



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

MEETING #: 13

LOCATION: Lamar High School

DATE / TIME: January 22, 2015, 12:00 pm

ATTENDEES: (those marked with a check were present)

✓	McSwain, James	Lamar Principal
✓	Bankhead, Dan	HISD – Facilities Design
✓	Bell, Alison	Community - SDMC
✓	Bissell, Robin	Lamar – PAT/SDMC
✓	Callahan, Fran	Lamar – PAT
✓	Chambers, Tyron	Lamar - SDMC
✓	Chardey, Simon	Lamar – PAT
✓	Clayton, Clay	HISD – Facilities Planning
✓	Day, Daniel	Perkins+Will – Arch.
✓	Erwin, Karen	Lamar - SDMC
	Fields, Christopher	HISD – Program Director
✓	Ford, Eric	HISD – Facilities Design
	Funk, David	HISD – Facilities Planning
✓	Gibson, Holly	Lamar – PAT/SDMC
	Gillespie, Dennis	Lamar – PAT
✓	Glapion, Rene	Lamar - SDMC
✓	Glenn, Patrick	Perkins+Will – Arch.
✓	Gonzalez, Roberto	Lamar – PAT/SDMC
✓	Green, Tyrone	Lamar - SDMC
✓	Kelly, F	Lamar – PAT
✓	Kelley, Maci	Lamar - SDMC

✓	Lord, Kathy	Community - SDMC
✓	Lewis, Sizwe	HISD – Facilities Construction
✓	Mulet, Miriam	Lamar - SDMC
✓	Munoz, David	Lamar – PAT
✓	Myers, Kimberly	Lamar - SDMC
✓	Nance, Judith	Community - SDMC
✓	Nathan, Mandy	Lamar – PAT
✓	Nathan, Max	Lamar – PAT
✓	Nepveax, Nick	Perkins+Will – Arch.
✓	Nolen, Tom	Lamar – PAT
✓	Patterson, Gary	Lamar – PAT
	Poerschke, Valerie	Lamar – PAT/SDMC
	Pursell, Edlyn	Lamar – PAT
✓	Rosenberg, Patricia	Community - SDMC
✓	Stone, Marvin	HISD – Project Manager
✓	Straub, Brooks	Lamar – PAT/SDMC
✓	Tschirhart, Penelope	Lamar – PAT
	Tudor, Phoebe	Lamar – PAT
✓	Venegas, Alexandra	Lamar - SDMC
	Verdon, Deborah	Lamar – PAT
✓	Weber, Brad	Lamar – PAT/SDMC



PURPOSE: The purpose of this meeting is to provide a status update to the PAT the Lamar project to date.

AGENDA ITEMS:

- Provide a update on the current status of the project
- What to Expect at the Next Project Advisory Team Meeting

NOTES:

Discussion

1. Project update:

- a. Dr. James McSwain, Principal and Dan Bankhead, HISD General Manager of Facilities Design opened the meeting by giving an overview of budget challenges for the 2012 Bond projects including the Lamar High School project.
 - i. During the course of the Lamar design efforts, HISD has seen a significant increase in construction cost affecting the 2012 Bond projects; so much so that it was determined the cost of the current Lamar design exceeded the construction budget.
 - ii. The architect and contractor have been working since the last PAT meeting to address the budget issues by developing design options affordable within the construction budget.
 - iii. HISD has taken steps to address the budget issues on all Group 1 through 4 projects by reallocating money within each project's budget to increase the construction budgets, including Lamar's.
- b. Before turning the meeting over to Perkins+Will Architects, Marvin Stone, HISD Project Manager advised the PAT of a cost reconciliation workshop meeting held January 8, 2015 that included HISD, Perkins+Will, and some of the Lamar PAT. During that meeting, several design options were presented including Option #5 preferred by Dr. McSwain. An Option #6 was developed from comments made during the workshop.
- c. Daniel Day of Perkins+Will gave an overview of Option #5 and then presented a review of site design and Option #6:
 - i. There are currently 557 parking spaces on site. Option #6 includes a parking garage that accommodates 780 cars, and resurfacing the existing surface parking on the northwest side of campus to accommodate an additional 160 -180 cars.
 - ii. A question was raised about how many parking spaces are adequate for the school regardless of what is required by the City. Dr. McSwain indicated that the current option includes about 400 more spaces than are currently on campus-a significant improvement with which the school would be satisfied. The City of Houston development code requires approximately 1,200 parking spaces. However, HISD is planning to pursue a variance with the city to reduce the total required parking by approximately 300 spaces.
 - iii. The layout of the play fields has not changed from the original design. Mr. Day noted that if additional surface parking spaces are required this will impinge upon area currently allocated for play fields.
 - iv. The goal identified early in the project, and reiterated at the PAT meeting, is to have all of the sports that are currently located off-site to be brought back onto the Lamar campus. The current layout accomplishes this objective.

- v. The location of the tennis courts was discussed. Lamar desires that the tennis courts be located on the roof of the building. The tennis courts in the original design were located on the roof of the garage, however these were moved to the ground due to cost implications. P+W expressed reservations about putting the tennis courts on the roof of the academic wing due to potential occupant load associated with the tennis courts and potential structural implications this might have as well as vertical circulation to the tennis courts. However, P+W will research this further as an option.
- vi. Review of building plans:
 - 1. Key components to Option #6 were discussed:
 - a. Moving the performing arts component to the new building and leaving the existing west side of the building intact.
 - b. Putting the pool and the gym on the ground with access directly from the locker rooms which are also on the ground level.
 - c. Parking garage to accommodate 780 cars.
 - d. Deletion of suspended indoor running track.
 - e. Existing parking lot on the west side to be re-stripped and re-surfaced.
 - f. More efficient circulation.
- vii. Dance will be located in the existing building on the east side.
- viii. A question was raised about the amount of green space on site. Mr. Day advised that the entire north portion of the site, the front lawn, will remain, and the majority of the south half of the site will be converted to green space (play fields). The new building will be constructed along the east edge of the site on area currently occupied by parking and paved area.
- ix. Visual Arts will be located in the existing building.
- x. The childcare program was discussed. It is meant to be for children and grandchildren of faculty and staff, and is important for retention of teachers and staff that might not otherwise be able to afford childcare in the River Oaks area. This program is currently shown in the new building in Option 6, but may very well be moved to the existing building.
- xi. The construction schedule was discussed in broad terms. Construction of the new building should break ground fourth quarter of 2015. Renovations to the existing building, demolition of the buildings on the south portion of the site, and construction of the play fields will follow after completion of the new building.
- xii. The group reviewed two options for layout of the academic neighborhoods. One uses a narrower floor layout and has one grade level per floor with a total of six floors for the new addition. The other option has a wider floor plate which places two grade levels on each floor and results in a four story addition. The group discussed both options and the benefits and liabilities of each.
- xiii. Based on the presentation, Dr. McSwain asked the PAT two questions:
 - 1) Are these proposed changes acceptable to the group?
 - 2) Are there any reactions to the proposal?
 - 1. Generally, the group agreed that the four-story scheme featuring two grade-levels on each of two floors of the academic wing, is preferred. Dr. McSwain raised two issues; the benefit of grade level separation by floor in the six floor option versus laterally in the four floor option and getting natural light into the interior of the neighborhoods of the four floor scheme. P+W will proceed with development of the four floor option with these caveats in mind.



2. Having additional surface parking at the west side of campus, adjacent to the existing auditorium, was seen as a positive development.
- xiv. Dr. McSwain requested that balconies be added to each neighborhood. HISD noted that balconies had been value engineered out of the project due to cost, and were not included in the program. Mr. Bankhead suggested the team explore options for exterior space. Subsequent to the meeting, Dr. McSwain reiterated the need for the design team to provide options for exterior spaces for the students immediately accessible from their neighborhood.

ACTION ITEMS:

- 13-01 P+W will develop Option #6 per the plans presented to the PAT group. This includes incorporating comments of the PAT group as appropriate (for example making sure that grade-level separation is achieved) and in sufficient detail to aid in pricing, such as vertical circulation.
- 13-02 P+W will coordinate their efforts with Gilbane's pricing efforts to confirm that the pricing for Option #6 is within 5% of the established construction budget for the project.

WHAT TO EXPECT AT THE NEXT MEETING:

1. Review updated floor plans.
2. Review updated exterior massing studies.

NEXT PAT MEETING: February 26, 2015 12:00 pm, Lamar High School Alumni Room.

Please review the meeting minutes and submit any changes or corrections to Marvin Stone. After five (5) days, the minutes will be assumed to be accurate.

Sincerely,

Marvin Stone, III
Construction & Facility Services, Project Management
HISD – Construction & Facility Services
3200 Center Street, Houston, TX 77007
Phone: (713) 556-9265