



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

To: Dr. Duncan Klussmann, Superintendent of Schools
From: Ruben Reyes, Associate Superintendent for Operations
Date: August 31, 2009
Subject: Construction Update

The following information summarizes the status of the construction projects currently underway in the District through August 26, 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 – 48%, the project is currently on schedule

Earthwork – 95% (building pad – 100%)
Steel Erection – 100%
Electrical – 48%
Plumbing - 48%
Mechanical – 45%
Roof Drains – 100%
Roof Deck – 100%
Roofing – 98%
Exterior Studs – 100%
Masonry – 55%
Waterproofing – 90%
Interior Walls – 100 %



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

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.

Masonry walls have begun in the kitchen section.

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 75% 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 55% 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.

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

The exterior framing is at 99% completion and the exterior sheathing is 85% complete.

The exterior brick is 35% complete.

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.



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

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 is due in town this week. The City of Houston SPARK office wants to use this site in their upcoming calendar.

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.
The underground plumbing and electrical are complete for the new concession.
The concession slab will be complete on August 28, 2009.
The parking lot concrete and curbs are 85% complete and colored concrete is 20% complete.

Don Coleman Coliseum

The construction began on June 4, 2009 for the Don Coleman Coliseum.
Asbestos abatement has been completed.
The scaffolding platform was complete on August 3, 2009.
The above ceiling demolition is 50% complete.
The new (ADA - American Disability Act) restroom areas have been demoed and build back continues in these areas. The CMU (concrete masonry unit) block will begin 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.



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

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.
The HVAC/ Pool units will start up on August 28, 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 connected new power on Saturday, August 1, 2009.
The timing system and starting blocks are 85% complete.
The bleachers are 50% complete.
The interior lights are 95% complete.

Reggie Grob Stadium

The field soil has been installed and irrigation piping is 100% complete. The sod installation has also been completed and the goal posts have been installed. The wainscot masonry is 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 95% complete and the first mowing of the field took place on June 29, 2009. The parking lot on the east side is complete. The additional irrigation and trees are 75% complete and the flooring is 50% complete.

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 three weeks. A meeting was held on site on 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.

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.



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

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. The track has been sprayed with the structural surface.

Northbrook HS – Installation of sod is completed and in the growth stage.

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 has been installed and the track marking occurred on August 21, 2009.

Spring Woods MS – Sod is installed and under irrigation. The track surface has been installed and the track marking occurred on August 21, 2009.

Landrum MS – Sod is installed and under irrigation. The track surface has been installed and the track marking occurred on August 21, 2009.

Northbrook MS – Sod is installed and under irrigation. The track surface has been installed and the track marking occurred on August 21, 2009.

Group B

Spring Forest MS – Sieve testing showed that an additional 3” of sand needs to be placed in the root zone.

Memorial MS – Sieve testing showed that an additional 3” of sand needs to be placed in the root zone.

Spring Branch MS – Sod has been delivered and is being installed.



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

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.

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 new bus loop has been placed; curbs and sidewalks were placed on the week of August 17, 2009. Irrigation work is complete and the grass is scheduled to be installed the week of August 31, 2009. The building pad is scheduled to be completed the week of August 24, 2009. A purchase order has been requested for CenterPoint to move the main power feed to the school.

Stratford HS – The storm lines and the forced sanitary main are in place, tie in to services are scheduled to be completed the week of August, 31, 2009. The building pad has been placed and approved and the piers were drilled and placed on August 21, 2009. Irrigation work continues as well.

Northbrook HS – The bleachers have been ordered and should be delivered in eight 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

Memorial HS – The building slab is in place. The steel has been erected and is in the process of being finished out. The masonry, waterproofing and roofing pre-installation meeting is scheduled for the week of August 24, 2009.



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

Spring Woods HS – The building grade beams and slab have been placed and the metal building components have been ordered.

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.

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. The first advertisement for proposals will be on August 30, 2009. This will be followed by the second advertisement 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.



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

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 is 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.

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 is 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.



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

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 is 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.

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

Construction Team: Pfluger Associates Architects
Gamma Construction – General Contractor

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

The easement documents for the new water meter have been completed and approved by the Board.

A groundbreaking ceremony will be 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.



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

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 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. 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 will 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 will continued over the summer.



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

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

Construction Team: Pfluger Associates Architects
To Be Determined

The surveying has been completed.

The architect, mechanical and structural engineers have reviewed the existing 300 – 400 Wing and determined that select demolition is possible. A new design has been undertaken which incorporates the structure of the current gym. 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

The site survey is complete.

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



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

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 and 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.



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

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



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

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.



Ruben Reyes
Associate Superintendent for Operations

MEMORANDUM

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)