Minutes
2012 Bond Project Advisory Team (PAT) Meeting
Wilson Montessori School

MEETING #: 016

LOCATION: Wilson Montessori School

DATE / TIME: December 14, 2015 at 5:30pm

ATTENDEES: (those marked with a check were present)

- Beth Bonnette  Principal
- Jodi Aserkoff  Elem. Teacher
- Melissa Bohls  Lower Elem. Teacher
- Jeff Mollhagen  Teacher
- Deborah Cogley  Teacher
- Wendy Freed  Early Childhood Teacher
- Debra Loewenstein  Teacher
- R. Robbins  Teacher
- Ernesto Alfaro  Parent
- Elizabeth Eriksen  Parent
- David Jans  Parent
- Amber Moncla  Parent
- Ken Smart  Parent
- Diana Gibson-Johnson  School Support Officer
- June Spencer  Friends of Cherryhurst Park
- David Funk  HISD Planner
- Bob Myers  HISD Designer
- Brian Alling  HISD Project Manager
- Parra Camilo  Neighborhood citizen
- Terry Smith  Smith & Company Architects
- Meredith Reed  Smith & Company Architects
- Charles Shepherd  Smith & Company Architects
- Michelle Dudley  Pfluger Architects
- Stefi Santa Cruz  Pfluger Architects
- Martin Brennan  Pfluger Architects
- Alfonzo Montoya  Pfluger Architects

PURPOSE: The purpose of the meeting was to update attendees of the project status.

AGENDA:
- Review presentation of proposed new addition exterior and site plans
- Questions and Answers
- What to expect at the next Project Advisory Team (PAT) meeting

DISCUSSION:
1. Mr. Brian Alling, HISD Project Manager, welcomed the Project Advisory Team (PAT) members and thanked them for their time and participation in the project design process. This month’s PAT meeting was scheduled to allow for presentation of images of the project design and to share information regarding the project status.
2. The project is currently in the Design Development phase and is being reviewed by HISD administration and Bond office staff.
3. Mr. Terry Smith and Ms. Meredith Reed of Smith & Company Architects presented slide images of the project to show design revisions made since the last month’s PAT meeting and also show the design changes made in response to previous comments from campus staff and PAT members.
a. Floor plan, site plan and exterior elevation updates made since the last meeting included:
   i. An interior glass wall and door were added in the existing building at the renovated auditorium to allow the existing stage area to be secured when not in use.
   ii. The plans call for new accessible restrooms in the newly created classrooms within the existing building in both the current first floor dining and in the second floor auditorium areas.
   iii. In the new addition dining area, the Plant Operator’s office location was modified to allow for direct access into both the dining as well as exterior service and delivery area.
   iv. At the corridor area connecting the new and existing building, the stairs there were modified to create a flexible-use extended learning area.
   v. The stage in both the music/theater and in the multi-purpose gym area will have steps across the front of the stage to also serve as risers for students to stand on during performances.
   vi. Regarding the exterior, the extents of the wall material surrounding the new back-door entrance at the bus loop area was modified to create a larger visual area of this material as suggested in last month’s PAT meeting.
   vii. A site plan was shared showing the proposed first phase of construction and what the campus layout may look if construction were to begin this coming summer of 2016. All but the two middle-school portable classrooms would be removed from the campus and the entire area including the playground would have a construction fence surrounding it. A new 10-classroom temporary building is planned to locate on the current hard-surface play area and will require the removal of the existing metal shade structure there. Also planned for this coming summer of 2016, the current playground area will be removed and to make room for a temporary parking area which will be paved with gravel for use by the campus staff during the construction phase until.
   viii. The architect team also presented images of inspirational design ideas from other projects for the PAT to consider as possible interior design ideas for the Wilson Montessori project. Some noted design elements and comments made for interior design ideas were:
      1. The use of color on various accent walls, at countertops or in wall tile are proposed to add interest to the interiors. Otherwise, the building materials and colors are proposed to be earth tones. Earth tones are traditional Montessori colors and the campus administration encouraged the use of these in the building.
      2. A metal grid or metal screen elements attached to wall surfaces or ceiling accent areas are being considered for limited areas as a contemporary contrast material to earth tone materials. One suggested idea is the use of the metal grid on a wall to provide something and students can use to attach and post student artwork, etc.
      3. Wood pattern laminates are also being considered for certain accent wall areas to provide a visual interest and appearance of natural materials in the design.
4. Floor treatments for most of the public areas of the new building addition are planned to be stained concrete. Floors in the renovated existing administration suite and clinic are planned to be vinyl tile with a wood grain pattern to create an environment supportive of the Montessori education utilizing and incorporating nature in the curriculum. Typical classroom floor material will be vinyl composition tile similar to the existing campus flooring and with colors that are complimentary to the existing area floor finishes where existing floors are scheduled to remain. When new floor materials are scheduled to be placed next to existing floors, the design team indicated they would utilize an accent color flooring to create a visual transition between new and existing floors.

5. The 7th and 8th grade classroom area will have two-tier lockers for the students. Several PAT and attending campus staff noted a preference to locate lockers surrounding the kiva seating area in the space. The current design locates the lockers in a separate area adjacent to the kiva. The architect design team will evaluate options to modify the design to locate the lockers around the kiva as suggested.

6. The Principal requested restroom wall tile to be a matte finish tile and not a glossy glazed tile. Existing campus restrooms have glazed wall tile which were noted to cause problems with unsightly reflections on the glazed tile.

7. Ceiling treatments were discussed with the PAT members. Most of the new remodeled areas will have traditional suspended lay-in acoustical ceiling systems. However, in some more prominent and public areas, open ceiling areas with exposed structure above will be used and may include some limited suspended ‘cloud’ ceiling areas. The design team noted suspended architectural shaped ceilings are being considered using various materials of wood, metal and others. The new building fire sprinkler system will be designed according to the requirements of the Fire Marshall and fire code.

8. Carpet flooring is planned for the resource learning library areas and removable carpet tiles are planned for use in the music-theater classroom. The removable carpet tiles or roll-up rugs are planned for the music-theater room to allow for flexible use of the space depending on the needs and function of the space. These carpet tiles or rugs would be purchased by either the campus or as part of furniture and equipment purchased for the new building addition.

9. Daylight is a priority in the design of the new building addition. The architect team shared how the modified plan allows for all classrooms in the addition to have exterior walls and exterior windows for daylight.

4. Mr. Alling noted the current project cost estimates indicate the project and building design elements to appear to be within the construction budget. However, because the costs of leasing the new portable classroom building will be funded from the project budget, several added-scope elements of the design will be add-alternates for consideration. The add-alternates will be included in the construction
contract scope if contractor pricing is affordable when proposals are submitted. Items being considered by the project team are:
   a. The bus-drive will be add-alternate. Base scope design will include paved walks from the new building addition extending to the public street and sidewalk.
   b. Building exterior window sun screens will be an add-alternate.
   c. Painting of existing building areas not impacted by the renovation work will be an add-alternate scope of work.
   d. The new clinic and portions of the Principal Office area are potential add-alternate scope items for consideration. However, Principal Bonnette clarified the clinic renovation is a very high priority need for the campus and indicated the clinic renovation should be approved as a higher priority than even the renovation of the Principal’s office.
   e. There may be other areas the project team will consider for add-alternate pricing if future cost estimate exercise indicate the construction market costs increase more than expected. However, Mr. Alling indicated add-alternates would be reviewed with the Principal and her SSO prior to finalizing into the project scope.
   f. Mr. Alling emphasized that with the uncertainty of recent rising construction costs, added scope items in the design would have to be evaluated and prioritized in order to ensure curriculum space elements of the design could be afforded and constructed.

5. The next PAT meeting in January will include presentation of the current portable building installation schedule as well as an update of project design images.

QUESTIONS/ANSWERS:
   1. None

ACTION ITEMS:
17.01 The architect design team will evaluate options to modify the design to locate the lockers around the kiva as suggested.

WHAT TO EXPECT AT THE NEXT PAT MEETING:
   1. The PAT will be presented with project design updates as well as information regarding the temporary portable classroom building installation and its schedule.

NEXT PAT MEETING: The next PAT meeting will be Monday, January 11, 2016 at 5:30 pm at Wilson Montessori Library.

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,

**Brian S. Alling**  
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