

Huckabee



ALEDO INDEPENDENT SCHOOL DISTRICT
PROJECT #2 EXISTING MIDDLE SCHOOL RENOVATION & PROJECT #3 NEW MIDDLE SCHOOL
November 2, 2020

NOVEMBER BOND PROGRESS COMMITTEE UPDATE





ALEDO MIDDLE SCHOOL #2 DRAFT RENDERING



ALEDO MIDDLE SCHOOL RENOVATION

ALEDO MIDDLE SCHOOL #2 PLANS & SCHEDULE 01

ALEDO MIDDLE SCHOOL #2 - 90% COST ESTIMATE 02

OLD WEATHERFORD ROAD UPDATE 03

ALEDO MIDDLE SCHOOL RENOVATION PLANS & SCHEDULE 04

ALEDO MIDDLE SCHOOL RENOVATION - 50% COST ESTIMATE 05

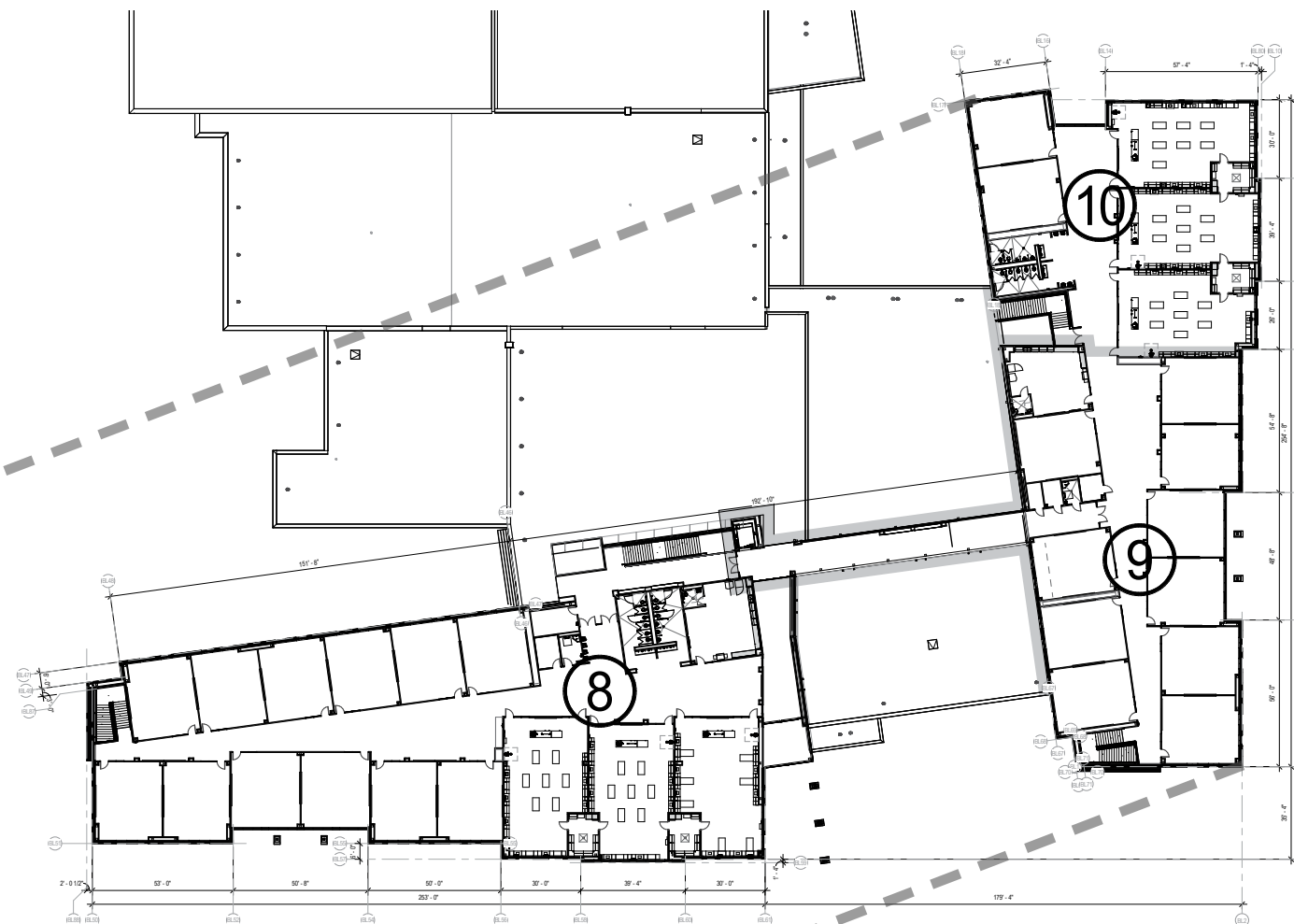
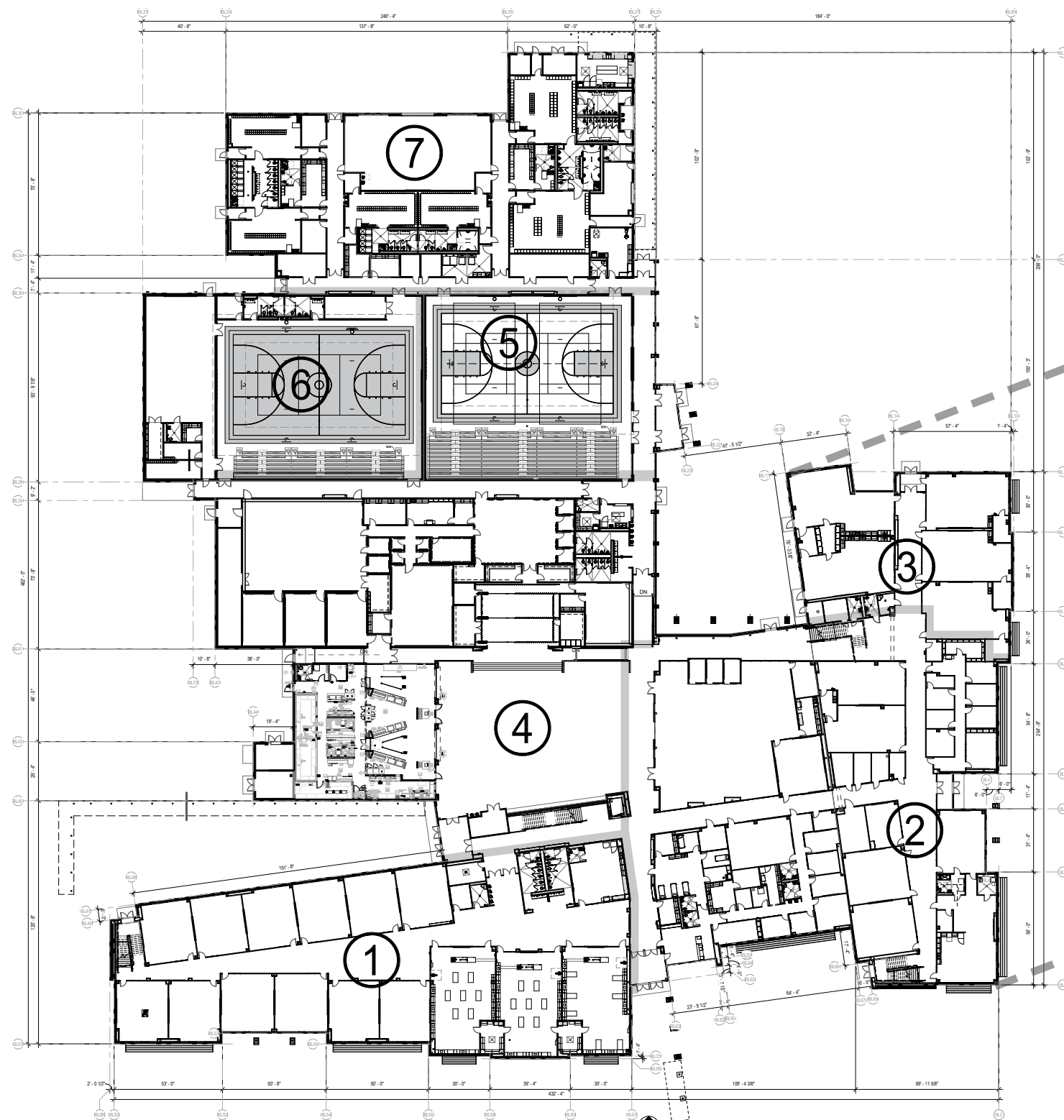
PROGRAM COMPARISON DOCUMENT 06





ALEDO INDEPENDENT SCHOOL DISTRICT

PROJECT #3 ALEDO MIDDLE SCHOOL #2



PLAN UPDATES:

DANCE MOVED ADJACENT TO PRACTICE GYM TO INCREASE SQUARE FOOTAGE OF TORNADO SHELTER PER CITY OF FORT WORTH REQUIREMENTS.

CLASSROOM PARTITIONS REMOVED TO MATCH AMS.

CLASSROOM GLAZING INCREASED AT CORRIDORS. TWO FULL PANELS ADJACENT TO GLASS ENTRY DOOR.

BOYS LOCKER ROOM MOVED TO PLAN EAST ADJACENT TO FOOTBALL FIELD.

DROP OFF CANOPIES ADDED FOR WEATHER DAYS.

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NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

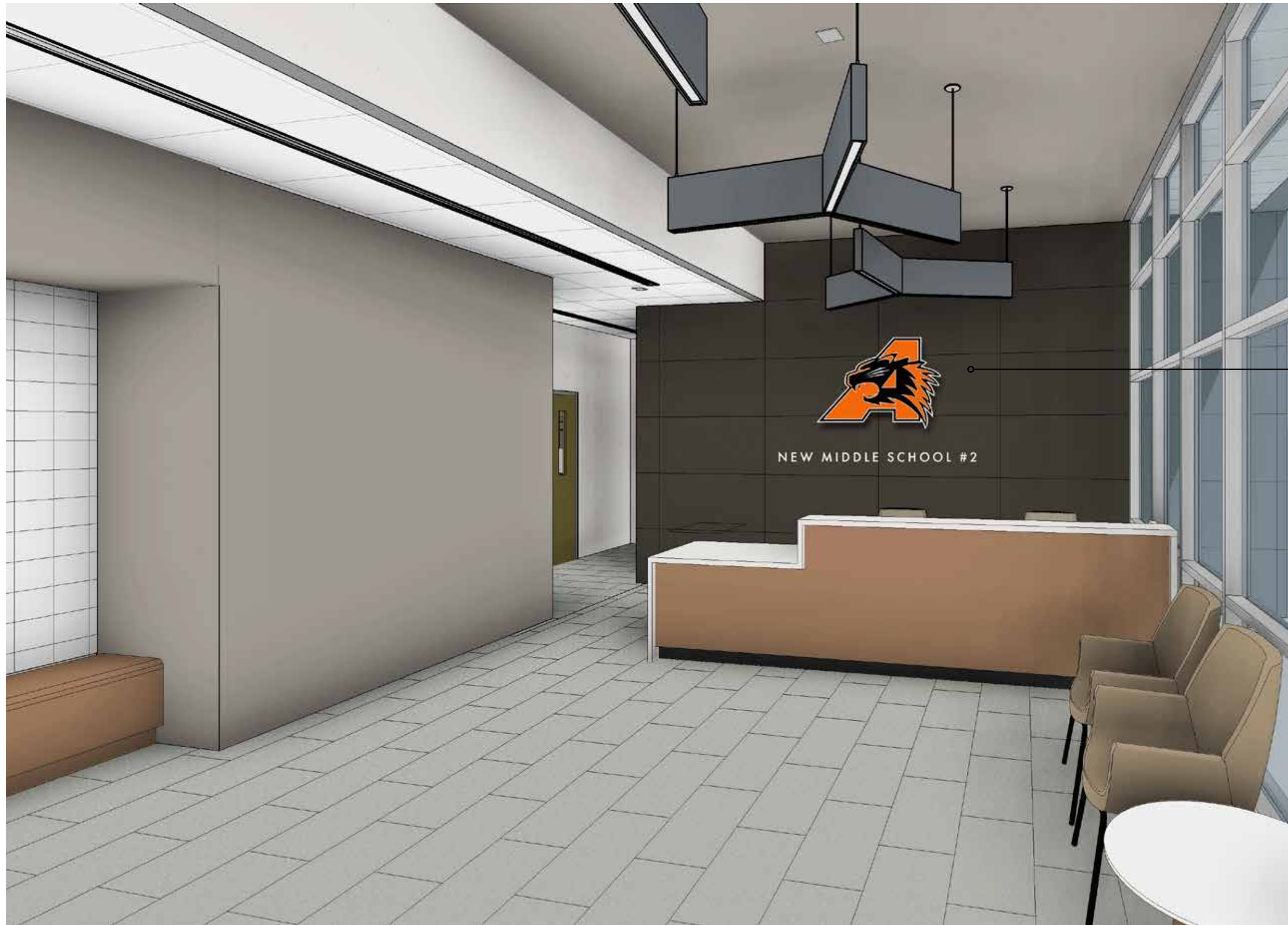
ALEDO MIDDLE SCHOOL #2







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FLUSH MOUNTED
ACRYLIC LOGO
1/2" THICK
WITH BRUSHED
ALUMINUM TEXT

FONT: FUTURA PT BOOK



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RECEPTION

01



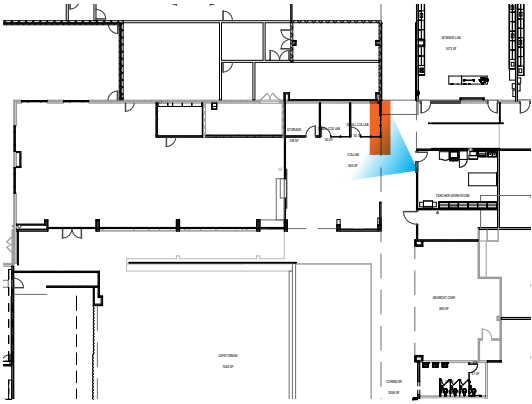
CUT-OUT LETTERS 100% TRANSPARENT
FONT: FUTURA BOLD

WINDOW FILM APPLICATION

50% TRANSPARENCY



PRECEDENT IMAGE OF
WINDOW FILM



LIBRARY STUDY ROOMS

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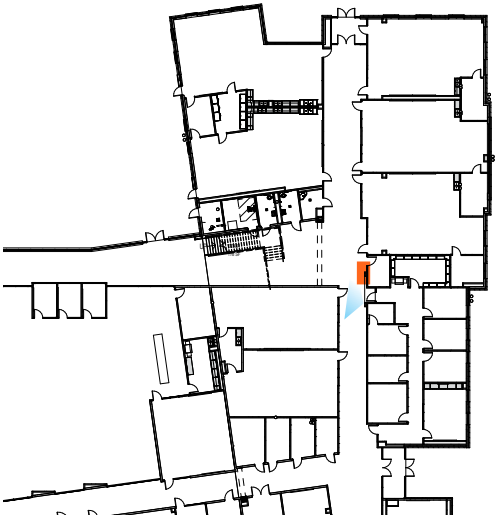


**PROPOSED AS
PAINTED GRAPHIC**



**“COUNSELING
SUITE” DIMENSIONAL
LETTERING 1/4” THICK
FLUSH MOUNTED TO
WALL**

FONT: FUTURA PT BOOK



STUDENT ENTRANCE

Huckabee

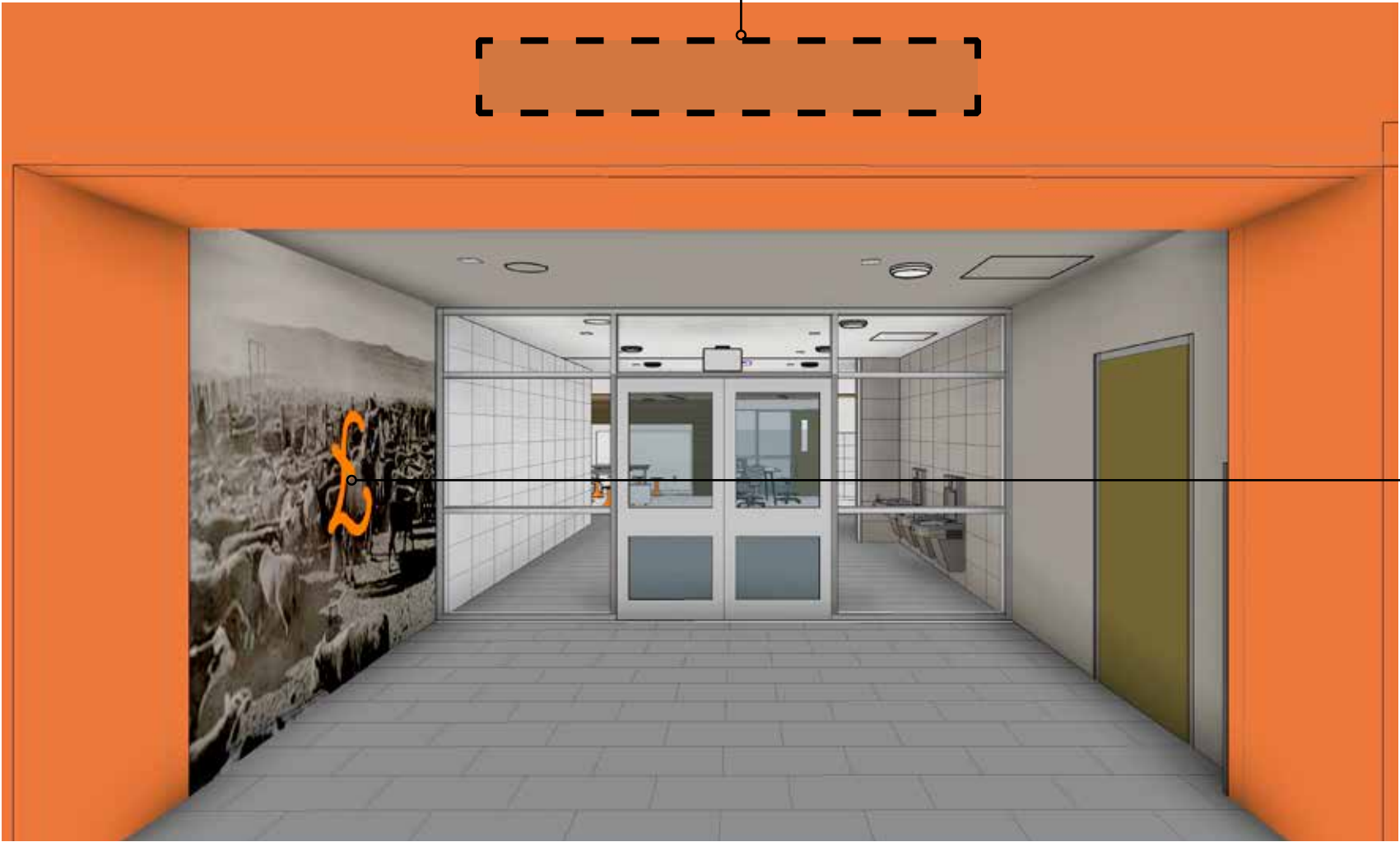
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COUNSELING SUITE



BRUSHED ALUMINUM LETTERS
FONT: FUTURA PT BOLD



PROPOSED
AS DIGITALLY
PRINTED VINYL
WALL COVER-

CONCEPT FOR WAYFINDING: USING
BRANDS OF EACH ACADEMIC
NEIGHBORHOOD TO DIFFERENTIATE
THE 3 ACADEMIC WINGS



6TH GRADE
BRAND
(NOT ACTUAL BRAND)



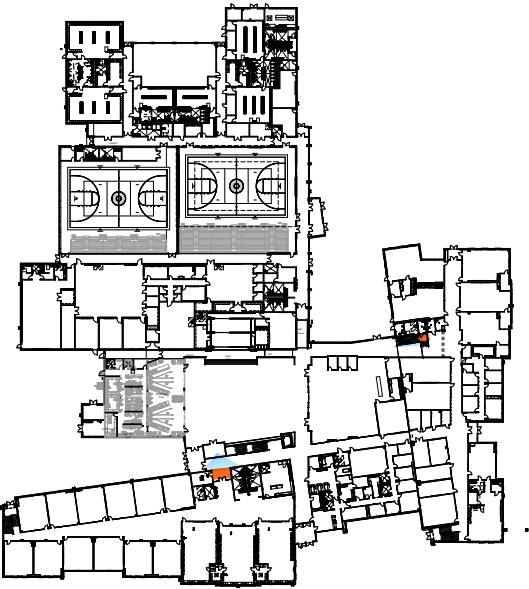
7TH GRADE
BRAND
(NOT ACTUAL BRAND)



8TH GRADE
BRAND
(NOT ACTUAL BRAND)



EXAMPLE OF HISTORICAL IMAGERY





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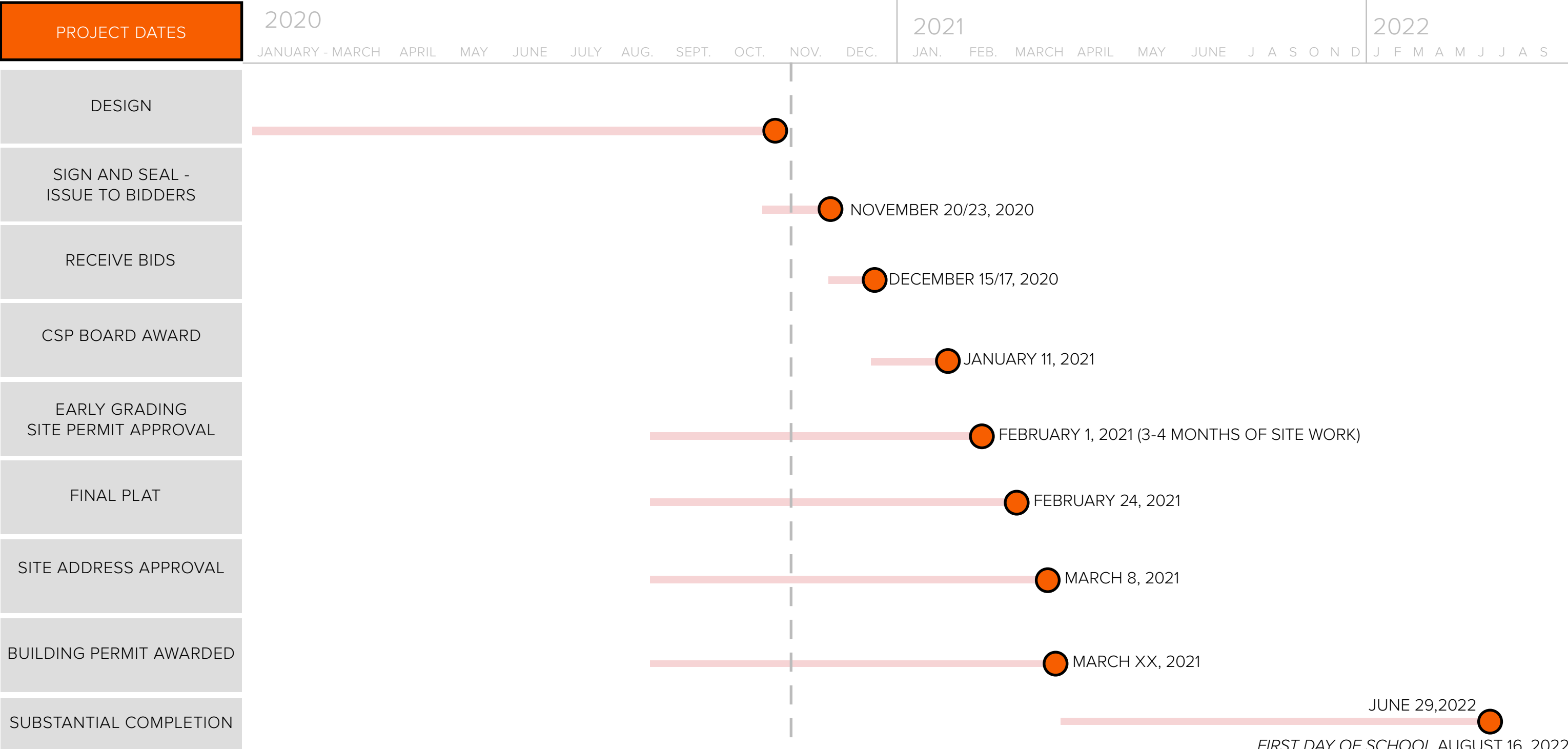
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PROJECT #2 EXISTING MIDDLE SCHOOL RENOVATION & PROJECT #3 NEW MIDDLE SCHOOL | ALEDO INDEPENDENT SCHOOL DISTRICT

COLLABORATION - NEW MIDDLE SCHOOL



ALEDO INDEPENDENT SCHOOL DISTRICT
PROJECT #3 ALEDO MIDDLE SCHOOL #2



FIRST DAY OF SCHOOL AUGUST 16, 2022





ALEDO INDEPENDENT SCHOOL DISTRICT

PROJECT #3 ALEDO MIDDLE SCHOOL #2

1. Pre-Development Conference

- a. 7.13.20 – PDC Meeting

2. Annexation

- a. Must be submitted prior to being able to submit the Preliminary Plat.
- b. Staff review and approval
- c. Requires public hearing at regularly schedule Plan Commission
- d. Requires public hearing at regularly schedule City Council
- e. 8.5.20 – CCN Transfer Requested
- f. 8.17.20 – Submittal for 1st Review
- g. 8.30.20 – MSA Agreement Submittal
- h. 11.6.20 – Scheduled Annexation Approval

3. Zoning Change

- a. Must be submitted prior to being able to submit the Preliminary Plat.
- b. Staff review and approval
- c. Requires public hearing at regularly schedule Plan Commission
- d. Requires public hearing at regularly schedule City Council
- e. 8.17.20 – Submittal for 1st Review
- f. 11.6.20 – Scheduled Zoning Change Approval

4. Water and Sanitary Sewer Studies

- a. Must be approved prior to being able to submit the Preliminary Plat.
- b. 7.30.20 – Meeting with city
- c. 8.14.20 – Submittal for 1st Review (2-week Review Time)
- d. 9.14.20 – W/SS Study Approval

5. TIA – Traffic Impact Analysis

- a. Must be approved prior to submittal of Preliminary Plat
- b. 8.18.20 – Submittal for 1st Review (2-week Review Time)
- c. 9.02.20 – Traffic Study Approval

6. Drainage Study – Formerly called iSWM

- a. Must be approved prior to being able to submit the Preliminary Plat.
- b. 8.12.20 – Approved

7. Preliminary Plat – (City of Fort Worth 30-day Shot Clock)

- a. Shows proposed boundary and any subdivides
- b. Proposed right-of-way dedication for Old Weatherford Road and Associated Improvements.
- c. Staff review and approval; requires public hearing at regularly schedule Plan Commission
- d. Preliminary Plat can be submitted once the Drainage, Water and Sewer and Traffic Studies are approved.
- e. The following scheduled is based on the scheduled approval of items 4,5 and 6 as shown above
- f. 9.14.20 – Submittal for 1st Review
- g. 10.19.20 – Schedule Receipt of 1st Review Comments
- h. 10.22.20 – Scheduled submittal for 2nd Review
- i. 11.6.20 – Scheduled Preliminary Plat Approval

8. Infrastructure Plan Review Center (IPRC) – (City of Fort Worth 30-day Shot Clock)

- a. Proposed public infrastructure
- b. Staff review and approval; requires public hearing at regularly schedule Plan Commission
- c. The following scheduled is based on the scheduled approval of items 7 as shown above
- d. 11.19.20 – Scheduled Submittal for 1st Review
- e. 12.10.20 – Scheduled Receipt of 1st Review Comments
- f. 12.17.20 – Scheduled Submittal for 2nd Review
- g. 1.4.21 – Scheduled IPRC Final Approval

9. Community Facilities Agreement (CFA)

- a. Staff review and approval
- b. The following scheduled is based on the scheduled approval of items 8 as shown above
- c. 1.8.21 – Scheduled Receipt of Draft CFA
- d. 1.15.21 – Scheduled Submittal of Developer Executed CFA to city
- e. 1.22.21 – Scheduled City Executed CFA

10. Final Plat – (City of Fort Worth 30-day Shot Clock)

- a. The following scheduled is based on the scheduled approval of items 9 as shown above
- b. 1.11.21 – Scheduled Submittal for 1st Review
- c. 2.10.21 – Scheduled Receipt of 1st Review Comments
- d. 2.9.21 – Scheduled Submittal for 2nd Review
- e. 2.24.21 – Scheduled Approval of Final Plat

11. Early Grading Permit (2 to 3 Week Process)

- a. Submit Grading Plans and SWPPP to the City for approval
- b. Submit Phase 1 Urban Forestry for Approval (1 to 2 weeks)
- c. Reference Approvals of Preliminary Plat and iSWM
- d. 11.6.20 – Scheduled submittal for Urban Forestry
- e. 11.6.20 – Scheduled submittal for Early Grading Permit
- f. 11.6.20 – Scheduled submittal for Floodplain Development Permit
- g. 12.21.20 – Scheduled submittal of Contractor's SWPPP
- h. 1.5.21 – Scheduled Approval of Early Grading Permit

12. Addressing – GIS Process – (Approx. 2 – 3 Weeks)

- a. After Final Plat is recorded, the plat is routed through the GIS Dept. to issue an address.
- b. Once the address has been issued for the property, the building plans can be submitted for a building permit.
- c. 3.8.21 – Scheduled Receipt of Address

13. Building Permit –

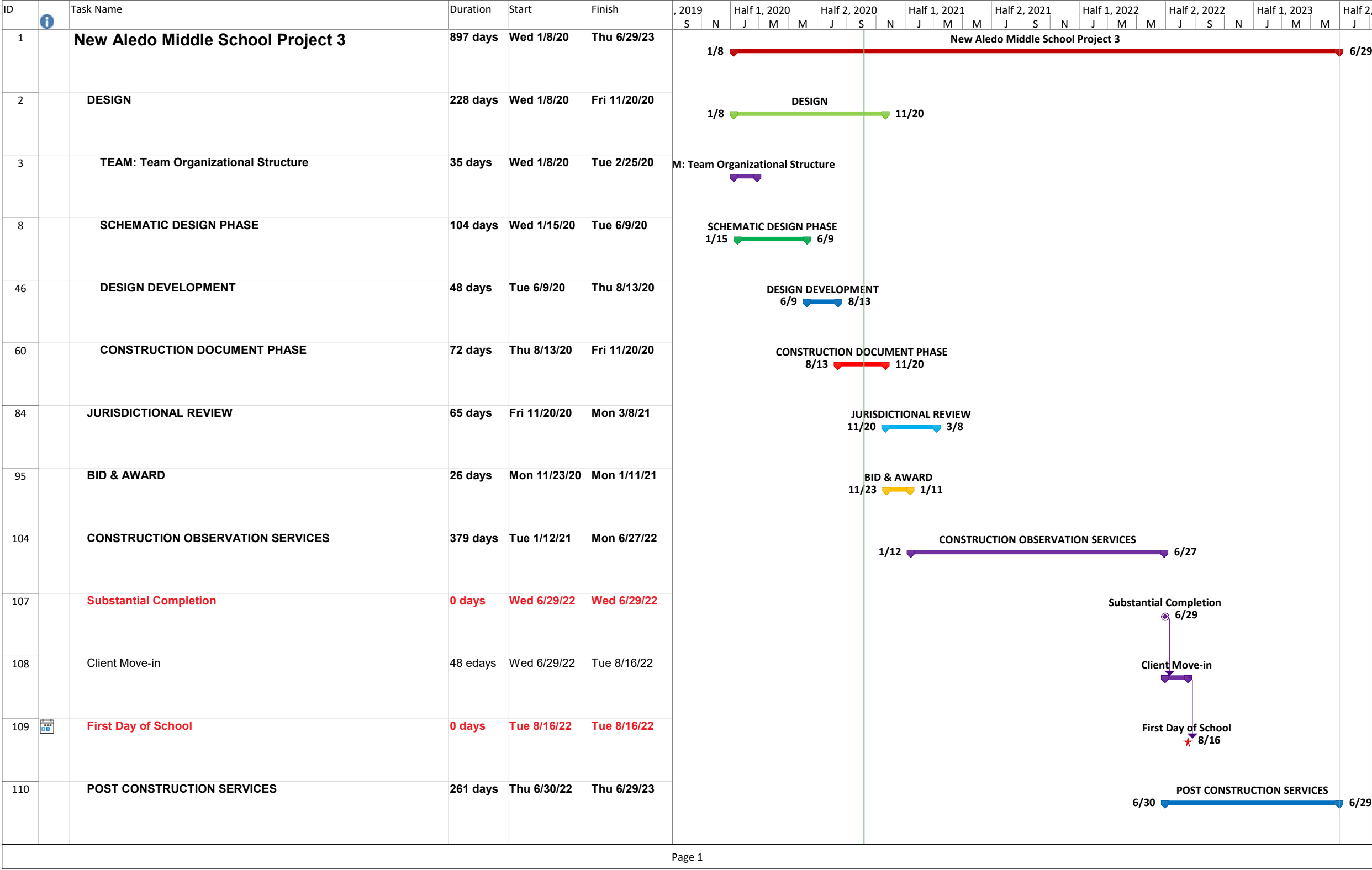
- a. 15 days after first Final Plat submittal, the building plans can be submitted for a formal Building Permit (permit will not be released until after final plat is recorded and property has been assigned an address.)
- b. Consideration should be given to hiring third-party reviewer to review the building plans while the above is in process to allow the building permit process to be expedited OR pay for the expedited plan review process with the City of Fort Worth.

JANUARY 5, 2021

MARCH XX, 2021



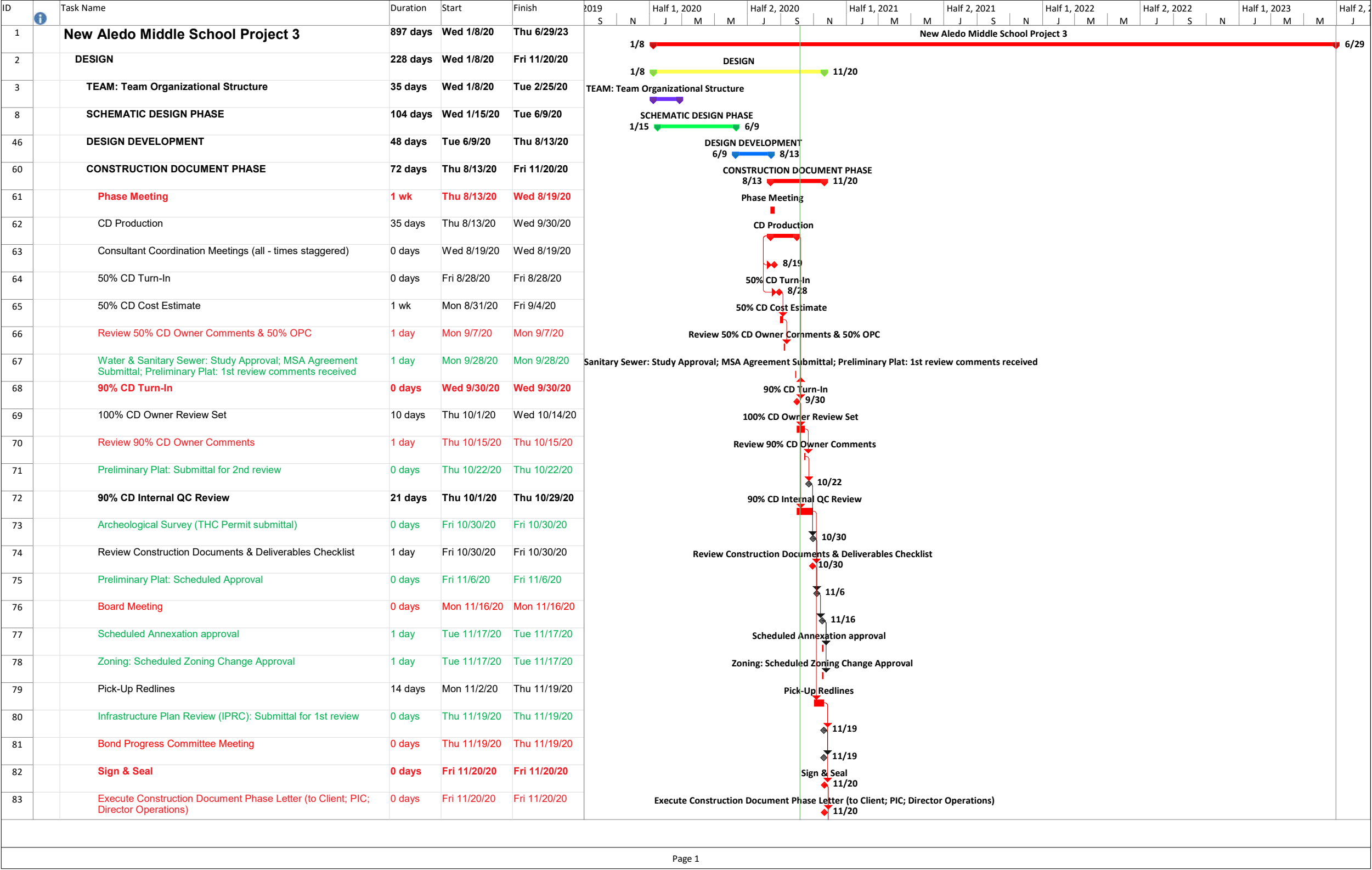
ALEDO INDEPENDENT SCHOOL DISTRICT
PROJECT #3 ALEDO MIDDLE SCHOOL #2





ALEDO INDEPENDENT SCHOOL DISTRICT

PROJECT #3 ALEDO MIDDLE SCHOOL #2



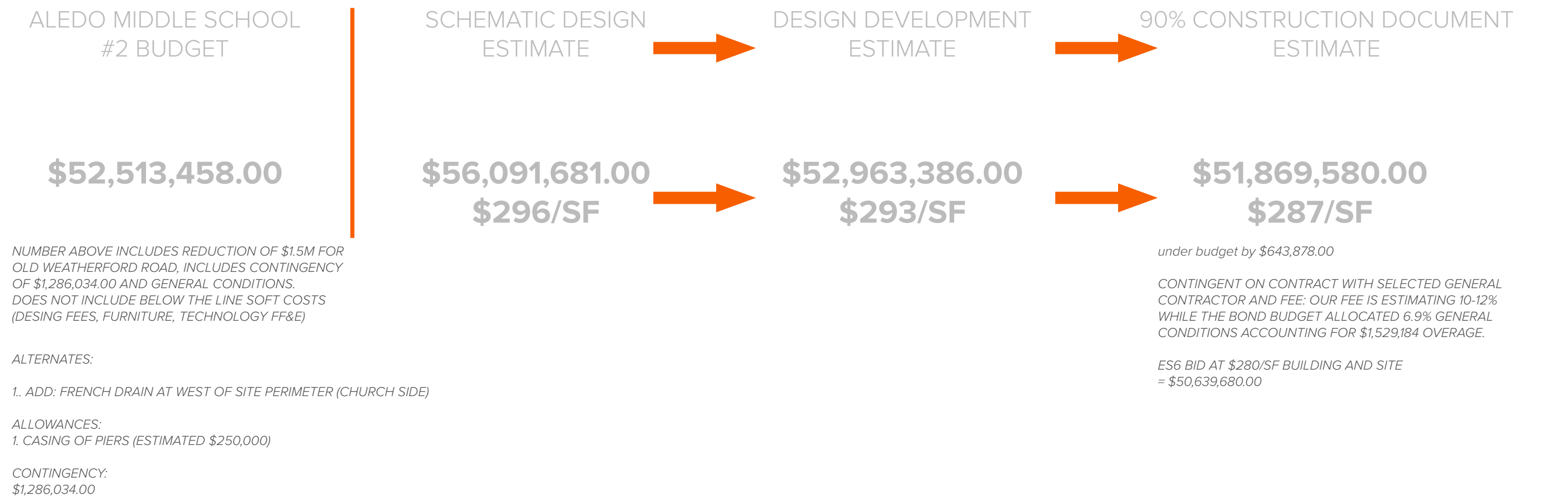


ALEDO INDEPENDENT SCHOOL DISTRICT
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ID	Task Name	Duration	Start	Finish	2019	S	N	Half 1, 2020	J	M	M	Half 2, 2020	J	S	N	Half 1, 2021	J	M	M	Half 2, 2021	J	S	N	Half 1, 2022	J	M	M	Half 2, 2022	J	S	N	Half 1, 2023	J	M	M	Half 2, 2023	J
84	JURISDICTIONAL REVIEW	65 days	Fri 11/20/20	Mon 3/8/21	<div>JURISDICTIONAL REVIEW</div> <div>11/20 3/8</div>																																
85	Nationwide Permit (archeological): scheduled USACE submittal	0 days	Fri 11/20/20	Fri 11/20/20	<div>Nationwide Permit (archeological): scheduled USACE submittal</div> <div>11/20</div>																																
86	Archeological Survey (THC Project submittal)	0 edays	Thu 12/31/20	Thu 12/31/20	<div>Archeological Survey (THC Project submittal)</div> <div>12/31</div>																																
87	Infrastructure Plan Review (IPRC): Scheduled Approval	0 edays	Mon 1/4/21	Mon 1/4/21	<div>Infrastructure Plan Review (IPRC): Scheduled Approval</div> <div>1/4</div>																																
88	Early Grading Permit: Contractor to submit SWPPP	0 days	Mon 1/18/21	Mon 1/18/21	<div>Early Grading Permit: Contractor to submit SWPPP</div> <div>1/18</div>																																
89	Community Facilities Agreement: scheduled executed CFA	0 days	Fri 1/22/21	Fri 1/22/21	<div>Community Facilities Agreement: scheduled executed CFA</div> <div>1/22</div>																																
90	Submit building plans to City (expedited review)	0 days	Tue 1/26/21	Tue 1/26/21	<div>Submit building plans to City (expedited review)</div> <div>1/26</div>																																
91	Early Grading Permit: Scheduled approval of grading permit	0 days	Mon 2/1/21	Mon 2/1/21	<div>Early Grading Permit: Scheduled approval of grading permit</div> <div>2/1</div>																																
92	Nationwide Permit (archeological): scheduled USACE approval	0 days	Mon 2/1/21	Mon 2/1/21	<div>Nationwide Permit (archeological): scheduled USACE approval</div> <div>2/1</div>																																
93	Final Plat: scheduled approval	0 days	Wed 2/24/21	Wed 2/24/21	<div>Final Plat: scheduled approval</div> <div>2/24</div>																																
94	Addressing GIS Process (2-3 wks)	0 days	Mon 3/8/21	Mon 3/8/21	<div>Addressing GIS Process (2-3 wks)</div> <div>3/8</div>																																
95	BID & AWARD	26 days	Mon 11/23/20	Mon 1/11/21	<div>BID & AWARD</div> <div>11/23 1/11</div>																																
96	Advertisements	10 days	Mon 11/23/20	Tue 12/8/20	<div>Advertisements</div> <div>11/23 12/8</div>																																
97	Issue Bid Documents	0 days	Mon 11/23/20	Mon 11/23/20	<div>Issue Bid Documents</div> <div>11/23</div>																																
98	Proposal Period	3 wks	Mon 11/23/20	Tue 12/15/20	<div>Proposal Period</div> <div>11/23 12/15</div>																																
99	Pre Proposal Meeting	0 days	Tue 12/8/20	Tue 12/8/20	<div>Pre Proposal Meeting</div> <div>12/8</div>																																
100	Receive Proposal (Part A)	0 days	Tue 12/15/20	Tue 12/15/20	<div>Receive Proposal (Part A)</div> <div>12/15</div>																																
101	Receive Proposal (Part B)	0 days	Thu 12/17/20	Thu 12/17/20	<div>Receive Proposal (Part B)</div> <div>12/17</div>																																
102	Best Value Contractor Selection (Committee)	6 days	Fri 12/18/20	Wed 1/6/21	<div>Best Value Contractor Selection (Committee)</div> <div>12/18 1/6</div>																																
103	Board Award (Special Called Meeting)	0 days	Mon 1/11/21	Mon 1/11/21	<div>Board Award (Special Called Meeting)</div> <div>1/11</div>																																
104	CONSTRUCTION OBSERVATION SERVICES	379 days	Tue 1/12/21	Mon 6/27/22	<div>CONSTRUCTION OBSERVATION SERVICES</div> <div>1/12 6/27</div>																																
105	Notice to Proceed	0 days	Tue 1/12/21	Tue 1/12/21	<div>Notice to Proceed</div> <div>1/12</div>																																
106	Construction	17.7 emons	Tue 1/12/21	Mon 6/27/22	<div>Construction</div> <div>1/12 6/27</div>																																
107	Substantial Completion	0 days	Wed 6/29/22	Wed 6/29/22	<div>Substantial Completion</div> <div>6/29</div>																																
108	Client Move-in	48 edays	Wed 6/29/22	Tue 8/16/22	<div>Client Move-in</div> <div>6/29 8/16</div>																																
109	First Day of School	0 days	Tue 8/16/22	Tue 8/16/22	<div>First Day of School</div> <div>8/16</div>																																
110	POST CONSTRUCTION SERVICES	261 days	Thu 6/30/22	Thu 6/29/23	<div>POST CONSTRUCTION SERVICES</div> <div>6/30 6/29</div>																																
111	Final Punchlist - Warranty Closeout	44 days	Thu 6/30/22	Tue 8/30/22	<div>Final Punchlist - Warranty Closeout</div> <div>6/30 8/30</div>																																
112	(1) Year Review	261 days	Thu 6/30/22	Thu 6/29/23	<div>(1) Year Review</div> <div>6/30 6/29</div>																																
Page 2																																					



ALEDO INDEPENDENT SCHOOL DISTRICT
PROJECT #3 ALEDO MIDDLE SCHOOL #2





ALEDO INDEPENDENT SCHOOL DISTRICT
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10.28.20 R3

BID PACKAGE [XX] SD ESTIMATE OF PROBABLE CONSTRUCTION COST			Middle School 2 (Project 3) Summary				
Description		Notes	Construction Cost Estimate at SD	Construction Cost Estimate at DD Huckabee	Construction Cost Estimate at 90% CD Huckabee	AISD Construction Budget	Var From Budget
.0725% escalation from 2019 to 2020		180,484SF					
Site (Landscape and Civil)			\$ 5,584,500.00	\$ 5,748,600.00	\$ 6,233,000.00	\$7,767,649.89	\$1,534,649.89
Roofing (Armko)			\$ 2,940,568.00	\$ 2,339,994.00	\$ 2,649,431.00	\$2,572,069.50	(\$77,361.50)
Exterior			\$ 8,471,296.00	\$ 8,127,210.00	\$ 8,215,818.00	\$6,687,380.70	(\$1,528,437.30)
Interior			\$ 6,990,548.00	\$ 7,222,732.00	\$ 7,293,855.00	\$10,288,278.00	\$2,994,423.00
Structural			\$ 7,844,565.00	\$ 6,337,619.00	\$ 5,654,596.00	\$5,144,139.00	(\$510,457.00)
Mechanical			\$ 6,182,530.00	\$ 6,002,889.00	\$ 5,041,103.00	\$5,144,139.00	\$103,036.00
Electrical			\$ 5,055,636.00	\$ 4,882,816.00	\$ 4,675,128.00	\$4,115,311.20	(\$559,816.80)
Plumbing			\$ 2,749,928.00	\$ 2,482,345.00	\$ 2,505,760.00	\$2,572,069.50	\$66,309.50
Fire/Life Safety			\$ 482,679.00	\$ 466,180.00	\$ 463,861.00	\$1,028,827.80	\$564,966.80
Technology (see below sub categories)			\$ 2,754,000.00	\$ 1,291,425.00	\$ 1,450,000.00	\$1,543,241.70	\$93,241.70
Conveyance			\$ 91,800.00	\$ 90,450.00	\$ 90,000.00	\$77,162.09	(\$12,837.92)
Specialties			\$ 852,368.00	\$ 865,390.00	\$ 848,450.00	\$951,665.72	\$103,215.72
Food Service / Equipment			\$ 791,010.00	\$ 951,437.00	\$ 783,913.00		(\$783,913.00)
Audio Visual							\$0.00
Security		\$ 1,964,763.00	\$ 775,625.00	\$ 1,099,991.00			(\$1,099,991.00)
Acoustics							\$0.00
demo							\$0.00
left over from contingency						\$ 1,286,034.00	\$1,286,034.00
Sub-Total			\$ 52,756,191.00	\$ 47,584,712.00	\$ 47,004,906.00	\$49,177,968.09	\$2,173,062.09
General Conditions: 6.9% (really should be 10-12% on new, 15% on renovation)			\$3,549,455.91	\$5,592,640.00	\$5,078,640.00	\$3,549,455.91	(\$1,529,184.09)
Allowances							
temp. gas							
permit							
pier casing							
Sub-Total		\$ 52,600,000.00	\$ 56,305,646.91	\$ 53,177,352.00	\$ 52,083,546.00	\$52,727,424.00	\$643,878.00
reserved for TX-Dot/COG			\$ (1,500,000.00)	\$ (1,500,000.00)	\$ (1,500,000.00)	\$ (1,500,000.00)	
			\$ 52,600,000.00	\$54,805,646.91	\$51,677,352.00	\$50,583,546.00	\$51,227,424.00
SF of Work		180,000	189,000.00	180,484.00	180,856.00	171,300.00	
Cost per SF		\$ 292.22	\$ 289.98	\$ 286.33	\$ 279.69	\$ 299.05	
Contractor Contingency 2%		built into numbers					
Design Contingency		contingency built into numbers					
Contractor Fee 2.5% (per contract)		built into numbers				\$ -	\$ -
CONSTRUCTION TOTAL			\$54,805,646.91	\$51,677,352.00	\$50,583,546.00	\$51,227,424.00	\$643,878.00
Owner Construction Contingency			\$ 1,286,034.75	\$ 1,286,034.75	\$ 1,286,034.75	\$ 1,286,034.75	\$ -
left over from contingency (\$722,117.47+\$330,356.17) = \$1,052,473.64. Agreed to using \$1,000,000.00 for contingency amount at 6.3.20 meeting							
Bond Contingency							
possibility to use (\$451,323.42+ \$206,472.61)		\$1,286,034.75 added to above construction total					
CONSTRUCTION TOTAL WITH CONTINGENCIES			\$ 56,091,681.66	\$ 52,963,386.75	\$ 51,869,580.75	\$ 52,513,458.75	\$ 643,878.00
			189,000.00	180,484.00	180,856.00	171,300.00	
			\$ 296.78	\$ 293.45	\$ 286.80	\$ 306.56	

Huckabee

PROJECT #2 EXISTING MIDDLE SCHOOL RENOVATION & PROJECT #3 NEW MIDDLE SCHOOL | ALEDO INDEPENDENT SCHOOL DISTRICT

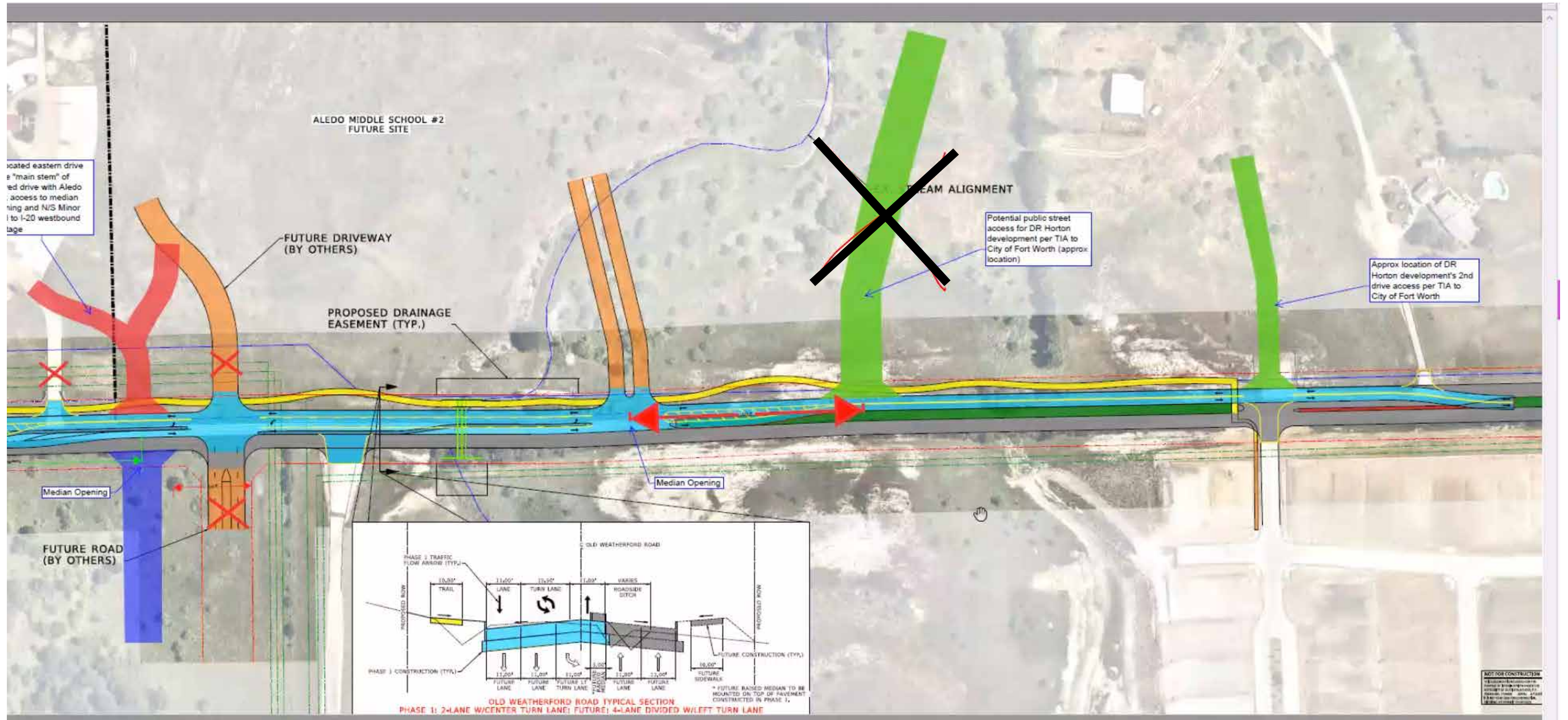
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90% COST ESTIMATE



ALEDO INDEPENDENT SCHOOL DISTRICT

PROJECT #3 ALEDO MIDDLE SCHOOL #2

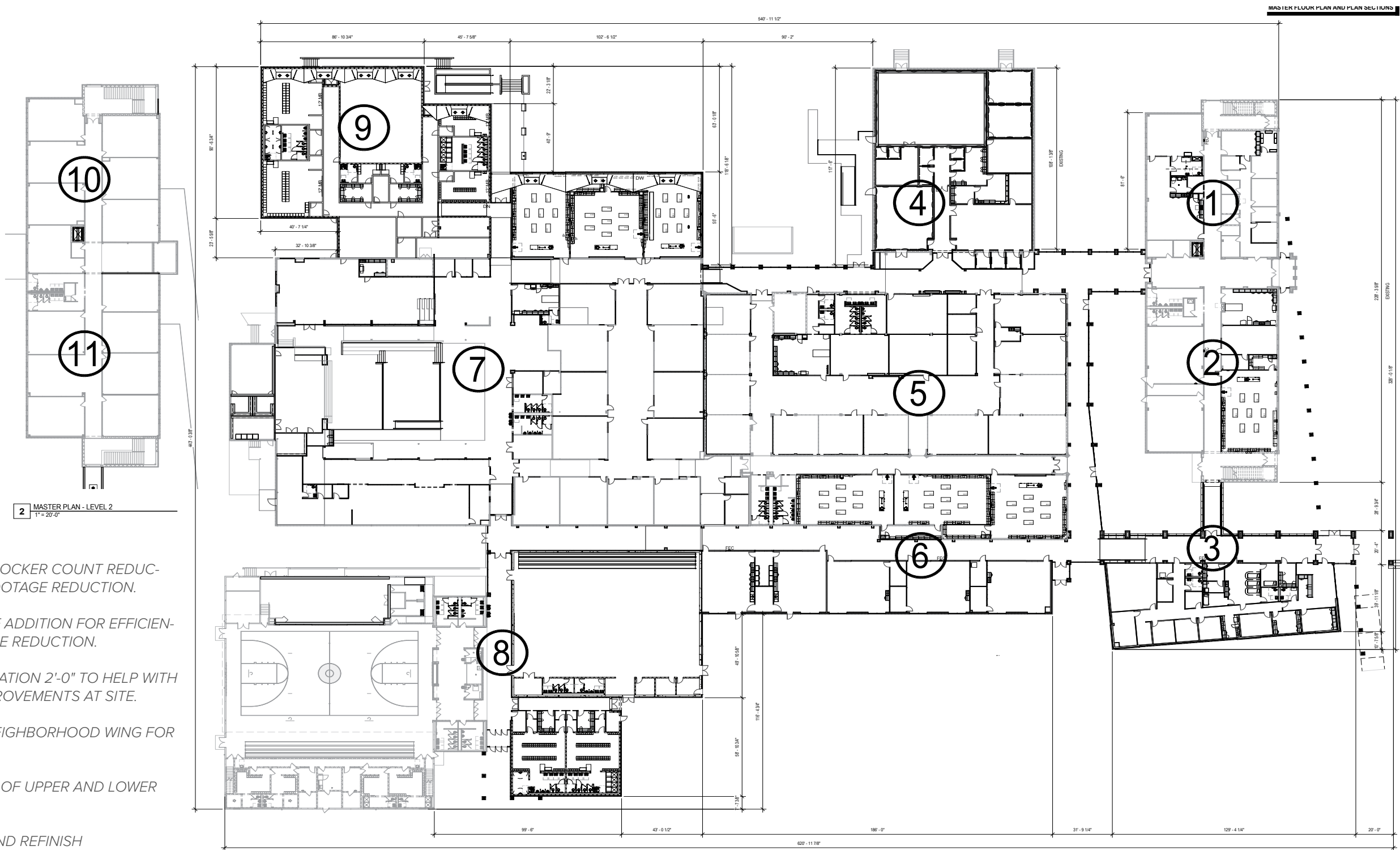




ALEDO MIDDLE SCHOOL PROJECT #2



ALEDO INDEPENDENT SCHOOL DISTRICT
PROJECT #2 ALEDO MIDDLE SCHOOL RENOVATION



- PLAN UPDATES:
- WEIGHT ROOM ADDITION: LOCKER COUNT REDUC-TION, OVERALL SQUARE FOOTAGE REDUCTION.
 - PE ADDITION: ROTATION OF ADDITION FOR EFFICIEN-CIES AND SQUARE FOOTAGE REDUCTION.
 - ADMIN. SUITE: RAISED ELEVATION 2'-0" TO HELP WITH GRADE AND EXTERIOR IMPROVEMENTS AT SITE.
 - ADDED DOORS AT EACH NEIGHBORHOOD WING FOR SECURITY/SEPARATION.
 - LIBRARY: FULL ENCLOSURE OF UPPER AND LOWER LEVEL.
 - DOORS: REUSE EXISTING AND REFINISH







LINK FOR PANORAMIC INTERIOR VIEWS: [HTTPS://HUCKABEEINC.VIEWIN360.CO/SHARE/COLLECTION/7LCCX?FS=1&VR=0&ZOOM=1&INITLOAD=0&THUMBS=1&CHROMELESS=1&LOGO=1](https://huckabeeinc.viewin360.co/share/collection/7LCCX?FS=1&VR=0&ZOOM=1&INITLOAD=0&THUMBS=1&CHROMELESS=1&LOGO=1)

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SHANNON BEARDEN TX - 23389

CAFETERIA - EXISTING MIDDLE SCHOOL

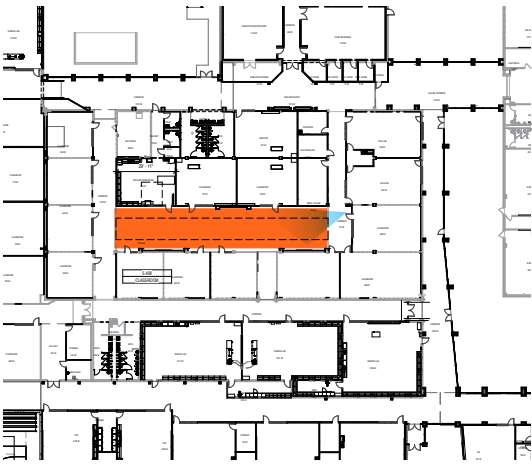
04





PROPOSED LIGHTING
FIXTURES TO DESIGNATE
THREE WINGS

PROPOSED
LIGHTING
FIXTURES





LINK FOR PANORAMIC INTERIOR VIEWS: [HTTPS://HUCKABEEINC.VIEWIN360.CO/SHARE/COLLECTION/7LCCX?FS=1&VR=0&ZOOM=1&INITLOAD=0&THUMBS=1&CHROMELESS=1&LOGO=1](https://huckabeeinc.viewin360.co/share/collection/7LCCX?FS=1&VR=0&ZOOM=1&INITLOAD=0&THUMBS=1&CHROMELESS=1&LOGO=1)



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PROJECT #2 EXISTING MIDDLE SCHOOL RENOVATION & PROJECT #3 NEW MIDDLE SCHOOL | ALEDO INDEPENDENT SCHOOL DISTRICT

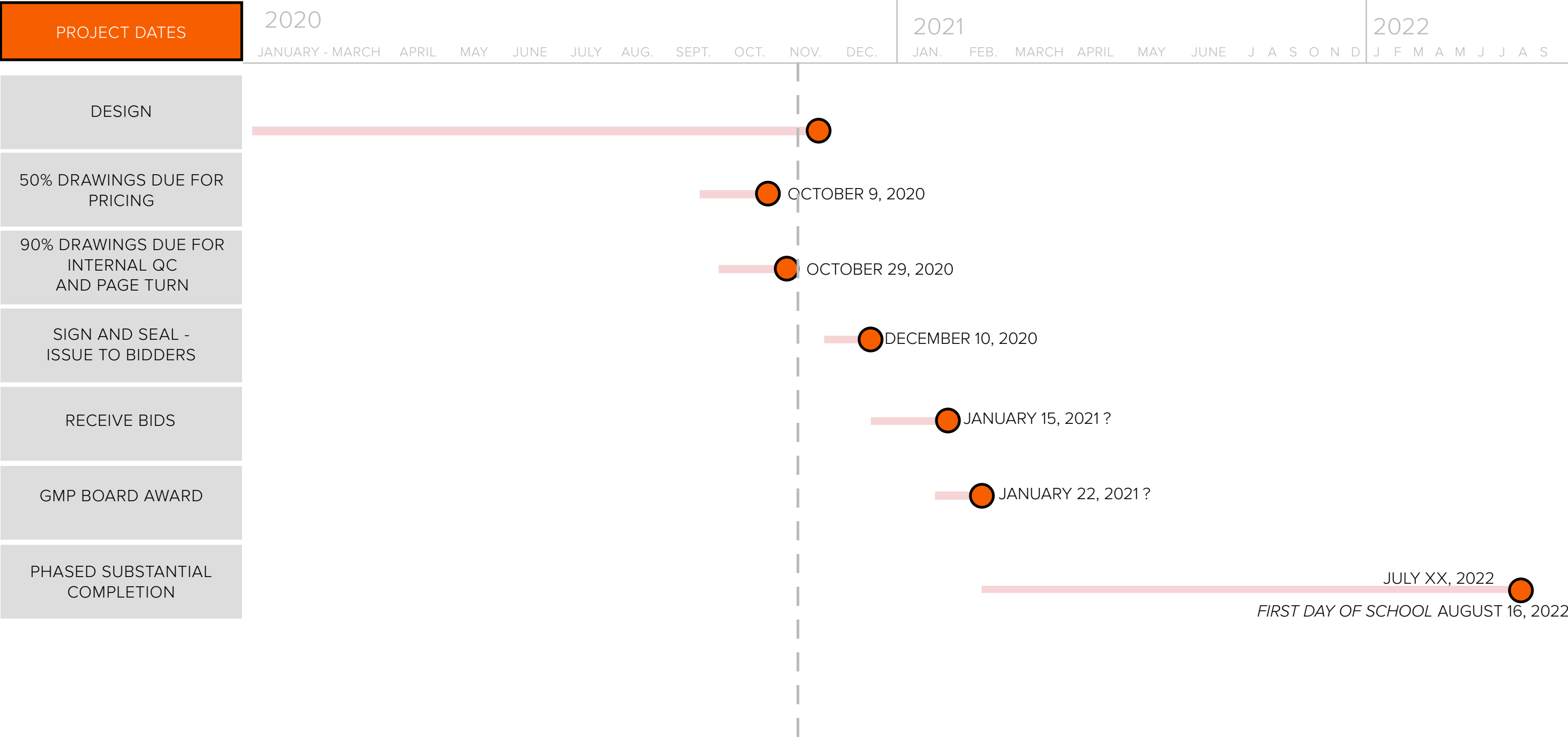
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

SHANNON BEARDEN TX - 23389

LOGGIA - EXISTING MIDDLE SCHOOL



ALEDO INDEPENDENT SCHOOL DISTRICT
PROJECT #2 ALEDO MIDDLE SCHOOL RENOVATION





ALEDO INDEPENDENT SCHOOL DISTRICT
PROJECT #2 ALEDO MIDDLE SCHOOL RENOVATION

ALEDO MIDDLE SCHOOL
RENOVATION BUDGET

\$28,022,108.00

NUMBER ABOVE INCLUDES CONTINGENCY AND
GENERAL CONDITIONS

- ALTERNATES:
- 1. DEDUCT: NEW ROOF AT EXISTING TWO STORY BUILDING
 - 2. ADD: PAINT EXISTING TWO STORY BUILDING INTERIOR WALLS

- ALLOWANCES:
- 1. CASING OF PIERS (ESTIMATED \$100,000)
 - 2. TEMPORARY GAS \$75,000
 - 3. DOOR HARDWARE \$30,000
 - 4. GRAPHICS \$20,000 (TO BE WORKED INTO FINAL GMP)

CONTINGENCY:
\$1,000,000.00

- IDEAS:
- 1. NO FORM LINER AT RETAINING WALLS
 - 2. AMOUNT OF RE-ROOF (ASHRAE)
 - 3. PAINTED PIPE RAIL VS. GALVANIZED RAILINGS
 - 4. HYDROMULCH IN LIEU OF SOD WITH TEMPORARY IRRIGATION

SCHEMATIC DESIGN
ESTIMATE

\$34,338,414.00
\$189/SF



DESIGN DEVELOPMENT
ESTIMATE

\$30,833,705.00
\$170/SF



50% CONSTRUCTION DOCUMENT
ESTIMATE (DUE 10.30.20)

\$XX,XXX,XXX.00
\$/SF

ESTIMATE RECEIVED 10.30.20
HUCKABEE AND IMPERIAL MEETING 11.3.20 TO REVIEW

Huckabee

PROJECT #2 EXISTING MIDDLE SCHOOL RENOVATION & PROJECT #3 NEW MIDDLE SCHOOL | ALEDO INDEPENDENT SCHOOL DISTRICT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

50% COST ESTIMATE (IMPERIAL)





ALEDO INDEPENDENT SCHOOL DISTRICT

PROJECT #2 ALEDO MIDDLE SCHOOL RENOVATION



Aledo Middle School Additions & Renovations
Aledo ISD
Aledo, TX

Estimate Date: 10/13/2020
Building Area: 181,745
Documents Dated:
Estimate Phase: CD50%

ESTIMATE SUMMARY						
Code	Item	Labor	Sub	CD50% Total	DD Total	SD Total
2-070	Selective Demolition		\$413,420	\$413,420	\$413,420	\$395,945
2-211	Striping		\$7,275	\$7,275	\$7,275	
2-220	Excavation		\$479,453	\$479,453	\$384,000	\$555,000
2-281	Termite Control		\$7,200	\$7,200	\$7,200	\$7,080
2-600	Utility Piping		\$438,605	\$438,605	\$500,605	\$425,000
2-820	Retaining Walls		\$0	\$0	w/ Concrete	\$54,000
2-830	Fence and Gates		\$14,500	\$14,500	\$14,500	\$35,000
2-900	Landscaping		\$258,731	\$258,731	\$228,685	\$475,000
3-100	Concrete		\$2,875,293	\$2,875,293	\$2,453,750	\$3,238,865
3-410	Precast Concrete		\$743,720	\$743,720	\$743,720	\$752,600
4-220	Masonry		\$1,348,455	\$1,348,455	\$1,348,455	\$1,482,330
5-120	Structural Steel Fabrication		\$1,177,081	\$1,177,081	\$1,177,081	\$1,246,200
5-121	Steel Erection		\$0	\$0	w/ Steel Fabrication	\$675,350
5-123	Ornamental Iron		\$160,500	\$160,500	\$154,300	\$76,500
6-150	Rough Carpentry		\$55,000	\$55,000	\$55,000	\$25,000
6-223	Cabinets and Tops		\$316,783	\$316,783	\$296,783	\$81,900
7-410	Wall Panels		\$0	\$0	w/ Roofing	\$212,500
7-640	TPO / PVC Roofing		\$1,875,840	\$1,875,840	\$1,875,840	\$2,431,989
7-920	Joint Sealants		\$167,929	\$167,929	\$167,929	\$177,490
8-110	Hollow Metal		\$642,700	\$642,700	\$674,000	\$485,850
8-330	Overhead / Coiling Doors		\$27,300	\$27,300	\$50,250	\$0
8-400	Storefront		\$701,140	\$701,140	\$630,000	\$687,300
9-215	Stucco		\$47,700	\$47,700	\$47,700	\$55,000
9-250	Drywall Framing / Sheetrock		\$1,613,679	\$1,613,679	\$1,613,679	\$1,755,600
9-310	Ceramic		\$551,995	\$551,995	\$556,230	\$369,500
9-560	Wood Flooring		\$142,900	\$142,900	\$142,900	\$168,500
9-590	Resilient		\$531,491	\$531,491	\$498,383	\$549,233
9-720	Epoxy Flooring		\$62,592	\$62,592	\$62,592	\$51,925
9-920	Painting (Interior)		\$465,486	\$465,486	\$465,486	\$482,137
10-100	Specialties		\$123,700	\$123,700	\$123,700	\$96,875
10-160	Toilet Partitions		\$67,020	\$67,020	\$67,020	\$59,230
10-412	Markerboards		\$81,850	\$81,850	\$81,850	\$93,600
10-500	Lockers		\$176,250	\$176,250	\$176,250	\$290,050
10-535	Awnings and Canopies		\$236,775	\$236,775	\$271,200	\$234,000
11-060	Theater and Stage Equipment		\$270,000	\$270,000	\$270,000	\$555,000
11-110	Laundry Equipment		\$0	\$0	None Identified	\$39,000
11-400	Food Services		\$775,000	\$775,000	\$812,590	\$550,000
11-450	Residential Appliances		\$13,700	\$13,700	\$13,700	\$7,500
11-480	Athletic Equipment		\$130,500	\$130,500	\$130,500	\$61,000
12-390	Manufactured Casework		\$647,160	\$647,160	\$647,160	\$720,000
12-510	Blinds		\$5,000	\$5,000	\$5,000	\$30,000
14-200	Elevators		\$0	\$0	Scope Removed	\$80,000
14-410	Lifts (People)		\$40,000	\$40,000	None Identified	None Identified
15-300	Fire Protection		\$393,000	\$393,000	\$393,000	\$447,000
15-400	Plumbing		\$1,749,759	\$1,749,759	\$1,749,759	\$1,309,350
15-500	HVAC		\$3,023,693	\$3,023,693	\$3,023,693	\$2,672,495
16-100	Electrical		\$2,937,800	\$2,937,800	\$2,877,800	\$4,060,792
16-721	Data Communication Wiring		\$216,866	\$216,866	\$216,866	\$94,100
16-725	Audio Visual		\$516,296	\$516,296	\$516,296	\$605,000
16-750	Sound Reinforcement / PA		\$301,200	\$301,200	\$301,200	\$245,000
16-900	Fire Alarm		\$181,745	\$181,745	\$181,745	\$190,200
16-901	Security and Access Control		\$234,636	\$234,636	\$234,636	\$215,400
Subtotal Direct Costs				\$27,248,718	\$26,663,728	\$29,608,386
	Allowance #1 - Temporary Gas Allowance			\$75,000	\$75,000	
	Allowance #2 - Permit Allowance	By Owner		\$0	By Owner	By Owner
	Allowance #3 - Pier Casing Allowance (50%)			\$150,000	\$150,000	
	Allowance #4 - Door & Hardware Allowance			\$30,000	\$0	
	Allowance #5 -			\$0		
Subtotal Direct & Allowances				\$27,503,718	\$26,888,728	\$29,608,386
	General Conditions			\$664,215	\$664,215	\$664,215
	GCs Cost of Work			\$296,260	\$296,260	\$326,400
	General Liability	0.0030		\$94,475	\$92,501	\$102,777
	Builder's Risk	0.0019		\$59,834	\$58,584	\$65,092

400 I-20 West, Suite 200
Weatherford, TX 76086
817-341-8886



Aledo Middle School Additions & Renovations
Aledo ISD
Aledo, TX

Estimate Date: 10/13/2020
Building Area: 181,745
Documents Dated:
Estimate Phase: CD50%

ESTIMATE SUMMARY						
Code	Item	Labor	Sub	CD50% Total	DD Total	SD Total
	P&P Bonds	0.0076		\$239,337	\$234,336	\$260,369
Subtotal Construction				\$28,857,839	\$28,234,624	\$31,027,239
	Contractor Contingency	0.0200		\$577,157	\$564,692	\$620,545
	Design Contingency	0.0100		\$288,578	\$282,347	\$775,681
	Owner Contingency			\$1,000,000	\$1,000,000	\$1,000,000
Subtotal Construction				\$30,723,574	\$30,081,663	\$33,423,465
	Construction Fee	0.0250		\$768,089	\$752,042	\$835,587
TOTAL BASE BID				\$31,491,663	\$30,833,705	\$34,259,052



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ALEDO INDEPENDENT SCHOOL DISTRICT

PROJECT #2 ALEDO MIDDLE SCHOOL RENOVATION



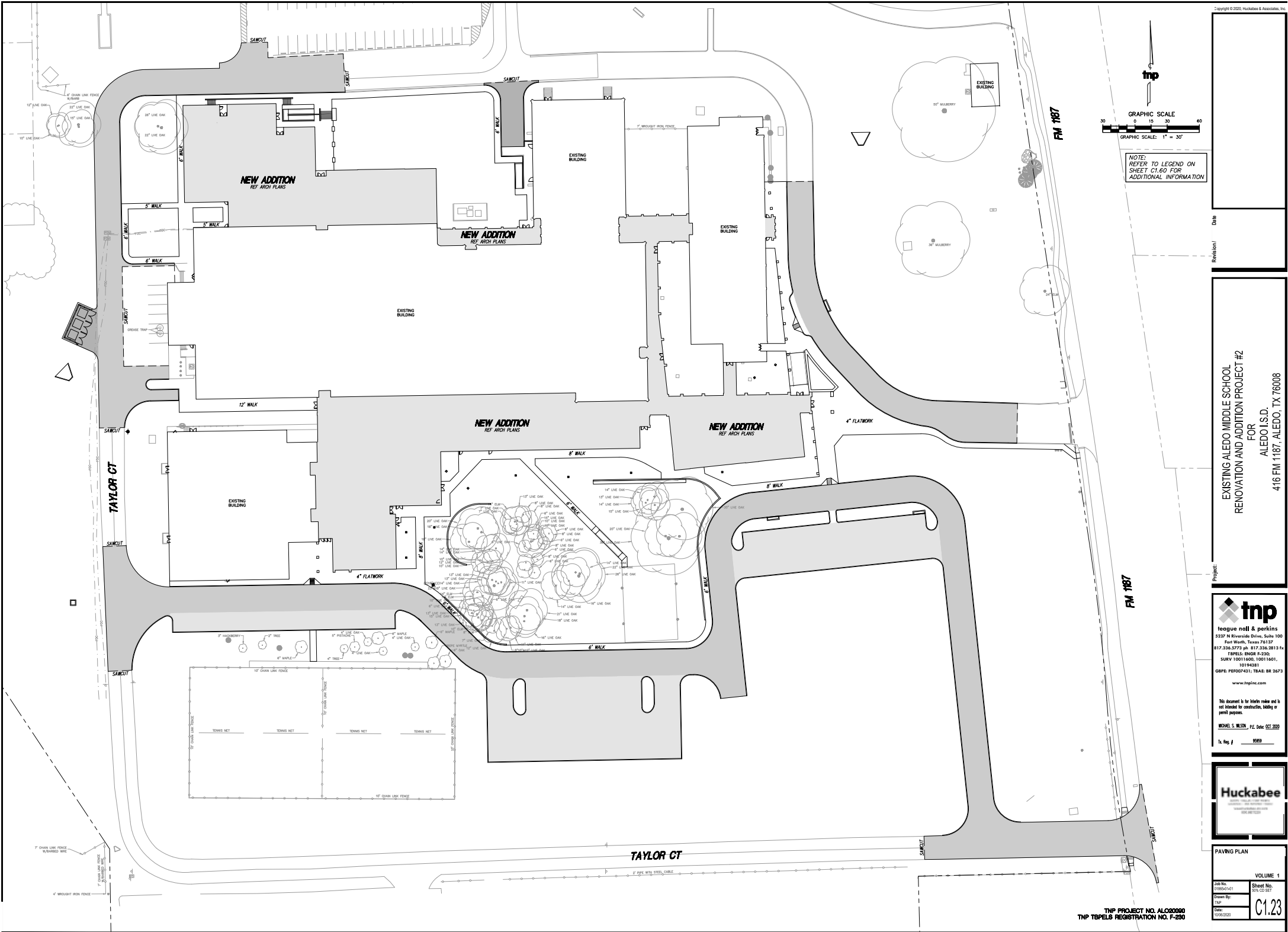
NEXT STEPS:

FINALIZE DRAWINGS

REVIEW PHASING PLAN WITH PRINCIPAL,
ASSISTANT PRINCIPALS, COACHING STAFF,
FOOD SERVICE, TRANSPORTATION, AND
CHIEF COLLIE FOR INPUT



ALEDO INDEPENDENT SCHOOL DISTRICT
PROJECT #2 ALEDO MIDDLE SCHOOL RENOVATION



NEXT STEPS:

FINALIZE DRAWINGS

REVIEW PHASING PLAN WITH PRINCIPAL, ASSISTANT PRINCIPALS, COACHING STAFF, FOOD SERVICE, TRANSPORTATION, AND CHIEF COLLIE FOR INPUT





ALEDO INDEPENDENT SCHOOL DISTRICT
MIDDLE SCHOOL PROGRAM COMPARISON DOCUMENT

NUMBER OF ROOMS COMPARISON

	AMS	MS2
SIXTH GRADE CLASSROOM <i>AMS: 705 - 750 SF</i> <i>MS2: 725 - 750 SF</i>	12	12
SEVENTH GRADE CLASSROOMS <i>AMS: 585 - 950 SF</i> <i>MS2: 725 - 750 SF</i>	12	12
EIGHTH GRADE CLASSROOMS <i>AMS: 685 - 750 SF</i> <i>MS2: 725 - 750 SF</i>	12	12
CAREER AND TECHNICAL SPACES	5	5
SPECIAL PROGRAMS	5	5
ART	2	2
FINE ARTS (BAND AND CHOIR PRACTICE)	16	16
SCIENCE LABS <i>ALL SCIENCE LABS ARE 1,500 SF WITH THE EXCEPTION OF TWO EXISTING 1,050 SF LABS AT AMS 6TH GRADE BUILDING</i>	9	9

SQUARE FOOTAGE COMPARISON

