



Tyler ISD 2004 Bond
Board Update
May 18, 2006

- A & E Consultants
 - A. Barham Architects and EHRC Architects are providing Construction Administration services throughout the project duration.
 - B. Barham Architects and EHRC Architects are reviewing RFI's throughout the construction process.
 - C. Fitzpatrick Butler/PBK, Architects (FB/PBK) have completed the designs for Austin and Bonner. Pre-proposal conferences are scheduled for Bonner on May 18th, 4:00 pm and Austin conference is scheduled for May 23rd at 4:00 pm.

- Construction Projects

- A. Bell Elementary School – New Construction

- a. Work Completed

- Drywall framing, ductwork, plumbing, fire protection piping and electrical rough-in are complete.

- b. Work in Progress

- Denson is scheduled to be substantially complete on Area A (2 story wing) by May 26th. Also Denson continues to complete finish trades in areas B, C and D being the last area to complete. In addition, brickwork continues along with concrete work in the courtyard. Technology cabling continues. Permanent power is on.

- c. 3-Week Look Ahead

- Work items listed above will continue in Area A, B, C and D.

- d. Progress Photos

- B. Ramey Elementary School – New Construction

- a. Work Completed

- Drywall framing, ductwork, plumbing, fire protection piping and electrical rough-in are complete.

- b. Work in Progress

- Ramey is tracking the same as Bell. Denson is scheduled to be substantially complete on Area A (2 story wing) by May 26th. Also Denson continues to complete finish trades in areas B, C and D being the last area to complete. In addition, brickwork continues along with concrete work in the courtyard. Technology cabling continues. Permanent power is on.

- c. 3-Week Look Ahead

- Work items listed above will continue in Area A, B, C and D.

- d. Progress photos

C. Dr Bryan C Jack Elementary – New Construction

a. Work Completed

Structural steel is complete at the Gym/Cafetorium. Sheetrock has been completed on the first floor of the east side of the two story classroom wing, as well as above ceiling work. Roofing is complete on the two story classroom wing.

b. Work in Progress

Drywall framing and rough-in for electrical, plumbing, fire sprinkler and ductwork is underway on the west side of the two story wing and the one story classroom wing. Sheetrock is being installed on the second floor of the two story wing and technology cable installation continues. Masonry work continues at the Gym/Cafetorium and brickwork at the two story classroom wing. Built-up and metal roofing will continue.

c. 3-Week Look Ahead

Work item listed above will continue.

d. Progress Photos

D. Douglas Elementary School-New Construction

- a. Denson Construction bid Douglas School on May 4th. Provided the Board approves the GMP, Denson will mobilize on site May 22nd.

E. Austin Elementary School

- a. RPR Construction Company will bid the new facility on June 6th.
- b. Moving of furniture, books, equipment, etc is scheduled to commence June 1st.
- c. Demolition is scheduled to commence June 21st.

F. Bonner Elementary School

a. Meeting May 4, 2006

On Thursday May 4th a review was made by Virginia Shull, Chairperson of Tyler Historical Preservation Board and Janie Chilcote, Director of Historic Tyler of the historical Bonner School. The goal was to identify any historic elements that should be saved or incorporated into the new Bonner School. Several exterior cast stone items were identified as well as interior stair handrail elements. PBK/FB Architects have been considering how to incorporate these items into the design since the beginning of the design process. Contact has been made with the company used by TISD to auction off any of the salvageable items removed from the building, with all proceeds returning to TISD.

b. WRL Construction Company will bid the new facility on June 1st.

c. Moving of furniture, books, equipment, etc is scheduled to commence June 1st.

d. Demolition is scheduled to commence June 21st.

Ramey Elementary Construction Photos – May 2006







Bell Elementary Construction Photos - May 2006









Jack Elementary School Construction Photos – May 2006









May 18, 2006

TISD 2004 Bond Program - Value Added



<u>Description of Value Added</u>	<u>Pre Bond Value Added</u>	<u>Bond Value Added</u>
1 Assisted in the Successful passage of the Bond Program	Hard to Quantify	Hard to Quantify
2 Reduced A & E Fees by utilizing prototype design concept on elementary school sites		\$ 520,537
3 Reduced construction cost by optimizing square footage requirements in elementary school programming*	\$ 5,163,210	
4 Negotiated savings with the civil engineers contract by eliminating services already provided by the construction manager		\$ 58,530
5 Negotiated savings with the landscape architect's contract		\$ 18,090
6 Negotiated savings with the construction manager's contract		\$ 325,469
7 Provided additional savings by negotiating construction manager's General Conditions		\$ 437,806
8 Provided savings to masonry cost by allowing manufacturers to compete in lieu of utilizing an allowance as requested by construction manager (\$385.00/K vs. \$550.00/k)		\$ 212,520
9 Provided savings by vertically purchasing carpet through TISD in lieu of utilizing an allowance as recommended by the construction manager (\$12.52/yd vs. \$25.00/yd)		\$ 280,200
10 Provided savings to technology cost by assisting district to purchase direct in lieu of purchasing through the CM		\$ 55,731
11 Provided savings by vertically purchasing Food Service Equipment through TISD in lieu of purchasing through the construction manager on an individual project basis		\$ 235,320
12 Provided savings by vertically purchasing Library Furniture through TISD in lieu of purchasing through the construction manager on an individual project basis		\$ 10,654
13 Provided savings by vertically purchasing RTU's and Package Air conditioning Units through TISD in lieu of purchasing through the construction manager on an individual project basis	hard to quantify	hard to quantify
Total	\$ 5,163,210.00	\$ 2,154,857.00
Combined savings of Pre-Bond and Post-Bond		\$ 7,318,067.00
TISD's return on investment in The Staubach Company (cost savings minus TSC fee / TSC fee)		134%

*Savings reflected is cost avoidance during pre-bond planning phase

**Savings shown are based on Bell, Ramey, and Bryan C Jack Elementary Schools only