



**Meeting Minutes**

**Mandarin Chinese Language Immersion Magnet School**

**MEETING NO.:** 14- PAT Meeting

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

**DATE / TIME:** July 22, 2014, 3:30 – 5:00 pm

**ATTENDEES:** Chaolin Chang, Principal; Dane Roberts, Assistant Principal; Bill Hutz, TIRZ #1 Chairman; Melissa Turnbaugh, PBK; Jorge Tiscareno, PBK; Bob Myers, Heery-Project Manager; Paul Alleyne, Parent; Michael Liu, Teacher; David Webb, Satterfield & Pontikes; Kelly Zhu, Satterfield & Pontikes; Albert Wong, Heery-Project Manager

**PURPOSE:** The purpose of this meeting was to continue the discussion of Mandarin Chinese Language Immersion Magnet School design development.

**AGENDA ITEMS:**

- PBK Update Presentation of Site and Floor Plan Development
- PBK Updates on Interior and Exterior Renderings of Views of the Project
- What to expect at the next PAT Meeting

**NOTES:**

**Discussion**

1. PBK presented the Project updates, beginning with the site plan and entrance/exit driveway locations only on W. Alabama St. discussions which were recently confirmed as viable by a Traffic Impact Analysis draft report prepared by EHRA Traffic Engineers. The queuing of drop off vehicles onsite being accommodated by a single driveway was briefly mentioned as more practical than having two separate entrance driveways which could cause more confusion and congestion, due to W. Alabama Street being a one way street.
2. The proposed expansion of the existing storm water detention area on the St. George Place portion of the overall site to offset the requirements of the MCLIMS new construction of impervious surfaces generated some concerns about the appearance of the existing detention area fencing, which is required for safety purposes, and the unsightly lack of regular maintenance. However, this currently appears to be the most cost effective means to address the storm water detention requirements as compared to multiple locations on the MCLIMS site. The existing infrastructure is believed by PBK to be capable of addressing the additional detention requirements of the new construction without any additional storm lines. The CMAR agreed to provide pricing as a separate line item in the GMP for this scope of work since it might be considered "offsite". Additionally, PBK will try to show some fencing on the new site similar to the more ornamental, existing fencing along Yorktown St.
3. Currently, the site plan does not show any new proposed fencing along the edge of W. Alabama St. at the front of the new building nor along Yorktown St. where the Staff parking and bus drop off areas are located. A new fence will separate the two adjacent campuses, with at least three gates between the two sites.

4. Due to requests for more sports fields, the current site plan shows a 25% increase in the Play Field area.
5. When the drop off canopy was reviewed, Principal Chang requested that an outdoor connection be provided from the Dining Commons area where most of the kids would be waiting for their parents to the main drop off area at the end of the canopy.
6. Recent First Floor plan revisions include a reconfiguration of the Learning Commons area, the Self Contained Learning Center, relocation of the elevator and some minor changes to the Flex Spaces.
7. The Second Floor revisions show the Flex Lab in an enclosed area with the Art Room next to the Science Room and two of the 5<sup>th</sup> Grade Learning Centers next to the Software Engineering rooms. The Third Floor revisions had the other two 5<sup>th</sup> Grade LC's next to Computer Repair/Storage. However, the Principal wants to adjust these spaces and relocate the Computer Repair/Storage Room downstairs, next to the Software Engineering LC's, while grouping all 5<sup>th</sup> Grade LC's on the Third Floor and possibly repurposing the remaining Second Floor 5<sup>th</sup> Grade LC.
8. Each Grade Level will have a pair of Learning Centers, adjacent to one another, sharing an operable partition.
9. The central atrium type space will have a raised roof area with a set of clerestory windows. This may end up with windows only on the north side, for the softer, indirect natural light. PBK indicated that they would have some daylighting simulations run to show how and where the light through the clerestory windows would come into this atrium space.
10. The exterior views were shown, with proposed locations for the name of the school at the front entrance area. There were comments about a possible name change of the school and the timing required to not affect the construction and graphics. PBK and S&P responded that a line item allowance will be maintained for signage to allow the potentially lengthy process to occur.
11. There were general discussions about the wall graphics and symbolisms throughout the building, with possible distinctions for floor levels, grade levels or building areas.
12. There was a brief discussion with S&P regarding permitting and an early site package, with the estimated construction time duration not taking longer than 13 to 14 months. This projection results in a possible completion of the Project by sometime in March 2016, allowing for several months to move into the facility prior to the start of the Fall 2016 semester.

### **What to Expect Next Project Advisory Team Meeting**

1. A review of possible color schemes and associated materials for interior and exterior applications is scheduled.

### **NEXT MEETINGS:**

1. TIRZ Meeting- August 12, 2014 11:30 AM to 12:30 PM
2. PAT Meeting- August 12, 2014 3:30 PM to 5:00 PM

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

Sincerely,

Albert Wong, AIA  
Project Manager  
Heery International  
3200 Center Street, Houston, TX 77007  
Phone: (713) 556-9271

**Customer Focused . . . Always Responsive!**

**Office: 713-556-9299**

**Fax: 713-676-9582**