



CONSTRUCTION AND FACILITY SERVICES (CFS)

3200 Center Street, Houston TX 77007-5909

Facilities Planning

Project Advisory Team

Meeting Minutes

Sharpstown High School

MEETING NO.: 022

LOCATION: Sharpstown High School, Library

DATE / TIME: January 27, 2015 @ 4:30 PM

ATTENDEES: Robert Gasparello, Principal; Douglas Lacy, HISD – Program Manager; Robert Myers, HISD – Facilities Design Manager; Dave Funk, HISD – Facilities Planner; Michael Sabouni, AUTOARCH, Architects; Mel Butler, HISD – Program Manager Director; Joe Mumbach, Community Member; Matt Wood, KBR Building Group; Casey Annunzio, Munoz & Co.; Natalie Adams, Teacher; Ronnie Biediger, Principle, Munoz & Co.; Julio Morales, Teacher; Quincy Wright, KBR building Group

PURPOSE: The meeting was held to review the project progress for preparatory work prior to construction start up.

AGENDA ITEMS:

- A. PAT Meeting Dates:
 - Tuesday, February 24, 2015 @ 4:30 PM
 - Tuesday, March 24, 2015 @ 4:30 PM
 - Tuesday, April 28, 2015 @ 4:30 PM
- B. T – Building Relocation – Completion and Clean Up
- C. Construction Sign Location
- D. Ground Breaking Ceremony – February 7th @ 10:00 AM
- E. Temporary Parking Status (Houston Baptist University – Remote Parking)
- F. PAT Update presentation – Program Manager – URS Director, Mel Butler

NOTES:

1. The HISD Program Manager opened the meeting by identifying the PAT Meeting dates for February thru April as identified above.
2. The Program Manager informed the PAT of the status of the relocation of the T – Buildings (Temporary Classroom Buildings). The relocation of the structures is complete; the remaining work consists of cleanup around the units, the ball fields and the previous unit locations on the west parking lot. There is a recent request for a sidewalk for egress purposes that shall be installed prior to the coming weekend. The contractor must regrade the grass area around the new unit location at the ball fields that was disturbed because of the wet conditions during the relocation. This work will proceed Monday or Tuesday of the week of 02 February 2015. The canopies that are installed at the T-Buildings require additional touch up before acceptance and one unit of the JROTC Buildings requires a canopy at the classroom entrance. This work is expected to start on Thursday, 29 January 2015.

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Fax: 713-676-9582

3. A (8-1/2" x 11") proof of the Construction Sign for the new school was presented to the PAT by the Program Manager. The Architect (Munoz/AUTOARCH) noticed one of their consultants was not identified. The proof shall be corrected by the Architects and resubmitted for fabrication by KBR/JOC.
4. Principal Gasparello informed the PAT that the Ground Breaking ceremony has been set for the 7th of February 2015 at 10:00AM. The ceremony will be held at the West Parking Area Spark Park. As expressed by Mr. Gasparello, the design and construction of the new facility is centered towards the kids of Sharpstown High School. The Ground Breaking Ceremony therefore, shall feature the students that attend the School. The PAT Members, the Architectural Team and the CMAR are welcome to participate and should contact Mr. Michael Mitchell for direction on their role at the Ground Breaking Ceremony.
5. Principal Gasparello reported that the agreement for temporary parking has been finalized with Houston Baptist University. There are 310 parking spaces on reserve from HBU at their parking area on Fondren Street adjacent to the Burger King Restaurant. The area designated for parking shall be fenced and marked for Sharpstown High School. The fence erection shall be the responsibility of the HISD Facilities Bond Program. The Program Manager shall investigate pricing for fencing at the parking location. The parking agreement extends to the end of the construction period in December 2017.
6. Mel Butler, HISD Facilities Program Manager, presented a slide presentation from HISD, to inform the PAT and the Community of progress of the 2012 Bond Program. The slide presentation noted the following;
 - a. There has been a significant rise in the cost of construction in the Houston market. The rise in cost has affected costs of labor in areas such as rebar workers, glaziers and masonry. Material cost for cement and structural steel has also risen dramatically.
 - b. The square foot cost for school construction has risen from \$149.00 sq. ft. in 2011 to \$210.00 sq. ft today. The rise equates to a 44% increase in the market in the four year span.
 - c. The initial 2012 Bond Program budgeted square footage cost of \$160.00 has been increased by the reallocation of inflation dollars and half of the reserve dollars identified within each schools project budget. The reallocation to the original budget for new construction brings the average cost per square foot to \$182.00. There still remains a gap between \$182 and the \$210 current market costs.
 - d. Scope to Budget alignment shall continue with the contractors during the construction document and the bidding phases to ensure we are getting the best project obtainable.
 - e. All options shall be discussed to off-set the market challenges, possibly changing the construction schedules for some schools if necessary. No budgets shall be cut or funds shifted from other projects.

NEXT REGULAR MONTHLY MEETING:

Tuesday, February 24, 2015 @ 4:30 PM at the Library of Sharpstown High School

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

Respectfully,

Douglas Lacy
2012 HISD Bond Program, Project Manager
HISD – Construction & Facility Services
3200 Center Street, Houston, TX 77007
Phone: (713) 556-9338
Dlacy1@houstonisd.org

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Fax: 713-676-9582