



BOND PROJECT UPDATES AS OF: DECEMBER 9, 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:	January 1, 2025

Project Updates:

Access Controls: H&H has completed all exterior access control devices and wiring at all campuses. East Elementary interior access control devices and wiring are 99% complete. Wood River Elementary interior access control devices and wiring are 80% complete, with an anticipated completion date of November 15, 2024. H&H will then begin installation at Magee Intermediate, and lastly Calallen Middle School.

Door Hardware & Accessories: Calallen High School, East Elementary, and Wood River Elementary are complete. Calallen Middle School is 95% complete. H&H will then begin testing and verifications, with an anticipated completion date of January 1, 2025.

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. The switches have been received and installed.

Project Photos:



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. This project was completed on October 1, 2024.

CHS – PLUMBING UPGRADES

Contracts Awarded to:

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

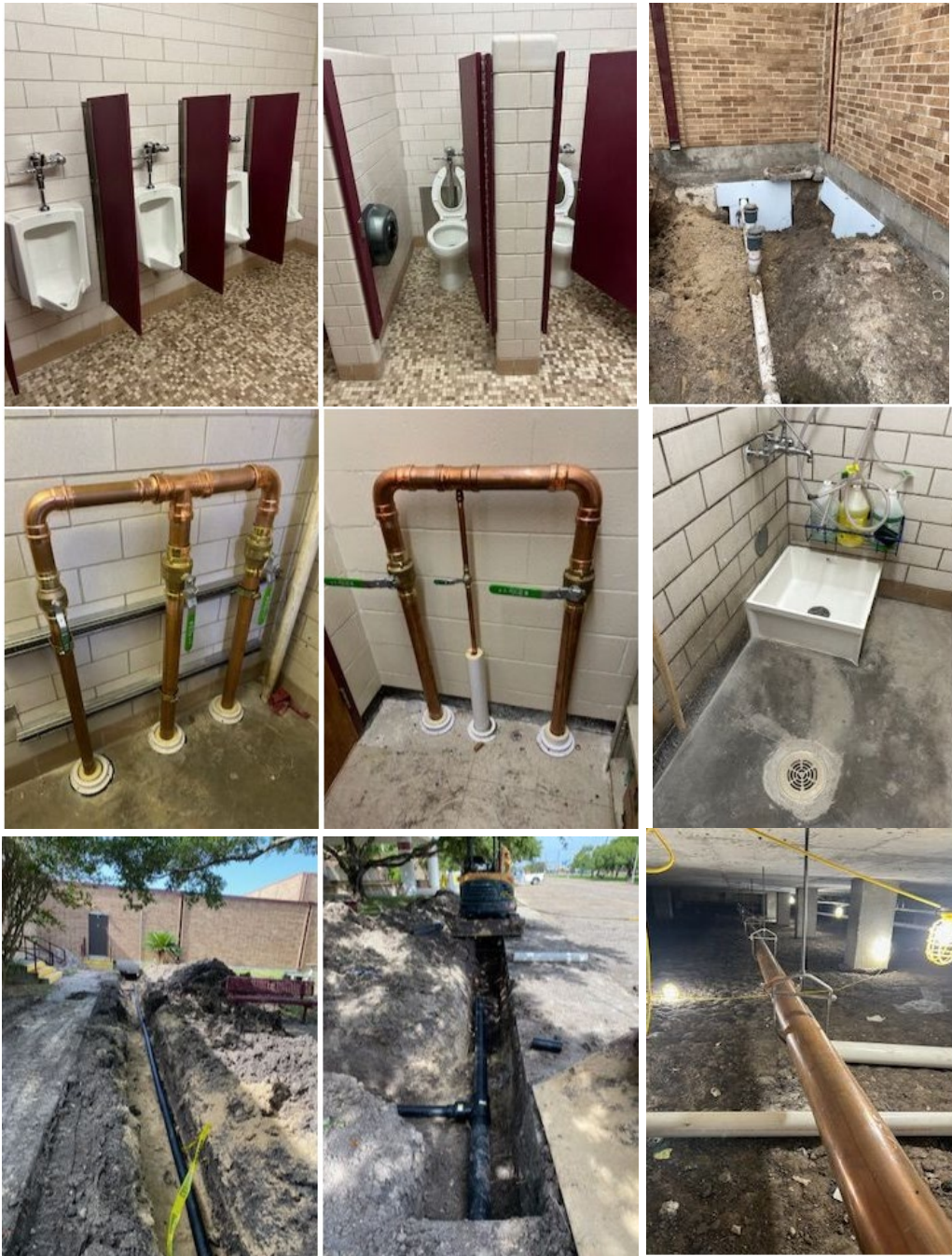
Project Timelines:

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

Project Updates:

Effective July 31, 2024 Gentry Company has substantially completed all major repairs. All water and power was restored to the building, and the new systems and fixtures are operational. Starting August 1, 2024 Gentry Company will work evenings to complete the remaining items, stainless steel hanger replacement, outside cleanouts and valve boxes, insulators, and electrical work. The project reached final substantial completion on October 15, 2024, and the cities final inspection and engineering review will be completed in November 2024.

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:	October 25, 2024
Contracts Awarded & Purchase Orders Issued:	October 25, 2024
Estimated Project Completion Date:	July 31, 2025

Project Updates:

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). Construction will take 6 months to complete.

At the August 26, 2024 Special Board Meeting, the Board approved the pre-award and ordering of the storage cart system with Wenger Corporation and the HVAC equipment with Weaver & Jacobs Constructors, Inc. Due to the timing of the renovation project, and to avoid incurring storage costs, the District is proposing to order the carts directly from the manufacture for early delivery. Ordering the HVAC equipment early will ensure it is delivered timely and does not delay the overall timeline on the Field House Remodel project.

At the October 25, 2024 Special Board Meeting, the Board approved the Guaranteed Maximum Price (GMP) with Weaver & Jacobs Constructors, Inc. Construction will begin no later December 19, 2024 and will be completed by July 31, 2025.

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:

Major construction was completed on August 1, 2024. Remaining components include delivery of weigh equipment and installation of plumbing fixtures.

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:	October 14, 2024
Contracts Awarded & Purchase Orders Issued:	October 14, 2024
Estimated Project Completion Date:	August 31, 2025

Project Updates:

At the October 25, 2024 Special Board Meeting, the Board approved the Guaranteed

Maximum Price (GMP) with Weaver & Jacobs Constructors, Inc. Construction will begin no later than January 1, 2025, and construction will take 8 months to complete.

Project Photos:



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 May 2025
Contracts Awarded & Purchase Orders Issued:	Tentatively May 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 was completed July 25, 2024. Construction Documents will be completed by March 5, 2025.

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

Civil Engineer:	York Engineering
Contractor:	MAKO Contracting LLC

Project Timelines:

Board Approved Contracts/Purchases:	October 14, 2024
Contracts Awarded & Purchase Orders Issued:	October 15, 2024
Estimated Project Completion Date:	August 1, 2025

Project Updates:

At the October 24, 2024 Special Board Meeting, the Board approved the contract with MAKO. Construction will begin on June 1, 2025 and will be completed by August 1, 2025.

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:

Installation was completed on June 30, 2024. The remaining slab and installation of ADA compliant benches and tables will be completed in conjunction with the track replacement in Fall 2024.

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

Civil Engineer:	York Engineering
Contractor:	MAKO Contracting LLC

Project Timelines:

Board Approved Contracts/Purchases:	October 14, 2024
Contracts Awarded & Purchase Orders Issued:	October 15, 2024
Estimated Project Completion Date:	March 17, 2025

Project Updates:

At the October 24, 2024 Special Board Meeting, the Board approved the contract with MAKO. Construction will begin no later than January 1, 2025, and will be completed by March 17, 2025.

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

Civil Engineer:	York Engineering
Contractor:	MAKO Contracting LLC

Project Timelines:

Board Approved Contracts/Purchases:	July 24, 2024
Contracts Awarded & Purchase Orders Issued:	August 8, 2024
Estimated Project Completion Date:	January 1, 2025

Project Updates:

Construction began on September 20, 2024, and is anticipated to be completed November 15, 2024. The concrete will require a 28- day cure time, and is expected to be ready for the Spring

2025 semester on January 1, 2025. Catch basins have been installed and storm piping has been completed. Preliminary staking of loop out line and lime stabilization has begun.

Project Photos:



WEST – PAVILION ADDITION

Contract Awarded to:

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

Project Timelines:

Board Approved Contracts/Purchases:	October 25, 2024
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Contracts Awarded & Purchase Orders Issued:	October 25, 2024
Estimated Project Completion Date:	August 31, 2025

Project Updates:

At the October 25, 2024 Special Board Meeting, the Board approved the Guaranteed Maximum Price (GMP) with Weaver & Jacobs Constructors, Inc. Construction will begin no later than January 1, 2025, and construction will take 8 months to complete.

WOOD RIVER – TRACK REPLACEMENT

Contract Awarded to:

Civil Engineer:	York Engineering
Contractor:	MAKO Contracting LLC

Project Timelines:

Board Approved Contracts/Purchases:	October 14, 2024
Contracts Awarded & Purchase Orders Issued:	October 15, 2024
Estimated Project Completion Date:	March 17, 2025

Project Updates:

At the October 24, 2024 Special Board Meeting, the Board approved the contract with MAKO. Construction will begin no later than January 1, 2025, and will be completed by March 17, 2025.

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:	October 31, 2024

Project Updates:

Major construction was completed on October 31, 2024

Project Photos:**TRANSPORTATION – PARKING LOT EXPANSION****Contract Awarded to:**

Civil Engineer:	York Engineering
Contractor:	TBD

Project Timelines:

Board Approved Contracts/Purchases:	Tentatively December 2024
Contracts Awarded & Purchase Orders Issued:	Tentatively December 2024
Estimated Project Completion Date:	April 2025

Project Updates:

Administration is currently working the York Engineering to conduct a boundary verification and topographical survey of the site. Administration anticipates releasing the procurement in November 2024 for the 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

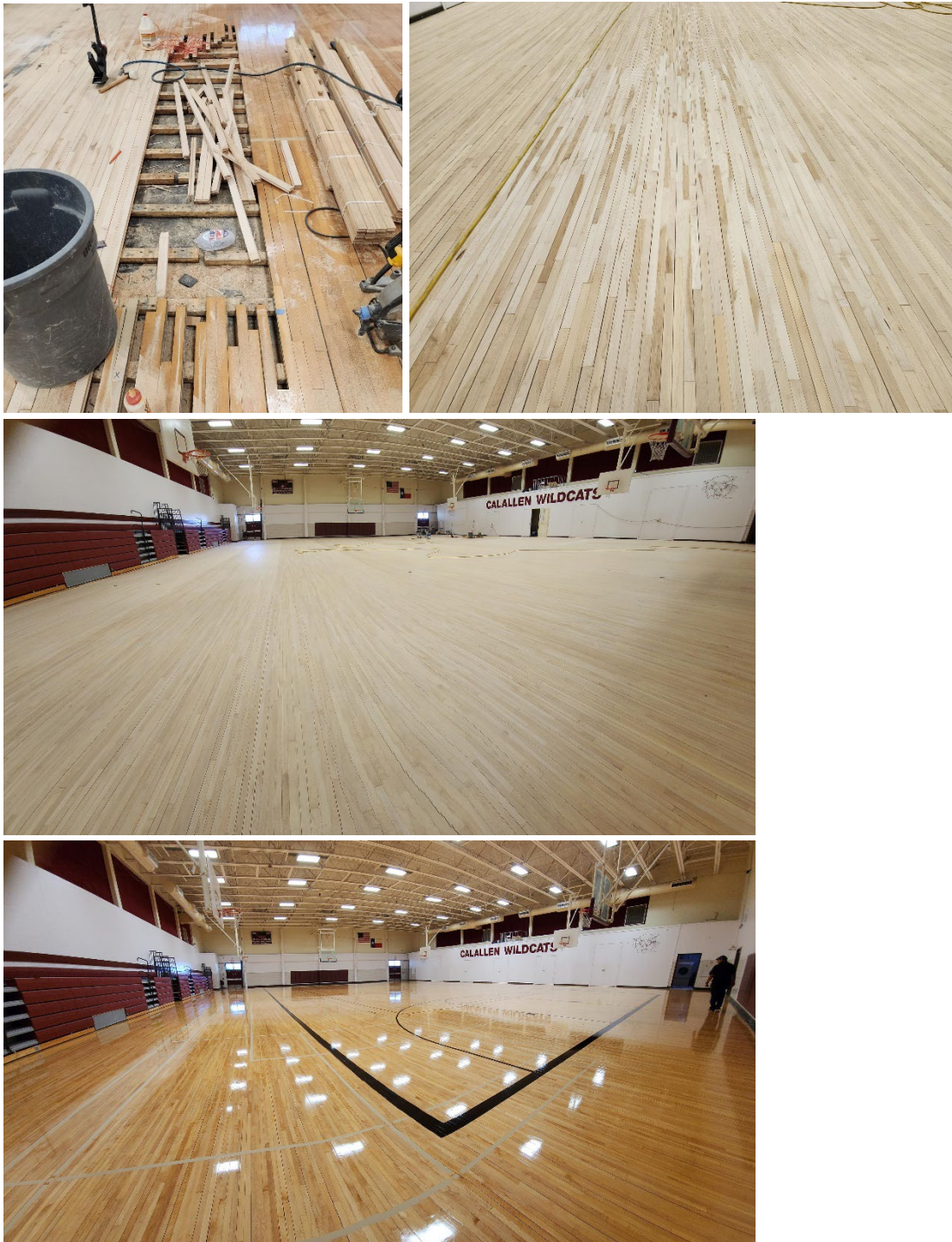
Project Timelines:

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:

Effective July 31, 2024 Jericho has substantially completed all major repairs. All water and power was restored to the building, and the new systems are operational. Effective November 1, 2024, Jericho has completed all plumbing repairs, made final waste connections, and is awaiting final city inspection.

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.

Project Photos:



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.