



Minutes
2012 Bond Project Advisory Team (PAT) Meeting
Dowling Middle School

MEETING #: 19

LOCATION: Dowling Middle School library

DATE / TIME: April 28, 2015, 4:30pm

ATTENDEES: (those marked with a check were present)

<input checked="" type="checkbox"/>	Guinn, Tynette	Principal	<input type="checkbox"/>	Bankhead, Dan	HISD
<input checked="" type="checkbox"/>	Collier, Mona	Faculty	<input type="checkbox"/>	Barrera, Gloria	HISD
<input checked="" type="checkbox"/>	Cotter, Thomas	Faculty	<input type="checkbox"/>	Clayton, Clay	HISD
<input checked="" type="checkbox"/>	Douglas, Janet	Faculty	<input checked="" type="checkbox"/>	Harris, LaJuan	HISD
<input type="checkbox"/>	Hart, Betty	Faculty	<input checked="" type="checkbox"/>	Peeples, Andreas	HISD
<input type="checkbox"/>	Jarvis Kelley	Faculty	<input type="checkbox"/>	Robertson, Sue	HISD
<input type="checkbox"/>	Mallard, Sharvete	Faculty	<input checked="" type="checkbox"/>	Woods, Mike	HISD
<input type="checkbox"/>	Thompson, Jacqueline	Faculty	<input type="checkbox"/>	Wright, Kedrick	HISD
<input checked="" type="checkbox"/>	Johnson, Walter	Faculty	<input type="checkbox"/>	Chloe Chen	HKA
<input checked="" type="checkbox"/>	Veal, Antronette	Faculty	<input checked="" type="checkbox"/>	Adam Froelich	Corgan
<input type="checkbox"/>	Ruiz, Norma	DMS	<input checked="" type="checkbox"/>	Harrison, James	HKA
<input checked="" type="checkbox"/>	Sandifer, Evelyn	Parent	<input type="checkbox"/>	Haskew, John	Corgan
<input checked="" type="checkbox"/>	Sandifer, Dinochi	Student	<input type="checkbox"/>	Horstman, Eric	Corgan
<input type="checkbox"/>	Green, Larry	Councilmember	<input checked="" type="checkbox"/>	Kornberg, Daniel	HKA
<input checked="" type="checkbox"/>	Harris, Vivian	Community	<input checked="" type="checkbox"/>	Jacobs, Charles	HKA
<input checked="" type="checkbox"/>	Scurlock, Linda	Community	<input type="checkbox"/>	Rivera, Victoria	HKA
<input checked="" type="checkbox"/>	Washington, Willie Ray	Community	<input checked="" type="checkbox"/>	Ford, Eric	HISD
<input type="checkbox"/>	Mayes, Jody	HISD	<input checked="" type="checkbox"/>	Kiest, Rebecca	HISD
<input checked="" type="checkbox"/>	Kenneth Davis	HISD SSO			
<input type="checkbox"/>					

PURPOSE: Review of the schematic design plans and elevations.

AGENDA:

- Introductions
- Scope to budget alignment
- Schedule
- Next PAT Meeting is scheduled for May, 2015.



DISCUSSION:

1. Mike Woods, HISD Project Manager welcomed visitors and members to the meeting.
2. The team introduced the scope to budget process identifying strategies to align the project with the budget:
 - a. LaJuan Harris, HISD Planning reviewed targeted site adjustments:
 - i. Consolidation of storm water detention to a single location.
 - ii. While retaining canopies at both the auto and bus drop-off areas reduce exterior canopies by 50%.
 - iii. Reduce the ratio of exterior wall to floor area. Eric Ford, HISD Design summarized the approach:
 1. The perimeter of the building is uncharacteristically long compared to the size of the building.
 2. By deleting the courtyard, the perimeter can be significantly reduced which results in less exterior wall and mechanical systems load.
 - iv. Delete the 8 lane track. HISD middle schools do not typically have a track. A 4 lane track will be bid as an additive alternate. Walter Johnson, DMS athletics coach acknowledge that no track meets are held at DMS.
 - v. Bleachers and lights will be deducted from the project.
 - b. Scope reductions in space were reviewed by Principal Guinn:
 - i. Reductions were premised on retention of the auditorium. The seating capacity will however, be reduced from 500 to 450.
 - ii. Competition gym seating will be reduced from 450 to 300.
 - iii. Seating in the second gym will be deleted. The space will not be reduced.
 - iv. The size of the locker rooms as currently shown will be reduced. This smaller size will be per current requirements and larger than the existing DMS locker room.
 - v. The kitchen and serving area will be reduced. The dining commons will not be reduced and is larger than the current space.
 - vi. Teaching positions for arts programs as currently programmed are not fully funded. To avoid a reduction in academic learning areas reductions in arts spaces are being pursued:
 1. The Theater Arts and Dance learning areas will be combined.
 2. Uniform storage areas will be combined.
 3. Photography will be combined with art learning centers.
 - vii. One technology learning center will be deleted.
 - c. LaJuan Harris reviewed the cost model summary. Projected savings of \$9,166,917 brings the project within the current budget of \$40,969,385 (providing a modest 1.5% bid contingency.)
3. Charles Jacobs, Harrison Kornberg Architects presented a revised conceptual design based on the modifications discussed above:
 - a. Principle concepts of the charrette were retained while revising the design.
 - b. The courtyard was taken out of the concept to compress the plan configuration.

QUESTIONS/ANSWERS

1. Kenneth Davis, HISD SSO and Linda Scurlock, community member requested a copy of the project cost saving summary. A copy of the presentation is attached.



2. T. J. Cotter, DMS faculty questioned if noise from the cafeteria would be controlled given its proximity to the learning areas. Mr. Jacobs acknowledged that some positive separation must be developed in the plan.
3. Mr. Johnson asked for confirmation that the health learning center was still in the project. Mr. Jacobs acknowledged it was retained.
4. Willie Ray Washington, community member objected that the public was not involved in the reductions. Ms. Harris HISD reviewed the proposed reductions prior to this meeting for public discussion.
5. Mr. Washington also questioned the original \$59,000,000 budget. This budget is a program budget. As shown in the previous video presentation, the original project budget of \$35,294,856 has been increased to \$40,969,385 by shifting contingencies and project reserves from the program budget.
6. Linda Scurlock, community member questioned how the tower concept from the charette was being included in the new concept. Mr. Jacobs noted that although the current sketch does not specifically show it, a 'loft' idea similar to the previous design will be incorporated.
7. Vivian Harris, community member requested that she and Councilmember Green be added to the meeting invitation.
8. Mr. Washington requested that a scoreboard be included in the project.
9. Ms. Scurlock objected to missing meeting notes. Future meeting notes will be distributed by email subsequent to the PAT meeting and in hard copy at the next PAT meeting. The sign-in sheet will be updated and email addresses will be confirmed. The sign-in sheet and the presentation will be included.
10. Ms. Scurlock stated that 10% brick is not adequate and not as previously agreed to. (A review of the December PAT meeting notes do, in fact note a consensus that a 100% brick scheme is preferred. However, staff suggested that money would be better spent on the interior of the building.)

ACTION ITEMS:

1. Until further notice, PAT meetings will be held on the 2nd and 4th Wednesday of the month at 4:30pm in the DMS library.
2. Involve the principal in development of the agenda.

WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. Development of a schematic floor plan.

NEXT PAT MEETING: Wednesday, May 13, 2015 at 4:30 pm, Dowling Middle School 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,

Mike Woods

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