

Reporting Date: **1/10/2025**

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:	85%

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	1/20/2025	1/27/2025	2/28/2025	3/12/2025

Key Achievements/Highlights	
1	OAC Weekly meeting took place Thursday, January 09, 2024 with SRISD, PMSI, GMS, and Gerlach Builders
2	Masonry wall divider has been completed. Inwall plumbing has been completed. Electrical wiring ongoing.
3	Perimeter wall angle and ceiling grid 100% complete in the admin area. Insight started data trim out.
4	AEP completed electrical transformer installation. Main Distribution Panel (MDP) scheduled to arrive March 16, 2025.
5	Fire sprinkler system on both the admin side and the classroom side passed inspection with Fire Marshal.

Upcoming Work	
1	Storefront door installation in the hallway has been completed.
2	HVAC ductwork ongoing in the cosmetology room with an inspection scheduled for Monday, January 20, 2025.
3	Window reinforcement has been completed in all north classrooms.
4	MDF/IDF room renovation has been completed 100% including the insulation at the top edge of the walls.
5	VCT and ceramic tile installation to start January 27, 2025 contingent upon climatizing the concrete floor with the HVAC.

Challenges/Unforeseen Work	
1	HVAC duct work at storage areas. This has been completed.
2	Additional roof parapet wall repair. Scheduled to start January 20, 2025 contingent on the weather.
3	Steel column in the middle of the new proposed custodian room. Relocated and completed.
4	Exterior round columns to be removed and replaced with 4"x4" square columns to start
5	Admin interior doors removed and existing frames being reworked with paint. Existing toilets removed.

Pictures							
							

Pictures

