McKinney Independent School District
#1 Duvall Street, McKinney, Texas 75069

To: Board of Trustees

From: Shawn Pratt, Superintendent

Subject: Minshew Elementary School Refresh

Date: November 16, 2026

Overview:

- The 2021 Bond included $7,500,000 in funds for the refresh of Minshew Elementary School
- Minshew ES opened in 2005 and has never been refreshed or renovated.
- Estes McClure and Associates was hired to prepare HVAC, Electrical, Plumbing, and Fire Alarm System replacement documents. The probable cost of this work was approved at the September 2026 Board Meeting
- The facilities department has been working with various contractors that meet district or state guidelines as approved vendors to provide various services to the school district.
- Pricing was solicited from multiple vendors for each item and the vendor that provided the best value to the district is listed below.
- With board approval, individual P.O.s will be issued for each item so that materials can be ordered and delivered prior to the end of school in May 2027.
- Refresh work will start on the last day of school.
- Additional Costs will be presented for approval to the School Board at future meetings.

Partial Probable Costs of Refresh
(Refer to the attached sheet for a summary of bids to date)

Wall Panels – PSI Panel Specialists	$ 292,618.00
Flooring – LCD Flooring	$ 619,040.27
Toilet Partitions – Hexagon Specialties	$ 55,033.77
Subtotal for the November 2026 Board Meeting	**$ 966,692.04**
Total Contingency to Date (15%)	$ 145,033.81
Permits (estimate)	$ 40,000.00
Consultant Costs – Estes McClure & Associates	$ 200,000.00
Total to Date for Probable Cost of Refresh	**$ 1,351,695.85**

Additional Probable Costs for the Minshew ES Refresh

Remaining Items to Finalize:

HVAC	$	TBD
Lighting	$	TBD
New Plumbing Fixtures (toilets, urinals, etc.)	$	TBD
Interior Floor Finishes	$	TBD
Painting for Project	$	TBD
Millwork, Countertops, & Cabinets	$	TBD
Int. and Ext. Doors & Door Hardware	$	TBD
Miscellaneous Items (Exterior sealants, wash and reseal brick, ceiling demo and replacement, wall additions, restripe parking lots, misc. drywall patching, final clean, dumpsters, concrete removal & replacement, stage flooring)	$	TBD
Toilet Stall Partitions (Concrete work in Misc. Price above)	$	TBD
Room Signage	$	TBD
Gym Wall Pads	$	TBD
Fencing and Playground	$	TBD
HVAC and Lighting Controls and Control Wiring	$	TBD

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Impact Statement: N/A

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It is recommended: The Board approve the Minshew Elementary School – Partial Probable Cost to date for the Refresh Project as presented.

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Resource Person(s): Greg Suttle

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Respectfully submitted,

Shawn Pratt
Superintendent

Greg Suttle
Chief Operations Officer