



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

MEETING #: 30

LOCATION: Bellaire High School Library

DATE / TIME: March 29, 2016 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"/>	Rocky Manuel	Coach	<input checked="" type="checkbox"/>	Debra Campbell	Communications
<input checked="" type="checkbox"/>	Diana Leeson	Staff	<input type="checkbox"/>	Mike Shook	Turner
<input checked="" type="checkbox"/>	Andrew Monzon	Asst. Principal	<input checked="" type="checkbox"/>	Steven Gee	HISD
<input checked="" type="checkbox"/>	Allen Sorrow	Teacher	<input checked="" type="checkbox"/>	Kedrick Wright	HISD
<input type="checkbox"/>	Marina Finley	Student	<input type="checkbox"/>	Tracy Christie	Parent
<input type="checkbox"/>	Zachary Wood	Student	<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 checked="" 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 type="checkbox"/>	David Funk	HISD
<input checked="" type="checkbox"/>	Chris Fields	HISD	<input type="checkbox"/>	Joe Tripi	Turner
<input checked="" type="checkbox"/>	Derrick Sanders	HISD	<input checked="" type="checkbox"/>	Jorge Tiscareno	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:

- Review Design Options
- Question and Answer
- What to expect at the next PAT Meeting

DISCUSSION:

1. Bellaire High School Principal Michael McDonough opened the PAT meeting with introductions and standard meeting practices.
2. Mr. McDonough asked the group to view all four options in the presentation by HISD Project Manager Steven Gee and then ask questions afterward.



3. Mr. Gee notified the PAT that they would receive a printed copy of presentation materials after the meeting.
4. All options presented are projected to be within 5% of the established \$102,000,000 construction budget.
5. The project team has been exploring various options with the Bellaire HS student body staying on site during construction and options with the student body moving off site during construction.
6. On the options where the students leave the Bellaire campus, the two destinations would be Lee HS and Sharpstown HS. Currently there is not enough capacity at either of these campuses to house all grade levels so the campus would have to be split. It has not been determined how the split would occur with additional study needed.
7. The four options presented to the PAT include:.

Option A

- a. 2800 student capacity with students leaving Bellaire campus for 28-30 months
- b. All new classrooms and administration areas
- c. New six-lane swimming pool
- d. New kitchen and dining facilities
- e. New performing arts areas
- f. New athletic areas
- g. No renovation in science building (life safety only)
- h. No renovation to auditorium (life safety only)
- i. Two level 500 space parking garage approximately 15 – 20 feet high

Option B

- a. 3100 student capacity with students leaving the Bellaire campus for 28-30 months
- b. All new classrooms and administration areas
- c. New six-lane swimming pool
- d. Moderate renovation to kitchen and dining facilities
- e. Moderate renovation to performing arts areas
- f. New athletic areas
- g. No renovation in science building (life safety only)
- h. No renovation to auditorium (life safety only)
- i. Three level 700 space parking garage approximately 25 – 30 feet high



Option C

- a. 3100 student capacity with students leaving Bellaire campus for 28-30 months
- b. All new classrooms and administration areas
- c. New six-lane swimming pool
- d. Moderate renovation to kitchen and dining facilities
- e. Major renovation to performing arts areas
- f. New athletic areas
- g. No renovation in science building (life safety only)
- h. No renovation to auditorium (life safety only)
- i. Two level 500 space parking garage approximately 15 – 20 feet high
 - Project team would apply for a parking variance from the City of Bellaire to reduce the amount of required parking so that the garage could be two levels rather than three

Option D

- a. 2800 student capacity with students staying on-site at Bellaire campus in temporary classrooms (portables) for 48-50 months
- b. All new classrooms and administration areas
- c. Keep existing four-lane swimming pool
- d. Minor renovation to kitchen and dining facilities
- e. Minor renovation to performing arts areas
- f. Minor renovation to athletic areas
- g. No renovation in science building (life safety only)
- h. No renovation to auditorium (life safety only)
- i. Two level 500 space parking garage approximately 15 – 20 feet high

8. HISD reiterated that it is not possible to house all students off-site on one campus as there are no facilities that are large enough within proximity to Bellaire. HISD, however, will continue to look for possibilities of housing all students on one campus.
9. Questions from PAT
 - 1) What happened to the earlier concept of sending just 9th grade to Gordon site (current Mandarin)? *The added expense of portable buildings on two sites are cost prohibitive. In addition, the plan would require approval by the City of Bellaire.*



2012

HISD Bond

BUILDING EXCELLENCE

- 2) Why are there no 3100 student capacity options with students staying on campus? *In order to stay within the budget, the square footage allocated to learning centers or classroom areas would be reduced, resulting in a lower capacity.*
 - 3) What is the difference in square footage between 2800 students and 3100 students? *Approximately 15,000 square feet.*
 - 4) Why is the use of the existing structure not being pursued? *The total renovation option has been extensively studied and the existing structural frame minimizes potential for a space-efficient layout.*
 - 5) How many months is it estimated for just demolishing the existing building? *Demolition will occur throughout all the phases for a duration of about 8-10 months.*
 - 6) Do budget numbers include inflation? *Yes, the budget considerations include anticipated construction escalation.*
 - 7) What is the current student capacity at Bellaire HS? *The current building capacity is 2906.*
 - 8) Why was the renovation option, deemed not viable? *Best practices dictate that when the costs of renovating a building equal 75% or greater of the cost of new construction than a new building is the most cost effective solution.*
 - 9) What is the possibility of just not doing a project now and waiting until next bond and give money back to taxpayers? *Staff will take that option under consideration.*
 - 10) Is there any bond money available just to give a basic facelift to Bellaire HS? *The "Blue Sheet" approved by voters in 2012 indicates a "New 2,800 - 3,100 student school that will incorporate the recently completed science classroom and laboratory wing." Any other option would have to be approved by the board.*
10. In an effort to get all the Bellaire students temporarily on one campus the team should consider a double schedule- half the students at 6am - 12pm and the other half at 12pm - 6pm. *That is a possibility and will be looked at.*
 11. PAT members are welcome to further discuss these options among themselves at a separate time. *The group agreed to provide additional feedback within a week.*
 12. A question was raised about the possibility that the attendance zone for Bellaire High School be changed in the future. *The Board of Education in January authorized the district to proceed with a Request for Information or Request for Proposal for a firm to assist the administration with a districtwide rezoning of school attendance boundaries.*
 13. Team to consider reducing student population over the construction duration of any of the options.

ACTION ITEMS:

1. HISD will evaluate renovation options for Bellaire High School and update the PAT at the next meeting.

WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. Discuss design options for the new Bellaire High School.

NEXT PAT MEETING: TBD

Please review the meeting minutes and submit any changes or corrections to the author.

HOUSTON INDEPENDENT SCHOOL DISTRICT

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After five (5) calendar days, the minutes will be assumed to be accurate.

Sincerely,

Steven Gee

Project Manager

HISD – Construction & Facility Services

Email: sgee@houstonisd.org