



BOARD OF SCHOOL TRUSTEES

## KELLER INDEPENDENT SCHOOL DISTRICT

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**5F. Report**

**Date: September 12, 2005**

**SUBJECT: CONSTRUCTION MONTHLY REPORT**

**BOARD GOAL: Safe Schools**

**FISCAL NOTE: Budgeted in Bond Fund**

### **Background Information:**

#### **Liberty Elementary – 2000 Bond Program**

##### Current Activities –

- The contractor has been installing the remainder of the cabinetry, drawers, shelves, and doors in the unoccupied classrooms. The contractor has been conducting training sessions with our campus staff, kitchen staff, and maintenance personnel. The contractor has also completed the drainage channel where the construction entrance drive was located. The contractor is continuing to work off the punch list items throughout the building.

##### Upcoming Activities –

- The contractor will be conducting the remainder of the training sessions related to the building's plumbing and security systems. The test and air balance contractor will complete the adjustments to the vents and diffusers to balance the air distribution throughout the building. Our construction department and the Architect and will be generating a punch list related to the cabinetry that has been installed.

#### **Irrigation Wells – 2000 Bond Program**

##### Current Activities –

- The contractor finished painting the tank at Fossil Ridge High School, installed hardware on the doors for the pump houses at both Fossil Ridge and Keller High school, and installed lights in both pump houses. Our construction department met with the City of Keller's Director of Public Works on Tuesday, August 30<sup>th</sup> to discuss their concerns related to cross connections between domestic water lines and irrigation lines at the Keller High School campus. There is only one actual connection location on the site that connects the irrigation lines that are tied into the well system and the City's domestic water line.

Because of this connection, a special valve, called an RPZ (Reduced Pressure Zone) valve, is used that prevents well water from surging into the City's domestic water lines. The City's effort is to prevent any future maintenance or irrigation work that could mistakenly tie a future irrigation repair or new line into the City's domestic water line. In order to provide a stop gap as a safety measure the City would like these RPZ valves to be installed at every domestic meter location at the campus serviced by City of Keller water that could potentially be near an irrigation line. The completion of this project will be delayed until this issue is resolved with the City of Keller. The City of Fort Worth has set the water meter to serve for back up purposes should the well system ever go dry at the Fossil Ridge site. The contractor is in the process of converting the irrigation water supply from the domestic water lines to the water from the well system at Fossil Ridge High School.

Upcoming Activities –

- The contractor will be providing training sessions for our maintenance personnel for the well's tank and pump system at the Fossil Ridge site. The project's civil engineer is currently working on an exhibit to review with the City of Keller staff as to how many water meters are on the site and which locations will require the RPZ valves.

### **Middle & Intermediate Schools Project – 2005 Bond Program**

Current Activities –

- The contractor has completed drilling over 400 piers for the structural foundation for the Middle school building. The contractor has also been setting forms and pouring perimeter grade beams for the gymnasium area of the building as well as setting forms for the perimeter grade beams for the classroom section of the building. The contractor has begun stripping and rough grading the site for the intermediate school building and setting grades for the building pad. We currently have a foundation and structural steel permit from the City of Fort Worth for the Middle School building. Our construction department is currently working with the City of Fort Worth's Development Department to release a foundation permit for the Intermediate school project.

Upcoming Activities –

- The contractor will continue forming and pouring perimeter grade beams for the Middle school building. The plumbing and electrical contractors will begin installing piping and conduit that will be under the slab. The contractor will begin drilling piers for the Intermediate school building.

### **Elementary Schools #17 and #18 – 2005 Bond Program**

Current Activities –

- The contractor has begun stripping and rough grading the sites for both of these projects. The surveyors have begun laying out the building pad for the elementary school located on the corner of Bray Birch and Twin Creeks Road.

Upcoming Activities –

- The contractor will build up the building pad for the elementary school building located on Shiver Road. They will also begin drilling piers for both elementary school buildings and will continue grading out both sites.

**Additions to Indian Springs Middle and South Keller Intermediate Schools – 2005 Bond Program**

Current Activities -

- The Architects and Civil Engineers finished site work revisions for these projects and released the plans late this month to be bid mid-September.

Upcoming Activities –

- Competitive Sealed Proposals will be received mid-September.

**Priority Maintenance List Projects**

Current Activities –

- The construction department has been working with the Job Order Contracting companies to apply RS Means costs to the projects proposed in the Priority I, II, and III list. The construction department reviewed the costs for the Priority I items with the Facilities committee on August 30, 2005.

Upcoming Activities –

- The contractor is ordering materials and scheduling work to be done over the fall break. Work to include installing ADA compliant water fountains at Park Glen, Shady Grove, Florence, Chisholm Trail Intermediate, Heritage Elementary, and Fossil Hill Middle School as well as adding doors to the washrooms at Florence, Whitley Road, and Parkview Elementary schools.

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Respectfully submitted,

Mark A. Canterbury, AIA  
District Architect