

Manor Independent School District
Board of Trustees Board Meeting Agenda Item
February 20, 2024

INFORMATION ITEM SHEET

RE: Review and consider presentation from Administration/Program Manager regarding update on District Construction Projects.

Supporting Documents:

1. *HPM PowerPoint Presentation Materials*

District Goals*: Goal 5

Goal 5: FACILITIES & MAINTENANCE- By 2026, Manor ISD will proactively provide facilities to ensure 100% of scholars will have safe, well-maintained, environmentally sustainable, and community accessible facilities.

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Background Information:

Administration and/or the Program Manager (HPM) will provide an update on the key projects for the 2019 Bond Program.

Fiscal Implications:

None. This is an informational update only.

Administrative Recommendation:

None. This is an informational update only.

Mr. Joe Mendez

Contact Person

Dr. Robert Sormani

Approved by Superintendent



2019 Bond Projects Monthly Report

January 2024

Manor ISD – Manor, TX
- Information reported through January 31, 2023

Table of Contents

- ❖ Executive Summary of Growth Projects
- ❖ Executive Dashboard
- ❖ Achievements
- ❖ Program Description
- ❖ Master Budget Summary
- ❖ Master Schedule
- ❖ Program Risks
- ❖ Project Updates
- ❖ Annex

An architectural rendering of a modern building with a large glass facade and a car in the foreground. The building has a flat roof and a prominent glass section. A car is parked on the street in front of the building. The sky is cloudy.

Executive Summary

Executive Summary of Growth Projects

Early College High School:

- **Status:** Punch list was completed, perimeter fence completed, closeout procedures on-going, Commissioning corrections on-going, TDLR Corrections were completed
- **Next Steps:** Closeout procedures, commissioning

Manor Rise Academy :

- **Status (Phase 1):** Punch completed
- **Status (Phase 2):** Punch interior/exterior corrections on-going, Concession (Building C) on-going, Open House on 1/23/24, west landscaping on-going, TDLR Corrections on-going, students and staff occupied the Building Phase 2.
- **Next Steps (Phase 1):** Closeout procedures, commissioning
- **Next Steps (Phase 2):** Closeout procedures, commissioning, punch re-walk, TDLR Corrections completion

MNTHS Multipurpose Facility:

- **Status:** Sod was installed in retention pond, punch 95% complete, open house was completed on 1/17/24, handrails on ramp and at Fire Hydrant were completed, Building was occupied.
- **Next Steps:** Punch re-walk, Closeout procedures

MSHS Multipurpose Facility:

- **Status:** ISO was completed, overhead electrical, Mechanical, Fire sprinkler rough-ins were installed, topping slab was poured, exterior metal panels were installed and completed.
- **Next Steps:** Sitework and ramps completion, Turf installation, roll-up doors installation, plywood wall completion

Executive Summary of Growth Projects

MSHS Practice Gym:

- **Status:** Cameras installation on-going, punch list 95% completion
- **Next Steps:** Low voltage wiring on-going, punch re-walk, cameras installation completion, landscaping completion

Wildhorse Elementary School:

- **Status:** Backfilling at concrete and Stone Retaining wall, wall tile finishes completed, 95% complete exterior wall stone face and brickwork, windows and glass work were completed, stone retaining wall at 75% complete, MEP and sprinkler installation is on-going
- **Next Steps:** Complete stone and brick façade, MEP and sprinkler installation completion, complete backfill for retaining walls, exterior flatwork completion, complete stone retaining wall, complete infrastructure (gas and stormwater lines)

Baseball/Softball/Tennis:

- **Status:** Landscaping on-going, Building exterior and interior on-going, parking lot was completed, fence was completed
- **Next Steps:** Building exterior and interior completion, punch walk, closeout procedures, Ribbon cutting

Transportation Facility:

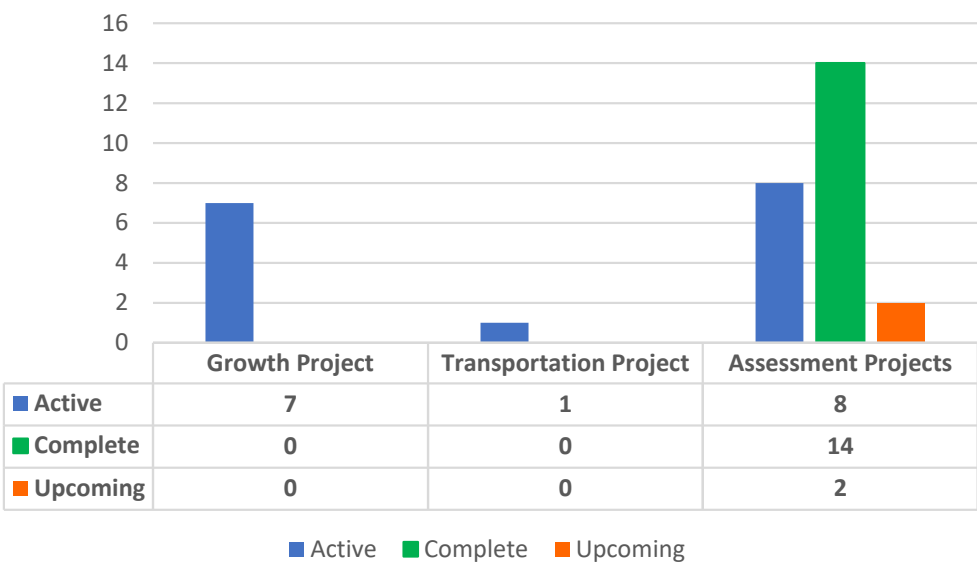
- **Status:** Building was dried-in, Drywall in being installed, Masonry on-going
- **Next Steps:** Masonry completion, Drywall completion, punch walk, closeout procedures

Executive Summary of Construction Partners

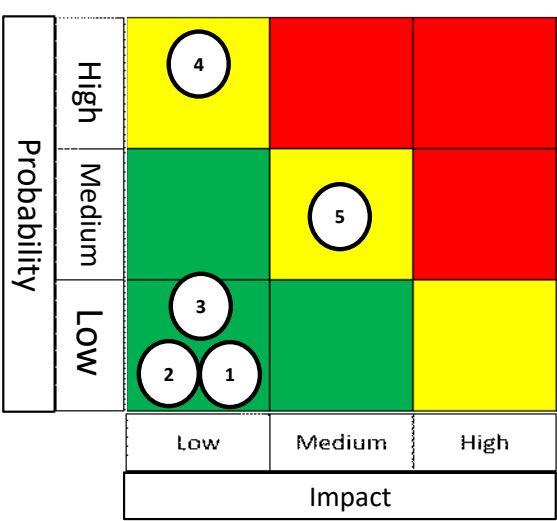
Project	PM	Delivery	AE Firm	CMAR/ Contractor	CMT Agent	Commissioning Agent
Early College High School	HPM	CMAR	Claycomb & Associates	S&P	Raba Kistner, Inc.	DBR Inc.
Wildhorse Elementary School	HPM	CMAR	Stantec Architects	Lee Lewis	Terra Testing	DBR Inc.
Manor Rise Academy	HPM	CMAR	ADM Group, Inc.	Lee Lewis	Raba Kistner, Inc.	DBR Inc.
Multipurpose Facilities	HPM	CSP	Pfluger Architects	Braun & Butler	Terra Testing	DBR Inc.
New Baseball/Softball Complex at MSHS	MISD	CSP	Claycomb & Associates	Hellas Construction	Terra Testing	DBR Inc.
New Transportation Facility	MISD	CMAR	Claycomb & Associates	S&P	Raba Kistner, Inc	DBR Inc.

Executive Dashboard

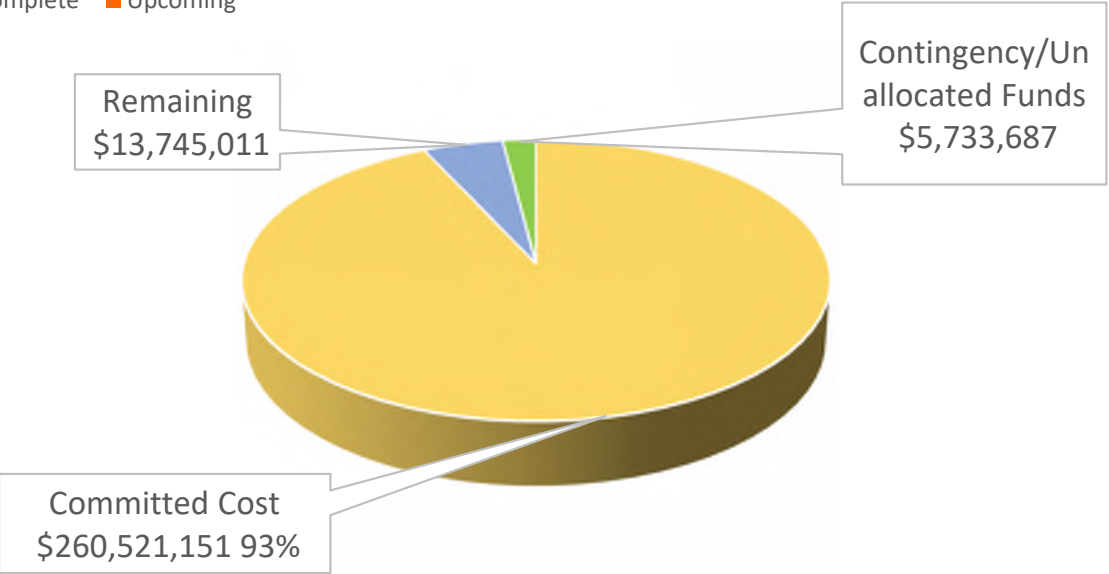
Project Summary:



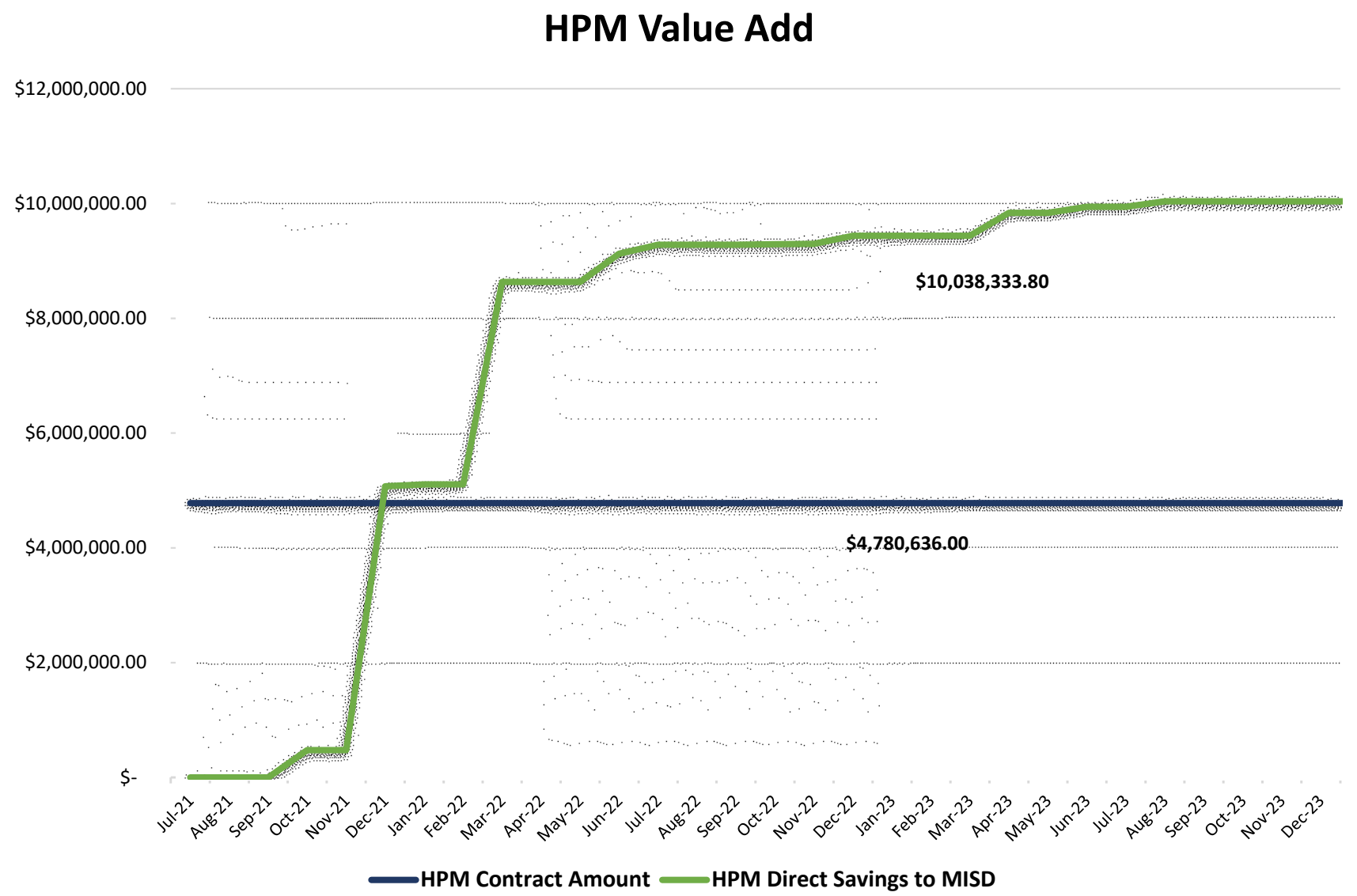
Risk Summary: (See Page #20 for more details)



Committed Costs:

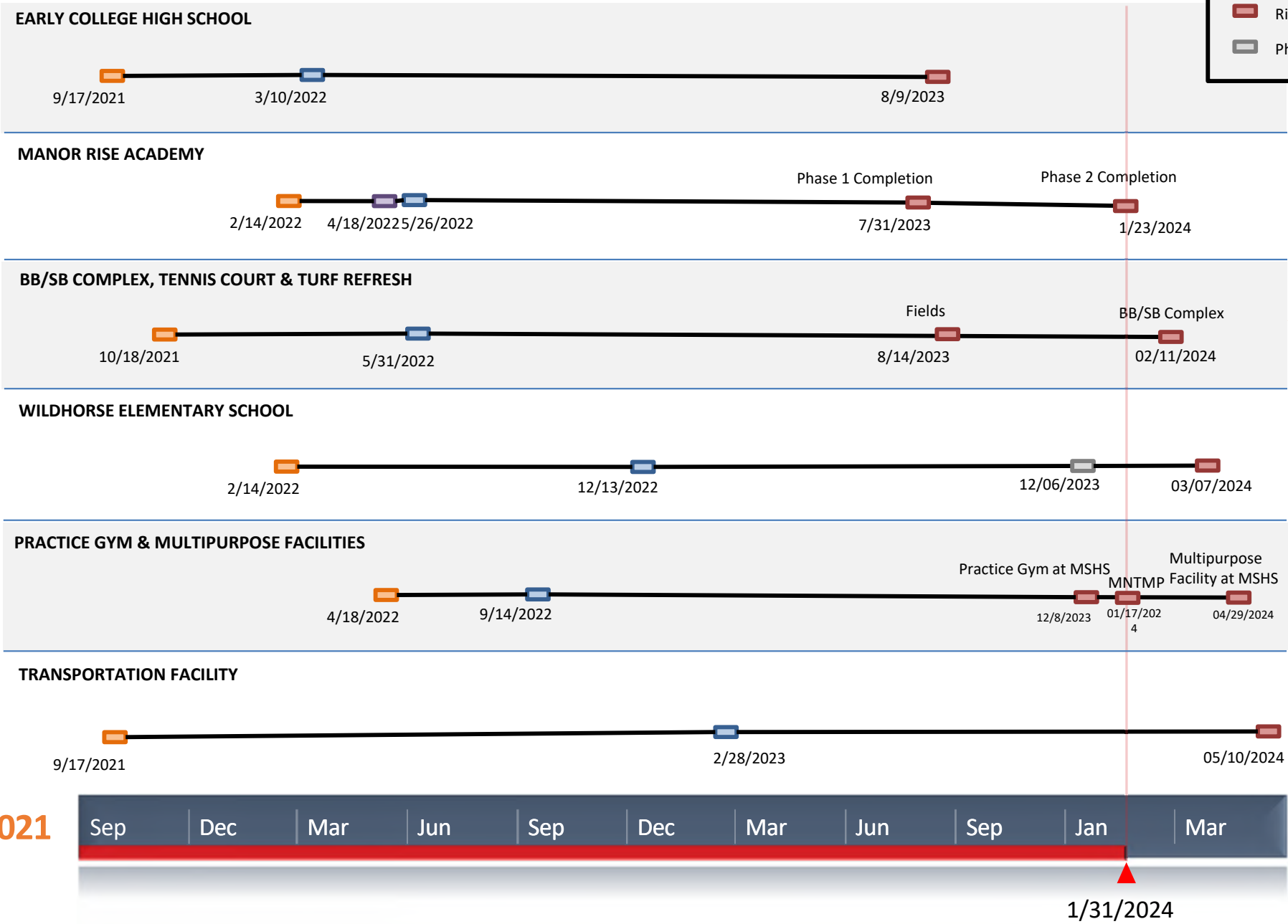


HPM Value Add



Key Milestone Schedule

- Design Completion
- Offsite Work
- Groundbreaking
- Ribbon cutting
- Phase Completion



Key Achievements from this Month

- ✓ ECHS Punch list completed, Closeout procedures and commissioning on-going, Perimeter fence was completed, TDLR Corrections were completed
- ✓ ECHS Staff and students occupied the facility for the school operation
- ✓ MRA (Phase 2) Building Phase 2 was occupied, concession (Building C) on-going, Open House was completed on 1/23/24.
- ✓ WES Backfilling at concrete stone retaining wall, 95% complete exterior wall stone face and brickwork, wall tile finishes was completed, windows and glass work were completed
- ✓ Gym @ MSHS Punch list 95% corrected, irrigation completed
- ✓ MP @ MSHS ISO completed, overhead electrical, mechanical, fire sprinkler rough-ins were complete, topping slab was poured, exterior metal panels were installed and completed
- ✓ MP @ MNTHS Punch 95% complete, SOD was installed in retention pond, open house completed on 1/17/24, handrails on ramp and at fire hydrant were completed. Building was occupied.
- ✓ Transportation Drywall and Masonry installation are on-going
- ✓ BB/SF & Tennis Parking lot was completed, fence was completed

A photograph of a classroom with students sitting at desks, writing in notebooks. The image is overlaid with a semi-transparent red filter. The text "Program Overview" is centered in white.

Program Overview

Program Description

Early College High School

- 85,000 SF – 2 story addition to the Senior High Campus that will serve 9th - 12th grades. Addition will consist of classrooms, labs, administration office space, common spaces & cafeteria.

Manor Rise Academy

- 116,000 SF – 2 story building on a 40-acre site that will serve approximately 800 scholars in grades K-8. Site includes athletic facilities, a competition gym to seat ~500, student collaboration areas, and flexible classrooms in which daily curriculum will be taught.

Wildhorse Elementary School

- 95,000 SF – 2 story building for approximately 720 scholars in grades 1-5. The design and function will be like Lagos Elementary.

Baseball / Softball Complex

- New baseball and softball complex at MSHS with fields, stadium seating, concession stands, storage spaces and parking lot.

Practice Gym at MSHS

- Enclosed gym at MSHS including bleachers.

Multipurpose Facility at MSHS

- Enclosed multipurpose use facility at MSHS.

Multipurpose Facility at MNTHS

- Enclosed multipurpose use facility at MNTHS.

Transportation Facility


- 34,000 SF - New transportation facility consisting of offices, training rooms, 8 services bays with one pit and one wash station, a fuel depot and parking for 150 buses, 40 white fleet and staff parking.


Assessment & Technology Projects


- 28 improvement/upgrade projects across all campuses.


Current Program Status

Program Status

 Design

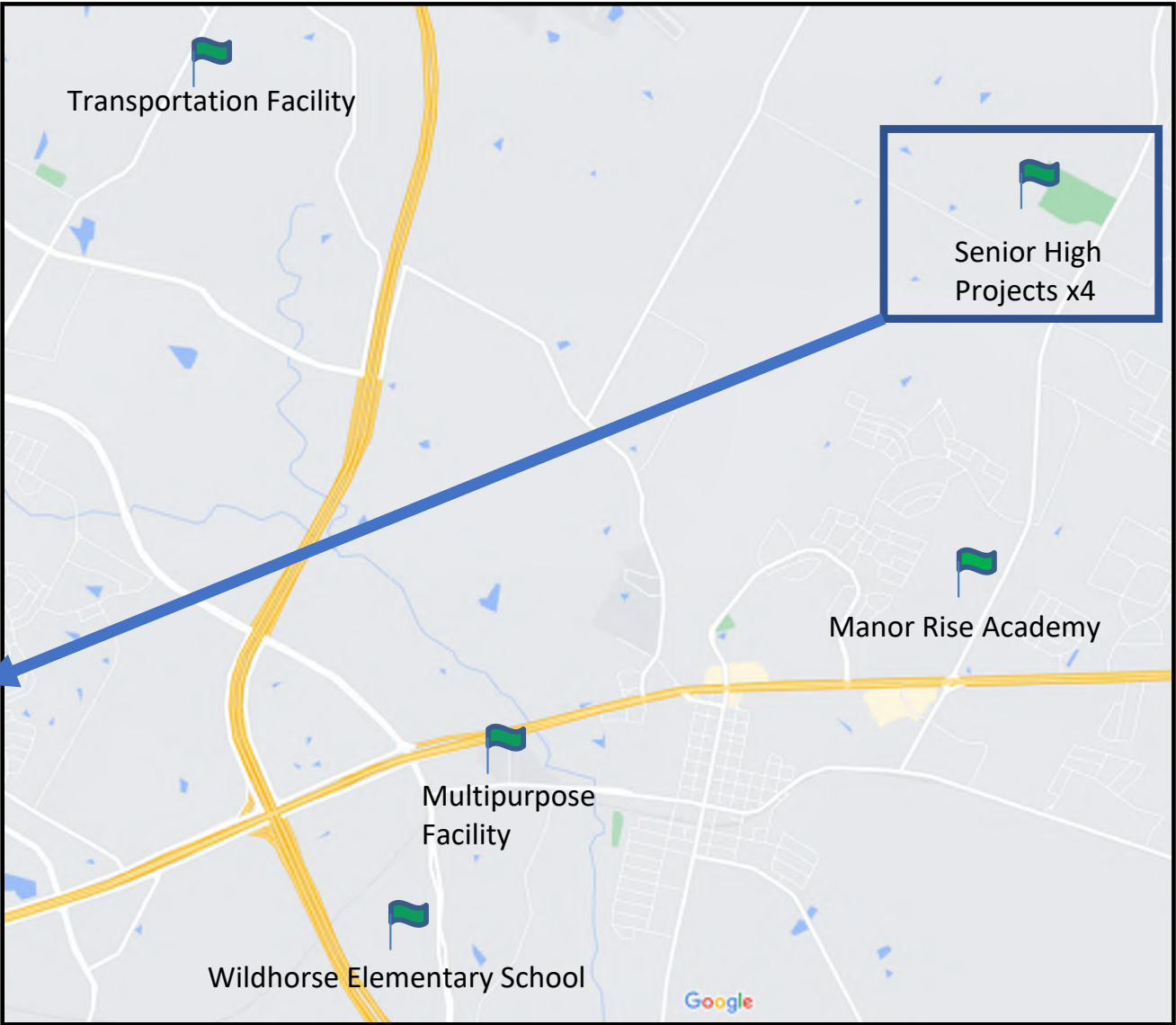
 Permitting

 Construction

 Complete



Senior High Projects Overview



A photograph of students sitting at desks in a classroom, writing in notebooks. The image is overlaid with a semi-transparent red filter. The text "Master Budget & Schedule" is centered over the image in a large, white, sans-serif font.

Master Budget & Schedule

Master Budget

Project	*Original Budget	Budget Changes	Current Budget	Committed Costs	Projected Remaining	Projected Total	Projected Over/Under	Notes
Phase 2 MNTHS Field House/Concessions/RR	\$ 2,980,000	\$ 51,697	\$ 3,031,697	\$ 3,030,914	\$ 783	\$ 3,031,697	\$ -	COMPLETE
Furniture refresh	\$ 7,660,000	\$ (1,201,598)	\$ 6,458,402.38	\$ 6,458,402	\$ -	\$ 6,458,402	\$ -	COMPLETE
Playground and shade structures	\$ 3,060,000	\$ (388,658)	\$ 2,671,342	\$ 2,222,459	\$ 448,883	\$ 2,671,342	\$ -	COMPLETE
MISD police station and equipment	\$ 1,800,000	\$ (269,305)	\$ 1,530,695	\$ 1,436,618	\$ 94,077	\$ 1,530,695	\$ -	COMPLETE
Student & staff devices & virtual desktop infrastructure	\$ 4,750,000	\$ 894,527	\$ 5,644,527	\$ 5,071,274.22	\$ 573,252.39	\$ 5,644,527	\$ -	Waiting for budget transfer
Early College High School	\$ 36,000,000	\$ 18,519,965	\$ 34,519,965	\$ 33,790,022.48	\$ 729,942.12	\$ 34,519,965	\$ 0	Punch list & Closeout Phase
Program Management	\$ -	\$ 4,780,636	\$ 4,780,636	\$ 4,780,636	\$ -	\$ 4,780,636	\$ -	Contract Awarded
Land Acquisition	\$ 10,000,000	\$ (1,876,386)	\$ 8,123,614	\$ 6,637,277.42	\$ 1,486,336.58	\$ 8,123,614	\$ -	Reserved for New Property
Undesignated Funds	\$ 44,470,000	\$ (14,426,187)	\$ 30,043,813	\$ 30,043,813	\$ -	\$ 30,043,813	\$ 0	COMPLETE
Track & Field event space MSHS	\$ 350,000	\$ 300,210	\$ 650,210	\$ 650,210	\$ -	\$ 650,210	\$ (0)	COMPLETE
Secure vestibules and door access for non-instructional bldgs.	\$ 500,000	\$ 131,554	\$ 631,554	\$ 631,554	\$ -	\$ 631,554	\$ -	COMPLETE
PA system updates to older campuses	\$ 500,000	\$ 18,610	\$ 518,610	\$ 518,610	\$ -	\$ 518,610	\$ -	COMPLETE
New buses and White fleet vehicles	\$ 4,000,000	\$ -	\$ 4,000,000	\$ 3,443,261.92	\$ 556,738	\$ 4,000,000	\$ -	In Process
Roof Repair and Replacement	\$ 7,000,000	\$ -	\$ 7,000,000	\$ 5,520,275.00	\$ 1,479,725.00	\$ 7,000,000	\$ -	COMPLETE
Mechanical system upgrades	\$ 10,000,000	\$ 775,634	\$ 10,775,634	\$ 10,775,634	\$ -	\$ 10,775,634	\$ -	COMPLETE
Wide Area Network Fiber	\$ 2,400,000	\$ (894,527)	\$ 1,505,473	\$ 797,595	\$ 707,879	\$ 1,505,473	\$ -	In Process
Baseball/Softball complex, 8 Tennis courts at MSHS and Turf for BB/SB for MNTHS	\$ 22,600,000	\$ 4,337,797	\$ 16,937,797	\$ 16,347,609	\$ 590,188	\$ 16,937,798	\$ (0)	Under Construction
New Transportation Facility to serve 150 buses	\$ 18,000,000	\$ 2,759,172	\$ 20,759,172	\$ 20,523,342	\$ 235,830	\$ 20,759,172	\$ -	Under Construction
Manor Rise Academy	\$ 41,000,000	\$ 13,847,990	\$ 56,847,990	\$ 56,184,495.62	\$ 663,494.38	\$ 56,847,990	\$ -	Phase-1 Complete, Phase-2 punch list/closeout phase
Wildhorse Elementary School	\$ 22,000,000	\$ 22,075,114	\$ 43,075,114	\$ 42,087,162	\$ 987,951.69	\$ 43,075,114	\$ 0	Under Construction
New Practice (Multipurpose) facility at MSHS	\$ 8,500,000	\$ (737,692)	\$ 7,762,308	\$ 7,503,843	\$ 258,465	\$ 7,762,308	\$ -	Under Construction
New Practice (Multipurpose) facility at MNTHS	\$ 8,500,000	\$ (545,027)	\$ 7,954,973	\$ 7,716,199	\$ 238,774	\$ 7,954,973	\$ -	Under Construction
New Practice Gym at MSHS	\$ 5,000,000	\$ 80,375	\$ 5,080,375	\$ 4,896,925	\$ 183,450	\$ 5,080,375	\$ -	Under Construction
Completed & Committed Subtotal	\$ 202,670,000	\$ 48,233,900	\$ 250,303,900	\$ 241,068,131	\$ 9,235,769	\$ 250,303,900	\$ 0	
Additional security cameras and servers	\$ 2,100,000	\$ 954,074	\$ 2,054,074	\$ 2,054,074	\$ -	\$ 2,054,074	\$ -	COMPLETE
Wireless access points and network switches	\$ 7,130,000	\$ (952,830)	\$ 6,377,170	\$ 3,681,053	\$ 2,696,117	\$ 6,377,170	\$ -	In Process
Food service equipment upgrades	\$ 5,000,000	\$ -	\$ 5,000,000	\$ 4,674,550	\$ 325,450.40	\$ 5,000,000	\$ -	
Electrical system upgrades	\$ 5,000,000	\$ (1,292,340)	\$ 3,707,660	\$ 2,698,505.71	\$ 0.00	\$ 2,698,506	\$ 1,009,154	In Process
Paving, parking lot and driveway improvements	\$ 10,500,000	\$ (2,400,636)	\$ 8,099,364	\$ 4,992,486.62	\$ 750,101.01	\$ 5,742,588	\$ 2,356,776	Under Construction
Plumbing and restroom upgrades	\$ 5,000,000	\$ (2,000,000)	\$ 3,000,000	\$ 1,262,427	\$ 737,573	\$ 2,000,000	\$ 1,000,000	In Process
Upcoming/Under Development Subtotal	\$ 33,930,000	\$ (5,691,732)	\$ 28,238,268	\$ 19,363,096	\$ 4,509,242	\$ 23,872,338	\$ 4,365,931	
New Performing Art Center	\$ 35,000,000	\$ (35,000,000)	\$ -	\$ -	\$ -	\$ -	\$ -	Project Reallocated
Special Ed sensory rooms for elementary and middle schools	\$ 2,000,000	\$ (2,000,000)	\$ -	\$ -	\$ -	\$ -	\$ -	Project Reallocated
Parking lot repairs	\$ 5,000,000	\$ (5,000,000)	\$ -	\$ -	\$ -	\$ -	\$ -	Project Reallocated
STEAM labs for elementary	\$ 2,000,000	\$ (2,000,000)	\$ -	\$ -	\$ -	\$ -	\$ -	Project Reallocated
Reallocated Project Subtotal	\$ 44,000,000	\$ (44,000,000)	\$ -	\$ -	\$ -	\$ -	\$ -	
Bond Subtotal	\$ 280,000,000	\$ (1,457,831)	\$ 278,542,169	\$ 260,431,227	\$ 13,745,011	\$ 274,176,238	\$ 4,365,931	
Program Contingency (Original = \$8,466,060)	\$ -	\$ 1,457,831	\$ 1,457,831	\$ 89,924	\$ -	\$ 89,924	\$ 1,367,907	
BOND GRAND TOTAL	\$ 280,000,000	\$ 0	\$ 280,000,000	\$ 260,521,151	\$ 13,745,011	\$ 274,266,163	\$ 5,733,837	Available Funds

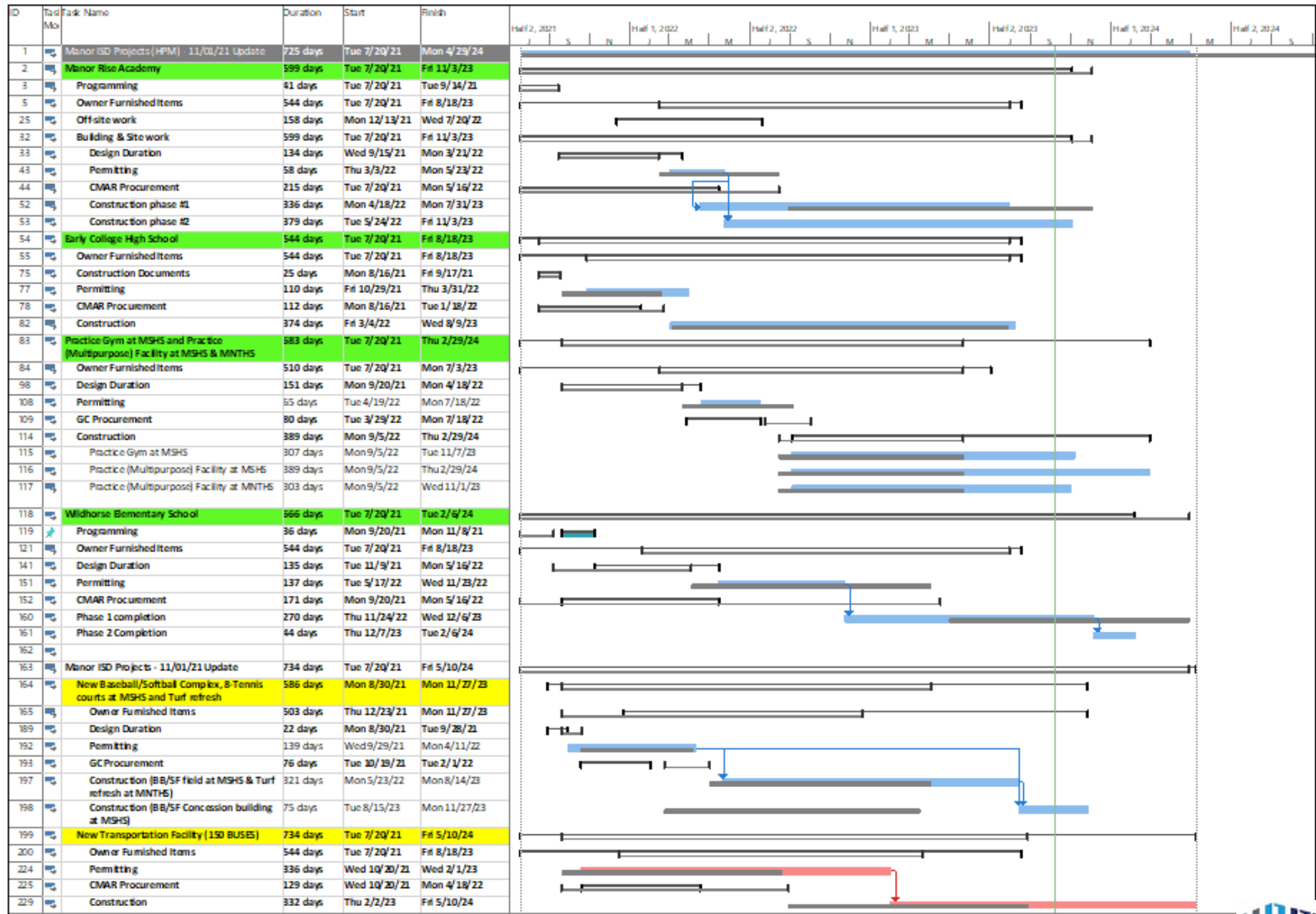
*Original Budget was established in 2018, based upon a Facility Assessment that was performed at that time. Since inception, the program has realized unprecedented escalation in material and labor costs, as well as significant changes to the scope for each of the projects. The bond budget has since been updated to account for these changes.

**Completed & Committed Projects* - Those in which a major CMAR/Contractor has been Contracted, or assessment based project total has exceeded 90%

Master Budget – Compared to Original Budget

Project	*Original Budget	Committed Costs	Projected Remaining	Projected Total	Over/Under from Original Budget	Notes
Phase 2 MNTHS Field House/Concessions/RR	\$ 2,980,000	\$ 3,030,914	\$ 783	\$ 3,031,697	\$ (51,697)	COMPLETE
Furniture refresh	\$ 7,660,000	\$ 6,458,402	\$ -	\$ 6,458,402	\$ 1,201,598	COMPLETE
Playground and shade structures	\$ 3,060,000	\$ 2,222,459	\$ 448,883	\$ 2,671,342	\$ 388,658	COMPLETE
MISD police station and equipment	\$ 1,800,000	\$ 1,436,618	\$ 94,077	\$ 1,530,695	\$ 269,305	COMPLETE
Student & staff devices & virtual desktop infrastructure	\$ 4,750,000	\$ 5,071,274	\$ 573,252	\$ 5,644,527	\$ (894,527)	Waiting for budget transfer
Early College High School	\$ 16,000,000	\$ 33,790,022	\$ 729,942	\$ 34,519,965	\$ (18,519,965)	Punch list & Closeout Phase
Program Management	\$ -	\$ 4,780,636	\$ -	\$ 4,780,636	\$ (4,780,636)	Contract Awarded
Land Acquisition	\$ 10,000,000	\$ 6,637,277	\$ 1,486,337	\$ 8,123,614	\$ 1,876,386	Reserved for New Property
Undesignated Funds	\$ 14,470,000	\$ 43,813	\$ -	\$ 43,813	\$ 14,426,187	COMPLETE
Track & Field event space MSHS	\$ 350,000	\$ 650,210	\$ -	\$ 650,210	\$ (300,210)	COMPLETE
Secure vestibules and door access for non-instructional bldgs	\$ 500,000	\$ 631,554	\$ -	\$ 631,554	\$ (131,554)	COMPLETE
PA system updates to older campuses	\$ 500,000	\$ 518,610	\$ -	\$ 518,610	\$ (18,610)	COMPLETE
New buses and White fleet vehicles	\$ 4,000,000	\$ 3,443,262	\$ 556,738	\$ 4,000,000	\$ -	In Process
Roof Repair and Replacement	\$ 7,000,000	\$ 5,520,275	\$ 1,479,725	\$ 7,000,000	\$ -	COMPLETE
Mechanical system upgrades	\$ 10,000,000	\$ 10,775,634	\$ -	\$ 10,775,634	\$ (775,634)	COMPLETE
Wide Area Network Fiber	\$ 2,400,000	\$ 797,595	\$ 707,879	\$ 1,505,473	\$ 894,527	In Process
Baseball/Softball complex, 8 Tennis courts at MSHS and Turf	\$ 12,600,000	\$ 16,347,609	\$ 590,188	\$ 16,937,798	\$ (4,337,798)	Under Construction
New Transportation Facility to serve 150 buses	\$ 18,000,000	\$ 20,523,342	\$ 235,830	\$ 20,759,172	\$ (2,759,172)	Under Construction
Manor Rise Academy	\$ 43,000,000	\$ 56,184,496	\$ 663,494	\$ 56,847,990	\$ (13,847,990)	Phase-1 Complete, Phase-2 punch list/closeout phase
Wildhorse Elementary School	\$ 21,000,000	\$ 42,087,162	\$ 987,952	\$ 43,075,114	\$ (22,075,114)	Under Construction
New Practice (Multipurpose) facility at MSHS	\$ 8,500,000	\$ 7,503,843	\$ 258,465	\$ 7,762,308	\$ 737,692	Under Construction
New Practice (Multipurpose) facility at MNTHS	\$ 8,500,000	\$ 7,716,199	\$ 238,774	\$ 7,954,973	\$ 545,027	
New Practice Gym at MSHS	\$ 5,000,000	\$ 4,896,925	\$ 183,450	\$ 5,080,375	\$ (80,375)	
Completed & Committed Subtotal	\$ 202,070,000	\$ 241,068,131	\$ 9,235,769	\$ 250,303,900	\$ (48,233,900)	
Additional security cameras and servers	\$ 1,100,000	\$ 2,054,074	\$ -	\$ 2,054,074	\$ (954,074)	COMPLETE
Wireless access points and network switches	\$ 7,330,000	\$ 3,681,053	\$ 2,696,117	\$ 6,377,170	\$ 952,830	In Process
Food service equipment upgrades	\$ 5,000,000	\$ 4,674,550	\$ 325,450	\$ 5,000,000	\$ -	0
Electrical system upgrades	\$ 5,000,000	\$ 2,698,506	\$ -	\$ 2,698,506	\$ 2,301,494	In Process
Paving, parking lot and driveway improvements	\$ 10,500,000	\$ 4,992,487	\$ 750,101	\$ 5,742,588	\$ 4,757,412	Under Construction
Plumbing and restroom upgrades	\$ 5,000,000	\$ 1,262,427	\$ 737,573	\$ 2,000,000	\$ 3,000,000	In Process
Upcoming/Under Development Subtotal	\$ 33,330,000	\$ 19,363,096	\$ 4,509,242	\$ 23,872,338	\$ 10,057,662	
New Performing Art Center	\$ 35,000,000	\$ -	\$ -	\$ -	\$ 35,000,000	Project Reallocated
Special Ed sensory rooms for elementary and middle schools	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,000,000	Project Reallocated
Parking lot repairs	\$ 5,000,000	\$ -	\$ -	\$ -	\$ 5,000,000	Project Reallocated
STEAM labs for elementary	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,000,000	Project Reallocated
Reallocated Project Subtotal	\$ 44,000,000	\$ -	\$ -	\$ -	\$ 44,000,000	
Bond Subtotal	\$ 280,000,000	\$ 260,431,227	\$ 13,745,011	\$ 274,176,238	\$ 5,823,762	
Program Contingency (Original = \$0)	\$ -	\$ 89,924	\$ -	\$ 89,924	\$ (89,924)	
BOND GRAND TOTAL	\$ 280,000,000	\$ 260,521,151	\$ 13,745,011	\$ 274,266,163	\$ 5,733,837	Available Funds

Master Schedule





Program Risks

Program Risks

Risk No.	Topic	Comments	Risk Level
1.	Program Budget	08/30/2023: Funds will be tracked closely including contingency for overall Bond Program. 09/30/2023: Funds will be tracked closely including contingency for overall Bond Program.	Low
2.	Permit Duration	08/30/2023: This risk will be monitored until permits are fully awarded to all growth projects. 09/30/2023: This risk will be monitored until TCO, and final CO permits are fully awarded to all growth projects.	Low
3.	Transportation Facility (Waterline)	08/30/2023: Risk will be tracked until waterline construction is completed. 09/30/2023: Risk will be tracked until waterline construction is completed.	Low
4.	Multipurpose Projects	08/30/23: Substantial completion of the Multipurpose projects is getting delayed due to weather delay, subcontractor unavailability, underground unforeseen conditions and the wind incident at the Manor New Tech High School Multipurpose projects. 09/30/23: Substantial completion of the Multipurpose projects is getting delayed due to weather delay, subcontractor unavailability, underground unforeseen conditions and the wind incident at the Manor New Tech High School Multipurpose projects.	High
5.	Baseball Softball and Paving & Driveway projects	08/30/23: Due to level 3 draught situation in the area, City restricted the water use for the construction projects, it might result in the delay of the projects 09/30/23: Due to level 3 draught situation in the area, City restricted the water use for the construction projects, it might result in the delay of the projects	Medium

A low-angle, upward-looking photograph of several children standing on a geodesic dome structure, likely a climbing frame. The children are holding onto the wooden poles and looking towards the camera with smiles. The image has a warm, reddish-pink color cast. The text "Project Specific Update" is overlaid in the center in a white, sans-serif font.

Project Specific Update

Project Update – Early College High School

- Program Manager: **HPM**
- Arch of Record : **Claycomb Associates**
- Civil Engineer of Record: **Hamilton Duffy**
- Construction Manager at Risk: **Satterfield & Pontikes Construction**
- Commissioning Agent: **DBR Inc.**
- Construction Materials Testing: **Raba Kistner**
- Geotech: **Raba Kistner**



Achievements:

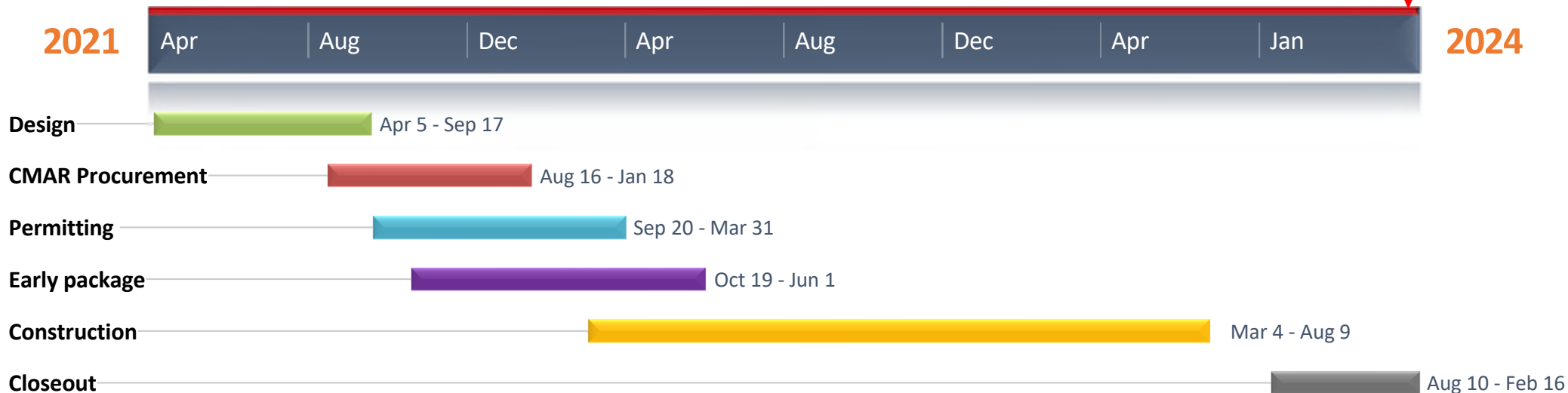
- ✓ Punch list re-walked and minor corrections to take place
- ✓ Perimeter Fence was completed
- ✓ Closeout Procedures on-going
- ✓ Commissioning corrections on-going
- ✓ TDLR Corrections were completed

Next Steps:

- ☐ Closeout procedures completion
- ☐ Final sign off of punch items
- ☐ Commissioning completion

2021

2024



Project Update – Early College High School



Project Update – Manor Rise Academy

- Program Manager: **HPM**
- Arch of Record : **Parkhill**
- Civil Engineer of Record: **Civiltude**
- Construction Manager at Risk: **Core Construction**
- Commissioning Agent: **DBR Inc.**
- Construction Materials Testing: **Raba Kistner**
- Geotech: **incl. in Architect scope**



Achievements (Phase 1):

- ✓ Punch Completed minor corrections to take place

Achievements (Phase 2):

- ✓ Punch interior/exterior corrections on-going
- ✓ Building C (Concession) on-going
- ✓ Buildings (Phase 2) were occupied
- ✓ Open house was completed on 1/23/24

Next Steps (Phase 1):

- ☐ Final signoff of punch items
- ☐ Commissioning completion

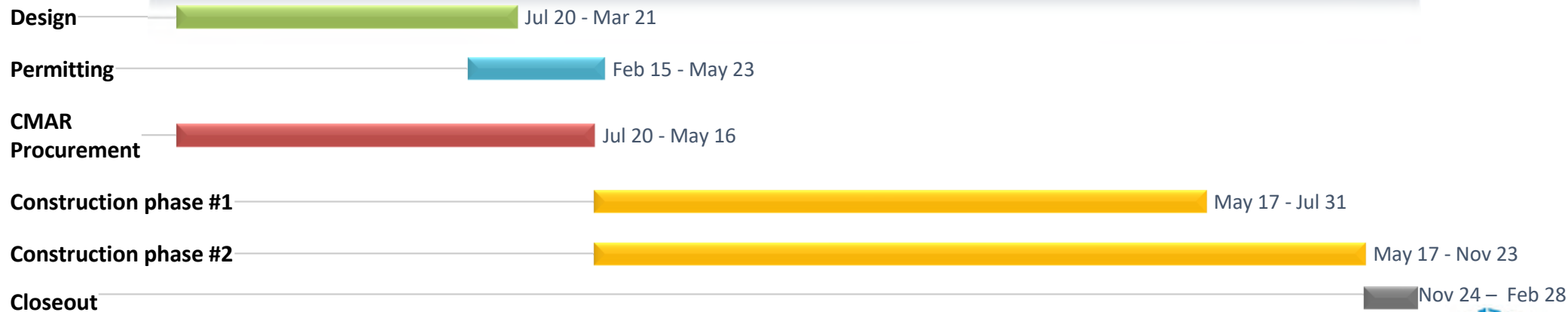
Next Steps (Phase 2)

- ☐ Commissioning completion
- ☐ Final signoff of punch items
- ☐ Closeout procedures

2021

Jul | Oct | 2022 | Apr | Jul | Oct | 2023 | Apr | Jul | Jan

2024



Project Update – Manor Rise Academy



Project Update – Wildhorse Elementary School

- Program Manager: **HPM**
- Arch of Record : **Stantec Architect**
- Civil Engineer of Record: **Gil Engineering**
- Construction Manager at Risk: **Lee Lewis Construction**
- Commissioning Agent: **DBR Inc.**
- Construction Materials Testing: **Terra Testing, LLC**
- Geotech: **Terra Testing, LLC**



Achievements:

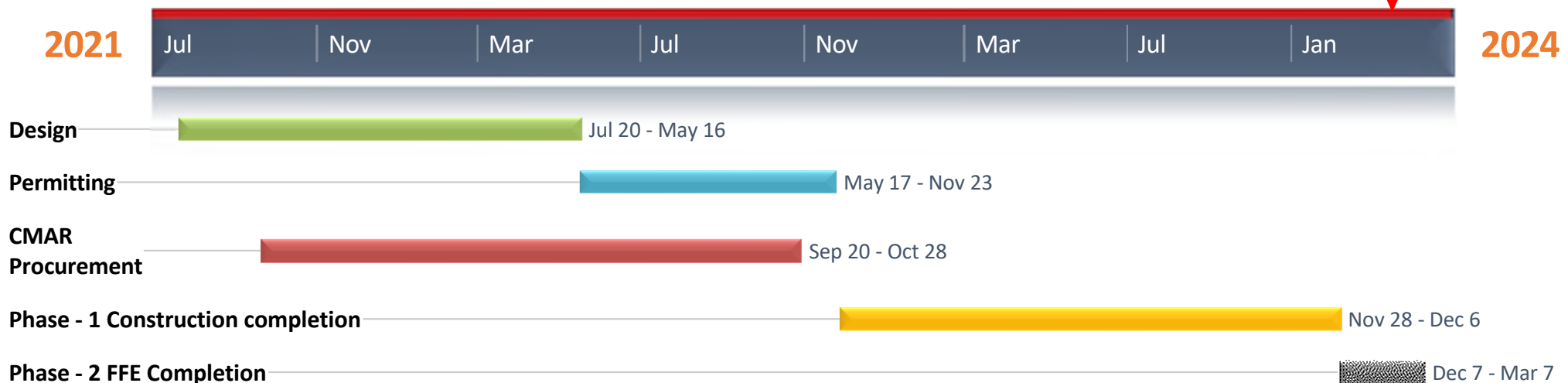
- ✓ Backfilling at concrete and stone retaining wall in progress
- ✓ Stone retaining wall 75% completed
- ✓ Concrete retaining wall was completed
- ✓ Wall tile finishes was completed
- ✓ Exterior wall stone, brickwork 95% completed
- ✓ Windows and glass work were completed

Next Steps:

- ☐ Complete start up of all Roof Top Units
- ☐ Complete stone retaining wall
- ☐ Complete sitework and landscaping
- ☐ Complete Paving
- ☐ Complete exterior wall stone and brickwork

2021

2024



Project Update – Wildhorse Elementary School



Project Update – Practice Gym at MSHS

- Program Manager: **HPM**
- Arch of Record : **Pfluger Architects**
- Civil Engineer of Record: **MWM**
- General Contractor: **Braun & Butler**
- Commissioning Agent: **DBR Inc.**
- Construction Materials Testing: **Terra Testing, LLC**
- Geotech: **Terra Testing, LLC**



Achievements:

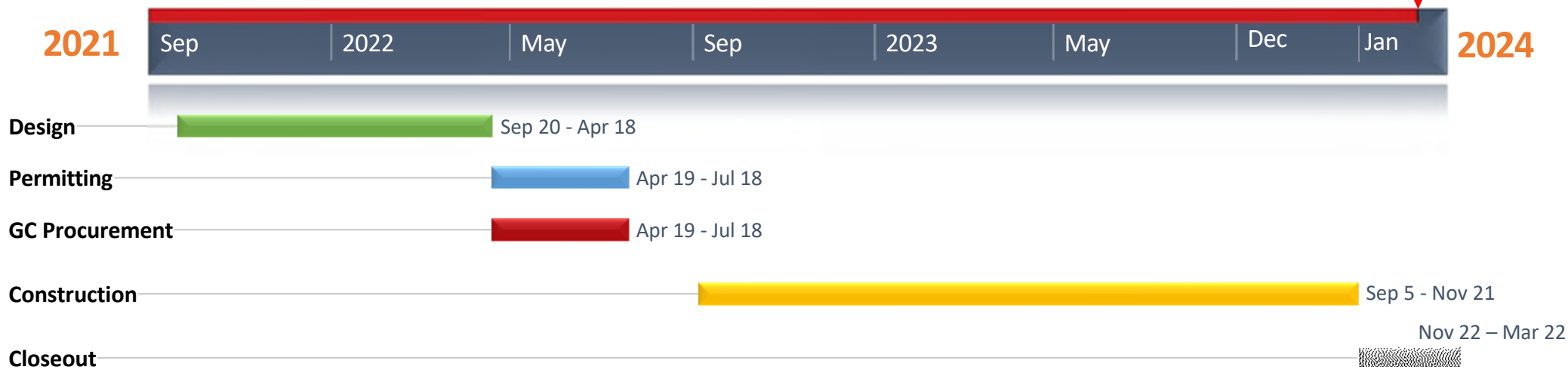
- ✓ Punch list 95% corrected
- ✓ Landscaping on-going

Next Steps:

- ☐ Low voltage wiring installation
- ☐ Punch re-walk
- ☐ Landscaping completion
- ☐ Cameras installation

2021

2024



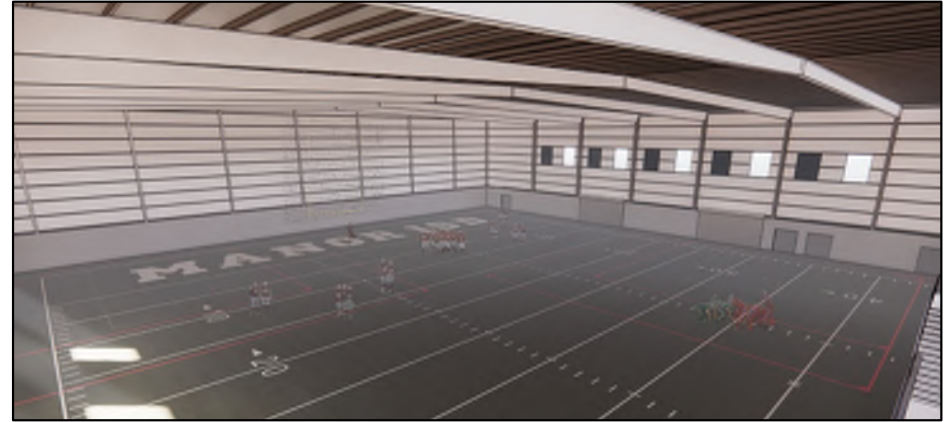
Project Update – Gym at MSHS



Gym

Project Update – Multipurpose Facility at MSHS

- Program Manager: **HPM**
- Arch of Record : **Pfluger Architects**
- Civil Engineer of Record: **MWM**
- General Contractor: **Braun & Butler**
- Commissioning Agent: **N/A**
- Construction Materials Testing: **Terra Testing, LLC**
- Geotech: **Terra Testing, LLC**

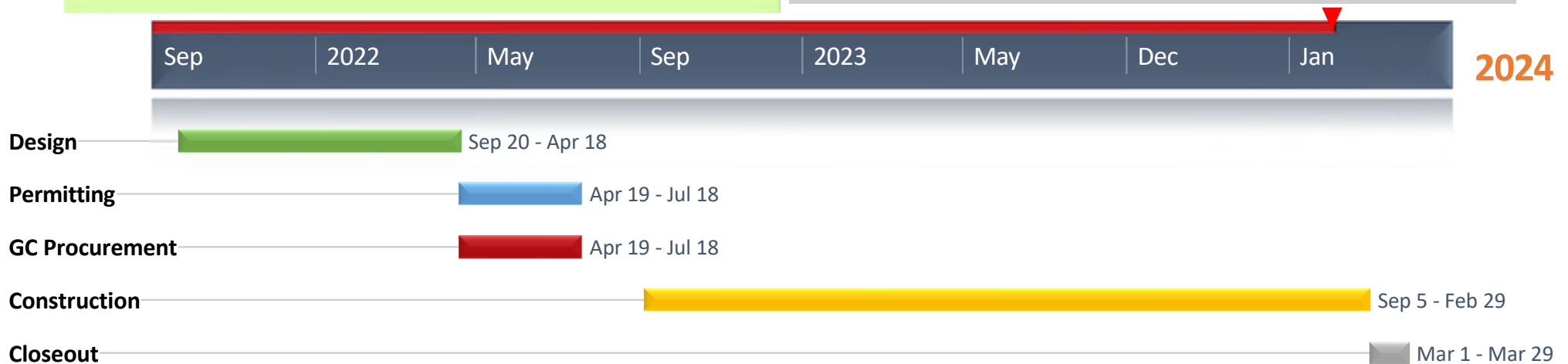


Achievements:

- ✓ Overhead electrical rough-ins was installed
- ✓ Mechanical rough-ins was installed
- ✓ Overhead Fire sprinkler was installed
- ✓ Topping slab was poured
- ✓ ISO was completed
- ✓ Exterior metal panels were installed and completed

Next Steps:

- ☐ Sitework and ramps completion
- ☐ Turf installation
- ☐ Roll-up doors installation
- ☐ Plywood wall completion



Project Update – Gym & Multipurpose Facility at MSHS



Project Update – Multipurpose Facility at MNTHS

- Program Manager: **HPM**
- Arch of Record : **Pfluger Architects**
- Civil Engineer of Record: **MWM**
- General Contractor: **Braun & Butler**
- Commissioning Agent: **N/A**
- Construction Materials Testing: **Terra Testing, LLC**
- Geotech: **Terra Testing, LLC**

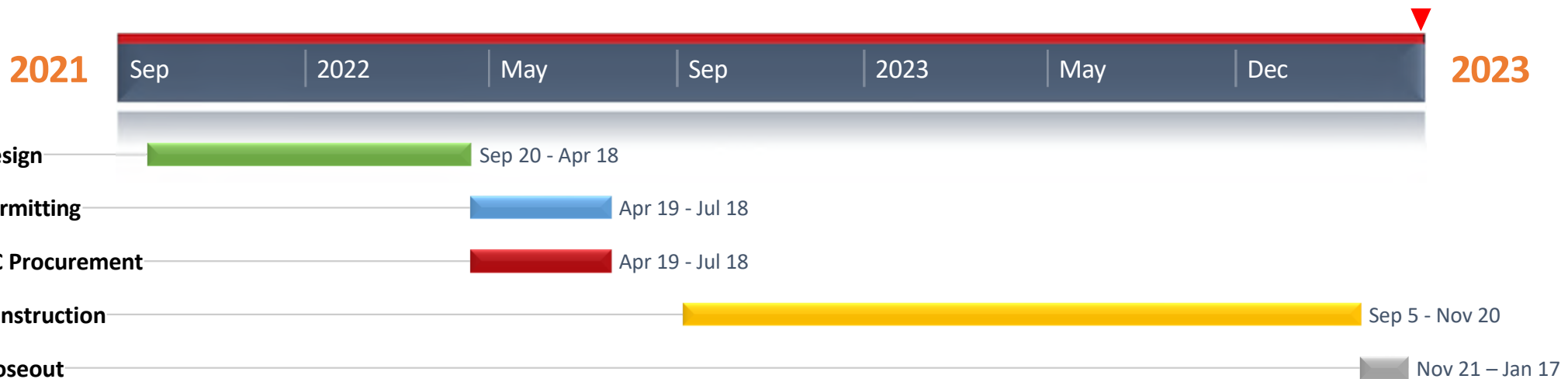


Achievements:

- ✓ Sod was installed in retention pond
- ✓ Punch 95% complete
- ✓ Hand rails on ramp and at Fire Hydrant were installed
- ✓ Open house completed on 1/17/24
- ✓ Building was occupied

Next Steps:

- ☐ Punch re-walk
- ☐ Closeout procedures



Project Update – Multipurpose Facility at MNTHS



Project Update – Transportation Facility

- Program Manager: **MISD**
- Arch of Record : **Claycomb Associates**
- Civil Engineer of Record: **Hamilton Duffy**
- Construction Manager at Risk: **Satterfield & Pontikes Construction**
- Commissioning Agent: **DBR Inc.**
- Construction Materials Testing: **Raba Kistner**
- Geotech: **Raba Kistner**



Achievements:

- ✓ Drywall installation on-going
- ✓ Masonry on-going

Next Steps:

- ☐ Drywall installation completion
- ☐ Masonry completion
- ☐ Punch walk
- ☐ Closeout procedures

2021

Jul

Oct

2022

Apr

Jul

Oct

2023

Apr

Jul

Dec

Jan

Apr

2024

Design — Jul 20 - Sep 17

Permitting — Oct 20 - Feb 1

CMAR Procurement — Jul 20 - Jul 19

Construction — Feb 2 - May 10

Closeout — May 12 - Jun 10

Project Update – Transportation Facility



MISD Project Update – Baseball/Softball Complex & Tennis Courts

- Program Manager: **MISD**
- Arch of Record : **Claycomb Associates**
- Civil Engineer of Record: **Hamilton Duffy**
- General Contractor: **Hellas Construction**
- Commissioning Agent: **N/A**
- Construction Materials Testing: **Terra Testing, LLC**
- Geotech: **Terra Testing, LLC**



Achievements:

- ✓ Landscaping on-going
- ✓ Building ceiling on-going
- ✓ Parking lot completed
- ✓ Fence was completed

Next Steps:

- ☐ Building exterior completion
- ☐ Building interior completion
- ☐ Punch walk
- ☐ Closeout procedures
- ☐ Ribbon cutting.

2021

Sep

Dec

Mar

Jun

Sep

Dec

Mar

Jun

Jan

2024



Design —  Sep 20 - Oct 19

Permitting —  Oct 26 - May 2

GC Procurement —  Nov 1 - Feb 22

Construction Phase-1 —  May 23 - Aug 14

Construction Phase-2 —  Aug 15 – Mar 15

MISD Project Update – Baseball/Softball Complex & Tennis Courts





Annex

Annex – HPM Value Add Log

Id	Date	Project	Item Type	Value Offered	Days Saved	Notes
1	10/22/2021	Early College High School	Bidding	\$476,000.00	0	Contract negotiation with HPM Audit group and S&P. Reduction of Bond cost, GL cost, SDI cost, and BIM Cost.
2	12/1/2021	MISD Program	Programmatic (Program level item)	\$2,100,000.00	270	Revisit. HPM discovered that MISD had an existing agreement with the City of Austin. This agreement reduces permit review time significantly. COW * 6% for 9mo.
3	12/1/2021	MISD Program	Programmatic (Program level item)	\$1,899,000.00	90	HPM negotiated with the City of Manor a new ILA on behalf of the district. This will reduce the permit from 6 mo. to 3 mo. COW * 6% for 3mo.
4	12/1/2021	New Transportation Facility to serve 150 buses	Preconstruction	\$200,000.00	0	Negotiated terms agreed upon for the ECHS contract have been applied to this contract.
5	12/1/2021	MISD Program	Preconstruction	\$400,000.00		HPM reviewed and modified the contracts and RFP documents to limit the CMAR's ability to charge unreasonable amounts in the GC and GR. (\$250k for K-8 & \$150k for Elementary)
6	1/7/2022	Wildhorse Elementary School	Cost Avoidance	\$32,955.00	0	During negotiations with Geotech services HPM was able to lower the cost of the services provided for the new ES.
7	3/1/2022	New Baseball/Softball complex at MSHS	Value Engineering	\$287,500.00		- Reduced sidewalk by 18,900 SF (\$105k saving) - Change the layout and driveway (\$112.5K saving) - Contract negotiation (\$70k saving)
8	3/1/2022	Manor Rise Academy	Value Engineering	\$1,100,000.00	0	During the contract negotiations led by HPM, the contractor agreed to reduce their contingency from 5% to 2%.
9	3/1/2022	Wildhorse Elementary School	Value Engineering	\$800,000.00	0	During the contract negotiations led by HPM, the contractor agreed to reduce their contingency from 5% to 2%
10	3/1/2022	Manor Rise Academy	Value Engineering	\$928,952.40	0	HPM lead the value engineering effort.
11	3/1/2022	MISD Program	Programmatic (Program level item)	\$409,639.00	0	HPM brought in an additional PM at no cost to the owner.
12	6/1/2022	Manor Rise Academy	Preconstruction	\$250,000.00	0	Reduced the amount of 3:1 slope to the entirety of the project. Originally, the project called for the slope all around the project but it was deemed unnecessary and that it only needed to be in the courtyards and hardscapes.
13	6/1/2022	Wildhorse Elementary School	Other	\$57,400.00	0	Due to design changes the A/E wanted to charge an additional \$57,400 for additional designs/design changes. During negotiations it was agreed to be a zero cost.

Annex – HPM Value Add Log

Id	Date	Project	Item Type	Value Offered	Days Saved	Notes
14	6/3/2022	Wildhorse Elementary School	Cost Avoidance	\$53,860.00	0	Due to negotiations with the CMT firm costs for services offered was reduced.
15	6/3/2022	New Practice Gym at MSHS	Cost Avoidance	\$39,100.00	0	Due to negotiations with the CMT firm costs for services offered was reduced.
16	6/3/2022	New practice facility at MSHS	Cost Avoidance	\$31,630.00	0	Due to negotiations with the CMT firm costs for services offered was reduced.
17	6/3/2022	New practice facility at MNTHS	Cost Avoidance	\$30,470.00	0	Due to negotiations with the CMT firm costs for services offered was reduced.
18	6/30/2022	Wildhorse Elementary	Value Engineering	\$30,354.30	0	HPM lead the value engineering effort.
19	7/21/2022	Early College High School	Field Observation	\$15,000.00	4	During an inspection the field coordinator came up with a plan to deconflict pier drilling with existing fiber lines to the MSHS. Field coordinator avoided having to disconnect fibers, dig/remove conduits, drill piers, reroute conduits and install fiber then perform function checks. Field coordinator saved money in labor and material while keeping the schedule on track.
20	7/22/2022	Manor Rise Academy	Contract Administration	\$140,420.00	0	During negotiations with A/E firm due to the overall GMP amount increasing, the HPM team was able to agree upon a no fee increase with the A/E partners rather than the 7%.
21	10/25/2022	Wildhorse Elementary School	Cost Avoidance	\$2,500.00	0	In negotiations with mascot designer received the branding package for a lesser price.
22	10/25/2022	Manor Rise Academy	Cost Avoidance	\$7,500.00	0	In negotiations with mascot designer received the branding package for a lesser price.
23	11/28/2022	Wildhorse Elementary School	Change Order	\$6,000.00	0	Negotiated ground breaking event flex base change order and reduced amount by \$6k
24	12/2/2022	Early College High School	Change Order	\$141,004.00	0	During discussions with the vendor and end user it was decided to re-evaluate the bids for change orders to the PA system. PM explained the desired system and integration. After discussions it was found that the chosen PA system was over designed and could be simplified. Additionally PM ensured that the sub-contractors overhead and profit was capped at 10% not 15%.
25	4/5/2023	New Practice Gym at MSHS	Change Order	\$14,050.00	0	Working with Contractors, found better alternatives, efficient use of contingency vs allowances, etc.

Annex – HPM Value Add Log

Id	Date	Project	Item Type	Value Offered	Days Saved	Notes
26	4/5/2023	New practice facility at MSHS	Change Order	\$52,022.00	0	Working with Contractors, found better alternatives, efficient use of contingency vs allowances, etc.
27	4/5/2023	New practice facility at MNTHS	Change Order	\$54,247.50	0	Change order review, cost validation, scope validation and negotiation with the Contractor (Up to April 5, 2023)
28	4/20/2023	Early College High School	Cost Avoidance	\$278,789.00	0	The original City of Manor requirements called for RTU screens to be on all 4 sides. After walking with City, it was confirmed that no RTU screens will be needed.
29	7/19/2023	Wildhorse Elementary School	Change Order	\$105,265.00	0	Review, validate and negotiate the change order for the extended General Conditions due to initial permit delay
30	8/4/2023	New practice facility at MNTHS	Change Order	\$54,583.00	0	Change order review, cost validation, scope validation and negotiation with the Contractor (Up to Aug 4, 2023)
31	8/4/2023	New practice facility at MSHS	Change Order	\$40,093.00	0	Change order review, cost validation, scope validation and negotiation with the Contractor (Up to Aug 4, 2023)
Total				\$ 10,038,334.20		

A low-angle, upward-looking photograph of several children standing on a complex, spiderweb-like metal structure. The children are holding onto the radial beams and looking towards the camera with smiles. The entire image is overlaid with a semi-transparent reddish-pink filter. The text "Additional Bond Projects" is centered in white, sans-serif font.

Additional Bond Projects

Executive Summary of Assessment Projects

Project	AE/Contractor	Site	Start Date	End Date
Roofing upgrades	BEAM/ Rain King	Various campuses	6/6/22	Completed
Kitchen update	Claycomb/ B&B	MHS, DMS, MMS; Cafeteria/ kitchen	6/6/22	Completed
Restroom updates	Target Solutions	MHS; Campus restrooms	6/6/22	Completed
HVAC updates	ADM/ Veregy	Various campuses	8/8/22	Completed
BB/SB refresh	Tait-Pitkins/ Hellas	MHS; BB/SB fields	5/9/22	Completed
Secure vestibules	ADM/ B&B	Various campuses	1/6/22	Completed
Marquees	Blackfin	Various campuses	10/15	Completed
CAO paint	TBD		7/1/22	Completed
CAO concrete	TBD	CAO	11/21	Completed
Paving and driveway	Gil engineering		8/1/22	Completed
MAC lighting	Gil engineering		7/21/22	Completed
PAC lighting	Olden Lighting		9/1/23	Completed
PAC Audio	TPI		11/6/22	Completed
White fleet	Enterprise	12 vehicles on order as of 10/15	7/20/22	Closed
Land Acquisition	HB Properties		7/25/22	Closed
Track and Field	Hellas	MAC	11/1/21	Completed
Water heater upgrade	Airco	Various campuses	6/22	Completed
PA systems	Honeywell	MHS, BTE, The Colosseum, Softball, BTE cafeteria	3/1/22	Completed
Stage curtains		Various campuses	11/1/22	Completed
Concessions upgrades	B&B	MAC, BB/SB	11/1/22	Completed
Traffic light @ Lagos	TxDot	Lagos	10/1/21	Ongoing
Concrete work @ BME	TBD	Various campuses	12/1/22	Ongoing
Sidewalks at LES	TBD	LES	TBD	Completed
Remove curb from parking lot	TBD	MNTHS	TBD	Completed

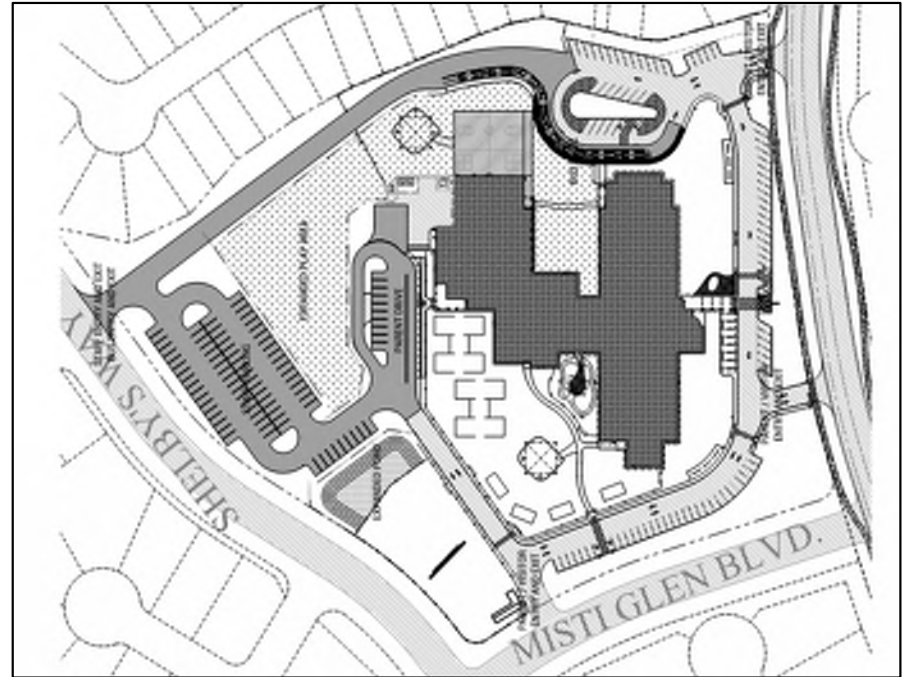


Project Update – Paving and Driveways

- Program Manager: **MISD**
- Civil Engineer of Record: **Gil Engineering**
- Contractor: **HCS**
- Construction Materials Testing: **Raba-Kistner**
- Geotech: **Raba-Kistner**

Status:

- ☐ BB Parking lot - asphalt is on-going
- ☐ Shadowglen demolition on-going
- ☐ BB Concrete work was completed



2022  2024

Design: **September 2022 – December 2022**

Procurement: **January – May 2023**

Construction: **May – June 2024**

Closeout: **July 2024**