

Reporting Date: 2/7/2025

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:	89%

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, February 06, 2024 with SRISD, PMSI, GMS, and Gerlach Builders
2	Electrical trim out has been completed in the administration side. Data trim out has also been completed.
3	HVAC wall units have been installed 100% in the administration side.
4	AEP completed electrical transformer installation. Main Distribution Panel (MDP) scheduled to arrive March 16, 2025.
5	Fire sprinkler system competed thru ought the building.

Upcoming Work	
1	Restroom floor/wall ceramic tile ongoing at the student restrooms.
2	HVAC ductwork in the cosmetology room passed city inspection.
3	Exhaust arms in the cosmetology rooms have been installed and currently being adjusted for firmness.
4	Paint touchup ongoing at the administration side and the student side.
5	VCT has been completed on the administration side 100%.

Challenges/Unforeseen Work	
1	Removed 2 palm trees as the roots to one damaged the sanitary sewer line.
2	The 2nd palm tree was within the water/sewer/electrical lines posing a concern if it tips over during a storm.
3	Additional roof parapet wall repair has been completed 100%.
4	Exterior round columns to be removed and replaced with 4"x4" square columns has been completed.
5	Pending the arrival of the new interior slab doors for the administration side.

Pictures							
							

Pictures

