



BOND PROJECT UPDATES AS OF: JUNE 10, 2024

SUMMARY OF BOND PROJECTS

Legend: Project Added Major Project Update Completed Project

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ACCESS CONTROLS & DOOR HARDWARE

Calallen Middle School, Magee Intermediate, East Elementary, Wood River Elementary

Contracts Awarded to:

Access Controls – H&H Door Company

Door Hardware & Accessories – H&H Door Company

Network Switches – NetSync Network Solutions

Project Timelines:

Board Approved Contracts/Purchases:	May 15, 2023
Contracts Awarded & Purchase Orders Issued:	May 22, 2023
Estimated Project Completion Date:	July 31, 2024

Project Updates:

Access Controls: H&H is scheduled to be onsite the week of June 10, 2024 to start prewiring the 4 sites and installing the power supplies. This portion of the project is anticipated to take 7-10 days to complete. The trim out at doors will start June 24, 2024, and is anticipated to be completed mid-July 2024.

Door Hardware & Accessories: H&H Door Company provided confirmation that all materials for the Door Hardware projects have been received. H&H began installing at CHS in January 2024, and is currently awaiting key blanks to finish installation at CHS. H&H will begin Wood River and East next, followed by CMS. Districtwide key structures have been established and approved.

Network Switches: The addition of access controls will require expansion of our current network capacity and additional network capacity at certain campuses. Administration ordered 6 additional network switches through NetSync Network Solutions on January 22, 2024. The total cost is \$33,913.08 and did not require board approval due to the dollar amount.

EXTERIOR LIGHTING

Calallen High School, Calallen Middle School, Magee Intermediate, East Elementary, & Wood River Elementary

Contracts Awarded to:

Materials: Crawford Electric Supply Co, Inc.

Installation: Malek Inc.

Project Timelines:

Board Approved Contracts/Purchases:	N/A – Under \$50,000
Contracts Awarded & Purchase Orders Issued:	January 26, 2024
Project Completion Date:	April 30, 2024

Project Updates:

The project scope includes replacing all existing campus exterior lighting with LED, including porches and parking lots. The contractors completed this project on April 30, 2024. CISD Maintenance is now completing surveys of each campus to ensure they have sufficient lighting before closing the exterior lighting bond project. If additional lighting needs are discovered a Round 2 will be executed to address these concerns.

CHS – PLUMBING UPGRADES

Contracts Awarded to:

Engineer:	Stridde, Callins and Associates, Inc. (SCA)
Contractor:	Gentry Company

Project Timelines:

Board Approved Contracts/Purchases:	March 4, 2024
Contracts Awarded & Purchase Orders Issued:	March 22, 2024
Estimated Project Completion Date:	December 31, 2024

Project Updates:

The Pre-Construction Meeting was held March 21, 2024 with SCA, Gentry Company, and CISD Administration and Staff to discuss contracts, construction schedules, and various project requirements. Gentry Company will begin work after school hours and on weekends leading up to June 1, 2024. All major construction work will begin on June 1, 2024 and be substantially complete July 31, 2024, with minor work continuing into Fal 2024. This project is currently contracted to be \$1,200,000 under the Bond 2023 budget of \$4,508,000.

Starting Monday, June 3, 2024, CHS is shut down for the summer to give Gentry full access to the building in order to be substantially complete with repairs by July 31, 2024. The Area B gym new 6” domestic water main is installed. Area E 100 hallway gang restrooms and counselor’s offices PVC sanitary sewer replacement is approximately 98% complete, and Gentry has begun resetting fixtures in the area. All of the domestic water and fire main hangers have been replaced in this area. New PVC sanitary sewer mains for area A girls locker room complete. The sanitary sewer main for area E has been excavated and we are currently removing the existing 6” clay.

Project Photos:



ATHLETICS – FIELD HOUSE RENOVATION

Contracts Awarded to:

Architect:	Rawley McCoy & Associates
Construction Manager At-Risk:	Weaver & Jacobs Constructors, Inc.

Project Timelines:

Board Approved Contracts/Purchases:	Tentatively October 2024
Contracts Awarded & Purchase Orders Issued:	Tentatively October 2024
Estimated Project Completion Date:	TBD

Project Updates:

RMA has provided the following timeline for moving forward. Schematic Design Documents will be completed by June 28, 2024. RMA will present renderings of the project to the Board at the June 10, 2024 Board Meeting. Construction Documents will be completed by August 15, 2024. Weaver & Jacobs will price out the project in September 2024 and bring the Guaranteed Maximum Price (GMP) to the October 2024 Board Meeting for approval. Construction will begin November 1, 2024 (or at the end of the Fall 2024 football season).

ATHLETICS – GIRLS LOCKER ROOM & WEIGHT ROOM RENOVATION IN CHS**Contract Awarded to:**

Various Vendors for Electrical, Flooring, Fire Alarm/Intercom, Plumbing, General Remodel, Murals, Weight Equipment, and Audio/Visual. Because each trade does not exceed \$50,000 Board Approval is not required for this project.

Project Timelines:

Board Approved Contracts/Purchases:	N/A
Contracts Awarded & Purchase Orders Issued:	March 28, 2024
Estimated Project Completion Date:	August 1, 2024

Project Updates:

The work began on April 1, 2024 and be completed before August 1, 2024, as to not disrupt girls' sports seasons. All demolition is complete. The new ceiling, LED light replacements, and HVAC reinstall are complete. Installation of flooring and painting are ongoing. Next phases include ordering weight equipment, installing audio visual components, and designing murals and graphics for the spaces.

Project Photos:



ATHLETICS – TENNIS COURTS WITH RESTROOMS & CONCESSIONS

Contract Awarded to:

Architect:	Rawley McCoy & Associates
Construction Manager At-Risk:	Weaver & Jacobs Constructors, Inc.

Project Timelines:

Board Approved Contracts/Purchases:	Tentatively October 2024
Contracts Awarded & Purchase Orders Issued:	Tentatively October 2024
Estimated Project Completion Date:	TBD

Project Updates:

Administration is currently working the RMA and York Engineering to conduct a boundary verification and topographical survey of the site.

FINE ARTS – NEW PERFORMING ARTS FACILITY

Contracts Awarded to:

Architect:	Richter Architects (RA)
Construction Manager At-Risk:	B.E. Beecroft Company

Project Timelines:

Board Approved Contracts/Purchases:	Tentatively January 2025
Contracts Awarded & Purchase Orders Issued:	Tentatively January 2025
Estimated Project Completion Date:	TBD

Project Updates:

Administration has been working extensively with the Richter Architect team, engineers, and CHS fine arts staff to determine and finalize building configurations, programming and schematics. RA has provided the following timeline for moving forward. Design Development will be completed by June 6, 2024. Construction Documents will be completed by November 12, 2024.

MAGEE – FIRE LANE UPGRADE**Contract Awarded to:**

Civil Engineer:	York Engineering
Contractor:	TBD

Project Timelines:

Board Approved Contracts/Purchases:	Tentatively August 2024
Contracts Awarded & Purchase Orders Issued:	Tentatively August 2024
Estimated Project Completion Date:	December 2024

Project Updates:

Administration is currently working the York Engineering to conduct a boundary verification and topographical survey of the site. In an attempt to secure favorable pricing and to streamline the projects, Administration anticipates releasing one procurement in July 2024 for all flatwork projects including Magee Fire Lane Upgrade, Magee Track Replacement, Wood River Track Replacement, and Transportation Parking Lot Expansion.

MAGEE – PLAYGROUND AWNING**Contract Awarded to:**

The Playwell Group, Inc.

Project Timelines:

Board Approved Contracts/Purchases:	N/A – Under \$50,000
Contracts Awarded & Purchase Orders Issued:	February 6, 2024
Project Completion Date:	June 30, 2024

Project Updates:

Administration received quotes and awarded the Magee Playground Awning to The Playwell Group, Inc. for a turnkey job including shade system, picnic tables, and installation including engineering, manpower, and equipment. The scope of work is comparable to the Playground Awning at West Intermediate. Installation is underway and the project is estimated to be completed by June 30, 2024.

Project Photos:**MAGEE – TRACK REPLACEMENT****Contract Awarded to:**

Civil Engineer:	York Engineering
Contractor:	TBD

Project Timelines:

Board Approved Contracts/Purchases:	Tentatively August 2024
Contracts Awarded & Purchase Orders Issued:	Tentatively August 2024
Estimated Project Completion Date:	December 2024

Project Updates:

Administration is currently working the York Engineering to conduct a boundary verification and topographical survey of the site. In an attempt to secure favorable pricing and to streamline the projects, Administration anticipates releasing one procurement in July 2024 for all flatwork projects including Magee Fire Lane Upgrade, Magee Track Replacement, Wood River Track Replacement, and Transportation Parking Lot Expansion.

EAST – BUS LANE ADDITION**Contract Awarded to:**

Civil Engineer:	York Engineering
Contractor:	TBD

Project Timelines:

Board Approved Contracts/Purchases:	July 15, 2024
Contracts Awarded & Purchase Orders Issued:	July 16, 2024
Estimated Project Completion Date:	TBD

Project Updates:

Administration is currently working the York Engineering to conduct a boundary verification and topographical survey of the site and finalize the scope of work. Administration anticipates releasing the procurement in June 2024 for approval at the July 15, 2024 Board Meeting.

WOOD RIVER – TRACK REPLACEMENT**Contract Awarded to:**

Civil Engineer:	York Engineering
Contractor:	TBD

Project Timelines:

Board Approved Contracts/Purchases:	Tentatively August 2024
Contracts Awarded & Purchase Orders Issued:	Tentatively August 2024
Estimated Project Completion Date:	December 2024

Project Updates:

Administration is currently working the York Engineering to conduct a boundary verification and topographical survey of the site. In an attempt to secure favorable pricing and to streamline the projects, Administration anticipates releasing one procurement in July 2024 for all flatwork projects including Magee Fire Lane Upgrade, Magee Track Replacement, Wood River Track Replacement, and Transportation Parking Lot Expansion.

PLAYGROUND ARTIFICIAL TURF

West Intermediate, Magee Intermediate, East Elementary, & Wood River Elementary

Contract Awarded to:

Hellas Construction

Project Timelines:

Board Approved Contracts/Purchases:	March 4, 2024
Contracts Awarded & Purchase Orders Issued:	March 5, 2024
Project Completion Date:	July 31, 2024

Project Updates:

Construction has started and is ongoing at all campuses will be completed by July 31, 2024.

Project Photos:
West Intermediate



Magee Intermediate



East Elementary



Wood River Elementary



TRANSPORTATION – PARKING LOT EXPANSION

Contract Awarded to:

Civil Engineer:	York Engineering
Contractor:	TBD

Project Timelines:

Board Approved Contracts/Purchases:	Tentatively August 2024
Contracts Awarded & Purchase Orders Issued:	Tentatively August 2024
Estimated Project Completion Date:	December 2024

Project Updates:

Administration is currently working the York Engineering to conduct a boundary verification and topographical survey of the site. In an attempt to secure favorable pricing and to streamline the projects, Administration anticipates releasing one procurement in July 2024 for all flatwork projects including Magee Fire Lane Upgrade, Magee Track Replacement, Wood River Track Replacement, and Transportation Parking Lot Expansion.

DEFERRED MAINTENANCE*Districtwide Projects*

- During the Bond 2023 planning, it was the consensus of the Bond Committee, Bond Advisory Committee, and School Board that Administration would determine how to spend the allotted \$3,112,000 of deferred maintenance budget based on district facility needs assessments. Deferred maintenance includes repairs to roofs, RTUs and A/Cs, parking lots, sidewalks, and plumbing and electrical systems districtwide.
- Summary of projects completed under 2023 Bond Deferred Maintenance:
 - Calallen High School B Gym Roof Repairs
 - Calallen High School B Gym Flooring Repairs
 - Districtwide Roof Repairs at Calallen High School, Calallen Middle School, East Elementary, Wood River Elementary

Calallen High School B Gym Roof Repairs

This project was completed in full on August 1, 2023.

Contract Awarded to:

Bernard L. Johnson Company

Project Timelines:

Board Approved Contracts/Purchases:	July 17, 2023
Contracts Awarded & Purchase Orders Issued:	July 18, 2023
Project Completion Date:	August 1, 2023

Project Updates:

During the Maintenance Department's roof assessment conducted in Spring 2023, the CHS B Gym Roof was identified as in immediate need of repair. This roof is experiencing deterioration and leaks, and is causing damage to the gym floor. Additionally, the roof scuppers are inadequate and need to be repaired in order to drain water off the roof to prevent future leaks. This project was completed in full on August 1, 2023.

Calallen High School B Gym Flooring Repairs

This project was completed in full on August 1, 2023.

Contract Awarded to:

Bayou City Gym Floors

Project Timelines:

Board Approved Contracts/Purchases:	N/A – Under \$50,000
Contracts Awarded & Purchase Orders Issued:	July 18, 2023
Project Completion Date:	August 1, 2023

Project Updates:

Due to the CHS B Gym Roof deterioration and leaks, the gym floor was damaged and in need of repair and refinishing. This project was completed in full on August 1, 2023.

Project Photos:



Districtwide Roof Repairs

Calallen High School, Calallen Middle School, East Elementary, Wood River Elementary

This project was completed in full on January 5, 2024.

Contract Awarded to:

Bernard L. Johnson Company

Project Timelines:

Board Approved Contracts/Purchases:	October 9, 2023
Contracts Awarded & Purchase Orders Issued:	October 10, 2023
Estimated Project Completion Date:	December 31, 2023

Project Updates:

District Administration completed a districtwide facility needs assessment to identify, catalog, and prioritize deferred maintenance projects for the Bond 2023 program. Roof repairs were identified as an immediate need at Calallen High School, Calallen Middle School, East Elementary, and Wood River Elementary. This project was completed in full on January 5, 2024.

Project Photos:



Wood River Elementary Foundation & Plumbing Repairs

Contract Awarded to:
Jericho Foundation Repair, Inc.

Project Timelines:

Board Approved Contracts/Purchases:	March 5, 2024
Contracts Awarded & Purchase Orders Issued:	March 20, 2024
Estimated Project Completion Date:	December 31, 2024

Project Updates:

Jericho will begin work on or before June 1, 2024, and be substantially complete with all major work by July 31, 2024. Administration is currently scheduling the pre-construction meeting to finalize construction schedules. After the completion of this project, the Bond 2023 Deferred Maintenance program is estimated to have \$988,613 of remaining funds.

Note: For plumbing repairs, the proposed amount of \$1,110,000 is a not-to-exceed figure. The final scope of needed plumbing repairs will not be finalized until the contractor is conducting repairs and can full access and assess the under foundation plumbing systems. Jericho will be required to bill actual work completed based on the scope of work discovered during construction. The District will require a change order to reduce the GMP should the actual scope of work be less than the not-to-exceed scope of work proposed.

GENERAL PLANNING COSTS

All Bond 2023 Projects

Legal Services:**Walsh Gallegos**

Estimated expenditures \$40,000

Administration continues to work closely with legal counsel to negotiate and finalize contracts for the Bond 2023 program, including Project Management Services, Engineering Services, and Architects. Utilizing the assistance of legal counsel ensures that the Bond 2023 program is compliant with all applicable laws during every phase.

Architect Services:**Rawley McCoy and Associates, PLLC**

All Projects, excluding the Performing Arts Center

Rawley McCoy and Associates' (RMA) contract was awarded at the September 11, 2023 Board Meeting. Administration hosted a Bond 2023 kick-off meeting with RMA on September 13, 2023 to introduce the team to the projects, discuss construction delivery methods, and begin developing action plans and project timelines. Future updates on RMA's progress can be found on the specific projects updates above.

Architect Services:**Richter Architects**

Performing Arts Center

Richter Architects' contract was awarded at the September 25, 2023 Board Meeting. Administration hosted a Performing Arts kick-off meeting with Richter Architects on October 16, 2023 to introduce the team, discuss construction delivery methods, and begin developing action plans and project timelines. Future updates on Richter Architects' progress can be found on the Performing Arts Center project updates above.

Civil Engineering Services:

York Engineering

Estimated expenditures \$195,000

Bond 2023 engineering contracts were awarded at the July 17, 2023 Board Meeting.

Administration hosted Bond 2023 engineering kick-off meeting on Monday, August 21, 2023 to introduce the team to the projects and begin developing action plans and project timelines.

York Engineering has been tasked with the CHS & CMS Fencing, East Elementary Bus Lane Addition, Magee Intermediate & Wood River Elementary Track Replacements, Magee Intermediate Fire Lane Upgrade, and Transportation Facility Additional Bus Parking projects. Future updates on York Engineering's progress can be found on the specific projects updates above.

MEP Engineering Services:

Stridde, Callins & Associates, Inc.

Estimated expenditures \$300,000

Bond 2023 engineering contracts were awarded at the July 17, 2023 Board Meeting.

Administration hosted Bond 2023 engineering kick-off meeting on Monday, August 21, 2023 to introduce the team to the projects and begin developing action plans and project timelines. SCA has been tasked with the CHS Plumbing Upgrades and Deferred Maintenance projects. Future updates on SCA's progress can be found on the specific projects updates above.

Structural Engineering Services:

Wilkerson & Sanders, Inc

Estimated expenditures \$120,000

Bond 2023 engineering contracts were awarded at the July 17, 2023 Board Meeting.

Administration hosted Bond 2023 engineering kick-off meeting on Monday, August 21, 2023 to introduce the team to the projects and begin developing action plans and project timelines.

Geotechnical Engineering and Construction Material Testing Services:

Intertek PSI

Estimated expenditures \$75,000

Bond 2023 contracts were awarded at the September 11, 2023 Board Meeting. Administration will begin scheduling these services as needed throughout project design and implementation.

Geotechnical Engineering and Construction Material Testing Services:

Rock Engineering and Texas Laboratory, LLC

Estimated expenditures \$75,000

Bond 2023 contracts were awarded at the September 11, 2023 Board Meeting. Administration will begin scheduling these services as needed throughout project design and implementation.