



2016 BOND PROJECT UPDATE

December 21, 2017

I. NEW ELEMENTARY SCHOOL

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

b. Overall Status: The project is in design 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, the architects took board members to three schools to tour and on April 27 they took the design team members to the same schools.
- The week of May 15, 2017 Crea8 was in district 4 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, Santa Fe ISD 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.
- At the 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 Crea8 was in district for 4 days going over room layouts, built-in cabinets in areas, office sizes, overall sizes in relation standard types of furniture, and other design development details.
- On July 18, 2017, Crea8 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. Crea8 had their MEP consultant and civil engineers at this meeting as well.



- On August 24, 2017, Cre8, Gunda Corporation, and Santa Fe ISD met with TXDOT about traffic study requirements for the new elementary school. During the meeting routing of vehicles off of FM 1764 was discussed and 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 of 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 school 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.
- The school board approved the colors selected by the two elementary school principals at the October 16, 2017 school board meeting.
- We met 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 and 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 next. The recommendation is to place a traffic signal at the intersection of Avenue G ½ and FM 1764.
- We received the 95% set of construction documents for review on November 20, 2017.
- We reviewed the 95% set of documents the week of December 4, 2017. We included maintenance personnel, engineers, technology, and others for the review.



- The final construction documents were completed and sent out for printing on December 20, 2017.
- At a special board meeting on December 7, 2017 the board authorized Dr. Wall to negotiate with Ms. Sauls for the purchase of the property currently owned by Gary's TV.
- A contract to purchase was signed the week of December 11, 2017 for the property with an estimated closing date of January 12, 2018.

d. Safety: There were no safety incidents this week

e. Next Action:

- A design review will be held with the city, WCID #8, Fire Marshal, and other pertinent organizations for permitting.
- On Sunday, December 24, 2017 the first public advertisement for the new elementary school will be published in the Galveston Daily News.
- A site visit to Gary's TV for the phase 1 ESA will be conducted the week of December 25, 2017.
- A pre-bid meeting will be held on January 10, 2018.
- Bids will be received on January 23, 2018 at 2:00 pm. We will receive alternates at 3:00 pm the same day.
- In February, SFISD will recommend to the board the best valued general contractor based on published selection criteria for approval of a construction contract.

f. Tentative Project Schedule:

i. 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.

ii. 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
- iii. Bidding/ Permitting Phase: December 2017 to January 2018
 1. There will be a pre-bid meeting at Santa Fe ISD on January 10, 2018.
 2. Bids will be received and opened for consideration on January 23, 2018.
- iv. Award Construction Contract: February 2018 Board Meeting
- v. Construction Phase: February 2018 – May 2019
- VI. Substantial Completion: May 2019