

PFISD Summer 2026 Modernization

CMAR 26-009JO – Supplemental Information for Proposing CMRs

Project Delivery: Construction Manager-at-Risk (CMAR) with GMP

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Campuses: Pflugerville MS • Kelly Lane MS • Riojas ES • Wieland ES • Copperfield ES



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PFISD Summer 2026 Modernization (CMAR 26-009JO)

Supplemental Information for Proposing Construction Manager-at-Risk (CMR)

Purpose of this packet: This document supplements the District's forthcoming procurement and construction documents for the Summer 2026 Modernization program across five campuses. It is intended only to guide proposal development and does not modify any terms of the solicitation or future contract documents. Final scope and specifications will be issued in the Construction Documents (CDs).

A. Program Overview & District Priorities

- Delivery: Construction Manager-at-Risk (CMAR) with GMP.
- Campuses: Five (5) PFISD campuses scheduled for Summer 2026 construction window.
- Window: Work may begin immediately after the last instructional day and must reach Substantial Completion by July 31, 2026. Spaces must be fully functional for teacher move-in the first week of August and cannot be incomplete when students return.
- Themes across campuses (anticipated): restroom modernization; corridor upgrades (flooring/handrails/tackboards/signage); lighting replacement; plumbing fixture replacement (including EWCs/bottle fillers and restroom reconfigurations); limited casework repairs; selective demolition; campus identity/graphics; safety/security improvements; minor ADA corrections
- Standardization + Identity: Maintain District standards for materials and systems while allowing campus-specific color/graphics.
- Coordination with District IT/Comms: Paging/call button systems and low-voltage head-ends are District-coordinated; CMR will coordinate device replacement and programming with District-designated vendors (final details in CDs).

B. Expectations for the Proposing CMR

1) Sample Schedules (Required with Proposal)

Provide two levels of CPM schedules demonstrating your approach:

Program-Level (Multi-Campus) Schedule

- Mobilization/staging by campus.
- Early Procurement Packages and long-lead tracking.
- Crewing/leveling across campuses (no resource conflicts).

- Phasing of work to operate outside of School Operations (if required)
- District move-out/move-back and technology cutover windows.
- Commissioning and punch sequence by campus.
- Substantial Completion milestones no later than 7/31/2026.
- Final Completion no later than 08/07/2026

Campus-Level Schedule (One detailed example + high-level for the other four)

- Phased area control plans.
- Demolition Rough-in Finishes workflow for typical restrooms/corridors/classrooms.
- Required inspections/testing/ceiling close-in checkpoints.
- Float for unforeseen conditions in existing buildings.

Format & Requirements

- Logic-driven CPM with clearly identified calendars and constraints.
- Milestones: NTP (Precon), Long-Lead Releases, Materials On-Site, First Area Turnover, Campus Substantial Completion, Closeout/Training.
- Assumptions for school calendar dates and any night/weekend work.

2) Staffing & Multi-Campus Execution Plan (Required with Proposal)

- Org chart with named key personnel: Project Executive, Program Scheduler, QA/QC Manager, Safety Director, Superintendent per campus, MEP Coordinator, Closeout Lead.
- How you'll run five campuses concurrently: supervision plan, roving trade partners, daily reporting cadence, escalation path, weekend surge strategy.
- Preconstruction: cost model approach, target value design support, constructability reviews, alternates/VE process.

3) Logistics, Moves & Protection (Required with Proposal)

- Demonstrate a campus-by-campus **moving plan** covering furniture, instructional materials, and equipment. The Contractor must provide a clear labeling system, supply moving materials at each campus, and arrange temporary storage/warehousing as needed. The Contractor is responsible for moving District materials from initial relocation through final move-back.
- Protection Plan: dust, noise, and egress controls; temporary partitions and fences; access control; secure laydown; after-hours protocols; summer neighborhood traffic considerations; custody protocol for sensitive district materials.
- Sequencing: area control drawings, swing areas, and daily clean-safe turnover.

4) Procurement & Long-Lead Strategy (Required with Proposal)

- Long-lead matrix (tile, lighting, specialty accessories, signage/graphics, etc.).
- Vendor commitments and backup manufacturers.
- Goal: All critical materials delivered before Day 1 of construction.

- Consolidated receiving and jobsite distribution across campuses.

5) Quality, Testing & Commissioning (Required with Proposal)

- Hold points prior to ceiling close-in, tile set, and fixture set.
- Lighting controls/occupancy sensor functional testing.
- Systems training for District staff; O&M collection and closeout sequencing.

6) Safety & Site Security (Required with Proposal)

- Summer site security (fencing, gates, signage, badging) and neighborhood interface.
- Hot work, lockout/tagout, dust protection, and student/public separation measures.

C. Outline Specification Sections (to be included in Final Project Manuals)

Division 00 – Procurement and Contracting Requirements (RFP, Instructions to Proposers, Prevailing Wage, Bidder Qualifications, Supplementary Conditions).

Division 01 – General Requirements (anticipated):

- 01 11 00 – Summary of Work
- 01 21 00 – Allowances (include Graphics Installation Allowance – see Section E – and Unforeseen Conditions & Post Demolition Discovery Allowance – see Section E 1; plus any campus specific allowances noted in the CDs)
- 01 23 00 – Alternates
- 01 25 00 – Substitutions Procedures
- 01 29 73 – Schedule of Values
- 01 31 00 – Project Management and Coordination (multi campus reporting)
- 01 32 00 – Construction Progress Documentation (CPM, look ahead, narrative)
- 01 33 23 – Shop Drawings, Product Data, and Submittals
- 01 35 00 – Special Project Procedures (occupied campus protocols, summer window)
- 01 41 00 / 01 41 33 – Regulatory/Accessibility Requirements
- 01 45 23 – Testing and Inspecting Services
- 01 50 00 – Temporary Facilities and Controls (temp partitions, fencing, protection)
- 01 73 29 – Cutting and Patching
- 01 77 00 – Project Closeout Procedures
- 01 78 23 – Operation and Maintenance Data

Division 02 – Existing Conditions

- 02 41 19 – Selective Demolition
- 02 40 20 – Alteration of Existing Conditions

Division 05 – Metals

- 05 40 00 – Cold Formed Metal Framing (as needed for infills/soffits)

Division 09 – Finishes

- 09 05 16 – Subsurface Preparation for Floor Finishes
- 09 21 16 – Gypsum Board Assemblies; 09 22 16 – Non Structural Metal Framing
- 09 30 13 – Ceramic Tiling (restrooms, wainscot)
- 09 51 23 – Acoustical Tile Ceilings
- 09 65 13 – Resilient Base; 09 65 19 – Resilient Tile Flooring; 09 68 13 – Tile Carpeting
- 09 91 00 – Painting & Coatings

Division 10 – Specialties

- 10 11 00 – Visual Display Units (tackboards/markerboards)
- 10 14 00 – Signage (directional, code, room IDs; excludes graphics package described in Section E)
- 10 21 13 – Solid Plastic Toilet Compartments
- 10 28 00 – Toilet/Bath/Laundry Accessories (including EWC accessories)
- 10 44 16 – Fire Extinguishers and Cabinets
- 10 57 00 – Rack Systems (backpack hooks)

Division 22 – Plumbing

- 22 05 00 – Common Work Results for Plumbing (valves, supports, sleeves)
- 22 40 00 – Plumbing Fixtures (WCs, urinals, lavatories, EWCs/bottle fillers)
- 22 11 16 – Domestic Water Piping (limited re routes at restrooms as required)
- 22 13 16 – Sanitary Waste and Vent Piping (limited re routes as required)

Division 26 – Electrical

- 26 05 00 – Common Work Results for Electrical (raceways, conductors, grounding)
- 26 09 23 – Lighting Control Devices (occupancy sensors, dimmers)
- 26 27 26 – Wiring Devices (outlet replacement, cover plates)
- 26 50 00 – Lighting (LED luminaires and drivers; interior replacement)

D. Submittals Required with the Proposal (Supplement to RFP)

1. Program-level and campus-level sample CPM schedules (see B 1).
2. Phasing or Work, if required (see B 1).
3. Staffing and multi campus execution plan (see B 2).
4. Moves/Logistics plan (see B 3).
5. Long lead procurement plan and manufacturer list (see B 4).
6. Safety/Security plan for summer conditions (see B 6).
7. QA/QC and closeout plan (see B 5).

E. Graphics Package – Allowance (Contract Requirement)

A Graphics Design & Installation Allowance shall be carried in the GMP to cover installation of a District provided graphics program (environmental graphics, identity elements, and inspirational messaging) prepared by Waterboy or Drive 21 and contingent upon approval from the District's Communications Department. The CMR is responsible for field verification, substrate preparation (including patch/prime), protection, and installation labor/equipment under direction of the graphics consultant. Coordinate with Signage (Div 10 14 00). Include lead times and mock up approvals in your schedule narrative.

E 1. Unforeseen Conditions & Post Demolition Discovery Allowance (Contract Requirement)

A separate allowance shall be carried in the GMP to address unforeseen conditions and scopes that cannot be fully quantified until after selective demolition and in place observations.

Typical eligible items include, but are not limited to:

- Hidden substrate deficiencies (e.g., slab/underlayment failure, unforeseen moisture mitigation, damaged gypsum/CMU discovered after finish removal).
- Unforeseen MEP conflicts/relocations uncovered at demolition (e.g., piping/conduit in chases/ceilings requiring reroute), minor device backbox adjustments beyond scheduled quantities, or vent/exhaust adjustments as directed by A/E.
- Additional patching/repair of walls/ceilings/floors beyond quantified scope due to existing conditions.
- Existing code noncompliance revealed by demolition requiring corrective work consistent with the project's intent (e.g., handrail extensions, clearance corrections) as directed by A/E and Owner.
- Limited abatement/encapsulation of previously unidentified minor ACM/lead-containing materials if encountered and allowed by the Contract Documents.

Controls & Reporting

- Use requires prior written authorization via Field Directive/CCD or Allowance Authorization.
- Maintain a detailed log of usage by campus (scope, photos, quantities, unit pricing, schedule impact) and include it in weekly reports.
- Carry the allowance as a separate Schedule of Values line item per campus; unused balances shall be credited back to the Owner at GMP closeout.
- This allowance **does not** cover bidder omissions or base-scope work, and it **does not** replace the Change Order process for out-of-scope work. A **single, consolidated Change Order** will be issued at the end of Summer 2026. Throughout construction, potential changes will be logged **weekly** as contingency adjustments and may be released **only with the Owner's written approval**.

F. Campus Specific Scope Guidance (Anticipated)

The following summarizes unique scope drivers by campus to help proposers illustrate approach, sequencing, and procurement. Final scope will be defined in the CDs.

1) Copperfield Elementary

- Electrical & Plumbing: Replace lavatories, WCs, urinals, and EWCs; restroom reconfiguration; exit sign upgrades; coordinate call-button/device replacement and programming with District vendors. Outlet/HDMI etc. replacement campus wide including light switches and the addition of occupancy sensors; dedicated circuits for hand dryers as required; convert floor mounted urinals to wall hung
- Restrooms: Demolish wing walls; reconfigure lavatories to back wall 4 user sinks; verify fixture counts; replace WCs/Urinals/Lavs/EWC and accessories; provide water hammer arrestors per District standard.
- Finishes: Campus wide flooring and base (as is shown in CD's); wall tile in restrooms and corridors; new tackboards; repaint throughout; replace painted moulding with solid plastic; Refinish/Lacquer wooden ramp top and chair rail in administration; add backpack hooks at admin approved locations. At Gym, Graphics/bench/base and office work is only scope of work for summer package.
- Special Rooms: Music room – carpet entire room including risers; maintain step outlets. Convert Room 101 to a sensory room.
- Allowances/Contingency: Include allowance for addressing recent water intrusion and substrate remediation as directed by A/E. This is in addition to the program wide Unforeseen Conditions, Post Demolition Discovery Allowance (Section E 1), and Graphics (Section E). Track separately per Campus.
- Site/Security: Provide temporary fencing and secure staging. Plan deliveries off hours as required.

2) Wieland Elementary

- Electrical/Lighting & Plumbing: Campus wide LED lighting replacement; replace restroom plumbing fixtures (lavs, urinals and EWCs); Convert wall hung WC's to floor mounted; minor piping re routes with wing wall removal; Remove existing surface mounted electrical in music room; dedicated circuits for hand dryers as required.
- Restrooms: Remove wing walls; relocate lavatories to back wall 4 user sinks; correct clearances in specific girls/boys rooms per code; provide required demolition, plumbing reroute, finishes, and accessories.
- Finishes: Replace carpet/LVT in classrooms with District standard material; corridor tackboards at lowered heights; add backpack hooks at admin approved locations; replace green laminate with new laminate finish (product to be confirmed in CDs). At Gym, Graphics/bench/base and office work is only scope of work for summer package.
- Graphics: Identity opportunities in corridors, gym, cafeteria, admin, and library are to be covered in dedicated allowance
- Electrical: Coordinate new EWC power and outlet relocations.

- Drywall: Classroom reconfiguration to accommodate calming and sensory spaces as will be identified by the District at a later date.

3) Riojas Elementary

- Electrical/Lighting & Plumbing: Campus wide LED lighting replacement; Convert wall hung WC's to floor mounted; replace lavatories, urinals, and EWCs; replace showers in nurse/life skills rooms; plumbing reconfiguration with wing wall removal; dedicated circuits for hand dryers as required
- Library: Remove existing murals per campus direction. Repaint per scheme outlined in CD's
- Gym: Installing Graphics, Base and Bench material.
- Restrooms: Remove wing walls; provide 4 user sinks at back walls; verify counts per student load; new tile finishes and partitions and accessories.
- Campus Conditions: Plan enhanced site security during summer due to neighborhood traffic patterns around the site.
- Miscellaneous: Casework latch repairs where directed; tackboard standardization; backpack hooks in corridors where planned.

4) Pflugerville Middle School (PMS)

- Lighting & Plumbing: Broad interior LED lighting replacement and controls; campus wide EWC replacements; full restroom fixture replacement with reconfiguration; dedicated circuits for hand dryers as required.
- Scope Character: Restroom reconfiguration in locker rooms; finishes in all restroom; corridor flooring/handrails/tackboards and wall tile; selective classroom refreshes; targeted specialty spaces (calming and sensory).
- Phasing: Larger runs and longer restroom groups; plan for additional crews and inspection hold points; identify winter break early package opportunities if authorized.

5) Kelly Lane Middle School (KLMS)

- Lighting & Plumbing: LED lighting and controls upgrades; restroom fixture replacements (including conversion to wall hung urinals and new lav configurations); locker room plumbing adjustments with any required ADA shower modifications.
- Scope Character: MS scale restroom modernizations, corridor, cafeteria, and athletic locker room refresh, campus wide signage.

G. Preconstruction Deliverables (upon award)

- Cost model aligned to outline specs and campus scope drivers.
- Constructability + VE/alternate log with decision dates.
- Long lead release strategy and procurement schedule.
- Submittal register and sample product submittals for critical items.
- Campus-by-campus logistics drawings and area control plans.

H. Construction Phase Deliverables

- Weekly multi-campus executive dashboard (safety, schedule, procurement, manpower, risks, decisions needed).
- Two-week look-aheads by campus; manpower histogram; procurement status log.
- Photographic documentation of hidden work and pre-cover inspections.
- Owner training agendas.
- Closeout tracker (punch aging, O&M, warranties, training, spares).

I. Proposal Formatting & Submission Notes

- Adhere to page limits and forms in the RFP. Do not include pricing outside required forms.
- Clearly state assumptions and constraints used in your sample schedules.
- Identify proposed trade partners (if known) and any self-perform scopes.
- Provide three relevant K-12 summer renovation references of similar scale/phasing.

J. Appendices (for CDs; guidance only)

- Anticipated Spec Sections list (Div 00/01/02/05/09/10/22/26).
- Graphics Package Allowance description (Section E).
- Campus Scope Summaries (Section F).