

Reporting Date: **8/23/2024**

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:	15%

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, August 22, 2024 with SRISD, PMSI, GMS, and Gerlach Builders
2	Demolition of the concrete floor has been completed.
3	Plumber has completed the excavation and the plumbing rough in the classrooms are completed. Pending restroom areas.
4	Masonry continues setting masonry block inside the building at the new proposed gang restroom areas.
5	Exterior window wood framing has been completed to reinforce the walls to carry the new HVAC wall units.

Upcoming Work	
1	Concrete slab sections have been hauled off. Plumbing rough in inspection scheduled for Tuesday, August 27, 2024.
2	Continue the masonry block installation within the restroom areas. Waiting for an RFI to be answered to be able to shift line.
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.
5	Start trenching to run the new sanitary sewer lines within the parking lot area.

Challenges/Unforeseen Work	
1	Existing electrical panels are not grounded. Price provided by Gerlach is not to exceed \$43,200.00. Still under review.
1	Existing tile block wall tied to exterior brick. Design team proposing a new 4" masonry block wall. Cost \$3,850.00 approved.
1	Existing exterior door systems to be replaced per TDI. Cost \$3,640.00 approved.
1	Recommended to install waterline shutoff valves to sectionalize the building. Contractor working on a price.

Pictures			
			

Pictures

