



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

MEETING #: 31

LOCATION: Bellaire High School Library

DATE / TIME: September 26, 2016 4:00pm

ATTENDEES: (those marked with a check were present)

<input checked="" type="checkbox"/>	Michael McDonough	Principal	<input type="checkbox"/>	Leisa Lovy	Parent
<input type="checkbox"/>	Sandi Johnson	Parent	<input type="checkbox"/>	Dan Wilkes	Teacher
<input checked="" type="checkbox"/>	Nick Ozuna	Coach	<input checked="" type="checkbox"/>	Debra Campbell	Communications
<input checked="" type="checkbox"/>	Diana Leeson	Staff	<input checked="" type="checkbox"/>	Mike Shook	Turner
<input checked="" type="checkbox"/>	Andrew Monzon	Asst. Principal	<input checked="" type="checkbox"/>	Steven Gee	HISD
<input type="checkbox"/>	Allen Scarrow	Teacher	<input type="checkbox"/>	Gary Whittle	HISD
<input checked="" type="checkbox"/>	Mike Lunceford	HISD Trustee	<input type="checkbox"/>	Tracy Christie	Parent
<input checked="" type="checkbox"/>	John McDonald	COB	<input checked="" type="checkbox"/>	Ashley Heng	Teacher
<input checked="" type="checkbox"/>	Jay Stubbs	Teacher	<input checked="" type="checkbox"/>	Kent Cantrell	Parent
<input checked="" type="checkbox"/>	Any McIntyre	Teacher	<input type="checkbox"/>	Elizabeth Tyska	Student
<input checked="" type="checkbox"/>	Swati Narayan	Parent	<input type="checkbox"/>	Ashley Moody	Student
<input checked="" type="checkbox"/>	Carl Casteel	Librarian	<input checked="" type="checkbox"/>	Chris Fields	HISD
<input type="checkbox"/>	Lenny Schad	HISD	<input checked="" type="checkbox"/>	Sylvia Wood	HISD
<input checked="" type="checkbox"/>	Derrick Sanders	HISD	<input checked="" type="checkbox"/>	Jorge Tiscareno	PBK Architects
<input checked="" type="checkbox"/>	Judy Long	Community	<input checked="" type="checkbox"/>	Sam Savage	PBK Architects
<input checked="" type="checkbox"/>	Todd Blitzer	Community	<input checked="" type="checkbox"/>	Dan Bankhead	HISD

PURPOSE: Discussion focused on updating the PAT on the status of the Bellaire High School project and next steps.

AGENDA:

- Project Update
- Question and Answer
- What to expect at the next PAT Meeting

DISCUSSION:

I. Review Four (4) Proposed Options for the New Bellaire HS:

01. Steven Gee from HISD presented to the PAT and community four (4) proposed options for the Bellaire High School project.



02. “New Real Estate” - Look into buying the “Chevron site” in Bellaire that is rumored to be coming up for sale on October 1st. This action needs to be presented and approved by the HISD Board of Trustees. This option is only to buy the land and utilize the rest of the BHS budget to renovate the existing BHS, this option does not include building a new high school on the new site, which would require funding from a future Bond. Preliminary estimates indicate a cost of \$65 – 70 million just for the purchase. Additional; cots may include environmental assessments/remediation and demolition.
03. “Deferred Maintenance” - Option A plans on minimal renovation of the existing BHS. It is estimated to cost around \$43 million and the schedule calls for 24 to 30 months of renovation work. Option A is intended to only prolong the life of the existing facility. Scope of work:
 - Existing pool will remain
 - Replace lighting fixtures with LED lighting
 - Replace damaged drywall; paint interior walls and doors
 - New carpet throughout the school; re-polish all tile and Terrazzo
 - Refurbish and make repairs to the existing Mechanical System
 - Repair all non-functional electrical outlets throughout the school
 - Renovate all restrooms and replace sanitary lines where needed
 - Upgrade infrastructure and Wi-Fi system
 - Pressure wash exterior of the building, new signage, and landscaping
04. “Full Renovation” - Option B includes a full renovation of the existing facilities and adding a new 2 level parking garage. It’s estimated for around \$110 million and the schedule calls for construction to last 48 to 50 months. Option B scope includes items in Option A and the following:
 - Existing Pool will remain, install new pumps
 - Renovate locker rooms, upgrade MEP, new 4 lane track
 - Refinish gym floor
 - Full renovation and system upgrade
 - New finishes and acoustical treatments in band, choir and theater
 - Create nicer entry
 - Replace existing mechanical equipment with new VRF system
 - Renovate kitchen and dining and install new equipment
 - Build two (2) level garage
05. “Renovation and Addition” - This option includes demolishing the existing CTE, Gyms, Athletic Areas, Dining Commons and Kitchen and replacing with new facilities. The existing 3 level classroom wings would be renovated, as well as the Auditorium, existing Science Building remains as is. Option C is estimated at \$102 million and the schedule calls for 48 to 50 months of construction. Renovation scope of work includes all items under deferred maintenance scope.

II. Board of Trustees / PAT Member/ Public Questions / Feedback:

01. After Steven Gee finished the presentation of the 4 options the meeting was opened to questions from the PAT members first and then to members of the community.
02. Trustee Lunceford pointed out that Option 1 does not include building a new school on the new land and that there is no guarantee that the Board will approve funds to build a new high school on that site.
03. Trustee Lunceford, “There is no guarantee that the Board will approve purchasing the Chevron site.”
04. PAT Member, “Will current bond money include demolition of existing facilities on Chevron site?” Trustee, “No, that will be part of another bond.”



05. PAT Member, "Can we look into renovating and using the 10 level building on the Chevron site as the new BHS?" Principal McDonough, "4 levels is the most I will feel comfortable with."
06. PAT Member, "Let's buy the Chevron property and use left over money to renovate Chevron site."
07. PAT Member, "Can we look into doing another appraisal of the existing Bellaire High School, seems low." Trustee Lunceford, "HISD conducted separate appraisals for the existing BHS and for the Chevron site."
08. PAT Member, "What are the next steps to acquire the Chevron site?" Trustee Lunceford, "It will need to be brought up in a closed session to the Board and then it will be voted on in a public Board Meeting. The next Board Meeting is on October 8th." Mr. Schad, "No negotiations have been started with Chevron."
09. Trustee Lunceford, "HISD will not send students to another school while conducting renovations or new construction."
10. PAT Member, Question in regards to the maintenance and operational school budget, asked if HISD and BHS could look into "cutting it to the bone" to use funds to purchase and build the new school on the Chevron site. Answer: Cutting to bare bones would still not cover cost to build a new school.
11. PAT Member, "What can we do to help the HISD Board understand and approve buying the new Chevron site? We have been stuck over the past 3-years on trying to find a solution to the BHS situation to no result. How can we support Trustee Lunceford?"
12. PAT Member, "Can we ask Chevron if they can donate a portion of the Chevron site?"
13. PAT Members and Public, "Questions and comments in regards maintenance deferral budget, questions on the difference between renovations for 10 years vs. 25-30 years."
14. Principal McDonough, "If the Chevron site is 30 acres, can we use 18 to build the new BHS and the additional 12 acres can be used to build a shared HISD facility."
15. PAT Member, "Questions on the existing BHS structural integrity." Trustee and HISD, "We have done a full assessment of the existing school conditions and it was determined that it is structurally sound."
16. Trustee Lunceford, "If we can't buy the Chevron site, what do we do next?"
17. PAT Member, "Why do we have to just utilize 18 acres on the new Chevron site? Let's not forget that we are lacking in athletic fields and green areas at the existing BHS site. We are desperate for field space. Why not buy entire site for Bellaire HS?"
18. Public Member, "Can we get a variance from the City of Bellaire to build 4 levels on the existing BHS site?"
19. PAT Member asked for clarification on the work or renovation to the existing auditorium, "Not clearly stated on the HISD options." PAT Member, "Would like to see Auditorium renovations as part of Option 3."
20. PAT Member, "Can we look into building the academic wing first instead of the gyms and dining commons?" Trustee, "Sure, it's up to you (PAT) to decide what to do."
21. PAT Member, comment on HISD Option 4 not having much "curb appeal", concerns that, "renovating the back buildings will not represent the money spent on BHS."
22. PAT Members and Public, "Can we stay here (BHS) and build there (Chevron site)?" Trustee, "Good idea, but the problem is that there is not enough funds in the current bond for BHS of \$137 million to buy land and build the new High School."
23. Trustee Lunceford, "We looked into selling the existing Gordon site and would probably get \$10 million. Even if we added this money to the current BHS bond, we are still short around \$20 million to buy and build the new high school on the Chevron site."
24. PAT Member, "Grateful that HISD looked into the purchase of the Chevron site as well as looking into the other 3 options, but my question is, we spend \$137 million on Option 3 or 4 and all we get



- is That!? Not happy that Options 2, 3, or 4 will be “Hell on neighbors and students” and the final solution will be subpar.”
25. Community Member, “Let’s be aware that Chevron site, if it changes to tax exempt property, it will have an impact on the City of Bellaire tax revenue.”
 26. Community Member, “Can we buy the HPD site and move all athletic fields there and build the right size school in the existing site?”
 27. Community Member, “If we build a new high school in the existing location, it will raise the property values of surrounding homes.”
 28. City of Bellaire, “We are possibly looking into not having property tax revenues for the next 10 years if HISD buys the Chevron site and still keeps the existing BHS operational because it will take HISD around 10 years to build the new school on new site and sell and develop the existing site.
 29. Mr. Bankhead, “The more we wait to decide what to do, the more it will cost in the future to build, due to yearly construction inflation. The more we wait the less of a building we will get.”
 30. Community Member, “Do we have a traffic study?” HISD, “Yes, a traffic study was done for new design option. Public, do we need to do another traffic study if option changes?” HISD, “Yes most likely new traffic study will need to be done if option is different.” PAT Member, “Concerned that more money will come out of BHS bond to do another traffic study.
 31. Community Member, comments on reprioritizing the M&O Budget of existing BHS to get to “a wash” on the new Chevron site option.
 32. Mr. Schad, “Time is of the essence to decide to buy the Chevron site. Land goes on sale October 1st, HISD could lose bid to buy land. The purchase process to purchase and close on the new land will take at least six-months.”
 33. Community Member, “Two NYC HS’s are ten or more stories. We have tunnel vision here.”
 34. PAT Members, “Has HISD toured the existing facilities in the Chevron site.” HISD, “No, not yet.”
 35. PAT Member, “Why aren’t we getting a new building? Other schools are.” Trustee, “Most other schools are smaller student capacity.”
 36. Community Member, “The City of Bellaire would have to amend the comprehensive use plan for the new property.”

ACTION ITEMS:

1. Trustee Lunceford will pursue recommendation to the Board to acquire Chevron site.

WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. Discuss design options for the new Bellaire High School.

NEXT PAT MEETING: 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,

Steven Gee

Project Manager

HISD – Construction & Facility Services

Email: sgee@houstonisd.org

HOUSTON INDEPENDENT SCHOOL DISTRICT

Construction and Facility Services • 3200 Center Street • Houston, Texas 77007-5909
www.HoustonISD.org • www.facebook.com/HoustonISD • www.twitter.com/HoustonISD