

Spring Branch



Independent School District

SBISD Bond Construction Update: Oct. 29, 2008

The following information summarizes the status of the construction projects under way in SBISD through Oct. 29, 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

Traffic Direction Sign Project - District Wide

Construction Team: PBK Architects
To Be Determined

The architect is in the process of preparing the proposal documents. A meeting with the architect was held on Tuesday, Oct. 28, 2008, and the project has been rescheduled for January 2009 Board approval.

HVAC Closed Loop Water Treatment for Wilchester Elementary

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

The contractor is working on the punch list items. The project has been accepted by SBISD and the contractor has forwarded the close-out paper work to the engineer, and will be sending the final pay application.

2007 Bond Projects

Northbrook High School - Chiller Replacement

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

The date for additional training and commissioning is pending. The final close-out, payment, and state boiler inspection took place on Oct. 27, 2008.

Memorial High School - Roof Replacement

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

The first ply of roofing is 83 percent complete.
The final ply of roofing is 48 percent complete.
The metal work is 65 percent complete.

The contractor is doing approximately 30 squares of roofing per day.

Full time work has resumed on the main education wings of the site. Officially, 39 days have been lost due to weather and testing; however, the work is on schedule. Hurricane Ike added an additional week.

NOTE: SBISD has secured from the City of Hedwig Village a variance so that the contractor can start at 2 a.m. in order to increase productivity and reduce conflicts with the school.

Memorial High School – Competition Gym Floor Replacement

Construction Team: Bay Architects
Bauer Sports Floors

The floor was released to the campus on Monday, Oct. 6, 2008, and final payment is pending.

Sherwood Elementary School - Roof Replacement

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

The project is complete and in the close-out phase.

Cedar Brook Elementary School – Roof Replacement

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

The project is complete and in close-out phase.

Sherwood Elementary School – Systems Upgrade

Construction Team: PBK Architects
Prime Contractors – General Contractor

The work was substantially completed by Aug. 10, 2008. All major work has been completed and a punch list has been compiled by the architect and engineer. The work on the punch list will be done at times that will not interfere with the educational process.

The new mechanical boiler has arrived and was installed the weekend of Oct. 3, 2008. The boiler did not pass the City of Houston inspection due to existing conditions of the flue and gas line. New designs have been given to the contractor to correct these deficiencies.

The new playground is scheduled to be on site by Nov. 11, 2008.

The new seal coat and stripping has been applied to the parking lot. The parent drive was not completed the weekend of Oct. 25, 2008, due to wind conditions.

Nottingham Elementary School – Systems Upgrade

Construction Team: PBK Architects
Prime Contractors – General Contractor

The work was substantially completed by Aug.10, 2008. All major work has been completed and a punch list has been compiled by the architect and engineer. The work on the punch list will be done at times that will not interfere with the educational process. The new seal coat and stripping was not completed the weekend of Oct. 25, 2008, due to wind conditions.

Buffalo Creek Elementary School – Systems Upgrade

Construction Team: SHW Architects
Prime Contractors – General Contractor

The punch list items are being addressed as well as areas designated to be completed in phase two of the project. Phase two is to be completed by Jan. 1, 2009.

Cedar Brook Elementary School – Systems Upgrade

Construction Team: SHW Architects
Prime Contractors – General Contractor

The punch list items are being addressed as well as areas designated to be completed in phase two of the project. Phase Two is to be completed by Jan. 1, 2009.

Treasure Forest Elementary School – Systems Upgrade

Construction Team: SHW Architects
Prime Contractors – General Contractor

The punch list items are being addressed as well as areas designated to be completed in Phase Two of the project. Phase Two is to be completed by Jan. 1, 2009.

New Westwood Elementary School – School Replacement

Construction Team: PBK Architects
Drymalla Construction

The Board approved the CSP on Oct. 27, 2008. A modified notice to proceed will be issued so that bonding and insurance can be established.

SPECIAL NOTE: The offices for the Corps of Engineers are in Galveston, Texas. As a result of Hurricane Ike, the person handling our request was transferred to College Station, Texas. Her supervisor, Mr. Ken James, contacted SBISD and advised that our request is still in process, and that the case will have to be coordinated with the EPA. He could not give a date, but felt that the process would be completed before January 2009.

New Hollibrook Elementary School – School Replacement

Construction Team: SHW Architects
Gamma Construction

The Board approved the CSP on October 27, 2008. A notice to proceed was issued Oct. 28 so that bonding and insurance can be established. The ground breaking will take place at 4 p.m. on Nov. 11, 2008.

SBEC – Transition Campus

Construction Team: SHW Architects
Brookstone - Contractor

The contractor has received pricing on modular buildings; we are discussing budget and alternatives with senior staff, architects and the Planning & Construction Department.

Renovations of Athletic Venues -- Tully Stadium, Don Coleman Coliseum, Natatorium and Grob Stadium Upgrades

Construction Team: SHW Group Architects
Westfall Group, L.L.C. – CM @ Risk Contractor

The Construction Manager at Risk was presented and approved at the August Board Meeting. The Westfall Group, L.L.C. will work in partnership with SHW and SBISD administration through the design. Preliminary pricing was held on Oct. 3, 2008. A second pricing meeting was held on Oct. 16, 2008. A meeting was held on Oct. 28, 2008, to discuss the final scope for pricing. The architect and contractor are discussing these numbers to confirm all items have been covered.

Stratford High School – Track Refurbishing

Construction Team: PBK Architects
Dura Pier Facilities Services

Final application of finish has been delayed due to rain. The work is scheduled to be completed by the end of the week of Nov. 3, 2008.

Northbrook High School -Track Refurbishing

Construction Team: PBK Architects
Texas Sport Builders

The Board approved the CSP on Oct. 27, 2008. A notice to proceed will be issued and a construction schedule will be established.

Spring Woods High School -Track Refurbishing

Construction Team: PBK Architects
Texas Sport Builders

The Board approved the CSP on Oct. 27, 2008. A notice to proceed will be issued and a construction schedule will be established.

Tennis Court Additions Refurbishing and Upgrades at all High Schools

Construction Team: PBK Architects
M. Scott Construction

The Board approved the CSP on Oct. 27, 2008. A notice to proceed will be issued and a construction schedule will be established.

Athletic Venues Additions Refurbishing and Upgrades

Construction Team: PBK Architects
Multiple Awards to Be Determined

Refurbishing and Upgrades for the Athletic Venues include the following:

- New middle school tracks
- Field renovations at all high schools
- Field house upgrades to Spring Woods High School and Memorial High School
- A meeting with the campus Athletic Director, Athletics and PBK was held on October 9, 2008 to determine scope and review programs.
- A soccer venue at Spring Woods High School
- New track and field complex at Stratford High School
- Electrical upgrades for Memorial High School and lighting on tennis courts at all high schools.

These projects are under schematic design and will be issued later this year.

Memorial Middle School – System Upgrades and Additions

Construction Team: AMH Architects
To Be Determined

The design and scope meetings have begun with the architect, maintenance and the campus staff. Another design meeting was held on Oct. 16, 2008, and the next meeting is scheduled for Oct. 30, 2008.

Bunker Hill Elementary School – System Upgrades and Additions

Construction Team: AMH Architects
To Be Determined

The Schematic Design meetings will begin in November of this year.

Rummel Creek Elementary School – System Upgrades

Construction Team: Bay Architects
To Be Determined

An investigation of specific underground plumbing lines will be performed in the near future. The surveyor's contract for a limited survey has received a purchase order. The architect continues to perform walk-throughs as needed. The architect has electronically scanned existing plans and is preparing floor plan backgrounds. The meeting is scheduled for Nov. 3, 2008, with architect/engineer, the principal, selected staff and Campus Improvement Team members to present anticipated scope of work in more detail. Presentation of the bond scope of work was

made to the CIT on Oct. 16th; the principal and CIT were asked to form a building committee of approximately 4-6 people which will be kept informed on the progress of this project.

Terrace Elementary School – System Upgrades

Construction Team: SHW Architects
To Be Determined

An investigation of specific underground plumbing lines will be performed in the near future. The architect will continue to perform walk-throughs as needed. The presentation of the bond scope of work was made to the Campus Improvement Team on Oct. 27th; the principal and CIT were asked to form a building committee of approximately 4-6 people which will be kept informed on the progress of this project.

Spring Shadows Elementary School – System Upgrades

Construction Team: SHW Architects
To Be Determined

An investigation of specific underground plumbing lines will be performed in the near future. The surveyor's contract for a limited survey has received a purchase order. The architect will continue to perform walk-throughs as needed. Presentation of the bond scope of work was made to the Campus Improvement Team on Oct. 28th; the principal and CIT were asked to form a building committee of approximately 4-6 people which will be kept informed on the progress of this project.

Landrum Middle School – System Upgrades

Construction Team: SHW Architects
To Be Determined

An investigation of specific underground plumbing lines will be performed in the near future. The architect will continue to perform walk-throughs as needed. Maintenance is marking branch lines of the mechanical piping for testing to evaluate the condition of these existing branch lines. This will allow SBISD and the architect/engineer to determine how much existing piping needs to be replaced.

High Schools – 4 x 4 Science Additions

Construction Team: Bay Architects
To Be Determined

Planning & Construction and the architect have walked each high school campus to review possible locations for new construction as well as review the existing areas that have been recommended for renovation. The presentation of the bond scope of work was made to the Westchester Academy Campus Improvement Team on Oct. 28th; the principal and CIT were asked to form a building committee of approximately 4-6 people which will be kept informed on the progress of this project.

New Ridgecrest Elementary School – School Replacement

Construction Team: Pfluger Associates Architects
To Be Determined

The campus has been asked to set up a Ridgecrest Construction Committee. The architect is currently developing numerous options for review and a second meeting with the Principal is scheduled for Oct. 31, 2008. Thompson Surveying has been contracted to do the site, topographical, and tree survey.

New Housman Elementary School – School Replacement

Construction Team: PBK Architects
To Be Determined

Purchase Orders have been issued to the Surveyor for both the platting and the topographic surveys; work on these surveys should begin shortly. The architect is scheduled to begin working on this project around Jan. 1, 2009.

Information Items

Rustling Oaks Drainage Improvement Project

The City has advised SBISD that the funding for the project has been approved and it will bid by December of 2008. This will place it for a February Start.

This means that they could close down Brittmore just before the students return to Rummel Creek Elementary in 2009.

City of Spring Valley Road Project:

The city has informed SBISD that there will be a road improvement project in the neighborhood to the south of Spring Branch Education Center. The work began on October 8, 2008. Transportation is aware of this project and how it may affect the bus routes.

Spark Park No. 18 – Spring Woods Middle School

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

The project is in the Construction Development (CD) phase. The plans and specifications should be ready for a February Board approval.

###