



Minutes 2012 Bond Project Advisory Team (PAT) Meeting Young Women's College Preparatory Academy

MEETING #: 3

LOCATION: Young Women's College Preparatory Academy

DATE / TIME: November 24, 2014; 3:45 pm

ATTENDEES: (those marked with a check were present)

✓	Delesa O'Dell Thomas	Principal	✓	Monica Bowes	Dean of Instruction
	Tabitha Davis	Dean of Students	✓	Craig Taylor	Community
	Susan Deison	Advisory Council		Michael Harris	Advisory Council
✓	Mitchell Hatter	Teacher	✓	Nelva Williamson	Teacher
✓	Mariela Niland	Teacher	✓	Jeremy McGrath	Teacher
	Sarah Campbell	Teacher	✓	Jose Guevera	Teacher
	Lauren Sims	Student		Erica Sims	Parent
✓	Aaron Horst	Teacher	✓	Anthony Payne	Natex Architects
✓	Princess Jenkins	HISD	✓	Philonis Stevenson	Community
	Michelle Cloud	School Support Officer	✓	Dr. Polly Turner	Advisory Council Chairperson
✓	Carolina Weitzman	Natex Architects		Frank Jones	Advisory Council Member
✓	Albert Wong	HISD	✓	John Haugen	Natex Architects

PURPOSE: The purpose of this meeting was to briefly introduce the Architects, to develop a priority list for the school and to review the Capacity Model while introducing the Space Requirements and descriptions of all the required spaces.

AGENDA:

- Presentation by Natex Architects
- Review YWCPA Guiding Principles
- Discuss YWCPA Space Requirements
- What to expect at the next PAT Meeting



DISCUSSION:

1. The meeting began with a brief presentation by Carolina Weitzman, Principal of Natex Architect, about some of their recent educational projects that include 21st Century designs that provide students with more active environments and communal spaces to interact with each other. She presented some projects that were sensitive about additions to existing school buildings, incorporating a similar vocabulary and transition of materials and colors. She spoke about STEM schools that provided connections, security and branding.
2. Construction costs were the next topic, with concerns about costs to update utilities and infrastructure in the existing building. These are considered as Renovation costs versus Addition (Program) costs but would all have to come from the 2012 Bond's Project Construction Budget. Princess Jenkins, HISD Facilities Planner stated that a priority list would be a good way to develop a starting point to determine what the current facility needed most for this bond project. The Construction Budget of \$17.4M was noted as compared to the \$27M Project Budget and a request was made for more information on where the rest of the budget was being utilized.
3. A revised version of the YWCPA Guiding Principles was presented by Ms. Jenkins for review and revisions, if appropriate.
4. When reviewing the latest version of the YWCPA capacity model, there was a reduction to 43 teaching stations, with a proposed change of the Gymnasium from 2 to 1 teaching stations since the Gym is not regulation sized. Ms. Jenkins was not sure if this included the existing pool area and associated locker spaces. The existing gym is more similar to the size of an Auxiliary Gym instead of the standard 7,240 square foot (SF) regulation gym.
5. A handout of a draft Space Requirements was provided by Ms. Jenkins, with some spaces highlighted in colors. The burgundy areas were all new construction and included the right-sizing of wet labs and learning centers. The gray areas were considered repurposed spaces while the uncolored spaces were proposed to remain as existing sizes.
 - A. The Library or Learning Commons would be dispersed throughout various parts of the building to achieve the desired total square footage.
 - B. The Core Academic spaces would account for 35 teaching stations, with the Teaching Theatre/Lecture Hall having pull-out seating and a flexible environment.
 - C. The 1,200 SF CTE classrooms would be new spaces, with associated 200 SF Storage areas.
 - D. The Visual Arts would be a repurposed space to attain the correct size of 1,200 SF.
 - E. The Auditorium would remain as is.
 - F. The existing Gymnasium is approx. 5,000 SF (5,471 SF, according to Ms. Weitzman) and does not include the existing basement pool area estimated at roughly 8,000 SF. The PAT members want the pool and accompanying locker room areas to be refurbished and become part of the new program. With four existing locker areas considered as too many, two of these spaces may be repurposed for other uses.
 - G. The Administration/Guidance were to be left alone, if possible.
 - H. The Health Clinic should be enlarged to the proper capacity which will require repurposing some adjacent spaces to accommodate this need.
 - I. The Dining Facility is a concern from a security, safety and access standpoint, especially during inclement weather, since it's not connected by a covered walkway from the main building. If a connected corridor is provided, areas within this corridor might be used as flexible eating areas.
6. It was noted that these draft documents do not become final until after the Schematic Design Documents are submitted by the Architects and they are approved.
7. It was noted that an intensive design work session called a Design Charrette will most likely be held in February or March of 2015, with hands on activities working with the Architects.



8. Ms. Jenkins reiterated that the available Construction Budget and the Priority List would control all decisions.
 - A. It was noted that one of the items on the Priority List was to provide Men's Toilets in certain areas of the building to eliminate the long travel distances for male instructors.

ACTION ITEMS:

- 3-01 Provide some Project Budget vs. Construction Budget information. (Wong)
- 3-02 Copy and return any remaining signed original PAT Agreements. (Wong)

WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. Review and discuss Space Descriptions.

NEXT PAT MEETING: Monday, December 8, 2014 3:45 pm, Young Women's College Preparatory Academy

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,

Albert Wong, AIA

Project Manager
HISD – Construction & Facility Services
3200 Center Street, Houston, TX 77007
Phone: (713) 556-9271
Email: awong@houstonisd.org