



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

**MEETING #:** 22

**LOCATION:** Davis High School

**DATE / TIME:** April 20, 2015 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"/>	Chris Fields	Heery/HISD
<input type="checkbox"/>	Clay Clayton	HISD	<input checked="" type="checkbox"/>	Sylvia Wood	HISD
<input checked="" type="checkbox"/>	Duane Clark	Asst. Principal	<input checked="" type="checkbox"/>	Sylvia Zepeda	JDHAA
<input type="checkbox"/>	Carmen Rurin	PAT	<input checked="" type="checkbox"/>	John Zepeda	JDHAA
<input checked="" type="checkbox"/>	Sandra Reyna Urbina	HISD	<input checked="" type="checkbox"/>	Karen Roch	Visitor
<input checked="" type="checkbox"/>	Louisa Meacham	HISD	<input type="checkbox"/>	Connie Rodriguez	Student
<input checked="" type="checkbox"/>	Connie Rodriguez	Student	<input type="checkbox"/>	Pedro Zavala	Student
<input type="checkbox"/>	David Waggoner	Heery/HISD	<input type="checkbox"/>	John Jacobs	HISD
<input checked="" type="checkbox"/>	Connie Esparza	PAT member	<input type="checkbox"/>	Hugo Mojica	Alumni
<input checked="" type="checkbox"/>	Chudi Abajue	IBI Group	<input type="checkbox"/>	Christopher Fields	Heery/HISD
<input checked="" type="checkbox"/>	Patrick Zadow	IBI Group	<input checked="" type="checkbox"/>	Mario Martinez	PAT member
<input type="checkbox"/>	Eric Jimenez	HISD Band	<input checked="" type="checkbox"/>	Dwight Wilson	Heery/HISD
<input type="checkbox"/>	Eric Ford	HISD	<input type="checkbox"/>	Troi Taylor	Heery/HISD
<input checked="" type="checkbox"/>	Francisco Rodriguez	Dance Volunteer	<input type="checkbox"/>	Myla Van Duyn	Citizen
<input checked="" type="checkbox"/>	Alex Rios	Alumni	<input type="checkbox"/>	Sofie Smith	Visitor

**PURPOSE:** Discuss 2012 Construction Bond updates and Project issues.

**AGENDA:**

- Summary of Traffic Study
- Project Status
- Community Meeting
- Question / Answer Session

**DISCUSSION:**

1. The architect reviewed the site plan and the traffic study. The study is still a draft and the current conclusion of the study does not require any changes to the site plan. The initial bus count (> 9) for the campus as defined by HISD transportation appears high compared to the campus'



understanding; a request for clarification has been submitted. UPDATE: HISD confirmed on April 22, 2015 that there are only 7 buses that serve Davis HS; five regular and two special needs buses. The current site plan accommodates 7 to 8 buses. The current site plan illustrates that cars can enter or exit the parking lot off of Fulton or Morris. There is no parking or drop off of Quitman. Details are still being worked out but the design team appears to be heading in the right direction based on the study. The parking lot will have most of the faculty parking at the rear entrance, with student and visitor parking closer to the front entrance.

2. The following questions were asked after the traffic study was presented:

Question: Can we make the bus lane turn only right on to Fulton from the parking lot? *Answer:* The designer will look into this. The engineer had no problem with right turns occurring on to Fulton.

Question: Will the parking lot be gated? *Answer:* There will be a gate.

Question: How many parking spots are in the proposed parking lot? *Answer:* 238 parking spaces; the existing lots have 232 spaces. *The proposed number of parking spaces will be reduced if a deceleration lane on Quitman is approved, per the PAT's request (see # 4 below).*

Question: Will the student parking lot be locked during the day? *Answer:* The proposed parking lot design will have security cameras to monitor theft, instead of locking the gates during the day.

Question: Are there any security personnel watching the cars? *Answer:* There is not one now and there is not one planned for the immediate future.

Question: Where will parents park during the day? *Answer:* The parents will be able to park in the visitor parking spaces next to the building.

Question: Will all the traffic come off Fulton? *Answer:* No, traffic will come from Morris or Fulton.

3. The community is concerned that there is no physical presence watching the cars in the parking lot for theft. They are also concerned of the only two cameras that are on the campus now. The principal and the architect indicated that security will be provided through cameras and monitors as a deterrent. The locations of the cameras and monitors have not been determined. Surveillance security will be addressed as the project develops.
4. The assistant principal is concerned about the queuing for the cars to the parking lot in the morning and afternoon. He wanted to know if there could be more control of how one enters and exits the parking lot / drop off lane. The community is concerned about the cars queuing off of Fulton while waiting to enter the parking lot. The PAT is interested in installing a deceleration lane along Quitman as you approach Fulton from the east. Chudi Abajue indicated that the design team will confer with the traffic engineer about a deceleration lane. The architect pointed out that if a deceleration lane is provided, parking spaces may be lost. The community indicated they are amicable with less parking to promote safety. Another discussion centered on access from the Fulton lot and cars bypassing cars queuing off of Fulton. The community would like the campus to be accessed away from Quitman and Fulton, if possible, to reduce traffic at that particular intersection.



5. Other questions were presented:

Question: How will students who are walking from Main Street and the light rail enter the campus?  
*Answer:* The students may have a canopy that will lead them from the intersection of Fulton and Quitman to the front door, and a gate will be installed to allow pedestrian access near the canopy.

Question: Will there be fencing around the campus? *Answer:* Yes

Question: Will the buses be coming into Cochran and Genova Street? *Answer:* No, they will be only use Morris, Fulton, and Quitman. The special education students will be dropped off at the bus loop off of Morris Street and enter into the school's rear entrance.

Question: Where will students be dropped off? *Answer:* In the parking lot at the canopy, and they will enter the school at the front entry along Quitman.

Question: When will construction begin? *Answer:* HISD must first purchase the homes and properties between Fulton and Tackberry. Once complete, HISD will look to remove the houses in Q3 2015. It is HISD's goal to start construction of the parking lot late Q4 2015 before proceeding to construction of the building itself.

Question: How long will it take to demolish the houses? *Answer:* Once the homes are purchased, hazardous materials testing of the houses will begin. Depending on the results from the testing, the abatement of the material could take anywhere from days to months. Once complete, it should take roughly 2 to 3 weeks to take down the houses. Additional time will be necessary to grade the site in preparation for the new parking lot.

6. The community believes that the recommendation that the engineer has made for not parking in certain areas only works theoretically. Someone from HISD or the City of Houston will need to enforce the recommendations. The PAT wants to make a one way entry into the school's parking lot and a one way exit out of the parking lot. There should be limited choice to entering the parking lot.
7. The principal reiterated that the details of entering and exiting the parking lot have not been worked out yet. The drawing and the traffic study illustrate what the parking looks like and the access points from the parking lot.
8. The architect informed the PAT that Bay/IBI has submitted Schematic Design, and pending further scope to budget reconciliation exercises, will move into the Design Development phase very soon. IBI Group has walked the campus with a Registered Accessibility Specialist and discussed the concerns he had with the school's needs, with respect to the American Disability Act. The firm also walked the building to obtain a general scope of what needs to occur on the campus from a repair point of view. IBI had a meeting with its consultants and HISD regarding Mechanical, Electrical, and Plumbing. The walks and visits are ongoing. The firm also visited the City of Houston permit office to determine what needs to be done to get the future construction permitted.
9. In a few months the architect should have interior finishes and colors to present to the PAT.



10. The PAT wants to make sure that the school is getting new MEP equipment instead of repairing old equipment.
11. The architect gave an overview of the current plan for the mechanical, electrical, and plumbing systems for Davis High School. He explained that air flow distribution to the 3 story portion of the campus is still being discussed. The PAT wants to make sure the new mechanical will be compatible with the electrical. A good portion of the electrical will have to be repaired. The building is expected to receive new electrical rooms.
12. The PAT is curious about how the A/C will be delivered to the 3 story portion of the school. They do not like the current air ventilators because they drip water and create a loud noise which is disruptive. HISD informed the group about the two options that the design team is reviewing for cooling the three story building. One option is a VAV system, the other option is fixing the unit ventilators so they are balanced so that the noise and dripping cease. The PAT wants to know why the unit ventilators have not been fixed. Work was done and they determined that the programming for the unit ventilators was incorrect. The PAT wants to make sure that the problem will be resolved once construction is complete.
13. The principal recommended a community meeting on the 28<sup>th</sup> or on the 29<sup>th</sup> of July. The meeting would follow the PAT meeting on July 20<sup>th</sup>. The group decided July 28<sup>th</sup> at 6:30 pm and the school will inform the community.
14. At the next PAT meeting, a Davis HS student from the dance team would like to make a presentation of the importance of the dance room at the high school. The presentation will be a PowerPoint presentation that is no more than five minutes. It will illustrate the importance of having a dance room for Davis and will be presented on May 18<sup>th</sup>. The PAT approved this request and asked that the students be prepared to present their presentation to the Board in June or July.
15. The PAT recommended the students have input for the interior color selection.

**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, May 18, 2015 @ Davis HS Library.

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



Sincerely,

**Nestor Martinez**

Sr. Project Manager

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