



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

MEETING #: 34

LOCATION: Bellaire High School Library

DATE / TIME: October 17, 2017 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:

- Project Update
- Proposed Design Schedule
- Question and Answer
- What to expect at the next PAT Meeting



DISCUSSION:

I. PBK – Updated PAT on results from City of Bellaire SUP Approval Process:

- a. Sam Savage notified the PAT that the SUP had been approved by the City Council for Bellaire at the September 18, 2017 meeting, with some restrictions.
- b. Sam recapped the latest requirements and questions from the City and community presented in the City Council hearing during the variance process.
- c. Sam specifically reviewed both the vehicular and pedestrian traffic that was addressed during the SUP review and approval process.
- d. Following the discussion about the building facing South Rice in lieu of Maple, a question was asked about whether or not the address for the school would change. Steven noted that this would be determined by the City of Bellaire, but it was not expected to change at this time.
- e. Sam noted that on a slide showing the vehicular entrance to the parking garage the slide still showed two lanes of dedicated traffic, but the city determined that one dedicated lane would be sufficient.
- f. At the Gordon site, a question was presented about the locker rooms at the Gordon site and the size for Boys versus Girls. HISD noted that at this time, the direction is that the locker room sizes would be equal. A coach noted that they had more boys than girls in the programs, but Steven noted that this was something directed by HISD athletics and is something that could be discussed with the athletic director.
- g. A question about the number of parking spaces at the Gordon site was brought up. Sam noted that we are currently showing about 60 spaces. A question was asked whether this would be adequate parking for sub-varsity games, but Sam and Steven noted that this was more than the City of Bellaire required. A further question was asked about whether or not bleachers would be provided and that answer is yes. Bleachers will be provided for both boys and girls sports.
- h. A question was asked about whether the softball outfield would have a fence and Steven noted that yes it would. Steven noted that the only difference between the two fields would be additional netting in the baseball outfield due to the adjacency to the street. Steven noted that they would have netting at the backstop per HISD standard.
- i. The status of the proposed shared use agreement for the use of Feld Park as the softball field was discussed at length. Dan Bankhead noted that the conversations with the city have begun on this agreement. Some present expressed concerns about what "Plan B" might look like to HISD should this shared use agreement not go through. Steven noted that HISD is very comfortable and confident that this agreement will go through, but that at this time "Plan B" is the plan that was presented during the SUP process.
- j. A community member expressed concern about when the shared use agreement might be in place. He noted that he had a discussion regarding this topic with the city earlier that morning about 10am and they noted that nothing had happened. Dan assured the group that the talks had begun with the city.

II. PBK – Presentation & Discussion of Design Schedule

- a. Sam presented the architectural milestone schedule to the group. Steven noted that this is only architectural scope, not a construction schedule and that Turner, the CM for the project is working on the construction schedule.



III. PAT Member/ Public Comments and Questions:

- a. Which Buildings are demoed in phase 2? – The back side near Valerie, including the shop area.
- b. When would demo begin? – Steven noted that it likely would not begin before next school year. It was noted that temporary buildings for those programs that are being displaced would be in place prior to any buildings being demolished.
- c. When will package 1 proposals hit? The schedule shown is more for design and not construction. It was noted that the timing of the package 1 drawings is more intended to help with the procurement of the equipment needed for phase 1.
- d. Will the Gordon site be ready before we demo the existing fields? Steven noted that this could be dependent on when Kolter ES repairs are completed, but that the current plan is for that to be the case.
- e. What is the central plant and where does it go on the site? Central plant feeds the utilities to the building. It will be sized to serve both the existing campus as well as the new. It will be located along the drive near Valerie. It was noted that the building is planned to be 50' from the Valerie property line and there will be a sound wall between the central plant and the neighbors.
- f. Where will temporary buildings be located? That has yet to be determined, but the team is looking at all options. Steven noted that the team has not determined with Michael the number of T-buildings that will be necessary as of yet.
- g. Will the temporary parking be paved? Most likely the temporary parking will be gravel. And underground storm detention will be in place prior to the temp parking being installed.
- h. When will construction begin? Steven noted that the team is working with Turner to determine that time frame and it was noted that something should be available to discuss at the next PAT meeting. Dan made a note that it will take Turner some additional time to nail down the construction schedule due to the complexities of keeping the campus active and the level of phasing required.
- i. When will there be a groundbreaking ceremony? Steven noted that this would be set with Principal McDonough and it would need to be established at what phase that ceremony would occur since there will be many phases.
- j. What is the plan for other sports during construction? HISD is working on a strategy for handling that issue.
- k. At this time Steven took a few minutes to review the roles and responsibilities of the PAT.
- l. Steven noted that at this time the focus of input is with the faculty on the spatial layout of the facility, but those plans will be presented to the PAT when they are ready.
- m. HISD is planning another community meeting but the date has not been set. HISD is coordinating a good time internally and will likely not happen in the immediate future. Steven will be getting with Principal McDonough to discuss further.
- n. It was mentioned that there is some anxiety among community members about whether students will be displaced during construction. Principal McDonough talked about drafting a memo for parents to assure them that the plan is to keep students on the site during construction.
- o. A PAT member asked to be updated on the status of meetings with the city of Bellaire regarding the shared use agreement. Steven noted that he can make that request, however he is not involved in those meetings and it could be several HISD entities that are a part of those discussions and getting timely information about status could prove difficult. Steven did note that he would do his best to keep the PAT informed as things develop as much as he is able.
- p. Principal McDonough made some closing remarks and noted his appreciation for the efforts of the entire project team and the efforts to keep brainstorming and working to get a plan that works well for everyone, and especially that keeps the students on site and that he is excited to see this moving forward.



WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. Design update for the new Bellaire High School.

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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