



Minutes
2012 Bond Project Advisory Team (PAT) Meeting
Jack Yates High School

MEETING NO.: 014

LOCATION: Jack Yates High School

DATE / TIME: September 4, 2014, 5:30 pm

ATTENDEES:

√	Ray A. Gatlin	√	Marcus Bland		Margo Hickman		Donald Carroll
	Matisia Hollingsworth	√	Carl Davis		LTC Sandra Thompson		Albert Ray
√	Dan Bankhead	√	Larry Blackmon		Terri Collins		Barton Drake
√	Kedrick Wright	√	Roland Cotton	√	Velda Hunter		Wally Huerta
	Gloria Barrera		Iva Ward		Tameka Jeffrey	√	Wardell Ross
	Princess Jenkins		Victor Bailey	√	Rennette Lucien		Carolyn Evans Shabazz
	Sue Robertson	√	Arva Howard		Ray Carrington II	√	Angela Wright
	Liz Philippi		Mark Eden		Ron Roberts	√	Maurice Hobson
√	Donetrus Hill		Michelle Barnes	√	Amanda Goodie		Robert Ford
√	Cletus Johnson		T.C. Williams		Johnny O'Connor		Amber Wright
√	Amie Johnson	√	Martha Griffin	√	Jennifer Topper	√	Jamie Watts
	Tenaya Oliveras		Ebony Edwards		Kenyell Banks	√	Ishira Shah
	Krishelle Russell		Miracle Haynes		Joylissa Stafford	√	Stacey Dueitt

PURPOSE: The meeting focused on the selection of the orientation for new Jack Yates High School and examples of interior design elements for the school.

AGENDA ITEMS:

- Updated Site Plan
- Presentation of 21st Century learning environments to receive feedback on preferences
- Community Meeting for September 16, 2014 reminder
- What to expect at the next PAT meeting

NOTES:

Discussion:

1. Mr. Albert Ray of Moody-Nolan Architects presented two site plan options “Stately facing Scott” and “Stately facing Alabama”.
 - a. Drawings of both schemes were provided to the PAT for their reference during the meeting. Both of the options included alternates to address the possible acquisition of addition property.

- b. Mrs. Arva Howard (PAT member) asked to see the original nine schemes that had been presented at the Design Charrette and if the “Open Arms” scheme would be shown again. Other PAT members noted that it had been decided during the previous PAT meeting that the “Stately” building layout would be further developed facing both Scott and Alabama streets for today’s PAT Meeting.
2. The “Stately facing Scott” site plan option was shown first and the list of pros and cons were reviewed per the Design Criteria.
 - a. The PAT identified the following positive aspects of this option: single phase construction, ease of circulation such as a separate bus drop off and parking, ability for the building to expand in the future, building security and safety, strong neighborhood presence with green space throughout the campus acting as a buffer around the site, and an “academic” exterior.
 - b. Negatives included the following: the cost of demolishing and replacing the existing track, a partially blocked view of the new building from Scott by existing commercial properties, poor building solar orientation was reiterated by several PAT members.
 - c. Additional concerns included the following:
 - i. The potential for the view of the new building from Scott Street to be blocked by a future development if the library property was not acquired by HISD.
 - ii. The bus circulation on Adair runs into a “dead end road” and how this would affect a safe dismissal for students at the end of the day. Mr. Ray explained that operationally, one way traffic could be regulated if the school desired it, and that the buses could be positioned on the street so students would not need to cross the street to board the bus.
 - iii. If Adair Street is to be abandoned, the process could be long and that would impact the project’s progress.
 - iv. Jennifer Topper, School Support Officer (SSO) asked, “If the land between Adair and Scott is not acquired, would the building still work in that location?” Mr. Ray explained that the school would still function. However, he suggested that the community needs to determine if a partially obstructed view from Scott Street if the property is not acquired is acceptable
 - v. There is no visitor parking at the front entrance of the school. Mr. Wardell Ross, Architect with Moody Nolan, noted that the plan shows buses, but that the area could easily be used for visitor parking if desired.
 - vi. Additional discussion focused on the cost to demolish and install a new track and field.
 - Mr. Morris Blackmon, PAT member asked “How much was this cost”. Mr. Ray responded that it was roughly 9% of the Construction budget.
 - Mrs. Howard asked how much 9% was in actual cost. Mr. Ray stated the cost was approx. 2.5 to 3 million.
 - Mrs. Howard asked what the budget was and where the rest of the project funds are going. Mr. Ray explained that the construction portion of the project budget was 34.5 million dollars. He explained that the remainder of the budget funded other project costs such as geotechnical surveys, soft costs, AV equipment, IT equipment, etc.
 - Mrs. Howard asked for the full list of costs. Mr. Kedrick Wright said HISD would provide this list to her at the next meeting. Mrs. Howard asked for the list to be provided prior to the next meeting.
 - d. Vice Principal Gatlin inquired if the 375 parking spots were included without the library property. Mr. Ray stated that if the library was acquired, it could be used as green space. He noted City of Houston requires approximately 500 parking spaces.
 - e. Several photos of existing views from Scott and Alabama were superimposed with the approximate location of the proposed building mass to give an idea of how much of the building could be seen.
 - i. Concerns that future development will affect views to the site were discussed. Mrs. Howard stated that the view to downtown will be gone because of the planned University Place Apartments. Another PAT member said that there is a video online that shows the design for the apartments and asked we okay with a high rise being across the street?”

- ii. Mrs. Howard stated that she wanted to be able have visibility of the school from the main Scott street thoroughfare, especially because it is so well traveled.
 - iii. Mr. Blackmon stated that community doesn't want the school to be separate and unequal.
 - iv. Vice Principal Gatlin voiced concern that the building is not actually on Scott, but rather Adair.
 - v. It was also suggested to consider the impact of losing the field on the school during the year.
- 3. The "Stately facing Alabama" site plan option was presented and the list of pros and cons were reviewed per the Design Criteria. Mr. Ray explained that this site plan option is the evolution of the Stretch scheme that actually came from the original 9 square scheme developed at the Design Charrette.
 - a. The group determined that the positive aspect of this scheme were the same as the "Stately facing Scott" option.
 - b. The negative identified for this scheme was that bus circulation could be effected by the future light rail line.
 - c. Mr. Blackmon stated that the "presentation was swayed because this scheme only has one con."
 - d. An attendee asked if this scheme had fewer basketball courts. Mr. Ray stated the court could be included and after an option was selected the site plan will be further developed to include the required elements.
 - e. It was noted that academics are the prime focus of the school and were envisioned to be closer to Scott Street.
 - f. It was asked, "How much of the existing building will lose function in this scheme?" Mr. Ray stated only the JROTC and a portion of the currently unused space will be removed during construction.
 - g. 3D views of the proposed building placed onto images of the existing site were shown next.
 - i. It was asked if the rendering could show windows and doors. Mr. Ray stated that by the time the architects get to the public forum, the building will be articulated. But, first, we need to decide on the site orientation. The point of the rendering was to confirm that nothing is blocking the view.
 - ii. Mr. Ray pointed out that there were two more Community Meetings and in between those would be a few PAT meetings which would cover design elements. The architects don't want to run the risk of designing without the PAT being part of the process.
 - h. Ms. Howard asked if the school could be on Sampson. Mr. Ray stated that this would result in the existing school shutting down entirely as construction is going on and would not be a single phase migration from existing to new.
- 4. In preparation for voting to select an option, the PAT discussed both schemes. The following questions and comments were noted:
 - a. A member of the PAT asked which of the two options was the most "eco-friendly". Mr. Ray stated "Stately facing Alabama", because the heat gain and glare on "Stately facing Scott" is more severe. He noted that building orientation is one of the many ways to be "eco-friendly".
 - b. Mrs. Howard felt "cheated" because site limitations had never been discussed before. Mr. Ray stated that it was not responsible for the architects to design on a site that the District did not own.
 - c. Vice Principal Gatlin expressed his concern that "Stately facing Scott only had traffic coming in one way, whereas "Stately facing Alabama" had the possibility of multiple entrances and exists.
 - d. An attendee asked what the street address would be for "Stately facing Scott". Mr. Ray stated that it would be on Adair unless property fronting Scott was purchased. Mrs. Howard stated that acquiring a Scott address should not be an issue with the City of Houston.
 - e. It was asked where the visitor parking would be located for the "Stately facing Alabama" option. Mr. Ray stated that the first row of parking spots on the south side could be dedicated to visitors and that there are many options concerning parking and the bus drop off that would be developed more thoroughly once a site plan was chosen.
 - f. An attendee asked "Is there an alternative plan for parking in scheme one?" It was answered that there is no depth for cars and buses to make the circle on Scott. Adair could be used as off-street parking.
 - g. An attendee asked if the rail was still coming in on Alabama. It was noted that this was the case and both options have to address this future construction.



- h. Mrs. Howard asked if there was room in the budget to create underground parking or a parking structure. She was informed that the budget will not support underground parking or a parking structure. It was suggested to consider elevating the parking to make room for a practice field so JV and freshman football practice could take place without impacting the baseball and softball fields. Mrs. Howard stated that the school should show the importance of academic as well as athletic. "Everything matters".
 - Ms. Amanda Goodie, HISD Project Manager asked where the students practiced now. An attendee stated that they practiced on the baseball field.
 - Mr. Ray reminded them that the fields will not be competition fields, but will be the same size. Mr. Dan Bankhead, HISD General Manager Facilities Design said that it was a district level decision to not have competitions on the fields.
 - i. The PAT voted by secret ballot. The results were "Stately facing Alabama" receiving eleven (11) votes, and "Stately facing Scott" receiving four (4) votes. Therefore, the Architects will develop the Stately facing Alabama" option.
5. Due to the late hour, the presentation of 21st Century learning environments was postponed.

What to expect next PAT meeting:

- 1. Presentation of development of the "Stately facing Alabama" Scheme.
- 2. Architects will present interior 21st century learning environment images.

ACTION ITEMS:

- 11-01 Architectural design team will further develop "Stately facing Alabama" Scheme (Moody-Nolan)
- 11-02 Architectural design team will develop conceptual massing studies (Moody-Nolan)
- 11-03 Provide breakdown of project budget to PAT members (Facilities Design)

NEXT PAT MEETING: The next PAT meeting was scheduled for Thursday, September 18, 2014 at 5:30 pm. However, due to inclement weather, it was rescheduled for Thursday, September 25, 2014 at 5:30pm.

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

Sincerely,

Ms. Amanda Goodie, P.M.

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