



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

4B. Report

Date: June 13, 2005

SUBJECT: CONSTRUCTION MONTHLY REPORT AND MAINTENANCE ITEMS

BOARD GOAL: Safe Schools

FISCAL NOTE: Budgeted in Bond Fund

Background Information:

Elementary in Colleyville – 2000 Bond Program

Current Activities –

- The contractor is continuing to form and pour concrete sidewalks around the perimeter of the building. The light pole bases near the front loop drive and back parking lot areas have been poured. The retaining wall at the northeast section of the site has been built up and backfilled. The concrete contractor has formed and poured the footings and borders for the playground areas. The drywall and painting contractors have finished the sheet-rocked ceilings in the front entryway. The drywall contractor has also finished hanging ceiling grid in the classroom and corridor areas of Units I, II, and III. The tile layer is nearing completion of the ceramic tile for the walls in the toilet rooms. The plaster contractor has completed the lath and plaster work for the front canopies. The contractor has begun installing millwork in the Unit II classrooms. The painting contractor has been hanging wall covering in the classroom areas. The carpet contractor has laid carpet in the library area. The mechanical and electrical contractors are currently installing temperature controls equipment and the fire alarm system for the building.

Upcoming Activities -

- The contractor will be finishing sidewalks around the perimeter of the building. The electrical contractor will begin installing light poles. The contractor will also be fine grading around the building to prepare for irrigation and landscaping materials. The flooring contractor will begin pouring the terrazzo material for the stairways. The flooring contractor will also be laying VCT and carpet in the classroom areas of Units I and II. The contractor will also continue to install millwork in the classrooms and administration areas of the building. The drywall contractor will begin to lay-in acoustical ceiling tile in the classroom and corridor areas of the building. The kitchen equipment is scheduled to arrive within the next week and a half. The plumbing contractor will continue installing plumbing fixtures in the toilet rooms.

Irrigation Wells – 2000 Bond Program

Current Activities –

- The contractor has formed and poured the foundation for the pump house and irrigation tank ring at Keller High School. The electrical contractor has run all of their electrical conduit and wiring to the pump house and tank. The block for the pump house at Keller High School has been delivered. The contractor is approximately 80% complete with trenching and installing irrigation piping at Fossil Ridge High School. The contractor has been building the form work for the foundation of the pump house and the tank ring around the irrigation tank. The drilling contractor has drilled the wells at Fossil Ridge High School.

Upcoming Activities –

- The contractor will begin laying the block walls for the pump house at Keller High School within the next two weeks. The tank material for both schools is expected to arrive within the next three weeks. The contractor will begin constructing the tanks at that time. The electrical contractor will be running conduit and wiring to the proposed pump house location at Fossil Ridge High School.

2005 Bond Program Construction Projects –

- Coordination Meeting with Project Team – May 26, 2005
A coordination meeting was held with the project team on May 26, 2005. We met with team members from VLK Architects, Hahnfeld Hoffer Stanford, Teague Nall and Perkins, and MYD Structures to review the upcoming schedule and coordination needs by all parties to make sure everyone was on the same page to get a lot done this summer in order to have the buildings ready to turn over to the District by the Fall of 2006. Out of that meeting, the following bid schedule and Board approval schedule was established.
- Middle & Intermediate School Projects:

June 13, 2005 – The Construction Department will report to the Board of Trustees that the structural steel and foundation portion of the Middle school will be bidding in a few days. This portion of the overall GMP will be submitted to the Board for approval at the next meeting.

June 16, 2005 – The Middle school structural steel and foundation package will bid. (Steele & Freeman will be accepting bids from subcontractors for this portion of the work).

June 27, 2005 – The foundation and steel package for the Middle school will be submitted to the Board of Trustees for approval. That same day, the building plans for the Middle school and Intermediate school are scheduled to be released to the Builder to bid. The Builder is required to advertise for two weeks.

July 18, 2005 – The Civil Engineer will have drawings released to the Builder for the Middle and Intermediate school's site work. (The design for this portion of the work is tied to coordination with the City of Fort Worth officials on what off-site improvements will be required by the District).

July 21, 2005 – The Middle and Intermediate school’s building plans will bid. (Steele & Freeman will be accepting bids from subcontractors for this portion of the work).

August 8, 2005 – Pricing for the Middle and Intermediate schools building packages will be submitted to the Board of Trustees for approval.

August 11, 2005 – The Middle and Intermediate school sitework plans will bid. (Steele & Freeman will be accepting bids from subcontractors for this portion of the work).

August 22, 2005 – Pricing for the Middle and Intermediate school site work packages will be submitted to the Board of Trustees for approval. The final Guaranteed Maximum Price (GMP) will be established at this time.

- 2 Elementary School Projects:

June 20, 2005 – Drawings for the entire building and site packages for both Elementary schools will be released to the Builder to bid. The Builder is required to advertise for two weeks.

July 14, 2005 – The Elementary school will bid. (Steele & Freeman will be accepting bids from subcontractors for this portion of the work).

August 8, 2005 – The Guaranteed Maximum Price (GMP) for the Elementary schools will be submitted to the Board of Trustees for approval.

- Meeting with the City of Fort Worth Variance Board –
VLK Architects re-submitted variance requests to the City of Fort Worth’s Variance Board on the number of parking spaces at the Elementary school campuses. Over the last year and half, the City of Fort Worth has been restricting the number of parking spaces allowed for new facilities. Their standard has been 1 parking space for every 16 building occupants. This would only allow us 59 parking spaces. We submitted a parking variance request for 155 parking spaces at each of the new elementary school campuses. That request was approved Tuesday, May 31, 2005.

- Priority Maintenance List Projects

A sample of the auditing/tracking information for the priority maintenance projects will be shared at the Board meeting.

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Respectfully submitted,

Mark A. Canterbury, AIA
District Architect