



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

**MEETING #:** 25

**LOCATION:** Davis High School

**DATE / TIME:** July 27, 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 type="checkbox"/>	Sizwe Lewis	HISD	<input checked="" type="checkbox"/>	Sue Robertson	/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"/>	Sylvia Zepeda	JDHAA
<input checked="" type="checkbox"/>	Carmen Rurin	PAT	<input type="checkbox"/>	John Zepeda	JDHAA
<input type="checkbox"/>	Sandra Reyna Urbina	HISD	<input checked="" type="checkbox"/>	Norma Torres	Visitor
<input type="checkbox"/>	Louisa Meacham	HISD	<input checked="" type="checkbox"/>	Diane Caicedo	Visitor
<input type="checkbox"/>	Connie Rodriguez	Student	<input checked="" type="checkbox"/>	Rob Block	Visitor
<input type="checkbox"/>	David Waggoner	Heery/HISD	<input checked="" type="checkbox"/>	Dino Coronado	HISD/SSO
<input type="checkbox"/>	Connie Esparza	PAT member	<input checked="" type="checkbox"/>	Hugo Mojica	Alumni
<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 checked="" type="checkbox"/>	Mario Martinez	PAT member
<input type="checkbox"/>	Eric Jimenez	HISD Band	<input type="checkbox"/>	Dwight Wilson	Heery/HISD
<input checked="" type="checkbox"/>	Eric Ford	HISD	<input checked="" type="checkbox"/>	Conception Esparza	Alumni
<input type="checkbox"/>	Francisco Rodriguez	Dance Volunteer	<input checked="" type="checkbox"/>	Rosemary Grant	Heery/HISD
<input checked="" type="checkbox"/>	Alex Rios	Alumni	<input type="checkbox"/>	Sofie Smith	Visitor

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

**AGENDA:**

- Review Project Scope & Direction
- Review Site Plan
- Project Schedule
- Provide Update on Acquisition
- Community Meeting



## DISCUSSION:

1. Principal Alcantar-Martinez provided an introduction and updated all attendees as to the status of the project. The status update included the property being purchased across the street and the upgrading of Davis HS which was in the presentation.
2. Chris Fields (Program Manager) introduced Patrick Zadow (Architect). Pat proceeded to discuss the location of the school entry, noting that it might be located at the rear of the school. The site plan has been revised, and the bus drive, parking lots and detention pond have been relocated, and gates have been provided at all drive openings.
3. It was expressed that a current proposal is to replace the plumbing and mechanical in the 1928 portion of the campus. The unit ventilators may remain in the classrooms and fresh air added with new ductwork/piping from the roof that will meet ASHRAE Standards. Mr. Zadow discussed consideration of other campus improvements such as new floors, and door and hardware replacement/repairs. Exhaust systems in Science Labs would be replaced.
4. Chris Fields stated that the process of purchasing all houses west of the campus is ongoing. There are currently two properties that the district is still trying to purchase. The buildings may be obtained within two weeks, but it could also take longer (mid-to-late September). The survey of the site has been initiated. After the purchase of the last two buildings, all the properties will need to undergo abatement prior to demolition. The team is currently drafting a Competitive Sealed Proposal (CSP) to undertake this work at the best value for the project. This item will be placed on the Board Agenda for the October or November Board Meeting, pending purchase of all properties. Pat Zadow mentioned that the abandonment of Tackaberry Street also needs to be considered in the present schedule as it may take up to eight months to process through the City of Houston. After the homes are removed, work on the site will commence.
5. Chris Fields reviewed the tentative schedule:
  - Quarter 4, 2015: Site/Paving and Site/Paving Package
  - Quarter 1, 2016: 100% CDs
  - Quarter 2, 2016: Permitting and Building Package / Building Construction
6. Chris Fields informed the PAT that HISD's Maintenance Department is currently working on the school and fixing the plumbing, addressing the dull skylight in the commons, stabilizing exterior ornamental urns at the auditorium, renovating the group restroom near Cafeteria, removing any mold, rekeying doors to reduce the amount of entries into the building, addressing the flooding issue in 1978 addition, and boarding up any houses west of the campuses.



7. The PAT discussed concerns that the school may only receive repair work for the \$31 million that the school was allocated in the bond. Sue Robertson (HISD) stressed the fact that the project scope would include more than repair work. Ms. Robertson presented a list of items that will occur for Davis High School and placed emphasis on the new items that the school will receive. The PAT requested a cost breakdown of each scheme that was presented to the PAT, to date. Sue Robertson agreed to the request and will have IBI Group present the information at the next PAT meeting.
8. The PAT discussed concerned about ceiling leaks in the auditorium and the existence of asbestos in the ceiling materials. They also requested the ceiling to be remedied because the ornamental elements are falling. Mr. Fields informed the group that they believe the asbestos in this area may have already been cleared but the matter will be investigated.
9. The PAT noted that windows need to be uniform, look good, and look like they 'belong' when construction is finished. For the window openings that have been removed and infilled with plaster, an assessment of replacing plaster or concrete will occur by reviewing the function of each room, the potential heat gain, and the direction the window faces.

**ACTION ITEMS:**

1. Review and answer any questions that were not addressed in the meeting.
2. Prepare a presentation breaking down each scheme previously presented to the PAT.

**WHAT TO EXPECT AT THE NEXT PAT MEETING:**

1. Costs associated with previous schemes will be presented.

**NEXT PAT MEETING:** ~~Monday, August 10, 2015 @ 3:45 p.m. Davis HS Library. Note that the PAT will meet again on August 17<sup>th</sup> to discuss the tentatively scheduled community meeting which will occur on August 20<sup>th</sup>.~~  
*REVISED: The next PAT meeting will be held Monday, August 31, 2015 at 3:45 PM as advised by email, Friday, August 7, 2015.*

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,

Chris Fields  
Program Manager  
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