

2017 BOND PROJECTS – BOARD UPDATE

Memorial Middle School Upgrades

Spring Branch Independent School District
 SBISD Project No.
 PBK Project No. P2116100AR
 July 31, 2023



1) PROJECT TEAM:

Owner:	Spring Branch ISD	Assoc. Superintendent for Ops:	Travis Stanford
		Project Manager:	Noel Moreno
Architect:	PBK	Partner-in-Charge:	Brandon Ross
		Architect / Client Executive:	Philip Stewart
		Project Manager:	Melissa Kapple
Contractor:	<i>Bass (Phase 1)</i>		
	<i>Division 1 (Phase 2)</i>		

2) GENERAL SCOPE OF WORK:

- Phased building renovations to the existing Memorial Middle School including replacement of existing classroom door hardware to meet new design standards, renovation of existing clinic suite to meet the 2019 Ed. Specs, demolition of existing lockers at counselor suite, courtyard drainage improvements, site lighting upgrades, and fire alarm / intrusion system / camera system replacement. Phase 2 consists of roofing repairs and recoating, replacement of existing unit ventilators, and associated controls.

3) BOND PLAN PROJECT TIMELINE:

- The following project is included in year four of the bond program:

PROJECT SCHEDULE – PHASE 1

CONSTRUCTION DOCUMENTS	SEPTEMBER 2021 – JANUARY 2022
PERMITTING / BIDDING / BOARD APPROVAL	NOVEMBER 2021 – MARCH 2022
CONSTRUCTION PHASE	APRIL 2022 – JULY 2023
COMPLETION	JULY 2023

Current Point

PROJECT SCHEDULE – PHASE 2

CONSTRUCTION DOCUMENTS	MARCH 2022 – JUNE 2022
PERMITTING / BIDDING / BOARD APPROVAL	JUNE 2022 – AUGUST 2022
CONSTRUCTION PHASE	SEPTEMBER 2022 – JULY 2023
COMPLETION	JULY 2023

Current Point

4) PROJECT STATUS OVERVIEW:

Phase 1:

- Fire Alarm System decommissioning is complete, working on patching wall where old annunciator was removed.
- Bass is working on finishing Fire Alarm punchlist, and warranty items.

Phase 2:

- Unit ventilators are installed, connected, and cooling & Auditorium AHUs are set and fully connected and cooling.

- Controls team is working on finishing up controls in building, classroom areas are complete, working on band hall and cafeteria.
- Drywall work is complete and associated painting is complete, Auditorium ceiling spray and paint is complete.
- Casework is installed, and painter working on finishing paint on casework.
- Ceiling tiles are being put back where removed, will have this done before teachers come back.
- All electrical work is complete and pending CoH inspection before access panels are installed.
- Roofing – base coat is complete, working on coating at cafeteria and areas B and C. All existing units that were called to be demolished have been demolished. Expect that this will be the only scope remaining once teachers come back in August.
- Final Clean has started and is ongoing, expect to be complete 7/31.
- LEAF / SBISD did punch walk of unit ventilators, D1 working on correcting these items.
- Controls meeting to be scheduled with SBISD / LEAF in preparation for school starting.

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

Phase 1:

- Fire Alarm System has passed City of Houston inspection, Bass to start on Decommissioning
- Bass is working on finishing Camera punchlist, Fire Alarm punchlist, and warranty items.

Phase 2:

- D1 team is working on submitting submittals (34 of 44 submitted)
- AMX has completed abatement of auditorium ceiling and the piping chases in areas B and C ahead of D1.
- Unit ventilators are installed and connected on the first floor of areas B and C, team working on installation of second floor.
- Auditorium AHUs are set and fully connected.
- Drywaller starting on furrou build back at first floor areas B and C
- Controls contractor is working on installation of wiring behind unit ventilator installation.
- Roofer has started on prepping for coating.

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

Phase 1:

- Fire Alarm –Expect that the punch list will be complete.
- **Closeout – PBK / Bass to finish closeout process.**

Phase 2:

- City of Houston and TDLR inspections to be scheduled prior to students coming back.
- Expect controls work to be finished and controls to be visible to District.
- Roofing to continue, expect that this will be complete prior to school starting, pending weather.
- Closeout – PBK / D1 has started this process, expect that draft binders will be received and reviewed in the next few weeks.