



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

MEETING #: 34

LOCATION: Austin High School

DATE / TIME: May 2, 2018 at 4:00 pm

ATTENDEES: (those marked with a check were present)

<input checked="" type="checkbox"/>	Steve Guerrero	Principal	<input checked="" type="checkbox"/>	Chad Craft	Pepper Lawson
<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 type="checkbox"/>	Hilarion Martinez	HISD SSO	<input checked="" type="checkbox"/>	Tim Johnson	Teacher Science
<input type="checkbox"/>	Debbie Crow	HISD SSO	<input type="checkbox"/>	Joe Nelson	Alumni
<input type="checkbox"/>	Andreas Peeples	HISD Sr. Mgr.	<input type="checkbox"/>	C. Guerrero	Teacher CTE Ag
<input checked="" type="checkbox"/>	Steve Butler	Pepper Lawson	<input type="checkbox"/>	Dan Bankhead	HISD Mgr. Design
<input checked="" type="checkbox"/>	Rebecca Kiest	HISD Communication	<input type="checkbox"/>	Guadalupe Saldivar	SPED Teacher Asst.
<input type="checkbox"/>	Brian Busby	HISD COO	<input type="checkbox"/>	Raul Asoy	SPED Chair
<input checked="" type="checkbox"/>	Randy Scroggins	Pepper Lawson	<input checked="" type="checkbox"/>	Marlen Rodrigues	Specialist
<input checked="" type="checkbox"/>	Thomas Ondrias	Pepper Lawson	<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"/>	Michael Burkholder	Pepper Lawson	<input type="checkbox"/>	Jose Saenz	Teacher History
<input type="checkbox"/>	Eli Ochoa	ERO Architects	<input type="checkbox"/>	Paul Gloria	Community Neighbor
<input type="checkbox"/>	Octavio Cantu	ERO Architects	<input type="checkbox"/>	Mark Janicek	Teacher CTE Fam.
<input type="checkbox"/>	Tania Roman	Student/Alumni	<input checked="" type="checkbox"/>	Victor Trevino	Teacher Soc. Studies
<input type="checkbox"/>	Jacque Royce	Alumni	<input checked="" type="checkbox"/>	Ronnie Pendleton	HISD CSR
<input checked="" type="checkbox"/>	Alfonso Maldonado	Alumni	<input checked="" type="checkbox"/>	Ernest Crawford	Heery/HISD
<input type="checkbox"/>	Cruz Casiano	Teacher CTE Fam.	<input checked="" type="checkbox"/>	Meredith Smith	HISD Sr. PM
<input type="checkbox"/>	Sara Torres	Student Council	<input checked="" type="checkbox"/>	Marsha Eckerman	Alumni

PURPOSE: The purpose of the meeting was to update Project Advisory Team members on status of remaining work at the T-Building campus, provide status of demolition and abatement of Austin HS, provide updated status of project GMP and permitting, and discuss upcoming scheduled activities.

AGENDA: See attached

DISCUSSION:

1. AP Medina opened the meeting promptly at 4 p.m. and welcomed all attendees: PAT members, HISD representatives, and CMAR representatives.

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2. All visitors and PAT members were reminded to sign the attendance sheet and pick up a copy of the current meeting agenda, as well as the handout of the meeting's PowerPoint Presentation.
3. Gary Whittle presented the agenda for the meeting, with topics to include updates on remaining work at the temporary campus, status of demolition and abatement activity at Austin HS, status of the GMP and permit for the new campus, and discussion about the construction schedule and upcoming activities.
4. Mr. Whittle reviewed that the Temporary Learning Center (TLC) was opened to students on January 8, 2018.
 - a. Mr. Whittle stated that additional work had been completed since January, with a few items remaining to be addressed during Summer 2018. These include:
 - i. Temporary utilities to the Field House and ROTC. These buildings will remain in use during construction, but the utilities are served out of the existing campus that is being demolished. In order to accommodate ongoing occupancy, new electrical, plumbing, and life safety connections are necessary. This work will be completed prior to Staff returning in August 2018.
 - ii. Relocation of the Maritime Simulator. There were several requested changes to the layout of the Simulator and adjacent observation space. These required permit revisions with the City of Houston, which are underway. This work will be completed prior to Staff returning in August 2018.
 - iii. Modifications to the Serving Line. The extent of the required modifications is still being reviewed with the City of Houston Health Department, but are minor changes that will be completed prior to Staff returning in August 2018. Mr. Whittle added that these revisions will allow the serving line to remain in operation without the installation of the full on-site temporary kitchen building that was originally planned. Meals will continue to be prepared off site and delivered to the campus.
 - iv. Additional Ramps and Sidewalks. These were requested additions and changes after occupancy, which required permit revisions with the City of Houston. This work will be completed prior to Staff returning in August 2018.
 - b. Mr. Whittle shared an overhead layout of the TLC to demonstrate the distance to the Field House and ROTC, and how these will be utilized with the TLC.
5. Mr. Whittle continued with an update on demolition and abatement activity at the main campus.
 - a. The Notice to Proceed was given to Pepper Lawson on February 1, 2018, with actual abatement beginning on February 26.
 - b. Additional abatement items have been discovered and are being addressed as they are identified.
 - c. Demolition of structure began on April 16, 2018.
 - d. The expectation is that the majority of structural demolition will be completed by end of June 2018, with abatement activity in the 1936 building continuing through most of the Summer.
 - e. Floor plans and photos were shown to demonstrate the progress of demolition and abatement.
6. Mr. Whittle presented an anticipated timeline of construction activities related to the rebuilding of the new campus. He stated the goal is still to complete the construction by January 2020, but added that it is an aggressive schedule and will continue to be monitored.
 - a. Tentatively, demo and sitework will be ongoing through Summer 2018 and into the Fall.



- b. Building foundations and site utilities will begin during Summer 2018 and continue into the Fall.
 - c. The underground plumbing and slabs on grade will be poured by end of the year, with exterior concrete tilt walls starting early in 2019.
 - d. By end of Summer 2019, the building should be mostly “dried-in”, which would include the roof, exterior walls, and most of the exterior window framing.
 - e. The interior finishes and landscaping would take place in Fall 2019.
7. The PAT reviewed the final site plans and layout of the new campus.
- a. The construction sequence, working from the NW corner toward the 1936 building, was explained and discussed.
 - b. Several renderings were shared with the group, highlighting the orientation of the Main Entrance toward Jefferson Street.
 - c. A brief discussion was held regarding traffic patterns and bus and parent drop off locations.
8. Mr. Whittle presented an update to the GMP & Permitting for the new campus.
- a. HISD and Pepper Lawson have tentatively agreed to a GMP amount, and will move forward with the formal approval process, which can take up to 6-8 weeks.
 - b. A Letter of Intent was sent to Pepper Lawson, allowing them to begin procuring subcontractor agreements, including material orders.
 - c. It was stated that significant cost savings measures were required to be able to get the GMP in line with the remaining budget. However, Mr. Whittle added that no programs were changed or reduced, no square footage was removed from the building, and no features shown in the renderings were significantly changed. The majority of the cost savings came from alternate finishes and removing some excessive mechanical systems controls. It was also stated that Pepper Lawson was able to reduce some cost through negotiations with Subcontractors.
 - d. The building permit is in final review. Mr. Whittle explained the parking variance that HISD applied for, which is up for formal approval on May 10. It is a routine submission for all HISD schools and is not expected to face any difficulty in approval. It is expected that the full permit will be released in early June.
9. Q&A
- a. Phase 1 (TLC) Budget. Mr. Whittle stated that the budget was exceeded for the TLC, primary due to additional requirements from the City of Houston, additional security measures, and some requested enhancements from school staff in efforts to make the campus more comfortable, safe, and usable.
 - b. Scope enhancement budget: Mr. Whittle stated that the “wishlist” items, which included additional work to the Auditorium and resurfacing of the running track, are still in the program. The Auditorium enhancements are part of the GMP and will be completed by Pepper Lawson. The resurfacing of the track will be completed by an HISD vendor, likely toward the end of construction.
 - c. Allocated spaces for Maritime and Early Child Development Center: PAT members asked if space sizes could be reviewed. PM team advised that modifying design at this stage could impact timeline and budget. School principal offered to discuss concerns outside design and construction as it appears the sizes are adequate for current and historical enrollment. It was also stated that much of the enhancement of these spaces could be accomplished with FF&E, as opposed to modifying construction.



- d. Water for temporary science rooms was discussed. School principal offered to discuss within the school options for this request.
- e. Mr. Trevino offered his congratulations and gave kudos to the entire team for the outstanding effort made to have the TLC open on time and completed with quality.
- f. Some PAT members expressed concerns regarding instances where domestic water was running with a cloudy or yellowish color. The team presented lab results indicating potability of water and indicated that the cloudy appearance is often related to having air bubbles in the water lines. This can be especially true when the City is working on waterlines nearby. School was advised to run water to flush the system and water would return to its natural color.
- g. PAT members raised concerns about parking spaces availability on the South parking lot. Assistant Principal addressed the concern by offering the use of North parking lot for overflow.
- h. PAT members asked for status of simulator and anticipated completion. Construction team advised that permit revisions for this specific area were under review by the City of Houston. It was advised that the CTE teacher review the walls already built to ensure the monitors will fit. This was later confirmed as acceptable. Project team committed to having the Simulator ready for the next school year.
- i. CTE teacher asked for possibility to review future CTE classrooms. School principal requested that the CTE coordinator for the District, the Design Team, and the CTE teachers to meet and review future scope. Program Manager to arrange meeting soon.

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

NEXT PAT MEETING: TBD

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,

Gary Whittle
Program Manager
HISD – Construction Services
3200 Center Street, Houston, TX 77007
Phone: (713) 556-9327 Email: gwhittle@houstonisd.org