

BOARD AGENDA ITEM

August 25, 2026

SUBJECT:

Design development plans and preliminary budget for the Midland Valley High School renovation and additions.

BACKGROUND INFORMATION:

The administration has completed the scope of educational needs for the Midland Valley High School renovation and additions. The architectural firm, McMillan Pazdan Smith (MPS), has utilized this scope to produce design development plans and preliminary budget for the renovation and additions. The estimated construction budget is \$53,172,000. The overall budget includes design, advertising, FFE, and owner contingency for a total of \$65,000,000. The scope of this work includes two new additions and renovation of the existing campus and use of new 2024 1% funds.

ADMINISTRATIVE CONSIDERATION:

The Architects will present the design development narrative and design for the Midland Valley High School renovation and additions. Preliminary construction cost estimates and architectural plans will also be distributed for the Board's review and approval at the Board Meeting.

RECOMMENDATION:

Review the design development narrative, design development plans and preliminary construction cost estimate for the Midland Valley High School renovation and additions as presented by McMillan Pazdan Smith (MPS). Authorize the architect to proceed with construction documents/GMP. The total budget needed is \$65,000,000 using new 2024 1% funds.

PREPARED BY:

Tim Yarborough
Michael F. Jara



Midland Valley

High School Additions & Renovations

Design Development



PROGRAM SUMMARY

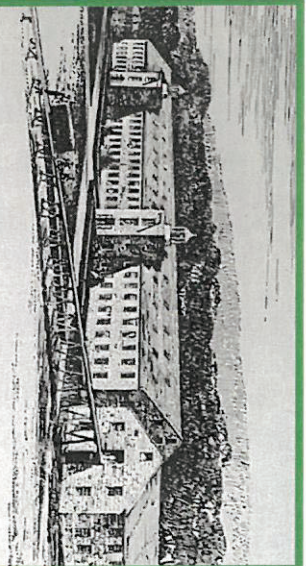
- **Overview**

- New Construction : +/- 95,500 SF
- Renovations : +/- 47,000 SF (+/- 20% of Existing Building)
- Student Capacity: 1,510 students → 2,000 students
- Classroom Count: 81 → 99 Classrooms (+18 New)

- **Project Goals and Priorities:**

- Secure Building Entrance
- Future Growth for 2,000 Students
- Address Growing and Undersized Departments
- Enlarge Agriculture and Culinary Labs and Enhance Equipment and Support spaces
- Equitable Athletic Competition and Support Spaces
- Increase Usable Width of Hallways
- Maintain Building Use during Renovations

DESIGN INSPIRATION



Recall the vernacular architecture of the mills:

- Prominent entrance
- Tower elements
- Sawtooth forms
- Natural daylighting
- Brick detailing



Celebrate the enduring products and goods from the local mills:

- Granite
- Cotton
- Denim
- Textiles



Create cohesive campus with materials and forms:

- Consistent exterior finishes
- Feature walls and columns
- Prominent signage
- Curved walls for gathering
- Visibility of Valley Pride



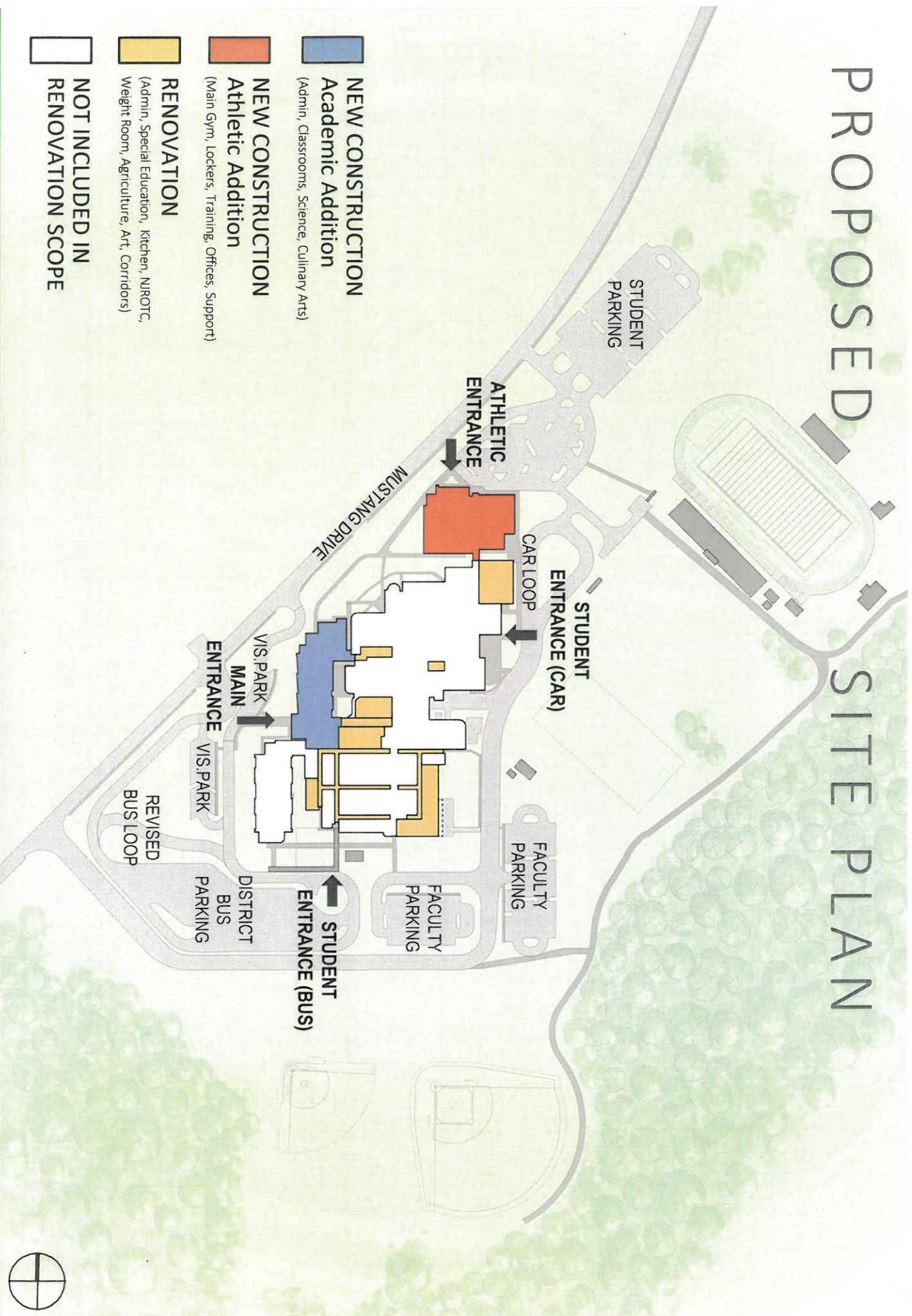
EXISTING CAMPUS



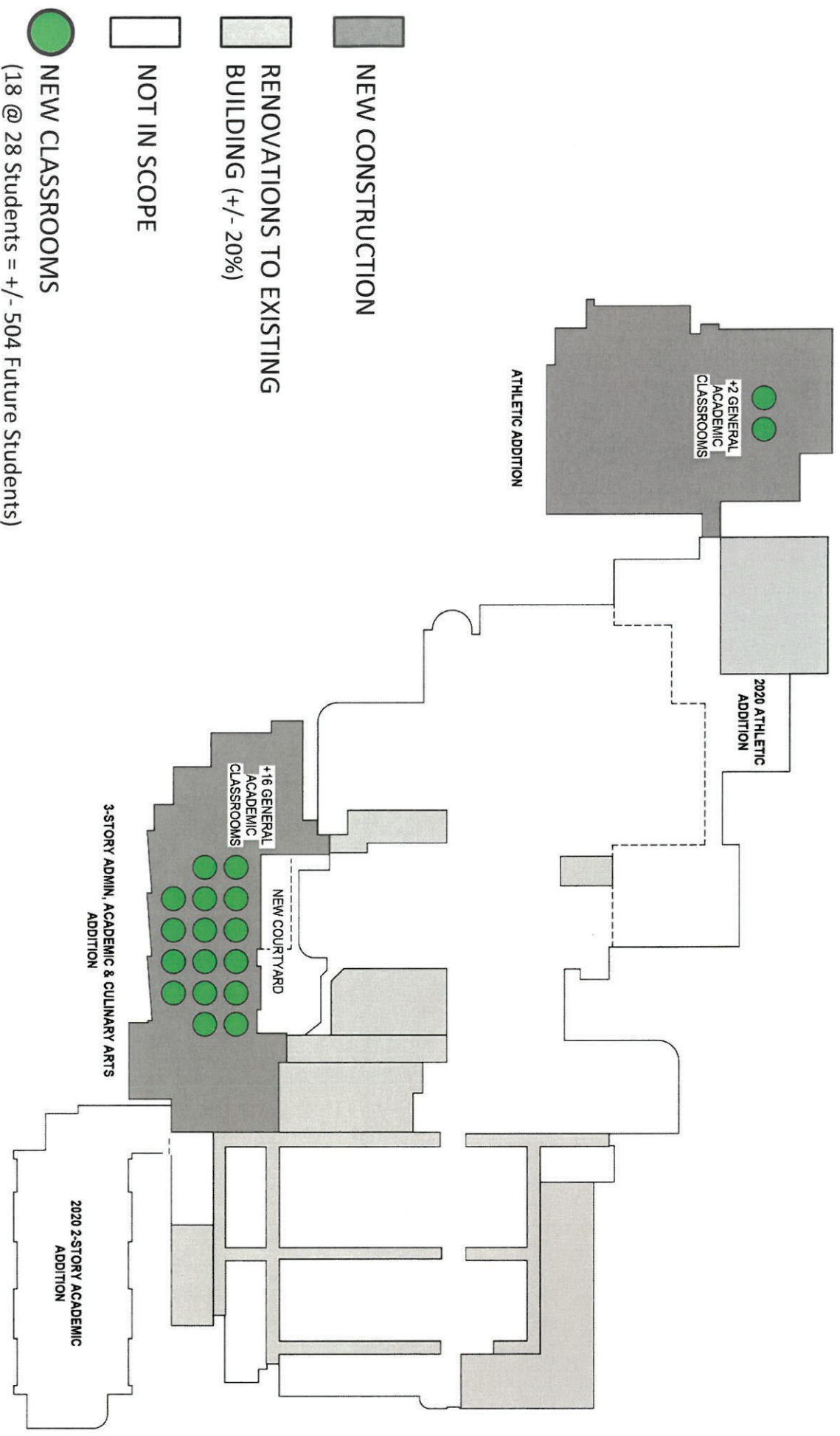
PROPOSED

SITE PLAN

- NEW CONSTRUCTION**
Academic Addition
(Admin, Classrooms, Science, Culinary Arts)
- NEW CONSTRUCTION**
Athletic Addition
(Main Gym, Lockers, Training, Offices, Support)
- RENOVATION**
(Admin, Special Education, Kitchen, NIROTC, Weight Room, Agriculture, Art, Corridors)
- NOT INCLUDED IN RENOVATION SCOPE**



NEW CLASSROOMS

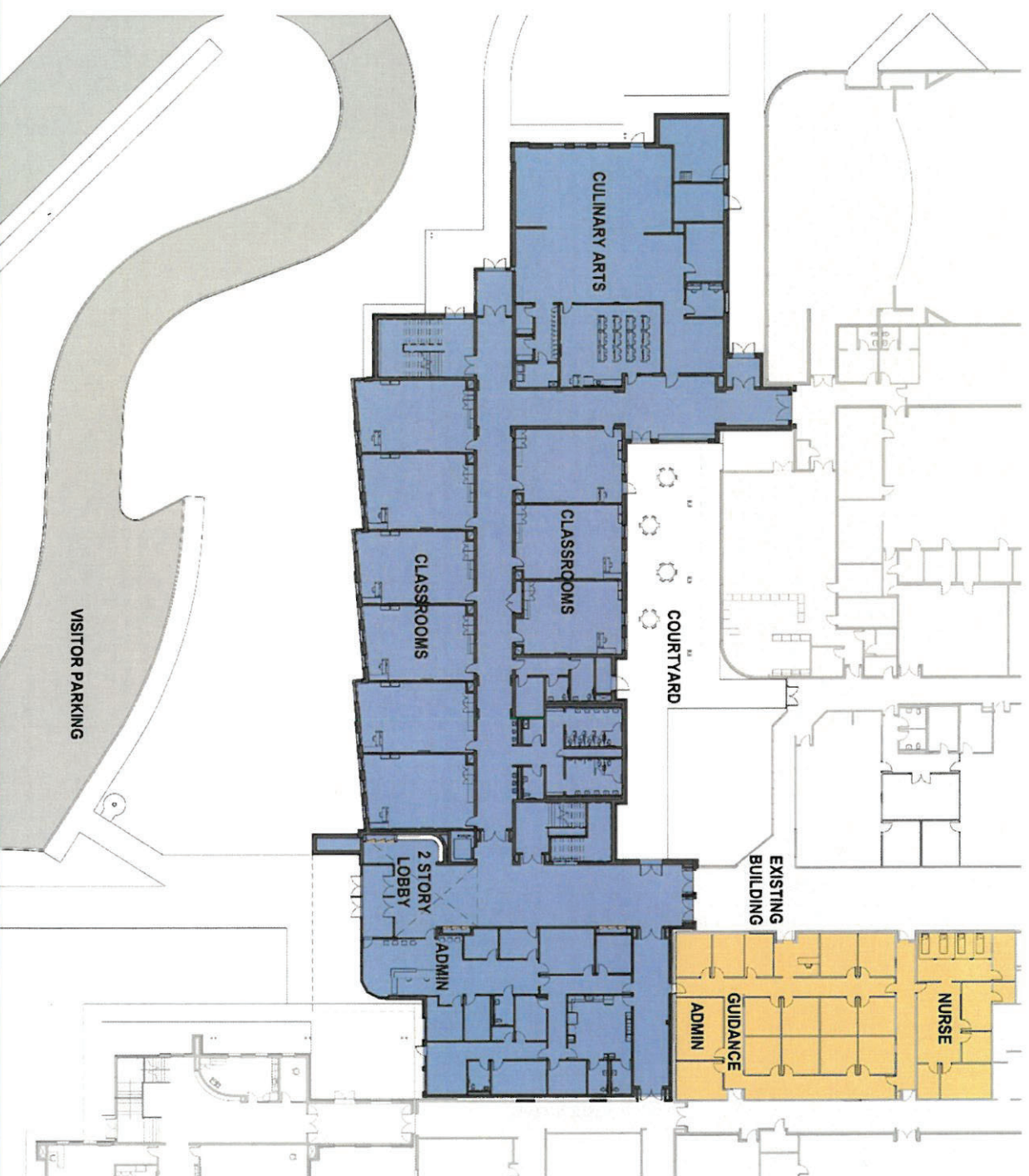


ACADEMIC ADDITION, FIRST FLOOR

Highlights:

- 3-story Addition
- Secure Vestibule at Main Entrance
- New Administrative suite
- New Guidance suite and Nurse in adjacent, renovated building
- Display walls in Lobby
- 16 new general Classrooms (first and second floor)
- Enlarged Culinary Arts Lab with enhanced equipment Distributed Admin for supervision
- Two points of connection to existing school for smooth flow

- Academic Addition
- Renovation



ACADEMIC ADDITION, UPPER FLOORS

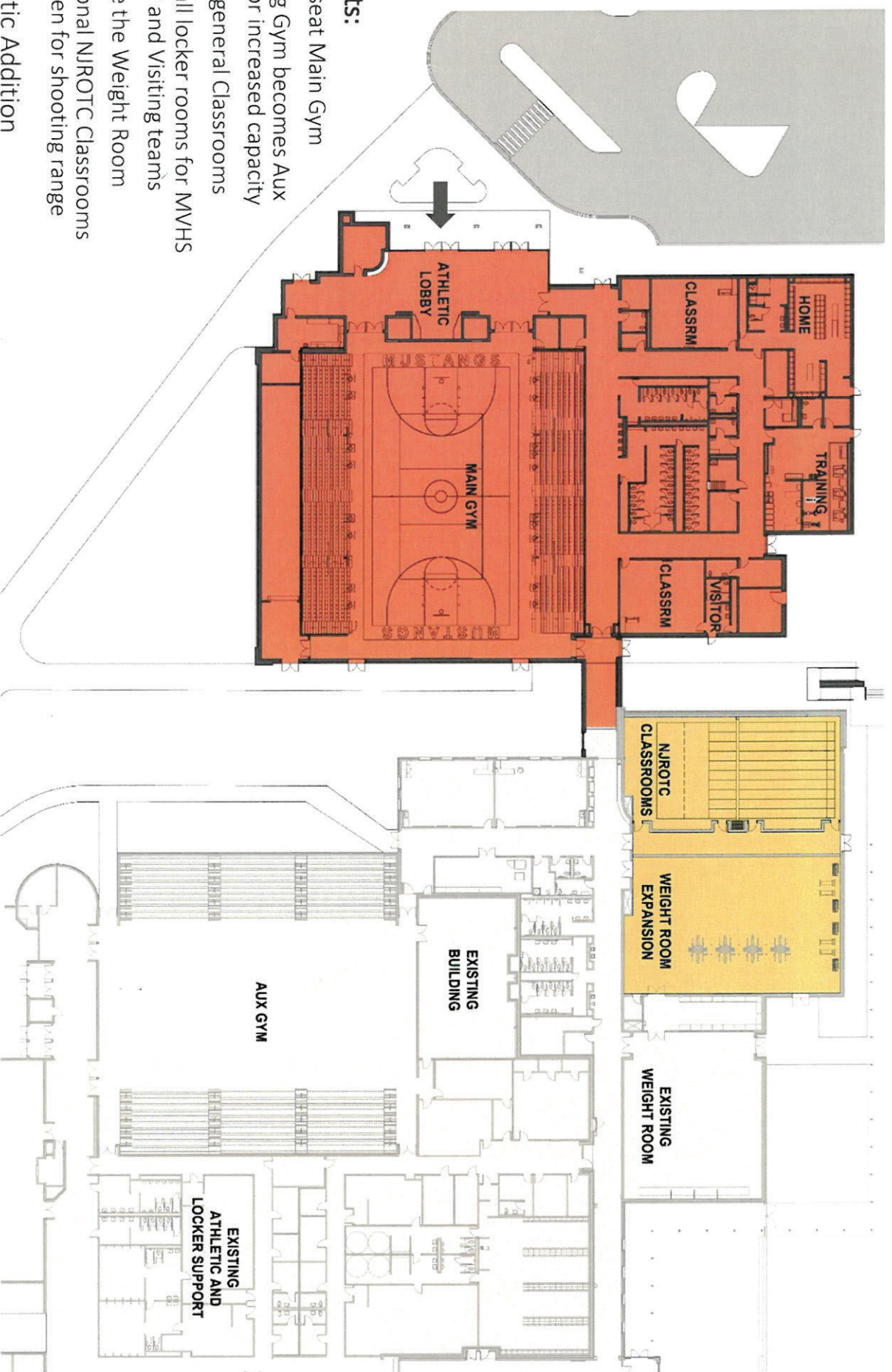
Highlights:

- 3-story Addition
- 6 new Science Labs
- 2 new Science Classrooms
- Shared Science Prep and Storage
- Distributed Admin for supervision
- Upper floor conference space

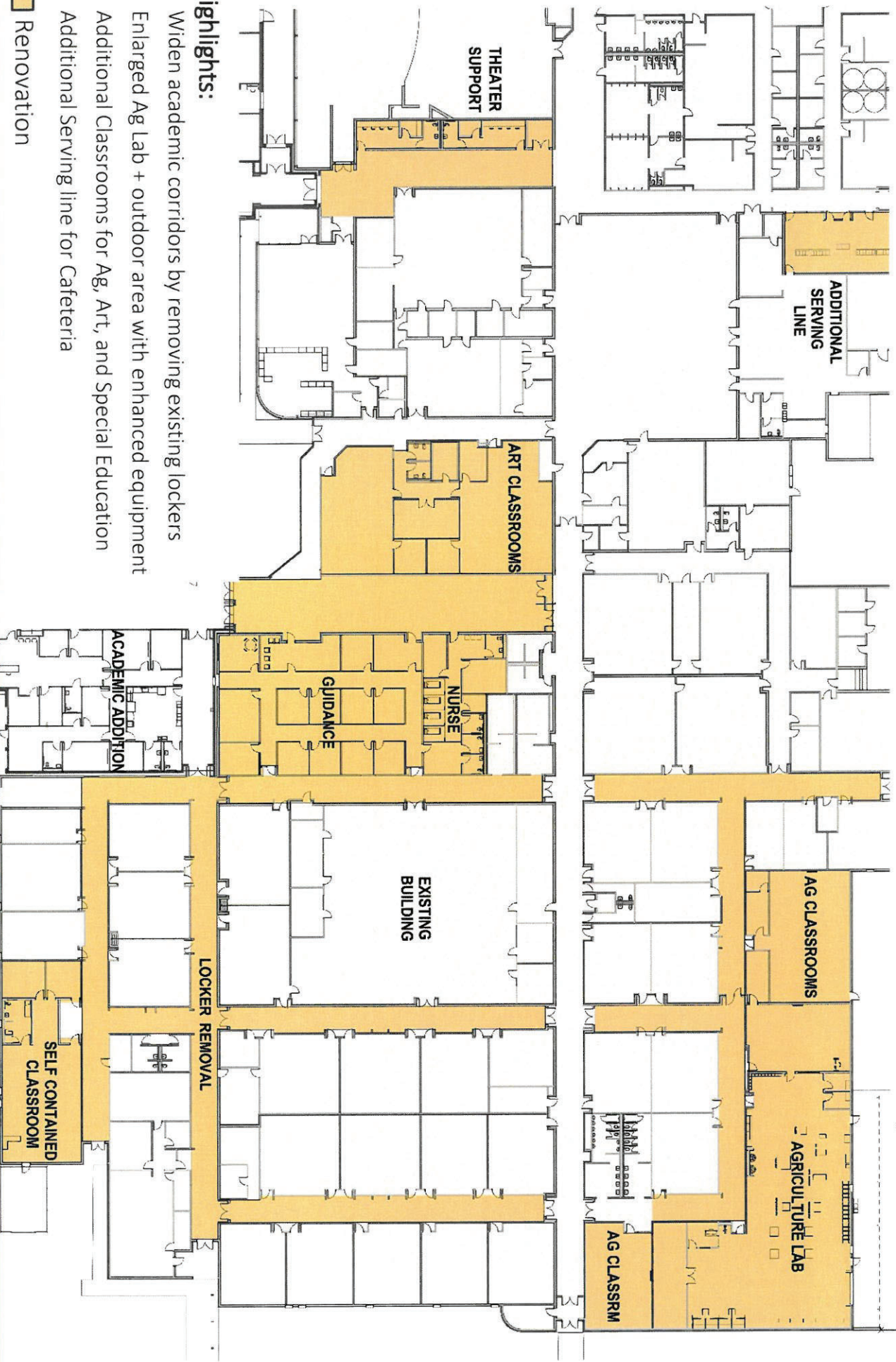
■ Academic Addition



ATHLETIC ADDITION + RENOVATION



EXISTING BUILDING RENOVATION



Highlights:

- Widen academic corridors by removing existing lockers
- Enlarged Ag Lab + outdoor area with enhanced equipment
- Additional Classrooms for Ag, Art, and Special Education
- Additional Serving line for Cafeteria

■ Renovation

ACADEMIC ADDITION , MUSTANG DRIVE



ACADEMIC ADDITION



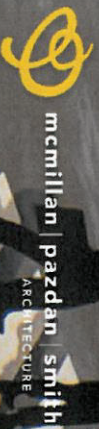
ACADEMIC ADDITION, MAIN ENTRANCE



ACADEMIC ADDITION, MAIN LOBBY



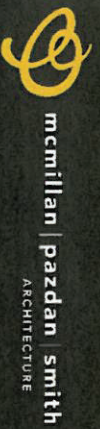
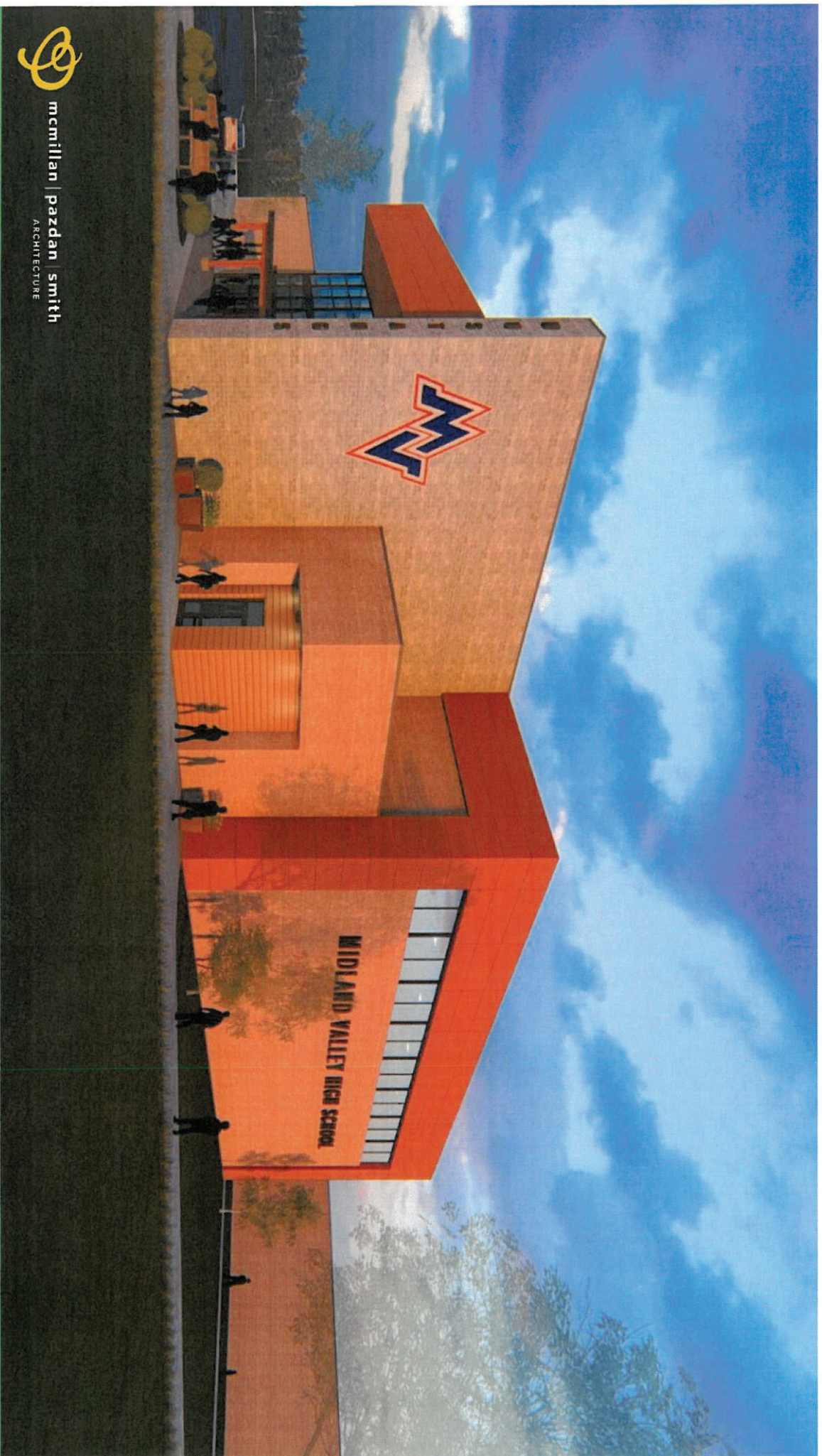
ATHLETIC ADDITION, ENTRANCE



ATHLETIC ADDITION, LOBBY



ATHLETIC ADDITION, MUSTANG DRIVE



PROJECT BUDGET

	CURRENT DD COST ESTIMATE	1/14/2026 SCHEMATIC ESTIMATE	11/11/2025 CONCEPTUAL ESTIMATE
CONSTRUCTION COSTS			
GMP #1 - Early Site Package	\$ 4,067,000		
GMP #2 - New Construction : Academic and Athletic Additions	\$ 45,010,000		
GMP #3 - Existing Building Renovations	\$ 4,095,000		
Subtotal, Probable Base Bid	\$ 53,172,000	\$ 50,465,000	\$ 48,725,000

SOFTS COSTS

Geotechnical Engineering, Site Surveys, Testing and Inspections, Impact and Tap Fees,

FF&E and Maintenance Equipment, Data Security and IT, A/E Professional Fees

Estimated Soft Costs (+/- 20% project budget)

\$ 10,000,000 \$ 12,000,000 \$ 12,000,000

Probable Base Bid + Soft Costs

\$ 63,172,000 \$ 62,465,000 \$ 60,725,000

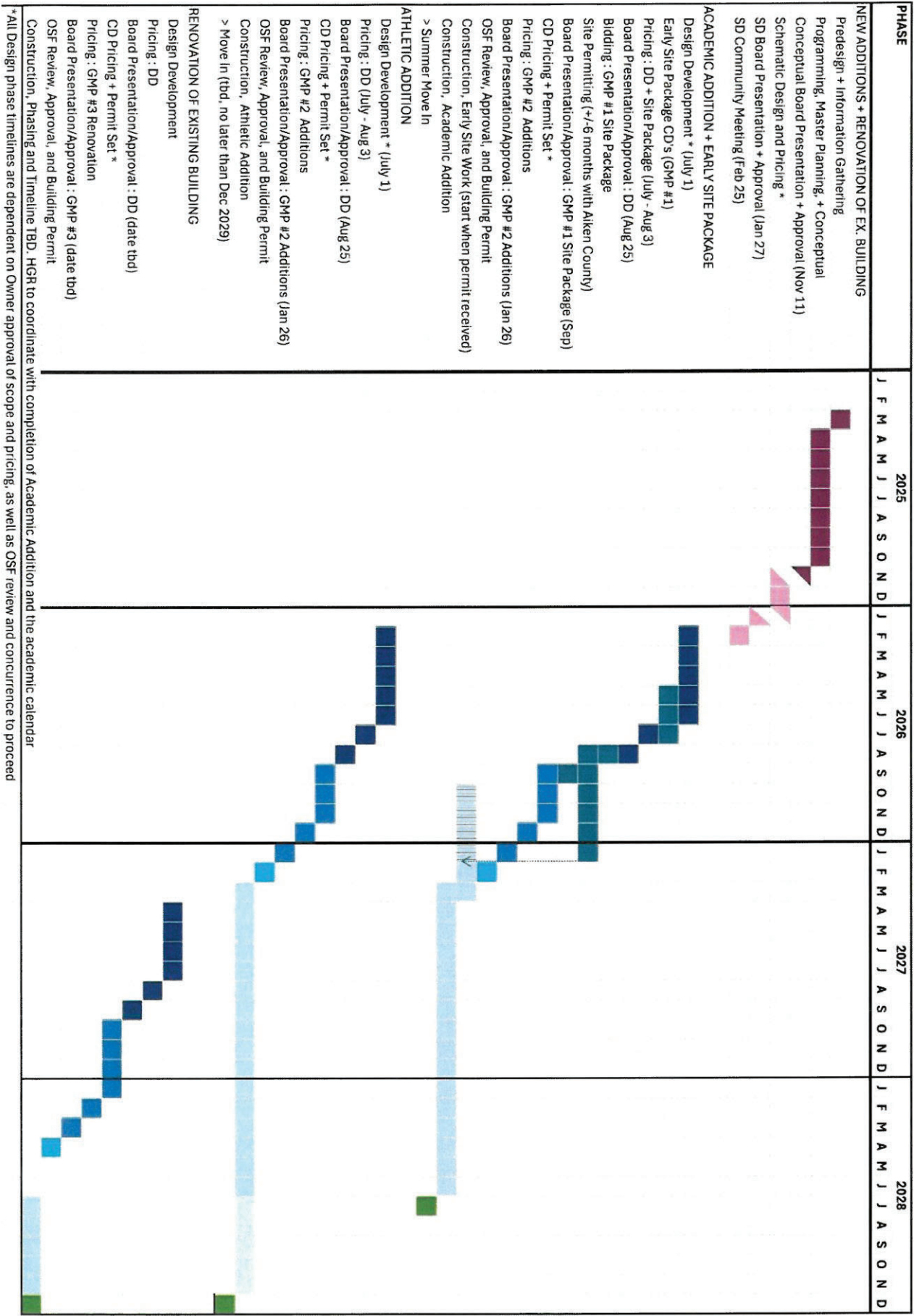
Owner Contingency (+/- 3.5% project budget)

\$ 1,828,000 \$ 2,535,000 \$ 4,275,000

Probable Base Bid + Soft Costs + Owner Contingency

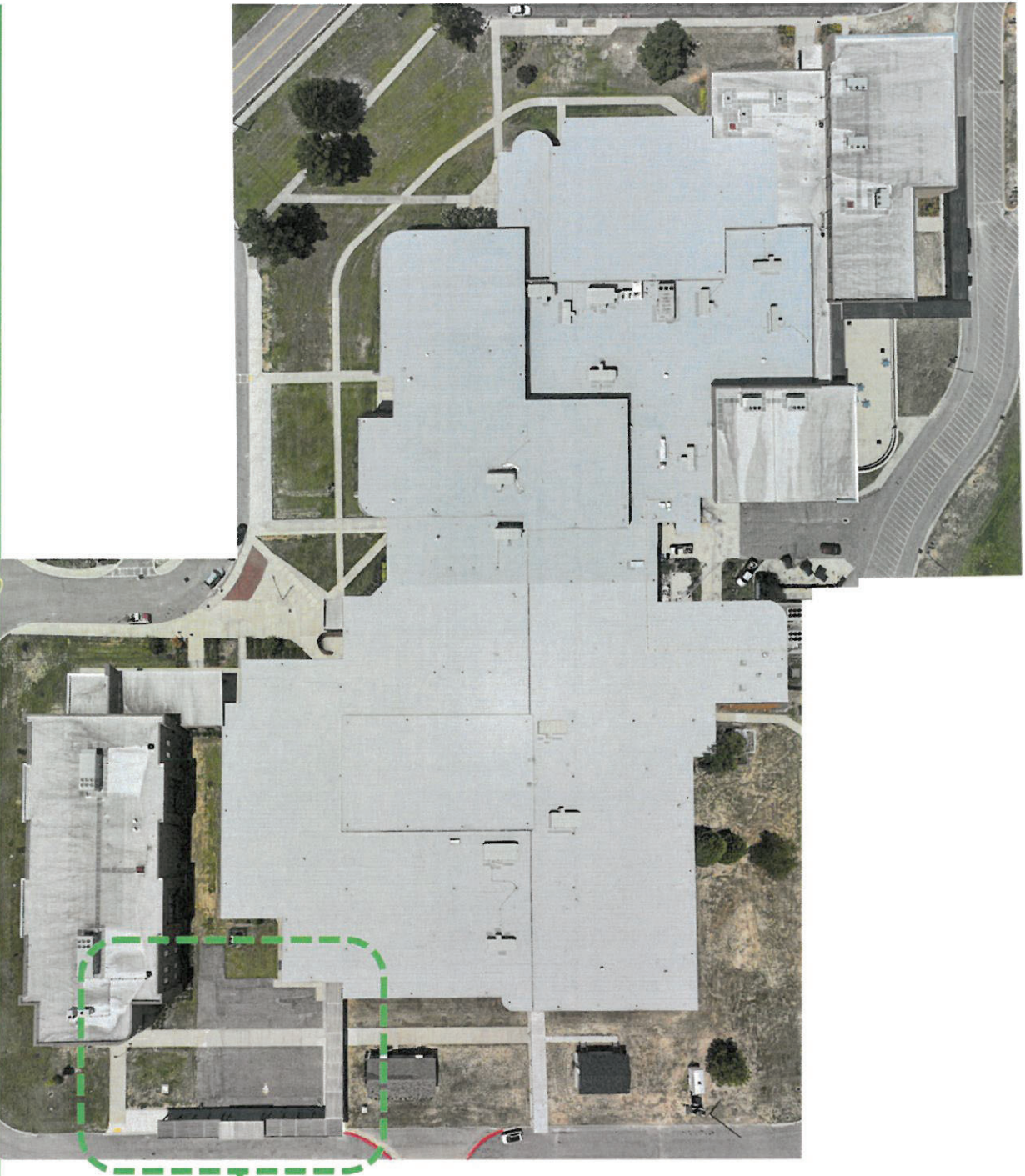
\$ 65,000,000 \$ 65,000,000 \$ 65,000,000

PROJECT SCHEDULE



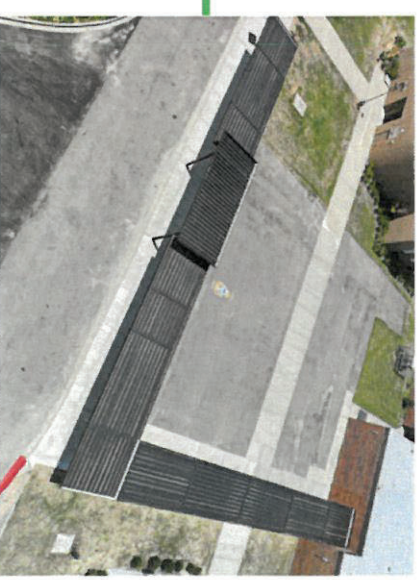
*All Design phase timelines are dependent on Owner approval of scope and pricing, as well as OSF review and concurrence to proceed

CONSTRUCTION UPDATE



Highlights:

- Roof Replacement Complete
- New Bus Drop and Entry Complete
- Bus Canopy Relocated
- Early Site Package submitted for Permit; sitework to begin upon receipt



THANK YOU



mcmillan | pazdan | smith
ARCHITECTURE

ideas taking shape

