



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

MEETING #: 20

LOCATION: Mandarin Chinese Language Immersion Magnet School

DATE / TIME: October 14, 2014, 3:30 – 5:00 PM

ATTENDEES: (those marked with a check were present)

<input checked="" type="checkbox"/>	Chaolin Chang	Principal	<input checked="" type="checkbox"/>	Dane Roberts	Asst. Principal
<input checked="" type="checkbox"/>	Patricia Butler	Teacher	<input checked="" type="checkbox"/>	Michael Liu	Teacher
<input checked="" type="checkbox"/>	Leslie Culhane	P.T.O.	<input checked="" type="checkbox"/>	Paul Alleyne	Parent
<input checked="" type="checkbox"/>	Bill Hutz	TIRZ No. One	<input checked="" type="checkbox"/>	Angie Chen	Parent
<input type="checkbox"/>	Yi-Ching Wu	Teacher	<input checked="" type="checkbox"/>	Sam Savage	PBK
<input checked="" type="checkbox"/>	Eric Ford	HISD Design	<input checked="" type="checkbox"/>	Jorge Tiscareno	PBK
<input type="checkbox"/>	David Funk	HISD Planning	<input checked="" type="checkbox"/>	Ian Powell	PBK
<input checked="" type="checkbox"/>	Albert Wong	HISD PM	<input type="checkbox"/>		

PURPOSE: Provide updates on areas of proposed construction cost reductions affecting the amount of glazed openings, along with materials and finishes revisions; review possible security camera locations throughout the building and campus.

AGENDA:

- Discuss the recent cost estimates impact on the current Project design, proposed materials/finishes and the amount of total glazed openings throughout the building
- Review landscaping information for Project site
- Review updates on proposed reduction of glazed openings areas at the building perimeter and interior atrium walls
- Review proposed changes in building materials and finishes
- Review proposed locations of all building and campus security cameras
- What to expect at the next PAT Meeting

DISCUSSION:

1. The meeting began with Albert Wong explaining that all the HISD 2012 Bond Program Projects have to work reasonably within a designated HISD construction budget that is often confused with the overall Project Budget. Mr. Wong handed out a copy of the Key Facts page for the MCLIMS Project from the HISD website that indicated the Project Budget at \$32,161,000. In addition, there was another handout



labeled Capital Improvement Program Proposed Budget that listed the actual budget amount set aside for construction of the new school and campus as \$19,138,988, with the remaining funds set aside for items such as Soft Costs, FF&E, Technology, Contingency and Program Costs.

2. Sam Savage, with PBK, showed several images of the proposed landscaping for the new school campus, with much of the design addressing the City of Houston's Landscaping Ordinance requirements and specific plantings around the parking and green areas.
 - a. Discussions about the proposed development of two "Green Areas" which might function as outdoor classrooms for environmental learning, with possible hardscaping for parent waiting areas or wetland gardens, were held. Since funding was limited for developing these areas, it was agreed that, as long as some utility infrastructure would be included to provide water to these sites, this would be sufficient for now. A landscape architect may be invited to meet with the PAT in the future to offer some possible designs for these areas.
 - b. It was at this point of the meeting that Bill Hutz, President of the TIRZ No. 1 organization, indicated that his organization will need to review these landscape drawings and design in greater detail and approve the proposed design before the City of Houston will grant a permit for the Project. Mr. Wong then assured Mr. Hutz that updated landscaping drawings would be forward to his attention as soon as possible for the TIRZ No. 1 review and approval.
 - c. Mr. Hutz also indicated that the new school campus perimeter fencing should be similar to the existing St. George ES fencing, with similar brick masonry posts installed as part of the ornamental metal fencing. He also noted that none of the site interior fencing, especially around the expanded storm water detention pond, has to be ornamental fencing but can be vinyl coated chain link fencing instead.
 - d. Mr. Hutz also mentioned that the TIRZ No. 1 may be able to contribute some funding towards the difference in cost of the more desirable ornamental fencing vs. the standard chain link fencing.
3. Mr. Tiscareno proceeded with discussions about "Design Optimization" in use of materials and finishes for the new school building. New exterior and interior images were shown to indicate what these proposed design changes would look like and samples of some of the new materials were also shown to the PAT.
 - a. There will be less glass in the stairwells but the glazed openings will be oriented where it provides lots of natural light into the stairwell and into the adjacent corridor areas.
 - b. The louvers previously shown at the front of the building entrance were removed and a large vertical red metal banner was shown as a means of identifying the main entrance into the school building instead. This signage might have some Chinese characters for the Phoenix and the Dragon in addition to the school name. The glass will be reflective and resist heat gain.
 - c. The amount of glazed openings was also reduced in the Dining Commons area but there was still a significant amount of glassed openings looking out toward the front of the building and the student drop off canopied area.
 - d. There will be lights installed under the building overhang soffits to provide lighting to the areas below at night.
 - e. Instead of glass curtainwall systems, storefront window systems are being utilized with a significant cost savings.
 - f. The student drop off canopy is now shown extending to front of the Dining Commons as previously requested to serve the preferred gathering point for the school administration.
 - g. Wrought iron fencing was shown to provide security in the area between the two buildings that will also serve as an outdoor learning area.
 - h. There will be reduced glass areas around the central atrium, with no full height glazed areas.
 - i. All the doors into the classrooms will be solid, with no glazed vision lites. However, there will still be a glass sidelite, with a solid bottom panel, adjacent to each door opening.



- j. All interior lighting will be LED fixtures, with no fluorescent light fixtures.
 - k. There will still be some glass tiles in very limited areas, with the majority of tiled surfaces being ceramic in restroom areas. There will be Red and Blue banding of tiles to identify gender for each of the restroom areas.
 - l. Acoustical tiles will be installed in bands around the Dining Commons, in between bands of storefront glazing, to reduce noise levels.
 - m. PBK spent some time with Principal Chang and AP Roberts in reviewing the proposed color coded lines on the flooring surfaces to denote where students would line up when assembling for classes, etc.
4. The remainder of the meeting concentrated on review of all the current floor plans and confirming where all proposed security cameras might be located throughout the building. This information will be recorded by PBK and put on a set of drawings for HISD IT and PD to review and confirm locations and associated equipment required to implement this system.

QUESTIONS/ANSWERS:

- 1. Is an outdoor covered basketball court typically in the Educational Specifications program for a K-8 school? *Yes, according to Mr. Funk, they are typical and standard in ES, MS and HS in HISD.*
- 2. For the Play Structures outdoor areas, what type of ground materials should be used- shredded rubber or sand, etc.? *To be determined.*

ACTION ITEMS:

- 9-1 Receive updated landscaping drawings and forward to Mr. Hutz for TIRZ No. I review and approval. (Wong)
- 9-2 Receive security camera locations on floor plan drawings from PBK and forward to HISD PD and IT for review and confirmation of locations, etc. (Wong)
- 9-3 Contact Principal Chang about rescheduling next PAT meeting (11/11/14) since he will not be available from Nov. 5 thru Nov. 14. (Wong)

WHAT TO EXPECT AT THE NEXT PAT MEETING:

- 1. Review status of construction startup and prepare for Community Meeting to inform neighborhood of timelines and impact.

NEXT PAT MEETING: Tuesday, November 11, 2014 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

Project Manager

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