



**DENTON INDEPENDENT SCHOOL DISTRICT**  
Empowering Lifelong Learners

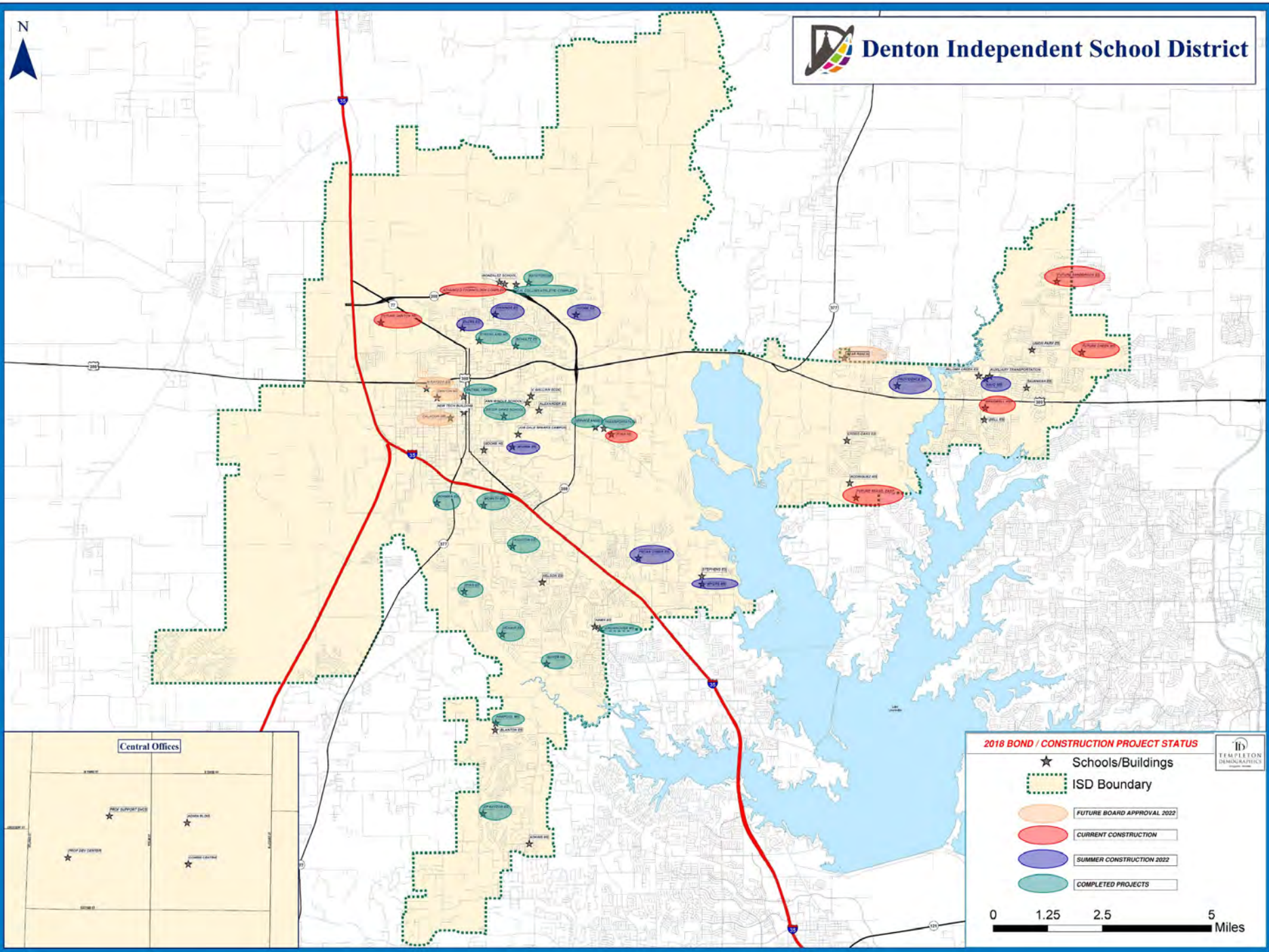
Operations Division

# Construction Report

May 2022

Prepared by:

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**2018 BOND / CONSTRUCTION PROJECT STATUS**

- ★ Schools/Buildings
- ISD Boundary
- FUTURE BOARD APPROVAL 2022
- CURRENT CONSTRUCTION
- SUMMER CONSTRUCTION 2022
- COMPLETED PROJECTS

0 1.25 2.5 5 Miles



# Denton Transportation Center East



Project – 02

2018 Bond Authorization

Architects – Corgan

Contractor – Steele & Freeman Inc.

Move In – Fall 2022



SITE VIEW LOOKING NORTHWEST

# Denton Transportation Center East



Project – 02

2018 Bond Authorization

Architects – Corgan

Contractor – Steele & Freeman Inc.

Move In – Fall 2022

## Tasks completed previous 90 days:

- Bus Wash Pre-Engineered Metal Building erected.
- Bus parking lot 90% poured.
- Underground utilities at 90% (water, gas & power)
- Operations Building erected and 90% framed out.
- Maintenance Building slab completed.
- Pre-Engineered Metal Building arrived.



# Denton Transportation Center East



Project – 02

2018 Bond Authorization

Architects – Corgan

Contractor – Steele & Freeman Inc.

Move In – Fall 2022



BUS WASH, OFFICE AND TRAINING CENTER



# Denton Transportation Center East



Project – 02

2018 Bond Authorization

Architects – Corgan

Contractor – Steele & Freeman Inc.

Move In – Fall 2022



OFFICE AND TRAINING CENTER WITH  
MAINTENANCE SLAB OVERVIEW



# Denton Transportation Center East



Project – 02

2018 Bond Authorization

Architects – Corgan

Contractor – Steele & Freeman Inc.

Move In – Fall 2022



TRANSPORTATION FLYOVER MAY 2022

# Denton Transportation Center East



Project – 02

2018 Bond Authorization

Architects – Corgan

Contractor – Steele & Freeman Inc.

Move In – Fall 2022

## Upcoming tasks:

- Bus Wash framing & masonry.
- Operations Building, waterproofing & masonry.
- Maintenance Building erection, waterproofing, framing & masonry.
- Forming & pouring staff parking.
- Retaining wall installation.
- Underground piping for fuel systems.
- Installing irrigation system backbone.



# Pat Cheek Middle School (#9)



Project – 24

2018 Bond Authorization

Architects – Corgan Architects

Contractor – Northstar Builders

Move In – Summer 2023

SITE VIEW LOOKING SOUTHEAST

# Pat Cheek Middle School (#9)



Project – 24

2018 Bond Authorization

Architects – Corgan Architects

Contractor – Northstar Builders

Move In – Summer 2023

## Tasks completed previous 90 days:

- ICF areas A, F and E
- Structural Steel Erection Areas A & B
- Second Floor Concrete Placement Area B
- Metal Stud Framing Area B
- MEP Overhead Rough-In Area B
- Paving Completion of Denton Way
- Off-Site Storm Utilities



# Pat Cheek Middle School (#9)



Project – 24

2018 Bond Authorization

Architects – Corgan Architects

Contractor – Northstar Builders

Move In – Summer 2023

CLASSROOM WING AND FINE ARTS

# Pat Cheek Middle School (#9)



Project – 24

2018 Bond Authorization

Architects – Corgan Architects

Contractor – Northstar Builders

Move In – Summer 2023

TENNIS COURT SLABS



# Pat Cheek Middle School (#9)



Project – 24

2018 Bond Authorization

Architects – Corgan Architects

Contractor – Northstar Builders

Move In – Summer 2023

SITE VIEW LOOKING NORTHWEST



# Pat Cheek Middle School (#9)



January 2022

April 2022



Project – 24  
2018 Bond Authorization  
Architects – Corgan Architects  
Contractor – Northstar Builders  
Move In – Summer 2023

SITE PROGRESS



# Pat Cheek Middle School (#9)



Project – 24

2018 Bond Authorization

Architects – Corgan Architects

Contractor – Northstar Builders

Move In – Summer 2023



PAT CHEEK MS FLY OVER MAY 2022

# Pat Cheek Middle School (#9)



Project – 24

2018 Bond Authorization

Architects – Corgan Architects

Contractor – Northstar Builders

Move In – Summer 2023

## Upcoming tasks:

- Continue Structural Steel Erection
- ICF Erection at Remaining Areas
- Metal Stud Framing and Sheathing
- Roofing
- MEP Overhead Rough-In
- Windows
- Exterior Veneer
- Off-Site Utilities
- Grading and Utilities at Football Field





PROJECT - 18  
NEW CALHOUN MIDDLE SCHOOL

PROJECT - 35  
NEW NEWTON RAYZOR ELEMENTARY SCHOOL

REFERENCE SEPARATE PRESENTATION

2018 Bond Authorization  
Architects – Corgan  
Contractor – Balfour Beatty  
Move In – Summer 2024

# Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization

Architects – Pfluger Architects

Contractor – Balfour Beatty

Move In – Summer 2022



Computer rendered concept

pfluger



# Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization

Architects – Pfluger Architects

Contractor – Balfour Beatty

Move In – Summer 2022

## Tasks completed previous 90 days:

- Roof Installation
- Solar Panel Installation
- Exterior Panels & Masonry
- Power, Gas, and Water Utility Connections
- Above Ceiling & In Wall MEP Installation
- Tile Installation
- Kitchen Equipment Installation

# Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization  
Architects – Pfluger Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022



SITE VIEW LOOKING NORTH



# Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization  
Architects – Pfluger Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022



EXTERIOR CLASSROOM VIEW LOOKING NORTHWEST

# Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization  
Architects – Pfluger Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022



SOLAR PANEL OVERHEAD AERIAL VIEW



# Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization  
Architects – Pfluger Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022



MILLWORK STANDARD ELEVATION

# Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization  
Architects – Pfluger Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022



KITCHEN FREEZERS AND COOLERS



# Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization  
Architects – Pfluger Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022



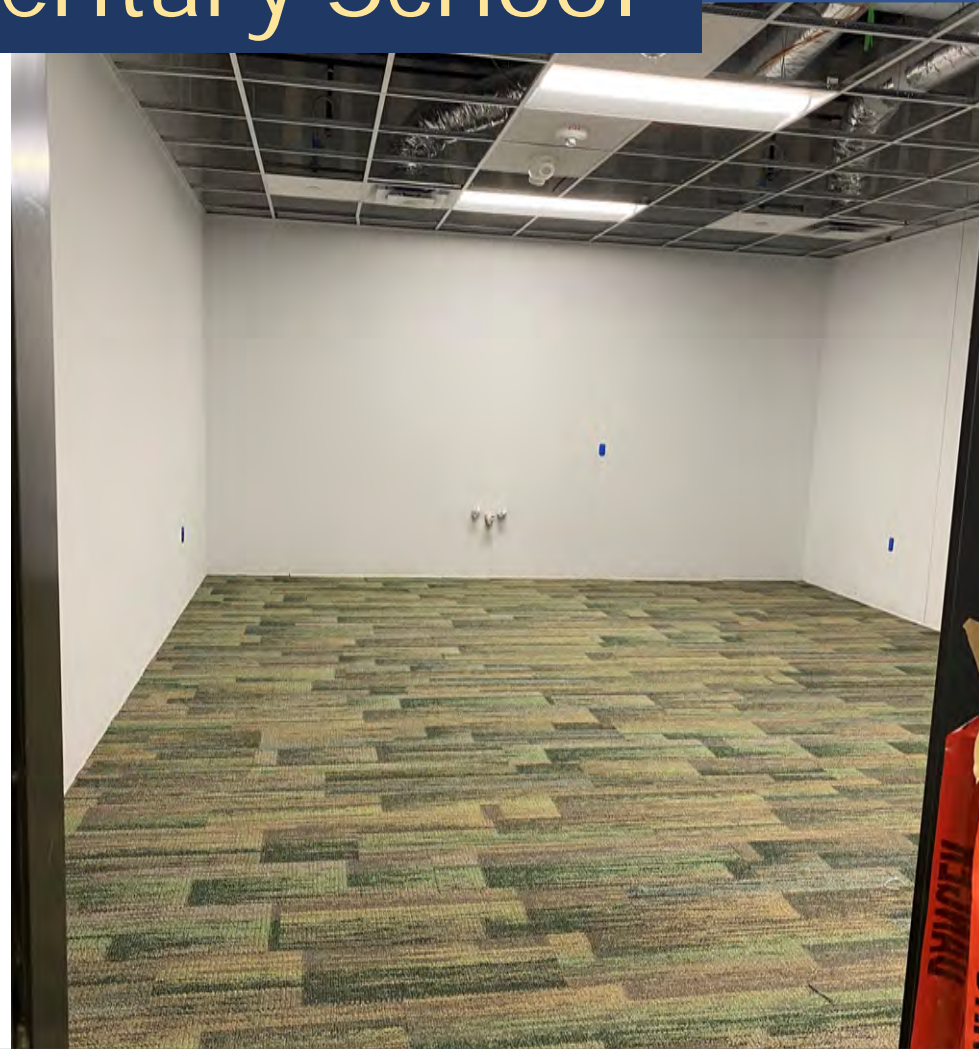
CAFETERIA SERVING LINE ENTRIES

# Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization  
Architects – Pfluger Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022



STANDARD CARPET LAYOUT



# Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization  
Architects – Pfluger Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022



SANDBROCK ES FLYOVER MAY 2022

# Sandbrock Ranch Elementary School



Project – 57

2018 Bond Authorization  
Architects – Pfluger Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022

## Upcoming tasks:

- Complete Irrigation Water Well
- Complete Exterior Concrete & Landscape
- Complete Exterior Fencing
- Drop Interior Ceiling Tiles
- Complete Flooring Installation
- Complete Millwork Installation
- Complete Audio/Visual Technology
- Commissioning of Building
- Punch Lists Processes



# Braswell High School Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization

Architects – VLK Architects

Contractor – Balfour Beatty

Move In – Summer 2022

SITE OVERVIEW

# Braswell High School Additions & Carrico Athletic Complex

## Tasks completed previous 90 days:



- **Stadium –**
  - Home Side Structural Steel & Decking
  - Roofing, Framing
  - Exterior Sheathing
  - Football Field Turf Replacement
  - MEPF Rough-In
  - Home and Visitor Videoboards
  - Visitor Grandstands/Bleachers

Project – 04

2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022



# Braswell High School Additions & Carrico Athletic Complex



## Tasks completed previous 90 days:

- Stadium
  - Auxiliary Building CMU Veneer
  - MEPF Rough-In
  - Flooring, Interior Paint
  - Roofing at Unit Z
  - Doors & Hardware
- Classroom
  - Exterior Glass,
  - Interior Sheetrock, Tape, Bed, and Paint
  - Interior Ceiling Grid,
  - Permanent Electrical Power, MEPF Equipment Startup

Project – 04

2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022

# Braswell High School Additions & Carrico Athletic Complex



## Tasks completed previous 90 days:

- Site
  - Landscape Southeast Practice Field
  - East Parking Lot Paving
  - Parking Lot Striping
- Final Electrical Connections for MDF Room HVAC Equipment

Project – 04

2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022



# Braswell High School Additions & Carrico Athletic Complex



Project – 04  
2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022

CLASSROOM WING ADDITION



# Braswell High School Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022



# Braswell High School Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization

Architects – VLK Architects

Contractor – Balfour Beatty

Move In – Summer 2022



STUDENT ENTRY

# Braswell High School Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022



INTERIOR MAIN HALLWAY @ STUDENT ENTRY



# Braswell High School Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022



COLLABORATION HALLWAY

# Braswell High School Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022

STADIUM LOOKING NORTH



# Braswell High School Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022

STADIUM HOME SEATING



# Braswell High School Additions & Carrico Athletic Complex



Project – 04  
2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022

STADIUM HOME ENTRY



# Braswell High School Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022



STADIUM PLAZA AND CONCESSIONS

# Braswell High School Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022

NEW 50 - YARD SYNTHETIC TURF



# Braswell High School Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022

STADIUM VISITOR SEATING AND PARKING



# Braswell High School Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022



NEW PRACTICE FIELD



# Braswell High School Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022

BHS/CARRICO FLYOVER MAY - 2022

# Braswell High School Additions & Carrico Athletic Complex



Project – 04

2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022

## Upcoming tasks:

- Stadium
  - Visitor Entrance Flatwork Pavement
  - Home Side Roofs
  - Remaining Curtain Wall
  - Technology Rough-In and Start Up
  - Interior Finishes
  - Mill-Work, Doors, Frames & Hardware
  - Elevators
  - Exterior Metal Panels,
  - Kitchen Equipment for both concession areas
  - Light fixtures



# Braswell High School Additions & Carrico Athletic Complex

## Upcoming tasks:



- Auxiliary Buildings
  - Flatwork Pavement
  - Permanent Power
  - Fire Alarm Connections and Testing
  - Mechanical equipment start up and commissioning punch list

Project – 04

2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022

# Braswell High School Additions & Carrico Athletic Complex



## Upcoming tasks:

- Classroom
  - Science Lab Casework
  - Classroom Millwork
  - Interior Signage
  - Polished Concrete
  - Courtyard Turf, Doors & Hardware
  - finishing Exterior Metal Panels
  - Exterior Site Work
- Site
  - 60 Yard Practice Field Turf Install
  - Southeast Practice Field Addition of SOD and Irrigation

Project – 04

2018 Bond Authorization  
Architects – VLK Architects  
Contractor – Balfour Beatty  
Move In – Summer 2022



# New Denton High School



Project – 02

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring / Summer 2022



4/14/2022



# 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:

- Dome and Bronco Installed.
- Fire Suppression System completed.
- Turf on Baseball and Softball fields completed.
- Tennis Court and Track surfacing completed.
- Flatwork at the courtyard and building entrances completed.
- Overhead Canopies completed.
- Theatrical Stage and Black Box flooring installed.
- Auditorium Seating Installed.
- Dance Studio and Orchestra Hall Wood floor installed.
- Parking Lots and Drives Striped.



# New Denton High School



Project – 02

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring / Summer 2022



MAIN CLASSROOM BUILDING



# New Denton High School



Project – 02

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring / Summer 2022



MAIN CLASSROOM BUILDING



# New Denton High School



Project – 02

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring / Summer 2022



04/14/2022



BASEBALL / SOFTBALL FIELDS



# New Denton High School



Project – 02

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring / Summer 2022



MAIN BUILDING – FINE ARTS LOOKING SOUTHEAST



# New Denton High School



Project – 02

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring / Summer 2022



MAIN BUILDING – FINE ARTS

# New Denton High School



Project – 02

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring / Summer 2022

## Upcoming tasks:

- Continue with the commissioning of Electrical, HVAC, and Plumbing systems.
- Continue working on Bronco Way.
- Continue installing access controls.
- Continue installing building security systems.
- Continue with Irrigation and Landscaping installation.
- Complete installation of sports netting.
- Start Owners Training.
- Continue working on punch lists with VLK.



# LaGrone ATC



Project – 02

2018 Bond Authorization

Architects – VLK

Contractor – Steele & Freeman Inc.

Move In – Spring 2023



SITE OVERVIEW

# LaGrone ATC



Project – 02

2018 Bond Authorization

Architects – VLK

Contractor – Steele & Freeman Inc.

Move In – Spring 2023

## Tasks completed previous 90 days (Interior):

- Interior make-safe and move out.
- Culinary Area D demolition 90% complete.
- Cosmetology Area E demolition 50% complete.
- Tree and inlet protection & irrigation make-safe.
- Old student/staff parking area demolition complete.
- Fine grading and moisture conditioning complete.



# LaGrone ATC



Project – 02

2018 Bond Authorization

Architects – VLK

Contractor – Steele & Freeman Inc.

Move In – Spring 2023



TOP - SLAB EARTHWORK FOR ADDITION  
BOTTOM - KITCHEN INTERIOR REMODEL FOUNDATION



# LaGrone ATC



Project – 02

2018 Bond Authorization

Architects – VLK

Contractor – Steele & Freeman Inc.

Move In – Spring 2023



LA GRONE ATC FLYOVER MAY 2022



# LaGrone ATC



Project – 02

2018 Bond Authorization

Architects – VLK

Contractor – Steele & Freeman Inc.

Move In – Spring 2023

## **Upcoming tasks:**

### Interior

- Underground plumbing & electrical runs in Culinary Area D.
- Drilling & pouring piers for Culinary Area D.
- Forming & Pouring new slab for Culinary Area D.
- Finish interior demolition of existing Cosmetology Area E.

### Exterior

- Trenching & installing underground Utilities.
- Laying out piers for drilling & pouring.
- Form, set and pour new addition Unit G.

# 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

## Tasks completed previous 90 days:

- Theatrical Rigging & Lighting
- Theatrical Sound
- Architectural Punch List (Interior & Exterior)
- MEP Punch List
- City & Fire Marshall Finals
- City Certificate of Occupancy
- Road Replacement at Bus Barn
- Perimeter Black Vinyl Fence at Football Field
- District Move-in

# Ryan High School Renovations



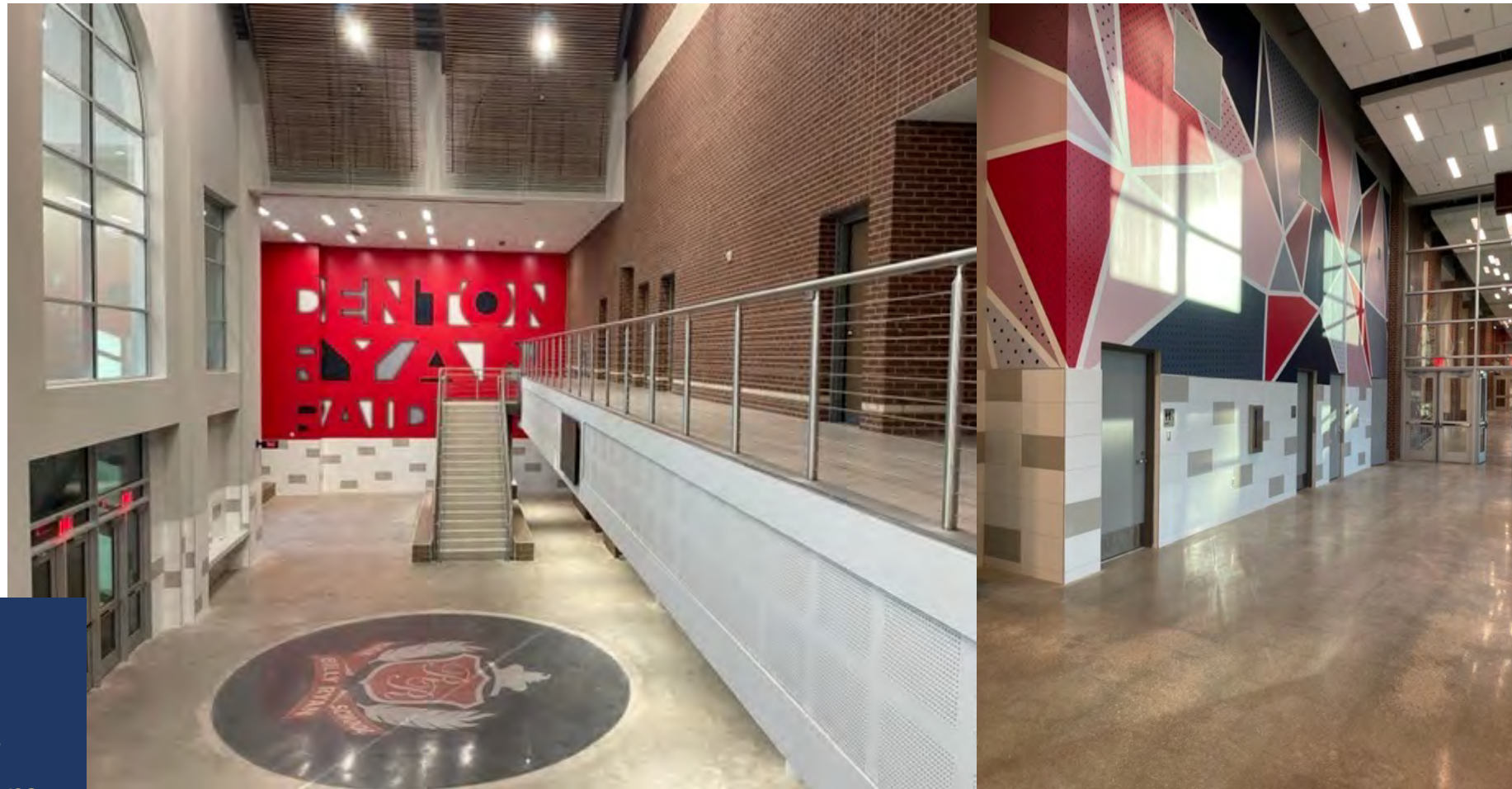
Project – 01

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring 2022



FINE ARTS LOBBY



# Ryan High School Renovations



Project – 01

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring 2022

FINE ARTS AUDITORIUM

# Ryan High School Renovations



January 2022



March 2022

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

SITE PROGRESS AERIAL



# Ryan High School Renovations



## Upcoming tasks:

- Landscape & Irrigation Punch Process
- Civil Punch Process
- Black Vinyl Fence Installation @ Football Field
- Theatrical Sound Processor Installation
- Completing Stage Lighting & Rigging Punch List
- Owner Training in Fine Arts Center

Project – 01

2018 Bond Authorization

Architects – VLK Architects

Contractor – Northstar Builders

Move In – Spring 2022

# Technology Bond Projects



Project – 86  
2018 Bond Authorization  
Network  
Infrastructure

## Tasks completed previous 90 days:

- Wireless equipment pushed back from May, 2022 to November, 2022 Manufacturer attributes supply chain issues
- Shifts installation window & delays implementation - assessing potential options

## Upcoming tasks:

- Reviewing competitive offering to shift to different manufacturer
- Reviewing product substitution to take advantage of new wireless technology (WiFi 6E) - will introduce the biggest shift in wireless technology in 10 years Standard was approved after original order & not an option when this process started
- Receiving equipment in Nov/Dec '22 and immediately begin installation



# Technology Bond Projects



Project – 88  
2018 Bond Authorization  
Innovation -  
Technology – Fiber

## Task completed previous 90 days:

- Leveraging Upper Trinity easements along FM 1385 to service Sandbrock Ranch ES and Cheek Middle
- Confirmed with Zayo that we do not have any current opportunities for trading fiber capacity. Will continue to evaluate as the district build out continues.

## Upcoming tasks:

- District fiber vendor continues to develop overall feasibility study.
- Scheduling planning meeting with Denton County to evaluate pathway sharing possibilities as well as to review existing shared pathway critical areas.

# Technology Bond Projects



Project – 90  
2018 Bond Authorization  
Innovation - Technology  
Equipment

## Tasks completed previous 90 days:

- Specifications and drawings are at 60% 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:

- Finalize project documents and execute bid by Sept 1.
- Plan to begin as soon as possible at elementary sites. High school and middle school will be Summer 2023.





## Projects in Development

Facility	Phase of Development	Construction Commencing	Construction Completion
Newton Rayzor Elementary	Design	Summer 2022	Summer 2024
Calhoun Middle School Relocation	Design	Summer 2022	Summer 2024
Hodge Elementary	GMP Approved	Summer 2022	Summer 2022
Rivera Elementary	GMP Approved	Summer 2022	Summer 2022
Ginnings Elementary	GMP Approved	Summer 2022	Summer 2022
Evers Elementary	GMP Approved	Summer 2022	Summer 2022
Pecan Creek Elementary	GMP Approved	Summer 2022	Summer 2022
Providence Elementary	GMP Approved	Summer 2022	Summer 2022
McMath Middle	GMP Approved	Summer 2022	Fall 2022
Crownover Middle	GMP Approved	Summer 2022	Fall 2022
Harpool Middle	GMP Approved	Summer 2022	Fall 2022
Myers Middle	GMP Approved	Summer 2022	Fall 2022
Navo Middle	GMP Approved	Summer 2022	Fall 2022



### Controls, MEP, Fire Alarm & Vestibule Projects

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	Complete	In Progress	NA
Ginnings	Complete	Complete	Complete	In Progress	NA
Hodge	In Progress	In Progress	Complete	NA	NA
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	In Progress	In Progress	Complete	Complete	NA
WS Ryan	In Progress	In Progress	Complete	Complete	NA