



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

MEETING #: 21

LOCATION: Davis High School

DATE / TIME: March 09, 2015 at 3:45pm

ATTENDEES: *(those marked with a check were present)*

<input checked="" type="checkbox"/>	Julissa A-Martinez	Principal	<input checked="" type="checkbox"/>	Claudia Garza	HISD
<input checked="" type="checkbox"/>	Daniel Bankhead	HISD	<input type="checkbox"/>	Princess Jenkins	HISD
<input type="checkbox"/>	Clay Clayton	HISD	<input checked="" type="checkbox"/>	Sylvia Wood	HISD
<input checked="" type="checkbox"/>	Duane Clark	Asst. Principal	<input type="checkbox"/>	Anna Eastman	HISD Board
<input type="checkbox"/>	Carmen Rurin	PAT	<input checked="" type="checkbox"/>	Angela Byrd	HISD
<input checked="" type="checkbox"/>	Sandra Reyna Urbina	HISD	<input checked="" type="checkbox"/>	Carmen Nuncio	
<input checked="" type="checkbox"/>	Louisa Meacham	HISD	<input checked="" type="checkbox"/>	Connie Rodriguez	Student
<input checked="" type="checkbox"/>	Jazzmine Mendez	Student	<input checked="" type="checkbox"/>	Pedro Zavala	Student
<input checked="" type="checkbox"/>	Aurora Martinez	Student	<input checked="" type="checkbox"/>	Christopher Quiroz	Student
<input checked="" type="checkbox"/>	David Waggoner	Heery/HISD	<input type="checkbox"/>	John Jacobs	HISD
<input checked="" type="checkbox"/>	Connie Esparza	PAT member	<input checked="" type="checkbox"/>	Hugo Mojica	Alumni
<input checked="" type="checkbox"/>	Mario Martinez	Alumni	<input type="checkbox"/>	Shannon Wight	HISD
<input checked="" type="checkbox"/>	Chudi Abajue	IBI Group	<input checked="" type="checkbox"/>	Christopher Fields	Heery/HISD
<input checked="" type="checkbox"/>	Patrick Zadow	IBI Group	<input type="checkbox"/>	Nestor Martinez	Heery/HISD
<input checked="" type="checkbox"/>	Eric Jimenez	HISD Band	<input checked="" type="checkbox"/>	Sizwe Lewis	HISD
<input checked="" type="checkbox"/>	Eric Ford	HISD	<input type="checkbox"/>	Troi Taylor	Heery/HISD
<input checked="" type="checkbox"/>	Francisco Rodriguez	Dance Volunteer	<input checked="" type="checkbox"/>	Myla Van Duyn	Citizen
<input checked="" type="checkbox"/>	Alex Rios	Alumni	<input checked="" type="checkbox"/>	Sofie Smith	Visitor

PURPOSE: Discuss 2012 Construction Bond updates, PAT organization, and schematic design.

AGENDA:

- Review of the design options.
- Discuss proposed scope of work in the spaces.
- Discuss additional stage space and dance storage/space.
- Discuss requests made by the Davis High School PAT.



DISCUSSION:

1. This PAT meeting began with the Principal (Julissa A-Martinez) informing the PAT that the PAT had to determine its twelve members. The formal determination of the twelve members had not been accomplished in the past. The Principal determined from the PAT printed materials that the PAT representatives are to be two community members, two parents, two non-teaching staff members, two teachers, and two to eight students (2 per grade). It was noted that the student representatives will change based upon their graduation with replacement new students being brought into the PAT. The architect and the project manager each have one representative spot. An attendee asked if the people selected are those that are allowed to vote, and if others could still attend the PAT meetings? The Principal answered that anyone is allowed to come to the PAT meetings, but only PAT members may vote. PAT members are to attend all the meetings during the school year and summer. The group then selected the following PAT members:

Community – Dr. Julissa Alcantar-Martinez

Community – Mario Martinez, Connie Esparza

Staff – Claudia Garza and Duane Clark

Teachers – Louisa Meacham and Angela Byrd

Students – Jazzmine Mendez, Chris Quiroz, Pedro Zavala, Connie Rodriguez and Aurora Martinez

Architect – Patrick Zadow (Lead AE)

Project Manager – Chris Fields (Lead PM)

Parents – TBD

Each person on the PAT is required to read the PAT handbook, sign it and return it to the Principal. The students are to inform the student body on the progress of the project.

2. The Principal mentioned that questions in the PAT would be best asked when the subject was being discussed or at the end of the meeting. If an attendee did not want to ask the question, but wanted a response, question / comment cards were made available for this purpose. All questions will be addressed in the PAT meeting minutes.
3. David Waggoner (with Heery) introduced himself and the design team. He explained that Heery is the program management firm for the Davis HS project and explained a program manager's role. The group asked about Nestor and Troi's involvement, and David's response indicated that Nestor is on the project but behind the scenes, and Troi is available if needed. Dan Bankhead and David indicated that Chris Fields (Sr. Program Manager) has been part of the Davis High School project management team from the start of the program. David then introduced IBI Group (the architects).
4. Bay-IBI Group presented a revised schematic design. The schematic design presentation included a site plan and all three floor plans. The presentation started with the site plan and identified the circulation from the parking to the front door. Other identified site items included the JROTC marching pad, service delivery access, the removal of the temporary buildings, fencing for security as well as cameras. The new parking has the same number of parking spaces that are currently on the campus. It was noted that if more parking is needed then than we have to take away the green space north of the campus. The site's ground water detention next to the bus drop-off and mentioned landscaping needs to be added to the campus perimeter. A traffic study is occurring right now.



5. Question: *Will Fulton be the only street that is studied?* Quitman, Fulton, and Morris streets are included in the study.
6. The schematic floor plans were presented: the basement will receive some work, and the 1920s and 1940s additions of the campus will receive heavy renovation. It is expected that the roof will be replaced on all buildings except the 2001 building. The 2001 building needs some flashing work.
7. The District's ADA assessment has not been located. The architect is looking at cost and scope of work for adding a ramp and a lift to meet possible ADA requirements in the Auditorium. The Architect indicated that a report had been found indicating construction was accomplished on the foundation at the existing auditorium. It was expressed that there are ornaments in the exterior wall that have fallen down in the building and exterior elements from the roof have fallen down. The architect cautions about disturbing the walls in the auditorium because of high asbestos and structural costs.
8. Dan expressed that to save on cost, we may leave existing walls and other items unless they need removing. IBI Group indicated that finishes and materials need to be consistent after construction is complete. Heery indicated that the CMAR will need to indicate the least expensive method for construction. Only if plumbing and wiring in the 3-story building needs to be replaced, will it be replaced.
9. Question: *Has the architect looked at the abatement?* The architect acknowledges there is an asbestos report but has not looked at the report in a while; however, an asbestos abatement consultant is surveying the school. It was understood from earlier information that asbestos in the flooring tile and mastic exists, and some asbestos walls in the Auditorium exist.
10. The architect indicated that, if additional funds remain, the windows along Quitman should be replaced. These windows have been manipulated and changed through the years for fresh air requirements. Questions were asked if the Architect will review the locations where windows have been removed in the past and currently have other materials installed in these locations. The architect agreed to review opportunities to install new windows at these locations if the money is available to replace them. The PAT would like all the windows replaced to allow for a unified appearance.
11. Question: *Why are we not expanding the stage? Is it cost or is it zoning?* Three separate issues are involved with expanding the stage. One, to expand the stage by adding to the building is that the new building will cross a building setback. Another is that new brick will not match existing brick, and the third is the cost is significant. The Architect has preliminarily reviewed expanding the stage to the inside of the auditorium structure, but seating will be lost by doing so. It may be a useable stage, but it still comes down to if it is affordable.
12. Question: *Will Davis High School loose classes?* The building is now at a 1500 capacity. The proposed design reduces classroom count, but increases the square footage to many of the classrooms.
13. Question: *How much square foot are we loosing and how much square footage are we gaining?* Overall the new design is actually gaining an estimated 8,000 square footage. The PAT wants to know how much square footage is being demolished at the 1978 addition. The square footage being demolished is approximately 27,000 square feet.

14. Dan Bankhead explained that the architect has really studied the design and tried to address many of your requests and still work within budget. He stressed that this is the beginning point and the design is still being developed.
15. Question: *Will dance be located near the Fine Arts area?* Dance does not have a designated space at this time. The commons appears to be a usable space, but not the most convenient. The current location for dance is a pair of CTE classrooms on the second floor near the Library. Other programs may fill those spaces as time passes. A new appropriate dance space is about \$700,000 to \$800,000.
16. It was discussed that Davis High School is exploring a new teaching pathway program. With this new pathway, Davis is exploring if it will require the campus to have a dedicated dance space. This pathway has not been set and there is a space right now for the dance. The dance teacher mentioned that practices occur during afterhours and on weekends and feels that it would be safer if dance was near fine arts. She is open to a smaller space or space near the auditorium.
17. Question: *Will there be elevators?* Yes, one in the new north addition and the two existing in the building currently. The existing elevators will be modernized and operable.
18. Question: *The campus has many brick types and many colors. Is there a way to achieve a more cohesive looking campus?* It won't be easy. We could consider staining but would not recommend painting it. There might be sections where we will achieve this but we are not planning to make the brick match all around the school. This will be studied more as we move through the next design phase (design development).
19. Question: *Do we have a net gain / loss of classrooms?* Below is the breakdown of the Classrooms, Science Labs, Special Education, and CTE.

	<u>Existing</u>	<u>New</u>
Classrooms	36	31
Science Labs	11	9
Special Ed	16	7
CTE	6	6

20. Question: *Are there two ensemble rooms?* The Architect answered that currently illustrated is one ensemble room, one vocal music learning center, and one band room. It was discussed that this location was close to the bus drive for fine arts. The director was concerned that it was further away from the baseball field where they practice marching.
21. Question: *Is the capacity at 1700?* The current plan is between 1500 and 1600 student capacity. The 2012 Bond's language indicated a capacity between 1500-1700 students.
22. Dan Bankhead explained that HISD will be talking to the PAT about what capacity truly means. If you show the school at functional 1500-1600 capacity then you can add another 200 to 300 students to capacity.



23. Question: *Will Jones be the school that the PAT will look at to see how they are using efficiently?* Yes, Jones HS is a good example of how to use a building efficiently.
24. Heery indicated that the current design is over budget but that the architect will continue design work so construction can start in the 4th quarter. The design team challenge is to be financially responsible through the projects' design process in an effort to get the project within budget.
25. Heery asked the group if they agreed to the illustrated design. If it is acceptable, then we will proceed with the design. It appeared that the design was accepted as no verbal or written questions or comments about the design were brought about.
26. Question: *How much are we over budget?* This information will be provided as we proceed through the project, but currently we are about 15% to 25% over budget.
27. Question: *Where are we on a rendering to show us what the building will look like?* A rendering is expected in late summer 2015.
28. Question: *Where is the line item budget that was requested by Hugo and Mario?* Mario received a report but it was not as detailed as he had hoped. The information provided is the same information given to the Bond Oversight Committee, Houston Chronicle, and the Board of Trustees.

ACTION ITEMS:

Review the questions above and answer any that were not addressed in the meeting.

WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. *To be determined*

NEXT PAT MEETING: Monday, April 20, 2015, 3:45 pm @ 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,

Nestor Martinez

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