



DENTON INDEPENDENT SCHOOL DISTRICT
Empowering Lifelong Learners

Operations Division

Construction Report

February 2022

Prepared by:

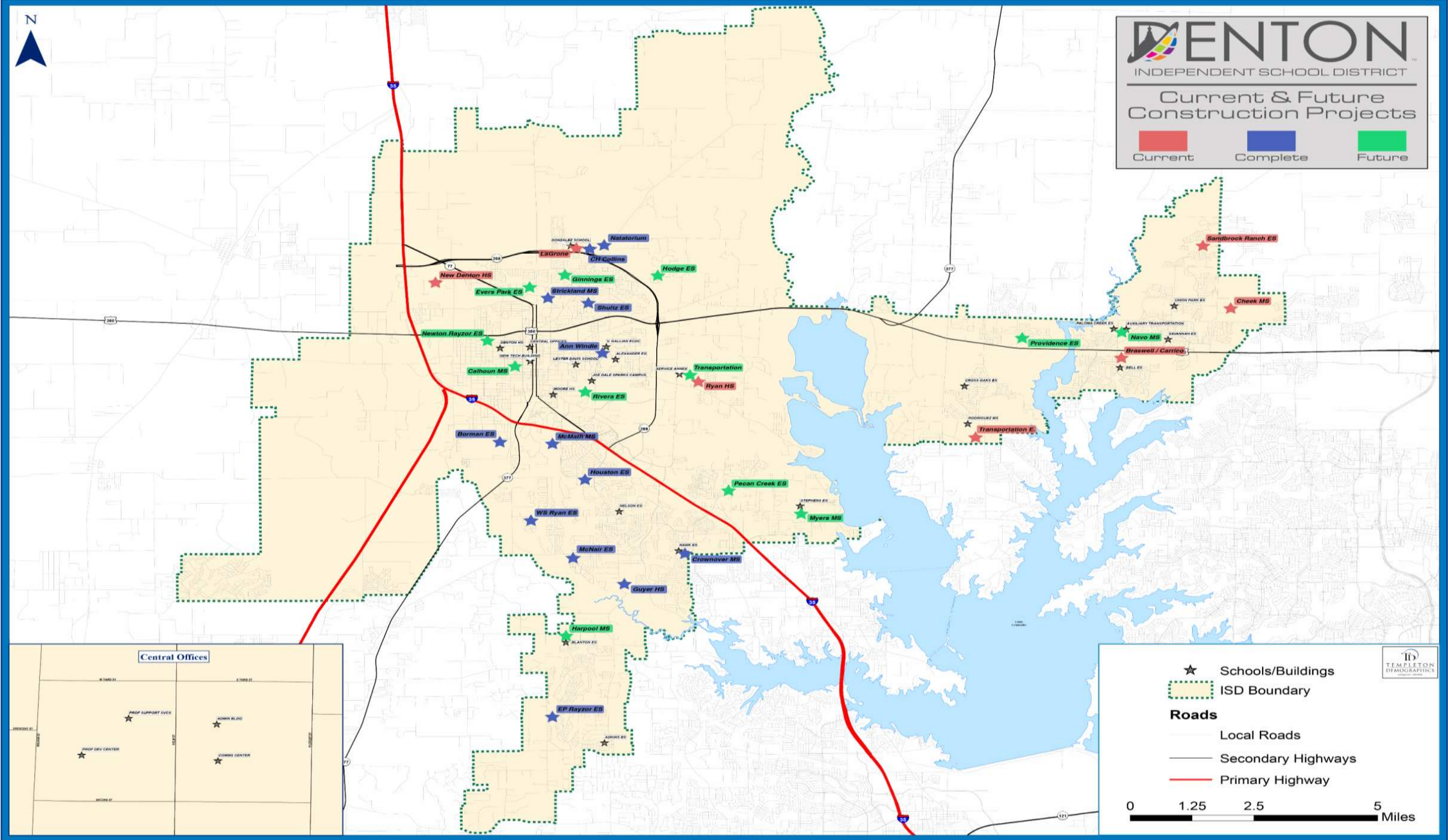
Paul Andress Executive Director of Operations
Garry Ryan Executive Manager of Construction, Planning & Growth
Jake Bishop Bond Financial Services Coordinator
Sherry Utchell Administrative Assistant



DENTON
INDEPENDENT SCHOOL DISTRICT

Current & Future
Construction Projects

■	■	■
Current	Complete	Future



Central Offices

PROF SUPPORT SVCS	ADMIN BLDG
PROF DEV CENTER	COMMS CENTER

★ Schools/Buildings

ISD Boundary

Roads

- Local Roads
- Secondary Highways
- Primary Highway

0 1.25 2.5 5 Miles

TD
TEMPLETON
DEMOGRAPHICS

Ryan High School Renovations



Project – 01

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring 2022

[Link to Ryan High School Renovations February 2022 Video](#)

Ryan High School Renovations



Project – 01

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring 2022

Tasks completed previous 90 days:

- All exterior masonry
- All remaining paving
- Concrete flat work around the building
- Interior stainless-steel handrails
- All MEP overhead
- Elevator
- Storefront at Lobby Entrance
- Ceramic Tile

Ryan High School Renovations



Project – 01

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring 2022

Recap of Completed Scope To Date:

- 50yd Field Turf
- Gymnasium Renovation & Bleachers
- Welding Shop Renovation
- Baseball Field, BB Concession Building, 100yd Turf Field, & Tennis Courts
- ROTC Renovation
- Kitchen & Cafeteria Renovation
- Renovation of Group Restrooms
- Terrazzo Flooring Restoration
- Renovation of Art Classrooms, Food Labs, Admin Offices, Band Hall & Black Box.
- Football Visitor Bleacher Addition, New Scoreboard and Sound System
- Existing Auditorium Renovation
- HVAC Upgrades, Electrical Gear Replacement

Ryan High School Renovations



Project – 01

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring 2022

Ryan High School Renovations



Project – 01

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring 2022

Ryan High School Renovations



October 2021



January 2022

Project – 01
2018 Bond Authorization
Architects – VLK Architects
Contractor – Northstar Builders
Move In – Spring 2022



IMG_6126.jpg

Ryan High School Renovations



Project – 01

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring 2022

Ryan High School Renovations



Project – 01

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring 2022

Ryan High School Renovations



Upcoming tasks:

- Landscape and Irrigation at Islands & Building
- Ceiling at Lobby Entrance
- Auditorium Seating
- Theatrical Lighting and Stage Equipment
- Theatrical Sound System
- Architectural and Owner Punch
- Closeout, Training, Occupancy

Project – 01

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring 2022

Braswell HS Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization

Architects – VLK Architects

**Contractor – Balfour Beatty
Construction**

Move In – Summer 2022



[Link to Braswell HS Additions & Carrico Athletic Complex February 2022 Video](#)

Braswell HS Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization

Architects – VLK Architects

**Contractor – Balfour Beatty
Construction**

Move In – Summer 2022

Tasks completed previous 90 days:

- Stadium – Level 2 Concrete Slab & Topping Slab
- Stadium – Level 3 Decking
- Stadium – Auxiliary Building MEP Rough-In, Roofing and CMU Veneer
- Stadium – Demo Football Field Turf
- Classroom – Level 2 MEP Rough-In, Roofing, Exterior Sheathing, & Windows
- Gym – Roofing, Equip Startup, Lighting, Test & Balance, Punchlist
- Site – East Parking Geowell Field Drilling and Parking Lot Concrete

Braswell HS Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization

Architects – VLK Architects

**Contractor – Balfour Beatty
Construction**

Move In – Summer 2022

Braswell HS Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization

Architects – VLK Architects

**Contractor – Balfour Beatty
Construction**

Move In – Summer 2022

Braswell HS Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization

Architects – VLK Architects

**Contractor – Balfour Beatty
Construction**

Move In – Summer 2022

Braswell HS Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization

Architects – VLK Architects

**Contractor – Balfour Beatty
Construction**

Move In – Summer 2022

Braswell HS Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization

Architects – VLK Architects

**Contractor – Balfour Beatty
Construction**

Move In – Summer 2022

Braswell HS Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization

Architects – VLK Architects

**Contractor – Balfour Beatty
Construction**

Move In – Summer 2022

Upcoming tasks:

- Stadium – Home Side Steel & Decking, Roofing, Framing, Ext Sheathing, New Field Turf, MEP Rough-In, Videoboards, Visitor Grandstands, Concessions Flatwork East
- Stadium – Aux Building CMU Veneer, MEP Rough-In, Paint, Doors & Hardware
- Classroom – Glass, Sheetrock, Ceiling Grid, Permanent Power, MEP Startup
- Site – Landscape, Practice Field, East Parking Paving

Sandbrock Ranch Elementary School #25



Project – 57

2018 Bond Authorization

Architects – Pfluger Architects

Contractor – Balfour Beatty

Move In – Summer 2022

[Link to Sandbrock Ranch Elementary School February Video](#)

Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization

Architects – Pfluger Architects

Contractor – Balfour Beatty

Move In – Summer 2022

Tasks completed previous 90 days:

- All Structural Steel Completed
- Exterior Framing & Sheathing
- 100% Dried In
- Storm Shelter CMU & Concrete Roof Structure
- Overhead Rough-in of 4th/5th Grade Wing
- Framing of Interior Walls
- Tile Installation in 4th/5th Grade Restrooms
- Gas/Power lines are complete

Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization

Architects – Pfluger Architects

Contractor – Balfour Beatty

Move In – Summer 2022



Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization

Architects – Pfluger Architects

Contractor – Balfour Beatty

Move In – Summer 2022



Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization

Architects – Pfluger Architects

Contractor – Balfour Beatty

Move In – Summer 2022



Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization

Architects – Pfluger Architects

Contractor – Balfour Beatty

Move In – Summer 2022



Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization

Architects – Pfluger Architects

Contractor – Balfour Beatty

Move In – Summer 2022

Upcoming tasks:

- Complete Roof Cap Sheet
- Start Metal Roofing & Solar Panels
- Complete Window Installation
- Start Up AC/Heating
- Start Bio-Swales
- Start Irrigation Water Well
- Complete Stone on Gym
- Start 1st Coat of Paint

New Denton High School



Project – 02

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring / Summer 2022



1/10/2022



[Link to New Denton High School February 2022 Video](#)

New Denton High School



Project – 02

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring / Summer 2022

Tasks completed previous 90 days:

- Turf on Competition fields and practice fields completed.
- Telescoping and fixed bleachers on lower and upper levels.
- Tennis court fencing and surface prep.
- Hardscape at Competition Gym entrance.
- Lower-level auditorium slab poured.
- Exterior building lighting and light poles installed.
- All RTU's and ERV's completed initial startup.
- All Kitchen equipment installed.

New Denton High School



November 2021



January 2022

Project – 02
2018 Bond Authorization
Architects – VLK Architects
Contractor – Northstar Builders
Move In – Spring / Summer 2022

FOOTBALL / PRACTICE FIELDS

New Denton High School



Project – 02

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring / Summer 2022



SOFTBALL / BASEBALL COMPLEX

New Denton High School



Project – 02

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring / Summer 2022



New Denton High School



Upcoming tasks:

- Start installation of Gym flooring striping and sealant.
- Completion of data connections in MDF and IDF's.
- Start installation of turf on Baseball and Softball fields.
- Complete installation of access controls on exterior doors.
- Complete hardscaping at courtyards and outbuildings.
- Start owner training.
- Continue working on punch lists with VLK

Project – 02

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring / Summer 2022

Transportation East Facility



Project – 79

2018 Bond Authorization

Architects – Corgan

Contractor – Steele & Freeman Inc.

Move In – Projected Fall 2022

[Link to Transportation East February 2022 Video](#)

Transportation East Facility



Project – 79

2018 Bond Authorization

Architects – Corgan

Contractor – Steele & Freeman Inc.

Move In – Projected Fall 2022



Transportation East Facility



Tasks completed in the previous 90 days:

- Mass Site Grading (Borrow Pit)
- Foundation Prep
- Sanitary, Storm & Water Utilities
- Site Detention
- Electrical Trenches

Project – 79

2018 Bond Authorization

Architects – Corgan

Contractor – Steele & Freeman Inc.

Move In – Projected Fall 2022

Transportation East Facility



STEELE & FREEMAN, INC.
CONSTRUCTION MANAGERS

Project – 79

2018 Bond Authorization

Architects – Corgan

Contractor – Steele & Freeman Inc.

Move In – Projected Fall 2022

Transportation East Facility



Upcoming Tasks:

- Borrow Pit Seeding
- Grade Beams
- Building Slabs
- Paving (North & South Drives)
- Structural Steel Deliveries
- Pre- Engineered Metal Building Deliveries
- Sporting Equipment: (Rodriguez Middle School)

Project – 79

2018 Bond Authorization

Architects – Corgan

Contractor – Steele & Freeman Inc.

Move In – Projected Fall 2022

Pat Cheek Middle School (#9)



Project – 24

2018 Bond Authorization

Architects – Corgan Architects

Contractor – Northstar Builders Group

Move In – Summer 2023



[Link to Pat Cheek Middle School February 2022 Video](#)

Pat Cheek Middle School (#9)



Tasks completed previous 90 days:

- All first-floor building slabs
- Fire lane paving around building
- All slab on void mechanical, electrical, and plumbing rough in
- Irrigation well
- Prosper approval for offsite package
- Offsite package utilities underway

Project – 24

2018 Bond Authorization

Architects – Corgan Architects

**Contractor – Northstar Builders
Group**

Move In – Summer 2023

Pat Cheek Middle School (#9)



Project – 24

2018 Bond Authorization

Architects – Corgan Architects
Contractor – Northstar Builders Group

Move In – Summer 2023

Pat Cheek Middle School (#9)



Project – 24

2018 Bond Authorization

Architects – Corgan Architects

Contractor – Northstar Builders Group

Move In – Summer 2023



January 2022



Pat Cheek Middle School (#9)



Project – 24

2018 Bond Authorization

Architects – Corgan Architects

**Contractor – Northstar Builders
Group**

Move In – Summer 2023

Upcoming tasks:

- Continue paving subgrade preparation on Denton Way
- Install paving on Denton Way
- Tie paving and utilities into F.M. 1385 and Gee RD
- Install offsite storm utilities @ Graham and Windsong Properties
- Install tennis courts
- Permanent power service installation
- Gas service installation
- Received go vertical approval from Prosper
- Begin ICF and structural steel installation

Shultz Elementary (formerly Wilson ES)



Project – 37

2018 Bond Authorization

Architects – Stantec Architects

**Contractor – Balfour Beatty
Construction**

Move In – Summer 2021



Shultz Elementary (formerly Wilson ES)



Project – 37

2018 Bond Authorization

Architects – Stantec Architects

**Contractor – Balfour Beatty
Construction**

Move In – Summer 2021

Shultz Elementary (formerly Wilson ES)



Project – 37

2018 Bond Authorization

Architects – Stantec Architects

**Contractor – Balfour Beatty
Construction**

Move In – Summer 2021

Technology Bond Projects



- Promethean Panels are on a three-month delay.
- The Extron Plenum and Wall Vaults, which are the AV controls and switching systems for the Promethean panels are on a two-month delayed.
- The standard 24-inch teacher monitor with an embedded webcam is on a nine-month delay. To adapt to this delay, Technology has adjusted the District standard to a traditional 24-inch monitor with a separate plug-and-play webcam.

Technology Equipment

Technology Bond Projects



Tasks completed previous 90 days:

- There was an issue with E-rate filing, so we had to reconcile our equipment list. This was completed, and purchase orders were issued.
- Equipment was ordered; due to supply chain issues, delivery is expected in late May 2022.

Upcoming task:

- Establish installation schedule, with priority given to high schools to be done this summer.
- File deadline extension with E-Rate due to delays with E-Rate approval and consequent supply chain issues.

Project – 86
2018 Bond Authorization
Network
Infrastructure

Technology Bond Projects



Project – 88

2018 Bond Authorization

**Innovation -
Technology – Fiber**

Task completed previous 90 days:

- Met with Upper Trinity River Water District to confirm easement sharing agreements.
- Met with Region 11 provider Zayo to discuss possible fiber exchanges.

Upcoming task:

- District fiber vendor continues to develop overall feasibility study.
- Coordinate these efforts with pathway and fiber needs for future campus locations.

Technology Bond Projects



Project – 90

2018 Bond Authorization

**Innovation - Technology
Equipment**

Tasks completed previous 90 days:

- Specifications and drawings are at 40% completion.
- We likely issue the MDF/IDF Project and PA System Upgrade project as separate packages to improve timing.
- Campuses that are not being re-cabled can receive their paging system upgrade in parallel with MDF/IDF Project execution.

Upcoming tasks:

- Complete project documents and bid project.

Projects in Development



**Denton Independent School
District**

2018 Bond Authorization

Facility	Phase of Development	Construction Commencing	Construction Completion
Advanced Technology Center Renovation	GMP Approved	Winter 2022	
Newton Rayzor Elementary	Planning	Summer 2022	
Calhoun Middle School Relocation	Planning	Summer 2022	
Hodge Elementary	Design	Summer 2022	
Rivera Elementary	Design	Summer 2022	
Ginnings Elementary	Design	Summer 2022	
Evers Elementary	Design	Summer 2022	

Projects in Development



**Denton Independent School
District**

2018 Bond Authorization

Facility	Phase of Development	Construction Commencing	Construction Completion
Pecan Creek Elementary	Design	Summer 2022	
Providence Elementary	Design	Summer 2022	
McMath Middle	Design	Summer 2022	
Crownover Middle	Design	Summer 2022	
Harpool Middle	Design	Summer 2022	
Myers Middle	Design	Summer 2022	
Navo Middle	Design	Summer 2022	

Controls, MEP, Fire Alarm & Vestibule



**Denton Independent School
District**

2018 Bond Authorization

Facility	HVAC Control	Access Control	Mechanical RTUs	Fire Alarm	Secure Vestibule
Ann Windle	Complete	Complete	Complete	In Progress	Design
Borman	In Progress	In Progress	Complete	NA	NA
Crownover	In Progress	In Progress	Complete	In Progress	NA
Davis School	In Progress	In Progress	Complete	Complete	Complete
EP Rayzor	Complete	Complete	Complete	In Progress	NA
Evers	In Progress	In Progress	In Progress	In Progress	NA
Ginnings	Complete	Complete	In Progress	In Progress	NA
Hodge	In Progress	In Progress	In Progress	NA	NA

Controls, MEP, Fire Alarm & Vestibule



**Denton Independent School
District**

2018 Bond Authorization

Facility	HVAC Control	Access Control	Mechanical RTUs	Fire Alarm	Secure Vestibule
Houston	In Progress	In Progress	Complete	In Progress	NA
McNair	In Progress	In Progress	Complete	NA	NA
Old Technology / Communications	In Progress	In Progress	Complete	Complete	NA
Pecan Creek	In Progress	In Progress	Complete	In Progress	NA
Providence	In Progress	Complete	NA	In Progress	NA
Rivera	In Progress	In Progress	Complete	In Progress	NA
Service Center Annex			Complete	Complete	NA
WS Ryan	In Progress	In Progress	Complete	Complete	NA