

Garland Independent School District

Board of Trustees

Special Meeting

Tuesday, August 11, 2026

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 – 3
Javier Fernandez

V. Action Items (Non Consent)

A. New Bids

1. Contract 510-04-4.1 — Consider Approval of Recommended 144
Guaranteed Maximum Price (GMP) #1 for Bond 2023 Gilbreath-
Reed Career and Technical Center – **Javier Fernandez**

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



BOARD OF TRUSTEES AGENDA

Date: August 11, 2026

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

August 11, 2026

Bond 2023 Propositions

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



Bond 2023 Program Timeline

PHASE	2023						2024						2025						2026						2027						2028													
	Q3			Q4			Q1		Q2		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					
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												2027																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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Part 1: Softball/Baseball Improvements NFHS, RHS, SHS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				</



Project Summary PH1BP01 Softball/Baseball Improvements



Garland HS Baseball/Softball Site (Williams Stadium)



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 Name	Sitework	Site Utilities	Envelope				Interior							
	Fire Lane	Gas	CMU	Glazing	Metal Panels	Veneer Masonry	Paint	Ceilings	Flooring	Millwork	Door & Hardware	Turf	Ceramic Tile	MEP Trim
GHS Williams Stadium	100%	100%	100%	100%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%
SGHS	100%	100%	100%	100%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NGHS	100%	99%	100%	100%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%
LCBS	100%	95%	100%	25%	25%	65%	60%	0%	0%	0%	50%	5%	0%	0%
NFHS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
RHS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
SHS	100%	100%	100%	100%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%

- CORE Construction received Substantial Completion on Naaman Forest HS 6/19/26.



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Garland High School (Williams Stadium)



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Garland High School (Williams Stadium)



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Garland High School (Williams Stadium)



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



South Garland High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



South Garland High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



South Garland High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



North Garland High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



North Garland High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



North Garland High School



Project Summary PH1BP02 High School Fieldhouses and Multi-Program Activity Centers



Lakeview Centennial High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Lakeview Centennial High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Lakeview Centennial High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Naaman Forest High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Naaman Forest High School - Varsity Locker Room Graphics



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Naaman Forest High School – Weight Room Entry Door Graphics



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Rowlett High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Rowlett High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Rowlett High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Sachse High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Sachse High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



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			CONSTRUCTION														MOVE IN	OCCUPY	CLOSE										
																	PERMIT																								

Construction Stage															
Sitework		Structure					Interior						Exterior		
Drive Lane Paving	Electrical	Ext Framing	Doors & Windows	Structural Steel	Brick Masonry	Roofing	Interior Framing	MEP Rough-in	Ceiling	Painting	Flooring	Lighting	Landscaping	Playground	Fencing
40%	100%	100%	90%	100%	85%	95%	100%	90%	30%	25%	0%	10%	0%	0%	0%

- Freeman Elementary replacement school to be substantially completed in November 2026.
- FF&E/move-in during November/December 2026 with occupancy in January 2027.



Project Summary PH1BP03 Freeman Elementary





Project Summary PH1BP03 Freeman Elementary





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														
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	CLOSE												
PERMIT																																											

Construction Stage														
Structure				Envelop					Interiors					
ICF	Structural Steel	Ext Framing	Doors & Windows	CMU	Roof	Glazing	Veneer Masonry	Metal Panels	Interior Framing	MEP Rough-in	Ceilings	Painting	Flooring	Lighting
100%	100%	100%	80%	80%	85%	30%	45%	0%	100%	85%	35%	0%	0%	0%

Hillside Academy Replacement

- Hillside Academy demolition
- New Kimberlin Academy for Excellence campus
- New facility will serve as a consolidated campus for students from the merged Hillside/Kimberlin Elementary Schools
- Development of a modern, state-of-the-art 3-story educational environment
- Beautiful building with a 3rd-floor terrace and an Igloo Immersive interactive lab
- Inclusion of a storm shelter for enhanced safety and code compliance
- Creation of outdoor learning areas to support flexible instruction



Project Summary PH1BP04 Kimberlin Academy for Excellence





Project Summary PH1BP04

Kimberlin Academy for Excellence





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			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		CMaR			DESIGN						CMaR SOLICIT			CONSTRUCTION																		MOVE IN		OCCUPY		CLOSE			
	SELECT	DESIGN	SELECT																																					
	9/12/2023		1/16/24									PERMIT																												

Construction Stage																				
Exteriors										Interiors										
New Additions										Renovations										
Campus	ICF	Structural Steel	Roof	CMU	Glazing	Metal Panels	Veneer Masonry	Admin Suite	Student Wing	Café	Kitchen	Boys Locker Room	Girls Locker Room	Science Labs	Dance Room	Re-Roof	Fire Alarm	HVAC	Wall Pack Lighting	Kiln
LCHS	80%	75%	0%	15%	0%	0%	0%	40%	50%	40%	25%	0%	0%	N/A	0%	N/A	N/A	80%	100%	100%
NFHS	N/A	100%	100%	100%	100%	100%	100%	100%	N/A	50%	N/A	0%	0%	100%	0%	100%	100%	N/A	100%	N/A

Lakeview Centennial High School Project Overview

- Interior locker rooms renovation
- Cafeteria expansion
- New dance studio
- Kitchen renovation with new appliances and new layout
- New gymnasium sound system
- Auditorium renovation
- New administrative addition
- New student wing addition with storm shelter

Naaman Forest High School Project Overview

- Roof replacement across multiple building sections
- Parking lot lighting
- Interior locker rooms renovation
- Cafeteria expansion
- New dance studio
- New gymnasium sound system
- Auditorium renovation
- New administrative addition



Project Summary PH1BP05 Lakeview Centennial HS





Project Summary PH1BP05

Lakeview Centennial HS





Project Summary PH1BP05

Naaman Forest HS





Project Summary PH1BP05

Naaman Forest HS





Project Summary PH1BP07

Elementary Fencing

2023					2024												2025												2026												2027		
Q3		Q4			Q1			Q2			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	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
A/E SELECT 9/12/2023		DESIGN												GC PROCURE			RE-SOLICIT						CONSTRUCTION																		CLOSE		

Scope -

Installation of secure fencing at 37 elementary campuses

- 16 of 37 campuses 100% complete
- Working with Fire Departments – installing Knox locks

								Construction Stage							
Facility Name	Demolition	Excavation	Set Posts	IT and Electrical	Concrete	Fence Install	Gates Finish	Facility Name	Demolition	Excavation	Set Posts	IT and Electrical	Concrete	Fence Install	Gates Finish
Weaver ES	100%	100%	100%	100%	100%	100%	100%	Armstrong ES	100%	100%	100%	95%	100%	100%	100%
Luna ES	100%	100%	100%	95%	100%	100%	100%	Abbott ES	100%	100%	100%	95%	100%	100%	100%
Sewell ES	100%	100%	100%	95%	100%	100%	100%	Bradfield ES	100%	100%	100%	95%	100%	100%	100%
Shugart ES	100%	100%	100%	95%	100%	100%	100%	Herfurth ES	100%	100%	100%	95%	100%	100%	100%
Spring Creek ES	100%	100%	100%	95%	100%	100%	100%	Liberty Grove ES	100%	100%	100%	95%	100%	100%	100%
Back ES	100%	100%	100%	90%	100%	100%	100%	Lister ES	100%	100%	100%	90%	100%	100%	100%
Dorsey ES	100%	100%	100%	75%	100%	100%	90%	Northlake ES	100%	100%	100%	90%	100%	100%	100%
Steadham ES	100%	100%	100%	75%	100%	100%	100%	Cooper ES	100%	100%	100%	90%	100%	100%	90%
Rowlett ES	0%	0%	0%	0%	0%	0%	0%	Pearson ES	50%	50%	0%	0%	25%	0%	0%



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												
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- Scope -**
- Installation of new fire alarm systems at 39 elementary campuses
- 13 of 39 campuses 100% complete
 - 3 installations ongoing (Beaver ES, Back ES and Schrade MS)

Scope Categories								Scope Categories						
Facility Name	Wire Install	Device Install	Programming	Pre-Test	Fire Dept Final	Demo	Close out	Facility Name	Wire Install	Device Install	Programming	Pre-Test	Fire Dept Final	Demo
Brandenburg MS	100%	100%	100%	100%	100%	100%	95%	Liberty Grove ES	100%	100%	100%	100%	100%	50%
Armstrong ES	100%	100%	100%	100%	100%	100%	95%	Southgate ES	100%	100%	100%	100%	100%	100%
Ethridge ES	100%	100%	100%	100%	100%	100%	95%	Abbett ES	100%	100%	100%	100%	100%	100%
Parsons Pre-K	100%	100%	100%	100%	100%	100%	95%	O'Banion MS	100%	100%	100%	100%	100%	100%
AEC	100%	100%	100%	100%	100%	100%	95%	Cisneros Pre-K	100%	100%	100%	100%	100%	100%
Padgett	100%	100%	100%	100%	100%	50%	50%	Couch ES	100%	100%	100%	100%	100%	50%
Tax Office	100%	100%	100%	100%	100%	100%	95%	Beaver ES	20%	0%	0%	0%	0%	0%



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															
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																			DESIGN			CONSTRUCTION						CLOSE								
																								DESIGN			CONSTRUCTION						CLOSE			

Construction Stage												
Facility Name	Wire Install	Device Install	Programming	Dept final	Close out		Facility Name	Wire Install	Device Install	Programming	Dept final	Close out
Brandenburg MS	10%	100%	0%	0%	0%		Liberty Grove ES	0%	0%	0%	0%	0%
Armstrong ES	10%	100%	0%	0%	0%		Southgate ES	0%	0%	0%	0%	0%
North Garland HS	0%	100%	40%	0%	0%		Abbett ES	0%	0%	0%	0%	0%
Sellers MS	10%	100%	0%	0%	0%		Couch ES	0%	0%	0%	0%	0%
Handley ES	0%	100%	0%	0%	0%		Toler ES	0%	0%	0%	0%	0%
Shorehaven ES	0%	100%	0%	0%	0%		Transitional LC	0%	0%	0%	0%	0%
Watson ES	0%	100%	0%	0%	0%		South Garland HS	0%	0%	0%	0%	0%
Park Crest ES	30%	100%	0%	0%	0%		Sam Houston MS	0%	0%	0%	0%	0%



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																						
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																								DESIGN			CONSTRUCTION			CLOSE											

Scope - Work includes exterior card reader upgrades

Phase 1 – 6 Facilities North Garland HS, Classical Center at Brandenburg MS, Sellers MS, Armstrong ES, Shorehaven ES, Transition Learning Center

- Installation ongoing at Armstrong ES, Sellers MS, North Garland HS, Shorehaven ES, Classical Center at Brandenburg MS, and Transition Learning Center

Phase 2 – 9 Facilities South Garland HS, Abbett ES, Beaver Technology Center, Couch ES, Handley ES, Liberty Grove ES, Southgate ES, Toler ES, Watson Technology Center

- Purchase orders received; project installs to commence at completion of all Phase 1 installs.

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
	KICKOFF MEETING		DISCOVERY/PLANNING	DESIGN												CMaR SOLICIT	CONSTRUCTION												MOVE IN	OCCUPY	CLOSE								
Construction Stage																																							
Sitework							Foundation					Structure																											
Dirt Work	Plumbing	Gas	Electrical	Domestic Water	Drive Lane Paving	Curb Cuts	Piles/Piers	Grade Beams	Slabs	Drains	ICF	Structural Steel	Ext Framing	Doors & Windows																									
100%	35%	35%	30%	30%	0%	0%	100%	100%	0%	0%	0%	0%	0%	0%																									

Montclair Elementary Replacement

- Montclair Elementary School demolition
- New Linda L. Griffin Elementary School campus
- The new campus will serve students from the merged Heather Glen and Montclair Elementary Schools
- Development of a unified and modern learning environment designed to support student success
- Inclusion of a storm shelter for enhanced safety and code compliance
- Creation of outdoor learning areas to support flexible instruction
- Addition of the Linda Griffin Community Center to support school and community engagement



Project Summary PH2BP01 Linda L. Griffin Elementary





Project Summary PH2BP02

Carson-Mulkey Agriculture Science Center

2024												2025												2026												2027												2028		
Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1														
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												
2/13/2024						KICK-OFF MEETING 7/11/2024		PO ISSUED 7/26/2024		DESIGN												PERMITTING GC PROCURE						Construction												Move In/Occupy			Close Out							

- Located at 5102 Pleasant Valley Road and Ben Road in Sachse, TX
- Currently awaiting review comments back from the City of Sachse for the permitting process
- VLK is negotiating on the exterior Auxiliary Design Standards for the City of Sachse's zoning ordinance for architectural standards
- These standards apply to all non-residential developments



Project Summary PH2BP03

South Garland HS & North Garland HS

2024				2025								2026								2027								2028									
Q3		Q4		Q1			Q2			Q3		Q4		Q1		Q2			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		
	DISCOVERY/ PLANNING		DESIGN										GMP #1 SOLICIT			GMP #2 SOLICIT		CONSTRUCTION												MOVE IN		OCCUPY		CLOSE			
													PERMITTING																								

Construction Stage																			
	Exteriors					Interiors													
Campus	Re-Roof	Hollow Metal Doors	Water proofing	Dance Area 1	Way Find Signage	Boys Locker Room	Girls Locker Room	Dance Area 2	Gym A/V	New Interior Doors	Switch gear	Early College Program	Auditorium	Ceiling Grid & Tile	Kiln	Elevator	Plumbing	Drinking Fountains	HVAC Upgrades
SGHS	55%	0%	0%	N/A	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
NGHS	45%	0%	0%	0%	N/A	0%	0%	0%	0%	0%	0%	N/A	0%	N/A	N/A	N/A	N/A	N/A	N/A

North Garland HS Project Overview

- Complete renovation of the auditorium
- Replacement of metal and built-up roof systems
- Replacement of all interior and exterior doors
- Replacement of secondary switchgear
- Renovation and upgrades to indoor locker rooms
- Renovation of dance room and accessory spaces
- Installation of a new sound system in the competitive gym

South Garland HS Project Overview

- Complete renovation of the auditorium
- Full renovation of the Early College program area
- Replacement of all interior and exterior doors
- Renovation of indoor locker rooms
- Renovation of dance room and accessory spaces
- Installation of a new sound system in the competitive gym
- Replacement of secondary switchgear
- Replacement of built-up roofing system
- Replacement of art kiln and associated exhaust system
- Upgrades to rooftop HVAC units and chilled water system
- Replacement of drinking fountains



Project Summary PH2BP03

South Garland HS & North Garland HS



North Garland High School



Project Summary PH2BP03

South Garland HS & North Garland HS



South Garland High School



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					CONSTRUCTION																								CLOSEOUT			

Scope -

Security enhancements include creating corridors and adding doors to multiple classrooms for lockdown purposes

- Roof replacements ongoing at Toler ES and Rowlett ES.
- Phase 1 renovations ongoing at Northlake ES , Toler ES and Rowlett ES, to be complete by July 30, 2026.
- Phase 2 renovations to commence in August 2026.



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



Toler ES Roof



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



Toler ES



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



Rowlett Skylights Removed



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



Rowlett ES



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



Northlake ES



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



Northlake ES



Project Summary PH2BP07 Fencing 23 Campuses

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										
PROJECT KICKOFF	DESIGN																								CSP PROCUREMENT			CONSTRUCTION												CLOSE		

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

- Revising CSP – Procurement
- Using 3rd party estimator for CSP Bid Refinement
- Coordinating Final Document Review



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

	2025												2026												2027		
	Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1		
	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
Beaver ES			DESIGN									CONSTRUCTION		CLOSE													
Garland HS, Carver ES															DESIGN			CONSTRUCTION					CLOSE				

Scope -

Work includes replacement of aged-cabling

- Beaver Technology Center installation complete, ongoing system programming
- Garland HS commencement upon receipt of purchase order
- Carver ES commencement upon receipt of purchase order



Project Summary PH2BP14 DDC Controls

- 2023 Bond retrofit replacements are 33 completed, 48 total, 68.75% for the Project
- Expected Project completion date is July 2027

LOCATION	WIRE & DEVICE INSTALL	PROGRAMMING	COMMISSION	SUBSTANTIAL COMPLETION	SCOPE	REMARKS
Bradfield ES	0%	0%	0%		Recommission	
Bullock ES	0%	0%	0%		Recommission	
Ethridge ES	100%	100%	100%	In Progress	Change Out	
Handley ES	100%	100%	100%		Partial Change Out	
Northlake ES	100%	100%	100%		Change Out	
Rowlett ES	0%	0%	0%	In Progress	Change Out	Bond Roofing
Shorehaven ES	100%	100%	100%		Partial Change Out	
Southgate ES	100%	100%	100%		Partial Change Out	
South Garland HS	0%	0%	0%		Change Out	Bond Construction

LOCATION	WIRE & DEVICE INSTALL	QUOTING	COMMISSION	SUBSTANTIAL COMPLETION	SCOPE	REMARKS
Brandenburg MS	0%	0%	0%		Recommission	
Coyle MS	0%	0%	0%		Recommission	
Schrade MS	0%	0%	0%		Recommission	
Sellers MS	0%	0%	0%		Recommission	
Herfurth ES	0%	0%	0%		Recommission	



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			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	Mar	Apr	May	Jun
Athletic Package	KICK-OFF MEETING	DESIGN												CMAA SOLICIT + Permit				CONSTRUCTION												CLOSE				

Scope -

- Replace field synthetic turf and provide new track*
- Provide new bleacher and press box*
- Provide new concessions stand and restrooms*
- Provide or replace sport lighting with LED system*

- Water injection for building and bleacher pad is complete
- Installation for underground utilities is complete
- Select fill cap and flex base installation ongoing
- Remove turf and track at North Garland and South Garland is complete
- Light poles at Lakeview have been installed



Project Summary PH3BP02 Athletic Package

South Garland HS, North Garland HS, Lakeview Centennial HS



North Garland HS



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

2024			2025												2026												2027											
Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4		
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
KICK-OFF	DESIGN														CSP PROCUREMENT			CONSTRUCTION														CLOSE						
Construction Stage																																						
New Additions																		Renovations																				
Exteriors																		Interiors																				
Campus			Piles / Piers		Grade Beams		Parking Lot Lighting		Structural Steel		Framing		Roof		Demo		Boys Locker Room		Girls Locker Room		Acid Piping		LED Exterior Lighting		Exterior Lighting Controls		Switch gear		Door Hardware									
Austin MS			100%		100%		100%		100%		60%		25%		0%		0%		0%		N/A		100%		100%		N/A		N/A									
Houston MS			100%		100%		N/A		100%		100%		80%		100%		90%		90%		N/A		N/A		N/A		N/A		N/A									
Jackson MS			0%		0%		100%		75%		50%		80%		100%		90%		90%		100%		100%		100%		N/A		N/A									
Abbett ES			N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		0%		100%									
Bradfield ES			N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		0%		100%									

Austin Academy Project Overview

- Installation of new LED parking lot lighting
- Upgrades to exterior campus lighting (LED conversion)
- Construction of a Boys & Girls dressing room addition
- Renovation of locker rooms, including new fixtures, lockers, and interior finishes

Houston MS Project Overview

- Replacement of an older portion of the roof
- Replacement of exterior sealant joints
- Construction of a Boys & Girls dressing room addition
- Renovation of locker rooms, including new fixtures, lockers, and interior finishes

Jackson Tech Center Project Overview

- Replacement of built-up roofing system
- Installation of new LED parking lot lighting
- Upgrades to exterior campus lighting (LED conversion)
- Construction of a Boys & Girls dressing room addition
- Renovation of locker rooms, including new fixtures, lockers, and interior finishes

Abbett ES Project Overview

- Replace the service entrance switchgear

Bradfield ES Project Overview

- Replace secondary switchgear



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



Austin MS



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



Houston MS



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



Jackson MS



Project Summary PH3BP07

New Dr. Marvin D. Roden Technology Center

2024						2025												2026												2027												2028					
Q3			Q4			Q1			Q2			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			CONSTRUCTION									MOVE IN			OCCUPY			CLOSE																		

Construction Stage													
Sitework		Foundation Work				Structure			Envelope				
Drive Lane Paving	Approaches	Piles / Piers	Grade Beams	Slabs	Drains	ICF (Storm Shelter)	Structural Steel	Ext Framing	CMU	Roof	Glazing	Metal Panels	Veneer Masonry
90%	10%	100%	100%	45%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Scope -

New two-story, 38,500 sq ft Dr. Marvin D. Roden Technology Center located at 2302 Naaman Forest Boulevard

- Paving 100% complete
- Grade beams 100% complete
- Slab on grade 45%



Project Summary PH3BP07

New Dr. Marvin D. Roden Technology Center





Project Summary PH3BP07

New Dr. Marvin D. Roden Technology Center





Project Summary PH4BP01

GRCTC Additions

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
		KICKOFF MEETING	DESIGN									CMaR GMP			CONSTRUCTION												CLOSE					
												PERMIT																				

- 90% Construction Documents (CD) design page turn review meeting by Facilities Planning and Construction Services was completed on July 23, 2026
- The City of Garland plan reviewers provided the first round of comments on the sitework construction scope permit documents, which the design team has responded
- The architect obtained feedback from the various CTE user groups and industry representatives on their final design of the applicable program spaces



Project Summary PH4BP02 Renovations Rowlett HS and Sachse HS

2025						2026						2027						2028					
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
	KICKOFF MEETING	DESIGN										CMaR GMP			CONSTRUCTION						CLOSE		

Scope -

Locker/Dressing Rooms, Fine Arts areas including the auditoriums, and exterior waterproofing of the buildings as needed

- The conceptual plan for the Fine Arts program spaces was presented and approved at the Facilities, Maintenance and Bond Update meeting on July 20, 2026
- The architect is now developing the Scope to Budget (STB) package accordingly which includes all scope
- The CMaR is working with the design team on the Pre-construction phase



Project Summary PH4BP03 Middle School / Elementary School Renovations Brandenburg MS, Lyles MS, O'Banion MS, and Southgate ES

2025			2026												2027												2028						
Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			
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	
KICKOFF MEETING	DESIGN															CSP Procurement			CONSTRUCTION												CLOSE		

Scope -

- **Brandenburg MS** - Renovate Locker/Dressing Rooms and exterior lighting upgrades to LED
- **Lyles MS** - Locker/Dressing Rooms renovations
- **O'Banion MS** - Locker/Dressing Rooms renovations, replace science lab casework, replace secondary switchgear, and add ADA ramp in corridor
- **Southgate ES** - Library renovations
 - A draft of the proposed design was presented by the architect and approved at the Facilities, Maintenance and Bond Update meeting on July 20, 2026
 - Scope to Budget (STB) package is being finalized accordingly by the design team



Project Summary PH4BP04 Middle School / Elementary School Renovations Bussey MS, Sellers MS, Shorehaven ES, Webb MS, and Williams ES

2025			2026												2027												2028						
Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			
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	
KICKOFF MEETING	DESIGN															CSP Procurement			CONSTRUCTION												CLOSE		

Scope -

- **Bussey MS** - Locker/Dressing Rooms renovations
- **Sellers MS** - Locker/Dressing Rooms renovations, football field improvements, and provide an accessible route to the stage floor from the cafeteria
- **Shorehaven ES** - Replace wheelchair lift at stage
- **Webb MS** - Locker/Dressing Rooms renovations and replace existing art room kilns along with the exhaust system
- **Williams ES** - Replace secondary switchgear
 - Architect has submitted a preliminary draft scope which was reviewed
 - Feedback was provided to the design team based on some input received from the district user groups for Scope to Budget to be further developed



Project Summary PH4BP05 Renovations

Parsons Prekindergarten and Cisneros Prekindergarten

2025			2026												2027												2028					
Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2		
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
	KICKOFF MEETING	DESIGN												CSP Procurement			CONSTRUCTION												CLOSE			

Scope -

- Parsons Pre-K - Replace exterior waterproofing, roof systems and rooftop HVAC units*
- Cisneros Pre-K - Replace exterior waterproofing and roof systems*
 - Third-party consulting firm has been engaged to review the preliminary recommended scopes based on investigating the existing conditions at both schools by the design team
 - Scope to Budget (STB) is being finalized accordingly



Project Summary PH4BP06

New Memorial Pathway Academy/Manuel & Maria Valle Student Services Center

2025												2026												2027												2028				
Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2													
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		
DESIGN														PROCUREMENT		CONSTRUCTION																		MOVE IN		OCCUPY		CLOSE OUT		
											PERMIT																													

- Architect presented design revisions to the Regular Board Meeting on April 28, 2026 that reduced the Construction Cost of the project.
- Met with GISD Transportation, Security, and Athletics regarding fencing the site, traffic circulation, and Homer B. Johnson Stadium parking
- CMaR began solicitation process the week of May 18, 2026
- CMaR received bids for the not to exceed GMP June 12, 2026
- Guaranteed Maximum Price approval is projected for the Board Bond meeting July 28, 2026
- Scope includes construction of the new Manuel and Maria Valle Student Services Center and the new Memorial Pathway Academy



Project Summary PH4BP07

High School Sports Lighting Replacement

2025		2026											
		Q1			Q2			Q3			Q4		
Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
KICKOFF 11/19/2025	CONSTRUCTION									CLOSE			

Replacing existing sports lighting and light poles at some locations on the baseball fields, softball fields, and football fields at South Garland HS, North Garland HS, Lakeview Centennial HS, Naaman Forest HS, Rowlett HS, and Sachse HS

- Rowlett HS football permit received in July 2026
- Rowlett HS football to start in late July 2026
- Naaman Forest HS baseball pole removal started June 2026
- Naaman Forest HS baseball permitting under review
- Naaman Forest HS softball completed in July 2026
- Naaman Forest HS football permitting under review



Project Summary PH5BP01

New Transportation Center

2025			2026												2027												2028									
Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			
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	
		KICKOFF/DI SCCOVERY PLANNING	DESIGN															PERMITTING	CONSTRUCTION															MOVE IN	CLOSE OUT	

Scope -

- *New Transportation Center to replace existing building*
- KAI met with Transportation staff for feedback to assess needs
- KAI generated a new layout for transportation center based on needs
- KAI provided phasing plan for new transportation site



Project Summary PH5BP02

Garland High School Renovation

2025			2026												2027												2028												
Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3						
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	Jul				
		KICKOFF/DI SCCOVERY PLANNING	DESIGN												PERMITTING		CONSTRUCTION																		MOVE IN		CLOSE OUT		

Scope - Elevator, Replace Several HVAC RTU, Flooring in Auxiliary, Practice, and Competition Gyms, Provide Dedicated Dance Space, Field House Renovations, and Roof Replacement of Older-Roof Systems

- Preparing 3 GMP's – Roof, Campus Renovations, and Field House
- Preparing Schematic Design for GMP #1 and GMP #2
- Planning FIT Meeting with City Officials



Project Summary PH5BP03 Middle/Elementary School Renovation Coyle MS, Hudson MS, Schrade MS, Stephens ES, Watson ES

2025			2026												2027												2028								
Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3		
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
			KICKOFF/DISCOVERY PLANNING			DESIGN						CSP PROCUREMENT			CONSTRUCTION																	MOVE IN		CLOSE OUT	

Scope -

- **Coyle MS:** Boys and Girls dressing/locker rooms renovation and provide accessible route to cafeteria and replace roof system and waterproofing
- **Hudson MS:** Boys and Girls locker rooms renovation and Boys/Girls dressing room
- **Schrade MS:** Boys and Girls locker rooms renovation and Boys and Girls dressing room
- **Stephens ES:** Replace educational casework in all classrooms and replace stage curtains
- **Watson ES:** Replace science lab/classroom casework
- Moving to Schematic Design
- Working with Campus Leadership - Developing Case-Work Options
- Reviewing locker room plans with Athletics



Project Summary PH5BP04 Support Services Renovation

Marvin Padgett, Tax Office, Transition Center

2026												2027											
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
Kick Off		Design							CSP Procurement	Permitting	Construction						Move In	Close Out					

Scope -

- Padgett:** Replace paving and address drainage issues/Replace rooftop units/ Replace exterior hollow metal doors*
- Tax Office:** Replace exterior waterproofing/sealant joint and replace spray foam roof system*
- Transition Center:** Restroom renovation and provide secure front vestibule*
- Design Development completed in July 2026
- 50% CD Page Turn scheduled for late July 2026



Project Summary PH5BP06

Harris Hill Roof Replacement

2025			2026												2027											
Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4		
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
		Kick Off	Design									CSP Procurement			Permitting	Construction			Close Out							

Scope -

- *Replace built up roof*
- *Replace exterior waterproofing/sealant joints*
- *Modify existing fire sprinklers at electrical closet*
- Design Development completed in July 2026
- 50 % Page Turn scheduled for late July 2026



Project Summary Proposition C

Project Summary Proposition C

PH2-BP-Prop C	2026									
	Q1	Q2			Q3			Q4		
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Chromebook refresh project ES/MS/HS	DEPLOYMENT									
Teacher/Staff Laptop Refresh	PROCUREMENT		DEPLOYMENT							

Proposition C includes acquiring and updating technology equipment for students and staff across the district

Student Chromebooks:

- Middle & High Schools: deployment July–August 2026 (In progress)

Teacher/Staff Laptops:

- Procurement complete
- Deployment scheduled June–December 2026
- Recent Progress: Installation partner successfully deployed a significant number of classroom monitors and docking stations this past month. On track to be completed prior to start of school.
- Technology staff is currently deploying laptops to new hires. This rollout will continue through the fall semester to ensure a smooth and efficient deployment process.

Comments/Questions



Project Summary Information

Reporting Date: Mid-July 2026

Softball & Baseball Fields Improvements

PH1-BP01

Description:	Campus: Part 1, Naaman Forest HS, Rowlett HS, Sachse HS Part 2, Lakeview Centennial HS, North Garland HS, South Garland HS Part 3, Garland HS Scope: Install synthetic turf New dugouts New back stop wall and netting Canopies over bleachers
Status/ Comments:	Part 2, Final substantial completion ongoing Part 3, Student Services relocation in progress, Solicitation is complete, permitting process ongoing
Action Items:	Part 2: - Contractual close out ongoing Part 3: - Construction activities were suspended by the city requesting information about chemical injection materials. - Chemical injection work resumed on July 28, 2026 - Site drainage installation ongoing - Foundation for the backstop wall ongoing

Information

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

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, December 2025
Part 3	Design, July 2024 – November 2025
	Permitting / Procurement for new construction November 2025 – February 2026
	Construction, March 2026
	Occupy, December 2026

Progress Photos

Garland HS – Softball/Baseball



Project Summary Information

Reporting Date: Mid-July 2026

**Mult-Program Activity Centers and Fieldhouse
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. Construction is ongoing on all seven HS sites. IFC drawings changes have been issued and reviewed by CORE, and costs for changes are finalized. Naaman HS is nearing substantial completion. - Naaman HS MAC received a conditional certificate of occupancy 6/8/2026 and subsequent extension to 8/8/26 - Rowlett HS punchlist on 8/5/26 with CORE and PBK
Action Items:	CORE began training sessions for all the systems in the Naaman Forest HS MAC on 6/15/2026 - CORE is in the process of producing the attic stock material for Naaman Forest HS and Rowlett HS MAC - PPG is supplying the FF&E for all the MACs and Fieldhouses, and its first delivery is 6/22/26 to Naaman Forest HS. PPG completed Naaman HS 7/29/26 with exception of training tables - Power Lift will deliver and install weights at Naaman Forest HS in early July 2026. Powerlift completed weight room 7/29/26 - PBK will prepare the Substantial Completion Certificate and attach the punch list and other pertinent documents. Substantial completion Certificate was executed for 6/19/26

Information

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:	Construction

Project Schedule

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

Procurement
Construction Begins

May - September 2024
February 2025

Construction Completion
Move In
Occupy
Closeout

September 2026 (Lakeview)
May - September 2026
July - September 2026
December 2026

Progress Photos

South Garland HS MAC



Sachse HS MAC



North Garland HS MAC



Naaman Forest HS MAC



Lakeview Centennial HS MAC



Rowlett HS MAC



Garland HS (Williams) MAC



Project Summary Information

Reporting Date: Mid-July 2026

**Freeman Elementary School 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 Demolition GMP in closeout Building permit received 7/8/25 Building Purchase Order issued Resolved City TIA issues to get site permit process released Construction is ongoing
Action Items:	• Final GMP was issued on 1/28 and received Board approval on 2/11/2025. • Site Permit received July 7th, 2025 • GISD west property line issue will be presented to Facilities again on 5/18/26 • Received direction to install solid brick wall on South portion of west fence • Installing interior walls and utility rough-in ongoing • Freeman ES staff to visit site 7/30/26

Information

Project Manager:	Nick Norris
Architectural Firm:	LPA
Construction Firm:	Lee Lewis
Project Delivery Method:	Construction Manager at Risk
Project Type:	Freeman Elementary Replacement
Project Stage:	Construction

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 – 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

Project Summary Information

Reporting Date: Mid-July 2026

**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:**
- Exterior framing and sheathing on 2nd and 3rd floors are ongoing.
 - Ductwork installation has commenced on all floors.
 - All steel erection and roof decking are complete.
 - Exterior brick installation is complete on the gymnasium.
- Action Items:**
- Interior framing and in-wall rough-ins are ongoing on 2nd and 3rd floors.
 - MEP rough-in and detailing are ongoing throughout the building.
 - Still waiting on existing street poles to be removed on Dairy.

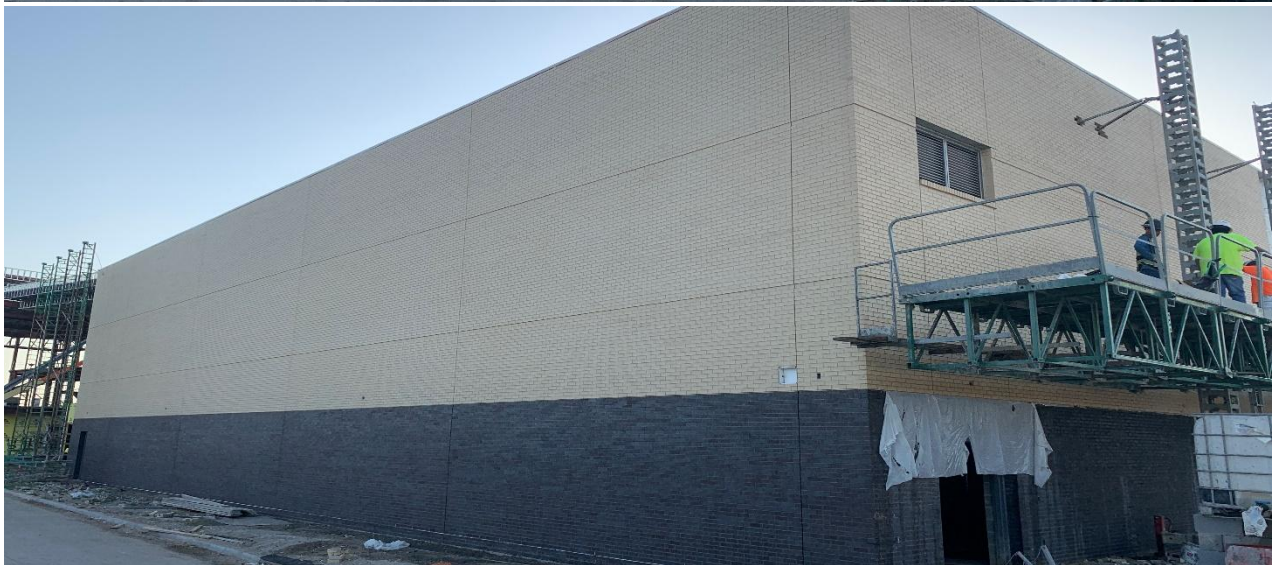
Information

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

Progress Photos



Project Summary Information

Reporting Date: Mid-July 2026

**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 Centennial 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 • The new admin suite addition and Science Lab classrooms are 100% complete. • Auditorium scope is 95% complete. Just waiting on additional lighting that was ordered for UIL competitions. • Furniture procurement for the admin suite and science lab classrooms is complete. Lakeview Centennial High School • Kitchen and cafeteria renovations are ongoing. • New addition construction of the admin suite and student wing is ongoing. • All existing furniture moves to temporary offices are complete.
Action Items:	• Transitioning into Fall construction work. • LCHS band parking lot restriping is complete. • New roof installation at NFHS is 85% complete.

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

Project Schedule

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

LCHS Progress Photos



NFHS Progress Photos



Project Summary Information

Reporting Date: Mid-July 2026

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: Final Pay Apps – in progress

Close out checklists – in progress

Preparing 11-month warranty inspections

- Action Items:**
- Compile project compliance certification and certificates of final completion
 - Continue verifying warranties, guarantees, and as-built documents
 - Continue review and process close-out files for Architect and Contractor

Information

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

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

Project Summary Information

Reporting Date: Mid-July 2026

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:	16 of 37 campuses 100% complete Verifying KNOX Locks for gates – working with local Fire Departments Installing district maintenance padlocks on maintenance gates Pre-construction meetings with campus admin – in progress
Action Items:	Order and Schedule Fire Department installation of KNOX Submit TDLR inspection request forms and inspections Begin logging closeout items for post-construction on completed campuses

Information

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:	Phase 1 - Construction

Project Schedule

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



Gated and fenced delivery area of Cooper ES



Fence and gate protecting side entrance and play area at Cooper ES

Project Summary Information

Reporting Date: Mid-July 2026

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, Brandenburg, AEC, Armstrong and Marvin Padgett pending close-out approval.

PHASE 2 Status- Southgate, Cisneros, Abbett, O’banion, Liberty Grove and Couch installation complete pending demo and close-out. Beaver installation ongoing

PHASE 3 Status- Back and Schrade installation ongoing

Action Items: PHASE 1- Complete close-out of Phase 1

Information

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

Construction PHASE 1- Installations complete
PHASE 2- Beaver installation ongoing
PHASE 3- Back and Schrade installations ongoing
PHASE 4- Installations will be completed in sequence following the completion of phase 3 projects.

Progress Photos



Project Summary Information

Reporting Date: Mid-July 2026

Security Camera System Refresh

PH1-BP10; PH2-BP10; PH3-BP10; PH4-BP08; PH5-BP08

Description:	PROJECT 510-23-06 Security camera refresh across 49 campuses
Status/ Comments:	PHASE 1 Status- Installation ongoing at Brandenburg, Sellers, North Garland, Armstrong, Park Crest, Shorehaven, Handley and Watson PHASE 2 Status- Proposals approved, installation to commence at the conclusion of all phase one projects. PHASE 3 Status- Proposals revised and submitted for purchase order
Action Items:	Complete phase 1 projects

Information

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

Project Schedule

Board Recommendation	September 2024
Replacement Commencement	PHASE 1- Estimated installation start slated late October early September with estimated completion date of July. PHASE 2- Installation to commence at the conclusion of all phase one CCTV projects. Estimated completion slated for October 2026 PHASE 3- Installation to commence at the conclusion of all phase two CCTV projects. Estimated start of November 2026

Progress Photos

Project Summary Information

Reporting Date: Mid-July 2026

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 50 campuses
Status/ Comments:	PHASE 1 Status- Installs ongoing at Armstrong, North Garland, Shorehaven, Brandenburg, Transition Learning Center and Sellers PHASE 2 Status- Installs to commence following the completion of all phase 1 projects. PHASE 3 Status- Site walks completed. Installs to be completed following the completion of all phase 2 projects
Action Items:	Complete all phase 1 projects

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	PHASE 1- Estimated installation starting late October 2025 PHASE 2- Installation will commence immediately following the completion of all phase one projects. Estimated start, August 2026 PHASE 3- Installation will commence immediately following the completion of all phase two projects. Estimated start, November 2026

Progress Photos

Project Summary Information

Reporting Date: Mid-July 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, Transition Learning Center

Scope:

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

Status/ Comments:

- All locations have been completed

Action Items:

- Completing final closeout documents

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:	Close Out

Project Schedule

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 2025 - June 2026

Project Summary Information

Reporting Date: Mid-July 2026

**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:	- Pier and beam installations are 85% complete. - Pre-construction meetings are ongoing. - Submittals and RFIs are ongoing.
Action Items:	- Pier drilling of auger cast piles is ongoing. - Site trenching and utility installation is ongoing.

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 Phase - Demolition

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	January 2026
Construction Completion	May 2027
Move In	June - July 2027
Occupy	July 2027
Closeout	August 2027 – October 2027

Progress Photos



ReProject Summary Information

Reporting Date: Mid-July 2026

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

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

Status/ Comments: Permitting Stage

- City of Sachse has waived the addition of a storm shelter to Building B
- Waiting on the second round of comments for building permitting from the City of Sachse

Action Items:

- Building permitting under review by the City of Sachse

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:	Construction Documents

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	July 2026 - September 2027
Substantial Completion	October 2027

Progress Photos

Site Photos



Project Summary Information

Reporting Date: Mid-July 2026

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:

- Roof replacement at both campuses is ongoing.
- OAC meetings are occurring on site at both campuses.
- Submittals and RFIs are ongoing for both campuses.

Action Items:

- Working on Schedule of Values for GMP 2.
- Submittals have commenced for GMP 2.

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:	Procurement/Permitting

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 – SGHS



Progress Photos – NGHS





Project Summary Information

Reporting Date: Mid-July 2026

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

Description: Elementary School Enhancements

Status/ Comments: Roof replacement started at Toler ES and Rowlett ES, Phase 1 demo started at Toler ES, Rowlett ES and Northlake ES

Action Items: Complete phase 1 by July 30th, and commence with phase 2 in August

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 June 2026 End November 2027
Substantial Completion Start November 2027 End February 2028

Progress Photos





Project Summary Information

Reporting Date: Mid-July 2026

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

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

Status/ Comments: Project complete – Close-out documents in Projectmates
Final Pay App – release of retainage – pending
Final Action – release of unused contingency and closing of PO’s - pending

Action Items: Verify all close-out documents complete and filed.

Information

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

Project Schedule

Discovery/ Planning 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
Closeout September 2025-May 2026

Progress Photos



Herfurth



Cooper



Steadham

Project Summary Information

Reporting Date: Mid-July 2026

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

Description:	Provide secure area fencing at all high schools, middle schools, ad special service campuses Middle Schools – Austin, Bussey, Brandenburg, Coyle, Houston, Hudson, Jackson, Lyles, O’Banion, Schrade, Sellers, Webb High Schools – Garland, Lakeview Centennial, Naaman Forest, North Garland, South Garland, Rowlett, Sachse Special Service Campuses – Cisneros Pre-K, Parson Pre-K, AEC
Status/ Comments:	100% Construction Documents – in progress Revising CSP Procurement Using 3 rd Party Estimator for Cost Verification in Bid Coordinating Final CD Review
Action Items:	Solicitation – 3 rd Quarter 2026

Information

Project Manager:	Steven Welsh
Architecture Firm:	Ocutt-Winslow
Construction Firm:	TBD
Project Delivery Method:	CSP
Project Type:	Renovation
Project Phase	CD

Project Schedule

Kickoff Discovery	September 2023
Schematic Design	August 2024 – May 2025
Design Development	May 2025 – September 2025
Construction Documents	October 2025 – June 2026
Procurement	August 2026
Construction	TBD
Close Out	TBD

Progress Photos



Project Summary Information

Reporting Date: Mid-July 2026

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

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

Status/ Comments: Beaver installation complete.

Action Items: Carver ES and Garland HS pending start date

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	Phase 5 estimated start slated for August 2026

Progress Photos

Project Summary Information

Reporting Date: Mid-July 2026

**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

Action Items:

- Corrected mistakes on consultant fee proposals and have reprocessed them for purchase requisitions

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	August 2026
Construction Begins	October 2026
Construction Completed	June 2027
Closeout	July 2027

Project Summary Information

Reporting Date: July 25, 2026

**Facilities DDC Controls
PH2 - BP14**

Description:	HVAC Controls Update
Status/ Comments:	• Shorehaven ES – Complete – Working Punchlist items • Bradfield ES – PO Issued • Bullock ES – PO Issued • Davis ES – PO Issued • Handley ES – Complete – Working Punchlist items • Padgett Ctr – On Hold – Bond Project Pending • Locations needing complete controls replacement • Ethridge ES – Complete – Punch List in progress • Rowlett ES – In Progress • Southgate ES -Complete – Working Punch list items • Northlake ES – Complete - Working on punch listitems • TDI – is not starting any other projects until the four projects are finalized.
Action Items:	ALL TECHS WORKING AFTER HOURS & WEEKENDS 4:30 – Midnight plus,

Information

Project Manager:	Brian R. Finley	
Architecture Firm:	N/A	
Construction Firm:	Automated Logic (LSI) & TD Industries	
Project Delivery Method:		
Project Type:		
Project Budget:	\$10,976,545.00	Remaining - \$2,361,709.80
Phase: Phase III		

Project Schedule

Phase II

- Ethridge ES – Proposal Received - Preparing PO request – **Working Punch List items. Complete** Complete Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Rowlett ES - Proposal Received - Preparing PO request - **PO's Issued.** Complete Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Northlake ES - Proposal Received - Preparing PO request - **In progress.** Complete Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Southgate ES -Proposal Received - Preparing PO request – **Complete Substantial Completion.** 1/3 Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Shorehaven ES –**PO Issued**– 1/3 Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Bradfield ES – **PO Issued**- 1/3 Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Bullock ES – PO **Issued**- 1/3 Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Davis ES – **PO Issued**-1/3 Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Handley ES – **PO Issued**- 1/3 Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Padgett Ctr – **On Hold** – Complete hardware replacement, upgrade to Reflow (graphics), Upgrade program and Validate sequence of Operation.

Remaining Locations needing complete controls replacement

Heather Glen ES

Hickman ES – On Hold

Northlake ES

Rowlett ES

Progress Photos

Project Summary Information

Reporting Date: Mid-July 2026

**Elementary Replacement #4-Walnut Glen Academy for Excellence
PH3-BP01**

Description:	This will be elementary replacement school #4 PH3-BP01, named Walnut Glen Academy for Excellence. The location has been finalized and property acquired.
Status/ Comments:	- Discussed design, procurement, and construction schedules - Presented scope, budget & schedule issues in Superintendent's staff meeting on 9/8/2025 - After input from internal GISD staff, occupancy will be in Fall 2028 - Reviewed Hickman ES and Walnut Glen Academy programs with each School Principal - Presented scope, schedule and estimate update in FP&CS Monday meeting 4/20/26, which could bring cost down to 58.4m. However, AE was directed to update renderings and return - Update of project held with Facilities on 5/11/26 in Monday meeting. Estimate is 58.9m - Design Development started 6/8/ 2026 - Architect stopped work and was terminated from the project 7/31/26

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:	Design Phase

Project Schedule

Board Approval of Architect	June, 2024
Kick-Off	August 15, 2025
Discovery Planning	August 2025 - September 2025
Design	October 2025 - November 2026
Permitting	August 2026 - February 2027
Procurement	December 2026 - February 2027
Construction Begins	March 2027
Construction Completion	June 2028
Closeout	July 2028 - September 2028

Progress Photos

Project Summary Information

Reporting Date: Mid-July 2026

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

Description: Lakeview Centennial

- Provide new bleacher system and press box (300 sq. ft.) Match Sachse
- Provide new concessions 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 concessions 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 concessions 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:

- Permitting and Solicitation complete, preparing construction schedule

Action Items:

- Water injection is complete for building and bleacher pad
- Removing the existing track & field at North & South Garland ongoing
- Installation of underground utilities in ongoing
- Installation of light poles in ongoing at Lakeview HS

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
Design	December 2024 – November 2025
Procurement - Permitting	November 2025 – February 2026
Construction	March 2026 – April 2027
Occupy	May 2027
Closeout	May – June – July 2027

Progress Photos

North Garland HS – Demolition



Project Summary Information

Reporting Date: Mid-July 2026

**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.
- **Abbott ES:** Replace service entrance switchgear.
- **Bradfield Elementary:** Replace secondary switchgear.

Status/ Comments:

Middle School Additions/Renovations

- Construction is ongoing at all three middle schools.
- Houston MS and Jackson Tech locker room renovations are ongoing.
- New addition at Austin Academy is ongoing.

Elementary School Switchgear projects

- Ordering switchgear components for both campuses.

Action Items:

- Roof replacements at Houston and Jackson are over 50% complete.

Information

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

Project Schedule

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

Progress Photos – Austin Academy



Progress Photos – Houston MS





Progress Photos – Jackson Tech





Project Summary Information

Reporting Date: Mid-July 2026

**New Dr. Marvin D. Roden Technology Center (NOC)
PH3-BP07**

Description: Construction of a New Technology Center

Status/ Comments: Ongoing construction for GMP 1, purchase order received for GMP 2

Action Items: Commence with GMP 2 following completion of GMP 1

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 - Dec. 2025 – Apr.2026

Procurement Site - June 2025 – Aug. 2025 / Building - Nov. 2025 – Jan. 2026

Construction Site- Feb. 2026 – Aug. 26 / Building -May. 2026 – Apr. 2027

Substantial Completion April 15, 2027

Final Completion May 16, 2027 – July 15, 2027

Progress Photos



Project Summary Information

Reporting Date: Mid-July 2026

**GRCTC
PH4-BP01**

Description: Addition

Status/ Comments: In Construction Documents (CD) Phase

Action Items: Construction Documents (CD) development by the architect

Information

Project Manager: Edsel Gaitonde

Architecture Firm: Corgan Associates, Inc.

Construction Firm: Lee Lewis Construction, Inc.

Project Delivery Method: Construction Manager at Risk (CMaR)

Project Type: New Additions and Renovations

Project Stage: Construction Documents (CD)

Project Schedule

Construction Documents (CD) phase is being completed, and a 90% CD set page turn review meeting was conducted with Facilities Planning and Construction (FP&C) on 07/23/2026. The early release site package was submitted to the City of Garland on 06/04/2026 for issuance of the associated permit to be able to start construction work on this scope as planned. First round of review comments were received from the City reviewers and responded to by the design team accordingly. The related GMP# 1 by the CMAR is currently in the approval process and is scheduled to go for approval to the August 11, 2026 Board meeting.

Kickoff Meeting	September 2025
Discovery / Planning	October 2025 – February 2026
Design	March 2026 – August 2026
Permitting	June 2026 – October 2026
Procurement	June 2026 – October 2026
GMP#1 Board Approval	August 2026 (Early Site Package)
GMP#2 Board Approval	October 2026 (Building Package)
Construction Start	September 2026 (Site Work)
Construction Completion	July 2026 (East/Academic) Wing & November 2027 (West/Conference Center/Storm Shelter) Wing
Move-in	July 2027 (East/Academic) Wing & November 2027 (West/Conference Center/Storm Shelter) Wing
Occupy	August 2027 (East/Academic) Wing & by December 2027 (West/Conference Center/Storm Shelter) Wing
Closeout	January 2028-March 2028

Progress Photos

Project Summary Information

Reporting Date: Mid-July 2026

**Rowlett HS and Sachse HS
PH4-BP02**

Description: Renovations

Status/ Comments: In Scope to Budget

Action Items: Architect is close to finalizing the project scopes encompassing Fine Arts (including the Auditoriums) and Athletic areas, based on reviewing the existing spaces and in coordination with the applicable district departments.

Information

Project Manager: Edsel Gaitonde

Architecture Firm: Stantec Architecture, Inc.

Construction Firm: Phillips May Corporation

Project Delivery Method: Construction Manager at Risk (CMaR)

Project Type: Renovations

Project Stage: Scope to Budget

Project Schedule

The conceptual plan was developed which involves reconfiguring a portion of the existing fieldhouses and locker room spaces in the main buildings to accommodate fine arts related program spaces. This was presented and approved at the 07/20/2026 Facilities, Maintenance and Bond Update meeting. The related information has been conveyed to the Architect and the scope to budget is being finalized by them accordingly. The CMAR (Phillips/May) has walked both campuses to review all the proposed scope areas and is engaged in the preconstruction process. Design schedule is currently being finalized accordingly.

Kickoff Meeting	September 2025
Discovery / Planning	October 2025 – March 2026
Design	April 2026 – December 2026
Permitting	January 2027 – March 2027
Procurement	January 2027 – March 2027
GMP Approval	April 2027
Construction Start	May 2027
Construction Completion	March 2028 (Final Phase)
Move-in	Phasing – TBD
Occupy	Phasing – TBD
Closeout	April 2028 – June 2028

Progress Photos

Project Summary Information

Reporting Date: Mid-July 2026

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

Description: Renovations

Status/ Comments: In Scope to Budget

Action Items: Scope to Budget (STB) development in progress by the architect

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
Project Stage: Scope to Budget

Project Schedule

The design team is in the process of finalizing the scope presentation for the 5 campuses which is to be made shortly at one of the upcoming Facilities, Maintenance and Bond Update meeting, for formal approval by leadership. Storm shelter code requirements have been reviewed and adjustments to the original planned scope are being made from a budget and functionality standpoint at each applicable campus. Additionally, to facilitate consistency in spaces, the architect has been provided guidelines for what is being followed on other middle school athletics locker room projects. Design schedule is currently being finalized accordingly.

Kickoff Meeting	October 2025
Discovery / Planning	November 2025 – April 2026
Design	May 2026 – January 2027
Permitting	January 2027 – March 2027
Procurement	February 2027 – April 2027
CSP Approval	April 2027
Construction Start	May 2027
Construction Completion	March 2028 (Final Phase)
Move-in	Phasing – TBD
Occupy	Phasing – TBD
Closeout	April 2028 – June 2028

Progress Photos

Project Summary Information

Reporting Date: Mid-July 2026

**Parsons Prekindergarten and Cisneros Prekindergarten
PH4-BP05**

Description: Renovations

Status/ Comments: In Scope to Budget

Action Items: Scope to Budget (STB) development in progress by the architect.

Information

Project Manager: Edsel Gaitonde

Architecture Firm: IN2 Architects

Construction Firm: TBD

Project Delivery Method: Competitive Sealed Proposal (CSP)

Project Type: Renovations

Project Stage: Scope to Budget

Project Schedule

We have recently received approved POs to engage a third-party consultant firm (Armko) to review the proposed scopes at both schools as part of the process of developing the Scope to Budget (STB) package. The architect and design team, which includes their roof consultant, have submitted their initial recommendations based on visiting and reviewing the existing conditions at the 2 schools. The effort is in conjunction with following the district's standards and requirements. This is planned to be presented at one of the upcoming Facilities, Maintenance and Bond Update meetings. Design schedule is currently being finalized.

Kickoff Meeting	October 2025
Discovery / Planning	November 2025 – March 2026
Design	April 2026 – December 2026
Permitting	January 2027 – March 2027
Procurement	January 2027 – April 2027
CSP Approval	April 2027
Construction Start	May 2027
Construction Completion	March 2028 (Final Phase)
Move-in	Phasing – TBD
Occupy	Phasing – TBD
Closeout	April 2028 – June 2028

Progress Photos

Project Summary Information

Reporting Date: Mid-July 2026

Memorial Pathway Academy / Manuel & Maria Valle Student Services Center
PH4-BP06

Description:	This will be a new facility combining the Memorial Pathways Academy with the Manuel & Maria Valle Student Services staff into one building of approximately 101,848sf.
Status/ Comments:	Architect contract executed 10/4/2024 New building site acquired Initial programming effort began at Memorial Pathways 4/1/2025 Initial programming effort began at Student Services Center 4/8/2025 Core Construction is the CMAR Scope to Budget validation report submitted 6/23/2025—Approved Schematic Design presentation to Board of Trustees 7/22/2025 Design includes PDC area within the Student Services building Construction (90%) drawings ongoing Expect 100% drawings/specifications by 5/18/2026 GMP received July 7,2026 GMP approved by the Board on 7/28/26 Site permit 3 rd submission to City is 7/30/26

Information

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

Project Schedule

Board Approval of Architect	October 2024
Kickoff Meeting	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	August 2026
Construction Completion	December 2027
Move In	December 2027
Occupy	January 2028
Closeout	January 2028 - April 2028

Progress Photos

Project Summary Information

Reporting Date: Mid-July 2026

**High School Sports Lighting Replacement
PH4-BP07**

Description:	Replacement of field lighting fixture for football, baseball, and softball at North Garland HS, Naaman Forest HS, Rowlett HS, South Garland HS, Lakeview Centennial HS, and Sachse HS
Status/ Comments:	• RHS HS baseball lighting completed July 2026 • RHS HS softball lighting completed July 2026 • RHS football to started in late July 2026 • NFHS softball completed July 2026 • NFHS baseball permitting under review • NFHS football permitting under review
Action Items:	• Permitting for NFHS under review by GPL for the City of Garland, expected to be completed by July 24, 2026

Information

GISD Project Manager:	Ron Ward
Architecture Firm:	PBK/Leaf Engineers
Construction Firm:	Hellas
Project Delivery:	Co-Op
Project Type:	Sports Lighting Replacement
Project Stage:	Construction

Project Schedule

Board Approval of Architect	August 2025
Kick-Off	November 2025
Construction Administration	November 2025 - August 2026
Substantial Completion	August 2026
Closeout	September 2026

Progress Photos

RHS Site Photos



Project Summary Information

Reporting Date: Mid-July 2026

New Transportation Center
PH5-BP01

Description: This will be a New Transportation Center that will include the demo of the concrete paving and demo of existing buildings. There will be new bus concrete parking, underground drainage, auto concrete paving, fueling station, bus wash, and detention requirements. The estimated relocation to the new site will be Summer of 2028.

Status/ Comments:

- KAI met with the City of Rowlett and spoke about the future site.
- Transportation meetings with the architect are ongoing.
- KAI is proceeding to schematic design.

Action Items:

- KAI has produced several sketches for approval with the new square footage dimensions.
- KAI and Javier Fernandez to meet with the City of Rowlett to discuss road improvements is complete.

Information

Project Manager:	Brian Francis
Architecture Firm:	KAI
Construction Firm:	CORE Construction
Project Delivery Method:	Construction Manager at Risk (CMAR)
Project Type:	New Construction
Phase:	Planning & Design

Project Schedule

Kickoff Meeting:	December 2025
Discovery/Planning:	January 2026 - May 2026
Design:	June 2026 - October 2026
Permitting:	August 2026 - November 2026
Procurement:	November 2026 - January 2027
GMP Board Approval:	February 2027
Construction Start:	March 2027
Construction Completion:	June 2028
Closeout:	August 2028

Progress Photos

Project Summary Information

Reporting Date: Mid-July 2026

**Garland High School Renovation
PH5-BP02**

Description: Garland High School Renovation will undergo planned improvements to locker and dressing rooms, replacement of rooftop DX units, replace secondary switchgear, provide new A/V sound system and controls at Competition Gym, replace flooring in auxiliary and competition gym, provide new dance suite, replace sewer line from Primary Building, auditorium renovation, replacement of central station air handling units, replacement of heating water pumps, and renovations to GHS @Williams Stadium (Field House). There also will be an elevator addition.

Status/ Comments:

- Williams Stadium Fieldhouse – initial painting, floors, and lighting work complete
- Dance scope clarified - proceeding
- Sewer scope Clarified – proceeding
- Preparing for GMP #1 - Roof

Action Items:

- Prepare for SD for GMP #1 and #2 for August
- Schedule FIT Meeting with City Officials

Information

Project Manager:	Steven Welsh
Architecture Firm:	KAI
Construction Firm:	McCown Gordon
Project Delivery Method:	Construction Manager at Risk (CMAR)
Project Type:	Renovation
Phase:	Planning & Design

Project Schedule

Kickoff Meeting:	December 2025
Discovery/Planning:	January 2026 - May 2026
Design:	June 2026 - October 2026
Permitting:	August 2026 - November 2026
Procurement:	November 2026 - January 2027
GMP Board Approval:	February 2027
Construction Start:	March 2027
Construction Completion:	June 2028
Closeout:	August 2028

Project Summary Information

Reporting Date: Mid-July 2026

Middle/Elementary School Renovation – Coyle MS, Hudson MS, Schrade MS, Stephens ES, Watson ES
PH5-BP03

Description: Middle/Elementary School additions and renovations will be made between the middle and elementary campuses. The projects are listed below:

Coyle Middle School

The project scope includes replacement of nonfunctioning vestibule door hardware and integration into the existing card reader access system. Replacement of exterior waterproofing/sealant joints. Replace built up roof with gravel roof system per GISD standards. Replace 2-ply modified bitumen roof system per GISD standards. Girls' and Boys' dressing and locker room renovation to include fixtures, lockers, and finishes. Provide accessible route to stage floor from cafeteria.

Hudson Middle School

The project scope will include the Girls' and Boys' dressing room addition of 4,470sf. Also, Girls' and Boys' Locker Room Renovation to include fixtures, lockers, and finishes.

Schrade Middle School

The project scope will include the Girls' and Boys' dressing room addition of 1,439sf. Also, Girls' and Boys' dressing and locker room renovation to include fixtures, lockers, and finishes.

Stephens Elementary School

The project scope will include the replacement of educational casework in all classrooms and replacement of stage curtains.

Watson Elementary School

The project scope will include the replacement of interior doors and hardware. Also, the science lab/classroom casework will be replaced.

Status/ Comments:

- Revisiting campuses to clarify scope, meeting with new principals
- Preparing STB and Estimate
- Working with campus leadership to identify new casework options

Action Items:

- Finalize STB
- Schedule review with FP&C

Information

Project Manager:	Steven Welsh
Architecture Firm:	Alta Architects
Construction Firm:	TBD
Project Delivery Method:	Competitive Seals Proposal (CSP)
Project Type:	Renovation
Phase:	Planning & Design

Project Schedule

Kickoff Meeting:	December 2025
Discovery/Planning:	January 2026 - May 2026
Design:	June 2026 - October 2026
Permitting:	August 2026 - November 2026
Procurement:	November 2026 - January 2027
GMP Board Approval:	February 2027
Construction Start:	March 2027
Construction Completion:	June 2028
Closeout:	August 2028

Project Summary Information

Reporting Date: Mid-July 2026

Support Services Renovation Package – Marvin Padgett, Tax Office, Transition Center
PH5-BP04

Description: The Support Services Renovation Package will have renovations to the listed projects below.

Marvin Padgett

The scope will include the replacement of the paving and address the drainage issues at paving as identified in RLK Eng. report. Underground drainage improvements to include new storm line under west service drive and connect to existing line at Walnut. Replace split system AC units. Provide / replace IDF/MDF air conditioning. Replace rooftop DX units. Replace exterior HM doors.

Tax Office

The scope will include replacement of exterior waterproofing/sealant joints. Replace spray foam roof system per DISTRICT STANDARDS.

Transition Center

The scope will include restroom renovations and provide a secure front vestibule.

Status/ Comments:

- 50% CD Page Turn late July 2026
- Marvin Padgett RLK survey late July 2026

Action Items:

- Presentation to Administration for DD Update/Material Selections mid-July 2026

Information

Project Manager:	Ron Ward
Architecture Firm:	WRA Architects
Construction Firm:	TBD
Project Delivery Method:	Competitive Seals Proposal (CSP)
Project Type:	Renovation
Phase:	Planning & Design

Project Schedule

Kickoff Meeting:	January 2026
Discovery/Planning:	February 2026 - March 2026
Design:	April 2026 - August 2026
Permitting:	August 2026 - November 2026
Procurement:	November 2026 - January 2027
GMP Board Approval:	February 2027
Construction Start:	March 2027
Construction Completion:	June 2028
Closeout:	August 2028

Project Summary Information

Reporting Date: Mid-July 2026

Harris Hill Roof Replacement
PH5-BP06

Description: The Harris Hill Building will be getting a roof replacement. The listed scope is below.

Replacement of the built-up roof and replacement of exterior waterproofing/sealant joints. Modify existing fire sprinklers at electrical closet.

Status/ Comments:

- 100% DD Page Turn late June 2026
- 50% CD Page Turn late July 2026

Action Items:

- Construction Documents package under review

Information

Project Manager:	Ron Ward
Architecture Firm:	GSR Andrade
Construction Firm:	TBD
Project Delivery Method:	Competitive Seals Proposal (CSP)
Project Type:	Roof Replacement
Phase:	Planning & Design

Project Schedule

Kickoff Meeting:	December 2025
Discovery/Planning:	January 2026 - May 2026
Design:	June 2026 - October 2026
Permitting:	August 2026 - November 2026
Procurement:	November 2026 - January 2027
GMP Board Approval:	February 2027
Construction Start:	March 2027
Construction Completion:	June 2028
Closeout:	August 2028

Progress Photos



BOARD OF TRUSTEES AGENDA

Date: August 11, 2026

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

Subject: Consider Approval of Recommended Guaranteed Maximum Price (GMP) #1 for Gilbreath-Reed Career and Technical Center Addition

Action Item

Executive Summary:

On May 14, 2024, the Board of Trustees approved to award the CMaR for the Gilbreath-Reed Career and Technical Center Addition to Lee Lewis Construction, Inc.

Reviewed and approved by Javier Fernandez, Director of Facilities Planning and Construction Services, Dr. Jennifer DuPlessis, Assistant Superintendent of Safety and Operations, Dianna Casper, Executive Director of Purchasing and Darrell Dodds, Deputy Superintendent.

Administrative Recommendation:

It is administration's recommendation to approve the recommended Contract 510-04-4.1 Guaranteed Maximum Price (GMP) #1 for Gilbreath-Reed Career and Technical Center Addition 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 Contract 510-04-4.1 Guaranteed Maximum Price (GMP) #1 for Gilbreath-Reed Career and Technical Center Addition as presented to the Board of Trustees.

Financial Impact and Funding Source:

Not to Exceed Amount: \$981,325

683 Bond 2023