



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

To: Dr. Duncan Klussmann, Superintendent of Schools
From: Ruben Reyes, Associate Superintendent for Operations
Date: July 6, 2009
Subject: Construction Update

The following information summarizes the status of the construction projects currently underway in the District through June 30, 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 – 35%

Earthwork – 95% (building pad – 100%)

Domestic Water Line – 95%

Steel Erection – 95%

Electrical – 10%

Roof Drains – 40%

Roof Deck – 60%

Exterior Studs – 90%

Waterproofing – 10%

Current Work

Steel erection continues, conduit and roof drain lines, exterior studding and waterproofing.

2 Week Work Projection

Continue steel erection for the next 2 weeks, roof decking, waterproofing, hanging conduit and roof drains, exterior sheathing and waterproofing.



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The project is currently on schedule. Roof decking is to be phased in as each section of steel is completed; Areas A, B & C are complete. The lightweight concrete for Areas B & C began on June 19, 2009 and the roof drain lines are being installed in Area B.

All underground duct banks have been completed and are ready for CenterPoint to install the transformers.

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

Construction Team: SHW Architects
Gamma Construction – General Contractor

Electrician – Continues to install rough-in for lighting in Areas G, F and D.
Plumbing – Continue to install roof drain piping in Areas G, F and D and above slab waste & vent in area G as well as testing of the piping in Area G and above slab waste & vent in Area F.
Erector – All that remains is the miscellaneous metal.
Installation of the beams to column bolts and the perimeter angle are in the completion phase.
HVAC - Air Handlers are being set in the mezzanine areas of the classroom wings.
The HVAC piping rough in is complete in the classroom wings and office area.
The metal roof deck is complete on the classroom wings and office area.
The lightweight roofing started on June 26, 2009.
The electrical service duct bank is complete to the CenterPoint pole.
The fire line and vault are proceeding to Hollister Road.

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

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

Due to the pending Change Order, the plans have been resubmitted to the City of Houston for pier design. There has been a delay in receiving an approved permit from the City of Houston, which wants to review storm water requirements.

Change Order No. 1 has been issued for the second structure and was approved at the June Board.



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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 construction trailer is complete.
The piping, conduits and collection boxes are being installed.
All existing underground storm has been removed.
The detention pond is 90% complete.
The underground storm is at 85% complete. Approximately 5000' of underground storm has been installed.
Over 3000 yards of concrete have been installed.
The press boxes have been demoed and build back is proceeding.

Don Coleman Coliseum

The construction began on June 4, 2009 for the Don Coleman Coliseum.
Asbestos abatement has been completed.
The scaffolding is being installed and will be complete by the end of the month.
Above ceiling demolition is proceeding.

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 100% complete on the south wall. The mechanical yard and mechanical room concrete was poured on June 3, 2009. The pool gutter system is 100% complete. The ceramic tile installation began on June 22, 2009 in the locker room areas, the mechanical equipment has been set in place and the pool deck was completed on July 6, 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 supports/piers were installed on June 16, 2009. The concrete masonry units for the ticket booth and the (ADA - American Disability Act) restrooms have been completed. The pier and steel are complete for the new field lights. The perimeter wrought iron fencing is 75% complete and the first mowing of the field took place on June 29, 2009. The exterior wainscot is proceeding and paint samples have been approved.



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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

A pre-construction meeting was held on June 17, 2009. The contractor is mobilizing at Memorial High School.

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

Construction Team: PBK Architects
Jerdon Enterprises

Memorial HS – The field has been scrapped and the track has been stripped. The existing asphalt looks good on the track and grading is underway.

Northbrook HS - The fields have been scrapped on both fields and grading is underway.

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)

Group A

Spring Oaks MS – Storm line work is completed, irrigation work continues and the concrete curbs are completed.

Spring Woods MS – Storm lines have been installed and framing for the track has begun.

Landrum MS – The site has been scraped, storm lines have been installed and grading is underway.

Northbrook MS – The site has been scraped and storm lines are being installed.



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Group B

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

Memorial MS – The site is being scraped and the track demolished.

Spring Branch MS – The existing track has been demolished and the site is being scraped.

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

This project is on hold until the new athletic fields have been installed so that there will be some athletic space available to the sites.

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 mobilized on both sites the week of June 12, 2009.

There is a delay in receiving an approved permit from the City of Houston. A civil permit has been issued and the contractor has been advised to begin all dirt and demolition work.

Spring Woods HS – The transportable buildings are in the process of being moved through direction of the Maintenance Department. The worst buildings will be demolished as part of the contract.

Stratford HS - Preliminary civil elevations are being taken and the field is being scraped.

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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Memorial HS – Silt fencing and barrier fencing have been installed and Maintenance is working with Planning & Construction and the contractor to locate all existing underground utilities.

Spring Woods HS - Barrier fencing has been installed.

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 first advertisement will be June 28, 2008 followed by the second advertisement on July 5, 2009. Proposal opening will be held on July 23, 2009.

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. 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

The carpet for the entire project is on site and the vinyl tile is ready to be delivered to the job site.

North Classroom Wing: The flooring demolition is complete. Wall preparation is complete and wall painting is underway.



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North Courtyard: Grading is complete and all new sod is installed. The new sidewalk has been poured and sidewalk drain cuts are complete; however, walk plates are not yet installed.

North Classroom Building: The flooring demolition is complete. Wall preparation is complete and wall painting is underway.

Courtyard between North & South Classroom Buildings: Grading is complete; and the new sod has been installed.

South Classroom Bldg.: Slab demolition is complete; and the old sanitary sewer line to be replaced has been uncovered. New pipe material is on site and ready to be installed. Wall preparation is complete and painting will begin after sanitary sewer work is complete.

Grass Area south of the South Classroom Building: Grading is complete; and new sod has been installed.

Center & South Courtyards: Grading is complete; and new sod has been installed.

Main Building: Flooring & ceiling demolition is complete. Wall preparation is being done; existing vinyl wall covering has been removed where required. The slab demolition is complete in the Clinic area and both toilets are to be renovated and the existing casework and countertops have been removed where necessary. Grease trap excavation is complete; and the old grease trap has been removed.

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

Construction Team: SHW Architects
Sterling Structures – General Contractor

All flooring and ceiling demolition has been completed. All new domestic water piping has been installed. The installation of the new ceiling grid and the new grease trap is complete. Site grading is also complete; however, the new sod has not yet been installed. In the main mechanical room, the new pot feeder, chilled water pump, air compressor, and domestic water heater have been installed. New pipe insulation is being installed on new plumbing piping and existing mechanical piping where necessary.

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

Construction Team: SHW Architects
Sterling Structures – General Contractor

Top surfaces of all existing walkway canopies have been cleaned and protective coating will be applied shortly. The existing southwest asphalt parking lot has been demolished and removed; sub grade stabilization is complete, and the new concrete parking lot has been poured. All exterior rough grading appears to be complete and the new grease trap has been installed.

Administration Office Area: The flooring and ceiling demolition is complete and the new HydroStop roof has been installed.



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Building 500: The flooring and ceiling demolition is complete and installation of new ceiling grid is underway. The existing light fixtures have been removed where needed and the new HydroStop roof is nearly complete.

Building 6: The flooring and ceiling demolition is complete and the new ceiling grid has been installed in the Cafetorium and the areas west of the Stage. The carpet, ceiling tile and ceiling grid materials are being stored in the Cafetorium.

Building 2: The flooring and ceiling demolition is complete; and the new ceiling grid has been installed.

Building B: The flooring and ceiling demolition is complete and installation of the new ceiling grid is underway. The electrician is installing conduit runs as well.

Building C: The flooring and ceiling demolition is complete on both the first and second floors and installation of the new ceiling grid is underway.

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 approximately 75% complete. The rough grading is complete in the two west courtyards and the mechanical courtyard. The new catch basins and storm sewer piping are installed in the north courtyard. The three trash trees in the courtyard immediately north of the administration area have been removed; and the damaged storm sewer piping in the southeast corner has been uncovered and replaced. The excavation for the new grease trap has been done; and the existing grease trap has been removed. New chiller piping, insulation and jacketing have been installed from the existing chiller into the main mechanical building. All flooring and ceiling demolition is nearly complete. Floor preparation for the new vinyl tile/carpeting is underway and Building 500 flooring is approximately 50% complete. Repair work on the rooftop mechanical piping is being reviewed. Electrostatic painting of existing lockers will begin shortly once surface preparation and repairs are done. The electrician has installed the conduit runs for the new exhaust fans and security devices, and is now pulling the required wiring.

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

Construction Team: Bay Architects
To Be Determined

The Construction Documents were issued for proposals on June 29 and proposals are currently scheduled to be received on July 21, 2009.



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

Construction Team: Pfluger Associates Architects
Gamma Construction – General Contractor

The contractor was approved at the June Board meeting and a meeting to discuss ergonomic furniture was held on June 24, 2009.

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

Construction Team: MHI
Con-Text Roofing

The modified bitumen section began on June 10, 2009 and should be completed by mid July 2009.

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

Construction Team: MHI
Pyramid Waterproofing, Inc.

All new Tectum roof panels have been installed and roofing activities are underway. Approximately 90% of the roof has the first ply installed and 80% of the cap sheet. The metal work is 50% complete and the project is scheduled to be finished by mid July 2009.

Spring Woods High School – Roof Replacement (2007)

Construction Team: MHI
To Be Determined

This roof is part of a hail damage claim.

A pre-proposal meeting was held on June 17, 2009. This 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.

A pre-proposal meeting was held on June 23, 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

All the carpet has been removed and work is underway to make necessary repairs to the sub-base. The contractor is relocating electrical and data drops. Painting has started and carpet will be installed in a couple of weeks.

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. The walls have been two sided and tape and floating is proceeding. The ceiling grid and lights were installed by June 26, 2009. The painting will be complete by July 8, 2009 and the installation of casework will begin on July 8, 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. The investigation and design will continue over the summer.



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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. A meeting with the committee was held on June 3, 2009. The 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 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 second walk of the campus was held on June 23, 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 surveyor began work on June 16, 2009.

A programming meeting was held on June 4, 2009. The committee reviewed the District program master and options for the new building locations and a second meeting was held on June 22, 2009.



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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.
Two meetings have been held at this time.

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

Summer 2009 CCTV projects (Y02P03 – 2007 Bond)

(AG Farm / Bendwood / Maintenance and Transportation Facilities)

Construction Team: DBR Engineering
ICTX Data Wiring - Contractor



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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 are at this time awaiting the cable from the manufacturer. The required orange cabling is an unusual request, but required for this project. 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 – 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. A purchase order has been requested.



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Information

Rustling Oaks Drainage Improvement Project

SBISD was informed on June 24, 2009 that a pre-construction meeting will be held on June, 25, 2009. Rummel Creek Elementary School's general contractor was in attendance at this meeting to gather any information that might effect the system upgrades project.

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.



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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