

Reporting Date: 12/6/2024

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:	5/12/2025 (added 60 days for addt'l work)	Schedule Status:	On Schedule
Projected Completion	3/12/2025 (still remains the same)	Percent Complete:	70%

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, December 05, 2024 with SRISD, PMSI, GMS, and Gerlach Builders
2	Masonry wall divider has been completed. Inwall plumbing has been completed. Electrical wiring ongoing.
3	Installation of perimeter wall angle and ceiling grid is ongoing. Insight has completed the data cabling installation.
4	AEP onsite installing the power transformer and working on energizing the transformer with new overhead power lines.
5	Fire sprinkler flex heads have been installed on both the admin side and the classroom side.

Upcoming Work	
1	Storefront door installation in the hallway to be delivered this week.
2	HVAC ductwork continue to be installed. Currently installing the restroom areas.
3	Window reinforcement ahs started and will continue next week.
4	MDF/IDF room renovation were completed over the thanksgiving holidays.
5	VCT and ceramic tile installation to start next week.

Challenges/Unforeseen Work	
1	HVAC duct work at storage areas. Pending cost to build another wall in front to hide the ductwork.
2	Roof repairs and roof pressure washing has been completed.
3	Steel column in the middle of the new proposed custodian room. Pending cost to remove and relocate.
4	Exterior round columns to be removed and replaced with 4"x4" square columns. Pending cost for that.

Pictures			
			

Pictures

