



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
10.31.19



1) PROJECT TEAM:

Owner: Spring Branch ISD
 SBISD Project No. 67214
 Associate Superintendent of Operations: Travis Stanford
 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 – APRIL/2020
TEMPORARY OCCUPANCY	JULY/2019 – AUGUST/2019
SUBSTANTIAL COMPLETION	APRIL/2020

Current Point

4) PROJECT STATUS OVERVIEW

Currently, the project is in the Construction Phase.

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

Owners meetings were held on October 9th and October 23rd.

Portion of Roof at Area A is in progress to be completed.

Demolition of the existing roof and new roof construction shall continue until April 2020. Roof construction schedule shall not affect school operations.

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

Roof replacement work shall continue till April 2020. Roof construction schedule will not affect school operations.

7) PHOTOGRAPHS:

Several sheet metal mock ups were done prior to final installation at roof. Gutters and Downspout Mock.



Views toward the new upper roof at Area A:

