

## 2007 BOND PROJECTS – BOARD UPDATE

### Year 2 Project (New Elementary School) New Ridgecrest Elementary School

Spring Branch Independent School District



Pfluger Project No. 08-27  
October 8, 2008

#### 1) PROJECT TEAM:

Owner:	<b>Spring Branch ISD</b>	Project Manager:	<b>Richard Skalski</b>
Architect:	<b>Pfluger Associates</b>	Partner-in-Charge:	<b>Michelle Dudley, AIA, LEED® AP</b>
		Project Manager:	<b>Michelle Dudley, AIA, LEED® AP</b>
		Project Architect:	<b>Ann Rosenwinkel, AIA, LEED® AP</b>

#### 2) GENERAL SCOPE:

Construction of new Elementary School for planned capacity of **800 students**.

##### **On-Site Transition:**

Build new school adjacent to existing school.

Single or phased move planned for occupants from the existing school to new facility.

#### 3) BOND PLAN PROJECT TIMELINE:

SCHEMATIC DESIGN	September 29 – October 31, 2008
DESIGN DEVELOPMENT	November 3, 2008 – January 9, 2009
CONSTRUCTION DOCUMENTS	January 12 – May 15, 2009
PERMIT / BIDDING / APPROVAL	May 18 – June 30, 2009
CONSTRUCTION PHASE	July 1, 2009 – depends on phasing
OCCUPANCY	depends on phasing of project

Current  
Point

#### 4) RECENT PROJECT HIGHLIGHTS / MILESTONES:

- **July 17<sup>th</sup> Meeting with Terry Bell:** Met with Terry Bell to review the overall scope and schedule of the project. Terry explained that Westwood (PBK) and Hollibrook (SHW) are the two elementary schools included in the Year 1 projects. PBK and SHW have been working with district representatives to determine the program and look of the new elementary schools. Our project was not scheduled to begin design until January, but Terry suggested that we become familiar with the Westwood and Hollibrook projects which will set the precedent for Ridgecrest.
- **July 24<sup>th</sup> Attended Hollibrook Meeting:** PBK presented the reduced scope plan of Westwood to the principal. The primary reductions included providing only one science lab, one flexible room, one music room and square footage reductions of the library, cafeteria and kitchen.
- **July 21<sup>st</sup> Attended Westwood Meeting:** SHW presented the reduced scope plan for Hollibrook to the principal. Reductions were consistent with Westwood. SHW also reviewed in detail the requirements for casework and other organizational relationships by department.
- **August 27<sup>th</sup> Meeting with Richard Skalski:** Met with Richard Skalski to review the project budget, which is still somewhat in flux based on the developments of the two Year 1 projects. We discussed that we did not have a program for the project and Richard requested a program and copy of the "unifiers" from the outcome of the PBK and SHW projects. This information was provided by Irene. Richard scheduled the campus kick-off meeting at Ridgecrest.

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

- **September 29<sup>th</sup> Campus Kick-off Meeting** – We will have our first Ridgecrest campus meeting with the principal on Monday, September 29<sup>th</sup>. At this meeting we will review the project program and "unifiers" that have been established by the district. We will also present preliminary conceptual designs for how the new campus might be sited while maintaining the existing campus on this very tight site. We will discuss the pros and cons of a phased construction project vs. completing the entire project at one time. The main impact will be how much the campus can conceivably give up in terms of gym, playground, parking and even some portables and classroom space if the entire new project is constructed at one time.

#### 6) PROJECT DELIVERY: undetermined for Ridgecrest

- **CMaR vs. CSP** – SBISD is considering options on which delivery method to use. The two Year 1 elementary school projects, Westwood and Hollibrook, have been exploring the pros and cons of the two delivery method options to determine if substantial savings could result. Once the direction of those projects is established, Ridgecrest will likely follow suit.

#### 7) PHOTOGRAPHS:

No photos are available at this time.

Once construction begins, photos will be included in this report.