



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

**MEETING #:** 027

**LOCATION:** Jones High School

**DATE / TIME:** September 24, 2015, 4:15pm

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

<input checked="" type="checkbox"/>	Roy de la Garza	Principal	<input type="checkbox"/>	Stephanie Hobbs	Teacher/English
<input type="checkbox"/>	Steven P Amedeo	Teacher	<input type="checkbox"/>	Cecilia A Jackson-Witt	Teacher/Sp. Ed. Dir.
<input type="checkbox"/>	Dave Bertram		<input type="checkbox"/>	Noelia G Longoria	SSO
<input type="checkbox"/>	Albert W Brown	Teacher	<input type="checkbox"/>	Marcia Powell	Teacher/ Music
<input type="checkbox"/>	Philip Camp	Teacher/ Coach	<input type="checkbox"/>	Rowena M Verdin	Librarian
<input checked="" type="checkbox"/>	Richard Carroll	Business Mgr.	<input type="checkbox"/>	Andre Rodriguez	Teacher/ Soc St
<input checked="" type="checkbox"/>	Norma Conerly	Milby Alumni Dir.	<input type="checkbox"/>	Cynthia Rodriguez	Nurse
<input checked="" type="checkbox"/>	Owen Conerly	Milby Alumni Dir.	<input type="checkbox"/>	Brooke C. Skeen	Teacher/ AVID
<input type="checkbox"/>	Remy Dillenseger	Teacher	<input checked="" type="checkbox"/>	Accelyn S. Williams	Asst. Principal
<input type="checkbox"/>	James K. Duffer	Teacher/ Coach	<input checked="" type="checkbox"/>	Jeffrey Stear	Teacher/Engineer
<input type="checkbox"/>	William Ellis	Asst. Principal	<input type="checkbox"/>	Dan Bankhead	HISD
<input type="checkbox"/>	Gloria Barrera	HISD	<input type="checkbox"/>	Clay Clayton	HISD
<input type="checkbox"/>	Chris Fields	HISD / Heery	<input type="checkbox"/>	LaJuan Harris	HISD
<input checked="" type="checkbox"/>	Jody Henry	Kirksey	<input type="checkbox"/>	Nicola Springer	Kirksey
<input type="checkbox"/>	Bill Dwyer	Kirksey	<input type="checkbox"/>	John Dobbs	HISD / Heery
<input type="checkbox"/>	Dillard Delafosse	Kirksey	<input type="checkbox"/>	Kedrick Wright	HISD
<input type="checkbox"/>	Carlos Morales	Athletics	<input type="checkbox"/>	Alicia Green	Teacher/ Fine Arts
<input type="checkbox"/>	Melissa Krause	FDP	<input type="checkbox"/>	Candiss Drexler	Teacher/ Dance
<input type="checkbox"/>	Stacy Gallegos	Teacher	<input type="checkbox"/>	Claudine Crego	Teacher
<input type="checkbox"/>	Rosa Rodriguez	Parent	<input type="checkbox"/>	Pat Perez	Parent
<input type="checkbox"/>	Martha Espinosa	Parent/ Alumni	<input type="checkbox"/>	Aracely Esparza	Parent
<input type="checkbox"/>	Mary Castillo	Friend/ Foundation	<input type="checkbox"/>	Joe R. Dominguez	Alumni
<input type="checkbox"/>	Consuelo Dominguez	Milby Alumni	<input type="checkbox"/>	Georgie Ana M. Spears	Alumni
<input type="checkbox"/>	Joe Simmons	Alumni	<input type="checkbox"/>	Zakary Rodriguez	Teacher
<input type="checkbox"/>	Brian Mahoney	Tellepsen	<input type="checkbox"/>	Mario Guerrero	Teacher
<input type="checkbox"/>	Linda Laur	Teacher/ Coach	<input type="checkbox"/>	Terrence Murray	Teacher
<input type="checkbox"/>	Linda Salinas	Alumni	<input type="checkbox"/>	Mindy Pantoja	Milby – Clerk
<input type="checkbox"/>	Valencia Fry	Milby – Cosmetology	<input type="checkbox"/>	Rocio Solis	Parent
<input type="checkbox"/>	Tymesha Robinson	HISD	<input type="checkbox"/>	Dolores Salinas	Milby Hisp. Alumni
<input type="checkbox"/>	Fred Salinas	Milby Hisp. Alumni	<input type="checkbox"/>	Veronica Gergands	Teacher



<input type="checkbox"/>	Carlos Salas	Milby High School	<input type="checkbox"/>	Martha Rodriguez	Alumni
<input type="checkbox"/>	Xanicza Ledezma	Milby High School	<input type="checkbox"/>	Luis Lopez	Milby High School
<input type="checkbox"/>	Mindy Pantoja	Library Clerk, Milby	<input type="checkbox"/>	Perry Smith	Tellepsen
<input type="checkbox"/>	Lana Coble	Tellepsen	<input type="checkbox"/>	Linda Laur	Swimming Coach
<input type="checkbox"/>	Terrence Murras	Milby High School	<input type="checkbox"/>	Bubba Wilkerson	Tellepsen
<input checked="" type="checkbox"/>	Sizwe Lewis	HISD	<input type="checkbox"/>	Rosemary Grant	HISD / Heery
<input checked="" type="checkbox"/>	Ramiro Fonseca	Park Place	<input type="checkbox"/>	Claire Green-Sirard	Milby HS/ Teacher
<input checked="" type="checkbox"/>	Mark Kerrissey	HFT	<input checked="" type="checkbox"/>	Mark Crippen	HISD / Heery
<input checked="" type="checkbox"/>	Steve Guderian	Tellepsen	<input checked="" type="checkbox"/>	Grenida Lathan	HISD Chief

**PURPOSE:** The General Contractor, Tellepsen, will provide a status update of construction and the Architect, Kirksey, will show progress photos.

**AGENDA:**

- Project Status/ Update from Tellepsen Builders
- Review of Job Site Photos
- What to Expect at the next PAT Meeting

**DISCUSSION:**

1. Sizwe Lewis introduced Mark Crippen. Mark is the new project manager for Heery International program management firm. He will be handling Milby High School for HISD.
  - a. Mark gave his brief history. He has 29 years in the design, construction, and project management industry. He stated that he recently completed the Julia Ideson Library Renovation and Addition project in downtown Houston. This building has many similar features as the 1926 portion of Milby High School.
2. Steve Guderian introduced himself. He’s a project executive with Tellepsen Builders who is working on Milby High School.
3. The project is on schedule for a December 2016 substantial completion, 30 – 60 days thereafter to reach final completion prior to move-in of FF&E.
4. The pool is still deferred.
5. Steve and Jody (with Kirksey) went through photos and discussed what was happening on the job site.
6. Kirksey talked about sequence and how the project will not be built in a clockwise pattern as originally planned due to the crane maneuvering around the site.
  - a. The project will be built with areas E, F, G and H followed by C, B and A.
  - b. This will help move-in because area C contains the IT Hub and the Administration area.
  - c. This change in sequencing does not slow down the project.



7. An aerial photo of Area C was shown after a rain event. The area where the building pad will go had water in it.
  - a. A question was asked to the contractor if the collection of rain water in the excavation was anticipated. It was stated that the contractor has to always be prepared for rain events, especially when large excavations are undertaken. The contractor utilizes portable submersible pumps to pump the water out and allow the excavation to dry out quickly.
8. Tellepsen said that they met with Centerpoint Energy and the building will have permanent power in early spring.
  - a. A question was asked about the service size. Tellepsen responded that Centerpoint required a 2000 amp transformer.
9. Tellepsen reviewed the three month look ahead schedule.
  - a. There will be more concrete work and underground utilities.
  - b. The next significant milestone will be the standing of the tilt-wall panels which is expected to start around November 9.
  - c. The delivery and installation of the structural steel will be right behind the installation of tilt-wall panels.
  - d. Tellepsen will pour building slabs throughout the month of October.
  - e. They will finish all utilities in areas C and B prior to the slabs being poured.
10. A question was asked about the move-in date for the building. If this occurs in December 2016, when will the district have access and will the staff have time to move in?
  - a. The contractor will have to talk to the City of Houston building officials and confirm what, if anything, can be moved into the facilities ahead of receiving the official Certificate of Occupancy. Perhaps a Temporary Certificate of Occupancy (TCO) can be issued to allow the earlier relocation of FF&E items.
  - b. Sizwe from HISD said that when they get closer to that time, Mark will help coordinate the relocation process.
  - c. The principal stated that they would need the first 2 weeks of December to move because everyone leaves at the Holiday break.
  - d. The PAT was reminded that students and faculty are expected to move in Fall 2017.
11. Jeff Stear asked if we could send him a full size set of drawings so that he could share them with his students.
  - a. Mark believed he had a full size set at his office. He will check and if he does, he will get them to Jeff.
12. Jeff asked if there are other schools with technical programs where the students have gotten involved with the construction process? Is there an opportunity for any kind of internship?
  - a. Sizwe said that nothing like that is happening as of yet. He indicated that he will look into it.
  - b. Tellepsen said they were interested in getting kids out to the site and introduced to construction.



- c. Jeff suggested bringing students over once a month and Tellepsen said they were okay with that suggestion.
13. A question was asked about FF&E and when that process was expected to start.
- a. HISD said that it will start 6 to 9 months prior to substantial completion.
  - b. HISD explained that FF&E was tables, desks, chairs, etc.. It was further defined as being those items that would “fall out of the building” if you were to turn the building upside down and shake it.
  - c. It was stated that there will be a huge level of interest from CTE department on equipment in those areas.
  - d. Jeff Stear asked if CTE equipment is part of the construction budget.
    - i. HISD will start conversation internally about furniture and CTE equipment
  - e. Jeff stated that in the past on this project that those decisions have been made at the top and haven't involved the students.
14. Mark Crippen distributed FAQ's about the \$211 million dollars that HISD mentioned in press release on September 22.
- a. The FAQ sheet explains what the board plans to vote on in the near future.
15. Can the question be asked if this extra money will get our pool back?
- a. The answer is that some of the extra money will go towards unforeseen items such as COH requirements, groundwater impacts, existing underground structural conflicts, abatement of additional underground asbestos containing materials.
  - b. It was stated that some of the money will go towards adding sump pumps and drainage around the basement to alleviate water infiltration into the basement.
16. The principal asked HISD for help with explaining the "deferred" part of the pool.
- a. The alumni association representatives stated that all of the alumni are very concerned about the pool.
  - b. The PAT was reminded that the pool remain “deferred” for sometime
17. A PAT meeting guest said they were waiting for August meeting minutes online and as of today, still have not seen them.
- a. Sizwe said he would look into where those meeting minutes were.
  - b. Mark distributed paper copies of the August meeting minutes.

#### QUESTIONS:

- 1. What all is left to be done in the original building?



- a. The original building is finished with demolition except for the IT Hub that will be demolished when it can be relocated to Area C.
2. Is the pool filled in yet?
  - a. No, but Tellepsen recently provided a proposal to HISD to mitigate existing water intrusion into the basement.
3. What other projects is Mark Crippen working on?
  - a. Mark said he's only working on one other project at this time - Energy HS.

**ACTION ITEMS:**

1. Mark will check for full size drawings to deliver to Jeff Stear at Milby HS.

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

1. The October meeting will be held on October 27, 2015 at 4:15 PM.
2. The location will be announced. The principal said it will be in a portable building.

**NEXT PAT MEETING:** October 27, 2015 4:15 pm, Jones High School, Room TBD

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

Sincerely,

**Mark Crippen**

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