



**Minutes**  
**2012 Bond Project Advisory Team (PAT) Meeting**  
**Mandarin Chinese Language Immersion Magnet School**

**MEETING #:** 24

**LOCATION:** Mandarin Chinese Language Immersion Magnet School

**DATE / TIME:** February 10, 2015, 3:30 – 5:00 PM

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

✓	Chaolin Chang	Principal	✓	Dane Roberts	Asst. Principal
✓	Patricia Butler	Teacher	✓	Alice Liu	Teacher
✓	Leslie Culhane	P.T.O.	✓	Yi-Ching Wu	Teacher
✓	Bill Hutz	TIRZ No. One	✓	Angie Chen	Parent
✓	Sam Savage	PBK	✓	David Wheat	Principal- St. George Place ES
✓	Eric Ford	HISD Design	✓	Tracy Penn	Parent
✓	Albert Wong	HISD PM		David Funk	HISD Planning
	John Ernst	Parent- St. George Place ES		Jennifer Gribble	President- St. George Place ES PTO

**PURPOSE:** The meeting was to present some current Project cost reduction considerations for the PAT to review and provide input on.

**AGENDA:**

- Review and discuss recent newspaper article on current Greater Houston construction costs and impact to HISD and Mandarin Chinese LIMS Project
- Review the construction update presented at Board Workshop
- Review the Board's response

**DISCUSSION:**

1. Before the meeting began, it was noted that there were a large number of parents (14) in the audience who appeared to be members of the MCLIMS PTO and were attending their first PAT Meeting.
2. A handout was given to all the attendees, prior to the discussions. The first item was a copy of a recent Houston Chronicle article titled "Oil's fall could be boon for schools" and indicated the current cost difficulties for HISD new construction projects, with some of the present prices experienced across the district on current projects. It stated that these projects were originally projected to cost around \$160/SF but, in recent months, the average prices were coming in around \$210/SF. It also mentioned MCLIMS,



specifically, having some difficulties and coming in around \$246/SF. It was noted that, at 120,000 SF, this results in the Project being about \$7.3M over budget. A copy of the current rebidding advertisement from the CMAR, Satterfield & Pontikes, showing some of their efforts towards reducing the projected construction costs was also provided. Also issued was HISD information that noted an original construction budget of \$19,138,988 and a significant increase to \$22,224,154, due to the reallocation of Contingency and Inflation funds included in the overall Project Budget.

3. With this background information discussed and additional inquiries into the possibility of delaying construction again until lower material and labor costs became available, it was noted, as had been done at the previous PAT meeting, that the Project has started construction already and delays might be detrimental to work already completed.
4. During review of some of the cost reduction considerations, the PAT voiced the following concerns:
  - A. Replace operable partitions with fixed drywall partitions in four locations- The PAT and Principal questioned the need and regular usage of these moveable partitions since they believed the classroom were large enough to house two classes of kids, if necessary, and wanted more fixed walls for display areas, etc.
  - B. The attendees did not appear to have any issues with the proposed replacement of some of the recessed floor mat areas with surface mats, changes of exterior wall materials from metal panels to masonry, window system types or the painting of steel picket railing while keeping the handrails and guardrails as stainless steel for lower maintenance.
  - C. There was a brief discussion about a proposed reduction of the allowance to \$100K for playground equipment but Sam Savage, with PBK Architects, replied that the current equipment costs for each of the three designated areas seemed to be affordable for around \$33K in each play area.
  - D. There was extended discussion about the proposed use of vinyl composition tile (VCT) versus the specified vinyl luxury tile (LVT), even though it was mentioned that the VCT was the HISD flooring standard and the basis of design for all HISD projects and the LVT was much more expensive. Mr. Savage stated the LVT would require less overall maintenance and contained more recycled content, thereby making it a "Green" material and adding LEED points for the Project.
  - E. With regards to deleting the motorized window shades for the Dining Commons, one of the teachers in the PAT responded that manual operation would not be that difficult.
  - F. There were no comments about the proposed change in vendors of the walkway canopy or the changing curtainwall to storefront, as long as the amount of natural light was not reduced.
  - G. When the dry erase and tackable wall coverings in the corridors were mentioned, the MCLIMS staff indicated that they would like to keep most of this, if possible. This may become part of the FF&E budget, if sufficient funds are available.
  - H. Nose reducing gypsum board between classrooms and learning centers was briefly discussed, with PBK being asked if this was really required, since all the classrooms will have sound attenuating batt insulation for noise reduction for common walls between each other. PBK responded that this may be required for LEED points.
  - I. There was some discussion about the proposed use of chemical resistant plastic laminate clad lab casework instead of wood and maintenance concerns. However, it was noted that plastic laminate casework is the HISD Design Guidelines standard material used everywhere else in the Building.
  - J. A major topic was the possible deletion of the clerestory structure above the atrium space and the source of natural lighting for this area. It was mentioned that solar tubes may be implemented, instead, to bring natural light into the areas surrounding the atrium space.
  - K. The proposed reduction of floor to floor heights by 1 ft. in the three story wing and lowering of the roof line of the Dining Commons and Gymnasium areas to 25 ft. above ground was mentioned but



appeared to be non-issues as long as standard basketball and volleyball clearances (23' AFF) were provided.

- L. The proposed elimination of the entry overhang at the Dining Commons as a possible trade off for keeping the raised clerestory area in the atrium space seem to be favorable to most of the attendees.
  - M. The proposed reduction of some card readers and security cameras caused some concern until it was explained that this was to eliminate duplication in certain areas of the new building. A final review by HISD IT and Security will make a final determination.
  - N. The proposed reduction of parking spaces (10) was not popular with the PAT and parents, due to concerns about sufficient parking for after-hours events, even though the adjacent St. George Place ES parking areas would be available for additional parking needs.
5. St. George Place ES Principal, David Wheat, offered a tour of his school building to the MCLIMS PAT and parents while noting that his facility currently has many of the same finishes that raised concerns earlier in the meeting. He noted that his students and their parents seemed to be happy with their building, campus and its overall appearance.
  6. In closing, the MCLIMS PAT and parents in attendance expressed concern about the current construction cost impacts to the Project and some of the considerations for addressing these overages on the Project.

#### **QUESTIONS/ANSWERS:**

1. Who can the PAT Members and parents contact at HISD about their concerns? Someone in the audience mentioned the Trustee as a possible receiver for these concerns while others mentioned the Superintendent.

#### **ACTION ITEMS:**

1. Prepare for next MCLIMS PAT Meeting.

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

1. Provide additional information on the considerations that are under consideration cost reductions and provide updates on the Project.

**NEXT PAT MEETING:** Tuesday, March 10, 2015 @ 3:30 pm, Mandarin Chinese LIMS

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,

**Albert Wong, AIA**

HISD – Construction & Facility Services Project Manager

3200 Center Street, Houston, TX 77007

Phone: (713) 556-9271

Email: [awong@houstonisd.org](mailto:awong@houstonisd.org)