



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

To: Dr. Duncan Klussmann, Superintendent of Schools
From: Ruben Reyes, Associate Superintendent for Operations
Date: August 3, 2009
Subject: Construction Update

The following information summarizes the status of the construction projects currently underway in the District through July 29, 2009.

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

Construction Team: PBK Architects
Drymalla Construction – General Contractor

Percent of Work Completed

Overall Project Completion – 45%

Earthwork – 95% (building pad – 100%)
Steel Erection – 95%
Electrical – 30%
Roof Drains – 90%
Roof Deck – 95%
Exterior Studs – 100%
Masonry – 25%
Waterproofing – Correction to waterproofing detail - 65%

Current Work

Steel erection, waterproofing, roofing, masonry, ductwork and interior framing.

2 Week Work Projection

Waterproofing, hanging conduit, electrical, plumbing, roofing, masonry, ductwork and interior framing.

The project is currently on schedule. Masonry work has begun and is progressing along the south side of the campus. The only steel work which remains is the covered play area. Installation of ductwork is scheduled to begin within the next two weeks.



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All underground duct banks have been completed and are ready for CenterPoint to install the transformers. A temporary blanket easement document has been received and approved by the Board in July and work has been scheduled with CenterPoint.

A furniture meeting was held with the principal, Purchasing and the furniture consultant on July 21, 2009.

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

Construction Team: SHW Architects
Gamma Construction – General Contractor

Electrician – Rough-in for power and lighting is 55% complete
Plumbing – Roof Drain rough-in is 85% complete
Erector – All that remains is the miscellaneous metal. It is 99% complete.
HVAC - Air Handlers are set in the mezzanine areas of the classroom wings.
The HVAC piping and duct work rough-in is 45% complete.
The metal roof deck and light weight are 100% complete.
The glue-lam beams and the wood decking are 100% complete at the library.
Fire proofing is complete on wings E, F, and G.
The exterior framing is at 85% completion.
The electrical service duct bank is complete to the CenterPoint pole.
The fire line and vault are proceeding to Hollister Road with the approval of the easement by the board.

The weekly safety meetings are held each Thursday at 10:00 a.m.

A furniture meeting was held with the principal, Purchasing and the furniture consultant on July 21, 2009.

The project is currently on schedule.

Spark Park No. 18 – Spring Woods Middle School

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

The site has been scraped and form work has begun. Concrete is anticipated to be placed the week of July 27, 2009.

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



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Tully Stadium

The detention pond is 95% complete.
The underground storm is 99% complete.
The press boxes have been demoed and built back at 85% completion.
The piers have been completed for the relocated scoreboard and new concession restroom building.
The grade beams have been poured for the new concession.
The underground plumbing and electrical are complete for the new concession.
The parking lot concrete and curbs are 75% complete.
Colored concrete is 10% complete.

A walk was held with both M. Williamson and D. Coleman at both sites.

Don Coleman Coliseum

The construction began on June 4, 2009 for the Don Coleman Coliseum.
Asbestos abatement has been completed.
The scaffolding platform will be complete on August 3, 2009.
The above ceiling demolition is proceeding.
The new (ADA - American Disability Act) restroom areas have been demoed and build back continues in these areas.

W. W. Emmons Natatorium

The construction is proceeding at the W.W. Emmons Natatorium.
The ceramic tile is 100% complete in the locker rooms and public restrooms.
HVAC units will start up on August 7, 2009.
The plaster and tile are 100% complete in the pool and the pool has been filled with water.
The deck ceramic tile is 100% complete.
Centerpoint is scheduled to connect new power on Saturday, August 1, 2009.

Reggie Grob Stadium

The field soil has been installed and irrigation piping is 100% complete. The sod installation has also been completed. The goal posts are installed. The wainscot masonry is 99% complete and the exterior painting is 99% complete. The pier and steel are complete for the new field lights. The perimeter wrought iron fencing is 80% complete and the first mowing of the field took place on June 29, 2009.
The parking lot will be stripped on August 3, 2009 and the new asphalt will be completed on August 18, 2009. The casework is complete in the new training area.

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



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The contractor is in the process of installing underground conduit and new switch banks at Memorial High School. All of the existing light poles have been removed. The locations for the new poles have been surveyed and staked. Recent rains have delayed the drilling of the piers.

The Stratford Tennis Booster Club is augmenting the lighting for their courts and has sent SBISD a check for the new lighting, which will be sent to the Board as a gift for approval.

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

Construction Team: PBK Architects
Jerdon Enterprises – General Contractor

Memorial HS – Installation of sod began on July 21, 2009.

Northbrook HS – Final grade work is underway and irrigation work continues.

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

Group A

Spring Oaks MS – Sod is installed and under irrigation. Track surfacing materials have been delivered to the site and the asphalt subsurface is in the 10 day curing stage prior to installation.

Spring Woods MS – Sod installation began on July 20, 2009.

Landrum MS – Grading continues with root zone soils being placed.

Northbrook MS – Asphalt sub base for the track has been installed and sod has been installed.

Group B

Spring Forest MS – Root zone soil is being placed.

Memorial MS – Curb work has begun and finish grade work continues.

Spring Branch MS – Track base materials are being placed and curb work continues. Irrigation work has begun.



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

Construction Team: PBK Architects
To be determined

A meeting was held on July 14, 2009 to review the budgets and budget projections with Athletics and the consultants. It was determined that the best course to move forward was to solicit prices from the north side contractor.

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

Construction Team: PBK Architects
Purcell Construction – General Contractor

All permits have been issued for Spring Woods High School.
All permits have been issued for Stratford High School.

A permit for the minor renovations at the Northbrook High School baseball field has been issued.

Spring Woods HS – Site work to level the athletic fields has been completed. New root zone soil is in the process of being installed. Demolition of the bus loop is complete and materials removed. The covered bus canopy has been demolished.

Stratford HS - The fields have been scraped and new root zone soil is being delivered.

Northbrook HS – The baseball field infield has been striped and the bleachers are being demolished.

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

Memorial HS – Grade beam work and foundation forms are installed and concrete has been poured.

Spring Woods HS – A permit has been issued. Site work has begun as well as some minor demolition work on the outside of the existing structure. In excavating the foundation, an old “burn pit” was uncovered. All of this material has to be removed and the area filled with an approved soil and compacted.

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

Construction Team: AMH Architects



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To Be Determined

The proposal opening will be held on July 29, 2009, evaluations will take place on Monday, August 3, 2009 and a recommendation will be submitted to the Board for approval in August.

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

Construction Team: AMH Architects
To Be Determined

A CIT meeting was held March 25, 2009 to discuss the design and system upgrades. Additional meetings will be held on the return of the campus team from summer break.

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

Construction Team: Bay Architects
DivisionOne Construction – General Contractor

North Classroom Wing & North Classroom Building: All scheduled interior work is complete; punch lists have been done; and all punch list items have been completed. District personnel have done the final cleaning of these two areas; and have cleaned all furniture for these two areas. District personnel will soon begin moving furniture back into these buildings.

North Classroom Building: Installation of carpet, vinyl composition tile, and rubber base is complete. Painting is complete. The punch list for Substantial Completion was done on July 11, 2009.

South Classroom Building: All scheduled interior work is complete; and punch lists have been done. The contractor is scheduled to complete the punch list items by August 4, 2009, so that District personnel can begin final cleaning on August 5, 2009.

Main Building: The contractor is working hard in the classroom pods to complete all scheduled interior work so that a punch list can be done in the north courtyard pods on August 7, 2009, and in the south courtyard pods on August 11, 2009. The Library and Kiva punch list items have been completed. District personnel will soon begin final cleaning of these areas so that furniture and books can be moved back in.

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

Construction Team: SHW Architects
Sterling Structures – General Contractor

Installation of carpet is complete; vinyl composition tile has been delivered and installation is approximately 35% complete. Painting is approximately 70% complete. The new mechanical piping between the chiller location and the main mechanical room has been installed as much as possible until the new chiller arrives in August. The existing chiller will remain operational until then. The installation of the new ceiling tile is approximately 95% complete. Light fixtures arrived on July 27, 2009 and installation is



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complete. The rooftop ductwork insulation repairs are complete; and flushing and cleaning of mechanical piping is complete. The installation of the new aluminum walkway canopy will begin shortly. The architect will begin doing punch lists in the near future.

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

Construction Team: SHW Architects
Sterling Structures – General Contractor

The top surfaces of all existing walkway canopies have been painted with protective coating. The new concrete parking lot has been striped. The installation of the new sections of chain link and ornamental fence is nearly complete. Installation of the new sod is complete. The primary cleaning and flushing of the mechanical piping is complete and the unit ventilators are being serviced.

Administration Area: The installation of the new ceiling grid and tile is complete; and the new HydroStop roof is complete. The installation of the new carpeting, vinyl composition tile, and rubber base is complete. Light fixtures are installed and wall painting is complete.

Building 500: The installation of the new ceiling grid and tile is complete; and the new HydroStop roof is complete. The installation of the new carpeting, vinyl composition tile, and rubber base is complete. The light fixtures are installed and the wall painting is complete.

Building 6: The new ceiling grid and tile are nearly complete; and the installation of the new vinyl composition tile and rubber base has begun. The light fixtures are installed.

Building 2: The installation of the new carpeting, vinyl composition tile, and rubber base is complete. The light fixtures are installed and the wall painting is complete.

Building B: The installation of the new ceiling grid is complete and the tile will be installed in the near future. The installation of the new carpeting, vinyl composition tile, and rubber base is nearly complete. The light fixtures are installed and wall painting is complete.

Building C: The installation of the new ceiling grid and tile is nearly complete. The installation of the new carpeting, vinyl composition tile, and rubber base is nearly complete. The painting of the interior walls is nearly complete.

Library Building: The new suspended light fixtures have not yet been delivered.

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

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

The excavation for and installation of the new storm sewer (and its catch basins and manhole), which drains to the far north drainage ditch are complete. The base flashing around the perimeter walls of the two west courtyards and the auditorium is complete; the finish grading in the two west courtyards is complete and sod is being installed. The mechanical court yard work is nearly complete; a small portion of sidewalk needs to be finished, and the sod is not yet installed. All scheduled work in the courtyard immediately north of the administration area is complete. Installation of new carpet and vinyl composition



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tile is complete. Interior wall painting is nearly complete. All scheduled new ceiling grid and tile have been installed. The repair work on the exterior mechanical piping is nearly complete. All work on the new electrical weather head is nearly complete, and the new main distribution panel has been installed. The architect has done a punch list on Building 500, the Administration area, the 100, 200, 300, and 400 classroom wings, the 600 area, and the Auditorium. The contractor will be working on completion of punch list items as fast as possible.

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

Construction Team: Bay Architects
To Be Determined

Proposals were opened on July 28, 2009. The project will go before the Board in August for approval of the recommended contractor.

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

Construction Team: Pfluger Associates Architects
Gamma Construction – General Contractor

A permit has not yet been issued by the City of Houston. Demolition and site preparation has been completed. The building site pad has been proof rolled and approved. The drilled piers are scheduled for the first week in August.

Groundbreaking will be held on August 27, 2009 @ 4:00 pm.

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

Construction Team: MHI
Con-Tex Roofing – General Contractor

The roofing has been completed and detail work continues along with final punch work.

Spring Woods High School – Roof Replacement (2007)

Construction Team: MHI
To Be Determined

This roof is part of a hail damage claim.

Proposals were opened on June 30, 2009 and the project is scheduled to be presented to the August Board.



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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.

Proposals were opened on July 7, 2009 and the 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 final job punch list walk is scheduled for the week of August 3, 2009.

Hunters Creek Elementary School – Classroom Renovations (Y02P65 – 2007 Bond)

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

The final job punch list walk is scheduled for the week of August 3, 2009.

Hunters Creek Elementary School – Systems Upgrades (Y02P80 - 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. The 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. The investigation and design will continue over the summer.



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A soil investigation concerned with the sinking floor in the cafeteria has been completed and forwarded to the architects.

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

Construction Team: Pfluger Associates Architects
To Be Determined

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

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

Construction Team: Pfluger Associates Architects
To Be Determined

A third walk of the campus was held on July 9, 2009. Further 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

The surveying has been completed.

A third meeting was held on July 9, 2009 in which the proposed locations for the new buildings were refined. A presentation is being scheduled to present the options to the executive committee.

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

Construction Team: Bay Architects
To be Determined

The site survey is complete.

Two meetings have been held at this time and an additional meeting was held with the new principal.

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



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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. An additional meeting was held with the engineers and principal to discuss the scope developed from previous meetings.

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. An additional meeting was held with the engineers and principal to discuss the scope developed from previous meetings.

Summer 2009 CCTV projects (Y02P71 – 2007 Bond)

(AG Farm / Bendwood / Maintenance and Transportation Facilities)

Construction Team: DBR Engineering
ICTX Data Wiring - Contractor

These projects are proceeding very quickly. The Ag Farm low voltage conduit installation is approximately 95% complete and the final electrical underground is approximately 85% complete. The Bendwood Campus conduit runs are 100% complete as well as cable pulled and all that is needed to be complete on this campus is the termination of equipment. The Maintenance facility is approx. 80% complete. All work and punch lists should be completed prior to the first day of classes this fall.

Spark Park No. 19 – Sherwood Elementary School

Construction Team: Environment Consultant (SPARK Architect)
Red Eagle Construction – 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 issued.



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Ag Farm – System Upgrades (Y02P87 – 2007 Bond)

Construction Team: Bay Architects
To Be Determined

Several meetings have been held to determine fence locations and site utilities. The design for the project continues. A meeting was held with the architect and Chief Brawner to discuss the cameras and gates and a review of the plans will be held on August 3, 2009.

New Edgewood Elementary School – School Replacement (Y02P92 – 2007 Bond)

Construction Team: PBK
To Be Determined

The land has been approved for purchase. The boundary survey has been completed and a phase one site survey is being done.



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Information

Rustling Oaks Drainage Improvement Project

Construction began on July 5, 2009. A meeting with the contractor and the City of Houston was held in which the contractor requested that the city revise the plans so that the section of Brittmore in front of Rummel Creek Elementary School can be completed in its entirety. As of SER Construction's Monthly Progress Meeting, held on July 29, they are still planning to complete all paving and the sidewalk in front of Rummel Creek Elementary School from Taylorcrest to the north towards Kimberley before the start of school on August 24, 2009.

Gym Floor Ike

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

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. Maintenance has discovered a sanitary line problem under the floor. The concrete has been patched and the flooring contractor will install the hot tar and sleepers on August 6, 2009. The floor repair will proceed at that time.



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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

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

Northbrook MS - Gym Floor

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