



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

MEETING #: 27

LOCATION: Austin High School

DATE / TIME: November 17, 2016

ATTENDEES: (those marked with a check were present)

<input checked="" type="checkbox"/>	Steve Guerrero	Principal	<input type="checkbox"/>	Chris Fields	Heery/HISD
<input type="checkbox"/>	Yadira Banuelos	Alumni Class Pres.	<input type="checkbox"/>	Georgianne Sigler	Visitor
<input checked="" type="checkbox"/>	Covey Nash	Alumni	<input checked="" type="checkbox"/>	Octavio Cantu	ERO Architects
<input type="checkbox"/>	Cruz Casiano	Teacher CTE Fam.	<input checked="" type="checkbox"/>	Tim Johnson	Teacher Science
<input checked="" type="checkbox"/>	Rosemary Grant	Heery/HISD	<input checked="" type="checkbox"/>	Joe Nelson	Alumni
<input type="checkbox"/>	Marsha Eckerman	Alumni	<input type="checkbox"/>	C. Guerrero	Teacher CTE Ag
<input type="checkbox"/>	Albert Wong	Heery/HISD	<input type="checkbox"/>	Dan Bankhead	HISD Mgr. Design
<input type="checkbox"/>	Sylvia Wood	HISD Communication	<input checked="" type="checkbox"/>	Guadalupe Saldivar	SPED Teacher Asst.
<input checked="" type="checkbox"/>	Angelita Henry	Parent/Alumni	<input checked="" type="checkbox"/>	Raul Asoy	SPED Chair
<input type="checkbox"/>	Tania Roman	Student/Alumni	<input type="checkbox"/>	Chris Williams	Teacher History
<input type="checkbox"/>	Jacque Royce	Alumni	<input checked="" type="checkbox"/>	Mark Kerrissey	Teacher History
<input type="checkbox"/>	Catherine Smith	Teacher CTE Data	<input checked="" type="checkbox"/>	Jorge Medina	Assistant Principal
<input type="checkbox"/>	Eli Ochoa	ERO Architects	<input type="checkbox"/>	Theresa M. Guerra	Registrar
<input type="checkbox"/>	Eric Ford	HISD Architect	<input type="checkbox"/>	Jose Saenz	Teacher History
<input type="checkbox"/>	Erica Deakins	HISD Director	<input type="checkbox"/>	Paul Gloria	Community Neighbor
<input type="checkbox"/>	Tierra Harris	Parent/Alumni	<input type="checkbox"/>	Mark Janicek	Teacher CTE Fam.
<input type="checkbox"/>	Luis Landa	HISD AP	<input checked="" type="checkbox"/>	Victor Trevino	Teacher Soc. Studies
<input checked="" type="checkbox"/>	Alfonso Maldonado	Alumni	<input checked="" type="checkbox"/>	Holly Huffman	HISD Communication
<input type="checkbox"/>	Jason Bernal	HISD CSO	<input checked="" type="checkbox"/>	Gary Whittle	Heery/HISD
<input type="checkbox"/>	James Galvan	Visitor	<input type="checkbox"/>	Ariana Sherman	HISD AP
<input type="checkbox"/>	Alexander Medina	Visitor	<input checked="" type="checkbox"/>	Daniel Brown	Teacher

PURPOSE: The purpose of the meeting was to meet with Project Advisory Team to update members on the proposed color scheme palette and swing space for Austin H.S.

AGENDA: See attached



DISCUSSION:

1. Principal Guerrero opened the meeting and welcomed the PAT members and visitors.
2. Rosemary Grant had PAT Member Handbooks available for distribution, however, those members present had already received and signed for their copies.
3. All visitors and PAT members were reminded to sign the attendance sheet.
4. R. Grant provided an update on the process for the Construction Manager at Risk - Request for Qualifications (RFQ).
 - a. RFQ will be advertised two (2) consecutive Saturdays: Nov. 5 and Nov. 12, 2016.
 - b. A pre-proposal conference was held for prospective respondents on Nov. 15, 2016.
 - c. RFQ (qualifications only) will be due Tuesday, Dec. 6, 2016, at 2:00 pm.
 - d. Evaluation Committee will develop shortlist of respondents to submit required fee structure.
 - e. RFQ Fees due Friday, Dec. 9, 2016, at 2:00 pm.
 - f. Evaluation Committee will nominate a recommendation to the Board of Education to be voted upon at Jan. 12, 2017, board meeting. The agenda item has been drafted and submitted.
5. Responses to additional to questions included:
 - a. The previous CMAR, Division One, has received payment for pre-construction services, i.e. cost estimates.
 - b. The new CMAR will not duplicate any effort provided by Division One.
 - c. The new CMAR will provide a constructability review of the 100% construction documents.
 - d. The Notice to Proceed will be issued upon approval of Board and receipt of required insurances and proposal documents to attach to contract.
 - e. The school remains to be completed and open the fall of 2019.
6. Meetings to discuss the temporary building campus layout continue with Steve Guerrero, Jorge Menendez, architect, portable building vendor, and Heery program management.
7. Gary Whittle facilitated a discussion on a PowerPoint Presentation of the estimated budget for the temporary portable classroom education complex at 1820 S. Lockwood, Houston.
 - a. The current estimate of \$8,000,000 is based upon Option C Layout, proposed July 19, 2016, that included a combination of double classroom portables, enlarged (12) classroom portable building, cafeteria/dining, admin/band, and restroom buildings. The cost is inclusive of permitting, site work, installation, technology, contingency, dismantle and return site. R. Grant also stated the lease starts when the buildings become occupied and are scheduled to be ready to occupy August 2016.
 - b. A presentation of the buildings' layout became the starting point for the meetings on temporary buildings..
 - c. The most recent layout dated 11/10/16 was presented and identified a building that would remain as a permanent structure for future curriculum / educational use.
 - d. Mr. Whittle reviewed the reasons why the PAT members decided against phasing construction:
 - a. Ensure safety of students and staff.

- b. Limit interruptions to the learning environment.
 - c. Minimize interruptions to electrical, lighting and heating services.
 - d. Complete replacement of building systems & life safety.
 - e. The cost impacts to the project.
 - f. Duration impacts to the project.
- e. The reasons against phasing were followed by a discussion of the specific cost estimates for phasing at at \$15.2 million.
- a. Additional labor costs for swing shift, overtime, etc.
 - b. Additional management costs for supervision, temporary facilities, insurances, etc.
 - c. Additional materials costs for price escalation, storage, transportation, loss of economies of scale.
 - d. Additional temporary swing spaces needed during phasing.
 - e. Other costs included: moving & storage, technology, redesign of project due to phasing changes and potential changes in management staff.
- f. Mr. Whittle reviewed the project budget present at the July 2016 PAT Meeting that listed the swing space cost.
- g. Mr. Whittle further described how the original layout from July 2016 had been modified to include fewer singular buildings to larger classroom buildings with integrated restrooms. Buildings also include administrative spaces. The new layout is more contained and requires fewer MEP connections.
- h. Project Architect Octavio Cantu stated his concerns that the cost of any modifications necessary to maintain existing buildings in operation would exceed any potential cost savings from reduction in scope of the T-buildings. Phasing would add costs because of the necessity of keeping the systems of both the main building and the T-building campus in operation.
8. Victor Trevino offered a recap from previous PAT meeting: The permit would take a minimum of three (3) months and is scheduled to be submitted in January 2017. The MEP could not commence until the permit is received. Response: Regarding MEP: The temporary buildings are pre-wired, and plumbing fixtures are in place. HISD has COH approval to work on specific installations while the permit review is underway allowing construction to adhere to a master schedule.
9. V. Trevino also commented that \$8 million out of \$60 million is being used for saving space and questioned whether it would make sense for some of the buildings to be permanent. Response: Yes, the temporary building committee agrees and is proposing a pre-engineered building to remain on site.
10. Mr. Trevino stated that the temporary buildings would consider special requirements of Special Education. Response: Yes that is correct, and we have included SPED as part of the layout considerations.
11. Mr. Trevino conducted a student survey of the proposed colors needed for the room finish schedules.
- a. (18) students wrote comments
 - b. (3) like the design
 - c. (13) expressed: less blue, no rainbow colors, need more green, black, white & grey. Rainbow colors do not help with the school spirit. Rainbow colors look like elementary school. Blue & gold/yellow are Milby colors, they are Austin's rivals. Suggested green with black outlines.

- d. Other comments listed without a quantified survey number.
1. Like glass rooms.
 2. Do not like study tables/area in halls. Need more classrooms, do not like wasted space, do not like steps/ sitting area, steps are bad idea.
 3. Do not like glass rooms, potential for disruption.
 4. Does not want smaller library, that's where students can go to study where it is quiet.
 5. Likes color combination.
 6. Wants the job to be done in minimum of two (2) years.
 7. Cafeteria should be bigger.
 8. Does not like design, likes the way the school looks today.
12. Following the meeting, Octavio Cantu prepared a revised color palette for the PAT consideration. Please follow this link to view the new scheme and prepare to offer your comments at the next PAT Meeting. Link <http://view.mylumion.com/?p=r5nl853tpg4dtoz3>



[\(View My Luminion Project\)](#)

13. Principal Steve Guerrero requested that due to scheduled conflicts he would like to meet with the PAT members on Wednesdays rather than Thursdays. The attending members agreed and the next scheduled meeting will be Wednesday, Dec 14, 2016 at 1:30 pm. (Time changed 12/12/16.)

NEXT PAT MEETING: Wednesday, Dec. 14, 2016, @ 1:30 pm, 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,

Rosemary Grant
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