

Spring Branch



Independent School District

SBISD Bond Construction Update: Aug. 4, 2008

The following information summarizes the status of the construction projects under way in SBISD through July 31, 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.

1999 Bond Projects

Athletics – New Dressing Facilities/Offices Tully Stadium

Construction Team SHW Architects
 Brookstone Construction – General Contractor

The final retainage payment has been approved by the architect and close-out documents have been received; however, the audit is pending.

Spring Branch ISD Police Command Center

Construction Team: PBK Architects
 Brookstone Construction – General Contractor

The final payment of retainage is pending on the completion of the audit.

Traffic Direction Sign Project - District Wide

Construction Team: PBK Architects

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 *(Title Revised for Clarity)*

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

The consultant has received and approved the submittals for this project and we will schedule to start this Monday, Aug. 4, 2008. The contractor expects little if any down time during working hours at this time. The duration of the project should run approximately two and a half weeks.

2007 Bond Projects

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 are operational and the controls are at 80 percent completion.

Memorial High School - Roof Replacement

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

The first ply of roofing is 50 percent complete.
The final ply of roofing is 37 percent complete.
The metal work is 41 percent complete.

Officially, 20 days have been lost due to weather and testing; however, the work is on schedule.

Only one day of work was completed this week due to weather conditions. Due to insurance requirements, when there is a 30 percent chance of rain or greater, no tear off should occur.

The new welded supports for the lintel have been completed for the gym wall and await inspection by the engineer prior to the installation of the lintel.

NOTE: No work is being performed due to tropical weather activity. The contractor is removing or securing all items on the roof in anticipation of Tropical Storm Edouard.

Memorial High School – Competition Gym Floor Replacement

Construction Team: Bay Architects
 Bauer Sports Floors

The demolition is 100 percent complete and the material has been delivered. The acclimation of the wood is proceeding. The wood floor has been installed and sanding will begin the week of August 4, 2008. The scheduled date for completion is at the end of August.

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 90 percent complete

The metal work is 100 percent complete. Ten days were lost due to weather and testing; however, the work is on schedule. Only one day of work was completed this week due to weather conditions. Three days of work remain to install the final cap sheet.

NOTE: No work is being performed due to tropical weather activity. The contractor is removing and/or securing all items on the roof in anticipation of Tropical Storm Edouard.

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 50 percent complete.
The metal work is 20 percent complete.

Zero days were lost due to weather and testing. The work is back on schedule. There has been a two week delay due to product issues. Only one day of work was completed this week due to weather conditions.

NOTE: No work is being performed due to tropical weather activity. The contractor is removing and/or securing all items on the roof in anticipation of Tropical Storm Edouard.

Sherwood Elementary School – Systems Upgrade

Construction Team: PBK Architects
Prime Contractors – General Contractor

The work is on schedule.

The new kitchen hood has been installed. The final grading around the grease trap has been delayed due to weather issues. All of the playground equipment has been repainted and the new sidewalks in the playground area have been poured. The widening of the Parent Drive has been completed. The new equipment is due the first week of August. The roof top units (RTU's) are in the process of refurbishment and new electrical switch gear has been installed.

SBISD has been informed that the boiler will be delayed due to a ten to twelve week delivery schedule from the manufacturer. Substitutes were reviewed and rejected. The delay will not affect the start of school or comfort to the occupants. The boiler can be installed once school is under way if delivery extends past the start date.

Nottingham Elementary School – Systems Upgrade

Construction Team: PBK Architects
Prime Contractors – General Contractor

The work is on schedule.

All of the playground equipment has been repainted and new sidewalks in the playground area have been poured. The new playground equipment is due the first week of August. The majority of interior finishes have been completed with the exception of the ceiling tile.

The work on the new PA system is complete and in full test. A meeting with SBISD Telecommunications is tentatively scheduled for the week of August 4th for a systems check and walk. The new tack boards have been installed in the main hallway. New ceilings in the main corridors are 80 percent complete, only areas are open for contractor access. The new roof top unit (RTU) is due Aug. 4, and is to be installed on the same day.

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 into their offices and furniture and computers are being delivered back to the classrooms.

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 August 1, 2008. The principals have moved back into their offices and furniture and computers are being delivered back to the classrooms.

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 into their offices and furniture and computers are being delivered back to the classrooms.

New Westwood Elementary School – School Replacement

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

Westfall Group advertised for full pricing on Sunday, July 20, 2008. This is a two to three week process and SBISD will participate in the review of all subcontractors and pricing on Aug. 13th. If the new costs are acceptable, a GMP (Guaranteed Maximum Price) could be set at that time if Westfall is confident that the pricing will remain stable.

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.

Spark Park No. 18 – Spring Woods Middle School

Construction Team: Environment Consultant (SPARK Architect)

The SPARK project will be delayed until December 2008 so as not to interfere with the SBISD work.

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 issue. The project has been scheduled for either September or October Board approval.

CCTV - Hunters Creek Elementary, Memorial Drive and Panda Path

Construction Team: DBR Engineering Consultants
MCA Communications - Contractor

The installation will start on Monday, August 4, 2008 at Panda Path, then move to Memorial Drive Elementary, and then to Hunters Creek. The duration of the project should be approximately two and a half weeks.

Storm Sewer Upgrades for the Play Areas at Frostwood Elementary

Construction Team: PBK Engineering Group
Dura Pier Facilities Services, LTD. - Contractor

The work is complete and was walked by the architect and contractor on July 9, 2008. The site seems to be draining very well from the indication of the last few rain storms. The punch list has been walked and the contractor has completed 90 percent of these items, mainly clean up items. The contractor will forward close-out documents by next week.

SBEC – 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 in June and approved.

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.

The schedule has been made on the contractor going out for proposal to modular building companies. A meeting was held July 24, 2008 with directors and staff as well as SBISD police at SBEC to discuss logistics.

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 Athletics to be unsafe. This will include a new surface which will extend its life a minimum of 2 years during the construction of the new track and field areas at the campus. In order to expedite this safety issue, P&C is examining the use of a Job Order Contract (JOC).

This project is scheduled to go to the August Board.

Information Items

Rummel Creek Elementary: The Rustling Oaks Drainage Improvements Project has not been advertised for bids as the engineers advised us in May.

The latest line is that the design plans and specifications have been completed and are currently in the plan signature process at the City. 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 approximately five months which puts us in December, 2008. They have promised to be more forthcoming with updates in the future.

Of course, this means they could be closing down Brittmore just before the students return in 2009.

A meeting with the Memorial Plaza Homeowners Association Board is being held at Rummel Creek on August 6, 2008 to discuss all of the issues.

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