

Ferris ISD Construction Bond Projects

MONTHLY STATUS REPORT

PERIOD: April – May 2026

This is a status summary for Ferris Independent School District for the period referenced above. This Report may include information that has become available prior to issuance of this report. Information presented within this report is a general indicator of the progress and performance of the project.

OWNER:	Ferris ISD	POINT OF CONTACT:	Mr. Hector Madrigal
OWNER'S REP:	AG CM	POINT OF CONTACT:	Jason Hanlin
ARCHITECT:	Claycomb	POINT OF CONTACT:	Christine Walker
CMAR:	Jackson Construction	POINT OF CONTACT:	Bryan Parma
DESIGN-BUILD:	E3	POINT OF CONTACT:	Mike Cothran

PROJECT HEALTH INDICATOR:

METRIC	POOR	AT RISK	AVERAGE	GOOD	EXCELLENT
BUDGET:	☐	☐	☐	☒	☐
SCHEDULE:	☐	☐	☐	☒	☐
QUALITY:	☐	☐	☐	☒	☐

Summary of Work During this Period

- **Claycomb** completed the 100% Construction Documents, Bid Issue, Addendum 1, and Addendum 2.

Schedule / Looking Ahead Milestones:

- Thursday, April 30, 2025 – Lee Longino Elementary Addition - Issue for Bid Documents were sent to Jackson Construction; Project is currently in the bidding process.
- Tuesday June 2, 2026 – Lee Longino Elementary Addition - Bid Date; Jackson Construction has bid opening scheduled.
- Tuesday June 16, 2026 – FISD Board Meeting – Proposed board meeting to present the Guaranteed Maximum Price (GMP) for the Lee Longino Elementary Addition.
- On the June Board meeting agenda, please verify if the following needs to be added:
 - Discussion and possible approval of the Guaranteed Maximum Price (GMP) for the FERRIS ISD – LEE LONGINO ELEMENTARY ADDITION as presented by Construction Manager at Risk Jackson Construction.

- **Jackson Construction** has been officially contracted as the CMAR for the Various Districtwide Upgrades and Improvements project and the Longino 8-Classroom Additions project, and the New 5th-6th Center project. For Ferris Longino and McDonald Site Improvements project, Jackson has all submittals approved, materials ordered and will mobilizing Tuesday. Bryan Sheets met with the city and has been released to start both projects. The office trailer is ready for delivery next week(weather dependent) and saw cutting and demolition to begin on the 26th followed by foundation repairs and pavement subgrade preparation.

- **TNP**

Longino ES – Erosion Mitigation & Parking Lot Improvements

- Civil Construction Plans
 - o Submitted to City on 3/17
 - o Comments received 5/11
 - o Second submittal 5/19
 - I anticipate approval after this review
 - I have expressed to the City that we need to start construction on 5/25

Longino ES - Additions

- Preliminary Plat
 - o Submitted on 4/2
 - o On City Council agenda for approval 5/20
- Civil Construction Plans
 - o Submitted on 4/30, awaiting comments
 - I spoke to the City this morning, we are waiting on them to issue an invoice so the plans can get into the review cycle

McDonald ES - Erosion Mitigation & Parking Lot Improvements

- Civil Construction Plans
 - o Submitted to City on 3/23
 - o Permit has been approved and issued

- **E3**

- o 230 units of equipment ordered
- o 107 units received (remaining adaptors and units expected end of May and June)
- o 17 units installed (Spring Break), more to start this week and heavy work to begin in June
- o Roofing across 4 locations, much of it to span the Summer (Admin, Longino, Ingram and JH)
- o E3's Update on separate sheet



Phase II HVAC & Roofing May 2026 Project Status Report

Project Start Date: 3/13/2026
Project Report Date: May Board

%Construction 3%

High School	%	Date Received	Projected Install	Notes
HS WSHP Equipment (96):	0%	June 26		
HS WSHP Installation (96):	0%		June (60) - August (36)	
HS ERVs Refurbishment (11):	0%		June (6) - August (5)	
HS FH HVAC Equipment (10):	100%	May-26		[start this week]
HS FH HVAC Equipment Installation (10):	0%		May (3) June (7)	
HS AG Sci HVAC Equipment (2):	100%	May-26		
HS AG Sci HVAC Equipment Installation (2):	0%		May (1) - June (1)	[start this week]
HS AG Sci Roofing Upgrades:	0%		May - July 26	
HS AG Barn DOAS Equipment (1):	100%	March-26		
HS AG Barn DOAS Equipment Installation (1):	0%		June (1)	[awaiting curb adaptors]
Junior High	%	Date Received	Projected Install	Notes
JH Main RTUs Equipment (2):	100%	April-26		
JH Main RTUs Installation (2):	0%		June (2)	
JH Boys Gym HVAC Equipment (2):	100%	May-26		
JH Boys Gym HVAC Installation (2):	0%		June (2)	
JH Tech HVAC Equipment (1):	100%	April-26		
JH Tech HVAC Installation (1):	0%		June (1)	
JH 100 Hall Wall Paks (14):	100%	May-26		
JH 100 Hall Wall Paks Installation (14):	0%		June (7) - July (7)	
JH Café / Kitchen Roofing Upgrades:	0%		Late May - July 26	
McDonald ES	%	Date Received	Projected Install	Notes
McDonald HVAC Equipment (27):	100%	May-26		
McDonald HVAC Installation (27):	0%		June (5) July (15) August (7)	
McDonald ERVs Refurbishment (2):	0%		July (1) August (1)	
Longino ES	%	Date Received	Projected Install	Notes
Longino HVAC Equipment (47):	10%	May-26		
Longino HVAC Installation (47):	2%		June (25) July (15) August (7)	
Longino Solar Removal & Installation:	0%		June - August 26	
Longino Roofing Upgrades:	0%		June - August 26	
Administration & Bus Barn Building	%	Date Received	Projected Install	Notes
Admin HVAC Equipment (15):	100%	March-26		
Admin HVAC Installation (15):	100%		March(10) May (5)	
Admin Roofing Upgrades:	0%		June - August 26	
Bus Barn HVAC Equipment (2):	100%	March-26		
Bus Barn HVAC Installed (2):	100%		April (2)	





Phase II
HVAC & Roofing
Estimated Monthly Invoices

Ferris ISD Approved Budget			\$11,500,000	
Ferris ISD Contract [Construction]Amount			\$8,746,772	
March-26	AFP 1	\$281,371.32	3%	Paid
April-26	AFP 2	\$285,707.12	6%	Paid
May-26	AFP 3	\$2,000,000.00 - \$2,600,000.00	36%	
June-26	AFP 4	\$2,500,000.00 - \$3,000,000.00	71%	
July-26	AFP 5	\$1,500,000.00 - \$2,000,000.00	93%	
August-26	AFP 6	\$100,000.00 - \$150,000.00	95%	
September-26	Retainage	\$437,338.60	100%	
Ferris ISD Professional Services			\$355,229	
March-26	\$318,190	Paid		
April-26	\$37,039	Paid		
Exterior LED Project			\$128,834	Paid
Subtotal Contracted Projects			\$9,230,836	
(Over)/Under Budget			\$2,269,134	

