

Reporting Date: 4/11/2025

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	3/31/2025 (moved from 12th to 27th)	Percent Complete:	99%

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	3/28/2025	3/31/2025

Key Achievements/Highlights	
1	OAC Weekly meeting took place Thursday, April 10, 2025 with SRISD, PMSI, GMS, and Gerlach Builders
2	1st coat of wax has been applied on the student side to start punch list phase.
3	Trane rooftop units have been turned on and going thru the HVAC commissioning.
4	Cleaning inside the building is ongoing, 6 coats of wax has been applied at the admin classrooms.
5	Addressing the contractors punch list items.

Upcoming Work	
1	Door replacement at the administration side to convert restrooms into storage closets for the office spaces.
2	District trainings are being coordinated for the special systems and the cosmetology equipment.
3	Generac generator startup to take place this week.
4	Millwork has been installed. Trane HVAC units to be tested and commissioned to make sure they are working correctly.
5	FINAL city clearance inspection on March 27, 2025 passed with City of Santa Rosa.
6	FINAL Cameron County Fire Marshal life safety systems inspection schedule for April 14, 2024 at 4:30 PM.

Challenges/Unforeseen Work	

Pictures							
							

Pictures

