



Executive Program Summary October 2025

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

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 – GMP from Core Construction was Board approved in September. The permit process challenges with City of Mansfield due to Drainage and Plat issues, have continued. An early grading permit is expected this week from City of Mansfield.

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 most campuses earthwork complete, some batting cage pads complete and some batting cage structures erecting. Substantial completion for all campuses set for January 6, 2026.

6th Avenue & Main Transportation – 50% 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 either complete or in final inspection process. Some small punch list items remain and will be wrapped up by November.

Busses - All of the 77 passenger busses and 54 passenger buses have been delivered from the first purchase order. The request for the next 31 busses was approved at the August Board Meeting. Several of the out of commission buses have been sold in auction. 11 buses of 31 will arrive this month.

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.

SCHEDULE:

The Report for each project is attached herewith.

BUDGET:

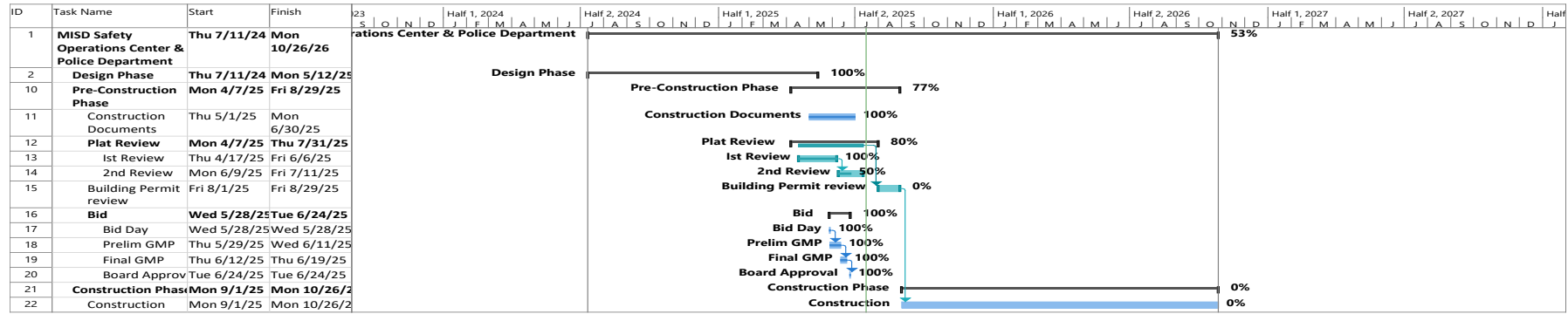
The Program Report Summary of expenditures is attached herewith.

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	\$ 77,968,687
• Encumbered	<u>201,062,291</u>
• Total	\$ 279,030,978
• Unassigned Funds	\$ 322,237,623 (Includes Program Contingency)
• Current Year Interest	<u>2,689,381</u>
Total Unassigned	\$ 324,927,004

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

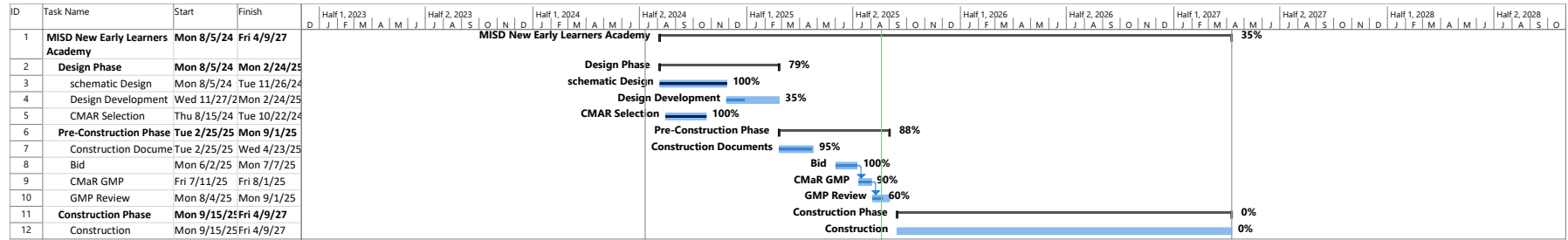
1. The new building to serve the Mansfield Independent School District needs a new Safety, Security, and Police Department.
2. The new facility will include an Emergency Operations Center (EOC).
3. Provide adequate space for all departments and staff.
4. Virtual Training Simulator for officer training.

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. Site grading underway and building layout complete.
5. The contractor is currently mobilizing equipment and preparing the site for drilling of test piles.
6. Building piles scheduled for second week of November, 2025

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

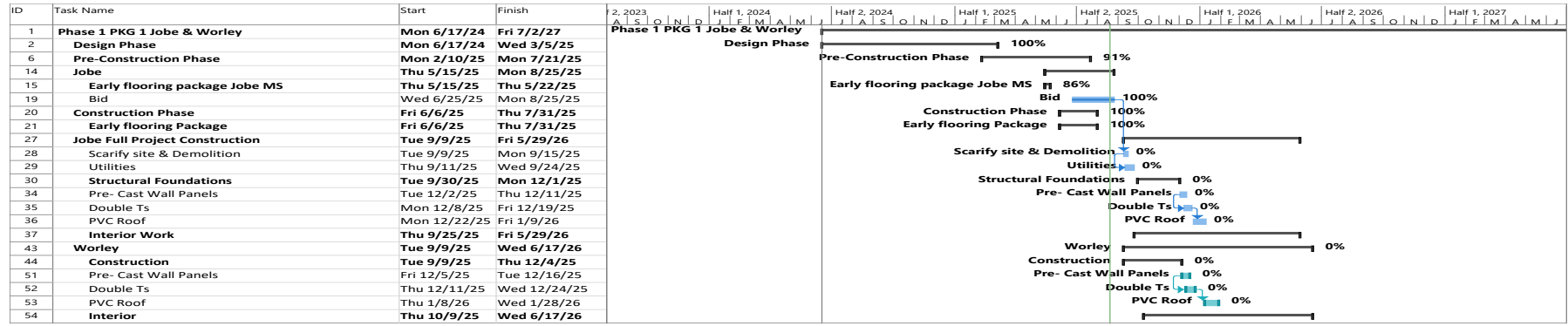
1. Build a New Early Learners Academy

Status Summary

1. Mansfield ISD has received approval from the City of Mansfield for an early grading permit.
2. The Guaranteed Maximum Price (GMP) was approved by the Mansfield ISD Board of Trustees in September. The GMP Agreement has been executed, and we are currently awaiting receipt of Bonds and Insurance before issuing the Notice to Proceed and Purchase Order to Core Construction. Construction Kick-Off meeting has been scheduled.
3. Mansfield ISD, Huckabee Architects, the Jandrucko Administration, and Curriculum & Instruction teams are continuing to refine graphics for entry signage and wayfinding to the Pods as well as make furniture selections for the building.

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

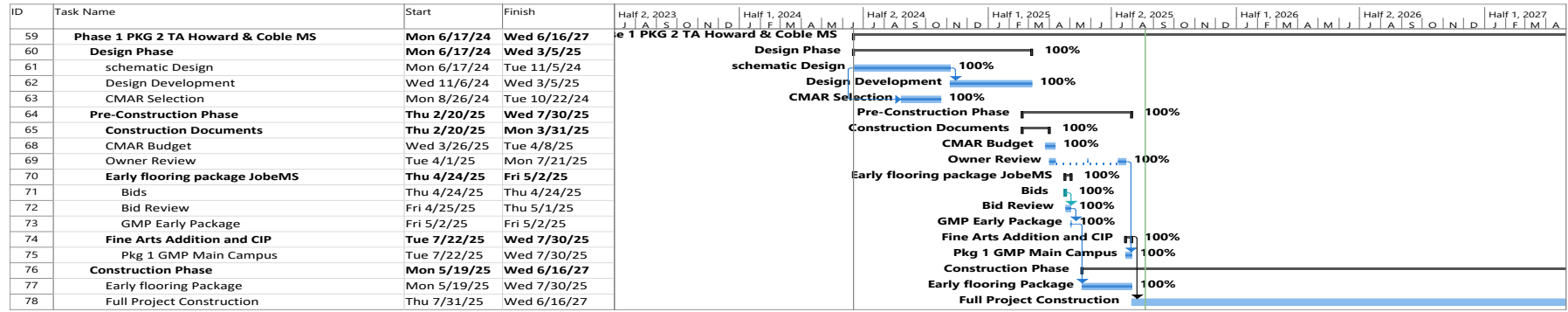
1. New Fine Arts additions for Jobe & Worley Middle Schools.
2. Replace the running tracks, bleachers, and scoreboards at both schools.
3. Renovate weight rooms.
4. Life cycle replacements on air conditioning, flooring as required.
5. Linda Jobe will get new serving lines.

Status Summary

1. Site signage and fencing are being completed at both campuses and all areas are being secured as part of overall site preparation.
2. Ceiling demolition is scheduled for October 10–13 at Jobe. Ceiling installation and other follow-up construction will begin immediately after demolition and preparatory work is completed.
3. Exterior canopy demolition and fire line relocation locates are underway at Worley, with coordination ongoing with the Fire Marshal regarding any necessary shutdowns.

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

Schedule Summary



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. Howard track renovation starting November 2025
3. Permit issued for Coble MS.
4. Both campuses have jobsite trailers.

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

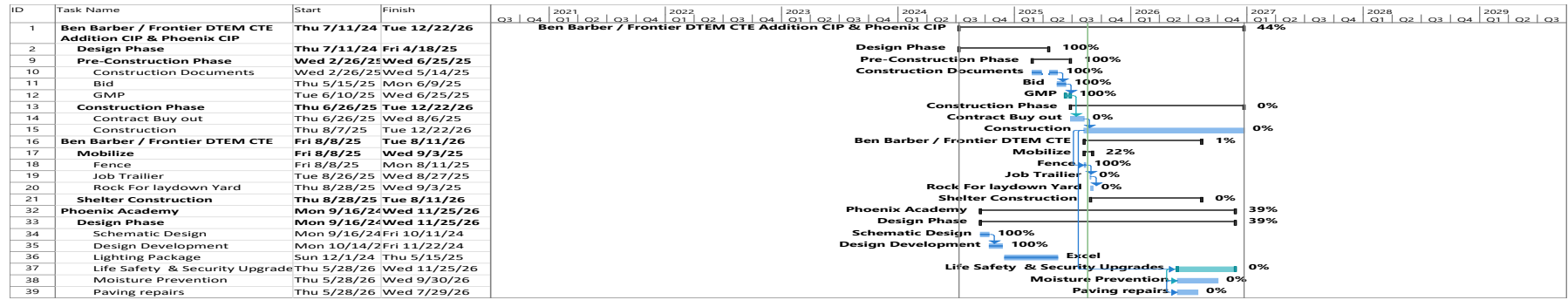
Scope of Work

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. Permits have been issued and site signage and fencing are being installed in preparation to begin work.
2. Subcontractor buyout and coordination for upcoming utility work and building demolition are underway, with phasing meetings underway with Fine Arts and campus principals.
3. The memorial at Danny Jones was removed and returned to the principal for safekeeping.

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. Site demo of parking lot complete
4. Detention pond complete, currently installing storm sewer.
5. On target for substantial completion date 12/02/26

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													68%											
2	Design Phase	Tue 9/3/24	Mon 1/20/25													100%											
5	Pre-Construction Phase	Tue 1/21/25	Tue 5/27/25													99%											
11	Construction Phase	Tue 5/27/25	Tue 12/30/25													24%											
12	NTP	Mon 6/2/25	Mon 6/2/25													100%											
13	Contract Buy Out	Tue 5/27/25	Thu 6/19/25													85%											
14	Construction	Mon 6/30/25	Tue 12/30/25													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

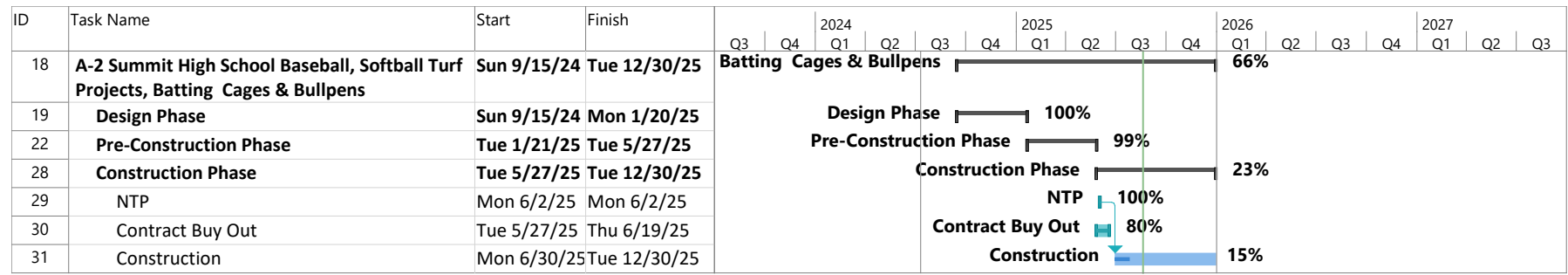
Scope of Work

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. Form boards and reinforcing steel have been installed for the mow strips and fence curbs at the baseball field, with similar work now underway at the softball field.
2. Outfield fence posts have been set, and Paragon Sports Construction has begun excavation for the underground drainage system at the baseball field.
3. Electrical conduit for the bullpens has been installed, and existing scoreboard conduit has been relocated and repurposed at both the baseball and softball fields to support current site needs.
4. Delivery of the pre-engineered metal building is anticipated in mid-October, with structural erection to follow. Completion of the adjacent CMU storage building will proceed immediately thereafter.

Schedule Summary



A-4 Lake Ridge High School Baseball, Softball Turf Project, Batting Cages & Bullpens

Schedule Summary

ID	Task Name	Start	Finish	2021202220232024202520262027																																			
				Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
48	A-4 Lake Ridge High School Baseball, Softball Turf Projects, Batting Cages & Bullpens	Tue 9/3/24	Wed 12/31/25	A-4 Lake Ridge High School Baseball, Softball Turf Projects, Batting Cages & Bullpens																								59%											
49	Design Phase	Tue 9/3/24	Mon 1/20/25																									Design Phase100%											
52	Pre-Construction Phase	Tue 1/21/25	Tue 5/27/25																									Pre-Construction Phase99%											
58	Construction Phase	Tue 5/27/25	Wed 12/31/25																									Construction Phase3%											
59	NTP	Mon 6/2/25	Mon 6/2/25																									NTP100%											
60	Contract Buy Out	Tue 5/27/25	Mon 6/30/25																									Contract Buy Out15%											
61	Construction	Mon 6/30/25	Wed 12/31/25																									Construction0%											

Cost Summary

Pre -Construction Fee: \$ 10,000.00

Budget Amount: \$5,937,467.00

Contract Award Amount: \$5,812,794.00

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. Chain link fence is being removed, grading at the baseball field is being completed, and the softball batting cage foundation is under construction with concrete to be poured soon.
2. Bullpens are being moisture-conditioned, and the baseball batting cage is being capped.
3. Drainage installation has begun at both fields.

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

Schedule Summary

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

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

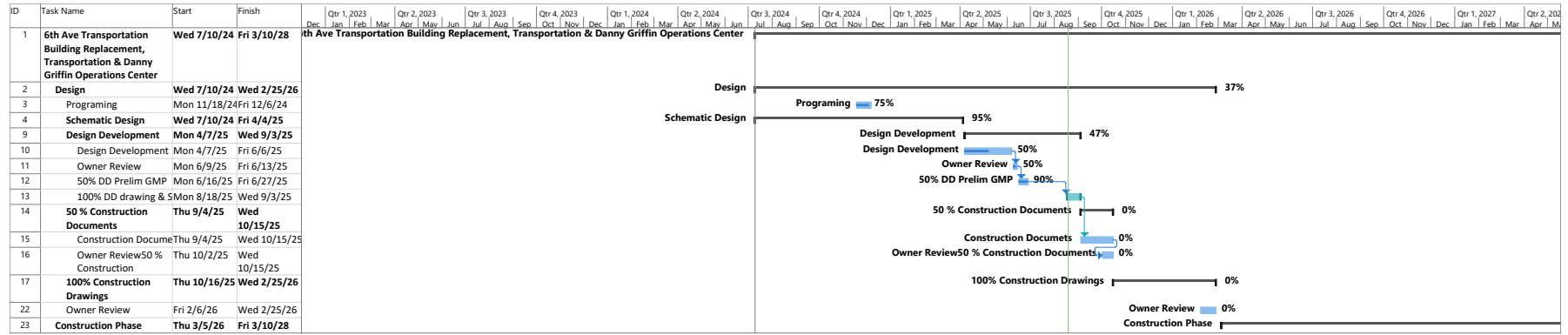
1. New Turf for Baseball & Softball fields at the 5 High Schools.
2. New batting cages for baseball & softball at each campus.

Status Summary

1. Chemical injection at the softball field is nearing completion, and Terracon has confirmed that injection is not required five feet beyond the foundation, resulting in a project credit.
2. Crews are progressing with grade beam installation, underground electrical work, and rebar placement for the foundation.
3. The pre-engineered metal building (PEMB) has been delivered to the site, the perimeter curb at the baseball field has been poured, and fence posts have been set.

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:

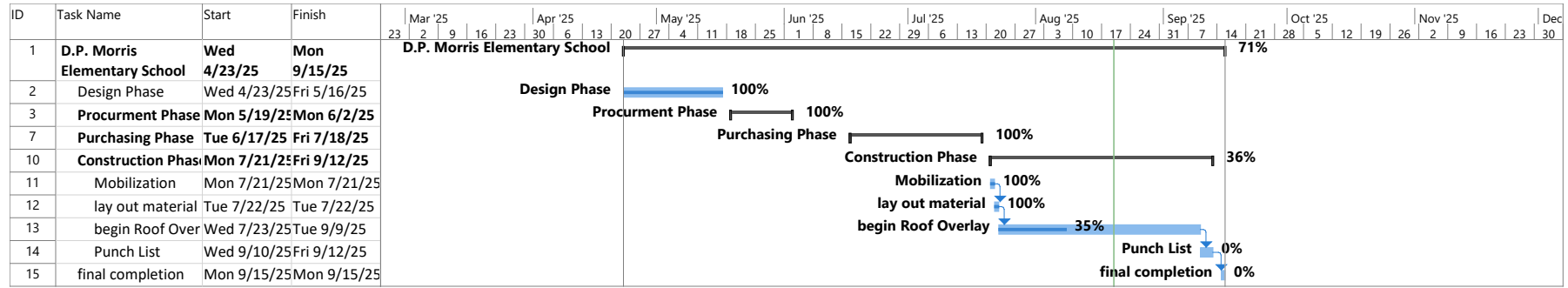
1. New transportation offices with enough office space for staff, increased space for technology closet. Provide adequate space for training the 6th Avenue transportation department.
2. A new bus mechanic repair shop, so mechanics can safely work on buses out of the weather.
3. Additional bus parking 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. Received 50% CD set from Smith & Co.
5. Reviewing parking lot connection to Ben Barber and Danny Griffin Complex
6. Anticipating issue for permit November, 2025

Cross Timbers Intermediate School Life Cycle Roof Overlay Project

Schedule Summary



Cost Summary

Contract Award Amount: \$ 858,619.73

Change Order:

New Contract Amount

Scope of Work

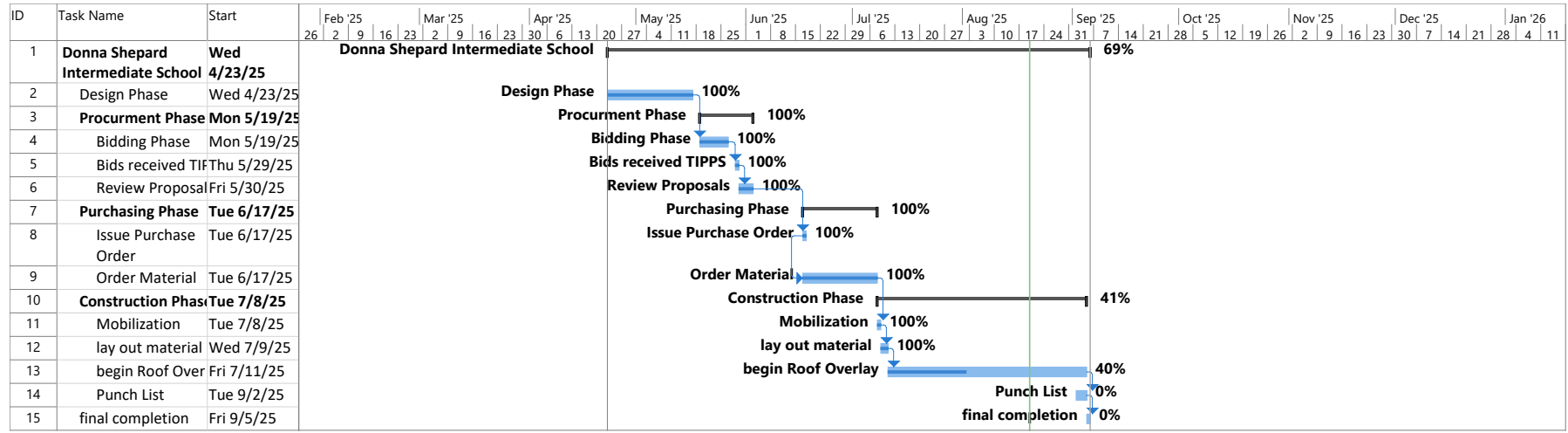
1. Original roof had reached the end of life and warranty expired.
2. Overlay 80 mil Duro – Last Single Ply PVC roof membrane with Rock-board over vacuumed gravel roof.
3. Extend roofing materials under roof top units and new metal coping.
4. As part of the Proposition A Capitol Improvement Scope, MISD, Huckabee, and RAM USA inspected the existing roof for water damage and determined it would be acceptable to provide a new single ply roof membrane over ½” Duro-Guard Dexcell Roof Board.

Status Summary:

1. Project is 98% complete overall
2. Final Inspection is set for Oct. 20th
3. Walk pads will be welded down immediately following the passing of inspection
4. School site has been cleaned and most equipment has been mobilized off site.

Donna Shepard Intermediate School Life Cycle Roof Overlay Project

Schedule Summary



Cost Summary

Contract Award Amount: \$ 974,816.30

Change Order:

New Contract Amount

Scope of Work

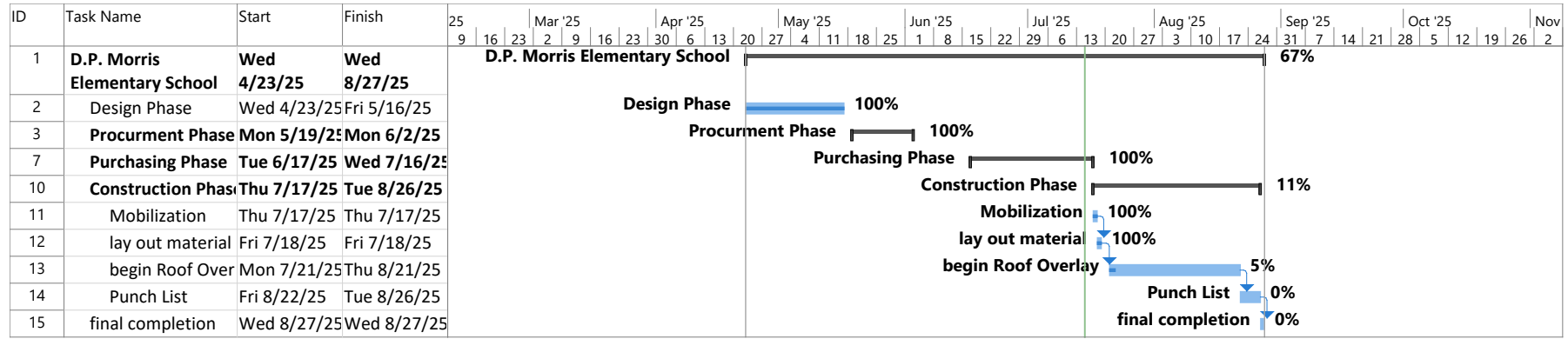
1. Original roof had reached the end of life and warranty expired.
2. Overlay 80 mil Duro – Last Single Ply PVC roof membrane with Rock-board over vacuumed gravel roof.
3. Extend roofing materials under roof top units and new metal coping.
4. As part of the Proposition A Capitol Improvement Scope, MISD, Huckabee, and RAM USA inspected the existing roof for water damage and determined it would be acceptable to provide a new single ply roof membrane over ½” Duro-Guard Dexcell Roof Board.

Status Summary:

1. Project is 100% Complete
2. Inspection was completed on 9/8
3. The walk pads were welded down once inspection was complete
4. Prime Source’s crew cleaned any loose material up from site and has removed all equipment from site.

D.P. Morris Elementary School Life Cycle Roof Overlay Project

Schedule Summary



Cost Summary

Contract Award Amount: \$ 823,677.26

Change Order:

New Contract Amount

Scope of Work

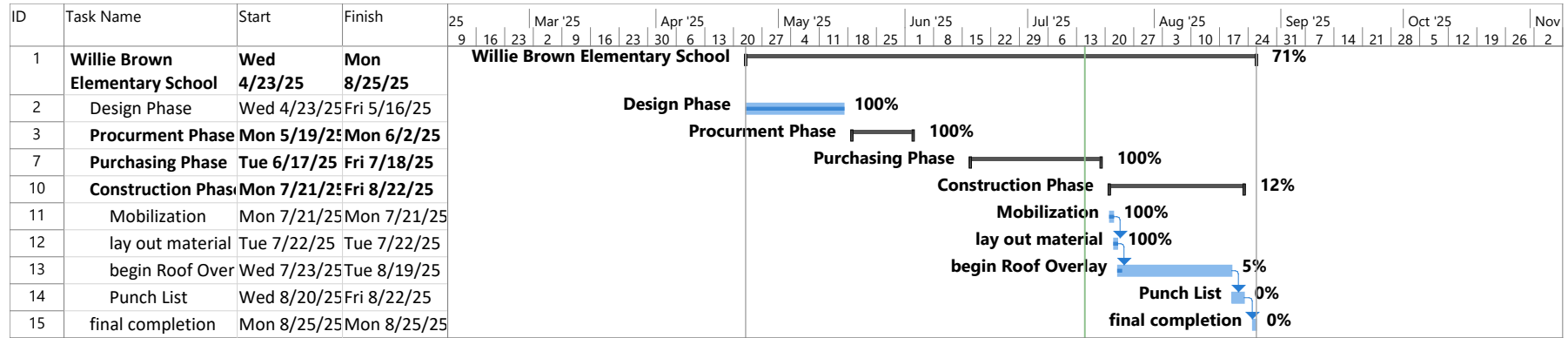
1. Original roof had reached the end of life and warranty expired.
2. Overlay 80 mil Duro – Last Single Ply PVC roof membrane with Rock-board over vacuumed gravel roof.
3. Extend roofing materials under roof top units and new metal coping.
4. As part of the Proposition A Capitol Improvement Scope, MISD, Huckabee, and RAM USA inspected the existing roof for water damage and determined it would be acceptable to provide a new single ply roof membrane over ½” Duro-Guard Dexcell Roof Board.

Status Summary:

1. Project is 100% complete overall
2. Final inspection with Durolast Passed on 10/10
3. New scuppers are being installed as of 10/13 and expected to be finished by 10/21
4. Walk pads will be welded down on 10/21

Willie Brown Elementary School Life Cycle Roof Overlay Project

Schedule Summary



Cost Summary

Contract Award Amount: \$ 820,209.17

Change Order:

New Contract Amount

Scope of Work

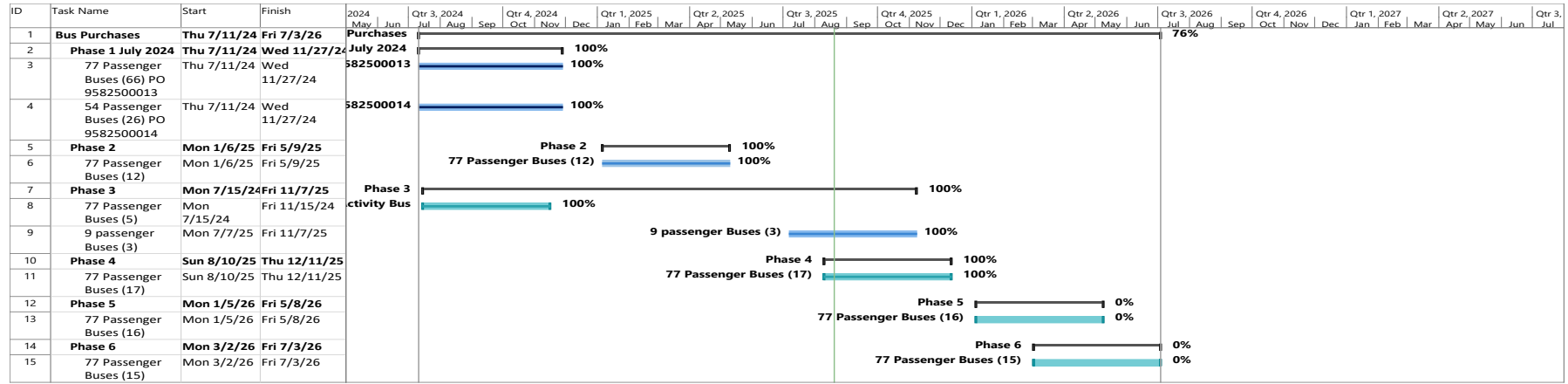
1. Original roof had reached the end of life and warranty expired.
2. Overlay 80 mil Duro – Last Single Ply PVC roof membrane with Rock-board over vacuumed gravel roof.
3. Extend roofing materials under roof top units and new metal coping.
4. As part of the Proposition A Capitol Improvement Scope, MISD, Huckabee, and RAM USA inspected the existing roof for water damage and determined it would be acceptable to provide a new single ply roof membrane over ½” Duro-Guard Dexcell Roof Board.

Status Summary:

1. Project is 100% complete overall
2. Final Inspection with Duro-last passed
3. All walk pads were welded down/installed right afterwards
4. Prime Source has also completed the installation of new scuppers and removed all equipment off site

Transportation Bus Purchases

Schedule Summary



Cost Summary

Contract Award Amount: 14,581,228

Scope of Work

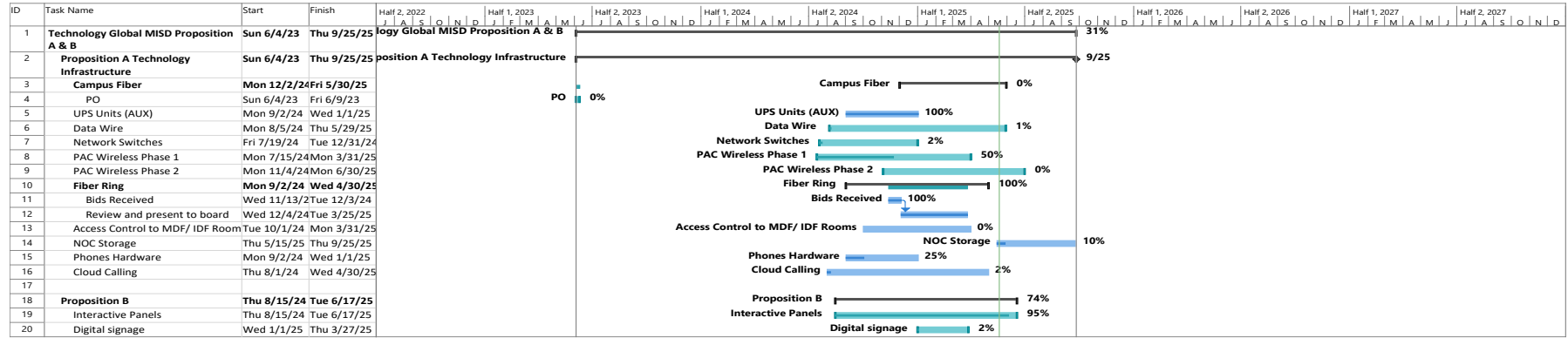
1. Purchase 165 replacement buses.

Status Summary

1. The second round of bus orders are in process.
2. 11 buses will be delivered this month.

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.

Schedule Summary

ID	Task Mode	Task Name	Start	Finish	Timeline (A M J J A S O N D J F M A M J J A S O N D J																											
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New Contract Amount

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

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 will begin later this year.
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. Several presentations with camera manufacture and software companies were attended by the Bond, Safety & Security Departments, and the MISD PD. Further evaluations are forthcoming over the next couple of months.
6. NextGen is doing the Evolve upgrade for McKinzey MS.