

Spring Branch



Independent School District

SBISD Bond Construction Update: Sept. 9, 2008

The following information summarizes the status of the construction projects under way in SBISD through Sept. 5, 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 auditor supplied a draft of the audit and SBISD has discussed these issues with the architect and the contractor, and revised documents are being issued.

HVAC Closed Loop Water Treatment for Wilchester Elementary

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

The material installation for this project has been completed and walked with the Maintenance department. The contractor is working on the punch list items. The final acceptance should be the week of Sept. 8, 2008.

Spring Branch ISD Police Command Center

Construction Team: PBK Architects
 Brookstone Construction – General Contractor

The auditor supplied a draft of the audit and SBISD has discussed these issues with the architect and the contractor and revised documents are being issued.

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 November Board approval.

2007 Bond Projects

Northbrook High School - Chiller Replacement

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

The chillers and cooling towers are operational and the controls are completed. The contractor and the Maintenance Department are working on some existing issues with the control system. The final training and commissioning is pending.

Memorial High School - Roof Replacement

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

The first ply of roofing is 70 percent complete.
The final ply of roofing is 45 percent complete.
The metal work is 60 percent complete.

Work continued on the main education wings of the site. The final flashing to the brick work on the cafeteria has been completed.

Officially, 32 days have been lost due to weather and testing; however, the work is on schedule.

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

Memorial High School – Competition Gym Floor Replacement

Construction Team: Bay Architects
Bauer Sports Floors

The final approved drawing was received on Sept. 4, 2008. The preparation for lines and graphics will begin the week of Sept. 8, 2008. The floor is scheduled to be completed by the end of September.

Sherwood Elementary School - Roof Replacement

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

The project is complete and in close out. The final walk with the manufacturer was completed on Aug. 29, 2008, which generated minor punch list items. Once these items are completed, the roof will be accepted.

Cedar Brook Elementary School – Roof Replacement

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

The first ply and final ply of roofing is 100 percent complete and the metal work is 99 percent complete. The project is almost complete and in close out. The final walk with the manufacturer was completed on Aug. 29, 2008, which generated minor punch list items. Once completed, the roof will be accepted by SBISD.

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.

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.

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. The City of Houston inspector did a final walk of the site that required additional egress lighting, and the work has been completed.

Cedar Brook Elementary School – Systems Upgrade

Construction Team: SHW Architects
Prime Contractors – General Contractor

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 requiring additional egress lighting, and the work has been completed.

Treasure Forest Elementary School – Systems Upgrade

Construction Team: SHW Architects
Prime Contractors – General Contractor

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 requiring additional egress lighting, and the work has been completed.

New Westwood Elementary School – School Replacement

Construction Team: PBK Architects
To be determined

SBISD has determined that it will be in the best interest of the District to cancel the CM@Risk and advertise for Competitive Sealed Proposals (CSP). The first advertisement will be listed on Sunday, Sept. 14, 2008.

The Corps of Engineers has confirmed that they have all the required documentation and that project is still in review. The Corp was advised that SBISD is taking proposals on this project in October and that a notice to proceed could be issued as soon as Nov. 1st and that further delay would be extremely costly to SBISD.

New Hollibrook Elementary School – School Replacement

Construction Team: SHW Architects
To be determined

SBISD has determined that it will be in the best interest of the District to cancel the CM@Risk and advertise for Competitive Sealed Proposals (CSP). The first advertisement will be on Sunday, Sept. 14, 2008.

CCTV - Hunters Creek Elementary, Memorial Drive and Panda Path

Construction Team: DBR Engineering Consultants
MCA Communications - Contractor

The project is 100 percent complete. The punch list items have been completed and final acceptance should be the week of Sept. 8, 2008. The close-out documentation will follow.

SBEC – Transition Campus

Construction Team: SHW Architects
Brookstone - Contractor

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

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

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 of Trustees meeting. The Westfall Group, L.L.C. will work in partnership with SHW and SBISD administration through the design.

Stratford High School – Track Refurbishing

Construction Team: PBK Architects
Dura Pier Facilities Services

This project is to recoat the existing track at Stratford High School and was approved at the August Board meeting. A notice to proceed was issued on Aug. 26, 2008, and a pre-construction meeting was held with the contractor, Athletics and the campus on Sept. 5, 2008. The contractor will start the project on Monday, Sept. 8, 2008, and will be completed within two weeks, depending upon the weather.

Northbrook High School -Track Refurbishing

Construction Team: PBK Architects
To Be Determined

This project is in the design discussion phase and a project timeline is being developed so that work does not adversely interfere with on going athletic events during the year.

Spring Woods High School -Track Refurbishing

Construction Team: PBK Architects
To Be Determined

This project is in the design discussion phase and a project timeline is being developed so that work does not adversely interfere with on going athletic events during the year.

Tennis Court Additions, Refurbishing and Upgrades at all High Schools & Middle Schools

Construction Team: PBK Architects
Multiple Awards to Be Determined

Refurbishing and Upgrades include the following:

- New middle school tracks
- Field renovations at all high schools
- A 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

Construction Team: AMH Architects
To Be Determined

The design and scope meetings have begun with the architect, maintenance and the campus staff. The next design meeting is scheduled for Sept. 18, 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

The first meeting with the Principal was held on Aug. 26, 2008, to go over the scope of work. The principal is working on the list of Campus Improvement Team participants to attend the next planning meeting. Cotton Surveying has submitted a proposal to perform the required surveys which is being reviewed. A request to Maintenance has been submitted to run their video camera through the storm sewer system to determine if any problems exist. Planning & Construction will schedule a meeting with the District Police Department to review the school's site lighting, burglar alarm and access controls upgrades, and additional CCTV camera locations.

Terrace Elementary School – System Upgrades

Construction Team: SHW Architects
To Be Determined

The first meeting with the school principal, to go over the scope of work, will be held on Sept. 11, 2008. The principal will be asked to work up a list of Campus Improvement Team participants to attend the next planning meeting.

Spring Shadows Elementary School – System Upgrades

Construction Team: SHW Architects
To Be Determined

The first meeting with the school principal, to go over the scope of work, will be held on Sept. 10, 2008. The principal will be asked to work up a list of Campus Improvement Team participants to attend the next planning meeting.

Landrum Middle School – System Upgrades

Construction Team: SHW Architects
To Be Determined

The first meeting with the school principal, to go over the scope of work, was held on Sept. 3, 2008. The principal was asked to work up a list of Campus Improvement Team participants to attend the next planning meeting. A request has been submitted to Maintenance to run their video camera through the grease waste lines from the kitchen to the grease trap to determine if any problems exist. Planning & Construction will schedule a meeting with District Police Department to review the school's site lighting, burglar alarm and access control upgrades, and conversion of CCTV camera system from analog to digital.

High Schools – 4 x 4 Science Additions

Construction Team: Bay Architects
To Be Determined

Several meetings have been held to refine the scope and actual needs for each High School campus. The final recommendations have now been made and given to Bay Architects.

New Ridgecrest Elementary School – School Replacement

Construction Team: Pfluger Associates Architects
To Be Determined

Initial Contact has been made with the campus to establish a meeting date and time to review the overall project and best methods to begin the Schematic Design process.

New Housman Elementary School – School Replacement

Construction Team: PBK Architects
To Be Determined

Cotton Surveying has submitted a proposal to perform the required surveys; their proposal is being reviewed.

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 most recent information 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 at December 2008. They have promised to be more forthcoming with updates in the future. This meaning that they could close down Brittmore just before the students return in early 2009.

A meeting with the Memorial Plaza Homeowners Association Board was held at Rummel Creek on Aug. 6, 2008, to discuss all of the 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 traffic.

Spark Park No. 18 – Spring Woods Middle School

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

The design is in the Design Development (DD) phase, with a focus on an outdoor learning center and art work at the entrance. The school's art department is participating in the design and concept of the art component. A meeting to review the progress will be held in late September.

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