

Garland Independent School District

Board of Trustees

Special Meeting

Tuesday, March 11, 2025

Agenda

4:30 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
 - B. Receive Presentation on Bond 2023 Network Operations Center (NOC) Schematic Design – **Javier Fernandez** 89
 - C. Bond 2023 Projects-Permitting New Builds and Additions – **Javier Fernandez** 114
- V. Action Items (Non Consent)
 - A. New Bids
 - 1. Contract#318-25-01 - Consider Approval of Recommendation to Award Demonstrated Competency and Reasonable Fee Audit Services and Construct Manager at Risk (CMAR) Agreed Upon Procedures – **Arturo Valenzuela and Paul Gonzales** 117
 - 2. Contract#510-01-1.4 - Consider Approval of Recommended Guaranteed Maximum Price (GMP) #2 for Bond 2023 Kimberlin Academy for Excellence (formerly Hillside Academy for Excellence) – **Javier Fernandez** 137

3. Contract#510-01-1.6 - Consider Approval of Recommendation Award Phases 1, 2, & 3 Playground Replacement at ES & Prekindergarten Schools – **Javier Fernandez** 138

4. Contract#510-01-1.7 - Consider Approval of Recommendation to Award Phase 1 Perimeter Fencing – **Javier Fernandez** 142

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.

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.

D. Pursuant to Texas Government Code Section 551.072, deliberations about Real Property: A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

1. Discussion and update regarding real estate purchases previously delegated to the Superintendent at the February 2024 Board Bond Special Meeting and other possible real estate acquisitions.

VII. Adjournment



BOARD OF TRUSTEES AGENDA

Date: March 11, 2025

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

March 11, 2025

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



Project Summary PH1BP01 Softball/Baseball Improvements



South Garland High School Softball



South Garland High School Baseball



Project Summary PH1BP01 Softball/Baseball Improvements



North Garland High School Softball



North Garland High School Baseball



Project Summary PH1BP01 Softball/Baseball Improvements



Lakeview Centennial High School Softball



Lakeview Centennial High School Baseball



Project Summary PH1BP02 Fieldhouses and MACs

PH1-BP02	2023					2024						2025						2026											
	Q3		Q4			Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4									
	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
Fieldhouse Multi-Program Activity Centers	A/E SELECT 9/12/2023	CMaR SELECT 12/7/23			DESIGN						CMaR SOLICIT		PERMIT	CONSTRUCTION										MOVE IN	OCCUPY	CLOSE			

All seven high schools

- Municipalities permitting in process
 - 002 GHS (Williams Stadium): Site Permit Approved
 - 003 SGHS: Grading Permit Approved, Site Permit Pending
 - 004 NGHS: Site Permit Approved
 - 005 LCHS: Site Permit Approved
 - 008 NFHS: Site Permit Approved
 - 009 RHS: Site Permit Approved; Building Permit Approved
 - 010 SHS: Site Permit Approved; Building Permit Approved



Project Summary PH1BP02 Fieldhouses and MACs



Garland High School (Williams Stadium)



Project Summary PH1BP02 Fieldhouses and MACs



South Garland High School



Project Summary PH1BP02 Fieldhouses and MACs



North Garland High School



Project Summary PH1BP02 Fieldhouses and MACs



Naaman Forest High School



Project Summary PH1BP02 Fieldhouses and MACs



Rowlett High School



Project Summary PH1BP02 Fieldhouses and MACs



Sachse High School



Project Summary PH1BP04 Kimberlin Academy for Excellence

PH1-BP04	2023					2024												2025												2026											
	Q3		Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4														
	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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hillside/Kimberlin Academy of Excellence	A/E SELECT 9/12/2023	DESIGN			CMaR SELECT 1/16/24			DESIGN												CMaR SOLICIT	CONSTRUCTION												MOVE IN	OCCUPY	CLOSE						

- GMP #2 recommendation to Board of Trustees March 2025
- Permitting
 - Building Permit application submitted 12/19/24
 - Site Permit application submitted 12/20/24
- Notice to Proceed
- Mobilization



Project Summary PH1BP04 Kimberlin Academy for Excellence



Aerial



Project Summary PH1BP05 Lakeview Centennial HS and Naaman Forest HS

PH1-BP05	2023					2024					2025					2026					2027																		
	Q3		Q4			Q1			Q2		Q3			Q4		Q1			Q2		Q3			Q4		Q1			Q2		Q3								
	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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
Lakeview Centennial HS	A/E																																						
Naaman Forest HS	SELECT 9/12/2023	DESIGN	CMaR SELECT 1/16/24	DESIGN												CMaR SOLICIT	CONSTRUCTION															MOVE IN	OCCUPY	CLOSE					

- CMaR solicitation; February 02, 2025
- Solicitation response; March 20, 2025
- GMP; April 17, 2025
- GMP submission for Board of Trustees approval May 2025



Project Summary PH1BP06; PH2BP06; PH3BP06 Playgrounds

PH1-BP06	2023					2024								2025															
PH2-BP06	Q3		Q4			Q1			Q2			Q3		Q4			Q1			Q2			Q3		Q4				
PH3-BP06	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
Playgrounds Replacement	A/E SELECT 9/12/2023		DESIGN													GC PROCURE			CONSTRUCTION						CLOSE				

- Submission for Board of Trustees approval March 2025
- Permitting
 - City of Garland
 - Building permit application submitted 12/19/24
 - Site permit not required
 - Fencing permit required, pending GC
 - City of Rowlett
 - Commercial Accessory Structure permit pending GC.
 - Building permit not required
 - Site permit not required



- City of Sachse
 - Building permit application submitted 12/12/24
 - Site permit not required



Project Summary PH1BP07 Fencing

PH1-BP07	2023					2024												2025											
	Q3		Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4		
	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
Elementary School Perimeter Fencing	A/E SELECT 9/12/2023		DESIGN												GC PROCURE			CONSTRUCTION									CLOSE		

Phase 1 - Elementary Campuses

- Submission for Board of Trustees approval March 2025
- Permitting
 - City of Garland
 - Variance submitted
 - Fencing permit submitted 12/19/24
 - City of Rowlett
 - Fencing permit submitted 12/20/24
 - City of Sachse
 - Fencing permit submitted 12/18/24



Project Summary PH1BP09; PH2BP09; PH3BP09

Fire Alarm

510-23-02 for all phases

- **Phase 1 – 7 Facilities**

Brandenburg MS, Armstrong ES, Ethridge ES, Parsons Prekindergarten, AEC, Marvin Padgett, Tax Office

- Brandenburg MS: Construction stage
- Armstrong ES: Construction stage
- Ethridge ES: Complete, old system removal
- Parsons Prekindergarten: Complete, old system removal
- AEC: Construction stage
- Marvin Padgett: Design stage
- Tax Office: Design stage

- **Phase 2 – 7 Facilities**

O'Banion MS, Abbett ES, Beaver Tech, Couch ES, Liberty Grove ES, Southgate ES, Cisneros Prekindergarten

- O'Banion MS, Couch ES, Liberty Grove ES, Southgate ES and Cisneros Prekindergarten: Received purchase orders
- Abbett ES and Beaver Tech: Submitted for purchase order

- **Phase 3 – 8 Facilities**

Hudson MS, Lyles MS, Schrade MS, Back ES, Northlake ES, Pearson ES, Spring Creek ES, Weaver ES

- Site surveys complete; Document exchange complete



Project Summary PH1BP10; PH2BP10; PH3BP10

Security Camera Refresh

510-23-06 for all phases

- **Phase 1 – 8 Facilities**

North Garland HS, Brandenburg MS, Sellers MS, Armstrong ES, Handley ES, Shorehaven ES, Watson ES, Williams ES (formally Park Crest)

- Submitted for purchase orders
- Installation February 2025 – July 2025

- **Phase 2 – 9 Facilities**

South Garland HS, Houston MS, Abbett ES, Couch ES, Hickman ES, Liberty Grove ES, Southgate ES, Toler ES, Transition Learning Center

- Proposals development
- Installation to commence July 2025

- **Phase 3 – 11 Facilities**

Naaman Forest HS, Hudson MS, Lyles MS, Back ES, Cooper ES, Davis ES, Ethridge ES, Northlake ES, Pearson ES, Spring Creek ES, Weaver ES

- Document exchange in process
- Planning and campus collaboration



Project Summary PH1BP11; PH2BP11; PH3BP11

Access Control

510-23-06 for all phases

- **Phase 1 – 6 Facilities**

North Garland HS, Brandenburg MS, Sellers MS, Armstrong ES, Shorehaven ES, Transition Learning Center

- Purchase orders received
- Installation February 2025 – March 2025

- **Phase 2 – 10 Facilities**

South Garland HS, Abbett ES, Beaver Tech, Couch ES, Handley ES, Hickman ES, Liberty Grove ES, Southgate ES, Toler ES, Watson Tech

- Site walks ongoing

- **Phase 3 – 13 Facilities**

Naaman Forest HS, Coyle MS, Hudson MS, Schrade MS, Webb MS, Back ES, Davis ES, Ethridge ES, Northlake ES, Pearson ES, Rowlett ES, Spring Creek ES, Weaver ES

- Site walks ongoing



Project Summary PH1BP12 Door Hardware/Keying

PH1-BP12	2023					2024												2025											
	Q3		Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4		
	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
Door Hardware (MedecoX4)						510-23-04 BOT APPROVAL 2/13/2024						KICK-OFF MEETING 8/14/2024	SITE SURVEYS	PO PROCURE				DOOR HARDWARE INSTALLATION									CLOSE		

64 campuses

- 7 High Schools, 12 Middle Schools, 42 Elementary Schools, & 3 Alternative/Special Program Facilities
- High School door hardware installation moved to April 2025 due to delivery delay
- Middle School purchase orders received
- Elementary School and alternative/special program proposals received



Project Summary Phase 2

- PH2-BP01 Linda L. Griffin Elementary
 - Planning and charrette meetings complete
- PH2-BP02 New Agriculture Science Facility
 - Final design complete
 - Scope to Budget complete
- PH2-BP03 South Garland High School and North Garland High School Renovations
 - Initial FIT meetings with City of Garland complete
 - Scope verification complete
- PH2-BP04 Hickman ES, Northlake ES, Rowlett ES, & Toler ES Enhancements
 - Design Stage
 - Scope to Budget complete
- PH2-BP05 Cooper ES, Giddens-Steadham ES, and Herfurth ES Roof Package
 - Solicitation, March 2025



Project Summary Phase 2 (Continued)

- PH2-BP07 Perimeter Fencing at High Schools, Middle Schools, and Special Services
 - 7 High Schools, 12 Middle Schools, & 4 Alternative/Special Program Facilities
 - Scope to budget February 2025
- PH2-BP12 Intrusion Alarm
 - Beaver Elementary School
 - Completed site walks
 - Issued purchase requisition
- PH2-BP13 Waterproofing/Cladding
 - 35 Elementary School & 1 Special Program Facilities
 - Assessments January 2025 – March 2025
 - 50% page turn complete



Project Summary PH2BP14 DDC Controls

- Lyles MS – Finalizing Project - LSI
- Lakeview HS – Finalizing project - LSI
- Sachse HS – Finalizing project - LSI
- Carver ES – Walked campus - Finalizing project - LSI
- **Couch ES – Site walk 12/23/24 - LSI**
- **Liberty Grove ES – Site walk 12/23/24 - LSI**
- Lister ES – Finalizing project - TDI
- O’Banion MS – Finalizing project - TDI
- Sewell ES – Finishing up checks on controls – In Final Stages of Completion - TDI
- Hudson MS - In Final Stages of Completion – Final Checks - TDI
- Naaman Forest HS – In progress – Re programing – Splitting network in preparation for addition – TDI
- TDI – is not starting any other projects until the four projects are finalized.
- **Stage 2**
- Nita Pearson ES, Armstrong ES - Logical Solutions – Engineering
- Parsons Pre–K, Cisneros’s Pre–K, Daugherty ES, Caldwell ES - TDI
- **Remaining Locations needing complete controls replacement**
- Heather Glen ES, Hickman ES, Northlake ES, Ethridge ES, Rowlett ES



Project Summary PH2BP15 Local Area Network

Project Summary PH2-BP15 Local Area Network Upgrades

PH2-BP15	2025								
	Q1			Q2			Q3		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Hub Sites		PROCUREMENT		PREP		INSTALL			
Metropolitan Area Network			PROCUREMENT		PREP	INSTALL			

Hub Sites

- Equipment ordered

Metropolitan Area Network

- Equipment ordered



Project Summary Phase 3

- PH3-BP01 Elementary #4
 - Architect kickoff meeting complete
- PH3-BP02 Athletic Package
South Garland HS, North Garland HS, Lakeview Centennial HS
 - Campus assessment walks complete
 - Coordinating campus departmental meetings
- PH3-BP03 Elementary School Enhancements
Back Elementary, Luna Elementary, Roach Elementary, Shugart Elementary, and Spring Creek Elementary
 - Campus assessment walks complete
 - Campus departmental meetings complete
- PH3-BP04 Middle School / Elementary School Renovations
Austin Academy, Houston MS, Jackson Tech, Abbett ES, Bradfield ES
 - End user meetings on going



Project Summary Phase 3 (Continued)

- PH3-BP05 Elementary School Enhancements Club Hill ES, Classical Center at Vial, Davis ES, Ethridge ES
 - Campus assessments complete
 - Discovery stage
- PH3-BP07 New Network Operations Center (NOC)
 - Design Stage
 - Scope to Budget complete
 - Schematic Design Presentation, March 2025



Project Summary Proposition C

Project Summary PH2-BP-Proposition C												
PH2-BP-Prop C	2024						2025					
	Q4			Q1			Q2			Q3		
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Student and Staff computer replacement	PROCUREMENT	DEPLOYMENT										
Chromebook refresh project	PROCUREMENT		DEPLOYMENT				DEPLOYMENT					

Student and Staff Computer Replacement (\$1.75m)

- Deployment phase

Chromebook Refresh Project (\$5.25m)

- Procurement complete
- Deployment May through August

Bond 2023 Financial Summary

Project#	Name	Project Budget	Actual Cost I-T-D	Current Encumb	Total Cost with Encumb	Remaining Budget
683002	Garland High School Reno	25,840,519	-	-	-	25,840,519
683003	South Garland High School Reno	36,620,011	135,588	1,771,653	1,907,240	34,712,771
683004	North Garland High School Reno	23,576,074	87,292	1,148,610	1,235,902	22,340,172
683005	Lakeview Centennial HS Reno	48,753,114	1,556,177	1,944,301	3,500,479	45,252,635
683006	Memorial Pathway Academy Reno	62,359,683	-	-	-	62,359,683
683008	Naaman Forest High School Reno	24,062,142	772,206	1,010,427	1,782,633	22,279,509
683009	Rowlett High School Reno	11,623,359	-	-	-	11,623,359
683010	Sachse HS Reno	12,877,486	-	-	-	12,877,486
683012	Gilbreath-Reed CTE Center Reno	24,227,238	-	-	-	24,227,238
683041	Austin Academy Reno	6,146,149	-	316,258	316,258	5,829,891
683042	Bussey Middle School Reno	4,241,145	-	-	-	4,241,145
683043	Houston Middle School Reno	8,769,708	-	451,255	451,255	8,318,453
683045	Jackson Technology Center Reno	8,180,977	-	420,961	420,961	7,760,016
683046	O'Banion Middle School Reno	5,452,176	-	-	-	5,452,176
683047	Brandenburg Middle School Reno	1,914,477	-	-	-	1,914,477
683048	Sellers Middle School Reno	2,605,231	-	-	-	2,605,231
683049	Webb Middle School Reno	1,707,026	-	-	-	1,707,026
683052	Hudson Middle School Reno	4,999,376	-	-	-	4,999,376
683054	Schrade Middle School Reno	2,918,814	-	-	-	2,918,814
683056	Coyle Technology Center Reno	7,336,017	-	-	-	7,336,017
683057	Lyles Colleg Intermediate Reno	4,295,483	-	-	-	4,295,483
683105	Centerville Elem School Reno	1,576,370	826,970	19,697	846,667	729,703
683107	Cooper Elementary School Reno	2,710,567	24,310	163,830	188,140	2,522,427
683109	Freeman ES Replacement	62,359,683	2,181,983	2,246,594	4,428,577	57,931,106
683110	Handley Elementary School Reno	800,000	348,204	608	348,812	451,188
683111	Kimberlin Acad Replacement	62,359,683	2,409,213	2,798,429	5,207,642	57,152,041
683112	Park Crest Elem School Reno	1,569,445	170,985	-	170,985	1,398,460
683115	Watson Tech Center Reno	480,286	-	-	-	480,286
683119	Bradfield Elem School Reno	149,562	-	7,696	7,696	141,866
683120	Shorehaven Elem School Reno	46,472	-	-	-	46,472

Bond 2023 Financial Summary

Project#	Name	Project Budget	Actual Cost I-T-D	Current Encumb	Total Cost with Encumb	Remaining Budget
683121	Linda L Griffin ES Replacement	62,359,683	-	2,891,913	2,891,913	59,467,770
683122	Walnut Glen Academy Reno	1,065,221	-	-	-	1,065,221
683124	Heather Glen Elem School Reno	4,245,016	-	-	-	4,245,016
683126	Davis Elementary School Reno	900,000	-	48,162	48,162	851,838
683127	Roach Elementary School Reno	1,104,646	-	61,663	61,663	1,042,983
683128	Ethridge Elem School Reno	1,104,646	-	59,114	59,114	1,045,532
683129	Vial Elementary School Reno	1,830,134	-	97,940	97,940	1,732,194
683133	Hickman Elementary School Reno	6,819,468	35,316	340,808	376,124	6,443,344
683134	Northlake Elem School Reno	2,548,089	13,196	132,823	146,019	2,402,070
683136	Toler Elementary School Reno	5,106,888	26,447	257,418	283,865	4,823,023
683137	Rowlett Elementary School Reno	7,381,611	38,227	368,180	406,407	6,975,204
683138	Spring Creek Elem School Reno	991,156	-	55,328	55,328	935,828
683139	Luna Elementary School Reno	1,317,345	-	73,540	73,540	1,243,805
683140	Back Elementary School Reno	979,265	-	54,664	54,664	924,601
683141	Shugart Elementary School Reno	1,067,399	-	59,584	59,584	1,007,815
683142	Herfurth Elem School Reno	2,202,181	19,464	145,752	165,217	2,036,964
683143	Abbett Elementary School Reno	800,000	-	41,164	41,164	758,836
683146	Stephens Elem School Reno	1,033,998	-	-	-	1,033,998
683154	Giddens-Steadham ES Reno	2,502,362	21,812	161,604	183,416	2,318,946
683162	Southgate STEM Elementary Reno	698,003	-	-	-	698,003
683163	Club Hill STEM Elementary Reno	301,640	-	16,142	16,142	285,498
683180	Cisneros Pre-K Renovations	1,806,495	-	-	-	1,806,495
683181	Parsons Pre-K Renovations	4,118,400	-	-	-	4,118,400
	New School Replacement #4	68,060,059	-	-	-	68,060,059
683210	Perimeter Fencing	22,793,278	436,937	760,288	1,197,225	21,596,053
683220	Portable Removal	23,214,585	829,423	-	829,423	22,385,162
683230	Playgrounds	21,156,458	1,107,049	708,813	1,815,862	19,340,596
683301	Baseball/Softball Renovations	35,000,000	15,920,391	14,291,623	30,212,014	4,787,986
683302	Garland HS Field House	14,935,008	334,656	13,450,184	13,784,840	1,150,168
683303	South Garland HS Field House	14,935,008	341,916	13,447,217	13,789,133	1,145,875

Bond 2023 Financial Summary

Project#	Name	Project Budget	Actual Cost I-T-D	Current Encumb	Total Cost with Encumb	Remaining Budget
683304	North Garland HS Field House	14,935,008	334,656	13,481,216	13,815,872	1,119,136
683305	Lakeview Cent HS Field House	14,935,008	373,400	13,539,917	13,913,317	1,021,691
683308	Naaman Forest HS Field House	14,935,008	543,580	13,441,988	13,985,568	949,440
683309	Rowlett HS Field House	14,935,008	334,656	13,491,880	13,826,536	1,108,472
683310	Sachse High School Field House	14,935,009	334,656	13,478,173	13,812,829	1,122,180
683401	Ag Science Center	27,102,019	-	1,376,539	1,376,539	25,725,480
683402	Network Operations Center	28,117,716	-	1,334,186	1,334,186	26,783,530
683403	Transportation Center Replace	40,437,226	-	-	-	40,437,226
683404	Padgett Bldg Renovations	6,093,562	-	-	-	6,093,562
683405	Records Building Renovations	223,221	-	-	-	223,221
683406	Student Services Renovations	3,729,839	-	-	-	3,729,839
683407	Tax Office Renovations	462,540	-	-	-	462,540
683408	Transition Center Renovations	691,491	-	-	-	691,491
683409	Harris Hill Roof Replacement	2,690,790	-	-	-	2,690,790
683501	Waterproofing/Cladding	1,645,210	-	126,500	126,500	1,518,710
683502	Medeco X4 Change Out	5,658,816	77,429	463,763	541,192	5,117,624
683503	DDC Controls	10,839,254	2,739,016	2,370,760	5,109,775	5,729,479
683504	Fire Alarm	18,087,386	627,746	3,759,775	4,387,521	13,699,865
683505	CCTV Cameras	9,321,754	-	-	-	9,321,754
683506	Security Alarm	298,442	-	-	-	298,442
683507	Security Card Access	7,985,050	-	-	-	7,985,050
683508	All Security Film	3,078,899	-	-	-	3,078,899
683509	LAN/WAN Upgrades 2023	43,130,979	22,135,175	589,506	22,724,681	20,406,298
683601	HS Athletic Pkg Renovations	28,157,127	-	1,454,316	1,454,316	26,702,811
683702	Garland High School MAC	19,415,714	463,844	18,438,305	18,902,149	513,565
683703	South Garland High School MAC	19,415,714	490,903	18,416,601	18,907,504	508,210
683704	North Garland High School MAC	19,415,714	466,844	18,429,285	18,896,129	519,585
683705	Lakeview Centennial HS MAC	19,415,714	530,517	18,366,091	18,896,609	519,105
683708	Naaman Forest High School MAC	19,415,714	762,378	18,198,956	18,961,333	454,381
683709	Rowlett High School MAC	19,415,714	474,894	18,423,561	18,898,455	517,259

Bond 2023 Financial Summary

Project#	Name	Project Budget	Actual Cost I-T-D	Current Encumb	Total Cost with Encumb	Remaining Budget
683710	Sachse High School MAC	19,415,715	472,494	18,421,815	18,894,309	521,406
	Unallocated Technology Device Refresh	32,435,350	-	-	-	32,435,350
683801	Technology Equipment Prop C	8,169,650	5,823,684	1,229,508	7,053,192	1,116,458
683900	Unallocated Bond Administration	6,818,449	-	-	-	6,818,449
683901	Stipends	267,019	80,393	-	80,393	186,626
683902	Facilities Bond Staff	4,956,020	1,341,281	-	1,341,281	3,614,739
683903	Purchasing Bond Staff	995,190	281,951	-	281,951	713,239
683904	Finance Bond Staff	467,085	128,680	-	128,680	338,405
683905	Admin/Overhead Costs 2023	4,021,560	3,948,918	45,053	3,993,971	27,589
683906	Legal Fees	235,000	225,819	-	225,819	9,181
683907	Online Recruiting Services	7,000	-	-	-	7,000
Grand Total		1,279,645,000	70,630,676	268,701,936	339,332,611	940,312,389

Comments/Questions



**Softball & Baseball Fields Improvements
PH1-BP01**

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 2, Drainage, grading, and curbing in progress</p> <p>Part 3, Abatement proposals received, documents for permitting / procurement are being finalized</p>
Action Items:	<p>Part 1;</p> <ul style="list-style-type: none"> Part 1 has been closed out. <p>Part 2;</p> <ul style="list-style-type: none"> • Lakeview Centennial: <ol style="list-style-type: none"> 1. Baseball: Dugouts ongoing, Turf has been installed, Installation of Foul poles is complete. 2. Softball: Turf has been completed. Installation of Dugouts, Fence, and Bleachers is completed. Lighting installation ongoing. • South Garland: <ol style="list-style-type: none"> 1. Baseball: Turf, Dugouts, Fence, Nets, Foul Poles are completed. 2. Softball: Turf, Dugouts, Fence, Foul Poles are completed. • North Garland: <ol style="list-style-type: none"> 1. Baseball: Turf, Nets, and Dugouts are completed. Foul Poles are installed. 2. Softball: Turf and Back fill are completed. Dugouts and Fence are installed. • Naaman Forest Softball: Dugouts are complete. <p>Part 3;</p> <ul style="list-style-type: none"> • Environmental Phase II is complete. • Demo CSP solicitation scheduled for March 2025. • New design for Baseball/Softball complex is scheduled for April 2025.

Information

GISD Project Manager:	Charbel Akiki
Architecture Firm:	HKS
Construction Firm:	Hellas Construction
Project Delivery Method:	Competitive Sealed Proposal / IGPA Cooperative
Project Type:	Renovation
Project Stage:	Part 1-Close, Part 2-Construction, Part 3-Design

Project Schedule

Part 1	Baseball and Softball - Construction Complete, August 2024. Close-out, February 2025.
Part 2	Construction Complete, February 2025, Occupy, February 2025.
Part 3	Design, July 2023 - April 2025

Permitting / Procurement for new construction April 2025 - June 2025
Construction, September 2025
Occupy, February 2026

Progress Photos

South Garland

Baseball



Softball



North Garland

Baseball



Softball



Lakeview Centennial

Baseball

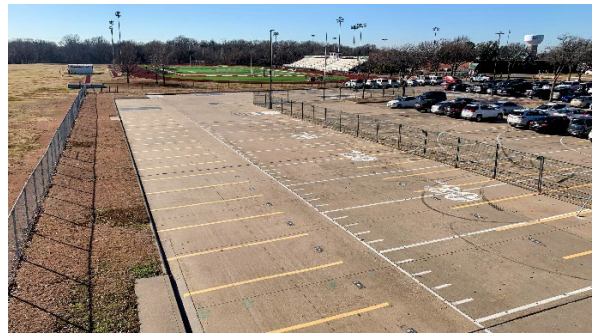
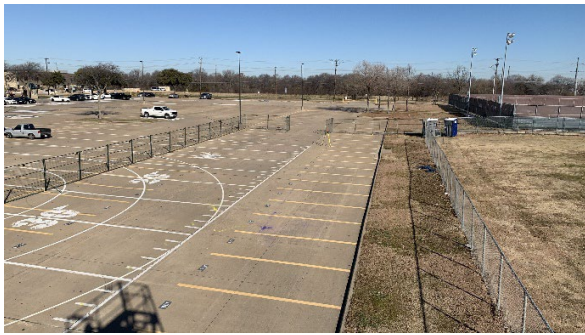


Softball

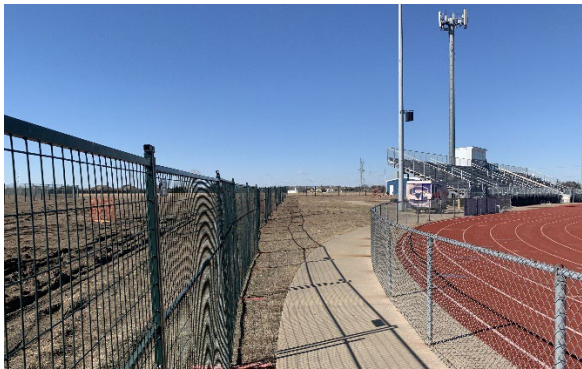


Progress Photos

Rowlett: Fence Installation



Sachse: Fence Installation



Naaman Forest: Demolition



Project Summary Information

Reporting Date: Mid- February 2025

**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: Demolition of building, foundation, and parking complete
100%CD drawings issued by LPA to GISD & CMAR
Addendum 1 will be issued on 12/12/2024
Procurement and permitting in progress
Receive bid proposals December 2024

Action Items:

- Final GMP has been issued on 1/28 and received Board approval on 2/11/2025.
- Procurement in progress
- Permit received end of February
- Construction to start, March 2025

Information

GISD Project Manager: Charbel Akiki
Architecture Firm: LPA
Construction Firm: Lee Lewis
Project Delivery Method: Construction Manager at Risk
Project Type: Freeman Elementary Replacement
Project Stage: Procurement/Permitting

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
Demo	August 2024 - December 2024
Permitting	November 2024 - January 2025
Procurement	December 2024
GMP Board Approval	February 2025
Construction Begins	February 2025
Construction Completion	June 2026
Move In	June - July 2026
Occupy	July 2026
Closeout	August 2026 - October 2026

Progress Photos

Demolition



Project Summary Information

Reporting Date: Mid-February 2025

**Hillside/Kimberlin Academy for Excellence
PH1-BP04**

Description: This is the Hillside Academy for Excellence school replacement project. The students & staff will relocate to Centerville ES in Fall 2024. We will demolish the existing structure and build a new, state-of-the-art elementary school. Upon completion, Hillside students, along with Kimberlin students, will all relocate to the new site in the Fall of 2026.

- Status/ Comments:**
- Solicitation process complete.
 - Final GMP was received and sent to the board for approval.
 - Construction schedule reviewed and mobilization has commenced.

- Action Items:**
- Permitting process ongoing with the City.
 - Closed out of GMP #1.

Information

GISD Project Manager:	Brian Francis
Architecture Firm:	Stantec
Construction Firm:	Lee Lewis Construction
Project Delivery Method:	Construction Manager at Risk
Project Type:	Demo and New Construction Build
Project Stage:	Permitting/Procurement Phase

Project Schedule

Board Approval of Architect	September 12, 2023
Kick-Off	November 1, 2023
Discovery Planning	November 2023 - February 2024
Design – DD phase	November 2023 - December 2024
Permitting	December 2024 - March 2025
Procurement	January 2025 - March 2025
Construction	March 2025 - July 2026
Move In	July 2026
Occupy	August 2026
Closeout	September 2026 - November 2026

Progress Photos

**Lakeview Centennial High School / Naaman Forest High School Addition/Renovation
PH1-BP05**

- Description:** High School additions and renovations will be made to both campuses. The projects are listed below:
- Lakeview HS**—Construct a new administrative addition to accommodate the expansion of the cafeteria. Renovate and expand the kitchen and serving lines. A new instructional wing will be constructed to accommodate classroom space loss from removing portables. The dance room area will be expanded. The auditorium will be renovated. The indoor locker rooms will be updated. Install a new sound system for the gym.
- Naaman Forest HS**—The roof will be replaced over several areas of the building. Provide new parking lot lighting and convert exterior lights to LED. Update the exterior weight room and locker rooms. Expand the cafeteria and dance studio areas. Install a new sound system in the gym. Renovate the auditorium. Construct a new admin addition to accommodate the expansion of the cafeteria. Install a new retaining wall at the south end of the track.
- Status/ Comments:**
- Door hardware coordination meeting with vendor and GISD team complete.
 - Ongoing review and discussions of recommended VE options.
 - 100% drawings issued and submitted for permitting.
 - Commencing procurement process. Bid opening day is scheduled for March 13th.
- Action Items:**
- Final End-User page turn review complete. This included Maintenance, MEP, Roofing, Grounds, Security and Technology.
 - Ongoing discussions about construction phasing plans and Summer School Activities.

Information

GISD Project Manager:	Brian Francis
Architecture Firm:	WRA Architects
Construction Firm:	Lee Lewis Construction
Project Delivery Method:	Construction Manager at Risk
Project Type:	Additions and Renovations
Project Stage:	Construction Documents

Project Schedule

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

Progress Photos



Project Summary Information

Reporting Date: Mid-February 2025

**Elementary and Pre-K Playground Replacement
PH1-2-3-BP06**

Description: **Scope:**
 Provide replacement playgrounds at Elementary and Pre-K campuses. Each campus to receive two playgrounds with age-appropriate equipment with shade structures.
Phase 1 Campuses:
 Armstrong, Back, Dorsey, Herfurth, Keeley, Liberty Grove, Lister, Northlake, Pearson, Rowlett, Sewell, Shorehaven, Steadham, Stephens, Weaver
Phase 2 Campuses:
 Abbett, Beaver, Bradfield, Bullock, Cooper, Daugherty, Ethridge, Hickman, Luna, Williams (Old Park Crest), Spring Creek, Parsons Pre-K
Phase 3 Campuses:
 Caldwell, Carver, Club Hill, Couch, Handley, Roach, Shugart, Southgate, Toler, Vial, Watson, Cisneros Pre-K

- Status/ Comments:**
- GC being recommended.
 - Working with Registered Accessibility Specialist (RAS) for playground design approval
 - Procurement 95% complete
 - Building Permits - City of Garland and City of Sachse in progress
 - Fence Permits - City of Garland in progress
 - Accessory Structure Permits - City of Rowlett in progress

- Action Items:**
- Finalize agreement with GC
 - Coordinate shop drawings and construction schedule with GC and AE
 - Register GC with municipalities.
 - Finalize Permitting and TDLR Registration

Information

Project Manager: Steven Welsh
Architecture Firm: BRW
Construction Firm: TBD
Project Delivery Method: Competitive Sealed Proposal
Project Type: Replacement
Project Stage: Construction

Project Schedule

Kickoff and Discovery	Oct. 2023
Planning Meetings (Maint., District/ Campus Leadership, Community)	Nov. - Mar. 2024
Schematic Design 100% Complete	June 14, 2024
Design Development	Jul. 2024
Permitting / Procurement	Jan. - Mar 2024
Construction	Apr. - Oct. 2025
Close Out	Nov. - Dec. 2025

Progress Photos

Currently, playgrounds like this one at Rowlett ES are not very accessible for physically challenged students. New playgrounds will be very accommodating and accessible for all GISD students.



Stephens ES – existing playgrounds are currently exposed to direct sunlight, making surfaces extremely hot and unsafe. New playgrounds will have shade structures that keep surfaces safe and allow for playgrounds to be used all year long.



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

Description:

Scope:

Provide secured area fencing at elementary campuses.

Campus:

Abbett, Armstrong, Back, Beaver Tech, Bradfield, Bullock, Caldwell, Carver, Classical Center at Vial, Club Hill, Cooper, Couch, Daugherty, Davis, Dorsey, Ethridge, Handley, Heather Glen, Herfurth, Hickman, Keeley, Liberty Grove, Lister, Luna, Northlake, Pearson, Roach, Rowlett, Sewell, Shorehaven, Shugart, Southgate, Spring Creek, Steadham, Stephens, Toler, Walnut Glen, Watson, Weaver, Williams (Old Park Crest)

Status/ Comments:

- GC being recommended.
- Procurement 95% complete
- Permitting with municipalities in progress
- Working with Garland on ordinance and possible need to request variances

Action Items:

- Finalize agreement with GC
- Coordinate shop drawings and construction schedule with GC and AE
- Register GC with municipalities
- Finalize Permitting and TDLR Registration

Information

GISD Project Manager:	Steven Welsh
Architecture Firm:	Orcutt-Winslow
Construction Firm:	TBD
Project Delivery Method:	Competitive Sealed Proposal
Project Type:	Renovation
Project Stage:	Construction

Project Schedule

Board Approval of Architect	September 12, 2023
Kick Off Meeting	October 25, 2023
Discovery Meeting/Scoping	February, 2024
Departmental Meetings	February - March 2024
Design Completed	July - November, 2024 Dec
Permitting / Procurement	2024 - March 2025
General Contractor Board Approval	March 2025
Construction	March - October, 2025
Close Out	November - December, 2025

Progress Photos

Most existing fences and gates, like these at Beaver ES, do not qualify as “secure” per TEA standards. The new fences and gates are designed to meet and/ or exceed TEA standards.



New, automated vehicle gates will limit unauthorized access around campuses, like Dorsey ES.





Project Summary Information

Reporting Date: Mid-February 2025

**Fire Alarm Replacement
PH1-BP09**

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

Status/ Comments: 2 campuses in Design phase (Tax Office and Marvin Padgett)
 2 campuses in construction phase (Brandenburg and AEC)
 Plans have been approved by fire department (Armstrong)
 Parsons Pre-K installation complete, removal of old system in progress
 Ethridge installation complete, removal of old system in progress

Action Items: Complete final walk through and system training with vendor, bond team and Security Department

Information

Project Manager: Michael Pierce
 Architecture Firm:
 Construction Firm: Texas Fire & Sound
 Project Delivery Method: RFP
 Project Type: Renovation/Replacement
 Phase: Design/Proposal Submission

Project Schedule

Construction Brandenburg and AEC ongoing
 Armstrong set to begin middle of February with an estimated completion date mid to late March.
 Tax Office and Marvin Padgett
 All remaining campus installations will be completed in sequence.
 Estimated completion for all phase one projects by the end of April

Progress Photos



Project Summary Information

Reporting Date: Mid-February 2025

**Camera System Refresh
PH1-BP10**

- Description:** PROJECT 510-23-06
 North Garland High School
 Classical Center at Brandenburg Middle School
 Sellers Middle School
 Armstrong Elementary School
 Handley Elementary School
 Park Crest Elementary School
 Shorehaven Elementary School
 Watson Technology Center for Excellence
- Status/ Comments:** Walnut Glen scope moved to PH5-BP08
 Hickman Elementary moved to PH2-BP10
 Ethridge Elementary moved to PH3-BP10
 Changes made to initial proposals, submitted to vendor for revision.
 Revisions received and resubmitted to vendor with campus additions on December 20th.
- Action Items:** Complete internal discussions regarding final scope objective. Approve final revisions and submit for purchase orders.

Information

- Project Manager:** Michael Pierce
Architecture Firm:
Construction Firm:
Project Delivery Method: RFP
Project Type: Replacement
Phase: Procurement

Project Schedule

- Board Recommendation** September 2024
Replacement Commencement Site walks and discovery started November 2024. Initial proposals submitted, some returned for revisions. Pending final approval of all purchase orders and material orders, we have an estimated installation start slated for the end of February and phase one completion of mid-July.

Progress Photos

**Security Key Card Access (Access Control) Refresh
PH1-BP11**

Description: PROJECT 510-23-06
North Garland High School
Classical Center at Brandenburg Middle School
Sellers Middle School
Armstrong Elementary School
Shorehaven Elementary School
Transition Learning Center

Status/ Comments: Walnut Glen scope moved to PH5-BP09
Davis and Ethridge Elementary scope moved to PH3-BP11
Hickman Elementary scope moved to PH2-BP11
Received more campus additions, revisions sent to vendor for revised proposals

Action Items: Proposals due February 20th. Upon final approval of proposals, request will be submitted for purchase orders.

Information

Project Manager: Michael Pierce
Architecture Firm:
Construction Firm:
Project Delivery Method: RFP
Project Type: Replacement
Phase: Procurement

Project Schedule

Board Recommendation September 2024

Replacement Commencement Site walks completed based on revisions. We have an estimated installation start of February 2025 with completion of all phase one access control projects by mid-April 2025.

Progress Photos

Description:

Campus:

Garland HS, Lakeview Centennial HS, Naaman Forest HS, North Garland HS, Rowlett HS, Sachse HS, South Garland HS, Austin Academy for Excellence, Bussey MS, Classical Center at Brandenburg MS, Coyle MS, Houston MS, Hudson MS, Jackson Technology Center for Math & Science, Lyles MS, O'Banion MS, Schrade MS, Sellers MS, Webb MS, Abnett ES, Armstrong ES, Back ES, Beaver Technology Center for Math & Science, Bradfield ES, Bullock ES, Caldwell ES, Classical Center at Vial ES, Club Hill ES, Cooper ES, Couch ES, Daugherty ES, Davis ES, Dorsey ES, Ethridge ES, Handley ES, Heather Glen ES, Herfurth ES, Hickman ES, Keeley ES, Liberty Grove ES, Lister ES, Luna ES, Montclair ES, Northlake ES, Park Crest ES, Pearson ES, Roach ES, Rowlett ES, Sewell ES, Shorehaven ES, Shugart ES, Southgate ES, Spring Creek Es, Steadham ES, Stephens ES, Tolar ES, Walnut Glen ES, Watson ES, Weaver ES, Williams ES, Alternative/Special Program Facilities, Cisneros Pre-K, Parsons Pre-K, Garland AEC

Scope:

Re-key entire facility per new District "grand master" keying system if applicable. (Medeco X4)

Status/ Comments:

- Site surveys for Alternative/Special Programs Facilities completed
- Site surveys for elementary schools completed
- Site Surveys for middle schools completed
- Site surveys for high schools completed
- Door hardware P.O.'s for high schools have been processed
- Key schedules for high schools were completed and returned by the Maintenance locksmith for Garland ISD
- Door hardware installation on high schools to begin April 2025
- Key schedules for middle schools were completed and returned by the Maintenance locksmith for Garland ISD
- Key schedules for the first ten elementary schools were completed and returned by the Maintenance locksmith for Garland ISD

Action Items:

- Michael's Keys have completed site surveys and submitted invoicing for site surveys for all schools and facilities.
- P.O.'s for group #1 for the high school door hardware quotes have been submitted and processed
- Door hardware for high schools have been ordered with a lead time of eight to ten weeks
- P.O.'s for group #2 and #3 for twelve middle schools have been submitted for processing
- Key schedules for group #2 and #3 for 12 middle schools have been sent to the Maintenance Locksmith for completion
- P.O.'s for group #4 and #5 for ten elementary schools have been submitted for processing

- Key schedules for group #4 and #5 for ten elementary schools have been sent to the Maintenance locksmith for completion

Information

Project Manager: Ron Ward
Contractor: Michael's Keys, ASSA ABBLOY
Project Delivery Method: Cooperative Purchase Agreement, Buy Board #510-23-04
Project Type: Replacement
Project Phase: P.O.'s for Door Hardware

Project Schedule

BOT Approval February 13, 2024
Kickoff Meeting August 14, 2024
Site Surveys September 2024 - October 2024
PO Procurement November 2024
Hardware Installation April 2025
Close January 2026

Progress Photos



Project Summary Information

Reporting Date: Mid-February 2024

**Linda L. Griffin Elementary
PH2-BP01**

- Description:** This will be a full demolition of Montclair Elementary and construction of a new Linda L. Griffin Elementary campus that will consolidate students from Heather Glen Elementary
- Status/ Comments:**
- Design concept meeting with GISD complete.
 - The architect received feedback from GISD and is incorporating it into the schematic design.
 - Key takeaways are: possible 3-story building, car queuing on the parking lot, the building would include a large community room.
 - WRA presented several options for a new school mascot.
- Action Items:**
- Ongoing FIT meetings with the City.
 - In discussions with GISD team to determine the number of portables needed at Heather Glen for the move of the Montclair campus.

Information

GISD Project Manager:	Brian Francis
Architecture Firm:	WRA
Construction Firm:	CORE Construction
Project Delivery Method:	Construction Manager at Risk
Project Type:	Elementary #3 Replacement
Project Stage:	Schematic Design

Project Schedule

Board Approval of Architect	January 2024
Kick-Off	July 2024
Discovery Planning	July 2024 - November 2024
Design	December 2024 - June 2025
Demo	August 2025 - November 2025
Permitting	April 2025 - July 2025
Procurement	July - August 2025
Construction Begins	December 2025
Construction Completion	March 2027
Move In	April - June 2027
Occupy	July 2027
Closeout	August 2027 - October 2027

Progress Photos

Project Summary Information

Reporting Date: Mid-February-2025

**Carson-Mulkey Agricultural Science Center
PH2-BP02**

Description: New Agricultural Science Facility, classrooms, arena, pens, wash/grooming bays.

Status/ Comments: Initial stage of Discovery and Planning

- Action Items:
- Design Charrette was held on December 16
 - There were 30-40 district leaders, campus leaders, teachers, students, and the community present for the design charrette
 - Information and data was gathered from the design charrette
 - There will be a meeting on January 21 to follow up on the design information that was gathered at the charrette
 - A design for the new Agriculture Science Facility was selected from the information that was gathered from the design charrette
 - STB presentation with Dr. Lopez scheduled for Monday, February 17

Information

GISD Project Manager:	Ron Ward
Architecture Firm:	VLK
Construction Firm:	Lee Lewis Construction
Project Delivery Method:	Construction Manager at Risk
Project Type:	New Agricultural Science Facility
Project Stage:	Discovery and Planning

Project Schedule

Board Approval of Architect	January 2024
Kick-Off	July 2024
Discovery Planning	July 2024 - November 2024
Design	December 2024 - June 2025
Permitting	April 2025 - June 2025
Procurement	July 2025
Construction Begins	December 2025
Substantial Completion	March 2027
Move In	April - June 2027
Occupy	July 2027
Closeout	August 2027 - October 2027

Progress Photos



**South Garland HS & North Garland HS Renovations
PH2-BP03**

- Description:** High School renovations will be made to both campuses. Some of the projects are listed below:
South Garland HS – major renovation of the auditorium, renovate the entire Early College program area, rekey the entire facility, replace exterior and interior doors, renovate indoor locker rooms, new sound system for the competitive gym, replace secondary switchgear, replace built-up roof, replace existing art kiln and exhaust system, replace rooftop HVAC units and upgrades to the chill water system, replace drinking fountains and other smaller projects.
North Garland HS - major renovation of the auditorium, replacing the metal and built-up roof system, replacing interior and exterior doors, replacing secondary switchgear, renovating and upgrading indoor locker rooms, renovating dance room and accessory spaces, new sound system for the competitive gym and other smaller projects.
- Status/ Comments:**
- Ongoing Planning and Discovery phase.
 - Ongoing design concept reviews and MEP walks.
 - The architect is reviewing previous roof assessment reports.
- Action Items:**
- DLR is working on Scope to Budget and moving towards the Schematic Design phase.

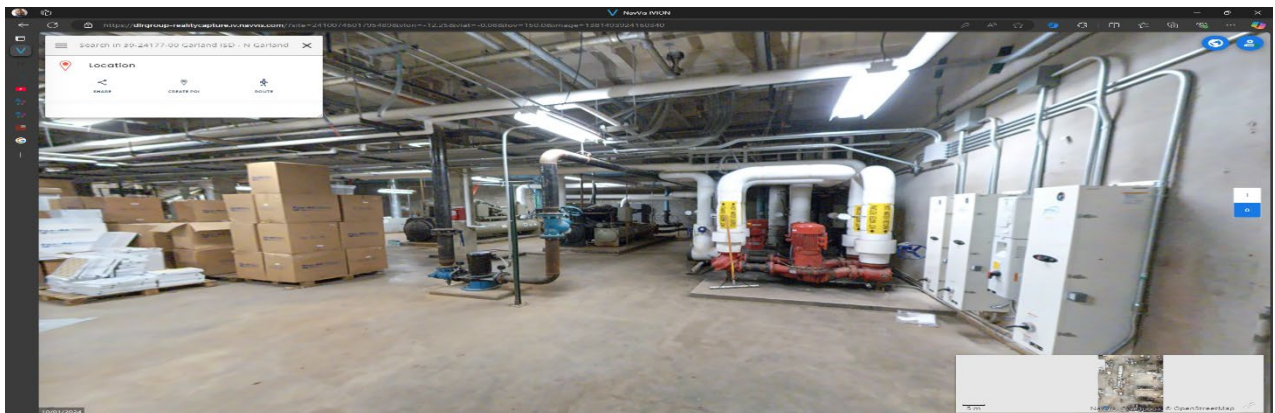
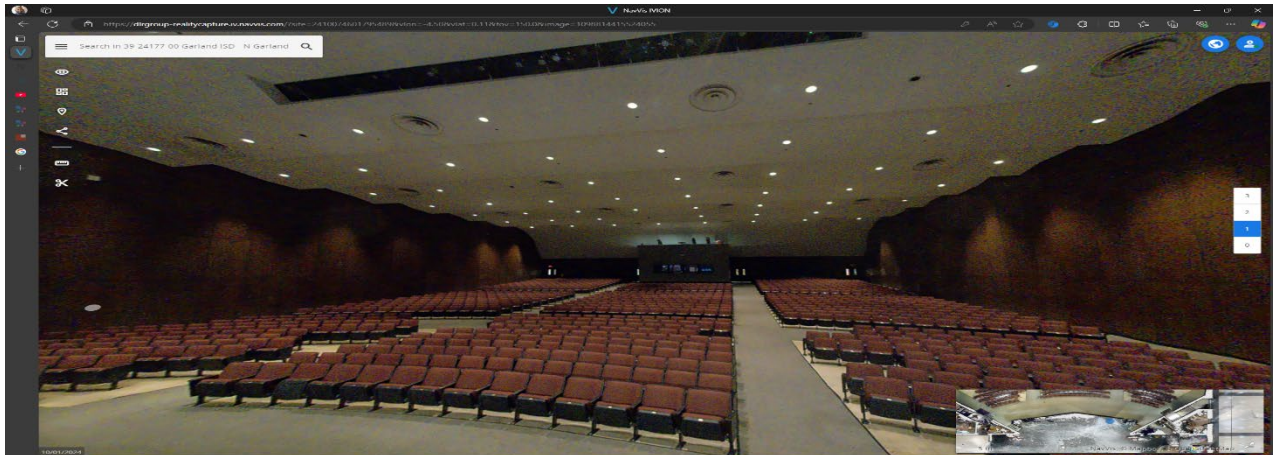
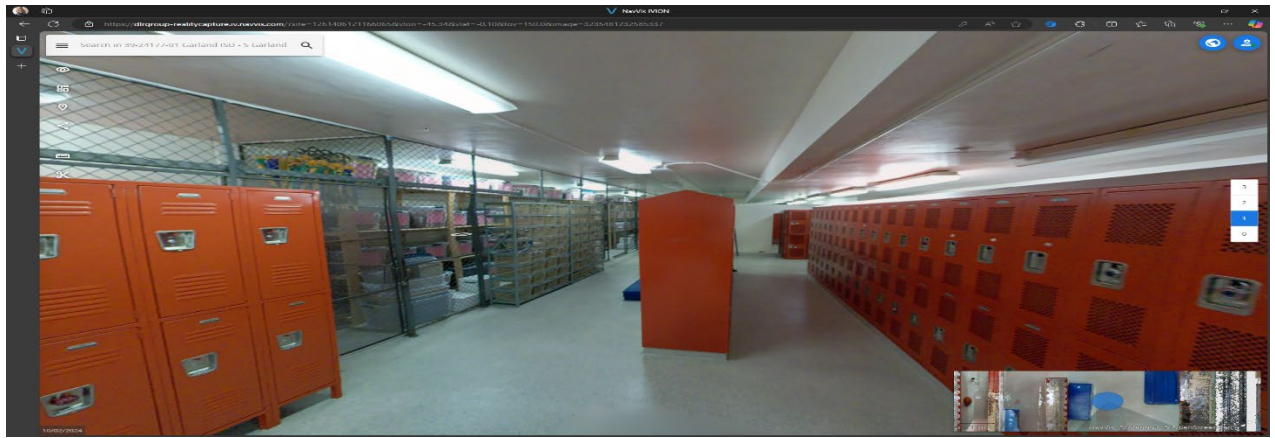
Information

GISD Project Manager:	Brian Francis
Architecture Firm:	DLR Group
Construction Firm:	McCownGordon Construction (MGC)
Project Delivery Method:	Construction Manager at Risk
Project Type:	Renovations
Project Stage:	Discovery/Planning

Project Schedule

Kick-off Meeting	June 2024
Discovery/Planning	July 2024 - October 2024
Design Phases	October 2024 - March 2025
Permitting/Procurement	April 2025 - June 2025
Construction	July 2025 - July 2027
Occupy	August 2027
Close Out	August 2027 - October 2027

Progress Photos





Project Summary Information

Reporting Date: Mid-February 2025

Hickman ES, Northlake ES, Rowlett ES & Toler ES
PH2-BP04

Description: Elementary School Enhancements

Status/ Comments: Ongoing planning and design
Submitted Scope to Budget January 2025

Action Items: Make needed revisions based on input from the STB meeting to bring project in alignment with the scope and budget.

Information

Project Manager: Michael Pierce
 Architecture Firm: Orcutt|Winslow
 Construction Firm:
 Project Delivery Method: CMaR
 Project Type: Renovation
 Phase: Discovery/Planning

Project Schedule

Design Start July 2024 End September 2025
 Construction Start September 2025 End May 2027
 Substantial Completion Start April 2027 End May 2027

Progress Photos

Project Summary Information

Reporting Date: Mid-February 2025

**Roof Package Cooper, Steadham, Herfurth
PH2-BP05**

Description: Selected roof replacement at Cooper ES, Steadham ES, and Herfurth ES

- Status / Comments:
- In Procurement Stage
 - Submitting applications for permits with municipalities.
 - Working with district officials to coordinate safe transitions

- Action Items:
- Secure “Lay-Down/ Staging” areas for anticipated construction
 - Coordinate with Roofing Consultant on details for Construction Administration
 - Identify timelines and plan for scheduling work when schools are not occupied.

Information

Project Manager: Steven Welsh
 Architecture Firm: LBL
 Construction Firm: TBD
 Project Delivery Method: Competitive Sealed Proposal
 Project Type: Replacement
 Project Phase: Procurement

Project Schedule

Kickoff and Discovery	July 2024
Schematic Design	August - Oct 2024
Design Development	Oct - Dec 2024
Construction Documents	Dec 2024 - Feb 2025
Permitting	Feb 2025 - March 2025
Procurement	April - June 2025
Construction	July - Dec 2025
Close Out	Dec 2025

Progress Photos

Patches on slipping steel panels at Herfurth.



Section of older roof at Cooper ES.



**Fencing at High Schools, Middle Schools, Special Service Campuses
PH2-BP07**

Description: Scope:
Provide secured area fencing at all high schools, middle schools, and special service campuses.
Campus:
Middle Schools – Austin, Bussey, Brandenburg, Coyle, Houston, Hudson, Jackson, Lyles, O’Banion, Schrade, Sellers, Webb
High Schools – Garland, Lakeview Centennial, Naaman Forest, North Garland, Rowlett, Sachse, South Garland ISD
Pre-K and Special Service Campuses – Cisneros, Parsons, AEC, GRCTC

- Status/Comments:**
- Finalize STB
 - Begin SD/DD
 - Coordinate pre-submittal meetings with municipalities.
 - Analyze designs - working to avoid easements/ need for variance.

- Action Items:**
- Coordinate pre-submittal meetings with municipalities.
 - Develop procurement schedule in coordination with purchasing
 - Review and research property lines/ boundary questions

Information

GISD Project Manager: Steven Welsh
 Architecture Firm: Orcutt-Winslow
 Construction Firm: TBD
 Project Delivery Method: Competitive Sealed Proposal
 Project Type: Renovation
 Project Stage: SD/ DD

Project Schedule

Board Approval of Architect	September 12, 2023
Kick Off Meeting	July 10, 2024
Discovery and Planning	August - December, 2024
SD/ DD	Jan - May, 2025
Design Completed	June 2025
Permitting / Procurement	July - October, 2025
General Contractor Board Approval	November - December, 2025
Construction	January - August 2026
Close Out	August - September, 2026

Progress Photos

Phase 2 fencing will help improve security and reduce unauthorized access to exterior doors at larger campuses, like these at Brandenburg MS.



One objective for all perimeter fences is to make delivery areas more secure, like this one at Hudson MS.



Project Summary Information

Reporting Date: Mid-February 2025

**Fire Alarm Replacement
PH2-BP09**

Description: PROJECT- 510-23-02
Obanion Middle School
Abbett Elementary School
Beaver Elementary School
Couch Elementary School
Liberty Grove Elementary School
Southgate Elementary School
Cisneros Pre-K

Status/ Comments: Back Elementary scope moved to PH3-BP09
Heather Glen Elementary removed from scope
5 purchase orders received. (O'Banion, Liberty Grove, Southgate, Cisneros, Couch,)
2 proposals submitted for final approval and purchase order request (Abbett, Beaver)

Action Items: Upon approval of final proposals, system design will begin and submitted to fire department for approval.

Information

Project Manager: Michael Pierce
Architecture Firm:
Construction Firm: Texas Fire & Sound
Project Delivery Method: RFP
Project Type: Renovation/Replacement
Phase: Design/Proposal Submission

Project Schedule

Construction Construction will begin immediately following the completion of all phase one fire alarm projects. Estimated to begin end of March 2025.

Progress Photos

Project Summary Information

Reporting Date: Mid-February 2025

**Camera System Refresh
PH2-BP10**

- Description: PROJECT 510-23-06
South Garland High School
Sam Houston Middle School
Abbett Elementary School
Hickman Elementary School
Couch Elementary School
Heather Glen Elementary School
Liberty Grove Elementary School
Southgate Elementary School
Toler Elementary School
Transition Learning Center
- Status/ Comments: Back Elementary scope moved to PH3-BP10

Departmental, campus and vendor collaboration / Information gathering for proposals.
- Action Items: Complete internal discussions regarding final scope objective. Approve final revisions and submit for proposals.

Information

- Project Manager: Michael Pierce
Architecture Firm:
Construction Firm:
Project Delivery Method: RFP
Project Type: Replacement
Phase: Procurement

Project Schedule

- Board Recommendation September 2024
Replacement Commencement Installation to commence at the conclusion of all phase one CCTV projects. Estimated installation start slated for the end July 2025.

Progress Photos

**Security Key Card Access (Access Control) Refresh
PH2-BP11**

Description: PROJECT 510-23-06
South Garland High School
Abbett Elementary School
Beaver Elementary School
Couch Elementary School
Handley Elementary School
Liberty Grove Elementary School
Southgate Elementary School
Toler Elementary School
Watson Technology Center for Math & Science

Status/ Comments: Heather Glen Elementary scope removed
Back Elementary scope moved to PH3-BP10
Information gathering for proposals

Action Items: Site walks ongoing.
Receive proposals and submit for purchase orders

Information

Project Manager: Michael Pierce
Architecture Firm:
Construction Firm:
Project Delivery Method: RFP
Project Type: Replacement
Phase: Procurement

Project Schedule

Board Recommendation September 2024
Replacement Commencement Installation will commence immediately following the completion of all phase one access control projects. Estimated start, mid-April 2025.

Progress Photos

Project Summary Information

Reporting Date: Mid-February 2025

**Security Intrusion Upgrades
PH2-BP12**

Description: Beaver Elementary School

Status/ Comments: Vendor information gathering for proposals

Action Items: Site walks complete
Submit proposals for purchase orders

Information

Project Manager: Michael Pierce
Architecture Firm:
Construction Firm:
Project Delivery Method: RFP 510-23-06
Project Type: Replacement
Phase: Procurement

Project Schedule

Board Recommendation September 2024
Replacement Commencement Estimated start slated for July 2025.

Progress Photos

**Waterproofing/ Cladding
PH2-BP13**

- Description:** **Scope:**
 Replace exterior waterproofing/sealant joints including all wall control/expansion joints, material transitions and wall penetrations (excluding areas around windows due to recent window replacements)
Campuses:
 Abnett, Armstrong, Back, Beaver, Bradfield, Bullock, Caldwell, Classical Center at Vial, Club Hill, Couch, Daugherty, Davis, Dorsey, Ethridge, Handley, Hickman, Keeley, Lister, Luna, Northlake, Williams (Old Park Crest), Pearson, Roach, Rowlett, Sewell, Shorehaven, Shugart, Southgate, Spring Creek, Stephens, Toler, Walnut Glen, Watson, Weaver, PDC
- Status / Comments:**
- December 11, 2024: Internal sample report review
 - January 9, 2025: Comprehensive owner review of in-field observations across all campuses
 - January 28, 2025: 50% Armko review
 - January 30, 2025: 50% page turn with Garland ISD
 - February 18, 2025: 90% Internal Armko Review
 - February 20, 2025: 90% Owner review and estimate for approval
 - March 3, 2025: Project released for bid
- Action Items:**
- Final P.O.'s for Armko consulting fees were completed on November 21, 2024
 - Project schedule has been completed and uploaded to Projectmates
 - Armko will be scheduling drone flights around the exterior of the campuses to obtain pictures and video footage for assessments starting in January 2025
 - Drone footage of schools will be available on YouTube by scanning a QR code
 - January 30th 50%-page turn completed

Information

Project Manager: Ron Ward
 Architecture Firm: ARMKO
 Construction Firm: TBD
 Project Delivery Method: JOC
 Project Type: Repair/ Replacement Exterior waterproofing/sealant joints
 Project Phase: Discovery and Planning

Project Schedule

BOT Approval February 13, 2024
 Kickoff August 12, 2024
 Discovery and Planning September 2024
 P.O.'s for Consultant Fee's October 2024
 Assessments December 2024
 Procurement March 2024
 Construction Begins June 2025

Construction Completed
Closeout

January 2026
February 2026

Progress Photos





Project Summary Information

Reporting Date: Mid-February 2025

**63 Campus
PH2-BP15**

Description: Local Area Network (LAN) Upgrades

Status/ Comments:

- Hub Sites – equipment ordered
- Metropolitan Area Network – equipment ordered

Action Items:

Information

Project Manager: Michael Gerron
 Architecture Firm:
 Construction Firm:
 Project Delivery Method: RFP
 Project Type: Technology
 Phase: 1 - 2

Project Schedule

Project Summary PH2-BP15 Local Area Network Upgrades									
	2025								
	Q1			Q2			Q3		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
PH2-BP15									
Hub Sites		PROCUREMENT		PREP		INSTALL			
Metropolitan Area Network			PROCUREMENT		PREP	INSTALL			

Progress Photos

Project Summary Information

Reporting Date: Mid- February 2025

**Athletic Package: Lakeview Centennial HS, North Garland HS, South Garland HS
PH3-BP02**

Description: Lakeview Centennial

- Provide new bleacher system and press box (300 sq. ft.) Match Sachse
- Provide new concession and restrooms (to code based on capacity)
- Provide sports lighting at football stadium or replace existing field lights with LED system

North Garland HS

- Provide new track (10mm full pour track, including demo and base)
- Replace football field synthetic turf
- Provide new bleacher system and press box (300 sq. ft.) Match Sachse
- Provide new concession and restrooms (to code based on capacity)
- Provide sports lighting at football stadium or replace existing field lights with LED system

South Garland HS

- Provide new track (10mm full pour track, including demo and base)
- Replace football field synthetic turf
- Provide new bleacher system and press box (300 sq. ft.) Match Sachse
- Provide new concession and restrooms (to code based on capacity)
- New 300 sq. ft. storage building for Softball
- Provide sports lighting at football stadium or replace existing field lights with LED system

Status/ Comments: Initial stage of Discovery and Planning

- Action Items:**
- Document share executed
 - Campus assessment walks executed
 - HKS engaging with civil for site evaluations
 - Campus departmental meetings complete
 - CMaR Kickoff scheduled in March 2024

Information

GISD Project Manager:	Charbel Akiki
Architecture Firm:	HKS
Construction Firm:	
Project Delivery Method:	Construction Manager at Risk
Project Type:	Athletic Football Field Improvements
Project Stage:	Discovery and Planning



Project Schedule

Board Approval of Architect	May 2024
Kick-Off	September 2024
Discovery Planning	October 2024 - December 2024
Design	January 2024 - March 2025
Demo	April 2025 - May 2025
Permitting	April 2025 - June 2025
Procurement	April 2025 - June 2025
Construction	July 2025 - December 2025
Move In	January 2026
Occupy	January 2026
Closeout	February 2026

Progress Photos

Project Summary Information

Reporting Date: Mid-February 2025

**Elementary Enhancements: Back, Luna, Shugart, Spring Creek and Roach
PH3-BP03**

- Description:** Elementary Enhancements (Security Prototype)
- Scope:** Back – renovate library into learning center with ability to secure
 Luna – close open concept classrooms & renovate library into learning center
 Shugart – renovate library into learning center
 Spring Creek – renovate library into learning center
 Roach - close open concept classrooms
- Status/ Comments:**
- STB Complete
 - Beginning SD/ DD
 - Project Advisory Notice pending
 - Capacity studies and code requirements – in progress
- Action Items:**
- Follow up with EDL and Campus Admin to refine designs
 - Follow up on Project Advisory Notice
 - Schedule meetings with GISD departments to understand expectations – Library Services, Special Ed, GT and Innovation, Security

Information

Project Manager: Steven Welsh
 Architecture Firm: Harrison - Kornberg
 Construction Firm: TBD
 Project Delivery Method: Competitive Sealed Proposal
 Project Type: Replacement
 Project Phase: Schematic Design

Project Schedule

Kickoff October 2024
 Schematic Design Nov. 2024 - Feb. 2025
 Design Development Feb. 2025 - April 2025
 Construction Documents April 2025 - July 2025
 Permitting July 2025 - Oct 2025
 Procurement July 2025 - Oct 2025
 Construction Nov. 2025 - Sept. 2026
 Close Out Sept. 2026 - Oct. 2026

Progress Photos

Open Classroom at Spring Creek ES.



Open Library at Spring Creek ES.



Project Summary Information

Reporting Date: Mid-February 2025

**Middle School/Elementary Renovations
PH3-BP04**

- Description: **Middle/Elementary School Renovations**
- ✓ **Austin MS:** New LED parking lot and exterior lighting, Boys & Girls dressing room addition and locker room renovations to include fixtures, lockers, and finishes.
 - ✓ **Houston MS:** Replace an older portion of the roof, replace exterior sealant joints, Boys & Girls dressing room addition, and locker room renovations to include fixtures, lockers, and finishes.
 - ✓ **Jackson MS Tech Center:** Replace built-up roof, new LED parking lot and exterior lighting, Boys & Girls dressing room addition, and locker room renovations to include fixtures, lockers, and finishes.
 - ✓ **Abbett ES:** Replace service entrance switchgear.
 - ✓ **Bradfield Elementary:** Replace secondary switchgear.
- Status/ Comments:
- Ongoing Planning and Discovery Meetings.
 - Programming review and development confirmation.
 - 2nd round of end-user meetings with Middle School representatives complete.
 - Working on Scope to Budget numbers,
- Action Items:
- Ongoing investigation of cost estimates and lead times on several MEP items.

Information

GISD Project Manager:	Brian Francis
Architecture Firm:	Stantec
Project Delivery Method:	CSP
Project Type:	Renovations/Small Additions
Project Stage:	Discovery/Planning

Project Schedule

Kick-off Meeting	September 2024
Discovery/Planning	September 2024 - October 2024
Design Phases	October 2024 - June 2025
Permitting/Procurement	July 2025 - August 2025
Construction	Sept 2025 - Sept 2027
Occupy	October 2027
Close Out	October 2027 - December 2027

Progress Photos

Project Summary Information

Reporting Date: Mid-February 2025

**Elementary School Enhancements: Club Hill ES, Vial ES, Davis ES, Ethridge ES
PH3-BP05**

- | | |
|-----------------------|--|
| Description: | <p>Scope:
Cut in exterior doors where students must egress through adjacent classroom. Expand library to meet TEA standards and renovate existing spaces. Provide accessible lift at stage. Provide interior graphics and wayfinding. Provide new way-finding site signage. Replace interior doors and hardware. Close open concept classrooms.</p> |
| Status
/ Comments: | <ul style="list-style-type: none"> • Kick-off meeting was held on October 22, 2024 • Project Roster, GIS Maps, and Asbestos reports added to Projectmates • Design schedule completed in Projectmates • PAN (project advisory notice) has been submitted for Classical Center @ Vial E.S. and Club Hill E.S. to change/clarify the scope of work at these two campuses • Architect finalizing STB/SD presentation |
| Action Items: | <ul style="list-style-type: none"> • Site surveys were conducted at Club Hill ES and Classical Center at Vial ES with HKA and Principals to obtain photographs and visual layout of each location to help determine the scope of work for these campuses • Enrollment numbers and capacities have been gathered for the last four years for each location • Working with the architects to revise the scope of work for each campus • Architects working on designs to close open concept classrooms • Scheduling STB/SD presentation for early March |

Information

Project Manager:	Ron Ward
Contractor:	Harrison Kornberg Architects, LLC
Project Delivery Method:	CSP
Project Type:	Elementary School Enhancements
Project Phase:	Discovery and Planning

Project Schedule

Kickoff	October 22, 2024
Discovery and Planning	November 2024
Construction	June 2026

Progress Photos



Project Summary Information

Reporting Date: Mid-February 2025

**New Technology Center (NOC)
PH3-BP07**

Description: Construction of a New Technology Center

Status/ Comments: Ongoing collaboration with design team and Technology Department Concept Completed first FIT meeting December 12, 2024 Presented Scope to Budget on December 16, 2024

Action Items: Revise concept to meet directives provided during Scope to Budget presentation. Present SD presentation March 2025.

Information

Project Manager: Michael Pierce
Architecture Firm: PBK
Construction Firm: Satterfield & Pontikes
Project Delivery Method: Construction Manager at Risk
Project Type: New Construction
Phase: Design

Project Schedule

Board Approval of Architect	September 10, 2024
Kickoff Meeting	September 20, 2024
Discovery / Planning	September 30, 2024 - December 18, 2024
Design- DD Phase	December 18, 2024 - February 28, 2025
Permitting	June 2, 2024 - September 26, 2025
Procurement	June 1, 2025 - August 15, 2025
Construction	September 15, 2025 - October 15, 2027
Substantial Completion	October 15, 2027
Final Completion	October 16, 2028 - December 15, 2027

Progress Photos

SITE PLAN STUDY



OVERALL SITE PLAN STUDY



Project Summary Information

Reporting Date: Mid-February 2025

**Fire Alarm Replacement
PH3-BP09**

Description: PROJECT- 510-23-02
Hudson Middle School
Lyles Middle School
Schrade Middle School
Northlake Elementary School
Pearson Elementary School
Spring Creek Elementary School
Weaver Elementary School
Back Elementary School

Status/ Comments: Naaman Forest High scope moved to PH1-BP05
Montclair scope moved to PH2-BP01
Document exchange complete

Action Items: Complete site-walks, receive proposals and submit for purchase orders.

Information

Project Manager: Michael Pierce
Architecture Firm:
Construction Firm: Texas Fire & Sound
Project Delivery Method: RFP
Project Type: Renovation/Replacement
Phase: Design/Proposal Submission

Project Schedule

Construction Slated to begin immediately following the completion of all phase two fire alarm projects.

Progress Photos

Project Summary Information

Reporting Date: Mid-February 2025

**Camera System Refresh
PH3-BP10**

Description: PROJECT 510-23-06
Naaman Forest High School
Hudson Middle School
Lyles Middle School
Back Elementary School
Cooper Elementary School
Northlake Elementary School
Pearson Elementary School
Spring Creek Elementary School
Weaver Elementary School
Ethridge Elementary School

Status/ Comments: Montclair scope moved to PH2-BP01

Davis scope moved to PH5-BP08

Departmental / vendor collaboration / Information gathering

Action Items: Complete site-walks and compile collaborative information to submit to vendor for proposals.

Information

Project Manager: Michael Pierce
Architecture Firm:
Construction Firm:
Project Delivery Method: RFP
Project Type: Replacement
Phase: Procurement

Project Schedule

Board Recommendation September 2024
Replacement Commencement Installation to commence at the conclusion of all phase two CCTV projects. Estimated start of July 2025.

Progress Photos

**Security Key Card Access (Access Control) Refresh
PH3-BP11**

Description: PROJECT 510-23-06
Naaman Forest High School
Coyle Middle School
Hudson Middle School
Schrade Middle School
Webb Middle School
Northlake Elementary School
Pearson Elementary School
Rowlett Elementary School
Spring Creek Elementary School
Weaver Elementary School
Back Elementary School
Ethridge Elementary School

Status/ Comments: Montclair Elementary scope moved to PH2-BP01
Davis Elementary scope moved to PH5-BP09
Information gathering for proposals

Action Items: Complete Site walks and submit proposals for purchase orders

Information

Project Schedule

Board Recommendation	September 2024
Replacement Commencement	Installation will commence immediately following the completion of all phase two access control projects. Estimated start September 2025.

Progress Photos

Project Summary Information

Reporting Date: Mid-February 2025

Proposition C

Description: Technology Device Refresh for Students and Staff

- Status/ Comments:
- Student and Staff computer replacement
 - Deployment phase
 - Chromebook refresh project
 - Procurement complete
 - Deployment begins in May through August

Action Items:

Information

Project Manager: Michael Gerron
 Architecture Firm:
 Construction Firm:
 Project Delivery Method: RFP
 Project Type: Technology
 Phase: 1 - 5

Project Schedule

Project Summary PH2-BP-Proposition C												
PH2-BP-Prop C	2024						2025					
	Q4			Q1			Q2			Q3		
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Student and Staff computer replacement	PROCUREMENT						DEPLOYMENT					
Chromebook refresh project			PROCUREMENT				DEPLOYMENT					

Progress Photos



BOARD OF TRUSTEES AGENDA

Date: March 11, 2025

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

Subject: Receive Presentation on Bond 2023 Network Operations Center (NOC) Schematic Design

Information Item

Executive Summary:

Receive Presentation on Bond 2023 Network Operations Center (NOC) Schematic Design.

Administrative Recommendations:

Provided for your information.

Financial Impact and Funding Source:

N/A



Proposed New Dr. Marvin D. Roden Technology Center

Garland Independent School District

Schematic Design Presentation

March 11th, 2025

PH3-BP07



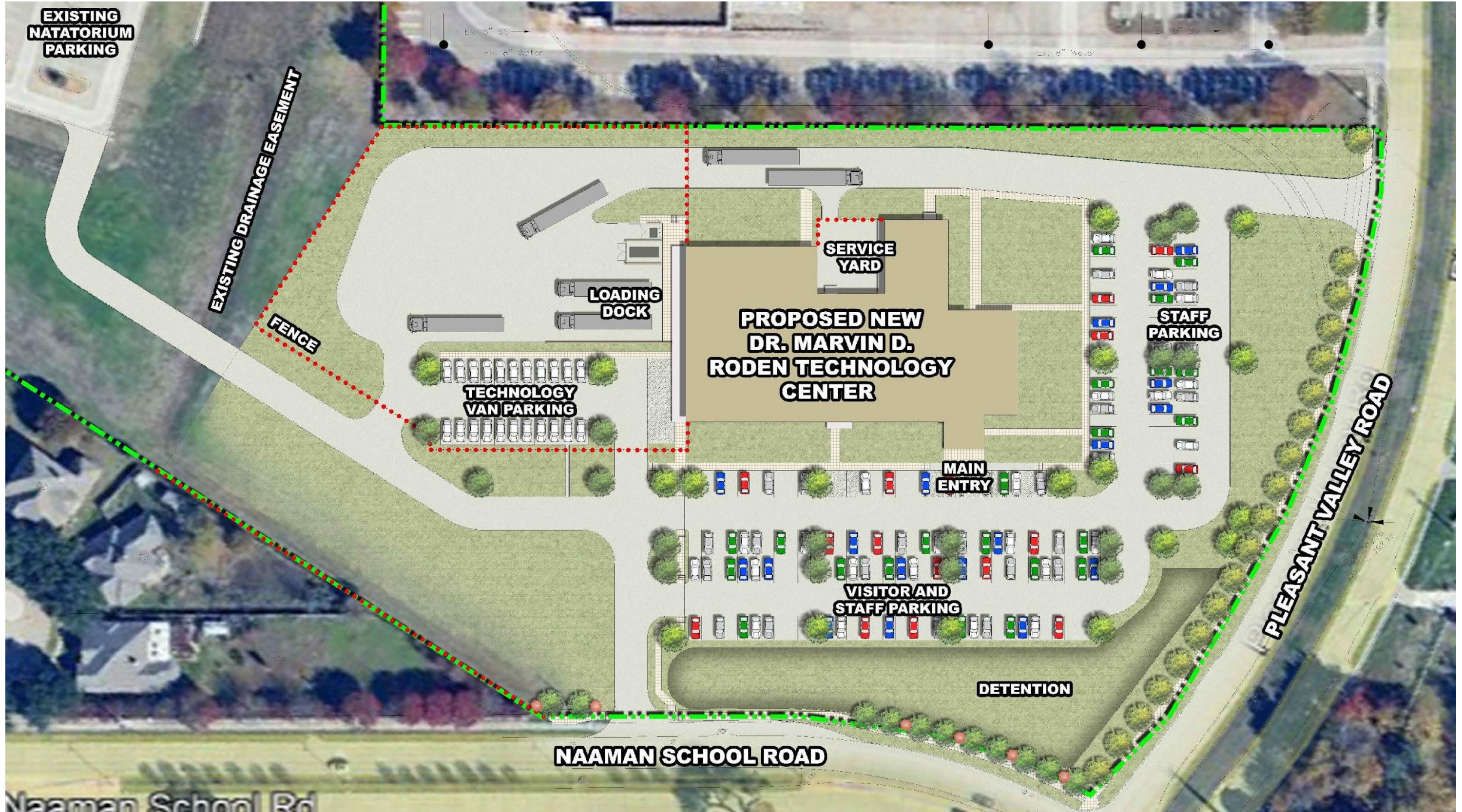
PROJECT OVERVIEW





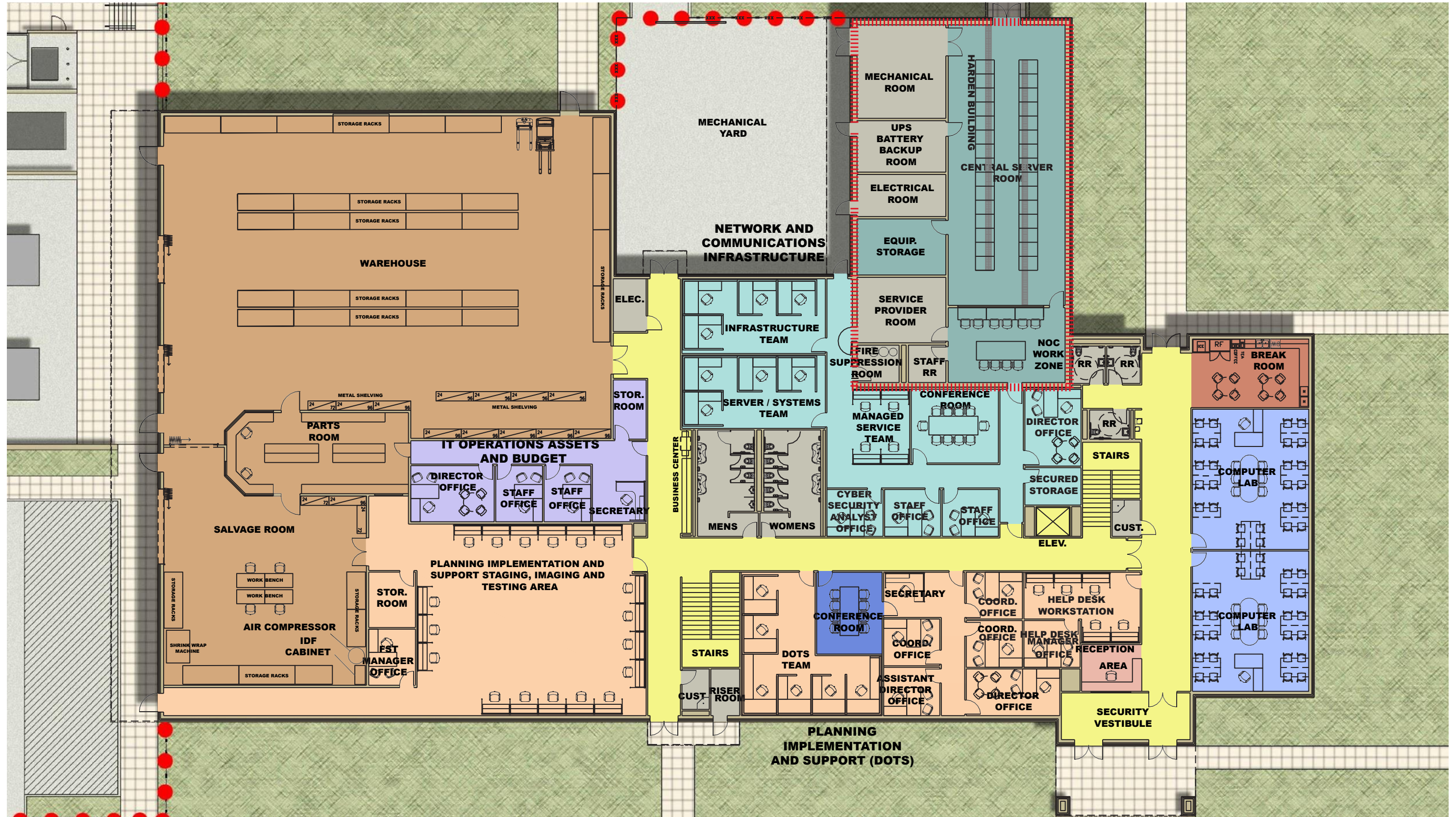
ARCHITECTURAL DRAWINGS
& RENDERINGS 





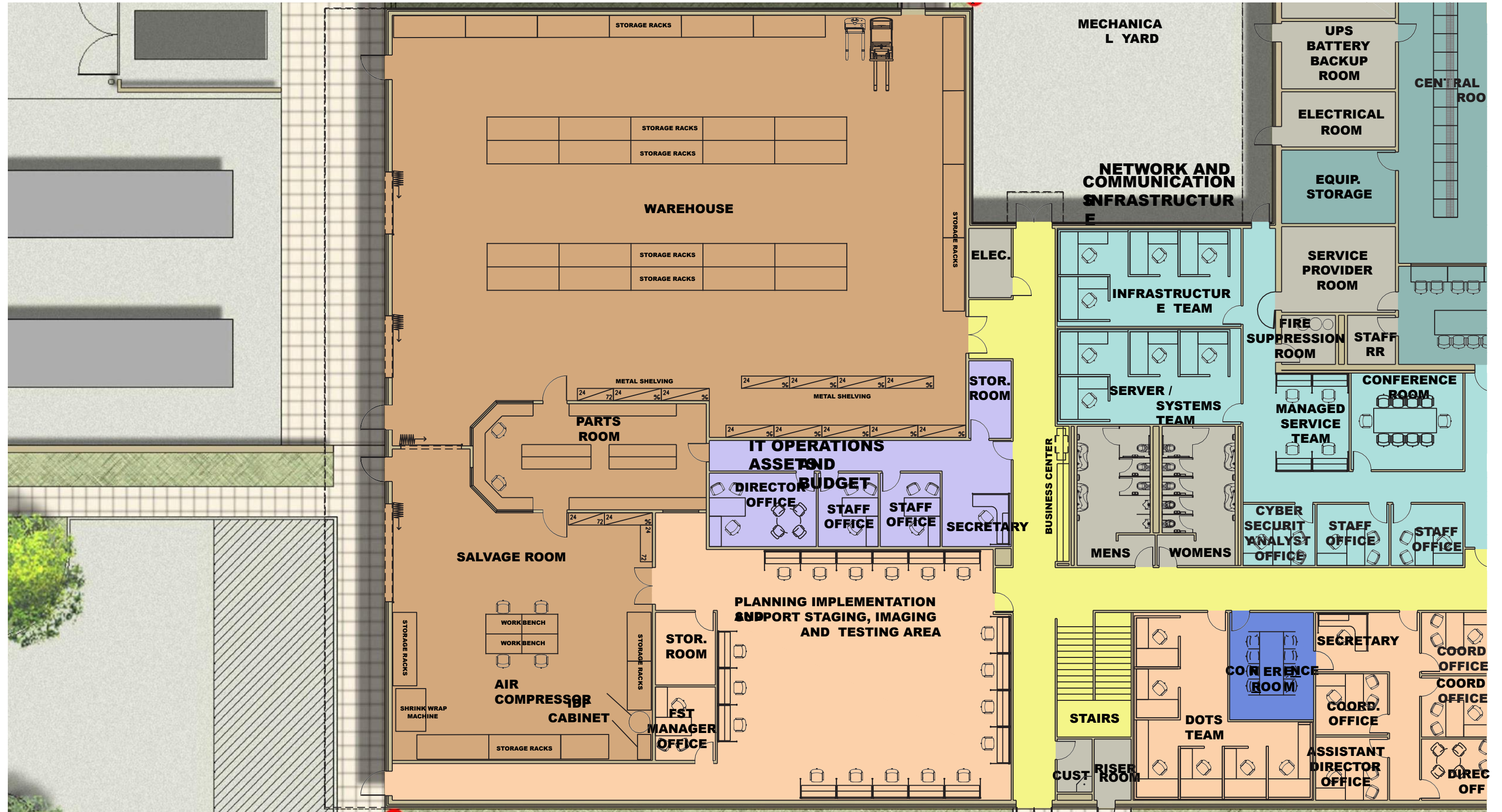
CONCEPTUAL FIRST FLOOR PLAN

Architectural Drawings & Renderings

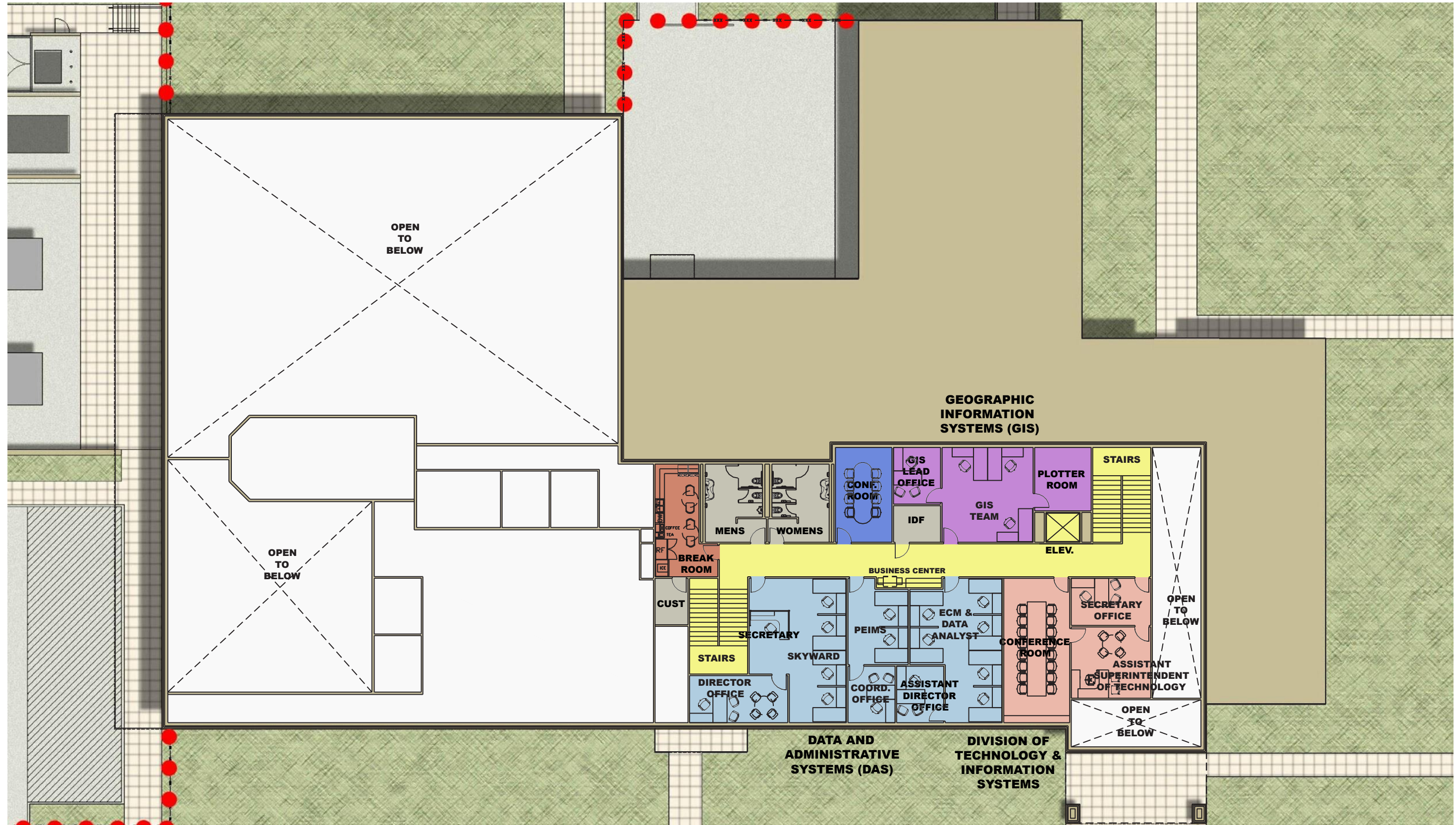


ENLARGED FIRST FLOOR PLAN - WAREHOUSE

Architectural Drawings & Renderings



CONCEPTUAL SECOND FLOOR PLAN
Architectural Drawings & Renderings



EXTERIOR – BIRD’S EYE VIEW
Architectural Drawings & Renderings



EXTERIOR - FRONT ENTRY
Architectural Drawings & Renderings



EXTERIOR - WAREHOUSE
Architectural Drawings & Renderings



INTERIOR – MAIN ENTRY & COMPUTER LAB
Architectural Drawings & Renderings



EXTERIOR – NETWORK OPERATIONS
Architectural Drawings & Renderings



INTERIOR - NETWORK OPERATIONS CENTER CONTROL ROOM
Architectural Drawings & Renderings



INTERIOR - NETWORK OPERATIONS CENTER

Architectural Drawings & Renderings



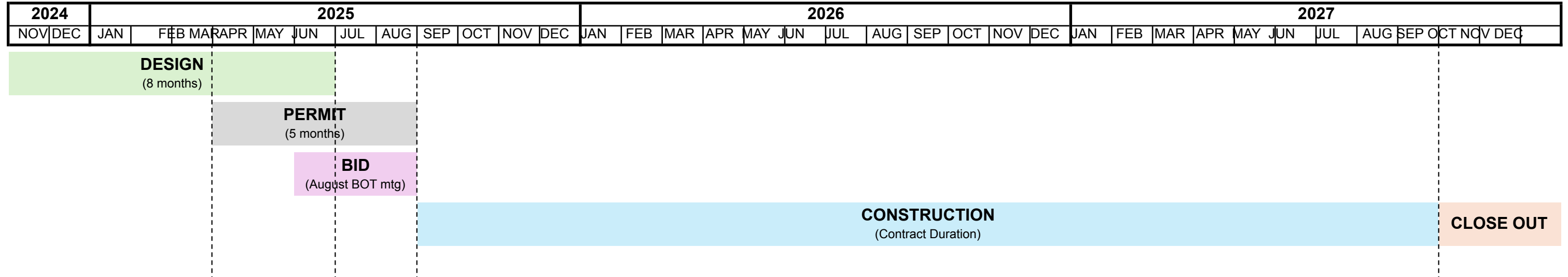
PROGRAM 

Network Operations Center				Notes
SPACE / FUNCTION	No. Ea.	Net Unit	Total Net SF SF	
Administrative Spaces				
Security Vestibule	1	275	275	Secured Access Control
Reception Area	1	120	120	
Main Break Room	1	360	360	
Small Break Room	1	250	250	2nd Floor
Public Restrooms	3	80	240	
Large Business Center	1	50	50	
Small Business Center	1	30	30	
Computer Lab	2	750	1,500	
Storage Room and Custodial Closet	1	90	90	
Division of Technology & Information Systems				Located on 2nd floor
Assistant Superintendent of Technology	1	250	250	
Secretary Office	1	160	160	
Conference Room	1	420	420	Seating for 16 people
IT Operations Assets and Budget				Located Next to Warehouse
Director Office	1	200	200	Seating for 4 people
Staff Office	2	120	240	
Secretary Office	1	100	100	
Storage Room	1	90	90	
Planning Implementation and Support (DOTS)				
Director Office	1	200	200	
Secretary Office	1	100	100	
Coordinator Office	3	120	360	
Assitant Director Office	1	120	120	
Conference Room	1	250	250	
Dots Team Work Area	1	660	660	6 Workstations
Help Desk Manager	1	120	120	Office next to workstations; Located at front of the building
Help Desk	1	300	300	5 Workstations
Planning Implementation and Support Staging, Imaging and Testing Area; Field Serive Technicians	1	2,150	2,150	Located Near to Warehouse; 28 Workstations
FST Lead Office	1	120	120	Office next to workstations; Located next to warehouse
Planning Implementation and Support Storage Area	1	120	120	Located Near to Warehouse
Geographic Information Systems (GIS)				Located next to DAS; Located on 2nd floor
GIS Lead Office	1	120	120	
Workstations	1	380	380	3 Workstations
Meeting Room	1	240	240	Shared
Plotter Room	1	160	160	1 Plotter and 1 Scanner, with storage
Data and Administrative Systems (DAS)				Located next to GIS; Located on 2nd floor
Director Office	1	200	200	
Secretary Office	1	100	100	
Skyward Work Area	1	380	380	4 Workstations
Coordinator Office	1	120	120	
PEIMS Work Area	1	200	200	2 Workstations
Assitant Director Office	1	120	120	
EMC & Data Analyst Work Area	1	500	500	6 Workstations
Administrative Spaces Area Sub-total			11,395	

SPACE / FUNCTION	No. Ea.	Net Unit	Total Net SF SF	Notes
Network Operations Center (NOC)				
NOC Work Zone	1	400	400	
Central Server Room	1	1,500	1,500	
Service Provider Room	1	260	260	
Shelter Mechanical Room	1	380	380	
Shelter UPS Up Room	1	200	200	
Shelter Electrical Room	1	170	170	
Fire Suppression Equipment Room	1	70	70	
Staff Restroom	1	65	65	
Equipment Storage Room	1	220	220	
Network and Communications Infrastructure				
Director Office	1	200	200	
Assistant Director Office	1	120	120	
Staff Office	2	120	240	
Infrastructure Team	1	480	480	4 Workstations
Server / Systems Team	1	480	480	4 Workstations
Managed Service Team	1	200	200	4 Workstations
Conference Room	1	300	300	
Secured Storage Room	1	100	100	
NOC Area Sub-total			5,385	
Support Spaces				
Men's Restroom	1	280	280	1st Floor
Women's Restroom	1	280	280	1st Floor
Men's Restroom	1	200	200	2nd Floor
Women's Restroom	1	200	200	2nd Floor
Custodial Closet	2	60	120	
IDF Room	1	80	80	
Electrical Room	1	80	80	
Riser Room	1	60	60	
Elevator	1	50	50	
Stairs	2	240	480	
Support Spaces Area Sub-total			1,830	
Warehouse				
Main Warehouse Area	1	6,700	6,700	Secured area with badging access
Parts Room	1	630	630	30+' ceiling height; Fans with air circulation; 4 teir storage racks
Deployment and Salvage Room	1	1,900	1,900	Fully Redundant A/C Units; with 2 workstations for Warehouse Staff
Warehouse Area Sub-total			9,230	Environmentally Controlled
Total Net Square Footage			27,840	
Circulation, Wall, Misc.			6,960	25% Factor
Total Gross Square Footage			34,800	Technology Office Building

PROJECT SCHEDULE

PROJECT SCHEDULE



Schedule is subject to change

<u>DESCRIPTION</u>	<u>COST</u>
Opinion of Probable Costruction Cost	\$21,528,004
Total Construction Budget	\$21,791,320
Variance	\$263,316

**Opinion of Probable Cost does not include total project costs such as: FF&E, technology, A/E fees, etc.*



BOARD OF TRUSTEES AGENDA

Date: March 11, 2025

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

Subject: Bond 2023 Projects-Permitting for New Builds and Additions

Information Item

Executive Summary:

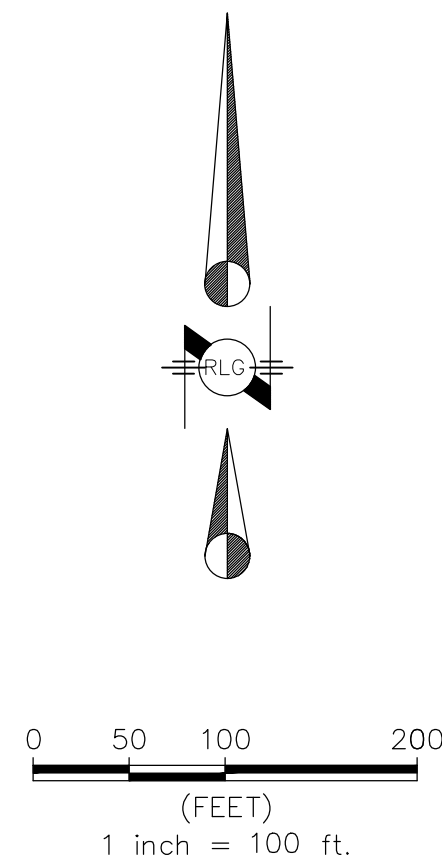
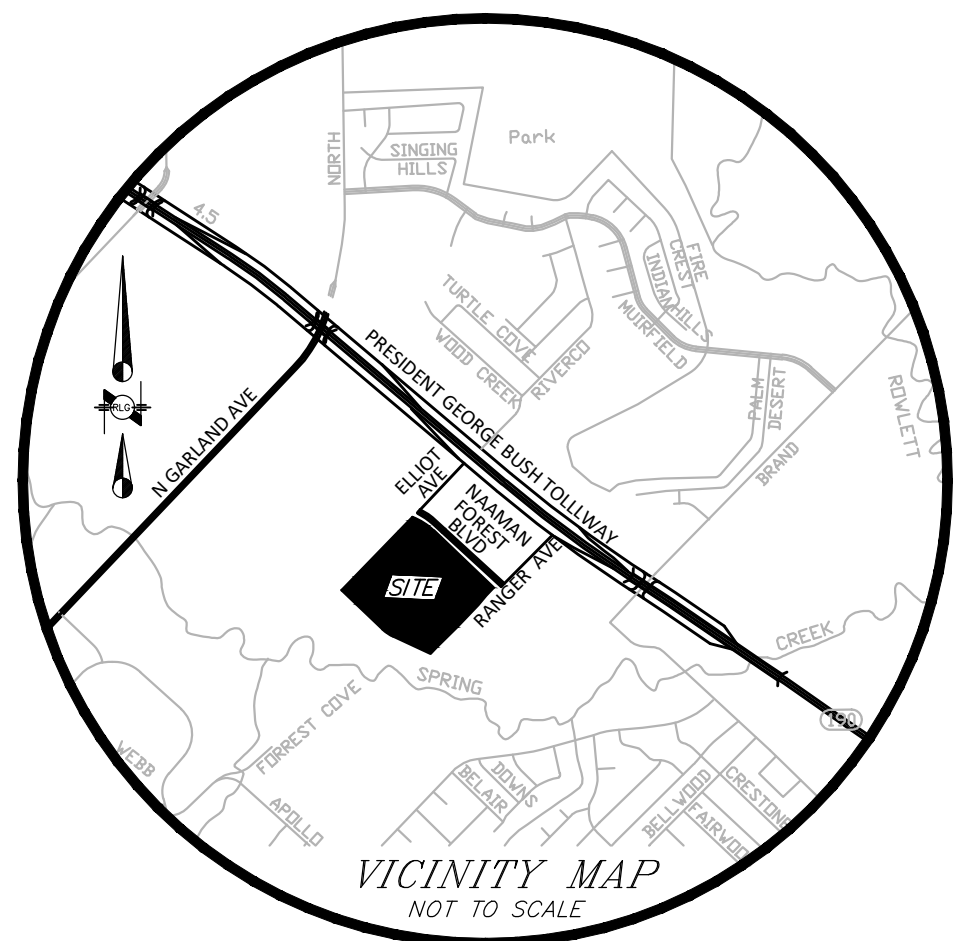
To meet permitting requirements, it may be necessary to provide the municipalities with current updated plat documents. As an example, the Naaman Forest projects need an updated plat to reflect the current layout for the Multi-Program Center with Fieldhouse Replacement.

Administrative Recommendations:

Provided for your information.

Financial Impact and Funding Source:

N/A

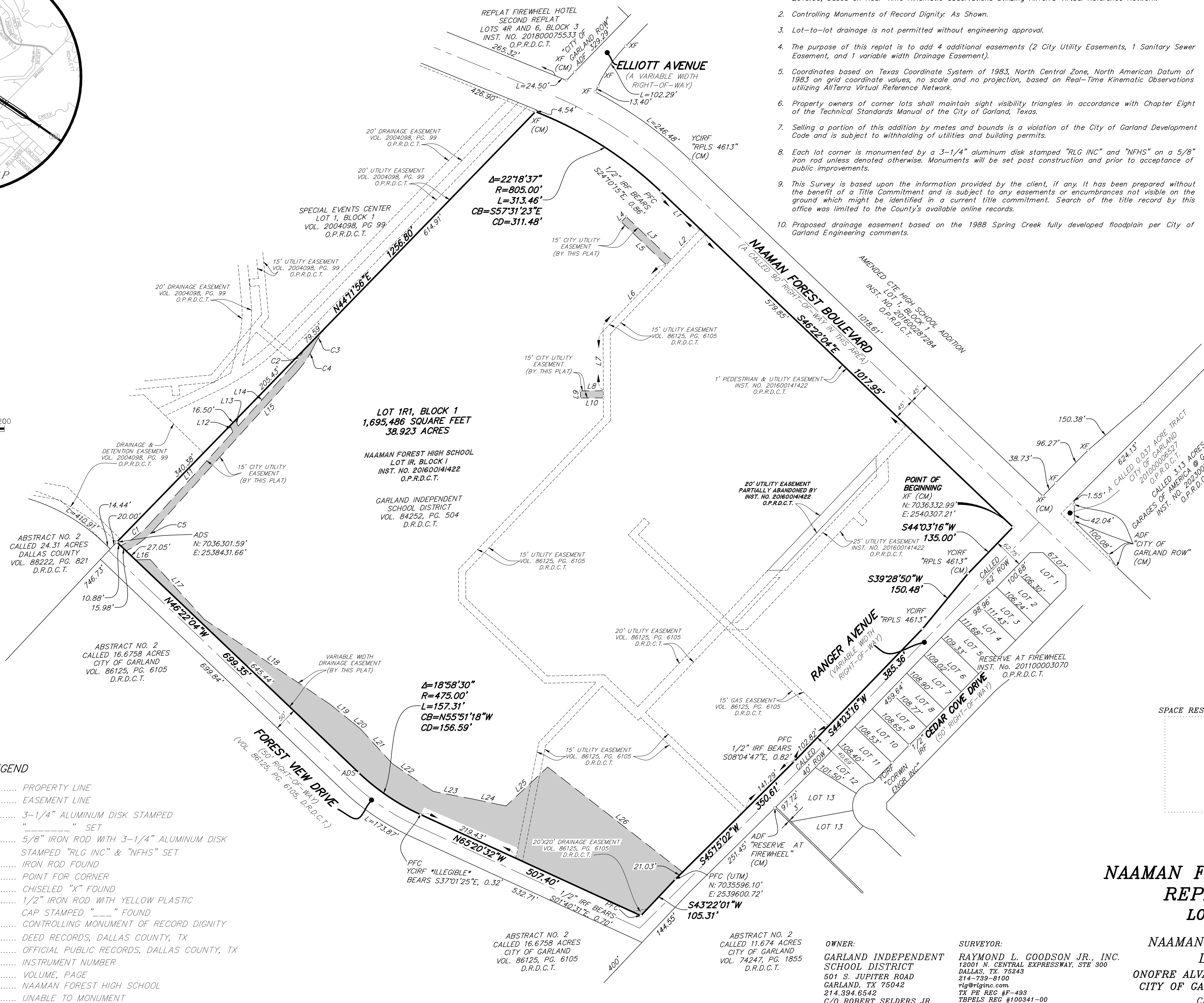


GENERAL NOTES:

- Bearings are based on the Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing AllTerra Virtual Reference Network.
- Controlling Monuments of Record Dignity: As Shown.
- Lot-to-lot drainage is not permitted without engineering approval.
- The purpose of this replat is to add 4 additional easements (2 City Utility Easements, 1 Sanitary Sewer Easement, and 1 variable width Drainage Easement).
- Coordinates based on Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection, based on Real-Time Kinematic Observations utilizing AllTerra Virtual Reference Network.
- Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
- Each lot corner is monumented by a 3-1/4" aluminum disk stamped "RLG INC" and "NFHS" on a 5/8" iron rod unless denoted otherwise. Monuments will be set post construction and prior to acceptance of public improvements.
- This Survey is based upon the information provided by the client, if any. It has been prepared without the benefit of a Title Commitment and is subject to any easements or encumbrances not visible on the ground which might be identified in a current title commitment. Search of the title record by this office was limited to the County's available online records.
- Proposed drainage easement based on the 1988 Spring Creek fully developed floodplain per City of Garland Engineering comments.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CHORD
C1	22°29'48"	192.50'	75.58'	N53°21'27"E	75.10'
C2	13°06'21"	192.50'	44.03'	N35°33'22"E	43.94'
C3	18°58'21"	192.50'	63.74'	S34°42'44"W	63.45'
C4	16°52'59"	207.50'	61.14'	N33°40'03"E	60.92'
C5	20°55'02"	207.50'	75.75'	S52°34'04"W	75.33'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S46°22'04"E	113.94'	L16	N88°44'11"E	30.90'
L2	S43°37'56"W	88.35'	L17	S42°04'19"E	168.93'
L3	N46°22'04"W	130.20'	L18	S56°00'12"E	316.57'
L4	S43°37'56"W	15.00'	L19	S51°00'32"E	65.35'
L5	S46°22'04"E	130.20'	L20	S50°57'34"E	17.24'
L6	S43°37'56"W	191.76'	L21	S42°30'57"E	99.35'
L7	S00°14'04"E	124.80'	L22	S55°50'20"E	102.98'
L8	S89°45'56"W	48.00'	L23	S79°06'51"E	80.63'
L9	S00°14'04"E	15.00'	L24	S78°14'07"E	74.94'
L10	N89°45'56"E	48.00'	L25	N46°54'19"E	119.35'
L11	N42°06'33"E	260.19'	L26	S52°05'03"E	357.87'
L12	N21°11'13"W	14.67'			
L13	S21°11'13"E	14.00'			
L14	N42°06'33"E	167.93'			
L15	S42°06'33"W	444.91'			



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ADF 3-1/4" ALUMINUM DISK STAMPED " " SET
- ADS 5/8" IRON ROD WITH 3-1/4" ALUMINUM DISK STAMPED "RLG INC" & "NFHS" SET
- IRF IRON ROD FOUND
- PFC POINT FOR CORNER
- XF CHISELED "X" FOUND
- YCIRF 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
- (CM) CONTROLLING MONUMENT OF RECORD DIGNITY
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- NFHS NAAMAN FOREST HIGH SCHOOL
- UTM UNABLE TO MONUMENT

SPACE RESERVED FOR COUNTY RECORDING LABEL

MINOR PLAT
NAAMAN FOREST HIGH SCHOOL
REPLAT OF LOT 1R
LOT 1R1, BLOCK 1
 REPLAT OF
NAAMAN FOREST HIGH SCHOOL
LOT 1R, BLOCK 1
 ONOFRE ALVARADO SURVEY, ABSTRACT NO. 2
 CITY OF GARLAND, DALLAS COUNTY, TEXAS
 CITY CASE NO. 231221-2

OWNER:
 GARLAND INDEPENDENT SCHOOL DISTRICT
 501 S. JUPITER ROAD
 GARLAND, TX 75042
 214.394.6542
 C/O ROBERT SELTERS JR.

SURVEYOR:
 RAYMOND L. GOODSON JR., INC.
 12001 N. CENTRAL EXPRESSWAY, STE 300
 DALLAS, TX 75243
 214-739-8100
 rig@rlginc.com
 TX PE REG #F-493
 TBPELS REG #100341-00

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS, Garland Independent School District is the sole owner of a 1,695,486 square foot (38.923 acre) tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, being all of Lot 1R, Block 1, Naaman Forest High School, an addition to the City of Garland, according to the plat recorded in Instrument Number 201600141422, Official Public Records, Dallas, County, Texas, and being part of a tract of land described in a Warranty Deed to Garland Independent School District, recorded in Volume 84252, Page 504, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a "X" cut found at the intersection of southwesterly right-of-way line of Naaman Forest Drive (a variable width right-of-way) and the northwesterly right-of-way line of Ranger Avenue (a variable width right-of-way) for the east corner of said Lot 1R, Block 1;

THENCE along the common line between said Lot 1R and said Ranger Avenue, the following bearings and distances:

South 44°03'16" West, a distance of 135.00 feet to a 1/2' iron rod with yellow plastic cap stamped "RPLS 4613" found for corner;

South 39°28'50" West, a distance of 150.48 feet to a 1/2' iron rod with yellow plastic cap stamped "RPLS 4613" found for corner;

South 44°03'16" West, a distance of 385.36 feet to a point for corner, from which a found 1/2" iron rod bears South 08°04'47" East, a distance of 0.82 feet;

South 45°15'02" West, a distance of 350.61 feet to a point for corner (unable to monument);

South 43°22'01" West, a distance of 105.31 feet to a point for corner at the intersection of the northwest right-of-way line of said Ranger Avenue and the northeast right-of-way line of Forest View Drive (a 50' right-of-way) for the south corner of said Lot 1R, Block 1, from which a found 1/2" iron rod bears South 01°40'31" East, a distance of 0.70 feet;

THENCE along the common line between said Forest View Drive and said Lot 1R, the following bearings and distances:

North 65°20'32" West, a distance of 507.40 feet to a point for corner for the beginning of a tangent curve to the right, from which a found 1/2" iron rod with yellow plastic cap bears South 37°01'25" East, a distance of 0.32 feet;

In a northwesterly direction along said tangent curve to the right, whose chord bears North 55°51'18" West a distance of 156.59 feet, having a radius of 475.00 feet, a central angle of 18°58'30", and an arc length of 157.31 feet to a 5/8" iron rod with 3-1/4" aluminum disk cap stamped "RLG INC" and "NFHS" set at the end of said tangent curve to the right;

North 46°22'04" West, a distance of 699.35 feet to a 5/8" iron rod with 3-1/4" aluminum disk cap stamped "RLG INC" and "NFHS" set in the southeast line of Lot 1, Block 1, Special Events Center, an addition to the City of Garland according to the plat recorded in Volume 2004098, Page 99, Official Public Records, Dallas County, Texas, for the west corner of said Lot 1R;

THENCE North 44°11'56" East, along the common line between said Lot 1 and said Lot 1R, a distance of 1256.80 feet to a chiseled "X" found in the southwest right-of-way of said Naaman Forest Boulevard for the north corner of said Lot 1R and the beginning of a non-tangent curve to the right;

THENCE along the common line between said Naaman Forest Boulevard and said Lot 1R, the following bearings and distances:

In a southeasterly direction along said non-tangent curve to the right, whose chord bears South 57°31'23" East for a distance of 311.48 feet, having a radius of 805.00 feet, a central angle of 22°18'37", and an arc length of 313.46 feet to a point at the end of said non-tangent curve to the right, from which a found 1/2" iron rod bears South 24°10'15" East, a distance of 0.86 feet;

South 46°22'04" East, a distance of 1017.95 feet to the POINT OF BEGINNING, containing 1,695,486 square feet or 38.923 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Garland Independent School District, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as NAAMAN FOREST HIGH SCHOOL, REPLAT OF LOT 1R, LOT 1R1, BLOCK 1, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwater or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2025.

Garland Independent School District

BY: _____
Robert Selders Jr.
President, Board of Trustees

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Robert Selders Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, JAMES L. MARLETT JR., a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2025.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

James L. Marlett Jr.
Texas Registered Professional
Land Surveyor No. 6896

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared JAMES L. MARLETT JR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

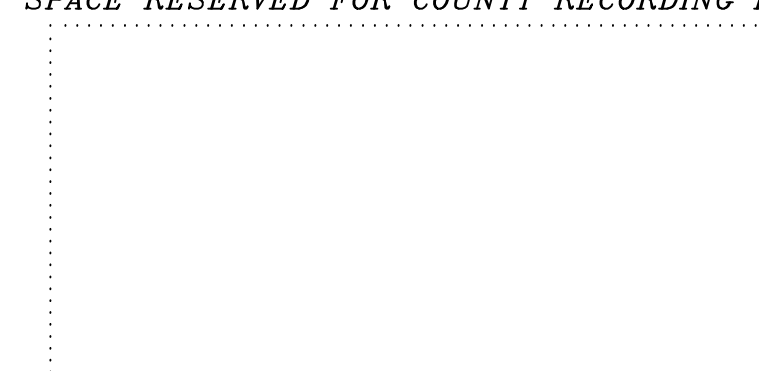
Approved and accepted for the City of Garland this _____ day of _____, 20____ by the Planning Department of the City of Garland, Texas.

Director of Planning

City Surveyor

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

SPACE RESERVED FOR COUNTY RECORDING LABEL



MINOR PLAT

NAAMAN FOREST HIGH SCHOOL
REPLAT OF LOT 1R
LOT 1R1, BLOCK 1

REPLAT OF

NAAMAN FOREST HIGH SCHOOL
LOT 1R, BLOCK 1
ONOFRE ALVARADO SURVEY, ABSTRACT NO. 2
CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY CASE NO. 231221-2

OWNER:
GARLAND INDEPENDENT
SCHOOL DISTRICT
501 S. JUPITER ROAD
GARLAND, TX 75042
214.394.6542
C/O ROBERT SELDERS JR.

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REC #F-493
TBPELS REG #100341-00

RECORDED	INST#	-	JOB NO.	2411.029	E-FILE	2411.029RP	SHEET	2 OF 2
							DWG NO.	28,450W



GARLAND INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES AGENDA

Date: March 25, 2025

Presented By: Arturo Valenzuela, Executive Director of Finance
Paul Gonzales, Executive Director of Facilities Maintenance

Subject: Consider Approval of Recommendation to Award Demonstrated Competency and Reasonable Fee Audit Services and Construct Manager at Risk (CMAR) Agreed Upon Procedures (318-25-01)

Action Item

Executive Summary:

The services will be provided by Whitley Penn will comprise a financial statement audit, a single audit engagement, and non-attest services. Construction Manager at Risk-Exhibit A, agreed-upon procedures and tax preparation fees for both Garland ISD and Garland ISD Education Foundation.

This award will allow for the external financial audit of the district. In accordance with Section 44.008 of the Texas Education Code,

- (a) The board of school trustees of each school district shall have its school district fiscal accounts audited annually at district expense by a certified or public accountant holding a permit from the Texas State Board of Public Accountancy. The audit must be completed following the close of each fiscal year.
- (b) The independent audit must meet at least the minimum requirements and be in the format prescribed by the State Board of Education, subject to review and comment by the state auditor. The audit shall include an audit of the accuracy of the fiscal information provided by the district through the Public Education Information Management System (PEIMS).

The engagement fee also covers the audit and tax fees for the Garland Education Foundation which was approved in the MOU with the Education Foundation. Reviewed and approved by Arturo Valenzuela, Executive Director of Finance, Mark Booker, Executive Director of Purchasing, and Darrell Dodds, Chief Financial Officer.



BOARD OF TRUSTEES AGENDA

Administrative Recommendations:

It is the administration's recommendation that the offer for Audit Services and Construction Manager at Risk (CMAR) Agreed Upon Procedures from Whitley Penn LLP provides the best value to the Garland Independent School District.

New-Replacement

Procurement Method: Demonstrated Competency and Reasonable Fee

Contract Term: (1) one of four (4) annual renewal options

Recommended Motion for Action Items:

Move to approve award for Demonstrated Competency and Reasonable Fee 318-25-01 Audit Services and Construction Manager at Risk (CMAR) Agreed Upon Procedures as presented to the Board of Trustees.

Financial Impact and Funding Source:

Not to Exceed Amount: \$428,000

199 General Fund – 35%

683 Bond 2023 – 65%



CPAs and Professional Consultants



GARLAND INDEPENDENT SCHOOL DISTRICT

**REQUEST FOR
PROPOSAL**

**CONSTRUCTION
MANAGER AT-RISK
AGREED-UPON
PROCEDURES**

February 10, 2025

Guadalupe R. Garcia, CPA
8343 Douglas Avenue, Suite 400
Dallas, Texas 75225
Phone: 469-776-3544
Cell: 843-573-6825
Lupe.Garcia@whitleypenn.com
www.whitleypenn.com



WE ARE AN INDEPENDENT MEMBER OF
THE GLOBAL ADVISORY
AND ACCOUNTING NETWORK



AICPA
GAQC Member

February 10, 2025

Attn: Arturo Valenzuela, CPA
Executive Director of Finance
Garland Independent School District

We are pleased to submit our proposal to objectively provide agreed-upon procedures for the Garland ISD Construction Manager at Risk (CMAR) construction contracts. Our firm welcomes this opportunity to describe our capabilities and to provide evidence of our sincere desire to serve you. We believe our proposal demonstrates our resources, governmental accounting experience and dedication of providing superior service to our clients.

Whitley Penn LLP, established in 1983, has become one of the region's most distinguished accounting firms by providing exceptional service that reaches far beyond traditional accounting. The firm has consistently received high marks for its practice and management. The success of the firm allows us to bring qualified and experienced personnel to this and all of our governmental engagements. With a dedicated Public Sector team, Whitley Penn LLP is qualified and ready to provide the requested services.

We have a dedicated public sector team serving school districts throughout the State of Texas. We understand the challenges Texas school districts face due to the ever changing state and federal laws. House Bill 3, Office of Management and Budget changes, state funding, ESSER Funding, recapture, state special programs are just a few unique requirements that affect (OMB) school districts across Texas. We are well versed in all of these matters.

Below is a short list of clients to whom we currently provide auditing and related services. We believe that we can provide quality service to Garland Independent School District.

- Aldine ISD
- Alief ISD
- Austin ISD
- Arlington ISD
- Beaumont ISD
- Carrollton-Farmers Branch ISD
- Cedar Hill ISD
- Coldspring-Oakhurst ISD
- Dallas ISD (E-Rate)
- Deer Park ISD
- DeSoto ISD
- Ector County ISD
- Fort Bend ISD
- Friendswood ISD
- Galena Park ISD
- Galveston ISD
- Garland ISD
- Harmony Public Schools
- Houston ISD (Outsourced Internal Audit and other special projects)
- Humble ISD
- Hutto ISD
- Katy ISD
- Lamar Consolidated ISD
- Lancaster ISD
- LaPoynor ISD
- LaPorte ISD
- Leander ISD
- Lewisville ISD
- Manor ISD
- Mansfield ISD
- Mesquite ISD
- Pasadena ISD
- Pearland ISD
- Pecos Barstow Toyah ISD
- Pflugerville ISD
- Port Arthur ISD
- Richardson ISD
- Round Rock ISD
- Sheldon ISD
- Spring Branch ISD
- Spring ISD
- Stafford Municipal School District
- Waller ISD
- Willis ISD
- Ysleta ISD

We appreciate the opportunity to serve GISD and we look forward to meeting with you and discussing further how we can work together.

Sincerely,



Guadalupe R. Garcia, CPA
Partner



Our goal is to continue to serve as a year-round resource for the District. We see external audit services as the first line of defense. We believe that if we partner with the District to ensure it is in compliance with its contractual agreements, you can focus on what is most important: **the education of your students.**

Knowledgeable Professionals

Whitley Penn is one of the largest Texas-based, public accounting firms. With 95 partners, nine offices, approximately 800 employees, and a worldwide affiliate membership with HLB International, the firm is able to offer a deep level of industry knowledge. Whitley Penn has been recognized as “One of the Top 100 Firms in the U.S.” and “Best of the Best” by INSIDE Public Accounting consistently for more than 10 years. The firm’s Public Sector team has extensive experience performing audits and other attestation engagements for school districts, universities, and other large government organizations. Whitley Penn is actively involved with the Texas Association of School Business Officials (TASBO) where our professionals are frequent presenters at TASBO meetings. We are currently the only firm serving on the TASBO/TEA Advisory Committee. In 2023, Whitley Penn LLP was ranked as the 37th largest firm in the United States.

Significant Texas School District Experience and Dedicated Public Sector Team

Work in the area of Texas public schools is a significant portion of our firm’s practice. We have conducted school district audits for more than 35 years. Our firm has provided auditing and consulting services for more than 40 public school districts in Texas and other states, as well as more than 100 other governmental entities. Our partners have been recognized for their expertise and have conducted seminars on various governmental accounting, auditing and financial reporting topics for the Texas Society of CPAs, other CPA firms, the Texas Association of School Business Officials and the Government Finance Officers Association of Texas. We have a dedicated Public Sector group. Our staff work solely on governmental projects all year round. Our partners and managers hold the advanced single audit certificate issued by the American Institute of Certified Public Accounting (AICPA).

Experienced Engagement Leadership

Whitley Penn offers four partners and one quality control reviewer, with experience ranging from 10 to 45 years, who are dedicated to serving school districts and other governmental entities. Our public sector partners and managers have more than 150 years of combined experience serving school districts and other governmental entities. All of our management staff receives annual training in school district auditing and reporting. Our firm is also in the process of planning and performing the services you have requested for our existing school district audit clients. We have extensive experience in performing management and performance review services for Texas state agencies, for agencies in other states and for individual school districts in Texas and other states.

CPE Offered for Governmental Clients

Whitley Penn LLP's Public Sector Team is well known in this industry for their knowledge and experience. As a result, our firm's partners are called upon to present to organizations such as the Texas Association of School Business Officials (TASBO), the Texas Society of Certified Public Accountants (TXCPA), other CPA firms, Texas Municipal League (TML), the Government Finance Officers Association of Texas (GFOAT), the Texas Association of Community College Business Officers (TACCBO), and the Texas Association of Community Colleges (TACC).

Whitley Penn LLP also offers this training to our clients in order to provide them with the latest pronouncements and laws and regulations affecting school districts. Our CPE is geared to both business/finance staff and board members. Our CPE not only counts toward the State of Texas State Board of Public Accountancy, but also counts towards clients' TASBO certification; finally, we are a TEA registered provider (#2020-10-2-RP6) of continuing education for school board members.

In 2024, we plan to offer two 4-hour CPE sessions, at no cost. The first session will be held in April 2024 and the second session will be in September 2024. We will cover an array of topics, including OMB, GASB, and State legislative updates.

In addition to the Financial Statements Audits, we have extension knowledge performing the following:

- Efficiency Audits
- Construction Manager at Risk Agreed Upon Procedures
- Internal Control Review
- State Compensatory Education Audit
- Attendance/PEIMS Audit

Please see our article on the TASBO website from November 2020 regarding Auditing Construction Manager At-Risk Projects found here: <https://www.tasbo.org/news/auditing-construction-manager-at-risk-projects>.

Public Sector Team

Organization Chart

Dedicated Public Sector Team Partners/Quality Control Reviewer



Managers



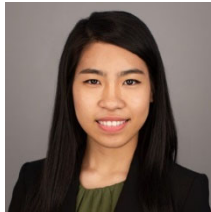
Ailene Comple Makalintal

Andrew Jennett

Brooke Fuller

Dan Hernandez

Laura Lynch

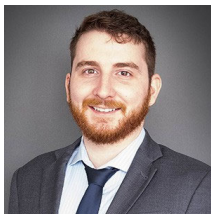


Lian Carandang



Addison Ebarb

Senior Associates



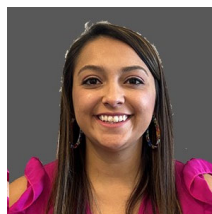
Bryce Richmond



Cristine Hernandez



Cynthia Guerra



Gabby Fellows



Gustavo Guzman



Jessica Wiesen



Laura Quintero



Lauren Eaton



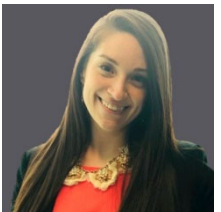
Michael Hazard



Patricia Santos



Sean Barry



Tanya Garcia

Note: Photos above do not include approximately 15-20 associates dedicated to the Public Sector.



Celina Cereceres, CPA

Engagement Resource Partner
Public Sector Industry Group Leader
Cell: 713-377-3667
Celina.Cereceres@whitleypenn.com



PRACTICE

Audit Services - Public Sector
Licensed to Practice in the State of Texas
CPA License #084132

EDUCATION

BA and MS in Accounting from the
University of Texas - El Paso

SIMILAR ENTITIES SERVED:

- Aldine ISD
- Alief ISD
- Arlington ISD
- Beaumont ISD
- College of the Mainland
- Dallas ISD
- El Paso ISD
- Forney ISD
- Fort Bend ISD
- Friendswood ISD
- Galena Park ISD
- Garland ISD
- Harris County Department of Education
- Houston-Galveston Area Council
- Humble ISD
- La Marque ISD
- Lamar Consolidated ISD
- Lone Star College
- Mansfield ISD
- Port Arthur ISD
- Schreiner University
- Sheldon ISD
- Spring Branch ISD
- Spring ISD
- Texas City ISD
- Ysleta ISD
- Alvin ISD - CMAR
- Arlington ISD - CMAR

Experience

- More than 23 years of audit public accounting experience focused on clients primarily in the following industries: school districts, nonprofit organizations, community colleges and other large governments administering large amounts of federal and state grant awards.
- Earned the AICPA's Advanced Single Audit Certificate.
- Responsible for training firm staff in accordance with Generally Accepted Auditing Standards (GAAS), and Governmental Audit Standards (GAS)
- Extensive knowledge with the Office of Management and Budget (OMB).
Uniform Grant Guidance.
- Designated Audit Quality Partner for the AICPA's Government Audit Quality Center.
- Responsible for providing CPE to both employees, clients, and industry professional organizations.
- Construction Manager At-Risk (CMAR) Agreed Upon Procedures for School Districts, Colleges and Universities.

Professional & Civic Organizations

- Texas Society of Certified Public Accountants (TSCPA)
- Texas Education Agency/TASBO Advisory Committee
- American Institute of Certified Public Accountants (AICPA)
- TXCPA School District Conference Planning Committee
- Texas Association of School Business Officials
- TASBO Accounting/Finance Research Committee
- Bay Area Communities in Schools

SIMILAR ENTITIES SERVED (continued):

- Clear Creek ISD - CMAR
- College of the Mainland - CMAR
- Fort Bend ISD - CMAR
- Highland Park ISD - CMAR
- New Caney ISD - CMAR
- Spring Branch ISD - CMAR
- Texas A & M - CMAR



Guadalupe R. Garcia, CPA

Engagement Resource Partner

Office: 214-393-9484

Cell: 832-573-6825

Lupe.Garcia@whitleypenn.com



PRACTICE

Audit Services - Public Sector
Licensed to Practice in the State of Texas
CPA License #098442

EDUCATION

BBA in Finance from the University of Houston

SIMILAR ENTITIES SERVED:

- Alief ISD
- Austin ISD
- Carrollton-Farmers Branch ISD
- Cedar Hill ISD
- Clear Creek ISD
- Coldspring-Oakhurst CISD
- Dallas ISD (E-rate)
- Fort Bend ISD
- Galena Park ISD
- Garland ISD
- Harris County Department of Education
- Houston Community College
- Houston ISD
- Houston-Galveston Area Council
- Humble ISD
- Katy ISD
- Lamar CISD
- LaPoynor ISD
- Lee College
- Lone Star College System
- Mansfield ISD
- Pasadena ISD
- Pearland ISD
- Pflugerville ISD
- Round Rock ISD
- Sheldon ISD
- Spring Branch ISD
- Spring ISD
- Texas Southern University
- Waller ISD

Experience

- More than 16 years of experience auditing and performing other attest engagements for various governmental entities, including school districts, counties, cities, community colleges, other special-purpose governments, and nonprofit organizations.
- Earned the AICPA's Advanced Single Audit Certificate.
- Responsible for all aspects of the assurance process including planning, internal control evaluation, risk assessment, fieldwork, and report issuance and engagement closure.
- Assists in training staff in accordance with Generally Accepted Accounting Principles (GAAP), Generally Accepted Auditing Standards (GAAS), Government Auditing Standards (GAS) promulgated by the U.S. Government Accountability Office, and the Office of Management and Budget (OMB) requirements under Uniform Grant Guidance.
- Performs agreed-upon procedures for school districts related to state compensatory education, leaver data, and PEIMS reporting.
- Responsible for preparation and review of Annual Comprehensive Financial Reports that have been awarded the Certificate of Achievement for Excellence in Financial Reporting.

Professional & Civic Organizations

- American Institute of Certified Public Accountants (AICPA)
- Texas Society Certified Public Accountants (TXCPA) - Board Member
- Texas Association of School Business Officials (TASBO)
- Government Finance Officers Association of Texas (GFOAT)

Previous Experience

We have listed previous relevant projects undertaken by our firm in the past three years that best demonstrate our capacity and expertise to fulfill the requirements of the stated services.

District	Project Name	Guaranteed Maximum Price	Status
Alvin Independent School District	Alvin Junior High	\$20,300,000	Completed
Alvin Independent School District	CTE Center	\$31,600,000	Completed
Alvin Independent School District	Hass Elementary	\$17,100,000	Completed
Alvin Independent School District	Junior High #8	\$36,900,000	In Progress
Alvin Independent School District	Meridiana Elementary	\$17,500,000	Completed
Alvin Independent School District	Nichols Mock	\$28,500,000	In-Progress
Alvin Independent School District	Iowa Colony HS	\$126,500,000	In-Progress
Alvin Independent School District	Harby Junior HS	\$39,000,000	In-Progress
College of the Mainland	CPP#1	\$77,400,000	Completed
College of the Mainland	CPP#2	\$39,500,000	In Progress
Corpus Christi ISD	Consulting Services to Internal Auditor to Audit High School	\$142,200,000	Completed
Fort Bend ISD	HS #12 CMAR Training	\$139,000,000	Completed
Fort Bend ISD	Sullivan Elementary	\$30,200,000	Completed
Galena Park ISD	High School Additions	\$12,000,000	In Progress
Highland Park ISD	Bradfield ES Replacement	\$32,500,000	Completed
Highland Park ISD	Elementary School No. 5	\$29,500,000	Completed
Highland Park ISD	HPISD Middle School Renovations	\$34,400,000	Completed
Highland Park ISD	Hyer Elementary Replacement	\$36,300,000	In Progress
Highland Park ISD	University Park ES Rebuild	\$30,600,000	Completed
Highland Park ISD	Multi-Use Projects	\$29,000,000	In Progress
Hutto ISD	Elementary Modernization	\$13,700,000	Completed
New Caney ISD	High School Renovations	\$14,400,000	Completed
Richardson Independent School District	Forest Meadow Middle School	\$49,978,657	Complete
Richardson Independent School District	Lake Highlands Middle School	\$81,167,525	In Progress
Richardson Independent School District	JJ Pearce High School	\$122,326,627	In Progress

Previous Experience (continued)

District	Project Name	Guaranteed Maximum Price	Status
Sheldon ISD	New High School Complex	\$176,200,000	Completed
Sheldon ISD	Sheldon Lake Elementary	\$20,000,000	Completed
Spring Branch ISD	Cedar Brook Elementary	\$14,800,000	In Progress
Spring Branch ISD	Hunters Creek Elementary	\$27,400,000	Completed
Spring Branch ISD	Landrum Middle School	\$60,200,000	In Progress
Spring Branch ISD	Spring Woods High School	\$26,800,000	In Progress

Proposed Methodology

Our procedures are as follows:

We will perform the agreed-upon procedures solely to assist the District in evaluating compliance with certain provisions of the Construction Manager-at-Risk contract between the District and the Contractor for all or select construction projects (the "Project(s)") as defined by Garland ISD. If change orders are added to the project before completion of our work, these will be included.

We will evaluate the contract and perform test work to determine:

- Whether costs charged to the project are in accordance with applicable contract provisions and to the proper portion of the contract;
- If payment applications for each major component of the project are properly calculated and are based on actual cost, plus proper provisions for general conditions and contractor fees; and
- Whether allowances accruing to the benefit of the District (owner) are properly calculated and carried forward per the change order.

The agreed upon procedures are set forth below.

Agreed-Upon Procedures to be Performed

1. Obtain a copy of the executed construction contract and major amendments between the District and the Contractor, and change orders, if any. Review the contract with emphasis on the financial sections of the contract, which indicate the allowable costs and guaranteed maximum contract price, as well as amendments establishing maximum charges for general conditions.
2. Review applicable costs, contract changes and change orders, and payment applications submitted by the Contractor to the District. Review the procedures used by the Contractor in tracking the allowance, any contingencies, and estimated costs in excess of actual costs that may be credited to the District in accordance with contract provisions.
3. Review the Contractor's procedures for charging costs to the job and evaluate these procedures for compliance with applicable contract provisions.
4. Review the records maintained by the Contractor's project manager and the job cost summary reports used for tracking project costs by construction group/category.
5. Review Contractor's job cost detail reports from the beginning of the project through the end of the project (the most recent reports available at the time of our review). Review Contractor's job cost detail reports to determine if any charges appear to be questionable.
6. Test a sample of charges in the Contractor's job cost detail reports that were charged to the job. Trace to vendor invoices and/or appropriate supporting documentation to determine appropriateness and proper classification as to the job and category of the charges.
7. Test a sample of payroll charges and determine if the wages, salaries and labor burden are properly supported. We will also select cancelled payroll checks to provide reasonable assurance that the payments were for valid payroll costs.
8. Identify self-performed work and determine whether it was charged in accordance with the contract.
9. Review general conditions and determine whether they were charged in accordance with the contract.
10. Trace Contractor's job cost detail report totals to job cost summary reports. Trace amounts from the job cost summary reports to payment applications-or summary of calculation of payment application.

Proposed Methodology

Agreed-Upon Procedures to be Performed (continued)

11. Review Contractor's sub-contract project reports that show payments to sub-contractors. Review selected sub-contractor files and determine if subcontracts were properly executed along with related change orders. Review charges made to job cost detail reports for selected sub-contractors. Obtained subcontractors cancelled checks for reasonable assurance that payment was made to subcontractors.
12. Recalculate final contract amounts and calculate amounts per the contract maximum price. Determine if allowances or cost savings are properly calculated and carried forward where applicable.
13. Test a sample of change orders and allowance for expenditure authorizations for use of allowances and owner's contingency.
14. Ensure that the Contractor adhered to the OH&P and General Conditions included in the change orders.
15. Summarize total expenses by subcontract and agree the total spent to the approved subcontracts.

Sample Report

Project A

Examples of Findings and Potential Cost Recovery Items:

Sample Selections and Tests Performed for Non-payroll Transactions

Procedure: From the Contactor's job cost detail reports, we selected and tested a sample of 96 non-payroll transactions totaling \$69.0 million in the Contactor's job cost detail reports that were charged to the job. We traced the transactions to vendor invoices and/or appropriate supporting documentation to determine appropriateness and proper classification as to the job and category of the charges. For payments to subcontractors, we obtained the applicable pay application for the subcontractor, the cancelled check or Draw ACH from the Contactor evidencing that the amount paid to the subcontractor agrees to the amount in the subcontractor pay application. We tested \$1,062,048 of General Conditions that were included in the job cost ledger as of December 31, 2020. We obtained evidence of all insurance and bond insurance information selected for testing. We also scanned the October 29, 2021 job cost ledger and Pay Application No. 30.

Result: We noted a several differences between the job cost ledger as of October 29, 2021 and Pay Application No. 30 related to certain General Conditions.

- Payment and Performance Bonds totaled \$514,500 per the pay application. The job cost ledger reflected a total of \$506,318, which is \$8,182 less than what was billed.
- The Builder's Risk Insurance (Item 10370) and General Liability (Item 10360) totaled \$422,508 per the job cost ledger. However, the pay application reflected a total of 432,603, which is \$10,095 more than the costs incurred by the Contactor.

General Conditions

Procedure: Reviewed general conditions and determined whether they were charged in accordance with the Contract.

Result: The GMP included a General Conditions fee of 3.80% of direct construction costs described as cost of work and general conditions per section 6.1.1 of the Contract. The GMP Proposal included a not-to-exceed amount of \$2,986,845. There were \$175,108 in change orders that increased General Conditions by this amount for a total of \$3,161,953. The job cost detail included General Conditions items totaling \$3,104,583. We noted that the amount billed per Pay Application No. 30 was \$3,112,787. As a result, General Conditions were overbilled by \$8,204.

Sample Report (continued)

Project A (continued)

Recalculation of Final Guaranteed Maximum Price

Procedure: We recalculated the final Contract amounts based on the detailed job cost ledger from the Contractor and determined if allowances or cost saving were properly calculated and carried forward where applicable.

Result: Tables 1 on page 4 compares the amounts billed per Pay Application No. 30 as of October 31, 2021 to the GMP. The amount billed to the Owner was less than the GMP by \$3,051,907. Table 3, on page 5, shows the amount owed to the Contractor, after the GMP recalculation, of \$1,863,049. The overall savings to the Owner are \$3,066,964.

Table 1

	Actual Per Pay Applications -Pay App #30	Guaranteed Maximum Price (Per Contract)	Variance
Pre Construction Costs	\$ -	\$ 60,052	\$ 60,052
GMP - Construction Phase			
Cost of Work:			
Construction expenses plus contingencie	72,436,479	75,614,328	3,177,849
Self performed work			
Total Cost of Work	72,436,479	75,614,328	3,177,849
General Conditions	2,165,684	2,052,724	(112,960)
Insurance & Bonds	947,103	934,121	(12,982)
Construction Manager Fee (2.3%)	1,807,827	1,807,827	-
Total	\$ 77,357,093	\$ 80,409,000	\$ 3,051,907

Sample Report (continued)

Project A (continued)

Recalculation of Final Guaranteed Maximum Price (continued)

Table 2 below, reflects the amounts stored and completed per Pay Application No. 30 compared to the Contractor's job cost detail ledger. The amount of COW billed by the Contractor was \$6,853 more than the job cost detail. In addition, the General Conditions Fee was overbilled by \$8,204. The sum of the Cost of Work of \$72,429,626 and General Conditions of \$3,104,583 totals \$75,534,209, which agrees to the Contractor's job cost ledger as of October 31, 2021.

Table 2

	<u>Amounts Billed</u>	<u>Adjusted Amounts</u>	<u>Variance</u>
Cost of Work			
Original Amounts	\$ 72,436,479	\$ 72,429,626	\$ 6,853
Total - Cost of Work	<u>72,436,479</u>	<u>72,429,626</u>	<u>6,853</u>
General Conditions:			
Original Amounts (Lump Sum)	3,112,787	3,161,953	(49,166)
Adjustments to General Conditions	-	(57,370)	57,370
Total - General Conditions	<u>3,112,787</u>	<u>3,104,583</u>	<u>8,204</u>
CM Fee:			
Original Amounts (Lump Sum)	1,807,827	1,807,827	-
Adjustments to Construction Manager Fee	-	-	-
Total - CM Fee	<u>1,807,827</u>	<u>1,807,827</u>	<u>-</u>
Variance	<u>\$ 77,357,093</u>	<u>\$ 77,342,036</u>	<u>\$ 15,057</u>

Table 3

Amount Stored and Completed as of October 31, 2021	\$ 77,357,093
Payments Made through October 31, 2021	(75,478,987)
Retainage Due To Contractor Before GMP Recalculation	1,878,106
Excess Cost of Work Billed Compared to Actual Cost of Work per Job Cost Ledger	(6,853)
Excess General Conditions Billed Compared to Actual General Conditions per Job Cost Ledger	(8,204)
CM Fee in excess of 2.3% of direct construction costs	-
Amount Due to Contractor	<u>\$ 1,863,049</u>
Analysis between GMP and Total Incurred	
Guaranteed Maximum Price	\$ 80,409,000
Total Stored and Completed as of October 31, 2021	77,357,093
Less excess cost of work	(6,853)
Less excess general conditions	(8,204)
Less CM fee in excess of percentage allowed	-
Savings to Owner	<u>\$ 3,066,964</u>

Sample Report (continued)

Project B

Examples of Findings and Potential Cost Recovery Items:

Adequacy of Records

1. We tested labor costs and noted total fringe benefits exceeded 3% of gross wages by \$1,101.
2. We reviewed the job cost detail for items charged after the final pay application date and noted two items totaling \$157.
3. Whitley Penn was able to obtain evidence of all insurance and bond information selected for testing. Whitley Penn was able to verify that Bonds and Insurance amounts held by the Contractor were in line with Contract requirements and the associated costs were appropriate. According to the Contractor's records and other supporting documentation, bonds and insurance for the project totaled \$238,913. However, \$268,589 was charged to the project.

Job Cost Analysis

1. We compared job cost detail reports, which totaled \$8,985,828 to the amounts stored and completed per Pay Application No. 16, which reflected a total of \$9,283,935.
2. We noted the General Conditions amount per Pay Application No. 16, after all change orders and reclassifications mentioned above, were greater than the job cost details by \$68,408.
3. We noted that the Cost of Work amount per Pay Application No. 16, after all change orders and reclassifications mentioned above, was greater than the job cost detail by \$229,699.
4. We noted that the Construction Manager fee of 1.75% cost of work amount per Pay Application No. 16. after all change orders and reclassifications mentioned above, decreased by \$17,014.
5. The amount due from the Contractor after all adjustments totals \$316,379. The detailed calculation is shown below.

Sample Report (continued)

Project B (continued)

Final Cost Report Breakdown and Savings

	Amounts Billed	Adjusted Amounts	Variance
Cost of Work:			
Original Amounts	\$ 8,750,970	\$ 8,521,271	\$ 229,699
Adjustments to Cost of Work:			
Fringes variance	-	(1,101)	1,101
Late items charged to project	-	(157)	157
Total - Cost of Work	<u>8,751</u>	<u>8,520,013</u>	<u>230,957</u>
General Conditions:			
Original Amounts	532,965	464,557	68,408
Total - General Conditions	<u>532,965</u>	<u>464,557</u>	<u>68,408</u>
Construction Manager Fee:			
Original Amounts	166,114	149,122	16,992
Change Due to Adjustments to Cost of Work	-	(22)	22
Total - Construction Manager Fee	<u>166,114</u>	<u>149,100</u>	<u>17,014</u>
Total Variance	<u>\$ 9,450,049</u>	<u>\$ 913,367</u>	<u>\$ 316,379</u>

Sample Report (continued)

Project C

Examples of Findings and Potential Cost Recovery Items:

1. Review Reconciliation Between the Job Cost Ledgers and the Pay Application

Procedure: (a) Reviewed applicable costs, contract changes, and final payment applications submitted by the Contractor to the District. Reviewed the procedures used by the Contractor in tracking the allowance, any contingencies, and estimated costs in excess of actual costs that may be credited to the District in accordance with contract provisions. (b) We traced the Contractor's job cost detail report totals to job cost summary reports and compared the summary totals to Pay Application No. 23. (c) We inspected job cost history detail reports for charges that appeared to be questionable and reconciled the job cost detail to Pay Application No. 23 for appropriateness based on the Contract.

Result: The job cost detail reports totaled \$13,584,759 compared to the amounts stored and completed per Pay Application No. 23, which reflected a total of \$13,636,68. The District was charged a total of \$51,837 more than the supported costs. The Contractor provided us with an analysis of Pay Application # 28, which totaled \$13,777,272, while the job cost detail totaled \$14,059,405.70 for a difference of \$282,133.10. We did not perform procedures over Pay Applications #24 through #28 or the related job cost ledgers.

2. Self-Performed Work

Procedure: Identified self-performed work and determined whether it was charged in accordance with the Contract.

Result: As of April 30, 2022, the Contractor billed for self-performed work of 232,467. The allowable amount per Attachment H of the Contract shows a maximum of \$231,567. The difference is \$900.

3. General Conditions

Procedure: Reviewed general conditions and determined whether they were charged in accordance with the Contract.

Result: The GMP included a General Conditions fee of 2.40% of cost of work (but excluding the general conditions costs themselves). The job cost detail included General Conditions in the amount of \$312,990, which was removed as an adjustment to cost of work. After reviewing the list of general conditions provided by the Contractor, we noted a total of \$194,964 in costs that were removed from the cost of work. We calculated a total of \$308,643 in Cost of Work, while the amount billed was \$312,990, for a difference of \$4,347.

Certification

I hereby certify that I am an authorized agent of the proposing Auditor empowered to submit the fee proposal and authorized to sign a contract with the Garland ISD (the "District").



Guadalupe R. Garcia, CPA, Audit Partner

February 10, 2025

Date

Obviously, fee considerations are an important factor in selecting a firm for professional services such as auditing and consulting. In this regard, we welcome input on our fee estimate levels during the proposal process. As you are aware, we would very much like to have the opportunity to serve the District and would welcome the opportunity to discuss the appropriateness of our fee estimate levels, especially if they become a significant factor in making our firm the District's choice.

We would expect to remain within any negotiated fee level unless factors considered by us in estimating the fee level change significantly. Should circumstances dictate that material increases in our time requirements are necessary, we would discuss this with management immediately. We would not bill the District for amounts in excess of our negotiated fees without first discussing the matter and receiving approval from management.

We will submit progress billings throughout the audit period. Payment is due within 30 days of receipt.

	Project	Construction Budget	Fee Estimate
Phase 1	Fieldhouse and Multi-Program Activity Centers (three GMPs)	\$185,975,448	\$48,600
	Elementary Replacements:		
	Freeman Elementary (School #1)	\$46,794,519	\$16,200
	Hillside Academy (School #2)	\$46,794,519	\$16,200
	Additions/Renovations: LCHS and NFHS (one GMP)	\$55,303,187	\$17,270
Phase 2	Elementary Replacement: School #3	\$46,794,519	\$16,200
	New Agriculture Science Facility	\$21,004,065	\$11,340
	High School Renovations (SGHS/NGHS) (one GMP)	\$45,718,927	\$16,200
	Elementary School Enhancements (HES, NES, RES, TES) (one GMP)	\$16,584,156	\$24,000
Phase 3	Elementary Replacement: School #4	\$51,072,064	\$16,200
	Athletic Package: SGHS, NGHS, LCHS (one GMP)	\$21,821,774	\$11,340
	Network Operations Center	\$21,791,230	\$11,340
Phase 4	Gilbreath-Reed Career and Technology Center Addition	\$18,776,110	\$11,340
	High School Renovations: RHS and SHS (one GMP)	\$18,608,392	\$11,340
	New Memorial Pathway Academy/Student Services Center	\$46,794,519	\$16,200
Phase 5	New Transportation Center	\$31,338,850	\$14,960
	High School Renovation: GHS	\$20,091,004	\$11,340



GARLAND INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES AGENDA

Date: March 11, 2025

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

Subject: Consider Approval of Recommended Guaranteed Maximum Price (GMP) #2 for Bond 2023 Kimberlin Academy for Excellence (formerly Hillside Academy for Excellence)

Action Item

Executive Summary:

On January 16, 2024, the Board of Trustees approved to award the CMaR for Elementary School Replacement #2 Hillside Academy for Excellence to Lee Lewis Construction, Inc. Reviewed and approved by Javier Fernandez, Director of Facilities Planning and Construction Services, Paul Gonzales, Executive Director of Facilities and Maintenance, Mark Booker, Executive Director of Purchasing and Darrell Dodds, Chief Financial Officer.

Administrative Recommendation:

It is administration's recommendation to approve the Recommended Guaranteed Maximum Price (GMP) #2 for Kimberlin Academy for Excellence (formerly Hillside Academy for Excellence) which provides the best value for Garland Independent School District. Also, the recommendation by the administration is to authorize the Superintendent or his designee to enter into a contract.

Recommended Motion for Action Item:

Move to approve Recommended Guaranteed Maximum Price (GMP) #2 for Bond 2023 Elementary School Replacement #2 Kimberlin Academy for Excellence (formerly Hillside Academy for Excellence) as presented to the Board of Trustees.

Financial Impact and Funding Source:

Not to Exceed Amount: \$59,034,676
683 Bond 2023



GARLAND INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES AGENDA

Date: March 11, 2025

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

Subject: Consider Approval of Recommendation to Award Phases 1, 2, and 3 Playground Replacement at Elementary and Prekindergarten Schools

Action Item

Executive Summary:

On October 17, 2023, the Board of Trustees approved the use of Competitive Sealed Proposals (CSP) as procurement method for the Phases 1, 2, and 3 Playground Replacement at Elementary and Prekindergarten Schools. Reviewed and approved by Javier Fernandez, Director of Facilities Planning and Construction Services, Paul Gonzales, Executive Director of Facilities and Maintenance, Mark Booker, Executive Director of Purchasing and Darrell Dodds, Chief Financial Officer.

Administrative Recommendations:

It is the administration's recommendation to award the Phases 1, 2, and 3 Playground Replacement at Elementary and Prekindergarten Schools to CGC General Contractors, Inc., which provides the best value to Garland Independent School District. Also, the recommendation by the administration is to authorize the Superintendent or his designee to enter into a contract.

Recommended Motion for Action Items:

Move to approve CGC General Contractors, Inc., for Phases 1, 2, and 3 Playground Replacement at Elementary and Prekindergarten Schools as presented to the Board of Trustees in accordance with Government Code Title 10 Chapter 2269.155. Also, request approval for negotiations to proceed with the 2nd ranked firm if negotiations with the top ranked firm are unsuccessful.

Financial Impact and Funding Source:

Not to Exceed Amount: \$14,712,877
683 Bond 2023

EXHIBIT A - SUMMARY
PACKAGE 1 AND 2

Garland Independent School District

CSP# 510-01-1.6
Phases 1, 2, and 3 Playground Replacement at Elementary and Prekindergarten Schools

CSP Evaluation Overall Scoring and Ranking Summary
OVERALL RANK >>>
Base Bid -lump sum

2	4	1	3
	NO BID for Package 2	\$13,880,073	\$18,472,333
Proposer# 1 *Confidential	Proposer# 2	Proposer# 3	Proposer# 4
IMPERIAL CONSTRUCTION, INC.	MORALES CONSTRUCTION SERVICES, INC.	CGC GENERAL CONTRACTORS, INC.	GILBERT MAY INC. dba PHILLIPS MAY CORPORATION

CRITERIA#	CRITERIA DESCRIPTION	MAXIMUM POINTS	POINTS SCORED	POINTS SCORED	POINTS SCORED	POINTS SCORED
1	Purchase Price	40	36.87	0.00	40.00	26.77
2	Firm Profile	5	5.00	0.00	5.00	5.00
3	Quality and Reputation of Contractor	25	23.67	0.00	21.33	24.00
4	Organizational Plan and Project Approach	20	20.00	0.00	20.00	20.00
5	Safety	3	1.00	0.00	1.38	1.50
6	References	5	1.67	0.00	3.33	1.47
7	Financial Strength	2	N/A	N/A	1.00	N/A

TOTAL SCORE for All Criterias =	100.00	88	0	92	79
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The District solicited 858 suppliers, 174 being HUB and received 4 responses of which 2 are HUB.

EXHIBIT A - PACKAGE 1

Garland Independent School District

Evaluation Scoring Sheet
CSP 510-01-1.6
Phases 1, 2, and 3 Playground Replacement at Elementary and Prekindergarten Schools Package 1

CSP Evaluation Overall Scoring and Ranking Summary
OVERALL RANK >>>
Base Bid -lump sum

2	4	1	3
	\$8,369,309	\$6,734,243	\$8,965,985
Proposer# 1	Proposer# 2	Proposer# 3	Proposer# 4
IMPERIAL CONSTRUCTION INC. *CONFIDENTIAL	MORALES CONSTRUCTION SERVICES, INC.	CGC GENERAL CONTRACTORS INC.	GILBERT MAY INC dba PHILLIPS MAY CORPORATION

CRITERIA #	CRITERIA DESCRIPTION	MAXIMUM POINTS	POINTS SCORED	POINTS SCORED	POINTS SCORED	POINTS SCORED
1	Purchase Price	40	37	30	40	27
2	Firm Profile	5	5	5	5	5
3	Quality and Reputation of Contractor	25	24	21	21	24
4	Organizational Plan and Project Approach	20	20	19	20	20
5	Safety	3	1	1	1	2
6	References	5	2	2	3	1
7	Financial	2	N/A	N/A	1	N/A

TOTAL SCORE for All Criterias =	100	88	78	92	79
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The District solicited 858 suppliers, 174 being HUB and received 4 responses of which 2 are HUB.

Garland Independent School District

CSP 510-01-1.6
Phases 1, 2, and 3 Playground Replacement at Elementary and Prekindergarten Schools Package 2

CSP Evaluation Overall Scoring and Ranking Summary
OVERALL RANK >>>
Base Bid -lump sum

2	4	1	3
	NO BID	\$7,145,830	\$9,506,348
Proposer# 1	Proposer# 2	Proposer# 3	Proposer# 4
IMPERIAL CONSTRUCTION INC. *CONFIDENTIAL	MORALES CONSTRUCTION SERVICES, INC.	CGC GENERAL CONTRACTORS INC.	GILBERT MAY INC dba PHILLIPS MAY CORPORATION

CRITERIA#	CRITERIA DESCRIPTION	MAXIMUM POINTS	POINTS SCORED	POINTS SCORED	POINTS SCORED	POINTS SCORED
1	Purchase Price	40	36	0	40	27
2	Firm Profile	5	5	0	5	5
3	Quality and Reputation of Contractor	25	24	0	21	24
4	Organizational Plan and Project Approach	20	20	0	20	20
5	Safety	3	1	0	1	2
6	References	5	2	0	3	1
7	Financial	2	N/A	N/A	1	N/A

Total Points	100	88	0	92	79
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The District solicited 858 suppliers, 174 being HUB and received 4 responses of which 2 are HUB.



GARLAND INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES AGENDA

Date: March 11, 2025
Presented By: Javier Fernandez, Director of Facilities Planning and Construction Services
Subject: Consider Approval of Recommendation to Award Phase 1 Perimeter Fencing

Action Item

Executive Summary:

On October 17, 2023, the Board of Trustees approved the use of Competitive Sealed Proposals (CSP) as procurement method for the Phase 1 Perimeter Fencing. Reviewed and approved by Javier Fernandez, Director of Facilities Planning and Construction Services, Paul Gonzales, Executive Director of Facilities and Maintenance, Mark Booker, Executive Director of Purchasing and Darrell Dodds, Chief Financial Officer.

Administrative Recommendations:

It is the administration's recommendation to award the Phase 1 Perimeter Fencing to EverFence Corporation, which provides the best value to Garland Independent School District. Also, the recommendation by the administration is to authorize the Superintendent or his designee to enter into a contract.

Recommended Motion for Action Items:

Move to approve EverFence Corporation for Phase 1 Perimeter Fencing as presented to the Board of Trustees in accordance with Government Code Title 10 Chapter 2269.155. The District reserves the right to add selective alternates within allocated budget. Also, request approval for negotiations to proceed with the 2nd ranked firm if negotiations with the top ranked firm are unsuccessful.

Financial Impact and Funding Source:

Not to Exceed Amount: \$7,885,000
683 Bond 2023

EXHIBIT A

Garland Independent School District

Evaluation Scoring Sheet
CSP 510-01-1.7
Phase 1 Perimeter Fencing

CSP Evaluation Overall Scoring and Ranking Summary
OVERALL RANK >>>
Base Bid -lump sum

4	3	1	2
\$13,340,436	\$11,818,027	\$7,185,000	\$10,949,701
Proposer# 1	Proposer# 2	Proposer# 3	Proposer# 4
ROBINSON FENCE COMPANY	DELTA SPECIALTY CONTRACTORS, LLC	EVERFENCE CORPORATION	GILBERT MAY, INC. DBA PHILLIPS MAY CORPORATION

CRITERIA#	CRITERIA DESCRIPTION	MAXIMUM POINTS	POINTS SCORED	POINTS SCORED	POINTS SCORED	POINTS SCORED
1	Purchase Price	40	5.73	14.21	40.00	19.04
2	Firm Profile	5	5.00	3.50	4.00	5.00
3	Quality and Reputation of Contractor	25	25.00	25.00	15.00	20.00
4	Organizational Plan and Project Approach	20	20.00	17.33	18.00	20.00
5	Safety	3	1.38	1.25	1.38	1.50
6	References	5	1.27	0.00	1.53	1.47
7	Financial	2	N/A	N/A	0	N/A

TOTAL SCORE for All Criterias =	100	58	61	80	67
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The District solicited 847 suppliers, 174 being HUB, and received 6 responses, of which 1 is HUB and 2 considered non-responsive.