Project Advisory Team (PAT)

Meeting #1: Jan. 24, 2019

Stantec

Welcome & Introductions

Spring Branch ISD

- **Scott Muri** Ed.D – Superintendent of Schools
- **Jennifer Blaine** Ed.D – Assoc. Superintendent of Talent and Operations
- **Travis Stanford** Director of Planning & Construction
- **Kris Drosche** Planning & Construction Project Manager
- **Lisa Weir** Memorial High School Principal

Stantec Architects

- **Jennifer Henrikson** Principal - Architect
- **Tracy Eich** Principal - Architect
- **Mark Jackson** Senior Project Manager – Architect
- **Jon Pippert** Senior Project Architect – Architect

Project Advisory Team (PAT)

- **MHS Community/Faculty/Student Members** (20+ person group)

Agenda: PAT Meeting #1

10 mins: **1. Welcome & Introductions + Overview**

PAT Charge

PAT Process + Objectives/Goals

10 mins: **2. Project Overview**

Project Scope

Project Schedule

Design Process Overview

30 mins: **3. PAT Engagement**

What is Memorial High School: Phase-1?

30 mins: **4. MHS Master Plan + Phase-1**

SBISD Approved Master Plan

MHS Phase-1: Preliminary Concepts

5 mins: **5. Closing Remarks**

Wrap-up / Next Steps

Welcome + Meeting Overview

MHS Project Advisory Team (PAT) - Charge

OVERVIEW

A Project Advisory Team (PAT) will be chartered for the planning of Phase I (Additions and Renovations) for **Memorial High School** under the school's project in the 2017 Bond Program.

Each PAT is an advisory ad hoc committee, representing the various stakeholders of a school community. As such, the PAT is chartered for a defined purpose and time and holds no statutory authority.

The goal of the PAT is to ensure that parents, staff and community members have the opportunity to take part in the planning and design of new schools.

The PAT members will serve as communicators to and from the community during the schematic design and development phases of the project and participate in discussions that will lead to recommendations. The PAT concludes its work once construction begins.

Welcome + Meeting Overview

MHS Project Advisory Team (PAT) - Charge

CHARGE

Each Project Advisory Team (PAT) member is charged with **providing input into planning and design development of Phase I (Additions and Renovations) of Memorial High School**.

The PAT will meet in a series of meetings from initial planning through design to the start of construction.

The PAT will work collaboratively and cooperatively with the architect and SBISD Project Manager **to conceptualize, develop and refine the project's goals and design**.

The PAT will **reach a proposed recommendation through consensus**.

Any concerns identified by the PAT members should immediately be brought to the attention of the SBISD Project Manager.

The PAT will advise on recommendations regarding the planning and development of the Phase I of Memorial High School.

Welcome + Meeting Overview

MHS Project Advisory Team (PAT) - Charge

CHARGE (continued)

These <u>recommendations will be presented</u> by the project's architects:
1) to the **Superintendent of Schools**, and based on approval from the Superintendent,
2) to the **Board of Trustees** for their approval.
All recommendations must be in alignment with the District's Educational Specifications and Design and Construction Standards.

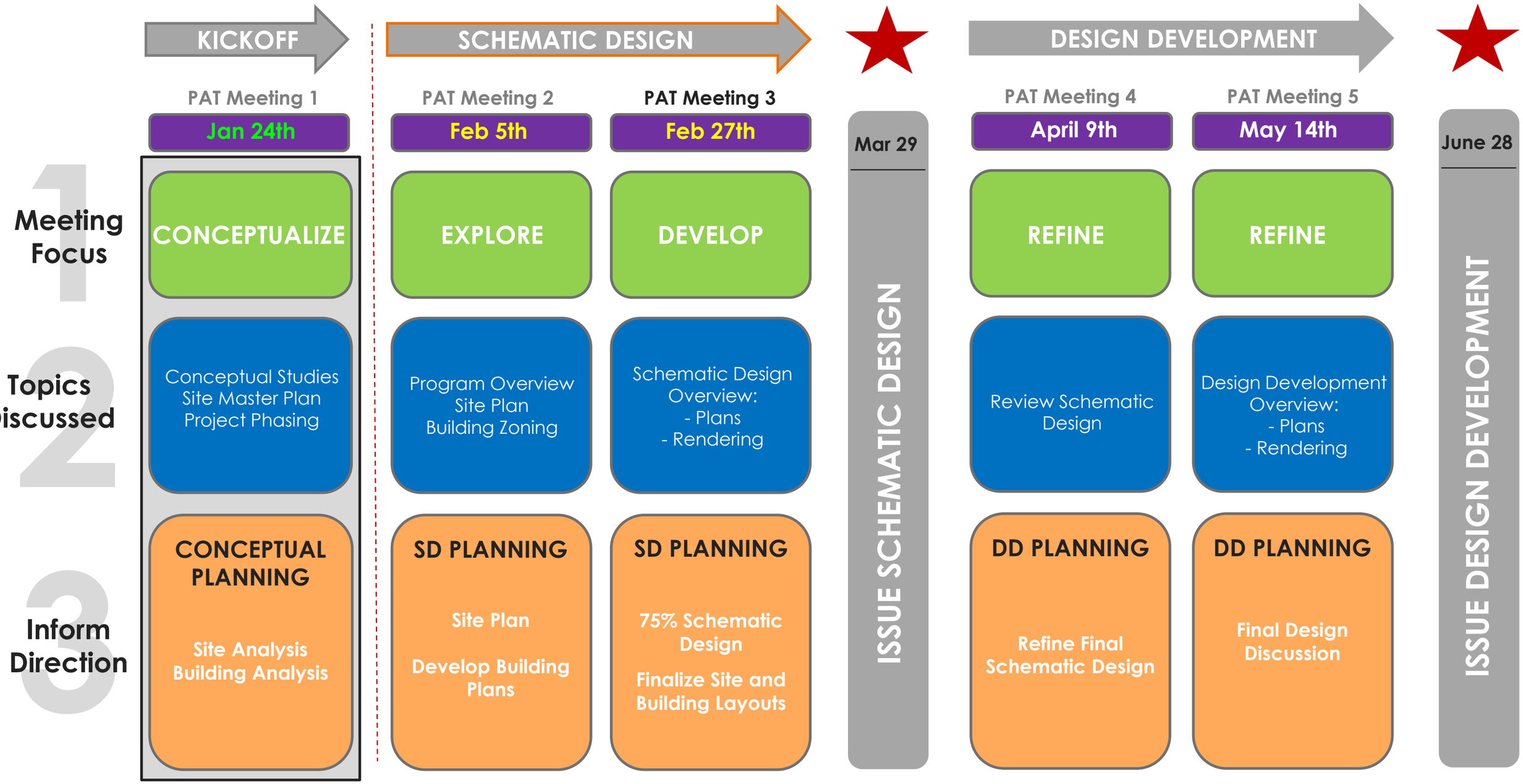
The Board of Trustees may act upon the recommendations developed with PAT input by approving, amending, altering or not approving all or any part of the recommendations.

Areas of focus from which the PAT should refrain include recommendations regarding school programs, policies and procedures, boundaries of district facilities, instructional arrangements and/or educational pedagogy decided upon and/or subject to District, State and Federal laws.

Project Advisory Teams are essential participants in the planning and design process. Team members are asked to agree to participate in various meetings throughout the process.

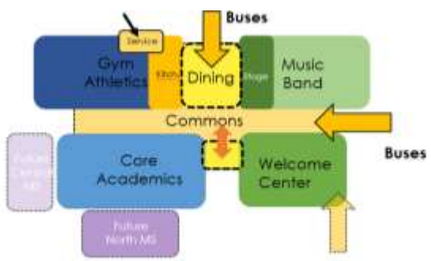
Meeting Schedule

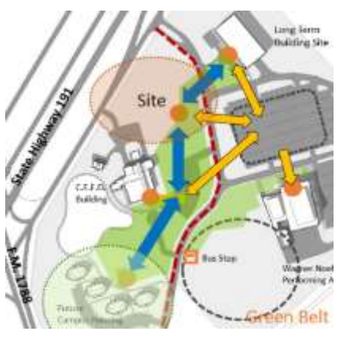
Memorial HS | PAT Engagement Process



PAT Process + Objectives/Goals

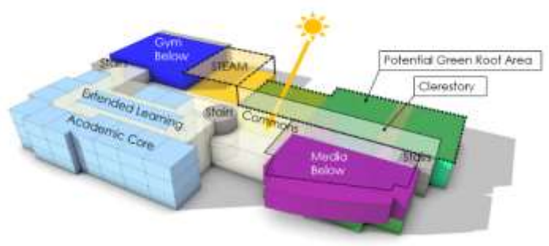
CONCEPTUALIZE





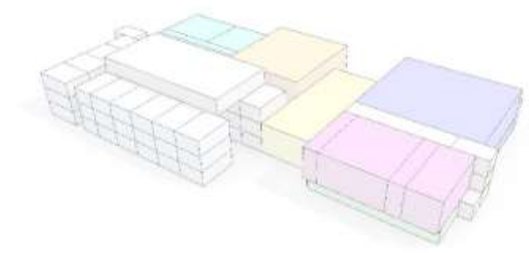
Concept-Ideas
Diagrams

EXPLORE



Concept-Floor Plans
3-D Blocking & Stacking

DEVELOP



Floor Plans – Furnishings
Building Shape & Massing

REFINE

Revit Plans
Architectural Expression

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SBISD Approved Master Plan

MHS Phase-1: Preliminary Concepts

5 mins: **5. Closing Remarks**

Wrap-up / Next Steps

Project Scope

- Additions and Renovations of Memorial High School (Phase I of the Masterplan)
- On Site Construction and Transition
- Estimated 140,000 SF new Multi-Level Building per SBISD High School Educational Specifications
- Demolition of Aqua Wing, White Wing, Green Wing, and Science Buildings
- Renovations to remaining spaces to include MEP upgrades, security, life safety, and minor cosmetic improvements
- Site work to include: Tennis relocation, additional parking and vehicle stacking, parent drop, bus loop, and one artificial turf field
- ~ 2 year construction + Summer/Fall 2019 work

Proposed Project Schedule

- Schematic Design Phase January - March 2019
  - PAT Meeting #1: January 24, 2019
  - PAT Meeting #2: February 5, 2019
  - PAT Meeting #3: February 27, 2019

- Design Development Phase April - June 2019
  - PAT Meeting #4: April 9, 2019
  - PAT Meeting #5: May 14, 2019

- Construction Documents July – November 2019

- Procurement & Permitting Dec 2019 – March 2020
  - GMP/Construction Contract recommendation to the Board of Trustees: March 2020

- Construction Administration April 2020 – June 2022*
  - *Summer/Fall 2019
  - Renovation work Summer #2 2020 (and 2021 if needed)
  - Complete New Building; approx. April 2022
  - Demolition of Existing Buildings; approx. April – June 2022

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Wrap-up / Next Steps

PAT INPUT

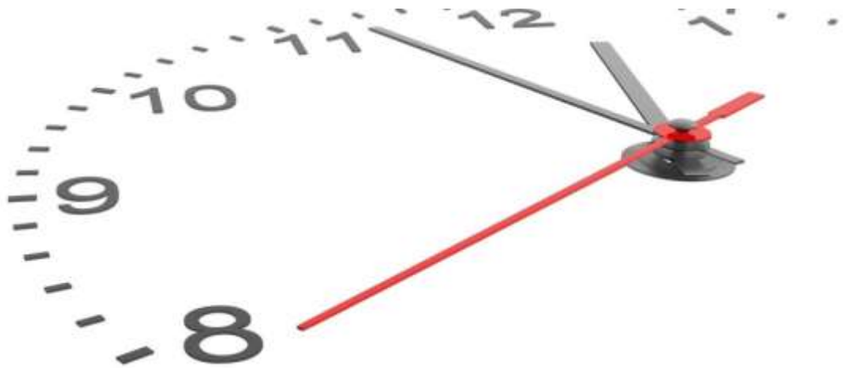
PAT Engagement

Group Discussion about Memorial High School

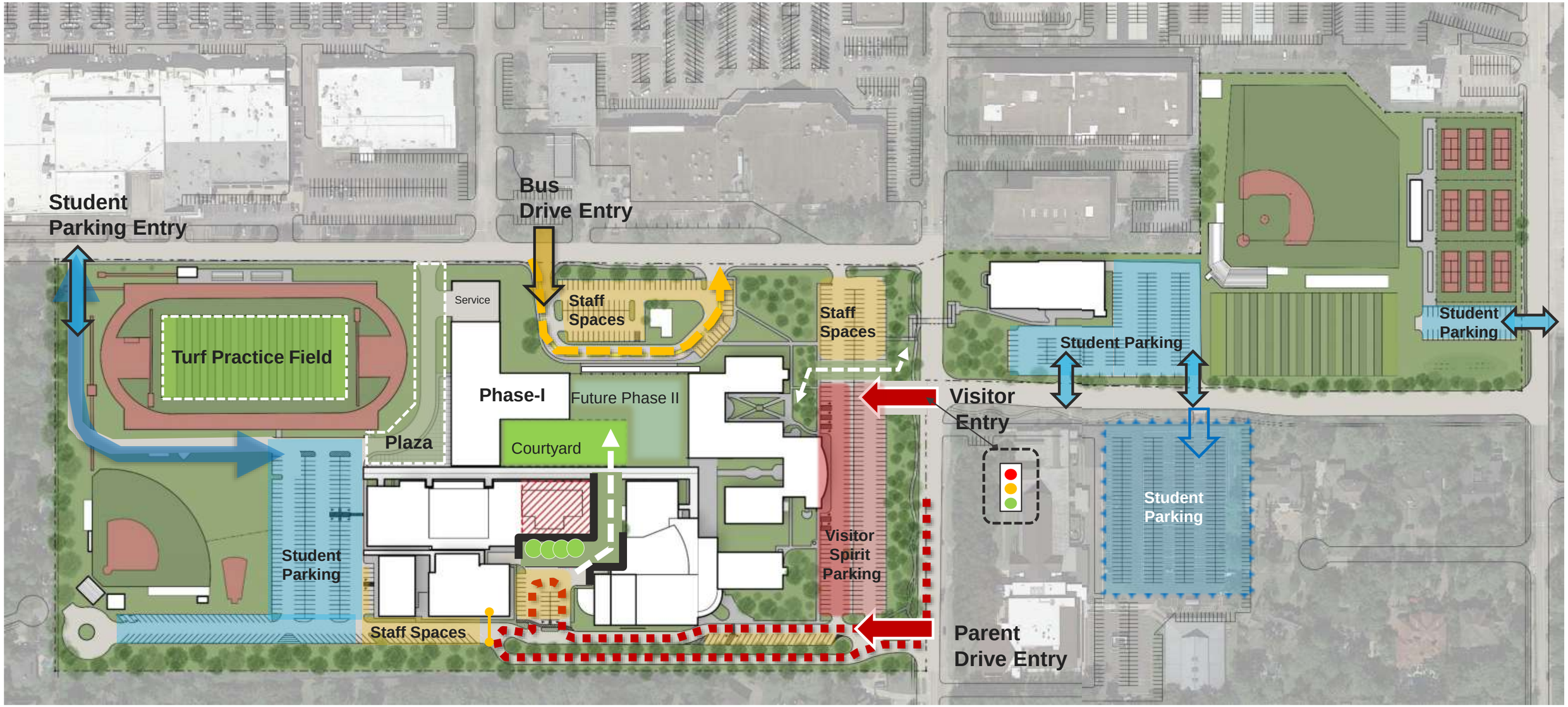
10 mins = Memorial HS Now

10 mins = Memorial HS Change

10 mins = Memorial HS Future



MHS Master Plan - Phase I



Phase I: Completed

HOW WOULD YOU DESCRIBE MHS?

PAT INPUT

Describe Memorial High School

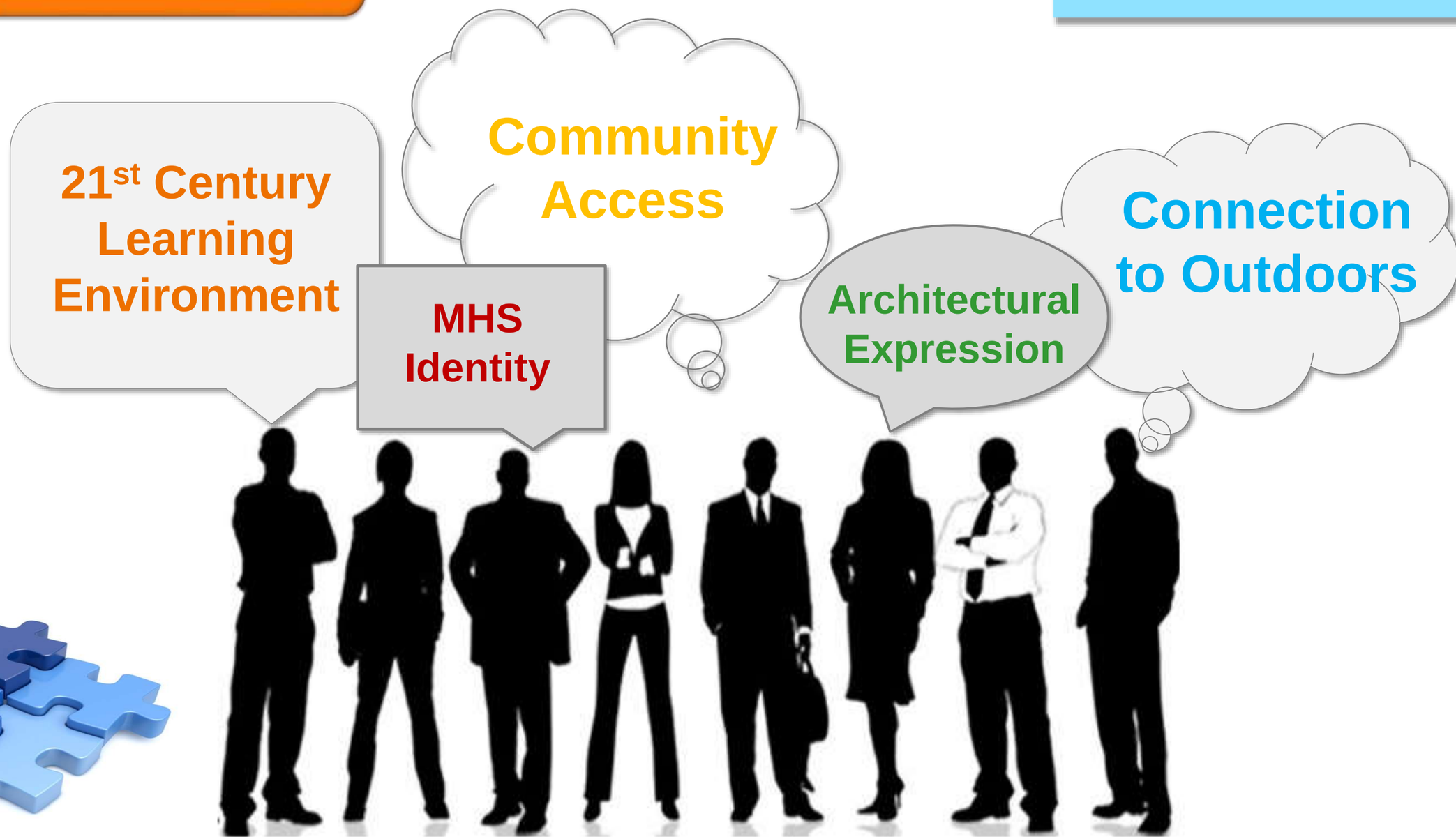
WHAT WOULD YOU CHANGE?

PAT INPUT

Describe Memorial High School

WHAT SHOULD MEMORIAL BE?

PAT INPUT



Describe Memorial High School

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Wrap-up / Next Steps

Memorial High School

Spring Branch ISD

Memorial HS Master Plan

Recommendation: Dec. 17, 2018

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MPAT Participants + MPAT Charge

02 **MPAT Engagement Process**

03 **Recommendation - Master Plan**

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MPAT - Master Planning Advisory Team

1	Campus Principal
1	Assistant Principal
20	Campus Improvement Team Members
6	Student Council Executive Board
2	Campus Athletics Representatives (1 Boys Athletics Representative, 1 Girls Athletics Representative)
1	Campus Fine Arts/Performing Arts Representative
8	One Representative (PTA President) from each elementary and middle school in the Memorial High School Primary Feeder Pattern - Bunker Hill ES, Frostwood ES, Housman ES, Hunters Creek ES, Memorial Drive ES, Valley Oaks ES, Memorial MS & Spring Branch MS
2	Booster Club Presidents
1	MHS PTA President
1	Memorial Church of Christ Representative
2	Hedwig Village Staff and/or Council Representatives
1	Business Representative from Adjacent Shopping Center
2	Representatives from Immediate Neighborhoods
5	MHS Parents drawn by lottery
3	Class Representatives (Class President) for Freshman, Sophomore and Junior Classes
1	SBISD Trustee
57	TOTAL MEMBERSHIP

Nearly 70%
Participation Rate

MPAT Committee Composition

- Staff + CIT
- Students
- Parents
- School Board
- City of Hedwig Village
- Community
  - Church
  - Businesses
  - Neighbors

What is a “Master Plan”?

The MHS Master Plan will provide a “diagrammatic road map” of how the MHS campus should be developed over time in an effort to ensure that all new construction scope of work within the 2017 Bond Program is **properly planned and built for maximum future campus development.**

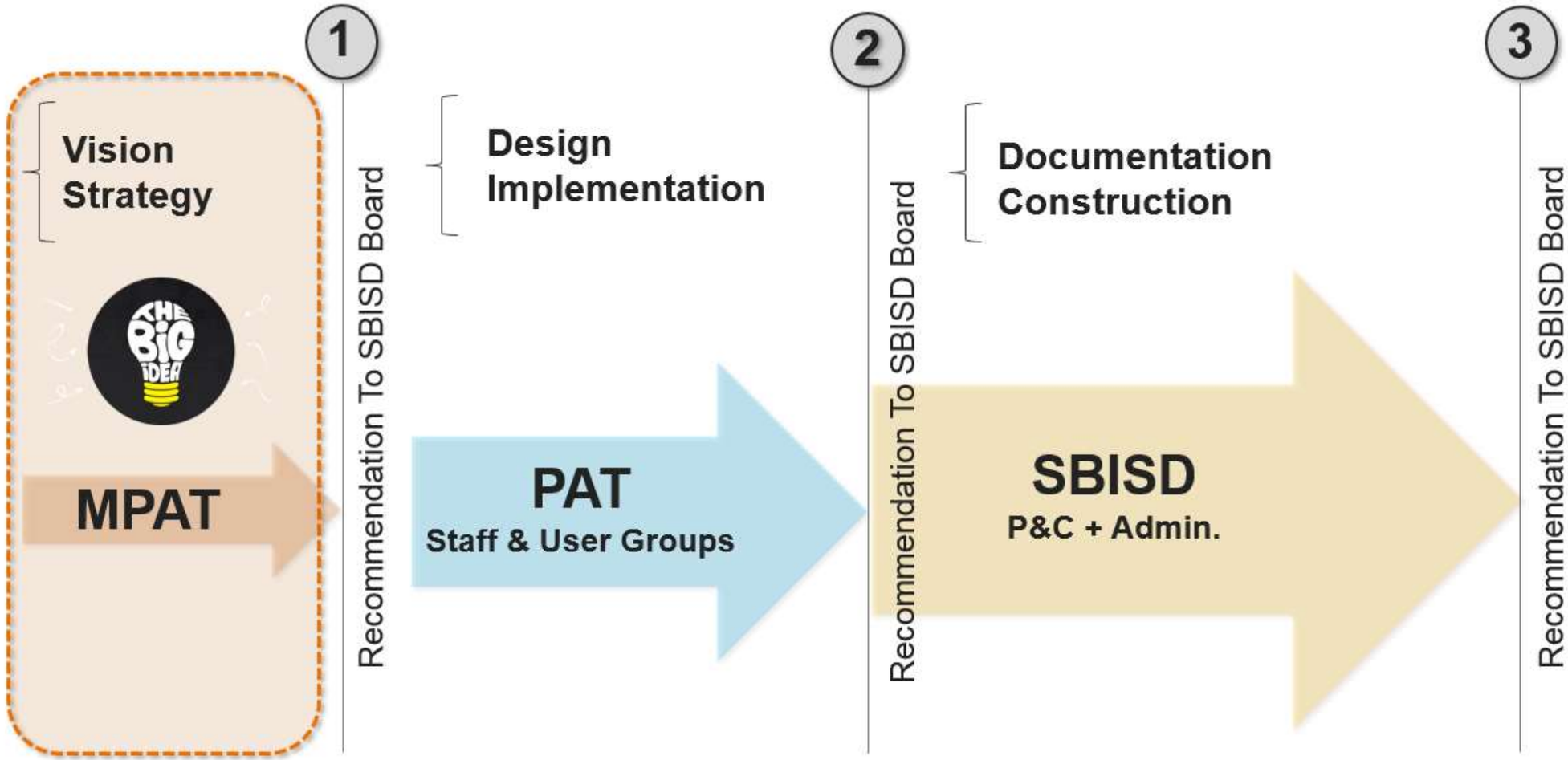
What is “Master Plan, Phase-1”?

Phase-1 is the “2017 Bond Program scope of work” based on the project scope and budget established in the 2017 Bond Plan. This scope of work is currently scheduled to begin in January 2019 with the Project Advisory Team (PAT).

As the Master Plan is developed, the MPAT will explore and provide input on new construction elements that could be contained in “Master Plan, Phase-1”

Schedule for MPAT Meetings

MHS Master Plan Advisory Team (MPAT) - Role



MHS Master Plan Advisory Team (MPAT) - Charge

CHARGE

Master Project Advisory Team (MPAT) member is charged with **providing input into planning and development of the Master Plan for Memorial High School**.

"Master Plan"

A Concept or **Big Idea** of how to Approach or Accomplish Something

….It is NOT a Final Solution

CHARGE

The MPAT will work collaboratively and cooperatively with the architect and SBISD Project Manager **to conceptualize, develop and refine the project's goals and design**.

"Input & Feedback"

Provide Input & Feedback….To Develop and Refine the **"Big Idea"**

Consensus

Agreement, harmony, concurrence, accord, unity, unanimity, solidarity - **General agreement**

“ a consensuses of opinion among judges”

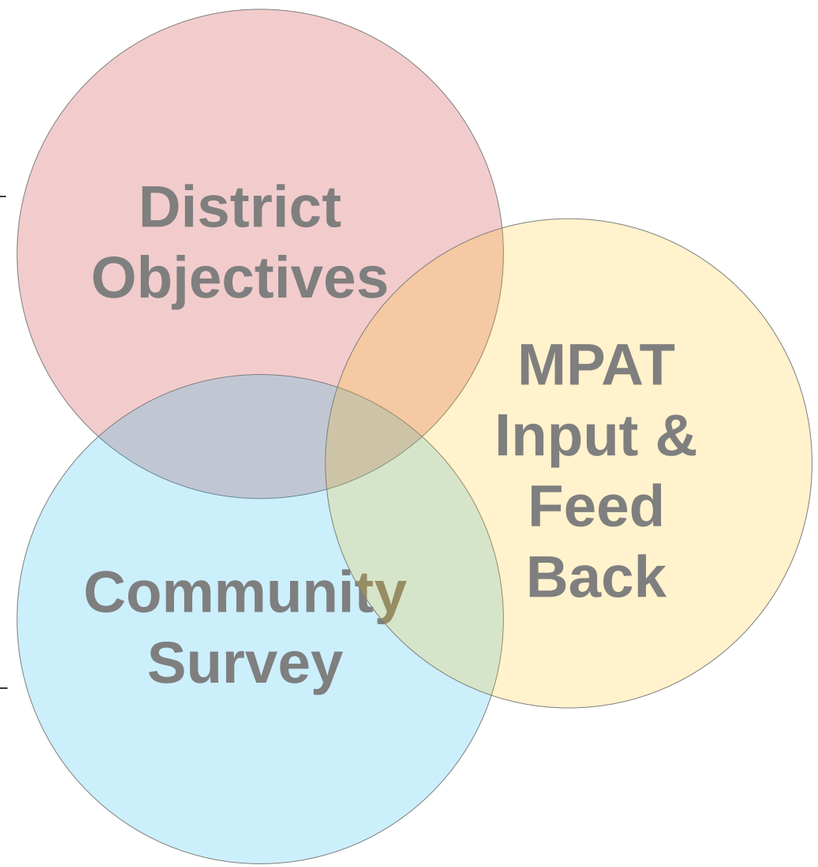
1. Education
(Create a cohesive 21st century learning environment)

2. Construction
(Minimizes impact on operations of MHS)

3. Site Amenities
(Minimizes impact on parking, green space, athletics)

4. School Identity
(Reinforces MHS community identity)

5. Master Plan
(Provides a clear picture for the long range plan of MHS)



1. Parking-Parking-Parking
(Provide opportunities for future parking garages or structures)

2. Parent Drop-off, Traffic Flow
(Provide options for organizing traffic flow for the Campus)

3. Turf Field
(Locate to maximize flexibility for scheduling)

4. Green Space
(Preserve trees and green spaces)

5. MHS School Identity
(Maintain Open Campus Experiences, Breezeways Exterior Courtyards for MHS).

1. Parking
(Increase parking on campus)

2. Traffic Flow
(Improve traffic flow)

3. Green Space
(Maintain green space)

4. Priority of Spaces
(Replace science, Class rooms, dining spaces)

5. MHS Experience
(Maintain Outdoor Courtyards Experiences).

MHS Master Plan Stakeholders

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03 **Recommendation - Master Plan**

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MPAT Meetings

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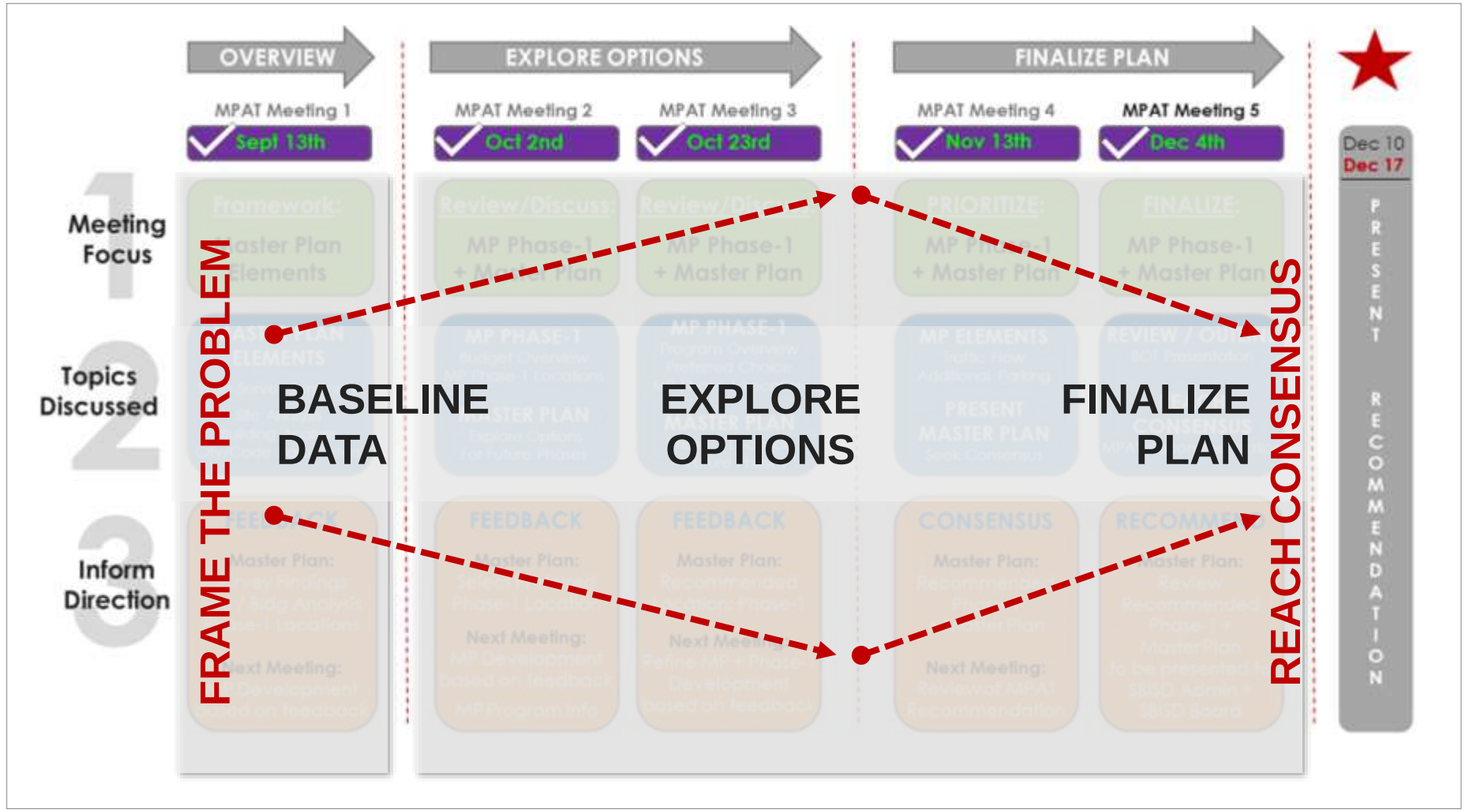
A. Content

B. Activity

C. Feedback

MPAT Engagement Process



MPAT Meetings

1

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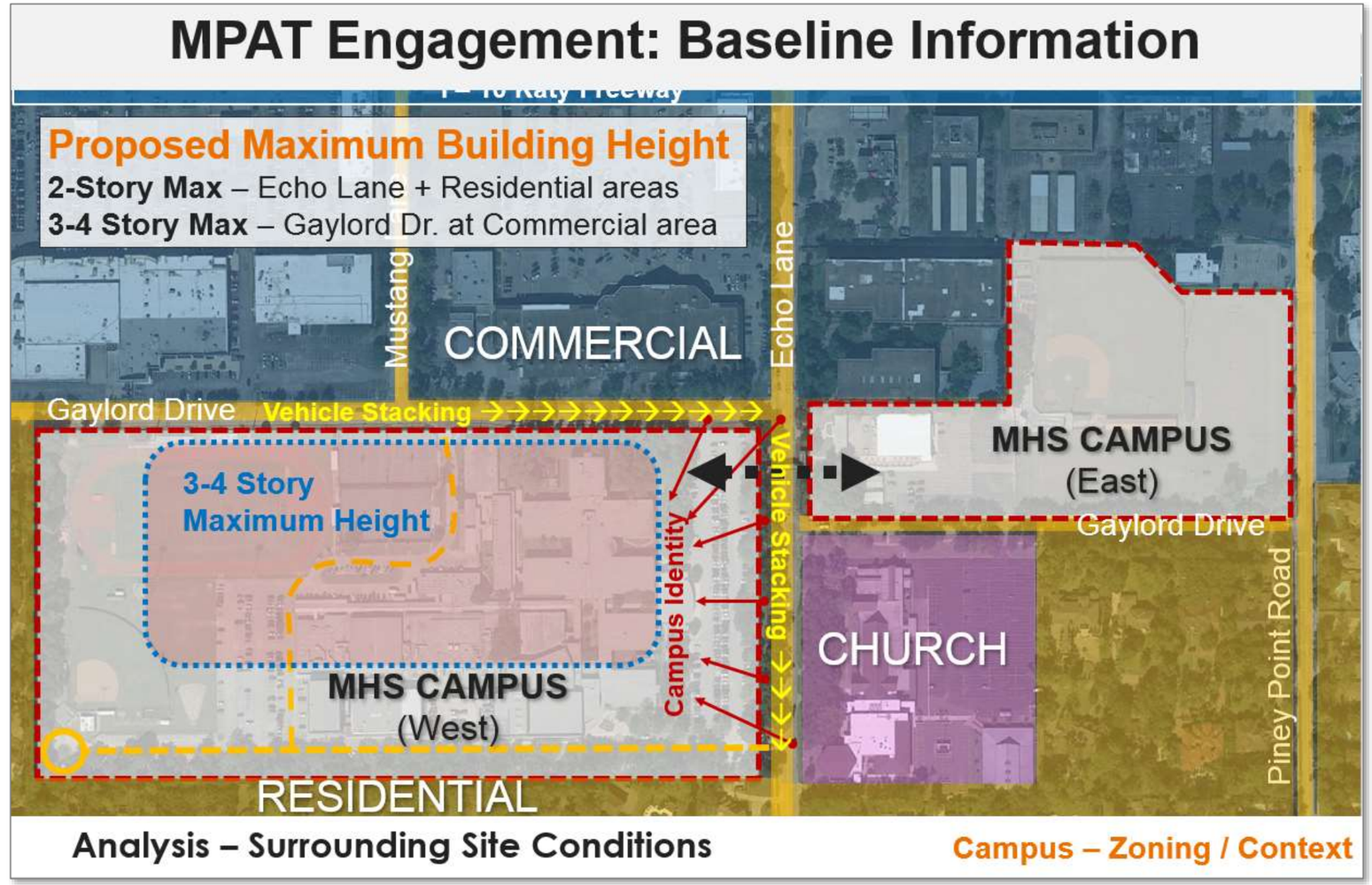
Parameters

Baseline Information

MHS Campus Context + City Input



Baseline Information:

- Site Influences
- Campus Context
- Facilities Assessment
- City of Hedwig Village Input

MPAT Meetings

1

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3

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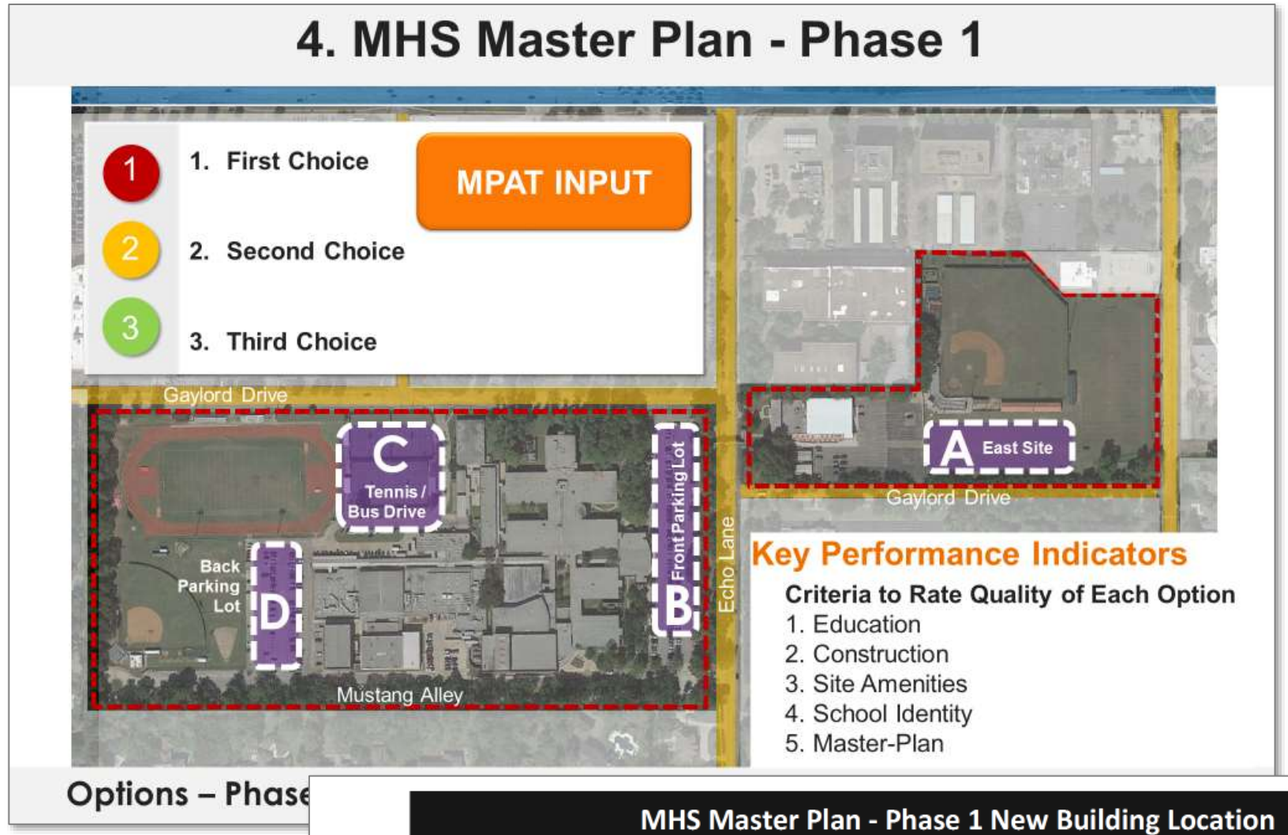
Overview

Define MPAT Objectives

Frame the Design Problem



4 Potential Locations for Phase-1 Building:

- East Site
- Front Parking Lot
- Tennis/Bus Drive
- Back Parking Lot

MHS Master Plan - Phase 1 New Building Location

MPAT FEEDBACK	A	B	C	D		
	East Side	Front Parking Lot	Tennis/Bus Drive	Back Parking Lot		TOTAL
1 # 1st place votes	0	0	9	0		9
2 # 2nd place votes	0	3	0	6		9
3 # 3rd place votes	1.5*	5.5*	0	1		8*

*Note: One team did not provide a 3rd place vote. One team split their 3rd place vote between option A and B.

MPAT Meetings

1

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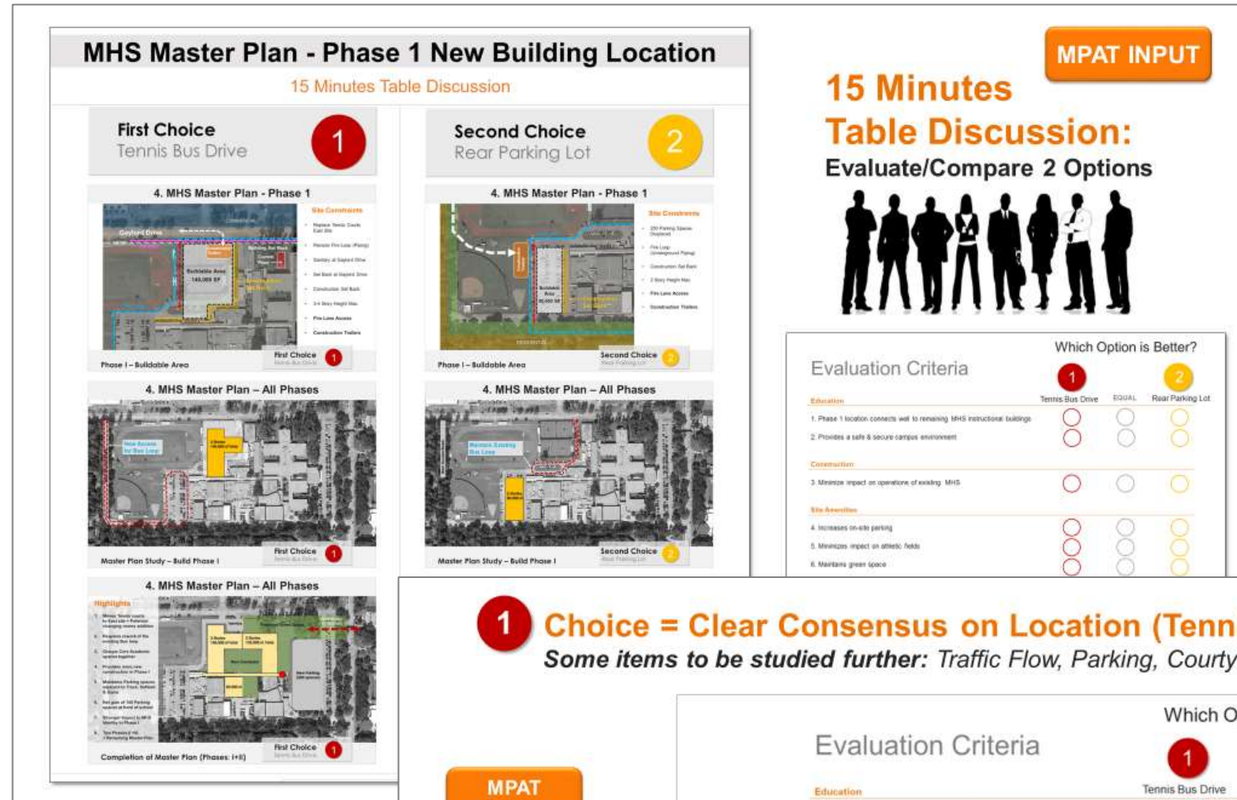
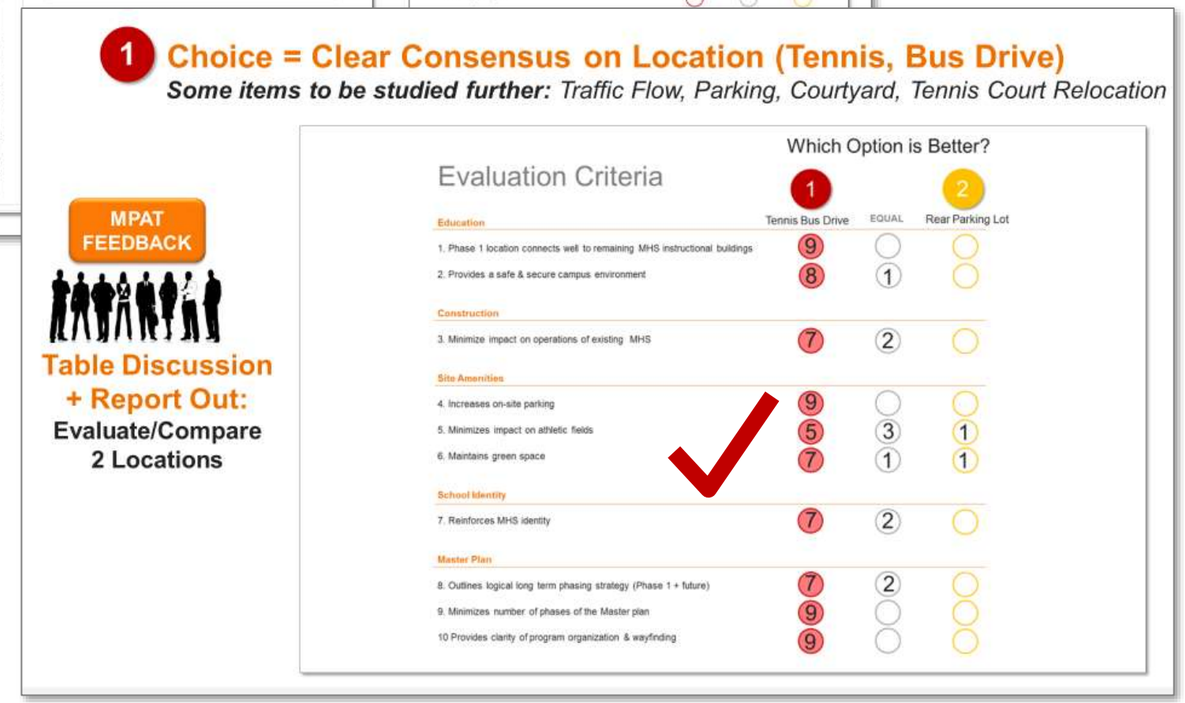
Explore Options

Phase I Development Implications to Master Plan





Evaluation Considerations:

- Site Constraints
- Phase I Building Area
- Implications on Master Plan
- Future Sequencing for Redevelopment

MPAT Meetings

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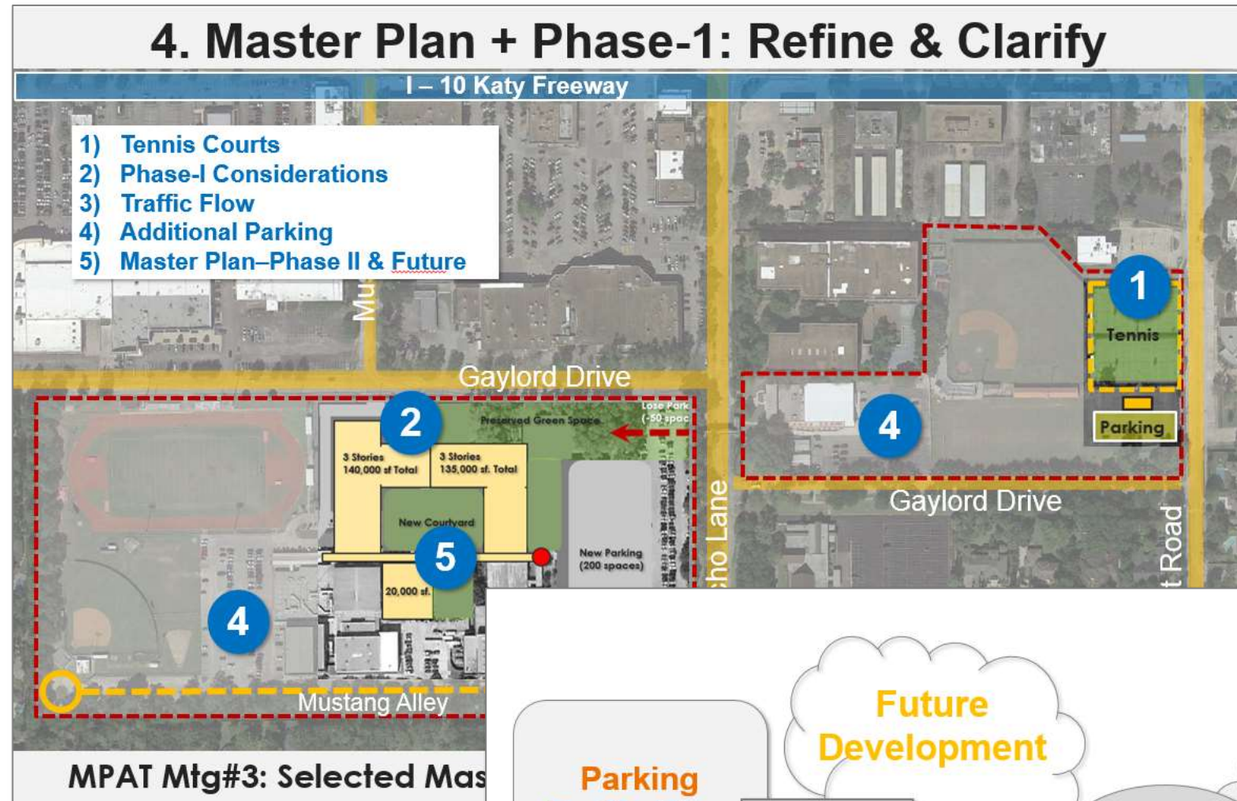
Refine Options

Phase I Development + MP
Parking & Traffic Flow



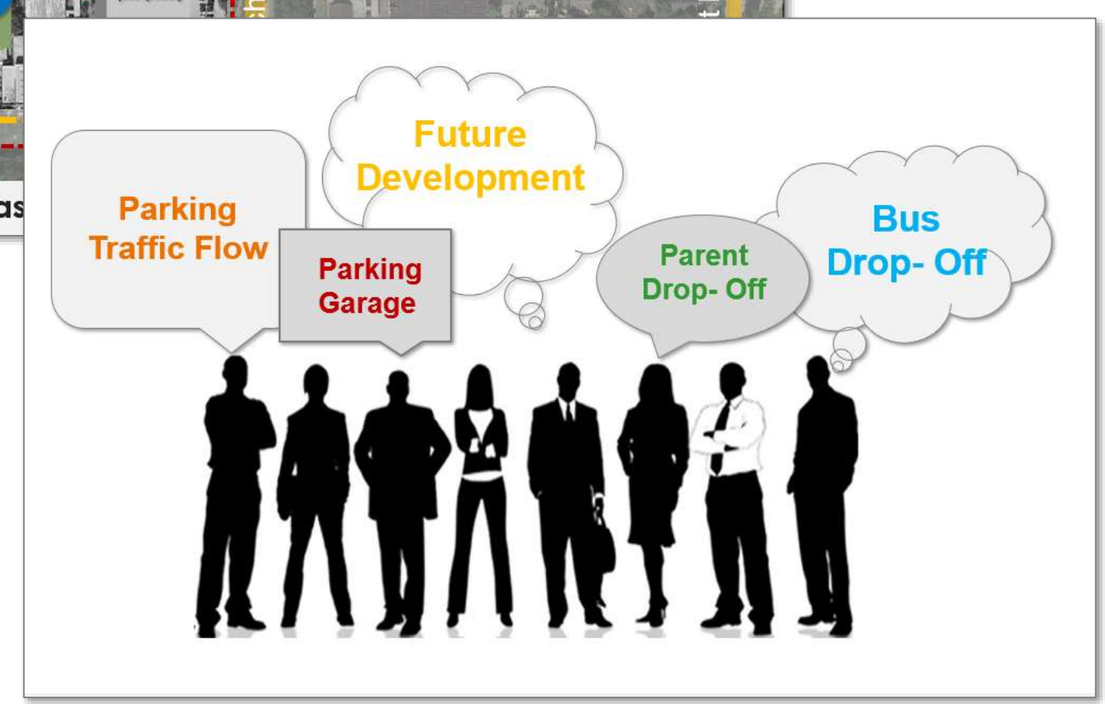
5 Topics – Discussion:

Consensus:

- Tennis Courts
- Phase I
- Phase II & Future

Follow-up:

- Traffic Flow
- Additional Parking



MPAT Meetings

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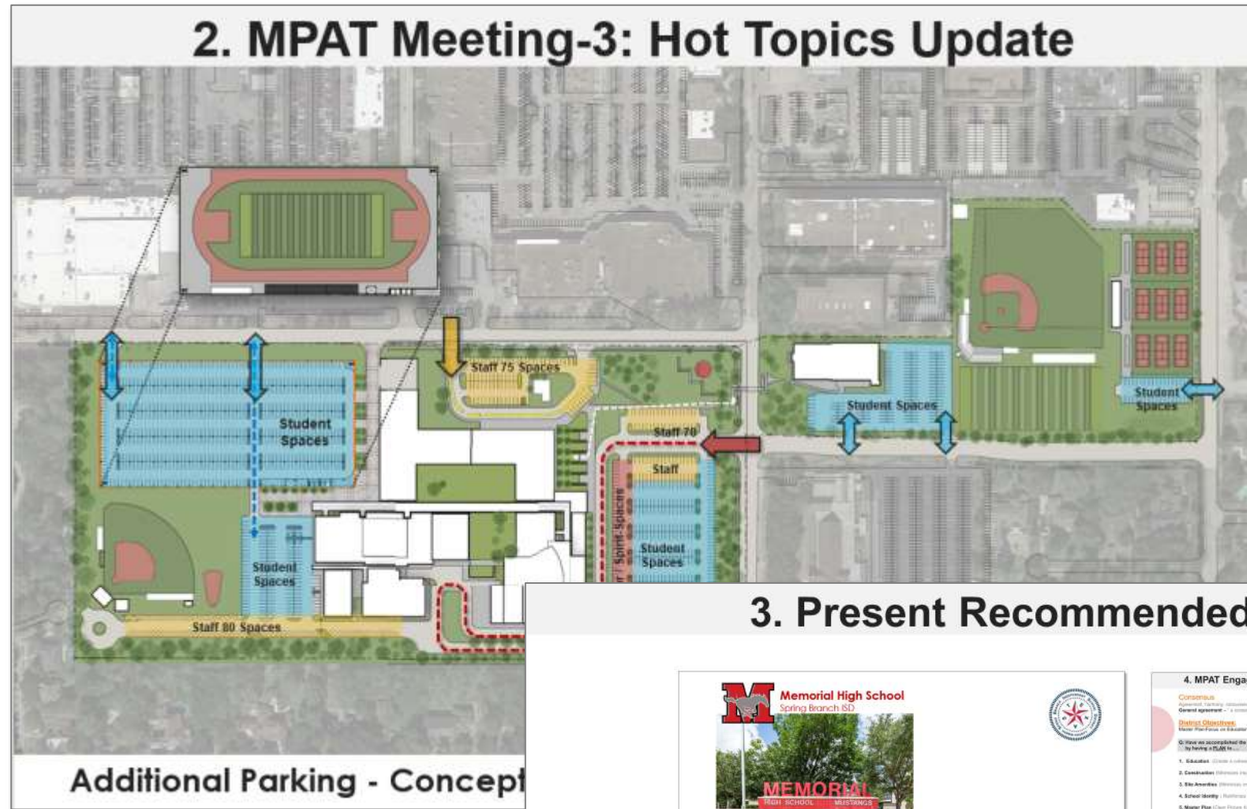
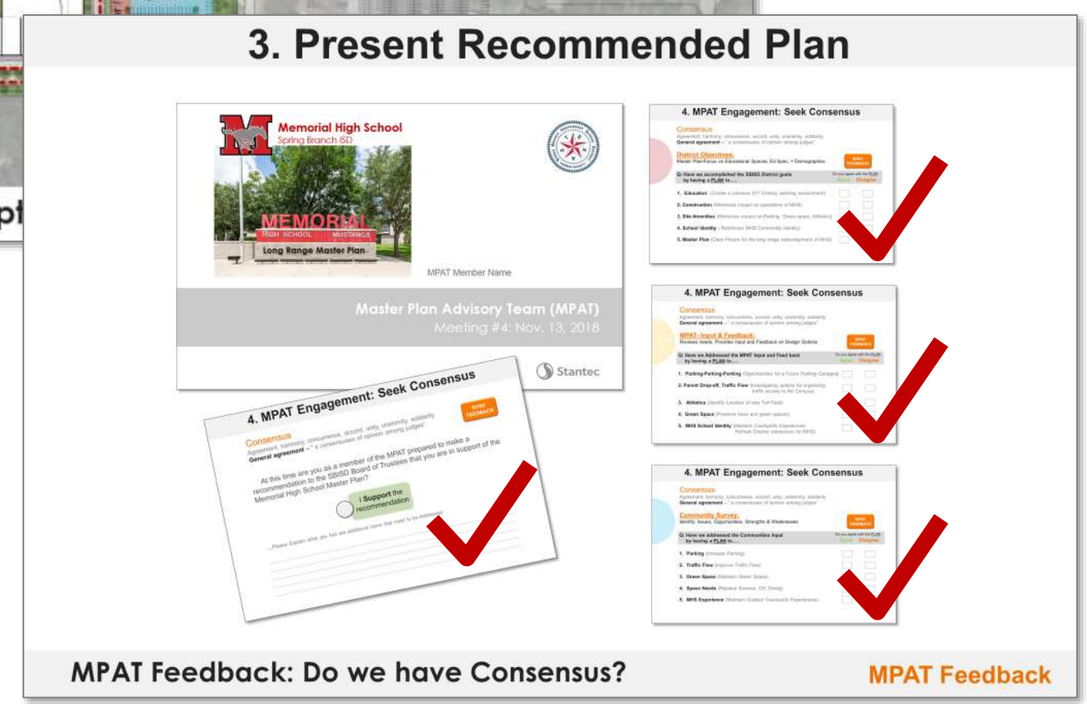
Consensus Survey

Revisit MPAT Charge

Objectives of the Master Plan





Finalize Master Plan

<u>Stakeholder Consensus</u>:

- District Objectives
- Community Survey
- MPAT Input / Feedback

<u>Master Plan</u>:

- Phase I
- Phase II

MPAT Meetings

1

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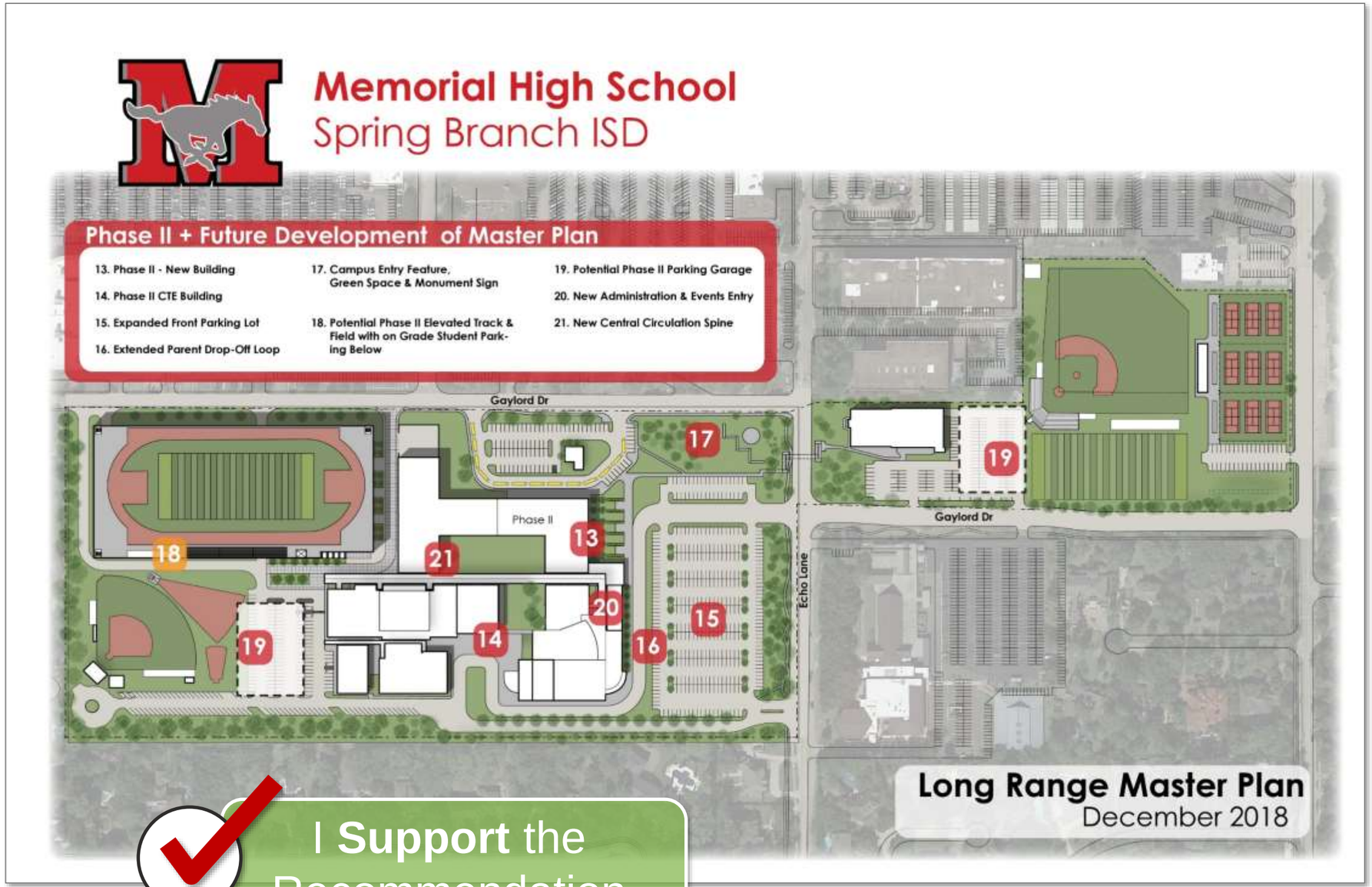
Recommended Master Plan

Finalize Master Plan
Review BOT Proposal



I **Support** the Recommendation

25 / 28 Total Ballots Cast = **MPAT Consensus**

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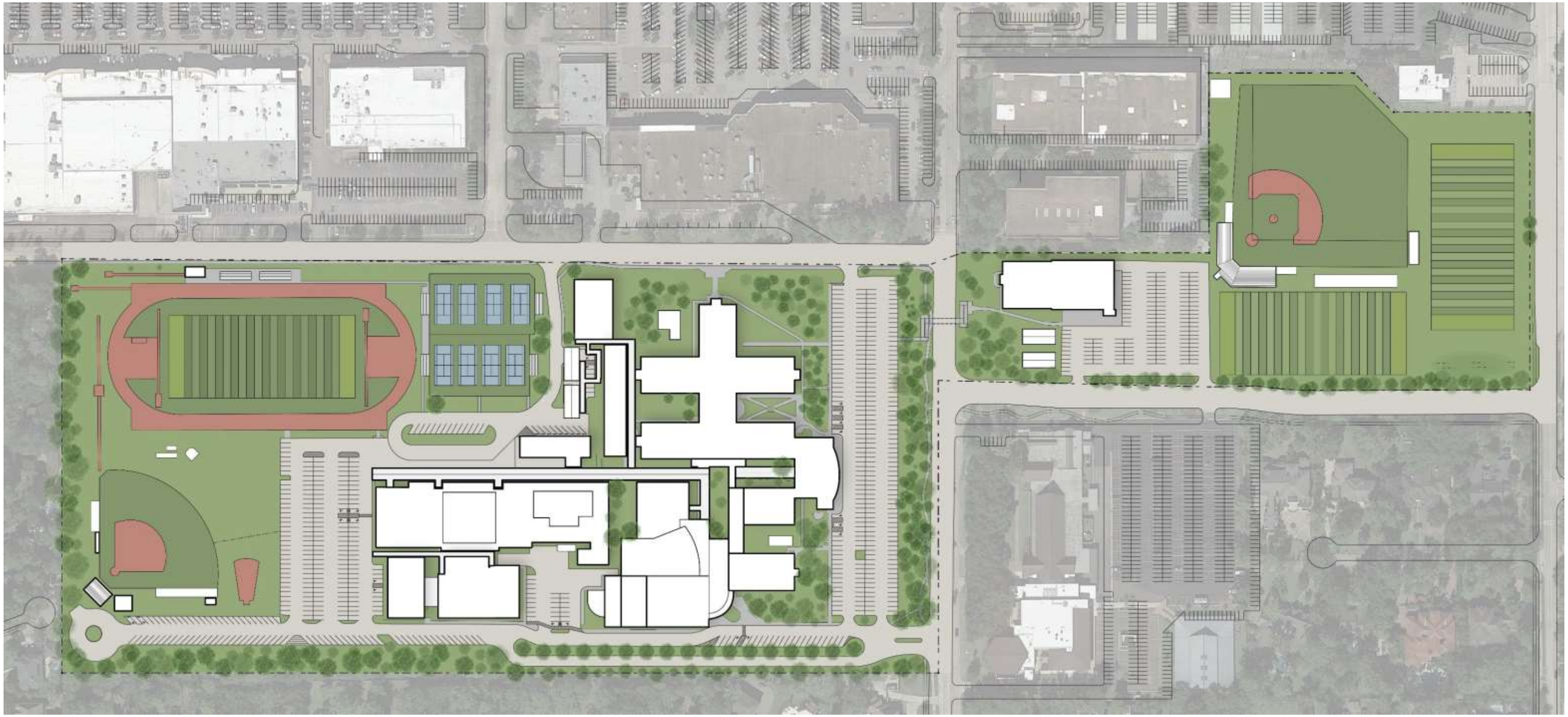
Phase I of Master Plan

Phase II + Future Development of Master Plan

03 Recommendation - Master Plan

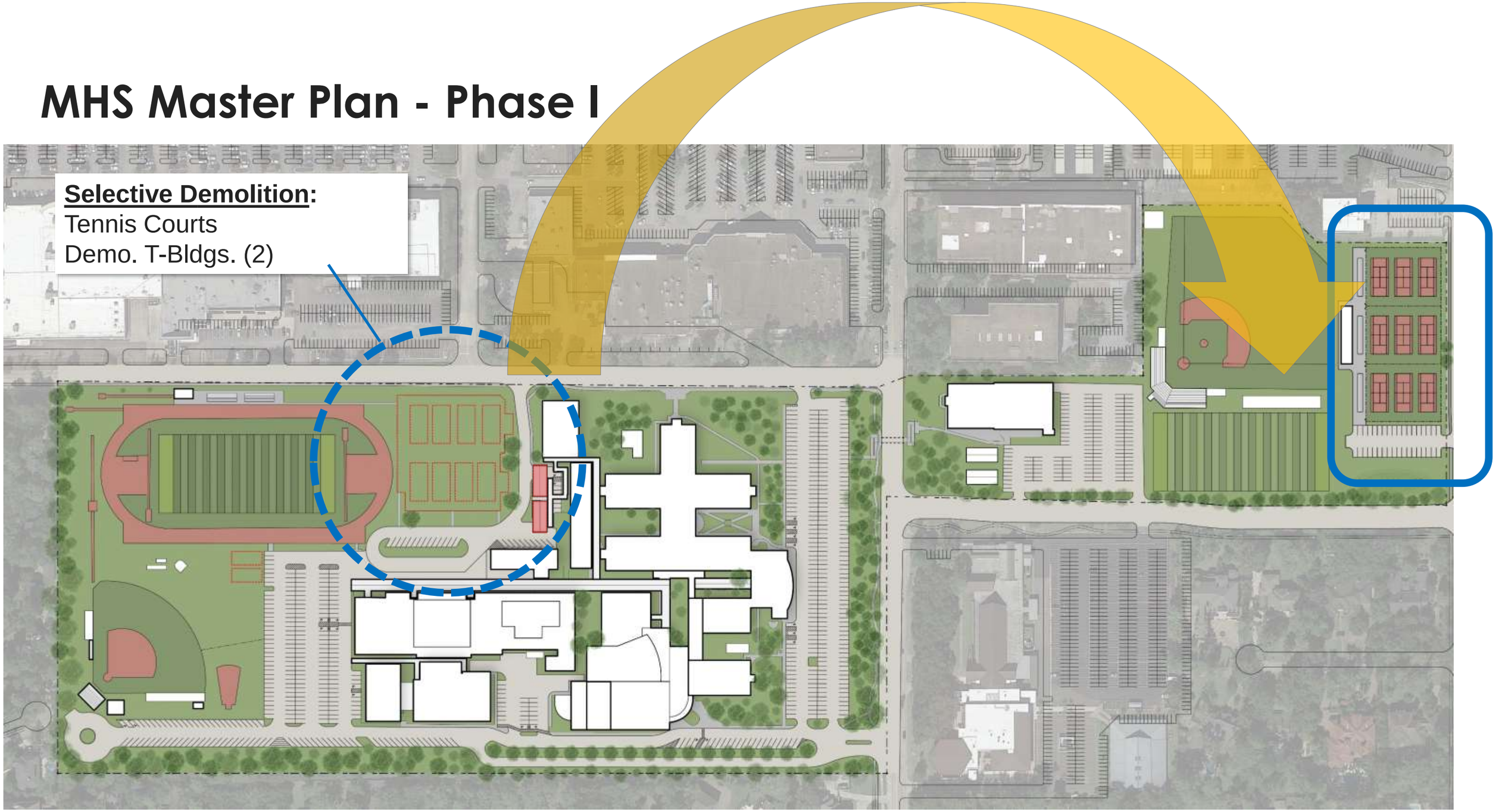
Review Sequence of events necessary to complete Phase I of Master Plan

MHS Master Plan - Phase I



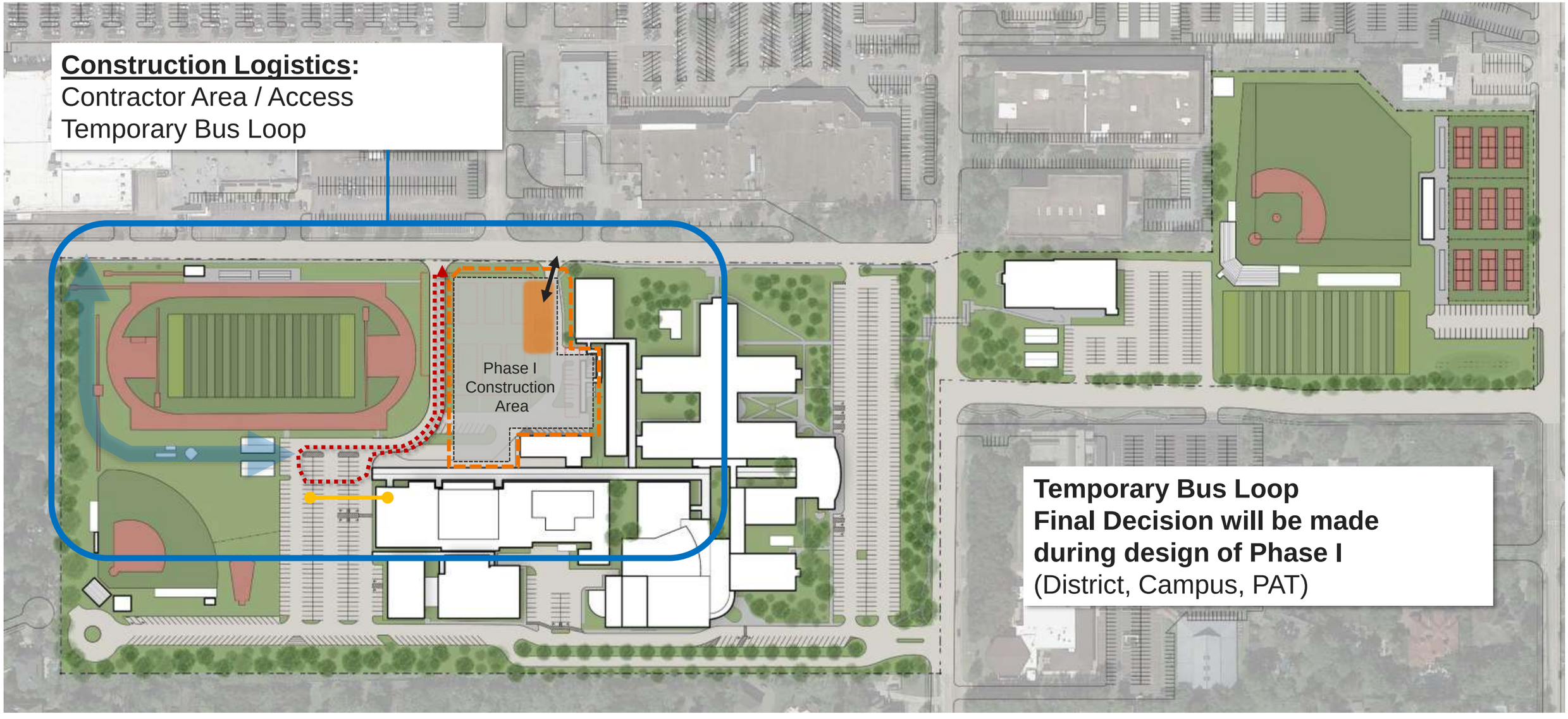
Existing Condition

MHS Master Plan - Phase I



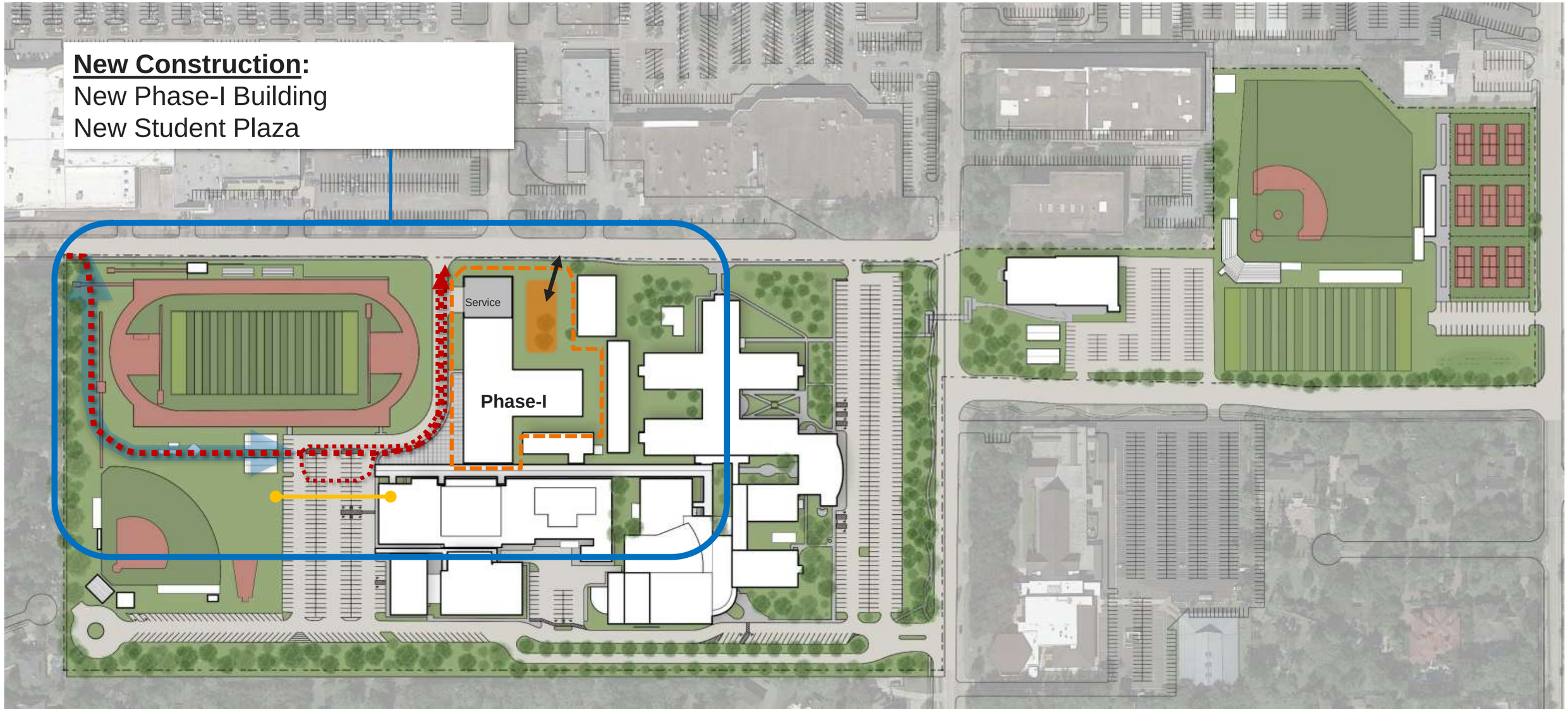
Selective Demo + Relocate Tennis Courts

MHS Master Plan - Phase I



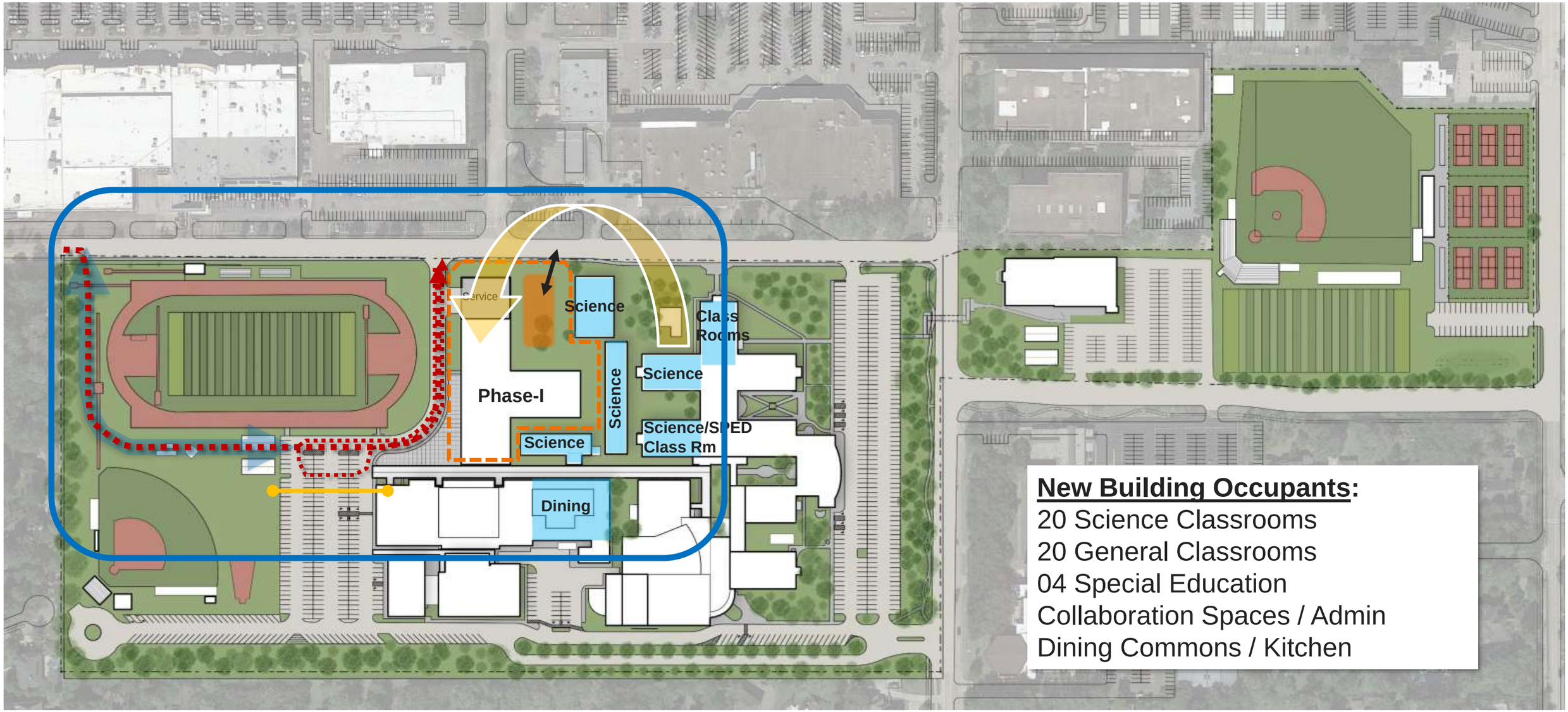
New Construction: Buildable Area

MHS Master Plan - Phase I



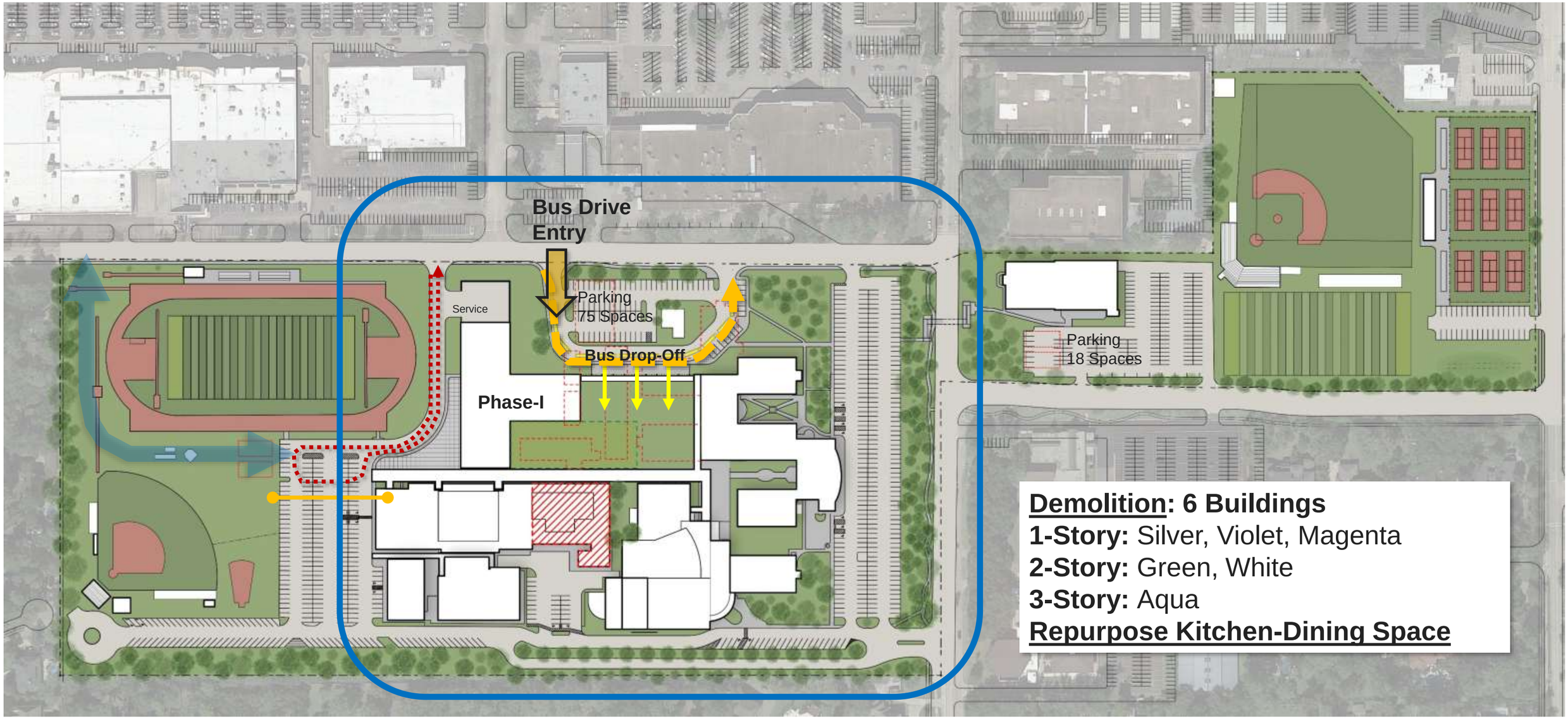
New Construction: 3-4 Story Building

MHS Master Plan - Phase I



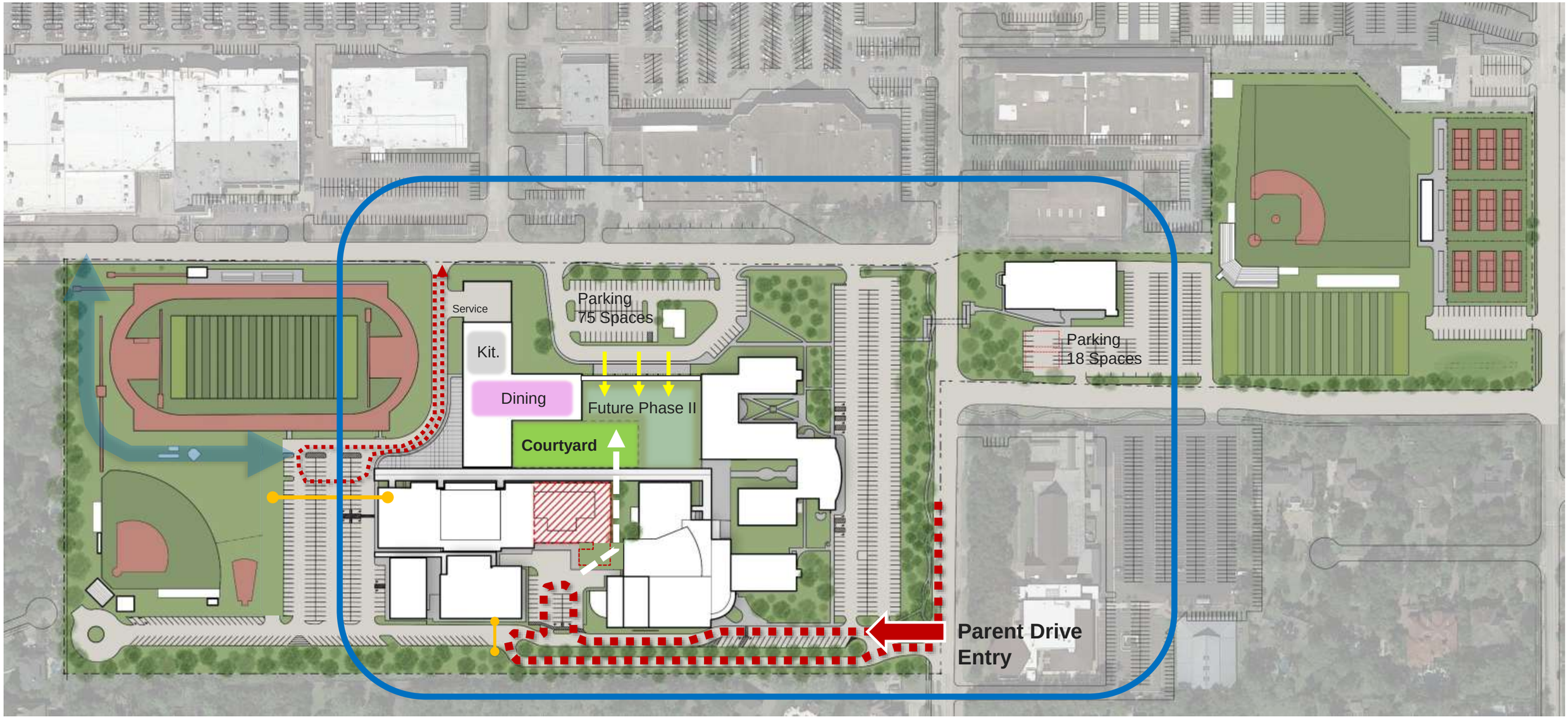
Occupy New Building + Demo Old Buildings

MHS Master Plan - Phase I



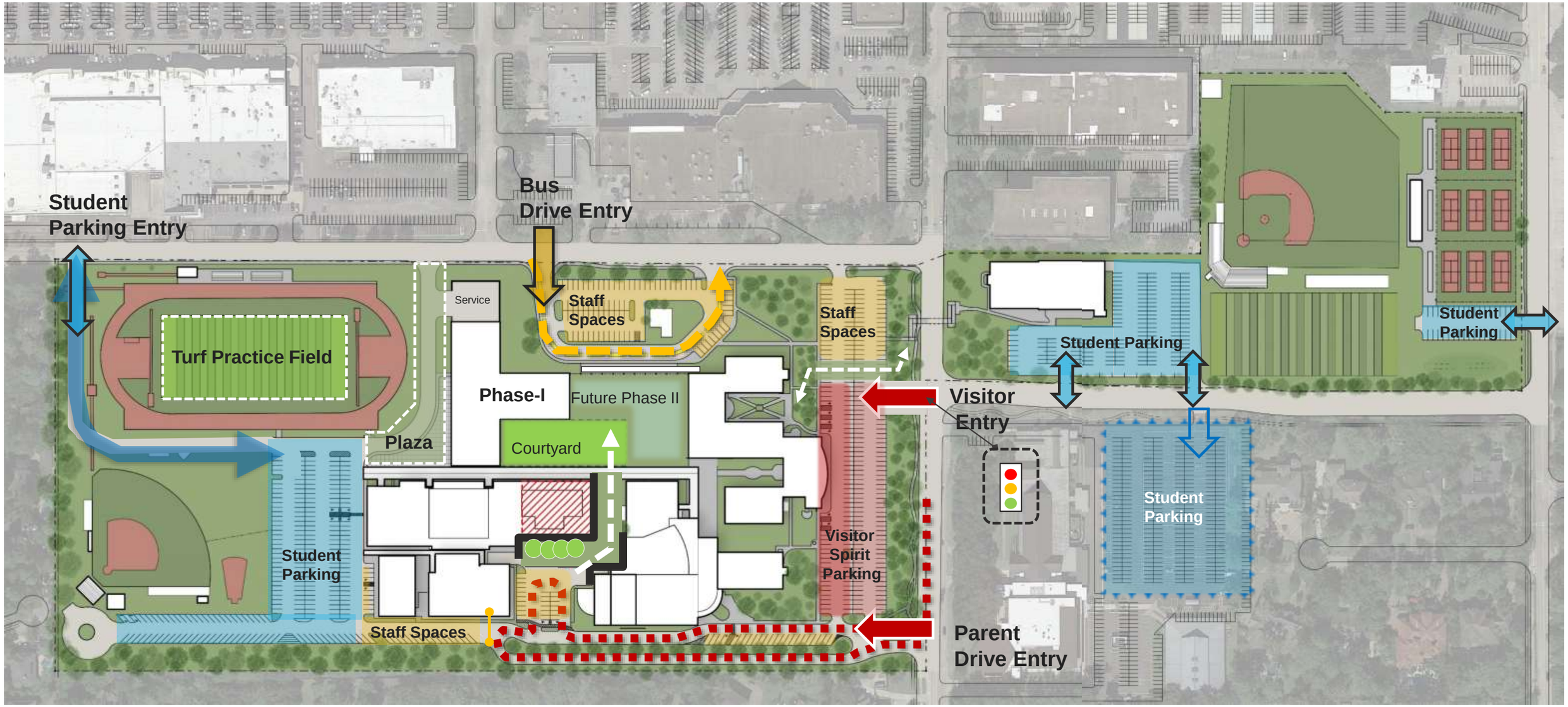
Demo Old Bldgs. + Repurpose Dining + Build New Bus Drop-Off

MHS Master Plan - Phase I



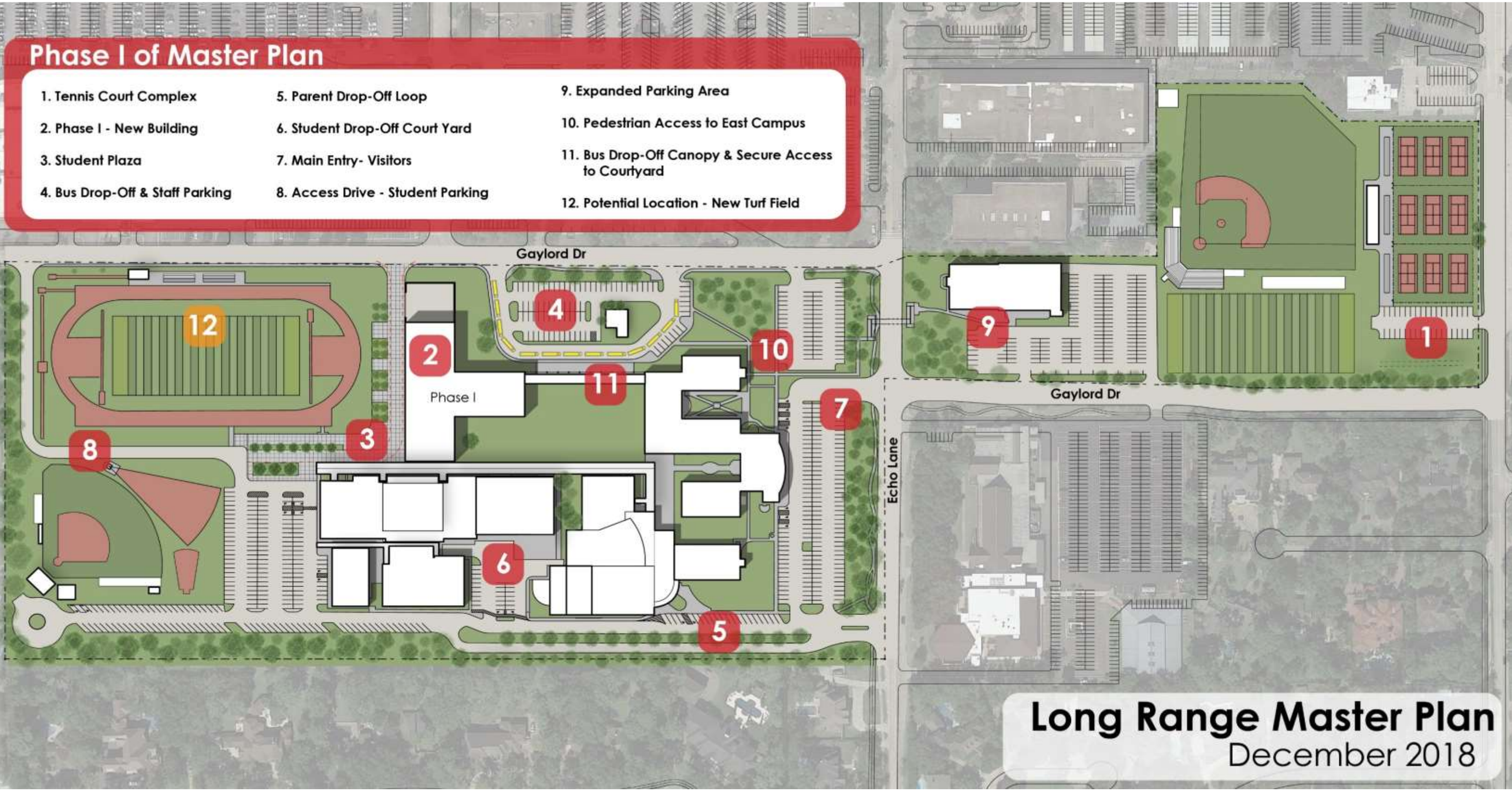
Exterior Courtyard + New Parent Drop-Off

MHS Master Plan - Phase I

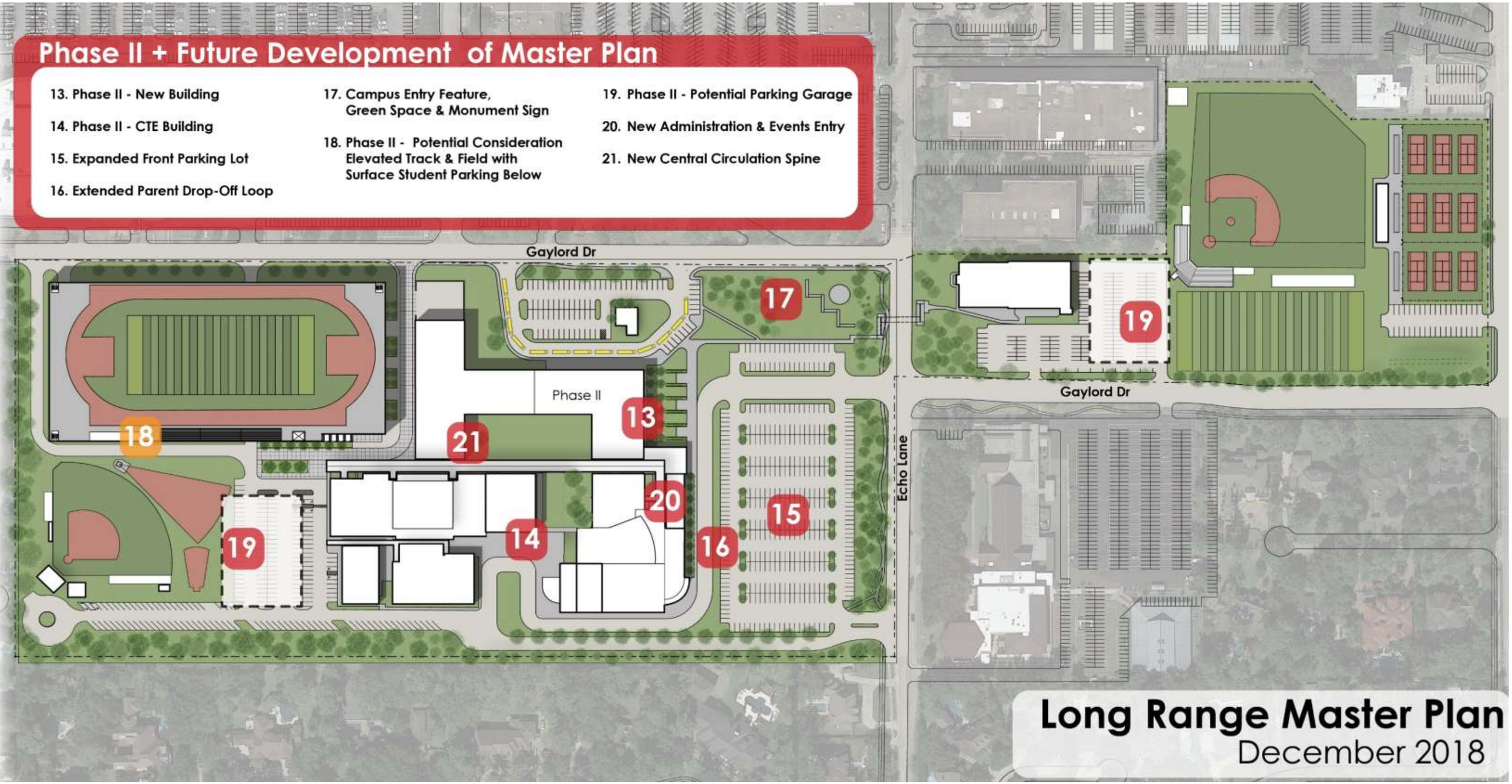


Phase I: Completed Condition / Access Points

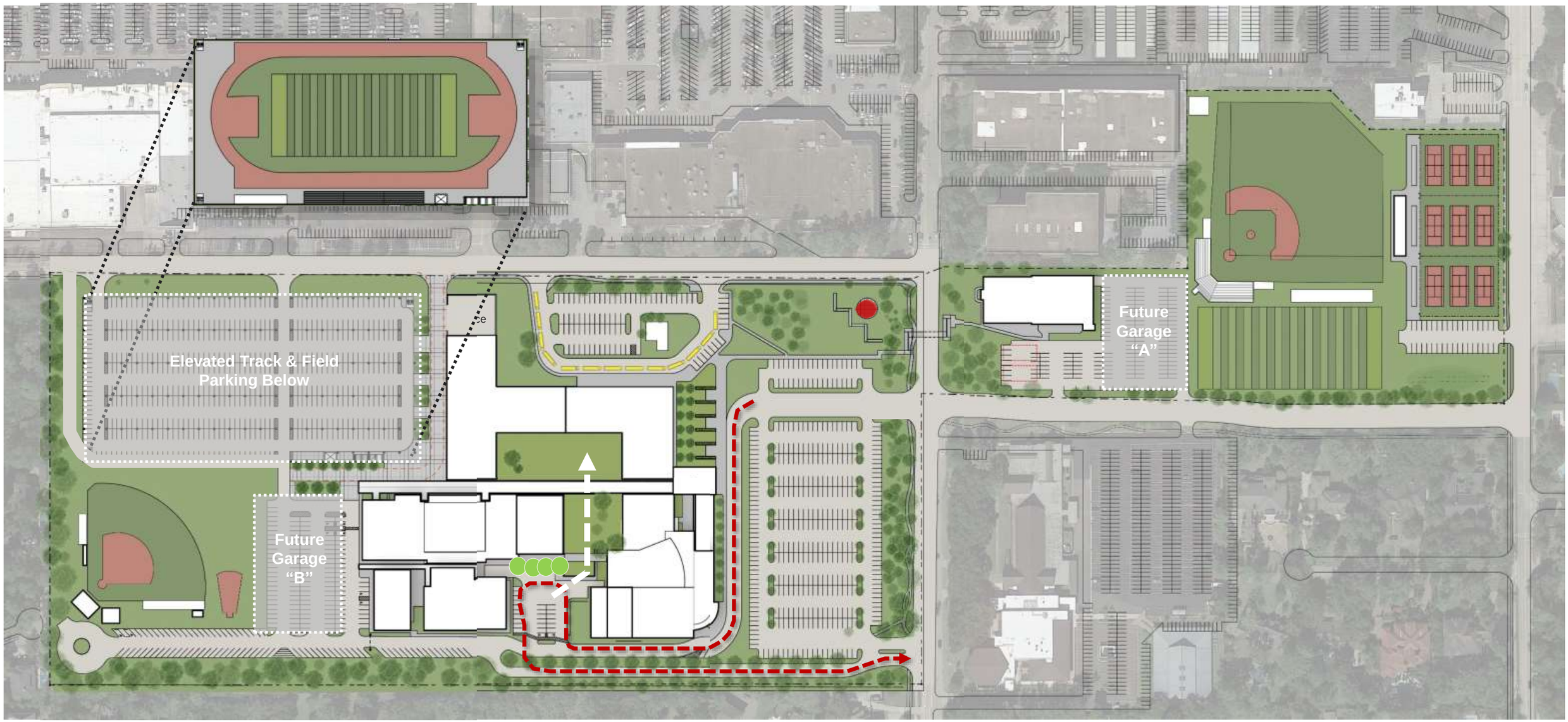
Key Features of the MHS Master Plan – Phase I



Key Features of the MHS Master Plan – Phase II + Future

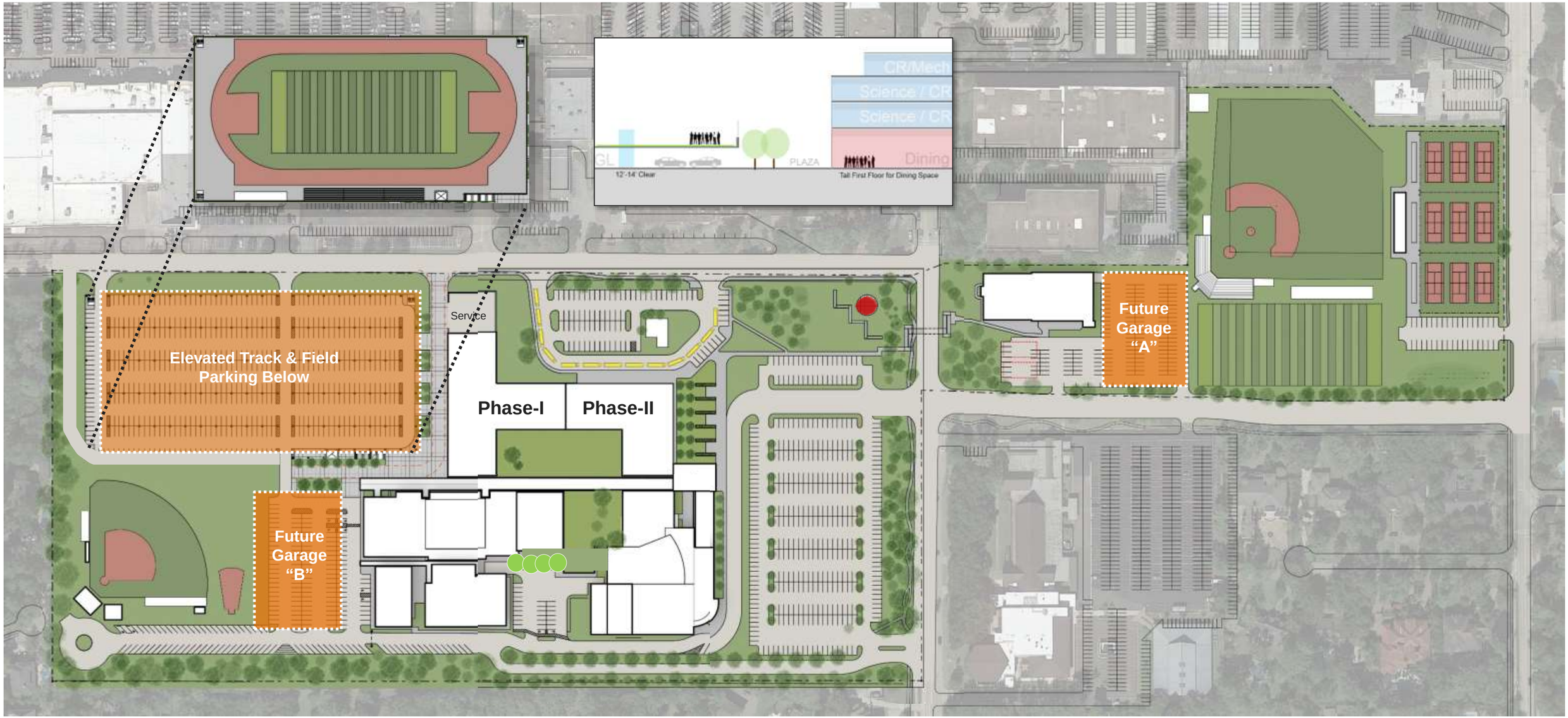


MHS Master Plan - Phase II + Future: Key Features



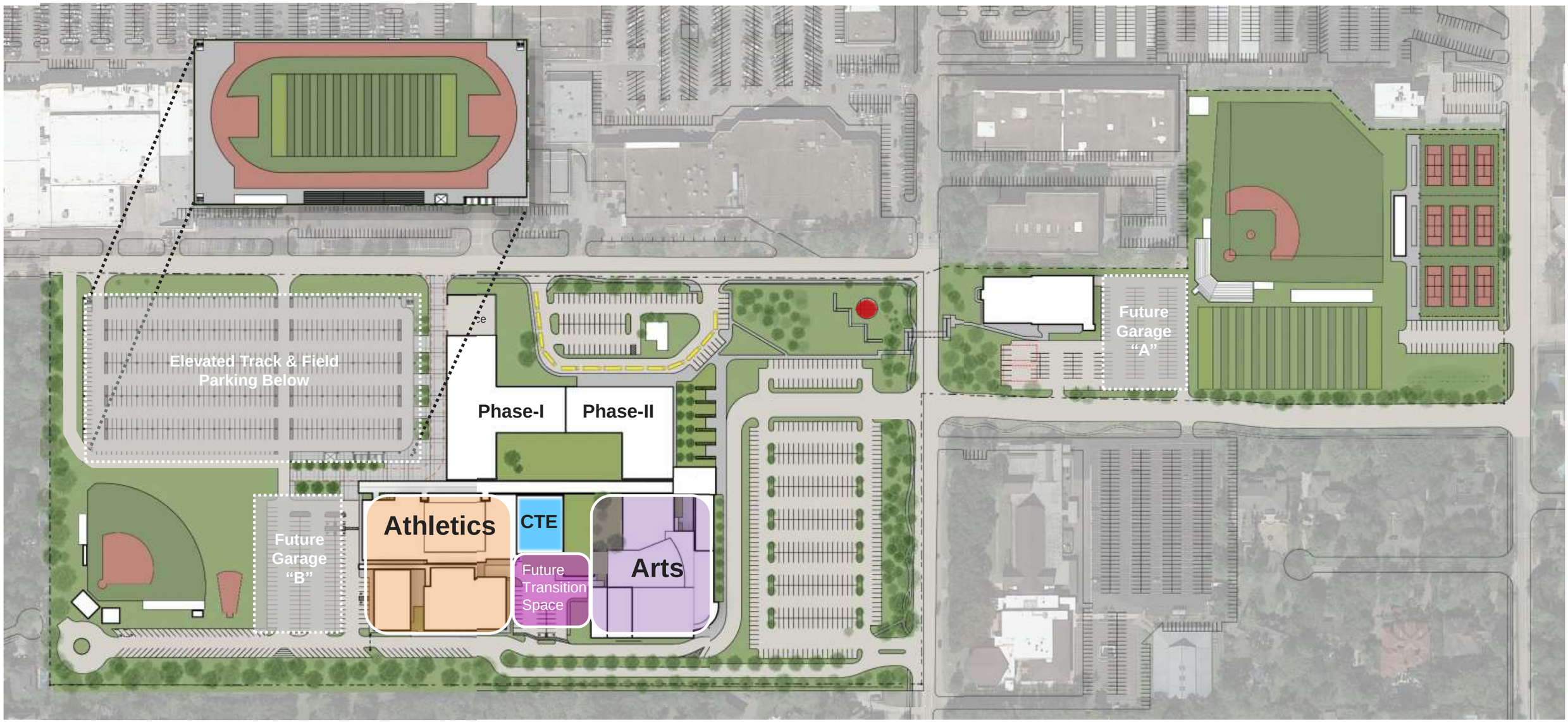
New Admin + Parking / Parent Drive

MHS Master Plan - Phase II + Future: Key Features



Flexibility for Future: Parking

MHS Master Plan - Phase II + Future: Key Features



Flexibility for Future: Renovation/Addition

Why It's a GREAT Master Plan:

Stakeholders

1. Meets District Goals
2. Community Survey Input Incorporated
3. MPAT Feedback Integrated

Community

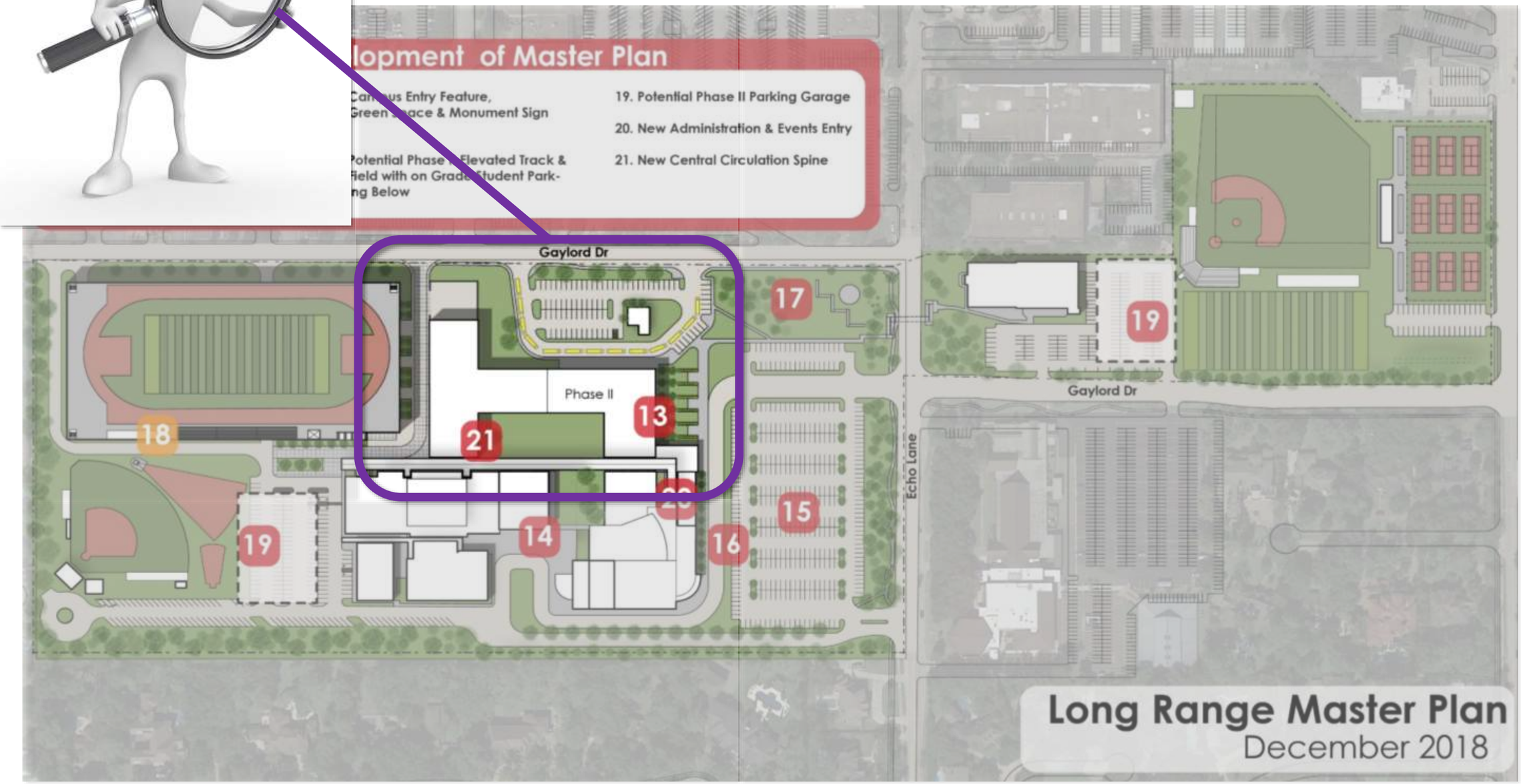
4. Parking Increased
5. Traffic Flow Improved
6. Green Space Maintained

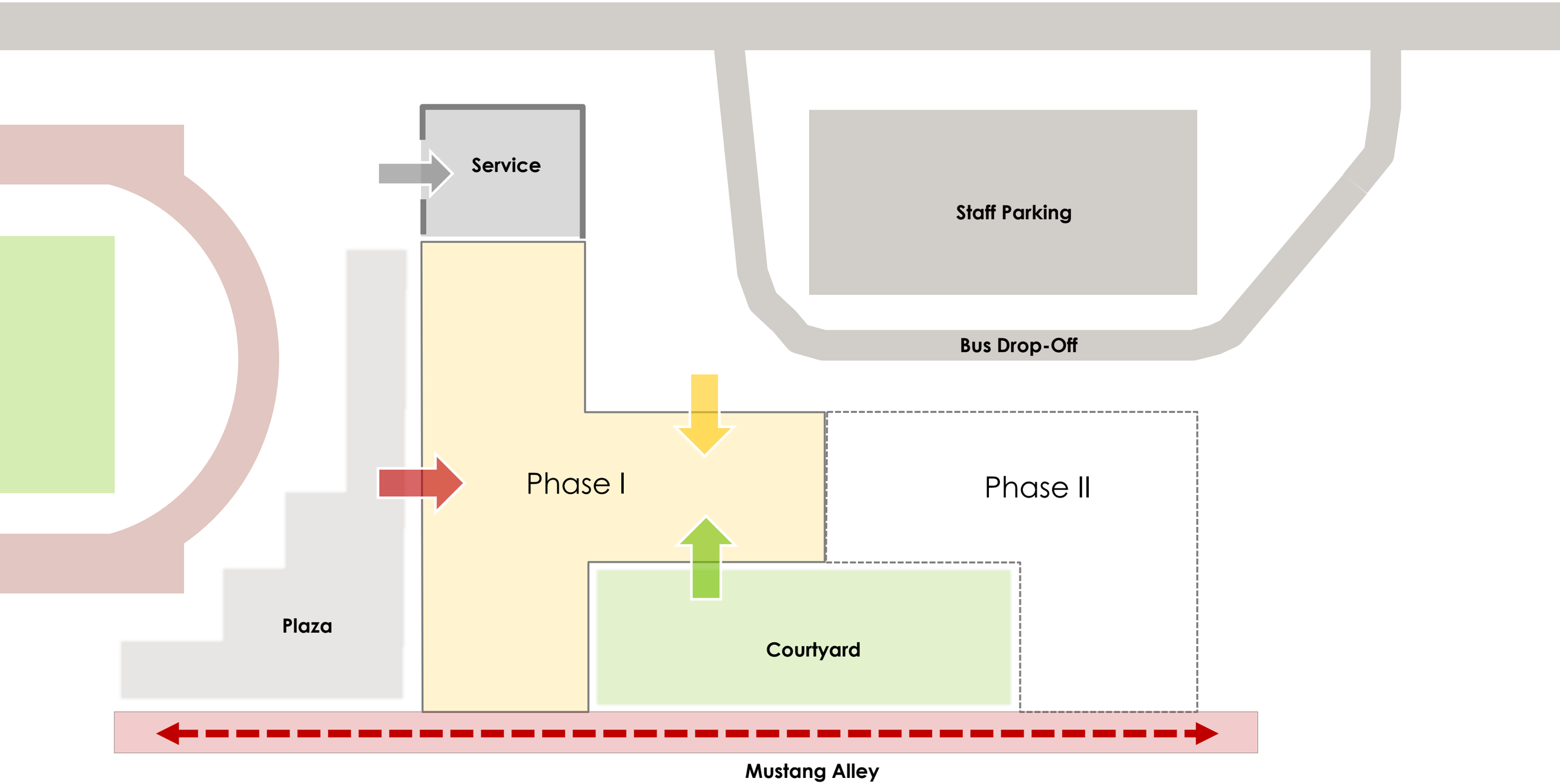
MHS Campus

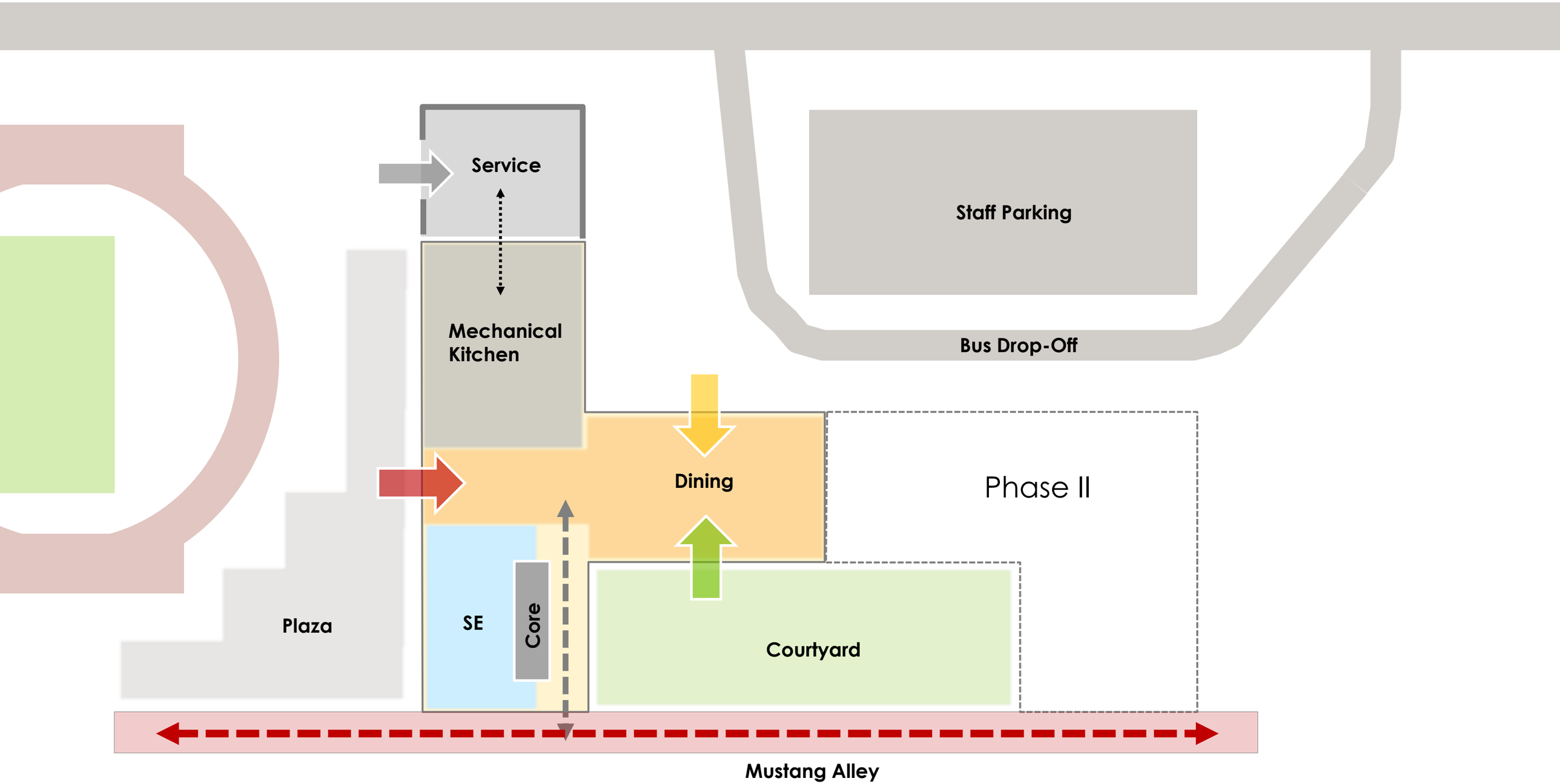
7. Logical Sequence of Phasing-Replacement
8. Minimized Disruption to Learning
9. Maximizes New Learning Spaces
10. Logical Organization of Programs (Academic, Performing/Fine Arts, Athletics)

25 / 28 total Ballots Cast = **MPAT Consensus**

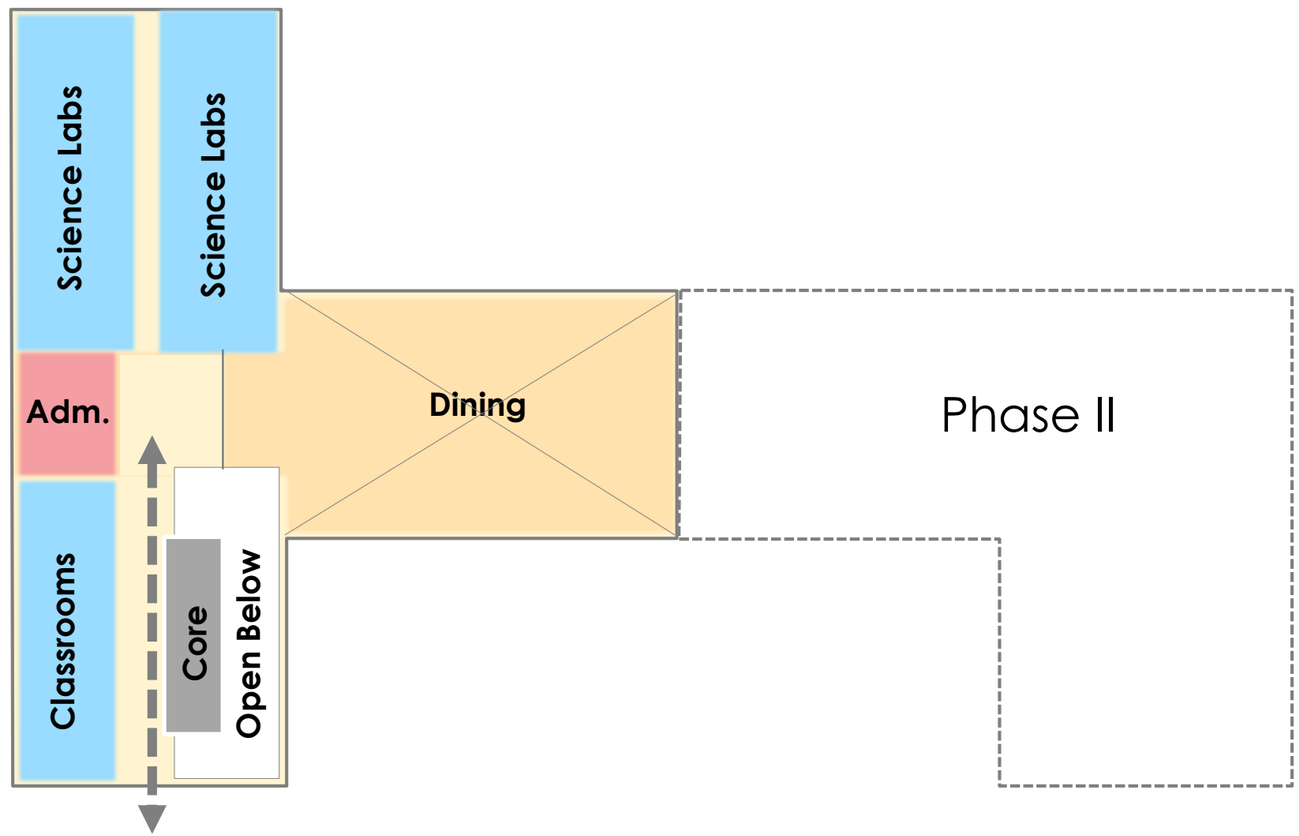
MHS Phase I: Preliminary Concepts



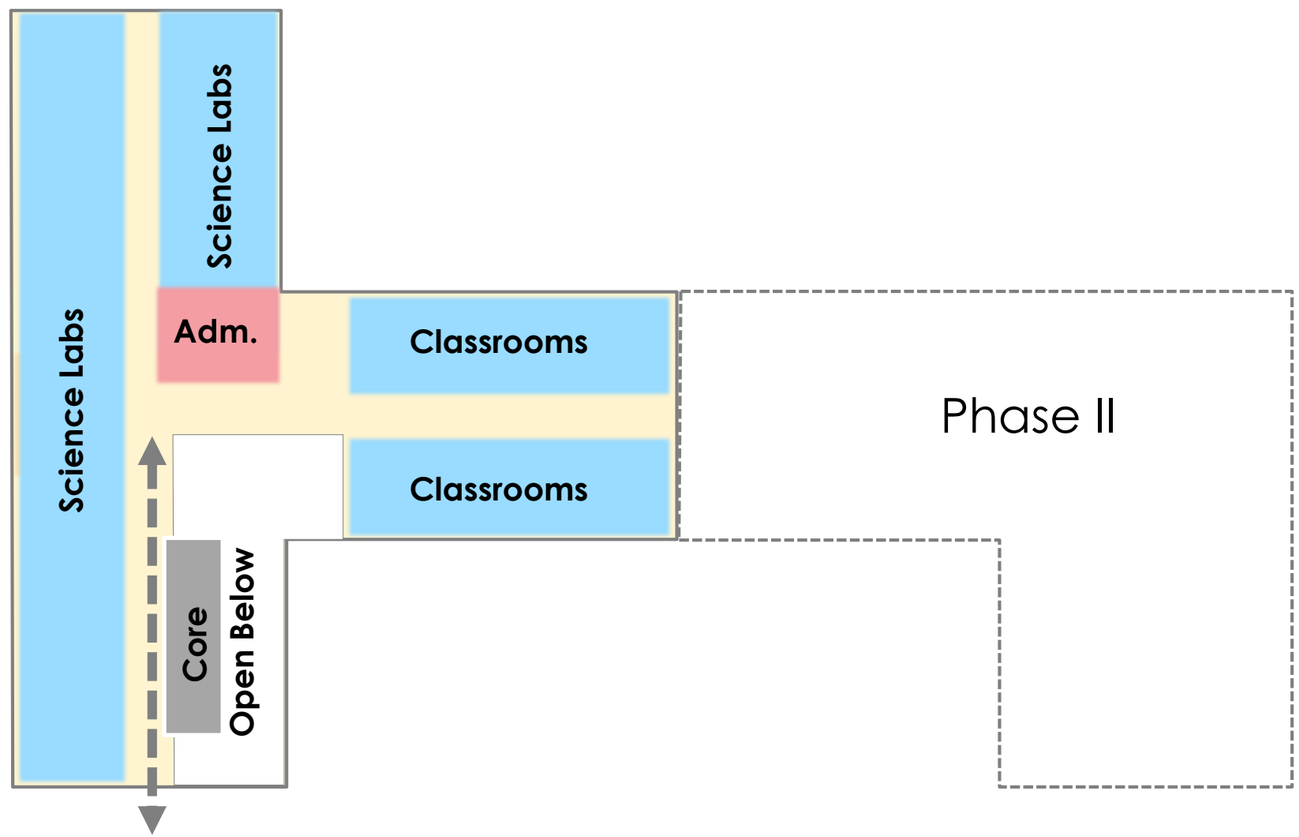

Service
Staff Parking
Bus Drop-Off
Phase I
Phase II
Plaza
Courtyard
Mustang Alley



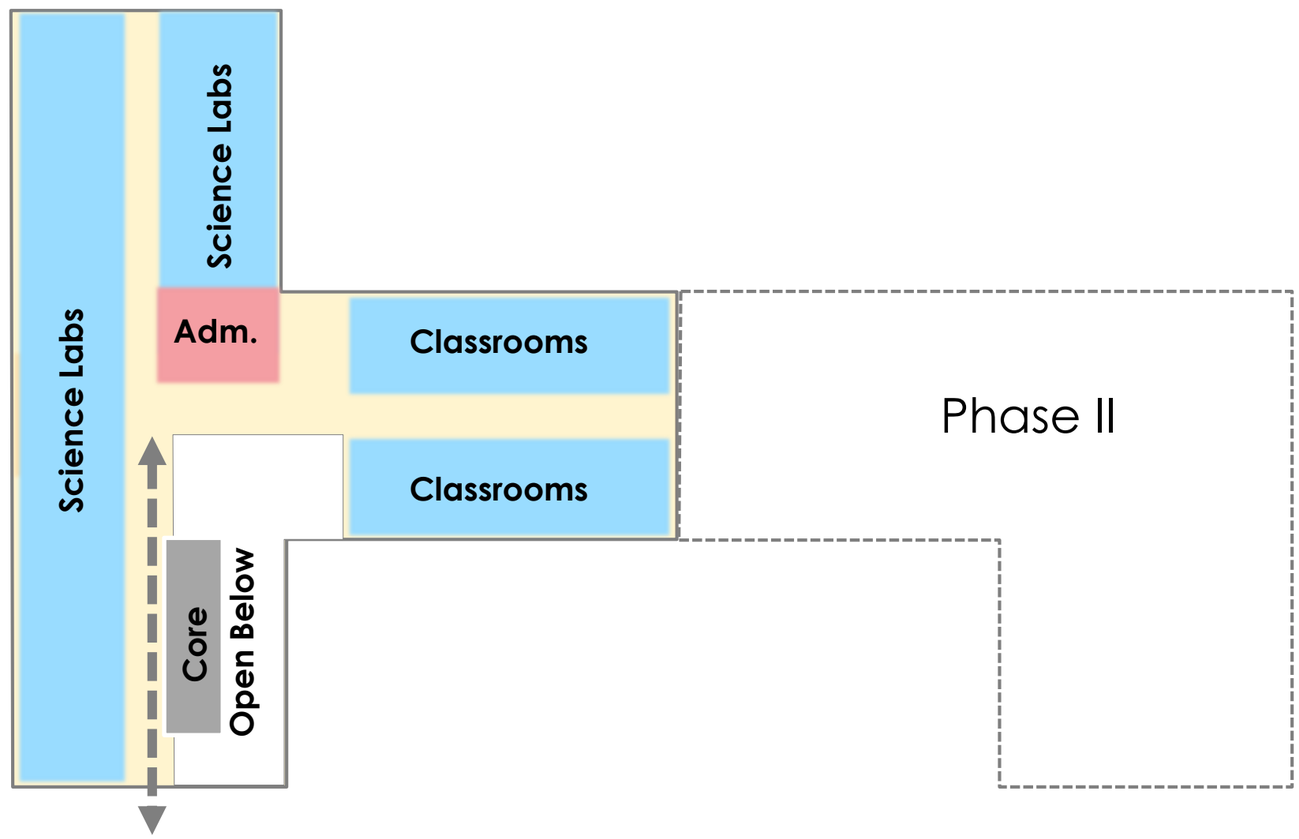
First Floor Plan



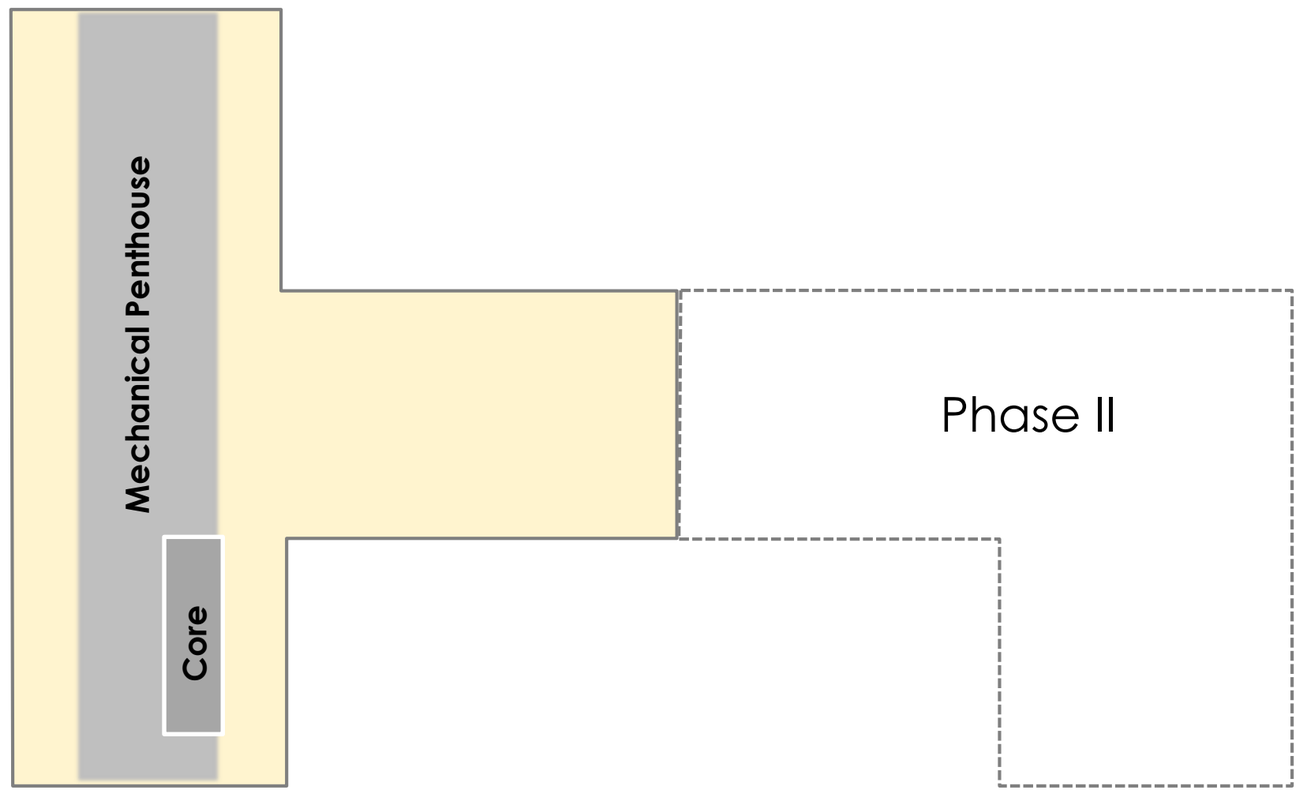
Second Floor Plan



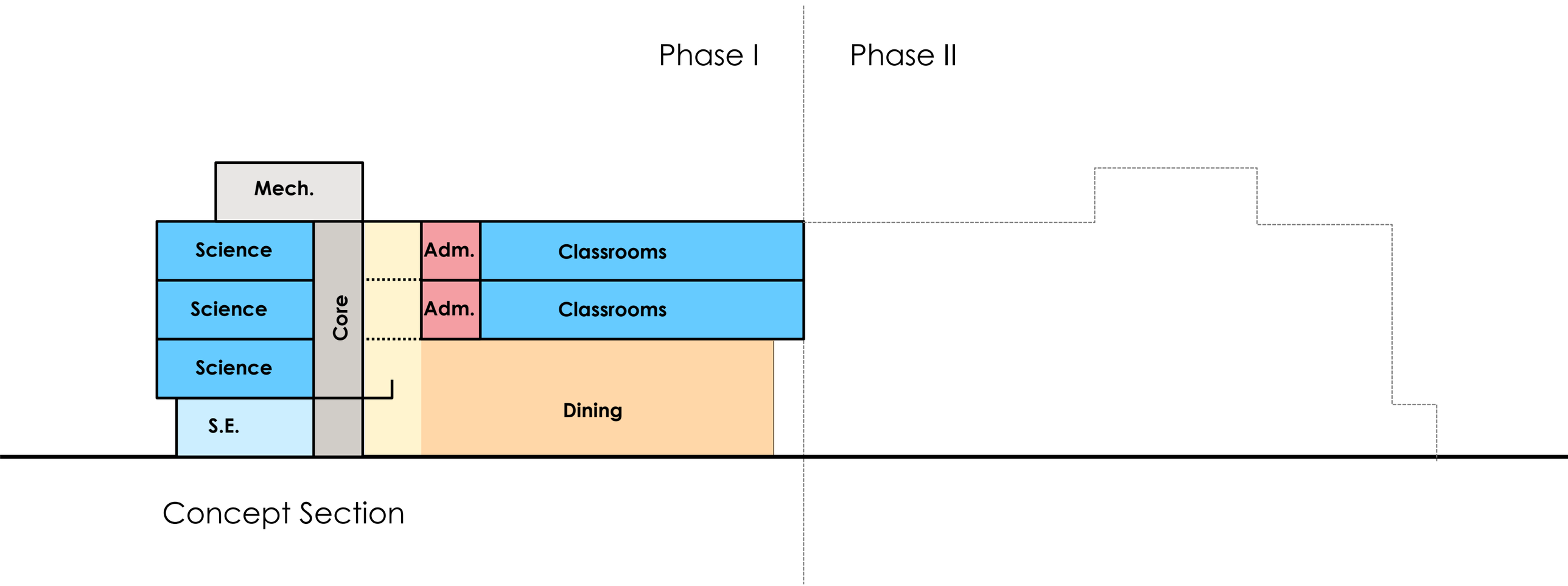
Third Floor Plan



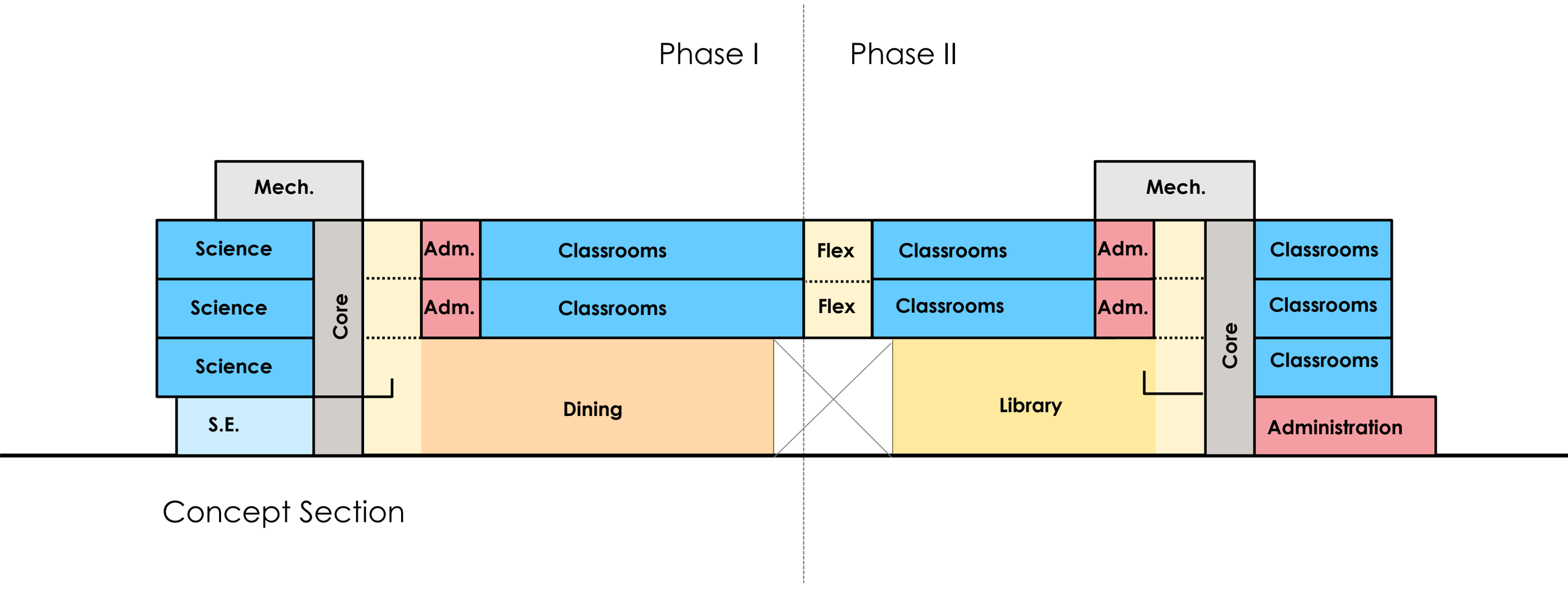
Fourth Floor Plan



Penthouse Floor Plan



Concept Section



Concept Section

Agenda: PAT Meeting #1

10 mins: **1. Welcome & Introductions + Overview**

PAT Charge

PAT Process + Objectives/Goals

10 mins: **2. Project Overview**

Project Scope

Project Schedule

Design Process Overview

30 mins: **3. PAT Engagement**

What is Memorial High School: Phase-1?

30 mins: **4. MHS Master Plan + Phase-1**

SBISD Approved Master Plan

MHS Phase-1: Preliminary Concepts

5 mins: **5. Closing Remarks**

Wrap-up / Next Steps