

# NAVARRO INDEPENDENT SCHOOL DISTRICT

**Subject:** **Bond 2026 - Design-Build Construction Method for Facility Reinvestment**

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**Date:** May 18, 2026

**Administrator Responsible/Position:** **Paul Neuhoff**

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**A. Purpose of Agenda Item:**

- Information Only                       Action Needed                       Receive Input

**B. Authority for This Action:**

- Local Policy                       Law or Rule                       N/A

**C. Priority, Goal, or Need Addressed:**

- Strategic Plan                       District/Campus Improvement Plan                       Other

**Priorities**

- Priority 1:** Recruiting, Hiring, Coaching, and Retaining High Quality Teachers and Staff to Support Student Outcomes.
- Priority 2:** Maximizing Academic Performance.
- Priority 3:** Maximizing Co-Curricular and Extra-Curricular Opportunities, Performance, and Engagement.
- Priority 4:** Planning, Preparing, and Maintaining Facilities and Environments for Learning.
- Priority 5:** Obtaining and Maintaining Top Rated District Recognition

**Board Goals for 2023-2028**

- Goal 1\*:** The percent of 3rd grade students that score meets grade level or above on STAAR Reading will increase from 49% to 60% by June 2024, 65% for 2024-2025, 70% for 2025-2026, 75% for 2026-2027, 80% for 2027-2028. **(HB3 Required Goal)**
- Goal 2\*:** Increased overall student performance in mathematics to 85% Meets Standard by 2028. The percent of 3rd grade students that score meets grade level or above on STAAR Math will increase from 53% to 65% by June 2024, 70% for 2024-2025, 75% for 2025-2026, 80% for 2026-2027, 85% for 2027-2028. **(HB3 Required Goal)**
- Goal 3\*:**The percentage of graduates that meet the criteria for CCMR will increase from 72% to 88% by August 2024 and increase to 95% by 2028. **(HB3 Required Goal)**

**D.**

**Summary:** The administration is recommending the use of the Design-Build delivery method for the Bond 2026 Facilities Reinvestment scope at the current elementary campus and annex buildings, which will become the future Navarro Early Childhood Center.

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**Background Information:**

In August 2023, the Board established Competitive Sealed Proposals (CSP) as the default delivery method for District construction projects.

As such, in order to use alternative methods of construction delivery the administration requires board approval.

As part of the District's 2026 Bond Program, Facilities Reinvestment projects have been identified to extend the useful life of existing assets while supporting future instructional needs. Through the District's Long-Range Planning Committee, the current elementary campus and annex buildings have been designated to transition into the future Navarro Early Childhood Center.

To support this transition, the 2026 Bond includes targeted roof and HVAC reinvestment to address aging systems, improve reliability, and ensure the facilities are prepared for long-term use. These improvements are foundational to maintaining safe, efficient, and sustainable learning environments for early childhood programming.

**Delivery Method Rationale**

The Design-Build delivery method, authorized under Texas Government Code Chapter 2269, Subchapter G, provides a single point of responsibility for both design and construction services and is recommended for the following reasons:

- Cost Savings: Design services are included within the Design-Build contract, eliminating the need to procure and fund a separate architectural or engineering contract and reducing overall project costs.
- Bond Alignment: Supports efficient use of 2026 Bond funds by prioritizing reinvestment in existing facilities, specifically roof and HVAC upgrades critical to the future Navarro Early Childhood Center.
- Efficiency and Schedule: Early collaboration between designers and contractors improves constructability and can reduce overall project timelines.
- Risk Mitigation: A single entity is responsible for coordinating design, scope, cost, and construction performance.
- Long-Range Planning: Ensures facility infrastructure aligns with the District's long-term educational and enrollment planning efforts.

**Scope of Work (Design-Build Team)**

The Design-Build team will be responsible for, at a minimum:

- Evaluating existing conditions at the elementary campus and annex buildings
  - Designing and constructing roof replacement and HVAC improvements consistent with bond scope
  - Coordinating structural, mechanical, and civil considerations necessary to support system upgrades
  - Ensuring compliance with District standards, applicable codes, and
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- regulatory requirements
  - Delivering improvements that support the successful transition to the Navarro Early Childhood Center

All costs associated with design and construction will be funded through the 2026 Bond Program. Use of the Design-Build delivery method is anticipated to result in cost efficiencies by consolidating design and construction services and maximizing available bond funds.

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**E. Comments Received:**

LT

DEIC

Other

All agenda items are reviewed by the Superintendent's Leadership Team.

**F.**

**Administrative Recommendation:**

The Board approve the use of the Design-Build delivery method for the 2026 Bond Facilities Reinvestment project at the current elementary campus and annex buildings to support the future Navarro Early Childhood Center.

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**G. Fiscal Impact and Cost:**

Budget

Bond

**Amount:** N/A

Grant/Special Funds

Other

**H.**

**Exhibits: None**

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**I.**

**Action:**

“I move to approve/disapprove/postpone the Design-Build delivery method for the 2026 Bond Facilities Reinvestment project at the current elementary campus and annex buildings to support the future Navarro Early Childhood Center.

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Motion by: \_\_\_\_\_

second by: \_\_\_\_\_

FOR: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson

AGAINST: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson

ABSTAIN: J. Frederick, D. Gilliam, L. Gosch, D. Reinhard, M. Sartain, C. Scheib, B. Stephenson

MOTION CARRIED/DENIED/POSTPONED