



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

MEETING #: 14

LOCATION: Austin High School Library

DATE / TIME: October 12, 2015; 4:00 PM

ATTENDEES: (those marked with a check were present)

<input checked="" type="checkbox"/>	Steve Guerrero	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 type="checkbox"/>	Tim Johnson	Teacher, Science
<input type="checkbox"/>	Karen Degollado	Student	<input checked="" type="checkbox"/>	Joe Nelson	Alumni
<input checked="" type="checkbox"/>	Marsha Eckermann	Alumni	<input type="checkbox"/>	C. Guerrero	Agricultural Teacher
<input checked="" type="checkbox"/>	Albert Wong	HISD PM	<input type="checkbox"/>	Dan Bankhead	HISD – Facilities
<input checked="" type="checkbox"/>	Noelia Longoria	School Support	<input type="checkbox"/>	Clay Clayton	HISD – Facilities
<input checked="" type="checkbox"/>	Angelita Henry	Parent/Alumni	<input checked="" type="checkbox"/>	Princess Jenkins	HISD – Facilities
<input checked="" type="checkbox"/>	Tania Roman	Alumni	<input checked="" type="checkbox"/>	Victor Trevino	Teacher
<input type="checkbox"/>	Jacque Royce	Alumni	<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 type="checkbox"/>	George Tracy	Alumni
<input checked="" type="checkbox"/>	Eric Ford	HISD – Facilities	<input type="checkbox"/>	Kendrick Wright	HCISD Facility
<input type="checkbox"/>	Ralph Hennie	Teacher, CTE	<input type="checkbox"/>	Vianey Nino	Secretary
<input type="checkbox"/>	Tierra Harris	Parent/Alumni	<input type="checkbox"/>	Jose Saenz	Teacher
<input checked="" type="checkbox"/>	Jose Rios	ERO Architects	<input checked="" type="checkbox"/>	Brad Cheeseman	DivisionOne- CMAR

PURPOSE: The purpose of the meeting was to meet with the Project Advisory Team and HISD Bond office project team to provide progress updates on the designs of the Project.

AGENDA:

- Review and discuss proposed reuse of some of the renovated Austin High School campus buildings.
- Review and discuss the new proposed building additions.
- Confirm that the project costs of this new proposed design scenario have been vetted entirely.
- What to expect at the next PAT meeting.

DISCUSSION:

1. Albert Wong began the meeting with a brief recap of the Austin HS Community Meeting.
2. ERO Architects’ Octavio Cantu mentioned that, at the last Austin HS PAT meeting on August 13th, the group had reviewed a previous site plan and many different ideas were discussed. During today’s meeting, many of those ideas will be addressed in the design revisions that will be presented.



3. Mr. Cantu stated that they are following the HISD Educational Specifications Program requirements. The new proposed construction areas have better student circulation and is organized around the existing building areas scheduled to remain. However, they still need to reduce square footage areas to meet the program needs and stay within the available construction budget. He stated there will need to be an anticipated contingency amount that they have to include in their cost estimates for any hidden conditions in the existing building(s) that are currently scheduled to remain.
4. Noelia Longoria had concerns about which existing buildings were to remain or which were being demolished for new construction. Mr. Cantu replied that the way ERO determined which buildings to salvage was (1) Biggest bang for your buck and (2) Which one was most important to the community?
5. Brad Cheeseman, explained that the Construction Manager at Risk, DivisionOne, is collaborating with ERO Architects to review the design program they are developing and provides construction costs input for developing the Construction Cost Model for the Project to stay within the allowable budget.
6. Albert Wong mentioned that, in the current design concept being presented by ERO, the 1936 Building and Auditorium are staying, but the 1944 and 1966 buildings are being demolished, along with the previously indicated existing buildings.
7. Mr. Cantu explained how better student circulation was being accommodated with the new floor plan layout and that the 1966 building did not work well, circulation-wise. The Central Courtyard will become part of the major student circulation pathway and will have a mixture of grass and paved areas.
8. Mr. Cantu stated that the 1936 building may be stripped to the existing structure but the façade will remain. Ms. Longoria expressed a concern about the existing auditorium windows and if the \$56M building construction allowance included these windows. Mr. Cantu responded that this will be reviewed along with all the other construction costs for the overall Project.
9. Tania Roman wanted to see new façade ideas to distinguish between the existing and new buildings. She asked about the new corridors with extended learning areas similar to what the Architect had presented in previous design floor plan layouts. Mr. Cantu replied that the corridors will be moved closer to learning areas/centers to allow more natural light into these corridor spaces.
10. Ms. Roman also asked if the school will have more elevators. Mr. Cantu replied that there will be more elevators in strategic locations around the new campus.
11. Steve Guerrero mentioned that the rear portion of existing pool/janitorial area is being removed to open up this building area for better circulation.
12. Marsha Eckermann asked if the new Cafeteria will have a 2nd story view towards the central courtyard. The current design revision will have this viewpoint. Mr. Cantu clarified that, if the Cafeteria is to grow in capacity, the Kitchen area must also grow, due to number of students needing to be fed.
13. Mr. Wong mentioned that this new layout appears to clean up circulation throughout the campus and opens up the courtyard to the main entrance's student drop off area.
14. Mr. Cantu indicated that the two Visual Art Centers needing more natural light (north light) was discussed in the last PAT meeting. Also, it appeared that the Science Learning Labs (admin.) were taking up too much space. These are addressed in the latest floor plan revisions.
15. When the topic of FF&E was brought up by one of the PAT members, Mr. Wong replied that the FF&E discussions are still pending and will be discussed with the Architects and PAT at a later date.



16. Mr. Cantu mentioned the Life Skills classrooms are dispersed throughout the campus. The reason for this is to not single out any specific group, but to encourage interaction with the rest of the school population. Princess Jenkins expressed that Extra Life Skills (Autistic & Impaired students) must have close proximity to exits and busses.
17. Mr. Cantu mentioned that the existing Field House, as well as the ROTC building, and their related functions might change, due to the current square footages in the Ed. Specs. Program requirements.
18. Mr. Cantu indicated that the open Lounge Study areas in the corridors are allocated from the programmed library areas. Victor Treviño articulated that if the space was available, it should be utilized elsewhere and be more appreciated.
19. Mr. Treviño said that a canopy in the courtyard might be a good idea as long as it doesn't cover the whole courtyard. This would be contingent upon available construction funds, since it's not in the HISD Ed. Specs. Program requirements.
20. Ms. Longoria asked what the expected student population growth was ...are we preparing this school for future growth? She expressed that now is the time to prepare this school for future growth and expansion. She mentioned that we might not have this opportunity for a while and would like to take advantage of this money. Principal Guerrero responded that, according to various news sources and demographic studies, this area's population is actually projected to decline. He stated that they do have the planned space to grow in the future.
21. Ms. Roman asked if we were mimicking the existing Austin H.S. architecture style. Mr. Cantu responded that the new additions will transition from the existing buildings with similar masonry features.
22. Mr. Treviño expressed some concern about the egress access, in case of fire, for the currently shown three story classroom buildings with only one stairwell. Mr. Cantu responded that the design was based upon occupant loads and that access to the adjacent stairwells was within the building code required travel distances.
23. Mr. Treviño was also concerned about classrooms in the swimming pool area having a staircase which does not meet ADA requirements, due to the stairs being inside the classroom areas with no handicap ramp or lift. Mr. Cantu replied that they will be addressing these types of details as the design documentation proceeds further. Currently, they are looking at the classroom groupings and student traffic circulation.
24. Mr. Guerrero stated that community should be able to use the multi-use/community room without accessing school through the Administration Area.
25. Mr. Guerrero said that doors needed to be included for the attendance rooms from the corridor but this will need to be reviewed by his staff.
26. Mr. Treviño asked about receiving an emailed print out of the presentation to be shown at the PAT Meeting, prior to the meeting occurrence. Mr. Wong will confirm with HISD what the standard policy is for sending out these type of email notices with preliminary design information, but, to his knowledge, with the exception of an agenda, information is not distributed prior to the PAT Meeting.
27. When asked by Ms. Longoria why the existing auditorium is to remain, Princess Jenkins stated that keeping this auditorium is due to the Austin HS Ed. Specs. Program not addressing it specifically. Mr. Wong added that it would be difficult to replace the number of seats that the current auditorium



provides, and that a new one would have a much smaller capacity. He mentioned that there are several existing auditoriums that were being kept intact, due to the same reasons; Bellaire HS, Lamar HS and YWCPA, to name just a few. Steve Guerrero stated that the Art Deco Auditorium is liked by most people in the community. Ms. Longoria and Mr. Treviño requested changes to the existing window shades, lighting, sound system, carpet...etc. in order to have a state of the art auditorium and give it a facelift. Eric Ford replied that there is a construction contingency and that, if available, some of it could be applied to the Auditorium.

- 28. Mr. Treviño said the practice rooms (Fine Arts) should be sound rated. Mr. Cantu replied that these would be part of the detailed drawings that would be presented at a future PAT meeting.
- 29. Mr. Treviño asked about the plans for parcel of land across the S. Lockwood Dr.; would this be a playing field or a concrete paved area? Currently, there are no programmed requirements for any additional playing field areas, but additional parking requirements by the City of Houston Planning Dept. may dictate more paved areas for parking.

QUESTIONS/ANSWERS:

- 1. Noelia Longoria has a concern about auditorium windows. Would new windows be included in the available construction budget? This would have to be looked at by the A/E Team.

ACTION ITEMS:

- 1.1 As noted in the Questions/Answers section above.

NEXT PAT MEETING: November 12, 2015; Austin HS 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,

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