

# Agenda of Special Meeting

## The Board of Trustees Canutillo ISD

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A Special meeting of the Board of Trustees of Canutillo ISD will be held June 17, 2025, beginning at 5:00 PM in the Canutillo ISD Administration Office, 7965 Artcraft, El Paso, TX 79932.

The subjects to be discussed or considered or upon which any formal action may be taken are as listed below. Items do not have to be taken in the order shown on this meeting notice.

Although one or more board members may participate by video conference call, a quorum of the Board of Trustees will be physically present at this location for purposes of this meeting and in conformance with the Texas Open Meetings Act. One or more of the vendors being considered at this meeting may appear through video conference call/Microsoft Teams/Zoom. Any such presentation will be visible and audible to anyone attending the open meeting.

1. **GENERAL FUNCTIONS-OTHER**

- A. Call to Order
- B. Roll Call

2. **OPEN FORUM-OTHER**

Any person wishing to address the Board during the period reserved for public comment at a Board meeting must sign up to be heard, in accordance with District policy BED(LOCAL):

Each participant will be limited to **THREE MINUTES** to make comments to the Board. The Board is **NOT** permitted to discuss or act upon any issues that are not posted on the agenda for tonight's meeting.

For further information on those policies, contact the Superintendent's Administrative Assistant.

3. **BOARD OF TRUSTEE BUSINESS**

- A. Quarterly Update From PROCEDEO 3  
**Presenter:** Ernesto Ortiz / PROCEDEO
- B. Design Development presentations - AMS and CMS 27  
**Presenter:** Ernesto Ortiz / PROCEDEO

4. **EXECUTIVE SESSION**

**To Consult with Attorney Under Sections 551.071 and 551.074 of the Texas Government Code:**

(A certified agenda or recording of a closed meeting is confidential and is not available to the public except by court order. A person who knowingly and without lawful authority makes a certified agenda or recording public commits a Class B misdemeanor. Any exceptions will be communicated in accordance with applicable policies and regulations)

- A. To conduct interviews of candidates for interim/acting Superintendent, evaluate applications and consider terms, compensation and duties of employment for the position.

**Presenter:** Steve Blanco

5. **NEW BUSINESS (continued); OTHER**

- A. Discussion and possible action to select an interim/acting Superintendent including terms, compensation and duties of employment for the position.

**Presenter:** Steve Blanco

6. **ADJOURNMENT**

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If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

*(A certified agenda or recording of a closed meeting is confidential and is not available to the public except by court order. A person who knowingly and without lawful authority makes a certified agenda or recording public commits a Class B misdemeanor. Any exceptions will be communicated in accordance with applicable policies and regulations)*

# CANUTILLO

## INDEPENDENT SCHOOL DISTRICT



# Board of Trustees Meeting (BOT)

## PROCEDEO Quarterly Update (Q3)

# PROCEDEO

CANUTILLO ISD BOARD MEETING | June 17, 2025

# CANUTILLO INDEPENDENT SCHOOL DISTRICT

## 2024 Bond Program

Voters in the Canutillo Independent School District passed the historic Canutillo Bond 2024 on May 4, 2024. Canutillo Bond 2024 is the largest per-capita bond ever approved in El Paso County and is a catalyst program in helping Canutillo modernize existing campuses, address continued growth within the District's boundaries and upgrade the District's safety and security infrastructure.



Note- The 2024 Bond Website will be updated based on the information provided and approved by CISD in this report. The 2024 Monthly Budget Report and Program Schedule are uploaded to the 2024 CISD Bond Website.

# 2024 Bond Program Status – Program Status Update



Since our last Quarterly Update...



## Board Meetings

- 04/27 Commissioning RFQ's
- 05/27 Third Party RFQ's
- 06/17 Design Development
- 06/XX Land Purchase – Davenport ES



## Coordination

- Webex System District Upgrades
- Wi-Fi Upgrades
- Third Party RFQs
- Interactive Flat Panels
- Security Camera Installation
- Principal FF&E Budget



## Design/CMAR

- Project Design Meetings
- 05/06-07 Furniture Fair
- Land Survey Coordination
- AE/CMAR Project Design Review
- AE/CMAR Project Cost Discussions



## Community Engagement

- 04/17 Virtual Community Meeting
- 04/21 Community Meeting
- 05/02 CAFÉ Golf Tournament
- 05/14 Davenport ES Spring Carnival

March 25, 2025

June 17, 2025



**Damian ES  
Technology  
Upgrades**  
May 2025





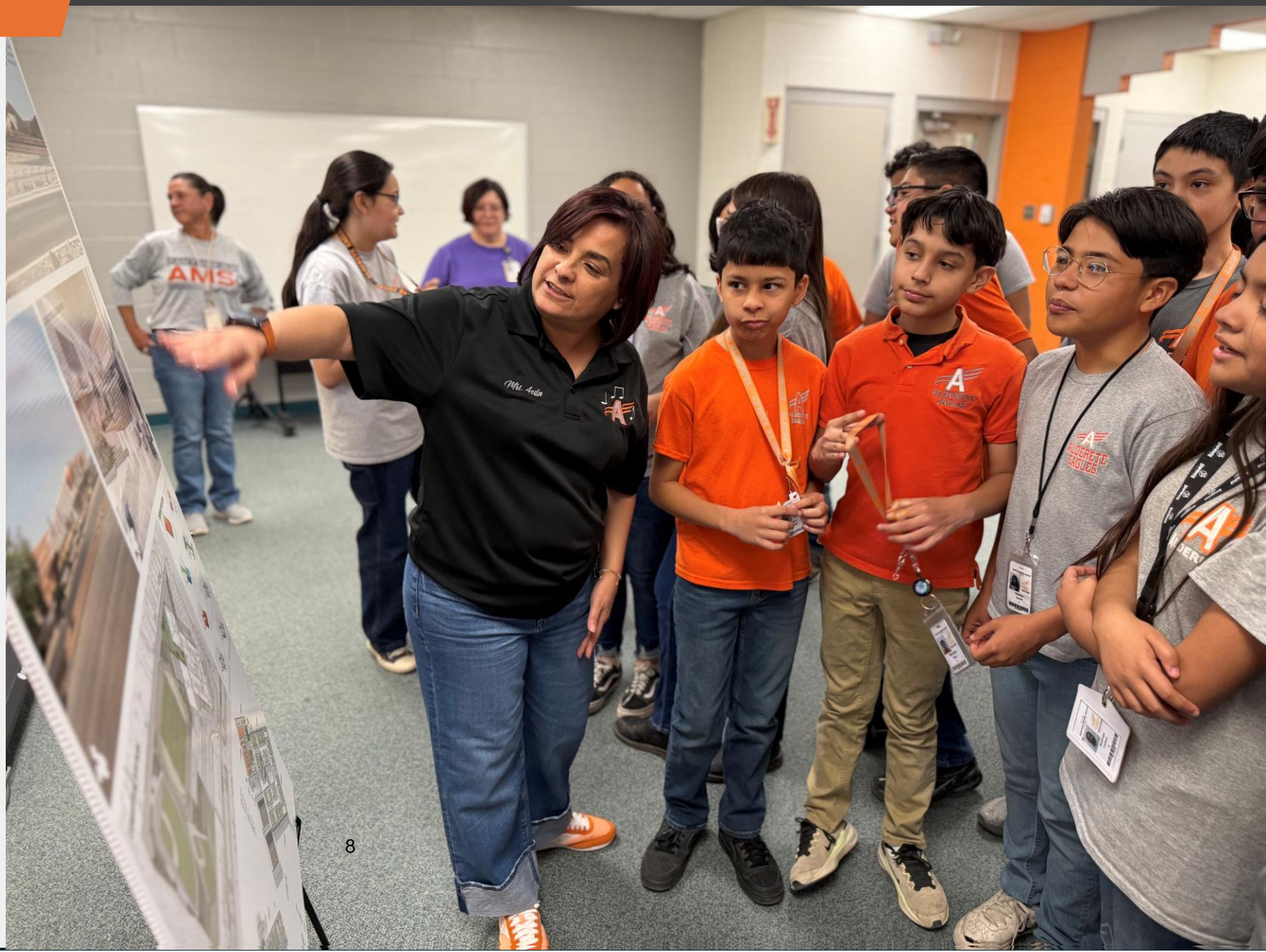
**Damian/Garcia  
ES Security  
Camera  
Upgrades**  
May 2025





### Alderete MS Bond Signage Unveiling

April 14, 2025





## NW Early College Bond Signage Unveiling

April 14, 2025





## Davenport ES Bond Signage Unveiling

April 14, 2025





## CAFÉ Golf Tournament

May 02, 2025

PROCEDEO Title  
Sponsor





## District-wide Furniture Fair Expo

May 06-07, 2025



# 2024 Bond Program Status – Overall Budget

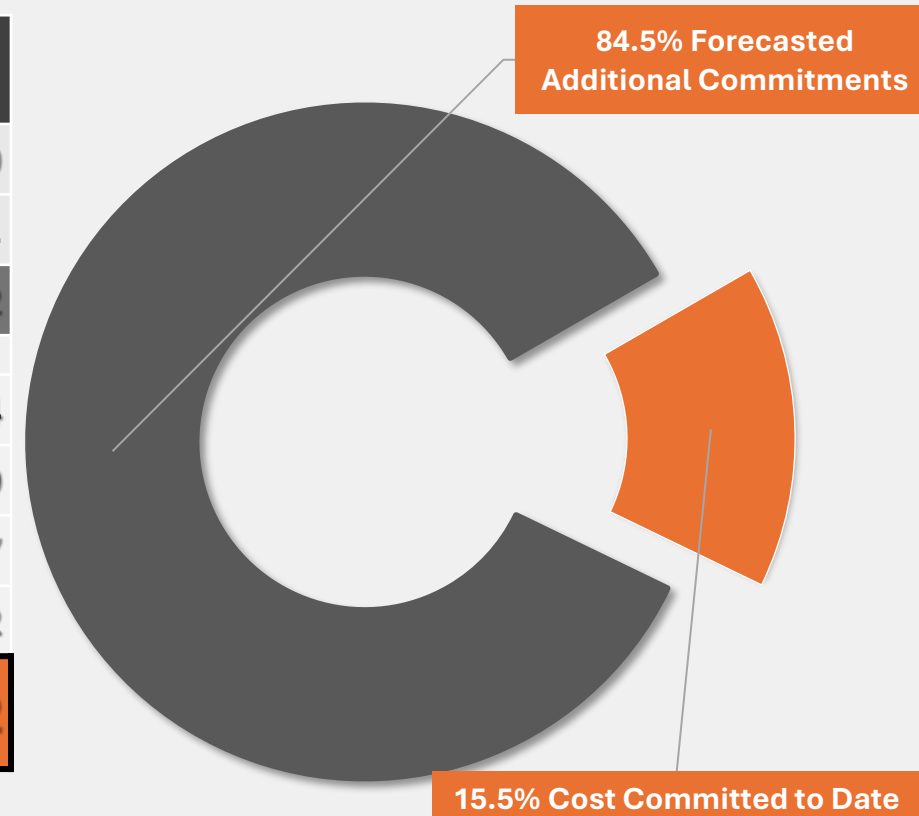


**4yr**  
2024-2028

**10**  
PROJECTS

**\$379M**  
PROPOSITION A

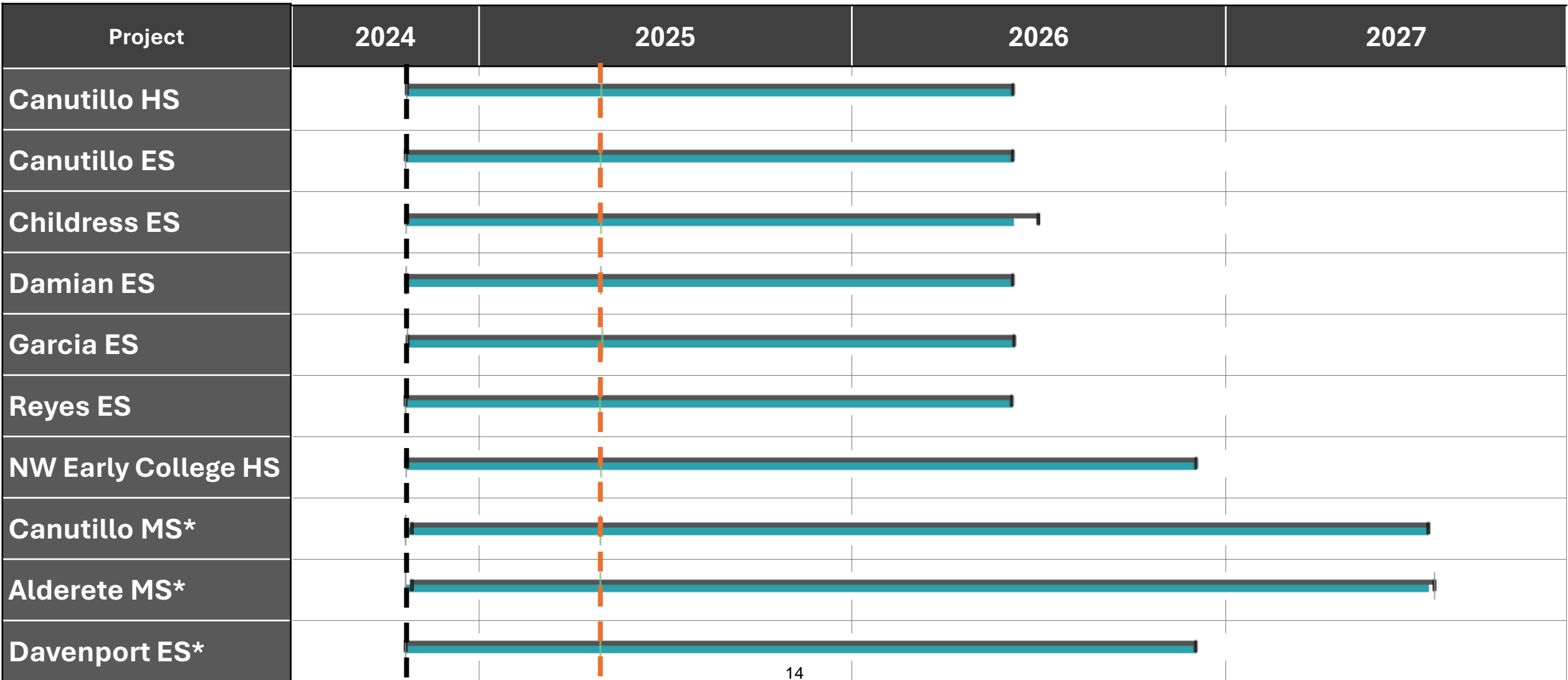
CATEGORY	Budget Managed by PROCEDEO	Total
New Facilities/Renovations for 10 Projects	\$ 378,955,000	\$ 378,955,000
Interest Earned to Date	\$ 477,502	\$ 477,502
<b>Canutillo ISD 2024 Bond Program Total</b>	<b>\$ 379,432,502</b>	<b>\$ 379,432,502</b>
Encumbered to Date		\$ 27,652,484
Amount Paid to Date		\$ 23,173,069
Forecasted Additional Commitments		\$ 328,129,447
Interest Earned to Date		\$ 477,502
<b>Total</b>		<b>\$ 379,432,502</b>



# 2024 Bond Program Status – Program Schedule



June 5, 2025



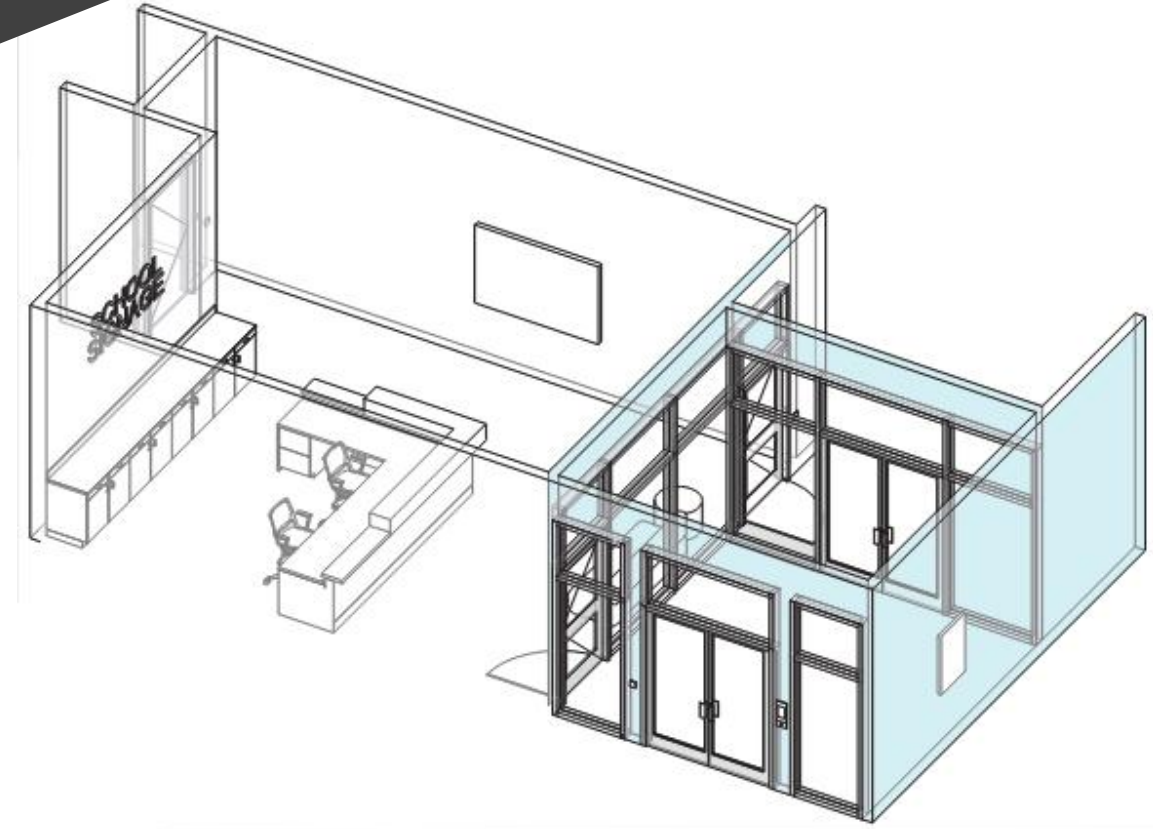
10/22/24  
Design  
NTP

TODAY

\*Schedule subject to change; verify with Program Director

# 999-001 District Security Upgrades

**Project Type**                      **Renovation**  
**Contractor**                        **UDT / CMAR**  
**Total Project Size**               **District Wide**  
**Tentative Completion Date**     **August 2026**



CISD Design Guidelines - Typical Secure Vestibule Upgrade

## ▶ Security Upgrades\*

**Total Budget**                      \$ 1,412,680

\*Security upgrades for Webex and Access Control district-wide

**Overall Paid to Date**



## ▶ Project Updates

	Update	Wi-Fi	Cameras	Webex - Phase 1	Webex - Phase 2	Vestibule
1	Reyes ES	Complete	In Progress	Complete	Complete	Existing
2	Damian ES	Complete	Complete	Complete	Complete	New Construction
3	Garcia ES		Complete	Complete		New Construction
4	Childress ES			Complete		New Construction
5	Canutillo ES		15	Complete		New Construction
6	Canutillo HS			Complete		Upgrade Existing

### General Scope

Safety & Security Upgrades Include:

- 1-to-1 Camera Replacements
- New Cameras at Campus Blind Spots
- Webex District Security System for District Emergency Response Accessible via New Phones, App, & Wi-fi Calling
- Secure Entry Vestibule Upgrade
- District Security Assessment

### General Scope

Technology Upgrades Include:

- Interactive Flat Panels at all Classrooms and throughout Campuses - Fixed and/or Movable

# 001-001 Canutillo HS

6675 S Desert Blvd, El Paso, TX 79932

**Project Type**                      **Renovation**  
**Architect**                        GA Architecture  
**Contractor (CMAR)**            AO General Contractors  
**Total Project Size**            80,000 SF  
**Tentative Construction Start**    August 2025  
**Tentative Substantial Completion** Summer 2026

**Design**



**Construction**



**Overall Paid to Date**



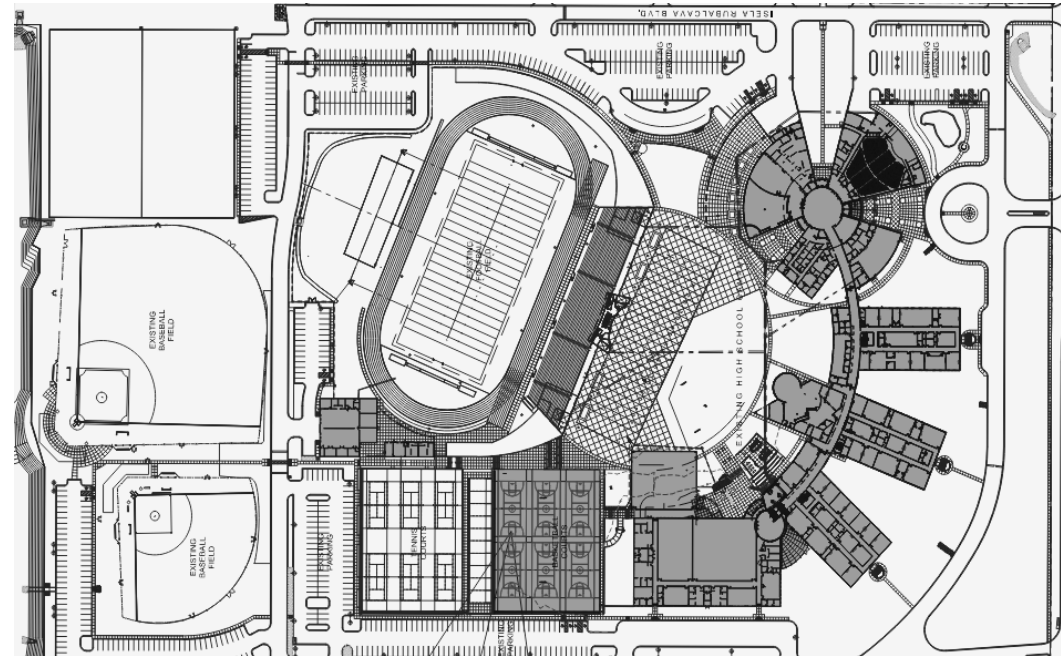
**Design NTP**  
October 22, 2024

**Pre-Con NTP**  
October 23, 2024

**Construction NTP**  
Pending

**GMP**

## ▶ Project Floor Plan



## ▶ Project Budget

<b>Total Budget</b>	<b>\$ 16,375,565</b>
<b>CMAR GMP</b>	<b>\$--</b>
<b>Owner Contingency</b>	<b>\$--</b>

### Project Checklist

- NA Re-Zoning/Re-Platting
- ✓ Civil Survey
- ✓ Geotechnical Report
- ✓ Roofing Assessment
- ✓ Sewer Scope & Report
- NA Utility Agreements – EPW/EPE/TGS/Comms
- ✓ Site Visit/Assessments with AE/CMAR
- ✓ 50% CDs Page Turn Meeting
- ✓ Pricing/Value Engineering Negotiations
- NA Purchase Sales Agreement
- NA Traffic Impact Analysis

### General Scope

- Safety & Security – Vestibule, PA/Fire Alarm/Security Cameras/Access Control System Upgrades
- Roofing Repairs, Metal Roof & Canopies
- New Cooling Towers, Boilers, Heat Pumps, Replace Evaporative Cooling System
- CTE Upgrades
- New Wireless Access Points
- New Softball/Baseball Playfields Lighting

### Possible Alternates Contingent on Project Savings:

- Exterior Sidewalk, Reseal All Pavement
- Replace/Repair Window Wall Gaskets, Reseal Exterior Masonry
- Ceiling Replacement
- Instructional Technology
- New Basketball & Tennis Courts

## ▶ Project Updates

	Update	Context/Resolution
1	Baseball/Softball Playfields Reached Substantial Completion 01/13!	Playfields Ribbon Cutting Ceremony took place 02/07
2		
3		

# 101-001 Canutillo ES

651 Canutillo Ave, Canutillo, TX 79835

**Project Type**                      **Renovation**  
**Architect**                         GA Architecture  
**Contractor (CMAR)**             Banes General Contractors  
**Total Project Size**               80,000 SF  
**Tentative Construction Start**    July 2025  
**Tentative Substantial Completion** Early 2026

## Design

95%

## Construction

0%

## Overall Paid to Date

3%

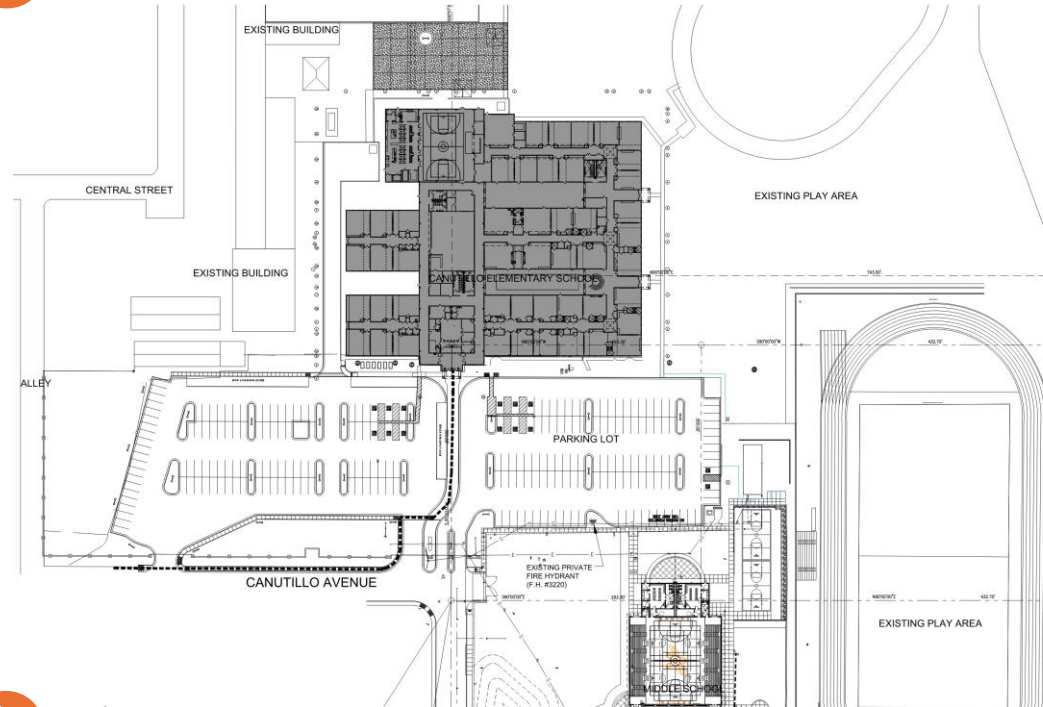
**Design NTP**  
October 22, 2024

**Pre-Con NTP**  
October 23, 2024

**Construction NTP**  
Pending

**GMP**

## Project Floor Plan



## Project Budget

<b>Total Budget</b>	<b>\$ 9,570,316</b>
<b>CMAR GMP</b>	<b>\$--</b>
<b>Owner Contingency</b>	<b>\$--</b>

### Project Checklist

- NA Re-Zoning/Re-Platting
- ✓ Civil Survey
- ✓ Geotechnical Report
- ✓ Roofing Assessment
- ✓ Sewer Scope & Report
- NA Utility Agreements – EPW/EPE/TGS/Comms
- ✓ Site Visit/Assessments with AE/CMAR
- ✓ 90% CDs Page Turn Meeting
- ✓ Pricing/Value Engineering Negotiations
- NA Purchase Sales Agreement
- NA Traffic Impact Analysis

### General Scope

- Safety & Security Upgrades – Vestibule, Fire Alarm/PA/Emergency Notification Systems, Security Cameras & Access Control
- Network Infrastructure & Wireless Access Points
- Replace HVAC Units
- New Roofing & Repairs to Parapets

### Possible Alternates Contingent on Project Savings:

- New Bus Access Route
- New Sprinkler System, Water Heater Replacement, Reseal All Pavement, Replace Window Blinds, Replace Mechanical Units

## Project Updates

	Update	Context/Resolution
1	Ongoing Coordination for Upcoming Wi-fi, Security Camera, and Access Control Upgrades	
2	Webex Phase 1 complete	
3		

# 104-001 Childress ES

7700 Cap Carter Rd. Vinton, Texas 79821

<b>Project Type</b>	Renovation
<b>Architect</b>	Mijares-Mora Architects
<b>Contractor (CMAR)</b>	Jordan Foster Construction
<b>Total Project Size</b>	80,000 SF
<b>Tentative Construction Start</b>	July 2025
<b>Tentative Substantial Completion</b>	Spring 2026

Design



Construction



Overall Paid to Date



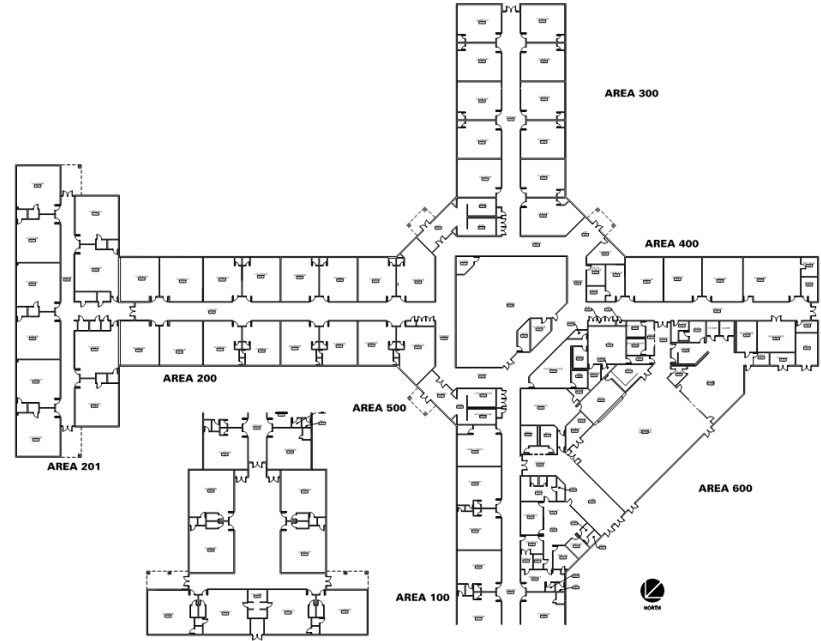
**Design NTP**  
October 22, 2024

**Pre-Con NTP**  
October 23, 2024

**Construction NTP**  
Pending

**GMP**

## ▶ Project Floor Plan



## ▶ Project Budget

<b>Total Budget</b>	\$ 7,269,598
<b>CMAR GMP</b>	\$--
<b>Owner Contingency</b>	\$--

### Project Checklist

- NA Re-Zoning/Re-Platting
- ✓ Civil Survey
- ✓ Geotechnical Report
- ✓ Roofing Assessment
- ✓ Sewer Scope & Report
- NA Utility Agreements – EPW/EPE/TGS/Comms
- ✓ Site Visit/Assessments with AE/CMAR
- ✓ 90% CDs Page Turn Meeting
- ✓ Pricing/Value Engineering Negotiations
- NA Purchase Sales Agreement
- NA Traffic Impact Analysis

### General Scope

- Safety & Security Upgrades – Vestibule, Fire Alarm/PA/Emergency Notification Systems, Security Cameras & Access Control
- Roof Maintenance – Sealants & Walk Pad
- New HVAC Units
- Infrastructure Upgrades – Network Switches & Cabling, Wi-Fi

### Possible Alternates Contingent on Project Savings:

- Replace Black-Top
- Replace Carpet Flooring with LVT
- Replace Millwork & Sinks at Classrooms
- Shade Structures at Soccer Field
- Renovate Science, Computer Labs and Library – flooring, paint millwork, lights

## ▶ Project Updates

	Update	Context/Resolution
1	Ongoing Coordination for Upcoming Wi-fi, Security Camera, and Access Control Upgrades	
2	Webex Phase 1 complete	
3		

# 103-001 Damian ES

6300 Strahan Rd, El Paso, TX 79932

<b>Project Type</b>	Renovation
<b>Architect</b>	Mijares-Mora Architects
<b>Contractor (CMAR)</b>	Jordan Foster Construction
<b>Total Project Size</b>	80,000 SF
<b>Tentative Construction Start</b>	July 2025
<b>Tentative Substantial Completion</b>	Spring 2026

**Design**



**Construction**



**Overall Paid to Date**



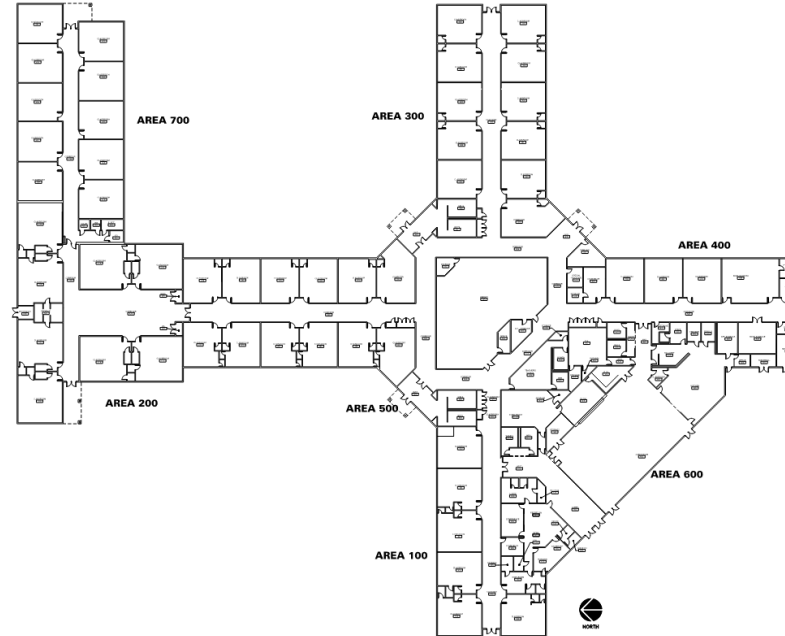
**Design NTP**  
October 22, 2024

**Pre-Con NTP**  
October 23, 2024

**Construction NTP**  
Pending

**GMP**

## ▶ Project Floor Plan



## ▶ Project Budget

<b>Total Budget</b>	<b>\$ 7,299,537</b>
<b>CMAR GMP</b>	<b>\$--</b>
<b>Owner Contingency</b>	<b>\$--</b>

### Project Checklist

- NA Re-Zoning/Re-Platting
- ✓ Civil Survey
- ✓ Geotechnical Report
- ✓ Roofing Assessment
- ✓ Sewer Scope & Report
- NA Utility Agreements – EPW/EPE/TGS/Comms
- ✓ Site Visit/Assessments with AE/CMAR
- ✓ 90% CDs Page Turn Meeting
- ✓ Pricing/Value Engineering Negotiations
- NA Purchase Sales Agreement
- NA Traffic Impact Analysis

### General Scope

- Safety & Security Upgrades – Vestibule, Fire Alarm/PA/Emergency Notification Systems, Security Cameras & Access Control
- Roof Maintenance – Sealants & Walk Pad
- New HVAC Units
- Infrastructure Upgrades – Network Switches & Cabling, Wi-Fi

### Possible Alternates Contingent on Project Savings:

- Additional Student Restrooms
- Interior Paint, Seal Masonry Joints
- Exterior Stucco & Paint
- Replace All Water Heaters
- Multipurpose Space

## ▶ Project Updates

	Update	Context/Resolution
1	Webex Phase 1 /Phase 2 complete	19
2	Infrastructure Upgrades – Network and Security Cameras Installation Complete	
3		

# 105-001 Garcia ES

6550 Westside Dr, El Paso, TX 79932

**Project Type**                      **Renovation**  
**Architect**                         Mijares-Mora Architects  
**Contractor (CMAR)**             Jordan Foster Construction  
**Total Project Size**             80,000 SF  
**Tentative Construction Start**   July 2025  
**Tentative Substantial Completion** Spring 2026

## Design

100%

## Construction

0%

## Overall Paid to Date

3%

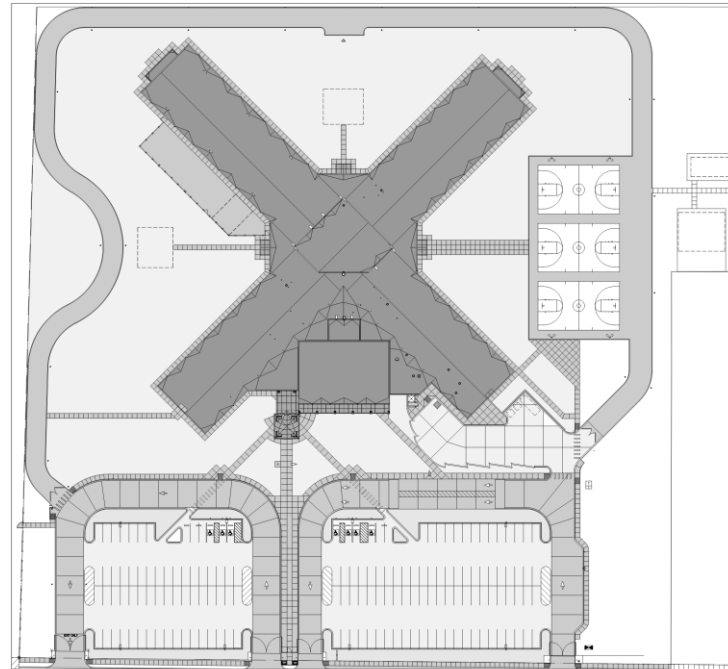
**Design NTP**  
October 22, 2024

**Pre-Con NTP**  
October 23, 2024

**Construction NTP**  
Pending

**GMP**

## ▶ Project Floor Plan



## ▶ Project Budget

<b>Total Budget</b>	<b>\$ 7,007,109</b>
<b>CMAR GMP</b>	<b>\$--</b>
<b>Owner Contingency</b>	<b>\$--</b>

### Project Checklist

- NA Re-Zoning/Re-Platting
- ✓ Civil Survey
- ✓ Geotechnical Report
- ✓ Roofing Assessment
- ✓ Sewer Scope & Report
- NA Utility Agreements – EPW/EPE/TGS/Comms
- ✓ Site Visit/Assessments with AE/CMAR
- ✓ 90% CDs Page Turn Meeting
- ✓ Pricing/Value Engineering Negotiations
- NA Purchase Sales Agreement
- NA Traffic Impact Analysis

### General Scope

- Safety & Security Upgrades – Vestibule, Fire Alarm/PA/Emergency Notification Systems, Security Cameras & Access Control
- Roof Maintenance – Sealants & Walk Pad
- New HVAC Units
- Infrastructure Upgrades – Network Switches & Cabling, Wi-Fi

### Possible Alternates Contingent on Project Savings:

- Clean Existing Ductwork
- Replace All Water Heaters
- Additional Staff Restrooms
- New Interior Paint
- New Speaker System & Stage at Gym
- Replace Playground Canopies

## ▶ Project Updates

	Update	Context/Resolution
1	Ongoing coordination for upcoming Wi-Fi, and access control upgrades	
2	Webex Phase 1 complete	
3	Security Cameras Installation Complete	

# 106-001 Reyes ES

7440 Northern Pass Dr, El Paso, TX 79911

<b>Project Type</b>	Renovation
<b>Architect</b>	GA Architecture
<b>Contractor (CMAR)</b>	Banes General Contractors
<b>Total Project Size</b>	80,000 SF
<b>Tentative Construction Start</b>	July 2025
<b>Tentative Substantial Completion</b>	Early 2026

### Design

100%

### Construction

0%

### Overall Paid to Date

24%

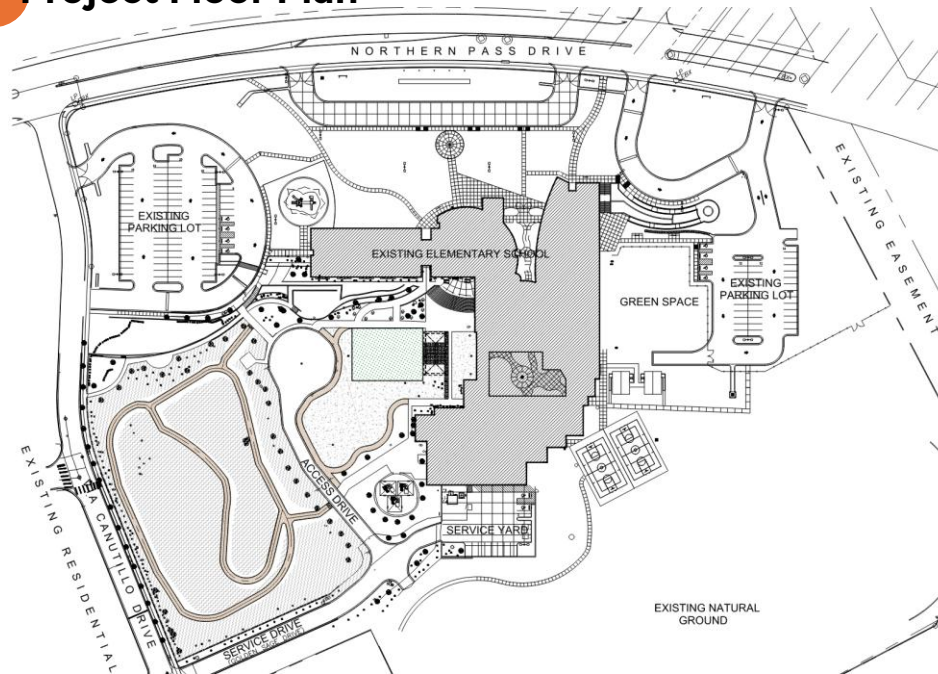
**Design NTP**  
October 22, 2024

**Pre-Con NTP**  
October 23, 2024

**Construction NTP**  
Pending

**GMP**

## ▶ Project Floor Plan



## ▶ Project Budget

<b>Total Budget</b>	\$ 1,998,731
<b>CMAR GMP</b>	\$--
<b>Owner Contingency</b>	\$--

### Project Checklist

- NA Re-Zoning/Re-Platting
- ✓ Civil Survey
- ✓ Geotechnical Report
- ✓ Roofing Assessment
- ✓ Sewer Scope & Report
- NA Utility Agreements – EPW/EPE/TGS/Comms
- ✓ Site Visit/Assessments with AE/CMAR
- ✓ 90% CDs Page Turn Meeting
- ✓ Pricing/Value Engineering Negotiations
- NA Purchase Sales Agreement
- NA Traffic Impact Analysis

### General Scope

- Safety & Security Upgrades
- MEP Backup Chiller & Cooling Tower
- Upgrade Network Switches & Cabling, Security Cameras
- New Instructional Technology
- Wireless Upgrades

### Possible Alternates Contingent on Project Savings:

- Reseal/Recoat Asphalt Pavements
- Artificial Turf Areas & Walking Surface
- Metal Shade Structure

## ▶ Project Updates

	Update	Context/Resolution
1	Wireless infrastructure upgrades completed November 2024	
2	Webex Phase 1 complete	
3		

# 003-001 NW Early College HS

6701 S Desert Blvd, El Paso, TX 79932

<b>Project Type</b>	Renovation
<b>Architect</b>	MNK Architects
<b>Contractor (CMAR)</b>	Jordan Foster Construction
<b>Total Project Size</b>	45,000 SF
<b>Tentative Construction Start</b>	September 2025
<b>Tentative Substantial Completion</b>	Spring 2027

### Design



### Construction



### Overall Paid to Date



**Design NTP**  
October 22, 2024

**Pre-Con NTP**  
October 23, 2024

**Construction NTP**  
Pending

**GMP**

## ▶ Project Floor Plan



## ▶ Project Budget

<b>Total Budget</b>	<b>\$ 40,458,824</b>
<b>CMAR GMP</b>	<b>\$--</b>
<b>Owner Contingency</b>	<b>\$--</b>

**Project Checklist**

- NA Re-Zoning/Re-Platting
- ✓ Civil Survey
- ✓ Geotechnical Report
- NA Roofing Assessment
- NA Sewer Scope & Report
- Utility Agreements – EPW/EPE/TGS/Comms
- ✓ Site Visit/Assessments with AE/CMAR
- 90% CDs Page Turn Meeting
- ✓ Pricing/Value Engineering Negotiations
- Ground Lease Agreement
- NA Traffic Impact Analysis

## ▶ Project Updates

	Update	Context/Resolution
1	Land Acquisition Update - Pending Ground Lease Agreement	Pending EPCC Board Approval
2	Ongoing design revisions to reach established project budget	
3		

### General Scope

- The proposed design includes the construction of 31,140 SF of Academic / Classrooms building, 4,732 SF of Fine Arts / Multipurpose building, 8,583 SF of Administration building, 3,704 SF of Athletics building, and 14,748 SF Science Building

# 041-001 Canutillo MS

6201 Strahan Rd, El Paso, TX 79932

Project Type: **New Construction**  
 Architect: DLR Group  
 Contractor (CMAR): Banes General Contractors  
 Total Project Size: 165,000 SF  
 Tentative Construction Start: November 2025  
 Tentative Substantial Completion: Late 2027/Early 2028

Design

50%

Construction

0%

Overall Paid to Date

8%

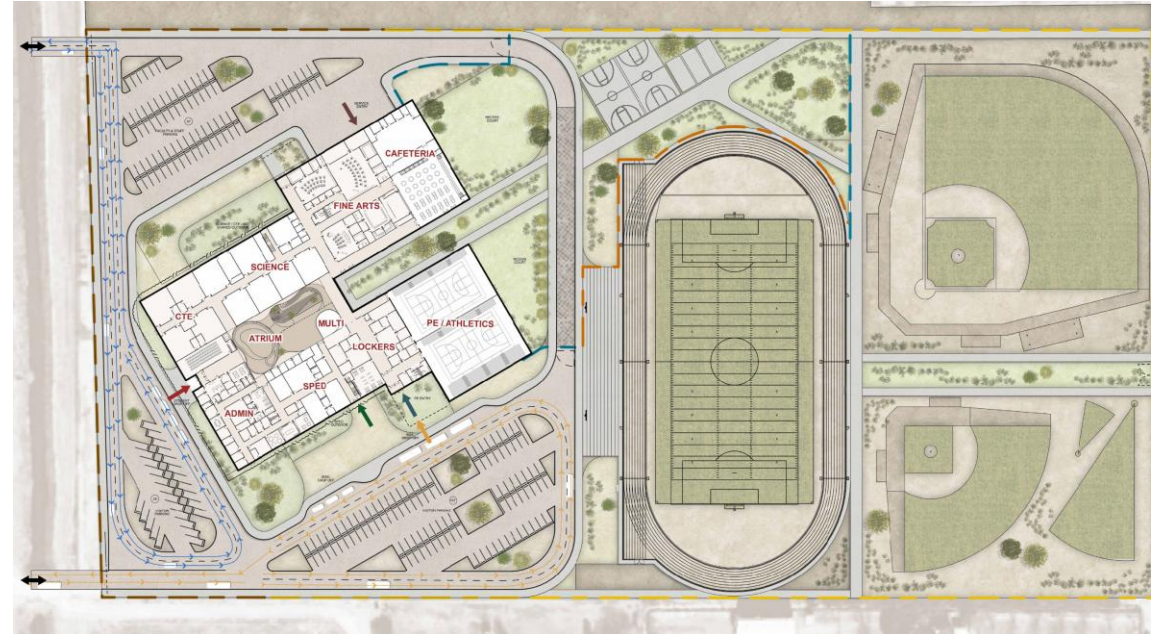
Design NTP  
October 22, 2024

Pre-Con NTP  
October 23, 2024

Construction NTP  
Pending

GMP

## Project Floor Plan



## Project Budget

<b>Total Budget</b>	<b>\$ 106,847,954</b>
<b>CMAR GMP</b>	<b>\$--</b>
<b>Owner Contingency</b>	<b>\$--</b>

### Project Checklist

- ✓ Re-Zoning/Re-Platting
- ✓ Civil Survey
- ✓ Geotechnical Report
- ✓ Roofing Assessment
- NA Sewer Scope & Report
- Utility Agreements – EPW/EPE/TGS/Comms
- ✓ Site Visit/Assessments with AE/CMAR
- 90% CDs Page Turn Meeting
- ✓ Pricing/Value Engineering Negotiations
- ✓ Purchase Sales Agreement
- ✓ Traffic Impact Analysis

### General Scope

- New state-of-the-art 21st Century Learning Facility: Cafeteria, Library, Gymnasium, Admin, Collaboration Spaces, Special Education, New Playfields, New Parking, Bus Loop

## Project Updates

	Update	Context/Resolution
1	Land Acquisition Update - Closed <span style="float: right;">23</span>	
2	Ongoing coordination for existing site abatement and demolition scope	
3	Design Development Phase - Complete June BOT	

# 042-001 Alderete MS

1634 Resler Dr. El Paso, Texas, 79911

**Project Type** New Construction  
**Architect** DLR Group  
**Contractor (CMAR)** Banes General Contractors  
**Total Project Size** 165,000 SF  
**Tentative Construction Start** November 2025  
**Tentative Substantial Completion** Late 2027/Early 2028

### Design

50%

### Construction

0%

### Overall Paid to Date

9%

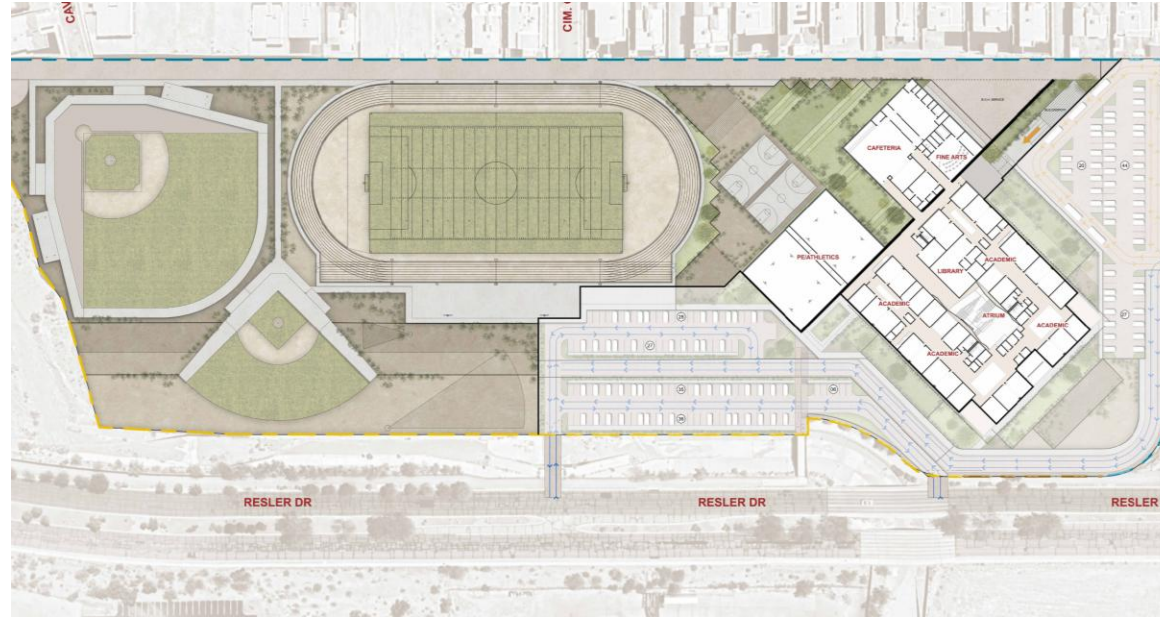
**Design NTP**  
October 22, 2024

**Pre-Con NTP**  
October 23, 2024

**Construction NTP**  
Pending

**GMP**

## ▶ Project Floor Plan



## ▶ Project Budget

<b>Total Budget</b>	<b>\$ 106,813,514</b>
<b>CMAR GMP</b>	<b>\$--</b>
<b>Owner Contingency</b>	<b>\$--</b>

### Project Checklist

- ✓ Re-Zoning/Re-Platting
- ✓ Civil Survey
- ✓ Geotechnical Report
- ✓ Roofing Assessment
- NA Sewer Scope & Report
- Utility Agreements – EPW/EPE/TGS/Comms
- ✓ Site Visit/Assessments with AE/CMAR
- 90% CDs Page Turn Meeting
- ✓ Pricing/Value Engineering Negotiations
- ✓ Purchase Sales Agreement
- ✓ Traffic Impact Analysis

### General Scope

- New state-of-the-art 21st Century Learning Facility: Cafeteria, Library, Gymnasium, Admin, Collaboration Spaces, Special Education, New Playfields, New Parking, Bus Loop

## ▶ Project Updates

	Update	Context/Resolution
1	Land Acquisition Update - Closed <span style="float: right;">24</span>	
2	Design Development Phase - Complete June BOT	
3		

# 102-001 Davenport ES

Enchanted Hills, Unit Seven

Project Type	New Construction
Architect	Pfluger Architects
Contractor (CMAR)	LDCM Solutions
Total Project Size	119,000 SF
Tentative Construction Start	September 2025
Tentative Substantial Completion	Spring 2027

### Design



### Construction



### Overall Paid to Date



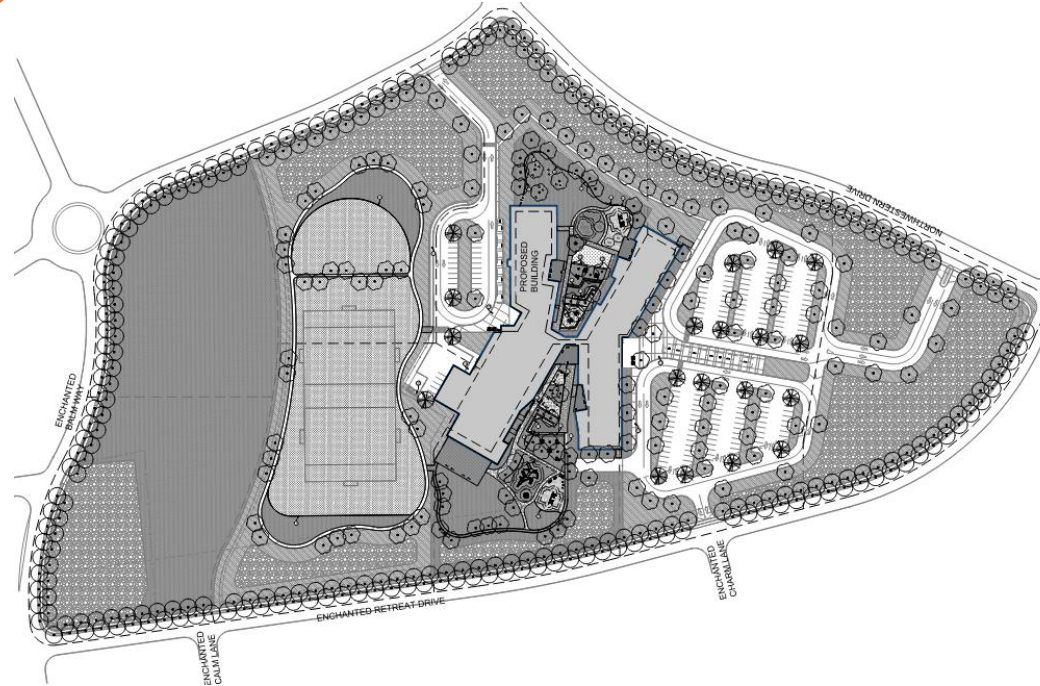
**Design NTP**  
October 22, 2024

**Pre-Con NTP**  
October 23, 2024

**Construction NTP**  
Pending

**GMP**

## ▶ Project Floor Plan



## ▶ Project Budget

<b>Total Budget</b>	<b>\$ 73,901,172</b>
<b>CMAR GMP</b>	<b>\$--</b>
<b>Owner Contingency</b>	<b>\$--</b>

**Project Checklist**

- ✓ Re-Zoning/Re-Platting
- ✓ Civil Survey
- ✓ Geotechnical Report
- ✓ Roofing Assessment
- ✓ Sewer Scope & Report
- ✓ Utility Agreements – EPW/EPE/TGS/Comms
- ✓ Site Visit/Assessments with AE/CMAR
- ✓ 90% CDs Page Turn Meeting
- ✓ Pricing/Value Engineering Negotiations
- ✓ Purchase Sales Agreement
- ✓ Traffic Impact Assessment

### General Scope

- New state-of-the-art 21st Century Learning Facility to include 36 TEA (Texas Education Agency) Flexibility Level 3-4 classrooms, collaborative learning spaces, and grade-level neighborhoods, all with a strong emphasis on outdoor connections.

## ▶ Project Updates

	Update	Context/Resolution
1	Land Acquisition Update - to close by June 25	
2	Design Development Phase - Complete June BOT	
3		

The background is a dark, grayscale aerial photograph of a city or town, showing a grid of streets and various buildings. The word "PROCEDEO" is centered horizontally across the middle of the image. The letters are in a bold, sans-serif font. The letter 'O' is highlighted in a bright yellow color, while all other letters (P, R, C, E, D, E, O) are white. The overall aesthetic is modern and professional.

**PROCEDEO**

# Board of Trustees

Meeting Date: June 17, 2025

## Executive Summary of Board Agenda Item

Subject/Title for Agenda Posting:

Justification Statement:

Purpose of Agenda Item:

Information  Discussion  Action

Item Type:

Curriculum & Instruction  HumanResources  Business Services

Staff Responsible:

\_\_\_\_\_  
*Signature of Requester(s)*

\_\_\_\_\_  
*Signature of Presenter(s)*

\_\_\_\_\_  
*Business Services Approval (Initials)*

\_\_\_\_\_  
*Date*

Agenda Summary:

RECOMMENDATION:

PRIOR BOARD ACTION:

AWARDED:

AWARDED AMOUNT:

AMOUNT(S):

ACCOUNT NO(S):

PROCUREMENT METHOD TYPE: (3 Quotes, Cooperative Contract Quotes, Sole Source, Formal Bid)

REQUESTING DEPARTMENT:

CONSEQUENCES OF NON-APPROVAL:

IMPLEMENTATION TIMELINE:

ATTACHMENT(S):



Board of Trustees Meeting



# *Jose J. Alderete Middle School Canutillo Middle School*

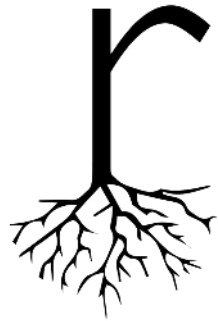


June 17<sup>th</sup>, 2025



PROCEDEO

DLRGROUP



root  
ARCHITECTS





# *Visioning Process*

# Visioning Meetings

Vision Meeting #1



Vision Meeting #2



Vision Meeting #3



# Community Meetings







# *Alderete Middle School*

# Construction Budget – Alderete Middle School

## **Construction Cost Budget included in 2024 Bond Referendum:**

**\$ 72,058,355.00**

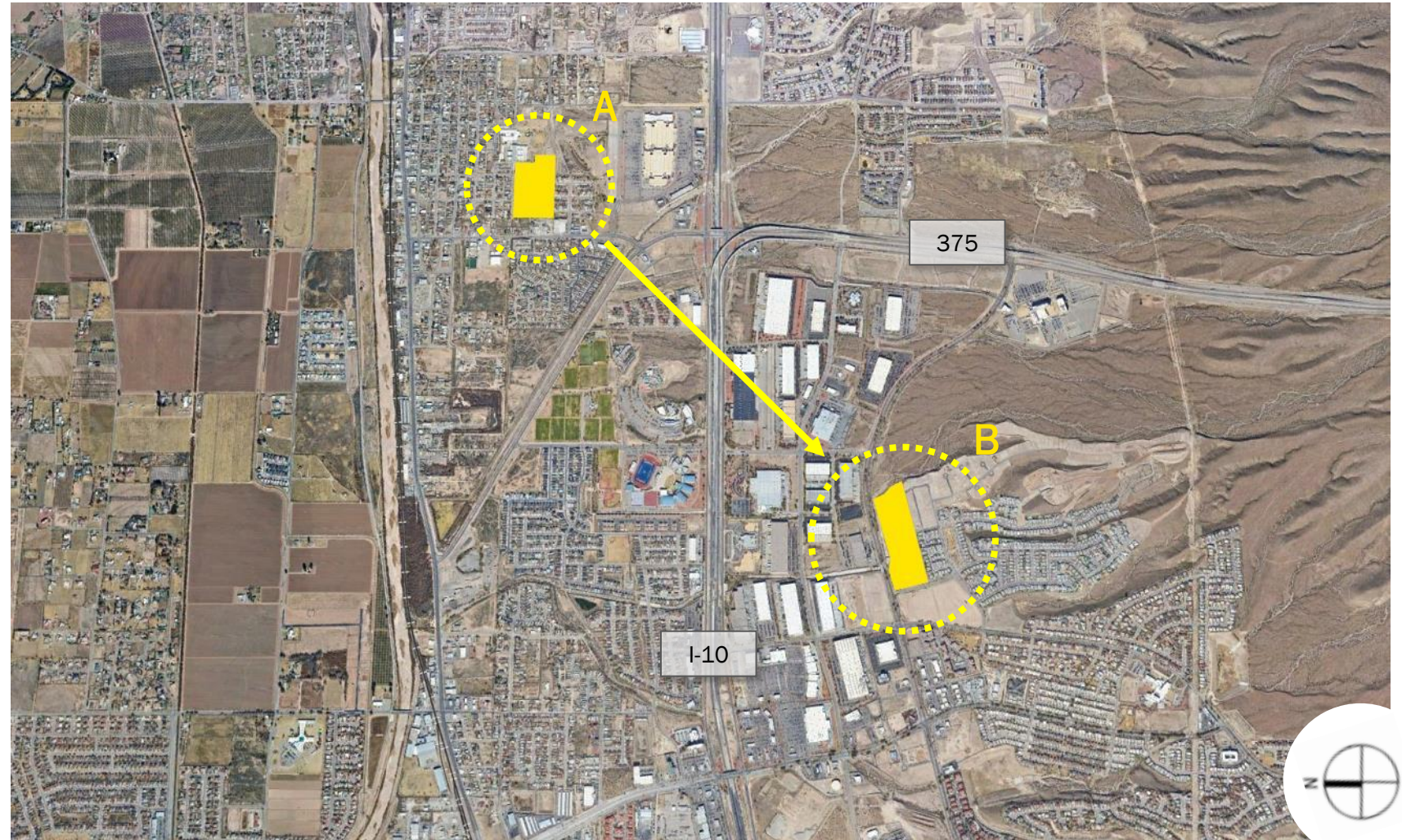
- Approximately \$436/square foot
- Construction Cost Budget verified at completion of Design Development by Banes

# Vicinity Map

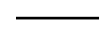
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










A . Existing Site

B. New Site



# Site Analysis



-  EASEMENT
-  CANAL
-  NEMEXAS DRAIN
-  SITE DRAINAGE
-  SITE VEHICULAR ENTRY POINTS
-  PROPERTY LINE
-  EXISTING BUILDING
-  CONTEXTUAL CONSIDERATIONS
-  WATER MAIN
-  OVERHEAD ELECTRIC LINE
-  FOLIAGE



# Alderete MS Guiding Principles

*At Alderete Middle School, the bold and inspiring design will reflect the culture and identity of the community, creating an environment that excites creativity and fosters pride. Exciting, imaginative spaces will inspire students while honoring the unique spirit of Canutillo.*



Flexible,  
Future-Ready  
Spaces



Community At  
the Heart



Inspiration  
and  
Innovation



Indoor-Outdoor  
Harmony

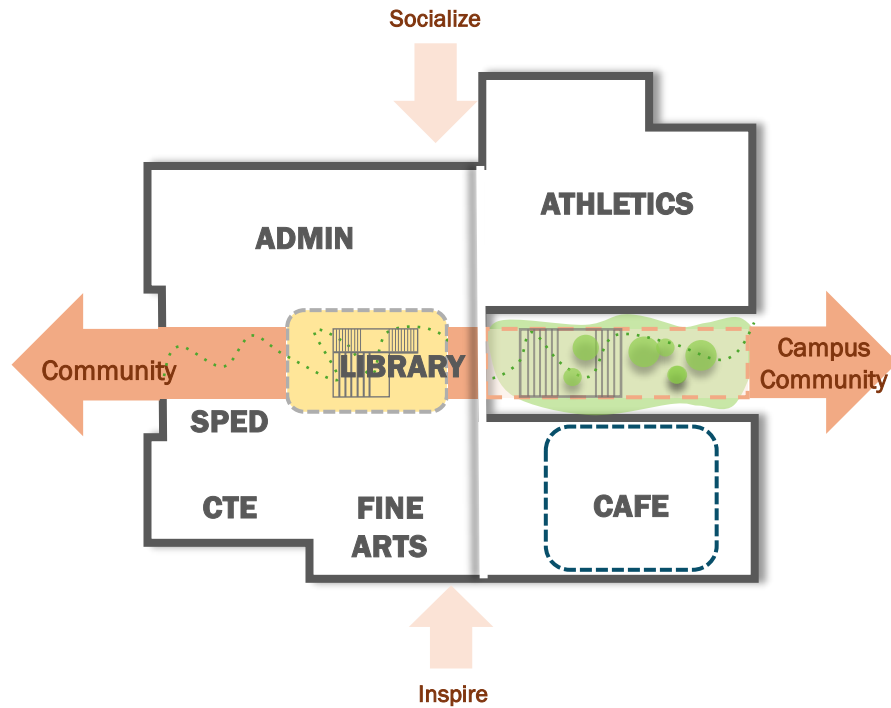


Spaces for  
Well-Being

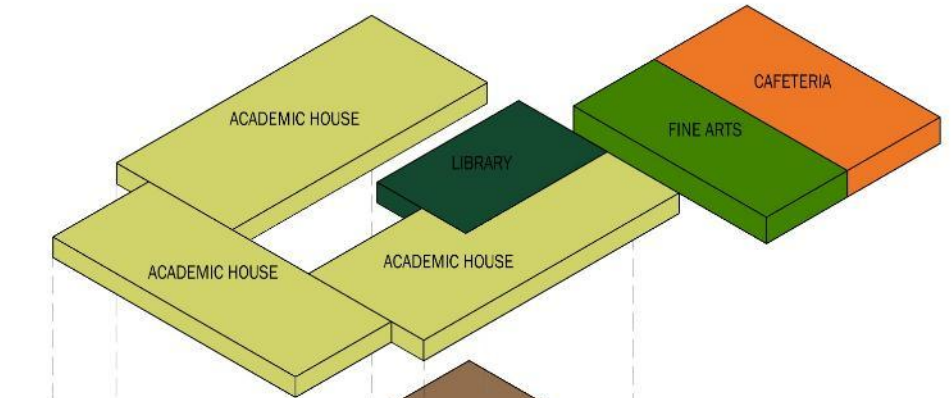
# Program / Building Layout

## “Paseo Vista”

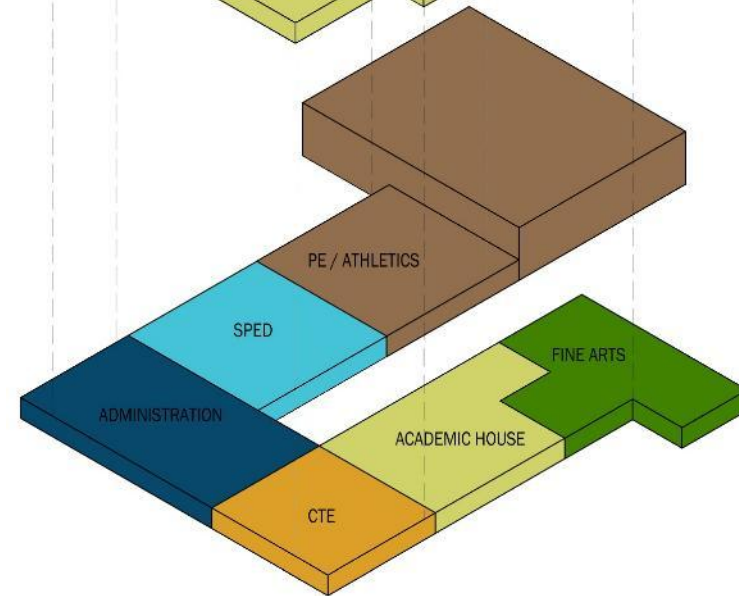
*...central Axis Driven by Campus and Community. Creates an Indoor/Outdoor Experience...*



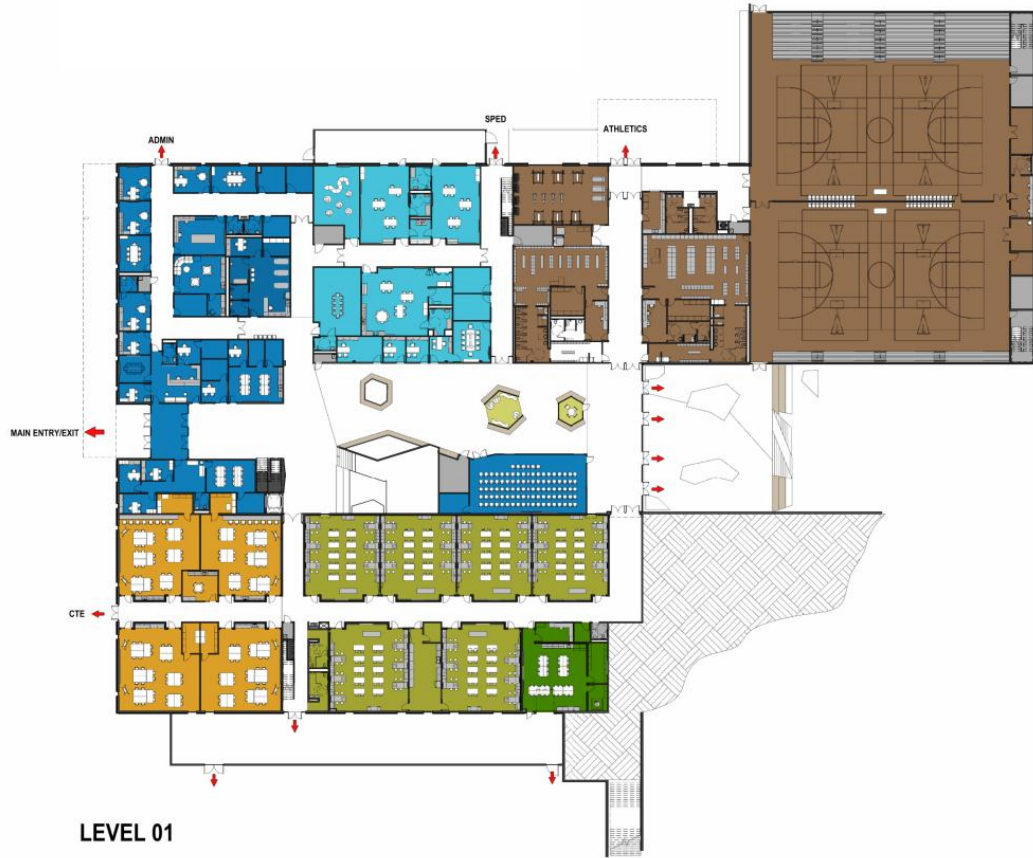
Level 02



Level 01



# Floor Plans



### DEPARTMENT LEGEND

- |                    |                     |
|--------------------|---------------------|
| ■ ADMINISTRATION   | ■ FINE ARTS         |
| ■ BUILDING SUPPORT | ■ PE / ATHLETICS    |
| ■ CAFETERIA        | ■ SCIENCE           |
| ■ CTE              | ■ SPECIAL EDUCATION |
| ■ ACADEMICS        | ■ LIBRARY           |



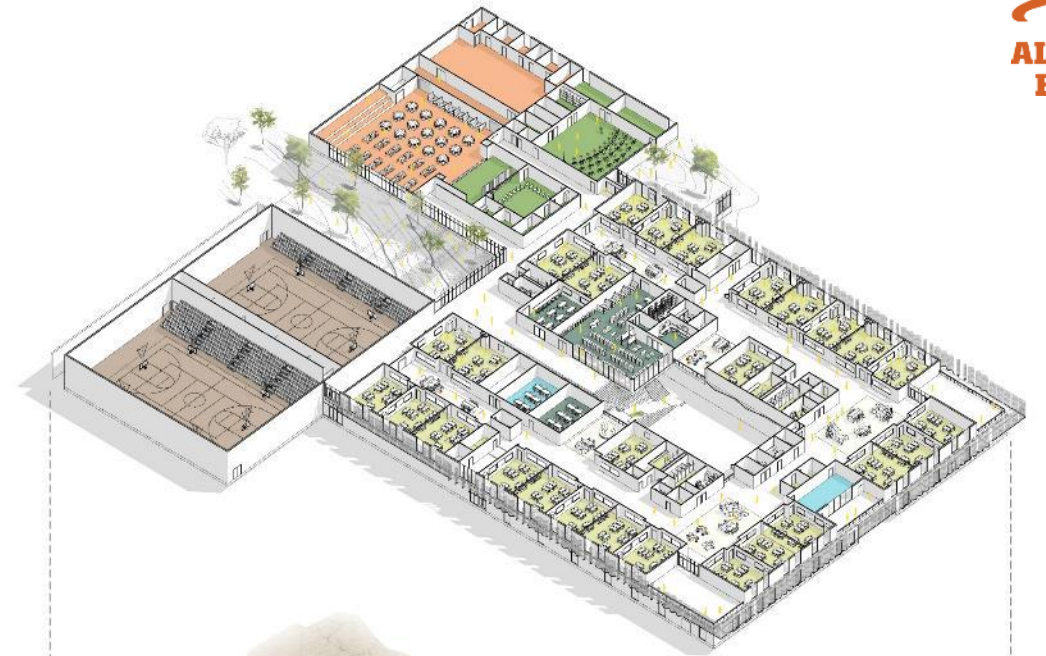
# The Building

## “Paseo Vista”

*...central Axis Driven by Campus and Community. Creates an Indoor/Outdoor Experience...*

The design concept of the “paseo” is meant to celebrate the main axis and is seen as an indoor-outdoor experience. Alderete Middle School inspiration stems from the celebration of views of nature and mountains while implementing school colors and identity giving this connection the name “Paseo Vista”

Level 02

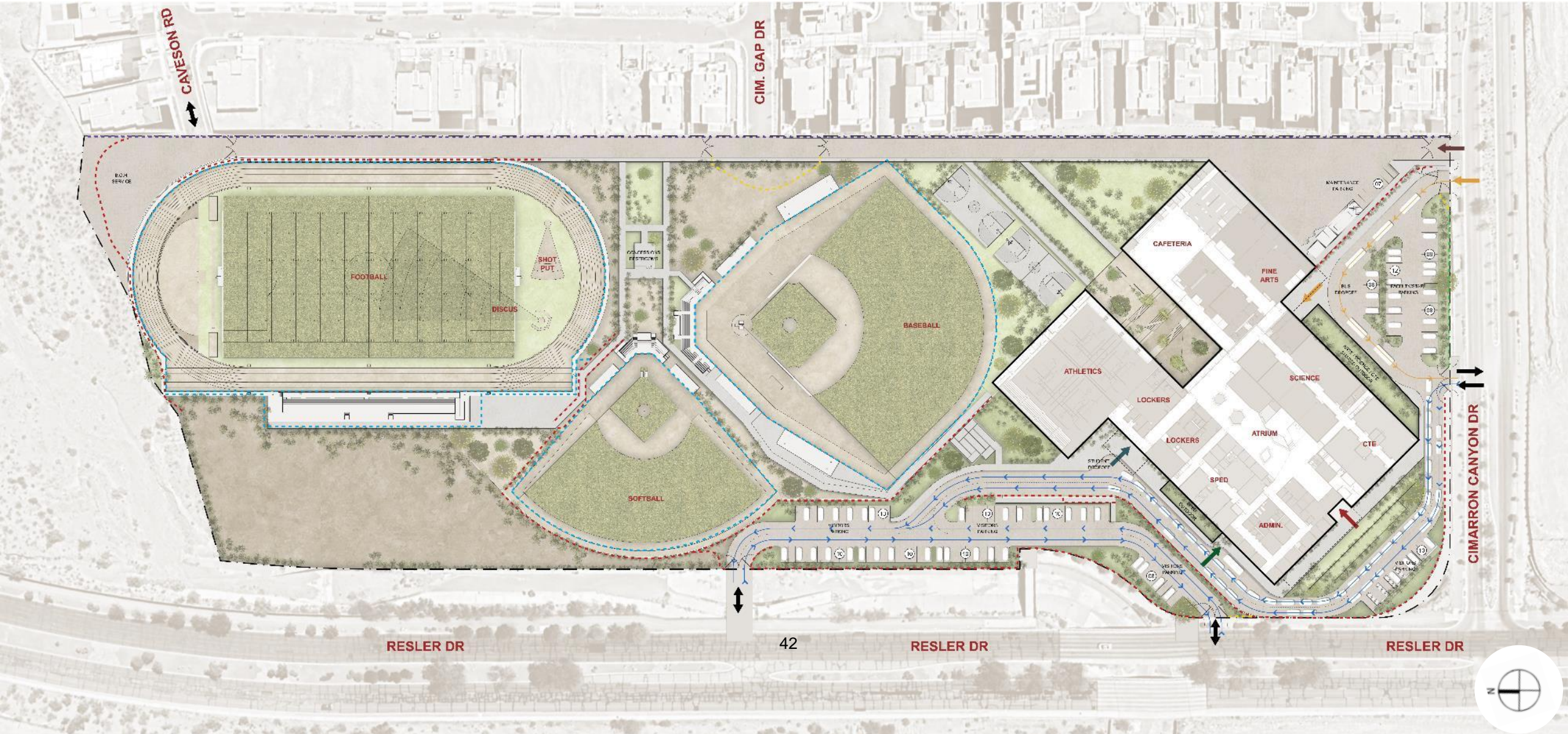


Level 01

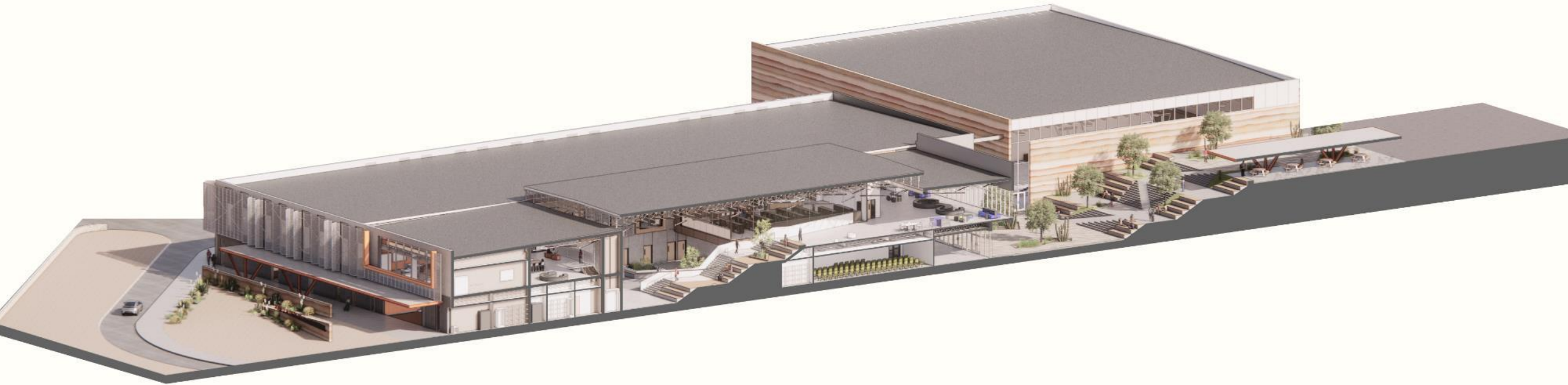


# Site-Floorplan | Level 1

- 
- 
- 
- 



# Building Section



The design concept of the “Paseo” is meant to celebrate the main axis and is seen as an indoor-outdoor experience. Alderete Middle School inspiration stems from the celebration of views of nature and mountains while implementing school colors and identity giving this connection the name “Paseo Vista”..

# Conceptual Views



Inspired by its mountainous site and the educational focus of public service, the design for AMS employs fractal geometries that mirror the mountainous terrain. Solid masses represent stability and authority, while void spaces carve pathways of interaction, fostering a sense of exploration and community.



Atrium

Atrium / Collaboration



Cafeteria



Cafeteria Courtyard



Outdoor Learning



# Interior Materiality



## Wood Accents

*Represents the organic nature and brings warmth to the space*

## Cool Stone Finishes

*Creates a balance to the warm tones that work harmoniously to create an “organic and industrial” balance*

## Metal Accents

*Create points of interest where design elements can be highlighted*

## Contrasting Dark Hues

*Represents the shadows casted in the desert, will be used selectively to contrast other materials*





*Canutillo Middle School*



# Construction Budget - Canutillo Middle School

## **Construction Cost Budget included in 2024 Bond Referendum:**

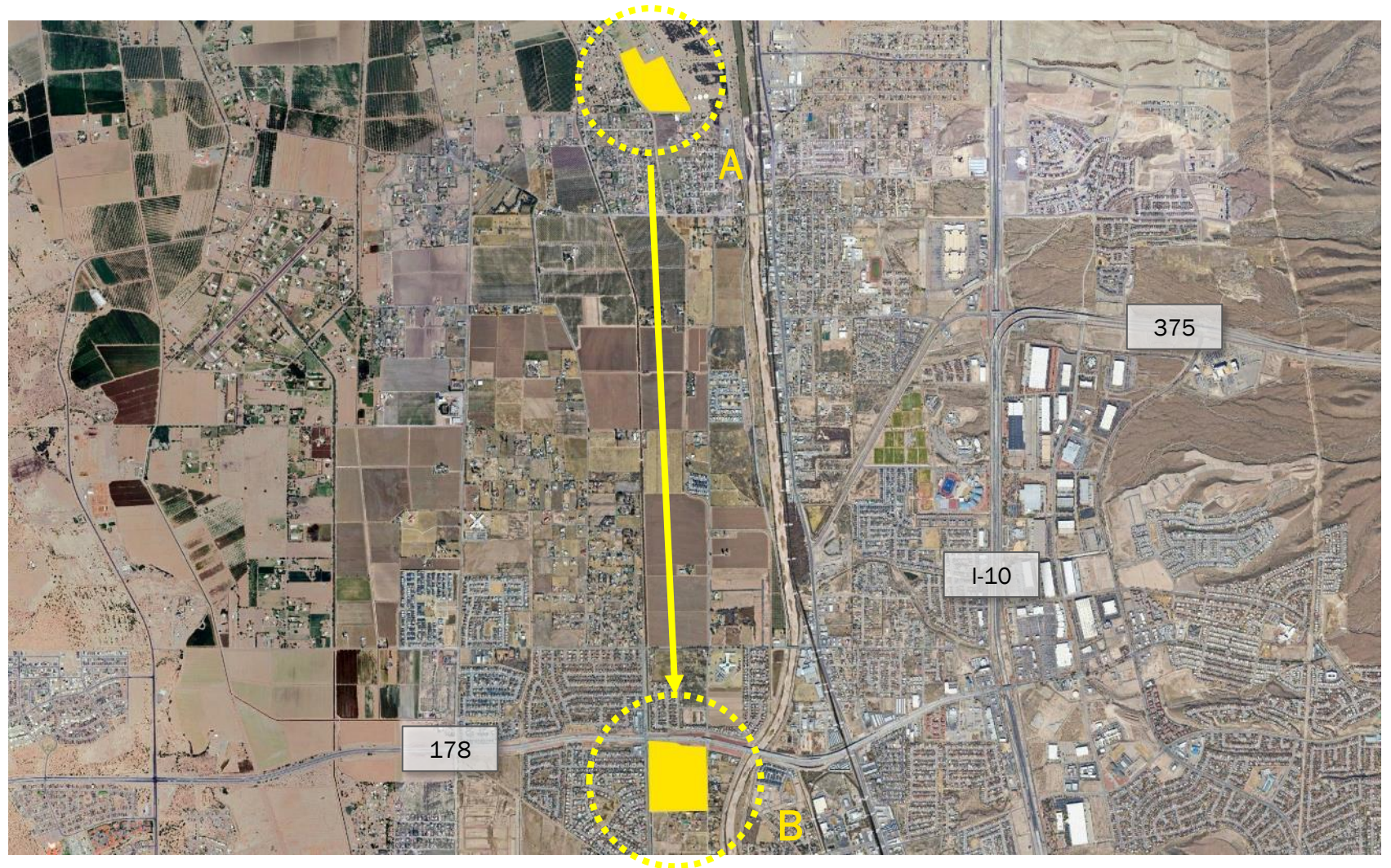
**\$ 72,853,538.00**

- Approximately \$442/square foot
- Construction Cost Budget verified at completion of Schematic Design by Banes












# Vicinity Map

A . Existing Site

B. New Site



# Site Analysis

-  EASEMENT
-  CANAL
-  NEMEXAS DRAIN
-  SITE DRAINAGE
-  SITE VEHICULAR ENTRY POINTS
-  PROPERTY LINE
-  EXISTING BUILDING
-  CONTEXTUAL CONSIDERATIONS
-  WATER MAIN
-  OVERHEAD ELECTRIC LINE
-  FOLIAGE



# Canutillo MS Guiding Principles

*At Canutillo Middle School, the spaces will foster community and interaction, celebrate culture and innovation, and prioritize health and wellbeing to create a learning environment where everyone feels connected and inspired.*



Foster  
Community and  
Interaction



Connectivity  
and  
Approachability



Celebrate  
Culture and  
STEAM  
Innovation

52



Spaces for Well-  
Being

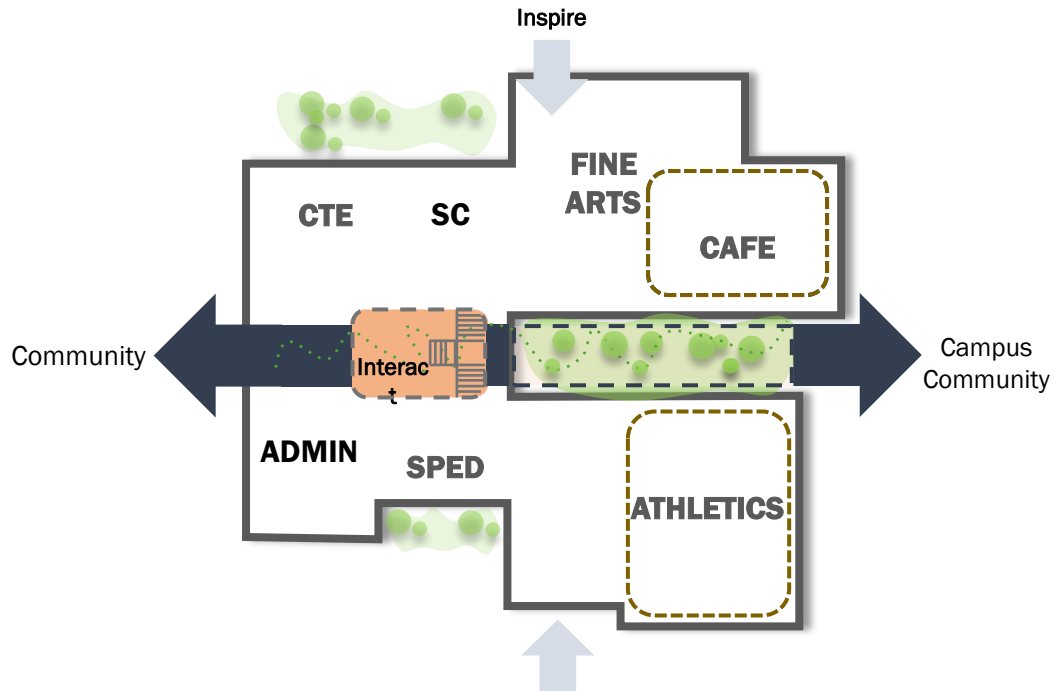


Strengthen  
Unity Through  
Shared  
Spaces

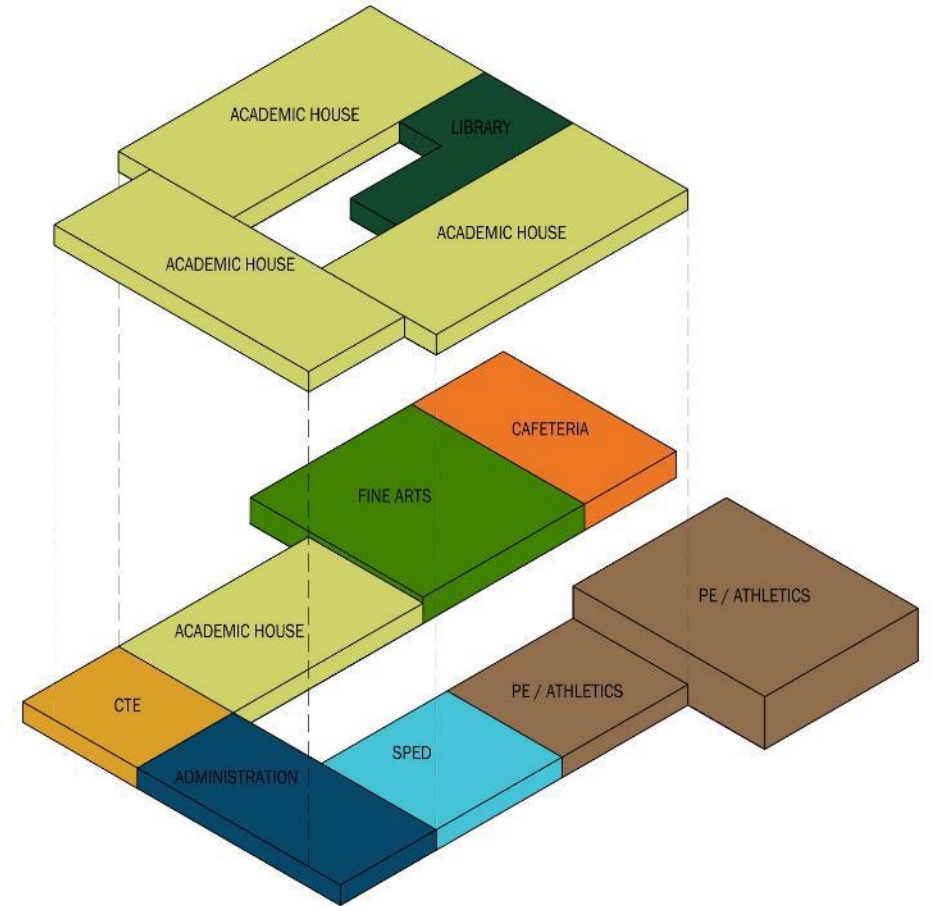
# Program / Building Layout

## “Paseo Azul”

*...central Axis Driven by Campus and Community. Creates an Indoor/Outdoor Experience...*



Level 02

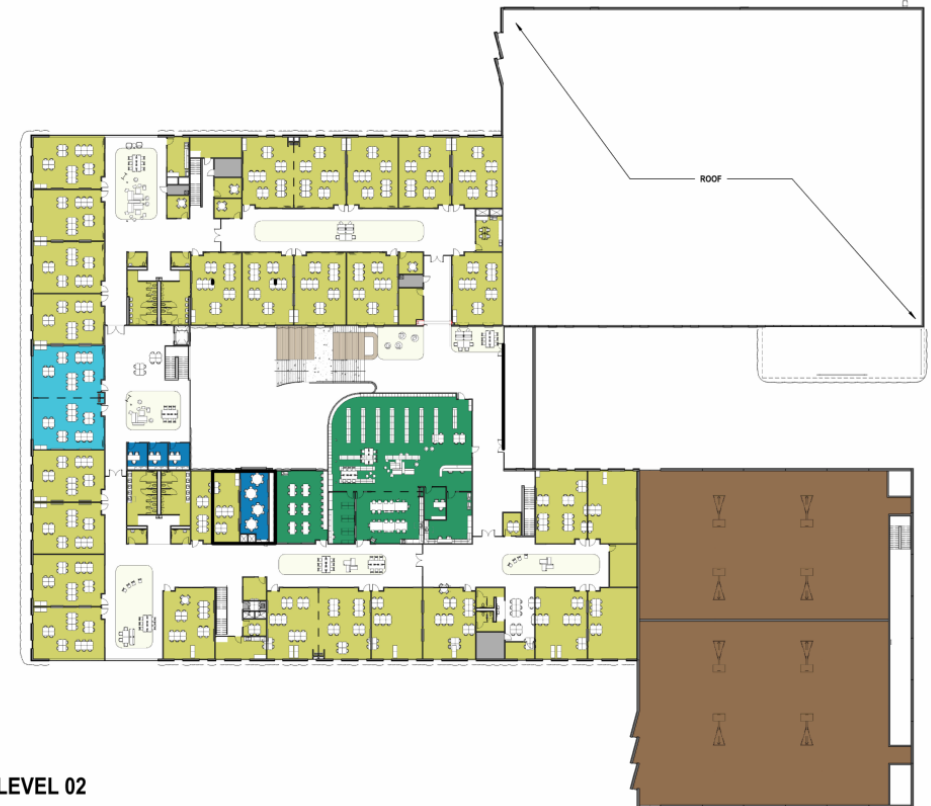


Level 01

# Floor Plans

## DEPARTMENT LEGEND

- |                    |                     |
|--------------------|---------------------|
| ■ ADMINISTRATION   | ■ FINE ARTS         |
| ■ BUILDING SUPPORT | ■ PE / ATHLETICS    |
| ■ CAFETERIA        | ■ SCIENCE           |
| ■ CTE              | ■ SPECIAL EDUCATION |
| ■ ACADEMICS        | ■ LIBRARY           |



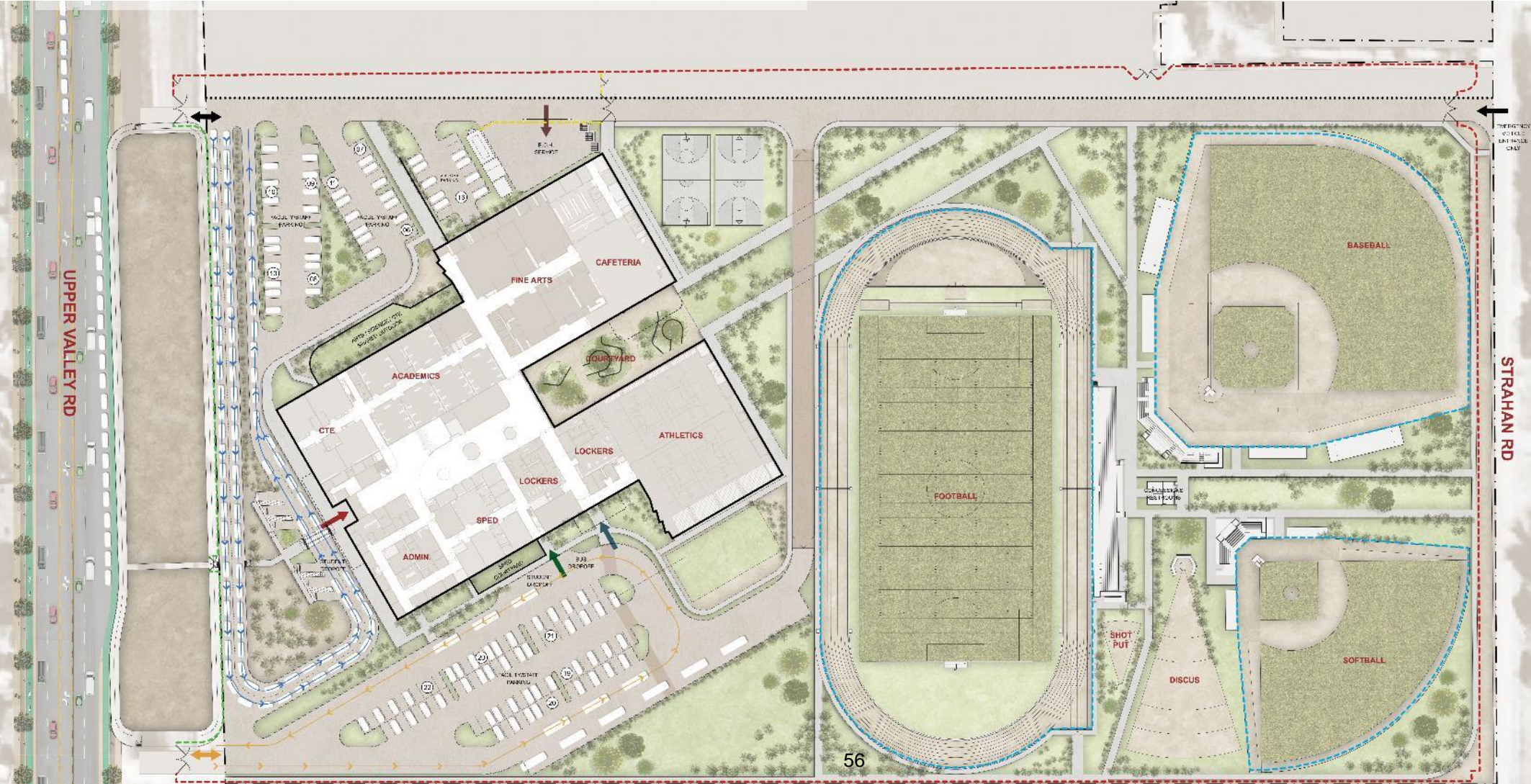
# Building Section



The design concept of the “Paseo” is meant to celebrate the main axis and is seen as an indoor-outdoor experience. Canutillo Middle School inspiration stems from the blue hues beyond the mountain skies and the blue that is part of the school colors and identity given this connection the name “Paseo Azul”

# Site-Floorplan | Level 1

- 
- 
- 
- 



# Conceptual Views

Reflecting its upper valley location and aeronautics/technology focus, the design features smooth, flowing geometries that emulate a riverbed's fluidity. Solid forms anchor the design, while voids create connections that symbolize innovation and forward momentum. The undulating forms not only echo the surrounding landscape but also foster creativity, collaboration, and a sense of limitless potential, aligning with the aspirations of technology-driven education.





Atrium

Atrium / Collaboration



Cafeteria



SPED Courtyard



Outdoor Learning



# Interior Materiality



## Color Accents

*Represents the organic nature and showcases CMS' boldness to the space*

## Contrasting Dark Hues

*Represents the shadows casted in the desert, will be used selectively to contrast other materials*

## Wood Accents

*Represents the organic nature and brings warmth creating a balance in the spaces*

## Stone and Concrete Finishes

*Creates a balance to the warm tones that work harmoniously to create an organic balance*



*Thank You*