

CAMPUS ANALYSES

**ALEDO
INDEPENDENT
SCHOOL
DISTRICT**

04.11.2019

ALL IMAGERY, FIGURES, AND CHARTS CONTAINED HEREIN ARE BOTH CONCEPTUAL AND
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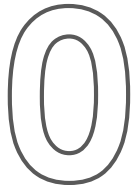


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Overview: Goals of Development

- Expand Student Capacity at Aledo Middle School (1,200 Students)
- Explore alternative concepts for Aledo Middle School w/ expansions
- Explore & Develop concepts for new Middle School
- Explore & Develop concepts for new Elementary School
- Analyze McAnally Intermediate and look at converting it into an Elementary School



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METHODOLOGY

COST

ALEDO INDEPENDENT SCHOOL DISTRICT

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Cost Methodology

- Demolition/Abatement.....\$100/SF
- New Construction.....\$280/SF
- Renovation.....\$135/SF
- ADA Toilet Adaptation.....\$135/SF
- Flatwork (Concrete non structural)..... \$8-18/SF
- Re-Roofing.....\$25/SF
- Soft Costs.....30%
 - Contingency
 - Professional Fees
 - FF&E & Technology
- Inflation.....7.25%/YR Compound

Cost Methodology

- **Demolition-** Demolition and abatement of existing structures in renovation and addition work
- **New Construction-** New building additions
- **Renovation-** Costs include patch and repair as well as remodeling of both interior and exterior spaces where the idea is to maintain the existing structure
- **ADA Toilet Adaptation-** Costs include all adaptations to the existing facilities to bring them both up to code and size appropriate for the facilities that they will serve
- **Flatwork (Concrete)-** Non-structural concrete
- **Re-Roofing-** Costs include removing the existing roof down to the existing metal deck and replacing all elements aside from the metal deck diaphragm.
- **Soft Costs-** Costs include contractors contingency, professional fees, FFE, licensing and permitting, technology, and all other normal fees. Represented in this exercise with an overall 30% percentage.
- **Inflation-** Costs includes a 7.25% increase annually from reported and observed costs from 2019.

ALEDO MIDDLE SCHOOL

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1

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Option 1: Aledo M.S. Considerations

- Renovate or Replace school to meet district 1,200-student functional capacity goal
- Existing Library is undersized per TEA recommendations
 - Supplement new library in addition/renovation and convert existing library into additional classrooms
- Relocate administrative services and entrance to shared drive connecting Aledo M.S. and Vandergriff E.S.
 - Renovate existing administrative area into classrooms
- Explore the idea of a unifying commons that links both the older and newer portions of the school

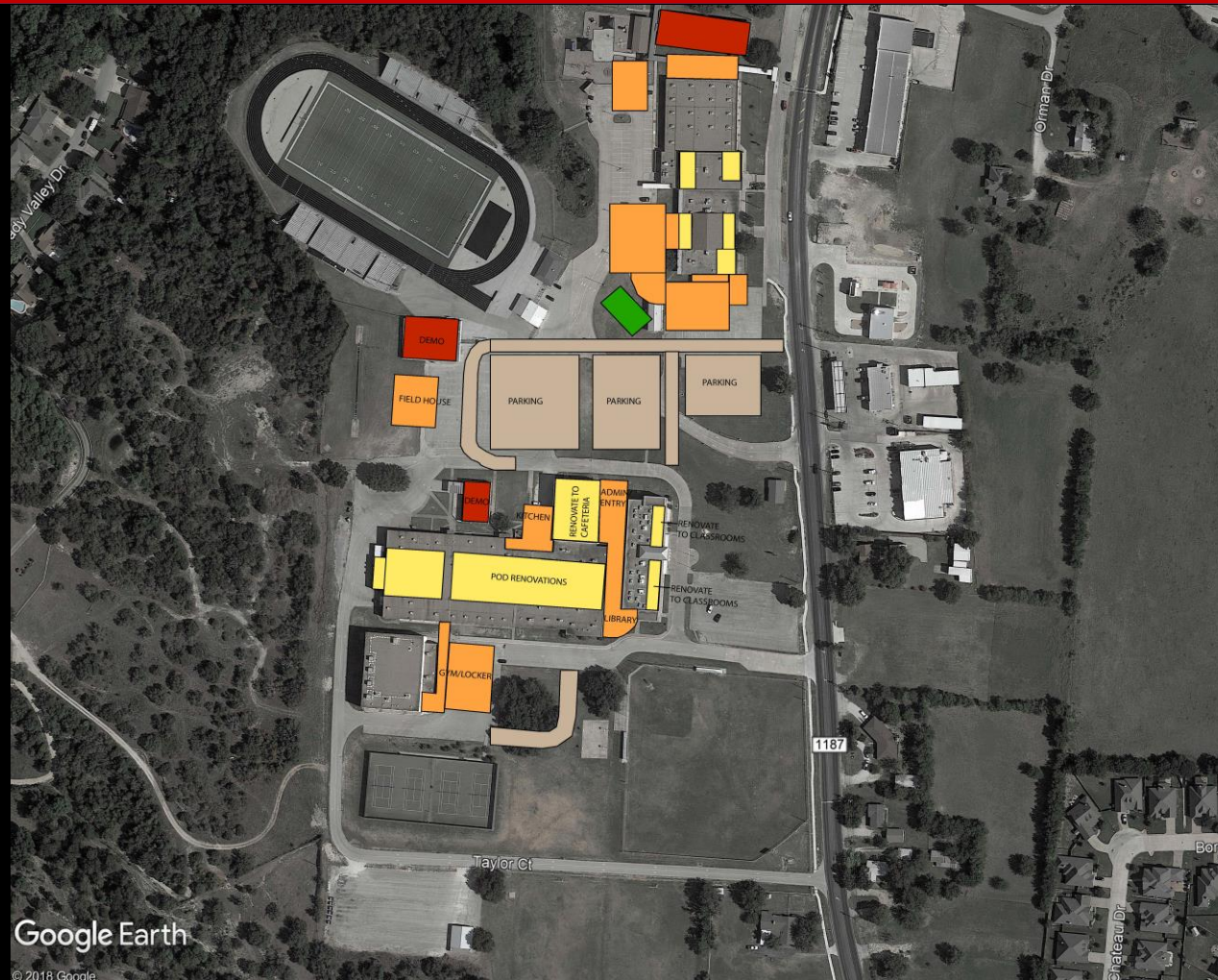
Subject 1: Aledo MS Site Plan



1

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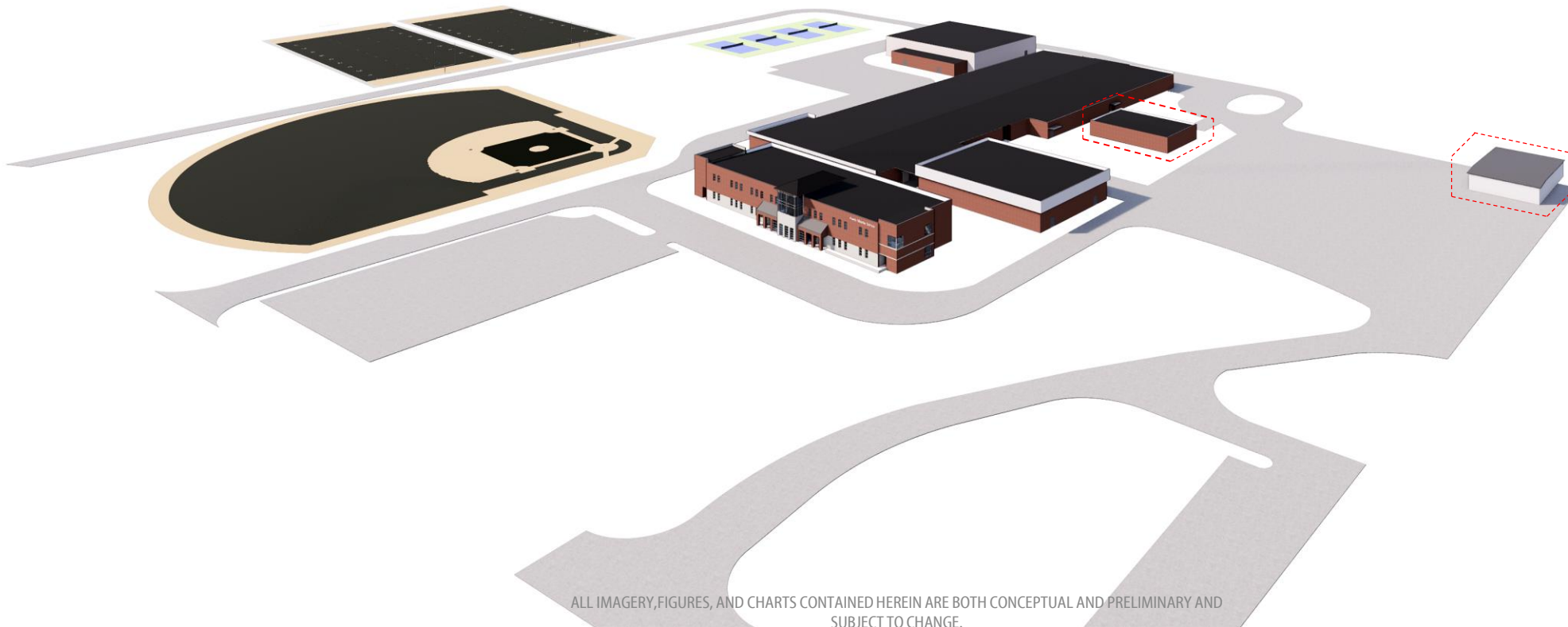
Subject 1: Aledo M.S. Site Plan - PROPOSED



1

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Subject 1: Aledo M.S. Existing



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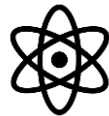
Subject 1: Aledo M.S. Proposed New Construction



LIBRARY



PLAYGROUND



CLASSROOMS



GENERAL
CONSTRUCTION



GYMNASIUM



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Subject 1: Aledo M.S. Proposed Complete



ALL IMAGERY, FIGURES, AND CHARTS CONTAINED HEREIN ARE BOTH CONCEPTUAL AND PRELIMINARY AND
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Subject 1: Aledo M.S. Elevation (Proposed)



North Elevation: not to scale



East Elevation: not to scale

1

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Subject 1: Aledo M.S. North Entrance Proposed

- New Entrance and Administrative Area
- Renovate Gymnasium into Cafeteria
- Revised/Formal parent drop-off



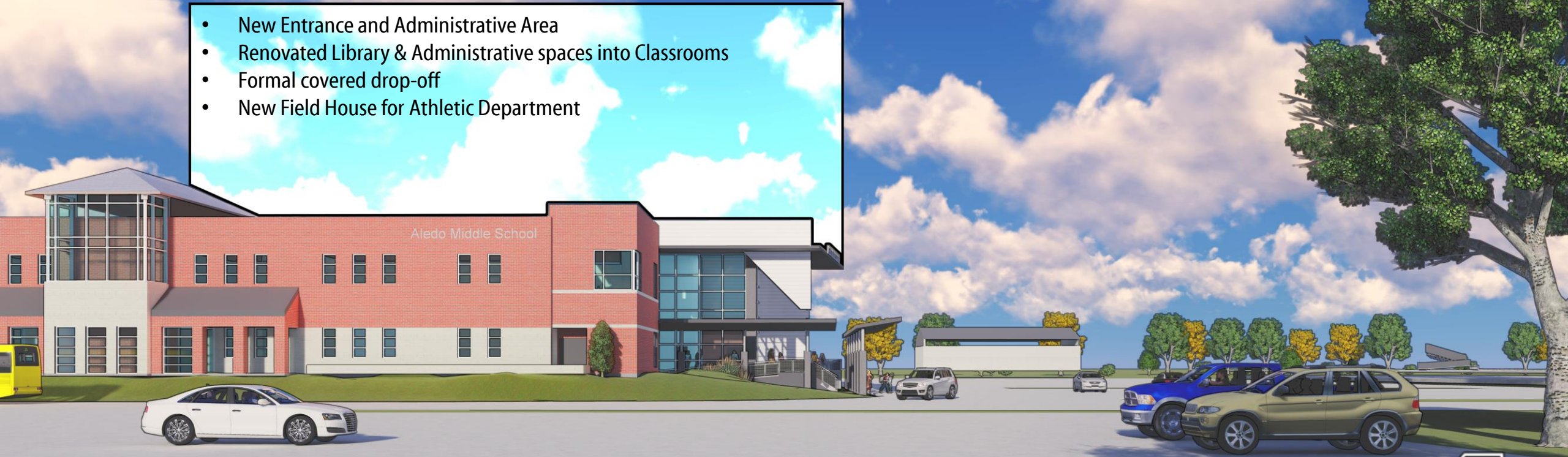
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Subject 1: Aledo M.S. East Elevation Proposed

- New Entrance and Administrative Area
- Renovated Library & Administrative spaces into Classrooms
- Formal covered drop-off
- New Field House for Athletic Department



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Subject 1: Aledo M.S. Library Elevation Proposed

- New Library
- Renovated Library into additional Classrooms
- New Gymnasium
- New commons connecting newer and older portions of school



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Subject 1: Aledo M.S. Inspirational Concept Imagery



1

Subject 1: Aledo M.S. Inspirational Concept Imagery



1

Referenced Project: Regent High School

Aledo MS Proposed Loggia

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Aledo M.S. proposed Loggia

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pfluger
planning | architecture | interior design



Aledo M.S. Proposed Loggia

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pfluger
planning | architecture | interior design

Subject 1: Renovated Aledo M.S. Cost Estimate

- Demolition/Abatement_____~\$250,000
 - Renovation_____~\$6,915,775
 - New Construction (Gym, Library, Commons, etc)_____~\$11,603,000
 - Paving, Shared Drive, & Utilities_____~\$1,500,000
 - Soft Costs_____~\$6,000,000
- Total_____~\$26,350,000**
- Escalation (7.25% Annual)_____~\$1,911,000**
- 2020 Projected Cost_____~\$28,261,000**

Subject 1: “New” Aledo M.S. Cost Estimate

- Demolition_____~\$1,073,750
 - Renovation_____~\$750,000
 - New Construction_____~\$32,500,000
 - Paving, Shared Drive & Utilities_____~\$1,500,000
 - Soft Costs_____~\$10,747,125
- Total_____~\$46,571,000**
- Escalation (7.25% Annual)_____~\$3,376,400**
- 2020 Projected Cost_____~\$49,947,400**

NEW MIDDLE SCHOOL

**ALEDO
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DISTRICT**

1a

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MIDDLE SCHOOL

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General Classroom



Special Education



Science / Laboratory



Career / Technical Education



Flexible Learning Spaces / Library



Fine / Performing Arts



Athletics



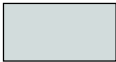
Administration



Food Services



Circulation



Support



Plant Services



1a



MIDDLE SCHOOL



- General Classroom
- Special Education
- Science / Laboratory
- Career / Technical Education
- Flexible Learning Spaces / Library
- Fine / Performing Arts
- Athletics
- Administration
- Food Services
- Circulation
- Support
- Plant Services

1a

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VANDAGRIFF ELEMENTARY SCHOOL

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2

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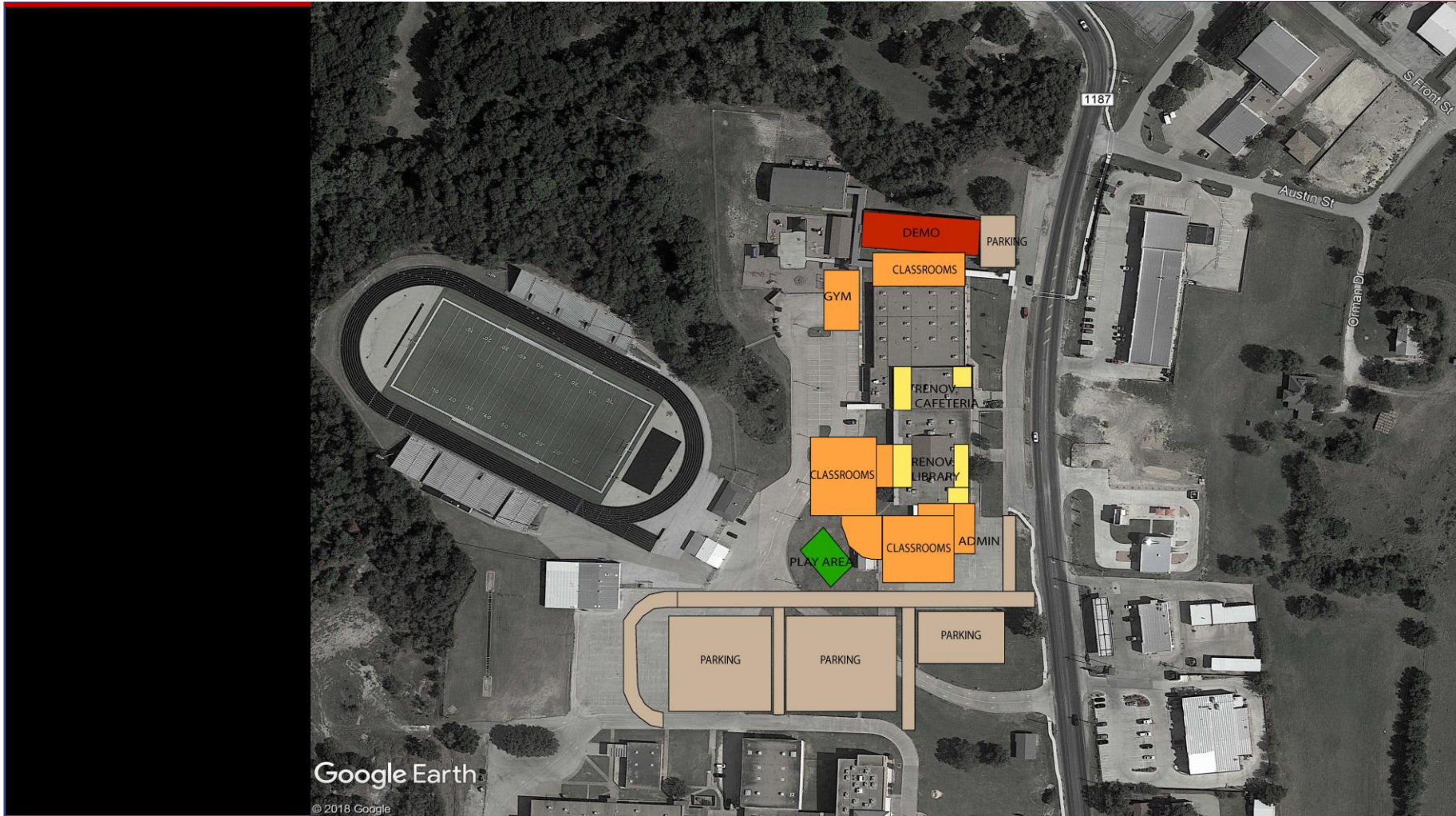
Subject 2: Vandagriff E.S. Considerations

- 1950's wing will be demolished upon expansion/renovation
- Existing Gym is supplemented within new construction
 - New 5000SF Gymnasium recommended
- Existing Library is undersized per TEA standards
 - Additional 1,434 SF recommended
- Relocate main entrance and administrative area away from FM 1187
- Additional parking for adjacent football stadium
- Relocate Play Area out of site drainage plane
- Create shared loop between Vandagriff E.S. and Aledo M.S.

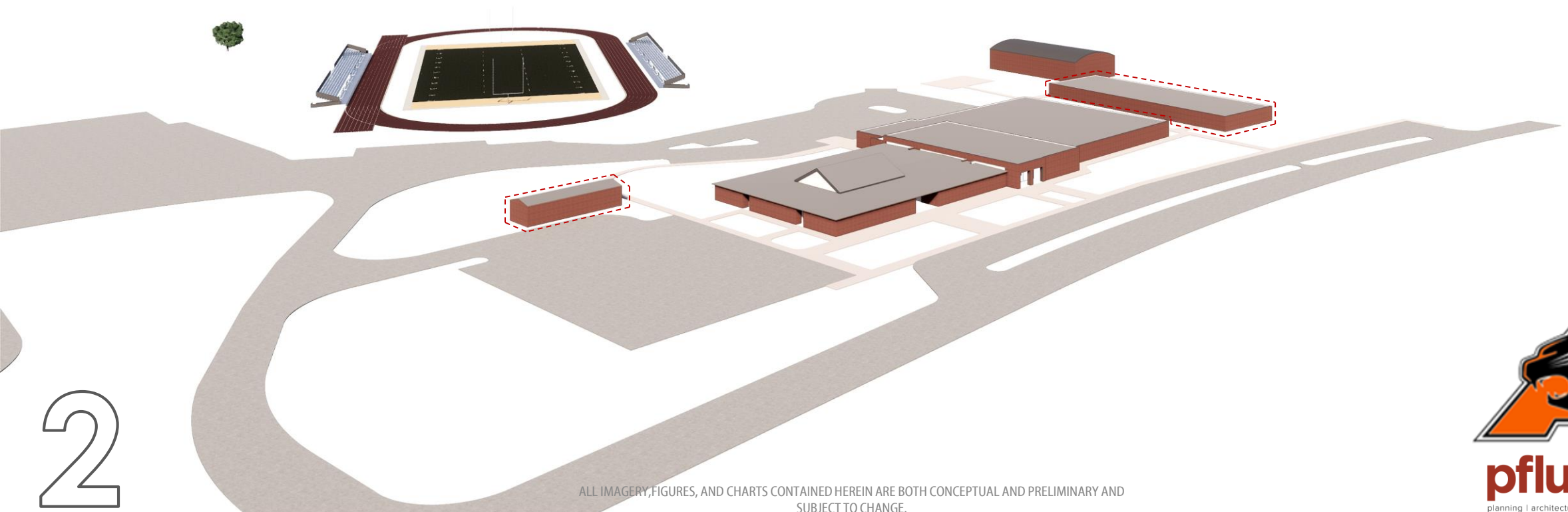
Subject 2: Vandagriff E.S. Site Plan



Subject 2: Vandagriff E.S. Site Plan - PROPOSED



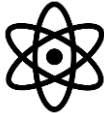
Subject 2: Vandagriff Existing Building

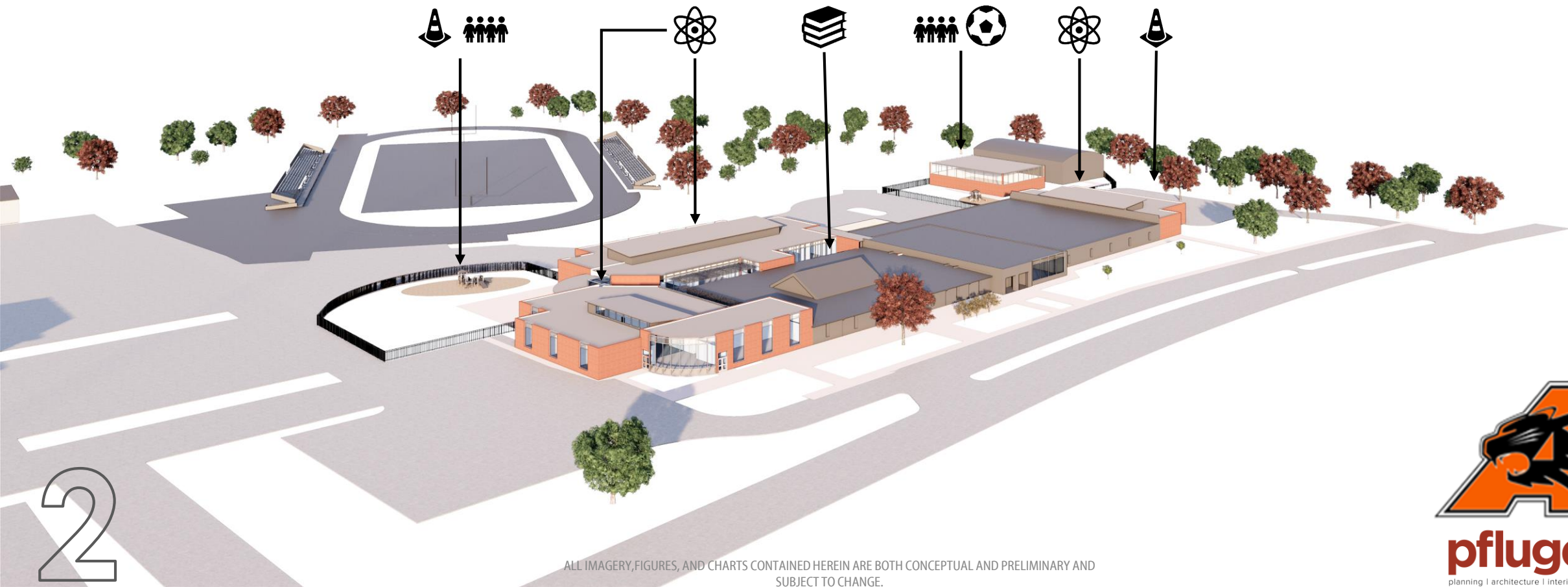


2

ALL IMAGERY, FIGURES, AND CHARTS CONTAINED HEREIN ARE BOTH CONCEPTUAL AND PRELIMINARY AND
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Subject 2: Vandagriff E.S. Additions w/Existing Library

-  LIBRARY
-  PLAYGROUND
-  CLASSROOMS
-  GENERAL CONSTRUCTION
-  GYMNASIUM



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Subject 2: Vandagriff E.S. Complete w/Existing Library



2

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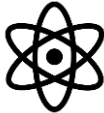
Subject 2: Vandagriff E.S. Additions w/ New Library



LIBRARY



PLAYGROUND



CLASSROOMS



GENERAL
CONSTRUCTION



GYMNASIUM



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Subject 2: Vandagriff E.S. Complete w/ New Library



2

ALL IMAGERY, FIGURES, AND CHARTS CONTAINED HEREIN ARE BOTH CONCEPTUAL AND PRELIMINARY AND
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Subject 2: Vandagriff E.S. Neighborhood



2

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Subject 2: Vandagriff E.S. Concept Imagery



2

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Subject 2: Vandagriff E.S. Concept Imagery

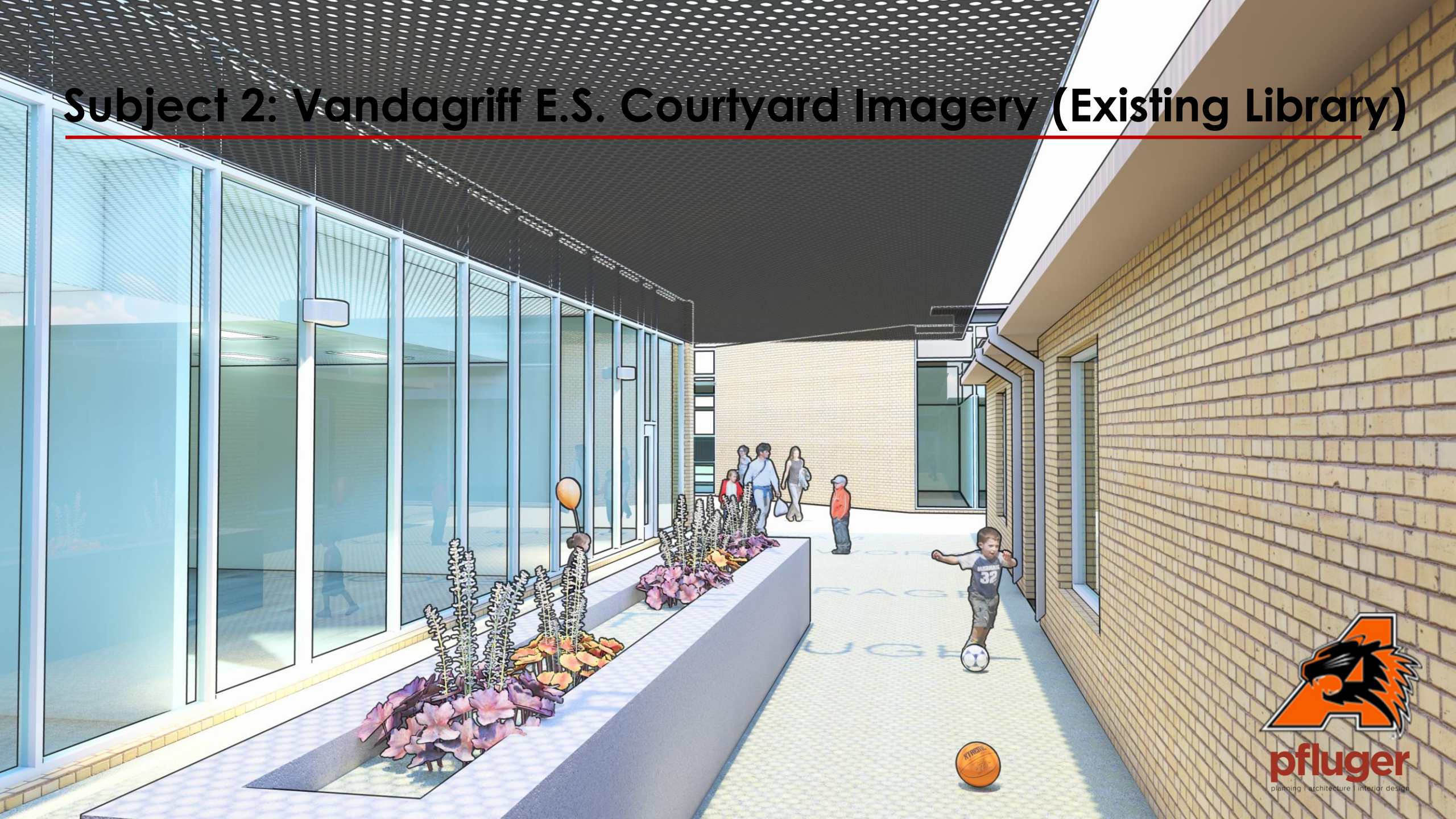


2

Referenced Project: Child Development Center Commune 8



Subject 2: Vandagriff E.S. Courtyard Imagery (Existing Library)



Subject 2: Vandagriff E.S. Courtyard Imagery (New Library)



Subject 2: Vandagriff E.S. Courtyard Imagery (New Library)



Subject 2: Vandagriff E.S. w/Existing Library Cost Estimate

• Additional Classrooms (23) +Support and Circulation_____	~ \$6,850,000
• Additional Kitchen_____	~\$243,000
• New Gymnasium _____	~\$1,400,000
• New Administrative area_____	~\$476,000
• New Collaborative Spaces_____	~\$398,000
• Replace Existing Roof_____	~\$719,000
• Demolition of 1950's Building_____	~\$119,000
• Reno. and Expand Library, Cafeteria, & Collab_____	~\$734,000
• Soft Costs_____	~\$3,282,000
Total__~\$14,220,000	
Escalation (7.25% Annual)____~\$1,032,000	
2020 Projected Cost____~\$15,252,000	

Subject 2: Vandagriff E.S. w/ New Library wing Cost Estimate

• Additional Classrooms (25) + Library & Support _____	~ \$13,000,000
• Additional Kitchen_____	~\$243,000
• New Gymnasium _____	~\$1,400,000
• New Administrative area_____	~\$476,000
• Demolish Existing Library_____	~\$170,040
• Replace Existing Roof_____	~\$442,125
• Demolition of 1950's Building_____	~\$118,950
• Reno. and Expand Cafeteria &Collab_____	~\$439,020
• Soft Costs_____	~\$4,840,840
Total__~\$20,977,000	
Escalation (7.25% Annual)____~\$1,523,000	
2020 GMP_____~\$22,500,000	

NEW ELEMENTARY SCHOOL

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2a

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ELEMENTARY SCHOOL

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- ADMINISTRATION
- CIRCULATION
- FINE / PERFORMING ARTS
- FLEXIBLE LEARNING SPACES / MEDIA CENTER
- FOOD SERVICE
- GENERAL CLASSROOM
- PHYSICAL EDUCATION & ATHLETICS
- PLANT SERVICES
- SCIENCE / LABORATORY
- SPECIAL EDUCATION
- SUPPORT

2a



McANALLY INTERMEDIATE

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Subject 3: McAnally Intermediate (Convert to E.S.)

- Repurpose existing band hall practice rooms to functional classrooms
- Convert surplus science labs to provide additional classrooms
- Convert existing weight room for classroom space
- Create collaborative spaces adjacent to corridors
- Provide covered drop-off area
- Replace oversized plumbing fixtures for age appropriate fixtures

Subject 3: McAnally Intermediate Site Plan



Subject 3: McAnally E.S. Site Plan - PROPOSED



Subject 3: McAnally Intermediate Existing



3

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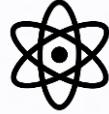
Subject 3: McAnally Intermediate Additions



LIBRARY



PLAYGROUND



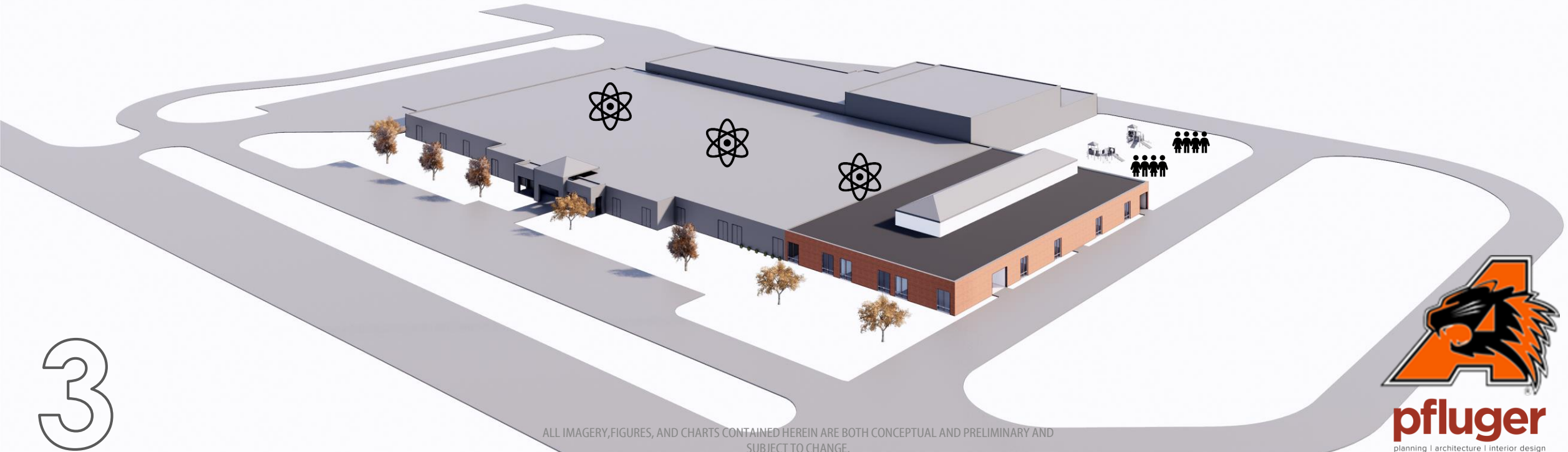
CLASSROOMS



GENERAL
CONSTRUCTION



GYMNASIUM



Subject 3: McAnally Intermediate Proposed Complete



3

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Subject 3: McAnally Cost Estimate (As Designed)

- Renovation_____ ~ \$1,735,020
- ADA Toilet Renovations_____ ~\$142,290
- Covered Dropoff_____ ~\$428,400
- Additional Classrooms(11) + Support and Circulation_____ ~\$4,660,000
- Soft Costs_____ ~\$2,089,700

Total_____ ~\$9,056,000

Escalation (7.25% Annual)_____ ~\$656,560

2020 Projected Cost_____ ~\$9,714,000

3

LOGISTICS
SCHEDULES
COSTS

**ALEDO
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4

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Scheduling

Aledo ISD - 2019 Bond Projects Schedules																																																		
CAMPUS	2019												2020												2021												2022													
	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC					
Aledo Middle School (Renovate)										3			4				4					3																												
AMS-Renovation Schedule										Schematic Design			Design Development				Construction Documents					Procurement/Permitting																												
Aledo Middle School (New)										3			4				4					3																												
										Schematic Design			Design Development				Construction Documents					Procurement/Permitting																												
New Middle School #??										3			4				4					3																												
										Schematic Design			Design Development				Construction Documents					Procurement/Permitting																												
Vandagriff Elementary School (w/Existing Library)										2		2		3			3					7 to 10					3																							
										Schematic Design			Design Development				Construction Documents					Permitting/Procurement																												
Vada-ES Renovation Schdule(w/Existing Library)																																																		
Vandagriff Elementary School (w/New Library)										2		2		3			3					7 to 10																												
										Schematic Design			Design Development				Construction Documents					Procurement/Permitting																												
Vanda-ES Renovation Schedule(w/New Library)																																																		

COST ESTIMATES

- **Renovated** Aledo Middle School_____ ~ \$ **28,261,000**
- **New** Aledo Middle School_____ ~ \$ **49,947,000**
- New Middle School (No. 2)_____ ~ \$ **68,000,000**
- Vandagriff Elementary School w/Existing Library_____ ~ \$ **15,252,000**
- Vandagriff Elementary School w/New Library_____ ~ \$ **22,500,000**
- New Elementary School_____ ~ \$ **30,000,000**
- McAnally **Intermediate** School_____ ~ \$ **9,714,000**

4