



Facilities Planning

Project Advisory Team Meeting Minutes
South Early College High School

MEETING NO: 014
DATE/TIME: January 16, 2014
LOCATION: Houston Community College South Campus, Gay Hall
1900 Airport Blvd Houston, TX. 77051
ATTENDEES: Charles Whigham, HCC; Genevieve Stevens, HCC; Bill Cabrera, S&C; Charles Hebert, Community; Linda Scurlock, SHCCC; Jean Roberts, SECOCC; Amanda Goodie, HISD PM; Bessie Swindle, SECOCC; Yiyang Bai, HCC; Todd Hendricks, TX. Senate Rep.; Maya Moore; OWS, Pat Frazier, Debra McCaughey; HCC, Bill Harmon; HCC, Charles Hebert Jr.; Community, Cedric Johnson; HCTX, April Rasmus LaSalle; Teacher, Dinah Wiafe; S&C, Jaa StJulien; OWS, Matisia Hollingsworth; HISD, Ted Sims; TSG, Princess Jenkins; HISD
PURPOSE: This meeting will focus on updating the PAT on the design for South Early College High School.

AGENDA ITEMS:

- Design Update
- Site Work Update
- What to expect at the next PAT

NOTES:

Discussion:

Design Update:

1. HISD Facilities Planning and Facilities Design has reviewed the schematic design Smith and Company Architects (SCA) submitted in mid-December 2013, Smith & Company will address comments and incorporate into design then resubmit to HISD for approval. The next phase of design will start after the schematic design has been approved by HISD.
2. The floor plans shown at the last PAT meeting have been revised for the following reasons:
 - a. Smith and Company Architects reduced the total building square footage to the total square footage required in the HISD program.
 - b. In an effort to reduce anticipated project costs, HISD approved Smith and Company Architect's recommendation to switch the building's mechanical system from Hydronic HVAC to Direct Expansion with electric heat.
 - i. Direct Expansion is also more feasible for a building of this size.
 - ii. This change resulted in the downsizing or elimination of mechanical rooms which also resulted in floor plan revisions.
3. In design development phase, design team and HISD Facilities Design will meet with HCC to determine their requirements for the wet labs.

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4. Smith & Company suggested that HCC review the HISD Educational Specifications for the labs to determine if it meets their requirements. If additional square footage needs to be added to the original program to meet HCC's requirements, Smith & Company will discuss this with HISD Facilities Planning and Facilities Design at that time.
 - a. If additional square footage is required to meet HCC requirements this will require additional funding.
 - b. HCC stated that shelving or lockable storage will be required in the teacher work center for storage of supplies
 - c. HISD representative pointed out that the original square footage of the building was increased because an IT storage and repair room was added to the program. It was stated that HISD will increase the budget to accommodate this additional cost and it will not be deducted from the original construction budget.

Site Work Update:

1. HCC stated that they would like to be more involved in the decision making moving forward. The District stated that HCC will be more involved during the next phase – design development. HISD Facilities Design will communicate HCC concerns.
2. The construction budget for the South Early College High School is approximately \$10,700,000.
 - a. The overall budget for the project includes construction cost, Furniture, Fixtures and Equipment (FFE) and other items.
 - b. It also includes the amount that will be added to the budget as a result of adding the IT Storage and Repair Shop.

Questions and Answers:

- Q) What effect will there be on LEED certification as a result of switching the mechanical system to a Direct Expansion system?
- A) We will lose some LEED points but we will look for other LEED credits to replace those we lost.

What to Expect at the next PAT Meeting:

1. The Architect will present HISD Approved revised elevations showing different options of exterior materials and alternative bid options.

ACTION ITEMS:

- 14-01 Revise elevations with differing exterior options (Smith and Company Architects).

NEXT PAT MEETING: The next PAT meeting will be held on February 20, 2014 at 10:00 am. Monthly meetings are set for the third Thursday of each month unless otherwise stated.

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

Sincerely,

Amanda Goodie, PMP, AVS
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