



Monthly Board Construction Report May 16, 2024

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Projects Included:

2016 Bond

- Candlewood ES Phase II Modernization & Improvements
- Coronado Village ES Gym Canopy Addition
- District-wide Roofing Phase IV
- Metzger MS Security Vestibule
- Judson Middle School Parking Overlay
- Franz Elementary School Parking Overlay
- Converse Elementary Site & Civil Upgrades – Phase I

Construction Projects

- Judson PAC Theatrical Sound & Lighting Replacement
- Wagner HS Track and Field Improvements
- Wortham Oaks and Waldon Walk Traffic Signal

2017 Bond

- Veterans Memorial HS Parking Lot and Stadium Additions

2022 Bond

- Candlewood ES Phase I - Chiller Replacement
- Elementary School #21 - New Construction
- Hartman ES Chiller Replacement
- Cibolo Creek Middle School - New Construction
- District-wide Perimeter Fencing
- District-wide Gym AC Improvements
- Franz Elementary Parking Lot Lighting
- Cibolo Creek MS Concerns
- JTECH NOC and Warehouse (**NEW**)

Non-Bond Projects

- Copperfield ES CPS Transformer Relocation (Local Funds)
- Wagner HS Wraparound Services (Local Funds)
- Window Safety Film (Grant Funds)

Unearmarked Budget Expenditures¹ – Maintenance Department

¹ The expenditures are estimates only and are subject to the ongoing demand for service continuity. The Maintenance Department will respond decisively to support student performance.



2016 Bond

Candlewood ES Phase II Modernization & Improvements

- **Designer:** Corgan **Board Approved:** 09/15/2022
- **Contractor:** Bandy Constructors **Board Approved:** 11/16/2023
 - Project includes adding ADA/TAS compliant signage, replace the sewer lines under the building, minor library expansion, relocating of the MDF.
 - **1 set of restrooms:** Inspection for the sewer lines passed and trenches are backfilled. Rough in for domestic water is ongoing.
 - **Library:** Inspection for the sewer lines passed and trenches are backfilled, framing work is at 90% completion, electrical and duct work is ongoing.
 - **Life Skills:** Inspection for the sewer lines passed and trenches are backfilled, domestic water rough in for the sink and refrigerator is ongoing.
- **Estimated Completion:** Two-phase substantial completion of August 2024 and August 2025

Coronado Village ES Gym Canopy Addition

- **Designer:** KNRG **Board Approved:** 09/15/2022
- **Contractor:** R.L. Rhode **Board Approved:** 01/18/2024
 - Construction phase completed well ahead of schedule.
- **Estimated Completion:** Summer 2024

Districtwide Roofing Phase IV

- **Designer:** Armko **Board Approved:** 01/13/2021
- **Contractor:** Advantage USAA **Board Approved:** 01/18/2024



- Campuses included are Coronado Village ES (Main Roof and Gym), Franz ES (Main Roof and Gym), Olympia ES (Gym) and Transportation Building (Main Roof).
- Coronado Village is about 45% complete.
- Coronado Village gym is 25% complete.
- Franz NE wing has begun to tear off and install of new insulation and metal roof. The roof panel former is on site.
- Chances are 30% or more of precipitation remain in the forecast.

- **Estimated Completion:** Fall 2024

Metzger MS Vestibule

- **Designer:** Staff

Board Approved: NA

- **Contractor:** Spawglass

Board Approved: 1/18/2024

- The scope of the projects includes minor demolition with the installation of a new, secure vestibule for the main entrance.
- Pre-Con Meeting on 5/23/2024
- Construction is estimated to start 6/3/2024

- **Estimated Completion:** Summer 2024

Judson Middle School Parking Overlay

- **Designer:** MTR

Board Approved: 3/21/2024

- **Contractor:** NA

Board Approved: To Be Determined

- The scope of the project includes pavement demolition with a new asphalt overlay, site improvements, lot signage and striping and minor drainage corrections.
- The design phase will take approximately 3 months
- Contract signed by all - issued to MTR with purchase order to begin design work



- Kick-off meeting pending

- **Estimated Completion:** To Be Determined

Franz Elementary School Parking Overlay

- **Designer:** MTR

Board Approved: 3/21/2024

- **Contractor:** NA

Board Approved: To Be Determined

- The scope of the project includes pavement demolition with a new asphalt overlay, site improvements, lot signage, striping and minor drainage corrections.
- The design phase will take approximately 3 months
- Contract signed by all – issued to MTR with purchase order to begin design work
- Kick-off meeting pending

- **Estimated Completion:** To Be Determined

Converse Elementary School Site & Civil Upgrades

- **Designer:** MTR

Board Approved: 3/21/2024

- **Contractor:** NA

Board Approved: To Be Determined

- The pre-design, Phase 1 scope includes a site survey, an assessment, project scope recommendation and estimated cost analysis
- The design phase will take approximately 2 months
- MTR has started their investigations
- A preliminary, engineered solution is pending for the cafeteria-wing of Converse ES

- **Estimated Completion:** To Be Determined



Construction Projects

Judson PAC Theatrical Equipment Replacement Project

- **Designer:** Alamo Architects **Board Approved:** 04/15/2021
- **Contractor:** Baron-Long Construction **Board Approved:** 09/21/2023
 - Project includes removal of all existing sound and light systems in the Main Theater, Recital Hall, and Black Box Theater.
 - Project expected to be complete May 31, 2024
 - CO for junction boxes to be issued out of contingency
 - End users met with team and are satisfied with direction of project
- **Estimated Completion:** Summer 2024

Wagner HS Track and Field Improvements

- **Designer:** MTR Engineers **Board Approved:** 09/15/2022
- **Contractor:** Hellas Construction **Board Approved:** 04/20/2023
 - Project includes removal of natural turf football field, track grandstands, press box and associated site drainage. Work will provide for new synthetic football turf field, new bleachers, press, drainage system and outdoor seating with covered boxes.
 - Turf field installed.
 - The sidewalk around track is 80% complete.
 - The asphalt for the track is complete. Running surface to be installed after three weeks of curing. (Second full week of May).
 - Grading around field events is finished.
- **Estimated Completion:** Summer 2024



Cibolo Creek MS and Waldon Walk Traffic Signal, Vehicle Gate & Turning Lane

- **Designer:** MTR Engineers **Board Approved:** 04/15/2021*
- **Contractor:** To Be Determined **Board Approved:** To Be Determined
 - Project includes a new traffic signal at the intersection of Wortham Oaks and Waldon Walk. This is in preparation for the new Cibolo Creek MS and its impact on the safety & traffic flow.
 - The project legal and design elements continue in earnest.
 - The project team met with the HOA on March 1st to confirm next steps. Awaiting HOA execution of the contract for the turning lane and vehicle gate relocation scope of work.
 - **Traffic Signal Improvements**
 - Construction documents are 100% and were released on April 19, 2024
 - Preconstruction conference will be on May 02, 2024
 - Bid opening will be on May 21, 2024
- **Estimated Completion:** To Be Determined



2017 Bond

Veterans Memorial HS Parking Lot Addition and Stadium Additions

- **Designer:** MTR Engineers **Board Approved:** 02/17/2022
- **Contractor:** DL Bandy **Board Approved:** 02/16/2023
 - Project scope includes renovation of existing football field, new parking lots, curbs, fencing, band tower, storm drainage, work at the detention pond, water, and sewer utilities connection. Will also provide new synthetic football turf field, bleachers, field houses and pavement.
 - Band practice is complete except for striping and flume for stormwater from bandstand to grate inlet at tennis courts.
 - Home bleachers installed. Visitors building weathered in.
 - Home locker and restrooms interior finished being installed.
 - Poles for end zone nets are installed.
- **Estimated Completion:** Late Spring 2024



2022 Bond

Candlewood ES Phase I Chiller Replacement

- **Designer:** Corgan **Board Approved:** 09/15/2022
- **Contractor:** Texas Chiller Systems **Board Approved:** 02/15/2023
 - Both Chillers are up and running
 - GC is doing the final control connections to the system
- **Estimated Completion:** Spring 2024

Elementary School #21

- **Designer:** Alamo Architects **Board Approved:** 12/15/2022
- **Contractor:** Nunnally GC **Board Approved:** 2/8/2024
 - The scope of work consists of a new Elementary School and associated sitework. The new facility is in the City of Selma.
 - Site clearing has begun, and work has begun on bringing site up to design grade level outside of the building footprint.
 - Excavation of subfloor to begin when rain is not forecast for a while.
 - Two irrigation lines have been found and are scheduled to be cut off below grade and sealed.
- **Estimated Completion:** Summer 2025

Hartman ES Chiller Replacement

- **Designer:** DBR Engineering **Board Approved:** 09/15/2022
- **Contractor:** Texas Chiller Systems **Board Approved:** 05/18/2023
 - All submittals have been approved by the design team.
 - Chiller estimated to be received in Fall 2024



- **Estimated Completion:** Fall 2024

Cibolo Creek Middle School

- **Designer:** Pfluger Architects **Board Approved:** 06/03/2021
- **Contractor:** SpawGlass **Board Approved:** 03/28/2023
 - Structural Steel installation for Segment A (admin) continues.
 - Mechanical, Electrical and Plumbing work continues in Segment E (cafeteria) and Segment F (Athletics). Exterior sheathing installation continues in Segment E.
 - Masonry walls work still on going in the building.
- **Estimated Completion:** Anticipated school opening Summer 2025.

District-Wide Perimeter Fencing

- **Designer:** KNRG **Board Approved:** 12/15/ 2023
- **Project Manager:** Alta **Board Approved:** 9/21/2023 & 10/18/2023
- **Contractor:** De La Garza Fencing **Board Approved:** 2/15/2024
 - The scope of work includes District-wide perimeter fencing.
 - Phase II design is nearing completion.
 - Fencing placement has commenced at Olympia ES, Judson HS, and Wagner HS
 - On-site construction phase for Olympia ES is 100% complete.
 - City permit for Judson MS scope is approved; construction to begin quickly. Kirby MS, Wagner, & Judson HS fence and gate scope implementation is proceeding as scheduled.

- **Estimated Completion:** Fall 2024



District-Wide Gym AC Improvements

- **Designer:** Cleary Zimmerman **Board Approved:** 1/18/2023
- **Project Manager:** Alta **Board Approved:** 9/21/2023 & 10/18/2023
- **Contractor:** To Be Determined
 - The scope of work includes HVAC improvements District-wide for un-airconditioned gyms.
 - Phase 1 (Coronado Village ES, Hopkins ES, Olympia ES, Salinas ES, Judson MS and Woodlake Hills MS) design completed April 2024.
 - Bid out to advertisement, April 19, 2024
 - Bid Opening May 21, 2024
 - Board Consideration June 20, 2024
- **Estimated Completion:** Phase I, Tentatively, Fall 2025

Franz Elementary School Parking Lot Lighting

- **Designer:** MTR **Board Approved:** 3/21/2024
- **Contractor:** NA **Board Approved:** To Be Determined
 - The scope of the project includes parking lot lighting improvements.
 - The design phase will take approximately 3 months
- **Estimated Completion:** To Be Determined

JTECH NOC and Warehouse Improvements



- **Designer:** Chesney Morales² **Board Approved:** 4/18/2024
- **Contractor:** NA **Board Approved:** To Be Determined
 - The scope of the project includes improvements/additions to Judson’s JTECH NOC and Warehouse infrastructure.
 - The design phase will take approximately 3 to 4 months
- **Estimated Completion:** To Be Determined

² Pending final review and execution of the agreement.



Non-Bond Projects

Copperfield ES CPS Transformer Relocation

- **Designer:** MTR Engineers **Board Approved:** 04/15/2021*
- **Contractor:** W.R. Griggs **Board Approved:** 05/18/2023
 - Scope of project includes relocation of CPS Transformer, removal, and replacement of the existing drive to accommodate the new transformer location, storm drainage improvements and associated works.
 - Discussions continue to maintain power continuity during the transformer relocation
 - Construction to begin June 1st.
- **Estimated Completion:** Summer 2024

Wagner HS Wraparound Services

- **Designer:** RVK **Board Approved:** 01/24/2022
- **Contractor:** DL Bandy **Board Approved:** 01/24/2022
 - Scope of work includes remainder of the infrastructure to include plumbing, electrical and special systems.
 - Infrastructure for utilities (sewer, water and electrical) are tied in and trenches are backfilled; Special systems rough-in is ongoing.
- **Estimated Completion:** May 2024



Window Safety Film

- **Designer:** Staff

Board Approved: N/A

- **Contractor:** NGS

Board Approved: 10/19/2023

- The preconstruction submittal phase of the project continues
- Currently, safety film application has begun at 17 district campuses (Converse ES, Copperfield ES, Coronado Village ES, Crestview ES, Eloff Leadership Academy, Escondido ES, Franz ES, JECA, Judson MS, Kitty Hawk MS, Millers Point ES, Olympia ES, Rolling Meadows ES, Salinas ES, Veterans Memorial HS and Wortham Oaks ES).
- Corrective actions taking place
- New installation crew to begin work May 1

- **Estimated Completion:** Summer 2024



Unearmarked Budget Expenditures³ – The Maintenance Department

April 2024

- **Judson MS:** Fire hydrant replacement for \$7,500 (Fire Code Compliance)

³ The expenditures are estimates only and are subject to the ongoing demand for service continuity. The Maintenance Department will respond decisively to support student performance.