

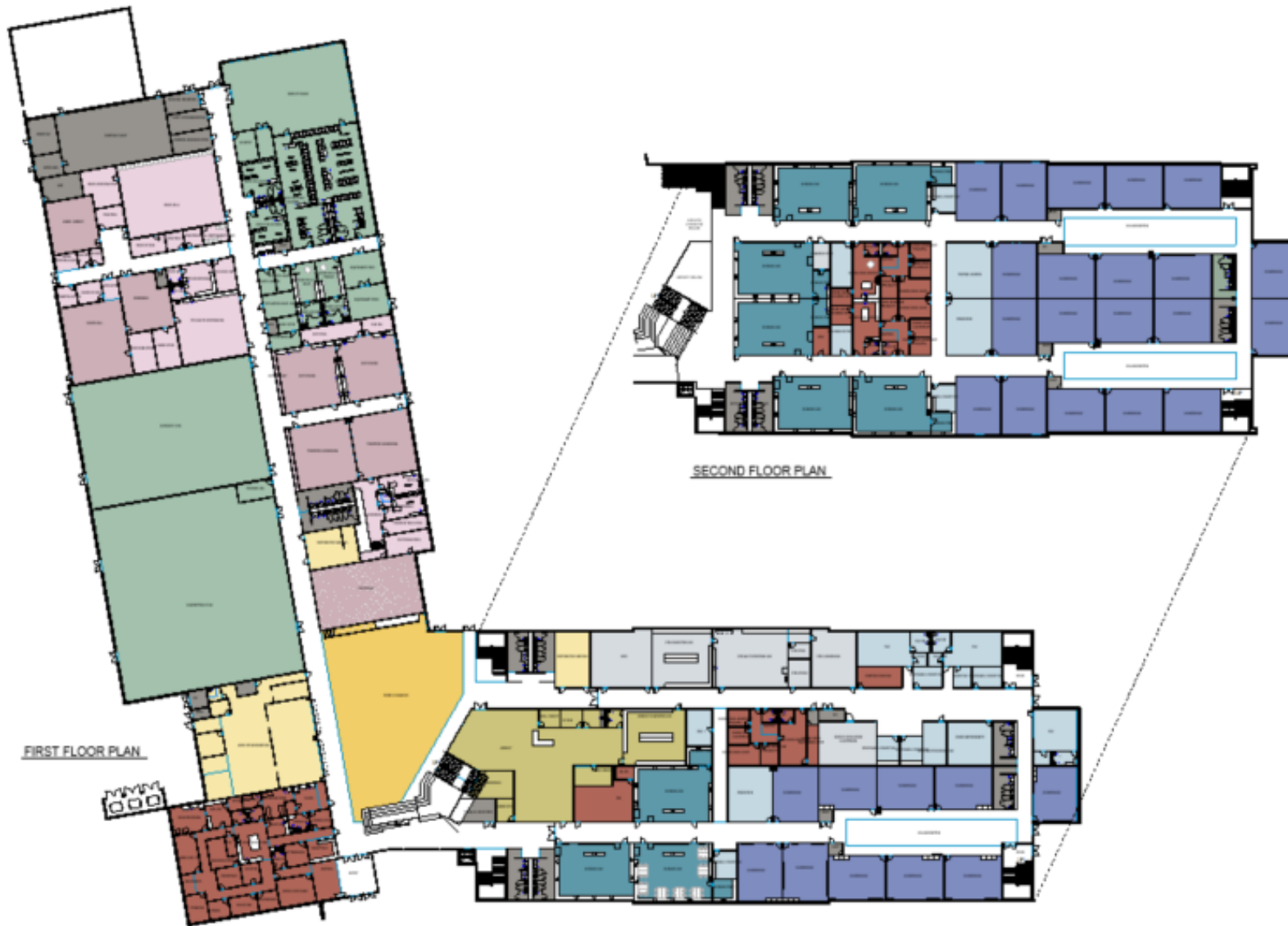


Waco Independent School District

G.W. Carver Middle School Design Development Presentation

02.24.2021

Design Development Update



Design Development Progress:

- GMP 1 Drawings Bid, Approved, and NTP
- Technical production of drawings
- Building Details Coordination and Final Materials Selection

Design Development Update



WACO CONSTRUCTION FAIR

CALLING ALL LOCAL TRADE PARTNERS + SUPPLIERS
COME LEARN ABOUT UPCOMING BID OPPORTUNITIES

WHEN WED. JAN 19, 2022 | 4-6PM
WHERE CEN-TEX HISPANIC CHAMBER OF COMMERCE
915 LASALLE AVE. WACO, TX 76706

CORE
G.W. CARVER MIDDLE
SCHOOL REPLACEMENT

QUESTIONS?



Terri Michalak
Diversity Manager
tmichalak@r-o.com



Koby Lawson
Precon Manager
kobylawson@coreconstruction.com

RSVP

Register online through Eventbrite at
<https://wacocontracting.eventbrite.com>
or by emailing rsvp@r-o.com



Partnering Organizations



Waco Construction Fair – 1/19/2022

Project Schedule

Bid Package 1 (Demo, Steel, Roof)
Bid Package 2 (Civil + Landscape)
Bid Package 3 (Balance of Building)

Construction

- Existing Building Demolition
- Site Construction
- Building Construction
- Substantial Completion

District Move-In
First Day of School

2.10.2022 Board Approval

4.28.2022 Board Approval

6.16.2022 Board Approval

2.15.2022 to 4.25.2022

4.28.2022 Starts

6.24.2022 Starts

6.30.2023

July 2023

August 2023



Project Schedule

G.W. Carver Middle School Project Budget

Funding for Carver Middle School Construction is from the 2021 bond program and a 2021 insurance claim. The following represents the anticipated budget for G.W. Carver Middle School from the 2021 bond program. CORE Construction with support by O'Connell Robertson have worked through the typical estimate and scope analysis process of the 100% Design Development package, and the project is on-target to be within the budget.

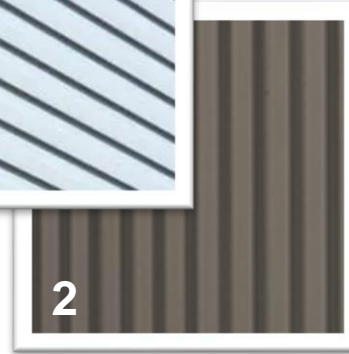
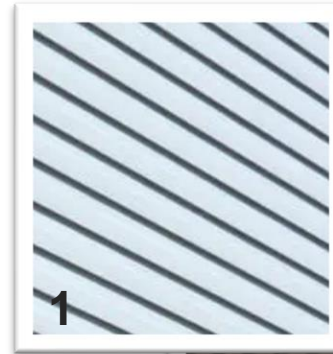
Hard Costs Sub Total		\$	61,951,344
Fees / PM / Expenses	8.0%	\$	4,956,108
Other Developmental Costs (Survey / Geotech / Etc)	0.50%	\$	309,757
Furnishings Fixtures and Equipment	\$ 8.0	\$	1,652,036
IT Systems (Projectors, Network, Security, Phone)	\$ 8.0	\$	1,652,036
Offsite Costs / Land Purchase		\$	-
Building Move-In Expenses	0.25%	\$	154,878
Construction Testing	0.25%	\$	154,878
Project Contingency	3.80%	\$	2,354,151
Proposed Waco ISD 2022 Bond Program		\$	73,185,188



Project Budget

Exterior and Interior Materials



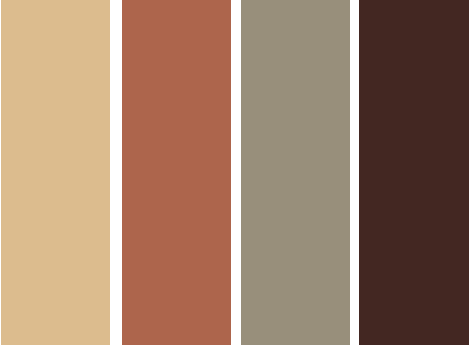


Exterior Materials

FIELD PAINT



ACCENT PAINTS



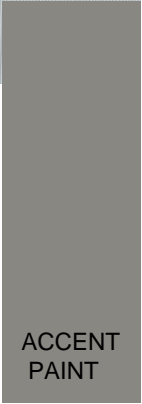
ACCENT TILE



ACCENT TILE



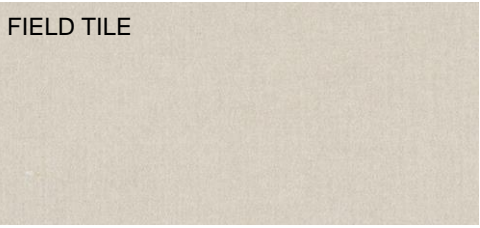
ACCENT PAINT



ACCENT TILE



FIELD TILE



POLISHED CONCRETE



ACCENT TILE



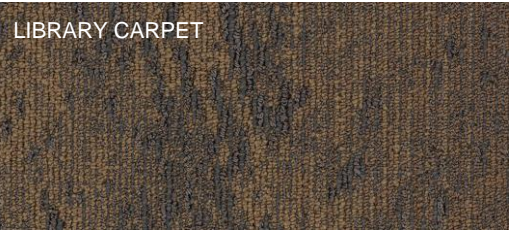
ACCOUSTICAL FELT



TEXTURED BRICK



LIBRARY CARPET



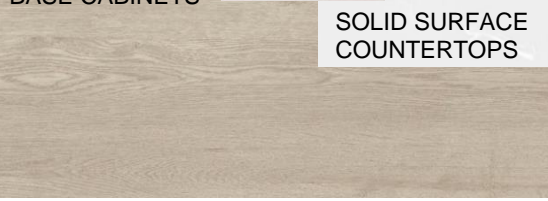
TACKABLE WALLCOVERING



ADMIN



BASE CABINETS



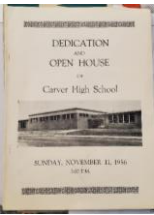
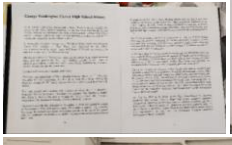
UPPER CABINETS



SOLID SURFACE COUNTERTOPS



SALVAGED WOOD



Interior Materials

Next Steps

- Design Development Approval
- Progress in Contract Documents
- Demolition Begins
- Ground Breaking
- Future Bids and GMP Approvals
 - GMP 2 - Site + Civil Construction (April)
 - GMP 3 - Balance of Project (June)

