

# Spring Branch



Independent School District

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## SBISD Bond Construction Update: Aug. 22, 2008

The following information summarizes the status of the construction projects under way in SBISD through Aug. 22, 2008. This report was submitted through the staff offices of SBISD Associate Superintendent for Operations Ruben Reyes. Contact the SBISD Operations Department's division of Planning and Construction at 713-365-5751 for additional information or questions.

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### 1999 Bond Projects

#### Athletics – New Dressing Facilities/Offices Tully Stadium

Construction Team      SHW Architects  
                                 Brookstone Construction – General Contractor

The auditor has walked the site and a meeting with the General Contractor is pending.

#### Spring Branch ISD Police Command Center

Construction Team:      PBK Architects  
                                 Brookstone Construction – General Contractor

The auditor has walked the site and a meeting with the General Contractor is pending.

#### Traffic Direction Sign Project - District Wide

Construction Team:      PBK Architects  
                                 To Be Determined

The architect is in the process of preparing the proposal documents. The project has been rescheduled for a September Board approval.

#### HVAC Closed Loop Water Treatment for Wilchester Elementary (*Project Title Revised*)

Construction Team:      Kalmans Marshall Engineers  
                                 TNT Mechanical, Inc. – Contractor

The project began Monday, Aug. 4, 2008. The material installation for this project has been completed and walked with the Maintenance Dept. The contractor is to check strainers this week

and add the chemical treatment. The close out documents and the final Pay Application will be submitted once this work has been completed.

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## **2007 Bond Projects**

### **Memorial High School - Roof Replacement**

Construction Team: MHI Roofing Consultants  
Pyramid Waterproofing, Inc. – General Contractor

The first ply of roofing is 55 percent complete. The final ply of roofing is 45 percent complete. The metal work is 48 percent complete. Officially, 22 days have been lost due to weather and testing; however, the work is on schedule.

The engineer has approved the welds and half of the new lintel was installed on Friday, Aug. 8, 2008. This section of wall will now be replaced and then the second section will be opened for installation of the new lintel.

### **Memorial High School – Competition Gym Floor Replacement**

Construction Team: Bay Architects  
Bauer Sports Floors

The wood floor sanding began the week of Aug. 4, 2008. Application of the finish and striping will be completed Aug. 25, 2008. The scheduled date for completion is at the end of August.

### **Northbrook High School - Chiller Replacement**

Construction Team: DBR, Inc.  
T-N-T Mechanical – General Contractor

The administrative offices have moved back into their office areas. The chillers and cooling towers are operational and the controls will be completed on Aug. 19, 2008.

### **Sherwood Elementary School - Roof Replacement**

Construction Team: PBK Roof Consultants  
Marton Roofing Industries – General Contractor

The first ply of roofing is 100 percent complete. The final ply of roofing is 100 percent complete. The metal work is 100 percent complete. Final trim work and clean up is under way and a roof systems walk-through is being scheduled with the manufacturer. Close-out documents and warranty information are being processed.

Twelve days were lost due to weather and testing; however, the work was completed on schedule.

### **Cedar Brook Elementary School – Roof Replacement**

Construction Team: PBK Roof Consultants  
Marton Roofing Industries – General Contractor

The first ply of roofing is 100 percent complete. The final ply of roofing is 60 percent complete. The metal work is 30 percent complete. No days were lost due to weather and testing. The work is back on schedule.

### **Sherwood Elementary School – Systems Upgrade**

Construction Team: PBK Architects  
Prime Contractors – General Contractor

The work was to be substantially completed by Aug. 10, 2008. The project is behind schedule.

The new kitchen hood has been installed and the kitchen equipment has been moved back into place. The fire suppression system was completed on Aug. 8, 2008. The contractor called for a final inspection on Aug. 12, 2008 and the City of Houston has required a separate permit for the hood system. The contractor is working on purchasing this permit. Once the permit is purchased another inspection of the hood is required. No ceiling cover in the kitchen can be completed until the final inspection of the hood system. All work is scheduled to be completed with the exception of the boiler by Aug. 17, 2008.

Maintenance has moved all furniture and computers back into the facility and the custodial department is in the process of final cleaning.

SBISD inspected the CCTV installation on Aug. 7, 2008 and found only minor changes needed. The Fire Alarm, PA and clock systems are scheduled for inspections by Aug. 15, 2008.

### **Nottingham Elementary School – Systems Upgrade**

Construction Team: PBK Architects  
Prime Contractors – General Contractor

The work was to be substantially completed by Aug. 10, 2008. The project is behind schedule.

The new clinic/office AC unit has been installed and is fully operational. Inspections were done on Aug. 13<sup>th</sup> and some miscellaneous items were found and will be completed this week so that the ceiling can be closed up.

The work on the new PA system has been completed and a full systems walk with Security and Maintenance was scheduled for Aug. 7, 2008, but the contractor was not ready. This will be rescheduled for the week of Aug. 18.

SBISD inspected the CCTV installation on Aug. 7, 2008 and found only minor changes needed.

Maintenance has moved all furniture and computers back into the facility and the custodial department is in the process of final cleaning.

### **Buffalo Creek Elementary School – Systems Upgrade**

Construction Team: SHW Architects  
Prime Contractors – General Contractor

The work began on June 2, 2008 with substantial completion on Aug. 1, 2008. The principals have moved back to their offices. Furniture and computers have been delivered back to the classrooms. Punch list items are being addressed as well as areas designated to be completed in phase two of the project.

The City of Houston inspector did a final walk of the site and is now requiring additional egress lighting.

### **Cedar Brook Elementary School – Systems Upgrade**

Construction Team: SHW Architects  
Prime Contractors – General Contractor

The work began on June 2, 2008 with substantial completion on Aug. 1, 2008. The principals have moved back to their offices. Furniture and computers have been delivered back to the classrooms. Punch list items are being addressed as well as areas designated to be completed in phase two of the project.

The City of Houston inspector did a final walk of the site and is now requiring additional egress lighting.

### **Treasure Forest Elementary School – Systems Upgrade**

Construction Team: SHW Architects  
Prime Contractors – General Contractor

The work began on June 2, 2008 with substantial completion on Aug. 1, 2008. The principals have moved back to their offices. Furniture and computers have been delivered back to the classrooms. Punch list items are being addressed as well as areas designated to be completed in phase two of the project.

The City of Houston inspector did a final walk of the site and is now requiring additional egress lighting.

### **New Westwood Elementary School – School Replacement**

Construction Team: PBK Architects  
Westfall Contractors, LLC - General Contractor

SBISD and PBK Architects participated in the reviewing of all subcontractors and pricing on Aug. 12<sup>th</sup> at 2 p.m. at the offices of Westfall Construction. The proposals are being reviewed and tabulated by Westfall.

The Corps of Engineers has advised SBISD that their review of the wetlands issue will take longer than the minimum 60 to 90 days.

### **New Hollibrook Elementary School – School Replacement**

Construction Team: SHW Architects  
Brookstone – General Contractor

The design development was approved and the project now moves into the construction design phase.

The 25 percent plan review was held on June 11, 2008. The 75 percent architectural and engineering review was held on July 30, 2008. The subcontractor pricing is proceeding with the contractor.

### **Spring Woods Middle School – Athletic Track and Fields**

Construction Team: PBK

A general review meeting for this project was held with PBK on July 2, 2008. The construction documents are being prepared for issuance. The project has been scheduled for a September or October Board approval.

### **CCTV - Hunters Creek Elementary, Memorial Drive and Panda Path**

Construction Team: DBR Engineering Consultants  
MCA Communications - Contractor

The installation at all campuses is complete and the engineer has done his initial walk of the site. We are scheduling an additional walk with the police department next week.

### **Spring Branch Education Center – Transition Campus**

Construction Team: SHW Architects  
Brookstone - Contractor

The project is still in the schematic phase. The programming has been developed between curriculum and library services, and was taken to the Board and approved in June.

SBISD has been working with the City of Spring Valley Village and the Memorial Villages Fire Department to insure compliance in the design for the site and structures. A letter of intent was sent to the Village per their request. Additional meetings have taken place with Curriculum and Instruction, Library Services and Child Nutrition Services. A meeting was held on July 24, 2008 with directors and staff as well as SBISD police at SBEC to discuss logistics.

The contractor, Brookstone, advertised on Aug. 17, 2008 for the modular building contractor. Proposals will be received on Sept. 9, 2008.

### **Stratford High School – Track Refurbishing**

Construction Team: PBK Architects  
To Be Determined

This project is to recoat the existing track at Stratford High School, which has been determined by the Athletics Dept. to be unsafe. This will include a new surface which will extend its life a minimum of two years during the construction of the new track and field areas at the campus. Planning & Construction is requesting that the Board approve Dura Pier as the contractor for this project through the use a Job Order Contract (JOC) at the August Board Meeting.

### **Renovations of Athletic Venues – Tully, Don Coleman Coliseum and Natatorium**

Construction Team: SHW Group Architects  
To Be Determined

The CM@Risk (Construction Manager at Risk) will be presented to the August Board. The proposed general contractor will work in partnership with the architect and SBISD through the design.

### **Campus Athletic Projects**

Construction Team: PBK Architects  
Multiple awards to Be Determined

The following projects are all in design discussion and project timelines are being developed so that work does not adversely interfere with ongoing athletic events during the year.

Track refurbishing at all high schools

Tennis court refurbishing, lighting and additional courts at all high schools

New middle school tracks

Field renovations at all high schools

Soccer venue at Spring Woods High School

New track and field complex at Stratford High School

Electrical upgrades for Memorial High School athletic complex

### **Memorial Middle School – System Upgrades and Additions**

Design and scope meetings have begun with the architect, maintenance and the campus staff. Two meetings have been held and the third meeting is to be on Aug. 21, 2008.

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## **Information Items**

### **Rummel Creek Elementary:**

The Rustling Oaks drainage improvements project has not been advertised for bids as the engineers had advised in May.

The most recent information is that the design plans and specifications have been completed and are currently in the plan signature process at the City of Houston. The project has been delayed pending a decision for the location of a detention pond associated with several projects within the watershed. In order to identify the general contractor, the project will have to proceed through final approval, advertisement, bid and award through City Council. These steps will need to be completed before a meeting can be scheduled to discuss traffic control with the general contractor. A realistic estimate of the time to reach this stage is about five months, or December 2008. They have promised to be more forthcoming with future updates. It remains possible that Brittmore could be closed just before students return in January 2009.

A meeting with the Memorial Plaza Homeowners Association Board was held at Rummel Creek on Aug. 6, 2008, to discuss all of these issues. The District assured the Homeowners Association that it would continue to provide information as it was received and would work with them to minimize the impact on the traffic.

**Spark Park No. 18 – Spring Woods Middle School**

Construction Team: Environment Consultant (SPARK Architect)  
To Be Determined

Based on conversations with the Athletic Department, the SPARK project will move forward. A meeting was held with SPARK, Spring Woods MS, our consultant and Planning and Construction on Aug. 11, 2008 to revitalize the project. The specific Spark Park site was adjusted so that Bond and SPARK projects should not affect individual schedules.

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