

MIDWAY INDEPENDENT SCHOOL DISTRICT  
MIDWAY HIGH SCHOOL ATHLETICS ADDITION AND RENOVATION  
MAY 19 2026

# DESIGN DEVELOPMENT PRESENTATION



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# MIDWAY INDEPENDENT SCHOOL DISTRICT

## MIDWAY HIGH SCHOOL ATHLETICS ADDITION AND RENOVATION

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Senior Designer

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Senior Project Architect

Adolfo Gonzalez, AIA  
Architectural Associate

Callie Crandall  
Interior Design Associate

### CIVIL & LANDSCAPE

**Walker Partners**  
Waco, TX

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### STRUCTURAL

**IEG**  
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### TECHNOLOGY

**ATLAS CONSULTING**  
Austin, TX

### ROOF/ENVELOPE

**Engineered Exteriors**  
Austin, TX

### CONSTRUCTION MANAGER

**Mazanec Construction**  
Waco, TX



# MIDWAY INDEPENDENT SCHOOL DISTRICT

## MIDWAY HIGH SCHOOL ATHLETICS ADDITION AND RENOVATION

### Introduction

In November 2025, Midway ISD successfully passed a bond election that included adding athletics capacity at Midway High School, which will bring the campus more in line with comparable high schools of its size. Three previous additions have increased the academic capacity [science addition, fine arts addition, and career and technical education (CTE) addition], but no gymnasiums, locker rooms, or athletic support spaces other than the adjacent multi-purpose activity center (MAC) have been added to support the growth of the campus and its programs until now.

### Site Plan

The new addition will be located on the southwestern corner of the campus, near the existing arena entrance and football locker rooms. This maintains equal access to surrounding practice fields and the MAC. The building footprint lies inside all existing fire lanes and driveways and sits over abandoned geothermal well fields. A detention area for storm water is required by the City of Waco. Because this is a high pedestrian traffic area, the proposed design is an underground detention system. There will be multiple utilities that have to be relocated to accommodate this addition; Some of these relocations will occur during summer 2026; others will happen concurrently with the building construction.

### Building Addition & Renovation

This 23,000 square foot addition includes a practice gym striped for volleyball and basketball (94' court) with sideline bleacher seating for approximately 175 spectators. Girls' volleyball and wrestling locker rooms will be located between the new and existing gyms, accessed from both gyms directly. Above these locker rooms will be a mezzanine that will have a practice area for cheer. The addition also includes a new varsity football locker room, two coaches' suites with workstations and locker rooms, two conference rooms for coaches and team use, and a team room for 100 people.

In the existing building, the original varsity football locker room will be used by JV; no renovations are planned. The other two existing football locker rooms will be used by freshman football and boys wrestling. There will be some reconfiguration of existing lockers for improved functionality and to gain a new storage space. Two existing volleyball locker rooms near the arena will be repurposed for varsity boys and girls basketball. These will include new lockers equitable to other varsity locker rooms.

To accommodate more athletes, significant reconfiguration will occur to the training room and adjacent spaces. Football coaches' offices and conference spaces will be moving to the addition, creating space for a larger training room with more taping tables, treatment tables, and rehab space. The existing layout will also be modified to provide a larger trainer's office shared by two people, an improved wet area for whirlpools, and more storage space. An existing locker room and restroom will be repurposed for female trainers. Male trainers will use the adjacent boys' wrestling locker room; however, plumbing will be routed to allow for a future finish out of a male trainer's locker room and restroom.

At the adjacent MAC, an office is being added in the weight room with visibility to oversee both the weight room and the indoor practice field. This vacates the corner of a multi-purpose space at the MAC that will be used as the mat room for wrestling.

### Building Systems

The structural systems include a foundation system that is a slab over void space supported by piers, consistent with previous campus additions. The framing system consists of steel beams and joists supported by load-bearing concrete block walls.

The roof system will be a single-ply PVC roof to match the district's standard.

The mechanical system will provide conditioning through rooftop units; the existing geothermal system is not being expanded due to lack of space on site and previous performance and maintenance challenges. The fire sprinkler and electrical will be tied into existing systems. Lighting will be LED and will include sensors meeting current building and energy codes, similar to the recent CTE addition.

Technology, security, and audio-visual components will be designed to meet the district's standards. MISD has also requested that the arena AV system be replaced; this is being designed as an alternate bid item that can be accepted if the budget allows.

### Building Exterior

The façade of the addition will utilize the same materials as the existing building, including brick and split-face concrete block. To break up the mass, the addition will continue the same vocabulary such as accent banding and will include several clerestory windows on the east side of the practice gym. There is space on the south wall of the gym for a large logo if MISD chooses. The goal is to seamlessly integrate this addition into the existing building. Stairs and ramps will be needed at some of the exits; The details of these site elements are still being finalized, but a general concept is included in this presentation.

To further enhance the exterior aesthetic and reduce the number of exterior doors for security purposes, an expanded vestibule with brick veneer is being designed as an alternate bid item outside the team room. This will break up the material palette and be similar to the nearby arena entrances.

### Schedule

Since approval of Schematic Design, the design team, Mazanec Construction, and MISD Administration have agreed to proceed with two bid packages. The first package will include the underground detention pond and some utility relocation. These documents are currently in permitting with the City of Waco and are out for bid. This allows Mazanec to capitalize on the summer months when less of the campus is occupied to relocate some utilities prior to school starting in August 2026. This first GMP will be presented to the Board of Trustees in June.

The second bid package for the remainder of the project will follow the same schedule as previously presented. Design and construction documents will be complete in early July 2026 to issue for permitting and for bid. Construction will then begin in September 2026 and be complete in summer 2027, ready for MISD use at the beginning of the 2027-2028 school year.

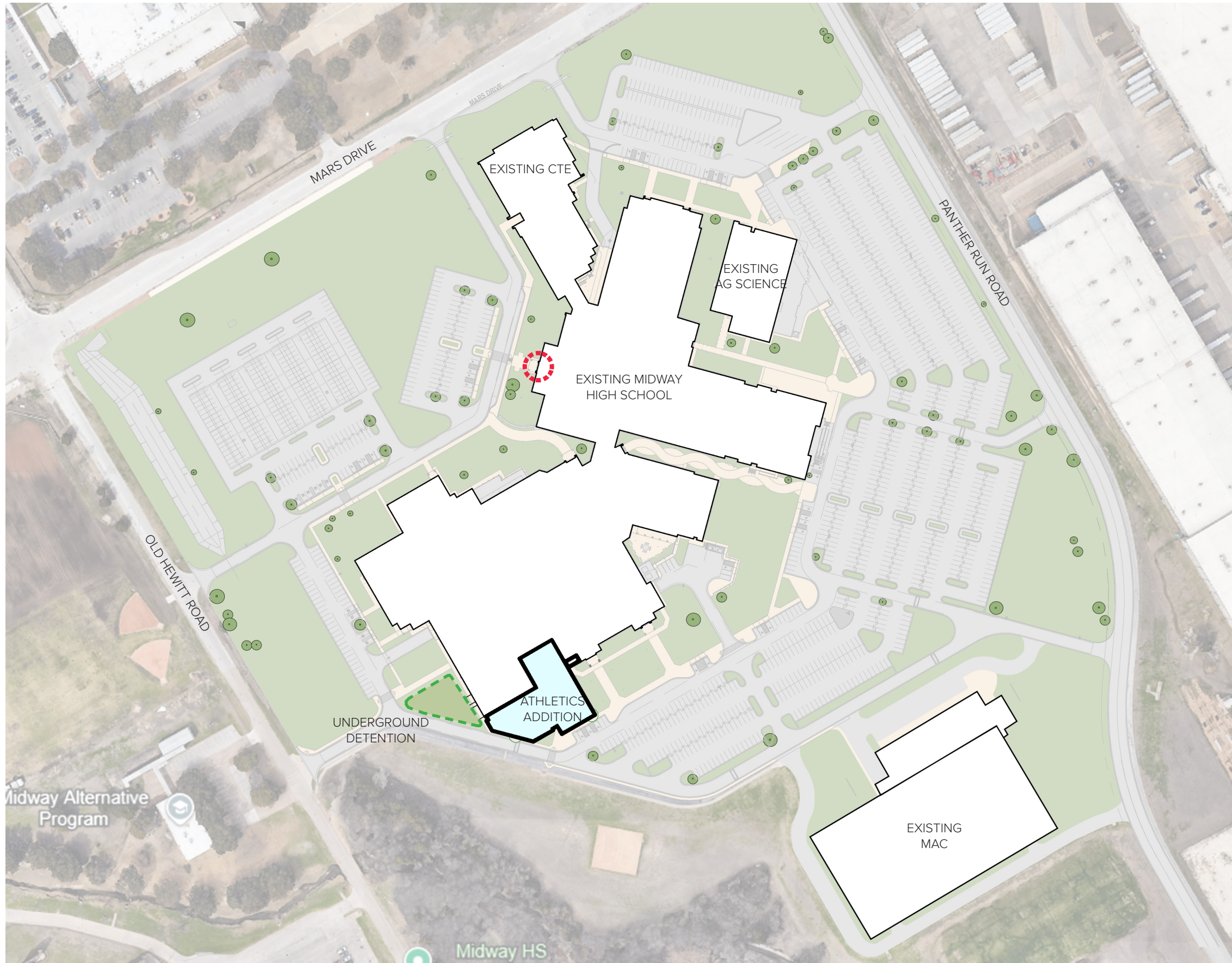
### Budget

Since the approval of Schematic Design, the following items have been added as alternate bid items. These items will be priced separately, and MISD can choose whether or not to construct them as the budget allows.


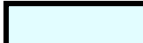
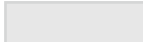

- Expanded vestibule along south facade outside of team room
- Renovation of existing football restrooms and showers, ceiling and lighting replacement in football and wrestling locker rooms, and LVT replacement in athletic corridors. (This is being tracked separately to delineate capital improvement costs.)
- Replacement of the Arena's sound system

The overall project budget for this scope is \$19,900,000. The current construction estimate including contingencies provided by Mazanec Construction, the Construction Manager at Risk (CMAR), is approximately \$16,150,000 base bid. With non-capital improvement alternates included, it is approximately \$16,500,000. The soft costs, including design and permit fees, inspections, equipment, and furnishings, is around \$2,900,000. Combined, the total project estimate is almost \$19,400,000, placing the project over \$500,000 under budget at this phase. The capital improvement costs, which are being tracked separately, total almost \$400,000.



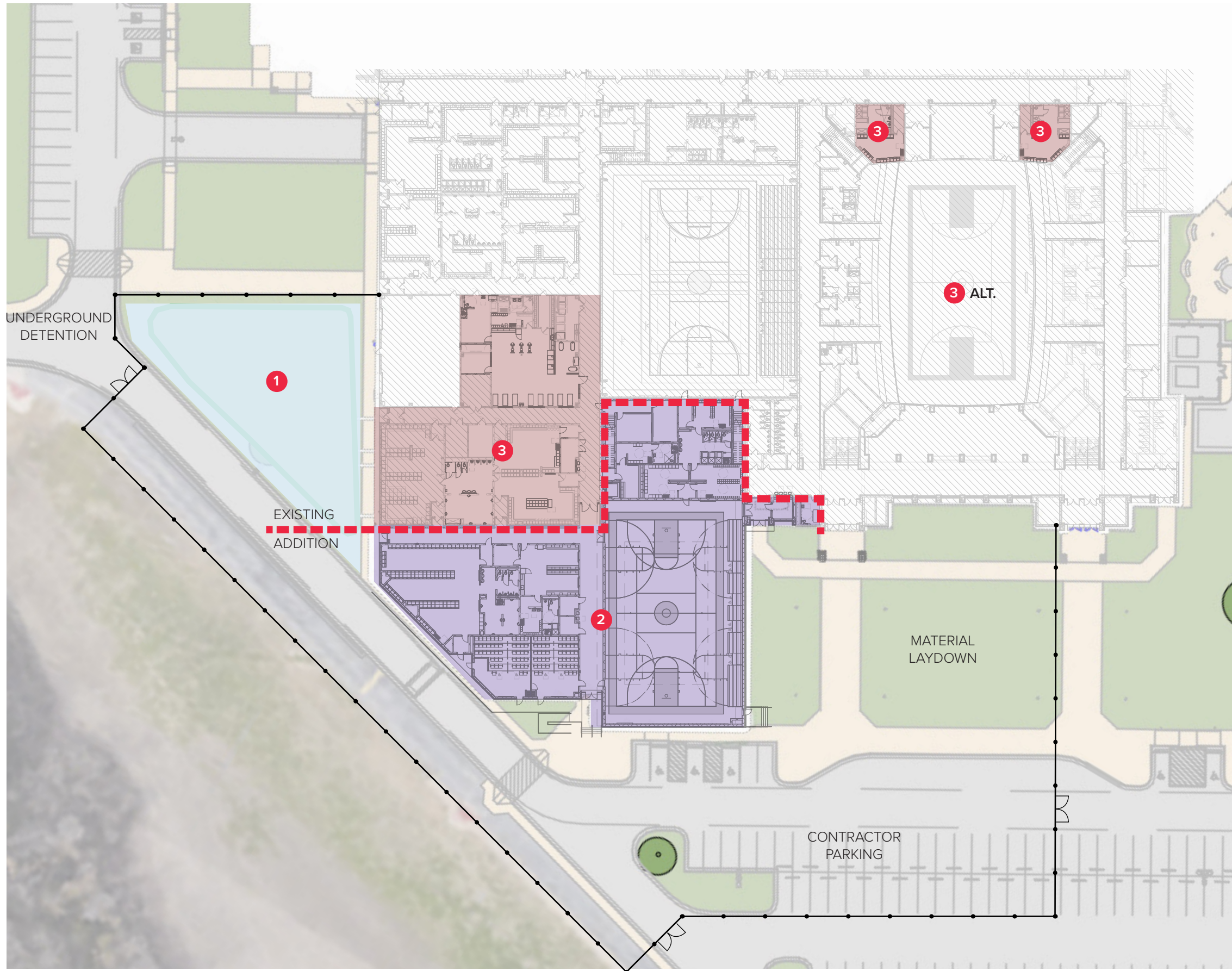


**SITE PLAN LEGEND**

-  Existing Construction
-  New Construction
-  Existing Drives/Parking
-  Main Entrance







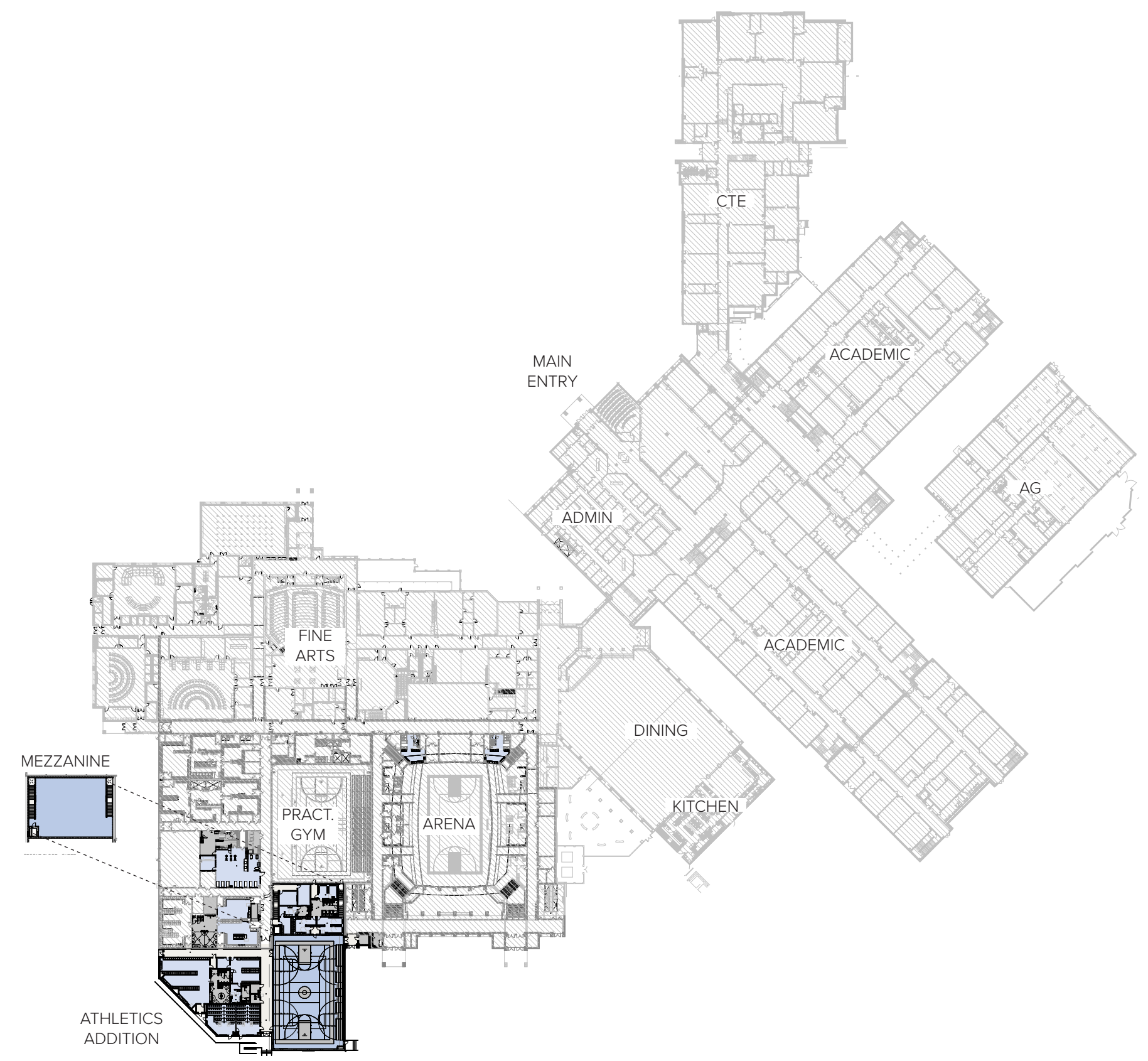
**PHASING PLAN LEGEND**

- 1 Phase 1 - Site Utilities and Detention  
Summer 2026
- 2 Phase 2 - Building Addition  
September 2026 - July 2027
- 3 Phase 3 - Interior Renovation  
Summer 2027
- Construction Fence



COLOR LEGEND

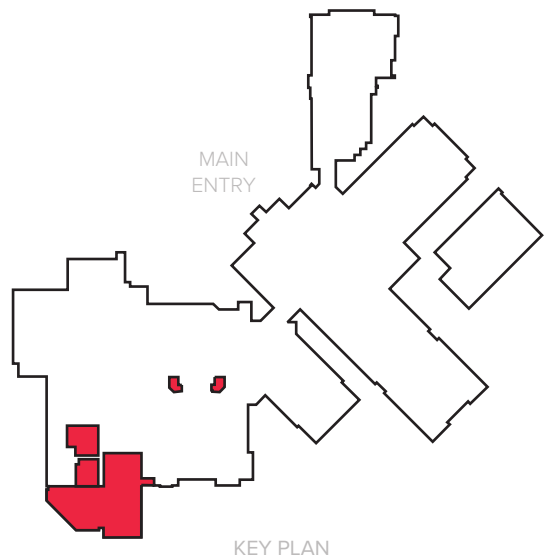
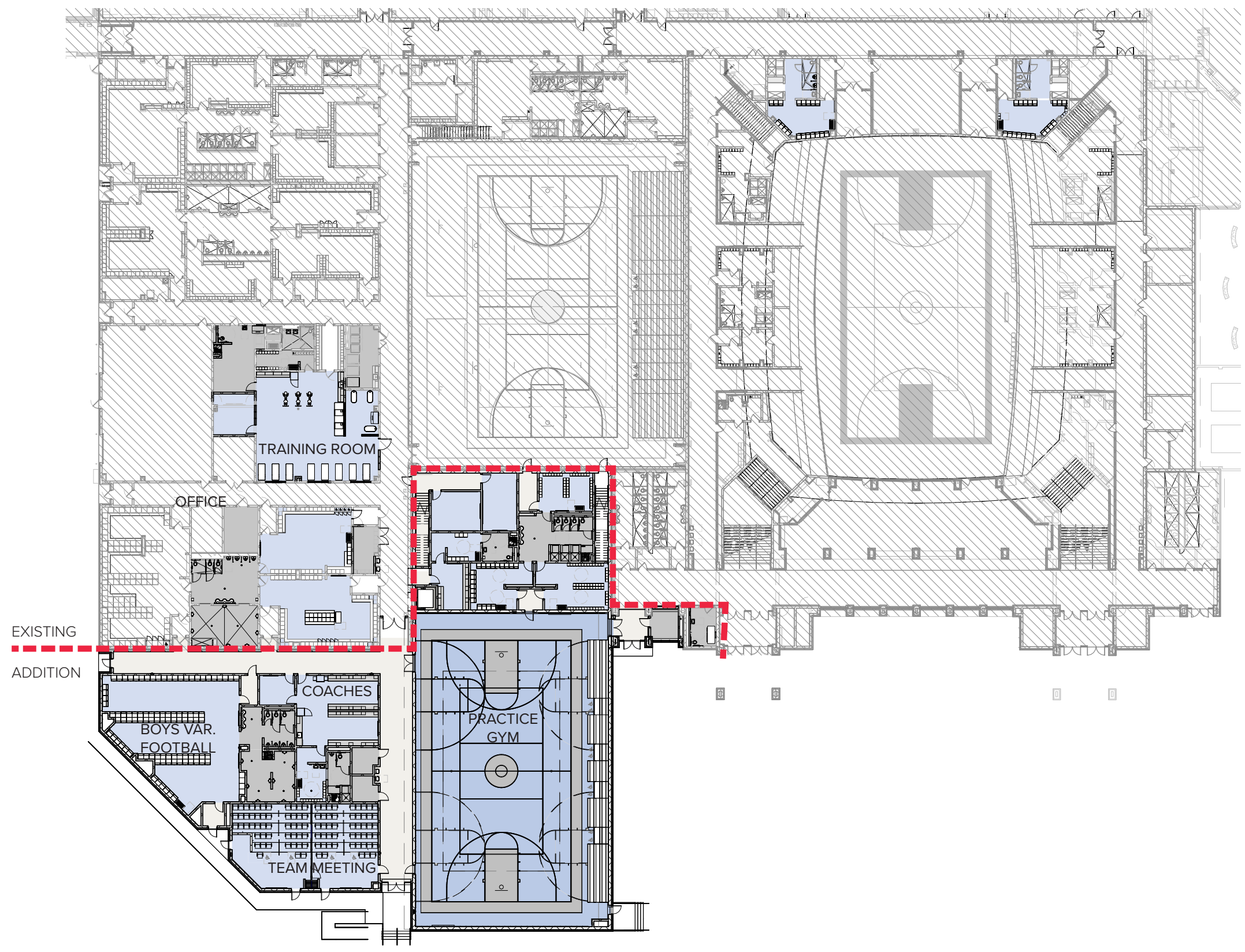
- Athletic
- Athletic Support
- Circulation
- Restrooms / Support Spaces
- Existing Out of Scope





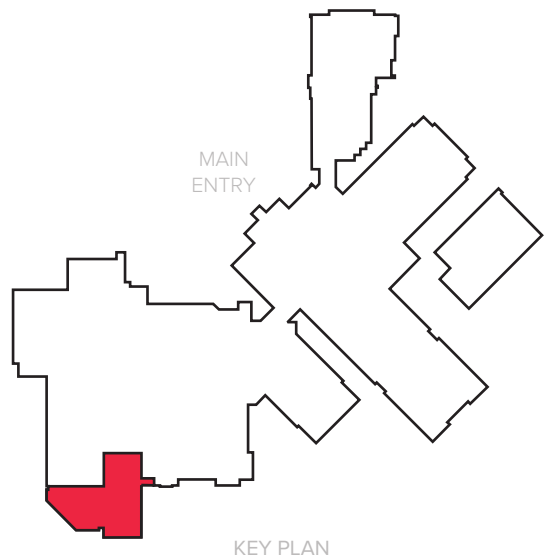
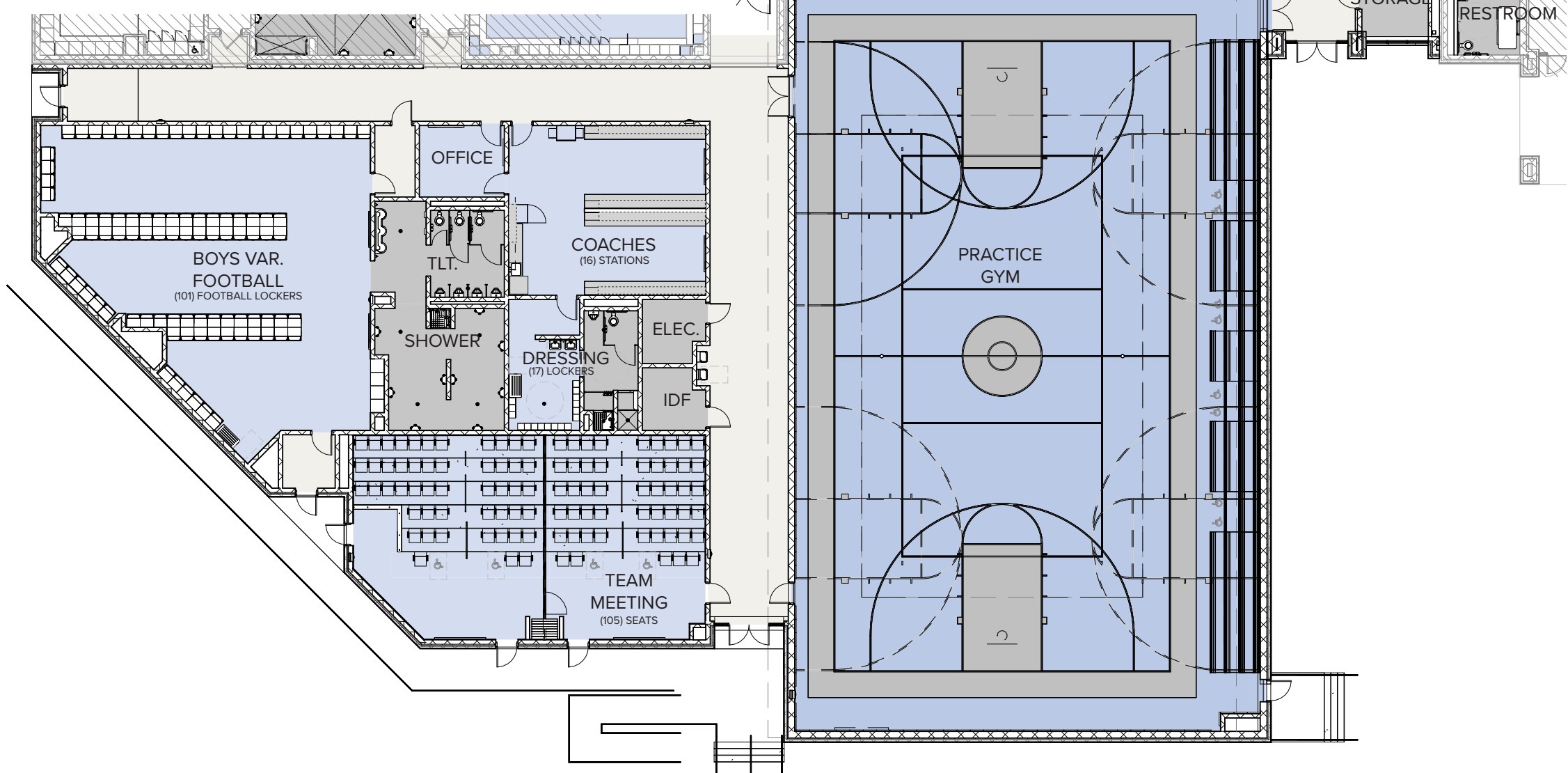
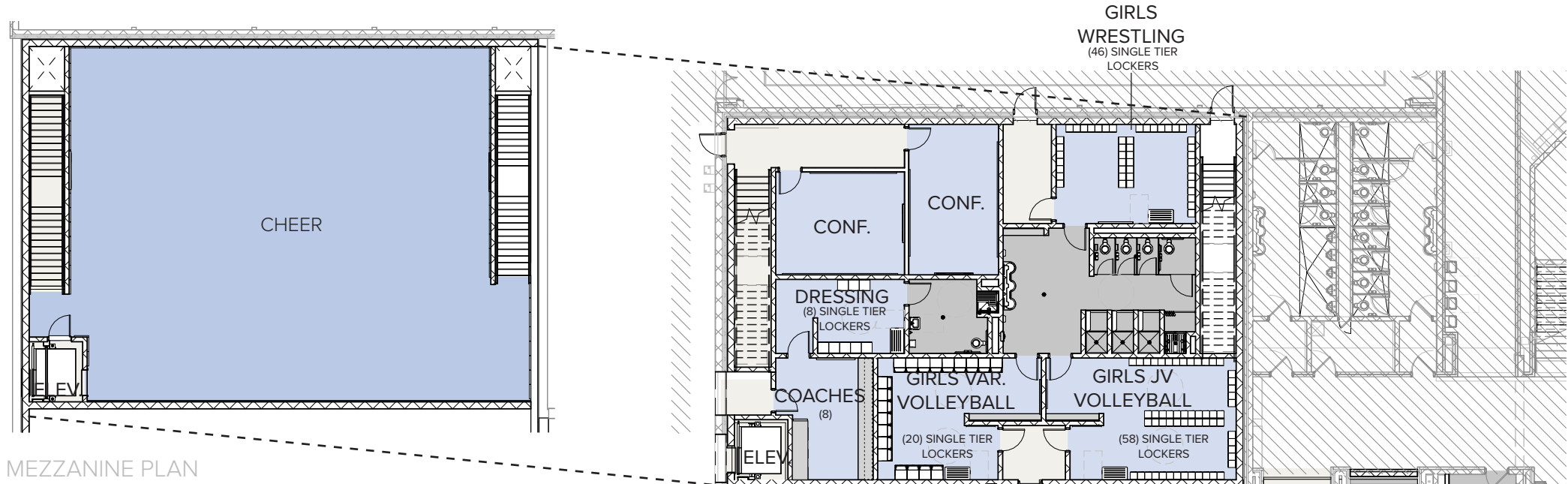
**COLOR LEGEND**

- Athletic
- Athletic Support
- Circulation
- Restrooms / Support Spaces
- Existing Out of Scope



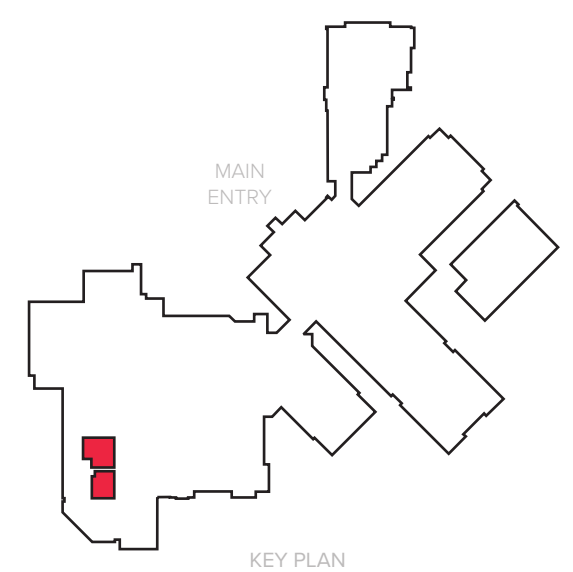
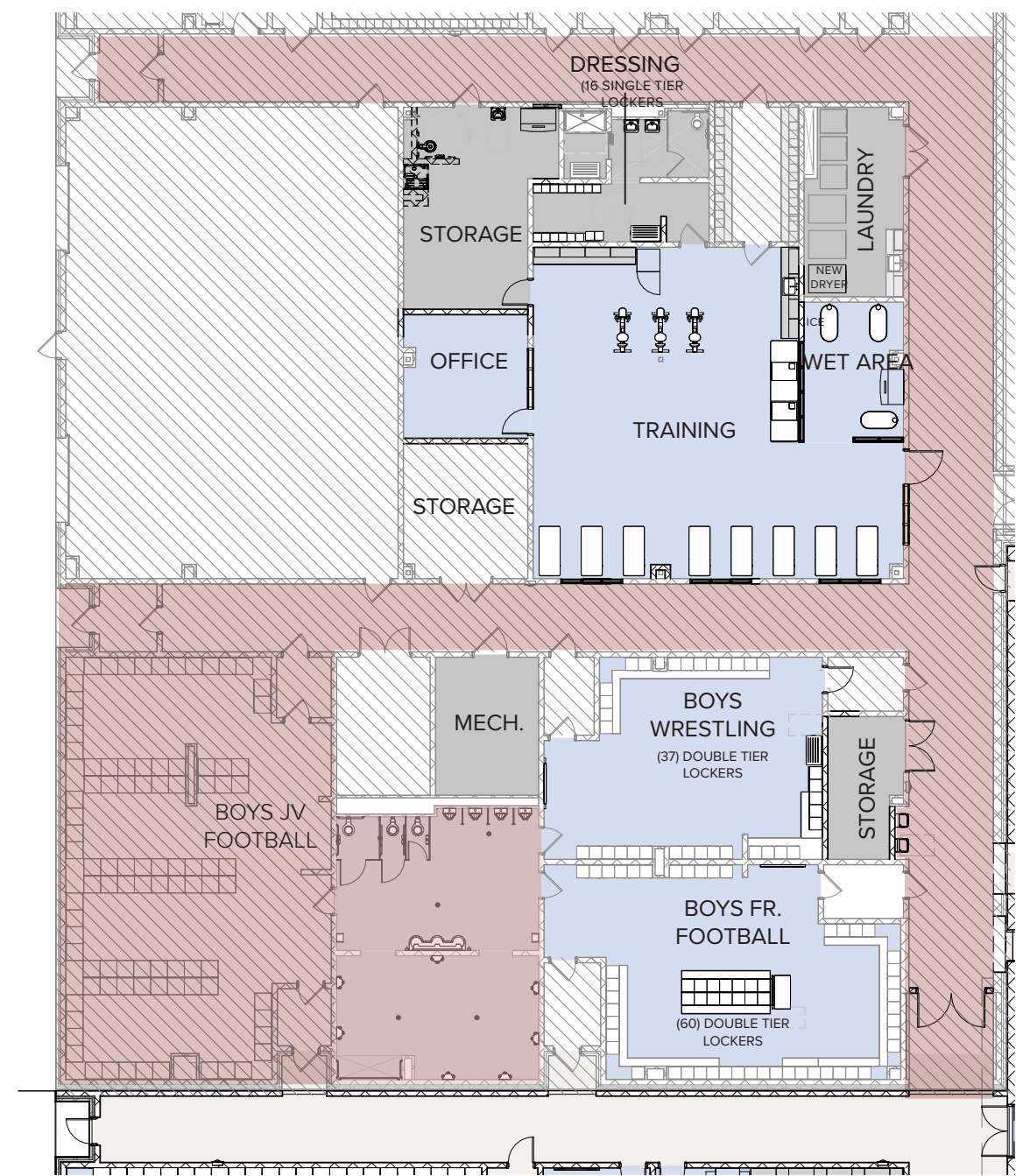
**COLOR LEGEND**

- Athletic
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- Circulation
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- Existing Out of Scope



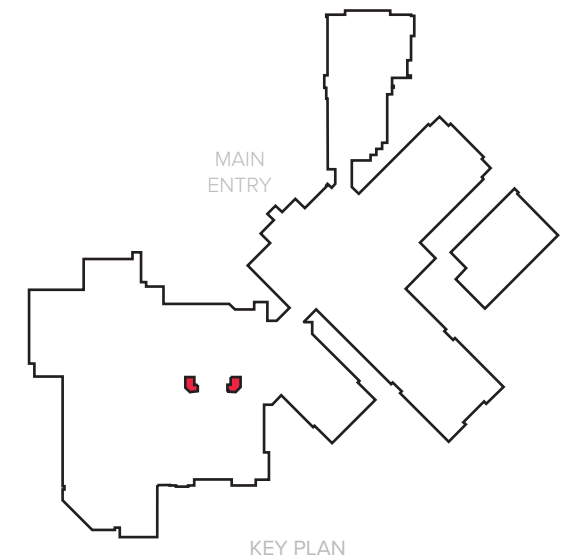
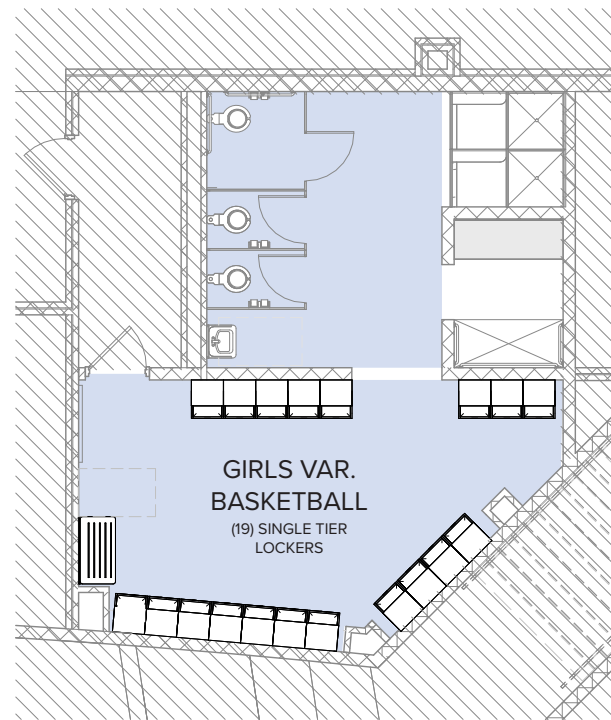
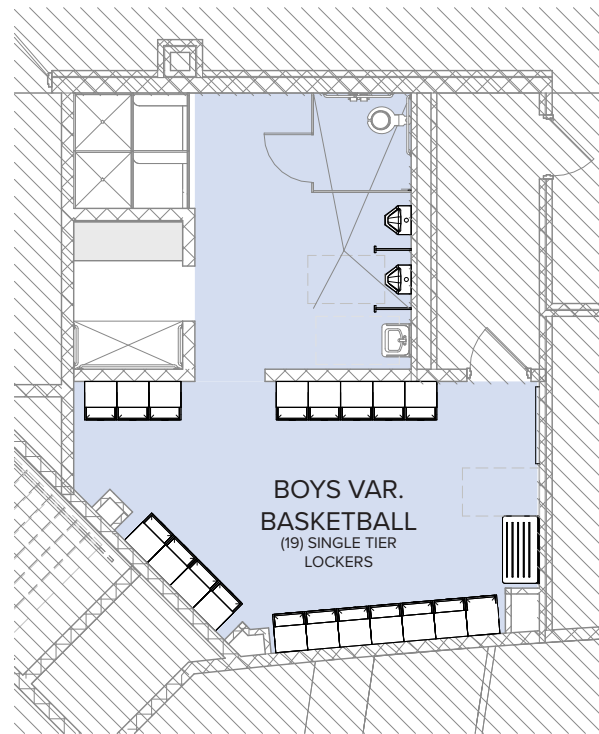
COLOR LEGEND

- Athletic
- Athletic Support
- Circulation
- Restrooms / Support Spaces
- Existing Out of Scope
- Alternate Renovation Scope



COLOR LEGEND

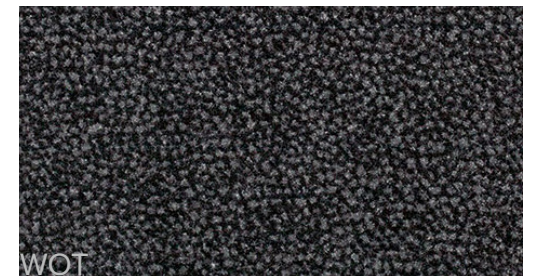
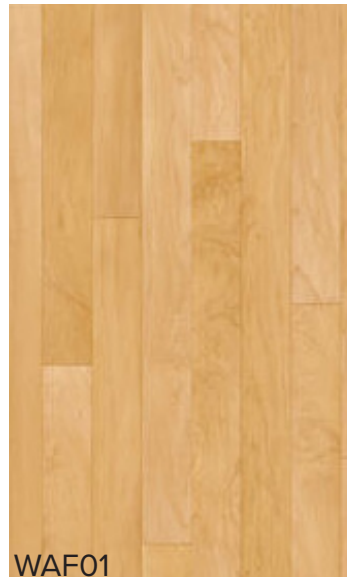
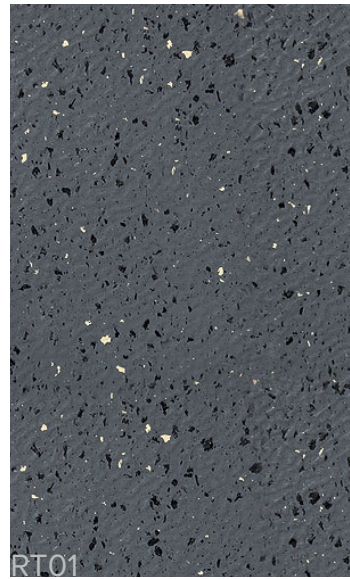
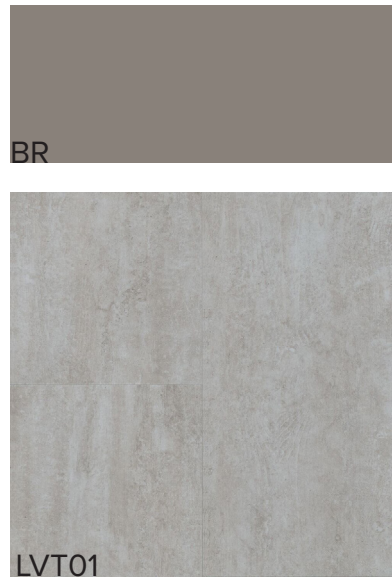
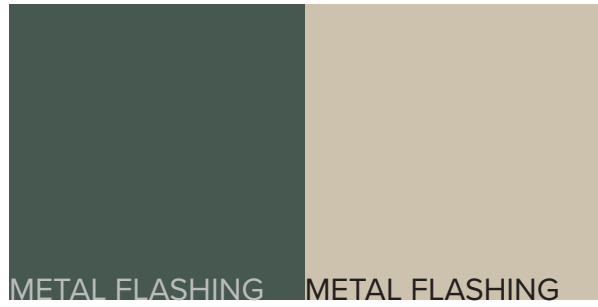
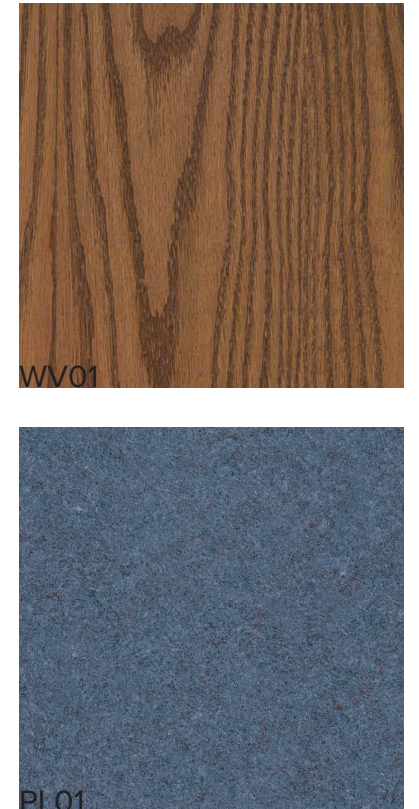
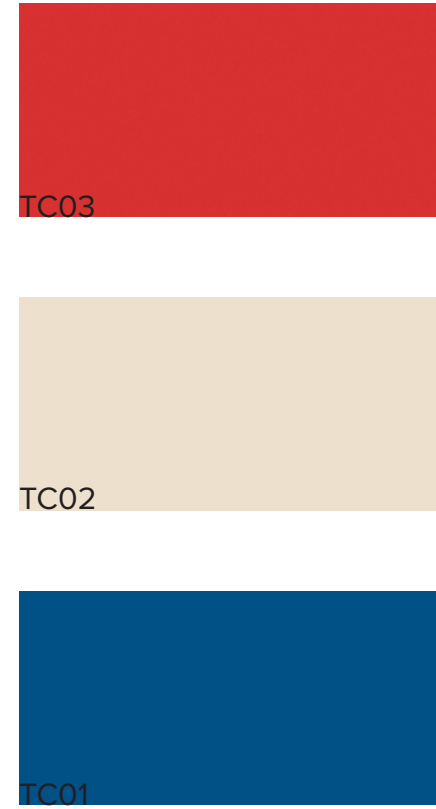
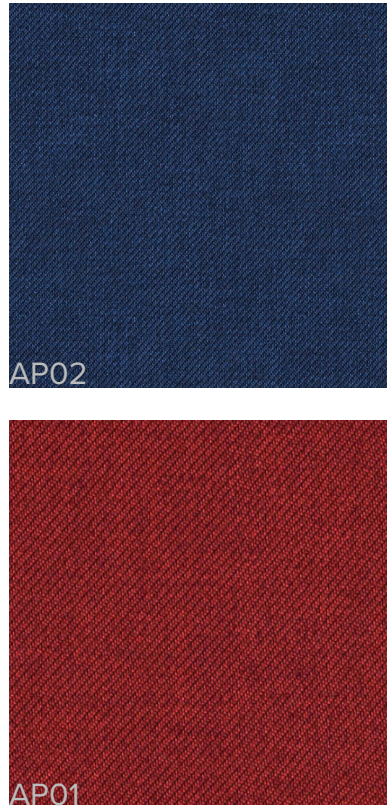
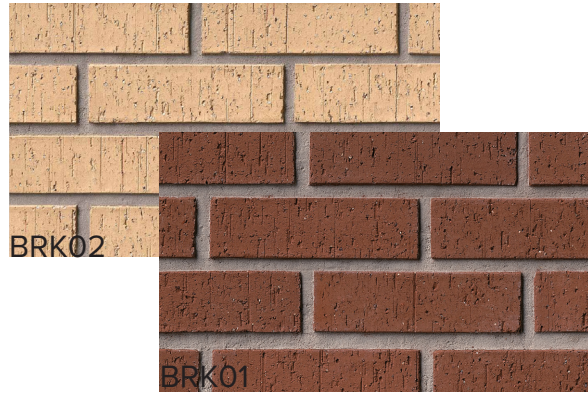
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BRK01



BRK02



CMU01



CMU03



METAL FLASHING





BRK01



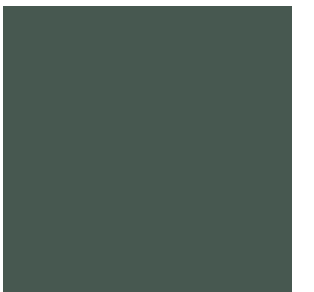
BRK02



CMU01



CMU03

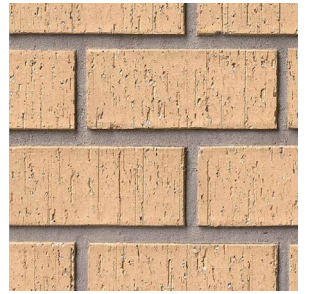


METAL FLASHING





BRK01



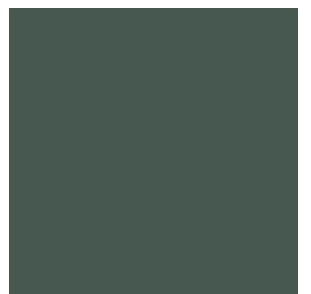
BRK02



CMU01



CMU03



METAL FLASHING

# Huckabee

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 NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. AUBREY M. MOSES - TX 23077

NEW ADDITION BASE BID - PERSPECTIVE





BRK01



BRK02



CMU01



CMU03



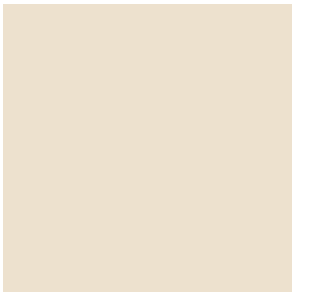
METAL FLASHING

# Huckabee

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NEW ADDITION ALTERNATE - PERSPECTIVE





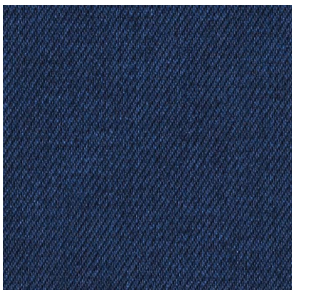
PNT01



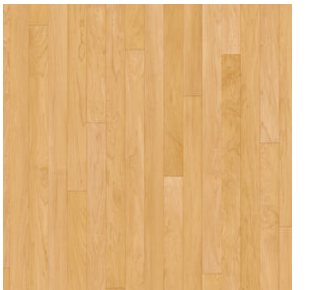
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AP01

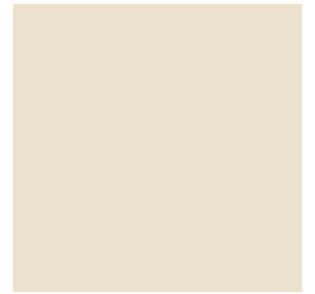


AP02



WAF01





PNT01

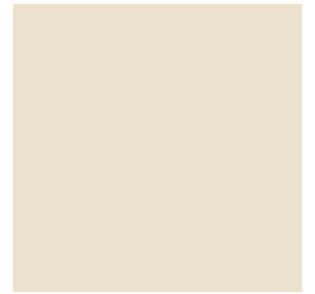


CT01



BR01





PNT01



PNT04

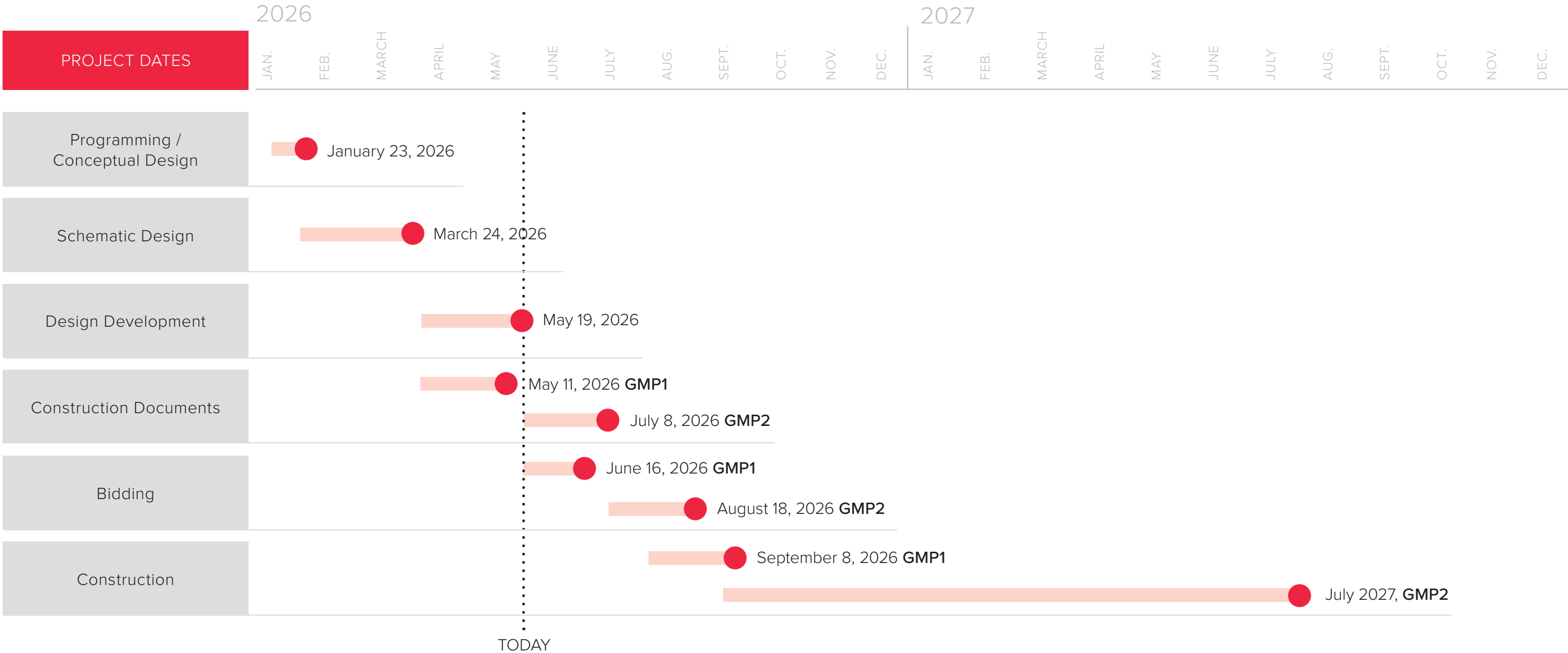


CT01



BR01







**DESIGN DEVELOPMENT COST ESTIMATE**

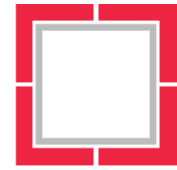
**MHS ATHLETICS ADDITION**

Item	\$/SF	Cost
Base Bid (Add & Reno)	\$672	\$16,146,552
Alt. 1 - South Façade Vestibule		\$184,057
Alt. 3 - Arena Sound System		\$135,000
Alt. 5 - Family restroom		\$25,829
<b>Total Construction Cost</b>		<b>\$16,491,438</b>
Soft costs		\$1,519,143
FF&E		\$1,351,298
<b>Total Project Cost</b>		<b>\$19,361,879</b>

<b>Bond Budget</b>		<b>\$19,900,000</b>
<b>(Over)/Under</b>		<b>\$538,121</b>

**MHS CAPITAL IMPROVEMENTS**

Alt. 2 - LR & RR Renovation		\$306,625
Alt. 4 - Corridor LVT replacement		\$65,316
<b>Total Construction Cost</b>		<b>\$371,941</b>
Soft costs		\$24,178
<b>Total Project Cost</b>		<b>\$396,119</b>



**MORE THAN ARCHITECTS**