



Minutes 2012 Bond Project Advisory Team (PAT) Meeting Wharton Dual Language Academy

MEETING #: 10

LOCATION: Wharton Dual Language Academy K-8

DATE / TIME: June 8, 2015; 3:45 pm

ATTENDEES: (those marked with a check were present)

<input checked="" type="checkbox"/>	Jennifer Day	Principal	<input checked="" type="checkbox"/>	Martha Rangel	Teacher
<input checked="" type="checkbox"/>	Patricia Selin	IB/GT Coordinator	<input checked="" type="checkbox"/>	Raul Ramos	PTO President
<input checked="" type="checkbox"/>	Cynthia Rangel	Teacher	<input checked="" type="checkbox"/>	Marna Marsh	Parent
<input checked="" type="checkbox"/>	Michael Stravato	Parent	<input type="checkbox"/>	Taryn Kinney	Parent
<input type="checkbox"/>	Kenneth McPherson	Community	<input type="checkbox"/>	Emily Cole	Community
<input checked="" type="checkbox"/>	David Funk	HISD	<input checked="" type="checkbox"/>	Albert Wong	HISD
<input checked="" type="checkbox"/>	Casey Annunzio	Munoz Architects	<input checked="" type="checkbox"/>	Geof Edwards	Munoz Architects
<input checked="" type="checkbox"/>	Michael Sabouni	AutoArch	<input checked="" type="checkbox"/>	Lina Sabouni	AutoArch

PURPOSE: Present updated design concepts based upon the recent Design Charrette work sessions.

AGENDA:

- Review & discuss current conceptual updates from the Design Charrete design work sessions.
- Discuss Wharton Dual Language Academy's priorities for the 2012 Bond Program.
- What to expect at the next PAT Meeting

DISCUSSION:

A. SUMMARY OF THE DESIGN CHARRETTE AND CONSENSUS IDEAS

1. The Central Courtyard is the "Heart/Corazon" of the school.
2. The Central Courtyard should connect areas of the school and also allow for student/teacher/ community interaction and bilingual conversational opportunities during transition times/activities.

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3. The Main Learning Commons is the “Brain/Cerebro” of the school.
4. The new school functions like a “Village/Pueblo” in a larger city.
5. One new main entry is desired. Security is of the utmost importance for the school and Principal Day.
6. Food Services will need to be as centrally located as possible, with service access from W. Clay St.
7. Physical Education spaces can be remotely located as needed, but visibility and security are always a consideration.
8. Learning gardens and natural areas are vital to the school's programming.
9. Pre-K and Kindergarten spaces should be located in the existing one story school.
10. Excellent acoustic considerations, a well-organized Main Learning Commons (library), and the inclusion of social spaces and extended learning niches for bilingual interaction are vital to the success of the dual language program.
11. Design Concept 1 was preferred and has been further studied by the Design Team.
12. Instructors should have synergistic opportunities and be strategically located in shared, open work areas. This is a change to the Educational Specifications and will be accommodated, if possible.

B. DISCUSSION OF THE SITE CHALLENGES

1. Albert Wong informed the PAT that the existing baseball field to the north cannot be deleted or moved. Since the Design Charrette, HISD's position has become that continued community use of the baseball field cannot be hindered or disrupted. This imposes a significant hardship on the project, as the baseball field occupies roughly 40% of the entire, useable property. Principal Day has inquired how to bring her concerns to HISD leaders' attention. The school does not use the field except as an occasional recess area on the outfield grass.
2. Munoz|AutoArch reminded the PM and PAT that there is a high probability that a construction laydown area will occur on the baseball field, with access to W. Clay Street. Use of the field may be very unlikely during the total construction period, but this may be confirmed when the CMAR becomes involved with the Project.
3. The preservation of the baseball field makes the available area for receiving/deliveries and for the mechanical yard very tight and inefficient. The design team will continue to study this area for the best layout possible.
4. Existing, old growth trees at the south end of the property must be protected. A few of the smaller trees must be removed to allow for the required parking and traffic movement through the site but these will be replaced by other trees as required by the existing City of Houston Landscaping ordinances. Navigating paved access ways and parking stalls around the large trees will make for inefficient layouts. The design team will continue to work with the survey and traffic engineer to tighten the hardscape plan as much as possible. The landscape architect will be involved in tree protection and paving offset considerations.
5. The available, buildable area is irregularly shaped and very tight to fit all of the programmed elements. A three story addition has been recommended and has been accepted by HISD and the PAT.

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C. PRESENTATION OF THE SITE PLAN AND PAT COMMENTS

1. An updated site plan was shown that applied the decisions made at the Design Charrette as well as taking into account the preservation of the existing baseball field. C. Annunzio stated that a survey is critical to ensuring the feasibility of the concept. The survey is currently being implemented.
2. The PAT reiterated the desire for one main entry for student, parents and visitors. Other entrances are for access only. The Administration must be located near the main entrance.
3. The new entry facing Columbus Street is the preferred primary entrance to the new school.
4. C. Annunzio stated that the site will be required to have at least 93-95 parking spaces, per split calculations based on the future capacity of elementary and middle school students. This will have to be confirmed with the City of Houston Permit Plan Reviewers as soon as possible.
5. Student gardens are to be included in design. The importance of the open courtyard was confirmed by the PAT and is seen as an outdoor contained space that unifies the different areas of the school.
6. The courtyard has been made smaller, due to the imposing size of the baseball field.
7. The existing cafeteria divides the Pre-K and Kindergarten playgrounds, and a couple PAT members did not prefer the two smaller contained play areas. It was suggested to demolish the existing cafeteria. Munoz|AutoArch will investigate the cost feasibility of this option.
8. The relocation of the outdoor, covered basketball court was mentioned by Albert Wong. No new space could be identified for the court during the meeting. A member of the PAT added that this court would not be as critical to the new school, due to a new gymnasium, which the school currently doesn't have.
9. Not much area was shown as remaining on the site plan for larger playgrounds and recess. Principal Day stated her concerns about the growing capacity, yet the playground areas actually will be decreased in size, even with a three story school addition. The school's true need is for a flex field that can be multi-purpose for recess and for outdoor physical education activities.

D. SCHEMATIC PLANS PRESENTED

1. An orthogonal shape of the new addition was shown in the design versus the Design Charrette shape. This allows for the building to be as efficient as possible while avoiding conflicts with the baseball field. A slanted connection was preferred by a couple of the PAT members, per the Charrette, but was not possible with the full sized baseball field close and adjacent to the building.
2. The PAT liked the central location and connectivity of the Dining Commons. The PAT approved the separation of the Dining Seating from the Gymnasium with a moveable partition. This is a variance from the Educational Specifications but has been accepted by the PAT/HISD, due to site constraints.
3. Unlike the Design Charrette, the gymnasium was shown on the second floor of the new east wing. This was a new development in response to not being able to move or delete the baseball field. This allows for more open area at the ground level for mechanical equipment, receiving and maintenance. The second floor gymnasium option was generally accepted by the PAT. Principal Day said that some physical education storage should be located on the first floor for outdoor activities.



4. Per the PAT's request, the Administration spaces will need to be made more compact in their arrangement to allow for a larger courtyard and also to allow for a 20' open space between the existing and new building. The Design Team will study this option.

E. NEXT STEPS

1. HISD is continuing to investigate a single phased construction delivery option by possibly scheduling a remote teaching location for use by Wharton DLA during construction. Principal Day advised to continue requesting this option with HISD leaders. C. Annunzio said that relocating Temporary Buildings on site during construction will be a serious logistical challenge and costly. G. Edwards stated that by reducing the construction period, overall construction will be less costly to the project budget.
2. Munoz|AutoArch has been in contact with and will continue to collaborate with the Traffic Engineer. The Traffic Engineer is in favor of the overall site plan and traffic connections/flow.
3. Surveyors are under contract and have begun the work. M. Sabouni re-emphasized that a complete survey was needed to ensure the concept works on the tight site. The site concept will be immediately tested to the site survey, once received by the Design Team.
4. The Design Team will come to the next PAT with revised floor plans and a more refined site plan with PAT comments incorporated.
5. The PAT will begin looking for possible, alternate baseball field locations and may contact their school trustee for more help. There may be some PAT community outreach regarding this issue.

QUESTIONS/ANSWERS:

- A. There were no additional questions from the PAT.

ACTION ITEMS:

- 2-1 Determine when the site survey will be available. This has already been provided to the A/ E Team.
- 2-2 Confirm if the existing covered outdoor basketball court needs to be relocated. This will be need to be confirmed by HISD Planning.
- 2-3 Confirm if Wharton DLA will be able to relocate during construction. This must be confirmed by HISD, if and when an appropriate nearby school facility is available for this proposed interim move.

WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. Discuss and review further development of the WDLA design concepts from Munoz/AutoArch.

NEXT PAT MEETING: Tuesday, July 28, 2015; 3:45 pm, Wharton Dual Language Academy



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

Sincerely,

Albert Wong, AIA

Project Manager

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