



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

MEETING #: 10

LOCATION: Austin High School

DATE / TIME: June 11, 2015; 4:00 pm

ATTENDEES: (those marked with a check were present)

<input type="checkbox"/>	Jorge Arredondo	Principal	<input checked="" type="checkbox"/>	Lydia Zamora	Teacher
<input checked="" 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	ERO Architects
<input checked="" type="checkbox"/>	Casiano Cruz	Teacher	<input checked="" type="checkbox"/>	Tim Johnson	Teacher, Science
<input type="checkbox"/>	Karen Degollado	Student	<input checked="" type="checkbox"/>	Joe Nelson	Alumni
<input checked="" type="checkbox"/>	Marsha Eckerman	Alumni	<input checked="" 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 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		<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 checked="" type="checkbox"/>	Steve Guerrero	Principal
<input checked="" type="checkbox"/>	Georgianne Sigler	Alumni	<input checked="" type="checkbox"/>	Kendrick Wright	HCISDFacilityDesign
<input checked="" type="checkbox"/>	Ralph Hennie	Teacher, CTE	<input checked="" type="checkbox"/>	Vianey Nino	Secretary
<input checked="" type="checkbox"/>	Tierra Harris	Parent/Alumni	<input checked="" type="checkbox"/>	Hector A Guevara	ERO Architects
<input checked="" type="checkbox"/>	George Tracy	Alumni	<input type="checkbox"/>		

PURPOSE: The purpose of the meeting was to update the PAT on the development of design concepts.

AGENDA:

- Provide an Update on the Current Project Status
- Re-Cap the Existing and Proposed Project Site Space Analysis
- Provide an Overview and Space Analysis of the Existing Building and Structural Model

DISCUSSION:

1. Octavio Cantu began by providing an overview and update of the project status. Mr. Cantu explained the design process and the current challenges the design team is encountering.
2. Mr. Cantu explained ERO’s design approach and the cost model ERO is using. This approach consists of keeping the existing ROTC building, Athletic Fieldhouse and the 1936 and 1966 buildings. The rest of the existing campus structures will be demolished to provide area for the new construction.



3. Mr. Cantu explained that ERO is reconciling the different information and data such as CAD files, old surveys and different images that ERO has obtained. Mr. Cantu described some challenges ERO is encountering, due to some inconsistencies in these files, and that ERO is analyzing the existing structural drawings to unify these existing building conditions.
4. Mr. Cantu stated that the 1936 & 1966 buildings will be reused to follow the cost model that was previously approved. According to Cost Model H, the interior spaces of the building 1936 and 1966 will be renovated to accommodate new spaces. The PAT indicated that they would like to see some of the different Cost Models and the different schemes they represented.
5. The PAT stated their concerns with the new building design and the renovations to the existing building. The PAT also shared some of their thoughts on keeping the historical value of the existing 1936 and 1966 buildings or if it was better to demolish the entire campus and create a new one. Eventually, they agreed that it was preferable to maintain the link to the historical past of these buildings that were still considered serviceable.
6. Mr. Cantu continued by sharing ERO's ideas of opening up existing areas and having natural light in new spaces. He also stated that implementation of courtyards and improved circulation will play important roles in the new design.
7. Mr. Cantu expressed ideas on how ERO plans to utilize the existing 1936 and 1966 buildings. The interiors will be completely renovated by removing many existing interior walls and making the classrooms and corridors wider by removing the existing lockers. The PAT stated that they would like to have trophy cases in the corridors in lieu of some of the existing lockers.
8. Mr. Cantu stated that ERO is waiting on an accurate site survey to further develop the new campus design. The PAT asked about the expanded areas of the campus and if ERO has considered putting some buildings on the recently acquired site across the street. They asked if the new fields across the street will be part of the project. The PAT inquired about the use of the land across S. Lockwood Dr. to place new buildings and the concern of students crossing the street. Mr. Cantu responded that, currently, most of the new construction is expected to remain on the east side of S. Lockwood Dr.
9. The PAT continued sharing ideas on possibly utilizing the existing fields for the potential location of new construction. This is probably not feasible since the athletic fields will need to remain available to the campus and students.
10. Principal Guerrero stated that the existing track is in need of repair and asked if it will be part of the scope of work. This will be considered if funding is available.
11. Mr. Cantu continued explaining ERO's observations of the existing building conditions and how the floor plans were laid out with complicated existing circulation conditions.
12. The PAT expressed ideas on reconditioning the existing band hall by utilizing the existing space and taking advantage of natural light and oversized windows. They would like a room that takes advantage of the natural lighting and space without eliminating these existing windows.
13. The PAT voiced their concerns on the phasing of construction and what would happen to the students if it were to occur. The PAT is concerned with students starting at the existing campus and having to graduate on a different campus. The PAT asked if the enabling process was part of the budget or if it was possible to bring portable buildings in lieu of relocating students. Mr. Cantu responded that the approved cost model does not include any portable classrooms being brought onto the site. He also stated that



many factors such as temporary rerouting of mechanical equipment, plumbing, water, electricity, among others, would cost more money than has been allocated to the Project.

14. The PAT asked for a comparison on the estimated costs per square foot for renovation versus new construction. This will be discussed at the next PAT meeting.
15. Mr. Cantu proceeded to present a proposed layout for the new proposed campus design, showing building massing, potential circulation corridors and the use of existing vertical circulation. The PAT raised a concern regarding the corridors and asked if the corridors will be outdoor or indoor spaces. Mr. Cantu stated that the design of the corridors will depend on the cost model, the budget and the input from the district, but all major circulation routes would be covered and probably enclosed.
16. The PAT raised questions about the presentation of this Project to the community. How will we present it to the community? Principal Guerrero stated that once the layout is done, he will be introducing the project at a community meeting to be scheduled at a later date. Mr. Cantu asked Principal Guerrero to evaluate proposed spaces and to assist in grouping the spaces in the preferred spatial adjacencies.

QUESTIONS/ANSWERS:

- 1.) Octavio Cantu opened the floor for any questions that the PAT Committee might have. All the questions were answered throughout the meeting.

ACTION ITEMS:

- 1-1 ERO to evaluate existing building conditions and work on schematic layout.
- 1-2 ERO to provide some cost comparison information on costs per square foot between old and new construction.

WHAT TO EXPECT AT THE NEXT PAT MEETING:

- 1.) The Design Team will provide updated space layouts.
- 2.) ERO will evaluate the existing spaces for renovations.
- 3.) ERO will evaluate the existing building conditions for new construction.

NEXT PAT MEETING: July 16, 2015

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 Wong, AIA
Project Manager (Interim)
HISD – Construction & Facility Services
3200 Center Street, Houston, TX 77007
Phone: (713) 556-9271
Email: awong@houstonisd.org