



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

**MEETING #:** 33  
**LOCATION:** Davis High School  
**DATE / TIME:** December 14, 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"/>	Derrick Sanders	HISD
<input type="checkbox"/>	Clay Clayton	HISD	<input type="checkbox"/>	Sylvia Wood	HISD
<input checked="" type="checkbox"/>	Helen Spencer	HISD	<input type="checkbox"/>	Sanjuanita Cisner	HISD
<input checked="" type="checkbox"/>	Carmen Nuncio	PAT	<input type="checkbox"/>	John Zepeda	JDHAA
<input type="checkbox"/>	Sandra Reyna Urbina	HISD	<input checked="" type="checkbox"/>	Gloria Montemayor	Visitor
<input type="checkbox"/>	Louisa Meacham	HISD	<input type="checkbox"/>	Sylvia Zepeda	Visitor
<input type="checkbox"/>	Connie Rodriguez	Student	<input type="checkbox"/>	Emily Cole	Visitor
<input checked="" type="checkbox"/>	Claudia Garza	HISD	<input checked="" type="checkbox"/>	Kristin Craft	HISD/SSO
<input checked="" type="checkbox"/>	Connie Esparza	PAT member	<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 type="checkbox"/>	Mario Martinez	PAT member
<input type="checkbox"/>	Eric Ford	HISD	<input type="checkbox"/>	Raul Lopez	Visitor
<input type="checkbox"/>	Francisco Rodriguez	Dance Volunteer	<input checked="" type="checkbox"/>	Rosemary Grant	Heery/HISD
<input checked="" type="checkbox"/>	Alex Rios	Alumni	<input checked="" type="checkbox"/>	Kedrick Wright	HISD

**PURPOSE:** Discuss 2012 Construction Bond updates and Project status

**AGENDA:**

- Round Table Discussion
- Future Meeting Dates
- Questions & Answers

**DISCUSSION:**

1. Derrick Sanders, General Manager of Construction opened the meeting by thanking the PAT members for coming out to the Board meeting on Thursday, Dec. 10. He thanked them for speaking in a very respectful manner and stated that no other school is as deserving of the supplemental funding as Davis High School. *"Your support was vastly needed and we appreciate the decorum shown by the PAT members and students. You did your part and it's our part now."*



2. The first agenda topic was the demolition and removal of the buildings on the HISD property west of Davis HS, also known as the Tackaberry Street Project.
  - A. Work in Progress Status:
    1. AAR, Inc. is the contractor performing the asbestos abatement, demolition and removal.
    2. Notice to Proceed was issued Dec. 7, 2015 and work began the same day.
    3. Status of asbestos as of Dec. 10, 2015: Asbestos abatement of properties is 40% complete; two on Fulton St., three on Tackaberry St., and two in process along Tackaberry St.
    4. Western Wear Store, 2314 Fulton St., moved from its original site to Quitman & Hardy Sts.
    5. Current asbestos abatement has received approval Inspections by third party agencies: Texas Dept. of Health & Safety and OSHA.
    6. Terracon Inc., Hazmat Consultant, has been on site to monitor the abatement process and exterior air currents - upwind, downwind, and crosswind with no incidences.
    7. Projected work for week of Dec. 14, 2015: soil erosion protection, install additional fencing at corner of Quitman and Fulton Sts., add access gate for debris removal trucks on Fulton St.; continue abatement on Tackaberry St. properties.
    8. Sewer disconnects are starting this week on the properties that have been abated.
    9. Houston ISD Police Department is providing armed officers for security at the site during the abatement process scheduled through the first week of Jan. 2016. Officers are on site: Mon., Tues., Wed., and Thurs.: 6 pm to 6 am; Fri., Sat., and Sun.: 24 hours.
    10. The Principal expressed concern that crime has increased in the area the last couple of months.
    11. The wind screen has been removed from all fencing since a large portion had been taken by unknown persons.
  - B. Street Abandonment Status
    1. The City has approved the abandonment of Tackaberry Street and the City of Houston Joint Referral Letter is expected to be received prior to HISD's Winter Break.
3. The second agenda topic was the Board of Education Meeting on Dec. 10, 2015 and the \$212 supplemental funding.
  - A. Chris Fields identified the new construction budget of \$46,775,633 which correlates to a \$20M increase from the original construction budget of \$ 26,600,884.
    1. PAT Member Connie Esparza questioned why \$31,385,368 was not used as the basis. Chris responded that the difference, \$4,784,484, was used to replenish the original funds' source from which this sum was taken. This response was understood by all in attendance.
    2. Chris presented a high-level overview of the next stages of design that includes the development of design documents based upon the schematic design submittal that was submitted and approved by HISD administration and school staff in November 2014; pending supplemental funds. *"Now that the funds have been acquired, our intent is to take the best of this design, incorporate the top three choices the PAT requested in the Spring of 2015, and work the design to the budget."* In staying true to the original scope of work, Mr. Fields also stated that the 1920's three-story façade would remain significantly historical with drastic improved changes in the interior, while the 1970's wing would be removed. Additional square footage would be newly constructed by way of additions for fine arts and culinary arts.



- B. Patrick Zadow, AIA, IBI Group, visually and verbally walked the attendees through the Nov. 2014 design, which was depicted on a poster board. Areas described:
1. Two story culinary addition with a new kitchen, and hospitality area on the first floor and science classrooms on the second floor.
  2. An exterior green space northeast of the culinary addition.
  3. A new fine arts wing would be added.
  4. Create 21<sup>st</sup> Century learning spaces in each of the three floors in the 1920's building
  5. Remove the 1978 building.
  6. Take down necessary walls to create a flowing corridor with symmetry.
  7. The campus would be ADA compliant and accessible; building entrances, access to auditorium stage, and the addition of an elevator.
  8. Renovations to pool area, including locker/shower rooms and bomb shelter/mechanical room. It was indicated that one wall in the pool equipment basement is leaking water and has mold.
  9. Medium sized renovations to the gyms; the principal stated the a/c and lighting work.
  10. Review the application of windows facing Tackaberry and Morris Streets.
  11. Review ROTC roof and windows.
  12. The 2001 building will remain.
  13. Space modifications in the Library.
  14. Open up movement/circulation to provide better flow to the campus.
  15. The classrooms' ceiling hung ventilators, dripping, A/C units will be relocated above the ceiling and repiped
  16. Existing undersized classrooms will be increased in size.
- C. At the Architect's conclusion, several PAT members expressed dissatisfaction with the proposed description of work and that, despite the additional funding, it appeared they were still getting a patch and paint repair project. Derrick Sanders stated that he understood the apprehension but assured the group they are not getting a "patch" job. He further stated that the historical significant structure would look the same from the outside however it would be totally different on the inside as it would be rebuilt. Mr. Sanders offered the PAT members an opportunity to tour other HISD Schools that have had a similar scope of work. Subsequent to this meeting, Ms. Grant began discussions to arrange a tour in early 2016 for Reagan High School and also possibly Waltrip High School.
- D. Mr. Sanders suggested that perhaps 3D Modeling would help to portray the additions and renovations so that members could better visualize the substantial improvements. Pat Zadow agreed that computer generated images would provide a more realistic rendering over a one dimensional plan. It was recommended that those PAT members who were not in attendance at the previous PAT meetings when the computer generated images and renderings were shown, go back and review those images prior to the next PAT meeting.
- E. HISD General Manager of Communications, Sylvia Wood, asserted that because the schematic design was approved a year ago and necessary funding is now available, that the team should work expeditiously through design development to get the documents out for pricing mid to late summer 2016.



- F. A brief discussion ensued with the design schedule that a high school renovation would normally require 9 to 12 months at a minimum, and upwards of 15 months for a project of this magnitude; however, Patrick Zadow and IBI Group know the building well and could condense the design timeframe to 7 to 9 months.
- 4. The third agenda item was on two pages from the 2012 Bond Program Cost Summary as of Sept. 30, 2015; Actual Expenditures by Category and Encumbrances by Category.
  - A. This information was provided at this meeting as requested by Lenny Schad in an email response to Mario Martinez, PAT member dated Nov. 24, 2014.
  - B. Connie Esparza, PAT member questioned the \$32,014.82 expenditure shown under construction when to this date there had been no construction at Jeff Davis High School. She also questioned the professional fees column; design, testing, surveying, printing, etc., shown in the sum \$430,086.61. Derrick Sanders responded that the team would furnish the line item values totaling the indicated amounts prior to, or at, the next PAT meeting.
  - C. Connie Esparza also questioned the encumbrances by category for construction, and again, the professional fees' columns. Rosemary Grant, HISD Project Manager, responded that the encumbrances reflect all professional consultants' fees to date that will be expensed during the overall campus design and construction.
- 5. Arnie Hinojosa questioned if Tackaberry Street would be blocked from entering and Mr. Zadow replied that the design and City of Houston would dictate the answer.
- 6. The fourth agenda item was the campus design schedule that was answered in No. 3. F. The design schedule for a high school renovation would normally require 9 to 15 months, however, Patrick Zadow knows the building and could condense the design timeframe to 7 to 9 months.
- 7. Mr. Fields responded that the phasing of the construction will be directed by the Contractor. HVAC would remain up and running at all times while the school is occupied, and the need and quantity of temporary classrooms will be calculated once the contractor's phasing plan is established.
- 8. Ms. Grant reminded the attendees of two cost line items that would be expended via the construction budget – student phasing and asbestos abatement. The asbestos topic garnered a discussion from Connie Esparza, who believed asbestos was never part of construction costs. Derrick Sanders and Sylvia Wood both stated that all schools' construction budgets include asbestos abatement. Mr. Sanders apologized for the apparent misinformation. Chris Fields was concerned about the PAT member's understanding and researched past PAT meeting minutes and read from the February 16, 2015 Minutes:
  - A. 14. Question 4: *Last spring, the HISD GM of Design told the PAT that the abatement would come out of a different budget. Is this still true?* HISD responded by stating that the abatement of the existing school is from the construction budget. This has been communicated in previous PAT meetings.
  - B. Connie Esparza said she was distrustful of HISD. Derrick Sanders stated that hearing Ms. Esparza's concern was very disheartening to him. Other team members were concerned as well.



9. Mr. Sanders said that, for the foreseeable future, he will attend PAT meetings in order to earn the trust of the PAT members.
10. Chris Fields reminded those present: the PAT serves in an advisory capacity, as outlined in the PAT Handbook.
11. The next PAT meeting dates confirmed by Principal Alcantar-Martinez during the meeting:
  - January 25, 2016
  - February 15, 2016
  - March 2016 (TBD – if necessary)
  - April 4, 2016
  - April 18, 2016 (TBD- if necessary)
  - May 16, 2016
  - June 20, 2016
  - July 18, 2016
12. The future Community Meeting will be Thursday, February 25, 2016 at 6:30 pm in the Davis HS Cafeteria. This is a prospective date and will be firmed up in the next few weeks.

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

1. Review of Final Schematic Design

**NEXT PAT MEETING:** Monday, January 25, 2015 @ 3:45 p.m. in 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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