



**CONSTRUCTION AND FACILITY SERVICES (CFS)**  
3200 Center Street, Houston TX 77007-5909

**Facilities Planning**

**Project Advisory Team Meeting Minutes**

**Waltrip High School**

**MEETING NO.:** 013

**LOCATION:** Waltrip High School, College Room

**DATE / TIME:** May 19, 4:30-6:30pm

**ATTENDEES:** Debbie Adams, Alumni Assoc.; Brian Alling, HISD Project Manager; Gloria Barrera, HISD Facilities Planning; Robert Barrera, HISD Sr. Project Manager; Zeph Capo, HISD HCC Trustee; Kevin Dunn, Waltrip PTA; Dr. Enloe, Waltrip Alumni; Mary L. Gibson, Waltrip Alumni and teacher; Kimberly Hickson, Gensler Architects; Delinda Holland, Community member; Steve Hoyt, HISD Sr. Project Manager; Cynthia Krohn, Waltrip staff member; John Marshall, Satterfield & Pontikes; Nina Murrell, Gensler Architects; Cindy Reibenstein, Alumni Assoc./Chamber; Jane Ann Roberts, Parent & Community/PTA VP; Sue Robertson, HISD – Facilities Planning; Darcy M. Ruffino, Waltrip Athletic Coordinator/PE Teacher; Derrick Sanders, HISD - Construction Services; Johnathan Santos, Waltrip Student; Andria Schur, Principal; Ken Smith, Satterfield & Pontikes; Gary Sullivan, Waltrip Alumni; Mark Sullivan, Gensler Architects; Jeff Turner, Staff Member; Jagdeep Verma, Waltrip Teacher; Elizabeth Villarreal, Waltrip parent; Stephanie Witherspoon, Teacher; Albert Wong, HISD CFS Design.

**PURPOSE:** The purpose of this meeting was to discuss the current schematic design status. The focus is intended to review building exterior design ideas for the main entry as well as review upcoming construction schedule. Ideas and concepts for 21<sup>st</sup> Century Learning will continue to be developed and identified.

Programming/ Capacity Model/ Ed. Specs.	Community Meeting 1	Schematic Design/ Design Charette	Community Meeting 2	Design Development	Contract Documents	Permitting	Community Meeting 3	Construction
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**AGENDA ITEMS:**

- Review progress with Milestone Schedule
- Review building exterior design scheme options and provide input/direction for Architects and project team to proceed.
- 2007 Bond Project Update/Summer Package-Scope & Phasing
- Determine action items to complete before next meeting.
- Next Project Advisory Team meeting June 23, 2014, 4:30pm (4<sup>th</sup> Monday)
- What to expect at next Project Advisory Team meeting.

**NOTES:**

1. Ms. Nina Murrell, Gensler Architects, re-reviewed recent design review meetings with campus staff for Fine Arts and Administration area, Child Care and others.
2. The site plan and floor plan current design was reviewed including a third floor over existing two story structure which allowed for more functional plan and allowed for less building expansion on the site. Third floor addition includes labs for science potentially and would be wet labs (12 each).
3. Parking lot redesign was discussed and noted the design provides more parking than currently exists on site.
4. Ms. Murrell then presented a brief summary of the exterior design process and numerous sketches of different design concepts and feedback comments leading to the current design. Three exterior design schemes were presented this date

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which included the original exterior scheme design and two other designs which are the outcome of earlier PAT meeting comments and discussions with HISD administrators.

5. The new entry design is in response to earlier PAT comments noting it was too contemporary and not the design they liked so more brick was utilized and sloped metal awnings were omitted from design and replaced with more traditional horizontal canopy at front door. The new entry also was designed to create a clear indication of 'main entry' for campus way-finding; the other existing stair towers were used for proportions and shape and then widened to accentuate it visually.
6. The stair tower next to the main entry is located as most efficient location for emergency egress as well as every-day student and staff circulation. Being at front entry, the exterior design creates an opportunity for graphic to identify the school. A glass exterior and a metal panel scheme designs were presented to the PAT attendees for comment and vote. Anonymous input from attendees was offered but only the group discussion notes were received. Comments made for each are below:
  - As a glass exterior for the tower:
    - A school logo/mascot (ram) could be an internal graphic film could be used and back lit visibly at night
    - It could be lit up at night for special events as a 'beacon' of light to accentuate the entry.
    - Possibly color lamps/fixtures could be used internally to create different effects in color for special evening campus events.
    - Sun-shading may be required and/or HVAC designed to ensure the comfort inside the space.
    - Gensler noted also the design would incorporate insulated low-e glass to help reduce the heat load impact and noted the panels are generally replaceable should one get broken or campus/district wants to change the image graphic design in the future.
    - Generally the majority of attendees voiced preference for this 'glass' wall scheme.
  - As a metal exterior panel 'wall':
    - Panel is a 'floating' panel built offset from the actual building masonry wall behind it.
    - Would have an image cut into the panel(s) with varying size and spaced openings creating image from short distance away
    - Suggestion made to create enough space behind the metal scrim to allow for maintenance/staff access to place lights to backlight the sign or other elements. This was discouraged for safety reasons and noted the space behind the metal panels typically is inches vs. feet.
    - There were a few attendees who noted preference for the metal panel scheme but also noted it was a preference and were also 'ok' with the glass scheme.
  - Gensler and the design team was asked to consider moving forward into DD with both glass and metal panel skinned stair tower schemes with intent to select one during the DD phase after further review of studies/options.
  - Gensler was confirmed with their consultants generally the cost of a glass wall stair tower was very similar in costs to construct a masonry wall with offset steel/metal panels.
7. Ms. Murrell addressed previous PAT meeting comments requesting more brick around the school where existing curtain wall glass is. The building foundation structure was evaluated by the A/E consultants and determined it was not sized to carry the weight of additional brick/masonry wall. Also, the existing structure would require costly modifications to allow space for masonry wall construction where curtain wall now exists. Therefore, a new curtain wall will remain in the scope for the project to replace the existing windows.
8. For the new addition areas near 34<sup>th</sup> street, it was suggested banners/flags with logos of different campus organizations could be hung on exterior brick wall to highlight these programs of study.
9. Mr. Brian Alling, HISD Project Manager, provided an update for the 2007 Bond scope project contract status with the Construction Manager @ Risk firm and noted it is HISD's intent to address connecting and starting up existing HVAC units, installation of new main building power transformer, work in central plant chilled water lines, begin construction of athletic field buildings, relocate ROTC rifle range building on site and removal of existing portable buildings and numerous contractor storage containers.
10. Ms. Sue Robertson, HISD General Manager, reaffirmed all original 2007 Bond scope work is still scheduled to complete as part of the new construction contract work beginning this summer. The scope of work not yet completed from the 2007 Bond is known based on a detailed survey and evaluation HISD contracted with Gensler Architects for services to verify the full scope is known and identified in the new construction contract requirements.

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11. The current auditorium seating scope calls for existing seats to be repaired and some removed/modified to account for ADA access. Replacement of remaining existing seats is noted as an add-alternate in future 2012 Bond scope design package scheduled to issue for pricing later this fall.
12. Traffic routing through the site for spring of 2015 was noted as most likely requiring re-routing parent drive by closing the 34<sup>th</sup> street access and routing traffic to access from Ella to the West of campus. Further review and discussion will need to occur with the contractor once they have a contract in place and sub-contractors on board to coordinate in detail with.
13. The location of the next PAT was noted in question if scheduled for June 23<sup>rd</sup> with request to confirm campus will have air conditioning, lighting and safe access. Brian Alling and contractor to review the project schedule in further detail and coordinate with Principal Schur to finalize the location for the next meeting and communicate with PAT invitees.
14. Discussions were had with attendees regarding the June Community Meeting. Comments generally were:
  - The PAT needs to see the drawings/designs prior to showing to community.
  - Low attendance is typically expected for summer meetings.
  - Agenda for the Community Meeting needs to include approved designs. Telling the community 'we are about construction' will not be adequate information.

#### **QUESTIONS / COMMENTS:**

1. One of the PAT attendees expressed concern for the parking lot on the southwest corner of the site and plans for the contractor to utilize parts of it for job-trailer and materials storage area. The Contractor and Brian Alling agreed to reconsider these plans for options how to minimize impact in this area and/or relocate the contractor area to another area on site.
2. A request was made for future PAT meeting to present view/design for other sides of the building showing the new additions and renovations to existing exterior areas. The concern was to make sure the 34<sup>th</sup> St. side of the building did not look like the 'back' of the building.

#### **ACTION ITEMS:**

- HISD will work with CMAR to prepare a more detailed work phasing plan which will identify when work can be accomplished.
- Gensler to further develop the other views of the campus exterior (specifically the view from and along 34<sup>th</sup> street).

#### **NEXT MEETING:**

- Presentation of further developed design and scope concepts by Gensler Architects
- More detailed info related to 2007 Bond design areas of work affected by 2012 design and any changes.

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

Sincerely,  
Brian S. Alling  
Project Manager  
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