

Garland Independent School District

Board of Trustees

Special Meeting

Tuesday, November 14, 2023

Agenda

4:45 PM

- I. Call to Order and Determination of Quorum
- II. Public Forum: Members of the public who wish to make comments may complete a Public Comment Participation Request in person at Harris Hill Administration Building prior to the start of the meeting indicated in the posted notice. Comments must be limited to issues that can be presented in a public forum and are directly related to the posted and noticed agenda items. Complaints about student discipline, specific student issues or personnel must be addressed through appropriate administrative channels, in accordance with the Texas Open Meetings Act and Board policy. For more information about public comment procedures, please review the Board Policy for Public Comment accessible at the following link: <https://pol.tasb.org/Policy/Code/364?filter=BED>.
- III. Superintendent's Message
- IV. Information Items
 - A. Receive Presentation on Bond 2023 Program Summary Update – **Javier Fernandez** 3
- V. Action Items (Non Consent)
 - A. Consider Approval of a Resolution for Project Delivery/Contract Award Methods for 2023 Bond Program Construction Methods of Procurement – **Javier Fernandez** 37
- VI. Executive Session: Executive session will be held for purposes permitted by Texas Open Meetings Act, Texas Government Code Section 551.001 et seq.
 - A. Pursuant to Texas Government Code Section 551.071, private consultation with the Board's attorney, in person or by phone, when the Board seeks the advice of its attorney about: 1) pending or contemplated litigation; 2) a settlement offer; or 3) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.
 - 1. Consultation with attorney related to procedure for obtaining court approval of Garland ISD Consolidation Plan, pursuant to Case 3:70-cv-04100-K; United States of America v. The Texas Education Agency et al.

B. Pursuant to Texas Government Code Section 551.074, deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

C. Pursuant to Texas Government Code Section 551.076. Deliberations Regarding Security Devices or Security Audits.

VII. Reconvene from Executive Session for action relative to items considered during Executive Session

A. Consider and take action to approve and adopt (subject to court approval) the Garland ISD Consolidation Plan, including authorizing Garland ISD administration to seek any necessary approvals as required by Case 3:70-cv-04100-K; United States of America v. The Texas Education Agency et al.

VIII. Adjournment



BOARD OF TRUSTEES AGENDA

Date: November 14, 2023

Presented By: Javier Fernandez, Director of Facilities Planning and Construction Services

Subject: Receive Presentation on Bond 2023 Program Summary Update

Information Item

Executive Summary:

Receive presentation on Bond 2023 Program Summary Update.

Administrative Recommendations:

Provided for your information.




Financial Impact and Funding Source:

N/A



Bond Program Summary Update
November 14, 2023

Bond 2023 Propositions

 Proposition A	Safety, Facility Upgrades, Infrastructure Improvements	\$1,103,130,000
 Proposition B	Multi-Program Activity Centers	\$135,910,000
 Proposition C	Technology Device Refresh	\$40,605,000
Total		\$1,279,645,000

Bond 2023 Program Timeline

Bond 2023 Program Timeline

Phase	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			
1			A/E SELECT	CMAr Select	DESIGN			GC PROCURE	CONSTRUCTION							CLOSE										
2					A/E & CMAr SELECT	DESIGN			GC PROCURE	CONSTRUCTION							CLOSE									
3						A/E & CMAr SELECT	DESIGN			GC PROCURE	CONSTRUCTION							CLOSE								
4									A/E & CMAr SELECT	DESIGN		GC PROCURE	CONSTRUCTION							CLOSE						
5										A/E & CMAr SELECT	DESIGN		GC PROCURE	CONSTRUCTION							CLOSE					

The above timeline is preliminary and subject to change

Project Summary Update – Softball/Baseball Improvements

2023				2024												2025									
Q1	Q2	Q3	Q4	Q1			Q2			Q3			Q4			Q1			Q2			Q3			
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
	A/E SELECT 4/25/2023	GC PROCURE 09/12/23	CONSTRUCTION			OCCUPY		CLOSE																	
	A/E SELECT 4/25/2023	DESIGN				GC PROCURE			CONSTRUCTION						OCCUPY		CLOSE								
	A/E SELECT 4/25/2023	DESIGN								GC PROCURE			CONSTRUCTION							OCCUPY		CLOSE			

- Part 1: Naaman Forest HS, Rowlett HS & Sachse HS
Demolition of existing dugouts, removal of perimeter fencing, utility locates, excavation of softball and baseball fields
- Part 2: Lakeview Centennial HS, North Garland HS, South Garland HS
Design Stage
- Part 3: Garland HS
Discovery and Planning Stage

Project Summary Update – Fieldhouse and MACs

2023				2024												2025												2026									
Q1	Q2	Q3	Q4	Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4												
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun				
		A/E SELECT 9/12/2023	CMaR SELECT 12/7/23	DESIGN						CMaR SOLICIT	CONSTRUCTION																		MOVE IN			OCCUPY			CLOSE		

- Fieldhouse and Multi-Program Activity Centers at all seven high schools
 - 10/18/23 Project Kick-Off Meeting with Architectural Firm
 - November 2023 Departmental Meetings
 - Scope to Budget Estimate December 2023

Project Summary Update – Freeman and Hillside

2023				2024												2025												2026											
Q1	Q2	Q3	Q4	Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4														
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
		A/E SELECT 9/12/2023	DESIGN	CMaR SELECT	DESIGN								CMaR SOLICIT	CONSTRUCTION															MOVE IN	OCCUPY	CLOSE								

- Elementary School Replacement #1 B.H. Freeman Elementary
 - 11/01/23 Project Kick-Off Meeting with Architectural Firm
- Elementary School Replacement #2 Hillside Academy for Excellence
 - 10/26/23 Project Kick-Off Meeting with Architectural Firm

Project Summary Update – Lakeview Centennial HS and Naaman Forest HS

2023				2024												2025												2026												2027					
Q1	Q2	Q3	Q4	Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2														
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun												
		A/E SELECT 9/12/2023	DESIGN	CMaR SELECT	DESIGN								CMaR SOLICIT	CONSTRUCTION												MOVE IN	OCCUPY	CLOSE																	

- Lakeview Centennial High School and Naaman Forest High School Addition/Renovation
 - 10/19/23 Project Kick-Off Meeting with Architectural Firm
 - 11/06/23 Architectural Site Assessments
 - Nov, 2023 Departmental Discovery Meetings

Project Summary Update - Playgrounds

2023				2024											
Q1	Q2	Q3	Q4	Q1			Q2			Q3			Q4		
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
		A/E SELECT	DESIGN	GC PROCURE			CONSTRUCTION			CLOSE					

- Playground Replacements
 - 15 Campuses in Phase 1
 - 10/19/23 Project Kick-Off Meeting with Architectural Firm

Project Summary Update - Fencing

2023				2024												2025		
Q1	Q2	Q3	Q4	Q1			Q2			Q3			Q4			Q1		
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
		A/E SELECT	DESIGN				GC PROCURE			CONSTRUCTION					CLOSE			

- Safety Perimeter Fencing
 - 42 Elementary Campuses in Phase 1
 - 10/24/23 Project Kick-Off Meeting with Architectural Firm

Projectmates CPMS Summary Update

Task Name	% Complete
Project Kickoff	100
Project Manager Introduction	100
Confirm Client and Projectmates Team Members	100
Assessment /Needs Analysis	100
Online Discovery Meetings	100
Prepare New Schedule / Plan Update	100
Software Configuration	75
Weekly Touch Base with Galand ISD	100
Project Template Setup	65
Training	0
Validation Workshop	0
VW Signed off by both Parties	0
Power User Training (3 Web Based Sessions)	0
Web Training for Internal or External Users (Four 3-Hour Sessions)	0
Go Live	0
Launch all Projects	0
Escalated Support	0

- Consider Approval of Construction Manager at Risk Recommendation for Fieldhouse and Multi-Program Activity Center at all seven high schools

- Consider Approval of Construction Manager at Risk Recommendation for Elementary School Replacement #1 B.H. Freeman Elementary
- Consider Approval of Construction Manager at Risk Recommendation for Elementary School Replacement #2 Hillside Academy for Excellence
- Consider Approval of Construction Manager at Risk Recommendation for Lakeview Centennial High School and Naaman Forest High School Addition/Renovation

Consider Approval of Recommended Architects for Bond 2023 Phase 2 Projects

- Elementary Replacement School #3
- New Agriculture Science Facility
- North Garland HS and South Garland HS Renovations
- Hickman Elementary, Northlake Elementary, Rowlett Elementary, and Toler Elementary Enhancements
- Cooper Elementary, Herfurth Elementary, and Steadham Elementary Roof Package

- Consider Approval of Construction Manager at Risk Recommendation for Elementary Replacement School #3
- Consider Approval of Construction Manager at Risk Recommendation for New Agriculture Science Facility
- Consider Approval of Construction Manager at Risk Recommendation for North Garland HS and South Garland HS Renovations
- Consider Approval of Construction Manager at Risk Recommendation for Hickman Elementary, Northlake Elementary, Rowlett Elementary, and Toler Elementary Enhancements

2023 Bond Financial Summary
Prepared for November 14, 2023 Board Bond Committee Meeting
PA Projects - Project Details by Fund
Time run: 10/23/2023 12:21:37 PM

Class Code 683						
Project#	Name	Current Budget	Actual Cost I-T-D	Current Encumb	Total Cost with Encumb	Remaining Budget
683005	Lakeview Centennial HS Reno	48,753,114	-	-	-	48,753,114
683008	Naaman Forest High School Reno	24,062,142	-	-	-	24,062,142
683165	Elementary Replacement School #1	62,359,683	-	-	-	62,359,683
683166	Elementary Replacement School #2	62,359,683	-	-	-	62,359,683
683301	Baseball/Softball Renovations	35,000,000	-	13,708,860	13,708,860	21,291,140
683302	Garland HS Field House	14,935,008	-	-	-	14,935,008
683303	South Garland HS Field House	14,935,008	-	-	-	14,935,008
683304	North Garland HS Field House	14,935,008	-	-	-	14,935,008
683305	Lakeview Cent HS Field House	14,935,008	-	-	-	14,935,008
683308	Naaman Forest HS Field House	14,935,008	-	-	-	14,935,008
683309	Rowlett HS Field House	14,935,008	-	-	-	14,935,008
683310	Sachse High School Field House	14,935,009	-	-	-	14,935,009
683230	Playgrounds	6,750,000	-	-	-	6,750,000
683210	Perimeter Fence Elementary Schools	11,571,360	-	-	-	11,571,360
683220	Elementary Portable Removal	7,738,195	-	-	-	7,738,195
683508	All Security Film	3,078,899	-	-	-	3,078,899
683702	Garland High School MAC	19,415,714	-	-	-	19,415,714
683703	South Garland High School MAC	19,415,714	-	-	-	19,415,714
683704	North Garland High School MAC	19,415,714	-	-	-	19,415,714
683705	Lakeview Centennial HS MAC	19,415,714	-	-	-	19,415,714
683708	Naaman Forest High School MAC	19,415,714	-	-	-	19,415,714
683709	Rowlett High School MAC	19,415,714	-	-	-	19,415,714
683710	Sachse High School MAC	19,415,715	-	-	-	19,415,715
683901	Stipends	48,000	12,692	-	12,692	35,308
683902	Facilities Bond Staff	1,000,000	58,575	-	58,575	941,425
683903	Purchasing Bond Staff	200,000	32,208	-	32,208	167,792
683904	Finance Bond Staff	100,000	12,429	-	12,429	87,571
683905	Admin/Overhead Costs 2023	2,205,465	1,791	135,972	137,763	2,067,702
Grand Total		505,681,597	117,696	13,844,832	13,962,528	491,719,069

**Projectmates
Construction Project Management Software
DIR-CPO-4740**

- Description:** Implement/Utilize EMR Software to Manage Bond 2023 Program
- Status/ Comments:**
- Identified users and roles
 - Began training on Projectmates software – “Beta Project” created
 - Configured work schedules and procurement processes (CMAR and CSP)
 - Streamlined Implementation (omitting Instant Integration)
 - Identified Site Admin Responsibility
 - Learned Budget/Invoicing and functionality of cost tracking tools in system
 - Schedule Training for project management team
- Action Items:**
- Validation
 - Training
 - Go Live

Information

GISD Project Manager:	Steven Welsh
Architecture Firm:	Systemmates/Projectmates
Construction Firm:	Systemmates/Projectmates
Project Delivery Method:	DIR
Project Type:	Construction Management Software
Project Budget:	\$180 K
Project Stage:	Implementation

Project Schedule

Oct 19 – Nov 29	Validation and Training
Dec 2023	Go Live
Dec 2023	All Projects using Projectmates
Dec 2023 – Mar 2024	Escalated Support

**Baseball & Softball Fields Replacements and Improvements
PH1-BP01, CSP 510-01-1.1**

Description:	<p>Campus:</p> <ul style="list-style-type: none"> Part 1, Naaman Forest HS, Rowlett HS, Sachse HS Part 2, Lakeview Centennial HS, North Garland HS, South Garland HS Part 3, Garland HS <p>Scope:</p> <ul style="list-style-type: none"> Install synthetic turf New dugouts New back stop wall and netting Canopies over bleachers
Status/ Comments:	<p>Part 1, Demo of existing dugouts, removal of perimeter fencing, utility location, excavation of softball fields</p> <p>Part 2, Design</p> <p>Part 3, Discovery and Planning</p>
Action Items:	<p>Part 1:</p> <ul style="list-style-type: none"> • Excavation on softball fields • Select fill material is onsite for softball fields • Procurement of materials for dugouts and canopies <p>Part 2:</p> <ul style="list-style-type: none"> • Working on construction documents

Information

GISD Project Manager:	Billy Kidd
Architecture Firm:	HKS
Construction Firm:	Hellas Construction
Project Delivery Method:	Competitive Sealed Proposal
Project Type:	Baseball/Softball Fields Replacements and Improvements
Project Budget:	\$35,000,000
Project Stage:	Part 1-Construction, Part 2-Design, Part 3-Discovery and Planning

Project Schedule

Part 1	<p>Board approval of contractor September 12, 2023</p> <p>Construction Begins, October 2023</p> <p>Construction Complete, February 2024</p> <p>Occupy, March 2024</p>
Part 2	<p>Design, October 2023 - January 2024</p> <p>Permitting/Procurement February - April 2024</p> <p>Board approval of contractor May 2024</p> <p>Construction Begins, June 2024</p> <p>Construction Complete, December 2024</p> <p>Occupy, January 2025</p>
Part 3	<p>Discovery and Planning</p>

Progress Photos



Sachse Baseball



Sachse Softball



Rowlett Baseball



Rowlett Softball



Naaman Forest Baseball



Naaman Forest Softball

Project Summary Information

Reporting Date: October 2023

**Multi-Program Activity Centers and Fieldhouses
PH1-BP02, CMAR 510-01-1.2**

Description: **Campus:** Garland HS, Lakeview Centennial HS, Naaman Forest HS, North Garland HS, Rowlett HS, Sachse HS, South Garland HS

Scope: Indoor 80-yard turf field and storage, fieldhouse to include locker rooms for outdoors sports, coaches’ offices, meeting room, laundry room, weight room, and storage.

Status/ Comments: Data collection

Action Items:

- Site evaluations
- Existing program evaluations for each High School
- RFQ advertised for Construction Manager

Information

GISD Project Manager: Billy Kidd
Architecture Firm: PBK
Construction Firm: Advertised
Project Delivery Method: Construction Manager at Risk
Project Type: Multi-Program Activity Center and Fieldhouse for each High School
Project Budget: \$240,455,058
Project Stage: Discovery and Planning

Project Schedule

Board Approval of Architect	September 12, 2023
Kick-Off	October 18, 2024
Discovery Planning	October - December 2023
Design	January - May 2024
Permitting	May - July 2024
Procurement	May 2024
Construction Begins	August 2024
Construction Completion	January 2026
Move In	February - March 2026
Occupy	April 2026
Closeout	May 2026

Project Summary Information

Reporting Date: October 2023

**Freeman Elementary Replacement
PH1-BP03**

- Description:** This will be a full demolition of the existing Freeman Elementary campus and construction of a new Freeman Elementary campus that will consolidate students from Freeman and Golden Meadows
- Status/ Comments:** Consolidation meetings are being conducted for district, campus, and parent communication
- Action Items:**
- Kick-Off meeting with LPA Architects
 - Administration and Campus consolidation meetings

Information

- GISD Project Manager:** Billy Kidd
- Architecture Firm:** LPA
- Construction Firm:** TBD
- Project Delivery Method:** Construction Manager at Risk
- Project Type:** Freeman Elementary Replacement
- Project Budget:** \$62,359,683
- Project Stage:** Discovery and Planning

Project Schedule

- Board Approval of Architect** September 12, 2023
- Kick-Off** November 1, 2023
- Discovery Planning** November 2023 - February 2024
- Design** November 2023 - September 2024
- Permitting** September 2024 - November 2024
- Procurement** November 2024
- Construction Begins** December 2024
- Construction Completion** April 2026
- Move In** May - June 2026
- Occupy** July 2026
- Closeout** August 2026 - October 2026

**Hillside Academy for Excellence
PH1-BP04**

- Description:** This is the Hillside Academy ES replacement. Meaning we will relocate students & staff to Centerville ES in the Fall of 2024; totally demolish the existing building and build a brand-new structure. Upon completion, Hillside students along with Kimberlin students will all relocate to the new site in Fall of 2026.
- Status/ Comments:** Architect has been selected and initial conversations have commenced. We’re looking to establish our Steering Committee for the Visioning process and plan on starting meetings before the Winter Break. We will have to relocate staff at two different campuses for this project in the Summer of 2024. Centerville ES students and staff will go to Ida B. Handley ES and Hillside Academy students and staff will move into Centerville ES for the upcoming school year.
- Action Items:**
- Select Steering Committee members
 - Solicitation to select the Construction Manager at Risk for the project
 - Start Visioning process with campuses and the community
 - Make necessary improvements to the Centerville ES campus for the upcoming move by adding a bus lane and additional staff parking

Information

GISD Project Manager:	Brian Francis
Architecture Firm:	Stantec
Construction Firm:	TBD
Project Delivery Method:	Construction Manager at Risk
Project Type:	Demo and New Construction Build
Project Budget:	\$62,359,682
Project Stage:	Discovery/Planning

Project Schedule

Board Approval of Architect	September 12, 2023
Kick-Off	November 1, 2023
Discovery Planning	November 2023 - February 2024
Design	November 2023 - September 2024
Permitting	September 2024 - November 2024
Procurement	November 2024
Construction Begins	December 2024
Construction Completion	April 2026
Move In	May - June 2026
Occupy	July 2026
Closeout	August 2026 - October 2026

**Lakeview Centennial HS & Naaman Forest HS
PH1-BP05**

Description: High School additions and renovations will be made to both campuses. Some of the projects are listed below:
 At Lakeview HS we'll be expanding the cafeteria, construct a new instructional wing to accommodate classroom space loss from the removal of portables, auditorium renovations, updating the indoor locker rooms, new sound system for the gym, replace rooftop HVAC units and enhance the chilled water pump system.
 At Naaman Forest HS, we'll be replacing the roof system over several areas of the building, provide new parking lot lighting and covert exterior lights to LED, updating the indoor weight room and locker rooms, expand the cafeteria, expand the dance studio, new sound system in the gym, auditorium renovations, and a new admin addition to accommodate for the expansion of the cafeteria.

- Status/ Comments:**
- Had a Kick-Off meeting with the architect as planned on Thursday, October 19, 2023.
 - Set up temporary document exchange software portal until Projectmates is ready to deploy.
 - Scheduled a data exchange meeting between PBK and WRA Architects to discuss the Facilities Condition Report findings and scope of work.

- Action Items:**
- Campus site visits scheduled for Monday, November 6, 2023.
 - Preparing solicitation for CMAR procurement. WRA will assist in the selection process.
 - GISD has shared owner documents such as drawings, surveys and reports with WRA.
 - WRA is working on a phasing schedule for both campuses.

Information

GISD Project Manager:	Brian Francis
Architecture Firm:	WRA Architects
Construction Firm:	TBD
Project Delivery Method:	Construction Manager at Risk
Project Type:	Additions and Renovations
Project Budget:	\$72,815,256
Project Stage:	Discovery/Planning

Project Schedule

Discovery/Planning	November 2023 - December 2023
Design Phases	January 2024 - October 2024
Permitting/Procurement	November 2024 - December 2024
Construction	January 2025 - December 2026
Move In	January 2027
Occupy	February 2027
Close Out	March 2027 - May 2027

**Elementary and Pre-k Playground Replacement
PH01-BP06**

Description: **Campus:**
 Armstrong, Back, Dorsey, Herfurth, Keeley, Liberty Grove, Lister, Northlake, Pearson, Rowlett, Sewell, Shorehaven, Steadham, Stephens, and Weaver Elementary Schools

Scope:
 Provide new replacement playgrounds at Elementary and Pre-K campuses in Garland ISD. Each campus is to receive two playgrounds with age-appropriate equipment, one for grade PK-2 and one for grades 3-5 with shade structures for each.

Status/ Comments: Oct. 5 – RFP from Brown Reynolds Watford Architects accepted.
 Oct. 19 – Kickoff meeting with architect – BRW

- Discussed options – how to divide work (phases of 15 schools at a time)
- Discussed how to initiate project - BRW suggested the possibility of having 3 packages per playground (3 for Pre-k-2 and 3 for 3-5) of playground designs to ensure equity. Stakeholders could potentially choose one of the three designs for their respective campuses.
- Discussed procurement method for General Contractor - CSP

Action Items: BRW – Investigate and review surveys and campus data/determine need and extent of civil work to be done
 BRW – Research manufacturers and vendors (scope may require multiple pieces of same kind and quality)
 GISD – Coordinate meeting with GISD Maintenance Dept. to discuss construction of playgrounds – tentative date – November 14, 2023 (not yet confirmed). POC Director of Maintenance
 GISD – Coordinate Department Meetings with Instructional Departments who want to have input on design and features of playgrounds. POC Director of Leadership, Elementary.

Information

Project Manager: Steven Welsh
 Architecture Firm: BRW
 Construction Firm: TBD
 Project Delivery Method: Competitive Sealed Proposal
 Project Type: Replacement
 Project Budget: PH1-BP06 \$6,750,000; PH2-BP06 \$7,270,665; PH3-BP06 \$7,611,144
 Project Phase: Discovery/Planning

Project Schedule

Kickoff and Discovery	Oct. 2023
Design	Oct. 2023 - Feb. 2024
Permitting / Procurement	Mar. - May 2024
Construction	Jun. - Aug. 2024
Close Out	Sep. - Oct 2024

**Safety Perimeter Fencing at all Elementary Campuses
PH1-BP07**

Description: **Campus:** Abbett, Armstrong, Back, Beaver Tech, Bradfield, Bullock, Caldwell, Carver, Vial, Club Hill, Cooper, Couch, Daugherty, Davis, Dorsey, Ethridge, Handley, Heather Glen, Herfurth, Hickman, Keely, Liberty Grove, Lister, Luna, Montclair, Northlake, Park Crest, Pearson, Roach, Rowlett, Sewell, Shorehaven, Shugart, Southgate, Spring Creek, Steadham, Stephens, Toler, Walnut Glen, Watson, Weaver, Williams

Scope:
Install Safety Perimeter Fencing at all elementary campuses

Status/ Comments: Data Collection

- Action Items:**
- Started discovery for available GISD site survey-geo tech documentation
 - Architect assessing the various types of fencing that are available for K12
 - Developing preliminary schedule for completion phase 1.
 - Identifying an engineering firm is survey services are needed.
 - Develop a secure campus concept for each site to review.
 - Meeting with GISD departments to confirm safety-security needs
 - Setup weekly planning meeting

Information

GISD Project Manager:	Jack Bay
Architecture Firm:	Orcutt-Winslow
Construction Firm:	TBD
Project Delivery Method:	Competitive Sealed Proposal
Project Type:	Safety Perimeter Fencing
Project Budget:	PH1-BP07 \$11,571,359
Project Stage	1-Discovery/Planning

Project Schedule

Board Approval of Architect	September 12, 2023
Kick Off Meeting	October 25, 2023
Discovery Meeting/Scoping	November 2023
Departmental Meetings	November 2023
Community Kickoff Meeting	December 2023
Site Assessment	December 2023
Plans Completed	April, 2024
Permitting / Procurement	May - July, 2024
General Contractor Board Approval	July 2024
Construction	August - December 2024
Close Out	January - February 2025

Project Summary Information

Reporting Date: October 2023

**Elementary School Portable Removal
PH1-BP08**

Description: Portable removal/relocation/possible additions

Status/ Comments: We have identified portable counts and current use, we are now attempting to determine which campuses will need one or more portables.

Action Items: Identify portable additions
Implement system of removal according to schedule/phase
Contact departments regarding equipment retrieval

Information

GISD Project Manager: Michael Pierce
Architecture Firm:
Construction Firm:
Project Delivery Method: Contract 368-20 Inter-local
Project Type:
Project Budget: \$7,738,195
Project Phase: Discovery/Planning

Project Schedule

Progress Photos

Fire Alarm System Replacement

Description: PROJECT- 510-23-02
 Brandenburg Middle
 Walnut Glen Elementary
 Armstrong Elementary
 Ethridge Elementary
 Parsons Pre-K
 Alternative Education Center
 Marvin Padgett Aux Building
 Garland ISD Tax Office

Status/ Comments: RFP Status-Proposals are Due November 14, 2023

Action Items: Revise Tech Guidelines

Information

GISD Project Manager: Michael Pierce
 Architecture Firm:
 Construction Firm:
 Project Delivery Method: Competitive Sealed Proposal
 Project Type: New System Install
 Project Budget: \$18,232.924
 Project Phase: Procurement

Project Schedule

Evaluation / Recommendation November 16 -18, 2023
 Award January 2024
 Construction April 2024

Progress Photos

Camera System Upgrades (CCTV)

Description: PROJECT 510-23-01
 Brandenburg Middle
 Walnut Glen Elementary
 Armstrong Elementary
 Ethridge Elementary
 North Garland High
 Sellers Middle
 Handley Elementary
 Shorehaven Elementary
 Watson Elementary
 Hickman Elementary
 Park Crest Elementary

Status/ Comments: RFP Status/Proposals Due November 16, 2023

Action Items: Revise Tech Guidelines

Information

GISD Project Manager: Michael Pierce
 Architecture Firm:
 Construction Firm:
 Project Delivery Method: Competitive Sealed Proposal
 Project Type: Maintenance Refresh
 Project Budget: \$9,414,698
 Phase: Procurement

Project Schedule

Evaluation / Recommendation Period: November 27 - 30
 Award: January 2024
 Construction: April 2024

Progress Photos

Security Intrusion Upgrades

Description: PROJECT 510-23-01
 Beaver Elementary
 Garland High
 Carver Elementary

Status/ Comments: RFP Status/Proposals due November 16, 2023

Action Items: Revise Tech Guidelines

Information

GISD Project Manager: Michael Pierce
 Architecture Firm:
 Construction Firm:
 Project Delivery Method: Competitive Sealed Proposal
 Project Type: Maintenance Refresh
 Project Budget: \$298,443
 Phase: Procurement

Project Schedule

Evaluation / Recommendation Period: November 27 - 30
 Award: January 2024
 Construction: July 2024

Progress Photos

Access Control System Upgrades

Description: PROJECT 510-23-01
 Brandenburg Middle
 Walnut Glen Elementary
 Armstrong Elementary
 Ethridge Elementary
 North Garland High
 Sellers Middle
 Hickman Elementary
 Davis Elementary
 Shorehaven Elementary
 Transition Learning Center

Status/ Comments: RFP Status/Proposals Due November 16, 2023

Action Items: Revise Tech Guidelines

Information

GISD Project Manager: Michael Pierce
 Architecture Firm:
 Construction Firm:
 Project Delivery Method: Competitive Sealed Proposal
 Project Type: Maintenance Refresh
 Project Budget: \$8,101,230
 Phase: Procurement

Project Schedule

Evaluation / Recommendation Period: November 27 - 30
 Award: January 2024
 Construction: July 2024

Progress Photos

Project Summary Information

Reporting Date: October 2023

**Local Area Network Upgrade
Phase 1 and Phase 2**

Description: Local Area Network (LAN) Upgrades

Status/ Comments: RFP is in progress; award expected in January

Action Items: None

Information

Project Manager: Michael Gerron

Architecture Firm:

Construction Firm:

Project Delivery Method: RFP

Project Type: Technology

Project Budget: \$43,548,499

Phase: 1 – 2

Project Schedule

Procurement August 2023

Award January 2024

Deployment April 2024

Completion September 2025

Closeout December 2025

Progress Photos

Comments/Questions





BOARD OF TRUSTEES AGENDA

Date: November 14, 2023

Presented By: Javier Fernandez, Director of Facilities Planning and Construction Services

Subject: Consider Approval of a Resolution for Project Delivery/ Contract Award Methods for 2023 Bond Program Construction Methods of Procure

Action Item

Executive Summary:

Shown is the Resolution for Project Delivery/Contract Award Method for 2023 Bond Program Construction Methods of Procurement. Garland ISD administration determined the following construction methods will provide the best value for the District for selected projects and seeks board approval.

Competitive Sealed Proposal (CSP)

- Cooper ES, Herfurth ES and Steadham ES Roof Replacement

Construction Manager at Risk (CMaR)

- Elementary School Replacement #3
- New Agriculture Science Facility
- North Garland HS and South Garland HS Renovations
- Hickman ES, Northlake ES, Rowlett ES and Toler ES Enhancements

Administrative Recommendations:

Provided for your consideration.

Recommended Motion for Action Items:

Move to approve the Resolution for Project Delivery/Contract Award Method for 2023 Bond Program Construction Methods of Procurement for selected projects.

Financial Impact and Funding Source:

683 – Bond 2023

RESOLUTION

GARLAND INDEPENDENT SCHOOL DISTRICT

_____, 2023

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, the Texas Government Code § 2269.056 provides that the board of trustees of a school that is considering a construction contract using a method other than competitive bidding must, before advertising, determine which method provides the best value for the school; and

WHEREAS, the District is currently considering the following construction projects (the “Projects”), which will require the designation and use of a method specified by Texas Government Code Chapter 2269:

- Cooper ES, Herfurth ES and Steadham ES Roof Replacement; and

WHEREAS, the Board of Trustees is of the opinion that the Competitive Sealed Proposals method of delivery provides the best value for the District on each of the Projects;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES that,

1. The above-stated method of delivery is determined to provide the best value for the District on each of the Projects.
2. The Board delegates to the Superintendent the authority to determine the selection criteria, weights, and methodology for selection for each Project, and to publish the appropriate procurement instrument for each Project and to advertise and solicit responses thereto. The Superintendent (by himself or by appointing a committee), shall prepare the final rankings for each Project for approval by the Board. After the Board has approved the final rankings, the Superintendent is authorized to (1) negotiate with the top-ranked proposer, and (2) to formally end negotiations with a proposer and begin negotiating with the next ranked proposer as provided by law. A contract must be presented to the Board for approval before it may be executed.

3. The prevailing wage rate schedule for Dallas County as determined by the United States Department of Labor in accordance with the Davis-Bacon Act, current as of the date of this resolution, is adopted as the prevailing wage rate schedule for each Project.

PASSED, APPROVED, AND ADOPTED BY THE BOARD OF TRUSTEES on the _____
day of _____, 2023.

GARLAND INDEPENDENT SCHOOL DISTRICT

By: _____
President, Board of Trustees

ATTEST:

By: _____
Secretary, Board of Trustees

rankings for each Project for approval by the Board. After the Board has approved the final rankings, the Superintendent is authorized to (1) negotiate with the top-ranked proposer, and (2) to formally end negotiations with a proposer and begin negotiating with the next ranked proposer as provided by law. A contract must be presented to the Board for approval before it may be executed.

3. The prevailing wage rate schedule for Dallas County as determined by the United States Department of Labor in accordance with the Davis-Bacon Act, current as of the date of this resolution, is adopted as the prevailing wage rate schedule for each Project.

PASSED, APPROVED, AND ADOPTED BY THE BOARD OF TRUSTEES on the _____
day of _____, 2023.

GARLAND INDEPENDENT SCHOOL DISTRICT

By: _____
President, Board of Trustees

ATTEST:

By: _____
Secretary, Board of Trustees



MEMORANDUM

DATE: November 7, 2023

TO: Garland Independent School District Board of Trustees

CC: Dr. Ricardo López, Superintendent of Schools
Darrell Dodds, Chief Financial Officer
Paul Gonzales, Executive Director of Facilities & Maintenance

FROM: Javier Fernandez, Director of Facilities Planning and Construction Services

SUBJECT: 2023 Bond Program Construction Methods of Procurement

With the passing of propositions, A, B, and C of Bond referendum in May 2023, upon the recommendation of a citizen bond steering committee, The District is preparing to modernize aging facilities, enhance student safety, and provide additional educational opportunities for all Garland ISD students as approved by voters.

Pursuant to Texas Government Code § 2269.056, school boards using a procurement method other than competitive bidding for a construction contract must determine which method provides the best value for the district before advertising. Garland ISD has historically utilized the Competitive Sealed Proposal method (CSP), Job Order Contracting (JOC), and Construction Manager at Risk (CMaR) for construction. Garland ISD administration determined the following construction methods will provide the best value for the District for selected projects and seeks board approval.

Construction Procurement Method Recommendation for select projects:

Competitive Sealed Proposal (CSP)

- Cooper ES, Herfurth ES and Steadham ES Roof Replacement

Construction Manager at Risk (CMaR)

- Elementary School Replacement #3
- New Agriculture Science Facility
- North Garland HS and South Garland HS Renovations
- Hickman ES, Northlake ES, Rowlett ES and Toler ES Enhancements