



Meeting Minutes
Bellaire High School

MEETING NO.: 011

LOCATION: Bellaire High School

DATE / TIME: August 4, 2014, 1:00 PM

ATTENDEES: Michael McDonough, Principal; Diana Leeson, School Business Manager; Swati Narayan, Parent; Judy Long, Community Member; Steven Gee, HISD Project Manager; Sue Robertson, HISD- GM of Facilities Planning; Dave Funk, HISD Facilities Planning; Melissa Turnbaugh, PBK – Architect; Rick Blan, PBK – Architect; Jorge Tiscareno, PBK – Architect; Richard Chi, PBK - Architect; Debra Campbell, Communication; Dan Wikes, Science Teacher; Rocky Manuel, Teacher/Coach; Andrew Monzon, Assistant Principal; Clay Clayton, HISD- Facilities Planning; Todd Granato, Turner Construction; Jay Stubbs, Teacher; Sandi Johnson, PTO-Parent; Amy McIntyre, Teacher; Allen Scarrow, Technology; Carl Casteel, Librarian; C.H. Vanlandingham, Parent; Chris Fields, Program Director Heery;

PURPOSE: The purpose of this meeting is to review additional options and continue discussion about priorities.

AGENDA:

- Welcome – Principal McDonough
- Discuss Near Neighbor Results – Sue Robertson
- Present Revised Options – PBK Architects
- Discuss Options – PAT small groups
- Report Out – PAT small groups
- What to expect at the next PAT Meeting

DISCUSSION:

Principal Michael McDonough welcomed everyone and thanked everyone for their participation. He explained that following a report from Sue Robertson, HISD General Manager – Facilities Planning on the recent “near neighbor” meeting that the PAT will work with the Architect to further develop the site options under consideration.

Ms. Robertson introduced herself and noted that there were members of PAT, design team, neighbors, City of Bellaire, and HISD staff present and asked each group to identify themselves through a show of hands.

Ms. Robertson noted that a recent meeting was held to engage those neighbors whose property adjoins Bellaire High School. During that meeting, the participants were presented the same options which the PAT reviewed at their previous meeting. Similar to the PAT, the neighbors were asked to evaluate each of the options by numerically ranking a number of factors. Ms. Robertson then reviewed the draft report from that evaluation. The general consensus was that the neighbors ranked the factors similar to the PAT. She noted that the comments were still being transcribed

and once finalized both the comments and the evaluations will be posted on the 2012 Bond website. She also noted that the comments will be included in future decision making.

Ms. Robertson reminded everyone present of the Community Meeting scheduled for September 4, 2014 and requested that those present take fliers about the upcoming meeting and share with anyone they believe should attend.

A non-PAT member asked about the final decision about process and schedule. Ms. Robertson suggested that due to the number of first time attendees at the meeting, we continue with the agenda and after the PAT begins their work that general questions would be received.

Ms. Melissa Turnbaugh, PBK Architects noted that the design team further developed the options since the last PAT meeting. Additionally, she stated that PBK had, as requested by the PAT, studied the possibility of a full renovation as well as developing some potential layout options for the academic neighborhoods. She noted that these are being shared as idea and discussion generators, not as final solutions.

Ms. Turnbaugh reviewed the timeline for the design phases as well as the construction phase for each of the four options presented at the last PAT meeting. She discussed the pros and cons of each option. Mr. Jorge Tiscareno noted that the PAT asked to see the implications of phasing the "green fields" options. PBK determined that it will take at least as many phases as the South Rice option. Therefore, PBK believes it is not advisable.

Mr. Tiscareno also reviewed the construction phasing required to remodel rather than rebuild. He noted that due to the age and infrastructure, the remodeling would include significant demolition. In general, only the structure of each building will remain. In order to phase the construction, a portion of students will be required to be moved off campus. He confirmed in response to a question that no additional parking would be provided with this option. He and Ms. Turnbaugh then reviewed each of the phases and noted that it is anticipated that the remodel would take between 5.5 and 6 years. They also reviewed the impact of the possible City of Bellaire change to the allowable height. Mrs. Swati Narayan asked how the flood plain requirements will impact the design. Ms. Turnbaugh noted that a new building would be built with the first floor above the flood plain while renovation would require retrofitting with flood gates or other devices to protect the first floor. Mr. Tiscareno discussed the impact the renovation would have on the day to day operations of the school. In particular he noted the difficulties with maintaining food service and physical education while the cafeteria and gym are being renovated. In response to a question, Ms. Turnbaugh noted that the finish floor of a new building will likely be one to three feet higher than the current school.

Mr. Turnbaugh and Mr. Tiscareno then reviewed neighborhood layout concepts being used at other schools. They noted that once the site concept is determined, PBK will work with the PAT to develop neighborhoods that reflect the needs and desires of Bellaire. The PAT asked a number of questions that generally cannot be answered until the Bellaire design is further developed.

The PAT retired to another part of the Media Center (see notes below) and Mr. Tiscareno reviewed the options under consideration for the non-PAT members in attendance. After a general overview of each of the options, the non-PAT discussion centered on the following questions:

Has the use of another school as swing space been considered? Has the use of temporary buildings been discussed?

Yes, this would be a requirement for the Green Fields option. The other options are based on all students remaining on the current site. It will take more than a single school to house the Bellaire student body if this option is pursued, however no sites have yet been chosen. Temporary buildings are not an option for swing space in the 2012 Bond program at this campus due to site logistics.

What would be the result of not building a parking garage?

Mr. Tiscareno reviewed that not including a parking garage makes it unlikely that the City of Bellaire's anticipated parking requirements could be met. Some participants stated that removing the requirement for a parking garage would cost less, allow a more connected campus, provide multiple entrances to the campus, and have less visual impact to near neighbors. One participant stated, "Any distributed system works better than a single point of access." Another participant stated that "concentrated parking isn't necessarily beneficial." A questioner requested that the Architects study the impacts and the benefits that would result. In response to a question, Mr. McDonough noted that a two story parking garage similar in size to the one currently shown on the options would result in about 500 parking spaces.

When will HISD make a final decision on which option to build?

It was noted that the September 4, 2014 Community Meeting is an opportunity for the general public to offer input, so no decision will be made until after that meeting. Mr. McDonough stated that he believed a decision on which option to develop will be made by the end of September or early October.

What is the impact to the Bellaire faculty if the Green Fields option is selected? Will they get their jobs back?

It was explained that if the Green Fields option is selected that the students, faculty and staff will all use swing spaces. There is not expected to be an impact to anyone's employment. Mr. McDonough noted that the PAT has expressed deep concern that students or teachers may elect to study and work at other schools. Additionally, he noted the PAT is concerned that the students will miss the "Bellaire experience" during the time spent at the swing campuses. Ms. Noelia Longoria, Bellaire's School Support Officer reiterated that no decisions have been made regarding final configuration of Bellaire. She also noted that it a priority to maintain the school's culture and identity if they were located the swing school.

Does the PAT include parents of students who will be affected?

Mr. McDonough stated that the PAT includes parents of current and former students. He noted that HISD is paying attention to the PAT and addressing their concerns. Mr. Tiscareno noted that PBK has prepared several options that the PAT suggested, each of which has been evaluated on a number of factors and that none of them were wholly acceptable to the PAT.

Mr. Todd Granato, Turner Construction explained the impacts of phasing and how he developed the schedule for each option.

Are there any options that don't require students to leave campus?

Yes, all the options except "Green Fields" maintain the student body on campus.

Has the impact to athletics been considered when evaluating each option?

Yes, Coach Rocky Manuel is a member of the PAT and has stated that athletics will be supported at other facilities.

What were the negative impacts of the Ferris option?

A neighbor noted that the pushback was primarily related to bringing traffic further into the residential neighborhood. Mr. Tiscareno also noted that there was a concern that there was no high school presence on South Rice.

Why does the design and construction schedule on the Bond website differ from what is being presented.

It was explained that the scheduled on the website is the original schedule. Once a decision is made regarding which option to pursue, the schedule on the website will be updated to reflect the actual plan.

A participant noted current residential construction is already affecting the residential areas and wondered why the neighbors would be opposed to additional construction.

Mr. Gee noted that questions in this forum be addressed to the Architect and HISD personnel present and that neighbor-to-neighbor questions be handled after the meeting.

Has an option been explored to keep a main entrance on South Rice?

Mr. Tiscareno stated an option had been pursued but that it was very difficult to have the front door on Rice due to the need to keep the existing Science Building in place.

Once a site decision is made, how long will it take to prepare a design?

Mr. Tiscareno reviewed the timeline for design. He explained that design is divided into three phases Schematic Design, Design Development, and Construction Documents, and each phase will take several months. Mr. Gee noted that there will be at least three community meetings.

Is Bellaire in a flood zone?

Yes, it is within the 100 year flood zone.

Is City of Bellaire responsible for providing the Building permit?

Yes.

Where will detention be handled?

This is still to be determined. Mr. Tiscareno explained the City's requirements regarding impervious surfaces.

There being no further questions, the non-PAT portion of the meeting ended.

Notes from PAT Work Session

Ms. Robertson reviewed with the PAT the risk factor prioritizations done during the near neighbor meeting. She noted that the neighbors on Maple were concerned about vehicle traffic while those on Valerie were most concerned about the height of the structure. She explained that the near neighbor's specific priorities were based on the location of their home but generally speaking were similar to the PAT's results. She noted that few of the neighbors currently had children enrolled at Bellaire High School.

Mrs. Judy Long noted that she was surprised that none of the neighbors were in favor of the parking garage. Mrs. Narayan noted that she understood that some of the near neighbors intended to speak at the City Council meeting to express their opposition to a parking garage. Mr. John McDonald, City of Bellaire, stated that the council agenda is related to calculating parking counts, setbacks and building heights – not directly about parking garages. Mrs. Long asked Mr. McDonald what he believed would be the City Council's reaction if all the neighbors oppose the parking garage. Mr. McDonald stated that the Council is not likely to tell the district how to achieve the parking requirements just that it must do so or request a variance to the City's requirements.

The group discussed the various points of view of the neighbors. It was mentioned that the neighbors were concerned about the height and location of the garage, the noise caused by the existing mechanical plant, and the traffic impact on the neighborhood. However, the neighbor's point of view was dependent on the location of their residence. One PAT member suggested that since no one offered a better alternative that common ground needs to be developed so that all can support the plans for Bellaire.

Ms. Robertson suggested that the PAT focus on which options are worth further development. Ms. Turnbaugh stated that PBK could begin to develop concepts further, work on adjacencies and what works best for the school. She noted, for example, that it needs to be determined if Career and

Technical Education (CTE) spaces should be dispersed among the neighborhoods or be co-located with academic learning centers. This led to a discussion of which CTE programs will be included in the new facility. Ms. Robertson noted that even when the exact programs are known, the goal is to create flexible spaces which can be easily modified to teach different programs in the future. Mr. Carl Casteel reminded the PAT that distributed CTE spaces were experienced during the tours in Seattle. The only CTE spaces which were clustered were those with significant ventilation requirements.

Mrs. Long noted that she was concerned about the green spaces shown in the options. She stated the fields appeared to be distant from the gym and locker rooms. Coach Manuel stated that currently the baseball and softball locker rooms are immediately adjacent to the fields and that due to the short class period that it would be preferred to keep this arrangement.

Ms. Robertson suggested since any decision on which site option to pursue will be made after the Community Meeting that in the interim a sub-group meet with the architects to explore the possibilities for the neighborhood layout. It was later agreed that Mr. Gee and Mr. McDonough would set up this session. Ms. Robertson asked the group to consider the impacts of having varied sized learning centers. She asked if it would be sensible to have some smaller classrooms and some larger so that the size of the learning center matches the number of students or the needs of what is being taught. Ms. Turnbaugh noted that PBK can design the neighborhood to allow for various sized classes.

The group then discussed the upcoming Community Meeting. Mr. Jay Stubbs expressed his concern that without a final option determined beforehand that the meeting will be a waste of time. Ms. Robertson responded that it is important for community to understand that it has been a collaborative process with active input from the PAT. She stated that is critical that the Community be aware that due diligence was accomplished by the PAT by looking at a variety of options. Mr. Castell expressed his concern that the flyer announcing the meeting indicates a site plan will be reviewed and that those who show up may be frustrated that this is not the case.

Ms. Robertson recommended that the Community Meeting be structured similar to the recent near neighbor meeting. She suggested that following a general overview in the auditorium that small groups move to larger nearby spaces (cafeteria, multipurpose room, etc.) for discussion of the options. Ms. Robertson noted that the agenda for the community meeting should include a place for representatives of the PAT to speak. The meeting would conclude by reconvening in the auditorium with each group reporting the consensus of their group. The PAT generally agreed that the proposed structure is a good idea.

Ms. Long noted that it is difficult to consider the Green Fields option until it is known what schools will serve as swing space. Ms. Robertson stated that she is going to try to have an answer prior to the Community Meeting and if that occurs, a PAT meeting will be called to discuss with the PAT and whether they believe it will be acceptable to the community. The PAT expressed that many in the community are asking about the uncertainty of the alternatives and some have decided to not attend Bellaire because of it. It was noted that several at the near neighbors meeting asked about the population at Bellaire High School and how many out of zone students were in attendance. Ms. Long observed that any decision to reduce the Bellaire attendance zone shouldn't be made until out of zone students attending Bellaire are removed. She noted that these same students should not be a burden on any swing space. It was agreed that the issue of out of zone students was one which Mr. McDonough and Ms. Longoria would discuss with others within HISD. Mr. McDonough noted that removing the magnet program is usually the initial reaction to reduce the attendance but he doesn't believe that is the best solution. Mr. Casteel stated he believes it is critical to have a decision on swing space location before the Community Meeting in order to staunch the rumors currently affecting potential Bellaire students. Mr. Manuel noted that the athletic programs are also being affected. Mr. Casteel also noted that the discussion of swing space is a significant change in HISD's message. Previously, the Bellaire community was told that the students could not be

moved off campus. It was also noted that the community is likely to ask about temporary buildings and their use to reduce the number of students being moved to swing space. Mrs. Long stated she is not yet convinced that the construction cannot be phased and all students remain on campus through the use of temporary buildings. Ms. Robertson stated her belief that maintaining student safety is the rationale driving the consideration of moving the students off campus as well as the rationale which argues against temporary buildings. Mrs. Narayan stated that if a parent decides to send a student to private school, then it is likely their other children will also attend private school. It was stated that it may take 10 years to recover as it did at Lovett. The PAT expressed that they don't want to be responsible for the demise of Bellaire.

Ms. Robertson suggested that while she works to identify options for swing space that the PAT set up a sub-committee of educators to discuss the layout of the neighborhood. She recommended to Mr. McDonough that identifying a diverse group of experienced educators along with new teachers often provides a positive result. The PAT requested that the Architects be present at committee meetings. Ms. Robertson noted that Architects and HISD staff would be present.

Mr. Casteel expressed his belief that if it is decided to move students off campus that it would be best to have sophomores off campus. He suggested introducing freshmen to Bellaire and let them finish junior and senior years at the school. Ms. Robertson thanked him for the new idea – she stated that if others have similar ideas to email them to her.

The group also stated that a split schedule was worth considering in lieu of using another facility for swing space. It was noted that while this is a possibility that will be explored, it has many potential impacts.

It was agreed that there would be no further PAT meetings until September 16th at 4 pm. The PAT stated that it would appreciate the participation of HISD's upper level management in the upcoming decision making. They suggested that a tour of the existing facility could prove helpful.

The group then discussed the agenda for at the Community Meeting. Mrs. Narayan suggested presenting two options at the Community Meeting and that the Fields Option needs to be more similar to what was developed at the Charrette. Others in the group suggested that the evolution of the various options should be presented. It was also suggested that planning be included on the design and construction timeline. Others requested that the near neighbor and City of Bellaire critical meetings also be included. Ms. Robertson suggested that a PAT member assist in presenting the options and the timeline. It was also suggested that the Guiding Principles be presented and noted as critical for the discussion of the various options. After the opening session in the Auditorium, members of the PAT need to be available to the small groups - not participating directly in the discussions but available to answer questions. It was stated that the PAT needs to be a single voice working on behalf of the students at Bellaire High School.

Ms. Robertson thanked the PAT for their attention and participation. She noted that if tensions arise at the Community Meeting that remaining calm in the face of frustration is her best advice. She was asked what should be the PAT's response to the question of how the decision on which option to pursue will be made. She stated that at the end of the day, the wonderful Bellaire community, students, and faculty deserve a facility to support their good work. It was also stated that the option that provides the best facility with the least negative impact to students is likely to be the option selected.

Mrs. Narayan thanked Sue for her efforts. This sentiment was echoed by other PAT members. Ms. Robertson expressed her appreciation and thanked the PAT for all their hard work.

ACTION ITEMS

- None

What to Expect at the Next PAT Meeting:

- Further discussion of siting options

NEXT MEETING: The next PAT meeting will be held on September 21, 2014 at 4:00 pm.

Please review the meeting minutes and submit any changes or corrections to Steven Gee. After five (5) days, the minutes will be assumed to be accurate.

Sincerely,

Steven Gee
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