
MEETING MINUTES

PARTICIPANTS: See sign in sheet

COPIES TO: All parties, File

PLACE/DATE OF MEETING: District Ops / Jan. 5, 2010 MINUTES BY: Benito Lozano III

PROJECT: HCISD PAC

PROJECT #:1027

Discussion Items:

1. Mr. Tapia opens meeting with mention of site visit to UTB and Donna ISD Performing Arts Centers and proceeds with a powerpoint presentation of site visits.
2. Meeting proceeded according to agenda distributed. Notes are indicated below each major discussion topic/ agenda item.
3. A 'case study tour' is scheduled to visit Hays ISD PAC Wednesday, January 12, 2011.
4. Next committee meeting scheduled for 2pm on January 19, 2011 to visit proposed sites.
5. PowerPoint Presentation of site visits (UTB and Donna ISD):
 - a. UTB Performing Arts Center
 - \$25-\$26 million project
 - Functionality geared more towards musical performances as opposed to drama.
 - 800-850 total seating capacity. Total includes 250-280 balcony seating.
 - Discussed motorized acoustic shell
 - Orchestra pit with lift system allowing stage area to be expanded.
 - 3 practice rooms with careful design intentions for acoustical concerns.
 - b. Donna ISD Performing Arts Center
 - "Bare bones" building
 - 1,200-1,300 total seating capacity. No balcony.
 - Due to large seating capacity occupying single floor, length of the auditorium presents hearing issues for visitors seating towards the rear.
 - 48' wide proscenium opening
 - Practice rooms are basic
 - 1,200 sq. ft. lobby
6. Review of Building Program Spaces and Sizes:
 - a. Stage/Wings/Orchestra area increased from 4,000 gsf to 4,500 gsf. Proscenium opening to be 48' wide with a stage depth of no less than 40' putting stage at 1,920 sf.
 - b. Current program calls for two multi-purpose rooms, however discussion is made of possibly utilizing other programmed spaces rather than allocating them for specific use.

- c. Office space may need to be increased due to possible move of current personnel into proposed project. Minimum of 3 offices may be needed. Space programmed for paint storage can be reallocated for office space.
 - d. Costume storage; Drama prop & furniture storage
 - Should project be situated on a site adjacent to an existing campus, these programmed spaces can be eliminated from proposed project. Can utilize existing space for said use. However, should proposed project be a standalone structure, these spaces should be included.
 - e. Woodshop to be eliminated and square footage can be used to have an ample loading area. 1,000-1,500 sf said to be a good size for loading area.
 - f. Fly tower must be made to adequately serve the space below, and include grid.
7. Review of Rio Hondo Rd site and Gutierrez Middle School site:
- a. Site considerations
 - 1. Rio Hondo Rd site/Memorial Middle School
 - a. Must file a new plat for site which will subdivide site with a 60' right of way to be constructed with sewer line to run beneath street. Property will cease to be one single tract of land.
 - b. Benefit of subdividing allows for possible greater accessibility to proposed project. Being that the PAC will be disjointed from adjacent school, it can allow for it to have its own aesthetic.
 - c. Disadvantage of required subdivision is that said project will be a stand-alone structure, therefore the inability to utilize existing middle school space. Future bisecting road would cause a hazard for uses between facilities.
 - 2. Gutierrez Elem: Wilson-Chester Park site
 - a. To allow for sufficient space to build a PAC on this site, elimination of practice field would be necessary. This is not an issue as practice fields are rarely used. Said space behind middle school is approximately 400'x600'. Long narrow tract of land on west part of property can be used for parking. Possibility of utilizing existing school parking as well and reduce some site construction cost.
 - b. Traffic flow and accessibility to be a great asset accompanying this location. Easily accessed from Expwy 77 via Wilson Rd. and from Expwy 83 via Chester Park Rd. with traffic signals virtually non-existent.
 - c. Adjacency to existing campus beneficial for temporary use of existing space. However, it is mentioned that there may still be a little of a distance between structures...but manageable.
 - b. Thoughts on caparison between three sites in consideration
 - 1. Building adjacent to a campus would allow for a symbiotic relationship between facilities. In terms of new construction, being able to make use of what currently

exists would help eliminate construction cost with added space. With the current developments concerning the Rio Hondo Rd. site, only the new 9th grade campus site and Gutierrez sites offer this possibility.

2. Comments are presented that should the decision be made to build adjacent to a campus, one must be mindful of administrators at the campus who may not always be welcoming to shared use of their facility or amenities.

8. PowerPoint Presentation of Hays ISD Performing Arts Center:

- a. Facility is of good quality that when compared with those visited locally, fits between the two and comparable to what the project at hand should be.
- b. 986 seating capacity
- c. Contains ample office and storage space. Possibly more than what is being considered for HCISD PAC.
- d. Office space makes use of resulting space beneath auditorium seating. Visitors process by administrative offices to get to theater.
- e. Large lobby area
- f. Two multi-purpose rooms not as elaborate as those which reside in the UTB PAC, however still done in a nice manner with acoustical concerns solved through acoustical batts and materials. Multi-purpose rooms are situated one at each side of the building. Question is asked of whether this is suitable or if it is preferred to have an adjacency. Comment is made that may not be much of an issue as procession between rooms can be done behind stage area.
- g. Corridors have art that highlights performances at the facility. This is something to look at accomplishing with our project in honoring hosted shows.

9. Comments/Questions:

- a. Cost
 - Looking at similar local projects currently or recently completed (with systems installed) cost per square foot has been in the vicinity of \$340 psf. Hanna auditorium for one falls under this category. Seating capacity for Hanna is approximately 400-500.
 - With current square footage and programmed spaces, and current construction costs, we are looking at approximately a \$9.8 million price tag—roughly \$1 million over budget.
 - Cost of systems for the facility is where the brunt of the cost will be incurred. Such costs can be approximately 15%-20% of the total construction cost. Greatly increasing seating capacity or increasing total square footage does not necessarily raise total cost comparatively. It has been agreed that seating capacity for our project is to be 900.