



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

MEETING #: 34
LOCATION: Davis High School
DATE / TIME: January 25, 2016 at 3:45pm
ATTENDEES: (those marked with a check were present)

<input checked="" type="checkbox"/>	Julissa A-Martinez	Principal	<input type="checkbox"/>	Princess Jenkins	HISD
<input checked="" type="checkbox"/>	Sizwe Lewis	HISD	<input checked="" type="checkbox"/>	Derrick Sanders	HISD
<input type="checkbox"/>	Clay Clayton	HISD	<input checked="" type="checkbox"/>	Sylvia Wood	HISD
<input checked="" type="checkbox"/>	Helen Spencer	HISD	<input type="checkbox"/>	Sanjuanita Cisner	HISD
<input checked="" type="checkbox"/>	Carmen Nuncio	PAT	<input type="checkbox"/>	John Zepeda	JDHAA
<input type="checkbox"/>	Sandra Reyna Urbina	HISD	<input checked="" type="checkbox"/>	Gloria Montemayor	Visitor
<input checked="" type="checkbox"/>	Louisa Meacham	HISD	<input type="checkbox"/>	Sylvia Zepeda	Visitor
<input type="checkbox"/>	Connie Rodriguez	Student	<input type="checkbox"/>	Emily Cole	Visitor
<input type="checkbox"/>	Claudia Garza	HISD	<input type="checkbox"/>	Kristin Craft	HISD/SSO
<input checked="" type="checkbox"/>	Connie Esparza	PAT member	<input checked="" type="checkbox"/>	Arnaldo Hinojosa	Alumni
<input type="checkbox"/>	Chudi Abajue	IBI Group	<input checked="" type="checkbox"/>	Christopher Fields	Heery/HISD
<input type="checkbox"/>	Patrick Zadow	IBI Group	<input checked="" type="checkbox"/>	Mario Martinez	PAT member
<input type="checkbox"/>	Eric Ford	HISD	<input type="checkbox"/>	Raul Lopez	Visitor
<input checked="" type="checkbox"/>	Rob Block	Avenue CDC	<input checked="" type="checkbox"/>	Rosemary Grant	Heery/HISD
<input checked="" type="checkbox"/>	Alex Rios	Alumni	<input type="checkbox"/>	Kedrick Wright	HISD

PURPOSE: Discuss 2012 Construction Bond updates and Project status

AGENDA:

- Round Table Discussion
- Future Meeting Dates
- Questions & Answers

DISCUSSION:

1. Rosemary Grant opened the meeting by describing the meeting format as a discussion with PAT members and HISD personnel using the distributed agenda.



2. The first agenda topic was the demolition and removal of the buildings on the HISD property west of Davis HS, also known as the Tackaberry Street Project.
 - A. Work in Progress Status:
 1. The overall abatement schedule is 78% complete. Remaining buildings are 2304, 2328, and 2330 Fulton St. The dentist moved out of 2328 Fulton St. as scheduled and Terracon has performed the asbestos survey. Abatement is tentatively scheduled for the week following the final asbestos results.
 2. Demolition and removal and the rough grading are at 76% complete.
 - B. Remaining Work:
 1. 2330 Tackaberry will be relocated from its site around mid-February with no impact to the overall schedule, assuming all disconnects have taken place.
 2. Finish grading and hydro mulch.
 3. Tentative Substantial Completion date is March 7, 2016.
 4. The HISD police security ended midnight December 26, 2015, per the contract and project requirements.
 - C. Street Abandonment Status
 1. The City of Houston has drafted and approved the joint referral letter and it will be released pending investigative results, by HISD, of a second 8" sanitary line, recently discovered by Dept. of Public Works and Engineering.
3. The second agenda topic was the Jersey Village High School Tour (Presentation)
 - A. A handout was distributed with photographs of Jersey Village High School, Cy-Fair ISD, designed for 3600 students, that was constructed under the 2007 Capital Bond Fund. The building was originally constructed in 1972. The handout referenced corridor and ceiling conditions that existed before construction and then the final improvements to several public areas after construction was completed.
 1. The intent of the tour and presentation was to convey the quality of design by IBI Architects to the PAT Members and what would be expected with the Davis project.
 2. After discussion, several PAT members stated there was no need to tour another school when the architect's design quality was shown during the Design Charrette, schematics, etc. Further, the contractor's quality of work was of no consequence as the Jersey Village High School installing contractor, most likely would not be the selected contractor on Davis High School.
 3. At the PAT's request, the tour was effectively cancelled.
4. The third agenda item was the campus design schedule.
 - A. We expect the new parking lot, to be constructed on the newly acquired Tackaberry Street property, will be complete for use by late summer 2016. It is anticipated this lot will provide parking for students and faculty and allow construction to start in the existing lot north of Davis HS, during late Fall 2016.
 - B. Construction of the two-story Culinary Arts Addition would then commence in the parking lot, north of the student entrance, facing Morris Street.
 - C. The 1970 building would be removed to make room for the construction of the Fine Arts Addition.



- D. Main building renovations would commence pending the completion of the Culinary and Fine Arts Additions that will provide the needed swing space to accommodate temporary classrooms.
5. A discussion ensued between PAT Member, Mario Martinez and Rosemary Grant about the Davis High School's approved design approach and the proposed elements for the 2012 Capital Bond work at Jefferson Davis High School. Arnie Hinojosa interjected with a reference to the scope of work that was listed in the PAT Meeting Minutes of December 14, 2015. Mario maintained that Ms. Grant should forward an email that would identify the design's approved approach and proposed elements. Subsequent to this PAT Meeting, an email was forward to Mario Martinez, on Friday, January 29, 2016 at 4:46pm.
 6. Derrick Sanders, General Manager of Construction, advised those present that Construction Manager at Risk (CMAR), H.J. Russell & Company submitted a letter to Houston ISD relinquishing their contract as the CMAR for the Jefferson Davis High School Project. Houston ISD intends to terminate the remaining portion of pre-construction services with H.J. Russell Company. Once complete, there would be no further contractual relationships with H.J. Russell & Company and HISD on the Jefferson Davis High School.
 7. A question was raised about oversight of the quality of construction work to which there were several responses by both HISD and Heery personnel.
 - a. Sylvia Wood stated that an oversight process is in place for all 2012 Capital Bond projects.
 - b. Derrick Sanders described the number of Houston ISD personnel committed to the oversight and management of the design and construction process. These personnel provide planning, design guidelines, project observation as well as checks and balances throughout the entire process.
 - c. Additional quality and oversight roles are provided by the architect and designated representative who monitor the construction for compliance with the approved project documentation.
 - d. The Program Manager and project managers monitor the contractual schedule in addition to the construction material quality and its installation along with the financial processes.
 - e. Additionally, the Facilities Services Department ask that the HVAC and MEP personnel make themselves available to routinely observe and inspect all construction and installations.
 - f. The IT department is also actively involved from design through construction to FFE and warranty.
 8. Louise Meacham, PAT Member and HISD Teacher, stressed the need to bring the new CMAR early on in the current design process. Chris Fields agreed and stated that the process for advertising the Request for Qualifications (RFQ) for a new CMAR will begin once the existing CMAR is terminated.
 9. Swing space and the possible need and locations for temporary classroom buildings were brought up for further discussions. Chris said the swing space and need for temporary classroom buildings will be part of the dialogue between the CMAR, Program Manager, and Principal. Sylvia Wood offered the sage advice that purchasing temporary classroom buildings at the cost of \$100,000 a piece would not be a worthwhile HISD investment.



10. Principal Alcantar-Martinez asked about the role of Pappas and the Culinary Arts program. Rosemary is to follow up with Facilities Planning and Career and Technical Education (CTE). Several names mentioned affiliated with CTE were Beth R. Zuelke, Director, Dana Sturdivant, Curriculum Manager, and Drew Thurman, Curriculum Specialist. A meeting should be scheduled in the near future to determine the specific curriculum program for Culinary Arts and also resolve the involvement of Pappas and CTE personnel. Principal Alcantar-Martinez would provide the contact name at Pappas.
11. Principal Alcantar-Martinez questioned if the windows facing Tackaberry St. and Morris St. are part of the renovations and would they relate to the design. In response, per the December 14th PAT Meeting Minutes, yes, and the application of the windows facing these streets will be reviewed.
12. Chris Fields reminded those present: the PAT serves in an advisory capacity, as outlined in the PAT Handbook.
13. The next PAT Meeting has been rescheduled to March 7, 2016. There will be no February PAT Meeting.
14. A PAT Meeting will be held April 4, 2016 to review a draft of the Community Meeting Presentation. The next Community Meeting is scheduled Thursday, April 7, 2016 at 6:30pm in the Davis HS Cafeteria.
15. The next PAT meeting dates confirmed by Principal Alcantar-Martinez:
 - March 7, 2016
 - April 4, 2016
 - April 18, 2016 (TBD- if necessary)
 - May 16, 2016
 - June 20, 2016
 - July 18, 2016

WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. Review of Final Schematic Design

NEXT PAT MEETING: Monday, March 7, 2016 @ 3:45 p.m. in the Davis 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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