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2007 BOND PROJECTS – BOARD UPDATE



Year 1 Project (New Elementary School) Westwood Elementary School

Spring Branch Independent School District

PBK Project No. 0802

June 2, 2008

1) PROJECT TEAM:

Owner:	Spring Branch ISD	Project Manager:	Richard Skalski
Architect:	PBK	Partner-in-Charge:	Irene Nigaglioni, AIA, REFP
		Project Manager:	Sabrina Mahmood, LEED AP
		Project Architect:	Allen Kuy
		Project Designer:	Richard Chi

2) GENERAL SCOPE:

Construction of new Elementary School for planned capacity **620 students**.

Off-Site Transition:

Build new school on property adjacent to existing school, with frontage on Hammerly.

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

3) BOND PLAN PROJECT TIMELINE:

SCHEMATIC DESIGN	February 1 – February 29, 2008
DESIGN DEVELOPMENT	March 1 – April 30, 2008
CONSTRUCTION DOCUMENTS	May 1- August 31, 2008
PERMIT / BIDDING / APPROVAL	September 1- December 15, 2008
CONSTRUCTION PHASE	January 1, 2009 – June 30, 2010
OCCUPANCY	July 1- August 31, 2010

Current Point



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

- **May 5th = SBISD Senior Staff Meeting** – Both architectural teams presented the Design Development Information for Hollibrook and Westwood to Senior Staff to solicit final feedback prior to presentation to the Board.
- **May 16th = Budget Review Meeting** was held with PBK + SBISD P&C to review the potential budget range of the project, considering the additional square footage in the program and the current volatile/escalating market condition.
- **May 14th** = Joint meeting with SHW to review classroom layouts and library inclusions with district administration
- **May 19th = SBISD Board Meeting** – Both architectural teams presented the Design Development Information for Hollibrook and Westwood to the Board and received their approval of the Design Development authorizing the teams to continue to develop Contract Documents.
- **May 20th = Clear Result Meeting** – Both architectural teams met with SBISD P&C + members of Clear Result to discuss the “Score Program” and discuss way to have this firm review our work and suggest any other methods to improve the energy efficiency of the designs.
- **May 29th = PBKWestfall** – Met with Westfall to identify expectations of first pricing exercise, and to discuss possible early packages.

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

- Working in concert with SHW, we are ensuring “like” provisions at both schools.
- Need to review the final square footage additions to the program with SBISD for approval.
- June 3rd = Meet with SBISD and Westfall to discuss key materials and expectations for the buildings.
- **June 17th = 25% CD Pricing Package** – Meet with Westfall to review the 25% CD Preliminary GMP cost.

PROJECT DELIVERY: Construction Manager at Risk

Next Steps items include:

- April 28th - SBISD Board Approval / Award Contract to CMAr.
- The **project budget** is being monitored by the project team (SBISD/PBK). A meeting w/ PBK + Westfall + SBISD P&C will follow shortly after receipt of 25% CD pricing.
- Future CMAr milestone pricing packages will be developed at the intermediate (50% CD + 75% CD) milestones with final confirmation at the 95% CD milestone.

6) PHOTOGRAPHS:

No photos are available at this time. Images and plans will be presented to the Board at the April 21, 2008 meeting.