



GREENVILLE ISD BOND

**REPORT ★ CARD
TO THE COMMUNITY**

MAY 15, 2018

GREENVILLE ISD **BOND**

SATURDAY, MAY 10, 2014

★

On May 10, 2014 voters in
Greenville ISD approved a
\$72,275,000 bond election.

2014 BOND

PROJECT

BOND AMOUNT

CONSTRUCT A NEW BOWIE ELEMENTARY SCHOOL

\$17,600,000

CONSTRUCT A CAREER TECH ACADEMY ADDITION TO THE HIGH SCHOOL

\$18,000,000

SAFETY AND SECURITY UPGRADES

\$8,820,000

RENOVATIONS AND VARIOUS IMPROVEMENTS AT EACH CAMPUS

\$20,855,000

TECHNOLOGY UPGRADES FOR ALL CAMPUSES

\$7,000,000

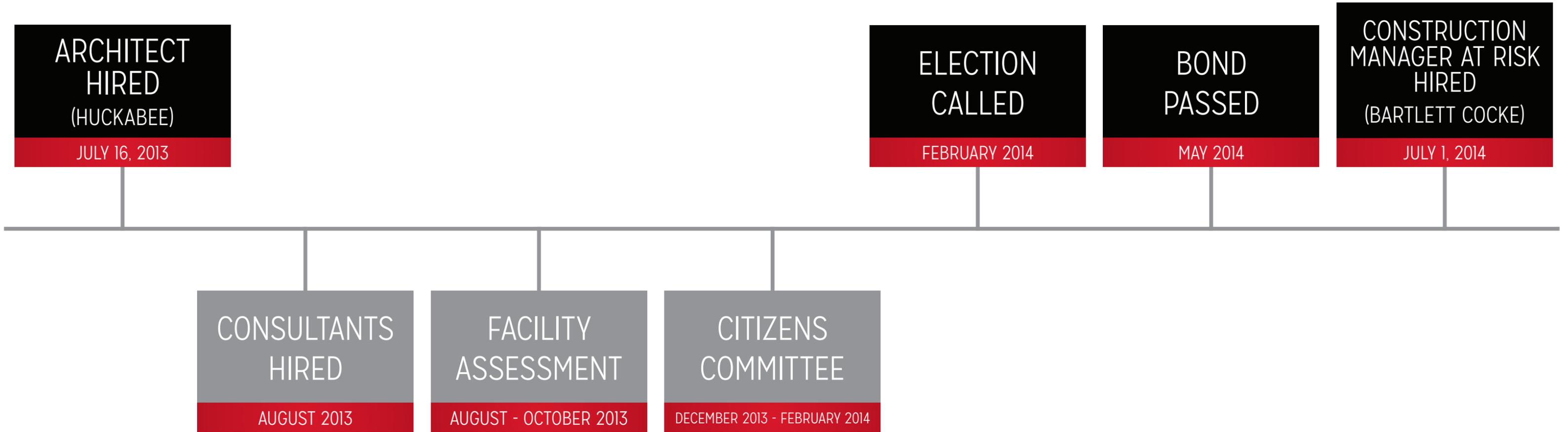
TOTAL

\$72,275,000

**HOW DID WE
GET HERE?**



TIMELINE



GISD

HUCKABEE

PROCESS & DOCUMENTATION

- Board Approves Schematic Design
- Board Approves Design Development
- Board Approves Construction Documents
- Board Approves Bidding and Negotiation
- CMR (Construction Manager at Risk)
Issues Plans for Bidding
- Guaranteed Maximum Price
- Construction Starts
- Progress Report Presentations to Board
- Pay Applications
- Substantial Completion (Intended Use)
- Closeout Documents
- Final Retainage Pay Application

PROGRESS UPDATES & COMMUNICATION

GREENVILLE ISD
BOND
HOME *Project Info* CONSTRUCTION PHOTOS CONSTRUCTION SCHEDULE BOND INFO

PROJECT INFORMATION

New Bowie Elementary School to replace the existing elementary school building: \$17,600,000

- A new, energy-efficient facility to be built on the site of the existing elementary campus
- Existing K-1 wing originally constructed in 2002 to remain and be incorporated into the new structure
- Classrooms for grades K through 5 that meet state size requirements, with capabilities to support current and future classroom technology
- Music room, computer lab and library-media center
- Cafetorium, gymnasium and playground
- Controlled entry vestibule with card reader access system for campus security
- New on-site parking and student pick-up and drop-off drives

Career and Technical Education Center Addition at Greenville High School: \$18,000,000

- Provide additional instructional space for career- and technical-focused programs
- Will allow for addition of new programs to address new state legislation encouraging more career and technical education
- Includes approximately 50,000 square feet of new space in addition to renovations and repurposing of existing high school CTE space
- Programs to be housed in the new and renovated CTE space include: Ag Science, Automotive Body & Repair, Automotive Technology, Building Trades, Culinary Arts, Electromechanical, Engineering, Health Services, Information Technology, Robotics, and Welding

Safety and Security Improvements: \$8,820,000

- Create controlled vestibule entrances and add card reader access systems to increase security on all GISD campuses
- Surveillance system expansion and upgrades, including additional security cameras to monitor exterior door activity

PRESENTATIONS

- Bid Packages and Updates - June 2016**
June 16, 2016
- Bid Packages and Updates - March 2016**
March 21, 2016
- Bid Packages and Updates - February 2016**
February 1, 2016
- Bid Packages and Updates - January 2016**
January 14, 2016
- Bid Packages and Updates - December 2015**
December 10, 2015
- Bid Packages and Updates - November 2015**
November 12, 2015
- Bid Packages and Updates - October 2015**
October 15, 2015
- Bid Packages and Updates - September 2015**
September 10, 2015
- Bid Packages and Updates - August 2015**
August 13, 2015
- Bid Packages and Updates - July 2015**
July 16, 2015
- Bid Packages and Updates - June 2015**
June 22, 2015
- Bid Packages and Updates - May 2015**
May 25, 2015

Budget Summary
March 17, 2015

The Project Process: Bond to Guaranteed Maximum Price
March 17, 2015

Schematic Design Presentation
June 16, 2015

GREENVILLE ISD
BOND
HOME PROJECT INFO *Construction Photos* CONSTRUCTION SCHEDULE BOND INFO

CONSTRUCTION SCHEDULE

District-wide Additions and Renovations
Crockett Elementary School, Carver Elementary School, Lamar Elementary School, L.P. Waters Early Childhood Center, Houston Education Center and Greenville Middle School

2014												2015											
May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec				
Pre-Design																							
COMPLETE 05.23.14																							
COMPLETE 06.17.14																							
COMPLETE 08.05.14																							
COMPLETE 09.23.14																							
COMPLETE 11.04.14																							
COMPLETE 01.15.15																							
COMPLETE 07.28.15																							
SCHOOL STARTS 08.24.15																							

tion Center Addition at Greenville High School

2014												2015											
July	Aug	Sept	Oct	Nov	Dec	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec						
COMPLETE 07.14.14																							
COMPLETE 08.19.14																							
COMPLETE 10.09.14																							
COMPLETE 12.01.14																							
COMPLETE 02.28.15																							

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GREENVILLE ISD
BOND
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CONSTRUCTION PHOTOS

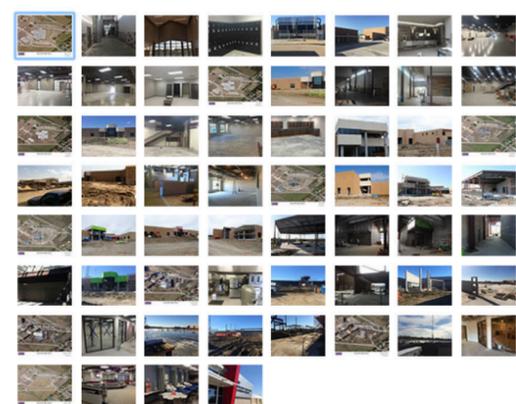
New Bowie Elementary School

Greenville High School Career & Technical Education Center Addition

Travis Elementary 6th Grade Additions & Renovations



August 2016



GREENVILLE ISD BID PACKAGES AND UPDATES — 2014 BOND PROGRAM

JUNE 2016

Huckabee BARTLETT COCKE
GENERAL CONTRACTORS

COMPLETED PROJECTS

PROJECT

FINAL CONSTRUCTION COST

NEW BOWIE ELEMENTARY SCHOOL

\$17,615,736.56

GREENVILLE HS RENOVATIONS & CTE ADDITION

\$17,238,136.54

DISTRICT-WIDE IMPROVEMENTS AND SAFETY & SECURITY

\$20,115,253.22

TOTAL CONSTRUCTION

\$54,969,126.32

+ SOFT COSTS

ARCHITECTURAL FEES
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER
PLUMBING ENGINEER
CIVIL ENGINEER
LANDSCAPE ARCHITECT
SURVEY ENGINEER
ACCESSIBILITY REVIEW
CITY PERMITS REVIEW
ENERGY REVIEW BY CITY
GEOTECHNICAL ENGINEER
MATERIALS TESTING FIRM
FURNITURE PROCUREMENT
FIXTURES PROCUREMENT
EQUIPMENT (HARDWARE)
PROCUREMENT
TECHNOLOGY HARDWARE

PAYMENT AND PERFORMANCE BOND

TEXAS STATUTORY PERFORMANCE BOND (Public Works)

Bond No. 8238-74-40

KNOW ALL MEN BY THESE PRESENTS:

THAT, Bartlett Cocke General Contractors, LLC, 1750 Valley View, Suite 335, Farmers Branch, Texas 75234

(hereinafter called the Principal), as principal, and

Federal Insurance Company, 15 Mountain View Road, Warren, New Jersey 07059,

a corporation organized and existing under the laws of the State of Indiana licensed to do business in the State of Texas

and firmly bound unto Greenville Independent School District, 4004 Moulton Street, Greenville, Texas 75401

(hereinafter called the Oblige), in the amount of Forty-Two Million Six Hundred Ninety-Six Thousand One Hundred Five and 00/100 Dollars (\$ 42,696,105.00) for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors,

TEXAS STATUTORY PAYMENT BOND (Public Works)

Bond No. 8238-74-40

KNOW ALL MEN BY THESE PRESENTS:

THAT, Bartlett Cocke General Contractors, LLC, 1750 Valley View, Suite 335, Farmers Branch, Texas 75234

(hereinafter called the Principal), as principal, and

Federal Insurance Company, 15 Mountain View Road, Warren, New Jersey 07059,

a corporation organized and existing under the laws of the State of Indiana, licensed to do business in the State of Texas and admitted to write bonds, as surety, (hereinafter called the Surety), are held

and firmly bound unto Greenville Independent School District, 4004 Moulton Street, Greenville, Texas 75401

(hereinafter called the Oblige), in the amount of Forty-Two Million Six Hundred Ninety-Six Thousand One Hundred Five and 00/100 Dollars (\$ 42,696,105.00) for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain contract with the Oblige, dated the 30th day of

June, 2014, for 2014 Bond Package Projects

which contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, That if the said Principal shall pay all claimants supplying labor and material to him or a subcontractor in the prosecution of the work provided for in said contract, then, this obligation shall be null and void; otherwise to remain in full force and effect;

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Chapter 2253 of the Texas Government Code and all liabilities on this bond shall be determined in accordance with the provisions, conditions and limitations of said Chapter to the same extent as if it were copied at length herein.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this

26th day of March, 2015.

Attest:

Karen Lindstrom

Bartlett Cocke General Contractors, LLC

Principal

By:

Randall J. Pawelek, Chairman & CEO

Federal Insurance Company

(Seal)

Surety

By:

Paul W. Poettgen

Paul W. Poettgen, Attorney in Fact

TEXAS STATUTORY PERFORMANCE BOND (Public Works)

Bond No. 8238-74-40

KNOW ALL MEN BY THESE PRESENTS:

THAT, Bartlett Cocke General Contractors, LLC, 1750 Valley View, Suite 335, Farmers Branch, Texas 75234

(hereinafter called the Principal), as principal, and

Federal Insurance Company, 15 Mountain View Road, Warren, New Jersey 07059,

a corporation organized and existing under the laws of the State of Indiana, licensed to do business in the State of Texas and admitted to write bonds, as surety, (hereinafter called the Surety), are held

and firmly bound unto Greenville Independent School District, 4004 Moulton Street, Greenville, Texas 75401

(hereinafter called the Oblige), in the amount of Forty-Two Million Six Hundred Ninety-Six Thousand One Hundred Five and 00/100 Dollars (\$ 42,696,105.00) for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors, and assigns, jointly and severally, firmly by these presents.

CONSENT OF SURETY

AIA® Document G707™ – 1994

Consent Of Surety to Final Payment

PROJECT: <i>(Name and address)</i> Greenville ISD 2014 Bond Package Bowie Elementary School	ARCHITECT'S PROJECT NUMBER: CONTRACT FOR: General Construction	OWNER: <input type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input type="checkbox"/> SURETY: <input type="checkbox"/> OTHER: <input type="checkbox"/>
TO OWNER: <i>(Name and address)</i> Greenville Independent School District 4004 Moulton Street Greenville, Texas 75401	CONTRACT DATED: June 30, 2014	

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

Federal Insurance Company
15 Mountain View Road
Warren, NJ 07059

, SURETY,

on bond of
(Insert name and address of Contractor)

Bartlett Cocke General Contractors, LLC
14500 Trinity Blvd., Ste. 106
Fort Worth, TX 76155

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety
of any of its obligations to

(Insert name and address of Owner)

Greenville Independent School District
4004 Moulton Street
Greenville, Texas 75401

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: January 13, 2017
(Insert in writing the month followed by the numeric date and year.)

Federal Insurance Company

(Surety)



(Signature of authorized representative)

Paul W. Poettgen, Attorney in Fact

(Printed name and title)

Attest: 
(Seal):

**BOND PROJECTS
COMPLETED**



NEW BOWIE ELEMENTARY SCHOOL

\$17,615,736.56

SECURITY

- ✓ Controlled entry vestibule
- ✓ Access control system
- ✓ Surveillance system

NEW CAMPUS FEATURES

- ✓ Energy-efficient facility
- ✓ Existing K-1 wing will remain and be incorporated into the new structure
- ✓ Classrooms will meet state size requirements
- ✓ Music room, computer lab and library-media center
- ✓ Cafetorium, gymnasium and playground
- ✓ New on-site parking and student pick-up and drop-off drives





BOWIE ELEMENTARY

CONSTRUCTION START: 3.25.15

CONSTRUCTION COMPLETION: 12.1.16



GREENVILLE HIGH SCHOOL

\$17,238,136.54

SECURITY

- ✓ New controlled front entry
- ✓ Access control system
- ✓ Surveillance system
- ✓ Upgrade intercom system
- ✓ Replace fire alarm panel and expand system

CAMPUS PRIORITIES

- ✓ Structural corrections at cafeteria/kitchen suspended floor
- ✓ Provide new bleacher systems on each side of competition gyms, between practice gyms
- ✓ Replace HVAC units and related equipment

CTE ADDITION

- ✓ Approximately 50,000 square feet of new space
- ✓ Renovations and repurposing of existing CTE space
- ✓ Will allow for addition of new programs to address new state legislation encouraging career and technical education
- ✓ Programs to be housed in the new and renovated CTE space include: Ag Science, Automotive Body & Repair, Automotive Technology, Building Trades, Culinary Arts, Electromechanical, Engineering, Health Services, Information Technology, Robotics, and Welding



✓ GREENVILLE HS CTE ADDITION

CONSTRUCTION START: 3.25.15

CONSTRUCTION COMPLETION: 11.9.16



GREENVILLE MIDDLE SCHOOL

\$4,951,197.48

SECURITY

- ✓ New controlled front entry
- ✓ Access control system
- ✓ Surveillance system
- ✓ Upgrade intercom system
- ✓ Replace fire alarm panel and expand system

CAMPUS PRIORITIES*

- ✓ Structural corrections
- ✓ Exterior envelope maintenance to masonry, windows, sealants and copings
- ✓ Various code corrections
- ✓ Replace HVAC units and related equipment
- ✓ Upgrade electrical service and panels
- ✓ New roofing
- ✓ New flooring and wall finishes
(including necessary asbestos abatement)



*Also replaced portions of the roof and installed new door hardware throughout

TRAVIS ELEMENTARY SCHOOL/6TH GRADE CENTER

\$7,576,142.48

SITE/TRAFFIC ISSUES

- ✓ New access drives (address separate campus drop-off/pick-ups)
- ✓ New parking lots
- ✓ Drainage improvements
- ✓ Increase perimeter fencing
- ✓ Exterior lighting

SECURITY

- ✓ New controlled front entry for both Travis ES & Sixth Grade Center
- ✓ Access control system
- ✓ Surveillance system
- ✓ Upgrade intercom system/Split controls
- ✓ Replace fire alarm panel and expand system

CAMPUS PRIORITIES

- ✓ Addition of 18,850 SF (elementary gym, music room, meeting room, classrooms)
- ✓ Renovation of existing locker room space to be repurposed as restrooms and programmable space used for each campus
- ✓ Renovation of existing main entry and administration to be repurposed as programmable space for each campus
- ✓ New gym bleachers at 6th grade gym*
- ✓ Replacing doors and hardware
- ✓ Necessary asbestos abatement for renovated areas



*Performed by district; credit from CMR

CARVER ELEMENTARY SCHOOL

\$366,198.87

SECURITY

- ✓ New controlled front entry
- ✓ Access control system
- ✓ Surveillance system
- ✓ Upgrade intercom system

CAMPUS PRIORITIES

- ✓ Masonry cap replacements
- ✓ Building drainage



CROCKETT ELEMENTARY SCHOOL

\$4,695,184.00

SITE/TRAFFIC ISSUES

- ✓ New drives
- ✓ New parking lot and reconstruction of existing parking
- ✓ Drainage improvements
- ✓ Increase perimeter fencing
- ✓ Exterior lighting

SECURITY

- ✓ New controlled front entry
- ✓ Access control system
- ✓ Surveillance system
- ✓ Upgrade intercom system
- ✓ Replace fire alarm panel and expand system

CAMPUS PRIORITIES

- ✓ Addition of 8000 SF (classroom space to remove campus portables)
- ✓ Renovation of gym and connection corridor
- ✓ Replace corridor doors in original building
- ✓ Renovate single user restrooms (ADA)
- ✓ Necessary asbestos abatement for renovated areas
- ✓ Renovate cafeteria



LAMAR ELEMENTARY SCHOOL

\$391,609.61

SECURITY

- ✓ New controlled front entry
- ✓ Access control system
- ✓ Surveillance system
- ✓ Upgrade intercom system

CAMPUS PRIORITIES

- ✓ Masonry cap replacements
- ✓ Building drainage



L.P. WATERS EARLY CHILDHOOD CENTER

\$1,184,347.95

SITE/TRAFFIC ISSUES

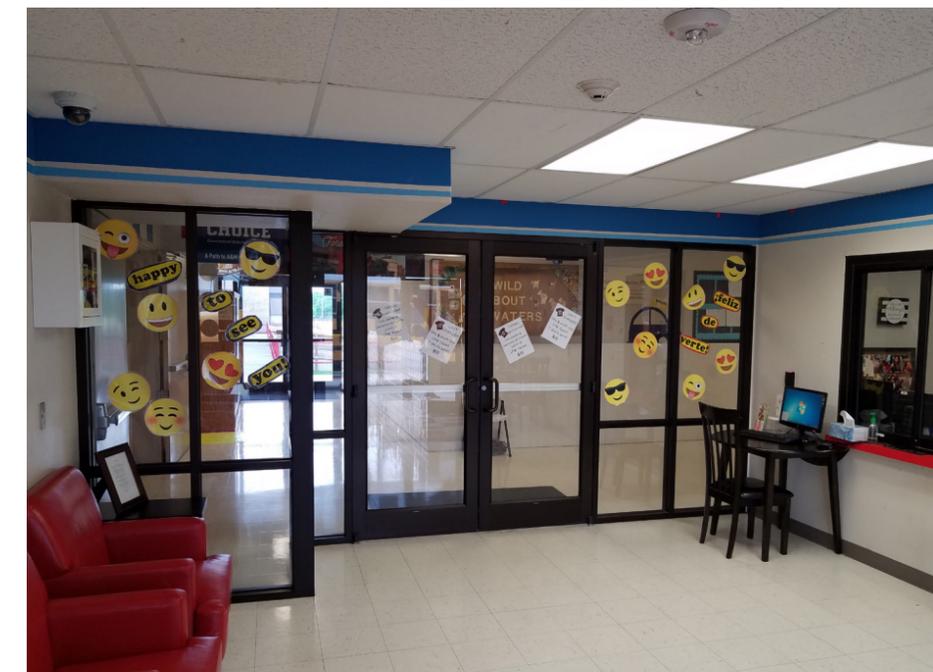
- ✓ New access drives
- ✓ New parking lot and reconstruction of existing parking
- ✓ Drainage improvements
- ✓ Exterior lighting

SECURITY

- ✓ New controlled front entry
- ✓ Access control system
- ✓ Surveillance system
- ✓ Upgrade intercom system
- ✓ Replace fire alarm panel and expand system

CAMPUS PRIORITIES

- ✓ Abatement, demolition, and removal of abandoned portable
- ✓ Upgrade carpet and various ceiling tile at Pre-K classroom addition, front entry
- ✓ Fix/replace various Food Service items
- ✓ Renovate special education restroom



HOUSTON EDUCATION CENTER

\$950,572.83

SITE/TRAFFIC ISSUES

- ✓ Add parking lot
- ✓ Drainage improvements
- ✓ Increase perimeter fencing
- ✓ Exterior lighting

SECURITY

- ✓ New controlled front entry
- ✓ Access control system
- ✓ Surveillance system
- ✓ Upgrade intercom system
- ✓ Replace fire alarm panel and expand system

CAMPUS PRIORITIES

- ✓ Various flooring upgrades
- ✓ New door hardware
- ✳ Replace doors in original building*



*District elected to keep the old doors and receive a credit

**THANK YOU
GREENVILLE ISD!**

