

pfluger

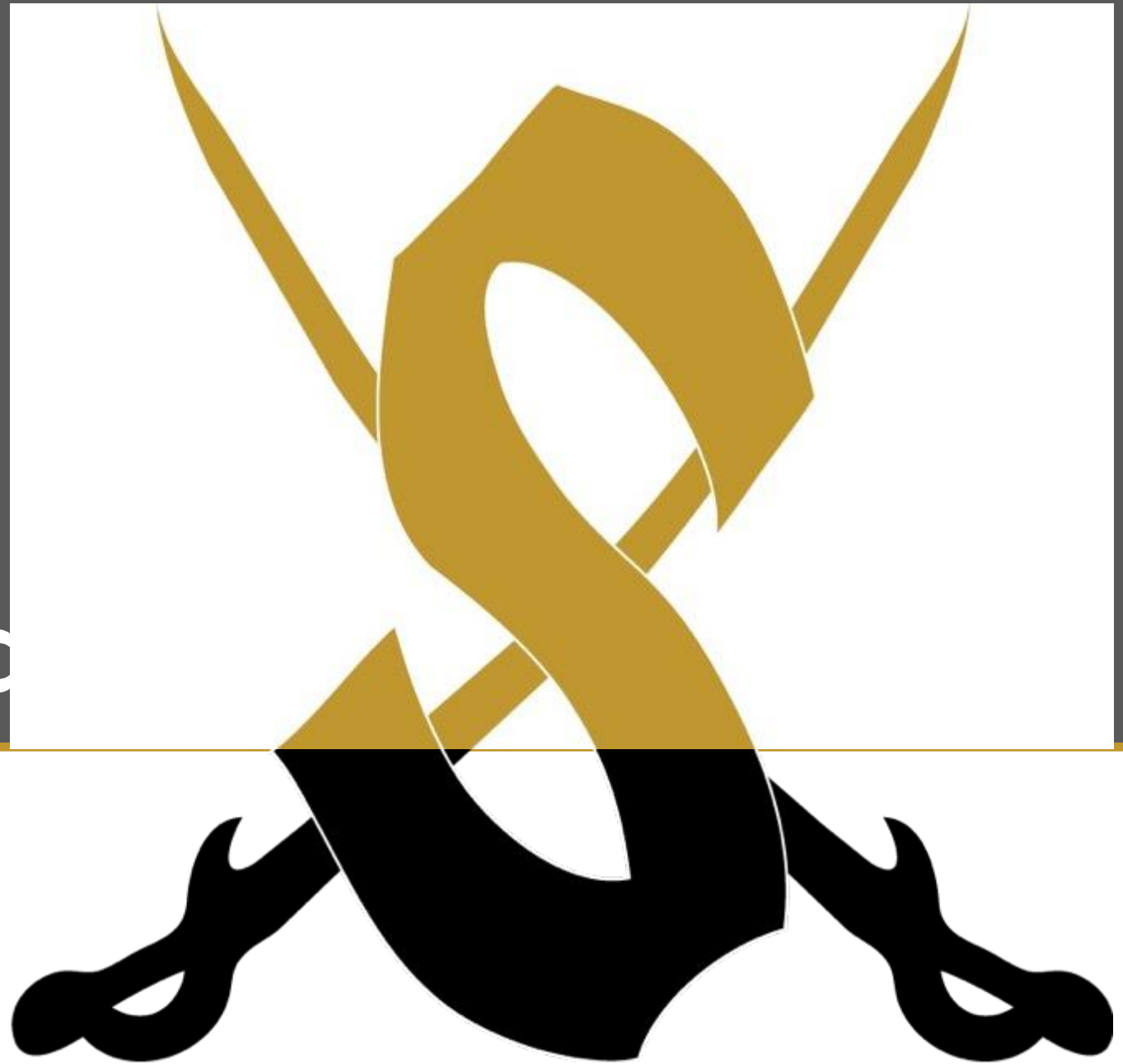
planning · architecture · interior design

pbGroup LLC

architecture · interior design · design build

Seguin ISD 2019 Bond Upd

Board of Trustees Meeting
August 25, 2020



Projects



Projects





Mar St

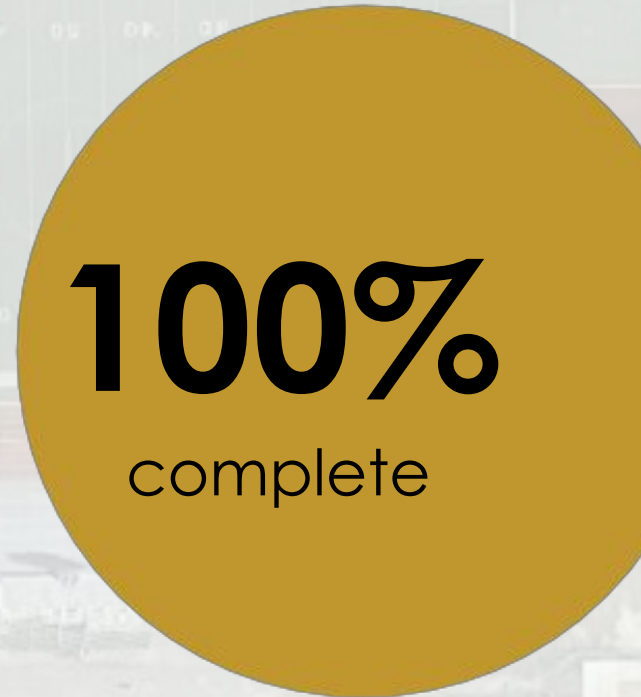
Matador Stadium

DESIGN



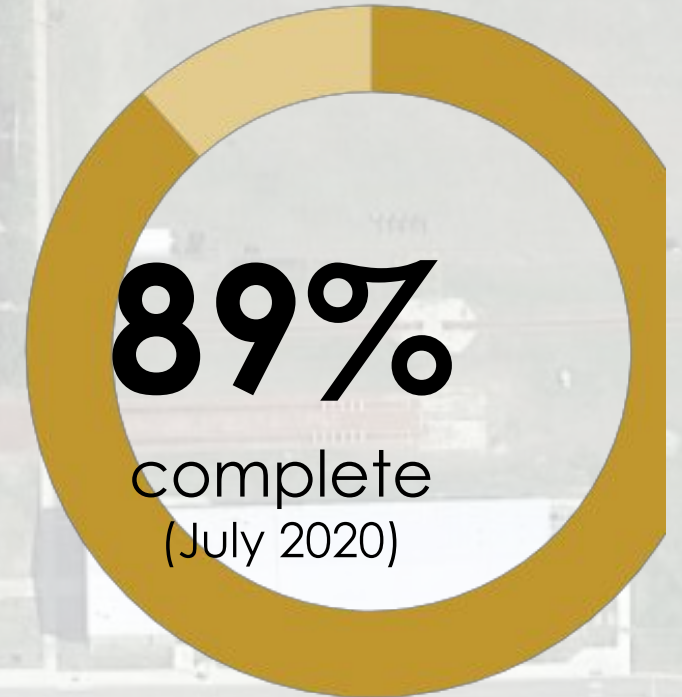
JAN 2019 – MAY 2019

BID &
PRECONSTRUCTION



JUNE 2019 – AUG 2019

CONSTRUCTION



SEPT 2019 – SEPT 2020*

Recent Activity:

- Track & Field turned over for District Use



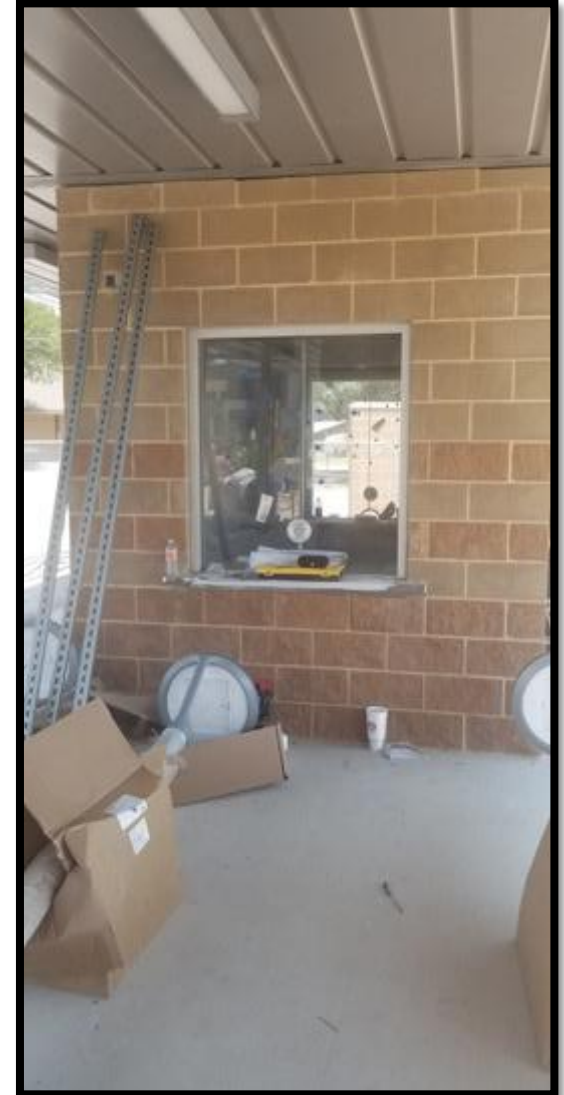
Recent Activity:

- Home Side Bleacher Installation Ongoing



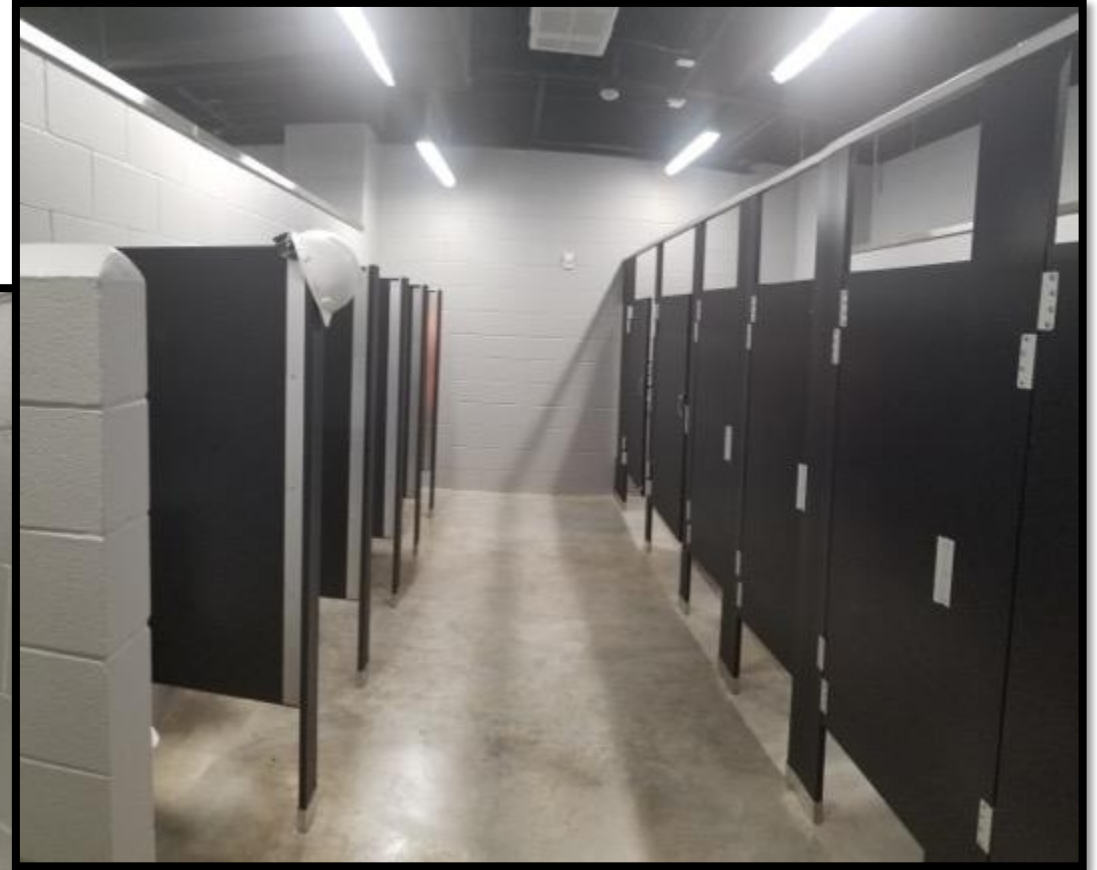
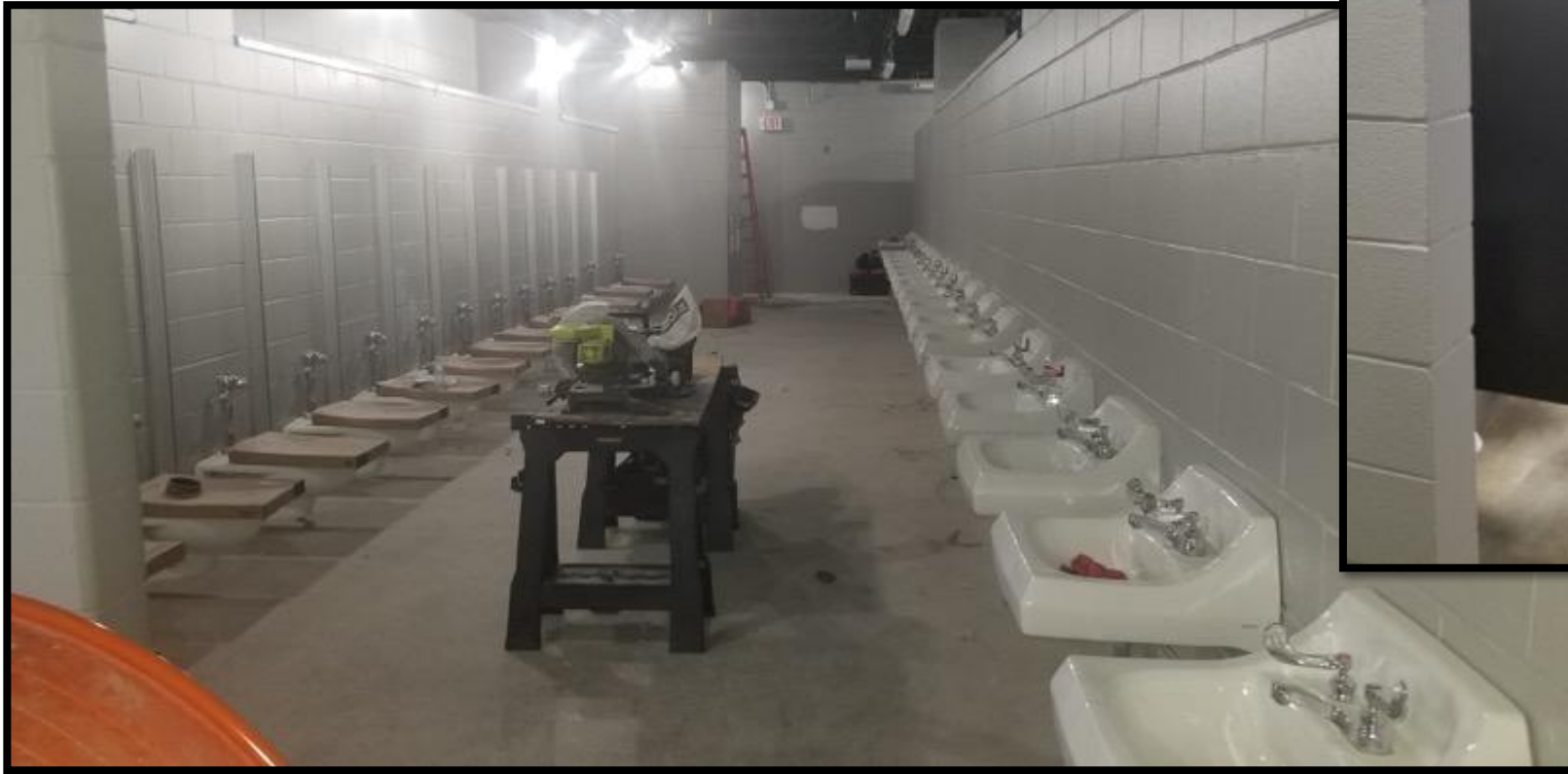
Recent Activity:

- Ticket Booth Construction Ongoing



Recent Activity:

- Restroom Construction Ongoing



Recent Activity:

- Concession Construction Ongoing



Recent Activity:

- Concourse Construction Ongoing



Recent Activity:

- Concourse Construction Ongoing



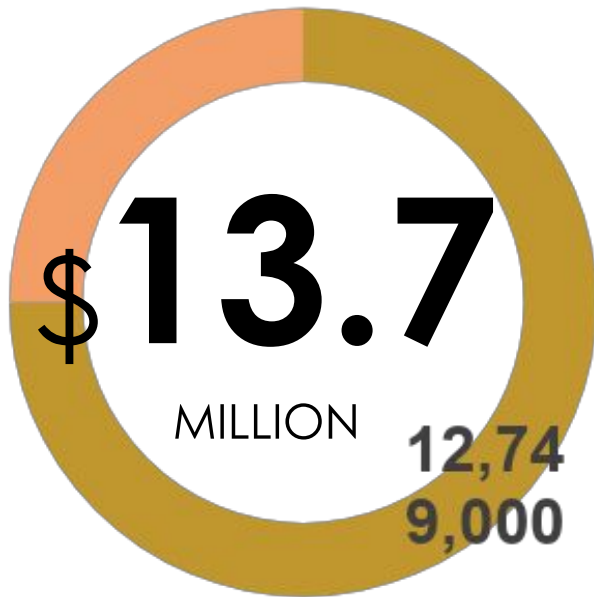
Recent Activity:

- Press Box Construction Ongoing

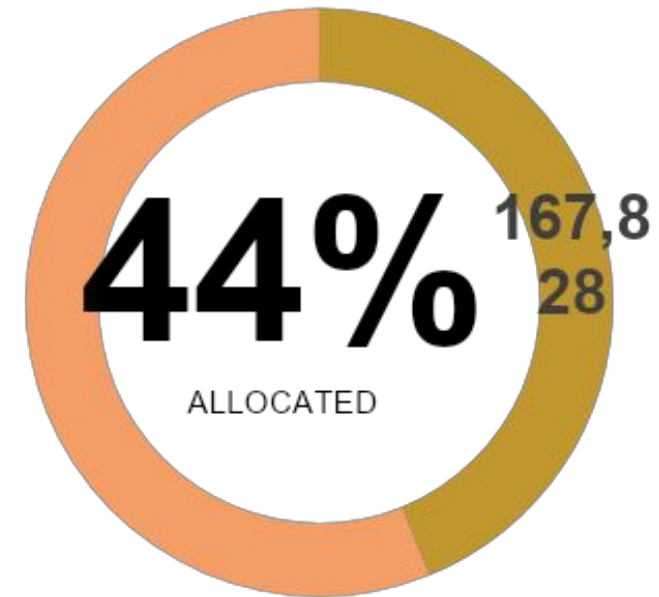


Upcoming Milestones:

- Schedule is “On Track” for completion (Complex = 9/11/20)
- Pending request from GC on COVID-19 impact-days



CONSTRUCTION COST TO DATE
(\$17M BUDGET)



CONTINGENCY

Projects



ingsbury

AJ Briesemeister
Middle School



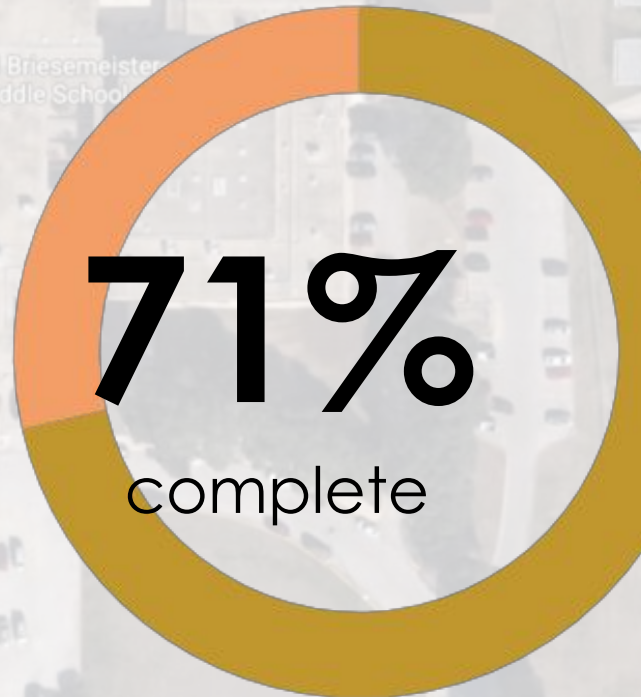
AJ Briesemeister MS

**SURVEY &
PRE-DESIGN**



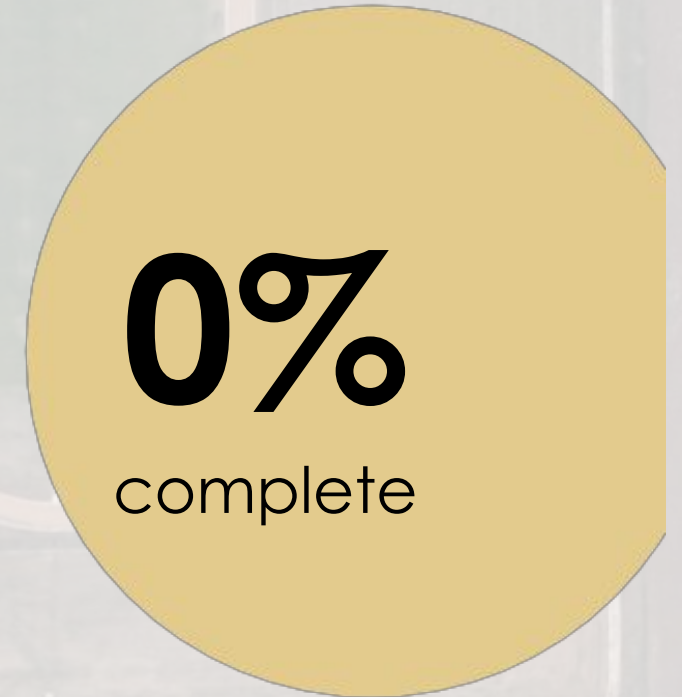
SEPT 2019 – OCT 2019

DESIGN & BID



NOV 2019 – DEC 2020

CONSTRUCTION



JAN 2021 – TBD

Recent Activity:

- 7/20/2020 = Consultant Coordination Review
- 7/30/2020 = Safety & Security Meeting with SISD
- 8/5/2020 = Interior Color Selection Update
- 8/5/2020 = FF&E Update (with Samples) with District & Campus
- 8/11/2020 = 50% CD Review with SISD

Project Evolution

Long Range Facility Plan

AJ BRIESEMEISTER MIDDLE SCHOOL:

OPTION A: Address Items 1-11



FOOTBALL FIELD LIGHTS & BLEACHERS: \$350,000

AJ-1

SPORTS FIELDS (Items 3 & 8): \$2,500,000

AJ-2

INFILL CONSTRUCTION & RENOVATIONS
(Items 2, 3, 4, 6, 7, 8, 9, 10, 11): \$36,500,000

AJ-3

PARKING/CIRCULATION IMPROVEMENTS
& RECONFIGURATIONS: \$2,500,000

AJ-4

LIST OF CAMPUS PRIORITIES:

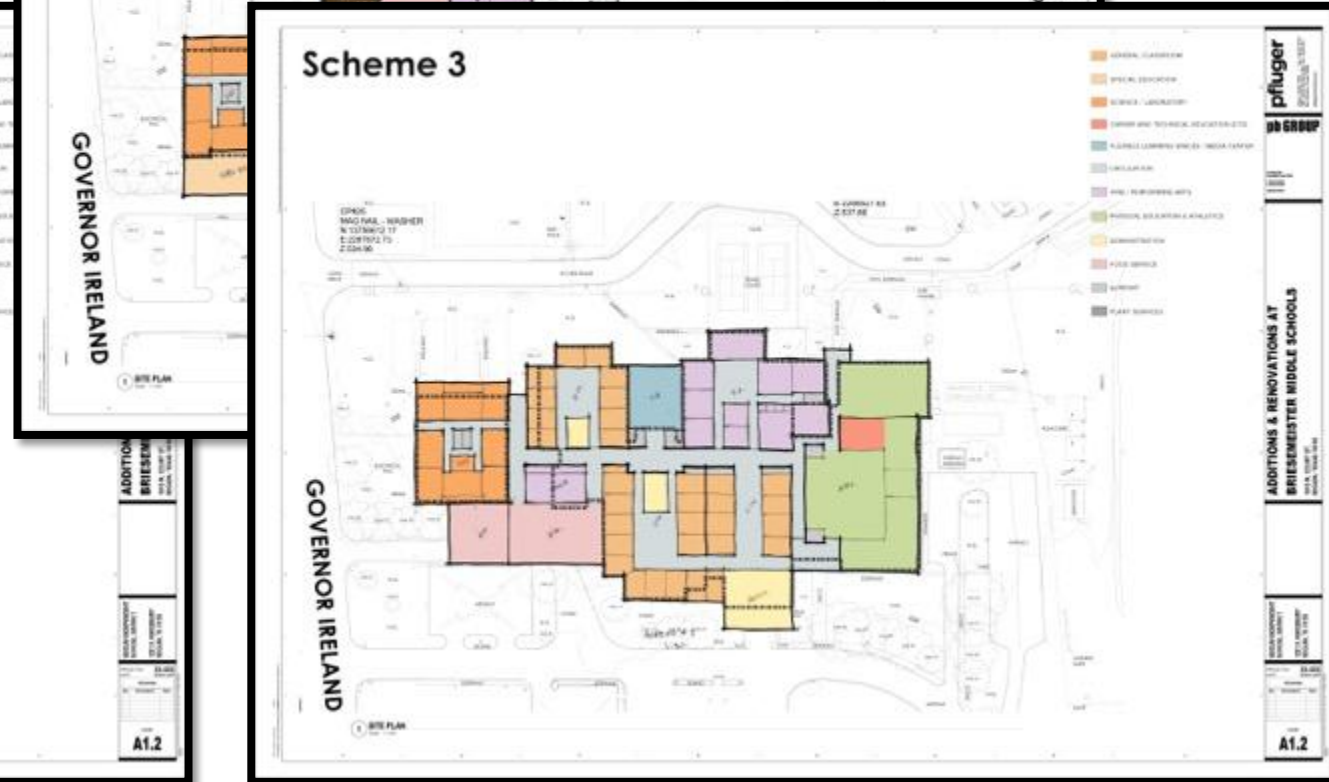
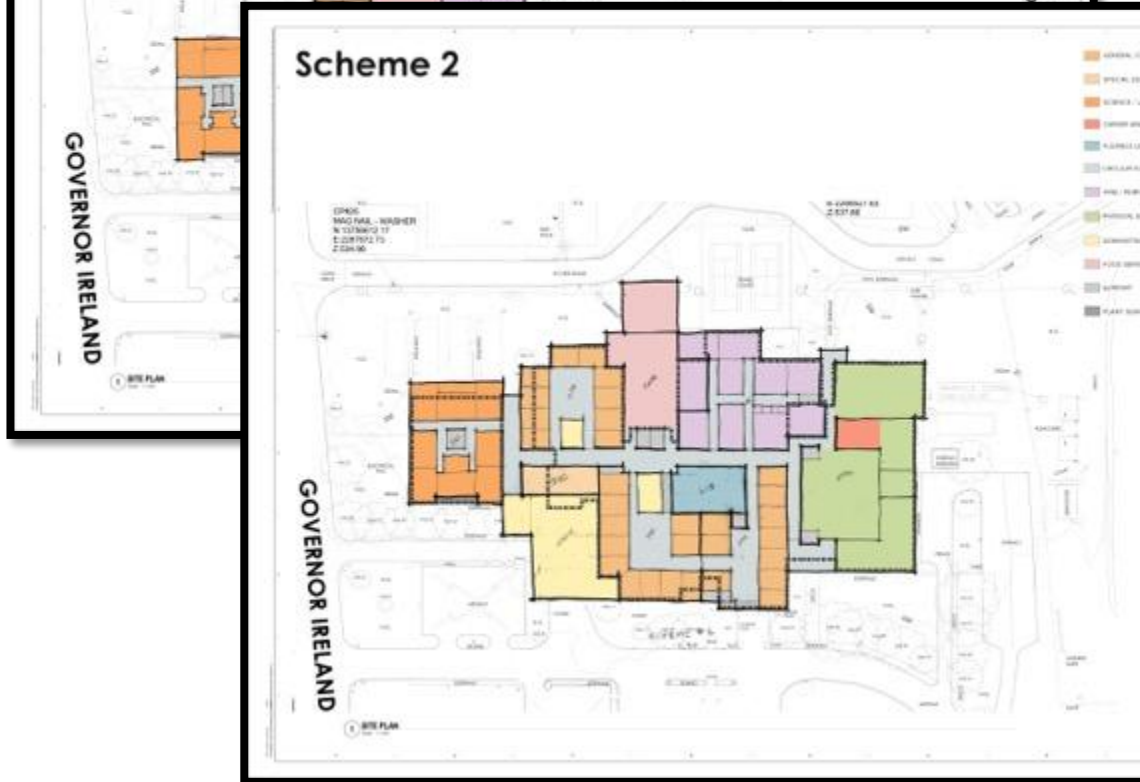
1. Renovate all at once = 18
2. Cafeteria = 11
3. Roofing = 9
4. CTE Spaces (Typical) = 4
5. Sports Fields (General) = 3
6. Classrooms (Typical) = 2
7. Aging Buildings = 2
8. Athletic Spaces (General) = 2
9. Campus Identity = 2
10. Library = 2
11. Connectivity = 1

AJB:
TOTAL VALUE OF
IMPROVEMENTS:
\$41,500,000

Design Checklist for AJB MS:

- ☐ Grade-Level Houses = Grade-Level Identity / Ownership
- ☐ Dedicated Space for Collaboration
- ☐ Dedicated Library Space
- ☐ Distributed Teacher Resources / Support Spaces
- ☐ Concentrated + Consolidated Administration
- ☐ Prominent Front Entry + Secured Vestibule
- ☐ Secured Outdoor Student Area (Sport / Activity-focused)

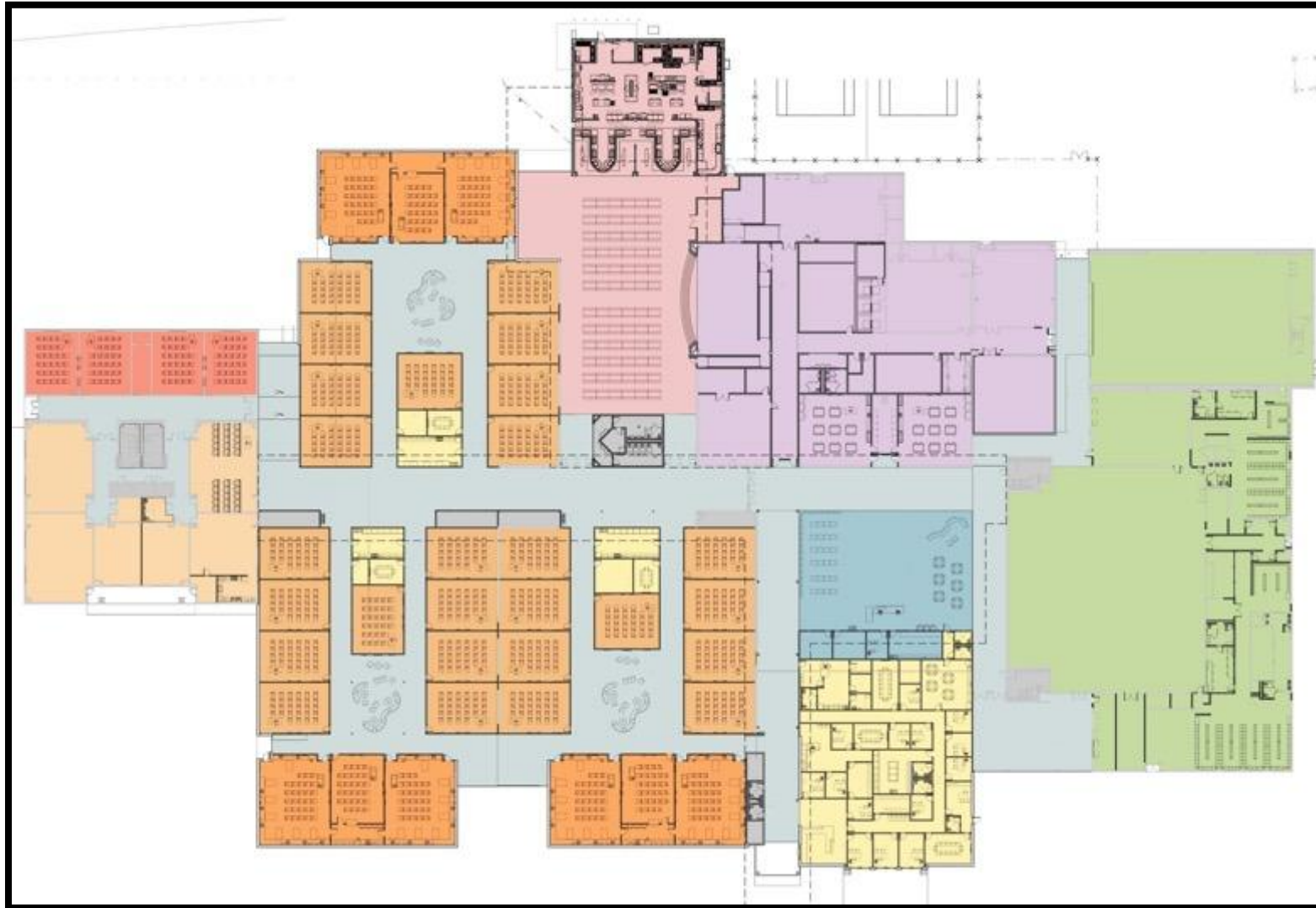
Design



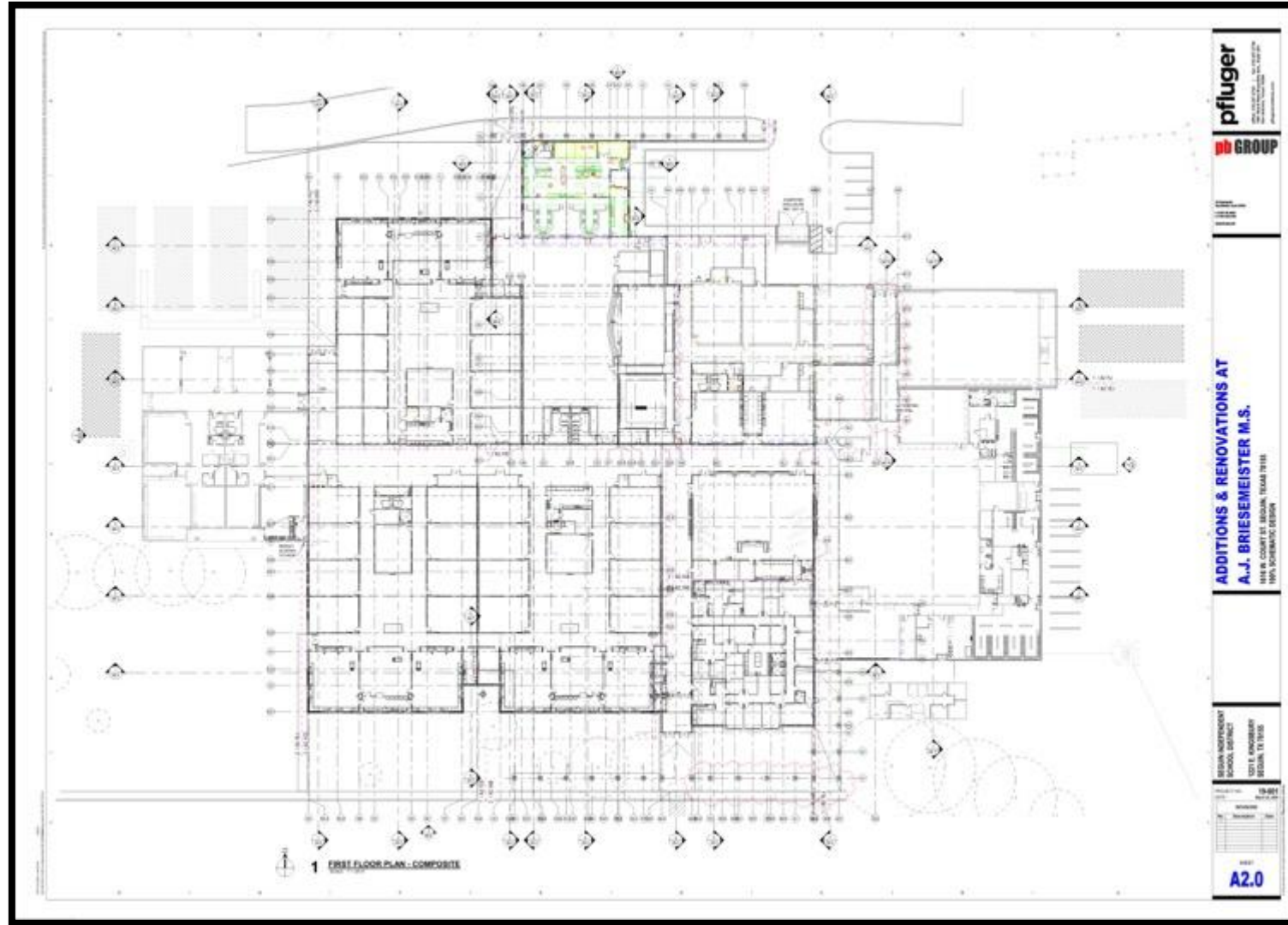
Design



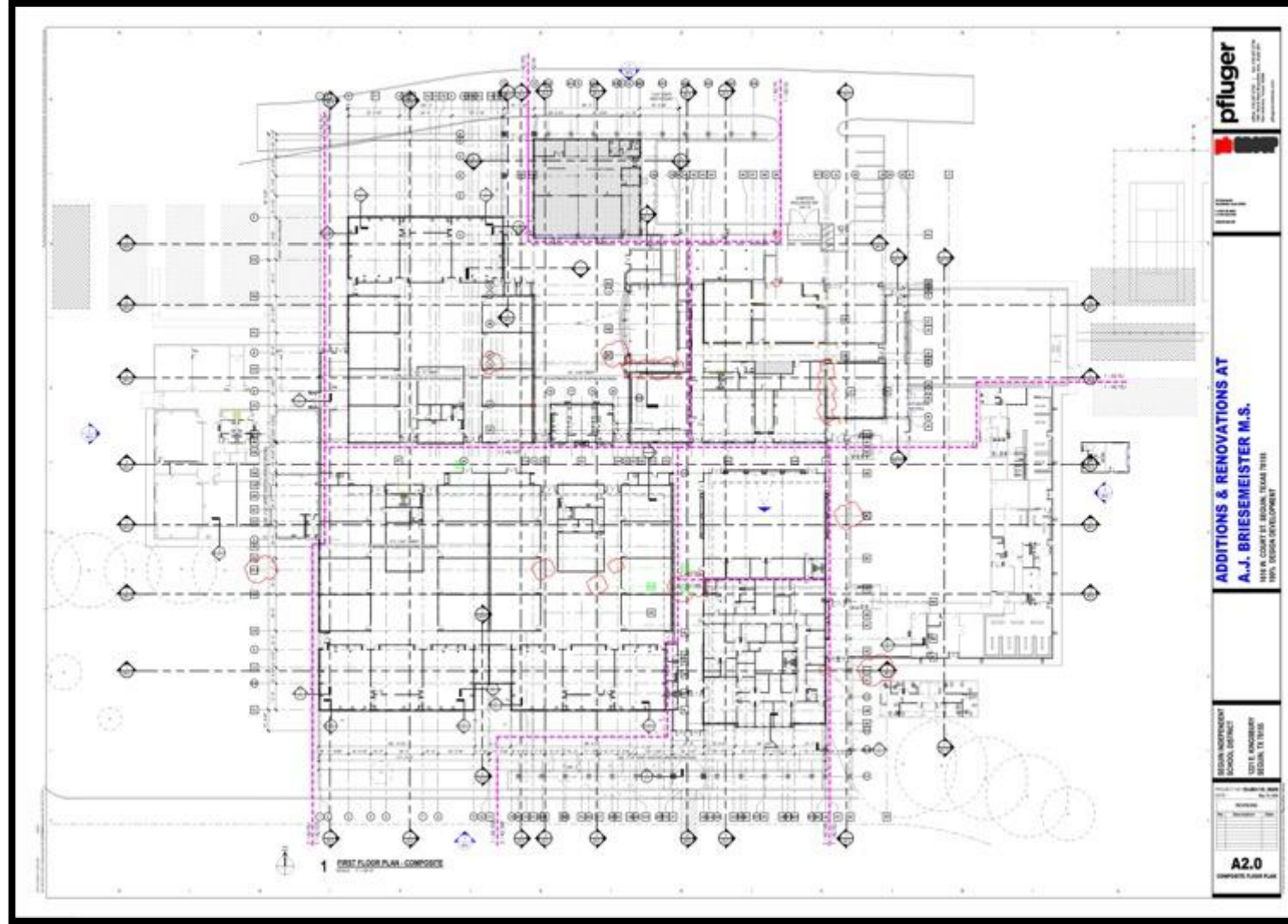
Design – 100% SD



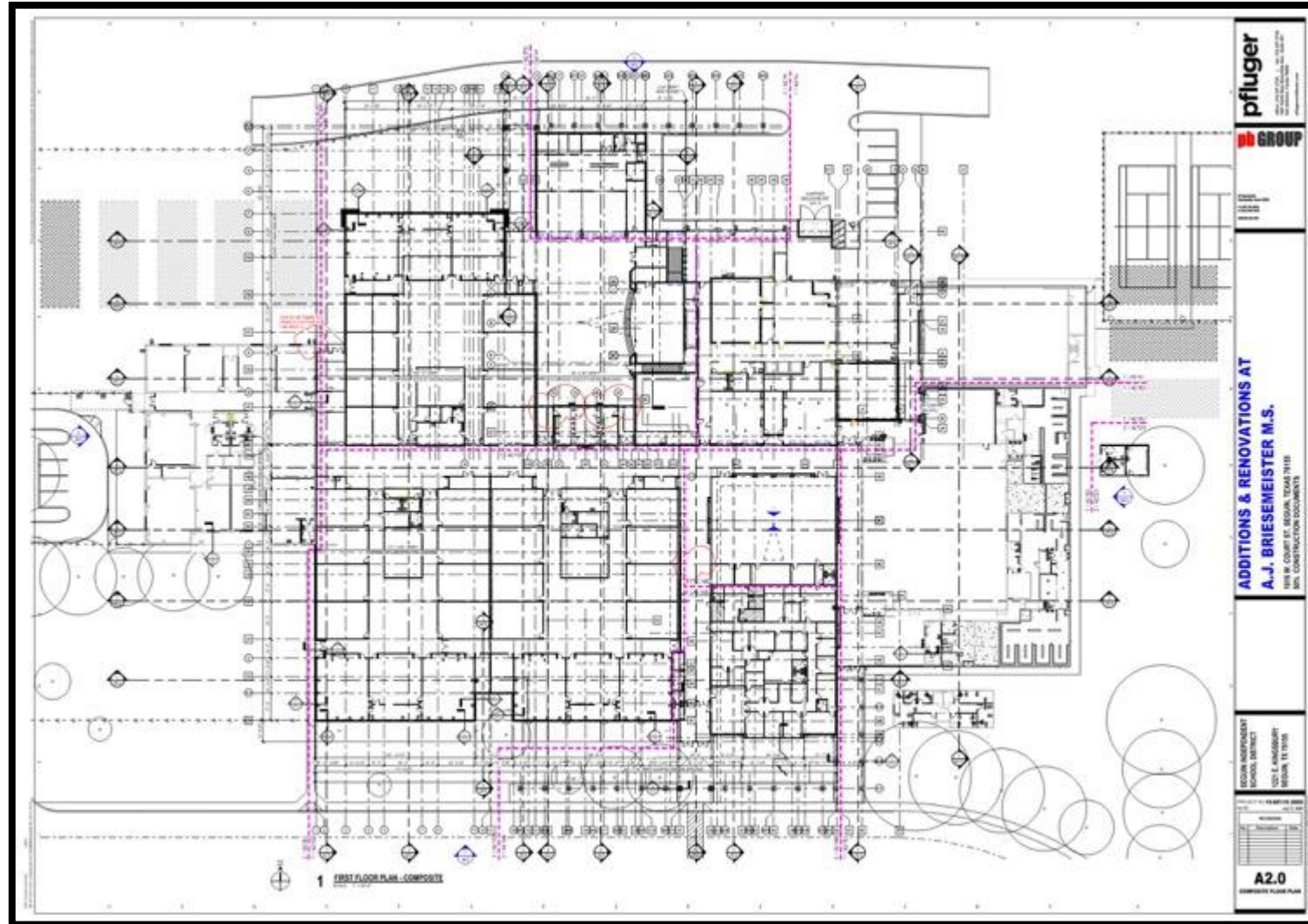
Design – 50% DD



Design – 100% DD



Design – 50% CD



Interiors, Finishes, & Colors

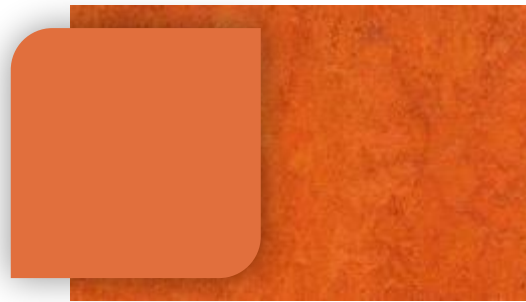
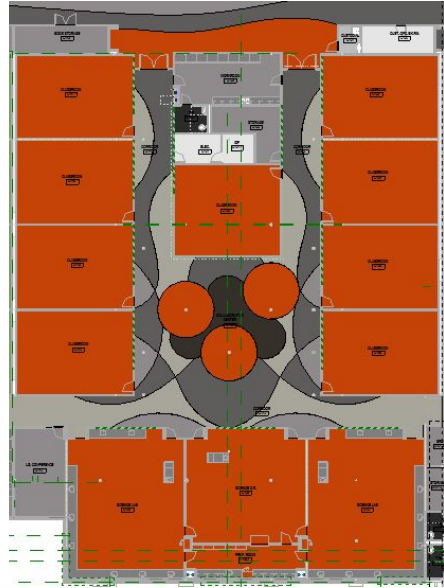
Inspiration



Theme / Concept



House Accent Colors



6th Grade



7th Grade



8th Grade

Classrooms



Collaborative Spaces



Classrooms



Collaborative Spaces



Classrooms



Collaborative Spaces



Cafetorium



Cafetorium



Secured Vestibule / Admin.



Corridors



Corridors



Corridors



Library



Athletics



Upcoming Milestones:

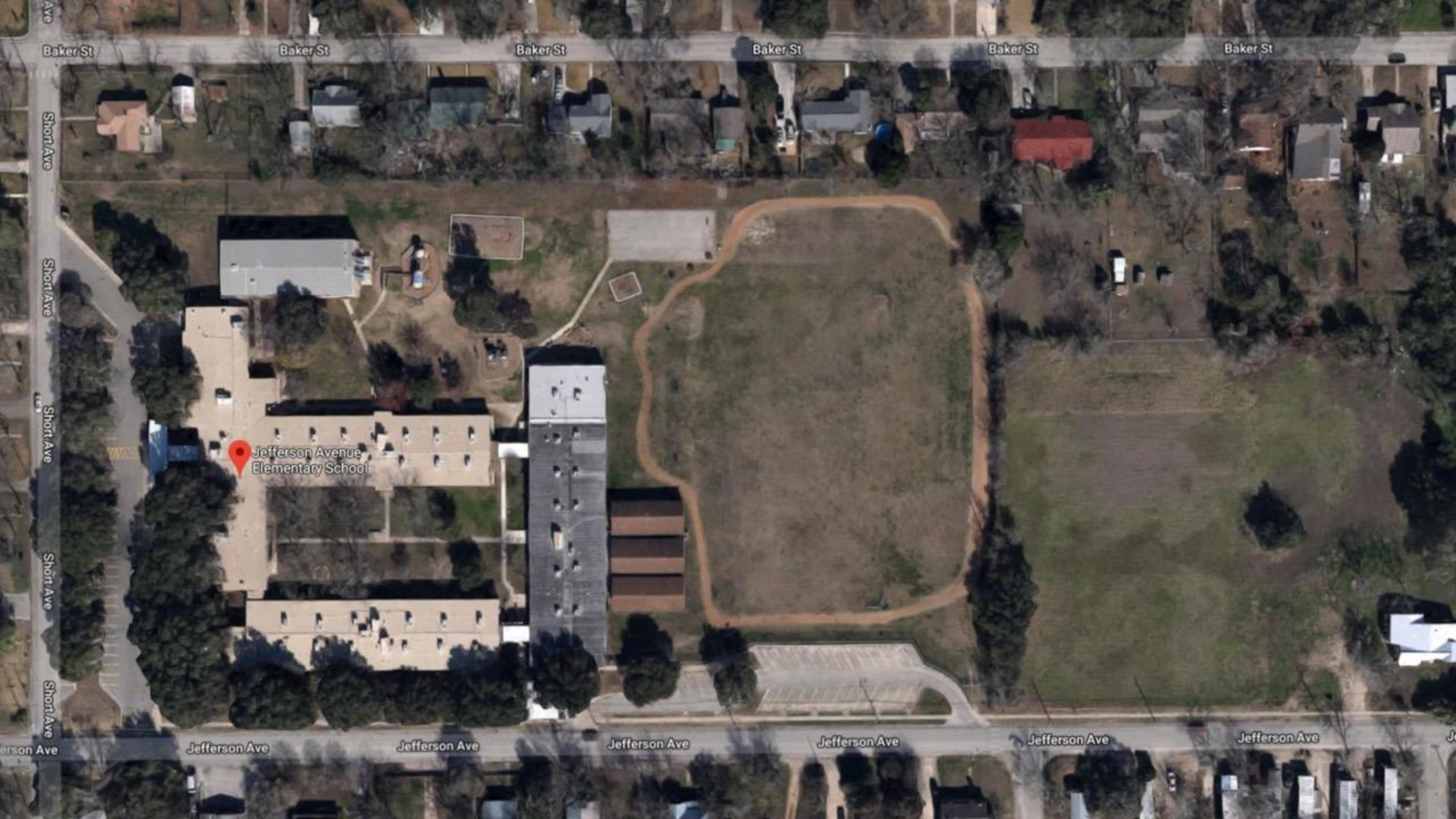
- Upcoming Milestones:
 - TBD = FF&E Classroom Mock-ups
 - 95% CDs = October 16
- Target Dates:
 - Board Mtg. for CD Approval & Approval to Bid: 11/17/20
 - Proposal Opening: 1/5/21
 - Board Mtg. for Contractor Selection: 1/26/21
 - Construction Start: February 2021

AJB MS Questions?



Projects





Baker St

Baker St

Baker St

Baker St

Baker St

Baker St

Short Ave

Short Ave

Short Ave

Short Ave

Short Ave

erson Ave

Jefferson Ave

Jefferson Ave

Jefferson Ave

Jefferson Ave

Jefferson Ave

Jefferson Ave

J

Jefferson Avenue
Elementary School

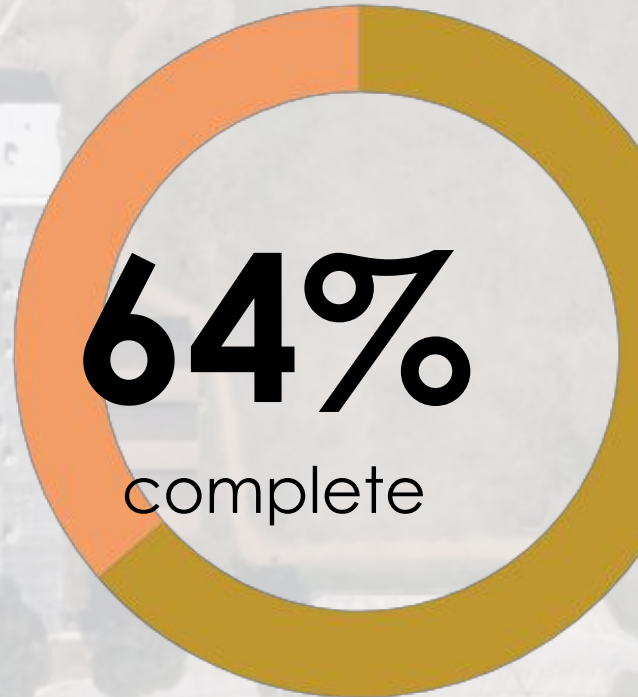
Jefferson ES

SURVEY & PRE-DESIGN



SEPT 2019 – JAN 2020

DESIGN & BID



FEB 2020 – DEC 2020

CONSTRUCTION



JAN 2021 – TBD

Project Evolution

Long Range Facility Plan

JEFFERSON ELEMENTARY SCHOOL:

OPTION B: Address Items 1-10



RECONFIGURATION OF PARKING/VEHICULAR CIRCULATION (Item 3): **\$1,000,000**

J-1

CANNOT BE DONE PRIOR TO J-2

CONSTRUCTION OF NEW BUILDING ADDITION & RENOVATION OF WEST WING (Items 1, 2, 4, 6, 7, 8, 9, 10): **\$11,000,000**

J-2

PLAYGROUND IMPROVEMENTS & RECONFIGURATIONS (Item 5): **\$250,000**

J-3

RENOVATIONS OF SOUTH/EAST EXISTING WINGS TO REMAIN (Items 1, 2, 4, 9, 10): **\$3,900,000**

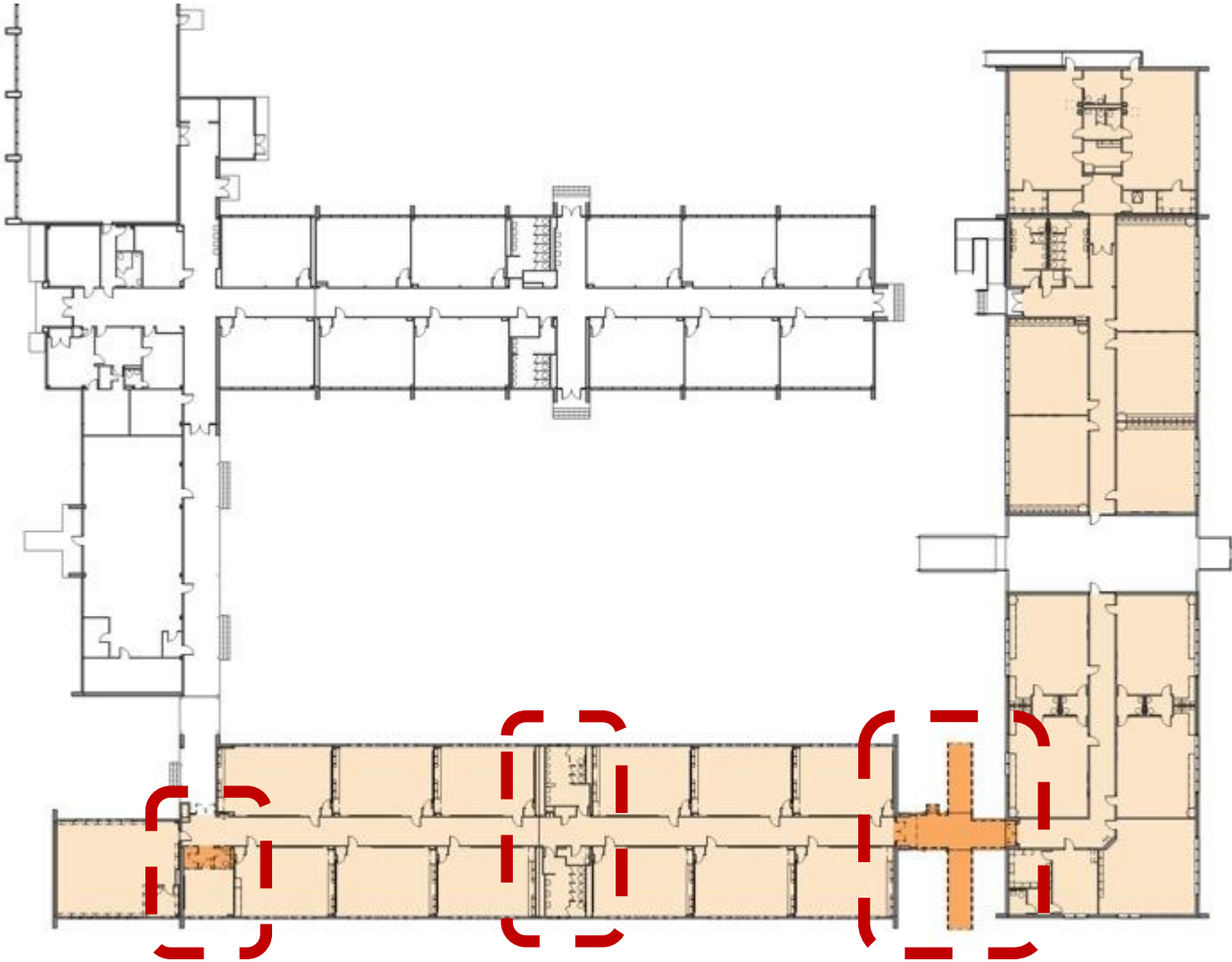
J-4

LIST OF CAMPUS PRIORITIES:

1. Aging Mechanical Systems = 9
2. Connectivity (General) = 9
3. Drainage (Typical) = 7
4. Roofing = 6
5. Playgrounds (General) = 5
6. Classrooms (Typical) = 5
7. Administration = 5
8. Library = 3
9. Safety/Security (General) = 3
10. Accessibility = 2

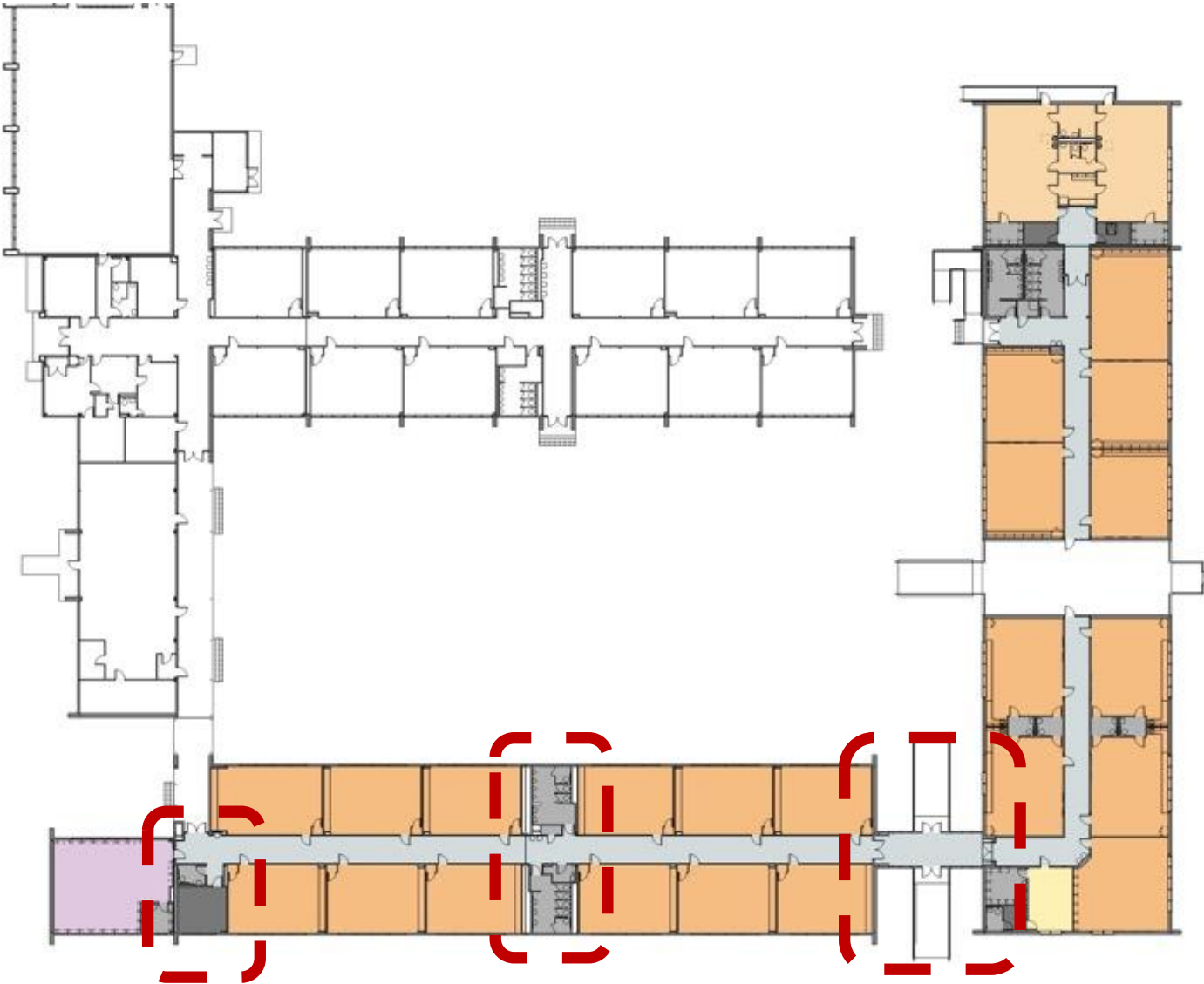
**JEFFERSON:
TOTAL VALUE OF
IMPROVEMENTS:
\$16,150,000**

Existing Conditions



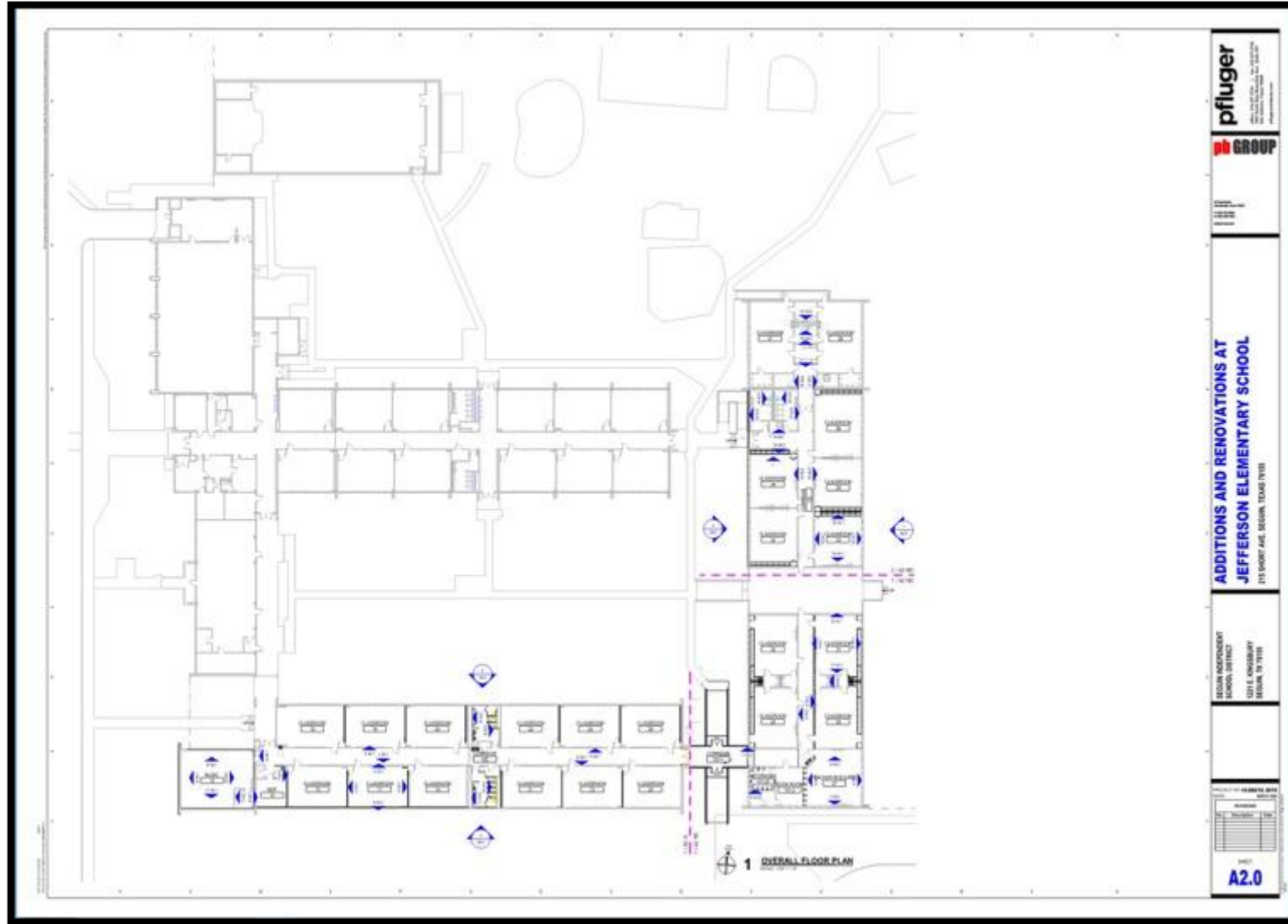
- Restrooms Not Fully Accessible
- Exterior Connection Between Wings
- Aging HVAC System + Roof
- Aging Electrical & Technology Systems
- Aging Finishes

Project Scope

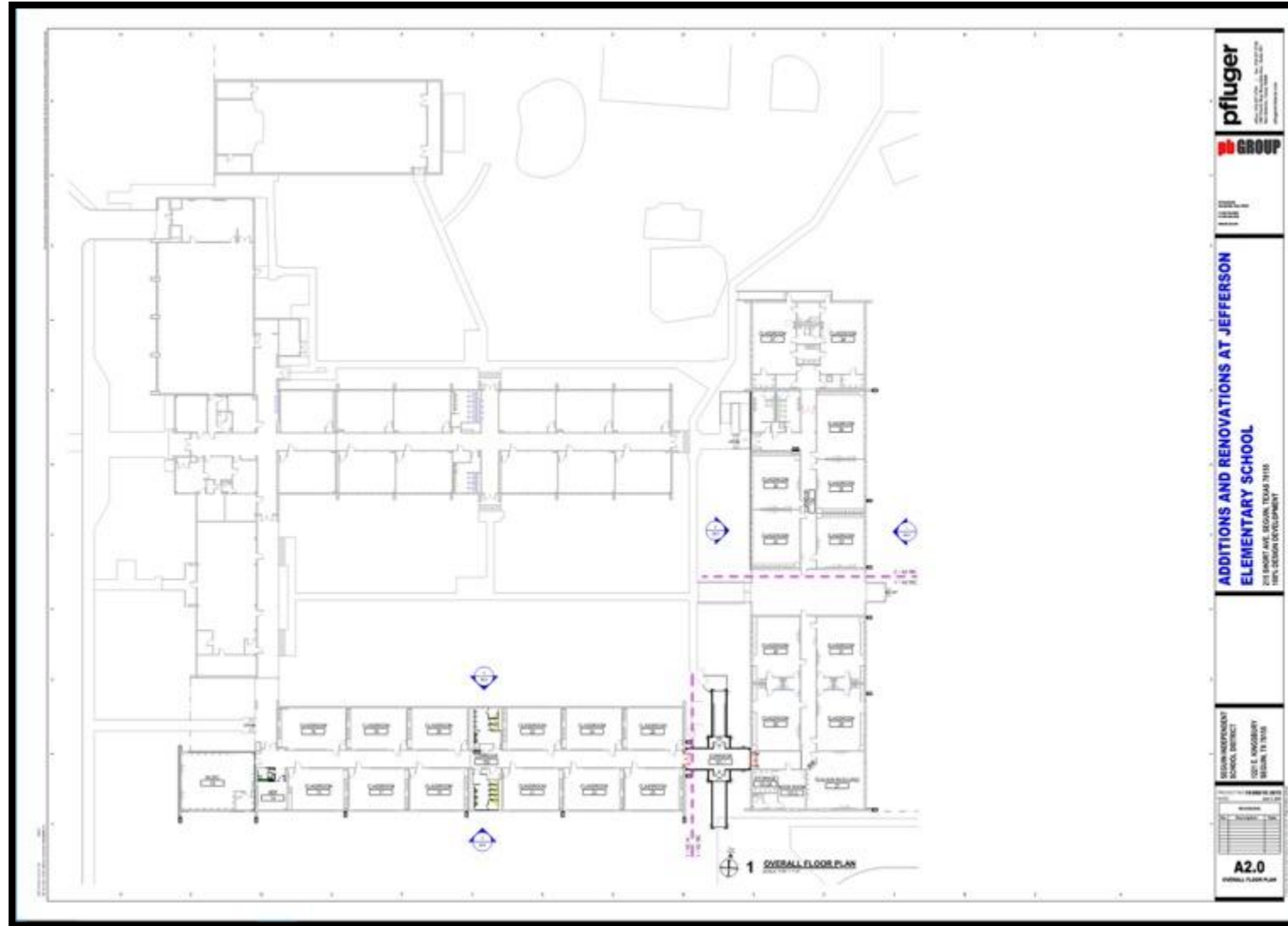


- Accessibility Upgrades (Focused on Restrooms)
- Internal Connection between Wings
- Replacement of HVAC System
- Roof Repairs as Needed

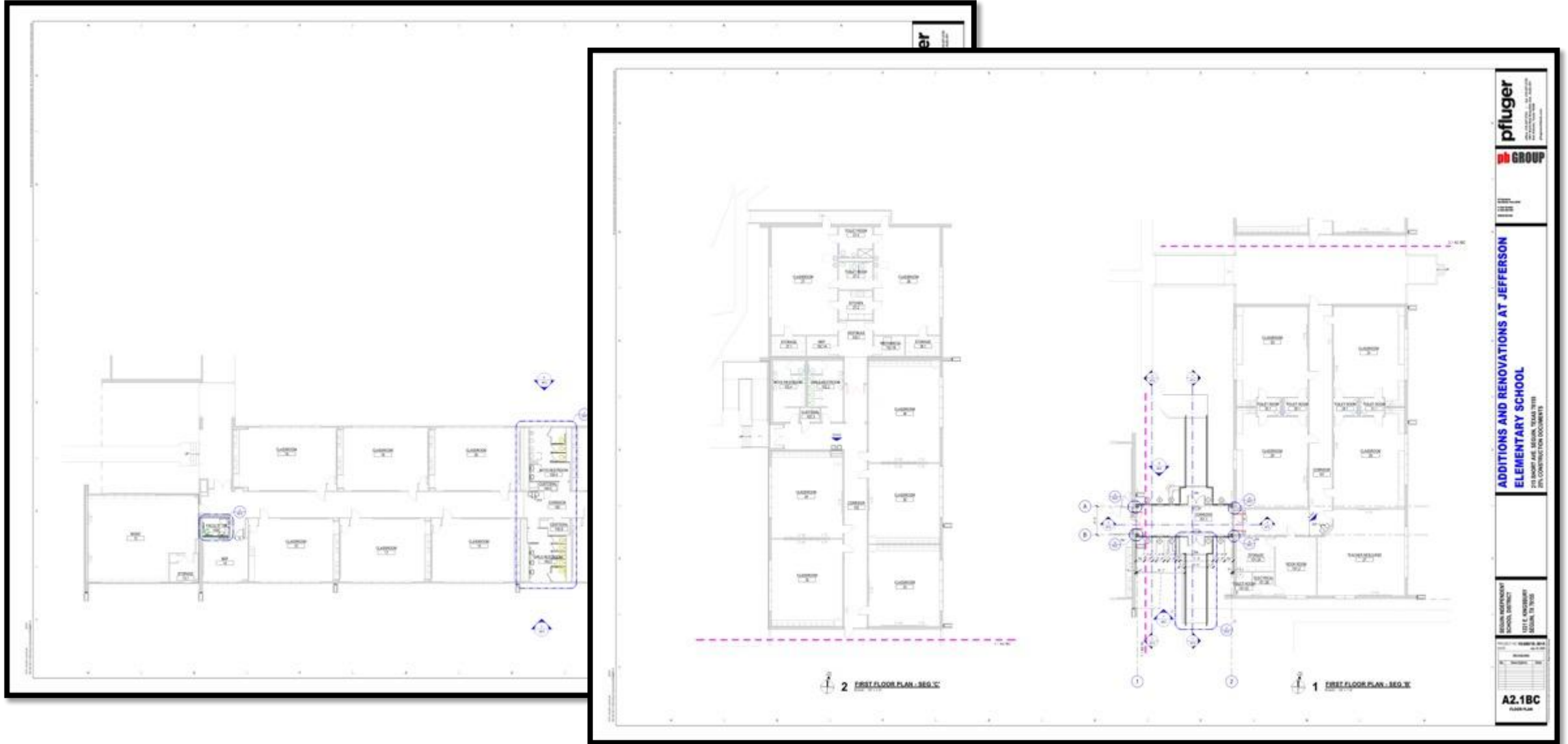
Design – 100% SD



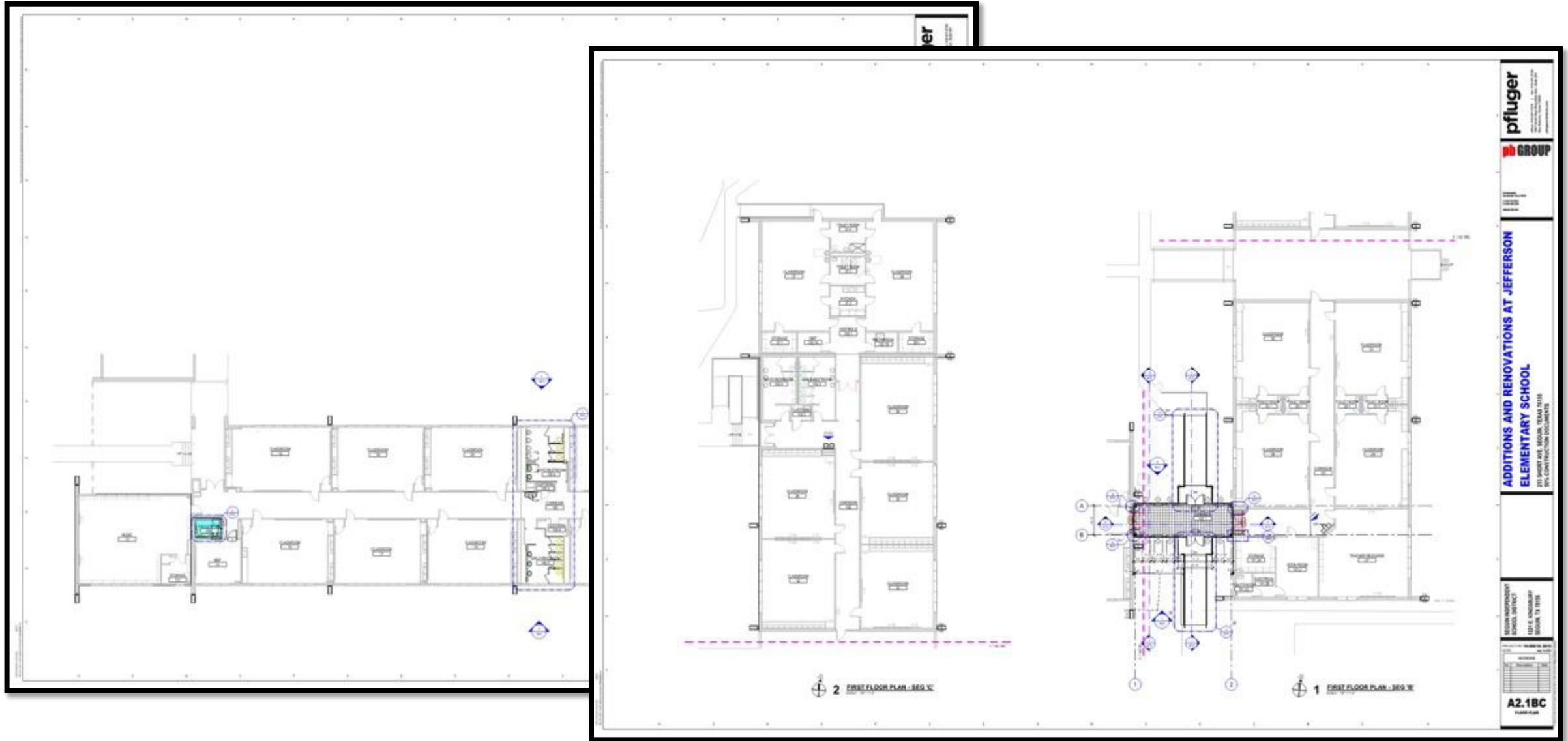
Design – 100% DD



Design – 100% DD



Design – 50% CD



Upcoming Milestones:

- Next Deliverables:
 - 95% CDs = October 16
- Target Dates:
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 - Proposal Opening: 1/5/21
 - Board Mtg. for Contractor Selection: 1/26/21
 - Construction Start: February 2021

Jefferson ES Questions?



Questions?

