



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

MEETING #: 11

LOCATION: Austin High School Library; 4:00 PM

DATE / TIME: July 16, 2015

ATTENDEES: (those marked with a check were present)

<input type="checkbox"/>	Jorge Arredondo	Principal	<input type="checkbox"/>	Lydia Zamora	Teacher
<input type="checkbox"/>	Yadira Banuelos	Class President	<input 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 checked="" type="checkbox"/>	Tim Johnson	Teacher, Science
<input type="checkbox"/>	Karen Degollado	Student	<input checked="" type="checkbox"/>	Joe Nelson	Alumni
<input type="checkbox"/>	Marsha Eckerman	Alumni	<input type="checkbox"/>	C. Guerrero	Agricultural Teacher
<input checked="" type="checkbox"/>	Albert Wong	HISD PM	<input type="checkbox"/>	Dan Bankhead	HISD – Facilities
<input type="checkbox"/>	Noelia Longoria	School Support	<input type="checkbox"/>	Clay Clayton	HISD – Facilities
<input type="checkbox"/>	Angelita Henry	Parent/Alumni	<input type="checkbox"/>	Princess Jenkins	HISD – Facilities
<input 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 type="checkbox"/>	Catherine Smith	Teacher	<input type="checkbox"/>	Jorge Medina	Assistant Principal
<input checked="" type="checkbox"/>	Eli Ochoa	ERO Architects	<input checked="" type="checkbox"/>	Steve Guerrero	Principal
<input type="checkbox"/>	Georgianne Sigler	Alumni	<input type="checkbox"/>	Kendrick Wright	HISD - Facilities
<input type="checkbox"/>	Ralph Hennie	Teacher, CTE	<input type="checkbox"/>	Vianey Nino	Secretary
<input type="checkbox"/>	Tierra Harris	Parent/Alumni	<input 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 meet with the Project Advisory Team and HISD Bond office project teams to update the PAT on progress to date and upcoming construction activity.

AGENDA:

- Review and discuss proposed reuse of the renovated Austin High School campus buildings to remain.
- General discussion and analysis of proposed adjacencies within the renovated buildings.
- What to expect at the next PAT meeting.

DISCUSSION:

1. Eli Ochoa gave an update, regarding the reconciliation of available information (As-Built drawings, etc.) to supplement their Project documentation. Joe Nelson asked who was preparing the site survey. Albert Wong replied that Houston ISD is working with the assigned survey engineering consultant on their fee proposal and determining the scope of the new survey.
2. The Construction Manager At Risk, DivisionOne, Inc., is under contract with HISD and will be participating in the design process.



3. Octavio Cantu briefly presented the slides that were reviewed during the last PAT meeting.
4. George Tracy asked what type of construction the building would be and if the new building would be sprinkled. Joe Nelson asked, "What are the differences between Type I and Type II construction". Mr. Ochoa gave a brief explanation of the construction types and responded that the expected construction will be Type IB and sprinkled for new additions and Type IIB for the existing building.
5. Mr. Tracy asked if the water pressure in this area was cut off and Mr. Ochoa stated that they will need to run water pressure flow tests on the water lines to find out.
6. Mr. Tracy asked who processes the letter of availability/request letter and Mr. Ochoa responded that the Civil Engineer processes that request.
7. Mr. Cantu proceeded with the visual presentation of the capacity model. Mr. Ochoa stated that there is a spreadsheet that is part of the ERO database, within their software, that helps them populate the rooms within the model.
8. Mr. Tracy asked Principal Guerrero what his perception was on the proposed new floor plans' grouping of learning centers and their neighborhoods concept. Mr. Guerrero replied that they are giving it a try this year with the link learning. Mr. Tracy responded that past trends in education have crashed and burned, so how will neighborhoods in this project help? Mr. Guerrero replied that it gives the school some flexibility to access spaces and to modify them in the future, if needed.
9. Mr. Ochoa presented an overview of the existing 1936 building and its proposed renovation. Covey Nash mentioned that the layout seemed claustrophobic. Mr. Ochoa responded that they are going to be able to have better use of the spaces than they have currently. The enclosed corridor on the second floor will be air conditioned while the first floor loop will be partially air conditioned. They will look for opportunities to put glass in areas for natural daylight. Mr. Tracy stated that the educational areas seemed scattered around in the layout. Mr. Ochoa explained the design intent. The Dining Commons will be where most of the students will be hanging out. The Learning Commons will have bridges so students and staff can circulate throughout this area on the second level.
10. Mr. Ochoa stated that off-street parking spaces will be provided for the queuing of 6 buses near the new band area. Mr. Tracy asked where people would park after-hours to access the gym. Mr. Ochoa answered that it would be right across S. Lockwood. The new Administration zone, with visitor parking, will be on Jefferson St. and the parent drop off will remain on Dumble St.
11. Mr. Tracy voiced his concerns about the proposed new entrance for the building. Mr. Cantu stated that the constraint was to find visitor parking for that entrance. The previous main entrance off Dumble St. was maintained as part of the building's historical significance, but will be repurposed as a secondary entrance for security reasons.
12. Mr. Ochoa stated that the restrooms in the Performing Arts Center will be completely refurbished. He also stated that ERO's current floor plans were approx. 10,000 SF over the current HISD programmed square footage for new assignable spaces and that did not include the Annex space but they will continue to look for area reductions where it was applicable. He mentioned that the existing Girls' Gymnasium might be also renovated, if necessary.
13. Mr. Ochoa briefly explained the City of Houston Building Code requirements in regards to the entrances and exits for the Gymnasium and Performing Arts Center.



14. Mr. Tracy asked if ERO was including LEED Sustainability for this project and Mr. Cantu stated that the Project's objective is to achieve at least LEED Certification. They are using the latest version of LEED.
15. Mr. Tracy asked Mr. Guerrero what he thought of the presentation by the ERO Design Team and Mr. Guerrero stated that he liked what is being proposed. His only concern was the circulation around the campus and making sure that everyone can move around the campus easily.
16. Mr. Tracy asked where the design team goes from here and Mr. Ochoa stated the following:
 - The first goal is to finish reconciling their cost model in terms of how much square footage for new construction versus renovation.
 - There is a perceived need to establish a circulation corridor from the Dumble St. entrance through the first floor area of the adjacent, two story existing building.
 - There is a need to minimize the building's footprint on the campus site to create more green space.
17. Mr. Tracy asked when the drawings would be ready for the construction manager and Mr. Ochoa replied that the design team is about a month or so from having them ready for an initial review. They do have a cost model in place for the Construction Manager to review for reference at this time.
18. There was a brief discussion about whether the Austin HS students and staff would be moving off campus during construction. Mr. Wong stated that the District will make the decision, as the design progresses, to phase the construction and stay on the campus during construction or relocate the students and staff. However, everyone seemed to acknowledge that student safety would be a concern and the extended duration of construction, if phased, would be more expensive.
19. At the next PAT meeting, Mr. Ochoa stated that the design team should have a preliminary floor plan further developed and reviewed with the Construction Manager for their construction cost input.
20. Principal Guerrero asked what ERO intended to do with the 8 acres across S. Lockwood and Mr. Ochoa stated that, as of right now, there isn't anything in the HISD Educational Specifications Program specific for its use. It is available to use as part of the campus but this will not happen if it hasn't been re-platted with the City Of Houston. The addition of playing fields to this project was not part of the program. Mr. Nash asked why the Fields were left out of the program and that it would be a mistake to leave them out of the program. It was also mentioned that there is limited construction funding for the Project overall. Principal Guerrero would like to consider having the JROTC or Ag Building out there. Mr. Tracy stated that the additional storm water detention requirements and availability of utilities will be a big factor regarding any use of these additional 8 acres across S. Lockwood.

QUESTIONS/ANSWERS:

- 1.) Eli Ochoa opened the floor for any questions that the PAT Committee might have. All the questions were asked and responded to throughout the meeting.

ACTION ITEMS:

- 1-1 ERO will contact the Construction Manager at Risk, DivisionOne, Inc.- Albert Wong has already established this communication and contact information.

NEXT PAT MEETING: August 13, 2015; Austin HS Library- 3:00 PM



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

Project Manager, Heery International, Inc.

HISD – Construction & Facility Services

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