



# GRAPEVINE – COLLEYVILLE ISD 2016 BOND PROJECT UPDATE

September 27, 2021

**Huckabee**  
MORE THAN ARCHITECTS

# 2020 RENOVATIONS



# 2020 PROJECT RECAP HIGHLIGHTS

*BCES, BES, CES, CHHS, HES & SWIM CENTER*

Items to complete: CHHS

- Fire Alarm: complete!
- Working on Final Completion forms to close out project



# 2021 Renovations



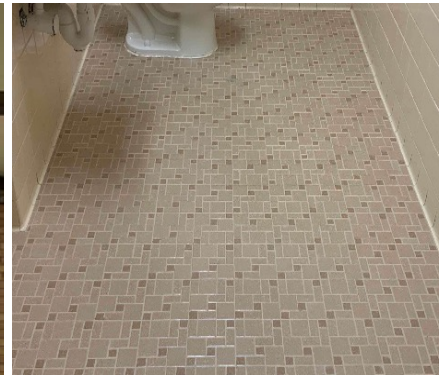
- + Construction Complete
  - Work complete
  - Test and Balance complete; however, we continue working to balance system.
  - Punch list report by Huckabee and consultants complete.







- + Construction Complete
  - Punch walks to occur 9.30.21 by consultants
  - Project closeout to follow



# TRANSPORTATION CENTER

## + Construction progress

- Landscaping complete 9.23.21
- Cameras installed 9.21.21
- Install wireless access point (this is still on order)
- Install the discus pad - waiting on sleeves
- Flume: waiting on new flume cover plates; 8 weeks
- Rolling gates not complete; material is 5-6 weeks out





# FACILITY / WAREHOUSE

- + Construction progress
  - Shop (adjacent to Facility Services)
    - Construction complete
    - Punch walks to occur 9.30.21 by consultants
    - Project closeout to follow
  - Facility Services
    - Fire final inspection completed Friday 9.24.21
    - Fire riser door painted and sealed Saturday 9.25.21
    - Waiting on lights for facility mezzanine
  - Book/records Small Warehouse
    - Fire final inspection completed Friday 9.24.21





# FACILITY / WAREHOUSE

- + Construction progress
  - Large Warehouse (Adjacent to Finance/Tech Bldg)
    - Warehouse lights ship on 10.15.21
  - Material Storage (by Facility Services Bldg)
    - Scope (fencing) installed
    - Staining to be done after curing



# CENTRAL PORTABLE BUILDINGS & WOOD FRAME FACILITY

- + Construction progress:
  - Wood Frame Facility
    - Lights installed
    - Fire alarm installed, waiting on chip for activation
  - Portables (CRC 1-3 and technology)
    - All scope of work complete with exception of tying in fire alarm
  - Administration Parking and Driveway
    - All scope of work complete
    - Punch walks to occur 9.30.21 by consultants
    - Project closeout to follow



# CTMS CREEK DRAINAGE REMEDIATION

- + Construction progress
  - Draining inspection complete
  - Backfill complete
  - Conduit trench and line lowering completed 9.20.21
    - District to receive a credit from Oncor (line was not power and was abandoned conduit and the other was a phone line)
    - Credit back for concrete work no longer needed
  - Headwall and rip rap to creek completed Friday 9.17.21
  - Pour concrete drive and flume this week
  - Install speed bumps
  - Sod repairs
  - Install fence and gate
  - Site clean and striping
  - Site finals intended by week of 10.11.21





# GRAPEVINE HIGH SCHOOL – 300 HALL

- + Construction Progress
  - Complete
  - Punch walks to occur 9.30.21 by consultants
  - Project closeout to follow

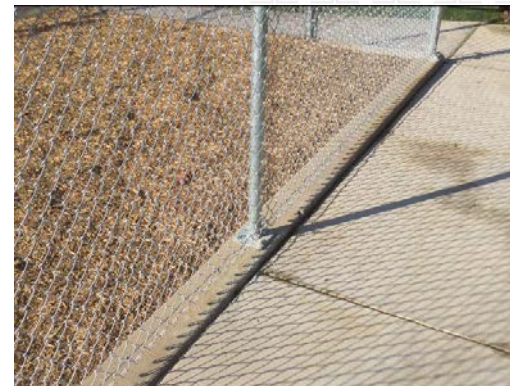




# ACCESSIBILITY AT PLAYGROUNDS - BES

## Project Highlights:

- + Construction complete
- + Punch walks to occur 9.30.21 by consultants
- + Project closeout to follow



# ACCESSIBILITY AT PLAYGROUNDS

## Project Highlights:

- + Five (5) schools 2021
- + BCES, GES, HES, OC Taylor
  
- + Scope of work: address accessibility pathway to playground areas
  - Concrete walks
  - Joint sealant
  - ramps
  
- + Work to be completed throughout 2021 and through January 2022
  - BCES, GES, HES, OC Taylor
  - Bids all within or under budget



# ACCESSIBILITY AT PLAYGROUNDS

## Project Highlights:

- + Five (5) schools 2022
- + CES, DES, GHES, SLES & TES
- + Scope of work: address accessibility pathway to playgrounds
- + Currently in design review
  
- + Work to be completed Summer 2022
  - Bid - February
  - Board Approval – March





# TURF REPLACEMENT

## Project Highlights:

- + Replace turf with new and add shock pad at CHHS, CTMS & MPS
- + Scope of work:
  - Colleyville Heritage HS – CHHS
    - Add removable goal posts
  - Cross Timbers MS – CTMS
    - Add removable goal posts
- + Mustang Panther Stadium - MPS
  - Add a drain in the bottom of the pole vault pits at the same time as the turf and track. Note it as an add alternate to align with budget,
  - Add removable goal posts
  - Add track resurfacing
- + Work to be completed Summer 2022
  - CTMS and CHHS start in May
  - MPS starts in June





# 2022 & 2023 FINISH REPLACEMENT

## Project Highlights:

- + 31 campuses / District buildings
- + Currently in planning
  
- + Scope of work: address accessibility pathway to playground areas
  - Interior Paint
  - Exterior Paint
  - Flooring
  - HVAC/Roof (Potential)
  
- + Work to be completed Summer 2022, Summer 2023
- + Bid in March
- + Board in April

City	#	Campus	Notes	In Scope	Asbestos	Not in Scope	Comments
Grapevine	1	Admin Building					
		Admin	Most exterior in good condition with some fading. Some doors with deep scratches have faded and oxidized. Building from our next exterior paint at the time.	yes			no work identified to be completed
		Map Administration Building	paint gas lines and ballfields	yes			
		Roofing	in good condition	yes			
		HVAC	in good condition	yes			
		Roof					
Grapevine	2	Ag Barn					
		Ag Barn	Removal in 2020, make in need of exterior paint.	yes			no work identified to be completed
		HVAC					
		Roof					
Colleyville	3	Admin - near CHHS					
		Admin - near CHHS	Building A and B do not need exterior painting at the time. Both exterior already appear to be good and need to have all gates sealed and painted to extend useful life of the building.	yes			replace corner boards, seal and paint steel gate.
		Admin	good	yes			steel gate scheduled on inside of gate.
		Roofing	if showing in good shape	yes			
		HVAC					
		Roof					
Addicks	4	Rear Creek ES					
		exterior painting	If yellow light paint has been used to fade and oxidize and should be permitted to extend useful life of poles, otherwise campus is in need of exterior paint at this time.	yes			paint light poles
		exterior color	needs to be removed and replaced and repainted	no			
		Roofing	paint gas lines and ballfields	yes			
		Roofing	Roofing is in good condition	yes			
		Roofing	Roofing RFI	yes			
		Roofing	RV's RV	yes			
		Roofing	RV's	yes			
		Roofing	Transfer V's, garage	yes			
		HVAC	Roofing - Roofs	yes			
		Roof					
City	5	Beauford ES					
		Campus is in need of exterior painting at the time. CP form, the blue concrete	yes			repair walls	



# INFORMATION - LONG LEAD ITEMS

+ As of this week:

- Doors and frames 6-8 weeks
- Steel joists – 6 months
- Concrete 2 - 3 weeks (300 cubic yards per day)
- Cold form metal framing 4 – 6 weeks
- Paint – 2 -8 weeks depending on color
- Canopies 6 – 10 weeks
- Carpet and other flooring items (unless choose quick ship options)
- Roof insulation – up to 8 months
- Millwork (wood) – 2 – 4 months
- Resin countertops (science) 4 months
- Fire alarm panels (chip shortage; timing unknown)
- Lights - 12 weeks (on top of typical 8-12 weeks time)
- Main cause: Raw material shortage, labor shortage

**SUPPLY CHAIN OVERVIEW** We are pleased to release Turner's Market Conditions Report for the 3rd quarter 2021, on the next page. The Market Conditions Report reflects economic trends affecting the building construction market nationally and in our region over the last quarter. Below is Turner's Supply Chain Forecast (SCF), which provides both recent trends and forecasts for future changes to the market for material pricing, supply chain issues, and impacts to lead times.

**SUMMARY** - This SCF indicates increasing pricing, lead times and supply constraints across many categories due to concurrent impacts of COVID-19, natural disasters / severe weather, increased demand, and port congestion as further detailed below:

- Prime scrap shortages and increased demand in warehouses / data center / distribution centers are impacting steel and metal product pricing and lead times.
- Increased market demand is creating shortages and shortage of products also used in commercial construction, specifically drywall, insulation, roofing, and related products.
- Truck winter storms affected chemical products including PVC, urethane resin, epoxy, and urethane floor. Airport power outages led to metal products shortages, necessitating cleaning / rework/oxidation of exterior before shipment.
- Rising energy prices increases in copper, aluminum, and steel impacting broad ranging projects from commercial to civic, leisure, and residential.
- Lead times continue to be impacted due to increased COVID-19 metal inventory requirements, port congestion, and container / transportation shortages with significant shipping lead increases.

**TRADE SPECIFIC DETAILS of this Supply Chain Forecast (SCF) include:**

**STEEL / JOISTS / BECK / REBAR:**

- Coil inventory has declined for Pipe (33%), Sheet (24%), Deck (23.5%), Rebar (2%), and Other (14%). Scrap pricing and shortages appear to have been present since the market and we are not expecting significant changes in the immediate forecast.
- Decking has increased in due to coil pricing (double year 2020) and increased high interest.
- Joists, lead times have increased significantly for joists, particularly long spans.
- Steel imports are down 13% and finished steel imports down 14% from same period in 2020.
- Trucking and freight costs, and availability have become challenging, increasing lead times.
- Most Trade Partners bid/dig/lock work are excluding qualifications holding the price to relatively short periods due to price volatility over the last year.

**CONCRETE/MASONRY AND GLASS:**

- This SCF includes pricing increases of 0% across most products due to glass raw material shortages and rising aluminum costs. Raw material to raw material pricing has caused builders to be trade to include qualifications on how long lead pricing can be had.

**DRYWALL / METAL STUDS & RELATED PRODUCTS:**

- Cost increases have occurred for: Metal Studs (20%), GIB (20%), Insulation (13%), Ceiling Products (20%), and Drywall Accessories (24%).
- The forecast includes continued volatile steel steel pricing and longer lead times due to allocation issues and weakened residential demand.

**ROOFING:**

- This SCF indicates increases of 2 to 3% due to raw materials expenses and shortages with a forecast for continued escalation (limited) at this level thru Q3 2022. Lead times also appear to be elongated due to shortages in material availability.

**MECH ELECTRICAL EQUIPMENT:**

- SourceBlue continues to forecast steady inflation for equipment at 0.25% per quarter. Recent global shipping delays have impacted some manufacturer's supply chains. All lead times should be verified with suppliers required and confirmed prior to release to fabrication. Larger generators, above 500kw are seeing extended lead times due to high demand in the data center market segment. Outdoor enclosure lead times are approaching 40 weeks.

**CEMENT:**

- Current pricing reflects a decrease of 2% to \$224/ton since last SCF and a forecast for a rebound of 0% in Q3 2022 back to \$40/ton.

**DOORS / FRAMES / HARDWARE:**

- This SCF indicates a 1% increase across all hardware categories and a 0% increase in steel doors and frames due to rising commodity pricing in aluminum, copper, steel, and nickel. Additional increases are not currently anticipated in the near future unless commodity prices continue to climb.




As of January 1, 2021, Turner Construction Company has rebranded our supply chain management services previously known as Turner Logistics (TL), Global Sourcing Solutions (GSS), and Medical Research Solutions (MRS). We unveiled the new name, SourceBlue, as part of an extensive strategic initiative to elevate the supply chain planning and procurement experience in the construction industry.

The evolution of our company is the result of a collaborative process with our clients, suppliers, employees and partner - Turner Construction Company. Our procurement specialists manage all aspects of buying, expediting, and tracking deliveries, facilitating warranty issues and managing closeouts. It was important to us to create a presence that reflected our vision to revolutionize supply chain management process to enhance the construction experience for everyone involved.


For more than twenty years, SourceBlue has been providing transformational processes by working with contractors, manufacturers, designers and vendors to provide reliable and efficient procurement experiences in the construction industry. When procuring items such as cooling towers, plumbing fixtures, generators, MRI's, stone countertops, and the diverse range of building materials and fixtures, the traditional procurement process leads to gaps in the supply chain. Our clients benefit from greater predictability on these complex supply chains. We have also expanded our offerings to include proprietary product development. SourceBlue and Turner's global footprint enables clients to benefit from established relationships with leading local and international manufacturers leading creating opportunities for innovation and collaboration when procuring items in the mechanical/electrical/architectural, medical & FF&E space.

Thank you for your continued support and partnership. For more information, please visit our new website [www.sourceblue.com](http://www.sourceblue.com) and follow us on [LinkedIn](https://www.linkedin.com/company/sourceblue). If you have any questions, please do not hesitate to reach out.


We provide supply chain planning and technical insights throughout the preconstruction and construction processes. Our clients have greater assurances around sourcing, costs, delivery and installation of equipment and products.

MARKET CONDITIONS  
**NORTH TEXAS**  
Q1 2021



**VICKERY PARK BRANCH LIBRARY**  
Dallas TX



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# Huckabee

MORE THAN ARCHITECTS