



**Ruben Reyes**  
*Associate Superintendent for Operations*

MEMORANDUM

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To: Dr. Duncan Klussmann, Superintendent of Schools  
From: Ruben Reyes, Associate Superintendent for Operations  
Date: May 18, 2009  
Subject: Construction Update

The following information summarizes the status of the construction projects currently underway in the District through May 13, 2009.

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**Traffic Direction Sign Project - District Wide (Y08P05 – 1999 Bond)**

Construction Team: PBK Architects  
Stanley Signature Signs, Inc. – General Contractor

Sign Location – 99%  
Sign Installation – 99%

All of the signs have been installed with the exception of Bear Blvd. A meeting with the Director is being set up for this week to clear up any issues.

**New Westwood Elementary School – School Replacement (Y01P01 – 2007 Bond)**

Construction Team: PBK Architects  
Drymalla Construction – General Contractor

Percent of Work Completed  
Overall Project Completion – 25%

Earthwork – 90% (building pad – 100%)  
Storm Lines – 95%  
North Parking lot – 100%  
Slab on Grade – 100%  
Domestic Water Line – 95%



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Front entry road – 100%  
Steel Erection – 35%

#### Current Work

Steel erection continues, grade beams for the service court wall and footing for the covered play area was placed on May 11, 2009.

#### 2 Week Work Projection

Continue steel erection for the next 5 weeks, roof decking and waterproofing.

The project is currently on schedule. All of the structural steel is on site and erection continues in areas Area A, B and C. Roof decking is to be phased in as each section of steel is completed. The schedule for delivery of mechanical equipment has been finalized and material will start to be delivered in May continuing through August. The pre-installation meeting for the building envelope is to be held the week of May 18, 2009. The plat of the property has finally been recorded with Harris County and a copy is being sent to the City of Houston so we can move forward with meters for all the utilities.

A walking tour to the site has been arranged for the students of Westwood ES for the morning of June 3, 2009 to view their new school. Special safety precautions have been put into place for their visit.

### **New Hollibrook Elementary School – School Replacement (Y01P02 – 2007 Bond)**

Construction Team: SHW Architects  
Gamma Construction – General Contractor

#### Percent of Work Completed

Steel Delivery – 1<sup>st</sup> Delivery - April 16th  
2<sup>nd</sup> Delivery - April 30th  
3<sup>rd</sup> Delivery - May 1st

Steel Erection – 50%  
Bolt Test – May 5, 2009

The project is currently on schedule.

The crane was delivered on April 15, 2009.

The steel erection began on April 17, 2009.

Front Entry and office columns, beams and bar joists are installed as well as columns, beams and bar joists in the office and classroom wings.

Area B (Library) was poured on Tuesday May 5, 2009.



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Area C (Music/Covered Play area) and area D (Kitchen / Cafeteria) will be poured on May 29, 2009. The deck is scheduled to begin on May 27, 2009. The weekly safety meetings are held each Thursday at 10:00am.

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

Construction Team: Environment Consultant (SPARK Architect)  
T.F. Harper and Associates – General Contractor

The work is scheduled to begin the week of May 18, 2009.

Change Order No. 1 has been issued for the second structure and is scheduled for a June Board approval.

**Renovations of Athletic Venues (Y02P07 Tully Stadium Upgrades, Y02P08 Don Coleman Coliseum Upgrades, Y02P09 Natatorium Upgrades, Y03P01 Grob Upgrades – 2007 Bond)**

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

**Tully Stadium**

The pre-proposal meeting was held on April 15, 2009 and the proposals were due on April 29, 2009. The Guaranteed Maximum Price will be submitted to the May Board for approval. The construction is scheduled to begin in June 2, 2009 for Tully Stadium.

**Don Coleman Coliseum**

The pre-proposal was on April 15, 2009 and the construction is scheduled to begin in June of 2009 for Tully Stadium and the Don Coleman Coliseum. The Guaranteed Maximum Price will be submitted to the May Board for approval.

The construction is scheduled to begin on June 4, 2009 for the Don Coleman Coliseum.

**W. W. Emmons Natatorium**

Construction is proceeding at the W.W. Emmons Natatorium.

The gunite on the pool was completed on April 24, 2009. The forms are removed from around the pool. The backfill around the pool, sanitary and storm lines are complete. The plumbing rough in is continuing in the restroom areas. The mock-up wall was completed on Tuesday April 28, 2009 and approved on May 5, 2009. The masonry work has started in all areas as well as the completion of the pour back of the flooring in the restrooms. The new sanitary lines and manholes are complete as well.



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**Reggie Grob Stadium**

A pre-construction meeting was held on March 12, 2009 for Grob Stadium.

The Grob Stadium construction began on March 16, 2009.

The soil test results are being prepared.

The concrete mix has been approved.

The water line trench is complete and piping is proceeding.

The approximate timeline on the turf is four weeks.

Additional soil samples are being tested as well.

The ticket booth and (ADA - American Disability Act) restrooms have masonry being installed.

**Athletic Package No. 4: Electrical Upgrades and Lighting for Athletic Areas at Memorial High School; Northbrook High School Spring Woods High School; and Stratford High School – (Y05P08 – 2007 Bond)**

Construction Team: PBK Architects  
Southern Customs, Inc. – General Contractor

The project was approved at the April Board. A notice to proceed was sent and contracts are in the process of being written.

**Athletic Package No. 5: Field Upgrades at Memorial and Northbrook High School – (Y05P09 – 2007 Bond)**

Construction Team: PBK Architects  
Jerdon Enterprises

A notice to proceed was sent and contracts are in the process of being written. A preconstruction meeting is scheduled for Friday, May 15, 2009.

**Athletic Package No. 6: Middle School Tracks and Competition Fields at Landrum; Memorial; Northbrook; Spring Branch; Spring Oaks; Spring Forest; and Spring Woods Middle School - (Y06P01 – 2007 Bond)**

Construction Team: PBK Architects  
Gulf Coast, Inc – Group A  
SCI, Inc. - Group B

A preconstruction meeting is scheduled for Friday, May 15, 2009. Athletics has arranged for work to begin in May at Spring Oaks and Spring Forest Middle Schools.



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**Athletic Package No. 7: Auxiliary Field Additions at Landrum; Memorial; Northbrook; Spring Branch; Spring Oaks; Spring Forest; and Spring Woods Middle School – (Y06P02 – 2007 Bond)**

Construction Team: PBK Architects  
To be determined

Construction documents are complete and the project is currently on hold until final outcome of the other athletic projects. Funding for package no. 7 is contingent on remaining funds being available from Athletic Package No. 6.

**Athletic Package No. 8: Multi-Sports Complex Venue and Track Venue – (Y02P63 – 2007 Bond)**

Construction Team: PBK Architects  
To be determined

The project will be presented to the May Board for approval.

**Athletic Package No. 9: Field House Renovations at Memorial High School and Spring Woods High School - (Y02P64 – 2007 Bond)**

Construction Team: PBK Architects  
To be determined

The project will be presented to the May Board for approval.

**Memorial Middle School – System Upgrades and Additions (Y03P04 - 2007 Bond)**

Construction Team: AMH Architects  
To Be Determined

The Schematic Design and Design Development documents were presented at the January Board meeting.

Additional designs were also presented to the campus and the board.

An approval request of a schematic design and design development was approved at the February Board and the construction documents will proceed.

The 75% drawings are ready for review on the new classroom wing.

Additional reviews are scheduled for May 21, 2009 with maintenance, technology and security.



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**Bunker Hill Elementary School – System Upgrades and Additions (Y03P05 - 2007 Bond)**

Construction Team: AMH Architects  
To Be Determined

The Schematic Design and Design Development documents were presented to the January Board meeting and an approval request of a schematic design and design development was presented to the April Board meeting.

An additional CIT meeting was held March 25, 2009 to discuss the design and system upgrades.

**Rummel Creek Elementary School – Systems Upgrades (Y03P06 - 2007 Bond)**

Construction Team: Bay Architects  
DivisionOne Construction – General Contractor

The Board approved award of the construction contract to DivisionOne Construction on April 27, 2009. The Notice to Proceed has been issued and the contract is being written. The Preconstruction Conference was held on Friday, May 8, 2009.

**Terrace Elementary School – Systems Upgrades (Y03P08 - 2007 Bond)**

Construction Team: SHW Architects  
To Be Determined

The proposals were received on April 7; and were evaluated on April 9. The project was combined with the Spring Shadows Elementary School Systems Upgrades as one construction project; and a recommendation will be placed before the Board in May for approval of the construction contract.

**Spring Shadows Elementary School – Systems Upgrades (Y03P07 - 2007 Bond)**

Construction Team: SHW Architects  
To Be Determined

The proposals were received on April 7; and were evaluated on April 9. The project was combined with the Terrace Elementary School Systems Upgrades as one construction project; and a recommendation will be placed before the Board in May for approval of the construction contract.



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**Landrum Middle School – Systems Upgrades (Y04P02 - 2007 Bond)**

Construction Team: SHW Architects  
To Be Determined

The proposals were received on April 14; and were evaluated on April 16. A recommendation has been made and the project will be placed before the Board in May for approval of the construction contract.

**High Schools – 4 x 4 Science Additions (Y04P03 - 2007 Bond)**

Construction Team: Bay Architects  
To Be Determined

The Board approved the SD/DD package on April 27, 2009. The Architect is now preparing construction documents. The project is scheduled to be placed before the Board in August, 2009, for approval of the construction contract.

**New Ridgcrest Elementary School – School Replacement (Y04P01 – 2007 Bond)**

Construction Team: Pfluger Associates Architects  
To Be Determined

Proposals are scheduled to be opened on May 28, 2009.

This project is scheduled to be presented to the June Board.

**Vines Science Center – Roof Replacement (IKE Repair- 2007)**

Construction Team: MHI  
Con-TEX Roofing

A pre-construction meeting was held on May 5, 2009. The work is scheduled to begin as soon as the materials arrive.



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**Spring Woods High School: Black and Gold Gym – Roof Replacement (IKE Repair - 2007)**

Construction Team: MHI  
Pyramid Waterproofing, Inc.

A pre-construction meeting was held on May 5, 2009. The work is scheduled to begin as soon as the materials arrive.

**Spring Woods High School – Roof Replacement (2007)**

Construction Team: MHI  
To Be Determined

This roof is part of a hail damage claim.

A final timeline has been approved by purchasing and was issued to the consultants. The project has been pushed back to the August Board due to design constraints.

A bid alternate for like-kind and quality will be included in the bid package to determine market value for the SBISD claim.

A thermal scan of the roof is scheduled for mid-May to determine the extent of damaged insulation. Any insulation which can be retained will be a cost savings.

**Spring Woods Middle School – Roof Replacement (2007)**

Construction Team: PBK Architects  
To Be Determined

This roof is part of a hail damage claim.

A final timeline has been approved by purchasing and was issued to the consultants. The project has been pushed back to the August Board due to design constraints.

A bid alternate for like-kind and quality will be included in the bid package to determine market value for the SBISD claim.



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**Spring Woods High School – Library Technology Pilot Site (Y02P66 – 2007 Bond)**

Construction Team: PBK Architects  
To Be Determined

The project will be presented to the May Board.

**Hunters Creek Elementary School – Classroom Renovations (Y02P80 – 2007 Bond)**

Construction Team: PBK Architects  
To be Determined

The project will be presented to the May Board.

**Hunters Creek Elementary School – Systems Upgrades (Y02P65 - 2007 Bond)**

Construction Team: PBK Architects  
To be Determined

A pre-design meeting has been held with the principal and it was recommended that a construction committee be formed to participate in the process. A meeting with the committee is scheduled for June 2, 2009.

**Memorial Drive Elementary School – Systems Upgrades (Y02P81 - 2007 Bond)**

Construction Team: PBK Architects  
To be Determined

A pre-design meeting has been held with the principal and it was recommended that a construction committee be formed to participate in the process. A meeting with the committee is scheduled for June 2, 2009. The goal is to have a meeting with the committee prior to the release of school for the summer.



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**Spring Oaks Middle School – Systems Upgrades (Y02P77 - 2007 Bond)**

Construction Team: Pfluger Associates Architects  
To Be Determined

A pre-design meeting has been held with the principal and it was recommended that a construction committee be formed to participate in the process. The goal is to have a meeting with the committee prior to the release of school for the summer.

A scope review meeting with SBISD Maintenance was held on May 8, 2009 with the architect and engineers.

**Spring Woods High School – Systems Upgrades (Y02P78 - 2007 Bond)**

Construction Team: Pfluger Associates Architects  
To Be Determined

A pre-design meeting has been held with the principal and it was recommended that a construction committee be formed to participate in the process. The goal is to have a meeting with the committee prior to the release of school for the summer.

A scope review meeting with SBISD Maintenance was held on May 8, 2009 with the architect and engineers.

**New Shadow Oaks Elementary School – School Replacement (Y02P79 – 2007 Bond)**

Construction Team: Pfluger Associates Architects  
To Be Determined

A pre-design meeting has been held with the principal and it was recommended that a construction committee be formed to participate in the process. The goal is to have a meeting with the committee prior to the release of school for the summer.

Contracts for the survey of the property are being processed.



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**New Spring Branch Elementary School – School Replacement (Y02P72 – 2007 Bond)**

Construction Team: Bay Architects  
To be Determined

The site survey is proceeding with West Belt Surveying.

**Northbrook High School – Systems Upgrades (Y02P82 – 2007 Bond)**

Construction Team: SHW Group  
To Be Determined

There has been a meeting with the principal to discuss the project and to begin the process of selecting a construction team represented by the campus. There has also been a walk through of the campus with the Spring Branch ISD maintenance department.

**Spring Woods Middle School – Systems Upgrades (Y02P83 – 2007 Bond)**

Construction Team: SHW Group  
To be Determined

There were two meetings with the principal to discuss the project and to begin the process of selecting a construction team represented by the campus. There has also been a walk through of the campus with the Spring Branch ISD maintenance department.



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**Information**

**Rustling Oaks Drainage Improvement Project**

The project has been taken off hold and has been bid. Construction is tentatively scheduled to begin within 60 to 90 days. SBISD has requested a meeting with the City of Houston and the contractor to coordinate access to Rummel Creek ES CenterPoint/Entex has moved the gas main.

**Gym Floor Ike**

**Spring Branch MS-** The gym has been sanded and the demolition is complete.  
There will be a two week drying time.

**Northbrook MS-** The demolition of damaged floor is complete. There will be a period of time for drying the existing floor.

**Water Damage (not Ike-related)**

**Stratford HS -**The gym was walked with the contractor and a scope and cost have been submitted for review. The project was approved at the April Board to Bauer Sports Floor. .



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**Completed Projects with Final Payment Pending**

**Memorial High School - Roof Replacement (Y04P07 - 2007 Bond)**

**Sherwood Elementary School - Roof Replacement (Y04P08 - 2007 Bond)**

**Cedar Brook Elementary School – Roof Replacement (Y01P06 - 2007 Bond)**

**Buffalo Creek Elementary School – Systems Upgrade (Y01P05 – 2007 Bond)**

**Cedar Brook Elementary School – Systems Upgrade (Y01P05 – 2007 Bond)**

**Treasure Forest Elementary School – Systems Upgrade (Y01P05 – 2007 Bond)**

**Stratford High School – Track Refurbishing (Y03P02 – 2007 Bond) - Project 1**

**Tennis Court Additions refurbishing and Upgrades at all High Schools (MHS (Y04P06; NHS – (Y04P07); SWHS – (Y04P08); SHS – (Y04P09) - 2007 Bond) – Athletic Package No. 3**

**Northbrook High School -Track Refurbishing (Y04P04 – 2007 Bond) – Athletic Package No. 2**

**Spring Woods High School -Track Refurbishing (Y04P05 – 2007 Bond) – Athletic Package No. 2**