



## 2007 BOND PROJECTS – BOARD UPDATE



### Year 1 Project (Transition Campus) Educational Cottages at SBEC Campus

Spring Branch Independent School District

SHW Project No. 4408.005.00  
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:

The transition campus scheduled to be developed on the SBEC campus has begun the planning phase. This campus will serve as a “temporary staging” campus for elementary schools that will be required to have an “off – site” transition. These students will move off their campus into the educational cottage campus for approximately 15 – 18 months while their home campus will be developed on their site occupying the same footprint as their current facility.

The project will include:

- o **Educational Space** - Administration area with small clinic, classroom space to house approximately 700 students.
- o **Support Space** - Library, music, art, science, life skills, cafeteria serving space and physical education space is being developed at a much smaller scale than a new school.
- o **Safety / Security** – CCTV, Burglar Alarm, Fencing, Lighting improvements as required for a safe and secure environment.

#### 3) BOND PLAN PROJECT TIMELINE:

**No formal project timeline was shown in the Bond Plan.**

The project timeline will generally track alongside the new elementary school projects.

The two major differences in the project timeline, from a traditional campus, include:

- o The planning and documentation is shorter in duration (6 months).
- o The construction time will be significantly less that a new elementary school, the true length of time will be clarified as the documents are further developed.



**REVISED SCHEDULE – DUE TO UNIQUE BLDG TYPE + DELIVERY PROCESS**

S. DESIGN / DESIGN DEVELOPMENT	March 1 – June 30, 2008
CONSTRUCTION DOCUMENTS - Mod. Bldg	July 1- Aug 13, 2008
<b>BIDDING / APPROVAL for Modular Bldg Pkg</b>	<b>Aug 13 – Sept 22, 2008</b>
<b>CONSTRUCTION DOCUMENTS – Site/Bldg</b>	<b>Sept 22 – Nov 26, 2008</b>
PERMIT / BIDDING / APPROVAL – Site/Bldg	Nov 26, 2008 – Feb 23, 2009
CONSTRUCTION PHASE	Mar 1 – Sept 1, 2009
SUBSTANTIAL COMPLETION	Sept 1, 2009

← Current Point

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

- **Sept 9<sup>th</sup> – Modular Building Package Bid:** Brookstone received proposals from three (3) Modular Building Manufacturers at 2:00pm. SHW/SBISD/Brookstone reviewed the proposals immediately after receipt. The pricing is being reviewed/evaluated with SBISD P&C.
- **Sept 24<sup>th</sup> = 50% CD Coordination** was held at SHW offices with their engineering consultants to continue to develop the site package and scope not provided by the Modular Building Mfg.
- **Sept 25<sup>th</sup> = Preliminary GMP Review at SBISD.** SHW/Brookstone met with P&C to review the preliminary GMP that was developed as a result of receipt of the Modular Building Mfg bids and the updated site and building scope that Brookstone’s subs will be bidding on in Mid-November.
- **Sept 29<sup>th</sup> – Mtg w/ City of Spring Valley Village.** SHW and their Civil Engineer met with the City of Spring Valley Village to review the current site plan and floor plan to solicit input from the regulatory entities (Fire Marshal, Flood Control, Code Enforcement). The input from this meeting will inform the development of the project (detention, parking, site development).

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

- **SHW + Consultants** to continue developing their portion of the site/building scope of work.
- **Oct 2<sup>nd</sup> = Mtg w/ Superintendent.** The project team is scheduled to meet with the Superintendent to review the status of the preliminary GMP. Based on the results of this meeting, **more detailed cost data will be shared with the SBISD Board.**
- **Modular Bldg Mfg detailed permit drawings and specifications** will be developed by one of the Modular Building Manufacturers that submitted a proposal. This information is needed to complete the documentation in order to submit for final pricing and permit.
- **November = Final Pricing** will be developed using the competitive sealed proposal with the remaining scope of work (sit development and building connections).

**6) PROJECT DELIVERY: Construction Manager at Risk**

- The **project budget** is being monitored by the project team (SBISD/SHW).
- The cost of the **Modular Building Scope** as a result of competitive sealed proposal + the **projected Site/Bldg Development Scope** exceeds the budget that was published in the Bond. The scope priced exceeds what was originally planned for. The project team is working closely with SBISD P&C and Administration to evaluate costs and reduce the cost as much as possible. More detailed data will be shared with the SBISD Board once it has been reviewed & evaluated.

- 7) PHOTOGRAPHS:** No photos are available at this time.  
Once the project is in construction, photos will be shared with the Board.