



Project Advisory Team (PAT) Meeting Minutes

North Forest High School

MEETING NO.: 013

LOCATION: North Forest High School

DATE / TIME: April 14, 2014, 4:20pm

ATTENDEES: Bob Myers, HISD Facilities Design, Princess Jenkins, HISD, Facilities Planner, James A. Beal, HISD/KWAME PM, Kenneth Owens III, Choir Teacher, Sue Davis, One World Strong, Community, Peter Coleman, B3Ci, Katherine Fisher, HISD, Asst. Principal, Tiffany Wilcox, HISD, Asst. Principal, Wendy Heger, Page Southerland Page, Architect

PURPOSE: The purpose of this meeting was to receive an update on the building design for North Forest High School.

AGENDA ITEMS:

- Review site issues and potential impact on the current site plan
- Discuss current construction cost estimate and process to bring the project into budget.
- What to Expect at the Next PAT Meeting

NOTES:

Discussion:

1. Site Issues: The Architect informed the PAT of the impacts of the CenterPoint property:
 - a. The north driveway will be relocated south of the CenterPoint property.
 - b. Parking lots and driveways will be reconfigured.
 - c. Access to the athletic fields will be just east of the CenterPoint property.
2. Budget Issues: The Architect explained that the current design is over budget by \$8 million and discussed the efforts to bring it into budget.
 - a. Currently a potential savings of \$3.5 million has been identified.
 - b. The Architect shared the cost-cutting ideas that are under consideration.
 - c. HISD shared that the City of Houston may allow a reduction in parking, which could be a significant cost savings.
3. Moving Forward: The Architect and their Engineer explained that more savings still need to be identified, and that the next effort would be to modify the shape of the building to reduce exterior skin which in turn will reduce the overall cost.
 - a. The Architect shared an idea of consolidating pairs of Small Learning Communities (SLCs) into blocks and simplifying the footprint shape.
 - i. The PAT was disappointed that the SLCs would no longer be separate buildings. The PAT wants to maintain as much individuality as possible in the SLCs and make them one-stop shops.
 - ii. The Choir Director wants to make sure that sound quality/separation is maintained in the areas for music practice and performance. It was confirmed that this will be done per the HISD design guidelines.
 - b. The PAT asked what else could be done to save cost.
 - i. The Architect shared more specifics of the items considered and potential savings of each and explained that the square footage of spaces listed in the program would not be altered and that the budget could not change.
 - ii. The Design Team is still pursuing the same project goals and design goals as much as possible.
 - iii. The Architect also indicated some changes to site paving would be looked at as well.

4. The next PAT meeting is scheduled for May 12, 2014 at 4:30pm. If there are changes to show the PAT earlier an additional PAT meeting will be scheduled.

What to Expect at the Next PAT Meeting:

1. Changes to the design to resolve site and budget concerns
2. Discussions of final SD drawings.

ACTION ITEMS:

13-01 Architect will explore ways to address site and budget issues. (Architect)

NEXT PAT MEETING: The next PAT meeting will be held on May 12, 2014 at 4:30 pm.

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

Sincerely,

James Ayer Beal AVS, LEED AP, SAR

President James Beal Consulting

Program Manager

HISD – Construction & Facility Services

3200 Center Street, Houston, TX 77007

Phone: (713) 417- 2900

Email: jbeal@houstonisd.org

Customer Focused . . . Always Responsive!

Office: 713-556-9299

Fax: 713-676-9582