



3411 Richmond Avenue, Suite 725
Houston, Texas 77046

2017 BOND PROJECTS – BOARD UPDATE

Hunters Creek Elementary Replacement

Spring Branch Independent School District

Architect Name Project No.: 18-056
Date: August 30, 2019



1) PROJECT TEAM:

Owner:	Spring Branch ISD	Director:	Travis Stanford
SBISD Project No.:	67212	Project Manager:	Kris Drosche / Noel Moreno
Architect:	Pfluger Architects	Principal-in-Charge:	Michelle Dudley
		Project Manager:	Michael Martinez
CM@Risk:	Brookstone General Contractors		

2) GENERAL SCOPE OF WORK:

Construction of a new replacement Elementary School for planned capacity of **700 students**.

Existing school to be demolished. Existing buildings to remain are pending further investigation and discussion with Project Advisory Team (PAT).

Off-Site Transition:

Campus to move off-site to South Transition Campus (WAIS-Westchester Academy) in January 2020. Occupants to move from the South Transition Campus (WAIS - Westchester Academy) to new facility in July 2021.

3) BOND PLAN PROJECT TIMELINE:

The following timeline was established when HCE began Pre-Design information gathering. *Please note: The Project Advisory Team is involved from Schematic Design (SD) thru the Construction Document (CD) phase.*

PROJECT ADVISORY TEAM	January 2019 – November 2019
CM@R SELECTION	January 2019 – February 2019
SCHEMATIC DESIGN	March 2019 – April 2019
DESIGN DEVELOPMENT	May 2019 – August 2019
CONSTRUCTION DOCUMENTS	September 2019 – December 2019
PERMIT RECEIVED	January 2020 – February 2020
BIDDING / BOARD APPROVAL	January 2020 – March 2020
CONSTRUCTION PHASE	April 2020 – July 2021
OCCUPANCY	August 2021

Current Point



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4) PROJECT STATUS OVERVIEW

Pfluger presented an update to the board on August 01, 2019. Pfluger at the Board Workshop on August 12, 2019. Meeting #7 with the PAT was held on August 06, 2019. Review of the exterior elevations, courtyard, exterior materials and interior design concepts were presented to the PAT. The PAT came to consensus on the exterior elevations, courtyard design, and interior concepts. Five exterior masonry concepts were presented to the PAT; the PAT ultimately came to a consensus by choosing two bricks from different schemes. An additional Meeting (PAT Meeting 7.5) was tentatively scheduled for September 9th to review the interior design. Brookstone (CMAR) finalized the pricing exercise of the 100% DD documents and presented the numbers with Pfluger, to SBISD on August 27th. Unfortunately, the project came in over budget, and the design team is currently working through a series of design exercises to bring the project back into budget. The design team is scheduled to re-present the budget to SBISD on September 18th.

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

The following activities have taken place:

- August 01, 2019 – SBISD Bond Reporting Meeting
- August 05, 2019 – PAT #7 Review Meeting with SBISD
- August 05, 2019 – Meeting with HCES Dads Club to discuss future plans for the play fields
- August 06, 2019 – PAT #7
- August 12, 2019 – SBISD Board Workshop
- August 21, 2019 – Design Team Coordination Meeting
- August 23, 2019 – 100% DD Review with SBISD Facilities
- August 27, 2019 – Cost Estimate Review with SBISD
- August 27, 2019 – City of Hunters Creek City Council Meeting

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

- September 4, 2019 – Site walk with Arborist
- September 5, 2019 – Design Team VE Discussion Meeting
- September 18, 2019 – VE Cost Reduction Meeting with SBISD
- September 24, 2019 – Design Review Meeting with SBISD

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7) IMAGES:

