

**Garland Independent School District**

**Board of Trustees**

**Special Meeting**

**Tuesday, November 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 must complete the Public Comment Participation Request Form online no later than 4:00PM the day before the meeting date indicated in the posting notice. Comments may be read aloud at the meeting by a designated speaker; or the requestor may come in person to the meeting and deliver comments themselves. In addition, comments must be limited to issues that can be presented in a public forum and directly related to the posted agenda topics. 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 forum procedures, please review the Public Forum Procedures at the following link: <https://garlandisd.net/about/board-trustees/public-forum-procedures>.
- III. Superintendent's Message
- IV. Information Items
  - A. Receive Presentation on Bond 2023 Program Summary Update – **Javier Fernandez** 3
  - B. Receive Presentation on PH2-BP02 Carson-Mulkey Agricultural Science Center Design Update – **Javier Fernandez** 94
- V. Action Items (Non Consent)
  - A. New Bids
    - 1. Contract#510-02-2.1 - Consider Approval of Recommended Guaranteed Maximum Price (GMP) #1 for Bond 2023 Elementary School Replacement #3 Linda L. Griffin Elementary School – **Javier Fernandez** 108
- 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.

VII. Adjournment



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## BOARD OF TRUSTEES AGENDA

**Date:** November 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



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Bond Program Summary Update  
November 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
<b>Total</b>		<b>\$1,279,645,000</b>



# Bond 2023 Program Timeline

PHASE	2023				2024				2025				2026				2027				2028																	
	Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		Q1	Q2		Q3														
	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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
1	A/E SELECTION		CMaR SELECTION		DESIGN				GC PROCURE	CONSTRUCTION												CLOSE																
2					A/E SELECTION	CMaR SELECTION	DESIGN				CMaR GMP	CONSTRUCTION												CLOSE														
3					A/E & CMaR SELECTION	DESIGN				CMaR GMP	CONSTRUCTION												CLOSE															
4					A/E & CMaR SELECTION					DESIGN				CMaR GMP	CONSTRUCTION												CLOSE											
5					A/E & CMaR SELECTION					DESIGN				CMaR GMP	CONSTRUCTION												CLOSE											



# Project Summary PH1BP01

## Softball/Baseball Improvements

PH1-BP01	2023												2024												2025												2026											
	Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4														
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec												
Part 1: Softball/Baseball Improvements NFHS, RHS, SHS			A/E SELECT 4/25/2023	DESIGN			GC PROCURE E			CONSTRUCTION			OCCUPY	CONSTRUCTION			CLOSE																															
Part 2: Softball/Baseball Improvements SGHS, NGHS, LCHS			A/E SELECT 4/25/2023				DESIGN			GC PROCURE 05/14/24			CONSTRUCTION			OCCUPY	CONSTRUCTION			CLOSE																												
Part 3: Softball Improvements GHS			A/E SELECT 4/25/2023										DEMO/NEW DESIGN			ABATEMENT SOUTH			PERMIT + GC PROCURE			CONSTRUCTION			OCCUPY	CLOSE																						
Part 3: Baseball Improvements GHS			A/E SELECT 4/25/2023										DEMO/NEW DESIGN			ABATEMENT NORTH			CONSTRUCTION			CONSTRUCTION			OCCUPY	CLOSE																						

### Part 2: Lakeview Centennial HS, North Garland HS, South Garland HS

- Substantial Completion in progress

### Part 3: Garland HS

- Commercial buildings and Record building demolition complete
- Relocation of the Student Services pending department relocation to Chase building 3200 Broadway Blvd.
- Permit applications and TDLR/ RAS Registration – in progress
- 1GPA solicitation ongoing



# Project Summary PH1BP01 Softball/Baseball Improvements



**Part 3 Demolition**



# Project Summary PH1BP02

## High School Fieldhouses and Multi-Program Activity Centers

2023			2024						2025						2026						2027											
Q3			Q4			Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		Q1										
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	Jan	Feb	Mar
A/E SELECT 9/12/2023			CMaR SELECT 12/7/23			DESIGN						CMaR SOLICIT		CONSTRUCTION						MOVE IN/ OCCUPY		CLOSE										
PERMIT																																

### Construction Stage

Facility	Site work			Site Utilities					Underground Building Utilities			Foundation Work		Structure	
	Clearing / Grading	Moisture Conditioning	Fire Lane	Stormwater	Sanitary Sewer	Domestic Water	Gas	Electrical	Plumbing	Electrical	Domestic Water	Piles/Piers	Grade Beams	Indoor Structural Steel	Fieldhouse Structural Steel
<i>GHS Williams Stadium</i>	100%	100%	90%	90%	100%	80%	0%	5%	30%	20%	30%	80%	50%	0%	0%
<i>SGHS</i>	100%	100%	66%	100%	90%	100%	100%	100%	66%	66%	66%	100%	90%	0%	0%
<i>NGHS</i>	100%	100%	85%	95%	100%	90%	5%	0%	40%	40%	40%	100%	80%	0%	0%
<i>LCHS</i>	100%	100%	0%	100%	85%	80%	5%	0%	0%	0%	0%	0%	0%	0%	0%
<i>NFHS</i>	100%	100%	100%	100%	100%	100%	5%	75%	100%	100%	100%	100%	100%	100%	80%
<i>RHS</i>	100%	100%	100%	100%	100%	100%	5%	0%	100%	100%	100%	100%	100%	75%	20%
<i>SHS</i>	100%	100%	80%	100%	5%	100%	5%	100%	75%	75%	75%	100%	100%	20%	0%



# 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



Lakeview Centennial 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 PH1BP03 Freeman Elementary

2023			2024								2025								2026				2027									
Q3			Q4		Q1			Q2			Q3		Q4		Q1		Q2		Q3		Q4		Q1									
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	Jan	Feb	Mar
A/E SELECT 9/12/2023		DESIGN		CMAr SELECT 1/16/24		DESIGN						CMAr SOLICIT		PERMIT		CONSTRUCTION										MOVE IN		OCCUPY	CLOSE			

Construction Stage									
Sitework	Site Utilities			Underground Building Utilities			Foundation Work		Structure
Fire Lane	Domestic Water	Gas	Electrical	Plumbing	Electrical	Domestic Water	Piles/Piers	Grade Beams	Structural Steel
100%	100%	100%	60%	25%	25%	100%	100%	30%	0%

- Storm shelter preconstruction meeting complete



# Project Summary PH1BP03 Freeman Elementary





# Project Summary PH1BP04 Kimberlin Academy for Excellence

2023				2024								2025								2026								2027																
Q3		Q4		Q1			Q2			Q3		Q4		Q1		Q2			Q3			Q4			Q1																			
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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
A/E SELECT 9/12/2023		DESIGN		CMaR SELECT 1/16/24			DESIGN								CMaR SOLICIT		CONSTRUCTION								MOVE IN		OCCUPY		CLOSE															
												PERMIT																																

Sitework			Site Utilities					Underground Building Utilities			Foundation Work		Structure	
Clearing / Grading	Moisture Conditioning	Fire Lane	Stormwater	Sanitary Sewer	Domestic Water	Gas	Electrical	Plumbing	Electrical	Domestic Water	Piles / Piers	Grade Beams	Hillside Demo	Structural Steel
100%	25%	100%	100%	100%	100%	40%	40%	50%	50%	50%	100%	65%	100%	

- Site grading adjacent to creek complete
- Auger piles installation complete



# Project Summary PH1BP04 Kimberlin Academy for Excellence





# Project Summary PH1BP05

## Lakeview Centennial HS and Naaman Forest HS

2023			2024				2025				2026				2027																							
Q3			Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3																					
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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
A/E SELECT 9/12/2023			CMaR DESIGN 1/16/24		DESIGN		CMaR SOLICIT PERMIT		CONSTRUCTION										MOVE IN	OCCUPY		CLOSE																

Facility Name	Sitework			Site Utilities					Underground Building Utilities			Foundation Work	
	Clearing / Grading	Moisture Conditioning	Fire Lane	Stormwater	Sanitary Sewer	Domestic Water	Gas	Electrical	Plumbing	Electrical	Domestic Water	Piles / Piers	Grade Beams
LCHS	100%	0%	100%	20%	20%	20%	0%	0%	0%	0%	0%	0%	0%
NFHS	100%	100%	N/A	60%	60%	60%	40%	40%	0%	0%	0%	75%	0%

### LCHS Updates

- Construction trailer mobilized and construction fence installed
- Site utility work for the new addition has commenced
- Temporary drive & sidewalk installation complete
- New fire lane installation complete

### NFHS Updates

- Site demolition and clearing of the new addition area complete
- Earthwork for new addition ongoing
- Moisture conditioning complete
- Auger pile installation complete
- Site utility work has commenced



# Project Summary PH1BP05 Lakeview Centennial HS





# Project Summary PH1BP05

## Naaman Forest HS





# Project Summary PH1BP06; PH2BP06; PH3BP06 Elementary and Prekindergarten Playgrounds

2023					2024								2025								2026										
Q3		Q4			Q1			Q2		Q3			Q4		Q1			Q2		Q3			Q4		Q1						
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
A/E SELECT 9/12/2023		DESIGN											GC PROCURE			CONSTRUCTION						CLOSE									

Facility Name	Scope Categories					Facility Name	Demolition				
	Demolition	Grading/ Site Prep	Playground Equipment	Surface	Finish		Demolition	Grading/ Site Prep	Playground Equipment	Surface	Finish
Cooper ES	100%	100%	100%	100%	100%	Giddens – Steadham ES	100%	100%	100%	100%	100%
Weaver ES	100%	100%	100%	100%	100%	Pearson ES	100%	100%	100%	100%	100%
Parsons Pre-K	100%	100%	100%	100%	100%	Herfurth ES	100%	100%	100%	100%	100%
Beaver Technology Center	100%	100%	100%	100%	100%	Rowlett ES	100%	100%	100%	100%	100%
Bradfield ES	100%	100%	100%	100%	100%	Watson Technology Center	100%	100%	100%	100%	100%
Bullock ES	100%	100%	100%	50%	0%	Club Hill ES	100%	100%	100%	100%	25%
Shorehaven ES	100%	100%	100%	25%	0%	Cisneros Pre-K	100%	100%	100%	50%	0%
Daugherty ES	100%	100%	50%	0%	0%	Handley ES	100%	100%	25%	0	0
Williams ES	100%	100%	0%	0%	0%	Carver ES	100%	100%	100%	100%	100%
Caldwell ES	100%	100%	0%	0%	0%	Shugart ES	100%	100%	25%	0%	0%
Roach ES	100%	0%	0%	0%	0%	Couch ES	100%	100%	15%	0%	0%
Southgate ES	100%	0%	0%	0%	0%	Classical Center at Vial ES	0%	0%	0%	0%	0%

- 10 of 39 schools are 100% complete.
- Only 2 are not yet under construction.
- All will be complete by Dec. 31, 2025



# Project Summary PH1BP06; PH2BP06; PH3BP06 Elementary and Prekindergarten Playgrounds



**New Playground at Spring Creek Elementary School**



# Project Summary PH1BP07 Elementary Fencing

2023			2024						2025						2026																				
Q3			Q4			Q1		Q2		Q3		Q4		Q1			Q2																		
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	Jan	Feb	Mar	Apr	May	Jun
A/E SELECT 9/12/2023			DESIGN						SOLICIT		RE-SOLICIT		CONSTRUCTION						CLOSE																

## Phase 1 - Elementary Campuses

- Pre-construction meetings with campus administration – on going
- 90 Day lead time on materials.
- Submittals - in process.
- Shop drawings – in process.



# Project Summary PH1BP07

## Elementary Fencing

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- All fencing will be 100% 6ft. Decorative Steel (no chain link)
- Standardized fence panels - 2 rail, flat top
- Heavier gauge pickets 14 gauge
- Powder coated
- Warranty of finish 15 years



# Project Summary PH1BP09; PH2BP09; PH3BP09; PH4BP07; PH5BP07 Fire Alarm

2024			2025								2026								2027								2028																																				
Q3		Q4		Q1			Q2			Q3		Q4		Q1		Q2			Q3			Q4		Q1		Q2		Q3																																			
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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep																									
DESIGN		CONSTRUCTION								CLOSE																																																					
									DESIGN		CONSTRUCTION				CLOSE																																																
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																				DESIGN		CONSTRUCTION				CLOSE																																					
																								DESIGN		CONSTRUCTION				CLOSE																																	
																												DESIGN		CONSTRUCTION				CLOSE																													

Scope Categories							
Facility Name	Wire Install	Device Install	Programming	Pre-Test	Fire Dept Final	Demo	Close out
Brandenburg MS	100%	100%	100%	100%	100%	100%	90%
Armstrong ES	100%	100%	100%	100%	100%	100%	95%
Ethridge ES	100%	100%	100%	100%	100%	100%	95%
Parsons Pre-K	100%	100%	100%	100%	100%	100%	95%
AEC	100%	100%	100%	100%	100%	100%	95%
Padgett	100%	0%	0%	0%	0%	0%	0%
Tax Office	100%	100%	100%	100%	100%	100%	95%
Liberty Grove ES	0%	0%	0%	0%	0%	0%	0%
Southgate ES	100%	100%	100%	100%	100%	100%	90%
Abbett ES	0%	0%	0%	0%	0%	0%	0%
O'Banion MS	35%	0%	0%	0%	0%	0%	0%

Scope Categories							
Facility Name	Wire Install	Device Install	Programming	Pre-Test	Fire Dept Final	Demo	Close out
Beaver ES	0%	0%	0%	0%	0%	0%	0%
Couch ES	0%	0%	0%	0%	0%	0%	0%
Cisneros Pre-K	100%	80%	0%	0%	0%	0%	0%
Back Es	0%	0%	0%	0%	0%	0%	0%
Hudson ES	0%	0%	0%	0%	0%	0%	0%
Lyles MS	0%	0%	0%	0%	0%	0%	0%
Schrade MS	0%	0%	0%	0%	0%	0%	0%
Spring Creek ES	0%	0%	0%	0%	0%	0%	0%
Weaver ES	0%	0%	0%	0%	0%	0%	0%
Northlake ES	0%	0%	0%	0%	0%	0%	0%
Pearson ES	0%	0%	0%	0%	0%	0%	0%

- Phases 4 & 5 (17 Facilities) pending design



# Project Summary PH1BP10; PH2BP10; PH3BP10; PH4BP08; PH5BP08 Security Camera Refresh

2025												2026												2027									
Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
			DESIGN					CONSTRUCTION					CLOSE																				
								DESIGN		CONSTRUCTION						CLOSE																	
											DESIGN		CONSTRUCTION						CLOSE														
															DESIGN		CONSTRUCTION					CLOSE											
																		DESIGN		CONSTRUCTION						CLOSE							

Scope Categories					
Facility Name	Wire Install	Device Install	Programming	Dept final	Close out
Brandenburg MS	0%	0%	0%	0%	0%
Armstrong ES	60%	0%	0%	0%	0%
North Garlnad HS	0%	0%	0%	0%	0%
Sellers MS	0%	0%	0%	0%	0%
Handley ES	0%	0%	0%	0%	0%
Shorehaven ES	0%	0%	0%	0%	0%
Watson ES	0%	0%	0%	0%	0%
Park Crest ES	60%	0%	0%	0%	0%

Scope Categories					
Facility Name	Wire Install	Device Install	Programming	Dept final	Close out
Liberty Grove ES	0%	0%	0%	0%	0%
Southgate ES	0%	0%	0%	0%	0%
Abbett ES	0%	0%	0%	0%	0%
Couch ES	0%	0%	0%	0%	0%
Toler ES	0%	0%	0%	0%	0%
Transitional LC	0%	0%	0%	0%	0%
South Garland HS	0%	0%	0%	0%	0%
Sam Houston MS	0%	0%	0%	0%	0%

- Phases 3, 4 & 5 (33 Facilities) pending design



# Project Summary PH1BP11; PH2BP11; PH3BP11; PH4BP09; PH5BP09 Access Control

2025												2026												2027								
Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3		
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
			DESIGN			CONSTRUCTION						CLOSE																				
							DESIGN		CONSTRUCTION					CLOSE																		
										DESIGN		CONSTRUCTION						CLOSE														
															DESIGN		CONSTRUCTION					CLOSE										
																		DESIGN		CONSTRUCTION					CLOSE							
																					DESIGN		CONSTRUCTION					CLOSE				

## Phase 1 – 6 Facilities

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

- Submittal books provided to the City for Armstrong, Sellers, North Garland, Shorehaven, Brandenburg, Transition Learning Center. Permits to commence installation will be issued upon approval.

## Phase 2 – 9 Facilities

South Garland HS, Abnett ES, Beaver Technology Center, Couch ES, Handley ES, Liberty Grove ES, Southgate ES, Toler ES, Watson Technology Center

- Final design approved, information submitted to vendor for proposals

## Phase 3 – 12 Facilities

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

- Design review / campus assessments ongoing

Phases 4 & 5 (23 Facilities) pending design



# Project Summary PH2BP01

## Linda L. Griffin Elementary

2024						2025						2026						2027																							
Q3			Q4			Q1		Q2		Q3		Q4		Q1		Q2		Q3			Q4																				
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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
KICKOFF MEETING			DISCOVERY /PLANNING			DESIGN						CMaR SOLICIT		CONSTRUCTION						MOVE IN		OCCUPY		CLOSE																	

- GMP #1 – Montclair Demolition Board Recommendation 11/11/25
- Site permit review ongoing
- Final round of End-User meetings complete
- 90% CD page turn complete



# Project Summary PH2BP02

## Carson-Mulkey Agriculture Science Center

2024												2025												2026												2027											
Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4														
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
A/E SELECT 2/13/2024						KICKOFF MEETING 7/11/2024			PO ISSUED 7/26/2024			DESIGN												GC PROCURE PERMIT			CONSTRUCTION												MOVE IN/OCCUPY			CLOSE					

- Located at Pleasant Valley Road and Ben Road in Sachse, TX
- Design Development completion date 11/10/2025
- Recommendations for a structural slab with a crawl space or 24” void boxes
- Review Design Development cost estimate presentation to administration on 10/6/2025
- Design Development drawings and Specifications page turn with FP&C on 10/21/2025



# Project Summary PH2BP03

## South Garland HS & North Garland HS

2024				2025								2026								2027																		
Q3		Q4		Q1			Q2			Q3		Q4		Q1		Q2			Q3																			
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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
DISCOVERY/ PLANNING		DESIGN										CMaR SOLICIT		CONSTRUCTION										CLOSE														

- Moving on to the Construction Document Design Phase
- Final round of End-User meetings complete
- Interior color board selections complete
- This Project will consist of two GMPS – Roof package (GMP 1) and the Interior Renovations packet (GMP 2)



# Project Summary PH2BP04 Enhancements Northlake ES, Rowlett ES, & Toler ES

2024				2025								2026								2027																					
Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4															
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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
DESIGN												CMaR SOLICIT PERMIT		CONSTRUCTION														CLOSE													

- 90%-page turn completed 10-29-2025
- 90% CD estimate under review
- Ongoing collaboration with campus regarding phasing plans



# Project Summary PH2BP07 Fencing 23 Campuses

PH2-BP07	2024						2025						2026																
	Q3			Q4			Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4								
	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
Fencing HS/MS/Special Service	PROJECT KICKOFF	DESIGN											CSP PROCUREMENT		CONSTRUCTION						CLOSE								

7 - High Schools, 12 - Middle Schools, 4 - Special Service Campuses

- Developing Procurement Schedule with Purchasing
- Design Development - 100%
- Construction Documents - 75%



# Project Summary PH2BP12; PH5BP10 Intrusion Alarm Beaver Technology Center, Garland HS, Carver ES

2025												2026											
Q1			Q2			Q3			Q4			Q1			Q2			Q3					
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep			
		DESIGN						CONSTRUCTION			CLOSE												
														DESIGN			CONSTRUCTION			CLOSE			

## Phase 2 (2 Facilities)

- Design complete for Beaver Technolog Center and Carver ES
- Pending final proposal approval for purchase order



# Project Summary PH2BP14

## HVAC DDC Controls

---

### Phase II

- Nita Pearson ES - Logical Solutions - Substantial Completion
- Armstrong ES - Logical Solutions - Substantial Completion
- Parsons Pre-K - Substantial Completion
- Cisneros Pre-K - Substantial Completion
- Daugherty ES - Installation and cut over Fall Break
- Caldwell ES - Substantial Completion

### Remaining Locations needing complete controls replacement

- Heather Glen ES - ??
- Rowlett ES - Pending proposal
- Northlake ES - Pending proposal
- Ethridge ES - Pending proposal - TOI
- Anna Keeley ES - Submitting for PO
- Spring Creek ES - Submitting for PO

### ALL Support Facilities



# Project Summary PH2BP15

## Local Area Network

Project Summary PH2-BP15 Local Area Network Upgrades										
2025										
PH2-BP15	Q1			Q2			Q3		Q4	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Hub Sites		PROCUREMENT		PREP		INSTALL		CLOSE OUT		
Metropolitan Area Network			PROCUREMENT			PREP	INSTALL	CLOSE OUT		
2027										
PH2-BP15	Q1			Q2			Q3		Q4	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
District Network Infrastructure Equipment (CCC and Technology NOC)		PROCUREMENT		PREP		INSTALL				

### Hub Sites

- Close out in progress

### Metropolitan Area Network

- Close out in progress

### 2027 District Network Infrastructure Equipment (CCC & Technology NOC)

- Equipment procurement Q1 2027



# Project Summary PH3BP02 Athletic Package

## South Garland HS, North Garland HS, Lakeview Centennial HS

PH3-BP02	2024				2025								2026								2027									
	Q3	Q4			Q1			Q2			Q3			Q4			Q1			Q2										
	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
Athletic Package	KICK-OFF MEETING	DESIGN												CMaR SOLICIT + Permit			CONSTRUCTION								CLOSE					

- Final CD - Construction Document set is complete
- Solicitation ongoing
- Permit applications and TDLR/ RAS Registration – in progress



# Project Summary PH3BP04 Middle School / Elementary School Renovations Austin Academy, Houston MS, Jackson Technology, Abbett ES, Bradfield ES

2024			2025												2026									2027								
Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1		
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	Jan	Feb	Mar
	KICKOFF MEETING		DESIGN												CSP PROCUREMENT			CONSTRUCTION									CLOSE					

- FIT Meetings with the city are ongoing
- The Design team has submitted updated procurement schedules
- 100% CD package submittal is complete
- Drawings submitted to the city for permitting



# Project Summary PH3BP07

## New Network Technology Center

2024			2025												2026												2027												2028					
Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1														
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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
	KICKOFF MEETING		DESIGN									CMaR SITE SOLICIT			CMaR BUILDING SOLICIT			CONSTRUCTION												MOVE IN	OCCUPY	CLOSE												

- Project will consist of two GMPs
- Site package GMP approved September 9, 2025
- 90% - page turn October 21, 2025
- 90% CD documents and estimate under review
- 100% CD documents due Mid-November



## Project Summary PH4BP01 GRCTC Addition

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- Kick-off meeting was conducted with the Architect on September 16, 2025
- Discovery phase in progress
- Programming workshop held October 10, 2025



# Project Summary PH4BP02 Renovations Rowlett HS and Sachse HS

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- Kick-off meeting was conducted with the Architect on September 24, 2025
- Discovery phase in progress



# Project Summary PH4BP06

## New Memorial Pathway Academy/Student Services Center

2025												2026												2027												2028					
Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2														
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
	DESIGN											PERMIT	PROCUREMENT	CONSTRUCTION												MOVE IN	OCCUPY	CLOSE													

- Design Development Ongoing
- Meet with Staff at Memorial Pathway and Student Services to obtain input for Design Development
- Design Development Page Turn Mid-October



# Project Summary Proposition C

Project Summary PH2-BP-Proposition C																	
PH2-BP-Prop C	2024						2025						2026				
	Q4			Q1			Q2		Q3		Q4		Q1				
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Student and Staff computer replacement	PROCUREMENT																
iPad refresh project Pre K-2 Phase 1								PROCUREMENT		DEPLOYMENT			CLOSE OUT				
iPad refresh project Pre K-2 Phase 2													PROCUREMENT			DEPLOYMENT	

## Student and Staff Computer Replacement (\$1.75m)

- Deployment phase 65% complete

## iPad Refresh Project Pre-K-2

- Phase 1 (7500 iPads)
  - Deployment complete
  - Close out in progress
- Phase 2 (5700 iPads)
  - Procurement October - November
  - Deployment November - February

# Comments/Questions

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**Project Summary Information**

**Reporting Date: Mid-October 2025**

**Softball & Baseball Fields Improvements**

**PH1-BP01**

Description:	<p>Campus:</p> <ul style="list-style-type: none"> <li>Part 1, Naaman Forest HS, Rowlett HS, Sachse HS</li> <li>Part 2, Lakeview Centennial HS, North Garland HS, South Garland HS</li> <li>Part 3, Garland HS</li> </ul> <p>Scope:</p> <ul style="list-style-type: none"> <li>Install synthetic turf</li> <li>New dugouts</li> <li>New back stop wall and netting</li> <li>Canopies over bleachers</li> </ul>
Status/ Comments:	<p>Part 2, All fields are ready for practicing. Substantial completion by 5/25</p> <p>Part 3, Abatement of Recentered Acquired Commercial Properties is in progress, documents for permitting / procurement are being finalized</p>
Action Items:	<p>Part 1;</p> <ul style="list-style-type: none"> <li>Part 1 has been closed out.</li> </ul> <p>Part 2;</p> <ul style="list-style-type: none"> <li>• Lakeview Centennial: Baseball/Softball Substantial completion ongoing</li> <li>• South Garland: Baseball/Softball Substantial completion ongoing</li> <li>• North Garland: Baseball/Softball Substantial completion ongoing</li> </ul> <p>Part 3;</p> <ul style="list-style-type: none"> <li>• Demolition for the Commercial buildings and the record building is complete</li> <li>• Relocation of the Student Services pending department relocation to Chase building</li> <li>• Permit applications and TDLR / RAS Registration ongoing</li> <li>• 1GPA solicitation ongoing</li> </ul>

**Information**

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

**Project Schedule**

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Part 1	Baseball and Softball - Construction Complete, August 2024. Close-out, October 2025.
Part 2	Construction Complete, February 2025 – Occupy, February 2025 (Turf) Construction Complete, September 2025 – Substantial Completion, November 2025
Part 3	Design, July 2024 – September 2025 Permitting / Procurement for new construction October 2025 – December 2025 Construction, January 2026 Occupy, August 2026

**Progress Photos**

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**Garland HS – Demolition (Commercial Buildings & Record Building)**



**Project Summary Information**

Reporting Date: Mid-October 2025

**Fieldhouse and MACs  
PH1-BP02**

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

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

**Status/ Comments:** Site permits and building permits received for Naaman, Williams, South Garland, North Garland, Rowlett, Sachse, and Lakeview Centennial

- Action Items:**
- IFC drawings have been issued and reviewed by CORE, under PBK review and were discussed in August with GISD, costs analysis ongoing
  - Rowlett roof modules complete, steel erection began in September, underground building utilities complete, piers/grade beams complete
  - Naaman Forest steel erection began in July, nearing completion
  - South Garland grade beams, underground utilities, fire lane ongoing
  - North Garland grade beams, site and building underground utilities & fire lane ongoing
  - Sachse PEMB roof modules complete, utility work & MAC grade beams ongoing
  - William’s piers complete, Fieldhouse grade beams complete, site utilities & fire lane ongoing
  - Lakeview Centennial Oncor primary power issue completed, moisture conditioning, site utilities ongoing

**Information**

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GISD Project Manager:	Nick Norris
Architecture Firm:	PBK
Construction Firm:	CMAr CORE
Project Delivery Method:	Construction Manager at Risk
Project Type:	New Construction
Project Stage:	Permitting / Construction

**Project Schedule**

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Board Approval of Architect	September 12, 2023
Kick-Off	October 18, 2024
Discovery Planning	October - December 2023
Design	January - May 2024
Permitting	May - April 2025, except Lakeview Centennial building permit
Procurement	May-September 2024
Construction Begins	February 2025

Construction Completion  
Move In  
Occupy  
Closeout

September 2026 (Lakeview)  
July - September 2026  
July - September 2026  
November 2026

**Progress Photos**

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Construction Completion  
Move In  
Occupy  
Closeout

September 2026 (Lakeview)  
July - September 2026  
July - September 2026  
November 2026

**Progress Photos**

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**Freeman Elementary  
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  
 Demolition GMP in closeout  
 Procurement ongoing  
 Building permit received 8/8/25  
 Building Purchase Order issued  
 Resolved City TIA issues to get site permit process released  
 Preconstruction meeting early August for site work has been done

- Action Items:**
- Final GMP was issued on 1/28 and received Board approval on 2/11/2025.
  - Site Permit received July 7<sup>th</sup>, 2025
  - Construction began July 2025, grading, moisturizing, drilled piers, grade beams ongoing
  - Working with Lee Lewis to reduce construction duration
  - GISD to resolve property line issue

**Information**

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

**Project Schedule**

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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 - August 2025
Procurement	December 2024
GMP Board Approval	February 2025
Construction Begins	July 2025
Construction Completion	November 2026
Move In	November/December 2026
Occupy	December 2026
Closeout	November 2026 - January 2027

**Progress Photos**

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September 2025



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

**Description:** This is the Hillside Academy for Excellence school replacement project. Students and 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 Winter of 2026.

- Status/ Comments:**
- Installation of the fire lane is complete.
  - Installation of Auger cast piles is complete.
  - Installation of the domestic water line is complete.
  - Installation of sewer and stormwater lines are complete.

- Action Items:**
- Site utility work is ongoing.
  - RFIs and submittals are ongoing.
  - Site grading by the creek is complete.
  - Final grade for paving is complete.

**Information**

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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:	Construction Phase

**Project Schedule**

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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	July 2025 - November 2026
Move In	November 2026
Occupy	December 2026
Closeout	January 2027 - March 2027

**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:

**Naaman Forest High School**

Planned improvements include replacing roofs across multiple building sections, upgrading parking lot lighting, and converting all exterior lighting to LED. The exterior weight room and locker rooms will be updated, while the cafeteria and dance studio will be expanded. The project will also include installing a new gymnasium sound system, renovating the auditorium, and constructing a new administrative addition to accommodate the cafeteria expansion.

**Lakeview High School**

The project scope includes constructing a new administrative addition to support the cafeteria expansion, along with renovations and expansions to the kitchen and serving lines. A new instructional wing will be built to replace classroom space lost from the removal of portables. The dance room will be enlarged, the auditorium renovated, and the indoor locker rooms updated. Additionally, a new gymnasium sound system will be installed.

**Status/ Comments:** **Naaman Forest High School**

- Site demolition and clearing at the new addition area is complete.
- Earthwork scope has commenced, moisture conditioning complete.
- Auger piles testing is complete.
- Drilling of auger piles has commenced.

**Lakeview Centennial High School**

- Installation of the temporary fire lane and sidewalk is complete.
- Site construction fence installed.
- The underground utility scope (Phase 1) has commenced.

**Action Items:**

- RFIs and submittals are ongoing.
- City inspections of underground utilities are ongoing.

**Information**

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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

**Project Schedule**

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

**Progress Photos**



Project Summary Information

Reporting Date: Mid-October 2025

**Elementary and Pre-K Playground Replacement  
PH1-BP06; PH2-BP06; PH3-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, Davis, 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:**

- 100% Complete: Cooper, Steadham, Weaver, Pearson, Parsons Pre-K, Herfurth, Beaver, Rowlett, Bradfield, Watson, Luna, Armstrong, Sewell, Back, Abbett, Liberty Grove, Spring Creek, Lister, Northlake, Dorsey
- Construction in progress: Bullock, Shorehaven, Daugherty, Williams, Caldwell, Roach, Southgate, Club Hill, Cisneros Pre-K, Handley, Carver, Shugart, Couch, Vial

**Action Items:**

- Process Pay Apps
- Process RFI's and CCEA proposals
- City inspections in progress – 100% passing to date.

**Information**

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

**Project Schedule**

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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 2025
Construction	Apr - Dec 2025
Close Out	Jan - Feb 2026

**Progress Photos**

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The surface of the new playgrounds (Abbett pictured above) is designed to drain quickly and last many years.



Age 2-5 Playground at Northlake. The new shade keeps the play equipment much cooler.

**Project Summary Information**

Reporting Date: October 2025

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

- Description:** Provide secured area fencing at elementary campuses: Abbett, Armstrong, Back, Beaver Tech, Bradfield, Bullock, Caldwell, Carver, Vial, Club Hill, Cooper, Couch, Daugherty, Davis, Dorsey, Ethridge, Handley, Herfurth, Hickman, Keeley, Liberty Grove, Lister, Luna, Northlake, Pearson, Roach, Sewell, Shorehaven, Shugart, Southgate, Spring Creek, Giddens-Steadham, Stephens, Toler, Watson, Weaver, Williams
- Status/ Comments:** Pre-construction planning meetings with campus administration – in progress  
Materials on order – lead time is estimated 90 days  
Shop drawings and submittals – in progress
- Action Items:** Process submittals  
Confirm roster/ badging and Projectmates training for GC  
Begin Pay App review process and workflows

**Information**

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- Project Manager:** Steven Welsh  
**Architecture Firm:** Orcutt-Winslow  
**Construction Firm:** Anderson Fencing  
**Project Delivery Method:** CSP  
**Project Type:** Renovation  
**Project Budget:** NTE \$10,864,850.00  
**Phase:** 1

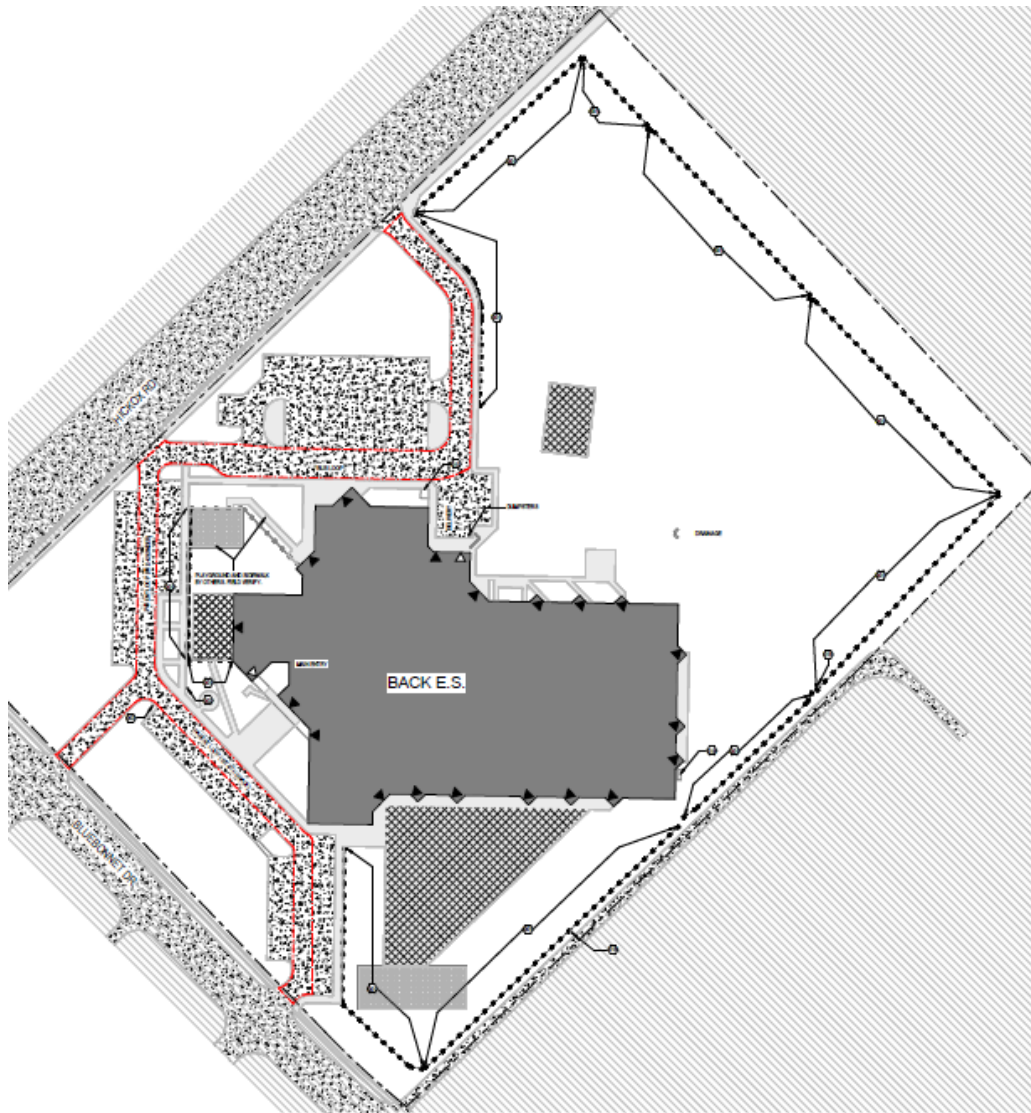
**Project Schedule**


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- |                              |                    |
|------------------------------|--------------------|
| Board Approval – Architect   | September 12, 2023 |
| Discovery-Planning           | Oct 23 - Feb 24    |
| Schematic Design             | Feb 24 - May 24    |
| Design Development           | May 24 - August 24 |
| Construction Documents       | Sep. 24 - Dec. 24  |
| Procurement and GC Selection | Dec 24 - Aug 25    |
| Construction                 | Oct 25 -Jan 27     |
| Close Out                    | Feb 2027           |

**Progress Photos**

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EMOLITION PLAN 

GARLAND ISD  
**BACK E.S.**  
7300 Bluebonnet Dr, Rowlett, TX 75089

The new perimeter fencing will be all decorative iron and will secure areas where students learn and play. The dotted line above shows the planned location for the new fence at Back Elementary.

**Project Summary Information**

**Reporting Date: Mid-October 2025**

**Fire Alarm Replacement  
PH1-BP09; PH2-BP09; PH3-BP09; PH4-BP07; PH5-BP07**

**Description:** PROJECT- 510-23-02  
New Fire Alarm Installations across 39 campuses

**Status/ Comments:** PHASE 1 Status- Parsons Pre-K, Ethridge, Tax Office pending close-out approval, Brandenburg, AEC and Armstrong installations are complete, removal of old system in progress, Marvin Padgett install ongoing.

PHASE 2 Status- Received purchase orders for Liberty Grove, Couch, Abbett and Beaver, all pending start dates, O’Banion and Cisneros Pre-K install ongoing, Southgate install complete, pending demo and close-out

**Action Items:** PHASE 1- Complete close-out of Phase 1, Complete campus assessments of Phase 3 projects

**Information**

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

**Project Schedule**

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**Construction** PHASE 1- 1 of 7 installations remain  
PHASE 2- O’Banion and Cisneros Pre-K installation ongoing  
PHASE 3- Installations will be completed in sequence following the completion of Phase 1 and 2 projects.

**Progress Photos**

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**Progress Photos**

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**Project Summary Information**

Reporting Date: Mid-October 2025

**Security Camera System Refresh  
PH1-BP10; PH2-BP10; PH3-BP10; PH4-BP08; PH5-BP08**

**Description:** PROJECT 510-23-06  
Security camera refresh across 50 campuses

**Status/ Comments:** PHASE 1 Status- Installation ongoing at Sellers, Armstrong and Park Crest

PHASE 2 Status- Proposals received and submitted for final approval on 10/13/25

PHASE 3 Status- Departmental / vendor collaboration / Information gathering and site assessments ongoing

**Action Items:** Complete site-walks for Phase 3

**Information**

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**Project Manager:** Michael Pierce

**Architecture Firm:**

**Construction Firm:** Flores Technical Services

**Project Delivery Method:** RFP

**Project Type:** Replacement

**Phase:** Procurement

**Project Schedule**

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**Board Recommendation** September 2024

**Replacement Commencement** PHASE 1- Estimated installation start slated late October early September with estimated completion date of mid-March.

PHASE 2 - Installation to commence at the conclusion of all Phase 1 CCTV projects. Estimated installation start slated for November 2025.

PHASE 3 - Installation to commence at the conclusion of all Phase 2 CCTV projects. Estimated start of April 2026

**Progress Photos**

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Project Summary Information

Reporting Date: Mid-October 2025

Security Card Key Access (Access Control) Refresh  
PH1-BP11; PH2-BP11; PH3-BP11; PH4-BP09; PH5-BP09

Description: PROJECT 510-23-06  
Security Card Key Access across 51 campuses

Status/ Comments: PHASE 1 Status - Installs ongoing at Armstrong and Sellers

PHASE 2 Status - Proposals received and submitted for final approval on 10/14/15

PHASE 3 Status- Finalize proposals and submit for final approval

Action Items: Approve proposals and submit for purchase orders for Phase 2, complete site walks for Phase 3

**Information**

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Project Manager: Michael Pierce

Architecture Firm:

Construction Firm:

Project Delivery Method: RFP

Project Type: Replacement

Phase: Procurement

**Project Schedule**

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Board Recommendation September 2024

Replacement Commencement PHASE 1- Estimated installation starting late October 2025

PHASE 2 - Installation will commence immediately following the completion of all Phase 1 projects. Estimated start, Oct. 2025

PHASE 3 - Installation will commence immediately following the completion of all Phase 2 projects. Estimated start, April 2026

**Door Hardware (Medeco X4)  
PH1-BP12**

- 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, Abbett 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:**
- Elementary Schools complete
  - Middle Schools complete
  - High Schools complete
  - Concession stands and press boxes complete
  - Alternative/Special Program Facilities complete
- Action Items:**
- Finalizing all invoices, transmittal sheets, and substantial completion sheets

**Information**

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- 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:** Close Out

**Project Schedule**

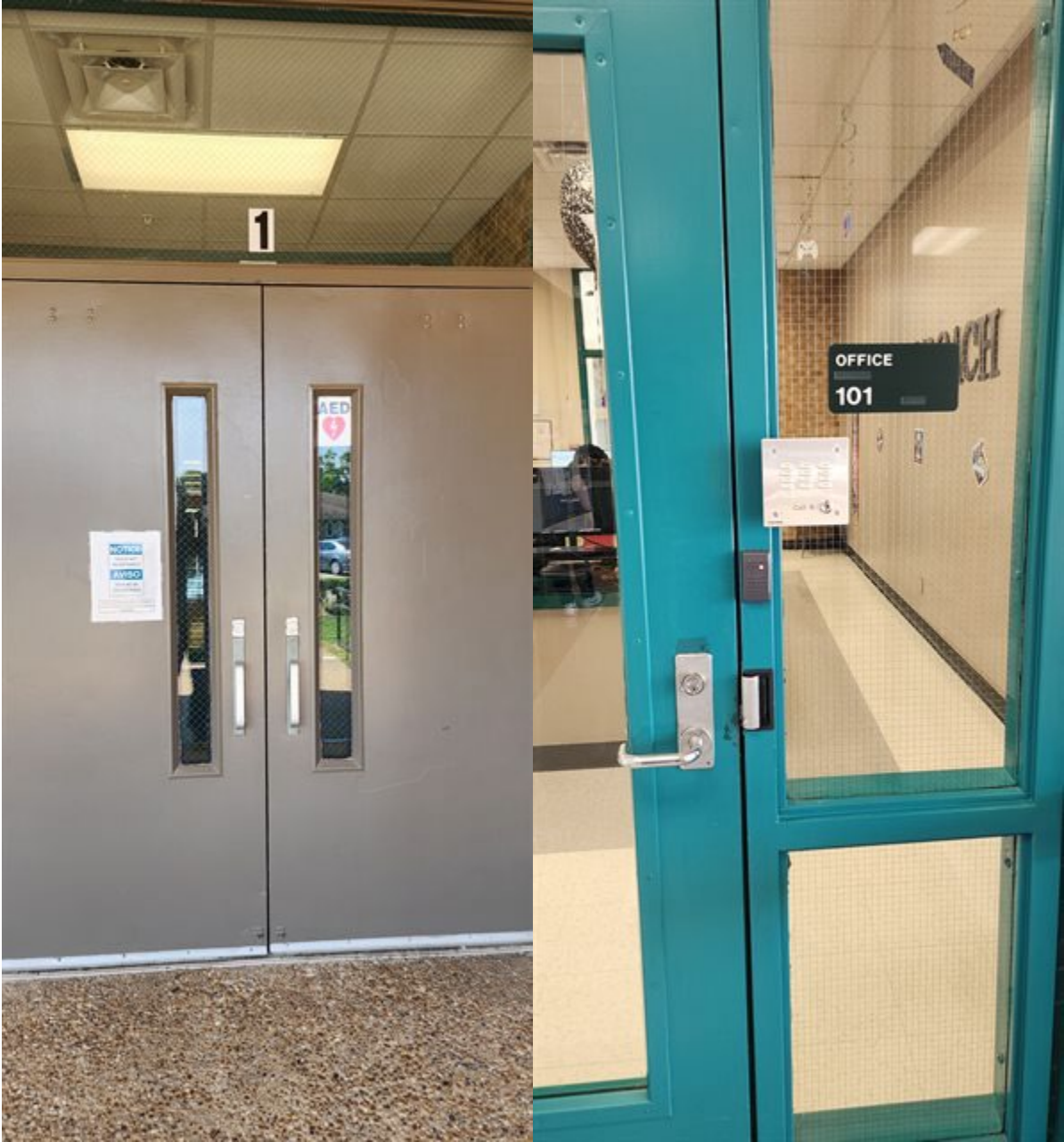
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- BOT Approval** February 13, 2024  
**Kickoff Meeting** August 14, 2024  
**Site Surveys** September 2024 - October 2024  
**PO Procurement** November 2024 - March 2024  
**Hardware Installation** April 2025 - October 2025  
**Close** November - December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

**Progress Photos**

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Cisneros Pre-K



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

- Description:** This project entails the complete demolition of Montclair Elementary School, followed by the construction of the new Linda L. Griffin Elementary campus. The new facility is designed to serve as a consolidated educational environment for students currently attending Heather Glen Elementary. This initiative aims to modernize the district's educational infrastructure, improve learning conditions, and optimize resource allocation. The project includes comprehensive planning and execution phases, ensuring minimal disruption to the community and adherence to safety standards. The new campus will feature state-of-the-art classrooms, recreational areas, and administrative offices, fostering a conducive learning atmosphere for students and staff alike.
- Status/ Comments:**
- GMP #1 – Montclair campus demolition has been submitted to the Board for approval.
  - 100% GMP #2 construction documents have been submitted by WRA and reviewed by GISD.
  - GMP #2 sealed construction documents have been submitted to the City for permitting.
- Action Items:**
- The signed SWP3 application has been submitted to the City.
  - Site permit review is ongoing.
  - Demolition of the Montclair campus will commence in early December 2026.

**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 – Linda L. Griffin
Project Stage:	Construction Documents Phase

**Project Schedule**

---

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-October 2025

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

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

**Status/ Comments:** Design Development Stage  
Design Development drawings and specifications page turn with FP&C on 10/21/2025

- Action Items:**
- Recommendations for a structural slab with a crawl space or 24” void boxes
  - Review Design Development cost estimate presentation to administration on 10/6/2025

**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:	Design

**Project Schedule**

---

Board Approval of Architect	January 2024
Kick-Off	July 2024
Discovery Planning	July 2024 - November 2024
Pre-Design	December 2024 - June 2025
Design Development	July 2025 - November 2025
Construction Documents	December 2025 - March 2026
Bidding & Negotiations	January 2026 - March 2026
Construction Administration	April 2026 - June 2027
Substantial Completion	June 2027

**Progress Photos**

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Site Photos



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

**Description:** Both campuses will undergo significant upgrades to enhance learning environments, improve functionality, and modernize facilities. Planned work includes infrastructure improvements, space expansions, and specialized area renovations, as outlined below:

**South Garland HS** – renovations will include a complete overhaul of the auditorium and the entire Early College program area, rekeying the whole facility, and replacing all interior and exterior doors. Additional upgrades consist of renovating the indoor locker rooms, installing a new sound system in the competitive gym, replacing the secondary switchgear, built-up roof, and art kiln with exhaust system, upgrading rooftop HVAC units and the chilled water system, replacing drinking fountains, and completing other minor facility improvements.

**North Garland HS** - the project will involve a complete renovation of the auditorium, replacement of the metal and built-up roof systems, and replacement of all interior and exterior doors. Work will also include replacing the secondary switchgear, renovating and upgrading indoor locker rooms, renovating the dance room and accessory spaces, installing a new sound system in the competitive gym, and completing other minor facility improvements.

- Status/ Comments:**
- DD color board presentation to FP&C is complete.
  - Interior Board end-user meetings are complete.
  - Design Document submittal to GISD is complete.

- Action Items:**
- Construction phasing plan meetings are complete.
  - DLR has submitted the Roof Replacement package for review.
  - CMaR has commenced CAMPUS site investigations.

**Information**

---

GISD Project Manager:	Brian Francis
Architecture Firm:	DLR Group
Construction Firm:	McCown Gordon Construction (MGC)
Project Delivery Method:	Construction Manager at Risk
Project Type:	Renovations
Project Stage:	Construction Documents Phase

**Project Schedule**

---

Kick-off Meeting	June 2024
Discovery/Planning	July 2024 - October 2024
Design Phases	November 2024 - January 2025
Permitting/Procurement	January 2025 - March 2026
Construction	June 2026 - October 2027
Occupy	November 2027
Close Out	November 2027 - December 2027

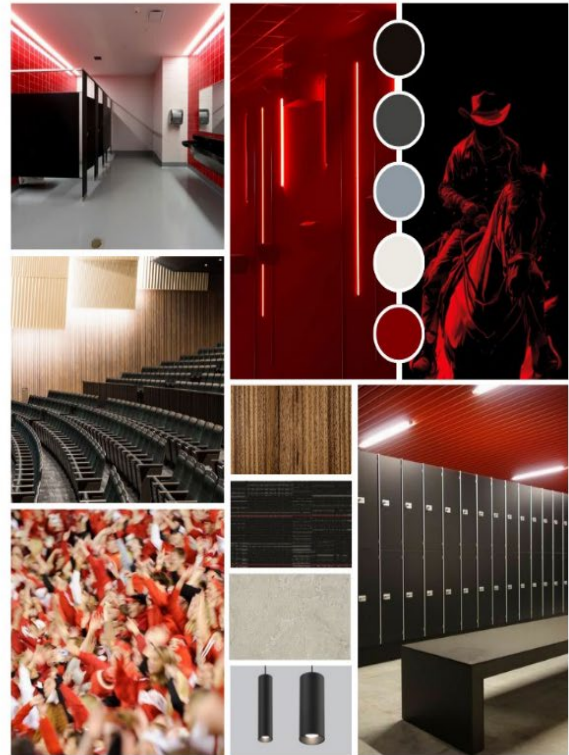
Progress Photos

NORTH GARLAND HIGH SCHOOL - CONCEPT

# GRIT

"Grit" celebrates the dynamic spirit of the Raider community—where the past fuels progress, and every space supports personal and collective achievement. It's a design that bridges **TRADITION** and **INNOVATION**, honors history while fostering **GENEROSITY**, and instills **RESILIENCE** through environments that support growth, creativity, and unity.

E N R  
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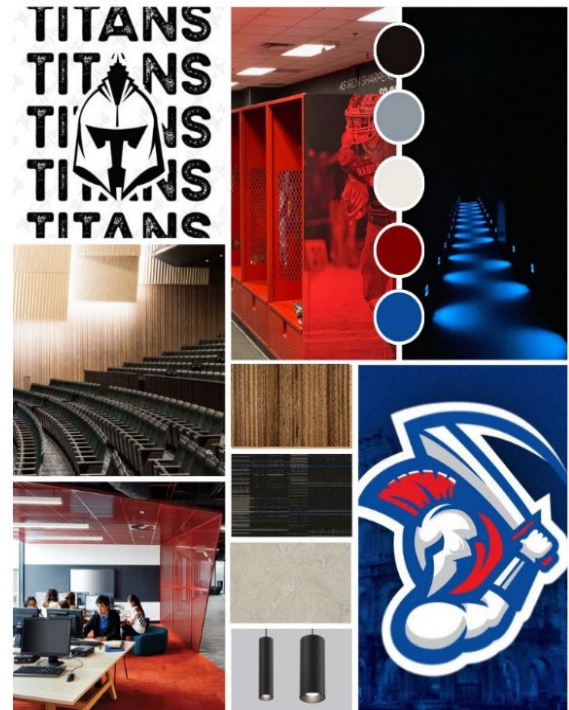


SOUTH GARLAND HIGH SCHOOL - CONCEPT

# NOBLE

"Noble" evokes an environment where strength **EMPOWERS**, legacies are honored, and new frontiers are continually explored. Drawing from the mythic power of Titans, the design embodies **BRAVE**, **OUTSTANDING**, and unstoppable resilience. Spaces are bold, bright, and unyielding—designed to **NURTURE** students to become pathfinders and **LOYAL** pioneers of their generation.

U R T U R  
 R T S A  
 U T V O  
 R E E L  
 E W  
 E R





Project Summary Information

Reporting Date: Mid-October 2025

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

Description: Elementary School Enhancements

Status/ Comments: Ongoing review of DD / 50% construction documents and estimate. DD/ 50% CD page turn completed on 9-17. 90% documents to be submitted for pricing on 10-17.

Action Items: Review final phasing plan with campuses

**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 November 2025  
 Construction Start March 2026 End November 2027  
 Substantial Completion Start November 2027 End February 2028



Project Summary Information

Reporting Date: Mid-Oct. 2025

Roof Package – Cooper, Steadham, and Herfurth  
PH2-BP05

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

Status/ Comments: Closeout and Punchlists - complete  
Conducting Warranty walks and final inspections

Action Items: Process Pay Apps  
Close out Project

Information

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

Project Schedule

Kickoff and Discovery: July 2024  
Schematic Design: August 2024 - October 2024  
Design Development: October 2024 - January 2025  
Construction Documents: December 2024 - February 2025  
Procurement: February 2025 - April 2025  
Construction: May 2025 - August 2025  
Close: September 2025 - October 2025

**Project Summary Information**

Reporting Date: Mid-Oct.. 2025

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

**Description:** Provide secure 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

Pre-K and Special Service Campuses – Cisneros, Parsons, AEC, GRCTC

- Status/ Comments:**
- Reviewing designs
  - In Design Development
  - 50% CD’s

- Action Items:**
- Develop procurement schedule in coordination with Purchasing.
  - Review and research property lines/boundary questions.
  - Begin developing specs for Technology using details from GISD Security

**Information**

---

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

**Project Schedule**

---

Kickoff and Discovery:	September 12, 2023
Schematic Design:	August 2024 - May 13, 2025
Design Development:	May 2025 - August 2025
Construction Documents:	TBD
Procurement:	TBD
Construction:	TBD
Close Out:	TBD



**Project Summary Information**

Reporting Date: Mid-October 2025

**Security Intrusion Upgrades  
PH2-BP12; PH5-BP10**

Description: PH2-BP12 Beaver Elementary School  
PH5-BP10 Garland HS, Carver Elementary School

Status/ Comments: Equipment on order for Beaver. Ongoing review of Carver proposal

Action Items: Complete site walk for Garland High

**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 October 2025

**Progress Photos**

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**Project Summary Information**

Reporting Date: Mid-October 2025

**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:**  
 Abbott, 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:**

- Campus assessments provided by ARMKO on April 24, 2025
- Combining all projects as one and pushing out as a CSP

**Action Items:**

- New negotiated proposals and cost estimates received and under review by FP&C

**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	April 2025
Procurement	October 2025
Construction Begins	December 2025
Construction Completed	August 2026
Closeout	September 2026

**Progress Photos**

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**PH2-BP14**

Description: HVAC Controls Update

Status/ Comments:

- Armstrong ES – Punch List
- Nita Pearson ES – Punch List
- Garland HS – Billy Nichols controls upgrade – Substantial Completion
- Parsons Pre-K – Substantial Completion
- Cisneros Pre-K – Substantial Completion
- Daugherty ES – Installation Fall Break 25
- Caldwell ES – Substantial Completion
- Rowlett ES – Pending Quote - TDI
- Ethridge ES – Pending Quote TDI
- Northlake ES – Pending Quote - TDI
- Anna Keeley ES – Quote received Submitting for PO
- Spring Creek ES – Quote Received Submitting for PO

Action Items:

ALL TECHS WORKING AFTER HOURS & WEEKENDS 4:30 – Midnight plus,

Finalizing all invoices for job completion

**Information**

---

Project Manager: Brian R. Finley  
Architecture Firm: N/A  
Construction Firm: Automated Logic (LSI) & TD Industries  
Project Delivery Method:  
Project Type:  
Project Budget: \$10,976,545 Remaining - **\$4,656,954.10 – 42.43%**  
Phase: Phase II

**Project Schedule**

---

**Phase II**

Nita Pearson ES – Logical Solutions – Testing, Graphics & Reflow Implementation

Armstrong ES – Logical Solutions – Installation & Testing

Parsons Pre-K – Substantial Completion

Cisneros Pre-K – Substantial Completion

Daugherty ES – Installation fall break

Caldwell ES – Substantial Completion

**Remaining Locations needing complete controls replacement**

Heather Glen ES – ??

Rowlett ES – Pending proposal

Northlake ES – Pending proposal

Ethridge – Pending proposal - TDI

Anna Keeley ES – Quote Received Submitting for PO

Spring Creek ES – Quote Received Submitting for PO

**ALL Support Facilities**

Project Summary Information

Reporting Date: Mid-October 2025

**63 Campus  
PH2-BP15**

Description: Local Area Network (LAN) Upgrades

- Status/ Comments:
- Hub Sites
    - Close out in progress
  - Metropolitan Area Network
    - Close out in progress
  
  - 2027 District Network Infrastructure Equipment (CCC and Technology NOC)
    - Procurement of equipment Q1 2027

Action Items:

**Information**

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

**Project Schedule**

<b>2025</b>										
PH2-BP15	Q1			Q2			Q3		Q4	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Hub Sites	PROCUREMENT			PREP		INSTALL		CLOSE OUT		
Metropolitan Area Network	PROCUREMENT			PREP		INSTALL		CLOSE OUT		
<b>2027</b>										
PH2-BP15	Q1			Q2			Q3		Q4	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
District Network Infrastructure Equipment (CCC and Technology NOC)	PROCUREMENT			PREP		INSTALL				

Project Summary Information

Reporting Date: Mid-October 2025

**Elementary Replacement School #4  
PH3-BP01**

- Description:** This will be elementary replacement #4 (PH3-BP). The location has been finalized, with part of the site to be acquired in October 2025
- Status/ Comments:**
- Kickoff meeting with architect complete.
  - Discussed architect expectations & deliverables.
  - Discussed Projectmates and invoicing.
  - Discussed scope of work, cost of work in contract
  - Discussed design, procurement, and construction schedules
  - Presented scope, budget & schedule issues in Superintendent’s staff meeting on 9/8/25.
- Action Items:**
- GISD will complete land purchase in October 2025
  - Pfluger will obtain surveyor
  - GISD has obtained the geotechnical engineer
  - Planning and Discovery ongoing
  - Academy program development ongoing

**Information**

---

GISD Sr. Project Manager:	Nicholas Norris
Architecture Firm:	Pfluger Architects
Construction Firm:	CORE Construction
Project Delivery Method:	Construction Manager at Risk
Project Type:	Elementary #4 Replacement
Project Stage:	Pre Design Phase

**Project Schedule**

---

Board Approval of Architect	June, 2024
Kick-Off	August 15, 2025
Discovery Planning	August 2025 - September 2025
Design	October 2025 - June 2026
Permitting	March 2026 - September 2026
Procurement	March 2026 - May 2026
Construction Begins	June 2026
Construction Completion	August 2027
Closeout	September 2027 - December 2027

**Progress Photos**

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**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 (10 mm 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: Design, Permitting, and Solicitation ongoing, preparing construction schedule

- Action Items:
- Final CD - Construction Document set is complete
  - Solicitation ongoing
  - Permit applications and TDLR / RAS Registration ongoing

**Information**

---

GISD Project Manager:	Charbel Akiki
Architecture Firm:	HKS
Construction Firm:	S&P Construction
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	December 2024 - October 2025
Procurement - Permitting	October 2025 - December 2025
Construction	January 2026 - November 2026
Occupy	November 2026
Closeout	February 2027

**Progress Photos**

---

**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:
- DD color board selections are complete.
  - Switchgear scope will be pulled out of this project and performed separately.

- Action Items:
- FIT meetings are ongoing with the city.
  - Checking the acid piping in all science labs.

**Information**

---

GISD Project Manager:	Brian Francis
Architecture Firm:	Stantec
Project Delivery Method:	CSP
Project Type:	Renovations/Small Additions
Project Stage:	Construction Document Phase

**Project Schedule**

---

Kick-off Meeting	September 2024
Discovery/Planning	September 2024 - October 2024
Design Phases	October 2024 - October 2025
Permitting/Procurement	November 2025 - December 2025
Construction	January 2026 - December 2026
Occupy	December 2026
Close Out	January 2027 - February 2027



Project Summary Information

Reporting Date: Mid-October 2025

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

Description: Construction of a New Technology Center

Status/ Comments: Ongoing review of 90% Construction documents.

Action Items: Finalize outstanding items for completion of Site permit. Complete 90% page turn on 10-21

**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 19, 2024  
Discovery / Planning Sept. 30, 2024 - May 19, 2025  
Design May 19, 2024 - Nov. 11, 2025  
Permitting Site - May 2025 - Oct. 2025 / Building - Nov. 2025 - Feb. 2026  
Procurement Site - June 2025 - Aug. 2025 / Building - Nov. 2025 – Jan. 2026  
Construction Site- Sept. 2025 - Feb. 2026 / Building -Feb. 2026 – Apr. 2027  
Substantial Completion April 15, 2027  
Final Completion May 16, 2027 - July 15, 2027

**Progress Photos**

**SITE PLAN STUDY**



**OVERALL SITE PLAN STUDY**





Project Summary Information

Reporting Date: Mid-October 2025

**GRCTC  
PH4-BP01**

Description:	Gilbreath-Reed CTC Addition
Status/ Comments:	In Discovery/Planning Phase
Action Items:	Decision on final programs is to be made.

**Information**

Project Manager:	Edsel Gaitonde
Architecture Firm:	Corgan Associates, Inc.
Construction Firm:	CMAA - Lee Lewis Construction, Inc.
Project Delivery Method:	Construction Manager at Risk
Project Type:	New Addition
Phase:	4

**Project Schedule**

Design kick-off meeting was conducted on September 16, 2025. A programming workshop was subsequently held on October 10, 2025 at the campus to collect information and input from the key staff. Design schedule is currently being developed.



Project Summary Information

Reporting Date: Mid-October 2025

Rowlett HS and Sachse HS  
PH4-BP02

Description:	Renovations
Status/ Comments:	In Scope to Budget Phase
Action Items:	Site walks to be conducted at the campuses to review the existing conditions and develop the scope.

Information

Project Manager:	Edsel Gaitonde
Architecture Firm:	Stantec Architecture, Inc.
Construction Firm:	CMAr – Phillips May Corporation
Project Delivery Method:	Construction Manager at Risk
Phase:	4

Project Schedule

Design kick-off meeting was conducted on September 24, 2025.
Design schedule is currently being developed.



Project Summary Information

Reporting Date: Mid-October 2025

Brandenburg MS, O’Banion MS, Lyles MS, and Southgate ES  
PH4-BP03

Description:	Renovations
Status/ Comments:	In Scope to Budget Phase
Action Items:	Site walks to be conducted at the campuses to review the existing conditions and develop the scope.

Information

Project Manager:	Edsel Gaitonde
Architecture Firm:	Harley Ellis Devereaux, Dba HED
Construction Firm:	TBD
Project Delivery Method:	Competitive Sealed Proposal (CSP)
Project Type:	Renovations
Phase:	4

Project Schedule

Design kick-off meeting was conducted on October 6, 2025.
Design schedule is currently being developed.



Project Summary Information

Reporting Date: Mid-October 2025

Bussey MS, Sellers MS, Webb MS, Shorehaven ES, Park Crest ES  
PH4-BP04

Description:	Renovations
Status/ Comments:	In Scope to Budget Phase
Action Items:	Site walks to be conducted at the campuses to review the existing conditions and develop the scope.

Information

Project Manager:	Edsel Gaitonde
Architecture Firm:	DLR Group Inc. of Texas
Construction Firm:	TBD
Project Delivery Method:	Competitive Sealed Proposal (CSP)
Project Type:	Renovations
Phase:	4

Project Schedule

Design kick-off meeting was conducted on October 15, 2025.
Design schedule is currently being developed.

Project Summary Information

Reporting Date: Mid-October 2025

**New Memorial/ Student Services  
PH4-BP06**

**Description:** This will be a new facility (PH4-BP06) combining the Memorial Pathway Academy with the GISD Student Services staff into one building of approximately 101,848 sf.

**Status/ Comments:** Architect contract executed 10/4/2024.  
 New building site acquired  
 Initial programming effort began at Memorial Pathway 4/1/25  
 Initial programming effort began at Student Services Center 4/8/25  
 Core Construction is the CMaR  
 Scope to Budget validation report submitted 6/23/25 - Approved  
 Schematic Design presentation to Board of Trustees 7/22/25  
 Design includes PDC area within the Student Services building  
 Design Development is ongoing

- Action Items:**
- Design and construction schedule per contract developed
  - Met with Memorial Pathway and Student Services 6/24/25
  - Geotechnical preliminary report issued
  - Meetings with staff of Memorial Pathway and Student Services to provide input for DD drawings are ongoing
  - DD drawings page turn took place on 10/9/25
  - Revise budget to include PDC cost

**Information**

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GISD Project Manager:	Nick Norris
Architecture Firm:	Glenn Partners
Construction Firm:	CORE
Project Delivery Method:	Construction Manager at Risk
Project Type:	New Facility
Project Stage:	Design

**Project Schedule**

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Board Approval of Architect	October 2024
Kick-Off	March 2025
Discovery Planning	March 2025 - April 2025
Design	May 2025 - April 2026
Permitting	February 2026 - July 2026
Procurement	April 2026 - July 2026
GMP Board Approval	July 2026
Construction Begins	August 2026
Construction Completion	January 2028
Move In	February 2028
Occupy	February 2028
Closeout	January 2028 - April 2028



Project Summary Information

Reporting Date: Mid-October 2025

**PH2-BP-Proposition C**

Description: Technology Device Refresh for Students and Staff

- Status/ Comments:
- Student and staff computer replacement
    - Deployment phase 65% complete
  - iPad refresh project Pre-K - 2
    - Phase 1 (7500 iPads)
      - Deployment complete
      - Close out in progress
    - Phase 2 (5700 iPads)
      - Procurement October-November
      - Deployment November-February

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								2026			
	Q4			Q1			Q2			Q3		Q4			Q1	
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
Student and Staff computer replacement	DEPLOYMENT															
iPad refresh project Pre K-2 Phase 1	PROCUREMENT			DEPLOYMENT												
iPad refresh project Pre K-2 Phase 2	DEPLOYMENT															



## BOARD OF TRUSTEES AGENDA

**Date:** November 11, 2025

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

**Subject:** Receive Presentation on PH2-BP02 Carson-Mulkey Agricultural Science Center Design Update

### Information Item

**Executive Summary:**

Receive presentation on PH2-BP02 Carson-Mulkey Agricultural Science Center Design Update.

**Administrative Recommendations:**

Provided for your information.

**Financial Impact and Funding Source:**

N/A

NOVEMBER 11, 2025

# **CARSON-MULKEY AG SCIENCES UPDATE**



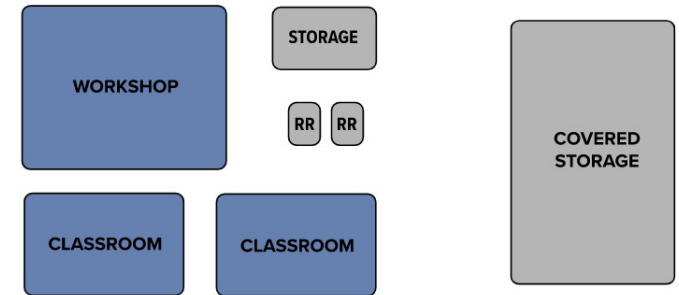
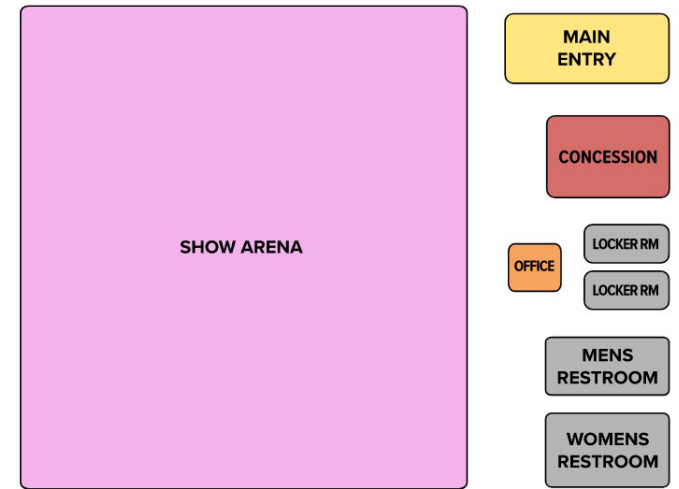
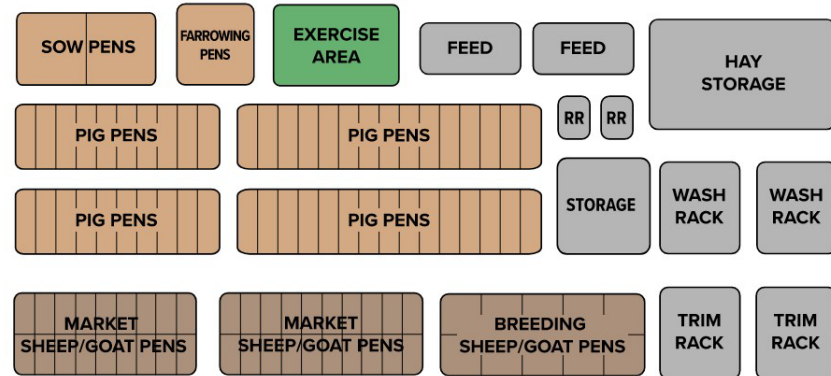
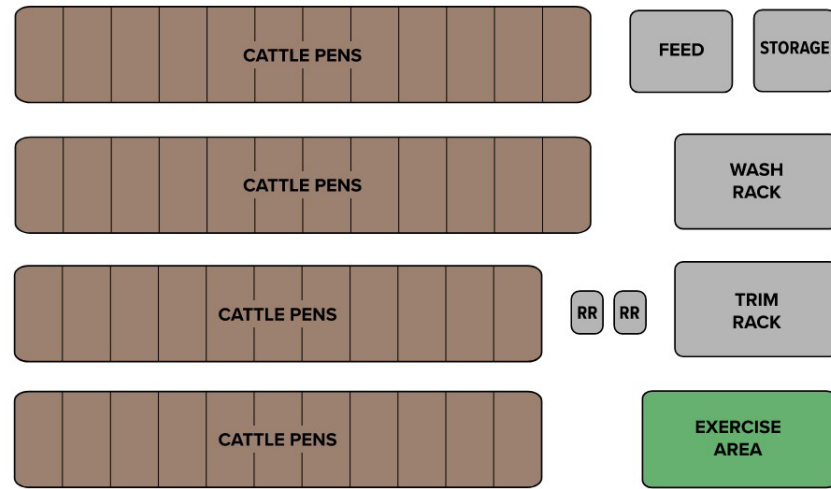
# CARSON-MULKEY AG SCIENCES

PH2-BP02



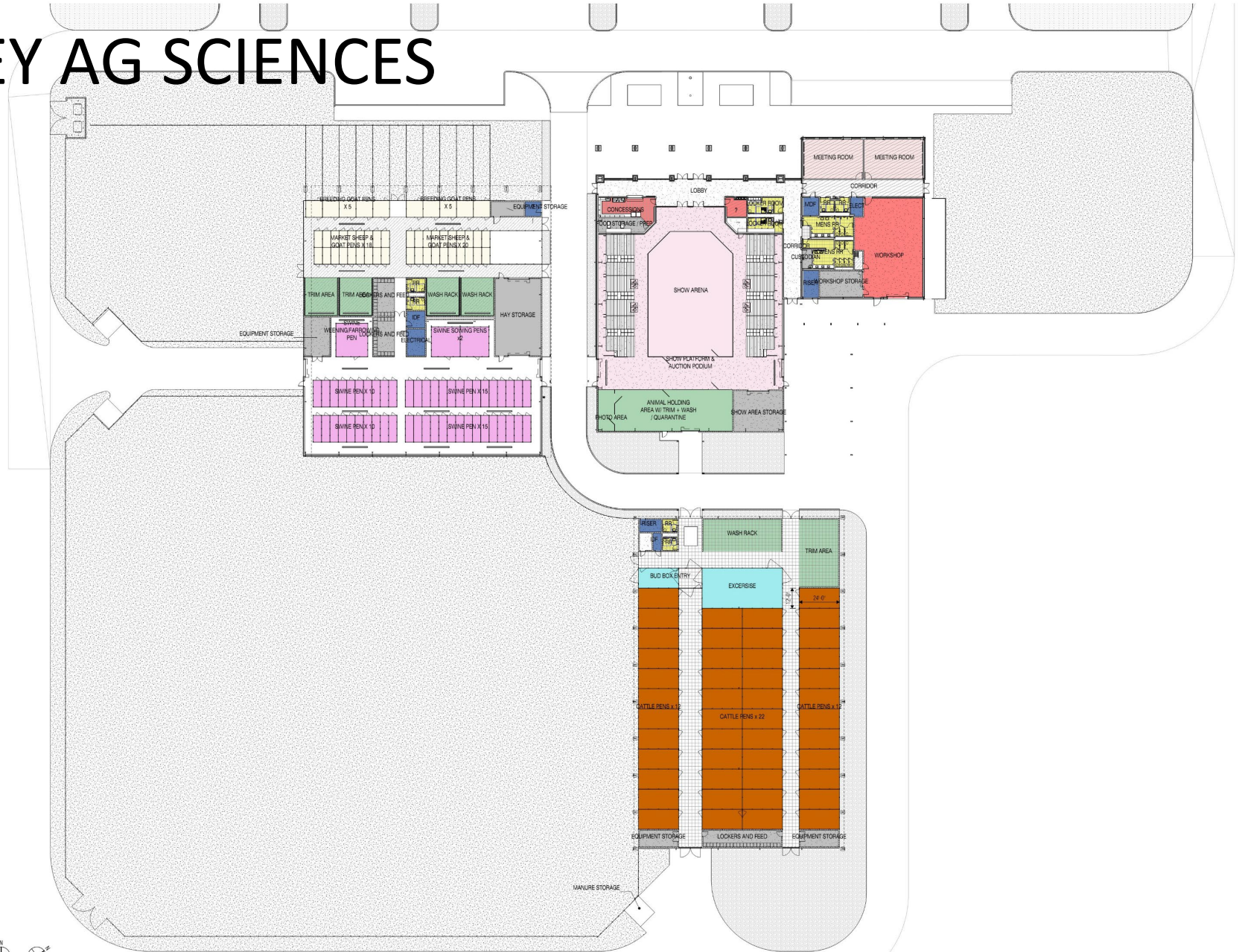
## Gross Allocations

- 46 Cattle- 16,000 SF
- 45 Goats/Sheep- 4,520 SF
- 53 Swine- 4,580



# CARSON-MULKEY AG SCIENCES

PH2-BP02



1 ORIENTATION FLOOR PLAN - Dependent 1  
SCALE: 3/64" = 1'-0"



100% Design Development

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

MARTY SIMS  
TEXAS LICENSE #23226

ISSUED: 10/09/2025

REVISIONS

Revision No. Revision Date

Director  
Approver  
Designer  
Proj. Arch.  
Checker

Drawn By  
Author  
Quality Control

PROJECT NO.  
24-073.00

SHEET TITLE

COMPOSITE PLAN - COLOR

SHEET NO.

A2.10

# CARSON-MULKEY AG SCIENCES

PH2-BP02

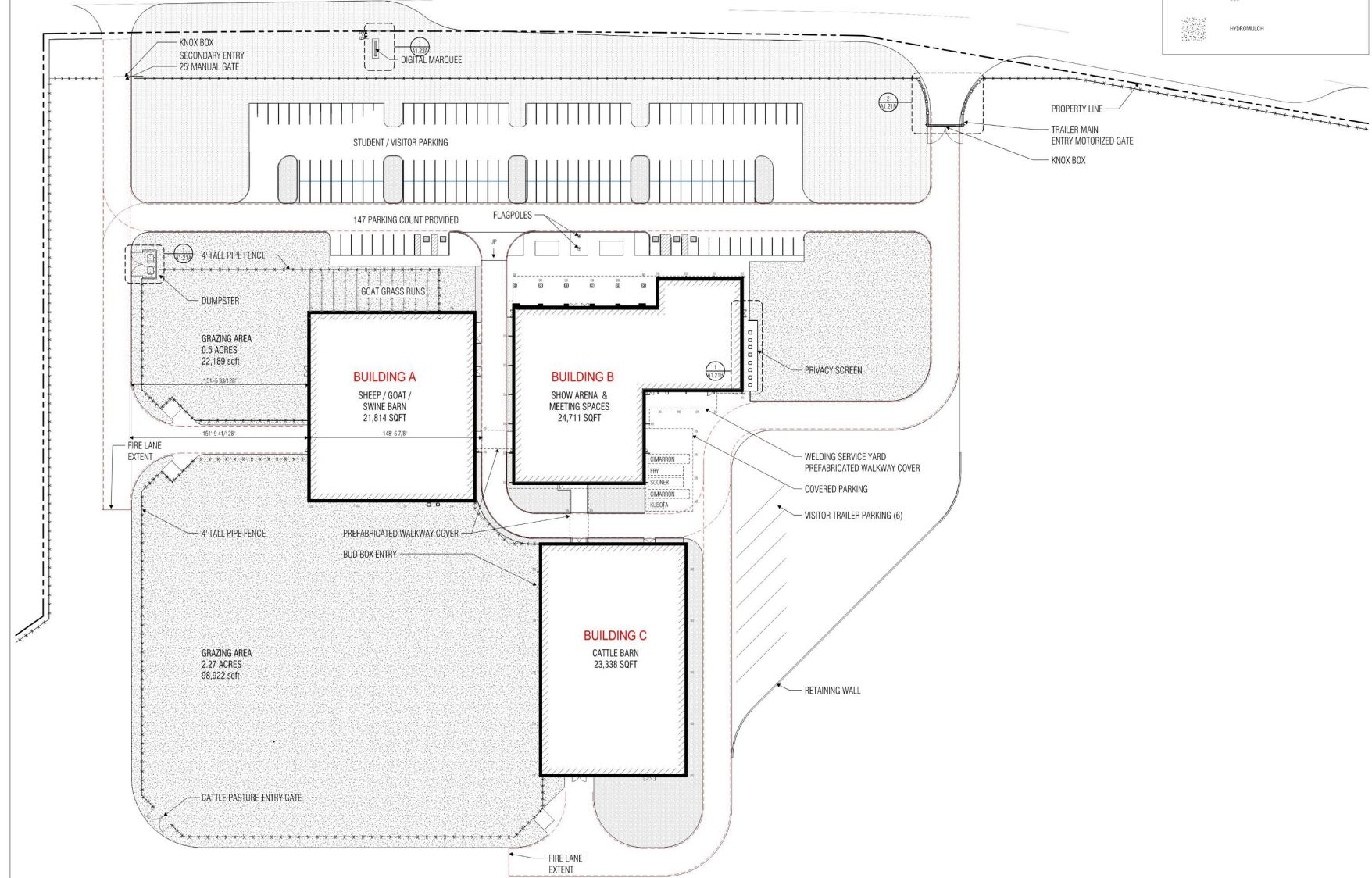
PLEASANT VALLEY ROAD

**SITE PLAN NOTES**


1. Verify and document existing dimensions and conditions at the site before beginning construction. Notify the architect of conflicts or variances prior to commencement of construction.
2. To prevent damage to existing trees and shrubs in proximity to the block, provide and maintain protective barriers around those items in accordance with the specified procedures, or in the absence of those procedures, with recognized landscaping and horticultural practices.

**SITE PLAN LEGEND**

- FIRE LANE (PER CITY STANDARDS)
- 4 TALL PIPE FENCE
- GRAVEL
- SID
- HYDROMULCH



1 SITE PLAN  
SCALE: 1/32" = 1'-0"



**ARCHITECT**  
**VLK Architects**  
 5801 Terrellway Plaza, Suite 100  
 Plano, Texas 75024  
 Main Phone: 972.265.1855  
 www.vlkarchitects.com

100% Design Development

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MARTY SIMS  
TEXAS LICENSE #23228

ISSUED: 10/09/2025

REVISIONS

Revision No.	Revision Date

Director: [ ]      Drawn By: [ ]  
 Approver: [ ]      Author: [ ]  
 Designer: [ ]      Quality Control: [ ]  
 Designer: [ ]  
 Proj. Arch.: [ ]  
 Checker: [ ]

PROJECT NO.  
**24-073.00**

SHEET TITLE  
SITE PLAN

SHEET NO.  
**A1.11**

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CARSON-MULKEY AG SCIENCES FACILITY  
 GARLAND, TEXAS







# CARSON-MULKEY AG SCIENCES

Structural Design from Soils Report Dated 8.25.25

Budget:	\$21,004,065
STB OPC:	\$20,961,170
July OPC:	\$20,627,547
10-4-25 OPC:	\$23,133,218
• Pasture Fence Alternate:	\$417,383
• Total w/ Alternate:	\$23,550,601
Overage:	\$2,129,153

Lee Lewis Construction, Inc.		9/25/2025
Garland ISD		Total SF
GISD Agriculture Science Facility		
Conceptual SD - Estimated Opinion of Probable Cost Summary		
		AMOUNT
A. Preconstruction Fee	0.0%	\$ 5,000
B. General Requirements ***	8.2%	\$ 1,906,519
Div.02 Existing Conditions	0.5%	\$ 124,065
Div.03 Concrete	13.0%	\$ 3,009,094
Div.04 Masonry	4.4%	\$ 1,007,200
Div.05 Metals	1.8%	\$ 419,358
Div.06 Wood, Plastics, Composites	0.8%	\$ 183,435
Div.07 Thermal & Moisture Protection	1.0%	\$ 231,708
Div.08 Openings	1.7%	\$ 392,028
Div.09 Finishes	3.0%	\$ 690,838
Div.10 Specialties	1.3%	\$ 309,700
Div.11 Equipment	0.4%	\$ 100,000
Div.12 Furnishings	0.6%	\$ 143,850
Div.13 Special Construction	13.1%	\$ 3,019,138
Div.21 Fire Suppression	1.2%	\$ 281,109
Div.22 Plumbing	3.3%	\$ 757,500
Div.23 HVAC	4.5%	\$ 1,049,447
Div.26 Electrical	10.6%	\$ 2,459,707
Div.27 Communications	1.8%	\$ 405,750
Div.28 Fire Alarm, Access Control, and Video Surveillance	1.2%	\$ 285,832
Div.31 Earthwork	3.6%	\$ 822,390
Div.32 Site Improvements	9.3%	\$ 2,155,075
Div.33 Utilities	3.7%	\$ 850,000
D. GL / BR Insurance - Bond - Sales Tax - Contingency ***	8.1%	\$ 1,867,421
E. Construction Manager's Fixed Fee ( 2.95%)	2.8%	\$ 657,051
*** see attached summary detail breakdown of the "B & D Summary" items		
<b>F. Total Estimate of Probable Costs</b>		<b>\$ 23,133,218</b>
<b>Add for Fencing Alternate - Pasture Fencing</b>		<b>\$ 417,383</b>
<b>Total with Alternate</b>		<b>\$ 23,550,601</b>



# INITIAL GEOTECHNICAL RECOMMENDATIONS 8.25.25

- Potential for 17"+ of swell/movement for untreated site materials
- Recommendations for up to 1" of PVR:
  - 24" void boxes
  - 12" void boxes on 7-10 feet of moisture conditioning
  - 8" void boxes on 15 feet of moisture conditioning
  - 24" void boxes have been priced as the most cost effective
  - Deep piers or auger-cast piles.
- Required Changes:
  - Thicker slab with additional reinforcing spanning 24" void-
  - 24" void boxes under grade beams
  - Plumbing Void required to isolate underground plumbing
  - Additional piles and grade beams provided to support interior portions of elevated slabs
  - Additional structural transitions provided at doorways
- Site Changes:
  - Additional thickness of paving and subgrade prep
  - Additional subgrade prep under critical flatwork

# POTENTIAL SAVINGS OPTIONS

## Cut Scope

- 9,300 SF OR 15% ACROSS

## Other Considerations

- Reduce paving for parking at rear, provide rock (contingent upon city approval) – 50K
- Remove all flooring and wall finishes – 100K
- Remove stone veneer – 75K
- Remove/Reduce Entry Canopy- 50K
- Animal Pens out of FF&E- 250K

## Revise Foundation Movement

SUMMARY			SUBTOTAL S.F.
A.	LIVESTOCK AREA		31,348
B.	SHOW AND SUPPORT SPACES		21,330
TOTAL PROGRAMMED S.F.			52,678
TOTAL OVERALL G.S.F. (@ 72% EFFICIENCY)			73,164

A.	LIVESTOCK AREA	SIZE S.F.	QUANTITY	Size	SUBTOTAL S.F.
	CATTLE PENS (24' x 12')	288	46	12'x24'	13,248
	EXERCISE AREA (CATTLE)	900	1	30'x30'	900
	CATTLE WASH RACK	900	1		900
	CATTLE TRIM AREA	900	1		900
	CATTLE PASTURE				
	TOTAL CATTLE		46		
	BREEDING GOAT PENS (10' x 10')	100	10	10'x10'	1,000
	MARKET SHEEP AND GOAT PENS (5' x 10')	32	35	5'x10'	1,120
	EXERCISE AREA (SHEEP/GOATS)	600	1		600
	SHEEP AND GOAT WASH RACK	450	2		900
	SHEEP/GOAT TRIM AREA	450	2		900
	TOTAL GOAT/SHEEP		45		
	SWINE PENS	80	50	5'x16'	4,000
	WEENING/FARROWING PIN	180	1	15'x12'	180
	SOW PENS	200	2	10'x20'	400
	TOTAL SWINE		53		
	QUARANTINE AREA	1,000	1		1,000
	STORAGE GENERAL & HAY	300	4		1,200
	STORAGE EQUIPMENT	250	4		1,000
	COVERED TRAILER STORAGE	350	6		2,100
	LOCKERS AND FEED	250	4		1,000
	MANURE STORAGE				
	RABBIT ROOM W/ CAGES	0	0		0
	POULTRY ROOM w/ CAGES	0	0		0
LIVESTOCK AREA SUBTOTAL:					31,348

B.	SHOW AND SUPPORT SPACES	SIZE S.F.	QUANTITY	SUBTOTAL S.F.
	SHOW AREA	10,000	1	10,000
	SHOW PLATFORM & AUCTION PODIUM	1,000	1	1,000
	ANIMAL HOLDING AREA	1,800	1	1,800
	PHOTO AREA	200	1	200
	SHOW ARENA STORAGE	600	1	600
	OFFICE	210	1	210
	LOCKER ROOM/SHOWER (TEACHERS)	150	2	300
	CLASSROOM	800	2	1,600
	MANUFACTURING/WELDING/CTE LAB	2,000	1	2,000
	CTE STORAGE	250	1	250
	SINGLE RESTROOMS	65	2	130
	WOMEN'S RESTROOM	1,140	1	1,140
	MEN'S RESTROOM	850	1	850
	CONCESSION	400	1	400
	FOOD STORAGE/PREP	100	1	100
	LOBBY	750	1	750
MISCELLANEOUS SUBTOTAL:				21,330

TOTAL PROGRAMMED S.F.			52,678
TOTAL OVERALL G.S.F. (@72% EFFICIENCY)			73,164

# REVISSED GEOTECHNICAL RECOMMENDATIONS 10.08.25

Budget: \$21,004,065

10-20-25 OPC: \$21,374,144

Overage: \$370,079

Recommendations for up to 2 1/2" of PVR: CENTER

- Shallow Foundation- spread footing,
- Slab on Grade
- 15' of moisture conditioning
- Revise Show Arena to be dirt with no slab

Potential risks with up to 2 1/2" PVR

- Cosmetic cracking in masonry walls
- Cracking in concrete with greater potential for differential movement across the plane of the slab
- Seasonal movement requiring leveling of dirt at pens and arena
- Greater potential for plumbing movement

\* Recommendations provided to mitigate these items in letter from structural engineer of record.

Other Cost Savings:

- Animal pens to be funded out of FF&E budget
- Reduced GC's for 16 Month Schedule
- Reduced CM Contingency
- Deletion of Retaining Wall
- Trailer parking paving revised to gravel
- Site fencing remains an alternate

# CARSON-MULKEY AG SCIENCES

10/1/2025				2025							2026						
Milestone	Start Date	End Date	Notes	July	August	Sept.	October	Nov.	Decemb	January	February	March	April	May	June	July	
<b>SD APPROVAL</b>		6/25/2025															
<b>Design Development</b>	6/26/2025	10/10/2025															
Geotech Report (DD Submission Requirement)		8/25/2025	Received 8/25/2025			◆											
Tree & Topo Survey (DD Submission Requirement)		9/16/2025	Received 9/16/2025				◆										
100% DD Drawings/Specs Submission		10/10/2025					◆										
100% DD Page Turn		10/20/2025					◆										
100% DD Pricing from CM		11/3/2025	2-weeks for CM Pricing				◆										
DD Approval from GISD		11/10/2025					◆										
<b>Construction Documents</b>	11/1/2025	3/2/2026															
50% CD Drawings/Specs/ 95% Civil Submission		11/14/2025								◆							
50% CD Page Turn		12/1/2025								◆							
50% CD Pricing from CM		12/1/2025	2-weeks for CM Pricing							◆							
90% CD Drawings/Specs Submission		1/5/2026								◆							
Early Site Package to Bid		1/5/2026								◆							
90% CD Page Turn		1/12/2026								◆							
90% CD Pricing from CM		1/19/2026	2-weeks for CM Pricing							◆							
100% CD Drawings/Specs Submission		2/4/2026								◆							
100% CD Page Turn		2/6/2026								◆							
100% CD Pricing from CM	GMP	3/2/2026								◆							
Main Documents to Bid		3/2/2026								◆							
<b>Bidding &amp; Negotiations</b>	1/4/2026	3/2/2026	4 Months														
Early Release Package		1/5/2026								▲							
Bid Early Package		2/4/2026									▲						
Remaining Package		3/2/2026										▲					
Bid Balance		4/1/2026											▲				
<b>Construction Administration</b>	4/6/2026	6/30/2027	14 Months + 2 Months Site														
<b>Substantial Completion</b>		6/30/2027															



V L K





## BOARD OF TRUSTEES AGENDA

**Date:** November 11, 2025

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

**Subject:** Consider Approval of Recommended Guaranteed Maximum Price (GMP) #1 for Bond 2023 Elementary School Replacement #3 Linda L. Griffin Elementary School

### Action Item

#### **Executive Summary:**

On May 14, 2024, the Board of Trustees approved to award the CMaR Contract #510-02-2.1 for Elementary School Replacement #3 Linda L. Griffin Elementary School to Core Construction Services of Texas Inc.

The GMP #1 Amendment not to exceed amount has been reviewed and approved by Javier Fernandez, Director of Facilities Planning and Construction Services, Dr. Jennifer DuPlessis, Executive Director of Facilities and Maintenance, Mark A. 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) #1 for Demolition phase of the Bond 2023 Elementary School Replacement #3 Linda L. Griffin Elementary School amendment to Contract #510-02-2.1 for Garland Independent School District. Also, the recommendation by the administration is to authorize the Superintendent or his designee to execute documents.

#### **Recommended Motion for Action Item:**

Move to approve Recommended Guaranteed Maximum Price (GMP) #1 for Bond 2023 for Elementary School Replacement #3 Linda L. Griffin Elementary School as presented to the Board of Trustees.

#### **Financial Impact and Funding Source:**

Not to Exceed Amount: \$890,137

683 Bond 2023