



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

To: Dr. Duncan Klussmann, Superintendent of Schools
From: Ruben Reyes, Associate Superintendent for Operations
Date: September 21, 2009
Subject: Construction Update

The following information summarizes the status of the construction projects currently underway in the District through September 21, 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 – 49%, the project is currently on schedule

Earthwork – 95%
Electrical – 50%
Plumbing - 50%
Mechanical – 49%
Roofing – 98%
Masonry – 65%
Waterproofing – 95%

Current Work

Waterproofing, roofing, masonry, ductwork, electrical, plumbing, sheetrock, fire sprinkler and window installation.

2 Week Work Projection

Electrical, plumbing, sheet metal, masonry, ductwork, sheetrock and fire sprinkler.

The interior framing is complete and the sheetrock on one side has begun. Pipe fitters are installing the fire sprinkler system and work continues on the ductwork and AC piping.



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Masonry walls have begun in the kitchen section.

CenterPoint began, at 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 & lighting is 95% complete. Classroom wings E, F and G are complete.

Plumbing – Roof drain rough-in is 95% complete and they are tied into the underground storm.

HVAC - Air Handlers are set in the mezzanine areas of the classroom wings.

The HVAC piping and duct work rough-in is 85% complete.

Interior drywall framing is complete in E, F and G. (Classroom wings)

Fire sprinkler lines are being installed.

Interior drywall framing is 90% complete.

The exterior framing is at 99% completion and the exterior sheathing is 90% complete.

The exterior brick is 50% complete.

Ceramic wall tile is complete in wing F, G restrooms.

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 Thursdays at 10:00 a.m.

A furniture meeting was held with the principal, purchasing, & 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 concrete has been placed and columns for the pergola are in place. The second structure has arrived and work began the weekend of September 5, 2009. The City of Houston SPARK office wants to use this site in their upcoming calendar.



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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 detention pond is 99% complete.
The underground storm is 99% complete.
The press boxes have been demoed and built back at 99% completion.
The punch walk was conducted on August 18, 2009 for the press boxes.
The piers have been completed for the relocated scoreboard and new concession restroom building.
The grade beams have been poured for the new concession.
CMU block is proceeding at the new concession/restroom building and is about 25% complete.
The parking lot concrete and curbs are 99% complete and colored concrete is 90% complete.
The entry monument signs are proceeding on the west side.

Don Coleman Coliseum

The construction began on June 4, 2009 for the Don Coleman Coliseum.
The above ceiling demolition is 100% complete.
New duct work installation is proceeding and is now at 40% completions.
The new (ADA - American Disability Act) restroom areas have been demoed & build back continues in these areas. The CMU (concrete masonry unit) block began on August 26, 2009 on the restroom areas.
The beam/brick ledge is complete around the exterior of the building and the insulation board is proceeding on the interior walls.
Exterior wainscot is proceeding.

W. W. Emmons Natatorium

The construction is proceeding at the W.W. Emmons Natatorium.
The HVAC/ Pool units began on August 28, 2009.
The timing system and starting blocks are 90% complete.
The bleachers are 100% complete.
The interior lights are 100% complete.
The punch walk was conducted on September 8, 2009.
The grand re-opening will be on September 24, 2009 at 6:00 p.m.



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Reggie Grob Stadium

The exterior painting is 100% complete. The perimeter wrought iron fencing is 99% complete and the first mowing, of the field, took place on June 29, 2009. The additional irrigation and trees are 99% complete and the flooring is 100% complete. The punch walk was conducted on September 9, 2009.

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

Memorial HS – Piers have been drilled and poured. The light towers will be delivered in two weeks. Tennis Courts - A meeting was held on site, August 17, 2009, to review the existing tennis court lighting with Maintenance. The decision was to switch the existing 110 volt lighting to commercial 277 volt lighting and add a timer to the circuit. This will add energy efficiency and reduce the cost of lamp replacement. The new distribution panel is also in place. All of the new light poles have been delivered and are on site.

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 –The track has been sprayed with the structural surface. Lane marking has been confirmed with athletics and will proceed as soon as weather permits.

Northbrook HS –



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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.

Spring Woods MS – Sod is installed and under irrigation

Landrum MS – Sod is installed and under irrigation.

Northbrook MS – Sod is installed and under irrigation

Group B

Spring Forest MS – Sod is installed and under irrigation.

Memorial MS – Sod is installed and under irrigation.

Spring Branch MS – Sod is installed and under irrigation.

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 September Board for approval.



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

Construction Team: PBK Architects
Purcell Construction – General Contractor

Spring Woods HS – The storm lines are 99% on the site, all that remains is the City of Houston to do the tie in. The remaining road has been demolished and a temporary road has been placed. The select fill for the building pad is being placed. A purchase order has been requested for CenterPoint to move the main power feed to the school.

Stratford HS – Piers for the new ticket booth have been drilled and placed. Irrigation work continues as well.

Northbrook HS – The bleachers have been ordered and should be delivered in eight weeks. Additional work on the transition between the new infield and the outfield is needed and the contractor is working to fix this.

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 – The masonry, waterproofing and roofing pre-installation meeting scheduled for the week of August 24, 2009 has been delayed because the roofer was not qualified to install the roofing materials specified. A new meeting was scheduled for the week of September 7, 2009. Roof drains are being installed.

Spring Woods HS – Steel has arrived and is being installed.

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

Construction Team: Ambrose and House Architects
Dyad Construction – General Contractor

The project was approved by the August board and a letter to proceed was sent to the contractor on August 25, 2009. The bonds and insurance are pending.



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

Construction Team: Ambrose and House Architects
To Be Determined

Additional CIT meetings will be held, upon the return of the campus teams, from summer break. The first advertisement for proposals was held on August 30, 2009. The second advertisement for proposals was held on September 6, 2009. The proposal opening will be held on September 22, 2009.

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

Construction Team: Bay Architects
DivisionOne Construction – General Contractor

Nearly all of the scheduled work is complete. The district has occupied all areas of the school; and the contractor is completing and/or correcting all punch list items, as well as completing additional work added by proposal requests. The testing and balancing of mechanical equipment and systems will be done in the near future.

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

Construction Team: SHW Architects
Sterling Structures – General Contractor

Nearly all of the scheduled work is complete. The new chiller change-out was scheduled for the weekend of August 28th (if needed). The district has occupied all areas of the school; and the contractor is completing and/or correcting all punch list items. The testing and balancing of mechanical equipment and systems will be done after the new chiller is installed.



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

Construction Team: SHW Architects
Sterling Structures – General Contractor

Nearly all of the scheduled work is complete. The district has occupied all areas of the school; and the contractor is completing and/or correcting all punch list items. The testing and balancing of mechanical equipment and systems will be done in the near future.

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

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

All exterior site work and all interior work are nearly complete. The security vestibule work at: Nottingham ES, Sherwood ES, Treasure Forest ES, Cedar Brook ES, and Buffalo Creek ES are nearly complete as well. The architect and engineer are re-walking their punch lists to verify that everything has been completed and/or corrected. The contractor has scheduled the remainder of his City of Houston final inspections for this coming week. The district has occupied all areas of the school and the testing and balancing of mechanical equipment and systems remains to be done.

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

Construction Team: Bay Architects
Collier Construction, Inc. – General Contractor

The project was approved at the August Board. The initial meeting with contractor was scheduled for September 1, 2009. The Owner-Contractor contract is being prepared and the Notice to Proceed is ready for the contractor's signature. Bonds and insurance have also been requested.



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

Construction Team: Pfluger Associates Architects
Gamma Construction – General Contractor

The grade beams are being formed and scheduled to be completed by the beginning of September. The underground utility installation is underway.

The approved easement documents, for the new water meter, have been given to the City of Houston for execution.

A successful groundbreaking ceremony was held on August 27, 2009 @ 4:00 pm.

Spring Woods High School – Roof Replacement (2007)

Construction Team: MHI
LiquaTech – General Contractor

This roof is part of a hail damage claim.

The project was approved at the August Board and contracts and insurance information have been requested.

Spring Woods Middle School – Roof Replacement (2007)

Construction Team: PBK Architects
Century Roofing – General Contractor

This roof is part of a hail damage claim.

The project was approved at the August Board and contracts and insurance information have been requested.



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Hunters Creek Elementary School – Systems Upgrades (Y02P80 - 2007 Bond)

Construction Team: PBK Architects
To be Determined

A pre-design meeting was held with the principal and it was recommended that a construction committee be formed to participate in the process. A meeting, with this committee, was held on June 2, 2009. 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 this committee, was held on June 3, 2009. 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.

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 has continued over the summer.

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

Construction Team: Pfluger Associates Architects
To Be Determined

A meeting was held on September 1, 2009 between SBISD and the design team to review scope of work. A meeting with SBISD Maintenance is scheduled for September 3, 2009 to prioritize requested items.



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

Construction Team: Pfluger Associates Architects
To Be Determined

A new design has been developed and presented to the executive committee for comment. The project is ready to be presented for Schematic Design approval.

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

Construction Team: Bay Architects
To be Determined

Two meetings have been held, at this time, and an additional meeting was held with the new principal. Five meetings have been held, with the school construction team.

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.



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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 99% complete. The final electrical underground is approximately 100% 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 approximately 95% complete. We are awaiting the equipment ordered by the Police Department so that final termination and testing can be completed.

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; a purchase order has been issued and the structures have been ordered.



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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. 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 and the required assessments and studies are nearly complete. The first design meeting has been held between the architect and the campus staff.

Information

Rustling Oaks Drainage Improvement Project

The road and utility work on Brittmore, in front of Rummel Creek ES, has been completed as promised by the Contractor working for the City of Houston.

Gym Floor Ike

Water Damage (not Ike-related)

Stratford HS –The flooring is in place, but still needs to be sanded and finished.



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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)

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

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

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

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