



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

MEETING #: 35

LOCATION: Bellaire High School Library

DATE / TIME: March 27, 2018 4:00pm

ATTENDEES: (those marked with a check were present)

<input checked="" type="checkbox"/>	Michael McDonough	Principal	<input checked="" type="checkbox"/>	Leisa Lovy	Parent
<input checked="" type="checkbox"/>	Sandi Johnson	Parent	<input checked="" type="checkbox"/>	Dan Wilkes	Teacher
<input checked="" type="checkbox"/>	Nick Ozuna	Coach	<input checked="" type="checkbox"/>	Debra Campbell	Communications
<input checked="" type="checkbox"/>	Diana Leeson	Staff	<input checked="" type="checkbox"/>	Toni Cromer	Turner
<input checked="" type="checkbox"/>	Gary Tunstall	Asst. Principal	<input checked="" type="checkbox"/>	Steven Gee	HISD
<input checked="" type="checkbox"/>	Allen Sorrow	Teacher	<input checked="" type="checkbox"/>	Gary Whittle	HISD
<input type="checkbox"/>	Mike Lunceford	HISD Trustee	<input type="checkbox"/>	Tracy Christie	Parent
<input type="checkbox"/>	John McDonald	COB	<input checked="" type="checkbox"/>	Ashley Heng	Teacher
<input checked="" type="checkbox"/>	Jay Stubbs	Teacher	<input checked="" type="checkbox"/>	Kent Cantrell	Parent
<input checked="" type="checkbox"/>	Any McIntyre	Teacher	<input type="checkbox"/>	Elizabeth Tyska	Student
<input checked="" type="checkbox"/>	Swati Narayan	Parent	<input type="checkbox"/>	Ashley Moody	Student
<input checked="" type="checkbox"/>	Carl Casteel	Librarian	<input checked="" type="checkbox"/>	Rachel Crochet	Community
<input type="checkbox"/>	Dr. Carlos Ramirez	HISD	<input checked="" type="checkbox"/>	Sylvia Wood	HISD
<input type="checkbox"/>	Derrick Sanders	HISD	<input checked="" type="checkbox"/>	Todd Hanger	PBK Architects
<input checked="" type="checkbox"/>	Judy Long	Community	<input checked="" type="checkbox"/>	Sam Savage	PBK Architects
<input checked="" type="checkbox"/>	Todd Blitzer	Community	<input checked="" type="checkbox"/>	Dan Bankhead	HISD

PURPOSE: Discussion focused on updating the PAT on the status of the Bellaire High School project and next steps.

AGENDA:

- Welcome & Opening Remarks
- Review of Site Plans
- Phasing Plans & Schedule
- Review of Current Floor Plans
- Review of 3D Massing
- Question and Answer
- What to expect at the next PAT Meeting



DISCUSSION:

I. Principal McDonough – Welcome & Opening Remarks:

- a. Principal McDonough opened the PAT and thanked everyone for their continued participation. He then introduced Sam Savage from PBK.

II. PBK – Review of Site Plans:

- a. Sam reviewed the Site Plan with everyone.
 - i. S Rice Avenue approved modifications
 - ii. Four Level Parking Structure
 - iii. Current thinking is to assign parking spaces to students for efficiency
 - iv. Two lane bus stacking for student drop-off / pick-up on West end of building
 - v. Synthetic Turf football field with six lane running track
 - vi. Synthetic Turf courtyard for multipurpose use
- b. A question was asked about the number of seats in the auditorium. It was stated that the auditorium would have 900 seats total and, due to space constraints, would have a balcony.
- c. A question was asked about the library, and it was stated that it is currently set up to be one story on the first floor.

III. PBK – Review of Phasing Plans / Schedule:

- a. Sam walked thru the phasing plans with the group.
- b. A question was asked about how the temporary buildings would be installed in the courtyard. It was stated that some existing canopies would need to be removed, and a temporary building installer has looked at it and determined that they could be placed as currently shown.
 - i. This was followed up with a discussion of the location of the T-buildings during the construction of the second phase of the new building construction. It was stated that they would likely be moved adjacent to the end of the new 3 story classroom wing. It was also stated that HISD is working with the school to make sure that there are enough temporary buildings planned for during construction.
- c. Steven reiterated to the group that project planning, including phasing, schedule, and temporary swing space, were still in development and could change as discussions continue. He stated that the primary goal is to support the school through the construction process and any changes would be at the request or approval of Principal McDonough.

IV. PBK - Review of Current Floor Plans:

- a. The group discussed the existing finish floor of the science building and how it is about 4' below the new building finish floor due to new flood plain regulations. This leads to the need for a flood wall around the science building. PBK stated they anticipate making that flood wall useful for some other purpose, such as seating areas, etc.
- b. A question was asked about drainage in the courtyard area. It was stated that this area would be served by area storm drains that will take the water to the underground storm water system.
- c. A question was asked about the number of parking spaces. It was stated that there are approximately 700 spaces in the garage and a total of approximately 740 spaces on site. That compares to a little more than 500 currently on site.



- d. A long discussion was started regarding the number of classrooms in the current plan as it is less than what the current building holds. It was stated that the program calls for 124 “learning centers”, which does not include a number of other available teaching spaces.
- e. A question was asked about why the classroom wing is no longer four stories. It was discussed that part of that was in an effort to change to roof top units and eliminate the central plant from the final built condition, which freed up space in the plan to allow the building to be three stories. PBK stated that the City did not give a variance for number of stories, but gave a variance regarding the final height, which does include all the rooftop equipment.
- f. It was stated that the city of Bellaire capped enrollment at 3,100 students. Dan Bankhead responded that the program is set up around the 3,100 students, and that 25 students per classroom across 124 learning centers, equals 3,100 students.
 - i. He reiterated that figure did not include several flex labs and other spaces that could be configured as classrooms depending on the needs of the school. He also noted that the program is based on the student population that was determined by the School Board and approved by Bond Voters.
 - ii. Principal McDonough stated that he is waiting for HISD to provide him some help on setting up scheduling based on the number of learning centers. Several PAT members felt that it was short sighted to not build more classrooms to accommodate future growth.
 - iii. The PAT was reminded that the Bellaire City Council had limited enrollment to 3,100, without provisions for increasing later other than re-applying for a new Specific Use Permit.
- g. The group discussed that the pathway for those parking in the garage will be to enter the building either adjacent to the library or adjacent to the existing science building. It was stated that these paths would be covered walkways.
- h. A question was asked about the location of the SRO and the administration. It was stated that each floor of the classroom wing would contain a satellite administration area, in addition to the main administration area located near the main entrance off of South Rice. The SRO will be located near the exit to the bus loading area, and Principal McDonough stated that they would have an additional office in the main administration area at the front of the school.

V. PBK - Review of Massing Diagrams:

- a. Sam reviewed the massing images with the group, including vantage points from several locations around the site and from the houses on Valerie and Maple.
- b. A question was asked about utilizing the roofs for activities, but it was noted that the roof areas will have mechanical equipment that would limit their usefulness.
 - i. The group also discussed the use of the parking garage roof for something, and the design team is researching, but at this time there is not enough contiguous flat area in the garage to be useful for most of the activities that were being discussed, such as band practice.
- c. A question was asked about whether the field is still turf. It was stated that yes, the field is currently an artificial turf surface.
- d. A concern was raised about baseball and the need for onsite offseason practice areas, specifically bullpens and batting cages. It was stated that at this time, HISD is not anticipating putting any of that on this site and HISD athletics is leading the effort on both onsite and offsite athletics.
- e. It was discussed that during construction of the new building, the existing building will still receive heating and cooling from the current central plant. This area will be kept operational through the first building construction phase, so no changes will be made to that existing system until it is time to demolish the existing buildings.
- f. A question was asked if there would be any south facing windows in the fine arts areas. It was stated that glass would not be provided facing South, however, we do plan to have windows on the North



side of that area.

- g. A question was asked about windows in the gyms. The current school has windows in the gym that they blacked out due to glare issues. It was noted that the plan will be to introduce some natural light into the gyms on the North face of the building, but nothing to the East or West to prevent glare.
- h. PBK reviewed the traffic pattern of the site again, and stated that there are traffic control lights that are not shown on the plans, but are required based on the City's SUP restrictions. It was again stated that the final traffic layout was approved by the City of Bellaire.
- i. A question was asked about why the administration and special education areas are not two story. PBK responded that because of the stacking, it is not a practical solution. At this time there is no plan to add a second story to this area, and it will not be designed to add a second floor later since there will be rooftop HVAC units in this area.
- j. A concern was brought up about the width of the new corridors. It was stated that the existing corridors in the school are tight, even after removing lockers. PBK stated that in the core classroom area, there will be two parallel 9' minimum corridors that are single loaded. It was stated that the existing science building is closer to 8' double loaded. The PAT was reminded that there will not be any student lockers in the newschool.
- k. As the group reviewed some of the 3D views, Steven pointed out the fencing that is shown and indicated that the extents of fencing would be a discussion directly with Principal McDonough.

VI. Question & Answer:

- a. A question was raised about the robotics lab. Steven stated that robotics will be housed in one of the CTE flex lab spaces. He also stated that the CTE flex labs would all be designed with cord reels, compressed air, etc. to accommodate whatever use the school deems necessary.
- b. Steven addressed the Kolter Elementary School schedule and how that impacts the Bellaire HS project. It was stated that the only effect is that it pushes any work on the offsite athletics at Gordon by about 18 months. HISD Athletics and the School are working on temporary offsite facilities for all outdoor sports in the meantime.
- c. There was about when the existing CTE building will be demolished. Steven stated that it was undetermined at this time, but he will maintain communication directly with Principal McDonough and Principal McDonough will be distributing that amongst the folks at the campus.

WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. Design update for the new Bellaire High School.
2. Construction schedule presentation.

NEXT PAT MEETING:

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,

Steven Gee

Project Manager
HISD – Construction & Facility Services
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HOUSTON INDEPENDENT SCHOOL DISTRICT

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