Garland Independent School District

Board of Trustees

Special Meeting

Tuesday, September 8, 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 – **Javier Fernandez** 3

V. Action Items (Non Consent)

A. New Bids

1. Contract 510-04-4.1 - Consider Approval of Recommended Guaranteed Maximum Price (GMP) #2 for Gilbreath-Reed CTC Addition – **Javier Fernandez** 141

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

GARLAND INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES AGENDA

Date: September 8, 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

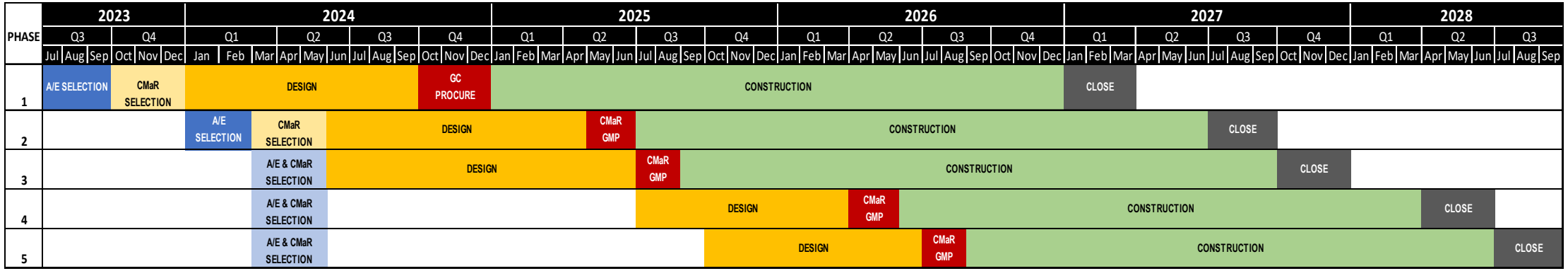
September 8, 2026

Bond 2023 Propositions

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

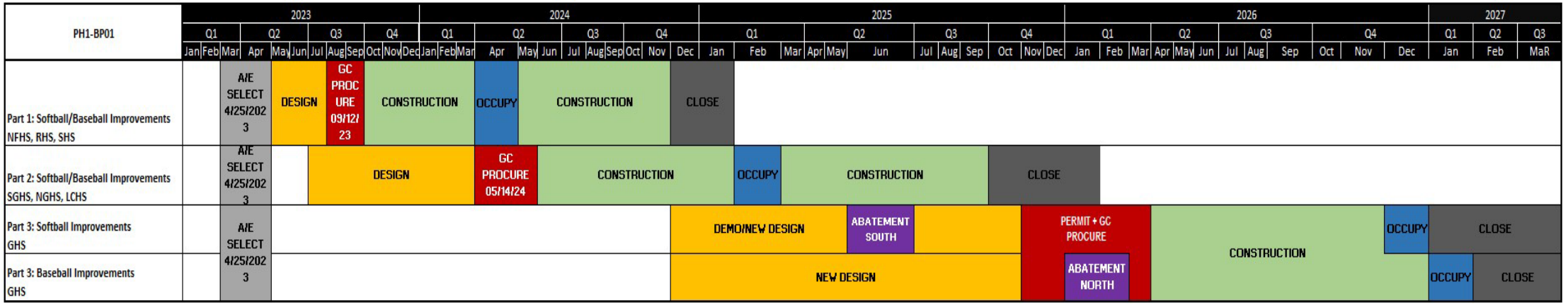
GISD
GARLAND INDEPENDENT SCHOOL DISTRICT

Bond 2023 Program Timeline



Information is preliminary and subject to change

PH1-BP01 High School Softball/Baseball Improvements



Scope

Synthetic turf

New dugouts, back stop wall, netting, concession stand, restrooms, ticket booth

Bleacher with canopies

Part 3: Garland HS

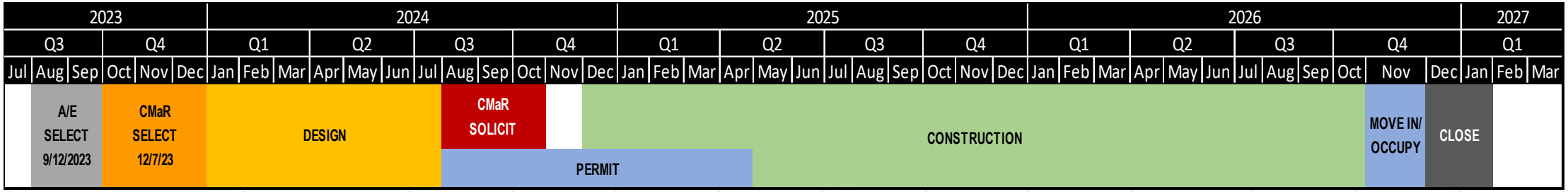
- Site drainage and collector pipe installation ongoing
- Select fill cap and flex base installation are complete
- Installation of concrete backstop wall foundation and perimeter curb ongoing

PH1-BP01 High School Softball/Baseball Improvements



Garland HS Baseball/Softball Site (Williams Stadium)

PH1-BP02 High School Fieldhouse and Multi-Program Activity Centers



Construction Stage												
Facility Name	Site Utilities	Envelope			Interior							
	Gas	Glazing	Metal Panels	Veneer Masonry	Paint	Ceilings	Flooring	Millwork	Door & Hardware	Turf	Ceramic Tile	MEP Trim
GHS Williams Stadium	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
SGHS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NGHS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
LCHS	100%	75%	25%	100%	65%	50%	65%	0%	75%	80%	75%	10%
RHS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
SHS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

- CORE Construction received Conditional Certificate of Occupancy 6/8/2026
- FF&E installed in NFHS, GHS (Williams Stadium), SHS, NGHS, SGHS, RHS MACs
- Weights installed in Naaman Forest HS and Rowlett HS. Sachse HS weights week of 8/24/26.

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



Garland High School (Williams Stadium)

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



Garland High School (Williams Stadium)

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



Garland High School (Williams Stadium)

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



South Garland High School

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



South Garland High School

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



South Garland High School

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



North Garland High School

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



North Garland High School

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



North Garland High School

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



Lakeview Centennial High School

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



Lakeview Centennial High School

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



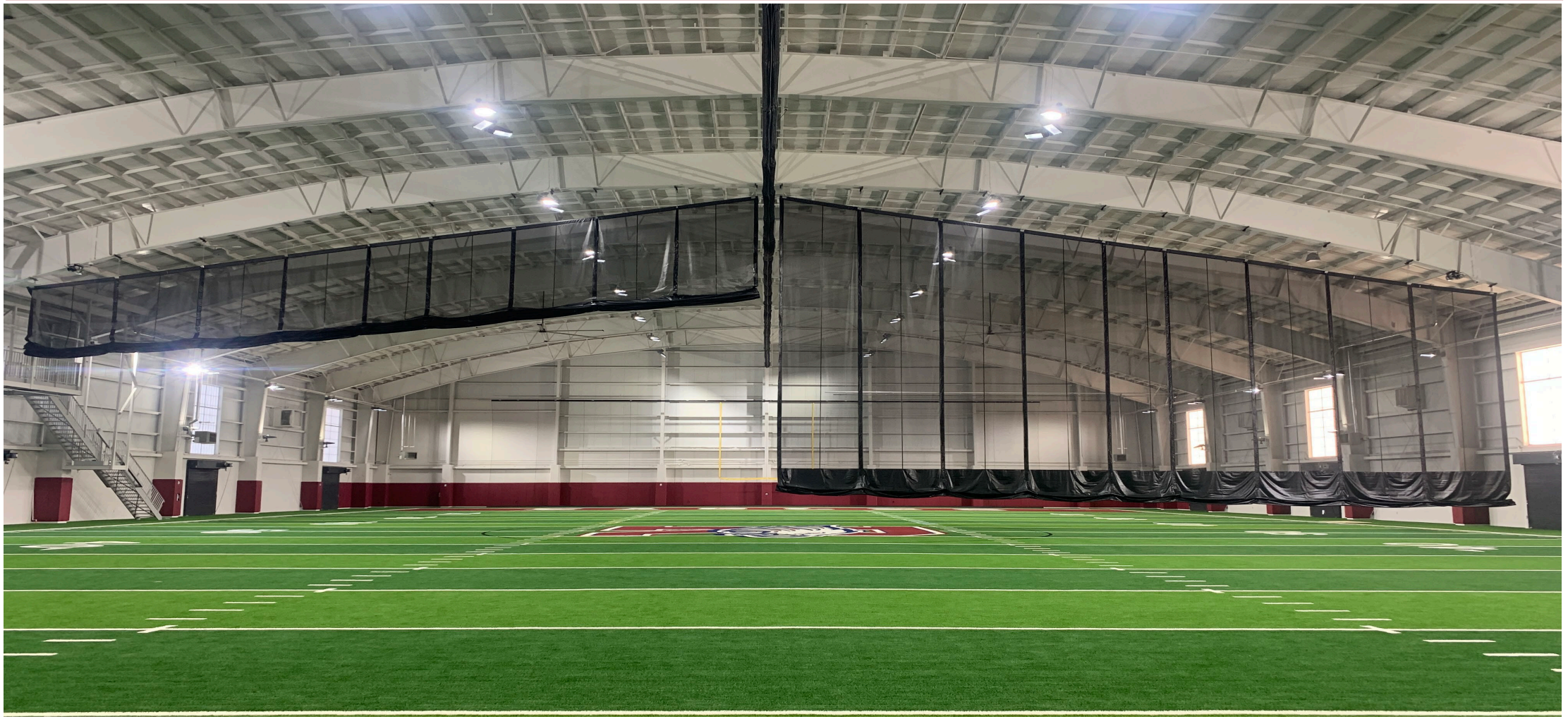
Naaman Forest High School

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



Rowlett High School

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



Rowlett High School

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



Rowlett High School

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



Sachse High School

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



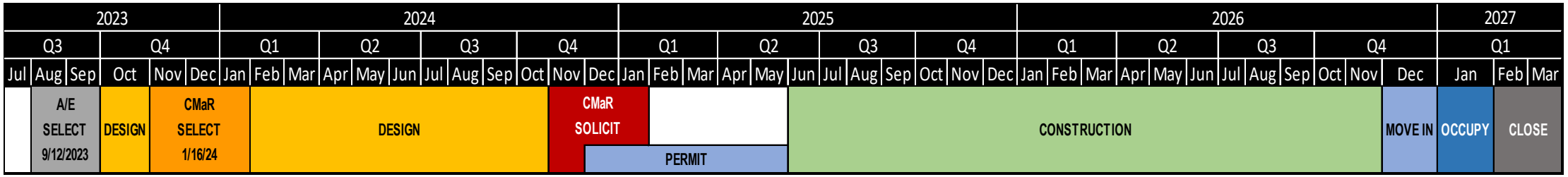
Sachse High School

PH1-BP02 High School
Fieldhouse and Multi-Program Activity Centers



Sachse High School

PH1-BP03
Freeman Elementary



Construction Stage											
Sitework	Structure			Interior					Exterior		
Drive Lane Paving	Doors & Windows	Brick Masonry	Roofing	MEP Rough-in	Ceiling	Painting	Flooring	Lighting	Landscaping	Playground	Fencing
100%	98%	98%	100%	98%	40%	45%	35%	30%	10%	10%	0%

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

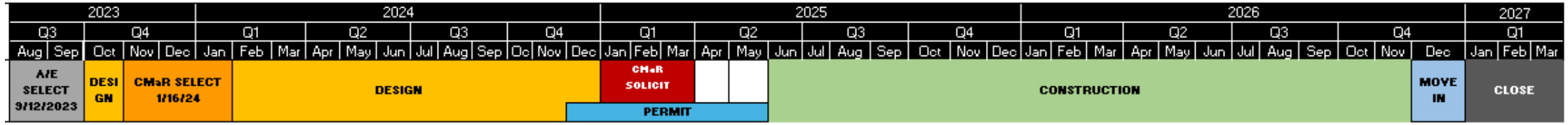
PH1-BP03
Freeman Elementary



PH1-BP03
Freeman Elementary



PH1-BP04
Kimberlin Academy for Excellence



Construction Stage															
Structure					Envelop					Interiors					
ICF	Structural Steel	Ext Sheating	Ext Framing	Doors & Windows	CMU	Roof	Glazing	Veneer Masonry	Metal Panels	Interior Framing	MEP Rough-in	Ceilings	Painting	Flooring	Lighting
100%	100%	95%	60%	30%	90%	65%	0%	45%	0%	100%	85%	35%	0%	0%	0%

Scope

- 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, an Igloo Immersive interactive lab and a storm shelter.

Status

- Exterior sheathing of entire building is ongoing; exterior brickwork has commenced in several areas.
- Roof decking is complete; other installation is ongoing. Exterior waterproofing is ongoing.
- Door & window frames, overhead, and MEP rough-in have commenced.

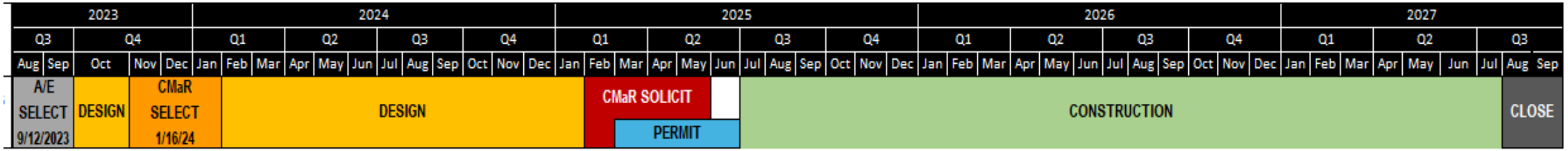
PH1-BP04
Kimberlin Academy for Excellence



PH1-BP04
Kimberlin Academy for Excellence



PH1-BP05
Lakeview Centennial HS and Naaman Forest HS



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	85%	100%	0%	20%	0%	0%	0%	45%	55%	55%	30%	0%	0%	N/A	0%	N/A	N/A	85%	100%	100%
NFHS	N/A	100%	100%	100%	100%	100%	100%	100%	N/A	55%	N/A	0%	0%	100%	0%	100%	100%	N/A	100%	N/A

Lakeview Centennial High School Project Overview

- Interior renovations to locker rooms, dance suites, and a cafeteria expansion
- Kitchen renovation with new appliances and new layout
- New administrative and student wing additions with a storm shelter
- New sound systems in the competitive gym and auditorium
- Major auditorium renovations

Status

- Auditorium renovations and sound system installations are complete
- The temporary kitchen and serving line are complete and active.
- Construction of the new addition, with a storm shelter, is ongoing.

Naaman Forest High School Project Overview

- Roof replacement across multiple building sections and LED parking lot lighting
- Interior renovations to locker rooms, dance suites, and a cafeteria expansion
- New sound system in the competitive gym and the auditorium
- New administrative addition along with a new fire alarm system

Status

- Construction of the new addition and move-in is complete
- Auditorium renovations and sound system installations are complete
- The temporary serving line are complete and active.

PH1-BP05
Lakeview Centennial HS and Naaman Forest HS



Lakeview Centennial High School

PH1-BP05
Lakeview Centennial HS and Naaman Forest HS



Lakeview Centennial High School

PH1-BP05
Lakeview Centennial HS and Naaman Forest HS



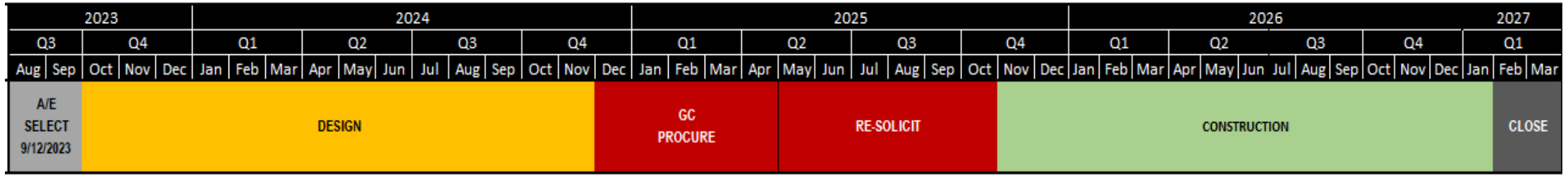
Naaman Forest High School

PH1-BP05
Lakeview Centennial HS and Naaman Forest HS



Naaman Forest High School

PH1-BP07
Elementary Fencing



Scope

Installation of secure fencing at 37 elementary campuses

- 18 of 37 campuses 100% complete
- Testing Intercom/ Fiber connections for Vehicle Gates at Armstrong and Shugart

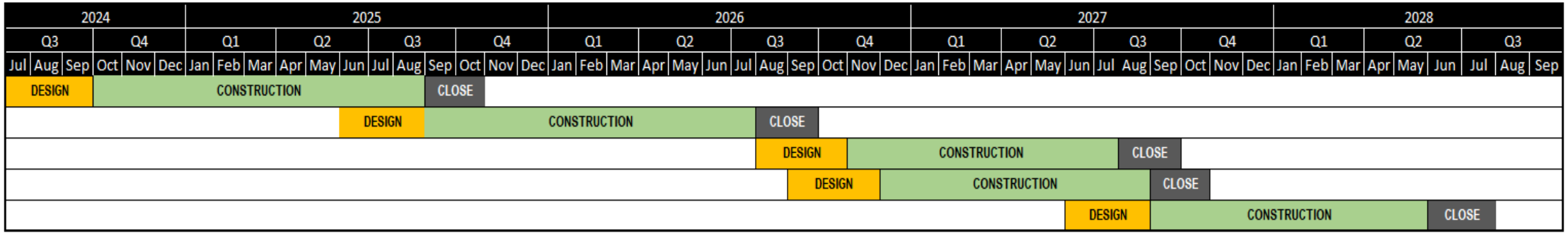
	Construction Stage													
Facility Name	Demolition	Excavation	Set Posts	IT and Electrical	Concrete	Fence Install	Gates Finish	Facility Name	Demolition	Excavation	Set Posts	IT and Electrical	Concrete	Fence Install	Gates Finish
Luna ES	100%	100%	100%	95%	100%	100%	100%	Armstrong ES	100%	100%	100%	95%	100%	100%	100%
Sewell ES	100%	100%	100%	95%	100%	100%	100%	Abbett ES	100%	100%	100%	95%	100%	100%	100%
Shugart ES	100%	100%	100%	95%	100%	100%	100%	Bradfield ES	100%	100%	100%	95%	100%	100%	100%
Spring Creek ES	100%	100%	100%	95%	100%	100%	100%	Herfurth ES	100%	100%	100%	95%	100%	100%	100%
Back ES	100%	100%	100%	90%	100%	100%	100%	Liberty Grove ES	100%	100%	100%	95%	100%	100%	100%
Dorsey ES	100%	100%	100%	75%	100%	100%	90%	Lister ES	100%	100%	100%	90%	100%	100%	100%
Steadham ES	100%	100%	100%	75%	100%	100%	100%	Northlake ES	100%	100%	100%	90%	100%	100%	100%
Beaver Technology Center	100%	100%	100%	50%	100%	100%	95%	Cooper ES	100%	100%	100%	90%	100%	100%	90%
Watson Technology Center	100%	100%	100%	50%	100%	100%	95%	Pearson ES	100%	100%	100%	75%	100%	100%	95%
Shorehaven ES	0%	0%	0%	0%	0%	0%	0%	Bullock ES	100%	100%	100%	50%	100%	100%	95%

PH1-BP07
Elementary Fencing



Beaver Elementary School

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



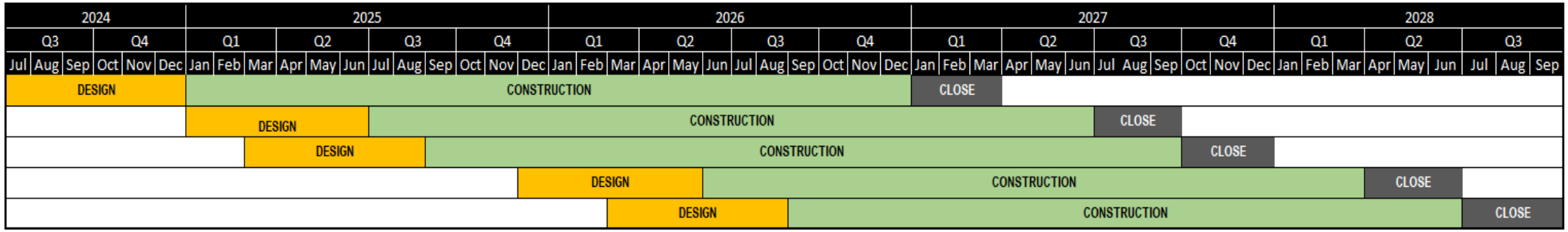
Scope

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)

Construction Stage															
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	Close out
Beaver ES	90%	60%	0%	0%	0%	0%	0%	Shugart ES	0%	0%	0%	0%	0%	0%	0%
Back ES	90%	60%	0%	0%	0%	0%	0%	Steadham ES	0%	0%	0%	0%	0%	0%	0%
Hudson ES	0%	0%	0%	0%	0%	0%	0%	Dorsey ES	0%	0%	0%	0%	0%	0%	0%
Lyles MS	0%	0%	0%	0%	0%	0%	0%	Herfurth ES	0%	0%	0%	0%	0%	0%	0%
Schrade MS	60%	20%	0%	0%	0%	0%	0%	Bullock ES	0%	0%	0%	0%	0%	0%	0%
Spring Creek ES	0%	0%	0%	0%	0%	0%	0%	Stephens ES	0%	0%	0%	0%	0%	0%	0%
Weaver ES	0%	0%	0%	0%	0%	0%	0%	Vial ES	0%	0%	0%	0%	0%	0%	0%
Northlake ES	0%	0%	0%	0%	0%	0%	0%	Rowlett HS	0%	0%	0%	0%	0%	0%	0%
Pearson ES	0%	0%	0%	0%	0%	0%	0%	Austin MS	0%	0%	0%	0%	0%	0%	0%
Keeley ES	0%	0%	0%	0%	0%	0%	0%	Lister ES	0%	0%	0%	0%	0%	0%	0%
Sewell ES	0%	0%	0%	0%	0%	0%	0%	Luna ES	0%	0%	0%	0%	0%	0%	0%

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

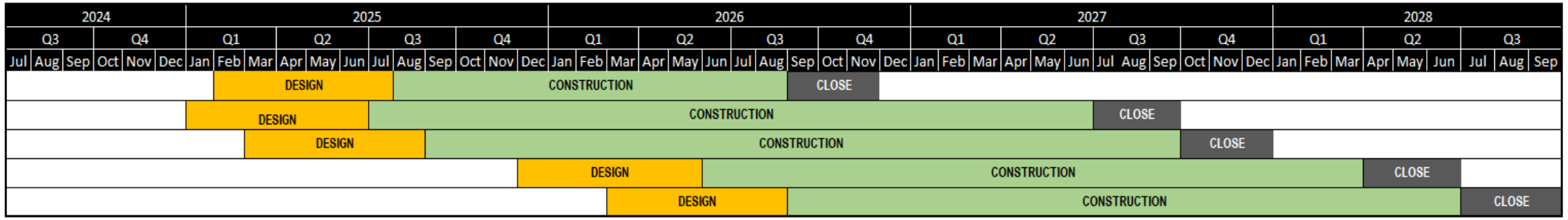


Construction Stage

Facility Name	Wire Install	Device Install	Programming	Dept final	Close out	Facility Name	Wire Install	Device Install	Programming	Dept final	Close out
Brandenburg MS	100%	100%	100%	100%	95%	Liberty Grove ES	0%	0%	0%	0%	0%
Armstrong ES	100%	100%	100%	100%	95%	Southgate ES	0%	0%	0%	0%	0%
North Garlnad HS	100%	100%	100%	100%	95%	Abbett ES	0%	0%	0%	0%	0%
Sellers MS	100%	100%	100%	100%	95%	Couch ES	0%	0%	0%	0%	0%
Handley ES	100%	100%	100%	100%	95%	Toler ES	0%	0%	0%	0%	0%
Shorehaven ES	100%	100%	100%	100%	95%	Transitional LC	0%	0%	0%	0%	0%
Watson ES	100%	100%	100%	100%	95%	South Garland HS	0%	0%	0%	0%	0%
Park Crest ES	100%	100%	100%	100%	95%	Sam Houston MS	0%	0%	0%	0%	0%

Total number of installations – 49, Scope - Work includes replacement of all exterior/interior cameras, system servers and associated hardware

PH1-BP11; PH2-BP11; PH3-BP11; PH4-BP09; PH5-BP09
Access Control



Scope *- Work includes exterior card reader upgrades to include wiring, system control boards and other associated hardware*

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

- Phase 1 installations complete

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

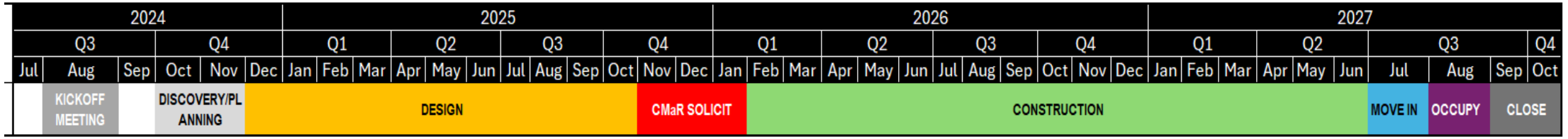
- Purchase orders received; project installs to commence at completion of all Phase 1 installs.

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

PH2-BP01
Linda L. Griffin Elementary



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%	60%	60%	50%	45%	0%	0%	100%	100%	0%	0%	0%	0%	0%	0%

Montclair Elementary Replacement

- 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
- Addition of the Linda Griffin Community Center to support school and community engagement

Status

- Installation of Piers and Beams are complete
- Pre-construction meetings with all trades are ongoing
- Underground utilities and sitework is ongoing

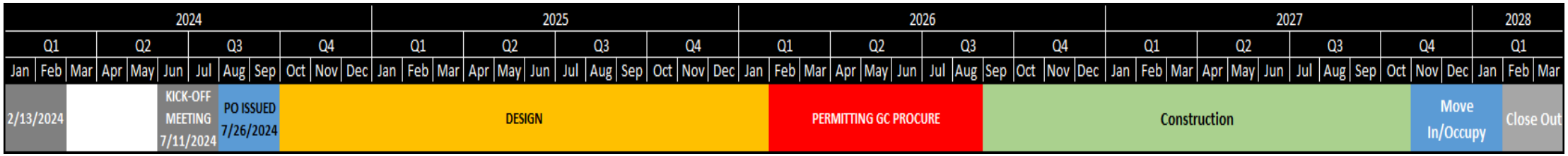
PH2-BP01
Linda L. Griffin Elementary



GISD
GARLAND INDEPENDENT SCHOOL DISTRICT

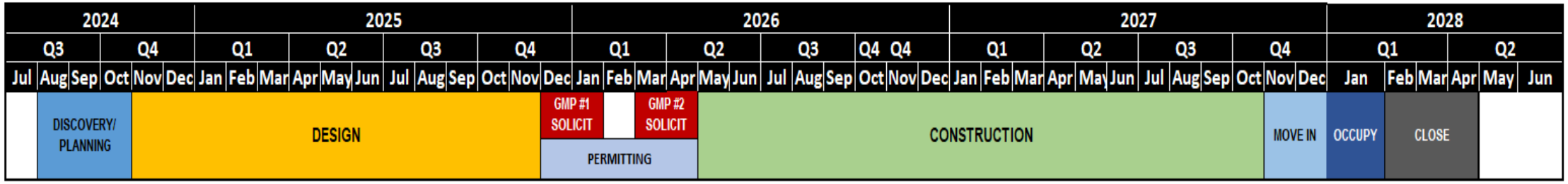
Information is preliminary and subject to change

PH2-BP02
Carson-Mulkey Agriculture Science Center



- Located at 5102 Pleasant Valley Road and Ben Road in Sachse, TX
- Received permitting review comments from the City of Sachse in late July 2026
- City of Sachse is requiring GISD to choose four of seven items from the City's zoning ordinance for architectural standards
- Items from the City of Sachse's zoning ordinance for architectural standards were presented to the Administration in August 2026
- GISD's response to the items sent back to the City of Sachse in August 2026

PH2-BP03
South Garland HS & North Garland HS



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	60%	0%	0%	N/A	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
NGHS	50%	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

- Roof replacement across multiple building sections
- Major renovations to locker rooms, dance suites and the auditorium
- New sound system in the competitive gym and auditorium
- Replacement of all interior and exterior doors
- Replacement of secondary switchgear

South Garland HS Project Overview

- Roof replacement across multiple building sections
- Major renovations to locker rooms, dance suites and the auditorium
- Full renovation of the Early College program area
- New sound system in the competitive gym and auditorium
- Replacement of all interior and exterior doors
- MEP upgrades in multiple areas

Status

- Phase 1 roof work is complete at both campuses. The remaining scope will commence in April 2027
- Interior renovations of the dance areas have commenced at both campuses

PH2-BP03
South Garland HS & North Garland HS



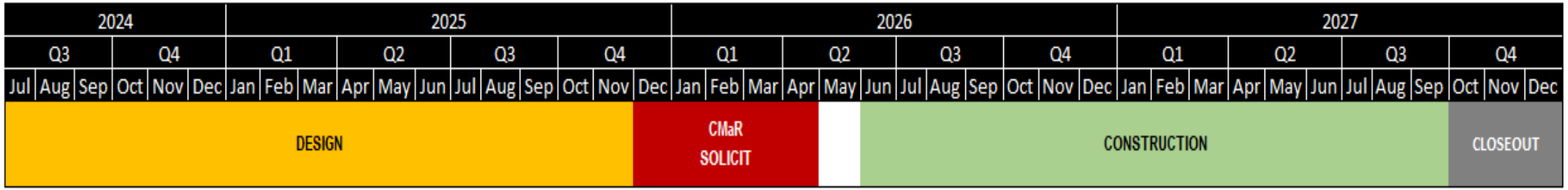
South Garland High School

PH2-BP03
South Garland HS & North Garland HS



North Garland High School

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



Scope

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

Status

- Rowlett ES Phase 1 of 3 renovations complete
- Northlake ES and Toler ES Phase 1 of 5 renovations complete
- Phase 2 renovations ongoing at all three campuses
- Toler ES roof replacement complete, Rowlett ES roof replacement ongoing

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



Northlake Elementary - Library Doors

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



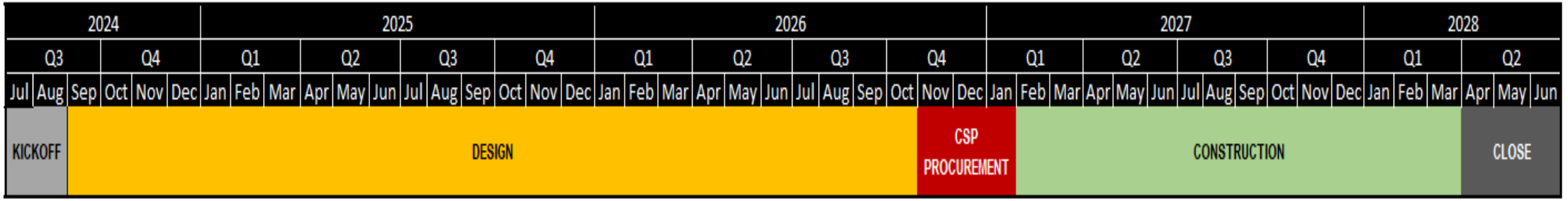
Rowlett Elementary – Classroom Doors

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



Toler Elementary – Classroom Doors

PH2-BP07 Fencing
HS, MS, & Special Service

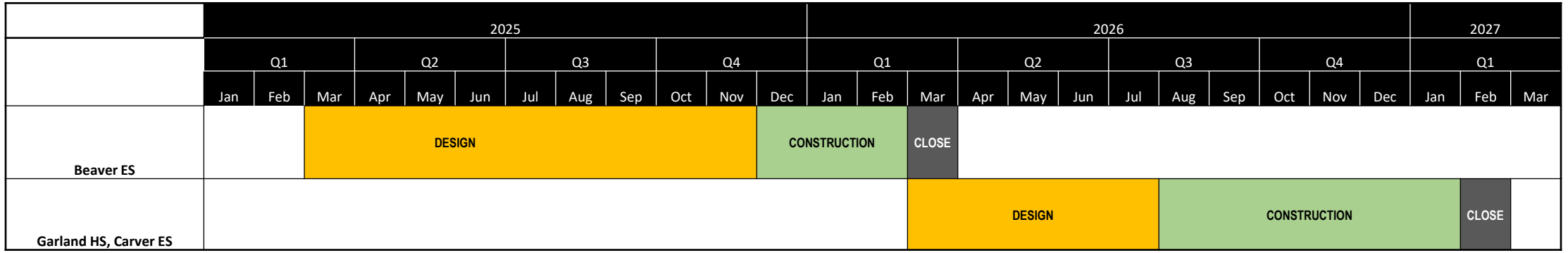


23 Campuses

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

- Revising CD's
- Final Page Turn – In process
- Coordinating Bid Docs with Purchasing

PH2-BP12; PH5-BP10 Intrusion Alarm
Beaver Technology Center, Garland HS, Carver ES



Scope

Work includes replacement of aged-cabling

- Beaver Technology Center installation complete
- Garland HS pending start date
- Carver ES pending start date

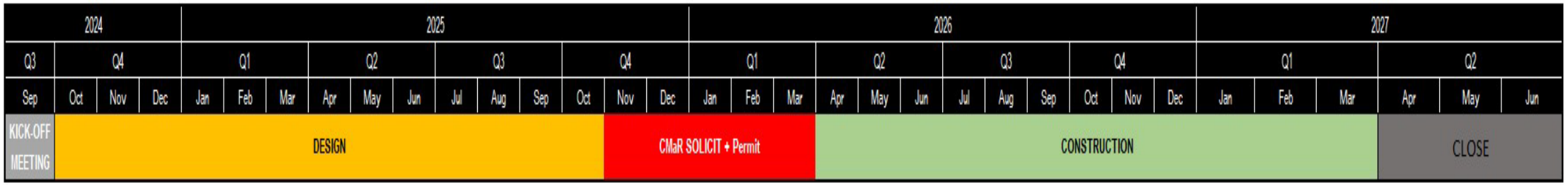
PH2-BP14
HVAC DDC Controls

- 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	

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



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

- Chemical injection for the track at South Garland is ongoing
- Underground utilities are complete
- Light poles erection at North Garland and South Garland is ongoing
- Building pads are complete at all sites, and MEP rough-in work is ongoing

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



Lakeview Centennial HS

PH3-BP02 Athletic Package

South Garland HS, North Garland HS, Lakeview Centennial HS



North Garland HS

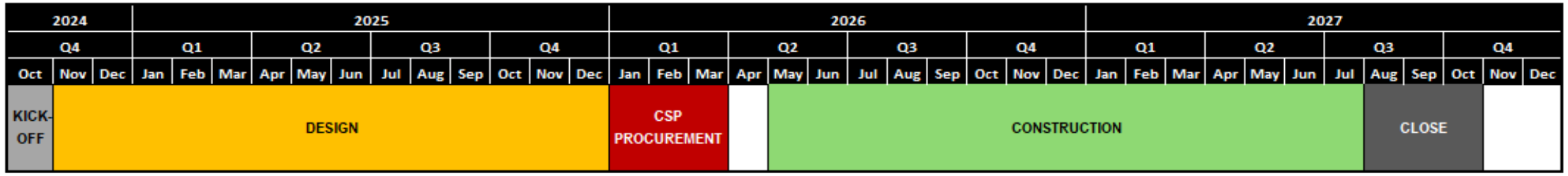
PH3-BP02 Athletic Package
South Garland HS, North Garland HS, Lakeview Centennial HS



South Garland HS

PH3-BP04 Middle School / Elementary School Renovations

Austin Academy, Houston MS, Jackson Technology, Abbett ES, Bradfield ES



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%	25%	0%	0%	0%	0%	N/A	100%	100%	N/A	N/A
Houston MS	100%	100%	N/A	100%	100%	95%	100%	90%	90%	N/A	N/A	N/A	N/A	N/A
Jackson MS	N/A	100%	100%	80%	55%	95%	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

GISD
GARLAND INDEPENDENT SCHOOL DISTRICT

PH3-BP04 Middle School / Elementary School Renovations

Austin Academy, Houston MS, Jackson Technology, Abbett ES, Bradfield ES



Austin MS

PH3-BP04 Middle School / Elementary School Renovations

Austin Academy, Houston MS, Jackson Technology, Abbett ES, Bradfield ES



Houston MS

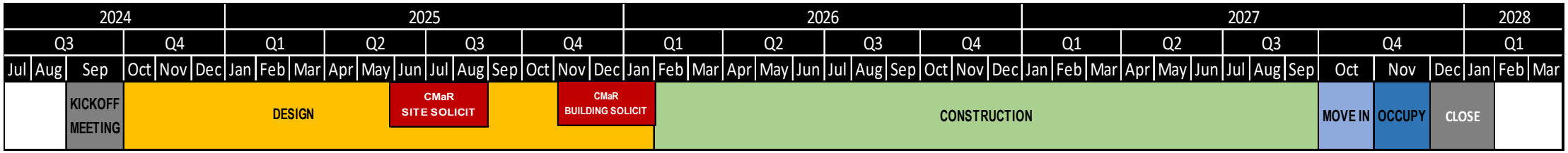
PH3-BP04 Middle School / Elementary School Renovations

Austin Academy, Houston MS, Jackson Technology, Abbett ES, Bradfield ES



Jackson Technology

PH3-BP07
Dr. Marvin D. Roden Technology Center



Construction Stage																					
Sitework		Foundation Work				Structure			Envelope					Site Utilities					Underground Building Utilities			Foundation Work	
Drive Lane Paving	Approaches	Piles / Piers	Grade Beams	Slabs	Drains	ICF (Storm Shelter)	Structural Steel	Ext Framing	CMU	Roof	Glazing	Metal Panels	Veneer Masonry	Gas	Water	Primary Electric	Sewer	Storm Sewer	Plumbing	Electrical	Domestic Water	Piles / Piers	Grade Beams
100%	100%	100%	100%	50%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	95%	10%	100%	100%	60%	50%	50%	100%	100%

Scope

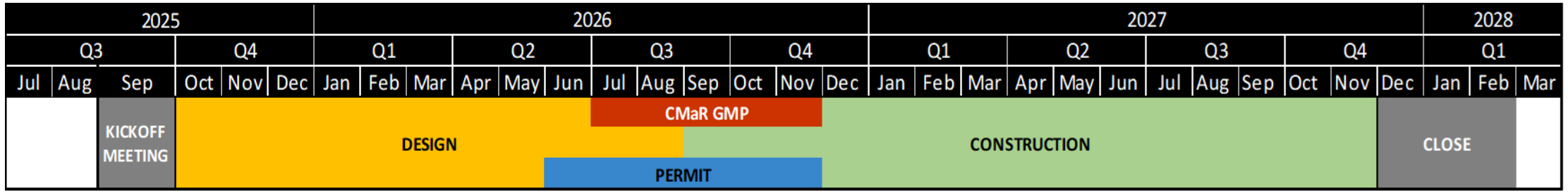
New two-story, 38,500sqft Dr. Marvin D. Roden Technology Center located at 2302 Naaman Forest Boulevard

- GMP 1 approaching Substantial completion
- GMP 2 slab concrete pours ongoing
- Hardened-shelter CMU construction ongoing

PH3-BP07
Dr. Marvin D. Roden Technology Center

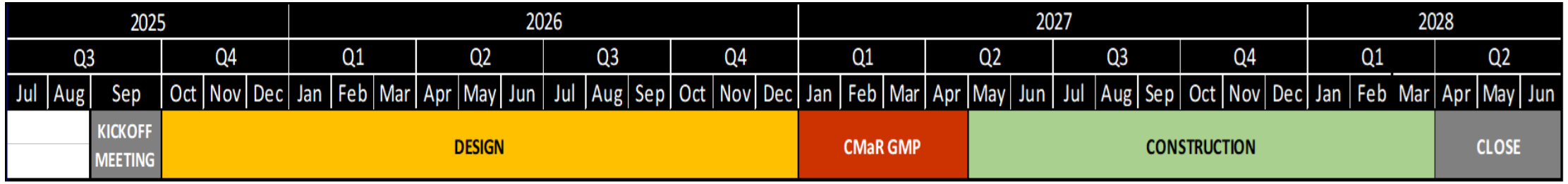


PH4-BP01
GRCTC Additions



- The GMP# 1 for the site work package was approved at the August 11, 2026 Board Bond Special Meeting and the amendment is being processed
- 100% Construction Documents (CD) for the building package have been completed and GMP# 2 is being finalized by the CMaR for presentation at the October 6, 2026 Board Bond Special Meeting
- The City of Garland plan reviewers provided their second round of comments on the sitework construction scope permit documents, to which the design team has responded
- The permit application for the building construction scope has been submitted to the City of Garland

PH4-BP02
Rowlett HS and Sachse HS Renovations

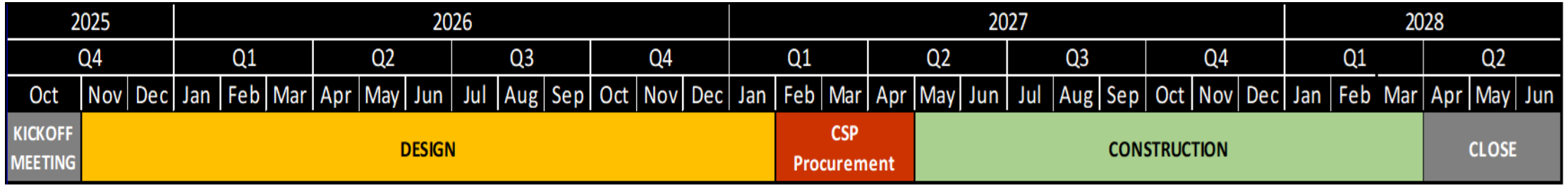


Scope

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

- The overall scope for the projects including the Fine Arts program spaces was presented by the architect at the Facilities, Maintenance and Bond Update meeting on August 24, 2026
- The Scope to Budget (STB) package is being finalized accordingly
- The CMaR is coordinating with the design team on their pre-construction phase deliverables

PH4-BP03 Middle School / Elementary School Renovations
Brandenburg MS, Lyles MS, O'Banion MS, and Southgate ES



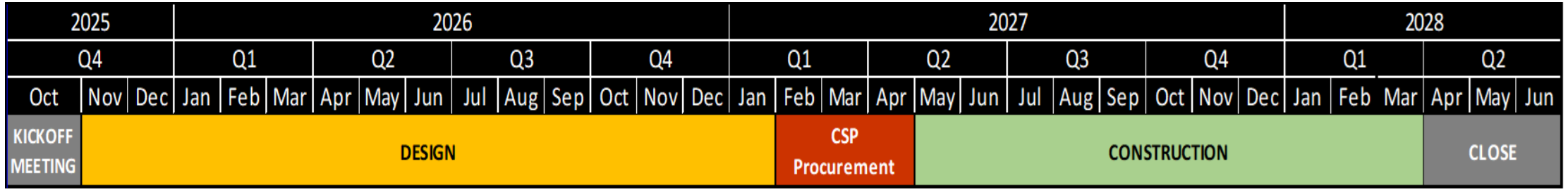
Scope

- **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

The Scope to Budget (STB) for all the projects were approved at the Facilities, Maintenance and Bond Update meeting on August 31, 2026

Schematic Design (SD) presentation is planned for the October 6, 2026 Board Bond Special Meeting

PH4-BP04 Middle School / Elementary School Renovations
Bussey MS, Sellers MS, Shorehaven ES, Webb MS, and Williams ES

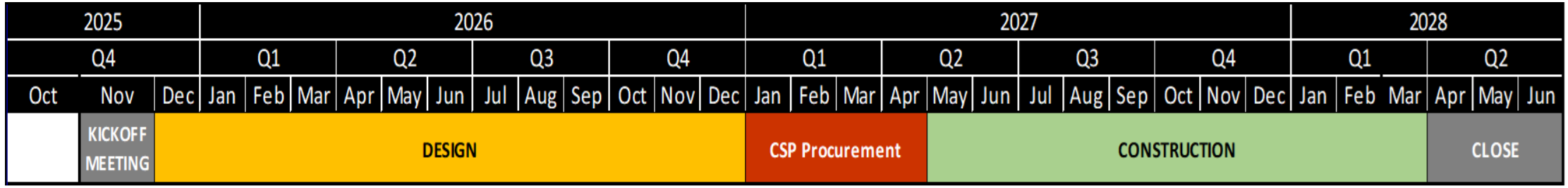


Scope

- **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 is being reviewed

PH4-BP05
Parsons Prekindergarten and Cisneros Prekindergarten



Scope

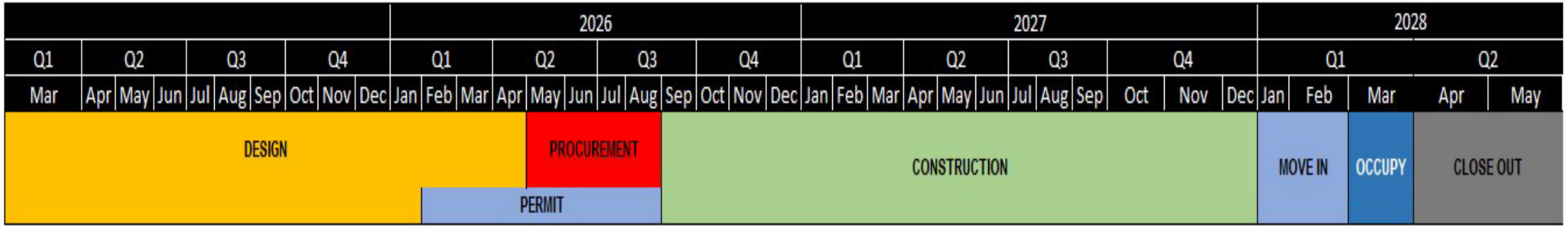
- **Parsons Pre-K** - Replace exterior waterproofing, roof systems and rooftop HVAC units
- **Cisneros Pre-K** - Replace exterior waterproofing and roof systems

We are working with the Third-party consulting firm on reviewing the design team's proposed scopes developed after investigating in detail the existing conditions at both schools

Scope to Budget (STB) is being finalized accordingly for presentation at an upcoming Facilities, Maintenance and Bond Update meeting

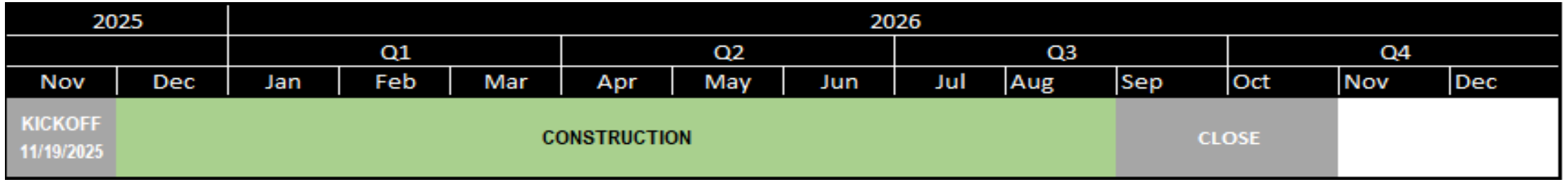
PH4-BP06

Memorial Pathway Academy/Manuel & Maria Valle Student Services Center



- 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 at the Board Bond Special Meeting on July 28, 2026
- GMP Amendment is in process with CORE Construction
- Site permit is in process with the City
- Scope includes construction of the new Memorial Pathway Academy and Manuel and Maria Valle Student Services Center

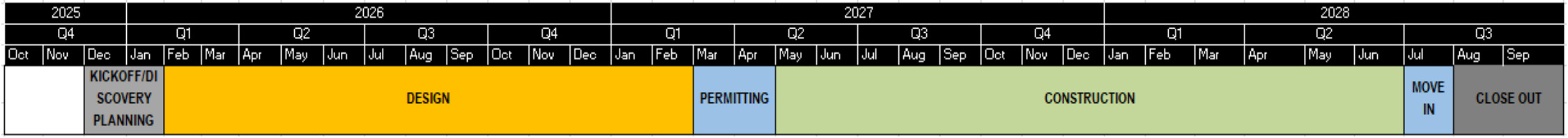
PH4-BP07 High School Sports Lighting Replacement



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 completed in August 2026
- Naaman Forest HS baseball permitting received in late July 2026
- Naaman Forest HS baseball scheduled to be completed in September 2026
- Naaman Forest HS football permitting received in late July 2026
- Naaman Forest HS football completed in August 2026

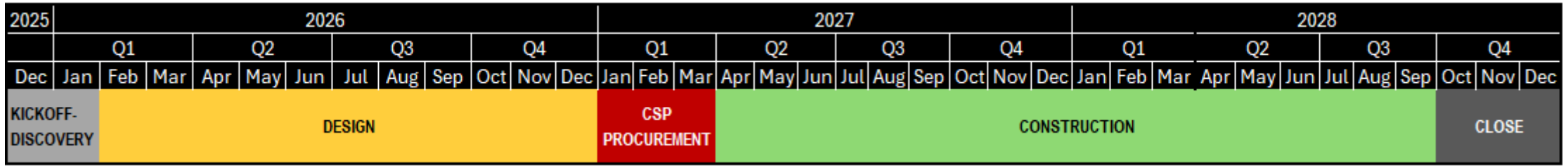
PH5-BP01
Transportation Center



Scope

- *New Transportation Center to replace existing building.*
- Transportation design meetings are ongoing.
- As a group, we are still working on the program and the budget.

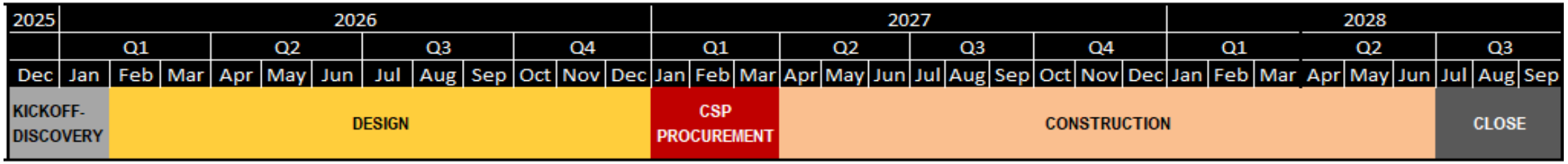
PH5-BP02
Garland High School Renovation



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 (2 GMP's – Roof & Campus Renovations)*

- Preparing STB
- Roofing consultant secured
- Coordinating with Athletics on renovations/ standards

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



Scope

- **Coyle MS:** Boys and Girls dressing/locker rooms renovation and provide accessible route to cafeteria and replace roof system and waterproofing
- **Hudson & Schrade MS**: Boys and Girls locker rooms renovation and Boys/Girls dressing room
- **Stephens ES:** Replace educational casework in all classrooms and replace stage curtains
- **Watson ES:** Replace science lab/classroom casework
- STB approved working on SD
- Coordinating with new builds - standard for casework design
- Athletics helping with locker room details / configurations

PH5-BP04 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 50%

CD completed in August 2026

90% CD Page Turn scheduled for September 2026

PH5-BP06
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
- 50% CD completed in August 2026
- 90% Page Turn scheduled for September 2026

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 complete

Teacher/Staff Laptops:

- Deployment scheduled June–December 2026
- Recent Progress: Installation partner successfully deployed classroom monitors and docking stations over the summer.
- Teacher/Staff laptop rollout in progress and will continue through the fall semester to ensure a smooth and efficient deployment process.

Comments/Questions



GISD
GARLAND INDEPENDENT SCHOOL DISTRICT

Project Summary Information | Reporting Date: Mid-August 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: • Chemical injection work complete • Site drainage and collector pipe installation ongoing • Select fill cap and flex base installation are complete • 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-August 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 punch list 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	May - September 2024
Construction Begins	February 2025
Construction Completion	September 2026 (Lakeview)
Move In	May - September 2026
Occupy	July - September 2026
Closeout	December 2026

Progress Photos

South Garland MAC



Sachse 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-August 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 7/8/2025 Building Purchase Order issued Resolved City TIA issues to get site permit process released Construction is ongoing
Action Items:	Final GMP was issued on 1/28/2025 and received Board approval on 2/11/2025. Site Permit received 7/72025 GISD west property line issue resolution was accepted and is being implemented Lee Lewis as CmAR projects substantial completion November 2026 FF&E order is ready and will be delivered early December 2026 Occupancy is planned for January 2027

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/Occupy	December 2026
Closeout	November 2026 - January 2027

Project Summary Information | Reporting Date: Mid-August 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 brick installation is ongoing. • Permanent transformer has been delivered. • Pre-construction meetings are ongoing. • All exterior sheathing is complete.
Action Items:	• Interior framing and in-wall rough-ins are complete. • Overhead rough-in is ongoing throughout the building. • Exterior waterproofing is ongoing throughout the building.

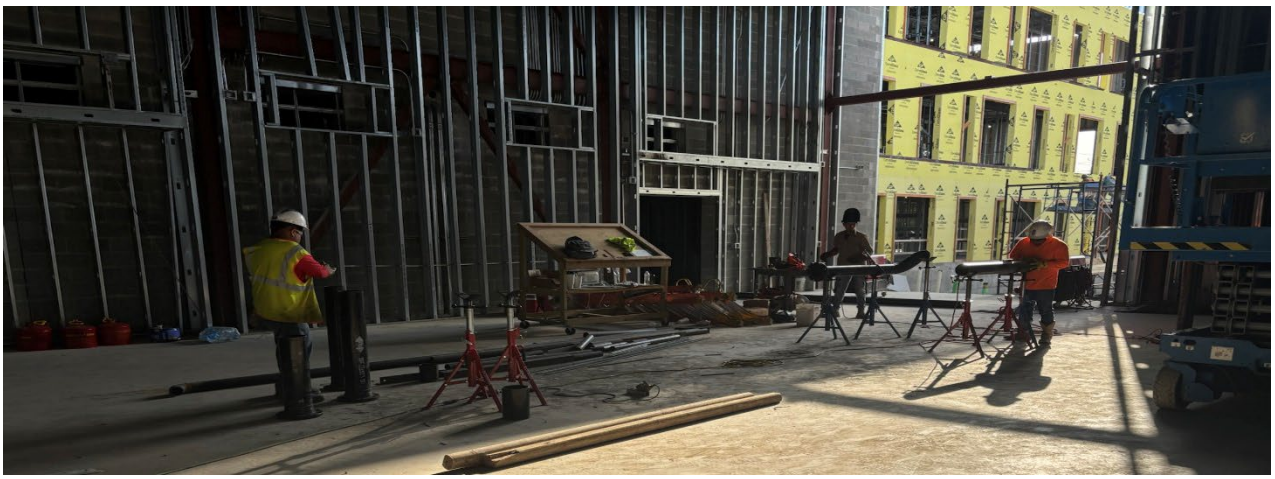
Information

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-August 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 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

- Interior framing and enclosing of walls in the cafeteria is ongoing.
- Electrical and mechanical rough-in is progressing in the cafeteria.
- Temporary serving line is in place and going well.

Lakeview Centennial High School

- New HVAC chiller has been set.
- Erection of structural steel is mostly complete. Installation of decking is ongoing.
- Electrical and mechanical rough-in is ongoing in the cafeteria and kitchen areas..

Action Items:

- Interior framing is ongoing in the LCHS kitchen.
- Exterior framing is underway at the new admin wing at LCHS.
- New landscape for the front entry of NFHS is 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







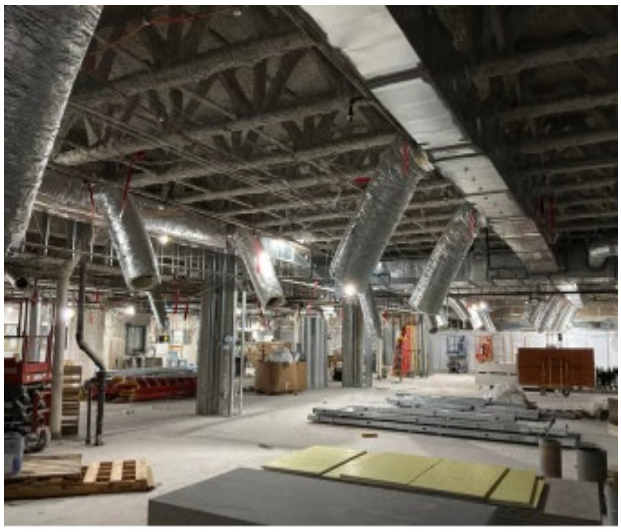


NFHS Progress Photos











Project Summary Information — Reporting Date: Mid-August 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 Conducting 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 - Aug. 2026

Project Summary Information | Reporting Date: Mid-August 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:	18 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



Fence at Pearson ES



Setting posts at Beaver Tech

Project Summary Information | Reporting Date: Mid-August 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 installations complete, pending close-out approval. PHASE 2 Status - Southgate, Cisneros, Abbett, O'Banion, Liberty Grove and Couch installations complete, pending close-out approval. 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.

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Project Summary Information | Reporting Date: Mid-August 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- Phase 1 installs complete (Brandenburg, Sellers, North Garland, Armstrong, Park Crest, Shorehaven, Handley and Watson) PHASE 2 Status- Installations to commence mid-September PHASE 3 Status- Proposals revised and submitted for purchase order
Action Items:	Submit purchase orders for phases 3-5

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 December 2026 PHASE 3- Installation to commence at the conclusion of all phase two CCTV projects. Estimated start of March 2027

Progress Photos





Project Summary Information | Reporting Date: Mid-August 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- Phase 1 installs are complete (Armstrong, North Garland, Shorehaven, Brandenburg, Transition Learning Center and Sellers) PHASE 2 Status- Installs to commence mid-September PHASE 3 Status- Site walks completed. Installs to be completed following the completion of all phase 2 projects
Action Items:	Complete all phase 2 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, mid-Sept. 2026 PHASE 3- Installation will commence immediately following the completion of all phase two projects. Estimated start, mid-Dec.2026

Progress Photos

Project Summary Information | Reporting Date: Mid-August 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:

- Final closeout documents completed

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-August 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:	• The majority of concrete has been placed for area B grade beams. • Formwork and reinforcing is ongoing for grade beams at area C and area D cafeteria area. • Water meter vault has been set, and tie-ins have been made at Birchwood Drive.
Action Items:	• Rough/ fine grading is underway for the west parking lot. • Site trenching and utility installation is ongoing. • Underground plumbing is underway at area A.

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 0 June 2025
Demo	August 2025 – November 2025
Permitting	April 2025 0 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-August 2026

Carson-Mulkey Agricultural Science Center
PH2-BP02

Description:	New Agricultural Science Facility, meeting rooms, arena, pens, wash/grooming bays.
Status/ Comments:	Permitting Stage • Received permitting review comments back from the City of Sachse in late July • City of Sachse is requiring GISD to choose four of seven items from the City's zoning ordinance for architectural standards • GISD's response to the items sent back to the City of Sachse in August 2026
Action Items:	• Building permitting under review by the City of Sachse • Items from the City of Sachse's zoning ordinance for architectural standards were presented to the Administration August 2026

Information

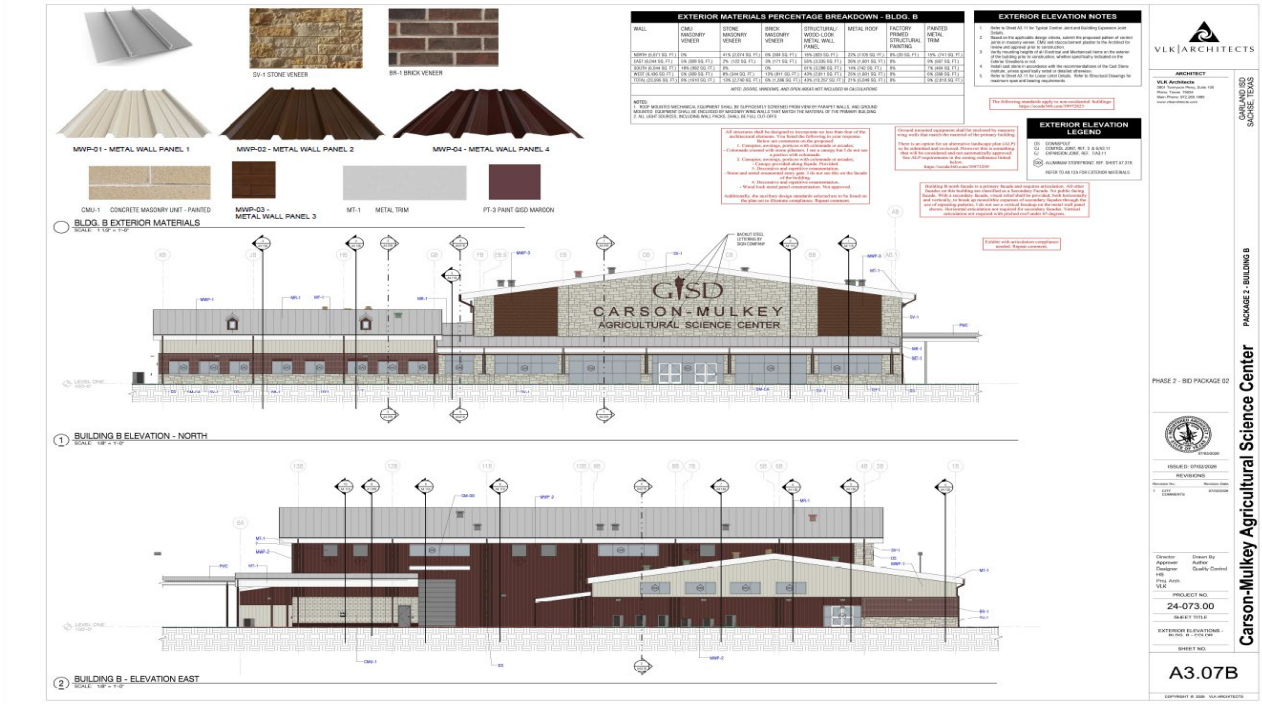
GISD Project Manager:	Ron Ward
Architecture Firm:	VLK
Construction Firm:	Lee Lewis Construction
Project Delivery Method:	Construction Manager at Risk
Project Type:	New Agricultural Science Facility
Project Stage:	Construction Documents

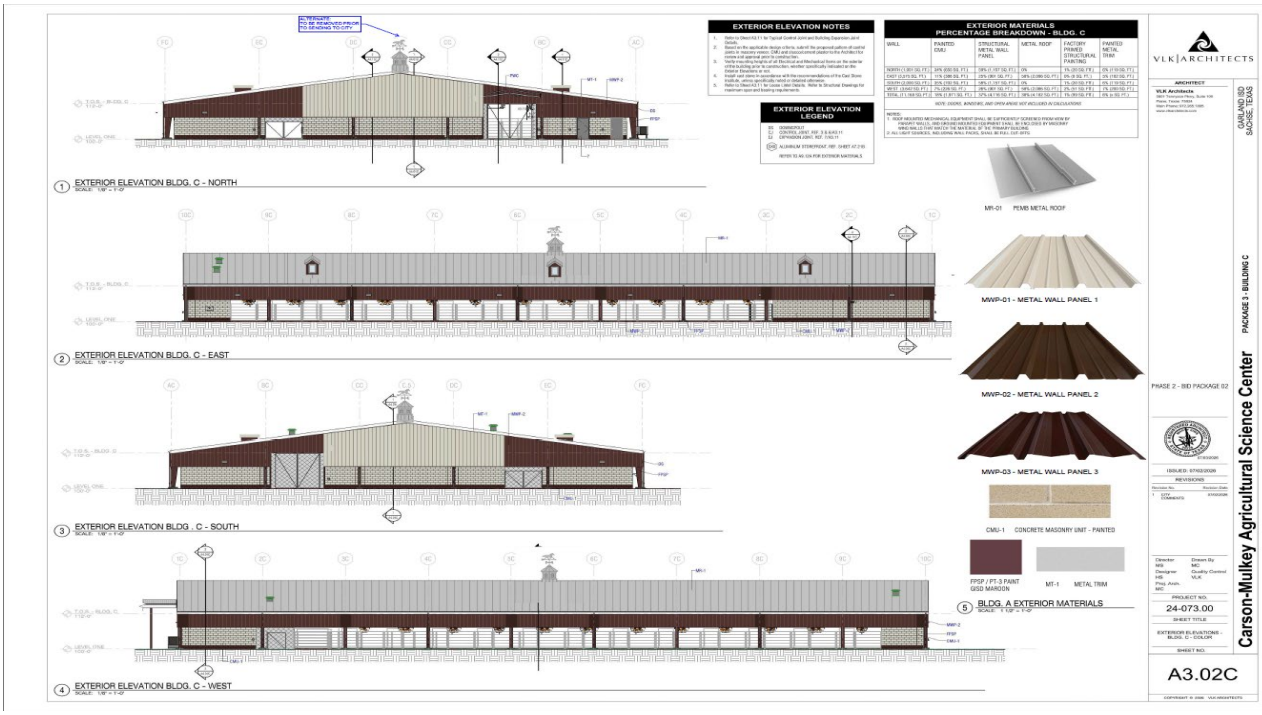
Project Schedule

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-August 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.
- Abatement for interior school dance/cheer areas has commenced.
- Fall phasing plans have been distributed and discussed with both Principals.

Action Items:

- Working on Schedule of Values for GMP 2.
- Working on approving PO 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-August 2026

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

Description:	Elementary School Enhancements
Status/ Comments:	Roof replacement complete at Toler ES Roof replacement ongoing at Rowlett ES Phase 1 of 3 renovations complete at Rowlett ES, Phase 1 of 5 renovations complete at Toler ES, and Northlake ES Phase two renovations ongoing at all three campuses
Action Items:	Complete phase 2 and commence with phase 3

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-August 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-August 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 3rd Party Estimator for Cost Verification in Bid Coordinating Final CD Page Turn with Departments
Action Items:	Solicitation – 3rd 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	Seotember 2026
Construction	TBD
Close Out	TBD

Progress Photos

Project Summary Information | Reporting Date: Mid-August 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 October 2026

Progress Photos

Project Summary Information | Reporting Date: Mid-August 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:	• Consultant proposals processed for purchase requisitions August 2026

Information

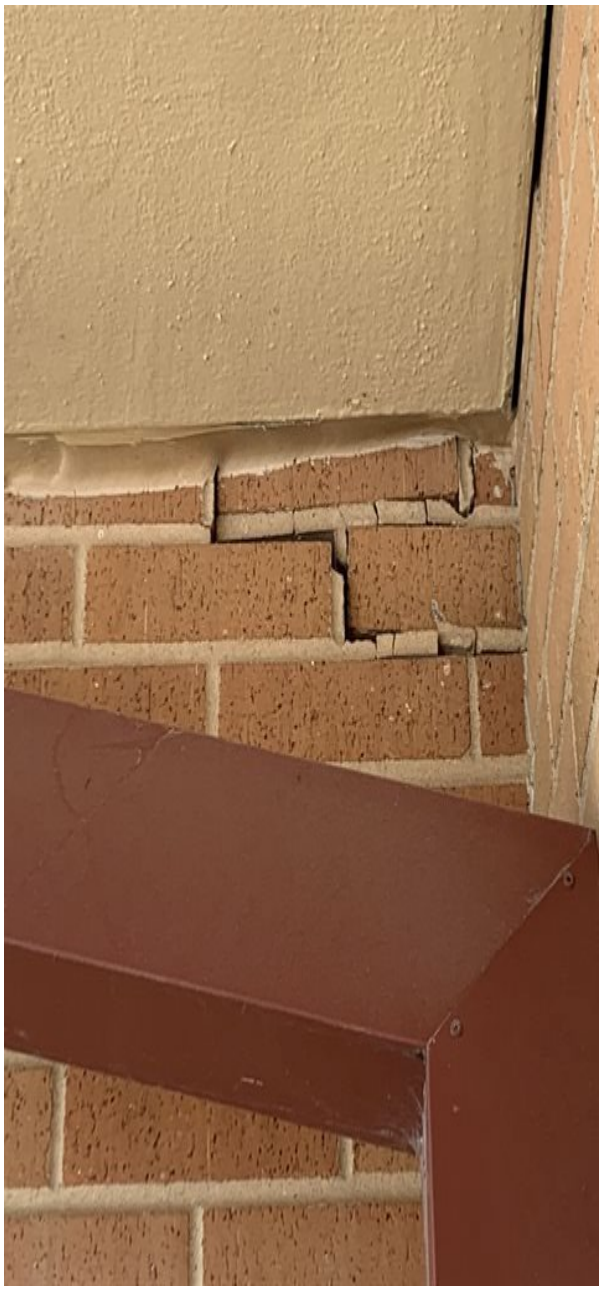
Project Manager:	Ron Ward
Architecture Firm:	ARMKO
Construction Firm:	TBD
Project Delivery Method:	JOC
Project Type:	Repair/ Replacement Exterior waterproofing/sealant joints
Project Phase:	Discovery and Planning

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	September 2026
Construction Begins	November 2026
Construction Completed	July 2027
Closeout	August 2027

Progress Photos

Southgate ES Site Photos





Project Summary Information Reporting Date: Mid-August 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 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-August 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:

- Removing the existing track & field at North & South Garland ongoing
- Installation of underground utilities in ongoing
- Installation of light poles is complete Lakeview HS
- Building pads are complete at all sites

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 2027 - July 2027

Progress Photos

Lakeview HS – New Lighting



roject Summary Information Reporting Date: Mid-August 2026

Middle School/Elementary Renovations
PH3-BP04

Description:

Middle/Elementary School Renovations

- **Austin MS: N**ew LED parking lot and exterior lighting, Boys & Girls dressing room addition and locker room renovations to include fixtures, lockers, and finishes.
- **Houston MS:** Replace an older portion of the roof, replace exterior sealant joints, Boys & Girls dressing room addition, and locker room renovations to include fixtures, lockers, and finishes.
- **Jackson MS Tech Center:** Replace built-up roof, new LED parking lot and exterior lighting, Boys & Girls dressing room addition, and locker room renovations to include fixtures, lockers, and finishes.
- **Abbett ES:** Replace service entrance switchgear.
- **Bradfield Elementary:** Replace secondary switchgear.

Status/ Comments:

Middle School Additions/Renovations

- Interior locker room renovations are ongoing.
- Houston MS and Jackson Tech re-roofing is ongoing.
- Temporary passage at Austin Academy is complete.

Elementary School Switchgear projects

- Door hardware at Bradfield ES has commenced.
- Electrical switchgear has been procured for both campuses.

Action Items:

- Exterior construction for Austin's new addition is ongoing.
- Construction crews are working night shifts to complete all scopes.

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-August 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 and GMP 2
Action Items:	Complete substantial 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-August 2026

GRCTC
PH4-BP01

Description:	Addition
Status/ Comments:	In Construction Documents (CD) Phase
Action Items:	GMP# 2 Finalization by the CMAR

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:	GMP Procurement

Project Schedule

100% Construction Documents (CD) phase has been completed, and the permit application for the building package has been submitted to the City of Garland. The early release site package was previously 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. Second round of review comments were received from the city plan reviewers and responded to by the design team accordingly. The associated GMP# 1 by the CMaR was approved at the 08/11/2026 Board Bond Special 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 Approved	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

Project Summary Information | Reporting Date: Mid-August 2026

Rowlett HS and Sachse HS
PH4-BP02

Description:	Renovations
Status/ Comments:	In Scope to Budget
Action Items:	Schematic Design (SD) development by the architect

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:	Schematic Design (SD)

Project Schedule

The overall scope for the projects including the Fine Arts program spaces was presented by the architect at the Facilities, Maintenance and Bond Update meeting on 08/24/2026. This was based on the conceptual plan previously approved by district leadership at the 07/20/2026 meeting. The scope to budget documentation is being finalized by them accordingly. The CMaR is in close coordination with the design team on their related pre-construction phase deliverables.
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-August 2026

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

Description:	Renovations
Status/ Comments:	In Scope to Budget
Action Items:	Schematic Design (SD) development in progress by the architect

Information

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

Project Schedule

The Schematic Design (SD) for all the four projects is planned to be presented at the Facilities, Maintenance and Bond Update meeting on 08/31/2026. Per the current plan the architect will then finalize their presentation for 10/06/2026 Board of Trustees Board Bond Special Meeting. Scope modifications were required to be made related to storm shelter code aspects from a budget and functionality standpoint at each applicable campus.
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-August 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 (STB)

Project Schedule

The architect has prepared their preliminary draft scopes for the five schools based on detailed walks of the campuses conducted with their consultants. We reviewed this, and some feedback has been provided to them for further developing their scopes related to storm shelter code aspects from a budget and functionality standpoint at each applicable campus. These scopes are planned to be presented at one of the upcoming Facilities, Maintenance and Bond Update meetings.
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-August 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

The architect and design team, which includes their roofing scope consultant, submitted their initial recommendations based on visiting and reviewing the existing conditions at both schools. This effort is in conjunction with following the district's standards and requirements. We are coordinating with the third-party consulting firm (Armko) on reviewing this proposed scope as part of the process of finalizing the Scope to Budget (STB) package. This is then 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-August 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 done Expect 100% drawings/specifications by 5/18/2026 GMP received July 7,2026 GMP approved by the Board on 7/28/26 Site permit 3rd submission to City is 7/30/26 GMP Amendment is in process

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-August 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:	• NFHS baseball/football permitting received in late July • NFHS football completed in August 2026 • NFHS baseball scheduled to be completed in September 2026 • RHS football completed in August 2026
Action Items:	• NFHS baseball scheduled to be completed in September 2026 after the football fields at NFHS and RHS are completed

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	September 2026
Closeout	October 2026

Progress Photos

NFHS Site Photos







Project Summary Information | Reporting Date: Mid-Aug 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:	• Department programming meetings with the architect are ongoing. • KAI is working hard to fulfill program needs compared to budget. • KAI presented the most recent changes to administration.
Action Items:	• KAI has been redirected to trim the program. • KAI and GISD's meeting with the City of Rowlett 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-August 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:	• STB for project - pending • GMP 1 – Roof – SD beginning • Securing ARMKO as consultant • Coordinating with Athletics on locker rooms
Action Items:	• Prepare for SD for GMP #1 and #2 for September • FIT Meeting with City Officials - TBD

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 - December 2026
Procurement:	Jan 2027 - Mar 2027
GMP Board Approval:	February 2027
Construction Start:	March 2027
Construction Completion:	June 2028
Closeout:	August 2028

Project Summary Information | Reporting Date: Mid-August 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:

- STB presented and approved
- Beginning SD
- Working with Athletics regarding locker room standards
- Working with new elementary designers for casework standards

Action Items:

- Coordinate meeting with Athletics
- Coordinate meeting with PM’s from Kimberline and Linda Griffin

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
SD Board Approval:	September 2026
DD/CD:	Fall 2026
Procurement:	Jan 2027
Construction:	Summer/ Fall 2027

Project Summary Information | Reporting Date: Mid-August 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 is RLK Eng. report. Underground drainage improvements to include new storm line under west service drive and connect to exiting 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 completed in August 2026
- 90% CD page turn scheduled for September 2026
- Marvin Padgett RLK survey completed in August 2026

Action Items:

- MEP walks and Lidar scans scheduled for August 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-August 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:	• 50% CD completed in August 2026 • 90% CD page turn scheduled for September 2026
Action Items:	• Harris Hill roof walks scheduled for August 2026

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

GARLAND INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES AGENDA

Date: September 8, 2026

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

Subject: Consider Approval of Recommended Guaranteed Maximum Price (GMP) #2 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 the administration's recommendation to approve the recommended Contract 510-04-4.1 Guaranteed Maximum Price (GMP) #2 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) #2 for Gilbreath-Reed Career and Technical Center Addition as presented to the Board of Trustees.

Financial Impact and Funding Source:

Not to Exceed Amount: $2,921,072

683 - Bond 2023