

Spring Branch



Independent School District

SBISD Bond Construction Update: July 28, 2008

The following information summarizes the status of the construction projects under way in SBISD through July 24, 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 payment of retainage 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.

HVAC Closed Loop Water Treatment for Wilchester Elementary

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 on Aug. 4. 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.

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 September Board approval.

2007 Bond Projects

Northbrook High School - Chiller Replacement

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

The administrative offices have moved to the training area and the Fine Arts Department on campus. The cooling towers have been removed and new towers have been installed. The work continues on the installation of the new chillers and associated piping. The project is on schedule with an estimated completion date of August 1, 2008.

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.

About 20 days have been lost due to weather and testing; however, the work is on schedule. Due to insurance requirements, when there is a 30 percent or greater chance of rain, no tear off should occur.

The work continues on the support lintel for the gym wall.

The work has begun on the finger wings, with the first floor overhangs and work continues but at a greatly reduced pace as all areas removed must be dried in prior to the end of the work day.

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 began the week of July 21, 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 80 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.

One hundred percent of the roof has been removed and the first ply of roofing has been installed. The electrical work is complete and the final cap sheet is being installed. The work on the edge metal is 100 percent complete as well.

Cedar Brook Elementary School – Roof Replacement

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

The first ply of roofing is 80 percent complete.
The final ply of roofing is 10 percent complete.
At this time, the metal work has not begun.

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.

The roofers are starting at 3 a.m. to make up for lost time and get in as much roofing before the afternoon rains.

Sherwood Elementary School – Systems Upgrade

Construction Team: PBK Architects
Prime Contractors – General Contractor

The work is on schedule. The kitchen hood has arrived and the old hood has been demolished. The final grading around the grease trap is delayed due to weather. All of the playground equipment has been repainted and new sidewalks in the playground area have been poured. All the fall zone materials have been replaced. The new equipment is due the first week of August. The majority of interior finishes have been completed with the exception of the ceiling tile. The roof top units (RTU's) are in the process of refurbishment.

SBISD has been informed that the boiler will be delayed due to a 10 to 12 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. All the fall zone materials have been replaced. New 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 is being tested. A meeting with Telecommunications is tentatively scheduled for a systems check and walk. The new tack boards are being installed in the main hallway.

Buffalo Creek Elementary School – Systems Upgrade

Construction Team: SHW Architects
Prime Contractors – General Contractor

The work began on June 2, 2008. The upgrades are at the following stages of completion: the faucets and mop sink FRP (fiberglass reinforced paneling) are 100 percent complete; the water heaters are 100 percent complete; the paint is 80 percent complete; the air handler refurbishing is at 100 percent completion; the ceramic tile and vinyl composition flooring are at 100 percent completion; and the carpet is 75 percent complete. The power wash walks and building are 50 percent complete. The re-install library furniture is 80 percent complete. Phase one of the project is on schedule.

Cedar Brook Elementary School – Systems Upgrade

Construction Team: SHW Architects
Prime Contractors – General Contractor

The work began on June 2, 2008. The upgrades are at the following stages of completion: the voice and data cable are at 95 percent complete; the fire alarm cabling is 100 percent complete; the faucets and mop sink FRP (fiberglass reinforced paneling) are 100 percent complete; the water heaters are 100 percent complete; the paint is 90 percent complete; the air handler refurbishing is at 85 percent completion; the ceramic tile and vinyl composition flooring are at 100 percent completion; the carpet is 85 percent complete and the ceiling tile installation is at 40 percent completion.

The installation of lights is at 30 percent completion.

Phase one of the project is on schedule.

Treasure Forest Elementary School – Systems Upgrade

Construction Team: SHW Architects
Prime Contractors – General Contractor

The work began on June 2, 2008. The upgrades are at the following stages of completion: the faucets and mop sink FRP (fiberglass reinforced paneling) are 100 percent complete; the water heaters are 100 percent complete; the paint is 80 percent complete; the air handler refurbishing is at 100 percent completion; the ceramic tile and vinyl composition flooring are at 100 percent completion; and the carpet is 75 percent complete. The power wash walks and building are 50 percent complete. The re-install library furniture is 80 percent complete. Phase one of the project is on schedule.

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. 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.

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 50 percent architectural and engineering review was held on June 25, 2008. The open 75 percent review will be held at the end of July, 2008. The subcontractor pricing is proceeding with the contractor.

Spark Park No. 18 – Spring Woods Middle School

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

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

Spring Woods Middle School – Athletic Track and Fields

Construction Team: PBK
To Be Determined

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 begin on Aug. 4 at Panda Path, and then move to Memorial Drive Elementary and Hunters Creek Elementary. The duration of the project should be about 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, based on experience from the last few rain storms. The punch list has been walked and the contractor has completed 90 percent of these items, mainly involving clean up items. The contractor will forward close-out documents by next week.

Spring Branch Education Center (SBEC) – Transition Campus

Construction Team: SHW Architects
Brookstone - Contractor

The Transition Campus 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 developed for the contractor going out for proposal to modular building companies. A meeting is planned on July 24, 2008, with directors and staff at SBEC to discuss logistics.

Stratford HS – Track Refurbishing

Construction Team: PBK Architects
To Be Determined

This project is to recoat the existing track at Stratford HS. 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 issue, Planning and Construction is examining the use of a Job Order Contract (JOC).

This project is scheduled to go to the August Board Meeting.

Information Items

Rummel Creek Elementary:

The Rustling Oaks Drainage Improvements Project has not been advertised for bids as the engineers advised us in May. Design plans and specifications have been completed and are currently in the plan signature process at the City, they report, and they promised to be more forthcoming with future updates.

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 needed to reach this stage is about five months, or about December 2008. If this is accurate, Brittmore could be closed down before students return in January 2009.

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