



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

MEETING #: 41

LOCATION: Davis High School

DATE / TIME: August 15, 2016 at 3:45pm

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

<input checked="" type="checkbox"/>	Julissa A-Martinez	Principal	<input checked="" type="checkbox"/>	Cesar Martinez	HISD SSO
<input type="checkbox"/>	Sizwe Lewis	HISD	<input type="checkbox"/>	Sue Robertson	HISD
<input checked="" type="checkbox"/>	Machell Blackwell	Northside 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 type="checkbox"/>	Claudia Garza	HISD	<input type="checkbox"/>	Mark French	IBI Group
<input type="checkbox"/>	Ariana Campos	TX Government	<input checked="" 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 type="checkbox"/>	Eric Ford	HISD	<input type="checkbox"/>	Conception Esparza	Alumni
<input type="checkbox"/>	Daniel Bankhead	HISD	<input checked="" type="checkbox"/>	Rosemary Grant	Heery/HISD
<input checked="" type="checkbox"/>	Alex Rios	Alumni	<input checked="" type="checkbox"/>	Venus Rodriguez	PTO Pres.
<input checked="" type="checkbox"/>	Gary Whittle	Heery/HISD	<input checked="" type="checkbox"/>	Rutu Sathia	IBI Group

PURPOSE: Discuss 2012 Bond updates and issues.

AGENDA: *(see attached)*

DISCUSSION:

1. Tackaberry Street Abandonment:

The plans were approved by the City Engineer. We have received pricing from a contractor who is in the process of obtaining the water, sewer, and storm bonds required by the City of Houston in order to submit for a building permit. The permit is for the abandonment cut, plug, abandon utility lines, and privatize the storm manholes on Morris and Quitman Sts. A total of three (3) manholes and several curb inlets will be installed. We are also working to obtain various easements from CenterPoint for gas and electrical on the west side of Tackaberry St.



2. Status of New Parking Lot:
 - A. The Notice to Proceed (NTP) was issued Wednesday, August 10, 2016 to Lazer Construction. We will meet Tuesday, August 16, 2016 to review the final details of the NTP.
 - B. The parking lot plans have been reviewed and approved by the City of Houston and the building permit is available for pick up.
 - C. Anticipated substantial completion is 100 calendar days after the NTP date or by November 18, 2016. Construction will be coordinated to allow bus and parent access on Tackaberry Street
 - D. CenterPoint Energy removed five (5) telephone poles from the parking lot right-of-way.

3. Status of storm flooding on Morris Street:

HISD government affairs reached out to Council Member Cisneros on Friday, August 12, 2016 regarding the status of the Davis Proposal confirming if it was presented to Council Members for the Capital Improvement Projects (CIP). "Cisneros's office reported it is not part of the Capital Improvement Projects at this time but will be worked in the next two years."

4. Satterfield & Pontikes has been approved as the new Construction Manager at Risk (CMAR). Terry Hagle, Sr. Estimator is representing Satterfield & Pontikes today. He has been working on estimating the cost of the work, constructability issues, and is part of the team working on the construction phasing plan.

5. Schedule update: The 60% construction document plans were received 8/11/2016 and will be reviewed 8/17/16 by HISD departments. The 100% plans will be submitted September 30, 2016.

6. Patrick Zadow, IBI Group, facilitated the PowerPoint Presentation that preceded the tour of the building. The tour consisted of thirteen (13) locations where general scope was discussed. An illustration was created for each location to allow a better understanding of the possible future appearances. All of the construction was discussed from the perspective that the work must fit in the project budget.
 - A. Mr. Zadow identified that the colors on each floor would be the same to act as a "way finding" throughout the building.
 - B. Connie Esparza questioned if the windows would be replaced. Answer: It is our intent to replace the windows.
 - C. The area between ROTC building and Campus will be kept in kind to adjacent surfaces. The use of thin brick is being explored.
 - D. Rosemary distributed floor plans with notations that corresponded with specific slides where the tour would stop to discuss and answer questions... A hard copy of the presentation was also provided to all meeting attendees. The tour began at the entry to the Culinary Addition.

7. Stop #1 – Exterior view of Culinary / Science Addition
 - A. Question: Will the trees remain as shown in the right of way? Answer: It is our intent to keep the trees but necessary scope may require the removal of some.
 - B. Morris Street: An ornamental fence will extend from Fulton St. and then connect with the athletic field fence. There will be manually operated gates at the drive entrances. It was asked if the gates are motorized and Patrick explained that they are not as motorized gates need more space to open and close and we do not have the extra space.



- C. Patrick pointed out the extent of the new parking lot on this site and the detention pond. The City of Houston required additional handicap spaces which are along Tackaberry St., at the front entrance on Quitman St. and also at the Morris St. entry. Ramps are included based upon the grade and ADA requirements.
 - D. Mario Martinez asked if covered canopies are standard. Patrick will confirm with the HISD Design Guidelines.
8. Stop #2 – Interior view of first floor corridor in Culinary addition
- A. Identified the existing corridor extends into the new addition.
 - B. A window exist at each culinary teaching location
9. Stop #3 – Looking west into the common area
- A. Question: replacement of acoustical panels. Answer: We are including changing the acoustic panels in the scope, budget permitting.
 - B. Several PAT members commented on the condition of the skylight needing to be cleaned which is not part of these renovations. Lighting will remain as is and will not be changed.
 - C. Patrick stressed that will be a challenge to get the MEP utilities in early in order to occupy spaces.
10. Stop #4 – Extended Learning Center
- A. Carpet will be installed in the extended learning areas – similar in all three (3) floors.
11. Stop #5 - Inspiration Bar
- A. A discussion centered on the challenge of the six (6) electrical rooms and the main BCR (Building Communication Room) that need to be in process to completing before renovations can start on each floor. Noted that the beginning of construction will be slow. It is anticipated that we will start construction the first quarter of 2017. Meetings to discuss the phasing of construction are ongoing.
 - B. Questions were asked about the corridor lockers that are being removed. The Dance Team will be closer to the gym and will use lockers in the gym and won't need lockers. Lockers are not needed for storage as the students carry their laptop and books are online. It was commented that most new high schools do not have corridor lockers.
 - C. There will be two (2) Inspiration Bars per floor.
12. Stop # 6 – Reception Area
- A. Patrick described the Quitman St. entry would include a new ramp, new aluminum doors and a security access for visitors.
 - B. A question was raised about the elevators. Patrick responded that a new elevator will be added in the culinary addition. The two (2) existing elevators will be repaired so there will be a total of three (3) elevators.
13. Stop #7 and #8 - Classroom Rendering - A general discussion ensued at this stop.
- A. Patrick advised that +/-70% of the corridor walls on the third floor will be removed. Mario Martinez questioned the type of texture on the walls that will remain. Patrick answered that he would like to get close to a drywall finish.
 - B. Classrooms will have new ceilings, new light fixtures, and new vinyl composition tile (VCT) flooring. All exposed wiring and piping will be removed. New wiring and piping will be concealed in the walls.



- C. Question asked as to size of current classroom. Patrick responded 600 sq. and will increase to 700 sq. ft.
- D. The restrooms will be renovated with boys/girls at each end of the corridor.
- E. Question: Any built-in cabinets in the standard classroom? Answer: only in science rooms. FFE will provide a storage unit. Later discovered as two tall cabinets.
- F. Principal Alcantar-Martinez is concerned about losing classrooms and questioned if a flex space could be enclosed for a classroom, perhaps one (1) per floor. Patrick will investigate.
- G. The existing terrazzo flooring in the corridors will remain.
- H. Question: what do floating teachers do with their teaching materials? Where is the storage?
- I. Question: what is the completion month and year? Current schedule is the second quarter of 2018.

14. 1978 Building

- A. Patrick identified the expansion joint where the removal of part of the building would start. He also pointed out the height of the new addition.
- B. HVAC – will be adding a chiller and a cooling tower.
- C. The parking lot will be reconfigured with the bus loop and also for performance drop off.

15. The PAT Handbook has been updated and will be distributed at the next PAT meeting (September). This also will present an opportunity for the team to nominate students to be part of the process.

16. Tentative PAT meeting dates have been identified, are subject to change and will be confirmed.

- September 26, 2016
- October 17, 2016
- November 14, 2016
- December 5, 2016

17. Action Items: Review and answer any questions not addressed in the meeting.

NEXT PAT MEETING: Monday, September 26, 2016 @ 3:45 p.m. 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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