

# 2017 BOND PROJECTS – BOARD UPDATE

## Memorial Middle School Upgrades

Spring Branch Independent School District  
 SBISD Project No.  
 PBK Project No. P2116100AR  
**August 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 – AUGUST 2023 |
| COMPLETION                            | SEPTEMBER 2023               |

← Current Point

### 4) PROJECT STATUS OVERVIEW:

Phase 1:

- Bass is working on finishing Fire Alarm punchlist, and warranty items.
- Bass working on finishing up closeout documents.

Phase 2:

- Controls team is working on finishing up controls in Gymnasium building and then will move to the 2 story science building.
- Roofing – work is complete, punchwalk with manufacturer will be for the week of 9/11.

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

### 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

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

### Phase 1:

- **Closeout – PBK / Bass to finish closeout process.**

### Phase 2:

- Remaining City of Houston and TDLR inspections to be scheduled or complete.
- Expect controls sub to be working on graphics.
- Expect D1 to be finishing up on punchlist items for MEPT and Roofing.
- Closeout – PBK / D1 has started this process, expect that draft binders will be received and reviewed in the next few weeks.