



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

MEETING #: 38
LOCATION: Davis High School
DATE / TIME: May 16, 2016 at 3:45pm

ATTENDEES: (those marked with a check were present)

<input type="checkbox"/>	Julissa A-Martinez	Principal	<input checked="" type="checkbox"/>	Sanjuanita Cisneroz	Visitor
<input type="checkbox"/>	Sizwe Lewis	HISD	<input type="checkbox"/>	Hugo J. Mojica	Visitor
<input checked="" type="checkbox"/>	Machell Blackwell	Visitor-PTO	<input checked="" type="checkbox"/>	Sylvia Wood	HISD
<input type="checkbox"/>	Helen Spencer	HISD	<input type="checkbox"/>	Rebecca Reyna	GNMD
<input checked="" type="checkbox"/>	Carmen Nuncio	PAT	<input type="checkbox"/>	John Zepeda	JDHAA
<input type="checkbox"/>	Sandra Barboza	TX Government	<input type="checkbox"/>	Gloria Montemayor	Visitor
<input checked="" type="checkbox"/>	Louisa Meacham	HISD	<input type="checkbox"/>	John Paul Cortez	JDHS
<input checked="" type="checkbox"/>	Connie Esparza	PAT member	<input type="checkbox"/>	Diana DuCroz	COH
<input checked="" type="checkbox"/>	Claudia Garza	HISD	<input type="checkbox"/>	Mark French	IBI Group
<input checked="" type="checkbox"/>	Ariana Campos	TX Government	<input type="checkbox"/>	Arnaldo Hinojosa	Alumni
<input type="checkbox"/>	Chudi Abajue	IBI Group	<input checked="" type="checkbox"/>	Christopher Fields	Heery/HISD
<input checked="" type="checkbox"/>	Patrick Zadow	IBI Group	<input checked="" type="checkbox"/>	Mario Martinez	PAT member
<input checked="" type="checkbox"/>	Eric Ford	HISD	<input checked="" type="checkbox"/>	Kristin Craft	HISD - SSO
<input type="checkbox"/>	Daniel Bankhead	HISD	<input checked="" type="checkbox"/>	Rosemary Grant	Heery/HISD
<input checked="" type="checkbox"/>	Alex Rios	Alumni	<input type="checkbox"/>	Rob Block	Ave CDC
<input checked="" type="checkbox"/>	Keith Krause	FDP			

PURPOSE: Discuss 2012 Construction Bond updates and Project issues.

AGENDA: (see attached)

DISCUSSION:

1. Rosemary Grant, Project Manager, discussed the following topics.
 - A. The A/E team has submitted the required Joint Referral Committee (JRC) Tackaberry Street abandonment plans for approval to the City Engineer, Department of Public Works.
 - B. Prices were received April 13, 2016 for the new parking lot along Fulton Street. Lazer Construction Company, Inc., the recommended contractor, was approved by the HISD Board of Education on May 16, 2016. Lazer Construction has worked successfully with HISD in the past and is currently working on Worthing High School. Lazer Construction self-performs concrete installations and we



received several good references on the quality of their work. The parking lot plans are currently being reviewed by the Houston Permitting Center. The Notice to Proceed (NTP) will be issued upon receipt of all approved contract documents and the Houston Permitting Center has approved the project building permit. The project is tentatively scheduled to start early August 2016. Construction on the parking lot will be completed one hundred (100) calendar days from the date of the Notice to Proceed.

C. The Request for Qualifications for Construction Manager at Risk responses are due to HISD, Thursday, May 19, 2016.

2. Request for Milestones for the project:
 - a. 4th Qtr. 2016: Completion of the Parking Lot on Fulton
 - b. 4th Qtr. 2016 / 1st Qtr. 2017: Start of the Culinary Arts Addition
3. IBI Group prepared a PowerPoint Presentation and started the presentation with the 2012 Capital Bond Video presentation of the April 7, 2016 Davis HS Community Meeting. Topics of discussion included:
 - A. Culinary Arts Update
 - B. Potential solutions to the north side of the 1929 building
 - C. Potential solutions to the existing plaster board covered windows
 - D. New perspectives of the Culinary and Performing Arts additions.
4. Patrick Zadow viewed the progress made on the culinary classrooms. The equipment layout design was achieved through several meetings with Principal Alcantar-Martinez, Dana Sturdevant, Beth Zuelke, Princess Jenkins, Chef David Hill, Chef Jennifer L. Cadengo, Eric Ford, and Keith Krause, Culinary Consultant.
 - A. Keith Krause stated that a wall will separate the baking classroom and culinary classroom. He further identified the equipment shown on the floor plan. Both programs will share the ware wash, freezer and coolers. Patrick indicated the school does not have a separate baking area and that this new baking area is highly desired by the campus. A great deal of baking occurs during the Holidays and it is a tremendous resource for fund raisers.
 - B. The Hospitality and Serving classroom can be partitioned into two classrooms by a folding door. The proposed furniture in the Hospitality area will be part of the dining experience.
 - C. Connie Esparza questioned if this proposed floor plan is similar to other schools within HISD. Keith replied it is similar in scope to Barbara Jordan, but custom to Davis HS.
 - D. Patrick indicated the location of the Culinary to the Commons, pointing out the exterior wall of the cafeteria, the current Morris Street entrance, and the entrance to the Commons. Keith also stated the classrooms will be viewed through glazed sections in the corridor wall.
 - E. Mario Martinez questioned if the Culinary will take away space from student dining as some of the students eat while sitting on the floor. Assistant Principal Claudia Garza explained the history of the one time frame for lunch- 12:50 pm to 1:35 pm – and that students have locations to choose from throughout the school to dine. Some choose to sit on the floor, eat during tutorials, classes, library, and gyms. Picnic tables are available and lunch period runs very smoothly with very little issues. Patrick also stated there will be an exterior patio on the north side of the Culinary and his response was no to Mario Martinez' question about the patio being covered.
 - F. Kristin Craft questioned the size of the Culinary to the existing and the response was its almost twice as large as the existing culinary facility. Each chef will conduct three (3) classes and expect twenty (20) students per class.



Keith Krause stated the walkways were wider (4 ft. to 5 ft.) and are more than compliant with the required ADA standards. Rosemary commented that Chef Hill had reviewed the plans, offered suggestions, and was happy with the current layout.

5. Patrick discussed the 1929 building exterior's north wall which does not match adjoining surfaces and is partially obscured by the JROTC Building. A discussion ensued with a general consensus that the wall needs an aesthetically pleasing finished appearance and shall be permanent with a continuity that is linked to adjoining surfaces. Possible solutions discussed included metal siding that would be finished in one color, a fiber cementitious board similar to Hardy Plank, and mural(s) created by students or artists with the Greater Northside Management District. In response to Kristen Craft's questions, Patrick Zadow stated new windows will be installed with the burglar bars removed. Patrick will prepare a rudimentary rendering of the best proposed materials for the next PAT Meeting. Eric Ford stated that the mural(s) appeared to be out of consideration and off the table.
6. There are thirteen (13) windows filled with plasterboard and Patrick suggested that these windows should remain closed-in as the interior arts/film production and theatre arts do not need additional lighting. Patrick showed ornamental motifs that would be on top of a new window filler and also suggested decorative, etched metal panels. Mario and Kristen each suggested a more pleasing architectural appearance that would fit into the building's time period. Following more discussions, Mario suggested that windows would be preferable even with blackout shades. Chris Fields stated that we don't know today what the rooms may become ten (10) years from now and that we may have to go with windows and blackout shades. Patrick will look at the cost of replacing the windows with blackout shades.
7. The PowerPoint presentation included several slides showing different perspectives of the Culinary and Performing Arts Additions not previously presented. Patrick stated that the Performing Arts' exterior brick will be a match to the 1929 building and that the lower band of material will match the 2001 building. A canopy is shown on the east perspective and in response to questions, yes, there will be light illumination/fixtures within the canopy. This feature is within the HISD Design Guidelines.
8. Patrick discussed that the project was at 100% Schematic Design with a design review scheduled Wednesday, May 18th with the design team and HISD Facilities' Management.
9. Design Development is continuing with renovations at the core. Questions under review include the installation of ductwork from the third floor to the first floor; where to locate drain lines; and where to locate chiller towers. Added space for the Art Car, Police Car and Barbecue smoker equipment is up for discussion. The team is currently working on site planning issues and coordinating interior mechanical, electrical and plumbing concerns.
10. Claudia questioned exterior lighting standards to which Eric Ford responded that lighting is a District safety standard and LED, depending upon budget constraints, may possibly be utilized.
11. Carmen Nuncio asked if any renovations will occur on the historical façade of the building, facing Quitman, that would negatively impact the historical nature of the school, to which the response was no. Connie stated the front will be the entrance for visitors.



12. Connie requested a date that the PAT members could walk the building and the design team would locate and identify various and specific aspects of the additions and renovations to the school. After discussion it was agreed to wait until mid-August, the plans would be at 60% construction documents, and as Mario requested, with “pretty pictures” for a frame of reference.

13. Since no other questions were asked, the meeting was adjourned at 4:50 pm.

ACTION ITEMS:

1. At the next PAT meeting, Patrick will present two (2) color pallets and two (2) rudimentary sketches with the proposed solutions of the north wall of the 1929 building and the plasterboard filled windows.
2. Review and answer any questions not addressed in the meeting.

NEXT PAT MEETING: Monday, June 20, 2016 @ 3:45 p.m. Davis HS Library. (Tentative)
We may do a July PAT Meeting and the August walk, then a September PAT Meeting. Some of the PAT members may miss this June meeting. (Stay tuned)

Please review these meeting minutes and submit any corrections or suggested changes to the project manager. After five (5) calendar days from posting, the minutes will be assumed to be accurate.

Sincerely,

Rosemary Grant
Project Manager
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