



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

**MEETING #:** 20

**LOCATION:** Lee High School

**DATE / TIME:** November 20, 2014, 4:30pm

**ATTENDEES:** **Joseph Mata**, Lee HS AP; **Melanie Hauser**, Alumni – Community Member; **Debbie Lee**, Retired Faculty – Community Member; **Esther Omogbehin**, HISD-SSO; **Tammie Moran**, Lee HS AP; **LaJuan Harris**, HISD-Facilities Planning; **Bob Myers**, HISD-Facilities Design; **Gregg Kalba**, WHR Architects; **Tony Martin**, WHR Architects; **Brent Oldbury**, WHR Architects; **Andrea Salazar**, WHR Architects; **Steven Redmond**, HISD – Program Manager (URS)

**PURPOSE:** To provide project updates and discuss schedule.

**AGENDA:**

- Project status and updates
- What to expect at the next PAT Meeting

**DISCUSSION:**

1. Steven Redmond, HISD Program Manager, updated the PAT on the status of the project:
  - a. A meeting will be scheduled with HISD's Assistant Superintendent for Career Readiness and Lee's Principal to discuss and resolve the relocation of the Construction Technology shops into the main structure of the new school.
  - b. Construction on the transition spaces for the Teen Clinic and YMCA Childcare facility are proceeding ahead of schedule. The contractor is scheduled to be complete by December 1<sup>st</sup>. HISD has requested that the staff be prepared to relocate by the 1<sup>st</sup>. Contractual completion date is the 12<sup>th</sup>. Should there be a delay, the fallback date for relocation will be December 12<sup>th</sup>. The PAT requested a tour of the temporary spaces after the meeting.
  - c. The District is under contract to purchase the 5 acres across the street on Unity Drive and Skyline. HISD Real Estate has stated that escrow will close on the new purchase on December 12, 2014.
    - i. Abatement of the apartment complex will begin December 15, 2014 and take approximately 6 weeks to complete.
    - ii. Demolition of the apartment structure and the south wing of the high school will begin in January.
    - iii. The Guaranteed Maximum Price (GMP) for the demolition phase work should be prepared and presented to the District on December 5<sup>th</sup>.



- d. Construction Documents for bidding and permitting should be complete by the end of January, 2015. A permit and GMP for the building and site work is anticipated in March, 2015.
- e. At the last PAT meeting the closing of Unity Drive and abandonment of the right-of-way by the City was discussed. The District met with the City in early October and came away with the impression that the City would not abandon Unity Drive. However at this time, the City is discussing the closing of Unity again. With that information, the Program Manager and the GM-Design Services met with Principal Trinh this week and discussed the following options to address the safety concerns for the campus:
  - i. The first option reviewed was developed with the possibility of locating all of the PE facilities on the original high school block/property. The entry drive would be reduced to a divided drive; the track/football/soccer field would be relocated to Beverly Hill Street; a softball field would be located on the Hillcroft frontage; visitor parking would be arranged on the entry drive. A pedestrian traffic light will be investigated, as well as enhanced paving and speed bumps to slow and manage traffic speed on Unity Drive.
  - ii. The next option utilized the suggestions from HISD Athletic Department's reviews to provide a "J-Track" in place of the full 400 meter oval, due to space restrictions, and provide space for the field events as well. (Note: There is no space on campus to facilitate a 400 meter oval; the current oval track on campus is only 350 meters.) In both schemes, football and soccer fields would co-existent, the football field as practice facility and the soccer field as practice/competition field.
  - iii. Both options rely on the placement of competition baseball field as well as additional student / staff parking on the east side of Unity. Both plans indicate that existing parking and the Construction Technology facility would remain. Both plans would have enhanced protection for pedestrians with the speed bumps currently on the block, and a pedestrian signal and crosswalk with enhanced paving, and island with warning lights and overhead signalization activated by the pedestrian from the sidewalk.
  - iv. Bridge options over Unity Drive were also investigated including estimation of costs. The elevated walkways would connect the gymnasium/locker room facility with the fields across Unity Drive. The ramps needed on the Unity side of the property could be incorporated into Toilet Rooms and Concession areas. However, these options are cost-prohibitive to the construction budget.

#### QUESTIONS FROM PAT:

- 1. What can the PAT do to aid in communicating to the City their desire or support for the closing of Unity Drive?

Response: The Program Manager will confirm the name of the City Councilman to contact. Oliver Pennington was mentioned (he represents District G, north of Westheimer.) Councilman Mike Laster was mentioned as representing District J in which Lee High School resides.

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2. Where are the marquee and monument signage that was presented at an earlier meeting? Will it be electronic?

Response: The Architect noted that the monument signage was noted on one of the site alternatives, at the entry drive. Digital signage will be investigated.

3. Will the revised development plans require the elimination of the mature trees that were designated for saving?

Response: The Architect will investigate as the sketches are fully developed at proper scale.

#### **ACTION ITEMS:**

- 14-02 Architect will prepare questions, comments or suggestions for updating the Educational Specifications and forward to Ms. Harris. (WHR)
- 15-01 Architect will respond with alternatives for Science Demonstration Tables (WHR)
- 15-02 Architect will provide add alternates for the field lighting (Soccer), seating, restrooms and snack bar / concession stand in the bid package drawings. (WHR)
- 15-03 Architect will review safety fencing at the pool perimeter. (WHR) **ON HOLD**
- 17-01 Architect will report back to the PAT on the pricing and budget for laminate flooring in the Administration area. (WHR)
- 17-02 Program Manager will report back to the PAT on the progress of the Construction Technology move. (URS) **ON HOLD**
- 18-02 Refine monument designs and prepare cost estimates (WHR)
- 18-03 Provide final DD submittal package to Lee High School (URS) **RESOLVED**
- 20-01 Determine City Council contact (URS)
- 20-02 Investigate digital signage (WHR)
- 20-03 Investigate impact to mature trees on the Site Planning Options (WHR)

#### **WHAT TO EXPECT AT THE NEXT PAT MEETING:**

1. Project status and updates on construction progress as well as responses to the Action Items above.

#### **NEXT PAT MEETING:**

The next meeting will be on December 11, 2014 @ 4:30 PM.

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

Sincerely,

Steven Redmond, AIA, Program Manager  
HISD – Construction & Facility Services  
3200 Center Street, Houston, TX 77007  
Phone: (713) 556-9423  
Mobile: (713) 277-4400  
[Sredmon1@houstonisd.org](mailto:Sredmon1@houstonisd.org); [Steven.redmond@urs.com](mailto:Steven.redmond@urs.com)

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