



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

06.30.19



#### 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
<b>CONSTRUCTION PHASE</b>	<b>MAY/2019 – MARCH/2020</b>
TEMPORARY OCCUPANCY	JULY/2019 – AUGUST/2019
SUBSTANTIAL COMPLETION	APRIL/2020

Current  
Point

#### 4) **PROJECT STATUS OVERVIEW**

Currently, the project started the Construction Phase.

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

Owners meetings were held on June 5, June 11, June 19 and June 26.

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

Construction Phase started on June 4<sup>th</sup> with the demolition of a portion of administration area at the interior of the building.

Asbestos abatement has been completed at the interior of building for preparation of existing building to receive new construction.

Demolition of the existing roof started on the second week of June.

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

Installation of new walls framing and door framing to start 1<sup>st</sup> week of July.

Demolition of existing roof and Installation of new roof continues.

#### 7) **PHOTOGRAPHS:**

**Materials stored at the site.**



**Demolition of Existing Roof started, view over the Old Gym Roof.**



Installation of new roofing overlay continues.





**New Roofing material over canopies continues.**



**Demolition is completed at a portion of the administration area where the scope of work has been noted in drawings.**

