



## 2016 BOND PROJECT UPDATE

February 1, 2019

### I. NEW ELEMENTARY SCHOOL

**a. Project Scope:** Construct a new 800 student elementary school

**b. Overall Status:** The project is in Construction Phase

**c. Previous Activity:**

- The Board selected Crea8 Architects to design the new elementary school. We held our first committee school-planning meeting on 2/9/2017.
- On April 24, 2017, the architects took school board members to tour three schools and on April 27, 2017, they took the design team members to tour the same schools.
- The week of May 15, 2017, Cre8 was in district for four days designing the layout of the school, along with site placement and associated parking and drives. Crea8 involved numerous teachers, community members, administrators, operators, and others in their discussions to determine placement and configuration of the new school.
- On May 30, 2017, SFISD closed on the purchase of 19.2-acres located at the corner of FM 1764 and G ½ street to use as a site for the new elementary school. The school board approved the purchase on March 27, 2017, and the contract was signed on April 3, 2017.
- On June 19, 2017, The SFISD school board approved the design concept for the new elementary school outlining the overall concept of the school building, classrooms, and facility layout on the property.
- The week of July 17, 2017, Cre8 was in district for four days going over room layouts, built-in cabinets in areas, office sizes, overall sizes in relation to standard types of furniture, and other design development details.
- On July 18, 2017, Cre8 and SFISD met with all City of Santa Fe departments, WCID#8, and the Drainage District to discuss permitting, plan approvals, codes, and local ordinances that apply to the new school design. Cre8 had their MEP consultant and civil engineers at this meeting as well.



- On August 24, 2017, Cre8, Gunda Corporation, and SFISD met with TXDOT about traffic study requirements for the new elementary school. During the meeting, routing of vehicles off of FM 1764 was discussed as well as which proposed egress routes would be approved for development. The routing of traffic will be off of FM 1764 on to Avenue G ½ and a second western drive off FM 1764.
- At the school board meeting on September 25, 2017, the school board approved the design development of the new elementary school.
- We drilled test piers at the new elementary school site to verify the constructability of under ream piers for the new school foundation. Based on the geotechnical report and findings from the test piers, this school will be constructed with shallow spread footings instead of piers.
- The budget for the new school was discussed at the board workshop on October 16, 2017, and the estimated cost from an outside contractor and the architect were within \$600,000.00 of our original budgeted cost.
- At the October 16, 2017 school board meeting, the school board approved the colors selected by the two elementary school principals.
- We met with the design team to go through the 50% construction design plans and specifications. We went through the MEP, technology, architecture, structural, and food service drawings. We made notes, adjustments and discussed opportunities for cost savings to include in the final construction documents.
- On November 13, 2017, we received the draft traffic impact analysis from our traffic consultants, Gunda Inc. They will submit the traffic analysis to TxDOT for their review and comments. The recommendation is to place a traffic signal at the intersection of Avenue G ½ and FM 1764.
- November 20, 2017, we received the 95% set of construction documents for review.
- The week of December 4, 2017, we reviewed the 95% set of documents with maintenance personnel, engineers, technology, and others.



- On December 20, 2017, the final construction documents were completed and sent out for printing.
- A special board meeting was held on December 7, 2017 and the board authorized Dr. Wall to negotiate with Ms. Sauls for the purchase of the property currently owned by Gary's TV.
- The week of December 11, 2017, a contract to purchase was signed for the property with an estimated closing date of January 12, 2018.
- On January 9, 2018, SFISD, Cre8 Architects, and their engineers met with the City of Santa Fe, WCID #8, Galveston County DD #1, and Santa Fe volunteer fire department to discuss the new elementary school plans for permitting. We were asked to attend a February 6, 2018 zoning and planning commission meeting for approval of the permit to be presented to the City of Santa Fe for consideration. We also met with the City of Santa Fe plan review contractor to discuss the process for plan submittal and permitting.
- On January 10, 2018, a pre-bid meeting was held at SFISD in training room 2. This meeting was well attended and there were 9 general contractors present.
- On January 12, 2018, SFISD Superintendent closed on the purchase of the Gary's TV property.
- On January 23, 2018, SFISD received competitive sealed proposals for construction of the new elementary school. SFISD received 8 bids from general contractors and all pricing was within a one-million-dollar range, which is less than 5 percent.
- January 26, 2018, SFISD contractor selection group met and reviewed the competitive bids and determined the three best valued contractors. We sent out questionnaires for the three contractors to their respective references for consideration in the recommendation process.
- February 5, 2018, SFISD contractor selection committee interviewed the three contractor teams including their project manager, project superintendent, and their managing personnel.
- February 6, 2018, we met with the City of Santa Fe planning and zoning commission for the permit on the new elementary school.



The permit was tabled pending routing of traffic and placement of signal.

- February 19, 2018, SFISD school board selected Division One Construction as the best-valued general contractor for the new elementary based on a recommendation of the SFISD contractor selection committee.
- February 20, 2018, we met with the zoning and planning commission again and received a provisional permit on the design plan for the new elementary school.
- March 6, 2018, SFISD met with Cre8 and Division One for a pre-construction meeting to discuss start date, meeting dates, and other requirements of the project moving forward.
- March 23, 2018, SFISD met with City of Santa Fe regarding the building permit. We are requesting the approval of the building permit by the city without an approved TXDOT permit, which will take several months to get through TXDOT approval process. The building permit is not reliant on the TXDOT permit. Once the TXDOT permit is approved, the improvement plans will be sent to the city for a separate permit approval.
- The tree protection for all trees to remain has been installed.
- On March 28, 2018 SFISD received a written letter from the City of Santa Fe that permits would be issued for construction of the new elementary school in phases until the TXDOT permit is approved. The letter states that SFISD will assume all risk for the traffic routing in the event TXDOT amends the submitted traffic plan.
- April 3, 2018, the first project meeting was held with Cre8, SFISD, and Division One. A notice to proceed was issued effective 4/3/2018. We discussed current permit status, two week look ahead, and delays to date for the project. The contracted construction days of 415 days, based on the notice to proceed, puts the project completion May 23, 2019.
- The rebar has been delivered to the site for the project. This was expedited due to steel cost increases incurred due to the current international instability of steel pricing. The general contractor stated in the meeting that they were actively buying out the



project steel and might store as much as they can on-site ahead of schedule to keep cost within their bid cost.

- TXDOT reached out to Cre8 to schedule a meeting regarding our permit application. That meeting is to be scheduled as soon as possible.
- Asbestos abatement of the house and tv shop were completed on 4/6/18. The demolition of the structures was completed on Thursday 4/12/18.
- SFISD, Cre8 Architects, the City of Santa Fe, TXDOT, and our engineers met at the TXDOT Houston office on 4/10/18. We discussed with TXDOT the permit process, the traffic route proposed, and the alternate routes presented in the last meeting. TXDOT stated that the traffic flow as proposed was the only approved option that would result in a permit with a traffic light located at Avenue G ½. The permit has a tracking number and is being reviewed for permit issuance.
- Division 1 had their job site office trailer delivered on April 13, 2018.
- A full permit was issued by the City of Santa Fe to Division 1 on 4/20/2018
- The earth work contractor mobilized on 4/18/18 and began clearing the site.
- The new building pad area was proof rolled and passed by Terracon engineers on 4/20/18.
- On Tuesday 4/24/18, SFISD hosted a ground breaking ceremony at the site. The ceremony hosted district, community, and city personnel along with the architects and general contractors.
- The security fence is completed and the SWPPP apparatus is installed. The existing perimeter fence along the eastern and southern property boundaries is removed.
- The site pad is completed. This work began 4/26/2018. The site pad material is coming from the excavated material out of detention ponds on the site.
- A meeting was held with TXDOT at the Galveston County TXDOT facility on 5/8/18 to discuss the traffic plan for the new school. The discussion was regarding the concerns with the currently submitted traffic plan and the alternate plan submitted by the



residents on Avenue G 1/2. The TXDOT engineers support the SFISD submitted traffic plan and signal warrant analysis, placing a light at Avenue G ½ and FM 1764, however, TXDOT has asked a third party traffic engineer to review the submitted plans. They will forward the findings, concerns, and recommendations to all parties once completed. TXDOT confirmed the information from their independent review company should be completed the week of 6/18/18. SFISD received comments back from TXDOT on 6/26/18 that stated the submitted plan developed by Gunda Corporation on behalf of SFISD is the most efficient plan and the one that TXDOT will review. TXDOT is still reviewing the plan for approval.

- Joselin Contractors mobilized to the site for utility work on Thursday 5/10/18. The sanitary sewer work is 100% complete.
- Joselin Contractors have completed approximately 95% of the storm sewer installation.
- The south parking lot pad is completed.
- The grade beam on the north portion of the building was poured with concrete on 6/1/2018. The grade beams are completed.
- The spread footers are approximately completed with concrete and rebar.
- The plumber is 100% completed with the buildings underground.
- The south detention pond tie in to the storm water ditch along the southwestern property boundary is roughed in.
- The south portion of the concrete drive coming off of FM 1764 was poured week of 7/9/2018.
- The parking lot on the south side of the building was poured on July 17, 2018.
- The fire line and water lines are installed.
- The oak trees have been trimmed and deep root fed.
- Area D slab was poured on 7/25/2016. This area includes the kitchen, cafeteria, gym floor area, teachers' lounge and main mechanical room.
- The electrician mobilized on site on 6/18/2018 and has installed approximately the underground electrical. This includes communication conduit, under slab conduits and boxes, south





parking lot lighting conduit and electrical conduit to the lift station location.

- The Parking area near Avenue G ½ was poured on 7/31/18 including the entry approaches from Avenue G ½.
- The west main drive and the north parking lot have been lime stabilized.
- The north parking lot and entry along with the hammer head for fire truck traffic was poured on 8/9/18.
- The slab for area A was poured on 8/16/18. This area includes the office area, the library, and the second grade classroom area. During the pour on 8/16 it rained and there was about 15% of area A that was not poured due to the rain.
- The electrical duct bank has been installed, inspected, approved, and is covered with red concrete.
- The grade beams and spread footers in area B were poured on 8/23/16.
- The CMU installation began on 8/21/18. The mason started in the cafeteria area on the south wall. The exterior walls are erected to finish height. The CMU is approximately 98% completed.
- The perimeter beams for area B were poured on 8/29/18. The final spread footings were poured in area B on 8/30/18.
- Structural steel was delivered on 8/24/18.
- The structural steel in area A is completed. The structural steel in area B is completed. The structural steel in area D is approximately 98% completed. The structural steel in area C is approximately 98% completed.
- The elevator pit walls in area B were poured on 9/18/18.
- The slab in area B was poured on 9/20/18.
- Some mechanical equipment was delivered on 9/28/18 including the three chillers and several air handlers.
- The duct work in area A is completed on the first and second floor. The duct work in area B first and second floor is completed. In area C first floor the ductwork is approximately 70% completed and the second floor is approximately 15% completed. The duct work in area D is approximately 15% completed.



- All second floor decking is completed and the concrete for the second floor is all placed.
- The plumbing top out in is completed in areas A and B first and second floor. The plumbing top out in for area C first and second floor is approximately 65% completed. The plumbing top out for area D is approximately 65% completed.
- The remaining north parking lot forms are placed and the parking lot concrete was poured on 11/6/18.
- On 10/12/18 they poured the remaining footers in area C and the grade beams in area C.
- On 10/12/18 they poured about 250 yards of paving on the car rider entrance road. This extended the road to the south corner of the building.
- They poured 75% of the top part of the grade beams in area C on 10/18/18. Area C grade beams were completed 10/22/18.
- On 10/22/18 the approximately 60% of the north parking lot was poured.
- On 10/25/18 they started the roof decking on area A. Area A and area B roof decking are approximately 85% completed.
- Concrete for the second floor of area A was poured on 10/26/18.
- The slab for area C was poured on 10/30/18.
- The studs for the second floor deck on area B and the rebar are completed and inspected waiting on concrete. The concrete for area B second floor was poured on 11/16/18
- The exterior wall framing for area A began on 11/1/18 on the first and second floor. The exterior walls for area A are completed. The exterior walls for area B are completed. The exterior walls for area C are completed. The exterior studs for area D are approximately 60% completed.
- The electrician is approximately 50% completed on their electrical conduit and wire pulls for project. They began in area A and B first floor.
- On 11/30/18 they poured the lightweight concrete on the roof of area A. They are working from area A to area B. The lightweight on area A is completed and area B is mostly completed.





- The stairs in area A and the main entry have been installed. The stairs in the remaining building have all been installed.
- The interior walls for area A first floor are completed. The interior walls for area B first floor are completed. The second floor interior walls for area A are completed and area B is completed.
- The footers and grade beams for the mechanical yard are completed.
- The CMU for the mechanical yard is completed.
- The exterior sheathing for area A and area B is completed. The exterior sheathing for area C is approximately 50% completed.
- The roof trusses for area D were partially installed on 12/1/18 over the gym and cafeteria and were completed on 12/18/18.
- The roof decking on area D was installed on the low roof areas. The high roof decking was completed on 1/28/19.
- The grease trap for the kitchen was installed on 12/7/18.
- The fire sprinkler piping has been installed in approximately 65% of the building. The work on this began on 12/4/18.
- The hydronic piping for the HVAC system began on 12/5/18 and is approximately 85% completed.
- The exterior brick material was delivered on 12/12/18.
- The waterproofing on area D began last week. The waterproofing is approximately 40% completed. Area A was started on 1/22/19.
- The HVAC air handlers in area D second floor and first floor have been set in their locations.
- The HVAC air handlers in area A are set in their mechanical rooms.
- Area C roof decking is completed.
- The mason is placing the last of the CMU around the column and door frames in area D.
- The roofing base sheet has been installed in area A roof and approximately 85% of area B roof.
- The window opening on areas A and B have been closed in with plastic to dry the area in for interior finishes.
- The scaffolding for face brick has been erected around area A and B.



- The concrete for the mechanical yard was poured on Thursday this week.
- The interior walls of area A second floor are one sided with sheetrock. The interior walls of area A first floor and second floor area B have been started.
- The interior walls for area A second floor have been inspected for cover.
- The brick in area A began on 1/28/19 and is approximately 10-% completed.
- The chiller pads are formed in the mechanical yard.
- The bleachers and stage in the gym has been poured with concrete.
- The glue lam beams were installed on 1/25/19 over the library.
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**d. Safety:** There were no safety incidents this week.

**e. Next Action:**

- The structural steel for the entire building will be completed over the next few weeks. All that is left is small detail work.
- The CMU will be completed by end of February.
- The car rider drive will be completed in the next 2 weeks.
- The light weight concrete for area D low and high roof and area C roof is scheduled to be completed by 2/8/19.
- The electrician will continue to install his conduit in area C and D as the project progresses.
- The exterior wall framing will continue around from area A to area B to area C. Area D exterior wall framing will be completed next week. A
- The interior wall framing for area C will be completed next two weeks.
- The exterior wall sheathing will continue to be installed in C and D over the next week.
- The fire sprinkler piping installation will continue over the next 8 weeks.



- The brick façade will continue to be placed over the next two months. They started the installation on the mechanical yard so they can pour the paving in the area. They have moved to area A.
- The water proofing material will be installed on area B next week based on weather followed by area C.
- The brick ties will be installed in the next two weeks in area B and C
- The interior walls of area B will begin being one sided with sheetrock next week.
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**f. Tentative Project Schedule:**

- Property purchase
  1. Executed contract to purchase property was signed on April 4, 2017.
  2. Closing date for property was May 30, 2017.
  3. Site evaluation including geotechnical study, environmental site assessment, and survey were completed April 2017.
  4. Executed contract to purchase property on December 13, 2017.
  5. Purchase Gary's TV on January 12, 2018.
- Construction Documents Phase: February 2017 – December 2017
  1. Design charrettes were held April and July 2017.
  2. Design development presentation was approved in September 2017.
  3. Construction documents were issued for bid on December 20, 2017.
- Bidding/ Permitting Phase: December 2017 to January 2018
  1. There was a pre-bid meeting at SFISD on January 10, 2018.
  2. Bids were received and opened for consideration on January 23, 2018.
  3. SFISD received a letter from City of Santa Fe stating that construction permits would be issued in a phased approach until a letter of no objection or an approved permit is received from TXDOT, whichever is first. Once



the letter of no objection or TXDOT permit is provided to the City of Santa Fe, they will issue a full building permit. The City of Santa Fe has stated that the contractor would receive all permits necessary to meet the construction time line causing no delays. The city has authorized issuance of the following permits; demolition, clearing and grubbing, utilities, foundation, and flatwork.

- Award Construction Contract: February 19, 2018, Board Meeting
- Construction Phase: March 2018 – May 2019
  1. Notice to proceed was issued April 3, 2018.
  2. Mobilization will begin on April 12, 2018.
  3. Delay days – 0 official delay dates.
- Substantial Completion: May 2019 – Schedule as of today is pushing for a mid-June 2019 completion. They are working on making up time as we get dried in and weather improves.

## II. HIGH SCHOOL PHASE I REMODEL

**A. Project Scope:** Remodel high school for security and function

**B. Overall Status:** Under Construction

**C. Previous Activity:**

- SFISD Board approved several change orders to Division 1 Contract for the new elementary school to make security and flow changes to the high school at the 7/10/2018 special board meeting.
- Cre8 Architects presented concept drawings to the school board for consideration on 6/25/2018. Cre8 modified those concepts based on comments in this meeting and began construction drawings for issuance to Division 1 for construction.
- Division 1 began demolition of the areas at the high school on 7/16/18.
- The corridor wall that is being created between the interior weight room and ag hall has been set with CMU.
- The wall on the stage has been framed and sheetrocked. The wall will be painted in a few days. All sheetrock is approximately 75% completed.
- The flooring in all of the hallways that are being replaced has been removed.



- The flooring was delivered on-site on Wednesday, August 1, 2018.
- The flooring has been completed in all of the areas that were scheduled to get new flooring.
- All of the door frames have been installed in the new door areas.
- The new security vestibule has been roughed in with the temporary walls and storefront doors from the existing vestibule. The vestibule will now function as intended when the work is completed with the BR window system
- The mason has completed all the new CMU in all of the corridors.
- The ceiling grid in the new corridor and weight room has been installed.
- The ceiling grid in the new vestibule has been installed.
- 100% of the damaged doors have been replaced in the school.
- 98% of the interior door locks in the building have been added.
- The painting has begun and is approximately 75% completed.
- Metal detectors arrived on 8/7/18.
- The carpet has been installed in all of the areas.
- The storefront door into the office from the great hall has been installed.
- The painter completed approximately 100% of the new striping in the hallways over the weekend.
- The carpenter installed the locker bases over the weekend in the new dressing room.
- The stage floor is sanded and stained on both the cafeteria side and the dance room side.
- The replacement exterior window system was installed on Tuesday, October 2, 2018.
- The new exterior doors near the counselor's suite are installed. The glass for the doors was cut incorrectly and had to be re-ordered. The replacement glass was installed on 10/18/18.
- The mirrors for the dance room are installed. There are two mirrors that came damaged and will be replaced in a few weeks.
- The new security vestibule glass wall is installed.
- The column in the new vestibule has been removed.



- They have cut the new doors to the ag classrooms entering from the hallway. There are temporary doors installed now waiting for the permanent doors to be received.
- The new office case work was installed on 10/17/18.
- The overhead doors were installed on 11/10/18.
- The field house construction of the new office began on 12/1/18.
- The glass siding window was installed on 12/1/18.
- The glass transaction window was installed on 12/17/18.
- The field house office is completed.
- The front security vestibule is completed
- The fire alarm in the main building and field house has been replaced.

**D. Safety:** There have been no safety issues at this time

**E. Next Action:**

- Punch list on division one work.
- Inspect the new fire alarm system with the fire marshal
- Remove the old fire alarm system
- Complete the new PA system.

**F. Tentative schedule:**

- Work that we can complete by 8/20/2018 include the following
  1. Moving the current vestibule with a temporary wall out to the new vestibule location. Completed
  2. Installation of the new office door 100%
  3. Construction of a temporary transaction window and wall where the office storefront is currently located. 100%
  4. New corridor to the back Ag hallway 100%
  5. Flooring the fine arts wing of the building 100%
  6. Replace all of the damaged doors 100%
  7. Installation of rim cylinders to the interior side of the classrooms in the classroom wing of the school 100%
  8. Completion of the wall on the stage for the new dance room. This is only on the cafeteria side. 100%
  9. Closure of the door openings to the art rooms 50%
  10. Installation of metal detectors in all three locations 100%
  11. Completion of office suite for counselors. 100%
- Work that will be completed after 8/20/2018





1. Complete installation of the new security vestibule with BR glass
2. Installation of the new doors at the back glass wall near the new councilors suite.
3. Completion of the dance room on the stage
4. Completion of the dance room dressing room off of the stage
5. Completion of the dance room office off of the stage
6. Installation of the new fire alarm and PA system with the classroom active alarm buttons.
7. Field house office for athletic director's assistant

### **III. ROOFING REPLACEMENT AT COWAN AND JUNIOR HIGH**

**A. Project Scope:** Replace the roofing systems at Cowan and Junior High School

**B. Overall Status:** Under Construction

**C. Previous Activity:**

- We received bids on Thursday July 12, 2018 for the replacement of the roofing systems at Cowan Education Center and Junior High School.
- At the July 30, 2018 board meeting, Ally Roofing Service was approved as the best valued contractor for this roofing project. A contract was executed for a cost not to exceed \$631,000.00 for Cowan and \$1,397,850.00 for Junior High.
- On September 12, 2018 SFISD hosted a pre-construction meeting with Ally and PBK.
- On 9/22/18 Ally mobilized with material deliveries. Weather had kept them from performing any work all week.
- On 10/2/18 Ally began tearing off the roof at Cowan. They have been able to work three days this week. They are beginning to remove the roofing on the northeast corner working southwest.
- The roofers have completed on the tear off and adding the first layer of roofing material on Cowan.



- Ally began tearing off the roof at junior high on 10/29/18. They started on the southwest corner of the building. The tear off for junior high is completed.
- The roofers began installing the metal flashing on Cowan on 11/15/18. The metal flashing is completed.
- Cowan roof is completed with the cap sheet.
- The HVAC and refrigeration units over the kitchen were raised over thanksgiving break. All HVAC work is completed for the Junior High and gym
- The roofer has completed tearing off the roof at the gym.
- The roofer is completed with the cap sheet of the new roof system on the junior high.
- The tower on the junior high has been removed.
- The new wall panels at the junior high are approximately 85% completed.
- Cowan roof is completed. We walked the roof for a punch list on 1/25/19.
- Cowan building sealants are being replaced and are approximately 35% completed.

**D. Safety:** There have been no safety issues at this time

**E. Next Action:**

- The roofer will complete the installation of the wall panels next week.
- The new metal flashing will be installed on the junior high next week.
- We have to add a roof drain in the back of 200 halls. This will be completed on 2/18/19.
- The Junior High roof will be completed in two weeks based on weather.
- Punch list will be walked on junior high room after 2/18/19.

**F. Tentative schedule:**

- Bids were received on July 12, 2018.
- Pre-construction meeting was held on September 12, 2018
- Project start date is scheduled for September 21, 2018
- Substantial Completed date is February 2019

