

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

**To:** Board of Trustees  
**From:** Shawn Pratt, Superintendent  
**Subject:** Bennett Elementary School Refresh  
**Date:** January 20, 2026

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**Overview:**

- The 2021 Bond included \$7,500,000 in funds for the refresh of Bennett Elementary School. Bennett ES opened in 2002 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 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 2026.
- 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 already approved by the School Board**

HVAC Work – ACIS Mechanical	\$ 1,218,462.89
Lighting Upgrade to LED Lights – FSG Electrical	\$ 524,028.35
HVAC Test and Balance & Commissioning	
Complete System Balance Inc.	<u>\$ 82,500.00</u>
<b>Subtotal for the December 2025 Board Meeting</b>	<b>\$ 1,824,991.24</b>

**Partial Probable Costs of Refresh Phase 2**  
**(Refer to the attached sheet for a summary of bids)**

Plumbing – RG Plumbing	\$ 248,000.00
Fire Alarm System Replacement – Entech Fire	\$ 102,311.00
Flooring – Vector Concepts Flooring	\$ 511,530.05
Painting - Victor Painting	\$ 209,260.00
Millwork – Retail Fixture Solutions	\$ 254,128.27
Drywall/Framing/Misc. – Prime	<u>\$ 994,861.25</u>

<b>Subtotal for January 20,206</b>	<b><u>\$ 2,320,090.57</u></b>
<b>Subtotal to Date for December and January Meetings</b>	<b>\$ 4,145,081.81</b>
Contingency (15%)	\$ 621,762.27
Permit Costs (Estimate)	\$ 40,000.00
Consultant Costs (Estes McClure MEP)	<u>\$ 150,000.00</u>
<b>Total to Date for Probable Cost of Refresh</b>	<b>\$ 4,956,844.08</b>

### **Additional Probable Costs for the Bennett ES Refresh**

Remaining Items to Finalize:

Int. and Ext. Doors & Door Hardware	\$ TBD
Toilet Stall Partitions	\$ TBD
Room Signage	\$ TBD
Wall Panels	\$ TBD
Landscaping	\$ TBD
Moving and Storage Costs	\$ TBD
Markerboards and Tackboards	\$ TBD
Gym Wall Pads	\$ TBD
Roofing Repairs	\$ TBD
Foundation Repairs	\$ TBD
Test and Balance	\$ 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 Bennett 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