



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
09.30.19



1) **PROJECT TEAM:**

Owner: Spring Branch ISD Associate Superintendent of Operations: 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 – 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 September 11 and September 28.

Contractor is still working in punch list part I, for the administration, clinic area, and other portion of building where new work was completed. Punch list Part II will be generated next year once the roof work has been completed.

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

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

Punch list Part I will continue.

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

7) **PHOTOGRAPHS:**

New Security Vestibule at Spring Oaks MS.



Accent color was applied behind the Spring Oaks MS Panther at the new security vestibule.



Metal wall panel and cap sheet installation continues at main building roof.



Perimeter sheets will be added after sheet metal is installed.



Roof expansion joint work in progress.

