



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

MEETING #: 20

LOCATION: Waltrip High School

DATE / TIME: February 23, 2015, 4:30pm

ATTENDEES: (those marked with a check were present)

✓	Adams, Debbie	Alumni Assoc.
	Ahmad, Ayesha	Teacher
	Alexander, Rebecca	
	Barbee, Kristie	Teacher/Dept Chair Alumni
	Carolla, Melissa	
	Castroena-Narvaez, Adriana	Parent, Alumni
	Clay, Catherine	Teacher
	Cnagcya, Daisy	HOSA PAT Rep
	Condor, Lucero	HOSA PAT Rep.
	Davis, Nicholas	
	DeLaRosa, Rebecca	Teacher
✓	Dunn, Kevin	Waltrip PTA
✓	Enloe, Dr. Jon	Community
	Espinosa, Jesse D	Band Director
	Espinosa, Sandy	
	Evans, Michael	Teacher
	Flores, Kristian	Student
	Ford, Eric	HISD-Fac Des
	Gerstacker, Sharon	Teacher
	Gibson, Mary L	Teacher, Alumni
	Gillis, Shelley	Teacher, Dance
	Gover, Ashley	
✓	Holland, Delinda	Community
	Hoyer, Carla	Staff Member
	Janicek, Michael	
✓	Johnson, Jerry	Staff Member
	Kelly, Dan V	
✓	Krohn, Cynthia	Staff Member

	Lenich, Elizabeth	
	Leonard, Veronica	Teacher/Math Dept Chair
	Lisico, Dorinda	Parent
	Meza, Joseph	
✓	Murrell, Aly	Student
	Peltier, Lauren	Coach - Volleyball
	Pratt, Tom	Staff Member
	Quiroz, Azeneth	
✓	Reibenstein, Cindy	Alumni & WAA, Chamber
	Roberts, Emily	Student Representative
	Roberts, Jane Ann	Parent/Comm/PTA VP
	Ruedas, Rosy	
	Ruffino, Darcy M	Ath Coord, PE Teacher
	Salinas, Brandon J	
	Sanders, Derrick	HISD-Sr. PM
	Santos, Jonathan	Waltrip Student; Band
✓	Schur, Andria M	Principal
	Kenneth Shaw	AJROTC
	Snook, Kelly	HISD – Project Manager
	Sullivan, Gary	Alumni
	Sutton, Terry	Alumni Assoc/Comm
	Terry, Stan	Community
✓	Turner, Jeff	Staff Member
	Velarde, Nita	Teacher
✓	Verma, Jagdeep	Staff Member
	Villarreal, Elizabeth	Parent
	Welch, Tommye	
✓	Witherspoon, Stephanie	Teacher



✓	Alling, Brian	HISD - Project Mgr
	Bankhead, Dan	HISD – Facilities Design
	Blasingame, Natalie	HISD – School Support Officer
	Bryan, Kelvin	HISD Food Service
	Busch, Kim	Gensler Architects
	Campbell, Craig	Satterfield & Pontikes
	Chambers, Bill	Satterfield & Pontikes
	Harris, LaJuan	HISD – Facilities Planning
	Hickson, Kimberly	Gensler Architects
✓	Kiest, Rebecca	HISD Bond Communications
	Marshall, John	Satterfield & Pontikes

	McMurrey, Marshall	Satterfield & Pontikes
✓	Murrell, Nina	Gensler
✓	Myers, Bob	HISD – Facilities Design
	Newman, Tammie	Satterfield & Pontikes
	Rice, Jim	Rice & Gardner Consultants
	Robertson, Sue	HISD – Fac. Planning
	Sheridan, Dustin	Satterfield & Pontikes
	Smith, Ken	Satterfield & Pontikes
✓	Snook, Kelly	HISD - Project Manager
	Sullivan, Mark	Gensler Architects
	Wright, Kedrick	HISD-Facilities Design

PURPOSE: The purpose of this meeting was to share project construction progress and pending project status information.

AGENDA:

- Presentation of construction progress slides and information to date
- Presentation of HISD's Bond Communications Department audio slide how addressing 2012 Bond and current Houston construction market pricing challenges affecting the district and Waltrip High School project
- HISD project manager will provide information regarding the 2012 Waltrip Bond project status
- Discuss what to expect at the next PAT meeting

DISCUSSION:

1. HISD Project Manager, Brian Alling thanked attendees for their participation in the project design and construction process.
2. Mr. Alling introduced Mr. Marshall McMurrey, Project Manager - Satterfield & Pontikes, who presented a slide show with photo examples of work recently completed and updated the group of the ongoing work at Waltrip High School.
 - a. Athletic field restroom and storage building steel roof structure construction has begun and concrete block walls are complete.
 - b. Baseball batting cage areas have been completed.
 - c. Some HVAC system controls components and overall campus conversion to a unified single control program is underway.
 - d. Phase one of the curtain wall installation is nearing completion. It was noted there are glass panels which appear to be a different color than the rest of the window glass. The contractor explained these referenced glass panels are actually temporary and will be removed and replaced with operable panels which are scheduled for installation in late March.
 - e. Recently, several of the existing old electrical panels have also been replaced with new panels.

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

3. Mr. Jerry Johnson, Plant Operator at Waltrip High School, spoke to the meeting attendees and provided his impression on the heating and air-conditioning work completed at the campus since this past summer.
 - a. Mr. Johnson noted the contractor's work to date with the campus' existing heating and air conditioning has been a benefit to the campus.
 - b. Prior to the start of the current construction, the campus had two incomplete mechanical control system programs and required Mr. Johnson to conduct a substantial amount of manual operations to keep the building comfortable.
 - c. Now that most mechanical air units are operational and the control system programs are being consolidated into one single system, Mr. Johnson believes the campus air systems are operating much better for the staff and students. This allows Mr. Johnson to monitor and control the system better.
4. Mr. Alling shared the HISD Bond Office's audio slide-show presentation regarding Houston area increases in the cost of construction and the district's efforts to manage and minimize the affect these increases have on district campus projects.
 - a. HISD has adjusted funds within the Waltrip project bond funds utilizing funds budgeted for inflation and a portion of the project reserve fund to increase the construction budget.
 - b. To confirm actual costs for the project, RGCI and HISD agreed to publish the advertisement for construction proposals and issue the project drawings to contractors to obtain competitive pricing.
 - c. Mr. Alling committed to keep the PAT members posted with the project and proposal progress.
 - d. Mr. Alling also assured the meeting attendees that if the cost proposals submitted in the coming weeks are over the project budget, Principal Schur would be part of that process and the PAT would be given opportunity for input before any design changes are made.
5. The PAT attendees were given opportunity to ask questions. Questions and comments and related responses to each are
 - a. Question: Where did the idea of exterior aluminum sun screens come from and who approved this? Several attendees noted they did not remember discussing use of these nor seen these in prior design images provided to them for approval.
 - i. Response (from Brian Alling, Nina Murrell of Gensler and David Webb of Satterfield & Pontikes):
 1. Mr. Alling clarified these screens have been illustrated in the design renderings since almost the beginning of the project and showed an example of one image previously presented to the PAT.
 2. The sun screens are shown in the architect's renderings and include a darker 'shading' rendered on the image to help identify them visually.
 3. The use of sun screens on the project were discussed during several previous PAT meetings. During earlier presentations the sun screens were described as design elements use for the shading of windows. The sun screens are planned for installation at several other areas around the proposed new additions.
 4. The sun screens at the three-story building area were the only ones in question during the PAT on this date; however, after sharing the rendering and explaining the design and intent, this question appeared to have been addressed.
 5. The exterior sun screens are a 'silver' color brushed aluminum matching the color of the new window curtain wall aluminum mullions.
 6. Gensler and S&P members explained to PAT attendees these sun screens are a common design element in most of HISD's new schools and help reduce the



heat gain and reduce energy costs saving the district operational funds in minimizing utility bills.

7. The sun screens are attached to the glass curtain wall with brackets anchored to the window frame structure and extend almost the full length of the window curtain walls for each of the three building floor levels
- b. Question: Why is the district not buying and delivering the new furniture for the campus now? It was commented the delay of the construction project should not delay delivery of the campus' needed replacement furniture in areas where current desks, tables, chairs, etc. are believed to be in need of replacement.
 - i. Response (from Brian Alling and Principal Schur):
 1. This topic has been brought up in previous PAT discussions as a concern. Mr. Alling shared with attendees that he and Principal Schur had both conveyed this issue to others within HISD. The district responded and coordinated with Principal Schur regarding the campus immediate needs and approved the purchase and delivery of a couple of new portable science 'sink' stations which were needed due to relocation of those classes for construction phasing.
 2. Mr. Alling clarified for information, the bond project budget for new furniture is based on funding equipment and furniture needed to equip the new construction areas. HISD does not typically bring new furniture to the campus to use a year or two prior to moving into the new additions due to early use of it risks affecting its condition. When a new addition is opened for a campus, it is the district's desire for the new spaces to have new furniture.
 - ii. One PAT member responded they disagreed with this logic and noted his desire to have current Waltrip High School students experience some benefit of the Bond program and requested HISD reconsider this decision to allow new furniture to be delivered and used prior to the completion of the new construction project.

WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. The CM@R will provide an update on construction progress at the next PAT meeting.

NEXT PAT MEETING: Monday, March 23, 2015 at 4:30 pm at the Waltrip High School 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
Project Manager
HISD – Construction & Facility Services
3200 Center Street, Houston, TX 77007
Phone: (713) 556-9250
Email: balling@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