



2016 BOND PROJECT UPDATE

May 11, 2018

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 being constructed. This work began 4/26/2018. The site pad material is coming from the excavated material out of detention ponds on the site. The material is being installed in 6-inch lifts and is approximately 90% completed. Each lift will be tested for proper 95% compaction by Terracon engineers prior to the next lift being installed. Due to moisture issues and the



amount of clay in the material, this process is taking longer than expected.

- 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 to discuss the concerns with the currently submitted traffic plan and the alternate plan submitted by concerned residents on Avenue G 1/2. The TXDOT engineers support the 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.
- Joselin Contractors mobilized to the site for utility work on Thursday 5/10/18. They will be installing all of the sanitary and storm sewer along with the water lines and gas lines for the building.
- The contractor began installing material for the south parking lot pad and is approximately 40% completed.

d. Safety: There were no safety incidents this week

e. Next Action:

- Joselin Contractors will begin the underground work for utilities on 5/11/18.
- The building pad will be completed by Monday 5/14/18. The detention ponds are being excavated to provide the material for the building pad. The material coming from the ponds has been wet and includes too much clay requiring the contractor to mix in sand to meet the specifications for the building pad.
- The parking lot pad on the south side of the school will be completed in the next two weeks.
- The utilities will take about 6 weeks to complete. Following installation of the utilities, the plumbing for the building will begin.
- The spread footing will begin next week. The work will take several weeks. Following completion, the plumber will begin along with the electrician.



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 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.
- iv. Award Construction Contract: February 19, 2018, Board Meeting
- v. 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.
- VI. Substantial Completion: May 2019