

PBK K-12



BRYAN ISD
CHILDREN FIRST. ALWAYS.



RUBY HALIBURTON MAINTENANCE & TRANSPORTATION FACILITY

Bryan Independent School District \ \ Bryan, Texas

**Design Development
Presentation**

May 16, 2022



PROJECT OVERVIEW

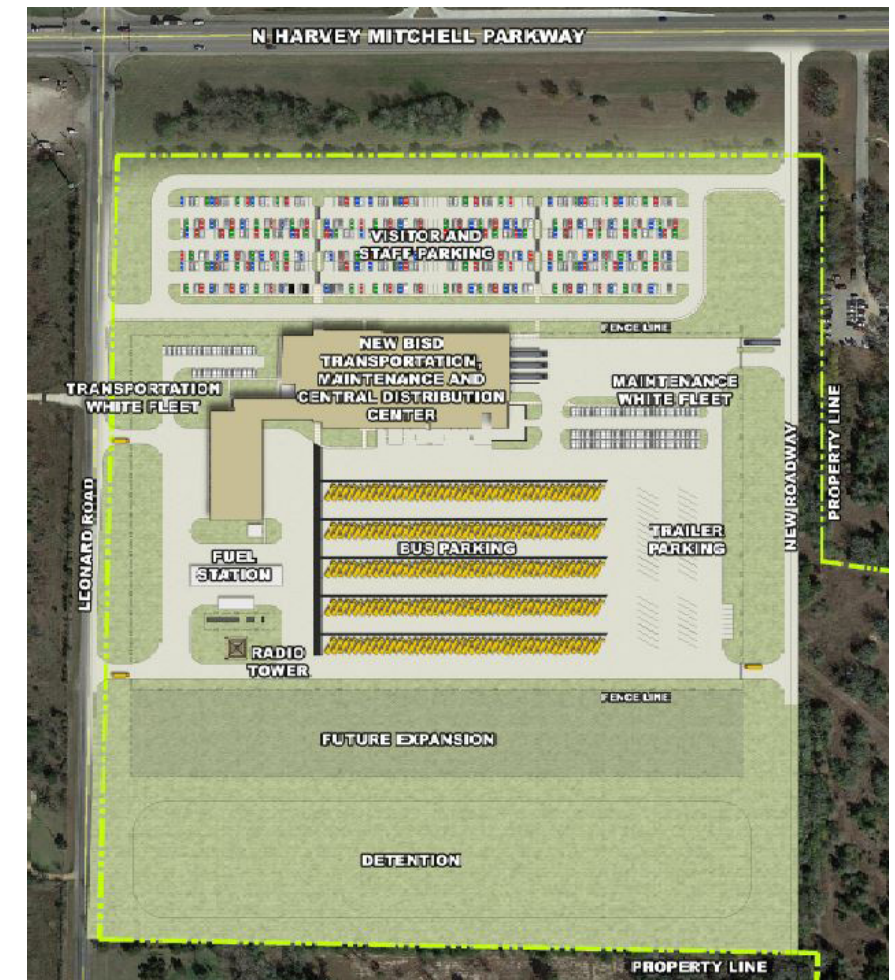
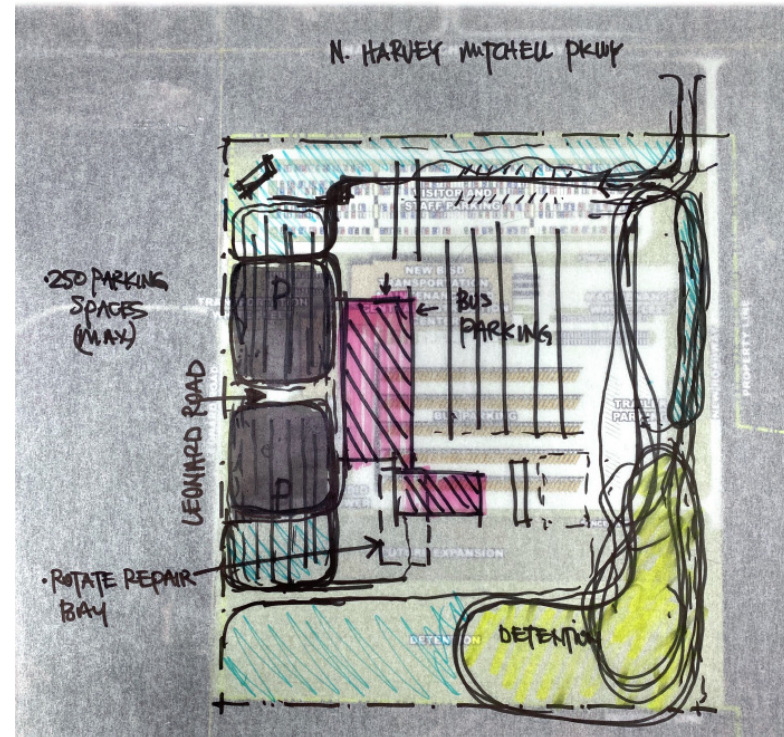
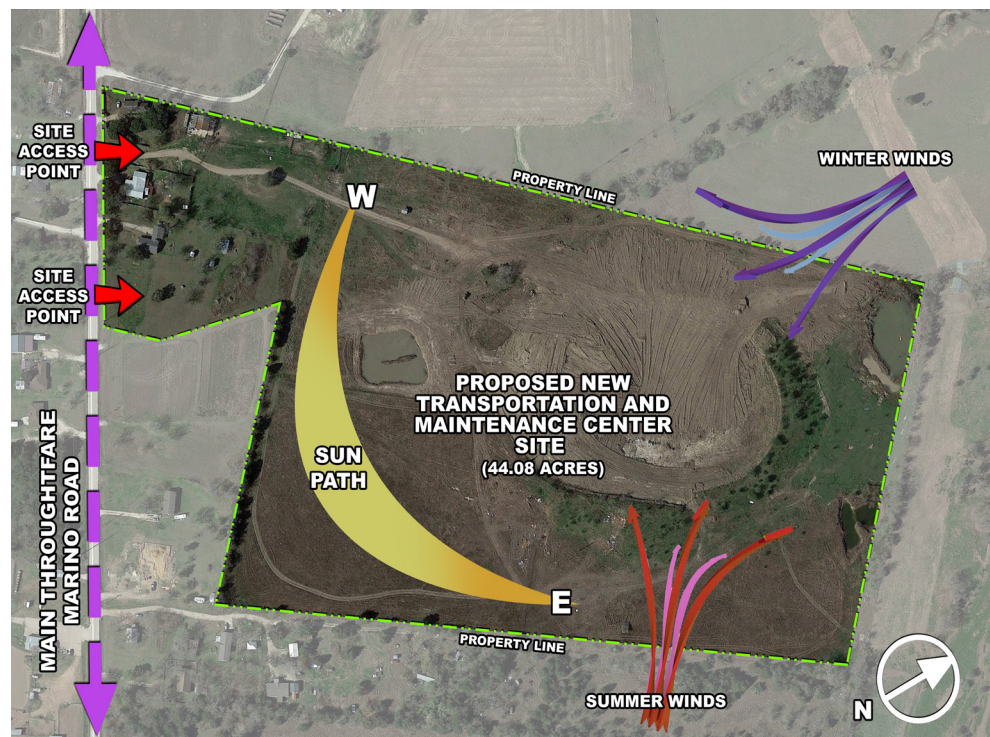
Introduction

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 expand on the design concepts developed in the Schematic Design Phase and further refine all the building systems. The presentation includes drawings and narratives from all disciplines including Architectural, Civil, Structural, Mechanical, Electrical, Plumbing and Technology Engineering. Through the Construction Manager at Risk procurement process this phase also included numerous meetings with the District and the Construction Manager, Drymalla Construction, to review ongoing budget estimates, constructability reviews and continued coordination of program. The information developed in this phase will serve as a catalyst for developing the Construction Documents in the next phase of the project.

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 building systems definition. Review of budget estimates and constructability.
- 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.



Bryan ISD Bonds 2020

The Maintenance and Transportation Building project is one of multiple projects in the \$175MM Bryan ISD 2020 Bond Projects approved by the voters on November 3, 2020. The project is the second largest of the New Construction & Additions category.

The other categories of projects include Safety & Security, Priority Maintenance, Fine Arts Improvements and Land Purchases.

Site Development

After numerous studies at multiple sites the proposed development has been finalized to the Southeast Quadrant of N. Harvey Mitchell Parkway (FM 2818) Leonard Road (FM 1688). The whole contiguous property is 95 acres total. The proposed project is laid out to encompass approximately one half of the

property, closest to the intersection of the two roads. The balance of the site shall remain undeveloped and may be considered for a future facility in the future.

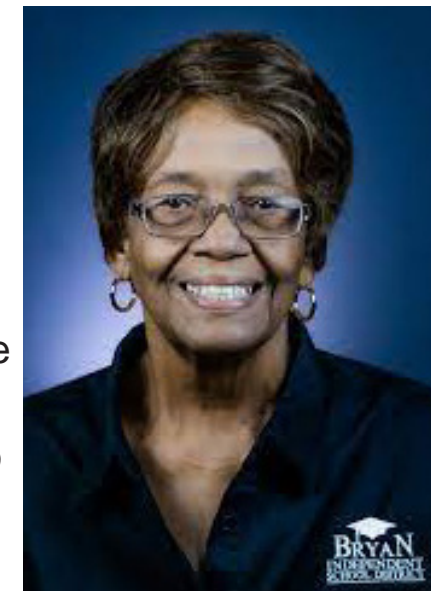
The proposed site improvements to serve the Maintenance & Transportation Building include concrete paved drives, parking lots, a fueling station, and a radio communications tower. The proposed layout includes two (2) separate entrance drives along Leonard Road and one (1) entrance drive from N. Harvey Mitchell Pkwy. The northernmost drive on Leonard Drive leads to the visitor and staff parking serving the main entrance to the building. The southern drive on Leonard Road leads to the Transportation Building including fueling stations, bus repair garage and bus parking. The entrance off N. Harvey Mitchell Parkway is primarily dedicated to allowing access to the Warehouse and also a secondary entrance and exit for buses.

The development of the site has been in close coordination with the City of Bryan Zoning requirements to ensure complete compliance. The zoning ordinance will require screening along Leonard Road and N. Harvey Mitchell Parkway that can be achieved with a combination of landscape berms and plantings.



Honoring Ruby Haliburton

At the February 2022 Bryan ISD School Board Meeting, it was announced that longtime resident and Bryan ISD employee, Mrs. Ruby Haliburton, will be honored as the namesake for the New Maintenance and Transportation Facility. Mrs. Haliburton was a graduate of Bryan ISD E.A. Kemp High School in 1962. In 1985 she began her career as a bus driver for the District and continued to do so until her death in April 2021. During her 36 years of working for the District she made numerous connections with students, parents, educators and others that she came into contact with throughout the day. Mrs. Haliburton received a unanimous recommendation from the naming committee that included District administrators, employees, parents, and community members. Her name affixed to the new facility will help in honoring her long legacy with the District.



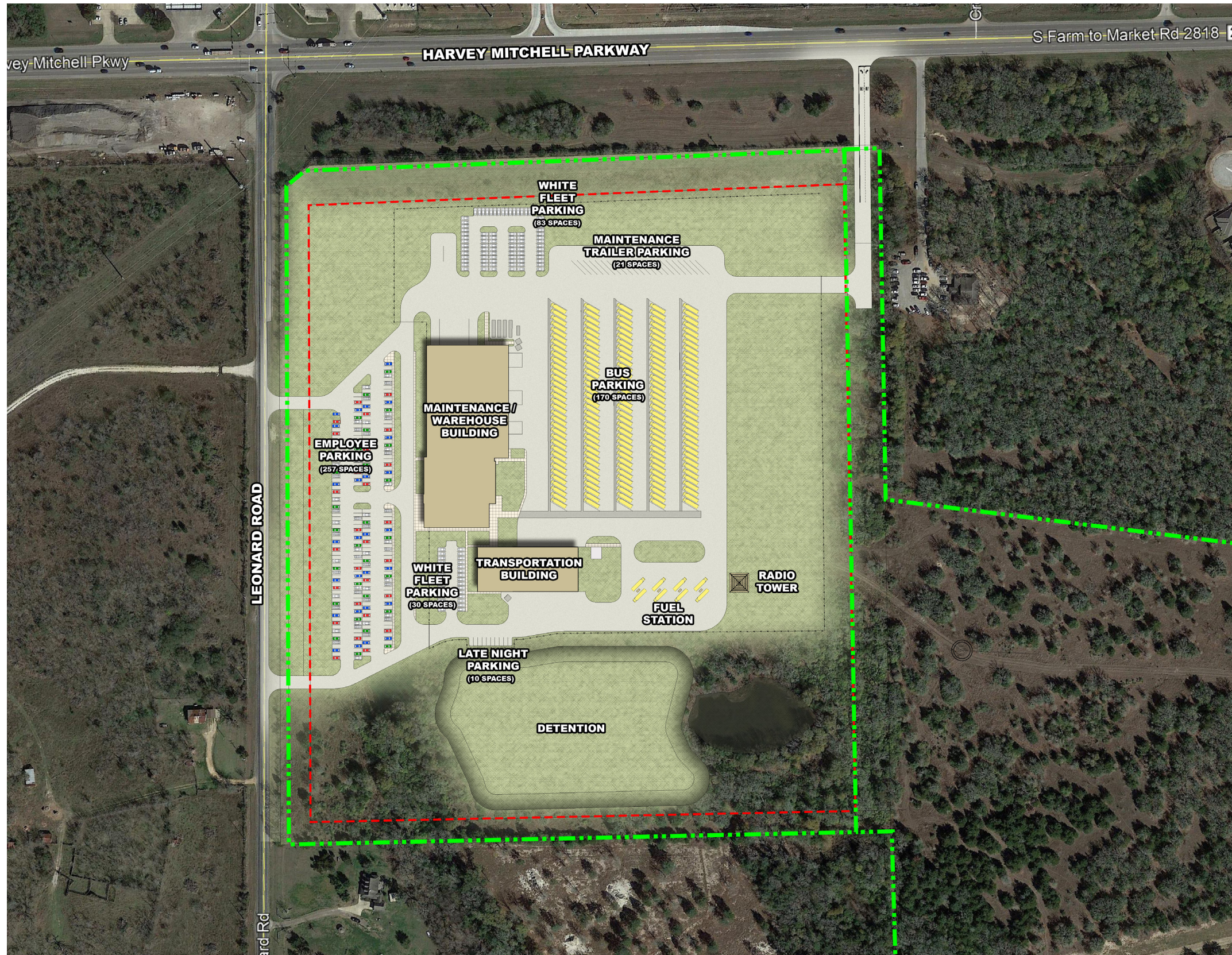
ARCHITECTURAL DRAWINGS & IMAGES

EXISTING SITE PLAN



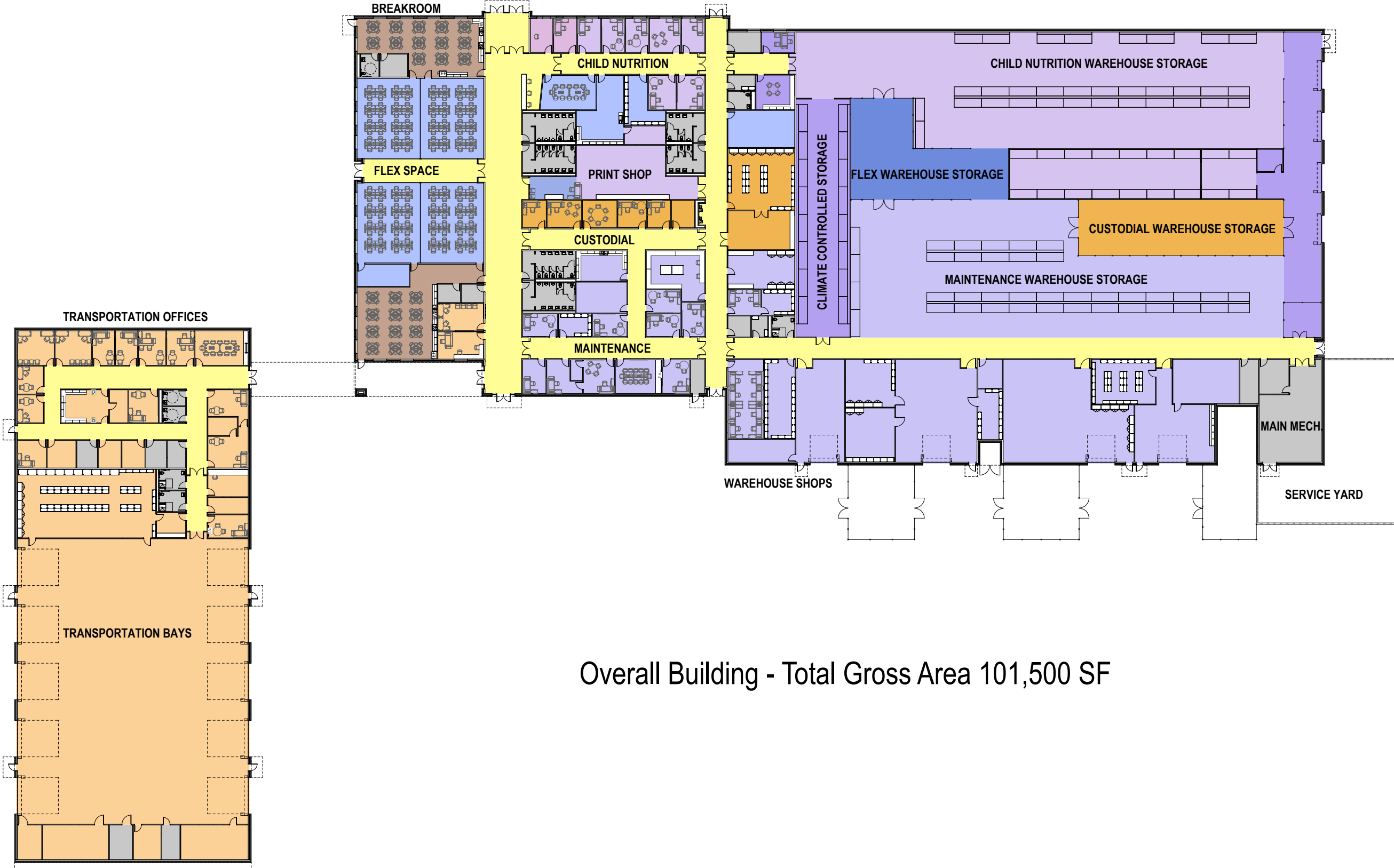
ARCHITECTURAL DRAWINGS & IMAGES

SITE PLAN



ARCHITECTURAL DRAWINGS & IMAGES

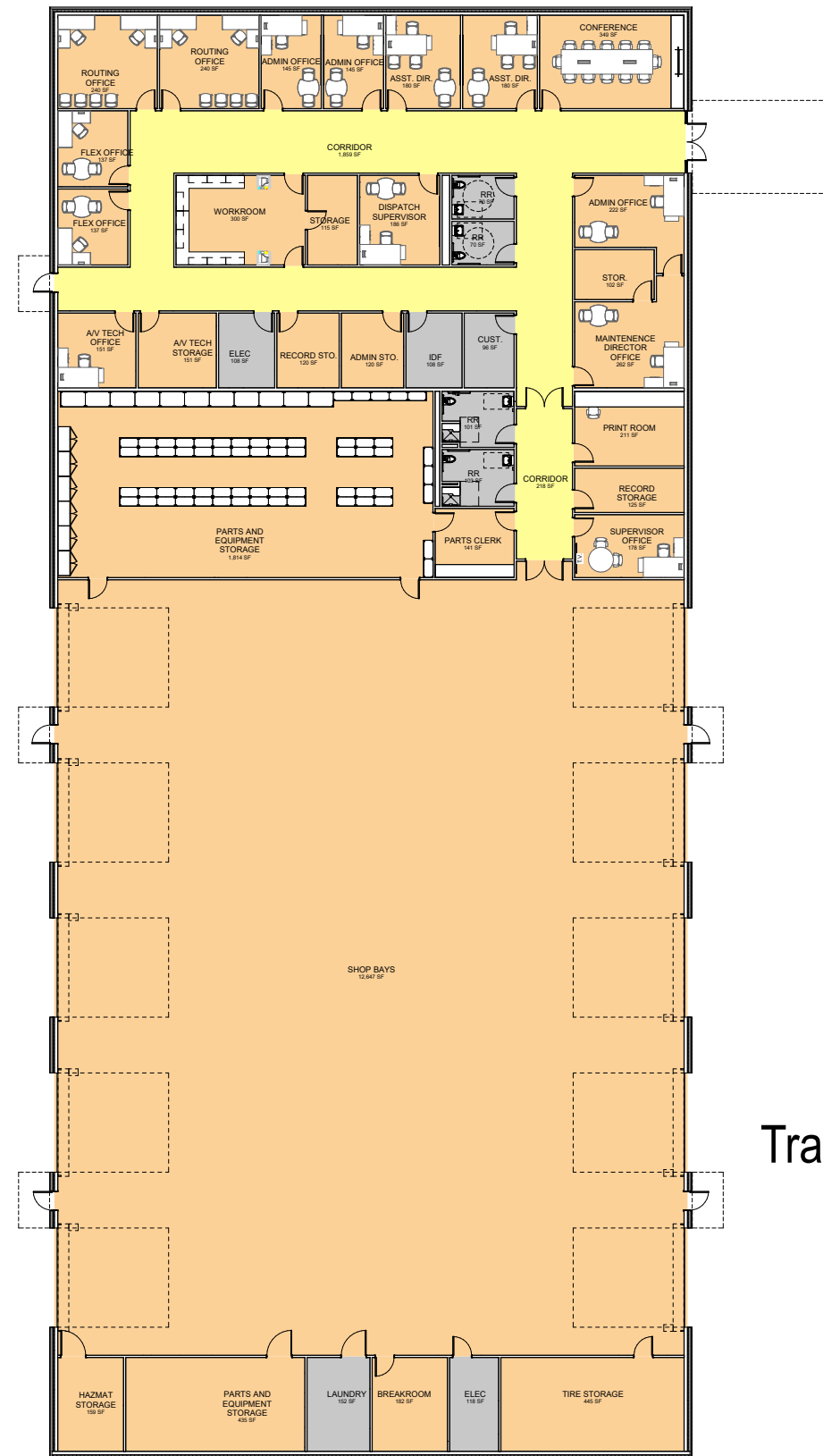
COMPOSITE FLOOR PLAN



Overall Building - Total Gross Area 101,500 SF

ARCHITECTURAL DRAWINGS & IMAGES

COMPOSITE FLOOR PLAN - TRANSPORTATION



Transportation Center - Total Gross Area 25,000 SF

ARCHITECTURAL DRAWINGS & IMAGES

COMPOSITE FLOOR PLAN - CENTRAL OFFICE



Central Office - Total Gross Area 26,500 SF

ARCHITECTURAL DRAWINGS & IMAGES

COMPOSITE FLOOR PLAN - WAREHOUSE



Warehouse - Total Gross Area 50,000 SF

ARCHITECTURAL DRAWINGS & IMAGES

LANDSCAPE PLAN



ARCHITECTURAL DRAWINGS & IMAGES
ENTRY VIEW



ARCHITECTURAL DRAWINGS & IMAGES

TRANSPORTATION BUS BAY VIEW



ARCHITECTURAL DRAWINGS & IMAGES
CONFERENCE ROOM VIEW ONE



ARCHITECTURAL DRAWINGS & IMAGES

CONFERENCE ROOM VIEW TWO



ARCHITECTURAL DRAWINGS & IMAGES
CONFERENCE ROOM VIEW THREE



ARCHITECTURAL DRAWINGS & IMAGES

CONFERENCE ROOM VIEW FOUR



<u>I. BONDS ALLOCATED (CONSTRUCTION BUDGET):</u>	\$30,738,207.00
<u>II. CM DESIGN DEVELOPMENT ESTIMATE (5/13/22)*:</u>	\$35,800,000.00

* Initial CM estimate was over \$38 Million. Through extensive discussions with the Bryan ISD Team, the Construction Manager and the Architectural & Engineering team a total savings of over \$2.5 Million has been indentified. Additional oppourtunities for reducing the cost will be vetted as the development of the design continues in the next phase of the project.

Schematic Design (SD) Phase.....	September 2020 - November 2020
Design Development (DD) Phase.....	September 2021 - April 2022
Design Development Presentation	May 16, 2022
Construction Documents (CD) Phase	April 2022 - August 2022
50% Construction Documents	June 2, 2022
90% Construction Documents	July 27, 2022
100% Issue for Proposal Documents	August 15, 2022
Bidding Phase	August 2022 - September 2022
GMP Approval at Board of Trustees	October 3, 2022
Construction Administration (CA) Phase.....	October 2022 - December 2023
Substantial Completion	December 2023
Warranty (W) Phase.....	December 2023 - December 2024

Thank you!



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