

-#TogetherWeSoar-

Argyle ISD

Construction Workshop



Construction Workshop

- AHS Site Irrigation
- Stadium/IAC Change Order
- 2025 Bond Schedule
- FM 407 MS & ES5
 - Middle School Progress
 - Elementary School #5 Pricing



-#TogetherWeSoar-

AHS Site - Irrigation



BACKGROUND

- The irrigation well has had problems since the beginning of Phase 2 construction.
- Several repairs have been made on the well and we have continued to have equipment failures - the well is currently inoperable. The equipment failures have not been a result of improper design or installation.
- With the current construction projects, the water source for most of the irrigation system was impacted without provision for a solution for the areas that are not impacted by construction. All the "new" areas have been addressed by the plans and specifications.
- We currently have made temporary connections to be able to supply water throughout the system, but this is not a permanent solution.

LOOKING AHEAD

- We need to engage a designer to look at the site as a whole and come up with a workable solution for the entire campus.
- This includes looking at a new well as an option vs. city water.



-#TogetherWeSoar-

Stadium and Indoor Activity Center



Project Contingencies

		Owner Contingency		Site Signage & Town Comments		Technology & Power	
		Stadium	IAC	Stadium	IAC	Stadium	IAC
	Contingency Amount	\$300,000.00	\$300,000.00	\$125,000.00	\$150,000.00	\$150,000.00	\$150,000.00
	Remaining Balance	\$109,296.00	\$62,110.00	-\$75,242.00	-\$47,451.00	\$5,489.10	\$36,844.15
	Total IAC Contingency Remaining	\$51,503.15					
	Total Stadium Contingency Remaining	\$39,543.10					



Summary of Project Interest

	Stadium	IAC
interest earned thru March 2025	\$3,246,531.36	\$2,389,956.53
arbitrage estimate	\$855,665.36	\$738,628.53
interest allowed thru March 2025	\$2,390,866.00	\$1,651,328.00
projected overage (based on bond budget)	\$1,709,650.00	\$1,260,639.00
remaining interest available to add to the project	\$681,216.00	\$390,689.00



Contingency Funds

○ Track/Turf field conditions	\$ 250,000
○ Site irrigation	\$ 160,000
○ Site electrical	\$ 160,000
○ Safety/security/communications systems	\$ 105,000

- ★ Requesting an increase to the contingency allowance from interest earnings from proposition B and C of \$ 300,000 on the stadium and \$ 150,000 on the indoor activity center.



ARGYLE ISD
-#TogetherWeSoar-

2025 Bond Schedule



-#TogetherWeSoar-

Argyle ISD MS



PERMIT UPDATE

- The town has requested separate permit applications for the following:
 - Track Grandstand and Pressbox
 - Outdoor Storage
 - Concession Room and Storage
 - Eight Tennis Courts (inclusive of fencing and sunshade structures in-between the courts)
 - Four Discus and Shot put pads (for the poles holding the netting)



-#TogetherWeSoar-

Argyle ISD ES #5



CONTRACTING STATUS

- Construction contract has been awarded to Pogue Construction (August 2023 board meeting along with the middle school project)
- Architectural contract has been awarded to Corgan (April 2023 board meeting)
- Currently in the process of procuring 3rd party storm shelter peer review consultant
- Will procure material testing services over the next 2 - 4 months



PERMITTING STATUS

- Site plan was approved at the April 2025 town council meeting
- Civil engineering / development package was submitted in May to the town for review
- Building package is scheduled to be submitted to the town by the end of June for review
- Anticipated permit release by the end of summer



PROJECTED PROJECT TIMELINE

- July 2, 2025 Final construction documents issued for bidding
- July 29, 2025 Bid Date
- Sep 15, 2025 Proposed GMP for information
- Oct 20, 2025 Proposed GMP for approval
- Nov 1, 2025 Construction start
- Jan 2, 2027 Substantial Completion
- Mar 2, 2027 Final Completion (including punch list phase)
- April – May 2027 Furniture deliveries



Cost Comparison

ELEMENTARY 4 VS. 5 COMPARISON

		ES#4 June 2023	ES#5 (60% set) June 2025	ES#4 vs ES#5 (60% set)	
				Change in Cost	% change
	TOTAL	\$43,242,448	\$52,217,746	\$8,975,298	20.76%
	square footage	104,534	104,534		
	cost per square foot	\$ 413.67	\$ 499.53		
	Architect Fees	1,373,400.00	1,510,740.00		
	Soft Costs	663,501.00	804,441.00		
	FF&E	3,132,044.00	3,519,538.00		
	Total projected cost	\$ 48,411,393.00	\$ 58,052,464.95		
	Total original projected cost	\$ 39,435,000.00	\$ 44,515,000.00		
	(Shortfall) or Savings	\$ (8,976,393.00)	\$ (13,537,464.95)		
	Original Construction Budget	\$ 34,266,055.00	\$ 38,680,281.00		



Notable Changes

ELEMENTARY 4 VS. 5 COMPARISON

		ES#4 June 2023	ES#5 (60% set) June 2025	ES#4 vs ES#5 (60% set)	
				Change in Cost	% change
03B	CONCRETE	\$4,725,789	\$3,920,295	(\$805,494.00)	-17.04%
05A	METALS	\$5,015,681	\$6,035,368	\$1,019,687.00	20.33%
06D	FINISH CARPENTRY	\$852,513	\$1,371,579	\$519,066.00	60.89%
07A	WATERPROOFING/AIR BARRIERS/CAULKING	\$405,038	\$533,160	\$128,122.00	31.63%
08A	DOORS, FRAMES & HARDWARE	\$457,200	\$754,722	\$297,522.00	65.07%
08C	COILING/OVERHEAD DOORS & GRILLES	\$224,182	\$310,709	\$86,527.00	38.60%
09D	CARPET/VCT/ BASE	\$487,445	\$601,374	\$113,929.00	23.37%
09E	ATHLETIC FLOORING w/09D when \$0	\$68,908	\$96,918	\$28,010.00	40.65%
10J	AWNINGS/CANOPIES	\$779,803	\$1,086,047	\$306,244.00	39.27%
21A	FIRE SUPPRESSION	\$364,643	\$534,811	\$170,168.00	46.67%
22A	PLUMBING	\$1,831,028	\$3,103,903	\$1,272,875.00	69.52%
23A	HVAC w/22A when \$ 0	\$3,303,144	\$4,542,691	\$1,239,547.00	37.53%
26A	ELECTRICAL	\$3,962,160	\$4,458,870	\$496,710.00	12.54%
31A	EARTHWORK	\$1,215,712	\$557,267	(\$658,445.00)	-54.16%
32C	PAVEMENT MARKINGS/SPECIALTIES	\$73,479	\$29,172	(\$44,307.00)	-60.30%
32I	PLANTING, IRRIGATION, TURFS & GRASSES	\$1,077,304	\$554,805	(\$522,499.00)	-48.50%
33A	SITE UTILITIES	\$1,663,512	\$772,005	(\$891,507.00)	-53.59%

