



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

To: Dr. Duncan Klussmann, Superintendent of Schools
From: Ruben Reyes, Associate Superintendent for Operations
Date: June 15, 2009
Subject: Construction Update

The following information summarizes the status of the construction projects currently underway in the District through June 10, 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%)
Domestic Water Line – 95%
Steel Erection – 70%
Electrical – 10%
Roof Drains – 25%
Roof Deck – 25%



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Current Work

Steel erection continues, outdoor play area is ready for concrete, conduit and roof drain lines.

2 Week Work Projection

Continue steel erection for the next 3 weeks, roof decking, waterproofing, hanging conduit and roof drains.

The project is currently on schedule. All of the structural steel is on site and erection continues in Areas B, C and D. Area A is complete and roof drain lines are being installed in area A. Roof decking is to be phased in as each section of steel is completed. The pre-installation meeting for light weight, concrete, and roofing was held on June 9. Lightweight concrete is scheduled to begin on June 10, 2009.

A walking tour to the site for the students of Westwood Elementary School was a great success the morning of June 3, 2009. The students signed 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

Concrete – Poured slab on grade June 5, 2009 in areas C, D, & the remaining portion of Area E. Approximately 414 cubic yards of concrete was placed. The stage in Area D was not included in today's pour.

Electrical - Continues to install rough-in for lighting in Area G and as well as observed the concrete pour to correct any damage to electrical stub-ups by the concrete crew.

Plumbing – Continues to install roof drain piping in Area F and above slab waste and vent in Area G.

Erector – Continues to work in Areas B & F as well as installing detail items such as the perimeter angle and the completion of the installation of beam to column bolts. The crew is scheduled to work this weekend to saw cutting control joints and install shim packs for the erector. This will allow the erector to start standing columns as soon and the crane can be moved closer to Areas C & D.

The project is currently on schedule.

The steel erection began on April 17, 2009.

All interior concrete is 100%.

The service drive and parking lot concrete is scheduled for June 15, 2009

The metal roof deck is complete on the classroom wings.

The lightweight is scheduled to start on June 16, 2009.

The HVAC piping rough in is complete in the classroom wings.



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The electrical service duct bank is complete to the Centerpoint pole.
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 was held on June 3, 2009.
The construction trailer is complete.
The piping, conduits and collection boxes are being delivered and staged.
All existing underground storm has been removed.
The detention pond is proceeding.

Don Coleman Coliseum

The construction began on June 4, 2009 for the Don Coleman Coliseum.
Asbestos abatement began June 4, 2009 and the abatement is to remove the HVAC piping in the building.
The abatement is scheduled for completion on June 19, 2009.

W. W. Emmons Natatorium

The construction is proceeding at the W.W. Emmons Natatorium.
The south and west wall concrete masonry unit (cmu) block and brick are complete. The glass block is 90% complete on the south wall. The mechanical yard and mechanical room had concrete poured on June 3, 2009. The pool gutter system is 50% complete and the west and south pool deck will be poured on June 19, 2009. The ceramic tile installation will began on June 22, 2009 in the locker room areas.



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Reggie Grob Stadium

The field soil has been installed and irrigation piping is at 95% complete. The sod installation is to begin on June 15, 2009 and the goal posts will be installed on June 16, 2009. The concrete masonry units for the ticket booth and the (ADA - American Disability Act) restrooms have been completed. And, the pier and steel are scheduled to begin on June 15, 2009 for the new field lights.

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 scheduled for the week of June 8, 2009. The submittals have been sent and are pending approval.

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

Construction Team: PBK Architects
Jerdon Enterprises – General Contractor

Contracts have been executed and a pre-construction meeting was held on May 29, 2009.

Memorial High School – The field has been scrapped and the track has been stripped. The existing asphalt looks good on the track.

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) – General Contractor
SCI, Inc. - Group B (South Side) – General Contractor

A pre-construction meeting was held on Friday, May 15, 2009.



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Group A

Spring Oaks Middle School – The site has been scraped and the field has been laid out. Storm line work, framing and irrigation work has begun.

Spring Woods Middle School – The soil has been brought to the site and the old tennis courts have been demolished. Rough grading is underway. The preliminary storm and irrigation work has begun.

Landrum Middle School – The site is in the process of being scraped.

Northbrook Middle School – The site is in the process of being scraped.

Group B

Spring Forest Middle School – The site has been scraped and rough grading is underway.

Memorial Middle School – The site is in the process of being scraped.

Spring Branch Middle School – Awaiting permit from the City of Hedwig Village.

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. The contractor has mobilized on both sites the week of June 8, 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



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Contracts have been executed and a pre-construction meeting was held on May 27, 2009. The contractor has mobilized on both sites June 8, 2009. They are in the process of installing silt fencing and barrier fencing.

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 85% drawings are ready for review on the new classroom wing.

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

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



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bonds have been received. The mechanical, electrical, and plumbing submittals are being processed and construction activities will begin on June 8, 2009.

Abatement on the thermal insulation began 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 Pre-construction Conference was 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.

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 Pre-construction Conference was 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 Pre-construction 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.



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

Construction Team: Bay Architects
To Be Determined

The architect is preparing the construction documents. The 50% Construction Document Review Meeting was held on May 19, 2009 and the 75% Review Meeting will be 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.

Proposals were 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 – General Contractor

The contractor began work on the shingle sections of the project on June 5, 2009 and completed this section on June 9, 2009. The modified bitumen section will begin on June 10, 2009.

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

Construction Team: MHI
Pyramid Waterproofing, Inc. – General Contractor

The contractor mobilized on site May 26, 2009. Work continues on the removal of abandoned building exhaust systems, skylights and damaged roof Tectum decking. Temporary roof membranes are being installed over the newly installed Tectum to protect the interior. New insulation is in the process of being installed on the roof deck.



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Spring Woods High School – Roof Replacement (2007)

Construction Team: MHI
To Be Determined

This roof is part of a hail damage 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.

This project was advertised Sunday, June 7 and 14th.

A pre-proposal meeting will be held on June 17, 2009. This project is scheduled to be presented to the August Board.

Spring Woods Middle School – Roof Replacement (2007)

Construction Team: PBK Architects
To Be Determined

This roof is part of a hail damage claim.

This project will be advertised Sunday, June 14 and 21st.

A pre-proposal meeting was held on July 7, 2009. This project is scheduled to be presented to the August Board.

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

Construction Team: PBK Architects
C.A. Walker Construction – General Contractor

The contracts have been executed and a pre-construction meeting was held on May 27, 2009. The contractor mobilized on June 9, 2009.



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

Construction Team: PBK Architects
C.A. Walker Construction – General Contractor

The contracts have been executed and a pre-construction meeting was held on May 27, 2009. The contractor mobilized on June 9, 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 was held on June 2, 2009. Investigation and design will continue over the summer.

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. A meeting with the committee was held on June 3, 2009. Investigation and design will continue over the summer.

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.

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

A meeting with the committee was held on June 3, 2009. Investigation and design will continue over the summer.



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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.

A meeting with the committee is scheduled for June 15, 2009. Investigation and design will continue over the summer.

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 was held on June 4, 2009. The committee reviewed the District program master and options for the new building locations. A second meeting is scheduled to be held within two weeks.

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.



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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. The security meeting was held on June 9, 2009 with the principal, assistant principals, Chief Brawner and the security technicians.

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. The security meeting was held on June 9, 2009 with the principal, assistant principals, Chief Brawner and the security technicians.

Summer 2009 CCTV projects (Y02P03 – 2007 Bond)

(AG Farm / Bendwood / Maintenance and Transportation Facilities)

Construction Team: DBR Engineering
ICTX Data Wiring - Contractor

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 began June 8th at the Maintenance Complex, and then Bendwood as soon as the finger printing can be completed. All work and punch lists should be completed prior to the first day of classes this fall.



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Spark Park No. 19 – Sherwood Elementary School

Construction Team: Environment Consultant (SPARK Architect)
Red Eagle – General Contractor

This is a re-SPARK of the first SPARK Park installed in SBISD. All of the work will be accomplished using a contract secured under Region 7 through Red Eagle Construction. Four new play elements will be added to the park and a purchase order has been requested.



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Information

Rustling Oaks Drainage Improvement Project

City Council has approved a contractor and is in the process of executing contracts.

SBISD has requested a meeting with the City of Houston and the contractor to coordinate access to Rummel Creek Elementary School.

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 floor is complete and a punch walk is scheduled for June 11, 2009

Water Damage (not Ike-related)

Stratford HS –The repair is complete on the wood and two coats of sealer have been installed.
The lines are proceeding after a meeting with Coach Eliot, Coach Palermo and Coach Alvarado.



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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