



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

MEETING #: 18

LOCATION: Austin High School

DATE / TIME: February 18, 2016

ATTENDEES: (those marked with a check were present)

<input checked="" type="checkbox"/>	Steve Guerrero	Principal	<input type="checkbox"/>	Lydia Zamora	Teacher
<input type="checkbox"/>	Yadira Banuelos	Class President	<input checked="" type="checkbox"/>	Nancy Bennett	Alumni
<input checked="" type="checkbox"/>	Covey Nash	Alumni	<input checked="" type="checkbox"/>	Octavio Cantu	ERO Architects
<input type="checkbox"/>	Casiano Cruz	Teacher	<input type="checkbox"/>	Tim Johnson	Teacher, Science
<input type="checkbox"/>	Karen Degollado	Student	<input checked="" type="checkbox"/>	Joe Nelson	Alumni
<input checked="" type="checkbox"/>	Marsha Eckermann	Alumni	<input type="checkbox"/>	C. Guerrero	Agricultural Teacher
<input checked="" type="checkbox"/>	Albert Wong	HISD Project Manager	<input type="checkbox"/>	Dan Bankhead	HISD – Facilities
<input type="checkbox"/>	Noelia Longoria	School Support	<input type="checkbox"/>	Clay Clayton	HISD – Facilities
<input checked="" type="checkbox"/>	Angelita Henry	Parent/Alumni	<input checked="" type="checkbox"/>	Princess Jenkins	HISD – Facilities
<input checked="" type="checkbox"/>	Tania Roman	Student	<input type="checkbox"/>	Nestor Martinez	Project Manager
<input checked="" type="checkbox"/>	Jacque Royce	Alumni	<input type="checkbox"/>	Sue Robertson	HISD – Facilities
<input checked="" type="checkbox"/>	Catherine Smith	Teacher	<input type="checkbox"/>	Jorge Medina	Assistant Principal
<input type="checkbox"/>	Eli Ochoa	ERO Architects	<input type="checkbox"/>	Rebecca Kiest	HISD Comm.
<input type="checkbox"/>	Eric Ford	HISD – Facilities	<input type="checkbox"/>	Kendrick Wright	HISD Facility Design
<input type="checkbox"/>	Ralph Hennie	Teacher, CTE	<input type="checkbox"/>	Vianey Nino	Secretary
<input type="checkbox"/>	Tierra Harris	Parent/Alumni	<input type="checkbox"/>	Jose Saenz	Teacher
<input checked="" type="checkbox"/>	George Tracy	Alumni	<input checked="" type="checkbox"/>	Victor Trevino	Teacher
<input checked="" type="checkbox"/>	Alfonso Maldonado	Alumni	<input checked="" type="checkbox"/>	Michael Cardona	HISD CSO

PURPOSE: The purpose of the meeting was to meet with Project Advisory and HISD Bond office project team to update the PAT on the progress to date and upcoming construction activity.

AGENDA:

- Review and discuss proposed reuse of the renovated Austin High School campus building.
- Review and discuss the new proposed building additions
- Confirm that the project costs of this new proposed design scenario have not been vetted entirely.
- What to expect at the next PAT meeting.

DISCUSSION:

1. Albert Wong opened the meeting by stating that Octavio Cantu and the ERO architectural staff have reviewed and improved the visual appearance of the proposed new main entrance area. They have received input from personnel who were familiar with the school as it currently exists. Mr. Wong also

indicated that this meeting was intended to review and confirm the floor plan room adjacency layouts to have them approved, so that ERO could proceed with their design documentation details.

2. Mr. Cantu began by presenting the elevation studies again, while attempting to pick up from where the discussions ended at the last PAT meeting. There was a request for consideration of more brick on the new gymnasium's north wall area and more brick ornamentation on the new three story addition. There is also a change of the brick pattern around the window openings, while using similar window details and spacing from the existing main building and applying them on the new transition areas along the Jefferson St. new addition's façade. They also added more brick on the new one story administration area and organized the window patterns in a manner that they believe is appropriate for a main front entrance façade, but mimicking the existing building's details.
3. Joe Nelson asked about the distance from the Jefferson St. curb to the face of the new addition and Mr. Cantu replied that it was about 80 ft.
4. Mr. Nelson asked about the lime green color on the proposed new columns supporting the roof overhang on the face of the new gymnasium and Mr. Cantu responded that it could have been any other color, if this proposed entrance option was chosen. ERO is still looking at the concept of the columns, with one option to have the columns extend to the ground and another to brace off the wall.
5. Victor Treviño asked if these proposed columns would extend down into the flowerbeds and Mr. Cantu responded affirmatively. George Tracy added that these columns could also function as roof drains.
6. Marsha Eckermann asked about using brick in other new areas and if the cost would be an issue. Mr. Cantu responded that the brick costs were a consideration, but they were differentiating the new addition's other wall areas with different proposed finishes, while still respecting the appearance of the original building. He also added that these exterior walls were designed as concrete tilt-up panel walls with the thin brick veneer, which was perceived as less expensive than typical brick masonry walls. However, at some point, if too much thin brick veneer is used, there will not be any savings by using these concrete walls as purely backup support walls.
7. Ms. Eckermann commented that ERO has done a wonderful job connecting the Jefferson St. entrance to the Dumble St. entrance, but asked if the new wall areas facing Lockwood Dr. could have more brick veneer areas. Mr. Cantu answered that the northwest corner of the gymnasium was a good location to terminate the brick and that the existing ROTC building already has brick on it.
8. Covey Nash asked if there was a drop off canopy for visitors at the new front entrance and Mr. Cantu responded that there was not a straight covered canopy connection.
9. Ms. Eckermann asked about which entrance that parents and the community coming to the auditorium events would use and Mr. Cantu replied that a new Jefferson St. entrance would be used, or they could enter through the new Dining Commons entrance area, if the Administration chose to use this entrance instead.
10. Mr. Treviño asked if Jefferson St. would be the school's proposed new main front entrance and Mr. Cantu replied affirmatively.
11. George Tracy commented that, after spending \$50 Million, the new buildings still do not appear as a unified design, but look like four different buildings. Rather than looking like a unified school campus design, there now appears to be four different buildings that were added to the school.
12. Mr. Tracy was curious about which of the four building designs would ERO have designed the overall new addition, if the existing building's exterior appearance was not a consideration, and Mr. Cantu replied that the additions' Lockwood Drive usage of the metal panels exterior veneer was a preferred design. Mr. Cantu added that they believed that the history and legacy of the school was important and they had tasked themselves with working with the façade of the original building. He stated that discussions with everyone seemed to indicate the need to extend the façade of the original building, although he disagreed with comments about having four different looking, new buildings.

13. Mr. Wong asked about the gray colored areas shown above the brick on the gymnasium walls and Mr. Cantu replied that these were metal panels. Mr. Cantu further clarified that, on the gymnasium walls, they were proposing the metal panels would be installed with insulation on the exterior of the concrete tilt up panels, while the exposed concrete finishes would just be painted on the interior walls. On the two new three story additions, the insulation would be on the inside of the tilt-up panels and covered with painted drywall.
14. Mr. Wong commented that the available construction budget was being stretched as much as possible by ERO, but they had to be aware of the Project's overall design and cost constraints. Mr. Nelson added that he didn't feel that there were four different new buildings, because not all four of the new building facades were visible at the same time.
15. Mr. Tracy commented that it was not his job to suggest how to design, but it was the Architect's job to come up with a coherent design theme. He indicated that he was missing the design vision and also mentioned that white colored concrete panels should not be used because the campus was too close to the freeway and these panels will turn eventually brown. Mr. Trevino added that the new addition's buildings should either match the existing building or significantly and intentionally not match it. Mr. Nash also added that there was not a right way to transition to the new additions and that everything would end up looking a little different in appearance. Ms. Eckermann stated that the existing building's brick stopped at the corner, where the other existing buildings will be demolished and removed, and there were recent discussions on how to continue past this corner, which the Architect has addressed with several design options presented in the recent PAT meetings.
16. Ms. Eckermann inquired about the new walkway connection between the 1936 building and the new Administration area. Mr. Cantu replied that there is a physical separation, and that they do not butt up to each other.
17. Mr. Nash asked about the estimated start of the demolition and Mr. Cantu responded that, possibly, this might begin by the end of this calendar year. Mr. Wong added that HISD Facilities Construction would like to start construction by the end of this year, if possible, but the District will need to discuss this with the school's administration about where the students and faculty would move to during the construction. Mr. Nash indicated that his reason for asking was that 2017 was Austin HS's 80th birthday and there was consideration for having a reunion on the campus next year. Ms. Eckermann asked again when construction might begin and Mr. Wong responded that, depending upon the circumstances, this may start in early 2017. He explained that the District will coordinate where students will be temporarily moved to, prior to demolition and construction starting on the campus. Mr. Cantu added that the school might still be in place at the beginning of the 2017, but that, by next Fall, this should be a construction site. Ms. Eckermann asked about any safety concerns, if they scheduled a gathering in the school at that time, and Mr. Wong replied that the existing 1936 Building and Auditorium may still be fairly intact, except for the ongoing renovations, but the rest of the site should be under construction. Mr. Cantu explained that the Contractor will always control the school site during the construction phase and Mr. Tracy added that the Contractor will also control what is allowed on the site. Mr. Tracy commented that a big tent set up in front of the school might be a better consideration, instead. Mr. Guerrero commented that the 80th Anniversary of the school definitely needs to occur, even something scheduled in the Spring of 2017 would be a good compromise for everyone involved. Mr. Wong stated that, in 3 to 4 months, there should be more definitive answers regarding the possible start of the construction phase.
18. Mr. Wong stated that there should be a finalized idea of the new front entrance area to allow the Architects to proceed forward with their design and construction documents. Principal Guerrero commented that he liked what has been presented so far, although it can still be better, but that they

should keep pushing ahead. The modern look at the new entrance is fine, but there are some areas that need tweaking, such as the front entrance overhang that was discussed at the last meeting.

19. Mr. Treviño asked if there was another drop off area at the Dumble St. entrance and Mr. Cantu replied that this was the proposed drop off/ pickup area for the parents and students. Mr. Wong added that a new drive lane was included to provide more width for cars to queue in this area. Mr. Treviño replied that the main entrance is always located on busier, “bigger” streets and whether Jefferson St. was an ideal location for the main entrance. Mr. Cantu responded that Jefferson St. was closer to the largest, existing school parking lot. A large big parking lot in front of the school was not ideal, design-wise, and, placing the main entrance on Jefferson St. for visitors only, required much fewer parking spaces.
20. Mr. Wong asked Mr. Cantu about the stage of development for the construction drawings and Mr. Cantu replied that they were in Design Development phase, with this submittal due in April. Mr. Wong commented that, after this, the construction documents should be completed before the end of 2016. Mr. Tracy added that permitting usually takes 30-60 days and is a slow process. Mr. Wong commented that a separate permit is typically required for demolition and usually doesn’t take as long.
21. Mr. Treviño inquired about the current floor plans and Mr. Tracy asked if these have changed very much. Mr. Cantu replied that the Administration Area has been updated with input from Principal Guerrero and his administrative staff, but this has not altered the overall footprint of the floor plans.
22. Mr. Treviño asked about incorporating the new parcel of land across Lockwood Drive that is now considered part of the Austin HS campus. Mr. Wong replied that the Architects were looking into some preliminary layouts for playing fields and/or a “ropes course” for the JROTC Program that were briefly discussed in previous PAT meetings and their associated construction costs. However, he reiterated that these fields were not identified by HISD Facilities Planning and Design as required or currently part of the HISD 2012 Bond Educational Specifications Program as determined for Austin High School. This open area may also be required to serve a dual function as a storm water detention area to offset any increases in the amount of impervious ground surfaces caused by the new building additions on campus. Mr. Wong also added that, although the decision to renovate the 1936 existing building should save some money and the building appears to be in fairly good condition, the current Austin HS design is very close to the maximum limit of the available construction budget. Mr. Nelson and Mr. Trevino indicated that it would be good to know what the construction costs were for these added programs, so that decisions could be made later on whether they were affordable or not. Mr. Wong replied that HISD does not want to cut back on any programmed areas, so that a playing field could be added. Mr. Nelson mentioned that it is very important to do something with that land and not just leave it untouched. At the very least, he suggested that it might be leveled and some grass planted to allow planned activities in this area.
23. Mr. Tracy asked about the after-hours security to keep people from going into the rest of the school and Mr. Cantu replied that there will be gates to isolate the Auditorium lobby on all levels and in any other areas where people should not be able to access after regular school hours.
24. Mr. Wong inquired about the Dumble St. entrance and a previously requested direct access to the new planned courtyard. Mr. Cantu replied that there will be a new doorway opening directly into the new courtyard area as previously discussed.
25. Mr. Cantu indicated that he had received a lot of input from Mr. Guerrero and his team about reconfiguring the administration area and moving offices around. They also added some AP offices into the CTE area as well addressed some of the functions that staff was requesting. Mr. Cantu added that the science labs on the upper floor were shifted to align with the science labs on the lower floor to achieve savings for plumbing requirements. The angled walls were straightened to make these areas more organized and adaptable. The elevator was moved across the hallway to accommodate for some additional offices that the staff requested.



26. Princess Jenkins asked about the total number of elevators. Mr. Cantu responded that there are currently four elevators, including one that goes down to the pool level. It was commented that the number of elevators should be reduced for some cost savings.
27. Mr. Cantu indicated that they were still designing the food service and kitchen equipment areas.
28. Mr. Tracy inquired about the planned number of seating in the two gymnasium areas. Mr. Cantu replied that there is proposed seating for 800 in one area and 1200 in the other area.
29. Mr. Tracy asked if the students would only eat in the Dining Commons area. Mr. Cantu replied that there were also the remote serving and dining areas as well as the main Dining Commons area.
30. Principal Guerrero commented that the current designated classroom classifications are considered to be flexible and that specific classroom assignments would be determined when they were utilized.
31. Mr. Treviño commented that he had requested copies of the presentations from past PAT meetings, but has not received anything yet. HISD's policy is that these are not distributed because these early design studies are still works in progress and these presentations are taken out of context while design revisions are still ongoing. Mr. Cantu responded that all these previously proposed floor plan layouts are finally starting to solidify and that any additional revisions would begin to impact associated engineering drawings and their schedule. They have an April deadline that they are trying to meet to complete their DD phase submittal. Mr. Wong replied that he would check with HISD Facilities personnel if these drawings could be released soon. The plans have become more developed and may be approaching a point where they can be shared with the general public. Until now, these drawings have been reviewed and input provided by only the Project Advisory Team and any guests who attend these meetings. This input from the PAT is reviewed, discussed and processed by HISD and the ERO A/E Team to become part of the final design and documentation of the Project.
32. Mr. Cantu stated that all the administrative office areas have been adjusted with Principal Guerrero and his staff's input. The offices along the corridors were established and the classrooms have also been set. The only places where changes are still being reviewed are in the Food Service and Kitchen equipment areas. Mr. Guerrero clarified that some of the changes to the administration area was to disperse some of the offices previously indicated in this area into some of the more isolated areas around the CTE and Cafeteria areas. These were similar to dead zones and he wanted to have some dedicated office spaces for monitoring purposes.
33. Mr. Cantu stated that the Dining Commons area was programmed to accommodate at least one third of the entire student body, plus 200 students. The extended dining and learning areas are approx. 2,000 SF on each of the existing building's first and second floors to accommodate the other students.
34. Mr. Tracy inquired about available storage in these areas and Mr. Cantu identified where the storage areas were located on the floor plans. The Dining Commons will have moveable tables that will be stored in these areas.
35. Mr. Tracy concluded by asking about the sightlines of the interior corridors from the Main Dining Commons to these Extended Dining Areas. He suggested that the Architects consider the view at the ends of these corridors and what can be designed to celebrate those end wall conditions.

QUESTIONS/ANSWERS:

1. There were no additional questions and responses.

ACTION ITEMS:

- 1-1 N/A



NEXT PAT MEETING: Thursday, March 10

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 L. Wong, AIA

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