



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

MEETING #: 22

LOCATION: Mandarin Chinese Language Immersion Magnet School

DATE / TIME: December 16, 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"/>	Alice Liu	Teacher
<input checked="" type="checkbox"/>	Leslie Culhane	P.T.O.	<input type="checkbox"/>	Paul Alleyne	Parent
<input checked="" type="checkbox"/>	Bill Hutz	TIRZ No. One	<input checked="" type="checkbox"/>	Angie Chen	Parent
<input type="checkbox"/>	David Wheat	St. George ES Principal	<input type="checkbox"/>	Sam Savage	PBK
<input checked="" type="checkbox"/>	Eric Ford	HISD Design	<input checked="" type="checkbox"/>	Robert Mohler	PBK
<input checked="" type="checkbox"/>	David Funk	HISD Planning	<input type="checkbox"/>	Ken Smith	CMAR- S&P
<input checked="" type="checkbox"/>	Albert Wong	HISD PM	<input checked="" type="checkbox"/>	Bert Libourel	CMAR- S&P
<input checked="" type="checkbox"/>	John Ernst	Parent- St. George Place ES	<input checked="" type="checkbox"/>	Jennifer Gribble	President- St. George Place ES PTO
<input type="checkbox"/>			<input type="checkbox"/>		

PURPOSE: Provide feedback on General Contractor’s construction site activities from local community and determine current St. George Place ES parking requirements.

AGENDA:

- Review current construction site hours of operation and overall traffic circulation around site
- Provide updates on Sitework permit or open items
- Determine current St. George Place ES parking requirements
- What to expect at the next PAT Meeting

DISCUSSION:



1. Due to the number of new attendees for this meeting, self-introductions were made around the tables to indicate each person's current involvement with the MCLIMS Project. Principal Wheat of St. George Place ES was also in attendance.
2. According to Bert Libourel, the Satterfield & Pontikes' Project Manager, all current construction related deliveries are being made to the Project site between 10:00 am and 2:00 pm. The normal work hours on site are between 7:00 am until 5:00 pm. The current construction activities include the site preparation (clearing the property of existing trees and shrubs, concrete paving, etc. and preparing the building pad area).
3. Most of the deliveries have been made off the Yorktown St. driveway entrance while construction trucks have tried to avoid McCullough Circle. There is also a temporary driveway entrance set up off West Alabama St. but this is used primarily by visitors and workers' vehicles. Overall, there has not been any known complaints about noise from the construction site activities.
4. There was a brief discussion about one of the designated preserved trees that is considered too close to the concrete paving and curb area in the eastern parking area, near the MCLIMS Maintenance Yard and truck turnaround drive. At the next jobsite visit, the A/E Team will look at this existing condition and determined if the tree needs to be removed.
5. Principal Chang inquired again about the ceiling speakers in the Dining Commons and Gymnasium/Multi-Purpose areas as well as the audio requirements in the typical classrooms. He was curious what the current Technology Budget might include for the new construction.
6. The discussions then turned toward determining what the current parking requirements were for the St. George Place ES campus and whether any of its current, existing 107 parking spaces could be "shared", in theory, with the MCLIMS Project's own parking requirements. The City of Houston has taken a very strict building codes interpretation stance of describing the projected MCLIMS K-8 grade levels as a middle school program. The COH Plan Reviewer has determined that the parking requirements would be set as 1 parking space for every 7 occupants, same as is required for a typical middle school, as opposed to 1 space for every 12 occupants for a standard elementary school. The current MCLIMS design has 114 parking spaces and needs an additional 10 to 14 parking spaces in order to comply with this interpretation. Mr. Albert Wong passed out partial site plans of each campus, indicating where the current parking spaces are located and where there might be the ability to "share" any of existing "excess" St. George ES parking spaces toward the MCLIMS parking requirements. This will be based upon the current and calculated student enrollment and occupant load for St. George Place ES. Once the circumstances were understood, Principal Wheat and the PAT members were agreeable to this proposed shared usage, in theory, since the two campuses are currently located together on a single platted piece of property. (This was later presented to the City of Houston Planning Dept. and was ultimately approved for permitting, saving quite a bit of existing green space and construction budget.)

QUESTIONS/ANSWERS:

1. What is the current occupancy requirements for St. George Place Elementary School and the associated parking requirements, per the current City of Houston Building codes? (Wheat, Wong)

ACTION ITEMS:

- 9-1 Determine when MCLIMS Community meeting will be rescheduled. (Wong)



WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. Project construction updates and preparation for Community Meeting to inform neighborhood of timelines and impact.

NEXT PAT MEETING: Tuesday, January 13, 2015 (confirm) @ 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

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