



Meeting Minutes

Young Men's College Preparatory Academy

MEETING NO.: 012

LOCATION: Young Men's College Preparatory Academy

DATE / TIME: April 23, 2014, 4:30 pm

ATTENDEES: Saul Cantu, Teacher; Jon Alaniz, Teacher; Dameion Crook, Principal; Albert Wong, HISD Facility Design; Steve Hoyt, HISD Facilities Construction; David Funk, HISD Facilities Planning; John Haskew, HKA/Corgan; James Harrison, HKA/Corgan; Charles Jacobs, HKA/Corgan; Eric Hortsman, HKA/Corgan; Bao Tran, HKA/Corgan; Regina Stamatiou, HKA/Corgan; H. Sonny Fletcher, HISD Program Manager, Rice & Gardner Consulting, Inc.

PURPOSE: The purpose of this meeting was to review and select a conceptual floor plan for schematic development. Three options will be presented to the PAT.

AGENDA ITEMS:

- Presentation and Discussion of latest Floor Plan
- What to expect at the next PAT Meeting

Discussion:

1. H. Sonny Fletcher opened the meeting by explaining that the design team, based on other projects across the district, rising materials costs and the current spike in Houston area construction costs, is concerned the current design, may run over the construction budget, for this project. Therefore, the Architects have developed two additional designs that maintain the programmatic requirements, of the school, and increase the design team's confidence that the project can be constructed within the budget.
2. Daniel Kornberg, of Harrison Kornberg, presented three floor plan options.
 - a. Option 1- The original two courtyard, one story Middle School plan:
 - i. This design has a large building envelope, consumed a significant portion of the site and would impede future expansion of the school if needed.
 - ii. The layout did not optimize shared spaces well. For example, the kitchen area was too far away from the High School area and the gym did not have direct access to the exterior athletic areas.
 - b. Option 2 - A new one courtyard, two story layout was presented:
 - i. This design is the most compact structure, providing the greatest building efficiency. This would be the most cost effective to build and operate long-term. This design also maximized green space on the campus. The courtyard was the center of the school with the academic areas around the courtyard.
 - ii. This option did not have the separation between 6th grade and High School students the campus desired. The PAT also prefers a second courtyard so the Middle School and High School each have a dedicated outdoor learning space for their program.
 - iii. The gym and multi-purpose spaces are more closely aligned to their primary user groups (Middle School & High School respectively).
 - iv. The kitchen is centrally located for ease of access by both the Middle and High School students.
 - v. The gym has direct access to the outdoor playing field and basketball court. The gym locker rooms will have direct exterior access for visiting teams to enter and exit.
 - c. Option 3 - A new two courtyard, two story layout was also presented:
 - i. This design includes two courtyards, one for both the Middle School and High School activities.

- ii. This scheme is more compact than Option 1 and allows for a full length soccer field and more exterior green space.
 - iii. With the two story design the architects will be able to include double height areas connecting the activities on both floors. This will provide visual stimulation for students and increase passive supervision opportunities for staff.
 - iv. The gym and multi-purpose spaces are more closely aligned to their primary user groups (Middle School & High School respectively).
 - v. The kitchen is centrally located for ease of access by both the Middle and High School students.
 - vi. The gym has direct access to the outdoor playing field and basketball court. The gym locker rooms will have direct exterior access for visiting teams to enter and exit.
 - vii. Mr. Cantu, teacher at YMCPA, inquired about adding a track around the gymnasium. Unfortunately, adding a running track inside the gym would require increasing the gym size beyond what is presently programmed.
 - viii. Mr. Cantu asked if there was visual access to the gym from the second floor. It was noted that windows or openings near the second floor Middle School collaboration area can be added.
 - ix. Mr. Alaniz, teacher at YMCPA, believed having the Middle School on two floors was acceptable. However, providing proper acoustical treatment in the common space will be very important to minimizing the noise reverberation in the space.
 - x. The PAT noted that there was not an administration space adjacent to the High School space. The Ed Spec calls for the Assistant Principal to be adjacent to the High School Neighborhood, this space will be included.
3. The PAT previously requested tennis courts, which had been included in all current and previous site plan drawings. The PAT requested at this meeting, that the tennis courts be deleted and replaced with a box soccer court and outdoor basketball courts (already included in plan). This can be included. Facilities Planning will investigate the possibility of including a flexible pad that can serve both tennis and soccer.
 4. The PAT noted that the soccer fields needs to be a "true" soccer field length.
 5. Mr. Crook, YMCPA's Principal, noted:
 - a. Moving boxes must arrive before May 1st in order for teachers to pack their rooms.
 - b. YMCPA will have summer school at the current campus and will move immediately after summer school concludes.
 6. The PAT agreed that an additional PAT meeting is needed May 7th @ 4:30 p.m. in the library of Young Men's College Preparatory Academy.
 7. Mr. Cantu noted that an important element will need to be on the corner of Gregg and Lyons.
 8. Of all the schemes presented the PAT preferred the new two courtyard, two story scheme. Therefore, Option 3 will be further developed by the Architect.
 9. PAT requested that exterior elevations and renderings be presented at the next meeting.

What to Expect at the Next Meeting

1. Further refinement of the floor plans and exterior elevations.

ACTION ITEMS:

- 2-01 Architect to further develop the site plan and floor plan.

NEXT MEETING:

May 7th, 2014 at 4:30 PM CDT in the Library

Please review the meeting minutes and submit any changes or corrections to Mr. H. Sonny Fletcher.

After five (5) days, the minutes will be assumed to be accurate.

Sincerely,

H. Sonny Fletcher

Senior Program Manager

HISD – Construction & Facility Services

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