Reporting Date: 9/6/2024

Project Details			
Project Name:	Santa Rosa ISD CTE Building Renovation	**Project Manager:**	Ernie Villarreal
Project Type:	Renovation Construction	**Facility & Op Manager:**	Octavio Salazar
SRISD Region:	Rio Grande Valley	**General Contractor:**	Gerlach Builders LLC
MEP Engineers	ETHOS Engineering	**Architects:**	GMS Architects
Materials Testing Lab:	Intertek PSI	**Civil Engineer:**	Mejia & Rose Civil Engineering
Square Foot:	20,000 GSF	**Lot Size:**	
Address:	102 Jesus R Cruz, Santa Rosa, TX 78593	**Construction Cost:**	$2,842,564.07

Project Status			
Ground breaking:	7/23/2024	**Permit Status:**	Received July 23, 2024
Contract Completion:	3/12/2025	**Schedule Status:**	On Schedule
Projected Completion	3/12/2025	**Percent Complete:**	25%

Key Milestones

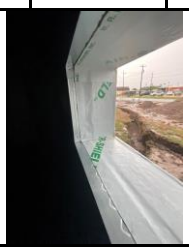
Break Ground	Slab	Steel	Dry-In	HVAC Start-Up	VCT	Waxing	CO
7/23/2024	10/4/2024	10/25/2024	11/11/2024	12/30/2024	1/20/2025	2/28/2025	3/12/2025

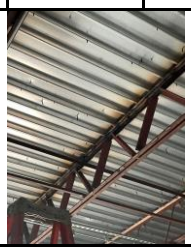
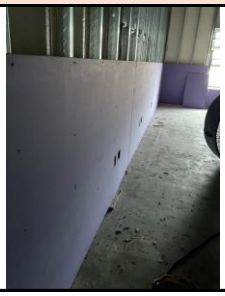
Key Achievements/Highlights	
1	OAC Weekly meeting took place Thursday, September 04, 2024 with SRISD, PMSI, GMS, and Gerlach Builders
2	Sections of the concrete floor are being prepped to be covered back up with concrete. Termite treatment scheduled.
3	Plumber has completed the plumbing rough in the classrooms. Pending a small area in restroom areas.
4	Masonry block inside the building at the new proposed gang restroom areas has been completed.
5	Exterior window wood framing areas are ready for the stucco application. Drywall installation is ongoing in classrooms.

Upcoming Work	
1	Pour concrete floor section back in place.
2	HVAC ductwork to start being fabricated and installed.
3	Continue with installation of electrical wiring in the new walls and the installation of the electrical junction boxes.
4	Continue with interior metal stud framing inside the new renovated classrooms and drywall installation
5	Start ceiling grid wall angle installation. Start tape, float, and texture. AEP working on the transformer design.

Challenges/Unforseen Work	
1	Existing electrical panels are not grounded. Price provided by Gerlach is not to exceed $43,200.00. Still under review.
1	Administration side remove old lighting and install LED lighting for the cost of $31,015.00. Will present at the board meeting.
1	Cost to remove old vct flooring at admin side with new to match renovated area cost $35,630.00. Need board approval.
1	Administration side to be painted for a cost of $16,275.00 to match renovated area. Need board approval.

Pictures

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