



NOVEMBER 13, 2007

**PROGRESS REPORT FOR
PORT NECHES-GROVES INDEPENDENT SCHOOL DISTRICT**

Contracts and Purchase Orders

1. The school district has signed contracts with T&N Laboratories for Geotechnical testing and reports for the Port Neches Middle School, Groves Middle School, and High School.
The fixed fee for the Port Neches Middle School is **\$9,450.00**
The fixed fee for the Groves Middle School is **\$9,450.00**
The fixed fee for the Port Neches-Groves High School is **\$17,000.00**

2. The school district has signed contracts with Wortech Land Surveyors, Inc. for Topographic and Boundary surveys for the Port Neches Middle School, Groves Middle School, and High School.
The fixed fee for the Port Neches Middle School is **\$22,291.00**
The fixed fee for the Groves Middle School is **\$18,966.00**
The fixed fee for the Port Neches-Groves High School is **\$31,631.00**

3. The school district had previously signed a contract with Furgo Consultants for Geotechnical testing and report for the High School Stadium This report has been received.

4. Wortech Land Surveyors, Inc. was contracted to deliver a Topographic and Boundary survey for the High School Stadium.
The fixed fee for the Port Neches-Groves High School Stadium is **\$17,896.00**

Workshops/Meetings

1. On Tuesday, **November 8, 2007**, a Project Workshop Meeting with the School Board for the new Port Neches Middle School, Groves Middle School, and High School Renovations and Stadium was held at the Port Neches-Groves Administration Building. Luis DelValle and the designers from SHW Group presented their materials and color selections for these projects. The purpose of the meeting was to present the results of their Design Development meetings with the teachers and principals from each school to the Board. Members of the LANWalton Project management team also attended the meeting. The color pallets for each school were presented to the Board members, Dr. Randall, Billy Curl and members of her staff.

The following summary provides a general overview of the current status of the project based on this Meeting:

- The color pallets for each school were presented to the Board members, Most of the colors and materials were accepted without comment.
- There was some discussion on the use of stained concrete in the Middle Schools classrooms. Luis and his designers were asked if the concrete becomes wet will the students and teachers slip. SHW assured the attendees that the concrete surface does not have a slick finish. The finish is rough and the stained concrete flooring is only installed in the classrooms so the chances of tracking water into these areas are negligible.
- Several of the Board members are concerned with the proposed skylights in the High School entrance. Luis stated they will eliminate the use of sky lights in the High School entrance and explore alternative method of lighting this space.
- Board members also expressed concern with the use of Kalwall in the hall way. Unless this product, or other fenestration, is installed vertically, the perception is the Kalwall system could leak. Luis said they will reexamine the use of this product in the orientation they are indicating.
- JP Grom of LANWalton expressed concern with the use of vinyl accent trim that SHW proposed around the High School windows. JP felt this material would not have sufficient long term life in this application. Luis said they will reexamine the use of this material.
- Renovation of the baseball field, softball field, resurfacing of the existing tennis courts and adding two additional tennis courts are being planned. The renovation of the concession stand and restrooms to a central location are also being planned.

Project Status

1. The Construction Documents for the High School Stadium are at 100 percent and the request for proposals is ready for issue pending the district's attorney approving the contract language.
2. The school district has signed contracts with T&N Laboratories for Geotechnical testing and reports for the Port Neches Middle School, Groves Middle School, and High School. To date Reports have been received on the Port Neches Middle School and Groves Middle School. The Port Neches-Groves High School testing is completed but the report has not been received yet.
3. The school district has signed contracts with Wortech Land Surveyors, Inc. for Topographic and Boundary surveys for the Port Neches Middle School, Groves Middle School, and High School. To date reports have been received on the Port Neches Middle School and Groves Middle School. The Port Neches-Groves High School is completed but the report has not been received yet.
4. The school district had previously signed a contract with Furgo Consultants for Geotechnical testing and report for the High School Stadium This report has been received.
5. Wortech Land Surveyors, Inc. was contracted to deliver a Topographic and Boundary survey for the High School Stadium. The drawings for this survey have been delivered. To date Wortech has invoiced for 37 percent of their contract.
6. LANWalton will be soliciting proposals for Construction Manager at Risk for the Port Neches Middle School, Groves Middle School, and High School. After receipt of these proposals the School District, SHW Group, and LANWalton will evaluate and rank the proposals. A recommendation will be made to the Board to start negotiations with the preferred lowest

proposed contractor. There will be one contract for the High School and another contract for the Port Neches Middle School and Groves Middle School.

Site Visits

LANWalton visited the sites several times to determine the feasibility of options with the new High School stadium, roofing and sealing the exterior of the Groves Elementary School.

Status of Stadium Contract

1. The design and procurement is about a week behind schedule for the High School Stadium. The School District's legal consultant is requesting the proposed construction contracts use the Texas Association of School Board Legal Services Amendments to the American Institute of Architects (AIA) General Conditions. These Amendments consists of 96 pages of Amendment to the AIA A201 General Conditions.

LANWalton has concerns that the incorporation of these Amendments will result in fewer contractors submitting a proposal or if a proposal is submitted the contractor will increase his price to cover for the eventuality of problems during construction. The School District's legal consultant said Beaumont and Port Arthur Independent School Districts plan on using these Amendments for their new bond issue.

This district will be the first school district to try these Amendments so the results of using these Amendments will not be known until we use them in a proposed contract.

Requested Help from District

1. None at this time

Schedule

1. This project presently on schedule.

Respectfully submitted,
LANWalton

John W. Gladden, P.E.
Program Manager