



2007 BOND PROJECTS – BOARD UPDATE

Year 2 Project (MS Systems Upgrades) Landrum MS

Spring Branch Independent School District



SHW Project No. 4408.023.00
October 8, 2008

1) PROJECT TEAM:

Owner:	Spring Branch ISD	Project Manager:	Kris Drosche
Architect:	SHW Group LLP	Partner-in-Charge:	Jennifer Henrikson, AIA, LEED® AP
		Project Manager:	Laura Sachtleben, AIA, LEED® AP
			Ruben DeLaO
		Job Captain:	Joe Fong

2) GENERAL SCOPE:

Identify and document specific project scope items that were identified in the Bond Plan general categories:

- o Building Systems Upgrades – Critical and needed building system upgrades based on the lifecycle priorities outlined in the 2006 LRFP and the 2007 Bond Plan.
- o Safety / Security – CCTV, Burglar Alarm, Fencing, Lighting upgrades outlined in the 2007 Bond Plan.
- o Technology – Wireless, Active Boards, Laptops for specific purposes, etc. outlined in the 2007 Bond Plan.

Critical Items: Based on items identified in the Bond Plan and campus site visits, these scope items have the first highest priority to be completed within the defined project budget. The building systems that might be included are: roofs, chillers, air handling units, safety/security items and technology items.

Needed Items: Based on items identified in the Bond Plan and campus site visits, these scope items have the second highest priority to be completed within the defined project budget. The building systems that might be included are: mechanical, electrical and plumbing systems, interior finishes.



3) BOND PLAN PROJECT TIMELINE:

The following timeline has been modified from what was published in the Bond Plan to reflect the actual start date of the project in August 2008 (instead of a June 2008 start). Phase 3 will only be required if the defined scope cannot be accomplished over the 2009 summer or Phase 2 timeframe.

S. DESIGN / DESIGN DEVELOPMENT	August 1 – October 31, 2008	← Current Point
CONSTRUCTION DOCUMENTS	November 1, 2008 – January 30, 2009	
PERMIT / BIDDING / APPROVAL	February 1 - April 30, 2009	
CONSTRUCTION PHASE	(Phase 1) May 1 – August 25, 2009 (Phase 2) May 1 – October 31, 2009 (Phase 3) May 1 – August 25, 2010	
SUBSTANTIAL COMPLETION	Phase 1 = September 1, 2009 Phase 2 = November 1, 2009 Phase 3 = September 1, 2010	

4) PAST 2-4 WEEKS PROJECT HIGHLIGHTS / MILESTONES:

- **Sept. 3rd = Initial Site Visit.** The Architect/Engineer team visited the campus to confirm the starting point for scope development with the ES principal and SBISD Maintenance staff. A half-day session was held where project scope was discussed and a summary walk-through of the facility was conducted.
- **Sept. 8th - 30th = Follow-up Visits** The Architect/Engineer (A/E) team visited the campus on scheduled trips to document the current condition and define specific project scope.

5) NEXT 2-4 WEEKS PROJECT HIGHLIGHTS / MILESTONES:

- **Follow-up Site Visits:** The A/E team will continue to make necessary site visits to further refine the project scope.
- **SBISD Departmental Meetings:** The A/E team will schedule meetings with Custodial, Security, Technology and other departments required to define/confirm project specific scope.

6) PROJECT DELIVERY:

The **Competitive Sealed Proposal** delivery method will be used for this project.

The **project budget** is being monitored by the project team (SBISD/SHW).

Preliminary pricing estimates will be developed by the Architect/Engineer to prioritize scope items identified. The specific project scope items will be assigned one of the following priorities:

- **Priority 1** = Scope items identified in the Bond Plan or other items prioritized as "critical" during the campus visits. These items will be included in the project.
- **Priority 2** = Scope items prioritized as "needed" during the campus visits. These items will be included in the project documents. If there are budget concerns, less important scope items will be identified as alternates.
- **Priority 3** = Scope items identified campus visits but are either too costly to achieve within the allocated budget or is outside the scope of the Bond Plan intent. These items will not be included in the project.

7) PHOTOGRAPHS: No photos are available at this time.

Once construction begins photos will be presented.