



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

8B. Report

February 13, 2006

SUBJECT: CONSTRUCTION UPDATE

BOARD GOAL: Keller Independent School District facilities and services will be operated in a safe manner so that all students and employees may thrive in a secure and nurturing environment.

FISCAL NOTE: Budgeted in Bond Fund

Irrigation Wells – 2000 Bond Program

Current Activities –

The pump and well system project for the Fossil Ridge High School campus has been completed. The contractor is submitting a change order for the Irrigation Wells project at Keller High School based upon the modifications required by the City of Keller. The City is requiring additional Reduced Pressure Zone valves be installed as a protective measure for any potential cross connections of domestic water lines with the irrigation well water lines that could accidentally be made in the future.

Upcoming Activities –

The water lines supplying water to the Keller High campus will need to be shut down in order to install the RPZ valves. Due to this requirement the installation of the RPZ valves will need to be done over spring break. Once the RPZ valves have been installed the City water meters can be removed and the irrigation system can be converted from City water to the well water system.



New Middle School Project located on Keller Hicks – 2005 Bond Program

Current Activities –

The utility contractor has completed the installation of all domestic water, sewer, and fire lines to the building. The mechanical contractor has begun drilling the geo-thermal well fields as part of the geo-thermal mechanical system. The contractor has also poured approximately 75% of the front loop drop off and pick up drive. The concrete contractor has poured the slab for the kitchen area. The structural steel contractor has erected the columns and beams for the kitchen and cafeteria area. The drywall contractor has completed the exterior walls of the two story classroom area and is currently sheet-rocking the second floor classroom area. The drywall contractor is also currently building the interior walls in the Administration area. The roofing contractor has dried in the classroom area and is currently working over the Gymnasium area. The masonry contractor has begun laying the brick veneer for the classroom area. The painting contractor has been tape and bedding the first floor classroom areas. The mechanical contractor has installed main ductwork trunk lines in the second floor classroom and administrative areas. The fire sprinkler contractor has also installed main sprinkler lines in the corridors of the first and second floor classroom areas. The electrical contractor has been installing conduit and boxes in the interior walls of the administrative office area. The project is tracking on schedule.



Upcoming Activities –

The contractor will begin installing the track around the new middle school competition field. The contractor will also be finishing up the forming and pouring of the front loop entrance drive. The roofing contractor will be installing roofing material over the cafeteria and kitchen areas. The masonry contractor will continue laying the brick veneer for the two story classroom area. The drywall contractor will be sheet-rocking the interior walls of the administration and library areas. The painting contractor will be tape and bedding the second floor classroom areas as well as texturing and painting the first floor classroom areas. The tile contractor will be laying up tile on the toilet room walls in the first floor classroom area. The mechanical contractor will be installing ductwork in the locker room areas. The electrical contractor will begin pulling wire to the classroom areas.

New Intermediate School Project located on Keller Hicks – 2005 Bond Program

Current Activities –

The utility contractor has completed the installation of all domestic water, sewer, and fire lines to the building. The structural steel contractor has erected the structural steel frame for the cafeteria and kitchen areas. They have also installed the roof decking over the second floor classroom section of the building. The drywall contractor has been building the exterior walls for the classroom section as well as the cafeteria area. They have also been framing interior corridor and classroom walls in the first floor classroom area. The masonry contractor has been laying the brick veneer around the backside of the gymnasium area. The mechanical contractor has begun putting together ductwork to be hung in the first floor classroom area. The electrical contractor has been installing conduit and duplex boxes in the walls of the first floor classroom area. The building and site project is currently tracking approximately one week behind schedule. The road package for Keller Hicks Road is currently being designed, but the District has been made aware of significant costs to the project to relocate existing utility lines by the private utility companies. The District has been advised if the City of Fort Worth builds the road there will be no cost associated with the relocation of existing utilities. District Representatives are currently reviewing this with the City of Fort Worth and the KISD District Lawyer as to what will be recommended in the best interest of the District.



Upcoming Activities –

The mechanical contractor will begin drilling the geo-thermal well fields as part of the geo-thermal mechanical system. The drywall contractor will continue exterior wall framing around the library area in front of the building. The structural steel contractor will complete roof decking over the remainder of the library and classroom areas. The masonry contractor will begin laying brick veneer around the classroom area of the building. The mechanical contractor will be hanging ductwork in the first and second floor classroom areas. The electrical contractor will continue to follow the interior wall framer in the classroom areas.

Elementary No. 17 located on Bray Birch Lane – 2005 Bond Program

Current Activities –

The contractor has formed and poured the front loop drop off and pick up drive. The utility contractor installed the gas line to the building. The electrical contractor began installing sleeves under the concrete paved areas and running conduit to light pole locations around the site. The structural steel contractor is complete with the steel framing and roof decking for the Unit E and F classroom wings. They are now erecting the framing for the Unit D administration and library areas as well as the Unit B and C classroom wings. The drywall contractor has completed the exterior metal stud walls for the Unit E and F classroom wings and is now building the interior walls for the kitchen and cafetorium areas. The masonry contractor has completed the brick veneer around the kitchen area and is now laying brick and block for the Unit E and F classroom wings. The mechanical contractor is hanging water source heat pump units in the corridor areas from the roof joists. The retaining wall issue on the North side of the property adjacent to the Unit A classroom wing could potentially impact the exterior wall and masonry construction on that side of the building, but the contractor is willing to work around that area until this issue is resolved. The project is currently tracking on schedule.



Upcoming Activities –

The structural steel contractor will be erecting the steel framing for the Units A, B, and C classroom wings. The drywall contractor will be building the exterior walls in the Unit D administration area, as well as the Units B and C classroom wings. The drywall contractor will also be building interior corridor and classroom walls in Units E and F. The roofing contractor will begin roofing over the kitchen, cafetorium, and Units E & F classroom wing areas. The mechanical contractor will be hanging main ductwork trunk lines in the corridors and classrooms in Units E and F. The electricians will be installing conduit and outlet boxes in the classroom walls in Units E and F.

Elementary No. 18 located on Shiver Road – 2005 Bond Program

Current Activities –

The contractor has formed and poured the front loop drop off and pick up drive. The structural steel contractor is complete with the steel framing and roof decking for the Unit E and F classroom wings, as well as the Unit D administration and library areas. They are now erecting the steel framing for the Unit B and C classroom wings. The drywall contractor has completed the exterior walls for the Unit E and F classroom wings and is now building the interior walls for the kitchen and cafeteria areas. The masonry contractor has completed the brick veneer around the kitchen area and is now laying brick and block for the Unit E and F classroom wings. The mechanical contractor has completed the drilling of the geo-thermal well fields as part of the geo-thermal mechanical system. The mechanical contractor is also hanging water source heat pump units in the corridor areas from the roof joists. The project is currently tracking approximately one week behind schedule.

Upcoming Activities –

The electrical contractor will be running conduit to light pole locations around the site. The structural steel contractor will be completing the steel framing for the Units A, B, and C classroom wings. The drywall contractor will be building the exterior walls in the Unit D administration area, as well as the Units B and C classroom wings. The drywall contractor will also be building interior corridor and classroom walls in Units E and F. The roofing contractor will begin roofing over the kitchen, cafeteria, and Units E & F classroom wing areas. The mechanical contractor will be hanging main ductwork trunk lines in the corridors and classrooms in Units E and F. The electricians will be installing conduit and outlet boxes in the classroom walls in Units E and F.

Additions to Indian Springs Middle School – 2005 Bond Program

Current Activities –

The concrete contractor is complete with forming and pouring the exterior and interior grade beams for the classroom addition. They have also poured the structural concrete columns adjacent to the existing building. They have also been forming and pouring the grade beams for the gymnasium area. The floor joists and deck for the classroom addition have been delivered to the site. The plumbing and electrical contractors have been installing piping and conduit runs in the classroom crawlspace area. The project is approximately two weeks behind schedule.

Upcoming Activities –

The structural steel contractor will be setting the floor joists and deck for the classroom addition. The concrete contractor will be pouring the first and second floor classroom area slabs. The structural steel contractor will be hanging columns and beams for the classroom addition. The concrete contractor will also be forming and pouring the remainder of the structural grade beams for the gymnasium addition and will also be pouring the slab for that area as well. The masonry contractor will begin laying structural CMU block for the gymnasium area.

Additions to South Keller Intermediate School – 2005 Bond Program

Current Activities –

The concrete contractor is complete with forming and pouring the exterior and interior grade beams for the classroom addition. They have also poured the walkways in the crawlspace area of the classroom addition. The concrete contractor has also poured the slab for the gymnasium addition. The masonry contractor has begun laying block for the gymnasium addition walls. The plumbing and electrical contractors have been installing piping and conduit runs in the classroom addition crawlspace area. The steel erectors have begun setting floor joists for the classroom addition. This project is currently tracking one week behind schedule.

Upcoming Activities –

The steel erector will finish setting the floor joists and deck for the classroom addition. The masonry contractor will continue laying structural CMU block walls for the gymnasium addition. The concrete contractor will be forming and pouring the slab for the first and second floors of the classroom addition. The drywall contractor will begin building the exterior walls around the classroom addition.



Learning Center Parking Lot Project

Current Activities –

The concrete contractor has poured the drive out to Pearl Street and has also set formwork for the sidewalk along Pearl Street. The contractor has been fine grading around the new parking lot. The electrical contractor has pulled wiring to the light pole bases and has set the light poles and fixtures.

Upcoming Activities –

The concrete contractor will pour the approach onto Pearl Street. The landscape contractor will be installing irrigation around the parking lot and planting shrubs and trees as required by the City of Keller.

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Respectfully submitted,

Mark A. Canterbury, AIA
District Architect