

Future Central Administration Building Guaranteed Maximum Price



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Benefits of Project

Project Overview



The Future Central Administration Building renovation project will consolidate **22 departments** currently located in **10 different buildings** on **5 different sites** within **1 new facility** located at 777 Twin Creek Drive in Killeen:

Central Administration Complex

200 N WS Young Drive, Killeen

- Administrative Services
- Budget
- Communications
- Financial Services
- Human Resources
- Learning Services Leadership
- Payroll
- Risk Management
- School Safety
- Student Success
- Superintendent Office
- Treasury

Athletic Warehouse

100 N 52nd Street, Killeen

- Athletics

Pratt Learning & Leadership Center

505 E Jasper Drive, Killeen

- Community Relations
- Curriculum & Instruction
- Education Foundation

Killeen Learning Support Services (KLSS)

902 N 10th Street, Killeen

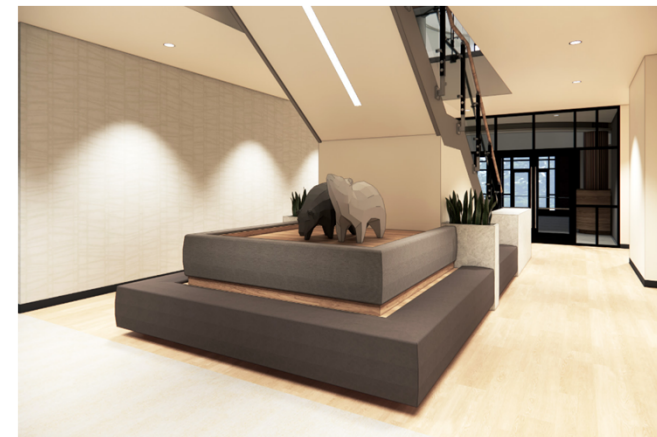
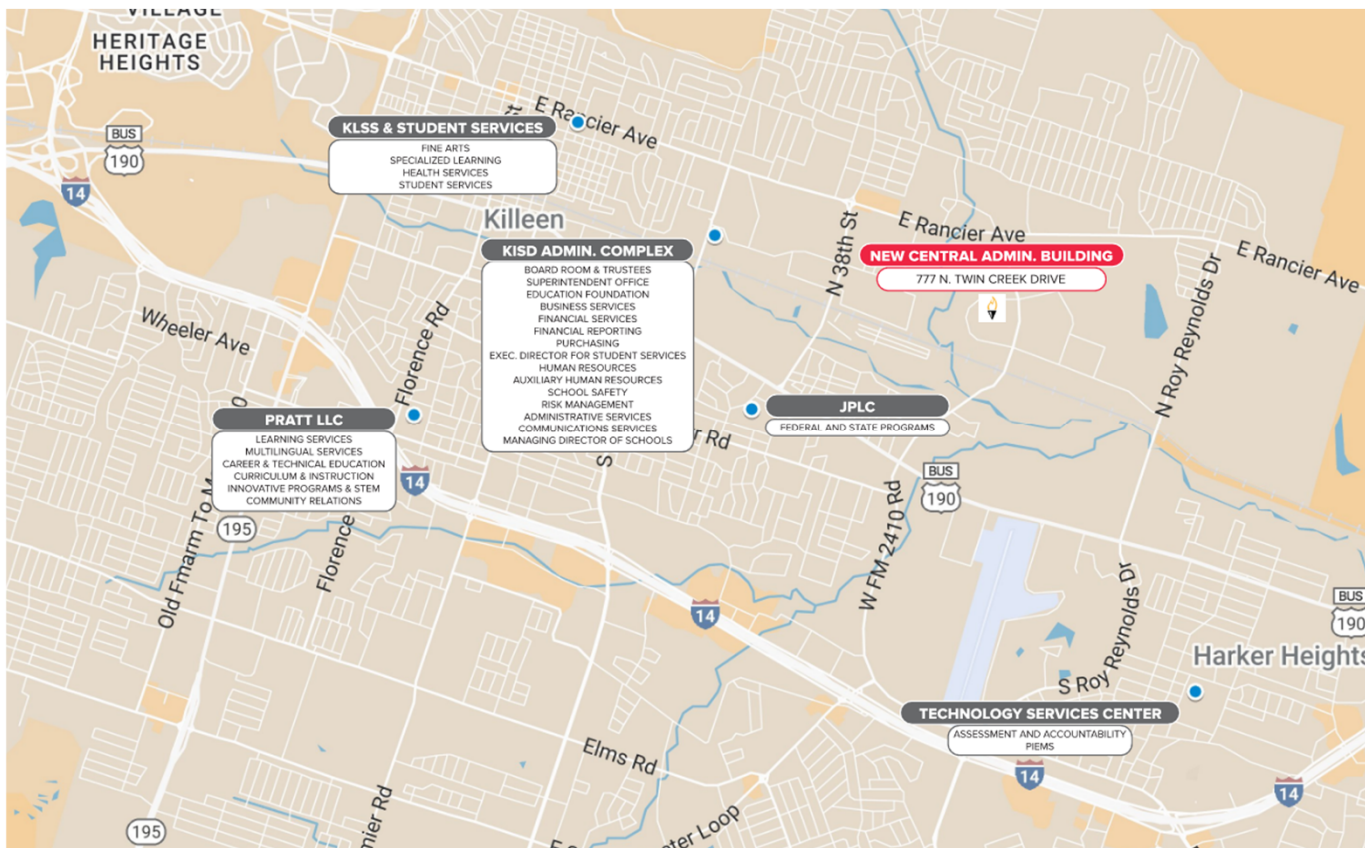
- Fine Arts
- School Health
- Specialized Learning
- Student Services

Technology Service Center

104 E Beeline Ln., Harker Heights

- Assessment & Accountability
- Public Education Information Management System (PEIMS)

Project Overview



Project Overview



Address: 777 N Twin Creek Drive, Killeen, TX 76543

Square Footage: 128,177 sq. ft.

Property Acreage: 33.9 acres

Facility Purchase Price: \$4,000,000 (\$31.20/sq. ft.)

Parking Count: 1,120 spaces with 24 ADA accessible spaces

Board Room Capacity: 250 seated audience members



Project Overview



Space Program Overview

Offices

Qty.	Space	Notes
163	Office	15 Growth
98	Workstation	19 Growth
37	Touchdown Office	
298	Total Work Areas	34 Growth

Conference / Professional Development (PD) / Labs

Qty.	Space	Notes
1	Board Room	
1	Board Conference Room	
7	Professional Development Rooms	
3	Large Conference Rooms	>400 sq. ft.
7	Medium Conference Rooms	~300 sq. ft.
14	Small Conference Rooms	~200 sq. ft.
1	New Employee Lab	
1	Computer Lab	
35	Total Conference / PD Rooms / Labs	

Project Overview



Future Central Administration Building Renovation Project Timeline	
July 25, 2023	Board Approval of Purchase and Sale Agreement
November 1, 2023	Close on Property
February 13, 2024	Board Approval of Architect, Geotech / Materials Testing Engineer, Commissioning Agent
February 13, 2024	Board Approval of Project Delivery Method
April 9, 2024	Board Approval of Architect Contract Proposal
April 10, 2024	Architect Kick Off Meeting
October 8, 2024	Board Approval - Construction Manager Selection
October 8, 2024	Board Approval - Schematic Design
March 2025 - May 2025	Guaranteed Maximum Price (GMP) Pricing
June 10, 2025	Board Approval - Guaranteed Maximum Price
June 10, 2025	Board Approval of Commissioning Agent Contract Proposal
June 2025 - July 2026	Construction
July 30, 2026	Substantial Completion
Aug. 2026 - Sept. 2026	Move-In / Punch List
September 26, 2026	Project Completion

Financials



Strategic Facilities Plan (SFP) Balance

\$ 80,704,739.00 SFP Balance

\$ 3,600,000.00 JDA MS budgeted funds estimated to return to SFP account

\$ 84,304,739.00 Subtotal

\$ 6,010,000.00 Pratt Learning & Leadership Center (LLC) roof replacement budget

\$ 78,294,739.00 Total SFP following JDAMS and Pratt LLC project completions

\$ 35,304,416.00 Future Central Administration Building GMP

\$ 1,800,000.00 Future Central Administration Building Furniture & Equipment Budget

\$ 41,190,323.00 SFP Balance following Central Admin Building Renovation Project

Benefits of Project



- Provides parents, students and community members with one location for all of their administrative needs
 - Brings departments currently located at 5 different sites in 10 different buildings to one location
- Larger Board Room provides seating for approximately 250 visitors, compared to existing Board Room capacity of 50
- Reduced travel time for district staff
- Provides opportunity to relocate Killeen ISD Police Department to existing Central Administration facility, providing adequate office and training spaces
- Allows for opportunity to relocate Jackson Professional Learning Center (JPLC) to Pratt Learning & Leadership Center (LLC), providing additional meeting spaces.
- Potential to offset costs through room sponsorship opportunities.

Benefits of Project



- Allows for decommissioning of aging facilities at Killeen Learning Support Services (KLSS; 81 years old) and Jackson Professional Learning Center (JPLC; 70 years old)
- Energy efficient lighting and plumbing fixtures reduce operational overhead costs
- New facility features emergency backup power
- Provides a fully ADA compliant facility
- Construction cost is efficient in comparison to similar projects:
 - Killeen ISD | Existing Building Renovation | Complete in 2026
 - \$35,304,416 | \$275 per sq. ft.
 - Fort Worth ISD | Existing Building Renovation | Completed in 2023
 - \$41,000,000 | \$303 per sq. ft.
 - Cleveland ISD | Ground Up Construction | Completed in 2024
 - \$21,592,000 | \$427 per sq. ft.
 - Hays CISD | Ground Up Construction | Completed in 2024
 - \$47,569,618 | \$618 per sq. ft.

