



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

To: Dr. Duncan Klussmann, Superintendent of Schools
From: Ruben Reyes, Associate Superintendent for Operations
Date: June 1, 2009
Subject: Construction Update

The following information summarizes the status of the construction projects currently underway in the District through May 27, 2009.

Traffic Direction Sign Project - District Wide (Y08P05 – 1999 Bond)

Construction Team: PBK Architects
Stanley Signature Signs, Inc. – General Contractor

Sign Location – 100%
Sign Installation – 100%

All of the signs have been installed and close out documents are pending.

New Westwood Elementary School – School Replacement (Y01P01 – 2007 Bond)

Construction Team: PBK Architects
Drymalla Construction – General Contractor

Percent of Work Completed

Overall Project Completion – 30%

Earthwork – 95% (building pad – 100%)
Storm Lines – 100%
North Parking lot – 100%
Slab on Grade – 100%
Domestic Water Line – 95%
Front entry road – 100%



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Steel Erection – 40%

Current Work

Steel erection continues, grade beams for the service court wall and footing for the covered play area was placed on May 11, 2009.

2 Week Work Projection

Continue steel erection for the next 4 weeks, roof decking and waterproofing.

The project is currently on schedule. All of the structural steel is on site and erection continues in areas Area A, B and C. Roof decking is to be phased in as each section of steel is completed. The schedule for delivery of mechanical equipment has been finalized and material will begin being delivered in May continuing through August. The pre-installation meeting for the building envelope is to be held the week of May 18, 2009. The plat of the property has finally been recorded with Harris County and a copy is being sent to the City of Houston so we can move forward with meters for all the utilities.

A walking tour to the site has been arranged for the students of Westwood Elementary School for the morning of June 3, 2009 to view their new school. Special safety precautions have been put into place for their visit. The students will sign a steel beam which will be placed in the structure.

New Hollibrook Elementary School – School Replacement (Y01P02 – 2007 Bond)

Construction Team: SHW Architects
Gamma Construction – General Contractor

Percent of Work Completed

Steel Delivery – 1st Delivery - April 16th
2nd Delivery - April 30th
3rd Delivery - May 1st

Steel Erection – 50%
Bolt Test – May 5, 2009

The project is currently on schedule.
The steel erection began on April 17, 2009.
Front Entry and office columns, beams and bar joists are installed as well as columns, beams and bar joists in the office and classroom wings.
Area B (Library) was poured on Tuesday May 5, 2009.
Area C (Music/Covered Play area) and area D (Kitchen / Cafeteria) will be poured on June 5, 2009.



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The deck is scheduled to begin on June 2, 2009.
The HVAC piping rough in is complete in the classroom wings.
The service drive and parking lot is scheduled for June 15, 2009
The weekly safety meetings are held each Thursday at 10:00am.

Spark Park No. 18 – Spring Woods Middle School

Construction Team: Environment Consultant (SPARK Architect)
T.F. Harper and Associates – General Contractor

Due to the pending Change Order, the plans have been resubmitted to the City of Houston for pier design. The estimated new start date is Mid June.

Change Order No. 1 has been issued for the second structure and is scheduled for a June Board approval.

Renovations of Athletic Venues (Y02P07 Tully Stadium Upgrades, Y02P08 Don Coleman Coliseum Upgrades, Y02P09 Natatorium Upgrades, Y03P01 Grob Upgrades – 2007 Bond)

Construction Team: SHW Group Architects
Westfall Group, L.L.C. – CM @ Risk Contractor

Tully Stadium

The pre- construction meeting is to be held on June 3, 2009.
The piping, conduits and collection boxes are being delivered and staged.

Don Coleman Coliseum

The pre-proposal was on April 15, 2009 and the construction is scheduled to begin in June of 2009 for Tully Stadium and the Don Coleman Coliseum. The Guaranteed Maximum Price was approved at the May Board. The pre- construction meeting is to be held on June 3, 2009.
The construction is scheduled to begin on June 4, 2009 for the Don Coleman Coliseum.

W. W. Emmons Natatorium

The construction is proceeding at the W.W. Emmons Natatorium.
The south and west wall concrete masonry unit (cmu) block is complete and the brick installation is proceeding on the south side as well.
The mechanical yard and mechanical room will have concrete poured on June 3, 2009. The west and south pool deck will be poured on June 10, 2009. The tile installation will began on June 17, 2009.



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Reggie Grob Stadium

The water line trench is complete and piping is proceeding.

The field soil has been installed and irrigation piping will begin on June 1, 2009. The sod installation is to begin on June 8, 2009 and the goal posts will be installed on June 4, 2009. The concrete masonry units for the ticket booth and the (ADA - American Disability Act) restrooms have been completed.

Athletic Package No. 4: Electrical Upgrades and Lighting for Athletic Areas at Memorial High School; Northbrook High School Spring Woods High School; and Stratford High School – (Y05P08 – 2007 Bond)

Construction Team: PBK Architects
Southern Customs, Inc. – General Contractor

Contracts have been executed and a pre-construction meeting is being scheduled.

Athletic Package No. 5: Field Upgrades at Memorial and Northbrook High School – (Y05P09 – 2007 Bond)

Construction Team: PBK Architects
Jerdon Enterprises

Contracts have been executed and a pre-construction meeting is being scheduled.

Athletic Package No. 6: Middle School Tracks and Competition Fields at Landrum; Memorial; Northbrook; Spring Branch; Spring Oaks; Spring Forest; and Spring Woods Middle School - (Y06P01 – 2007 Bond)

Construction Team: PBK Architects
Gulf Coast, Inc – Group A (North Side)
SCI, Inc. - Group B (South Side)

A preconstruction meeting was held on Friday, May 15, 2009 and work has begun at Spring Oaks and Spring Woods Middle Schools.



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Athletic Package No. 7: Auxiliary Field Additions at Landrum; Memorial; Northbrook; Spring Branch; Spring Oaks; Spring Forest; and Spring Woods Middle School – (Y06P02 – 2007 Bond)

Construction Team: PBK Architects
To be determined

Construction documents are complete and the project is currently on hold until final outcome of the other athletic projects. Funding for Package No. 7 is contingent on remaining funds being available from Athletic Package No. 6.

Athletic Package No. 8: Multi-Sports Complex Venue and Track Venue – (Y02P63 – 2007 Bond)

Construction Team: PBK Architects
Purcell Construction – General Contractor

Contracts have been executed and a pre-construction meeting was held on May 27, 2009.

Athletic Package No. 9: Field House Renovations at Memorial High School and Spring Woods High School - (Y02P64 – 2007 Bond)

Construction Team: PBK Architects
ICI Construction – General Contractor

Contracts have been executed and a pre-construction meeting was held on May 27, 2009.

Memorial Middle School – System Upgrades and Additions (Y03P04 - 2007 Bond)

Construction Team: AMH Architects
To Be Determined

The Schematic Design and Design Development documents were presented at the January Board meeting.

Additional designs were also presented to the campus and the board.

An approval request of a schematic design and design development was approved at the February Board and the construction documents will proceed.

The 75% drawings are ready for review on the new classroom wing.

Additional reviews are scheduled for May 21, 2009 with maintenance, technology and security.



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Bunker Hill Elementary School – System Upgrades and Additions (Y03P05 - 2007 Bond)

Construction Team: AMH Architects
To Be Determined

The Schematic Design and Design Development documents were presented to the January Board meeting and an approval request of a schematic design and design development was presented to the April Board meeting.

An additional CIT meeting was held March 25, 2009 to discuss the design and system upgrades.

Rummel Creek Elementary School – Systems Upgrades (Y03P06 - 2007 Bond)

Construction Team: Bay Architects
DivisionOne Construction – General Contractor

The Notice to Proceed has been issued; the date of commencement was April 28, 2009. The Pre-construction Conference was held on May 8, 2009. The first Construction Progress Meeting was held on Wednesday, May 20, 2009 and Construction Progress Meetings will be held every Wednesday from 9:30 to 10:30 AM. The Owner-Contractor Agreement has been executed and the contractor's insurance and bonds have been received. The mechanical, electrical, and plumbing submittals are being processed and construction activities will begin on June 8, 2009.

Terrace Elementary School – Systems Upgrades (Y03P08 - 2007 Bond)

Construction Team: SHW Architects
Sterling Structures – General Contractor

The Board approved the recommended contractor selection on May 18, 2009. The Notice to Proceed has been issued; the date of commencement was May 19, 2009. The Owner-Contractor Agreement has been executed and the contractor's insurance and bonds have been received. The Preconstruction Conference will be held on June 2, 2009 and the date and time of the Construction Progress Meetings will be determined at that time. The construction activities will begin on June 8, 2009.



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Spring Shadows Elementary School – Systems Upgrades (Y03P07 - 2007 Bond)

Construction Team: SHW Architects
Sterling Structures – General Contractor

The Board approved the recommended Contractor selection on May 18, 2009. The Notice to Proceed has been issued; the date of commencement is May 19, 2009. The Owner-Contractor Agreement has been executed and the contractor's insurance and bonds have been received. The Preconstruction Conference will be held on June 2, 2009 and the date and time of the Construction Progress Meetings will be determined at that time. The construction activities will begin on June 8, 2009.

Landrum Middle School – Systems Upgrades (Y04P02 - 2007 Bond)

Construction Team: SHW Architects
Satterfield & Pontikes Construction – General Contractor

The Board approved the recommended Contractor selection on May 18, 2009. The Notice to Proceed has been issued; the date of commencement was May 19, 2009. The Owner-Contractor Agreement is in the process of being executed and the Preconstruction Conference was held on May 29, 2009. The Construction Progress Meetings will be held every Tuesday from 3:00 to 4:00 PM and construction activities will begin on June 8, 2009.

High Schools – 4 x 4 Science Additions (Y04P03 - 2007 Bond)

Construction Team: Bay Architects
To Be Determined

The Architect is preparing construction documents. The 50% CD Review Meeting was held on May 19, 2009 and the 75% Review Meeting was held on May 28, 2009. The 95% Review Meeting will be held on June 11 and the project will be placed before the Board in August of 2009, for approval of the recommended contractor.

New Ridgcrest Elementary School – School Replacement (Y04P01 – 2007 Bond)

Construction Team: Pfluger Associates Architects
To Be Determined

Color boards were presented to the Bond Coordination group on May 21, 2009.



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Proposals are scheduled to be opened on May 28, 2009.

This project is scheduled to be presented to the June Board.

Vines Science Center – Roof Replacement (IKE Repair- 2007)

Construction Team: MHI
Con-Tex Roofing

A pre-construction meeting was held on May 5, 2009. The work is scheduled to begin as soon as the materials arrive. The contractor is working on permits from the City of Spring Valley Village.

Spring Woods High School: Black and Gold Gym – Roof Replacement (IKE Repair - 2007)

Construction Team: MHI
Pyramid Waterproofing, Inc.

A pre-construction meeting was held on May 5, 2009. The contractor mobilized on site May 26, 2009. The work will begin on May 28, 2009, weather permitting.

Spring Woods High School – Roof Replacement (2007)

Construction Team: MHI
To Be Determined

This roof is part of a hail damage claim.

A final timeline has been approved by purchasing and was issued to the consultants. The project has been pushed back to the August Board due to design constraints.

A bid alternate for like-kind and quality will be included in the bid package to determine market value for the SBISD claim.

A thermal scan of the roof was performed on May 29, 2009 to determine the extent of damaged insulation. Any insulation which can be retained will be a cost savings.



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Spring Woods Middle School – Roof Replacement (2007)

Construction Team: PBK Architects
To Be Determined

This roof is part of a hail damage claim.

A final timeline has been approved by purchasing and was issued to the consultants. The project has been pushed back to the August Board due to design constraints.

A bid alternate for like-kind and quality will be included in the bid package to determine market value for the SBISD claim.

Spring Woods High School – Library Technology Pilot Site (Y02P66 – 2007 Bond)

Construction Team: PBK Architects
C.A. Walker Construction

The contracts have been executed and a pre-construction meeting will be held on May 27, 2009.

Hunters Creek Elementary School – Classroom Renovations (Y02P80 – 2007 Bond)

Construction Team: PBK Architects
C.A. Walker Construction

The contracts have been executed and a pre-construction meeting will be held on May 27, 2009.

Hunters Creek Elementary School – Systems Upgrades (Y02P65 - 2007 Bond)

Construction Team: PBK Architects
To be Determined

A pre-design meeting has been held with the principal and it was recommended that a construction committee be formed to participate in the process. A meeting with the committee is scheduled for June 2, 2009.



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Memorial Drive Elementary School – Systems Upgrades (Y02P81 - 2007 Bond)

Construction Team: PBK Architects
To be Determined

A pre-design meeting has been held with the principal and it was recommended that a construction committee be formed to participate in the process. The goal is to have a meeting with the committee prior to the release of school for the summer.

A meeting with the committee is scheduled for June 3, 2009.

Spring Oaks Middle School – Systems Upgrades (Y02P77 - 2007 Bond)

Construction Team: Pfluger Associates Architects
To Be Determined

A pre-design meeting has been held with the principal and it was recommended that a construction committee be formed to participate in the process. The goal is to have a meeting with the committee prior to the release of school for the summer.

A scope review meeting with SBISD Maintenance was held on May 8, 2009 with the architect and engineers.

A meeting with the committee is scheduled for June 3, 2009.

Spring Woods High School – Systems Upgrades (Y02P78 - 2007 Bond)

Construction Team: Pfluger Associates Architects
To Be Determined

A pre-design meeting has been held with the principal and it was recommended that a construction committee be formed to participate in the process. The goal is to have a meeting with the committee prior to the release of school for the summer.

A scope review meeting with SBISD Maintenance was held on May 8, 2009 with the architect and engineers.



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New Shadow Oaks Elementary School – School Replacement (Y02P79 – 2007 Bond)

Construction Team: Pfluger Associates Architects
To Be Determined

A pre-design meeting has been held with the principal and it was recommended that a construction committee be formed to participate in the process. The goal is to have a meeting with the committee prior to the release of school for the summer.

The contracts for the survey of the property are being processed.

A programming meeting is being scheduled for June 5, 2009.

New Spring Branch Elementary School – School Replacement (Y02P72 – 2007 Bond)

Construction Team: Bay Architects
To be Determined

The site survey is proceeding with West Belt Surveying.

Northbrook High School – Systems Upgrades (Y02P82 – 2007 Bond)

Construction Team: SHW Group Architects
To Be Determined

There has been a meeting with the principal to discuss the project and to begin the process of selecting a construction team represented by the campus. There has also been a walk through of the campus with the Spring Branch ISD Maintenance department.

Spring Woods Middle School – Systems Upgrades (Y02P83 – 2007 Bond)

Construction Team: SHW Group Architects
To be Determined

There were two meetings with the principal to discuss the project and to begin the process of selecting a construction team represented by the campus. There has also been a walk through of the campus with the Spring Branch ISD Maintenance department.



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Summer 2009 CCTV projects (Y02P03 – 2007 Bond)

(AG Farm / Bendwood / Maintenance and Transportation Facilities)

Construction Team: DBR Engineering
ICTX Data Wiring

This work is a Harris County Department of Education contract project. We developed the camera locations under the supervision of the campus administration, staff, and the Spring Branch Police Department. We held the Pre-construction meeting on May 14, 2009 with the police department present. The actual work will not start until after the last day of classes, and all work, and punch lists should be completed prior to the first day of classes this fall.



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Information

Rustling Oaks Drainage Improvement Project

The project has been taken off hold and has been bid. Construction is tentatively scheduled to begin within 60 to 90 days. SBISD has requested a meeting with the City of Houston and the contractor to coordinate access to Rummel Creek ES. CenterPoint/Entex has moved the gas main.

Gym Floor Ike

Spring Branch MS- The gym has been sanded and the demolition is complete. There will be a two week drying time.

Northbrook MS- The demolition of damaged floor is complete. There will be a period of time for drying the existing floor.

Water Damage (not Ike-related)

Stratford HS -The gym was walked with the contractor and a scope and cost have been submitted for review. The project was approved at the April Board to Bauer Sports Floor. .



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Completed Projects with Final Payment Pending

Memorial High School - Roof Replacement (Y04P07 - 2007 Bond)

Sherwood Elementary School - Roof Replacement (Y04P08 - 2007 Bond)

Cedar Brook Elementary School – Roof Replacement (Y01P06 - 2007 Bond)

Buffalo Creek Elementary School – Systems Upgrade (Y01P05 – 2007 Bond)

Cedar Brook Elementary School – Systems Upgrade (Y01P05 – 2007 Bond)

Treasure Forest Elementary School – Systems Upgrade (Y01P05 – 2007 Bond)

Stratford High School – Track Refurbishing (Y03P02 – 2007 Bond) - Project 1

Tennis Court Additions refurbishing and Upgrades at all High Schools (MHS (Y04P06; NHS – (Y04P07); SWHS – (Y04P08); SHS – (Y04P09) - 2007 Bond) – Athletic Package No. 3

Northbrook High School -Track Refurbishing (Y04P04 – 2007 Bond) – Athletic Package No. 2

Spring Woods High School -Track Refurbishing (Y04P05 – 2007 Bond) – Athletic Package No. 2