



Executive Program Summary December 2025

This report outlines, at an executive review level, the progress planned by the Construction Program Supervisor through December 2025 and key activities planned for January 2026.

OVERVIEW

Safety Security & Police Building – Construction ongoing with grading, site work and excavating the building crawl space footprint and will continue through an August 2026 substantial completion.

Early Learning Center 2.0 – The site permit was issued from City of Mansfield and the site work has begun. We had great weather for a successful groundbreaking ceremony on 12.9. Building permit is in final review and is anticipated to be issued this month.

Middle Schools Fine Arts Additions – All 6 campus permits have been issued and construction is ongoing. Substantial completion set for July 2027 for all campuses.

Ben Barber Innovation Academy and Frontier HS Addition & Renovations – Construction has begun with utility work, excavating the detention pond and general grading. A July 2027 substantial completion is expected.

High School Baseball & Softball Turf & Batting Cages – Construction ongoing on all 5 campuses with significant progress made on all campuses this past month. Several batting cages are erected and turf surfacing starting to go down. Substantial completion for all campuses set for January 6, 2026.

6th Avenue & Main Transportation – 95% CD documents have been issued to the Bond team for review. Cost estimates from ABG continue to get adjusted and final issue for Permit and Bid in December and January, respectively.

Early Roofing – All campuses are complete. Some outstanding damage to the HVAC drain pans have been identified and are being repaired.

Busses -. Several of the out of commission buses have been sold in auction. 21 buses of 31 have been delivered and we are holding on the last 10 to facilitate transitioning the old busses out.

The Technology Department has issued purchase orders for Proposition A infrastructure equipment. The equipment purchases include network switches and wireless access points for auxiliary buildings.

Technology has also issued purchase orders for Proposition B capital equipment purchases. Interactive panels have received and installed. Digital displays have been ordered and should arrive in October. Fiber Ring proposal was approved in March and has begun.

The 2024 Bond Program website is complete with progress updates, information, and photos. The website will be consistently updated with project information.

Phase 2 & 3 updates are forthcoming in the January Board Meeting. Sign & Seal documents anticipated from Huckabee in late November and early December with selected projects to start bidding for 2026 work completion and the remainder to bid next year for 2027 completion.

SCHEDULE:

The Report for each project is attached herewith.

BUDGET:

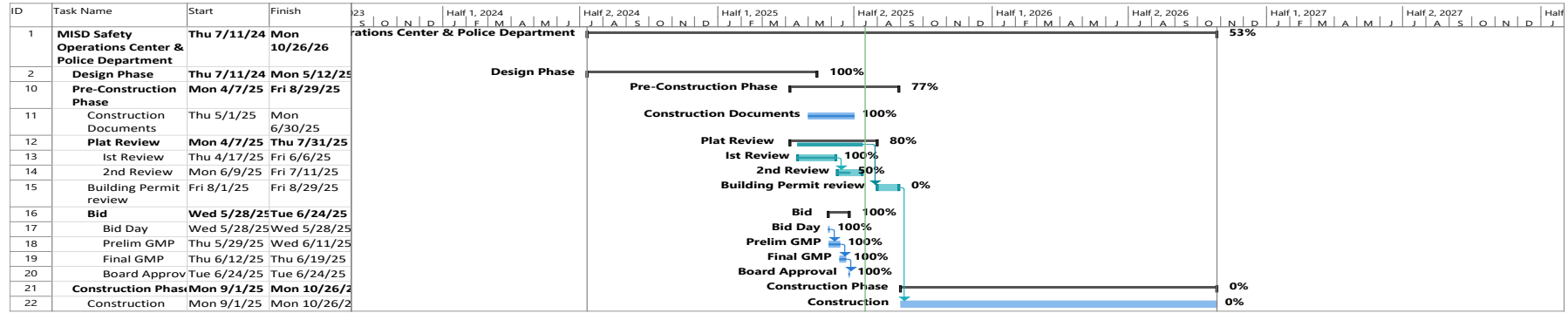
The Program Report Summary of expenditures is attached herewith.

Bond 2024 Funding Summary

• Bond Allocation	\$ 588,500,000
• Interest Earned	8,468,990
• Issuance Savings	<u>4,299,611</u>
Total	\$ 601,268,601
• Expended	\$ 92,334,372
• Encumbered	<u>245,811,857</u>
• Total	\$ 338,146,229
• Unassigned Funds	\$ 263,122,372 (Includes Program Contingency)
• Current Year Interest	<u>5,095,090</u>
Total Unassigned	\$ 268,217,462

Safety Operations Center & Police Department

Schedule Summary



Cost Summary

Budget Amount \$ 26,000,000.00

Contract Award Amount: \$25,220,899.00

Change Order:

New Contract Amount

Scope of Work

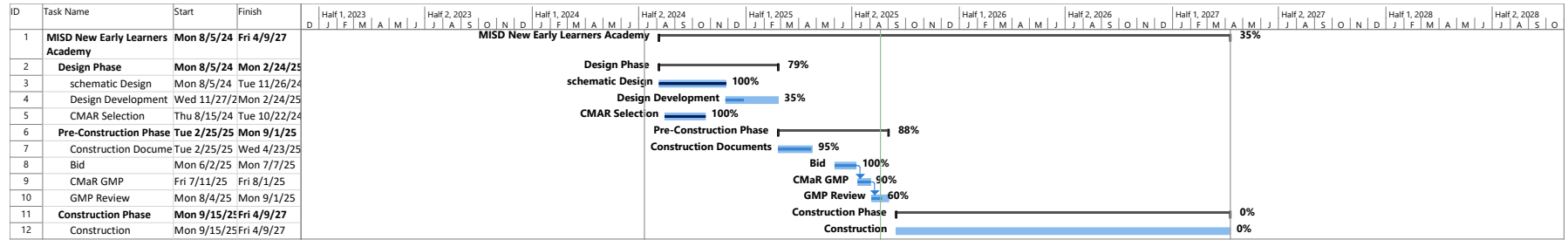
1. The new building to serve the Mansfield Independent School District needs a new Safety, Security, and Police Department.
2. The new facility will include an Emergency Operations Center (EOC).
3. Provide adequate space for all departments and staff.
4. Virtual Training Simulator for officer training.

Status Summary

1. The Architect and design committee members have had several preliminary meetings to develop the building design based on the specialized requirements.
2. The Design Team is working on scheduling visits to tour other EOC facilities. A topographical survey has been ordered to begin the site design. As soon as the RFQ for Geotechnical & Materials Testing is complete, the Bond Department will order the Geotechnical study to begin.
3. 100% Construction Documents budget estimates are in line.
4. Currently drilling piles, completion 12/12/25.
5. Started grade beams with completion date Jan. 2026
6. Start utilities 12/15/25.

MISD New Early Learners Academy

Schedule Summary



Budget

\$53,000,000.00

Cost Summary

Pre-Construction Fee: \$ 65,000.00

Contract Award Amount:

Change Order:

New Contract Amount

Scope of Work

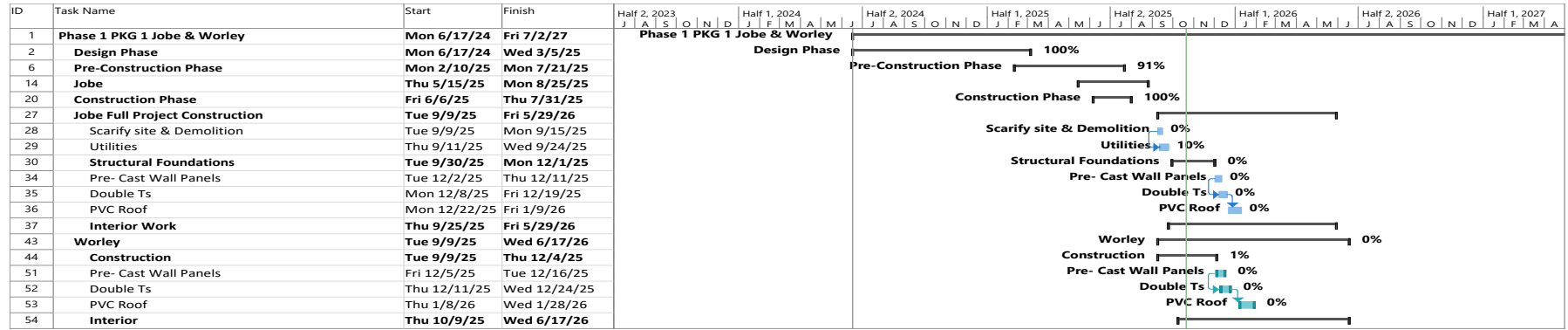
1. Build a New Early Learners Academy

Status Summary

1. Mansfield ISD has received site permit approval from the City of Mansfield.
2. The building site has been fully cleared and road base has been installed to provide a drivable site and construction entrance.
3. Core Construction, Huckabee Architects, and Mansfield ISD are conducted a Ground Breaking Ceremony on December 9, 2025, at the site of the New Early Learners Academy.
4. Test Pile locations have been established and all testing will be performed and supervised by UES Geotechnical.

Phase 1 Package 1 Jobe & Worley MS Fine Arts Addition & CIP Package

Schedule Summary



Cost Summary

Budget Amount: \$ 34,232,820.00

Change Order:

Contract Award Amount: \$31,608,506.00

Pre-Construction Fee: \$40,000.00

New Contract Amount: Early Flooring Jobe: \$914,345.00

New Contract Amount: Jobe GMP#2 \$15,767,159.00

New Contract Amount: Worley GMP#2 \$14,927,003.00

Scope of Work

1. New Fine Arts additions for Jobe & Worley Middle Schools.
2. Replace the running tracks, bleachers, and scoreboards at both schools.
3. Renovate weight rooms.
4. Life cycle replacements on air conditioning, flooring as required.
5. Linda Jobe will get new serving lines.

Status Summary

1. Concrete piles & grade beams being installed at both Jobe & Worley.
2. 8 of the restroom Ceilings completed at Jobe. Next set of 2 restrooms to be completed over Christmas break.
3. Fire line relocation is still underway at Worley, with coordination ongoing with the Fire Marshall regarding any necessary shutdowns.

Middle School Fine Arts Additions PKG 2 T A Howard & James Coble Middle School with Life Cycle Replacement

Schedule Summary

ID	Task Name	Start	Finish	Half 2, 2023	Half 1, 2024	Half 2, 2024	Half 1, 2025	Half 2, 2025	Half 1, 2026	Half 2, 2026	Half 1, 2027
59	Phase 1 PKG 2 TA Howard & Coble MS	Mon 6/17/24	Wed 6/16/27	e 1 PKG 2 TA Howard & Coble MS							
60	Design Phase	Mon 6/17/24	Wed 3/5/25	Design Phase							
61	schematic Design	Mon 6/17/24	Tue 11/5/24	schematic Design							
62	Design Development	Wed 11/6/24	Wed 3/5/25	Design Development							
63	CMAR Selection	Mon 8/26/24	Tue 10/22/24	CMAR Selection							
64	Pre-Construction Phase	Thu 2/20/25	Wed 7/30/25	Pre-Construction Phase							
65	Construction Documents	Thu 2/20/25	Mon 3/31/25	Construction Documents							
68	CMAR Budget	Wed 3/26/25	Tue 4/8/25	CMAR Budget							
69	Owner Review	Tue 4/1/25	Mon 7/21/25	Owner Review							
70	Early flooring package JobeMS	Thu 4/24/25	Fri 5/2/25	Early flooring package JobeMS							
71	Bids	Thu 4/24/25	Thu 4/24/25	Bids							
72	Bid Review	Fri 4/25/25	Thu 5/1/25	Bid Review							
73	GMP Early Package	Fri 5/2/25	Fri 5/2/25	GMP Early Package							
74	Fine Arts Addition and CIP	Tue 7/22/25	Wed 7/30/25	Fine Arts Addition and CIP							
75	Pkg 1 GMP Main Campus	Tue 7/22/25	Wed 7/30/25	Pkg 1 GMP Main Campus							
76	Construction Phase	Mon 5/19/25	Wed 6/16/27	Construction Phase							
77	Early flooring Package	Mon 5/19/25	Wed 7/30/25	Early flooring Package							
78	Full Project Construction	Thu 7/31/25	Wed 6/16/27	Full Project Construction							

Cost Summary

Budget Amount: \$ 34,600,000.00

Change Order:

Contract Award Amount: \$ 29,785,236

Pre-Con Fee: \$80,000.00

New Contract Amount: Early Flooring Coble: \$967,084.00

New Contract Amount: Coble GMP#2 \$16,380,462.00

New Contract Amount: Howard GMP#2 \$12,432,560.00

Scope of Work

1. Construct Fine Arts additions.
2. Safety & Security Upgrades including weapons detection systems.
3. Technology infrastructure & life cycle replacements.
4. MEP life cycle replacements.
5. New serving lines in the cafeteria.
6. Civil work, track, bleacher, and scoreboard replacements.
7. Proposition B, interactive panels in classrooms and common spaces and digital signage.

Status Summary

1. Huckabee Architects have completed the signed and sealed construction documents. Lewis Construction Inc. to finalize the GMP for the July board meeting.
2. Coble MS and Howard MS track surface removed, repair to asphalt starting 12/12/25 completion January 2026.
3. Currently installing onsite utilities both campuses
4. Scheduled storm structure panels to be set June 01, 2026

Middle School Fine Arts Addition PKG 3 Jones & Wester with Life Cycle Replacement

Schedule Summary

ID	Task Name	Start	Finish	Half 2, 2023 J A S O N D	Half 1, 2024 J F M A M J	Half 2, 2024 J A S O N D	Half 1, 2025 J F M A M J	Half 2, 2025 J A S O N D	Half 1, 2026 J F M A M J	Half 2, 2026 J A S O N D	Half 1, 2027 J F M A
80	Phase 1 PKG 3 Jones, & Wester	Mon 6/17/24	Fri 7/2/27	Phase 1 PKG 3 Jones, & Wester							
81	Design Phase	Mon 6/17/24	Wed 3/5/25	Design Phase							
85	Pre-Construction Phase	Thu 3/6/25	Thu 8/7/25	Pre-Construction Phase 100%							
86	Construction Documents	Thu 3/6/25	Mon 7/21/25	Construction Documents 97%							
91	Early flooring package JobeMS	Thu 4/24/25	Thu 8/7/25	Early flooring package JobeMS 100%							
92	Bids	Thu 4/24/25	Thu 4/24/25	Bids 100%							
93	Bid Review	Fri 4/25/25	Thu 5/1/25	Bid Review 100%							
94	GMP Early Package	Fri 5/2/25	Fri 5/2/25	GMP Early Package 100%							
95	Construction Phase	Fri 6/6/25	Thu 8/7/25	Construction Phase 100%							
96	Early flooring Package	Fri 6/6/25	Thu 8/7/25	Early flooring Package 100%							
97	Wester abatement	Fri 6/6/25	Thu 8/7/25	Wester abatement 100%							
98	GMP Package 3	Wed 6/18/25	Tue 7/22/25	GMP Package 3 100%							
99	Bid	Wed 6/18/25	Tue 7/8/25	Bid 100%							
100	Owner Review	Wed 7/9/25	Tue 7/22/25	Owner Review 100%							
101	Construction Phase	Mon 8/18/25	Fri 7/2/27	Construction Phase							
102	Construction	Mon 8/18/25	Fri 7/2/27	Construction							

Cost Summary

Budget Amount: \$49,399,156

Change Order:

New Contract Amount: \$39,630,477.00

Pre-Construction Fee: \$40,000.00

Jones Early Flooring Package: \$910,702.00

Wester Early Package (Abatement/Demo): \$1,215,207.00

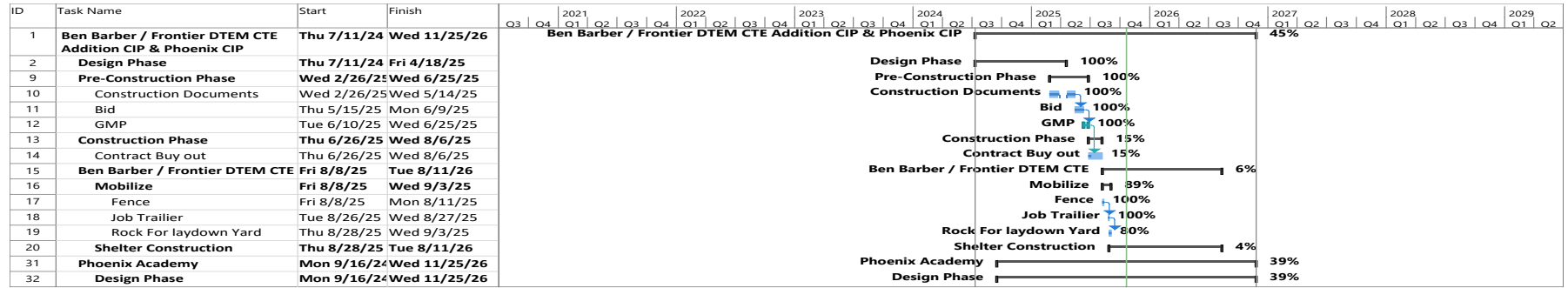
Scope of Work

1. Construct Fine Arts additions.
2. Safety & Security Upgrades including weapons detection systems.
3. Technology infrastructure & life cycle replacements.
4. MEP life cycle replacements, including lighting upgrades at Brooks Wester M.S
5. New serving lines in the cafeteria at Danny Jones MS.
6. Proposition B, interactive panels in classrooms and common spaces and digital signage.

Status Summary

1. Line locates have been completed at Danny Jones Middle School in preparation of the re-location of fiber line.
2. Underground utility re-location has begun and concrete has been poured back at Danny Jones.
3. Life Skills classroom renovation is underway with an estimated completion date of December 18th, 2025.
4. Demolition for tornado shelter and Fine Arts Addition is set to begin in January at Wester.

Ben Barber Innovation Academy / Frontier STEM Academy CTE Addition & Life Cycle Replacement Phoenix Academy
Schedule Summary



Cost Summary

Proposed Budget: Ben Barber CTE \$18,319,424.00

Pre – Construction Fee: \$40,000.00

Contract Award Amount: \$21,728,789.00

Change Order:

New Contract Amount

Scope of Work

1. Ben Barber CTE Addition & CIP
 - a. New CTE Addition
 - b. Roof Top Unit R-22 replacement, life safety & security upgrades, Day Care play surface replacement.
 - c. Paving repairs
2. Phoenix Academy
 - a. Life safety & security upgrades, Interior Lighting replacement
 - b. Paving repairs

Status Summary

1. New programs to be included are Robotics and Automation Technology, Biomedical Sciences, Aviation Maintenance, and HVAC.
2. Huckabee Architects, Mansfield ISD, and Herbert Beasley Land Surveyors are coordinating to finalize the plat required for permit issuance.
3. Test piles drilled and passed.
4. Flooring will be installed during holiday break
5. Temp fire line and connection to building during holiday break.

A-1 Mansfield High School Baseball & Softball Field Turf Upgrades, Batting Cages & Bull Pens

Schedule Summary

ID	Task Name	Start	Finish	2023				2024				2025				2026				2027				2028			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	A-1 Mansfield High School Baseball, Softball Turf Projects, Batting Cages & Bullpens	Tue 9/3/24	Tue 12/30/25	<div><div></div></div>												68%											
2	Design Phase	Tue 9/3/24	Mon 1/20/25	<div><div></div></div>												100%											
5	Pre-Construction Phase	Tue 1/21/25	Tue 5/27/25	<div><div></div></div>												99%											
11	Construction Phase	Tue 5/27/25	Tue 12/30/25	<div><div></div></div>												24%											
12	NTP	Mon 6/2/25	Mon 6/2/25	<div><div></div></div>												100%											
13	Contract Buy Out	Tue 5/27/25	Thu 6/19/25	<div><div></div></div>												85%											
14	Construction	Mon 6/30/25	Tue 12/30/25	<div><div></div></div>												15%											

Cost Summary

Pre – Construction Fee: \$10,000.00

Budget Amount: \$6,508,530

Contract Award Amount: \$5,976,120.00

Change Order:

New Contract Amount

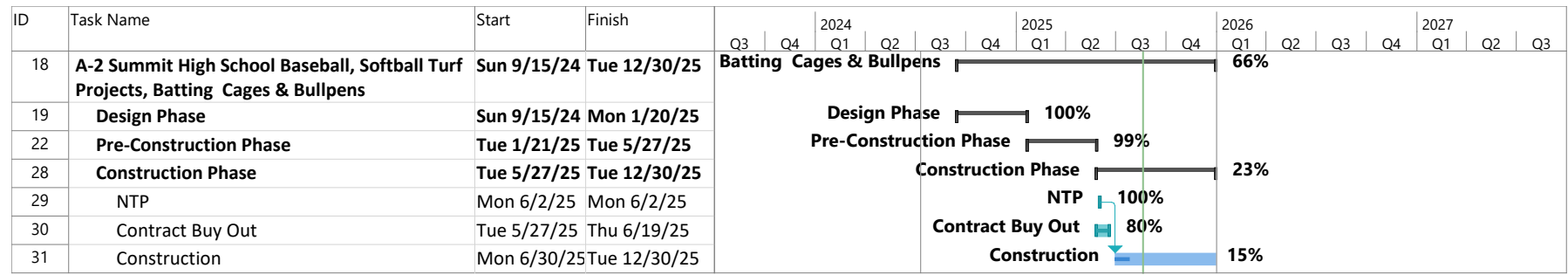
Scope of Work

1. New Turf for Baseball & Softball fields at the 5 High Schools.
2. New batting cages for baseball & softball at each campus.

Status Summary

1. Synthetic turf has been installed on both the baseball and softball fields; field logos have been set and approved by athletics and infill placement is currently underway.
2. The pre-engineered metal building has been erected, interior lighting installation is in progress, and the CMU storage building is nearing completion and being painted. Turf installation in the metal building to follow paint completion.
3. All site concrete has been poured and the dugouts have been cleaned and painted.
4. New scoreboards have been installed, new fencing installation has commenced, and final project closeout activities are underway.

Schedule Summary



A-5 Timberview High School Baseball & Softball Field Turf Upgrades, Batting Cages & Bull Pens

Schedule Summary

ID	Task Name	Start	Finish	<div><div><div>2021</div><div>2022</div><div>2023</div><div>2024</div><div>2025</div><div>2026</div><div>2027</div></div><div><div>Q4</div><div>Q1</div><div>Q2</div><div>Q3</div><div>Q4</div><div>Q1</div><div>Q2</div><div>Q3</div><div>Q4</div><div>Q1</div><div>Q2</div><div>Q3</div><div>Q4</div><div>Q1</div><div>Q2</div><div>Q3</div><div>Q4</div><div>Q1</div><div>Q2</div><div>Q3</div><div>Q4</div><div>Q1</div><div>Q2</div><div>Q3</div><div>Q4</div><div>Q1</div><div>Q2</div><div>Q3</div><div>Q4</div></div></div>																											
63	A-5 Timberview High School Baseball, Softball Turf Projects, Batting Cages & Bullpens	Tue 9/3/24	Tue 12/30/25	<div><div>A-5 Timberview High School Baseball, Softball Turf Projects, Batting Cages & Bullpens</div><div><div>Design Phase</div><div>Pre-Construction Phase</div><div>Construction Phase</div><div>NTP</div><div>Contract Buy Out</div><div>Construction</div></div><div><div>100%</div><div>99%</div><div>20%</div><div>100%</div><div>50%</div><div>15%</div></div><div>67%</div></div>																											
64	Design Phase	Tue 9/3/24	Mon 1/20/25																												
67	Pre-Construction Phase	Tue 1/21/25	Tue 5/27/25																												
73	Construction Phase	Tue 5/27/25	Tue 12/30/25																												
74	NTP	Mon 6/2/25	Mon 6/2/25																												
75	Contract Buy Out	Tue 5/27/25	Thu 6/19/25																												
76	Construction	Mon 6/30/25	Tue 12/30/25																												

Cost Summary

Pre -Construction Fee: \$ 10,000.00

Budget Amount: \$6,229,786.00

Contract Award Amount: \$5,652,763.00

Change Order:

New Contract Amount

Scope of Work

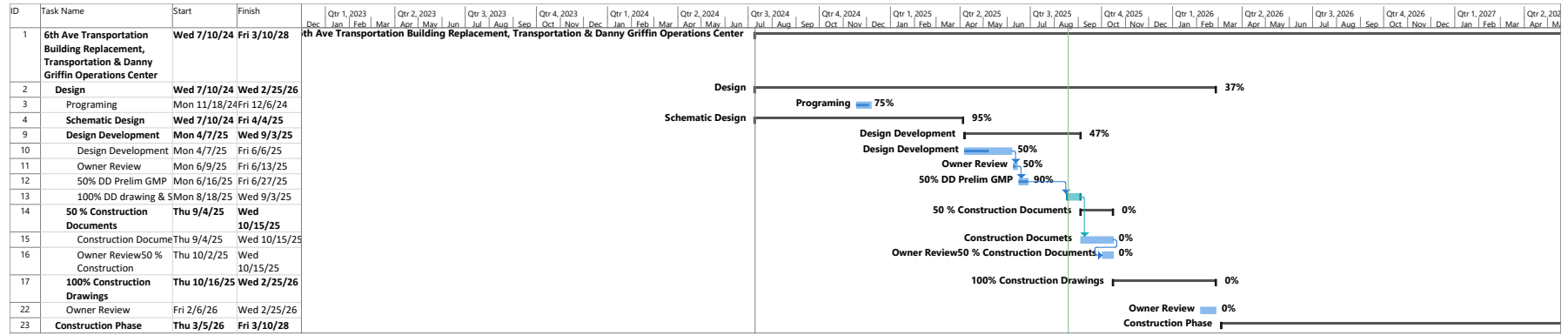
1. New Turf for Baseball & Softball fields at the 5 High Schools.
2. New batting cages for baseball & softball at each campus.

Status Summary

1. The baseball field turf installation has been completed and logos have been installed and approved by athletics.
2. The Pre-Engineered Metal Building (PEMB) foundation erection has begun and CMU storage building is completed. Painting has commenced.
3. Scoreboards have been installed at both baseball and softball field.
4. Turf installation has begun at the softball field with infill to follow.

6th Ave Transportation Building Main Transportation, Danny Griffin OPS

Schedule Summary



Cost Summary

Revised Budget Amount: \$25,330,120.00

Change Order:

New Contract Amount

Scope of Work:

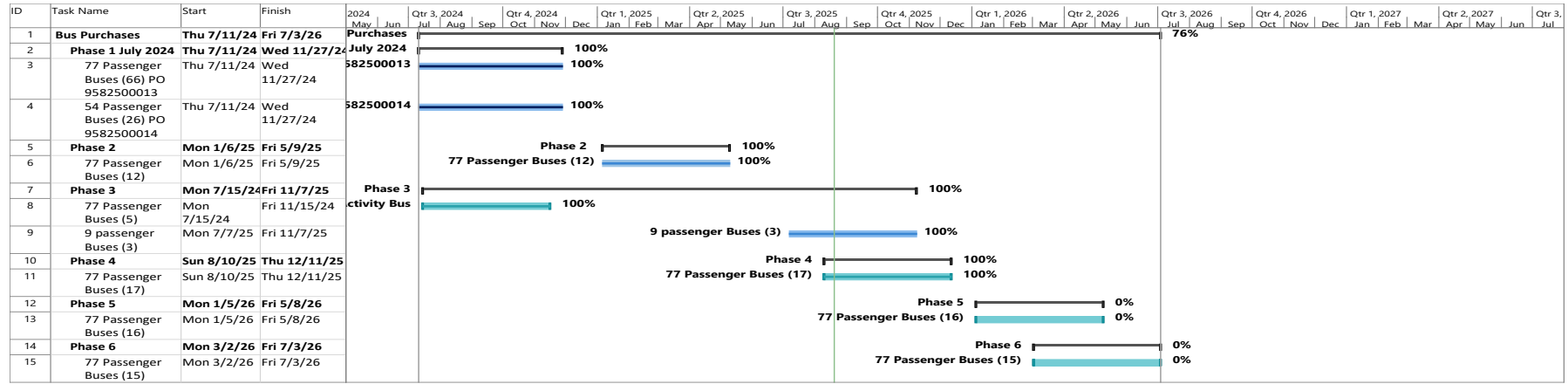
1. New transportation offices with enough office space for staff, increased space for technology closet. Provide adequate space for training the 6th Avenue transportation department.
2. A new bus mechanic repair shop, so mechanics can safely work on buses out of the weather.
3. Additional bus parking for up to 150 buses, and the staff parking to accommodate the additional buses.
4. The design now will have a 10,000 gal unleaded and 20,000-gal diesel tanks with enough pumps to meet the future needs of the district.

Status Summary:

1. Smith & Co. will be working with Huckabee as the architect.
2. Currently working on site plan, floor plan layout and the schematic design.
3. Authers Building Group is the selected CMAR.
4. 100% CD submitted to Huckabee for 6th Ave. and Main St.
5. Permits have been submitted to the city.

Transportation Bus Purchases

Schedule Summary



Cost Summary

Contract Award Amount: 14,581,228

Scope of Work

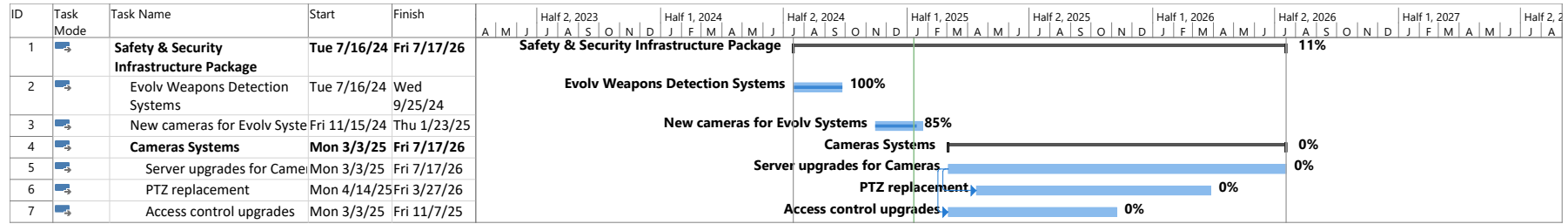
1. Purchase 165 replacement buses.

Status Summary

1. The second round of bus orders are in process.
2. 21 of the 31 have now been received.

Proposition A Safety & Security Infrastructure District Wide S-2

Schedule Summary



Cost Summary

Budget Amount: \$7,200,000.00

Change Order:

New Contract Amount

Scope of Work

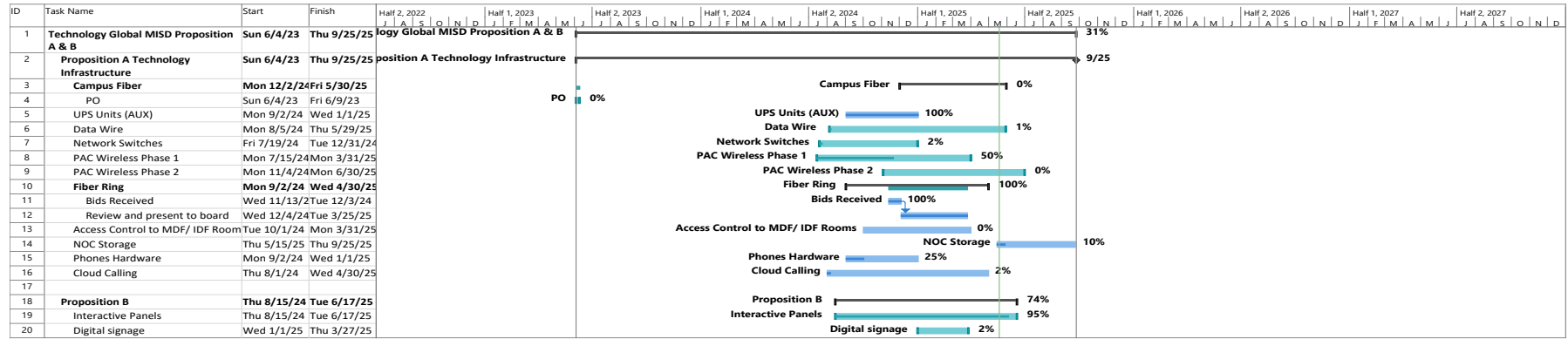
1. Installation of Weapons detection systems
2. Upgrading PTZ cameras throughout the district, camera servers and access control

Status Summary

1. Safety and Security has issued PO for the capital lease Evolv Weapons Detection systems. Much of the material is on hand and installations have begun for middle schools, high school competition gyms, and stadiums. Installation should be completed mid-September.
2. Cameras & access control CSP package to go out to bid 12/15/2025.
3. Meeting was held with a design consultant to review our camera and access control district wide.
4. Evron was selected to install additional cameras at the Evolv Weapons Detection.
5. MISD Bond, Safety & Security Departments, and the MISD PD have made final selection on software & camera manufacturers.
6. NextGen is doing the Evolve upgrade for McKinzey MS.

Technology Infrastructure Proposition A and Proposition B Interactive Panels and Digital Displays

Schedule Summary



Cost Summary

Contract Award Amount:

Change Order:

New Contract Amount

Scope of Work

1. Proposition A.
 - a. Network switches throughout the district.
 - b. New fiber ring.
 - c. UPS Units
 - d. NOC Storage
2. Proposition B
 - a. Interactive Panels for classrooms
 - b. Digital signage for common areas, libraries

Status Summary

1. The Technology Department will start issuing Purchase Orders for Proposition A infrastructure by the end of July and into August for switches, fiber ring, and other components.
2. Proposition B's interactive panels and digital signage will be issued as well.
3. Switches & WAP PO provided to vendors. Technology Department meeting with vendor & installer to go over schedule to begin installs.
4. Phone refresh meetings was held this month to work on product configuration.
5. Contera was selected as the best overall bidder for the fiber ring.
6. Interactive panel install is complete.