

**McKinney Independent School District**

#1 Duvall Street, McKinney, Texas 75069

**To:** Board of Trustees  
**From:** Shawn Pratt, Superintendent  
**Subject:** Evans Middle School Refresh – Phase 2  
**Date:** May 12, 2025

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Overview:

- The 2021 Bond included \$21,000,000 in funds for the refresh of Evans Middle School. During Phase 1 of the project the district spent \$7,500,000 leaving approximately \$13,500,000 for the remaining work.
- Evans Middle School opened in 2004.
- The facilities department has been collaborating 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. In some cases, pricing was secured via state approved cooperative pricing programs.
- 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 2025.
- Refresh Phase 2 work will start on the last day of school. Due to construction schedules the Evans Middle School Project will be extended onto 3 Phases over 3 Summers. Phase 2 work will include the completion of the new finishes at the main corridor and administration offices, replacement of the fire alarm system, and refresh work required for the relocation of the infant care program from Lawson Early Childhood Development Center to EMS.
- Additional Costs for remaining items will be presented for approval to the School Board at future meetings.

**Partial Probable Costs of Refresh Phase 2**

<i>Painting – Prime Construction</i>	\$ 129,879
<i>Plumbing – RG Plumbing</i>	\$ 178,400
<i>Toilet Partitions Hexagon Specialties</i>	\$ 41,914
<i>General Construction – Prime Construction</i>	\$ 631,943
<i>Selective Demo, Framing &amp; Drywall, Ceiling Grid</i>	
<i>Tile work, Power Washing, Sealants at Ext Walls &amp;</i>	
<i>Parking Lots, Lot Striping, Gen. Cleaning, Dumpsters,</i>	
<i>Port-a-johns, drywall texture &amp; patching, rusted stud</i>	
<i>Replacement</i>	
<i>Millwork – Retail Fixture Solutions (RFS)</i>	\$ 37,512
<i>Doors – Fairway Supply</i>	\$ 136,956
<i>Plastic Laminate Wall Panels – PSI Panel Specialties</i>	<u>\$ 97,081</u>

**Subtotal Approved at February School Board Meeting     \$ 1,253,685**

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

Moving – Anything Goes	\$ 17,000
Fire Alarm System Replacement – Four Feathers Alarm	\$ 381,118
Playground Installation for District Infant Care Program	
We Build Fun	<u>\$ 141,940</u>

**Subtotal for March 31, 2025, School Board Meeting     \$ 540,058**

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

Electrical work related to the Infant Care Conversion Work	
FSG Electric – BuyBoard Proposal	<u>\$ 39,140</u>

**Subtotal for May 12, 2025, School Board Meeting     \$ 39,140**

**Subtotal to Date for Evans MS Phase 2 Refresh     \$ 1,832,883  
(February, March, and May School Board Meetings)**

**Subtotal to Date including a 10% Contingency     \$ 2,016,171**

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**Impact Statement:** N/A

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**It is recommended:** The Board approve the Evans Middle School – Partial Probable Cost to date for the Refresh Phase 2 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