



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

MEETING #: 30

LOCATION: Austin High School

DATE / TIME: March 8, 2017 at 4:00 pm

ATTENDEES: (those marked with a check were present)

<input checked="" type="checkbox"/>	Steve Guerrero	Principal	<input checked="" type="checkbox"/>	Ronnie Pendleton	HISD
<input type="checkbox"/>	Rudy Trevino	HISD CSO	<input checked="" type="checkbox"/>	Angelita Henry	Parent/Alumni
<input type="checkbox"/>	Diana Davila	HISD Trustee	<input type="checkbox"/>	Tierra Harris	Parent/Alumni
<input checked="" type="checkbox"/>	Hilarion Martinez	HISD SSO	<input checked="" type="checkbox"/>	Tim Johnson	Teacher Science
<input type="checkbox"/>	Debbie Crow	HISD SSO	<input checked="" type="checkbox"/>	Joe Nelson	Alumni
<input checked="" type="checkbox"/>	Andreas Peeples	HISD Sr. Mgr.	<input type="checkbox"/>	C. Guerrero	Teacher CTE Ag
<input checked="" type="checkbox"/>	Covey Nash	Alumni	<input type="checkbox"/>	Dan Bankhead	HISD Mgr. Design
<input checked="" type="checkbox"/>	Sylvia Wood	HISD Communication	<input checked="" type="checkbox"/>	Guadalupe Saldivar	SPED Teacher Asst.
<input type="checkbox"/>	Brian Busby	HISD COO	<input checked="" type="checkbox"/>	Raul Asoy	SPED Chair
<input checked="" type="checkbox"/>	Cornelius Banks	Preston Banks	<input type="checkbox"/>	Chris Williams	Teacher History
<input checked="" type="checkbox"/>	John F. Preston	Preston Banks	<input checked="" type="checkbox"/>	Mark Kerrissey	Teacher History
<input checked="" type="checkbox"/>	Gary Whittle	Heery/HISD	<input checked="" type="checkbox"/>	Jorge Medina	Assistant Principal
<input checked="" type="checkbox"/>	Todd Granato	Pepper Lawson	<input type="checkbox"/>	Theresa M. Guerra	Registrar
<input checked="" type="checkbox"/>	Pete Galyean	Estimator	<input type="checkbox"/>	Jose Saenz	Teacher History
<input checked="" type="checkbox"/>	Eli Ochoa	ERO Architects	<input checked="" type="checkbox"/>	Paul Gloria	Community Neighbor
<input checked="" type="checkbox"/>	Octavio Cantu	ERO Architects	<input type="checkbox"/>	Mark Janicek	Teacher CTE Fam.
<input type="checkbox"/>	Tania Roman	Student/Alumni	<input type="checkbox"/>	Victor Trevino	Teacher Soc. Studies
<input type="checkbox"/>	Alfonso Maldonado	Alumni	<input type="checkbox"/>	Holly Huffman	HISD Communication
<input type="checkbox"/>	Yadira Banuelos	Alumni Class Pres.	<input checked="" type="checkbox"/>	Rosemary Grant	Heery/HISD
<input type="checkbox"/>	Cruz Casiano	Teacher CTE Fam.	<input type="checkbox"/>	Ariana Sherman	HISD AP
<input type="checkbox"/>	Sara Torres	Student Council	<input type="checkbox"/>	Marsha Eckerman	Alumni

PURPOSE: The purpose of the meeting was to meet with the Project Advisory Team to update members on Pepper Lawson CMAR, construction drawing progress, and T-Building layouts for Austin H.S.

AGENDA: See attached



DISCUSSION:

1. Principal Guerrero opened the meeting promptly at 4:00 pm and welcomed all attendees: PAT members, HISD General Manager, Design Team and new CMAR.
2. All visitors and PAT members were reminded to sign the attendance sheet and receive a copy of the current meeting agenda as well as the handout prepared for the meeting's PowerPoint Presentation.
3. Gary Whittle presented the meeting agenda and introduced Todd Granato, president of Pepper Lawson Construction, the HISD Board approved Construction Manager at Risk (CMAR) for the new Additions & Renovations to Austin High School.
4. Todd Granato introduced Pete Galyean, estimating manager for Pepper Lawson. He then presented a brief overview of Pepper Lawson's company history and construction focus.
 - a. Paul Lawson began Pepper Lawson in 1983 as a general contractor and CMAR concentrating on K-12 in Houston and surrounding areas.
 - b. Pepper Lawson is currently located in Katy, TX but will be relocating to the Woodlands in 2017.
 - c. Paul Lawson built a company highly respected by owners, subcontractors, architects and engineers. Work portfolio is 50-60% K-12, with the balance being commercial buildings such as retail, institutional, medical, and government facilities.
 - d. Pepper Lawson was acquired by Webber, LLC in April 2016. The acquisition is providing greater financial strength, increased bonding capacity, additional resources for people, heightened safety resources, while still allowing Pepper Lawson to maintain local leadership.
 - e. Mr. Granato identified CMAR relationships with (19) Texas Independent School Districts and emphasized the completion of (83)+ projects totaling \$1.25B. Current ISD projects in process are located in New Caney, Conroe, Katy, Tomball, and Willis.
 - f. Pepper Lawson, the company, has not worked for HISD. However, Todd Granato, Pete Galyean, Joel Lester, Project Manager, and other team members have completed (20) projects for HISD in the past 10 years. Those projects include., Bellaire HS and Yates HS ..
 - g. Gary Whittle concluded the Pepper Lawson segment by stating the CMAR is currently reviewing the construction documents for constructability and will prepare an estimate from the same documents. Once . the GMP process is completed, another PAT and Community Meeting will be scheduled to introduce Pepper Lawson to the community and discuss the proposed construction schedule, process, and safety aspects.
5. G. Whittle introduced the next agenda topic by Octavio Cantu: Update construction drawing progress.
 - a. ERO is in receipt of a series of reviews by Heery, HISD, and other design consultants, and incorporating those comments into the construction drawings. The updated plans will be submitted in April for final review, then issued for Permitting and Bidding.
 - b. G. Whittle advised the first round of reviews were submitted at the end of February, with the second round to follow in April. The plans are still on target to be submitted for the permitting process to the City of Houston, mid to late April. Currently, the City of Houston permit review process, experienced by HISD, has been (6) months on average for a high school.
 - c. Mark Kerrissey questioned the timing of the GMP process. G. Whittle responded the GMP process typically takes 1.5 months from the date of advertising for vendor bids. CMAR compiles the bid, establishes the price, then submits the price and related documents to HISD for review and approval. Timing is critical to the start of construction as contractor bids are usually

guaranteed for 90 days. Will likely advertise for bids in the Fall of 2017, considering a January 2018 construction start.

- d. Principal Guerrero asked if GMP process also includes the T-Bldg campus. G. Whittle responded there would be an early GMP package for the T-Bldg campus. The package should be ready in April to submit for permits, and that process would be approximately eight (8) weeks. However, the T-Bldg. plans could go out for competitive bid in April, while in the permitting process, as the City of Houston allows the portable buildings to be assembled and placed prior to permit approval, as long as permit is complete prior to connection of utilities.
 - e. The second GMP would cover the Austin HS campus renovations and additions, demolition, and construction.
6. G. Whittle introduced the next agenda topic: T-Bldg. Layouts, showing layouts from the previous meeting and the most current versions.
- a. Option E is considered the “Cadillac” version, but is over budget.
 - b. Option F reflects changes discussed during the last T-Bldg meeting:
 - i. There will be a total of (11) portable buildings, each reduced in size to accommodate (10) classrooms with restrooms. The (11) buildings reflect (90)+ classrooms, all administration offices, choir, and band. A modular “multi-purpose” structure will contain an air conditioned dining commons with food service lines, and also be adaptable for PE activities. The CTE welding classes will be in a permanent pre-engineered structure due to the potential fire hazards and weight implications.
 - ii. Principal Guerrero stated the original estimate was at a high \$10.5 M. The current option eliminated the large pre-engineered structure, that generated savings of \$1.5M. Reducing the size of the buildings saved another \$150K per building.
 - iii. G. Whittle stated the estimate for this plan should be around \$8.5M and is most cost effective way to replicate all programs currently available at Austin HS. Any additional savings would have to come from reducing classrooms or programs.
 - iv. Reducing classrooms is not an option; every teacher, special education teachers, non-instructional teachers, ROTC is still functional, and no floating teachers. The maximum capacity is 2000 for the project. 1850-1900 students are considered the safe zone for the current capacity.
 - v. There will be teachers’ workroom in every building. The classroom size of 30 x 30 allows the teacher’s work area to be more flexible and provide file storage. Every third building will have an IDF closet (3’ x 3’) for technology with the BCR in the main administration building.
 - vi. Plan F shows the layout rotated 180 degrees, with the drive located plan north adjacent to the existing teachers and students parking lot. On both layouts, the full service kitchen is located near the drive for deliveries.
 - c. Option G shows the drive between the campus and the visitor parking and detention area.
 - i. The plan shows the bus drop off at the third lane offset with the parent/student auto drop off in the second lane. The traffic flow study will confirm the final means of traffic direction for the T-Building campus.
 - ii. Access to the site is through entry points at Lockwood with security on the gates. Visitors will check in at the Administration office.
 - d. Hilarion Martinez questioned the costs for the Options F and G. G. Whittle responded:
 - i. Costs for each option would be the same in principle, but Option F might allow the road to remain permanently. Would need to review with Traffic Study.

- e. G. Whittle continued with descriptions:
 - i. Science labs in previous options were shown grouped in one building. With plumbing available in each portable, science labs can be distributed throughout the campus.
 - ii. Common restrooms are in the multi-purpose building, with Student and Staff restrooms located in each building.
 - iii. The modular multi-purpose building has a higher ceiling for PE / Athletics.
 - iv. Lockers will be available in PE area.
 - v. The courtyard can be dressed with potted plants & benches.
 - f. M. Kerressey commented that the current lunch is one hour and asked where the students would congregate. G. Whittle replied that the corridors in each portable are 8 feet wide allowing plenty of room for the students to mingle. Seating in the dining commons would accommodate 200-250, which is less than the current dining areas. Principal Guerrero stated that students could enjoy scattered lunches in other parts of the campus.
 - g. A question was posed asking where events could be held that needed more than 250 seats. G. Whittle replied perhaps partnerships could be developed with neighboring schools.
7. Questions from the previous PAT meeting were reviewed.
- a. Communications
 - i. New facility will have a new PA system, with zones that can be customized for targeted communications or school All-Call.
 - ii. New facility will include wall mounted TV's that can display announcements, upcoming events, or newsworthy items.
 - iii. Primary source of communicating with students should be email, website, and social media.
 - b. Improvements to the Storm Sewer System and improved drainage around the school.
 - i. New facility will have a completely new Storm Sewer system with detention designed for 100 year flood events. All stormwater collected on the Austin HS site will be processed into the City system within the boundaries of the site, releasing nothing to the neighboring streets and neighborhoods.
 - c. Amount spent to date on the Austin HS project.
 - i. Per the January 2017 Bond Oversight Committee report, as of December 31, 2016, the Austin HS project had committed, either through signed contracts or actual expenses, \$2,690,319.43. Major contracts have been awarded for Architectural Services, Program Management, and Enhanced Commissioning. Other expenses include Traffic Study, Property Survey, Roofing Consultation, Geotechnical Report, HazMat Consultation, Communications Infrastructure, Printing/Reprographics, and Advertising for Bid Solicitations.
 - d. How the inflation budget was established, relative to other schools that started earlier.
 - i. In establishing line item budgets for 2012 Bond Projects, several items were determined by a percent of the Construction Budget. Inflation was calculated assuming 5% inflation per year, based on the original targeted start date for projects. So, projects started later in the program did receive higher allocations for inflation than projects that began earlier.



8. A community meeting will be scheduled in November or December to talk about the imminent construction; concerns by neighbors, noise, traffic patterns, temporary signage, etc. The actual date will be discussed with the Trustee, and it is typically scheduled right before construction is to start.
 - a. The Communications Department will work with Austin HS Administration to publish all notices 1-2 months in advance.

9. G. Whittle and Andreas Peeples stated that PAT Meetings would be scheduled Quarterly now that the project was out of Design Phase, in accordance with Bond Program protocol in place for all Projects. The next meeting would likely take place in May, prior to release of school for the Summer. Another meeting would be held in August, when teachers return to campus. After that point, a Quarterly schedule would be established based on timeline of critical events.

10. Principal Guerrero thanked everyone for their full participation in the meeting.

NEXT PAT MEETING: Date to Be Confirmed - 4 p.m. in the Austin HS Library

AGENDA: To be determined

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,

Rosemary Grant
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