



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

MEETING #: 16

LOCATION: Bellaire High School Library

DATE / TIME: January 20, 2015, 4:00pm

ATTENDEES: (those marked with a check were present)

<input checked="" type="checkbox"/>	Michael McDonough	Principal	<input checked="" type="checkbox"/>	Leisa Lovy	Parent
<input checked="" type="checkbox"/>	Sandi Johnson	Parent	<input type="checkbox"/>	Dan Wilkes	Teacher
<input checked="" type="checkbox"/>	Rocky Manuel	Coach	<input checked="" type="checkbox"/>	Debra Campbell	Communications
<input checked="" type="checkbox"/>	Diana Leeson	Staff	<input checked="" type="checkbox"/>	Clay Clayton	HISD
<input type="checkbox"/>	Andrew Monzon	Asst. Principal	<input checked="" type="checkbox"/>	Steven Gee	HISD
<input checked="" type="checkbox"/>	Allen Scarrow	Teacher	<input checked="" type="checkbox"/>	Dave Funk	HISD
<input type="checkbox"/>	Marina Finley	Student	<input type="checkbox"/>	Tracy Christie	Parent
<input type="checkbox"/>	Zachary Wood	Student	<input checked="" type="checkbox"/>	Ashley Heng	Teacher
<input checked="" type="checkbox"/>	Jay Stubbs	Teacher	<input checked="" type="checkbox"/>	Kent Cantrell	Parent
<input checked="" type="checkbox"/>	Any McIntyre	Teacher	<input type="checkbox"/>	Tyler Smith	Student
<input type="checkbox"/>	Swati Narayan	Parent	<input checked="" type="checkbox"/>	Ashley Moody	Student
<input checked="" type="checkbox"/>	Carl Casteel	Librarian	<input type="checkbox"/>	Lizi Ziong	Student
<input type="checkbox"/>	Justin Fuentes	HISD	<input checked="" type="checkbox"/>	Jorge Tiscareno	PBK Architects
<input type="checkbox"/>	Sue Robertson	HISD	<input type="checkbox"/>	Rhichard Chi	PBK Architects
<input checked="" type="checkbox"/>	Judy Long	Community	<input checked="" type="checkbox"/>	Sam Savage	PBK Architects
<input type="checkbox"/>	Todd Blitzer	Community	<input type="checkbox"/>	Ian Powell	PBK Architects

PURPOSE: Discussion focused on site plan development and initial floor plan studies.

AGENDA:

- Update on Program
- Update on the progress of traffic analysis
- Presentation by PBK Architects
- What to expect at the next PAT meeting.

DISCUSSION:

1. Steven Gee, HISD Project Manager welcomed the participants.
2. Mr. Gee reported that that traffic impact analysis is not yet available. He said it is expected shortly and that he is receiving updates daily from the consultant. Judy Long, PAT member asked what was causing the delay. Mr. Gee reported that it is being diligently worked on but it is a complex task.



3. Mr. Gee introduced Sam Savage of PBK Architects to update the PAT on the development of the design since the last PAT meeting. Mr. Savage noted that Melissa Turnbaugh was present and the PAT welcomed her back from maternity leave. Mr. Savage reviewed the consensus concept plan from the previous PAT meeting to re-familiarize all participants of the design at that time.

Mr. Savage noted that PBK met with user groups from Athletics, Administration, Fine Arts, Learning Commons, JROTC and Special Ed to review and receive details on each of the areas. He also noted that PBK's team has grown with the addition of mechanical, electrical plumbing and structural engineers. It was reported that the Design team assessed the existing auditorium and building during the winter break to gather needed information for renovation and as well as other site specifics.

Ms. Long asked Mr. McDonough if PBK has met with teachers. Mr. McDonough noted that teachers are a critical component of the user groups with whom PBK has been meeting. Jorge Tiscareno, PBK noted that future meetings will be held with user groups representing CTE, Visual Arts, Science, Core Academic, Food Service and Campus Infrastructure. These meetings are scheduled for Friday, January 23, 2015. The meetings are to review and confirm the Educational Specifications, they are not being held to increase the size nor number of spaces.

Ms. Long asked for a comparison of the programmed square footage to what exists in the school today. PBK stated that it appears that the square footage will be about the same, but it will be more used more efficiently. Ms. Turnbaugh stated that by the next meeting, PBK would provide an exact comparison.

4. Mr. Tiscareno reviewed the current evolution of the floor plans. He noted that while the concepts remain the same as what the PAT viewed previously, as PBK meets with each stakeholder group, the design is updated to reflect the information received. The PAT offered the following comments:
 - a. Coach Rocky Manual expressed concern at the distance from the football field to the football locker room.
 - b. Mr. Tiscareno confirmed that the square footage and locker counts remain the same as what was discussed during the user group meeting.
 - c. Ms. Long expressed concern that PE students will be spending a good deal of time moving from the first floor locker rooms to the second floor gyms. Mr. Tiscareno noted that due to the site constraints that two levels are required.
 - d. Coach Manual asked for the square footage of the courtyard. PBK wasn't able to answer this but pointed out that the courtyard size was necessitated by the layout of the educational spaces around it to create day lit learning spaces. Mr. Savage noted that the existing science building and the existing auditorium also act as constraints on the courtyard size.
 - e. Ms. Long asked if any additional play surfaces could be included on the roofs of the natatorium or elsewhere. PBK will explore possibilities.
 - f. A PAT member asked and Mr. Tiscareno confirmed that the new facility includes additional science labs.
 - g. An attendee asked about space for the robotic club. Mr. McDonough noted that CTE spaces of varying sizes are being planned on the first floor adjacent to the parking area on the north side of the building. It was asked what CTE programs will be offered in the new school. Mr. McDonough stated that the actual programs to be taught will depend on what programs the students want to take. When asked, Mr. McDonough noted this happens during course selection.



2012

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BUILDING EXCELLENCE

- h. A PAT member asked how many teaching stations are included in the new building. Mr. McDonough stated that the number being provided is much closer to what is in place today. PBK will provide this comparison at the next PAT meeting.
 - i. At the request of Ms. Long, Mr. Tiscareno pointed out the administrative areas dispersed throughout the facility.
 - j. At the request of Ms. Long, Mr. Tiscareno confirmed that the building was two stories tall on the north side and three on the south.
 - k. Carl Casteel, PAT member asked what student capacity was the school designed to accommodate. Mr. McDonough stated 3,100.
 - l. At the request of Coach Manual, Mr. Tiscareno confirmed the track and football field are in the same location as currently. Coach Manual expressed concern about the lack of space for foul ball territory. Coach Manual also expressed his concern that the outfield overlaps with the track. Mr. Tiscareno pointed out that this is similar to the layout in place currently and that it had previously been discussed and was an acceptable solution.
 - m. Coach Manual asked about the surfaces for the field and track. Mr. Gee stated that the current project includes a grass field and the possibility of a synthetic surface on the track. Ms. Long asked about the cost impact of the subsurface parking garage and expressed her concern that this requirement would negatively impact the other facilities that could be afforded. A PAT member asked and Mr. Tiscareno confirmed the subsurface parking is not the result of a City of Bellaire requirement; rather it is one solution to accommodate the number of spaces that the traffic impact analysis may require. It was noted that once the traffic impact analysis is completed that a final determination on whether a subsurface parking is needed or not.
 - n. Jay Stubbs, PAT member asked if the project as currently designed was within budget. Mr. Gee noted that the project costs have not yet been fully estimated. That will be done as part of the Schematic Design submittal. During a follow-up discussion, Mr. Gee noted that the estimate will include preparing the Gordon facility to serve as swing space as well as costs for swing space on the Bellaire campus. Ms. Long requested that the minutes document that the district is saving money by moving only a portion of Bellaire's 3,700 students but she believes that additional funding will needed to be able to be built on the Bellaire site.
 - o. Mr. Casteel asked what happens to the improvements at Gordon after Bellaire finishes using the school for swing space. He suggested these improvements should come from a general fund rather than Bellaire's project budget. Ms. Turnbaugh pointed out that most of the required improvements will be to bring in t-buildings rather than permanent improvements to the existing Gordon building.
 - p. A PAT member noted the long term "tension" between enrollment, facilities and budget. He stated that the budget needs to be increased since that would work in favor of students. Mr. McDonough noted that the PAT does not have control of the budget. Another PAT member suggested that rather than spending money to prepare Gordon, that HISD should consider purchasing additional land along the south side of Valoree Drive. This would add additional space to address the "tension" noted by the other PAT member. Mr. Gee noted that the PAT is charged with working within certain parameters and purchasing land is not among them. Ms. Long noted that the challenge currently faced is due to a lack of planning during the initial budgeting for the 2012 bond program. A PAT member noted that cost estimates are needed in order to make any decisions. Mr. Tiscareno noted that as the design is developed estimating goes hand and hand with the development of the design.
5. Mr. Casteel asked how budget issues are handled on other projects. Mr. Gee noted that systems, finishes, etc are often bid as alternates so that a project can be in budget. Clay Clayton, HISD Facilities

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Planning noted that additionally more significant items are sometimes included as alternates but with the goal of providing for the educational requirements of the school's programs. He noted for example that an upgraded sound or lighting system might be requested for an auditorium. The base project will be bid with a satisfactory sound system but the upgraded systems could be bid as an alternate or serve as an opportunity for an outside donation. Mr. Clayton noted that in every project, these alternates are discussed with the PAT so that all understand the rationale and can help set the priority for their inclusion.

6. An attendee asked whether HVAC system will be on the roof or on grade? Mr. Tiscareno noted that this has not yet been determined. He did not that the project is slated to be LEED certified.
7. An attendee asked about the assessment of the Auditorium. Mr. Gee noted that the assessment was done two weeks ago and the report is being developed. It was noted that the building is structurally sound. Investigations on how to separate the auditorium building from the buildings to be demolished are currently underway.
8. Mr. Casteel asked if any further determinations have been made on construction phasing. Mr. Gee noted that this work is ongoing as the design is developed but not yet fully determined. Mr. Tiscareno noted that more specific phasing can be determined as the Schematic Design is completed.
9. Coach Manual asked if meetings could take place during school hours. Mr. Gee and Mr. McDonough will investigate.

ACTION ITEMS:

- 16.1 Review the comments received and further develop the design accordingly (PBK)
- 16.2 Invite Traffic Consultant to present findings at the next Bellaire High School PAT meeting. (Gee)

WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. Review of further development of the site, floor plans, traffic study and phasing plans.

NEXT PAT MEETING: February 17, 2015 4:00 pm, Bellaire High School Library
Please review the meeting minutes and submit any changes or corrections to the author.
After five (5) days, the minutes will be assumed to be accurate.

Sincerely,

Steven Gee
Project Manager
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