



## 2007 BOND PROJECTS – BOARD UPDATE



### Year 1 Project (ES Systems Upgrades) Buffalo Creek, Cedar Brook, Treasure Forrest

Spring Branch Independent School District

SHW Project No. 4408.002.00; 4408.003.00; 4408.004.00  
October 8, 2008

#### 1) PROJECT TEAM:

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

#### 2) GENERAL SCOPE:

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

- Building Systems Upgrades – Critical and needed building system upgrades based on the lifecycle priorities outlined in the 2006 LRFP and the 2007 Bond Plan.
- Safety / Security – CCTV, Burglar Alarm, Fencing, Lighting upgrades outlined in the 2007 Bond Plan.
- 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 focus is to prioritize the scope and **accomplish as much as possible during the first summer period** (Phase 1).

Some scope items may require a long lead time for delivery of equipment causing some work to be completed during the school year after hours or during holiday breaks (Phase 2).

S. DESIGN / DESIGN DEVELOPMENT	January 1 – January 31, 2008
CONSTRUCTION DOCUMENTS	February 1- March 31, 2008
PERMIT / BIDDING / APPROVAL	April 1- May 30, 2008
<b>CONSTRUCTION PHASE</b>	Phase 1 = June 1 – August 1, 2008 <b>Phase 2 = June 1 – December 31, 2008</b>
<b>SUBSTANTIAL COMPLETION</b>	Phase 1 = September 1, 2008 <b>Phase 2 = December 31, 2008</b>

← Current Point

**4) PAST 2-4 WEEKS + NEXT 2-4 WEEKS PROJECT HIGHLIGHTS / MILESTONES:**

- **September:** The contractor (Prime) was completing the items noted in the punch list that was attached to the Substantial Completion form.
- **Close-out:** The contractor (Prime) is preparing the close-out documentation that includes items like: operation manuals, warranties, record documents, attic stock.

**5) PROJECT DELIVERY:**

The current construction accomplishments include:

- **Buffalo Creek** – The Phase 2 work that remains and will be completed by December include: Chiller replacement, new stage curtain, refurbish folding partition wall in cafeteria.
- **Cedar Brook** – The Phase 2 work that remains and will be completed by December include: Chiller replacement, new stage curtain, refurbish folding partition wall in cafeteria.
- **Treasure Forest** – The Phase 2 work that remains and will be completed by December include: New stage curtain, refurbish folding partition wall in cafeteria.

The current status of the work and budget include:

- **Construction meetings** are only held as required to close-out the project now that the school year is back in session.
- **Payment Application** - Payment Applications are submitted on a monthly basis.

**6) PHOTOGRAPHS:**

No photos are available at this time.  
The construction was completed last month.





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## 2007 BOND PROJECTS – BOARD UPDATE

### Year 1 Project (ES Systems Upgrades)

#### Sherwood, Nottingham

Spring Branch Independent School District



PBK Project No. 0801; 0843

October 8, 2008

#### 1) PROJECT TEAM:

Owner:	<b>Spring Branch ISD</b>	Project Manager:	<b>Richard Skalski</b>
Architect:	<b>PBK</b>	Partner-in-Charge:	<b>Irene Nigaglioni, AIA</b>
		Sr. Project Manager:	<b>Sabrina Mahmood, LEED® AP</b>
		Asst. Project Manager:	<b>Allen Kuy</b>

#### 2) GENERAL SCOPE:

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

- Building Systems Upgrades – Critical and needed building system upgrades based on the lifecycle priorities outlined in the 2006 LRFP and the 2007 Bond Plan.
- Safety / Security – CCTV, Burglar Alarm upgrades with card key access outlined in the 2007 Bond Plan.
- Interior Finishes – Tack panels, carpet, base, lay-in-ceiling tile, sheetrock in corridor outlined in the 2007 Bond Plan.
- Site Improvements – Parent drop off, playground equipment, and canopy cover outlined in the 2007 Bond Plan.
- Technology – Power and data for Activboard by Promethean 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 included are: roofs, air handling units, kitchen exhaust hood, safety/security items, interior finishes, site improvements, 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 included are: mechanical, electrical and plumbing systems, interior finishes.



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**3) BOND PLAN PROJECT TIMELINE:**

**Project attained substantial completion in summer 2008.**

S. DESIGN / DESIGN DEVELOPMENT	January 1 – January 31, 2008
CONSTRUCTION DOCUMENTS	February 1- March 31, 2008
PERMIT / BIDDING / APPROVAL	April 1- May 30, 2008
CONSTRUCTION PHASE	June 1 – August 10, 2008
SUBSTANTIAL COMPLETION	August 10, 2008

**4) PAST 2-4 WEEKS + NEXT 2-4 WEEKS PROJECT HIGHLIGHTS / MILESTONES:**

- o **September** = “Bond Funds at Work” signs were installed prior to school opening and are prominently located at each campus. Punch-Lists of corrective items were issued by PBK and DBR. Contractor consistently worked on “punch-list” without causing disruption to school activities. Boiler is on site at Sherwood.
- o **October** = Substantial Completion certificate will be issued to the contractor. Boiler installation at Sherwood is scheduled for completion by mid October. Contractor is 85% complete with punch-list at both locations. Parking lot repairs recently approved for both campuses will be scheduled. A change for additional playground equipment at Sherwood was approved; equipment to be ordered following submittal approval.

**5) PROJECT DELIVERY:**

The summer 2008 construction accomplishments include:

- o **Sherwood** – Base project scope and associated change proposals are complete, except boiler installation and its City Of Houston inspection. Project punch-list was issued to the contractor. Substantial Completion form to be issued. Contractor is nearing completion on the punch-list. Change Proposal Request was recently approved for parking lot repairs and additional playground equipment. The parking lot repairs and playground equipment installation will be coordinated with the campus. Playground equipment installation anticipated in early November. Closeout binders in progress with Contractor.
- o **Nottingham** – Base project scope and associated change proposals are complete, except for the load analysis to be provided by the electrician. Project punch-list was issued to the contractor. Substantial Completion form to be issued. Contractor is nearing completion on the punch-list. Change Proposal Request was recently approved for parking lot repairs. The repairs will be coordinated with the campus. Closeout binders in progress with Contractor.

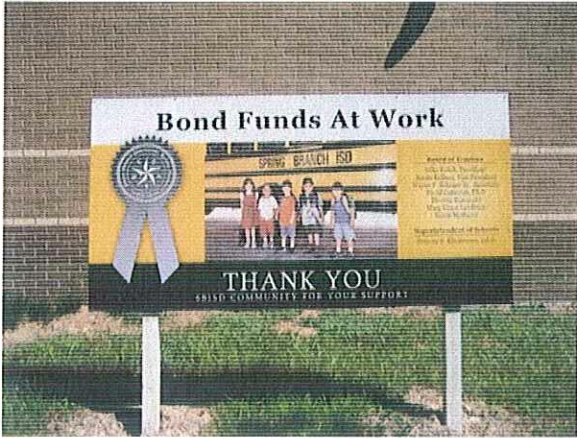
The current status of the work and budget include:

- o **Construction meetings** are held as needed to close-out the project.
- o **Payment Application** - The GC to submit Payment Application No. 4 for work accomplished in September 2008.
- o **RFI** – Request for information is generated by the GC as needed. There are no outstanding RFIs. No further RFIs will be issued as Construction Phase of the project has been completed.
- o **Clarification, CPR** – Clarifications and/or change proposal requests are generated by Architect as needed or requested. No further Clarifications will be issued as Construction Phase of the project has been completed. There are some Change Proposal Requests for additional scope of work in process; increased scope of work once approved will be coordinated with the campus.



6) **PHOTOGRAPHS:**

The following photos are examples of milestones mentioned above.



Sherwood – Bond Funds at Work Sign



Sherwood – Boiler on Site



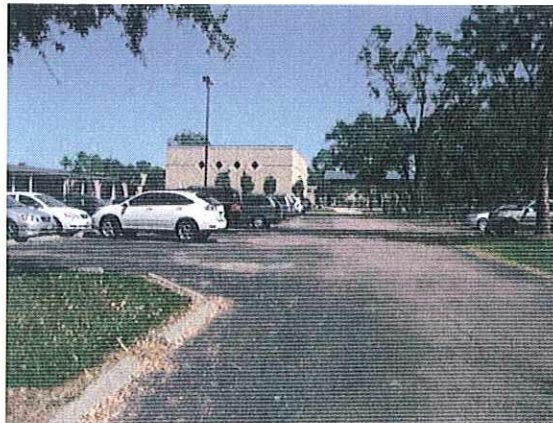
Sherwood – Future Work: Parking Lot Repairs



Nottingham – Bond Funds at Work Sign



Nottingham – Change Order: Fence at Grease Trap



Nottingham – Future Work: Parking Lot Repairs