





College Station Independent School District

Success...each life...each day...each hour

MEMORANDUM

To: Dr. Tim Harkrider, Superintendent 

From: Josh Sybank, Assistant Superintendent of Operations 

Date: April 14, 2026

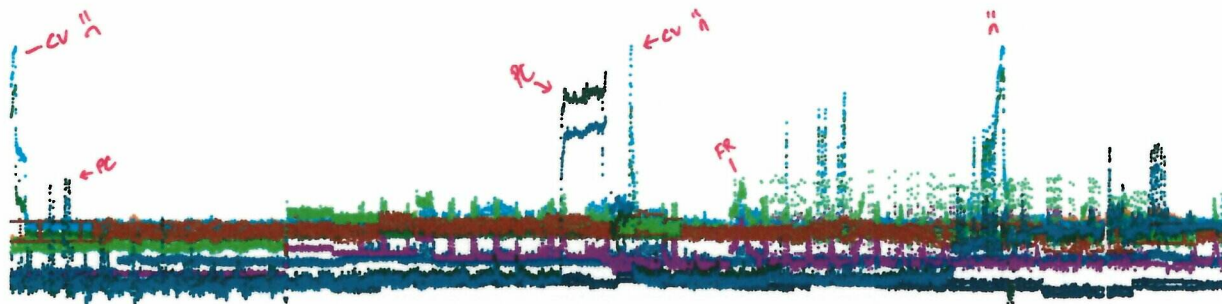
Subject: Design Build Project Delivery

Agenda Item: K - 1

BACKGROUND

Design build is a delivery method by which a district contracts directly with one entity to complete the desired projects. Through this approach, the selected firm is accountable for both architectural/engineering design and physical construction, minimizing owner risk. Design build is also beneficial in construction projects with tight schedules, as it allows design and construction phases to overlap. As the owners, we outline the goals of the project and work directly with the selected firm to create a plan of action. In challenging MEP projects such as this one, the design build method offers less risks for the district as it promotes greater collaboration between design and construction teams, offering greater efficiency and cost savings. Another advantage provided by design build is by bringing architecture/engineering and design under a single contractor, we have a single point of contact throughout the project's life cycle.

A district-wide mechanical, electrical, and plumbing assessment was completed last Fall detailing aging equipment that is need of replacement, and while working with technology, we have identified priority projects to be completed in our IDF/MDF closets. Several of the MDF/IDF closets currently operate without temperature/humidity control and this jeopardizes the equipment within those closets due to heat that the equipment emits. The heat tracking graph below displays the spikes in temperatures:



Addressing this problem and providing a solution as quickly as possible is critical for the district's technology infrastructure. We cannot afford to have any of our servers go down as this impacts campus functions and is extremely costly. This is why we have design build as the best procurement delivery

Josh Sybank
Asst. Supt. of Operations

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Superintendent of Schools



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method for these projects which include mini splits for IDF/MDF closets, LED lighting, and HVAC improvements.

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