



AGENDA

- 1. 2019 Bond Projects Scope of Work**
- 2. Project Schedule – Where have we been?**
- 3. Construction Manager at Risk Bidding Process**
- 4. Project Schedule – Next Steps**





**2019 BOND PROJECTS
SCOPE OF WORK**

- ✓ Convert 1st & 2nd grade wing restrooms into classroom storage
- ✓ Create new multi-fixture restroom in 1st & 2nd grade wing.
- ✓ Renovate other campus restrooms
- ✓ Replace all chalkboards with markerboards
- ✓ Repaint interior of entire campus
- ✓ Replace all ceiling tiles and grid
- ✓ Replace existing carpet
- ✓ Replace interior door signage
- ✓ Replace existing interior door hardware
- ✓ Plumbing fixtures, supply and drain upgrade
- ✓ Replace old air conditioning units
- ✓ Pre-treat mechanical outside air
- ✓ Replace fire alarm system
- ✓ Install fire sprinkler system
- ✓ Replace electric infrastructure
- ✓ Replace campus light fixtures
- ✓ New security camera and access control system.



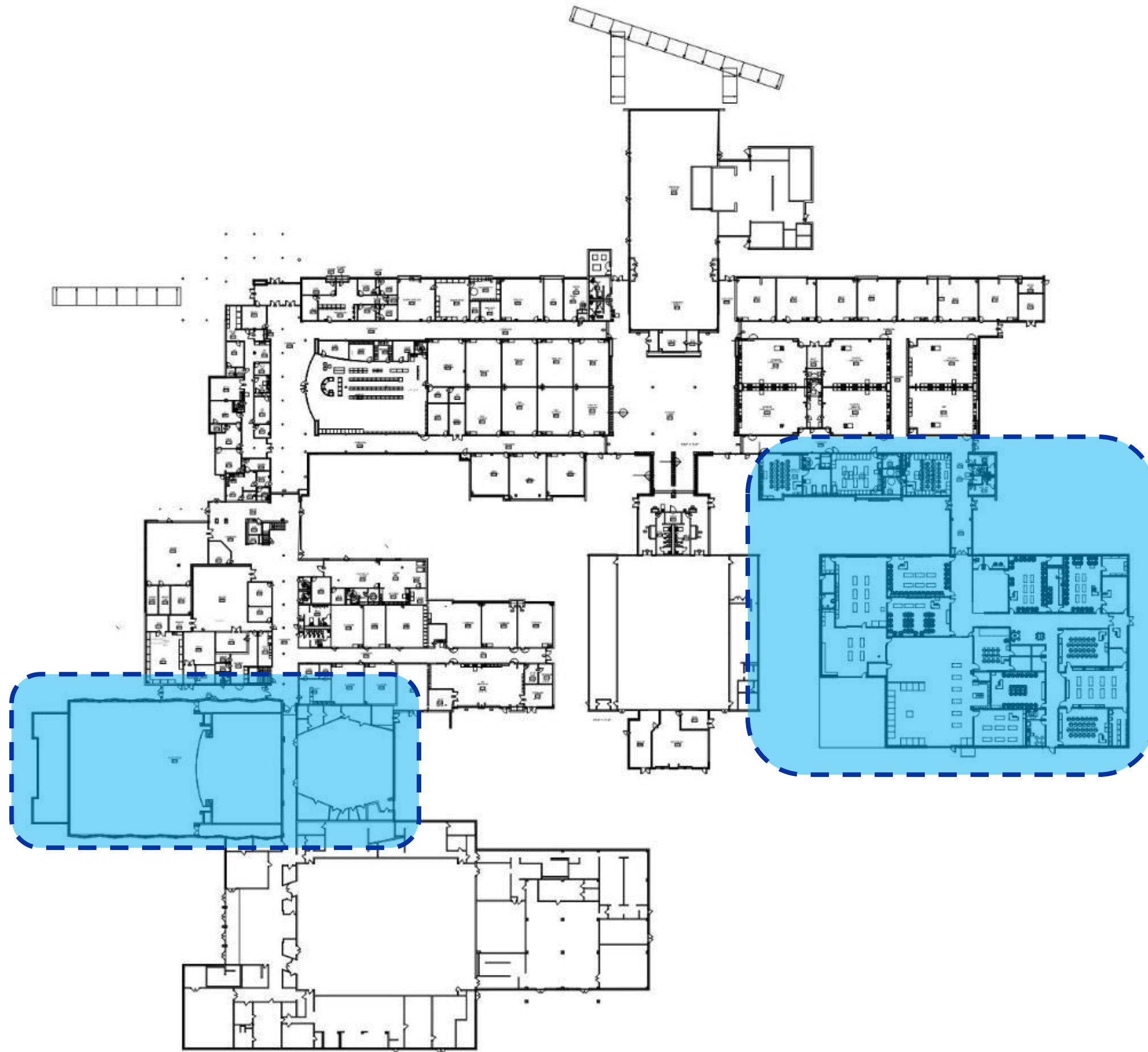
2019 Bond Projects Scope of Work | Elementary School

- ✓ Replace existing caulk at building exterior
- ✓ Repaint corridors
- ✓ Replace existing carpet
- ✓ Replace ceiling tile in all areas (excluding 2016 addition)
- ✓ Replace interior door hardware in older wings
- ✓ Replace all chalkboards with markerboards
- ✓ Renovate Ag Shop into new science lab
- ✓ Infill courtyard area
- ✓ Repair floor at kitchen
- ✓ Plumbing infrastructure and fixtures
- ✓ Replace old air conditioning units
- ✓ Pre-treat mechanical outside air
- ✓ Replace electrical infrastructure
- ✓ Replace fire alarm system
- ✓ Install fire sprinklers
- ✓ Replace light fixtures
- ✓ New security camera and access control system



2019 Bond Projects Scope of Work | Junior High School

- ✓ Repair window leaks at clerestory windows
- ✓ Roof cleaning and repair at building entry
- ✓ New auditorium theatrical lighting, sound and stage curtains
- ✓ Complete renovation of CTE building and portion of existing high school.
- ✓ Band Hall storage expansion
- ✓ New security camera and access control system



- ✓ Athletics - Resurface tennis courts
- ✓ Administration Building - Install District-Wide voice over IP phone system



BOND
SWEENEY
INDEPENDENT SCHOOL DISTRICT
SAFETY • HEALTH • WELL-BEING

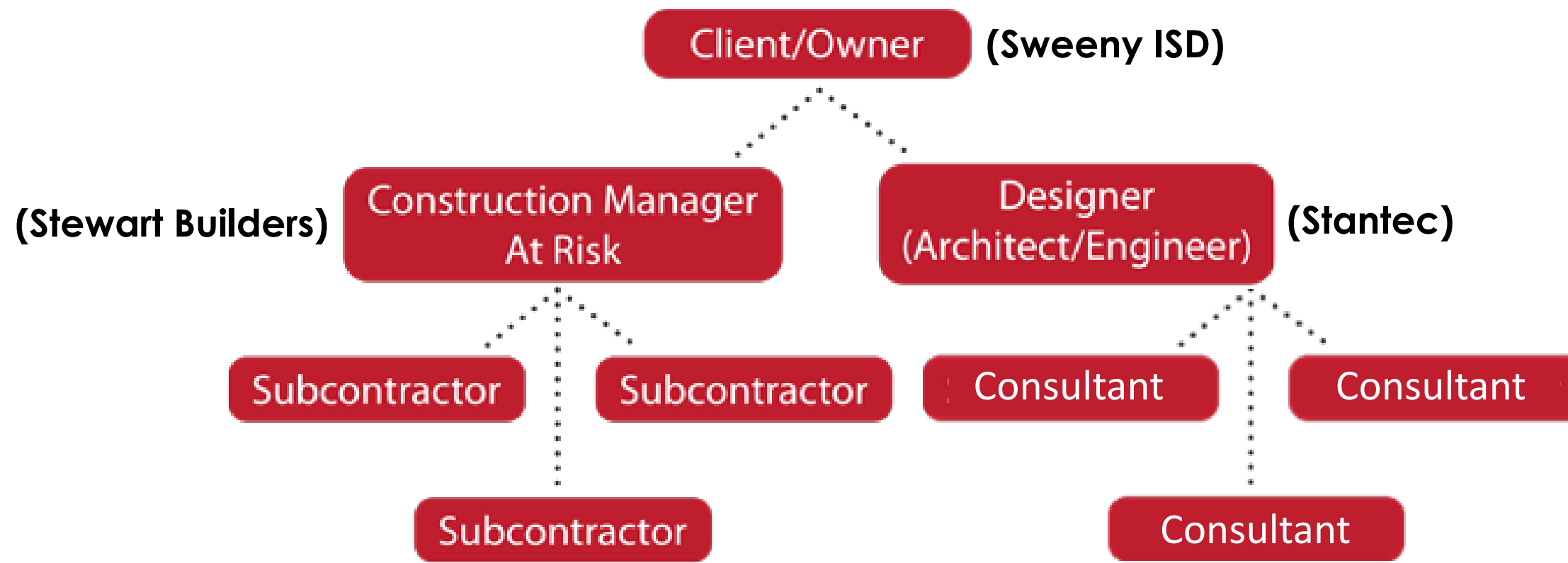


**PROJECT SCHEDULE –
WHERE HAVE WE BEEN?**

- **October 18 – Stantec Released ISSUE FOR PRICING documents to Stewart Builders**
- **October 18-November 13 – Subcontractors priced Construction Documents**
- **November 13 – Subcontractors submitted pricing to Stewart Builders**
- **November 13-20 – Stewart Builders worked with subcontractors to clarify scope of work and pricing**
- **November 21 – Stewart Builders provided Sweeny ISD with GMP (Guaranteed Maximum Price)**
- **December 10 – GMP to be presented at December Board Meeting for Board Approval**



**CONSTRUCTION MANAGER AT RISK
BIDDING PROCESS**



THE BIDDING PROCESS

- Invites sent out via iSQFT and Dodge Data & Analytics to approximately 314 local / Houston area subcontractors
- Stewart Builders sent out approximately 75 personal invitations to subcontractors
- Projects were publicly advertised for 2 consecutive weeks in Brazoria County paper – The Facts
- Received approximately 50 subcontractor proposals
- Proposals were reviewed and budget breakdowns were created for each project.
- Stewart Builders will select subcontractors based on past experiences, financial capability, meet insurance requirements (ie builders risk, workman's compensation), ability to have labor forces to do the work in above time frame as described and best overall value to the district.
- Due to large MEP scope of work at each campus (mostly elementary and junior high school) – Stewart Builders will likely use multiple subcontractors per trade per campus.

The background of the slide is a faint, light-colored architectural floor plan of a school building. It shows various rooms, corridors, and a central courtyard area. The lines are thin and light gray, providing a subtle structural context for the text.

The GMP (Guaranteed Maximum Price) is within the budget established for the 2019 Sweeny ISD Bond Projects.

- ✓ Convert 1st & 2nd grade wing restrooms into classroom storage
- ✓ Create new multi-fixture restroom in 1st & 2nd grade wing.
- ✓ Renovate other campus restrooms
- ✓ **Replace all chalkboards with markerboards**
- ✓ **Repaint interior of entire campus**
- ✓ **Replace all ceiling tiles and grid**
- ✓ **Replace existing carpet**
- ✓ Replace interior door signage
- ✓ Replace existing interior door hardware
- ✓ Plumbing fixtures, supply and drain upgrade
- ✓ Replace old air conditioning units
- ✓ Pre-treat mechanical outside air
- ✓ Replace fire alarm system
- ✓ Install fire sprinkler system
- ✓ Replace electric infrastructure
- ✓ **Replace campus light fixtures**
- ✓ New security camera and access control system.



2019 Bond Projects Scope of Work | Elementary School



New classroom furniture!



- ✓ Convert 1st & 2nd grade wing restrooms into classroom storage
- ✓ Create new multi-fixture restroom in 1st & 2nd grade wing.
- ✓ Renovate other campus restrooms
- ✓ Replace all chalkboards with markerboards
- ✓ Repaint interior of entire campus
- ✓ Replace all ceiling tiles and grid
- ✓ Replace existing carpet
- ✓ Replace interior door signage
- ✓ Replace existing interior door hardware
- ✓ Plumbing fixtures, supply and drain upgrade
- ✓ Replace old air conditioning units
- ✓ Pre-treat mechanical outside air
- ✓ Replace fire alarm system
- ✓ Install fire sprinkler system
- ✓ Replace electric infrastructure
- ✓ Replace campus light fixtures
- ✓ New security camera and access control system.



**PROJECT SCHEDULE –
NEXT STEPS**

- **December 10** – GMP to be presented at December Board Meeting for Board Approval
- **December 20, 2020** – Sweeny ISD to begin moving out of CTE
- **January 6, 2020** – Construction at CTE begins
- **March 2020** – Construction (Exterior work only) at Elementary School & Junior High begins
- **Summer 2020** – Extensive interior work to occur at Elementary and Junior High
- **August 7, 2020** – Substantial completion of all 3 campuses for start of school year
(Life safety systems)
- **October – November 2020** – Project closeout and punch list completion.



Thank you!

