



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
04.30.19



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**

Project is in the Pre-Construction Phase.

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

Bass Construction coordinated the first pre-construction meeting on April 11, 2019.

The second pre-construction meeting regarding roofing was held on April 17, 2019.

Bass started sending portion of submittals for long lead items to Pfluger on April 17, 2019.

Pfluger and consultants have been reviewing long lead submittals and responding to contractor accordingly.

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

Owner, Architect, Contractor OAC Meeting will resume on May 17, 2019.

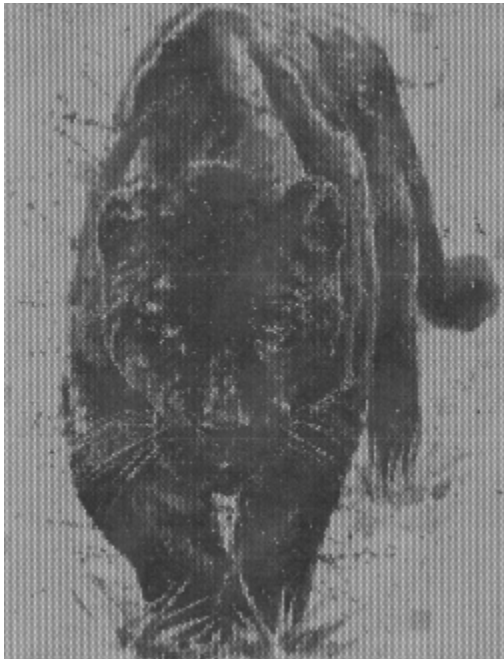
Bass Construction shall submit all roofing submittals on before May 22, 2019.

The first pre-installation meeting on roofing will be held on May 22 at the SBISD Planning and Construction department.

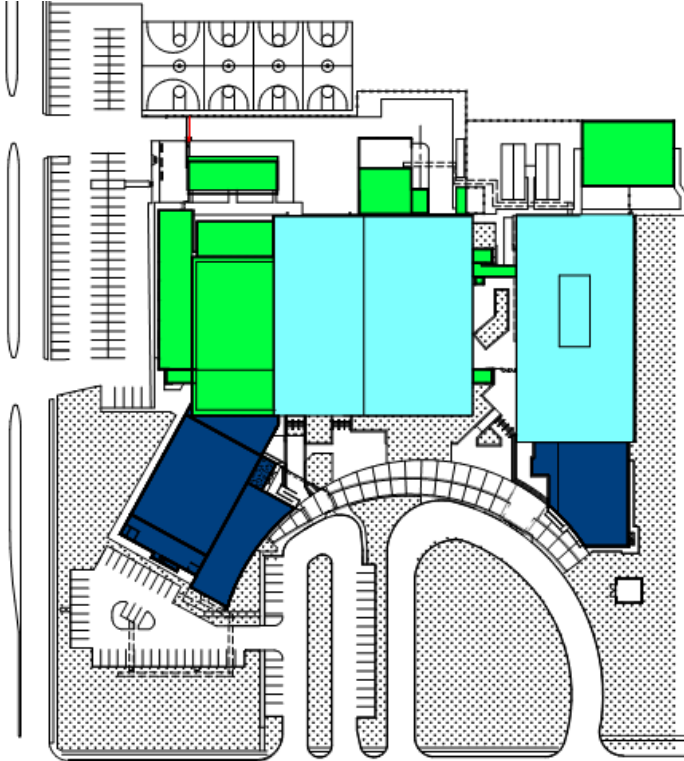
Contractor scheduled to start storing materials at campus on May 27, 2019.

7) **PHOTOGRAPHS:**

Panther image for perforated metal panel.



Site Plan



Roofing Schedule Matrix

	Areas	Start
	PHASE I A1 - A6, B3, B4, B5 F1, F2, F3 G1	June 3, 2019
	PHASE I B1, B2 C1, C2	After September 9, 2019 Except during Testing Safe Guard all Areas
	PHASE II D1, D2 D3, D4, D5 E1, E2	After January 6, 2020 Except during Testing Safe Guard all Areas