUSSION:

1. The meeting started at 4:35 pm with welcome remarks by Principal Steve Guerrero.

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2. Gary Whittle, Senior Program Manager for HISD Bond Office, presented the following update:
 - a. Aerial photos showed construction progress since the last PAT meeting, comparing photos dated 3/27/19 and 8/21/19.
 - b. Phase III – Construction Update:
 1. Work Completed:
 - a. Tilt wall panels
 - b. Switchgear and transformers set and wire pulled
 - c. Interior slabs in place – All floors
 - d. Structural steel framing
 2. Work in progress:
 - a. Exterior brick at buildings A and D
 - b. Installation of glass curtainwalls on building D
 - c. Frame interior walls and one side gypsum in all buildings
 - d. Mechanical, electrical, plumbing and fire protection/life safety rough-in
 - e. Connect new buildings to the existing 3-story building
 3. Showed photos of:
 - a. Interior of 1936 building
 - b. Walkway connection between new and existing buildings
 - c. Interior of building D
 - d. Brick and window installation at building D
 - e. New windows in building E
 - f. Transformers and switchgear with CenterPoint wire pulled
 - g. Aerial photo from Lockwood
 4. Upcoming activities:
 - a. Permanent power
 - b. Windows on 1936 building
 - c. Interior wall framing (continuing)
 - d. Installation of interior glass
 - e. Continue MEP rough-in of 1936 building and new buildings
 - f. Hardscape in courtyard
 - g. Continue concrete placement for paving areas
 - c. Update on construction milestones indicate substantial completion in Q2 2020:
 1. Fall 2019 - interior walls, MEP systems, site finishes.
 2. Winter 2019/2020 – MEP start-up, safety/security, interior finishes.
 3. Q2 2020 - inspections, FFE, occupancy.
3. The meeting opened for Questions that were addressed by the Program Manager and Construction Team
 - a. Principal Guerrero inquired about the status of the scope that was Value-Engineered (VE). Mr. Whittle explained that HISD had provided funding to add back certain scope that had been VE'd from the project, but there was still scope not included in the project due to budget limitations:
 1. Windows on 1936 buildings: Replacement of the windows was reintroduced into the project after receiving additional funding from HISD.
 2. Additional unforeseen asbestos abatement and rebuilding the façade wall on the SW corner of the 1936 building was funded by HISD reserves instead of further impacting the project budget.

3. HISD provided funding from other sources to replenish the Information Technology (IT/AV) budget that was expended on the Temporary Campus.
 4. ROTC and FH: Scope remained as VE'd, with no improvements scheduled except for the updated Life Safety systems installed as part of Phase 1. (FA, PA, Intrusion, CCTV)
 5. Auditorium: Scope remained as VE'd, reduced to only ceiling, space lighting, and code compliance. Visually, it will look very similar to how it was before construction started. The auditorium will receive updated A/V and sound systems.
 6. Pool equipment: This was part of the request for additional funding that was not provided. It was explained that the pool will not be operational as there are no funds to replace or repair any existing equipment that is either obsolete or not operational. The elevator that served the pool is being replaced, mainly to serve the split floor on the second level. A pool consultant reviewed what was needed to make the pool equipment operational and the engineers reviewed what was needed to make the space usable and code-compliant, but the funding needed to perform this scope was not provided. Mr. Whittle advised that he will research what is required to make the pool operational, but reiterated that getting the pool systems operational is only part of the issue, as HVAC systems and lighting are not operational and utilities to the basement would need to be reconnected.
 7. Track: The funding for resurfacing the track was part of the request that was denied. This scope is not part of the current project.
 8. Built-in booths: The built-in booths in the common area of the 1936 building were removed from the scope, but are to be replaced with furniture.
- b. PAT members inquired about the Baylor clinic and why it is not part of the project.
1. Mr. Whittle stated that the Bond office had been told that bond funds are not allowed to be used for build-out of the Baylor clinics. Space is being provided that could later be built-out for the Baylor clinic, but the work would have to be funded from another source.
 2. PAT members, school staff, students, and community members expressed disappointment about the Baylor clinic not being part of the project. Several speakers provided comments regarding the services that the Baylor clinic provided to the community, and how these services are needed.
 3. PAT members inquired as to why Baylor clinics were built at other campuses, but not Austin. Meredith Smith from the Bond office explained that if a school had a Baylor clinic at their existing campus, the clinic was replaced in-kind. As Austin did not have a Baylor clinic at the time of planning and design, bond funds could not be used to build out a new Baylor clinic, according to HISD Administration.
 - a. A PAT member specifically asked about Sterling Aviation HS having a Baylor clinic, and Mr. Whittle stated that Baylor simply occupied the school's clinic since Sterling did not have an assigned school nurse. The Baylor clinic was not a separate space, as would be the case for Austin HS.
 4. PAT members stated that they would fundraise in an effort to keep Baylor in the school. Mr. Whittle mentioned that this could be done as a special project for HISD after completion by Webber, or could be incorporated into the construction project if funds were provided in a timely manner.
 5. Principal Guerrero explained that the Baylor clinic used their own funds to do the interior build-out of the clinic at the temporary campus, but they had expected the build-out in the new building to be part of the Bond project.



6. Trustees Diane Davila and Sergio Lira said they appreciated everyone for attending the PAT meeting and expressed commitment to work together with the school and PAT members to find ways to support and fund the project of building the Baylor clinic.
 - c. Ms. Smith stated that at this time, no summer school is planned at the temporary campus or new building. Principal Guerrero mentioned that he will plan for the summer including collaboration with other schools for summer programs.
 - d. PAT members inquired regarding the original budget for the temporary campus vs actual cost of the campus.
 1. Mr. Whittle stated that the original budget was \$3M for swing space, based on the plan to move off-site. The original estimate for building a temporary campus onsite was \$10-12M, but that total expenses to date were over \$14M including technology and other soft costs.
 2. In response to a PAT member's comments about the management of the additional costs, Mr. Whittle explained that the cost overrun was due in part to additional requests by the school, as well as code requirements from the City for a temporary campus above what was anticipated. Specifically, the Pre-Engineered building to accommodate CTE programs added over \$1M to the project.
 3. Mr. Whittle reiterated that HISD has replenished almost \$4M to the construction project for the windows, unforeseen asbestos, IT costs incurred in the temporary campus, and the rebuild of the exterior wall on area G of the 1936 building.
 - e. Principal Guerrero inquired about the status of furniture. Ms. Smith commented that the process for furniture selection would start in October and that the school administration would be contacted to coordinate and schedule the process. There is a separate group within the Bond office that coordinates and procures FF&E.
 - f. It was discussed that no more PAT meetings are necessary, as construction is past 50% complete. The Bond office will provide regular updates to Principal Guerrero, including possibly organizing a tour of the new campus closer to the finish of construction.
5. Principal Guerrero thanked everyone for their full participation in the meeting and adjourned at 5:55 pm.

NEXT PAT MEETING: No more PAT meetings during construction.

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,

Gary Whittle

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