



ALEDO
GROWTH
COMMITTEE

October 10, 2022

GROUP NORMS

01

Only one speaker at a time...no side conversations

02

Respect the person speaking...value the input of others

03

Listen with an open mind and a desire to learn...do not assume you know

04

Share ideas freely in a safe environment...do not be afraid to voice your honest opinion

05

It's not personal, it's collective...focus on the district as a whole

06

Honor the groups' time commitment...attend all meetings, be on time, stay on topic





Aledo Middle School



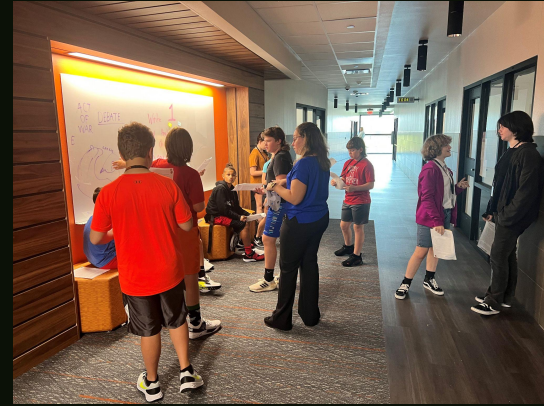
Aledo Middle School



McAnally Middle School



McAnally Middle School





CONSTRUCTION

INTRODUCTIONS



Chris Campbell

Chief Facilities +
Construction Officer
Aledo ISD



Joshua Cogburn

Principal
Huckabee Architects



Casey Casstevens

Director of Design
Huckabee Architects



Mike King

Planner
Huckabee Architects



CONSTRUCTION

Agenda

- Current State of the Construction Industry Reminder
- New Middle School – Project Planning



CURRENT STATE

Construction Cost

Middle School Cost Comparison			
District	Approximate Square Footage	Approximate Cost per Square Footage	Approximate Total Construction Cost
Aledo ISD (McAnally MS)	181K ±	\$250 ±	*\$45.2M ±
Killeen ISD	183K ±	\$430 ±	\$78.7M ±
Alvin ISD	181K ±	\$319 ±	\$57.9M ±
Georgetown ISD	179K ±	\$438 ±	\$78.7M ±
Prosper ISD	218K ±	\$477 ±	\$104M ±

*Included for reference. All other projects listed bid in 2022.



CURRENT STATE

Inflation Schedule

Year	% Inflation Per Year
2023	12%
2024	12%
2025	8%
2026	6%
2027	6%
2028	6%
2029	6%
2030	6%
2031	6%

Opinion of Construction Cost

Elementary School

- \$325 - \$450 per sqft

Middle School

- \$350 - \$500 per sqft

High School

- \$425 - \$600 per sqft

Soft Cost

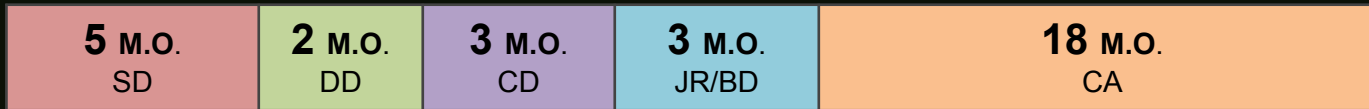
25%



CURRENT STATE

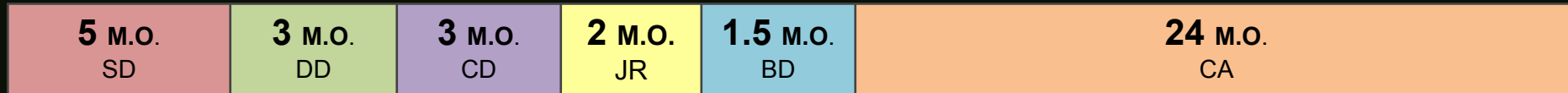
SD	Schematic Design
DD	Design Development
CD	Construction Documents
JR	Jurisdictional Review (Permits)
BD	Bidding
CA	Construction

Pre-2019 “Traditional” Middle School Project Schedule (Approximate)



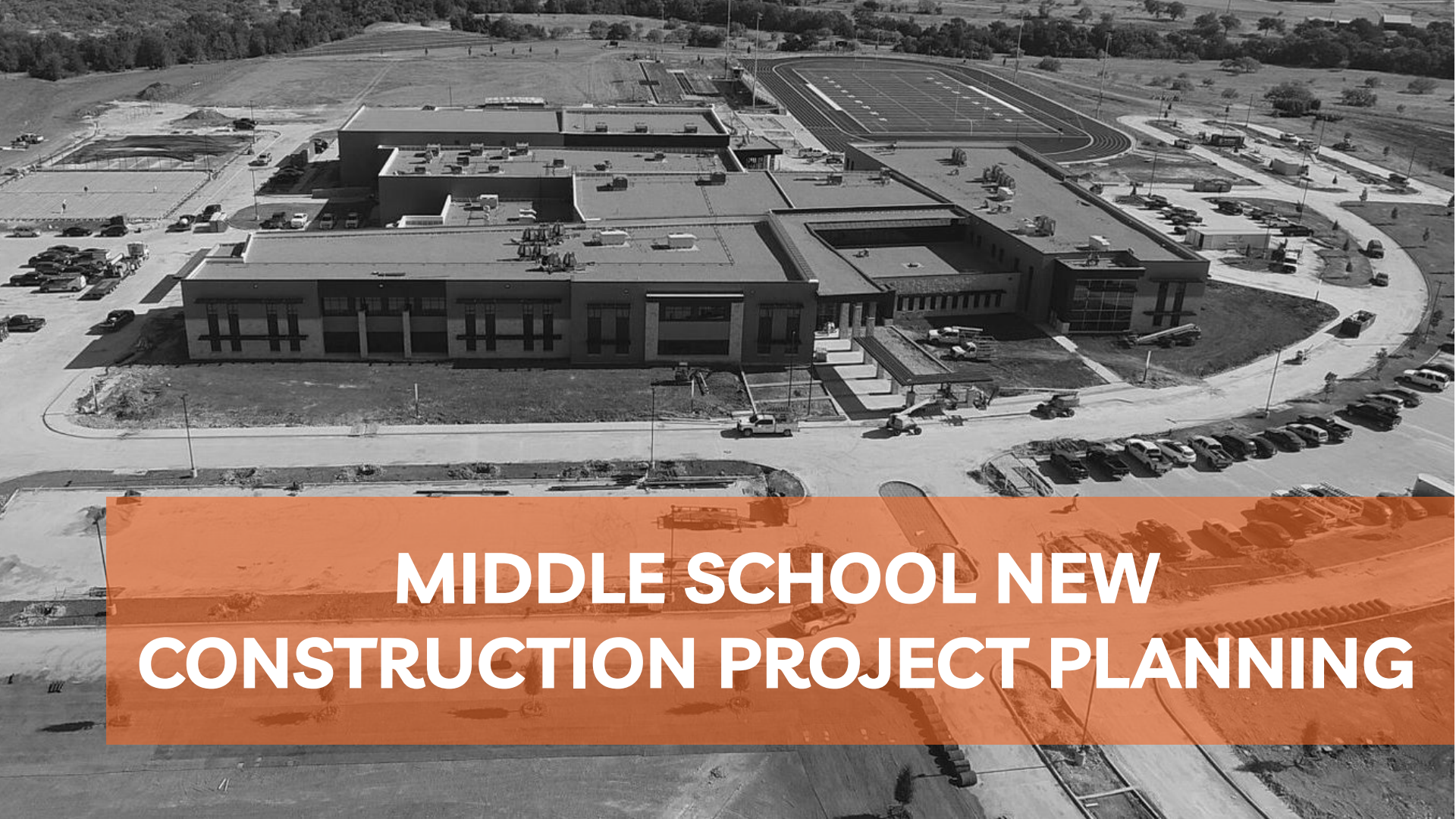
Total Process 31 Months

Post-2019 “Traditional” Middle School Project Schedule (Approximate)



Total Process 39 Months





MIDDLE SCHOOL NEW CONSTRUCTION PROJECT PLANNING

Middle School #3

If opened in 2027

Project Dates	2024		2025				2026	2027												
	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S
Schematic Design	[Bar] July 2024																			
Design Development	[Bar] October 2024																			
Construction Documents	[Bar] January 2025																			
Jurisdictional Review	[Bar] April 2025																			
Bidding	[Bar] May 2025																			
Construction	[Bar]											[Bar] May 2027								
Construction Duration	Estimated Square Footage	Total Construction OPC (Escalated)	Soft Costs, Fees, & Contingency	Furniture, Fixtures, & Equipment (FFE)	Total Project Budget OPC															
24 Months	181,000 SF ±	\$111.4M ±	\$19.2M ±	\$9.1M ±	\$139.8M ±															

*Bids in 2025

*Cost shown does not include cost of land.



2015 Bond Accounting

Project	Location	Budget Amount
Campus Carpet Replacement	Coder, McCall, and Stuard Elementary Schools	\$ 470,000.00
Mechanical Replacement - Roof Top Units	Early Childhood Academy	\$ 921,000.00
Mechanical Replacement - Roof Top Units	Aledo High School	\$ 175,000.00
Roof Deck Replacement	Early Childhood Academy	\$ 400,000.00
Retaining Wall	South Transportation Embankment	\$ 60,000.00
Drainage Project/Detention Pond Flume	Agriculture Classroom Building/Barn Area and Daniel Ninth Grade Campus Detention Pond	\$ 343,348.00
Technology for Students/Staff/Classrooms due to Student Enrollment Growth	All District Campuses	\$ 340,189.00



2019 Bond Accounting

	Bond Budget	Revised	Total
Category/Project	Amount	Budget	Obligated To Date
Elementary School No. 6 (Annetta Elementary School)	\$ 35,858,000.00	\$ 38,878,000.00	\$ 38,875,742.00
Aledo Middle School Renovations/Additions	\$ 33,446,000.00	\$ 39,192,612.41	\$ 39,190,049.04
Aledo Middle School No. 2 (McAnally Middle School)	\$ 62,501,000.00	\$ 53,747,575.25	\$ 53,679,914.09
McAnally Intermediate Conversion to New Vandagriff Elementary School	\$ 9,611,000.00	\$ 10,666,567.57	\$ 10,665,092.83
Aledo ISD Early Childhood Academy	\$ 1,709,000.00	\$ 2,053,891.87	\$ 2,052,561.98
Coder, Stuard, & McCall Classroom Furniture	\$ 1,800,000.00	\$ 1,800,000.00	\$ 1,800,000.00
Land for Future School Sites	\$ 4,525,000.00	\$ 4,525,000.00	\$ -
School Buses	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00



NEXT MEETING:

October 24th

