



3411 RICHMOND AVENUE, SUITE 725, HOUSTON, TEXAS 77046

2017 BOND PROJECTS – BOARD UPDATE

Spring Oaks MS Renovation Project

Spring Branch Independent School District

Pfluger Project No. 18-032
05.31.19



1) PROJECT TEAM:

Owner:	Spring Branch ISD	Director:	Travis Stanford
SBISD Project No.	67214	Project Manager:	Noel Moreno
Architect:	Pfluger	Principal-in-Charge:	Michelle Dudley
		Project Manager:	Hector Berrios

General Contractor: Bass Construction

2) GENERAL SCOPE OF WORK:

The renovation of 2,800 sf of administration and clinic area to provide visibility to the front entrance of campus. 34,600 sf of roof replacement and the windows replacement for the New Gym. Fire alarm, security alarm and access control improvements. Adding supplemental lighting to classrooms, building and LED site lighting upgrades.

3) PROJECT TIMELINE:

The construction is scheduled to start in May, the administration portion of the work shall be completed during summer and ready before school starts. The roof replacement, along with other site improvement work not completed during summer, shall be coordinated by the contractor without interfering with the school program.

SITE WALK	JULY/2018 – SEPTEMBER/2018
SCHEMATIC DESIGN	AUGUST/2018 – SEPTEMBER/2018
100% DESIGN DEVELOPMENT	SEPTEMBER/2018 – OCTOBER/2018
50% CONSTRUCTION DOCUMENTS	OCTOBER/2018 – NOVEMBER/2018
100% CONSTRUCTION DOCUMENTS	NOVEMBER 2018 – DECEMBER/2018
BIDDING	FEBRUARY/2019 – APRIL/2019
PERMIT RECEIVED	FEBRUARY/2019 – APRIL/2019
BOARD APPROVAL	FEBRUARY/2019 – APRIL/2019
CONSTRUCTION PHASE	MAY/2019 – MARCH/2020
TEMPORARY OCCUPANCY	JULY/2019 – AUGUST/2019
SUBSTANTIAL COMPLETION	APRIL/2020

Current Point

4) PROJECT STATUS OVERVIEW

The project is in Pre-Construction Phase.

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

Owners' meetings held May 15 and May 29, 2019.

Roof preconstruction meeting held May 22, 2019.

Pfluger and consultants have been reviewing shop drawings, material submittals and responding to questions accordingly.

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

Construction Phase to start on June 4th.

Demolition at interior of building, in portion of administration where scope of work has been noted in drawings starts on June 4th.

Storing of materials at SOMS is scheduled to start on first week of June.

Demolition of existing roof to start on second week of June.

7) PHOTOGRAPHS:

Bond sign installed at Spring Oaks MS.



Roof pre-installation meeting on May 2019.

