

**PBK K-12**

# New Intermediate School No. 3

Bryan Independent School District \ Bryan, Texas



**Design Development  
Package**

March 29, 2021





ACKNOWLEDGMENTS

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# PROJECT OVERVIEW



## Project Overview

### Introduction

The information contained herein represents the Design Development Phase Presentation. The Design Development Phase is the second of five (5) project phases. The objective of this phase is to further refine the overall design established during the Schematic Design Phase, Develop the engineered building systems to accommodate the design and development preliminary specifications to allow for a budget estimate to be provided by the Construction Manager. The information developed in this phase will be used as a basis for the next phase, Construction Documents Phase. The five (5) phases of the project include:

- I. Schematic Design Phase: Programming, Initial Concepts and Layout.
- II. Design Development Phase: Refinement of overall design, development of detailed design and definition of building systems.
- III. Construction Documents Phase: Development of documents for permitting, bidding and construction.
- IV. Bidding & Negotiations Phase: Bidding and development of final construction cost.
- V. Construction Phase: The construction of the project and management of all construction-related activities.







*New Intermediate School No. 3 Site next to Bonham Elementary School*

### Site Development

The proposed site improvements to serve the Intermediate School include concrete paved drives and parking lots. The proposed layout includes three (3) separate drives and drop—off locations:

- 1) School buses
- 2) Parent drop-off
- 3) Special Education drop-off.

All three (3) drives include adequate stacking space and dedicated access to a public road. A walking trail with exercise stations is also included.

The development of the site plan has continued to progress during the Design Development Phase. The District, along with PBK and its consultants, have held numerous meetings with the Traffic Engineer and subsequently with the Texas Department of Transportation (TX-DOT) representatives to review and receive preliminary approval on the proposed design.

The preliminarily approved design is included herein.



New Intermediate School No. 3

The proposed two-story Intermediate School will serve as the District's third Intermediate School. The proposed school will be designed to an initial capacity of 800 students with the core spaces (Administration, Cafeteria, Library and infrastructure) designed to accommodate an expansion of 200 students to an ultimate capacity of 1,000 students. The school includes an Administration Suite, 5th and 6th Grade Classrooms, Science Labs and Fine Arts Classrooms including Drama, Music, Choir, Orchestra and Band Rooms. The Media Center is centrally located and serves as the heart of the building. The school also includes a Competition Gymnasium in one of the wings with a seating capacity of 1100 seats. The gymnasium is strategically designed to contract and allow for an efficient use of space and accommodate an Auxiliary Gymnasium. The Cafeteria is located in the opposite wing with a centrally located learning courtyard accessible to both wings and the Media Center.



Inspiration for Library/Media Center features and Flexible Classrooms



# ARCHITECTURAL DRAWINGS & IMAGES





COMPOSITE SITE PLAN



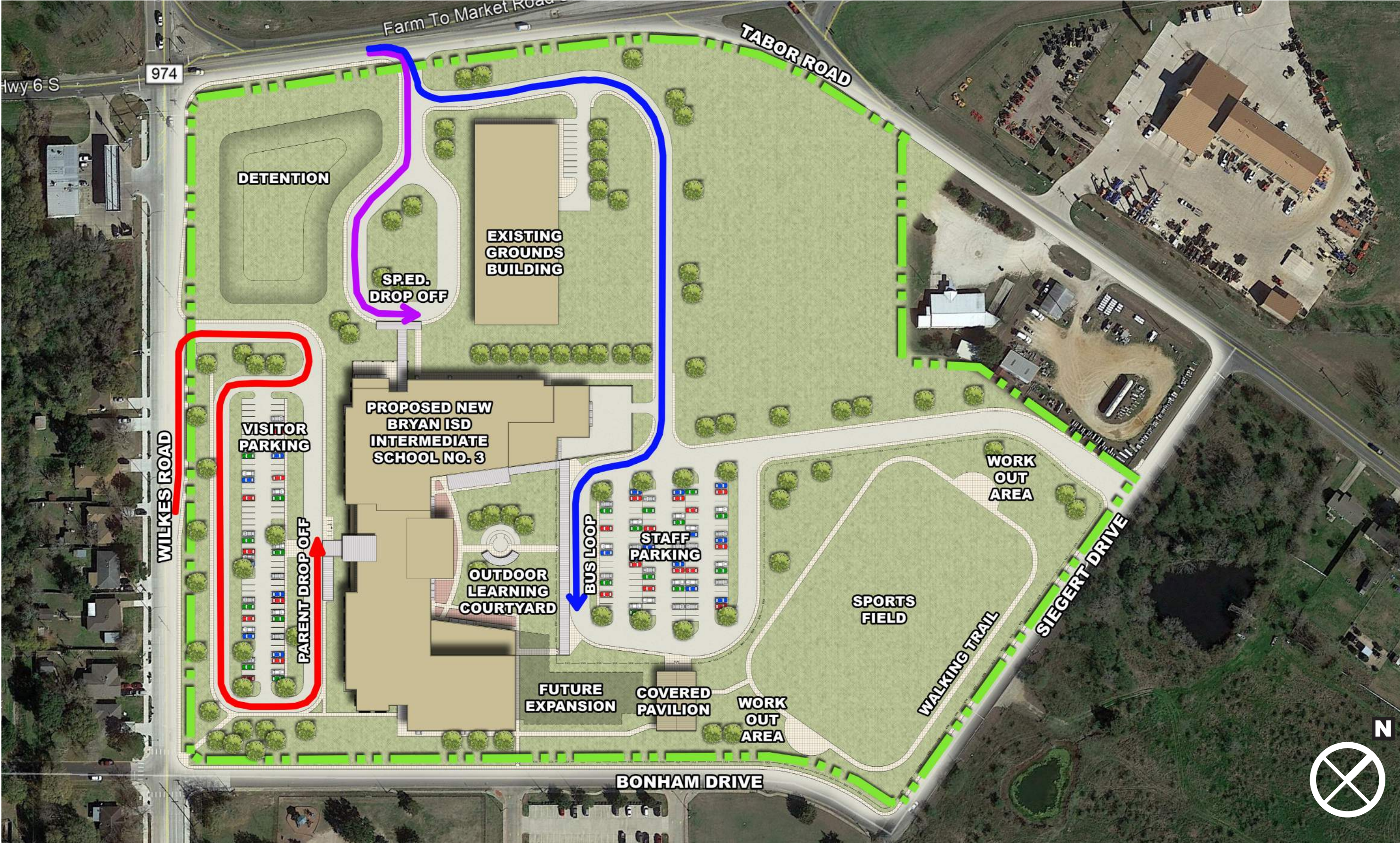


PHASING STUDY



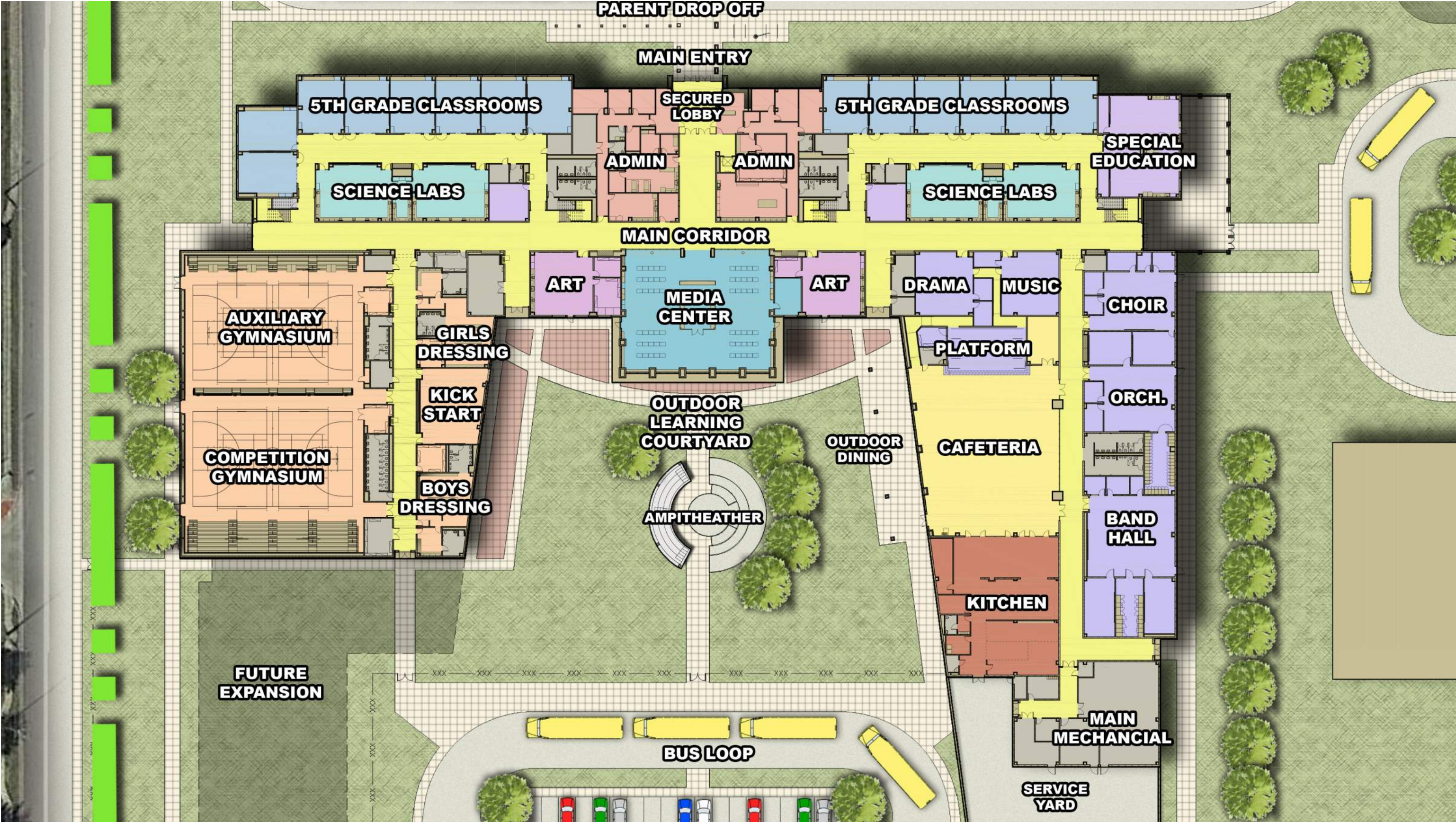


CIRCULATION SITE PLAN



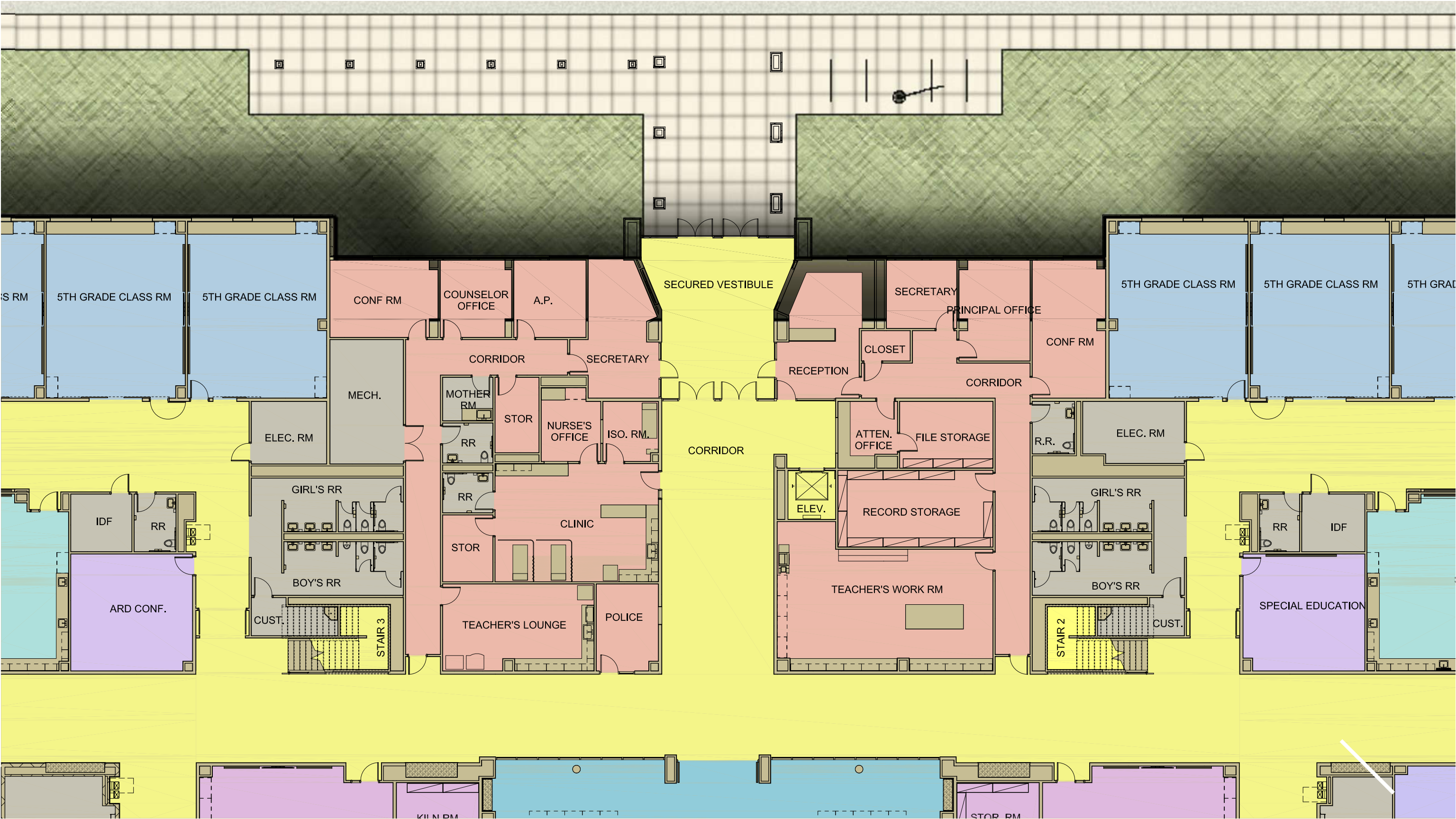


COMPOSITE FIRST FLOOR PLAN





ENLARGED FIRST FLOOR PLAN - ADMINISTRATION





ENLARGED FIRST FLOOR PLAN - ACADEMIC SOUTH WING



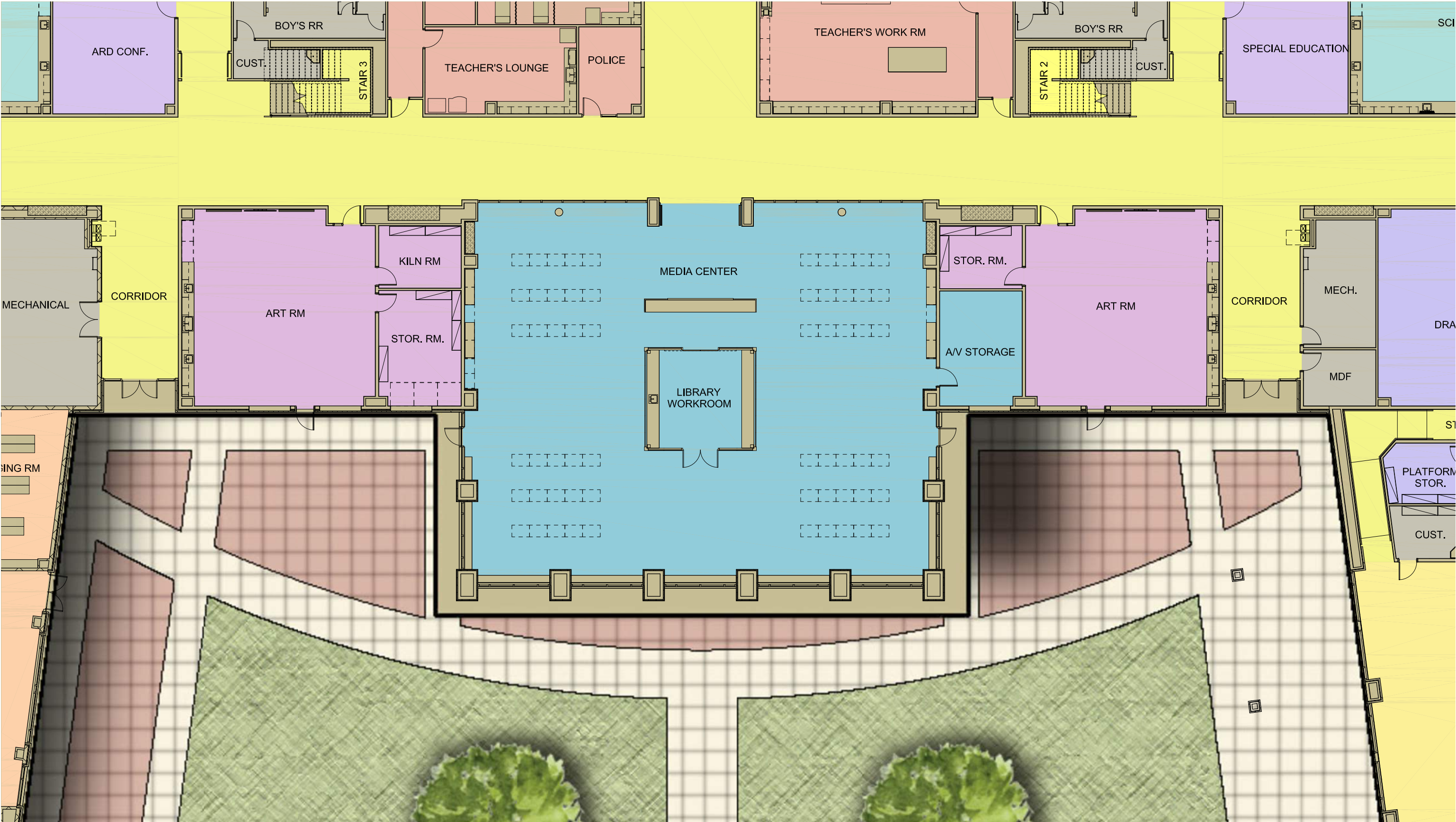


ENLARGED FIRST FLOOR PLAN - ACADEMIC NORTH WING



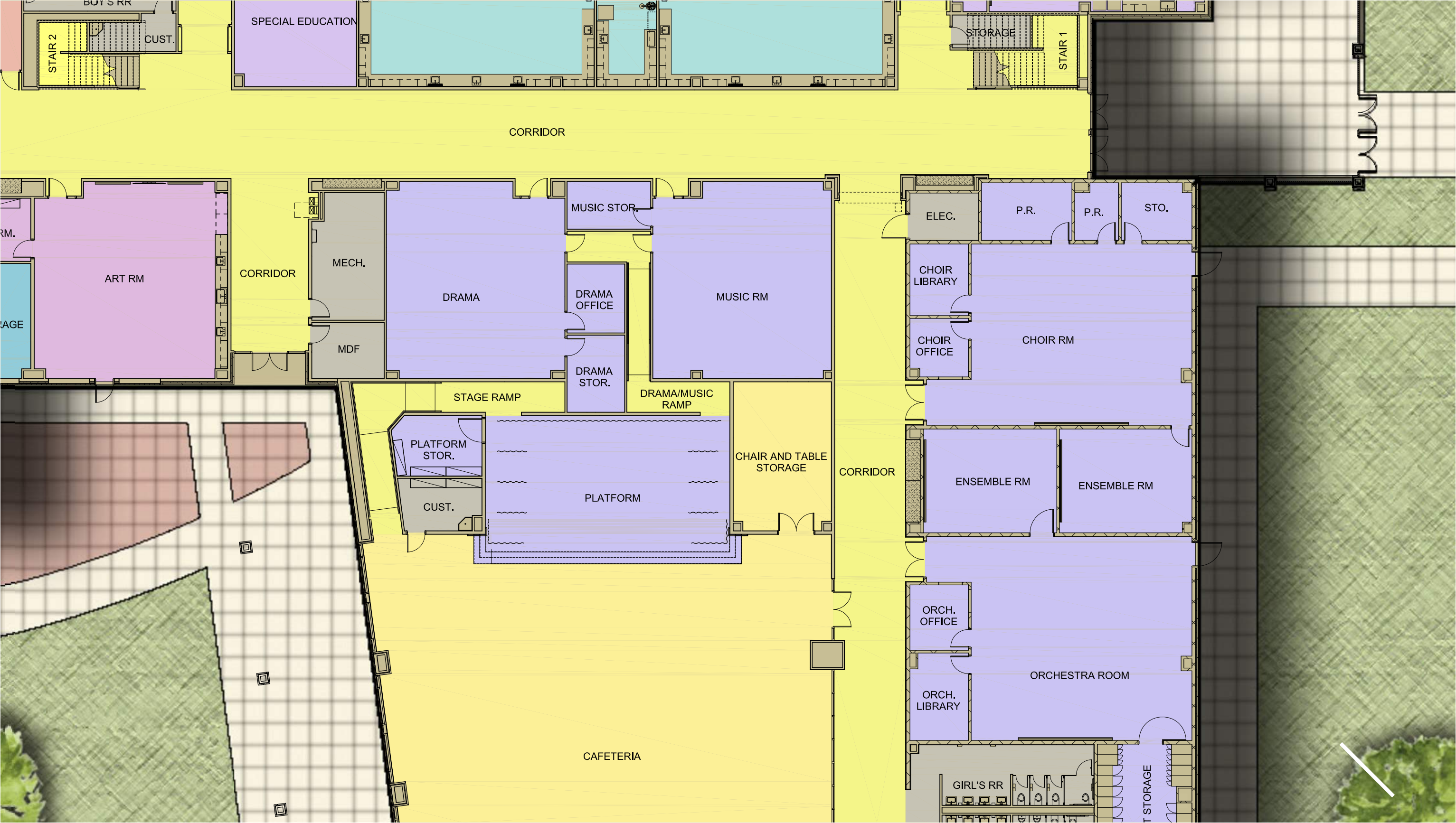


ENLARGED FIRST FLOOR PLAN - LIBRARY & ARTS



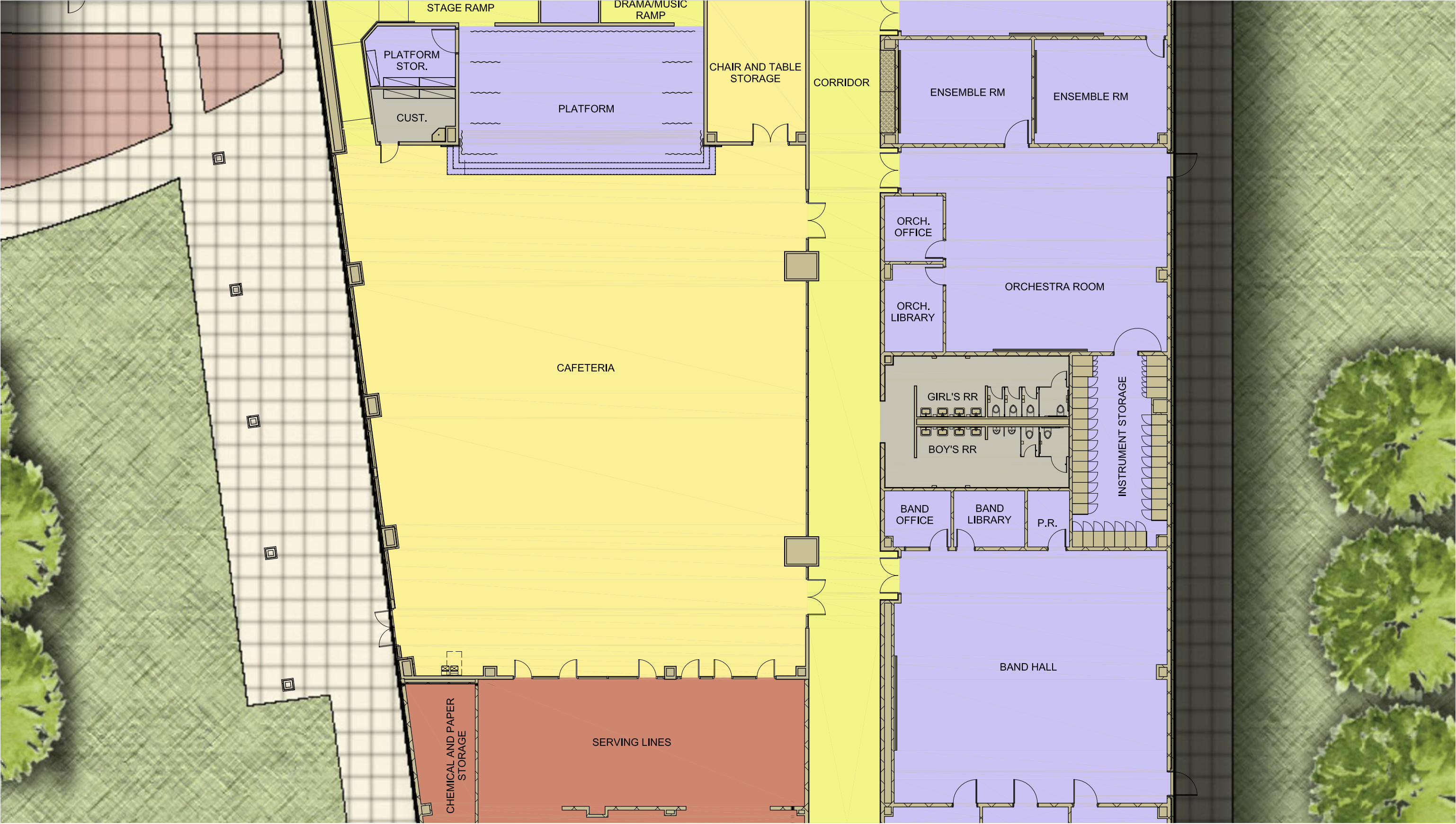


ENLARGED FIRST FLOOR PLAN - DRAMA, MUSIC & CHOIR



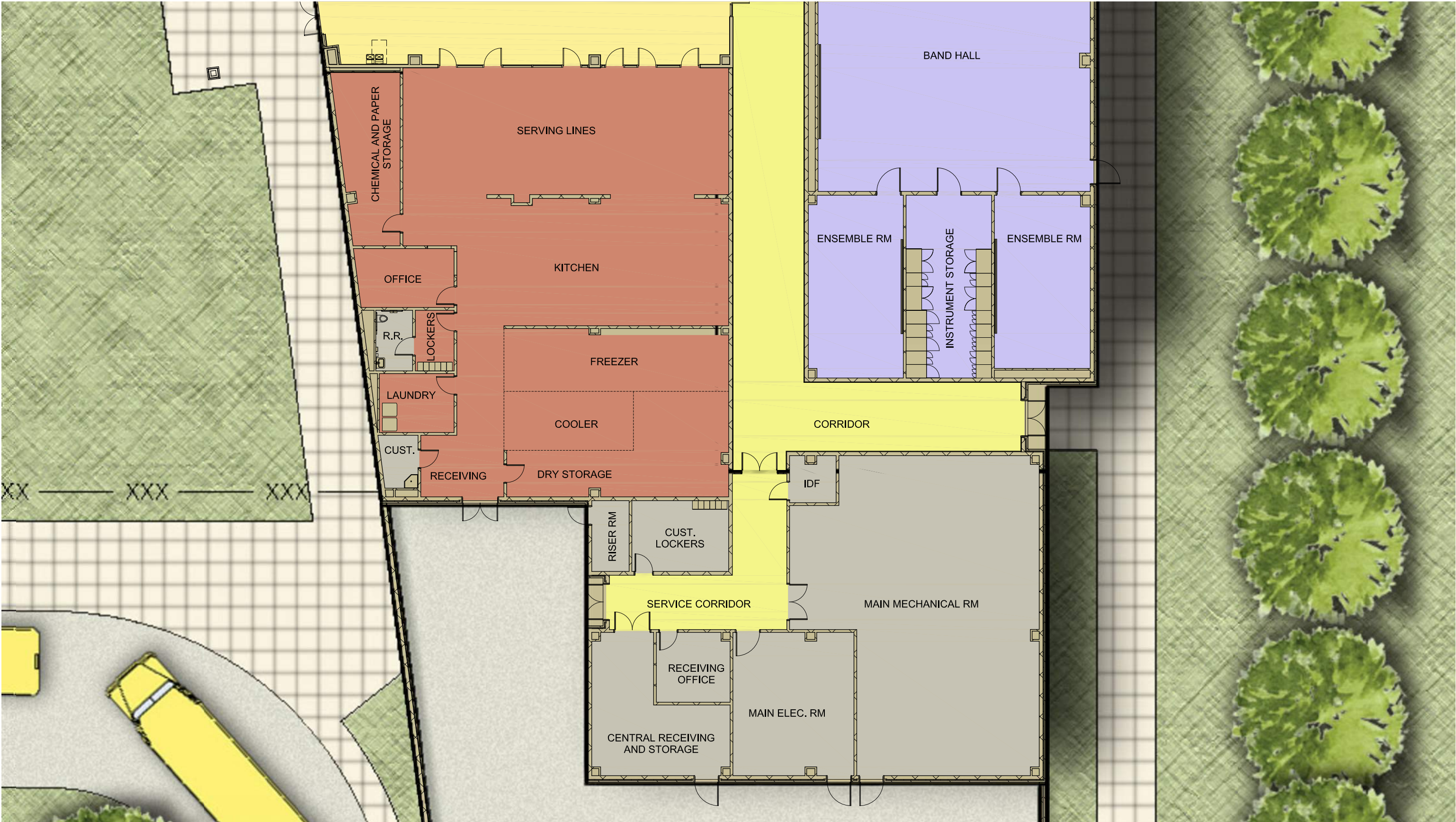


ENLARGED FIRST FLOOR PLAN - CAFETERIA & ORCHESTRA



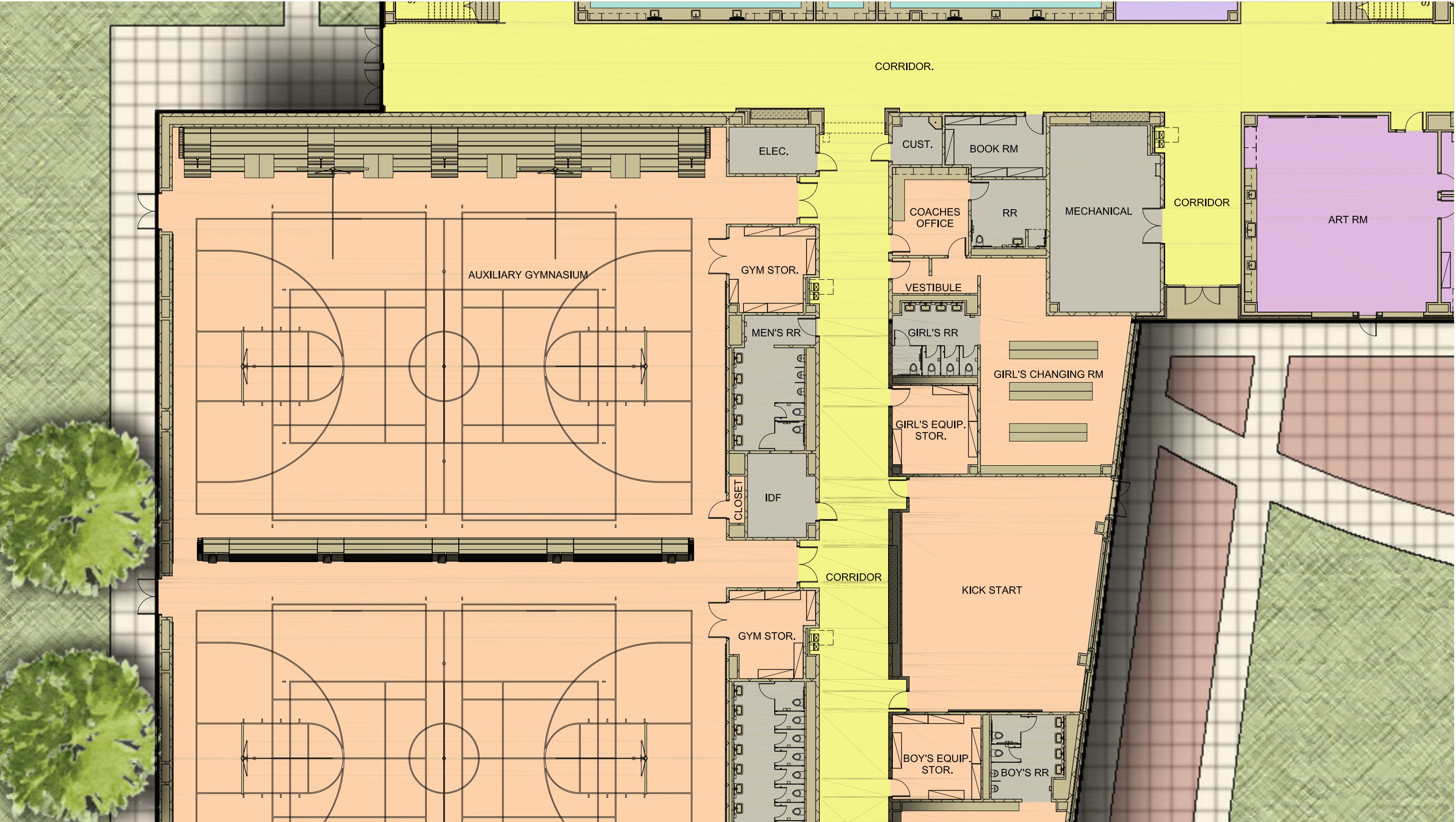


ENLARGED FIRST FLOOR PLAN - BAND & KITCHEN



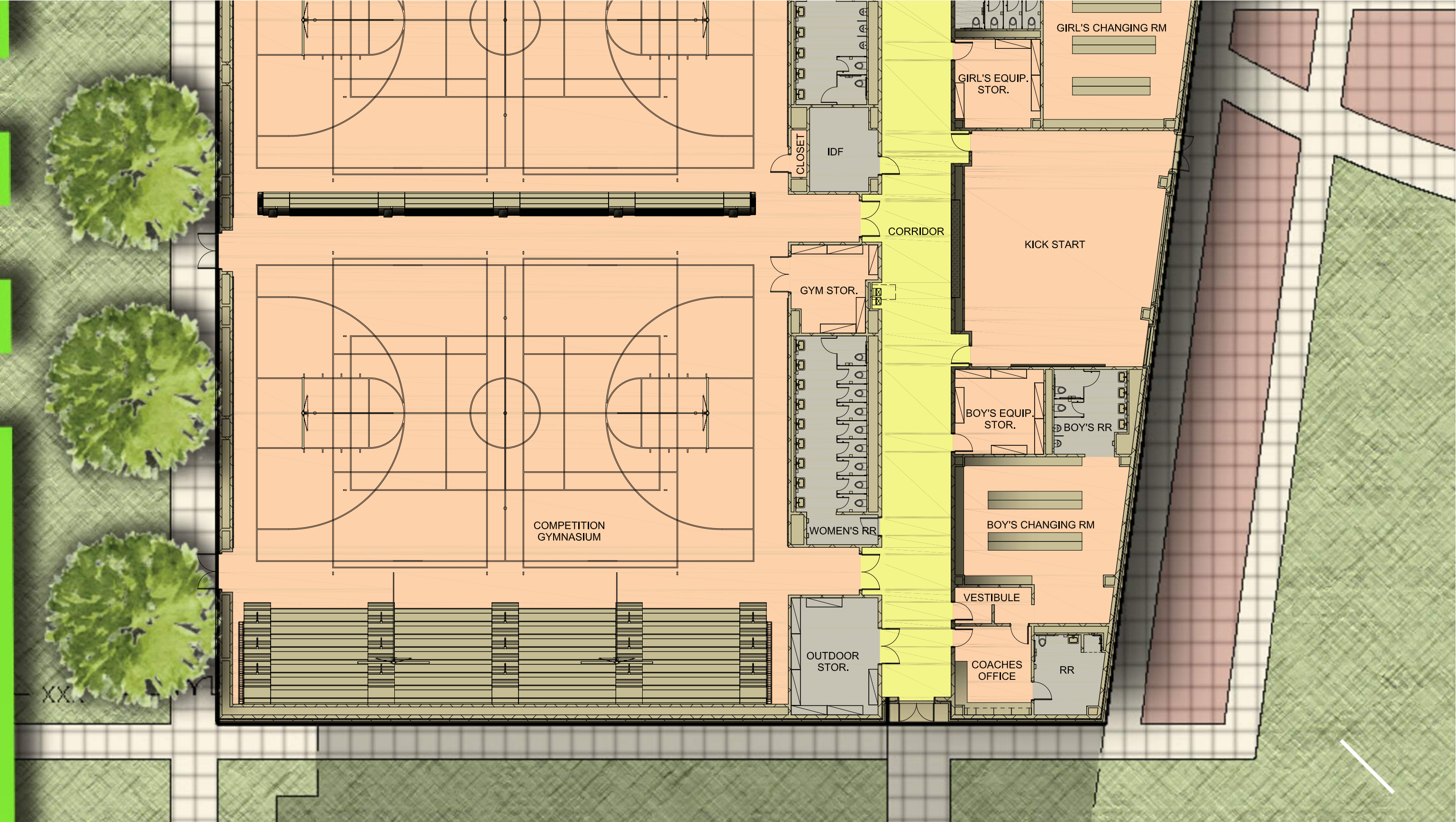


ENLARGED FIRST FLOOR PLAN - AUXILIARY GYM & GIRLS LOCKER ROOM



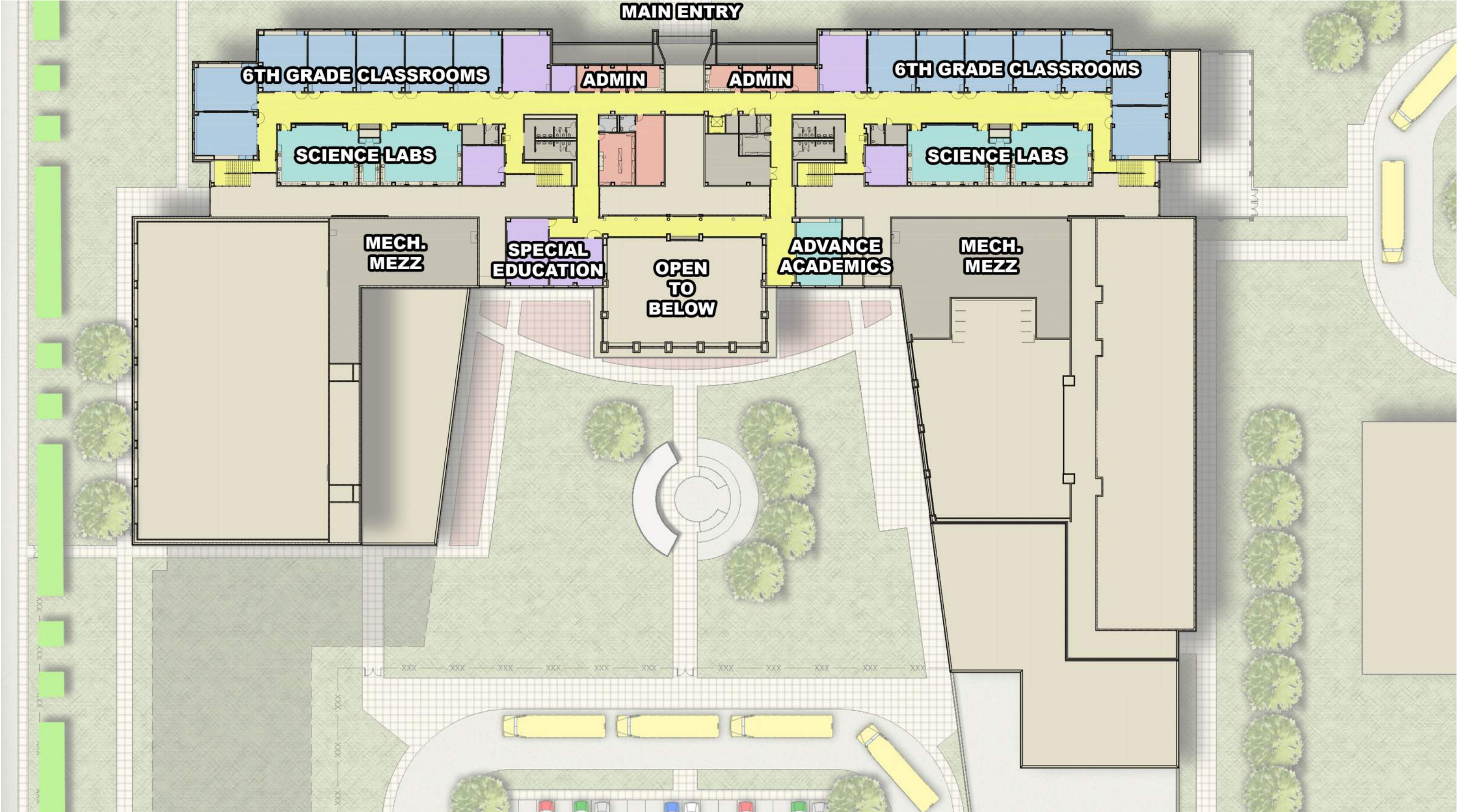


ENLARGED FIRST FLOOR PLAN - COMPETITION GYM & BOYS LOCKER ROOM



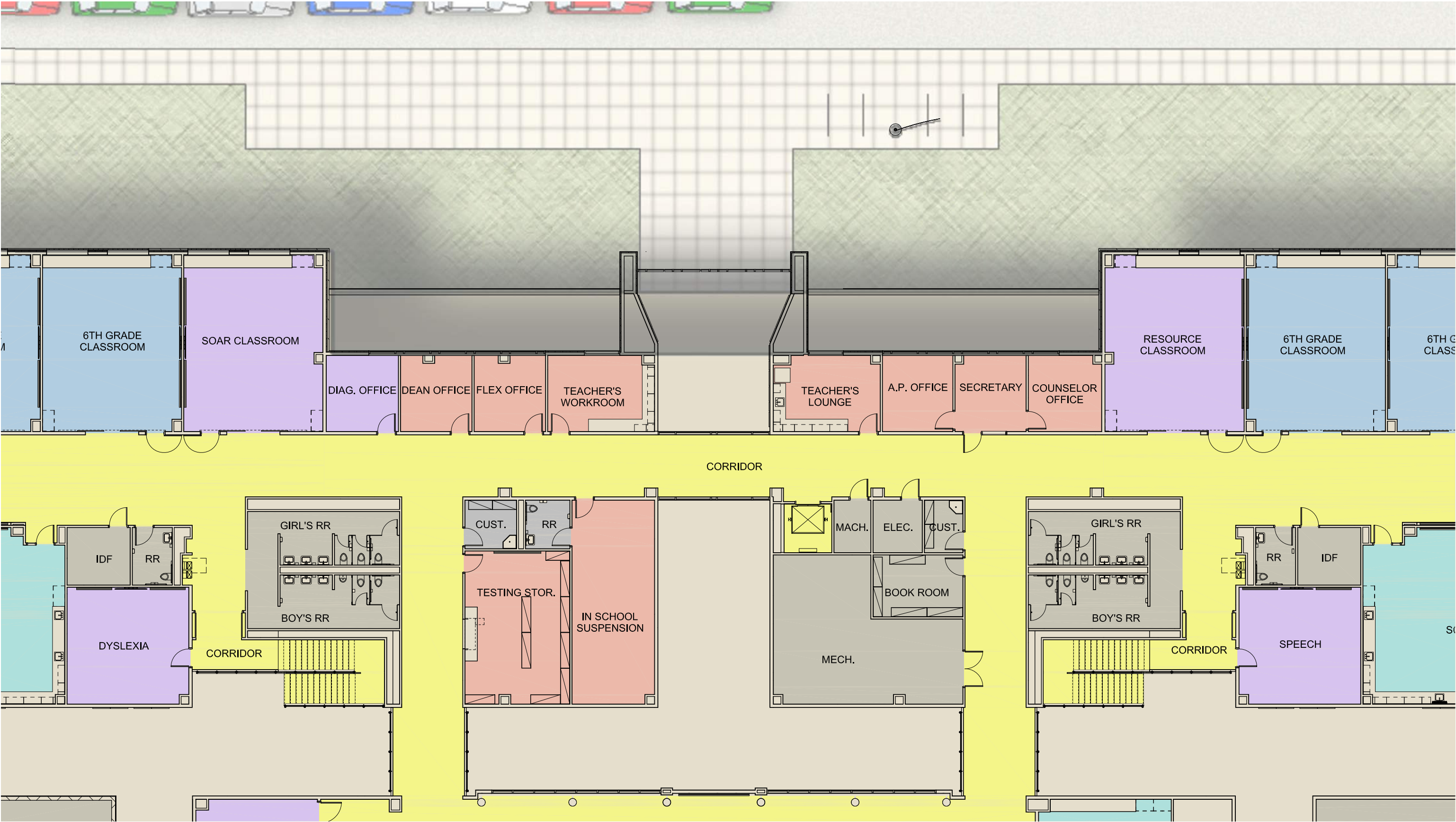


COMPOSITE SECOND FLOOR PLAN





ENLARGED SECOND FLOOR PLAN - ADMINISTRATION





ENLARGED SECOND FLOOR PLAN - ACADEMIC SOUTH WING



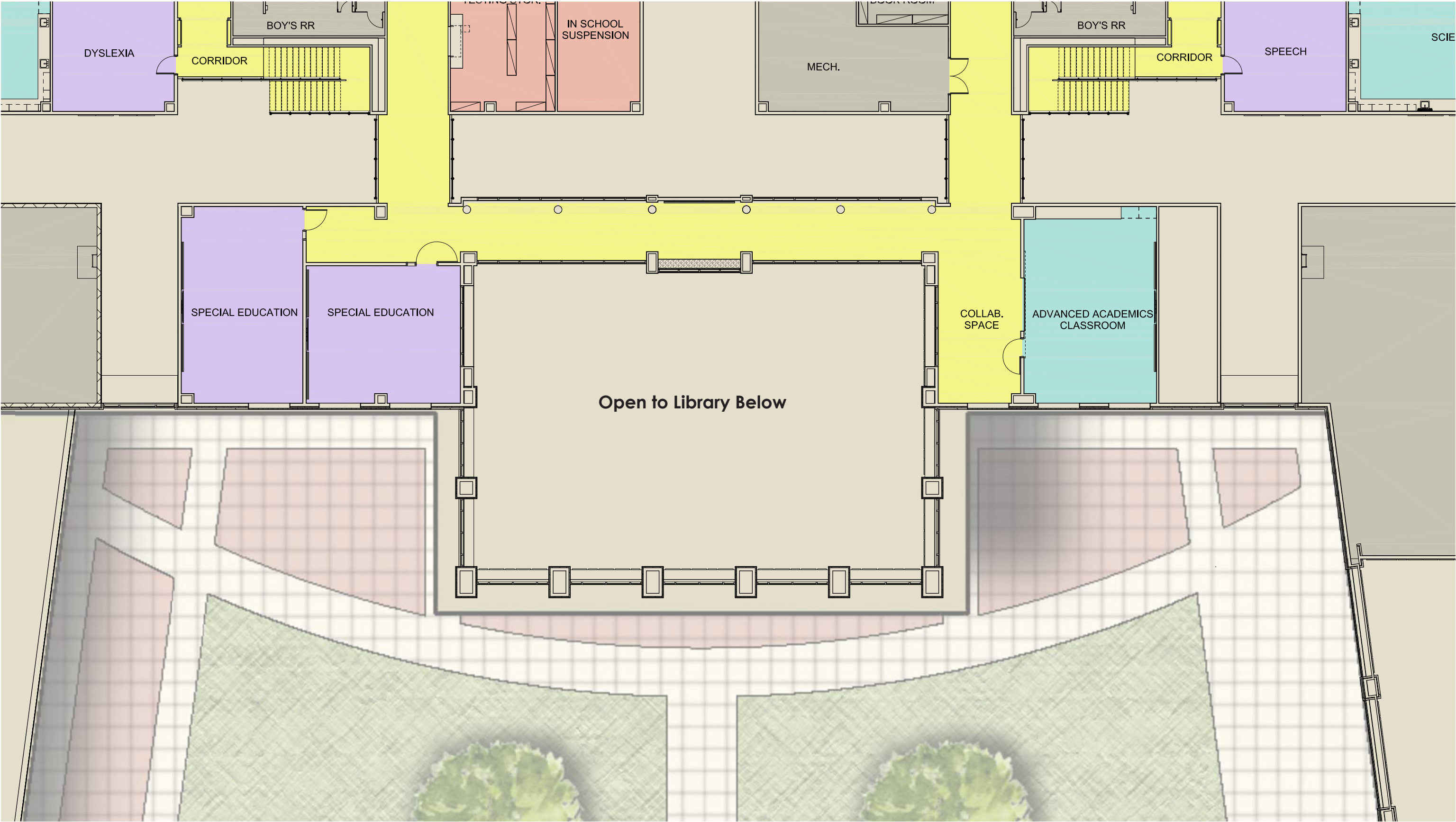


ENLARGED SECOND FLOOR PLAN - ACADEMIC NORTH WING





ENLARGED SECOND FLOOR PLAN - SPECIAL EDUCATION





OVERALL FRONT FACADE





OVERALL FRONT FACADE





FRONT ENTRY





SECURED LEARNING COURTYARD





## EXTERIOR VIEW OF LIBRARY





## LIBRARY ENTRY





## LIBRARY





## LIBRARY





CAFETERIA





## MAIN CORRIDOR





EXTERIOR ELEVATIONS - EAST & WEST





EXTERIOR ELEVATIONS - NORTH & SOUTH





PROJECT SCHEDULE

Schematic Design Phase.....	September 2020 - November 2020
Design Development Phase.....	November 2020 - March 2021
Design Development Board Approval.....	March 29, 2021
50% Construction Documents.....	April 1, 2021
95% Construction Documents.....	May 20, 2021
100% Construction Documents.....	June 15, 2021
GMP Presented to Board for Approval.....	July 28, 2021
Construction.....	August 2021 - May 2023
Estimated First Day of School.....	August 15, 2023



Estimated Construction Cost.....	\$45,917,659.00
Soft Costs* .....	\$9,183,532.00
Estimated Total Project Construction Cost.....	\$55,101,191.00

*\*Soft Costs include Professional Fees, Surveys, Furniture and Technology*



*Thank You!*



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