



MINUTES

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

MEETING #: 35

LOCATION: Austin High School: Temporary Learning Center (TLC), Building K, Library

DATE / TIME: September 24, 2018 at 4:15 pm

ATTENDEES: (those marked with a check were present)

<input checked="" type="checkbox"/>	Steve Guerrero	Principal	<input type="checkbox"/>	Fran Paz	Pepper-Lawson
<input type="checkbox"/>	Rudy Trevino	HISD CSO	<input type="checkbox"/>	Angelita Henry	Parent/Alumni
<input type="checkbox"/>	Diana Davila	HISD Trustee	<input type="checkbox"/>	Tierra Harris	Parent/Alumni
<input checked="" type="checkbox"/>	Jorge Medina	Asst. Principal	<input checked="" type="checkbox"/>	Tim Johnson	Teacher Science
<input type="checkbox"/>	Brian Busby	HISD COO	<input checked="" type="checkbox"/>	Joe Nelson	Alumni
<input type="checkbox"/>	Andreas Peebles	HISD Sr. Mgr.	<input type="checkbox"/>	C. Guerrero	Teacher CTE Ag
<input type="checkbox"/>	Covey Nash	Alumni	<input type="checkbox"/>	Dan Bankhead	HISD Mgr. Design
<input checked="" type="checkbox"/>	Marsha Eckerman	Alumni	<input type="checkbox"/>	Guadalupe Saldivar	SPED Teacher Asst.
<input checked="" type="checkbox"/>	Jacque Royce	Alumni	<input type="checkbox"/>	Raul Asoy	SPED Chair
<input checked="" type="checkbox"/>	Meredith Smith	HISD Sr Manager	<input type="checkbox"/>	Chris Williams	Teacher History
<input checked="" type="checkbox"/>	Gary Whittle	Heery/HISD	<input checked="" type="checkbox"/>	Mark Kerrissey	Teacher History
<input type="checkbox"/>	Todd Granato	Pepper-Lawson	<input checked="" type="checkbox"/>	Victor Trevino	Teacher Soc. Studies
<input checked="" type="checkbox"/>	Michael Burkholder	Pepper-Lawson	<input type="checkbox"/>	Theresa M. Guerra	Registrar
<input checked="" type="checkbox"/>	Randy Scroggins	Pepper-Lawson	<input type="checkbox"/>	Jose Saenz	Teacher History
<input type="checkbox"/>	Eli Ochoa	ERO Architects	<input checked="" type="checkbox"/>	Paul Gloria	Community Neighbor
<input type="checkbox"/>	Octavio Cantu	ERO Architects	<input type="checkbox"/>	Mark Janicek	Teacher CTE Fam.
<input checked="" type="checkbox"/>	Vladimir Naranjo	HISD/PMG	<input checked="" type="checkbox"/>	Rebecca Kiest	HISD Communication
<input checked="" type="checkbox"/>	Alfonso Maldonado	Alumni	<input type="checkbox"/>	Holly Huffman	HISD Communication
<input checked="" type="checkbox"/>	Georgiana Sigler	Alumni	<input type="checkbox"/>	Rosemary Grant	HISD/ Heery
<input type="checkbox"/>	Cruz Casiano	Teacher CTE Fam.	<input checked="" type="checkbox"/>	Ernest Crawford	HISD/ Heery
<input type="checkbox"/>	Sara Torres	Student Council	<input checked="" type="checkbox"/>	Lexi Stroescu	HISD/ Heery

PURPOSE: The purpose of the meeting was to update the Project Advisory Team members on the construction status for the new high school, discuss current and upcoming construction activities, and present a project completion schedule of second quarter of 2020.

AGENDA: See attached.

DISCUSSION:

1. The meeting started at 4:25 pm with welcome remarks by Principal Steve Guerrero.
2. Mr. Mark Kerrissey presented comments regarding the Job & Career Fair held Saturday, Sept. 8, 2018, and praised Pepper-Lawson President Todd Granato for the event's organization and for coordinating

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the various companies interacting with related institutions. Mr. Kerrissey stated he would like to see this kind of event replicated throughout the district. This type of job fair gives an opportunity for residents and students to learn more about the pursuit of a construction career and how to obtain employment.

3. Mr. Gary Whittle presented the following update highlights:
 - a. Phase 1 – Temporary Learning Center (TLC)
 1. The modular learning campus has been occupied since Jan. 8, 2018.
 2. The off-site existing ROTC and Field House are fully operational.
 3. Summer work completed includes the maritime simulator, additional sidewalks, entrance ramp, and some security activities.
 - b. Phase II – Abatement & Demolition merges into Phase III – New Construction:
 1. Slides presented photographs of work in progress.
 2. Completed to date work includes the demolition of buildings attached to the original 3-story structure (1936), CTE buildings, all other outside buildings, and the water tower.
 3. Current work in progress of the 1936 building: interior demolition, abatement of asbestos above plastered ceilings, crawl spaces, and behind some walls of the 1936 structure. This is in addition to the known contracted asbestos that required abatement.
 4. Grading of the entire site plus subgrade preparations and drilling piers for the new building additions were ongoing concurrently with the work on the 1936 building.
 - c. Upcoming activities:
 1. Complete abatement and interior demo of 1936 building.
 2. Complete building foundations.
 3. Continue site grading outside perimeter of the new building.
 4. Start work on underground utilities.
 5. Form, pour and begin the erection of new concrete tilt-wall panels.
 6. Layout framing for interior build-out within 1936 building.
 - d. Update on construction timeline:
 1. Current contractual substantial completion date is Feb. 29, 2020.
 - (i) The building permit was secured July 5, 2018.
 - (ii) HISD issued the Notice to Proceed dated July 9, 2018, for GMP #3.
 2. Delays causing the project to extend in the second quarter of 2020.
 - (i) Replat required by the City of Houston before permitting.
 - (ii) Additional hazardous materials were found in 1936 building.
 3. Timeline of anticipated high-level milestones.
 - (i) Fall 2018: abatement, foundations, underground utilities.
 - (ii) Winter 2018: concrete slabs, structural steel.
 - (iii) Spring 2019: exterior walls of building structures.
 - (iv) Fall 2019: interior buildout, MEP systems, site finishes.
 - (v) Winter 2019/2020: MEP commissioning, safety/security, interior finishes.
 - (vi) Spring 2020: inspections, furnishings, occupancy.
4. The meeting opened for Questions and Answers.
 - a. PAT members inquired about the furniture status, and Mr. Whittle stated furniture and equipment are typically ordered six to eight months before occupancy.



- b. Mr. Whittle responded to a question about the future use of the TLC land stating that HISD rarely sells real estate property and he is not aware of any plans for this land. Currently, all temporary buildings will be removed from the site once construction on the new high school is complete and ready for occupancy. However, N building, pre-engineered steel building, will remain in its current place.
- c. A PAT member asked if the team knew what the plans are for the next door property, previously known as Foleys. At this time the management team is unaware of any plans.
- d. School personnel inquired about the list of science equipment to be acquired at the completion of the project and suggested specific school personnel provide a detailed review to avoid purchasing unnecessary equipment. Mr. Whittle stated that the team would coordinate with the school before selection of equipment.
- e. In response to several PAT members, Mr. Whittle elaborated in detail about the replat request by the City of Houston before permitting, and how its impact delayed the start of new construction. He explained that this item has previously been granted a waiver, and allowed to be completed after issuance of the permit for construction. The COH unexpectedly notified HISD in May that this waiver would not be granted for this project. Mr. Whittle also noted that the additional asbestos abatement likely would have delayed the project, had the permit delay not occurred, stating that the delays were concurrent.
- f. PAT members recognized the team effort and actions taken to minimize the delayed construction start.
- g. Mr. Whittle responded to an inquiry about future renovations to the ROTC and Field House and explained the scope of work is minimal.
- h. PAT members asked for a project budget status. Mr. Whittle stated the budget is tight and all members of the construction team are aware of the funding. Principal Guerrero will be sent a high-level project budget status for his information.
- i. Mr. Whittle mentioned that Principal Guerrero is coordinating with HISD communications and PAT members for a ground-breaking ceremony. More details will follow.
- j. Several PAT members asked about the next PAT meeting tentatively scheduled for early December 2018. Principal Guerrero and HISD will coordinate a firm date and notify all PAT members.

5. Principal Guerrero thanked everyone for their full participation in the meeting and adjourned at 5:30 pm.

NEXT PAT MEETING: Tuesday, January 15, 2019 at 4:15 pm in Building K – Library.

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