

Reporting Date: 2/28/2025

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:	93%

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 27, 2024 with SRISD, PMSI, GMS, and Gerlach Builders
2	VCT flooring has been completed in the main hallway and the administration side. Pending workroom area for staff.
3	HVAC wall units have been installed 100% in the administration side. They have been turned on.
4	Main Distribution Panel (MDP) arrive early this week. Currently being installed.
5	Cleaning inside the building is ongoing prepping the building to get the 1st coat of wax.

Upcoming Work	
1	Restroom floor/wall ceramic tile ongoing at the student restrooms has been completed. Toilet partition installation started.
2	HVAC ductwork in the cosmetology room passed city inspection pending the RTU's to arrive tomorrow Friday 2/28/2025.
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	Millwork is being installed. Interior door slabs are being installed in the administration side.

Challenges/Unforeseen Work	
1	Existing sanitary sewer line broken and not connected to the sewer manhole. Proposal submitted by Gerlach.
2	AEP requesting CT enclosure for the exterior electrical meter. AEP will not let this one slide. Gerlach providing a price.
3	Water Fountain replacement at the administration side. Gerlach provided a proposal
4	Band hall conversion to a board room meeting breakdown. Gerlach provided an updated cost on the proposal.

Pictures							
							

Pictures

