

Waco Independent School District
Board of Trustee Meeting Agenda Item

Date: February 24, 2022

Contact Person: Gloria Barrera

RE: Consider, Discuss and Take Appropriate Action Regarding the Design Development and Interior and Exterior Material Selection and Colors for G.W. Carver Middle School

=====

Background Information:

Following the fire of G.W. Carver Middle School on July 27, 2021, the Board authorized the Administration to move forward with the architectural design of a new campus to be built on the existing site. O’Connell Robertson then proceeded to pre-design services and Schematic Design. At the October 28, 2021 Regular meeting, the architects presented Schematic Design for Carver Middle School. The Schematic Design work prioritized equity, among other things, by gathering input from both Carver and Tennyson Middle School representatives. With the Board’s approval on October 28, 2021, O’Connell Robertson architects proceeded to the Design Development phase for the campus.

The Design Development phase represents the step in the design process where refinement of the project occurs based on the District’s goals, priorities and input. This phase involves translation of concepts into drawings and specifications. Such things as classroom needs, campus amenities, exterior/interior finishes, colors, elevations, layout of building systems, construction details, extra-curricular and co-curricular spaces, site access and egress, landscaping and other facility considerations are included as part of the Design Documents. For several weeks, O’Connell Robertson architects have engaged the Administration and representatives from the campus and district level in conversations regarding the vision, space requirements, and design of the G.W. Carver Middle School replacement project, a campus planned to have approximately 183,249 square feet of building space.

Gloria Barrera, Chief Officer-Facilities and Operations for Waco ISD, along with representatives from O’Connell Robertson will review the Carver Middle School Design Documents with the Board. Specific attention will be given to the interior and exterior material selection and colors.

Fiscal Implications

According to the District’s agreement with O’Connell Robertson, compensation is based on the percentage of services actually completed. Overall, the design fee is 6% of the construction cost of the project. The progress payment for Schematic Design is 20% of the architect’s fee for this project. The Design Development Phase is also 20% of the architect’s fee. The Construction

Documents Phase fee is 35% of the architect's total fee. Bidding and construction administration fees are 5% and 20% respectively. Funds for the cost of architectural services are part of the 2021 Bond program; Carver Middle School total project budget, including construction costs and soft costs is \$73,185,188. The Design Development documents have been priced by the CM-At-Risk, CORE, and the construction cost is within budget.

Administrative Recommendation(s):

Approve the Design Development for G.W. Carver Middle School as presented (or with noted modifications) and authorize O'Connell Robertson to proceed with the Construction Documents phase.