



Meeting Minutes
2016 Bond Project Oversight Committee
May 17, 2017
5:30 – 7:00 pm

Committee Members in attendance:

Kim Ambro	Glen Moreau
Debbie Gant	Robert Richter
Dena Hanks	Chad Thumann
Janet Koza-Cole	Roosevelt Weeks
Roy McGee	

Meeting led by:

Don Tillis, Pearland ISD Director of Facilities and Planning
John Posch, Pearland ISD Director of Bond Construction

Presentations by:

Phil Rutter, PBK Architects
Jeff Chapman, PBK Architects
Laura Sachtleben, Stantec
Laura Carrera, Stantec

Opening: Don Tillis opened the meeting with general introductions and an overview of the Pearland ISD Board approved Oversight Committee.

Review of Project Schedule (Please see attachment)

Division of Work:

Package A –Dawson HS Architect: PBK CM: Stewart Builders	Package B –Pearland HS Architect: PBK CM: Stewart Builders	Package C: Turner HS Architect: Stantec CM: Durotech
Package D – JH East, JH West, Sablatura MS, Jamison MS Architect: Stantec CM: Durotech	Package E – Various Elem. Architect: Stantec CM: Durotech	Package F – Security Architect: PBK CM: Tellepsen

Presentations and questions asked by the Committee:

(Note: all presentations are included on the bond website - <http://www.pearlandisd.org/bond2016>)

Dawson HS: Currently in Design Development Phase, Construction to start December 2017

- **How will portables during construction affect parking?** Minimally, numbering of spaces and assigned student parking should alleviate any issues.
- **How will additions change school capacity?** Increase from 2000 to 2750 student capacity, meeting 10-year student projections.

Pearland HS: Currently in Design Development Phase, Construction to start February 2018

- **Is football the only sport getting a new locker room built?** Yes – the new addition will house the football program and the current locker room will be renovated to accommodate all other athletic programs, currently scattered throughout the campus, in one place.
- **Is pricing available for this project?** Not at this time. The GC has not submitted their pricing yet because the design needs to be a little further along. We anticipate that the project will be within budget.

Sablatura MS/JH West: Currently in Design Development Phase, Construction to start December 2017

- **Are the new front facades made with wood?** No, for longevity and minimal maintenance it is actually metal made to look like wood.

Turner HS: Currently ending Schematic Design Phase, Construction to start early 2018

- **How are birds being addressed at the Ag Barn?** The architects have looked at solutions from other districts and determined that a screen enclosure similar to Angleton ISD would best solve the bird issue.
- **There is a nice courtyard space with greenery, how will those plants be maintained to continue looking nice?** Choosing very hardy plants will make maintenance and upkeep easy and minimal.

Important terms and abbreviations:

1. **CM (Construction Manager)** – in charge of the construction portion of the project, works closely with architect during design and hires subcontractors to assist in the construction. Sometimes used interchangeably with “GC” (General Contractor) which functions similarly.
2. **CMAR, CMR, CM@R (Construction Manager at Risk)** – type of delivery method with benefits that allow for pricing up front utilizing GMPs
3. **GMP (Guaranteed Maximum Price)** – price given to Owner (Pearland ISD) by CM prior to bidding out work to subcontractors and can be done in lump sum or in phases with multiple GMPs
4. **Phases of Design**
 - a. **SD (Schematic Design)**
 - b. **DD (Design Development)**
 - c. **CD (Construction Design)**

Next Meeting: Wednesday, Sept 6, 2017

Meeting Adjourned