



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

To: Dr. Duncan Klussmann, Superintendent of Schools
From: Ruben Reyes, Associate Superintendent for Operations
Date: August 17, 2009
Subject: Construction Update

The following information summarizes the status of the construction projects currently underway in the District through August 12, 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%, The project is currently on schedule

- Earthwork – 95% (building pad – 100%)
- Steel Erection – 100%
- Electrical – 40%
- Plumbing - 40%
- Mechanical – 30%
- Roof Drains – 100%
- Roof Deck – 100%
- Roofing – 80%
- Exterior Studs – 100%
- Masonry – 40%
- Waterproofing – 80%
- Interior Walls – 30 %



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Current Work

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

2 Week Work Projection

Waterproofing, hanging conduit, electrical, plumbing, roofing, masonry, ductwork and interior framing continues. Windows are scheduled to begin the week of August 17, 2009.

The covered play area has been installed and roofing on that structure is underway. All air handlers have been installed and are being piped and ductwork continues to be installed. Electrical conduit into the interior walls has begun.

All underground duct banks have been completed and CenterPoint is scheduled to begin by the end of August.

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.



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Spark Park No. 18 – Spring Woods Middle School

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

Concrete has been placed and the columns for the pergola are in place as well. The second structure is due to be delivered next week.

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 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 was completed 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 started up on August 7, 2009.



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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 connected 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 was 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

At Memorial High School, the piers have been drilled and poured and all of the light poles on the other sites have been located.

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 is completed and in the growth stage. A walk of the site was held with Athletics, PBK and SBISD and a deficiency list was sent to the contractor.

Northbrook HS – Irrigation work has been completed and grass is scheduled to be installed the week of August 11, 2009.



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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. The track surface is to be installed the week of August 12, 2009.
- Spring Woods MS – Sod is installed and under irrigation. The track surface has been installed and top coated.
- Landrum MS – Sod is installed and under irrigation. The track surface is to be installed the week of August 12, 2009.
- Northbrook MS – Sod is installed and under irrigation. The track surface has been installed and top coated.

Group B

- Spring Forest MS – The field is ready for grass.
- Memorial MS – The field is ready for grass.
- Spring Branch MS – Root zone soil is being placed.

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

Pricing has been received and a Change Order will be presented to the Board for approval.

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

Construction Team: PBK Architects
Purcell Construction – General Contractor



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All permits have been issued for Spring Woods High School and Stratford High School.
A permit for the minor renovations at the Northbrook High School baseball field has been issued.

- Spring Woods HS – The storm lines are 99% on the site and all that remains is the City of Houston to do the tie in. The forms have been set and reinforcing steel is in place. The concrete is scheduled for August 13, 2009. Sidewalks are scheduled for the week of August 17, 2009.
- Stratford HS – Storm lines are in the process of being installed. The contractor will begin brining in select fill for the building pad the week of August 11, 2009, with underground plumbing scheduled to begin on August 15, 2009.
- Northbrook HS – The bleachers have been ordered and are scheduled to be delivered in 8 to 10 weeks.

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

SBISD has been informed that the job superintendent has been replaced.

Memorial HS – Grade beam work and foundation forms are installed and concrete has been poured. Exterior walls are scheduled for the week of August 11, 2009.

Spring Woods HS – Form work is underway.

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

Construction Team: Ambrose and House Architects
To Be Determined

The project is scheduled to be presented to the August Board.



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

Construction Team: Ambrose and House 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: District personnel have done the final cleaning to include the cleaning of all of the furniture for these two areas and the furniture has been moved back into the building.

North Classroom Building: District personnel have done the final cleaning to include the cleaning of all of the furniture and the furniture has been moved back into the building.

South Classroom Building: District personnel have done the final cleaning to include the cleaning of all of the furniture and the furniture has been moved back into this building.

Main Building: The contractor has received the punch lists from the architect, so District personnel will move furniture back into the north courtyard classroom pods and south courtyard classroom pods on August 14, 2009. District personnel have completed the final cleaning of the Library and Kiva; and furniture and books have been moved back in.

The new grease trap, sampling well, and lift station will be installed shortly; and the kitchen service yard paving will be poured this coming Monday, August 17.

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

Construction Team: SHW Architects
Sterling Structures – General Contractor

The installation of vinyl composition tile and ceiling tile is complete and the painting is nearly complete. The new chiller arrives August 27, and will be installed August 29 and 30, 2009. The existing chiller will remain operational until then. The new aluminum walkway canopies are complete. The architect has completed his punch lists of the interiors of the buildings. District personnel are completing final cleaning; and have moved all furniture back into the buildings.



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

Construction Team: SHW Architects
Sterling Structures – General Contractor

Administration Area: The contractor is completing the punch list items and school personnel have moved back into the building.

Building 500: The contractor is completing the punch list items and school personnel have moved back into the building.

Building 6: The contractor is completing the punch list items and the serving line equipment is partially moved back in.

Building 2: The contractor is completing the punch list items and district personnel have moved furniture back into the building.

Building B: The contractor is completing the punch list items and district personnel have moved furniture back into the building.

Building C: The contractor is completing the punch list items and district personnel have moved furniture back into the building.

Library Building: The new suspended light fixtures will be delivered and installed this coming Saturday, August 15. District personnel are scheduled to move furniture and books back into original positions this coming Monday, August 17.

All exterior site work is complete.

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

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

All exterior site work is now complete. All scheduled interior work is complete. The mechanical pumps have been delivered; and will be installed in the Main Mechanical Building this coming weekend, August 15 and 16. The Architect and Engineer have completed their punch lists; and the Contractor will complete those items as quickly as possible. On Tuesday, August 11, District personnel found that a portion of the below slab sanitary lines had evidently collapsed in the kitchen area. The contractor will remove the slab as quickly as possible to expose the pipe as needed in order to effect the required plumbing repairs. If all goes well, this work will be completed before the start of school.



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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 on August 24 for approval of the recommended contractor.

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

Construction Team: Pfluger Associates Architects
Gamma Construction – General Contractor

Drilled piers began on August 9, 2009 and to date 73 have been completed. The grade beams are being formed and scheduled to be completed by the beginning of September. The underground utility installation is underway.

A groundbreaking ceremony will be held on August 27, 2009 @ 4:00 pm.

Spring Woods High School – Roof Replacement (2007)

Construction Team: MHI
To Be Determined

This roof is part of a hail damage claim.

The 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.

The project is scheduled to be presented to the August Board.



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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 was completed 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 was completed 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 and the investigation and design was continued throughout 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 and the investigation and design was continued throughout the summer.

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



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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 continued 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 continued 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.

Concerns of the initial design have been expressed and taken under advisement by the architect. A redesign of the plan has been completed and is under review.

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.



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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. 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.



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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.

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 was held on August 3, 2009.

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

Construction Team: PBK
To Be Determined

The land has been purchased. The surveys are nearly complete; and the required assessments and studies are nearly complete.



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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 installed 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)

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)

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)

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