Garland Independent School District

Board of Trustees

Special Meeting

Tuesday, November 10, 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

B. Receive Presentation on Bond 2023 PH5-BP02 Garland High School Renovation Schematic Design — **Javier Fernandez** 128

V. Action Items (Non Consent)

A. New Award

1. Contract 510-99 - Consider Approval of Recommendation to Enter into Cooperative and Interlocal Agreements for the Purchase of Equipment and Related Services to Support District Facility Needs – **Dianna Casper, Javier Fernandez** 152

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 551.087. Deliberation Regarding Economic Development Negotiations A governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1)

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

1. Discussion regarding locations of Bond projects.

D. 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.

E. 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: November 10, 2026

Presented By: Javier Fernandez, Executive Director of Facilities and Maintenance

Subject: Receive Presentation on Bond 2023 Program Summary Update

Information Item

Executive Summary:

Receive presentation on Bond 2023 Program Summary Update.

Administrative Recommendations:

Provided for your information.

Financial Impact and Funding Source:

N/A



Bond Program Summary Update

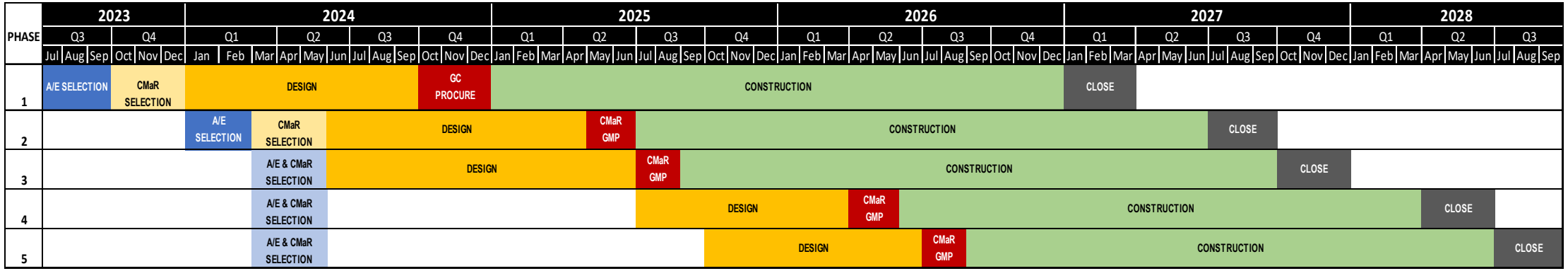
November 10, 2026

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**

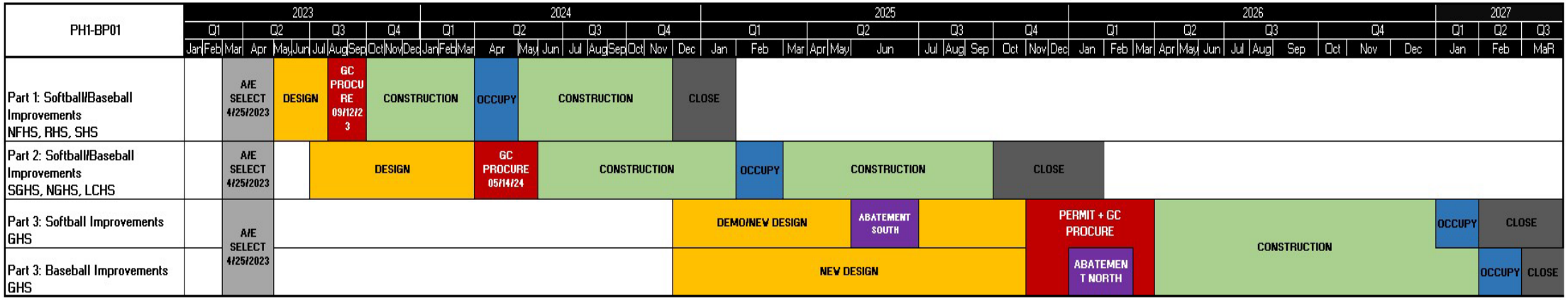
GISD
GARLAND INDEPENDENT SCHOOL DISTRICT

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

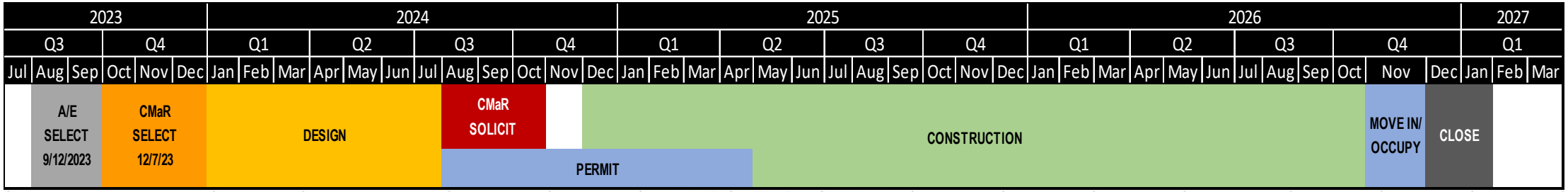
- Installation of concrete backstop wall foundation and perimeter curb complete
- Building pad pours complete. Exterior wall installation ongoing
- Installation of conduits and wiring for the scoreboards is complete
- Installation of the CMU walls for the dugouts has commenced

PH1-BP01 High School Softball/Baseball Improvements



Garland HS Softball/Baseball Complex (Williams Stadium)

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



Construction Stage														
Facility Name	Sitework	Site Utilities	Envelope				Interior							
	Fire Lane	Gas	CMU	Glazing	Metal Panels	Veneer Masonry	Paint	Ceilings	Flooring	Millwork	Door & Hardware	Turf	Ceramic Tile	MEP Trim
LCHS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

- Received Conditional Certificates of Occupancy at NFHS, RHS, SHS, NGHS, SGHS, GHS
- FF&E installed in NFHS, GHS (Williams Stadium), SHS, NGHS, SGHS, RHS
- Weights installed in NFHS, RHS, SHS, NGHS, GHS, SGHS
- Lakeview Centennial HS certificate of occupancy and substantial completion targeted November 2026

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



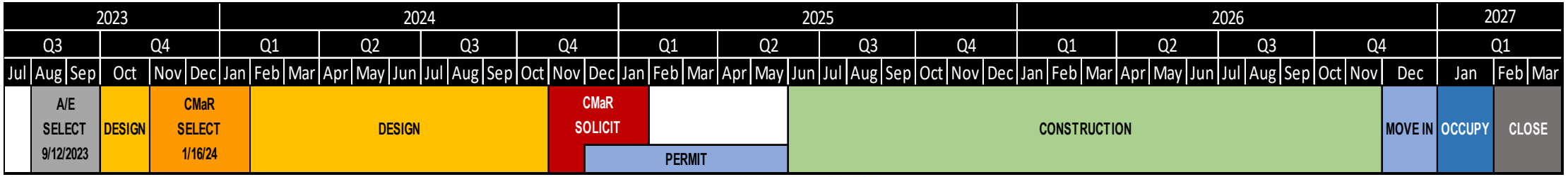
Lakeview Centennial High School

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



Naaman Forest High School

PH1-BP03
Freeman Elementary



Construction Stage									
Sitework	Interior					Exterior			
Hardscape Sidewalks	Ceiling Grid	Painting	Wall Tile	Flooring	Lighting	Landscaping	Playground	Site Lighting	Fencing
100%	100%	100%	100%	100%	100%	45%	75%	100%	75%

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

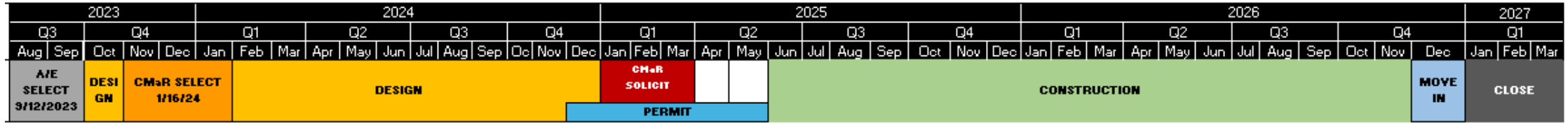
PH1-BP03
Freeman Elementary



PH1-BP03
Freeman Elementary



PH1-BP04
Kimberlin Academy for Excellence



Construction Stage											
Structure				Envelop			Interiors				
Exterior Sheating	Exterior Water proofing	Exterior Framing	Doors & Windows	Glazing	Veneer Masonry	Metal Panels	Ceilings	Sheet rock	Painting	Flooring	Lighting
100%	100%	100%	40%	0%	65%	0%	55%	25%	0%	0%	0%

Scope

- New Kimberlin Academy for Excellence
- Will serve as a consolidated campus for students from the merged Hillside/Kimberlin Elementary Schools

Status

- Door & window frames, overhead, and MEP rough-ins are mostly complete.
- Interior sheetrock installation is ongoing.
- HVAC chillers have arrived and are set.

PH1-BP04
Kimberlin Academy for Excellence



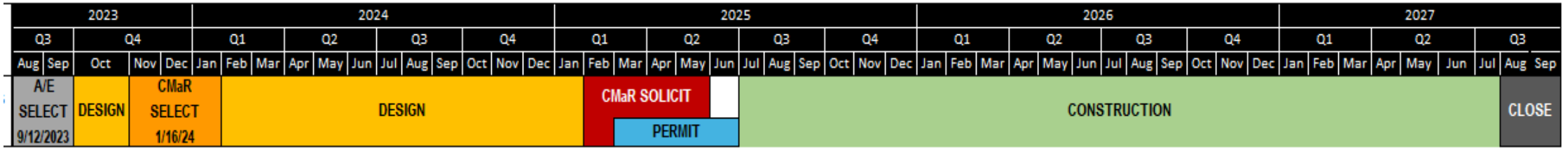
PH1-BP04
Kimberlin Academy for Excellence



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	Exterior Sheathing	Exterior Water proofing	CMU	Veneer Masonry	Glazing	Metal Panels	Admin Suite	Student Wing	Café	Kitchen	Boys Locker Room	Girls Locker Room	Dance Rooms	HVAC
LCHS	100%	100%	45%	85%	60%	35%	20%	0%	0%	65%	75%	80%	55%	0%	0%	0%	100%
NFHS	N/A	100%	100%	100%	100%	100%	100%	100%	100%	100%	N/A	80%	N/A	0%	0%	20%	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

- First floor deck and slab is installed in the new addition
- Storefront and windows installation is ongoing in the cafeteria
- Kitchen is in active reconstruction and walls are being framed out

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

- Framing and hanging drywall is ongoing in the cafeteria
- Rough-in electrical and low-voltage pre-wire is in the works
- Make safe in the new dance area suite is ongoing

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 Kitchen Renovation

PH1-BP05
Lakeview Centennial HS and Naaman Forest HS



Naaman Forest High School

PH1-BP05
Lakeview Centennial HS and Naaman Forest HS



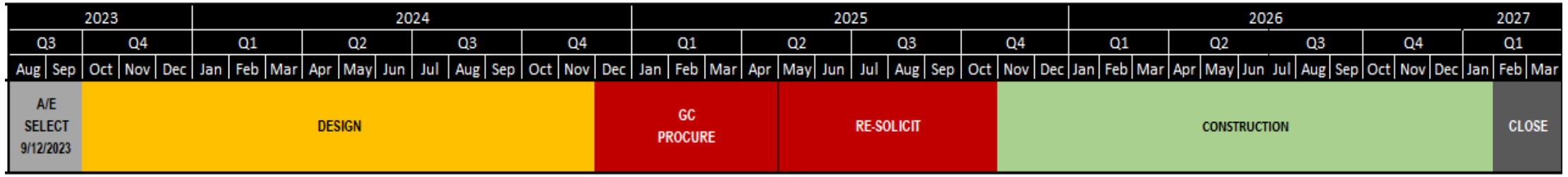
Naaman Forest High School Science Lab

PH1-BP05
Lakeview Centennial HS and Naaman Forest HS



Naaman Forest High School Fine Arts

PH1-BP07
Elementary Fencing



Scope **-** Installation of secure fencing at 37 elementary campuses

- Core drilling at Daugherty ES – Completed
- Campus administration pre-construction meetings – In progress
- Substantial completion inspections – In progress

	Construction Stage														
Facility Name	Demolition	Excavation	Set Posts	IT and Electrical	Concrete	Fence Install	Gates Finish	Facility Name	Demolition	Excavation	Set Posts	IT and Electrical	Concrete	Fence Install	Gates Finish
Weaver ES	100%	100%	100%	100%	100%	100%	100%	Armstrong ES	100%	100%	100%	95%	100%	100%	100%
Luna ES	100%	100%	100%	95%	100%	100%	100%	Abbett ES	100%	100%	100%	95%	100%	100%	100%
Sewell ES	100%	100%	100%	95%	100%	100%	100%	Bradfield ES	100%	100%	100%	95%	100%	100%	100%
Shugart ES	100%	100%	100%	95%	100%	100%	100%	Herfurth ES	100%	100%	100%	95%	100%	100%	100%
Spring Creek ES	100%	100%	100%	95%	100%	100%	100%	Liberty Grove ES	100%	100%	100%	95%	100%	100%	100%
Back ES	100%	100%	100%	90%	100%	100%	100%	Lister ES	100%	100%	100%	90%	100%	100%	100%
Dorsey ES	100%	100%	100%	90%	100%	100%	90%	Northlake ES	100%	100%	100%	90%	100%	100%	100%
Steadham ES	100%	100%	100%	90%	100%	100%	100%	Cooper ES	100%	100%	100%	90%	100%	100%	90%
Beaver Technology Center	100%	100%	100%	90%	100%	100%	95%	Pearson ES	100%	100%	100%	90%	100%	100%	95%
Watson Technology Center	100%	100%	100%	75%	100%	100%	95%	Bullock ES	100%	100%	100%	75%	100%	100%	95%
Shorehaven ES	100%	100%	100%	50%	100%	100%	75%	Club Hill ES	100%	100%	100%	50%	100%	100%	75%
Handley ES	100%	100%	100%	50%	100%	100%	75%	Daugherty ES	100%	100%	100%	50%	100%	100%	75%
Carver ES	100%	100%	100%	50%	100%	100%	75%	Williams ES	50%	25%	0%	0%	25%	0%	0%

PH1-BP07
Elementary Fencing



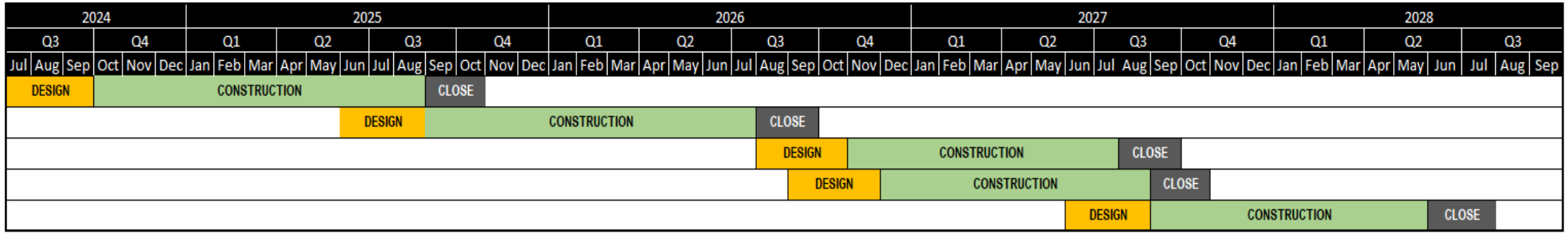
Daugherty Elementary School

PH1-BP07
Elementary Fencing



Shorehaven Elementary School

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



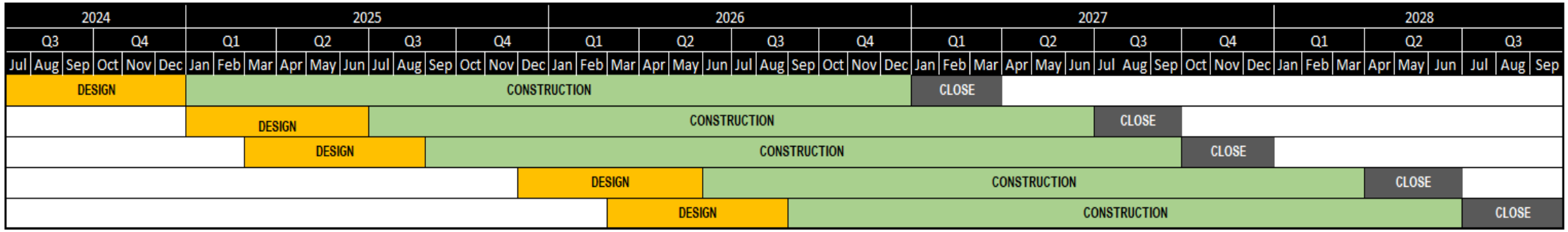
Scope

Installation of new fire alarm systems at 39 elementary campuses

- 15 of 39 campuses 100% complete
- 2 installations ongoing (Schrade MS and Lyles 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	100%	100%	100%	100%	100%	100%	95%		Sewell ES	0%	0%	0%	0%	0%	0%	0%
Back ES	100%	100%	100%	100%	100%	100%	95%		Shugart ES	0%	0%	0%	0%	0%	0%	0%
Schrade MS	90%	100%	0%	0%	0%	0%	0%		Steadham ES	0%	0%	0%	0%	0%	0%	0%
Lyles MS	30%	0%	0%	0%	0%	0%	0%		Dorsey ES	0%	0%	0%	0%	0%	0%	0%
Pearson ES	0%	0%	0%	0%	0%	0%	0%		Herfurth ES	0%	0%	0%	0%	0%	0%	0%
Spring Creek ES	0%	0%	0%	0%	0%	0%	0%		Bullock ES	0%	0%	0%	0%	0%	0%	0%
Weaver ES	0%	0%	0%	0%	0%	0%	0%		Stephens ES	0%	0%	0%	0%	0%	0%	0%
Hudson MS	0%	0%	0%	0%	0%	0%	0%		Vial ES	0%	0%	0%	0%	0%	0%	0%
Keeley ES	0%	0%	0%	0%	0%	0%	0%		Rowlett HS	0%	0%	0%	0%	0%	0%	0%

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

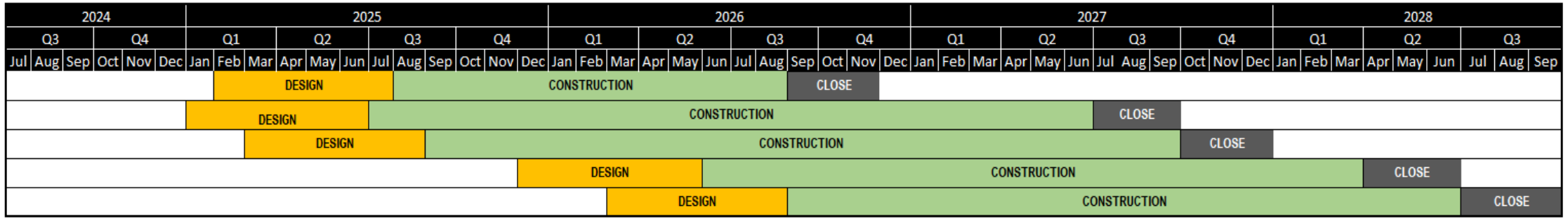


Construction Stage

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 – 8 of 49 complete, 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, pending close out

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

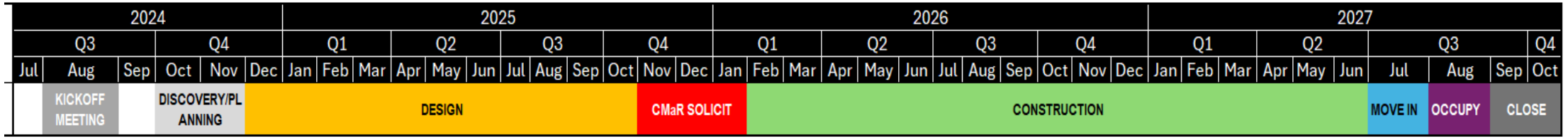
- Pending start date

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

- Proposals received and submitted for purchase orders

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%	100%	100%	100%	100%	60%	75%	100%	100%	55%	100%	40%	35%	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

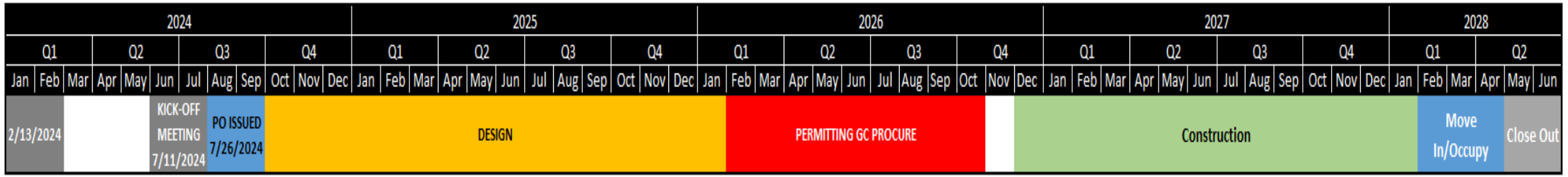
Status

- ICF construction and steel erection are ongoing
- Pre-construction meetings with all trades are ongoing
- Submittal reviews/approvals are ongoing

PH2-BP01
Linda L. Griffin Elementary



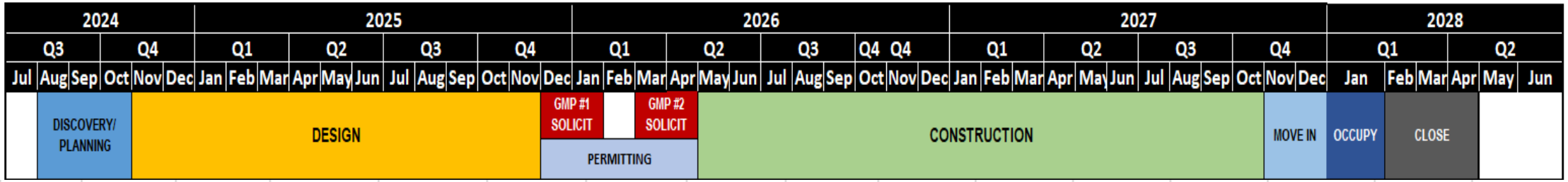
PH2-BP02
Carson-Mulkey Agriculture Science Center



Located at 5102 Pleasant Valley Road and Ben Road in Sachse, TX

- Permitting Stage
- VLK has been communicating with the City of Sachse to work through the Architectural Standard items being requested
- Submitting fourth round of review comments from VLK mid-September 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
SGHS	60%	0%	0%	20%	0%	0%	0%	15%	0%	0%	0%	0%	0%	0%	0%
NGHS	60%	0%	0%	20%	N/A	0%	0%	0%	0%	0%	0%	N/A	0%	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

Status

- Phase 1 re-roofing is complete. Phase 2 to commence in the Spring
- The GC has mobilized and commenced Dance suite renovations
- Submittal reviews/approvals for interior work is ongoing

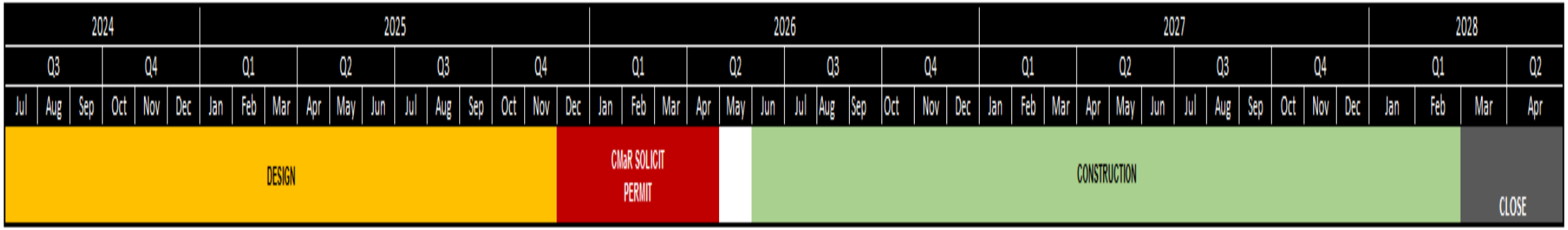
South Garland HS Project Overview

- 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 re-roofing is complete. Phase 2 to commence in the Spring
- The GC has mobilized and commenced Dance suite renovations
- Submittal reviews/approvals for interior work is ongoing

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



Scope

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

- Northlake ES Phase 2 turned over to campus mid-October, Phase 3 work commenced October 21, 2026
- Rowlett ES remaining 11 of 17 rooms to be completed and turned over to campus mid-November for second part of Phase 2, Rowlett ES roof replacement ongoing for gym, kitchen and cafeteria areas only
- Toler ES Phase 2 turned over to campus end of October, Phase 3 to commence November 10, 2026

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



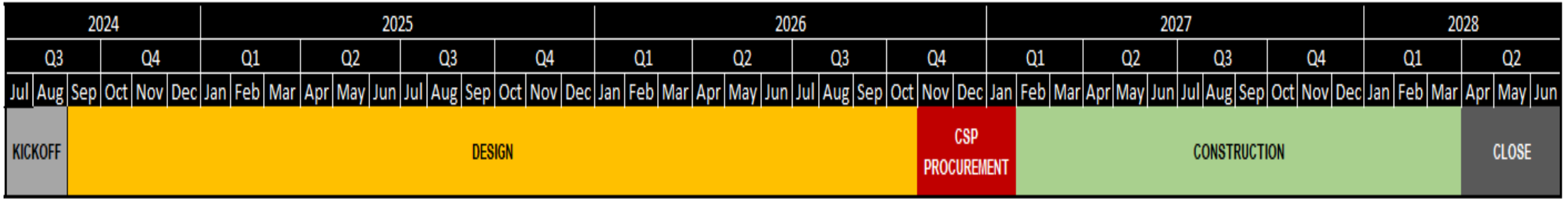
Northlake Elementary School

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



Toler Elementary School

PH2-BP07 Fencing
HS, MS & Special Service



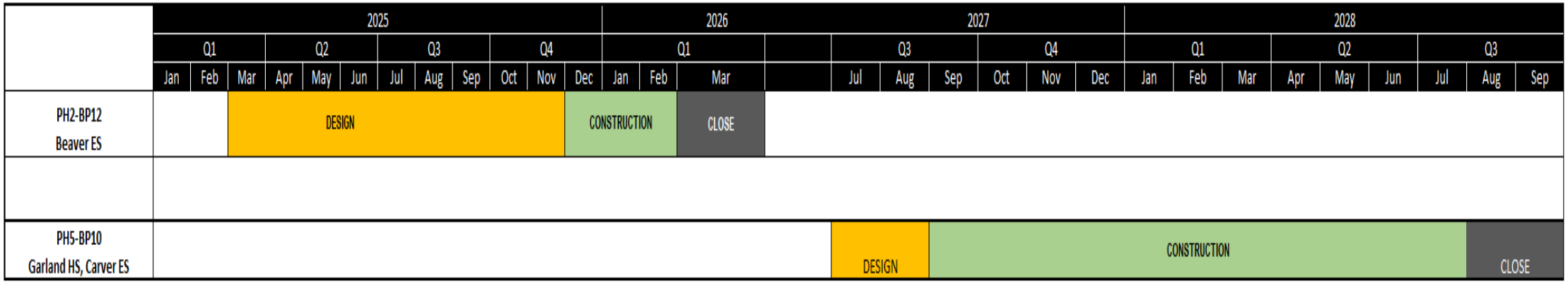
22 Campuses

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

Status

- Final Set - 100% CD's submitted for review
- CSP being prepared
- Architects preparing for pre-bid meeting and site walks

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 and Carver ES scope will be performed in conjunction with CCTV and Access control scope

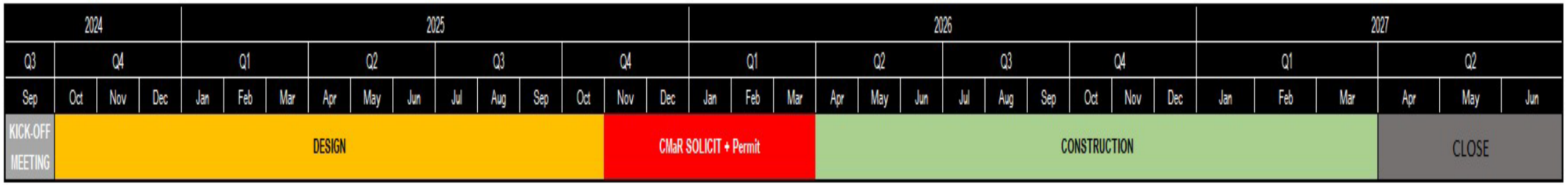
PH2-BP14
HVAC DDC Controls

- 2023 Bond retrofit replacements are 36 completed, 48 total, 75% for the Project
- Expected Project completion date is July 2027

LOCATION	WIRE & DEVICE INSTALL	PROGRAMMING	COMMISSION	SUBSTANTIAL COMPLETION		SCOPE	REMARKS
Bradfield ES	0%	100%	100%	Sub Com/Warranty		Recommission	
Bullock ES	0%	100%	100%	Sub Com/Warranty		Recommission	
Ethridge ES	100%	100%	100%	Sub Com/Warranty		Change Out	
Handley ES	100%	100%	100%	Sub Com/Warranty		Partial Change Out	
Northlake ES	100%	100%	100%	Sub Com/Warranty		Change Out	
Rowlett ES	0%	100%	100%	Warranty Pending		Change Out	Bond Roofing
Shorehaven ES	100%	100%	100%	Sub Com/Warranty		Partial Change Out	
Southgate ES	100%	100%	100%	Sub Com/Warranty		Partial Change Out	
South Garland HS	0%	0%	0%	Summer 2027		Change Out	Bond Construction

LOCATION	WIRE & DEVICE INSTALL	QUOTING	COMMISSION	SUBSTANTIAL COMPLETION	SCOPE	REMARKS
Brandenburg MS	0%	100%	0%		Recommission	PO Issued
Coyle MS	0%	100%	0%		Recommission	PO Issued
Schrade MS	0%	100%	0%		Recommission	PO Issued
Sellers MS	0%	100%	0%		Recommission	PO Issued
Herfurth ES	0%	100%	0%		Recommission	PO Issued

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

- Concrete bleacher and building pad pours are complete at South Garland HS
- Installation of CMU walls and hollow metal doors is ongoing at North Garland HS and Lakeview Centennial HS for the restrooms and concession building
- Installation of turf at North Garland HS has commenced

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



South Garland High School

PH3-BP02 Athletic Package

South Garland HS, North Garland HS, Lakeview Centennial HS



North Garland High School

PH3-BP02 Athletic Package

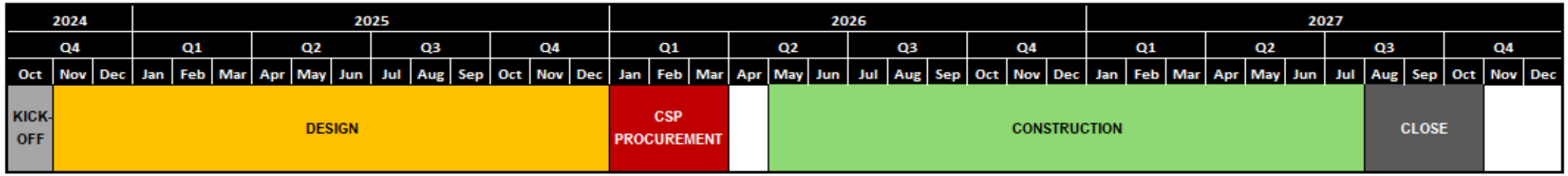
South Garland HS, North Garland HS, Lakeview Centennial HS



Lakeview Centennial High School

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	Structural Steel	CMU	Sheathing	Water proofing	Masonry	Roof	Demo	Boys Locker Room	Girls Locker Room	Switch gear	Door Hardware
Austin MS	40%	10%	0%	0%	10%	0%	0%	0%	0%	N/A	N/A
Houston MS	100%	100%	100%	100%	95%	100%	100%	95%	95%	N/A	N/A
Jackson MS	100%	100%	100%	100%	95%	100%	100%	95%	95%	N/A	N/A
Abbett ES	N/A	N/A	N/A	0%	N/A	N/A	N/A	N/A	N/A	0%	100%
Bradfield ES	N/A	N/A	N/A	0%	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 and IDF door hardware

Bradfield ES Project Overview

- Replace secondary switchgear and IDF door hardware

PH3-BP04 Middle School / Elementary School Renovations

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



Austin Academy

PH3-BP04 Middle School / Elementary School Renovations

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



Houston Middle School

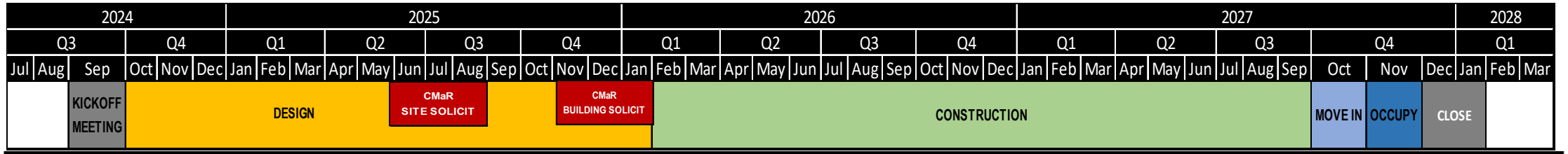
PH3-BP04 Middle School / Elementary School Renovations

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%	90%	90%	0%	20%	0%	10%	0%	0%	0%	0%	0%	95%	10%	100%	100%	60%	50%	80%	100%	100%

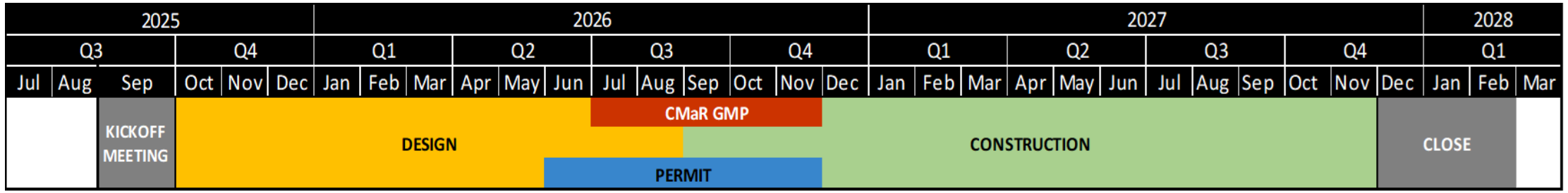
Scope - *New two-story, 38,500sqft Dr. Marvin D. Roden Technology Center located at 2302 Naaman Forest Boulevard*

- GMP 1 finalizing construction of retaining wall
- GMP 2 Ongoing erection of columns/beams/joist in Area A, Area B 90% complete
- GMP 2 construction of hardened-shelter, framing mechanical yard, and installation of metal decking ongoing

PH3-BP07
Dr. Marvin D. Roden Technology Center

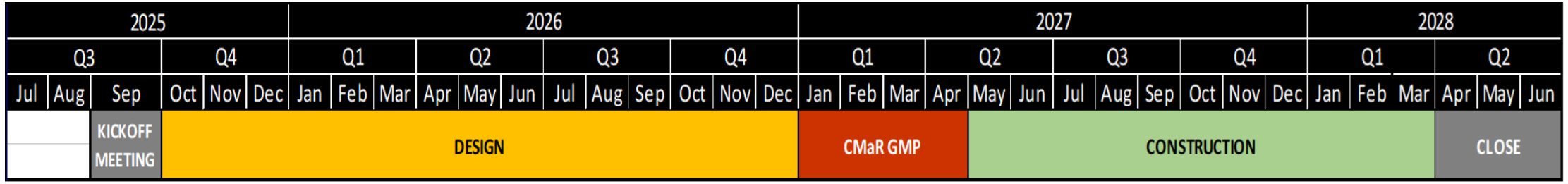


PH4-BP01
GRCTC Additions



- An onsite construction kick-off meeting was conducted on September 30, 2026 for commencement of the site work scope by the CMaR under GMP# 1
- GMP# 2 contract amendment for the structural steel scope was executed and the submittal process has started
- GMP# 3 for all the remaining building scope was approved at the October 6, 2026 Board Bond Special meeting and the contract amendment is in the process of being executed
- The building permit application is currently being reviewed by the City of Garland and review comments have been provided to us which are being responded to by the design team

PH4-BP02
Rowlett HS and Sachse HS Renovations



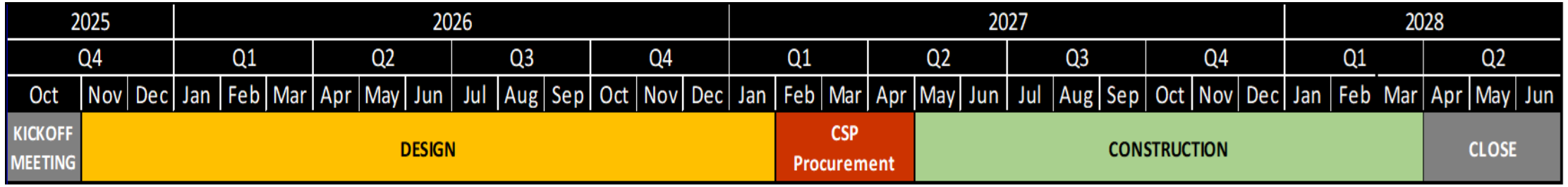
Scope

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

- The overall Scope to Budget for the projects including the Fine Arts program spaces was presented at the October 5, 2026 Facilities, Maintenance and Bond Update meeting
- The Schematic Design (SD) package is being finalized accordingly for presentation at one of the upcoming Board Bond Special meetings
- The CMaR is coordinating with the design team on their pre-construction phase estimates and other deliverables

PH4-BP03 Middle School / Elementary School Renovations

Brandenburg MS, Lyles MS, O'Banion MS, and Southgate ES



Scope

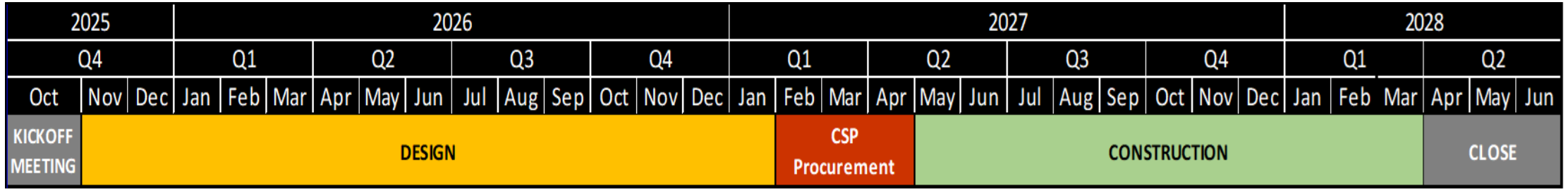
- **Brandenburg MS** - Renovate Locker/Dressing Rooms and exterior lighting upgrades to LED
- **Lyles MS** - Locker/Dressing Rooms renovations
- **O'Banion MS** - Locker/Dressing Rooms renovations, replace science lab casework, replace secondary switchgear, and add ADA ramp in corridor
- **Southgate ES** - Library renovations

Schematic Design (SD) was presented by the architect at the October 6, 2026 Board Bond Special meeting

Design Development (DD) phase is currently in progress based on this

PH4-BP04 Middle School / Elementary School Renovations

Bussey MS, Sellers MS, Shorehaven ES, Webb MS, and Williams ES



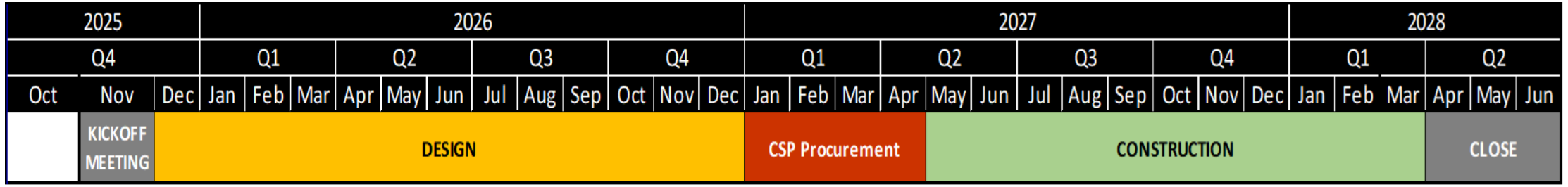
Scope

- **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

The architect is revising their draft proposed scopes for presentation at a Facilities, Maintenance and Bond Update Meeting

The Scope to Budget (STB) documents are being finalized accordingly as part of the Schematic Design (SD) phase

PH4-BP05
Parsons Prekindergarten and Cisneros Prekindergarten



Scope

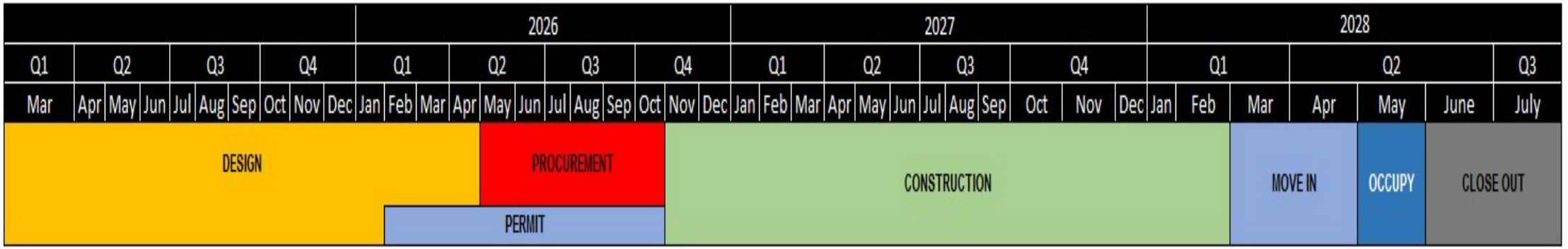
- **Parsons Pre-K** - Replace exterior waterproofing, roof systems and rooftop HVAC units
- **Cisneros Pre-K** - Replace exterior waterproofing and roof systems

Schematic Design (SD) package is being finalized and will be included as part of the Board Insight (BI) package

The Construction Documents (CD) phase will be developed accordingly

PH4-BP06

Memorial Pathway Academy/Manuel & Maria Valle Student Services Center



- Scope includes construction of the new Memorial Pathway Academy and Manuel and Maria Valle Student Services Center
- Guaranteed Maximum Price approval at the Board Bond Special Meeting on July 28, 2026
- GMP Amendment with CORE Construction was executed September 16, 2026
- Site permit is in process with the City
- Obtaining site permit has negatively affected the construction schedule, but the team is working on potential strategies to reduce the schedule duration

PH4-BP06

Memorial Pathway Academy/Manuel & Maria Valle Student Services Center



PH4-BP07
Sports Lighting Replacement

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

Scope

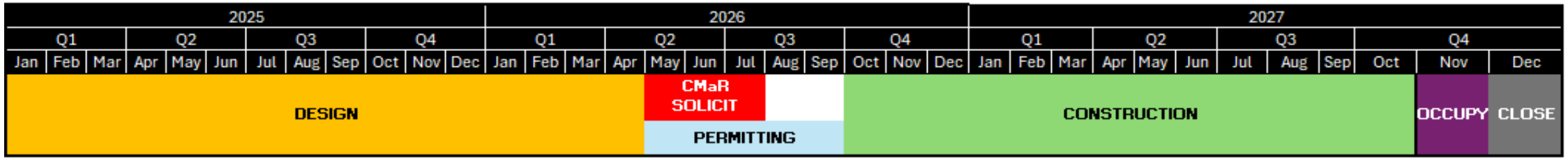
Replacing existing sports lighting and light poles at some locations on the baseball fields, softball fields, and football fields at South Garland HS, North Garland HS, Lakeview Centennial HS, Naaman Forest HS, Rowlett HS, and Sachse HS

- Rowlett HS football completed in September 2026
- Naaman Forest HS football completed in August 2026
- Naaman Forest HS baseball scheduled to be completed in October 2026

PH4-BP07
Sports Lighting Replacement



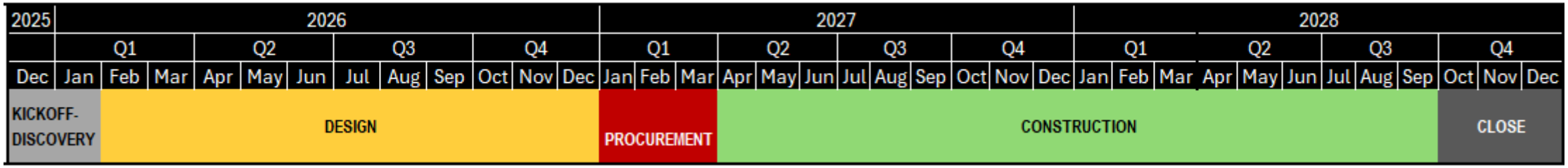
PH5-BP01
Transportation Center



The project consists of the planning, design, and construction of a new Transportation Center for Garland Independent School District (GISD) to support the District's current and future student transportation operations. The facility will provide secure, efficient, and flexible spaces for bus fleet operations, transportation administration, driver support, vehicle maintenance, fueling, storage, and daily dispatch activities.

- Transportation design meetings are ongoing
- The GC has engaged with the project and has commenced pre-construction services

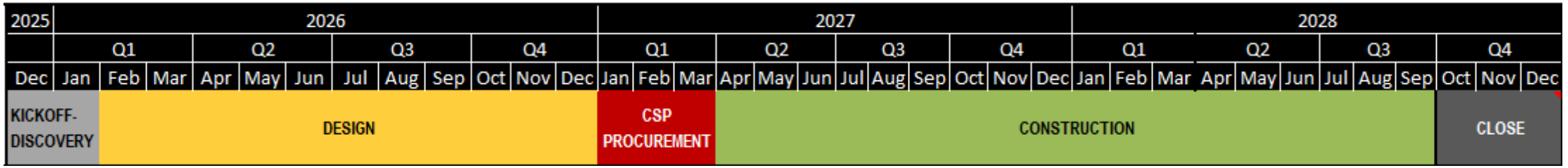
PH5-BP02
Garland High School Renovation



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)*

- SD Presentation will be presented at the November 10, 2026 Board Bond Special Meeting
- GMP #1 – In review
- VE analysis pending SD approval

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*
- Design Development – In progress
- Preparing for permit applications – Pre-construction meetings in progress
- Analyzing and aligning project details and specs with district standards

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

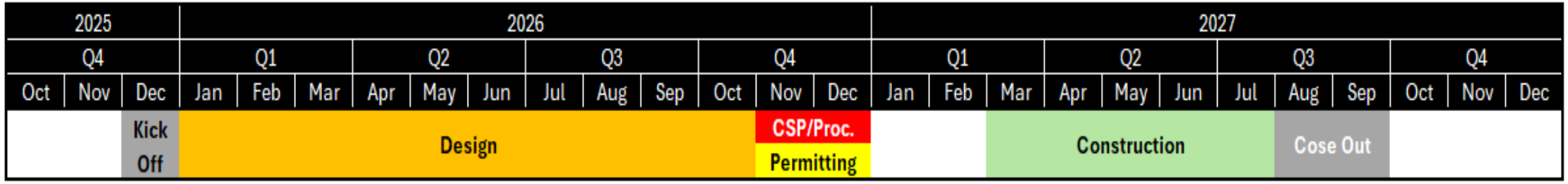
Padgett: *Replace paving and address drainage issues/Replace rooftop units/ Replace exterior hollow metal doors*

Tax Office: *Replace exterior waterproofing/sealant joint and replace spray foam roof system*

Transition Center: *Restroom renovation and provide secure front vestibule*

- 90% CD completed in September 2026
- 100% CD Page Turn scheduled for October 2026
- Solicitation scheduled for November 2026

PH5-BP06
Harris Hill Roof Replacement



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 October 2026
- Scheduled MEP Walk to determine roof access types and locations September 2026

Proposition C

Project Summary Proposition C						
	2026					2027
	Q3		Q4			Q1
PH2-BP-Prop C	Aug	Sep	Oct	Nov	Dec	Jan
8 remaining Elementary Chromebooks refresh		PROCUREMENT		DEPLOYMENT		CLOSE
Middle and High School Chromebooks refresh					PROCUREMENT	
Teacher/Staff Laptop Refresh	DEPLOYMENT					CLOSE

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

Student Chromebooks Refresh:

- 8 Remaining Elementary Chromebooks – Procurement in process. Deployment November-December
- Middle and High Schools Chromebooks – Procurement begins in December

Teacher/Staff Laptops:

- Deployment scheduled June-December 2026
- 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-October 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 closeout ongoing Part 3, Construction ongoing
Action Items:	Part 2: • Contractual close out ongoing Part 3: • Installation of concrete backstop wall foundation and perimeter curb complete. • Building pad pour complete. CMU wall has commenced. • Installation conduits and wiring for scoreboard 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-October 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:
  Construction punchlist is ongoing on all HS sites, except LCHS
  Naaman Forest HS MAC received a conditional certificate of occupancy
  Sachse HS has final C.O. and LCHS has not rec'd its C.O. yet

- Action Items:
  - CORE began training sessions for all the systems in the Naaman Forest HS MAC on 6/15/2026. All pertinent training sessions are complete and recorded.
  - CORE is in the process of producing the attic stock material for all 7 sites
  - PPG is supplying the FF&E for all the MACs and Fieldhouses. PPG has completed NFHS, RHS, SHS, SGHS, NGHS, and GHS, with the exception of some training room FF&E, which is ongoing.
  - Power Lift will deliver and install weights at Naaman Forest HS in early July 2026. Powerlift completed the weight room 7/29/26. Also completed RHS, SHS and will deliver/install NGHS, GHS, SGHS in October 2026. LCHS weights will be installed early November 2026.
  - Substantial completion Certificate was fully executed for NFHS, RHS, and SHS. NGHS, SGHS, and GHS are issued, but not fully executed. LCHS has not reached Substantial Completion.
  - NFHS, RHS, and SHS are occupied. GHS, SGHS and NGHS are using the field in the MACs

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 Centennial HS building permit
Procurement	May - September 2024
Construction Begins	February 2025

Construction Completion	October 2026 (Lakeview Centennial HS)
Move In	June - October 2026
Occupy	July - October 2026
Closeout	December 2026

Progress Photos

Lakeview Centennial HS MAC



Rowlett HS MAC



Garland HS (Williams) MAC



Project Summary Information | Reporting Date: Mid-October 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 1 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 7/7/2025 • 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 • Meeting with other GISD departments regarding their needs • 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

Progress Photo



Project Summary Information | Reporting Date: Mid-October 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 Spring of 2027.
Status/ Comments:	• Exterior masonry installations are ongoing. • Exterior waterproofing is ongoing. • HVAC chillers has been installed in the plant.
Action Items:	• Interior framing and finish trades are ongoing. • Tape and bedding in multiple areas are ongoing. • Exterior window installation is ongoing.

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 - February 2027
Move In	February 2027
Occupy	March 2027
Closeout	March 2027 - May 2027

Progress Photos







Project Summary Information | Reporting Date: Mid-October 2026

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

Description:

High School additions and renovations will be made to both campuses. The projects are listed below:

Naaman Forest High School

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

Lakeview Centennial High School

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

Status/ Comments:

Naaman Forest High School

- Framing & hanging drywall is ongoing in cafeteria.
- Rough Electrical & Low-Voltage pre-wire in the works.
- Demo is ongoing in the new dance suite area (old field house).

Lakeview Centennial High School

- Cafeteria walls being framed out, drywall going up.
- Framing in the new addition is ongoing in both areas.
- Exterior sheathing and waterproofing are ongoing.

Action Items:

- Connections from existing to new buildings are progressing.
- Masonry CMU installed for Area B against existing building at LCHS.
- Storefront & windows are installed in both cafeterias.

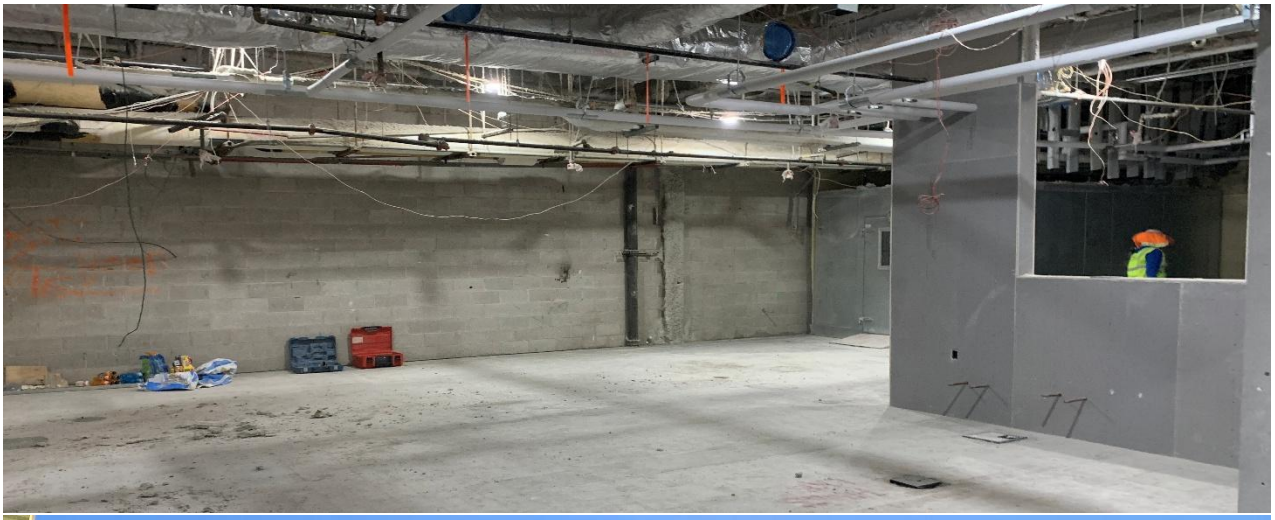
Information

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	August 2027 - October 2027

LCHS Progress Photos



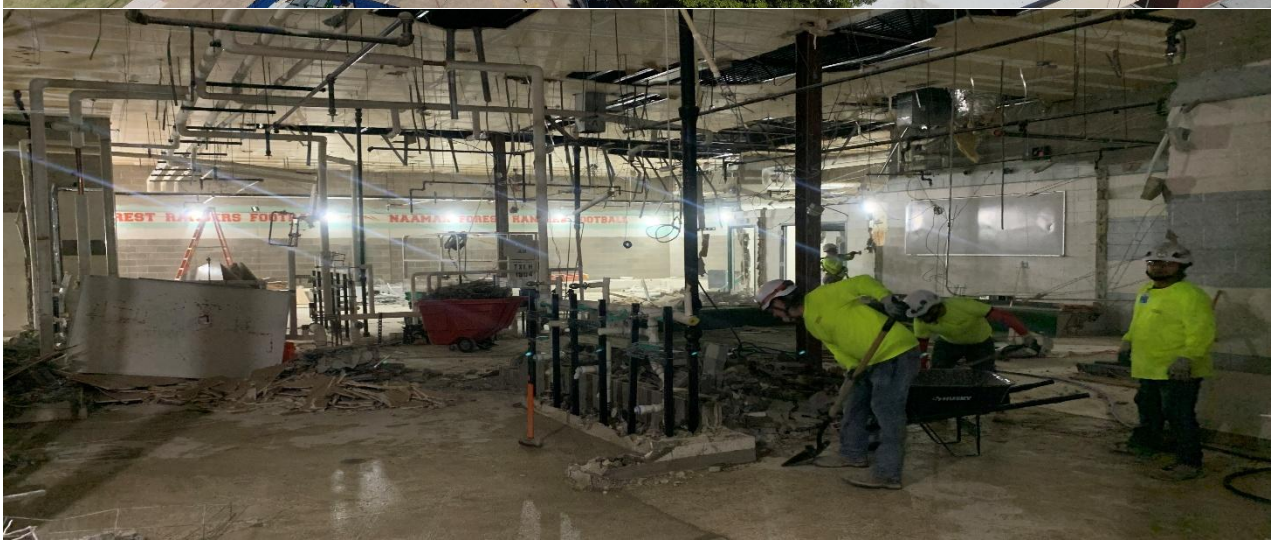




NFHS Progress Photos







Project Summary Information Reporting Date: Mid-October 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 - Sept. 2026

Project Summary Information Reporting Date: Mid-October 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:	22 of 37 campuses 90% complete TDLR Inspections – in progress Pre-construction meetings with campus admin – in progress Core drilling at Daugherty complete
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



Secure gates around Pre-k/ K Playground at Daugherty Elementary



New fence at Daugherty Elementary

Project Summary Information | Reporting Date: Mid-October 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, Couch and Beaver installations complete, pending close-out approval. PHASE 3 Status – Back installation complete, Schrade, Lyles and Pearson installation ongoing
Action Items:	PHASE 1 - Complete close-out of Phase 1 and Phase 2

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 - Installation complete PHASE 3 – Schrade, Lyles, Pearson installations ongoing PHASE 4 - Installations will be completed in sequence following the completion of Phase 3 projects.

Progress Photos





Project Summary Information | Reporting Date: Mid-October 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-November 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 1 CCTV projects. Estimated completion slated for February 2027. PHASE 3 - Installation to commence at the conclusion of all Phase 2 CCTV projects. Estimated start of March 2027.

Progress Photos





Project Summary Information | Reporting Date: Mid-October 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-November 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 1 projects. Estimated start, November 2026. PHASE 3 - Installation will commence immediately following the completion of all Phase 2 projects. Estimated start, mid-March 2027.

Progress Photos

Project Summary Information | Reporting Date: Mid-October 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 will 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 to minimize disruption to the community and ensure 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:	• Pre-construction meetings for various trades are ongoing. • Underground plumbing and utility installation is complete. • Storm shelter ICF wall pours are progressing.
Action Items:	• Steel erection is progressing in the student wing area. • Backfill and compaction of grade beams complete. • Installation of ICF blocks for second lift is ongoing.

Information

GISD Project Manager:	Brian Francis
Architecture Firm:	WRA
Construction Firm:	CORE Construction
Project Delivery Method:	Construction Manager at Risk
Project Type:	Elementary #3 Replacement – Linda L. Griffin
Project Stage:	Construction Phase – New Build

Project Schedule

Kick-Off	July 2024
Discovery Planning	July 2024 - November 2024
Design	December 2024 - June 2025
Demo	August 2025 - November 2025
Permitting	April 2025 - July 2025
Procurement	July - August 2025
Construction Begins	January 2026
Construction Completion	May 2027
Move In	June - July 2027
Occupy	July 2027
Closeout	August 2027 - October 2027

Progress Photos







Project Summary Information | Reporting Date: Mid-October 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:

- The GC is waiting for the completion of the MACs before mobilizing.
- The existing spaces have been cleared out and ready for reconstruction.
- Work will commence in the exterior dance spaces then move to interior.

Action Items:

- Submittal reviews/approvals are ongoing.
- The Hazmat contractor/monitor has mobilized and commenced.
- Removal of old weights is complete.

Information

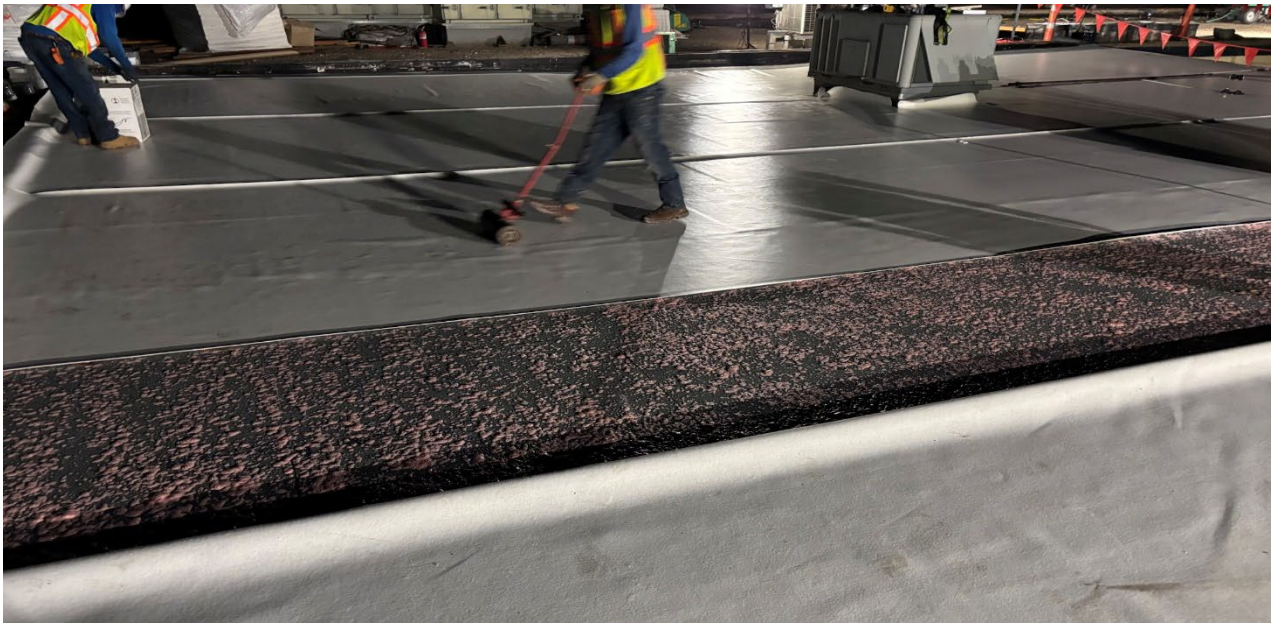
GISD Project Manager:	Brian Francis
Architecture Firm:	DLR Group
Construction Firm:	McCown Gordon Construction (MGC)
Project Delivery Method:	Construction Manager at Risk
Project Type:	Renovations
Project Stage:	Procurement/Permitting

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-October 2026

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

Description:	Elementary School Enhancements
Status/ Comments:	Roof replacement ongoing at Rowlett ES (kitchen, gym, cafeteria) Phase 1 of 4 renovations complete at Rowlett ES Phase 2 of 5 renovations complete at Toler ES, and Northlake ES
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 February 2028
Substantial Completion	Start March 2028 End April 2028

Progress Photos



Rowlett ES



Northlake ES

Project Summary Information | Reporting Date: Mid-October 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



Cooper Elementary School



Steadham Elementary School



Herfurth Elementary School

Project Summary Information Reporting Date: Mid-October 2026

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

Description:	Provide secure area fencing at all high schools, middle schools, and special service campuses 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:	Add service approved 100% CD Page Turn with Departments - in progress Preparing CSP for Procurement
Action Items:	Solicitation – 4th Quarter 2026

Information

Project Manager:	Steven Welsh
Architecture Firm:	Orcutt-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	November 2026
Construction	TBD
Close Out	TBD

Progress Photos

Project Summary Information | Reporting Date: Mid-October 2026

Security Intrusion Upgrades
PH2-BP12; PH5-BP10

Description:	PH2-BP12 Beaver ES PH5-BP10 Garland HS, Carver ES
Status/ Comments:	Beaver installation complete.
Action Items:	Carver ES and Garland HS to installed during other low voltage installs on campus during Phase 5

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 Sept 2027

Progress Photos

Project Summary Information | Reporting Date: Mid-October 2026

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

Description:

Lakeview Centennial HS

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

- Construction ongoing

Action Items:

- Underground electrical, plumbing complete
- Concrete bleacher and building pours complete at Lakeview Centennial HS and North Garland HS
- Chemical injection at South Garland ongoing
- CMU installation has commenced at Lakeview Centennial HS and North Garland HS

Information

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

Project Schedule

Board Approval of Architect	May 2024
Kick-Off	September 2024
Design	December 2024 - November 2025
Procurement - Permitting	November 2025 - February 2026
Construction	March 2026 - April 2027
Occupy	May 2027
Closeout	May 2027 - July 2027

Progress Photos



Lakeview Centennial HS – Underground Electrical



North Garland HS – Underground Plumbing



South Garland HS – Existing Track Removed

Project Summary Information | Reporting Date: Mid-October 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 Tech Center:** Replace the built-up roof; add new LED parking lot and exterior lighting; add a Boys & Girls dressing room; and renovate the locker room, including fixtures, lockers, and finishes.
- **Abbett ES:** Replace service entrance switchgear.
- **Bradfield Elementary:** Replace secondary switchgear.

Status/ Comments:

Middle School Additions/Renovations

- Construction of new additions at all sites are ongoing.
- Houston MS and Jackson Tech interior locker room renovations are near completion.
- Inspections for the interior locker rooms at Houston MS and Jackson Tech are complete.

Elementary School Switchgear projects

- Door hardware installation at Bradfield ES is complete.
- Electrical switchgear has been procured for both campuses.

Action Items:

- Interior locker rooms at Houston MS and Jackson Tech are 95% complete.
- Night work in locker rooms is ongoing until completion.

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



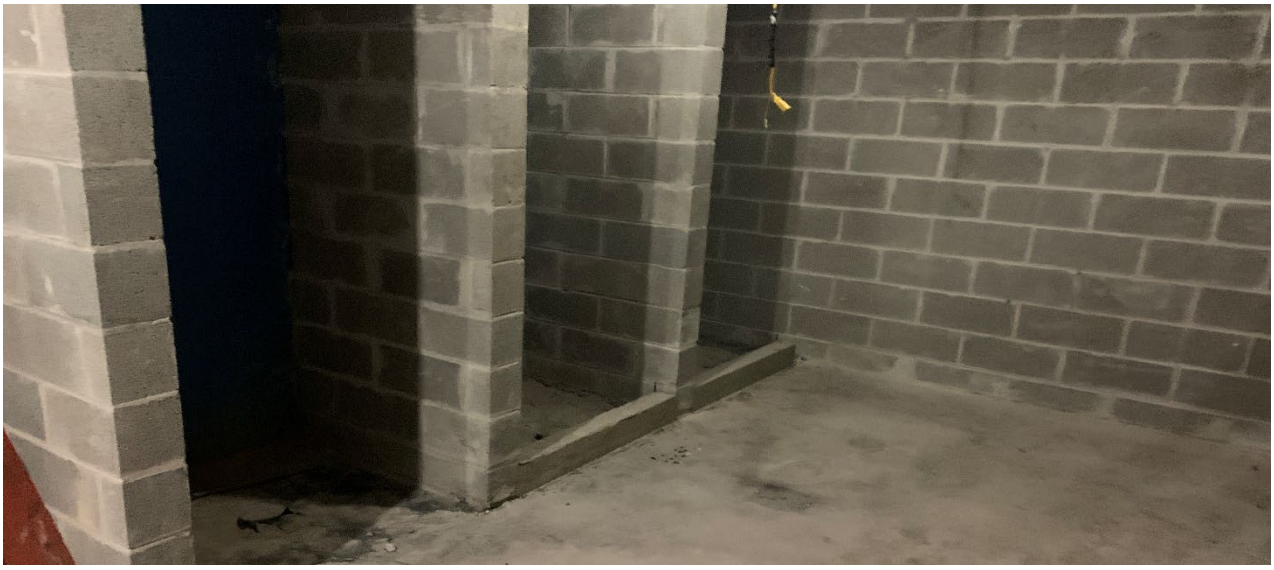


Progress Photos – Houston MS





Progress Photos – Jackson Tech





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

GRCTC
PH4-BP01

Description:	Addition
Status/ Comments:	In GMP finalization phase
Action Items:	GMP# 3 CMaR contract amendment execution by the district.

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

Subsequent to issuance of the approved site permit by the City of Garland, we conducted an on-site construction kick-off meeting on September 30, 2026 for commencement of the site work scope by the CMaR under GMP# 1. The structural steel scope contract amendment has been executed which was included as part of GMP# 2. The not to exceed (NTE) amount for all the remaining building scope was approved at the October 6, 2026 Board Bond Special meeting and the associated contract amendment is in the process of being executed under GMP# 3. 100% Construction Documents (CD) for the building package were submitted for permit issuance to the City of Garland and are currently being reviewed by them. Review comments have been provided to us which are being responded to by the design team. The Furniture, Fixtures and Equipment (FF&E) requirements are being finalized in order to start the procurement process for these items.

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

Progress Photos

Project Summary Information | Reporting Date: Mid-October 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 architect presented an updated overall scope to budget for the projects including the Fine Arts program spaces at the October 5, 2026 Facilities, Maintenance and Bond Update meeting. Some modifications are going to be required to be made in the overall scope of the projects. The architect and design team are now working on finalizing the Schematic Design (SD) package for presentation at the November 10, 2026 Board Bond Special Meeting. This will first be presented to district leadership at an upcoming Facilities, Maintenance and Bond Update meeting shortly. The scope was based on the previously approved conceptual plans for the spaces. The scope to budget validation documentation is also being finalized. The CMaR is coordinating with the design team on their pre-construction phase estimates and other 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-October 2026

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

Description:	Renovations
Status/ Comments:	In Scope to Budget
Action Items:	Design Development (DD) phase 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 architect presented the schematic design (SD) for all the four campuses at the October 6, 2026 Board Bond Special meeting. No issues were found, and the plans were approved. They explained that scope modifications were required to be made related to storm shelter code aspects from a budget and functionality standpoint at each applicable campus. The design team is now working on the design development (DD) phase based on all the approved scope. Once complete, they will move on to preparing the construction documents. Scope to budget validation documentation was finalized and submitted to us as required.
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-October 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

We had a meeting with the architect on September 23, 2026 to review their draft scopes for all the five campuses. The architect is now revising their proposed presentation for a Facilities, Maintenance and Bond Update meeting planned for late October. Some scope modifications were required to be made related to storm shelter code aspects from a budget and functionality standpoint at each applicable campus. The schematic design (SD) is also being developed simultaneously along with the associated scope validation package documents.
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-October 2026

Parsons Prekindergarten and Cisneros Prekindergarten
PH4-BP05

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:	IN2 Architects
Construction Firm:	TBD
Project Delivery Method:	Competitive Sealed Proposal (CSP)
Project Type:	Renovations
Project Stage:	Schematic Design (SD)

Project Schedule

Schematic Design (SD) package is being finalized and will be included as part of the Board Insight (BI) package shortly. The Scope to Budget for both projects was presented to district leadership at the Facilities, Maintenance and Bond Update meeting on September 14, 2026 and approved with no issues. This effort is in conjunction with following the district's standards for the roof scope and associated requirements. The third-party consulting firm (Armko) has also reviewed this proposed scope as part of the finalizing process. The Construction Documents (CD) phase will be developed accordingly. 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-October 2026

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

Description:	This will be a new facility combining the Memorial Pathway Academy with the Manuel and Maria Valle Student Services staff into one building of approximately 101,848sf.
Status/ Comments:	Core Construction is the CMaR Design includes PDC area within the Student Services building GMP received 7/7/2026 GMP approved by the Board on 7/28/26 Site permit 3rd submission to City is 7/30/26 Site permit is ongoing Building permit ongoing GMP Amendment is executed 9/15/26 Site permit should be issued in the week of 10/12/26

Information

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

Project Schedule

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

Progress Photos

Project Summary Information | Reporting Date: Mid-October 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. • Core Construction has joined the team and has commenced Pre-Con services. • Core will be providing cost validations at each stage of design.
Action Items:	• KAI has been redirected to trim the program. • KAI and GISD's meeting with the City of Rowlett is complete. • This project has been placed on hold until further direction from the district.

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-October 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 Garland HS at Williams Stadium (Field House). There also will be an elevator addition.
Status/ Comments:	• SD – Board Presentation - November 10, 2026 • GMP 1 – Roof -in progress • Preparing for further vetting/VE pending SD
Action Items:	• Core samples from roof • Surveys/ Geo-tech • Asbestos consultant

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-October 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:

- SD – approved
- Coordinating meeting with municipalities for design discussion
- Securing Roof Consultant
- Working with new elementary designers for casework standards

Action Items:

- Review Roof Consultant Proposals
- 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:	Oct 2026
DD/CD:	Fall 2026
Procurement:	Jan 2027
Construction:	Summer/ Fall 2027

GARLAND INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES AGENDA

Date: November 10, 2026

Presented By: Javier Fernandez, Executive Director of Facilities and Maintenance

Subject: Receive Presentation on Bond 2023 PH5-BP02 Garland High School Renovation Schematic Design

Information Item

Executive Summary:

Receive Presentation on Bond PH5-BP02 Garland High School Renovation Schematic Design.

Administrative Recommendations:

Provided for your information.

Financial Impact and Funding Source:

N/A

PH5 – BP02 Garland High School Renovation

SCHEMATIC DESIGN PRESENTATION

November 10, 2026

TABLE OF CONTENTS

PROJECT BACKGROUND

SCOPE INFORMATION

PROJECT SCHEDULE

SD ESTIMATE

COMMENTS/QUESTIONS



PROJECT BACKGROUND

2 SITES

Garland High School: 310 S. Garland Ave. Garland, Texas 75040

Field House: 510 Stadium Dr. Garland, Texas 75040

$20,091,004

Budgeted CCL

2 PACKAGES

An early roof & HVAC release, then the main renovations, building addition, & field house scope

GMP-1 – EARLY RELEASE

ROOF REPLACEMENT

- Roof replacement across the campus (occurs primarily over summer 2027 and 2028)

GMP-2 – MAIN RENOVATION & ADDITION

REMAINING SCOPE

- New elevator at the admin area
- Dance suite addition
- Auditorium rigging, lighting and AV
- 3 gym locker room renovations & gym flooring replacement
- Doors, hardware, and accessibility
- Sanitary sewer line replacement
- Field House Renovations
- Science Building: Air handler and heating pump replacements
- Arts Building: RTU and curb replacement

SCOPE INFORMATION



OVERALL FLOOR PLAN LEGEND

- 01 - New Admin Elevator
- 02 - Competition Gym
- 03 - Auxiliary Gym
- 04 - Practice Gym
- 05 - Auditorium
- 06 – Dance Addition

SITE, CAMPUS-WIDE SCOPE, & OFF SITE

- 07 – Roofing & Envelope
- 08 – MEP Systems & Site
- 09 – Field House

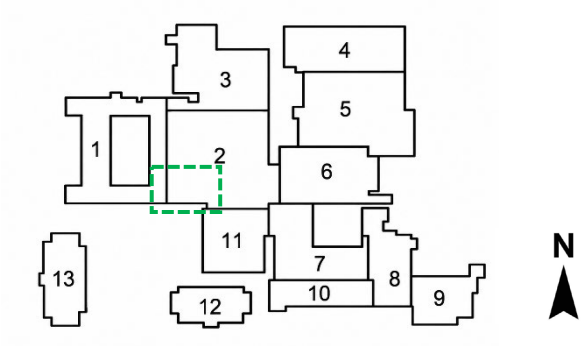
GISD
GARLAND INDEPENDENT SCHOOL DISTRICT

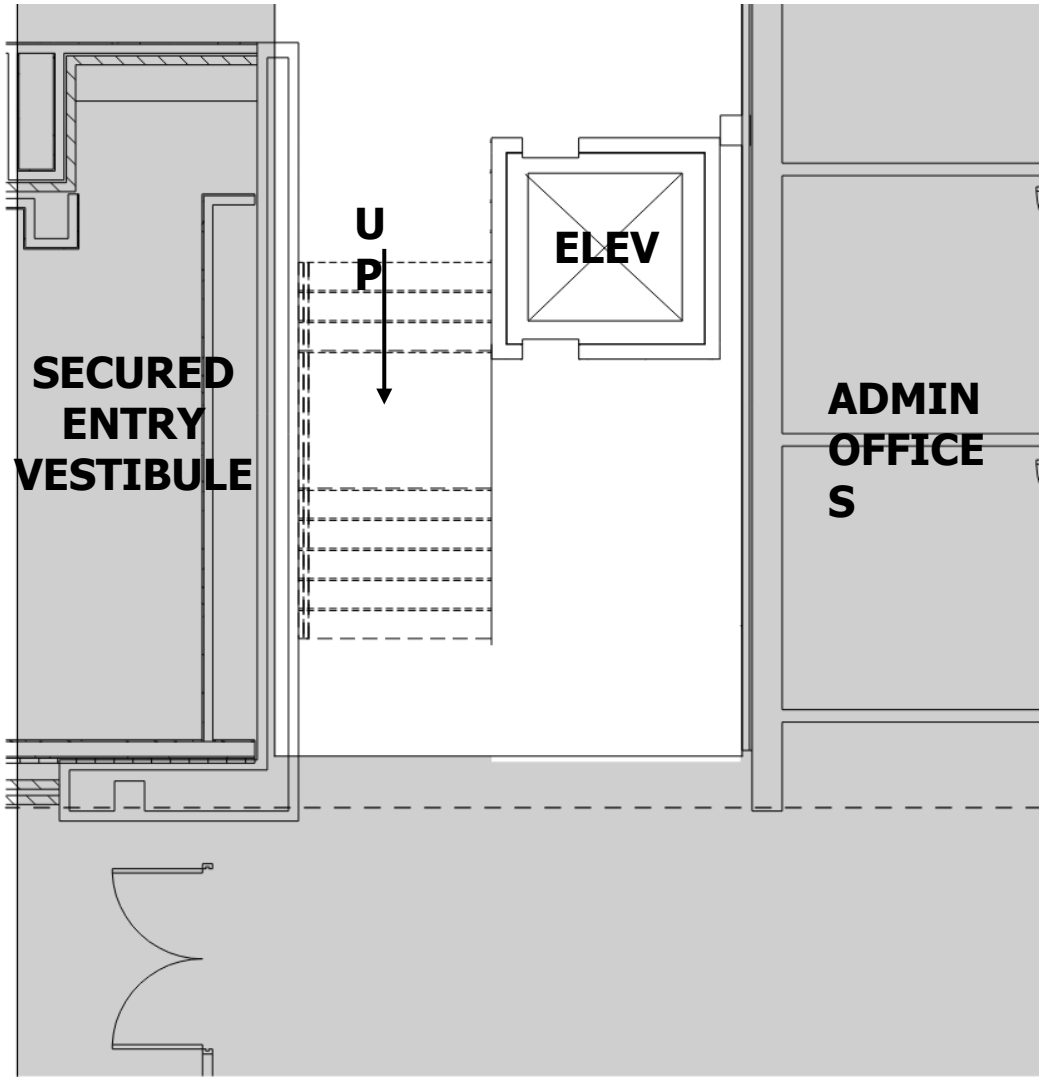
OVERALL FLOOR PLAN

KAI

01 - NEW ELEVATOR AT ADMIN AREA

- Install new elevator from lower level to upper level
- Structural Support design for new elevator

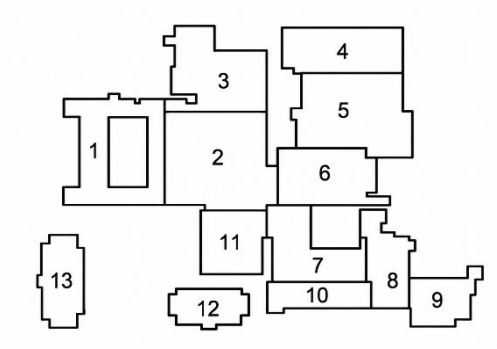




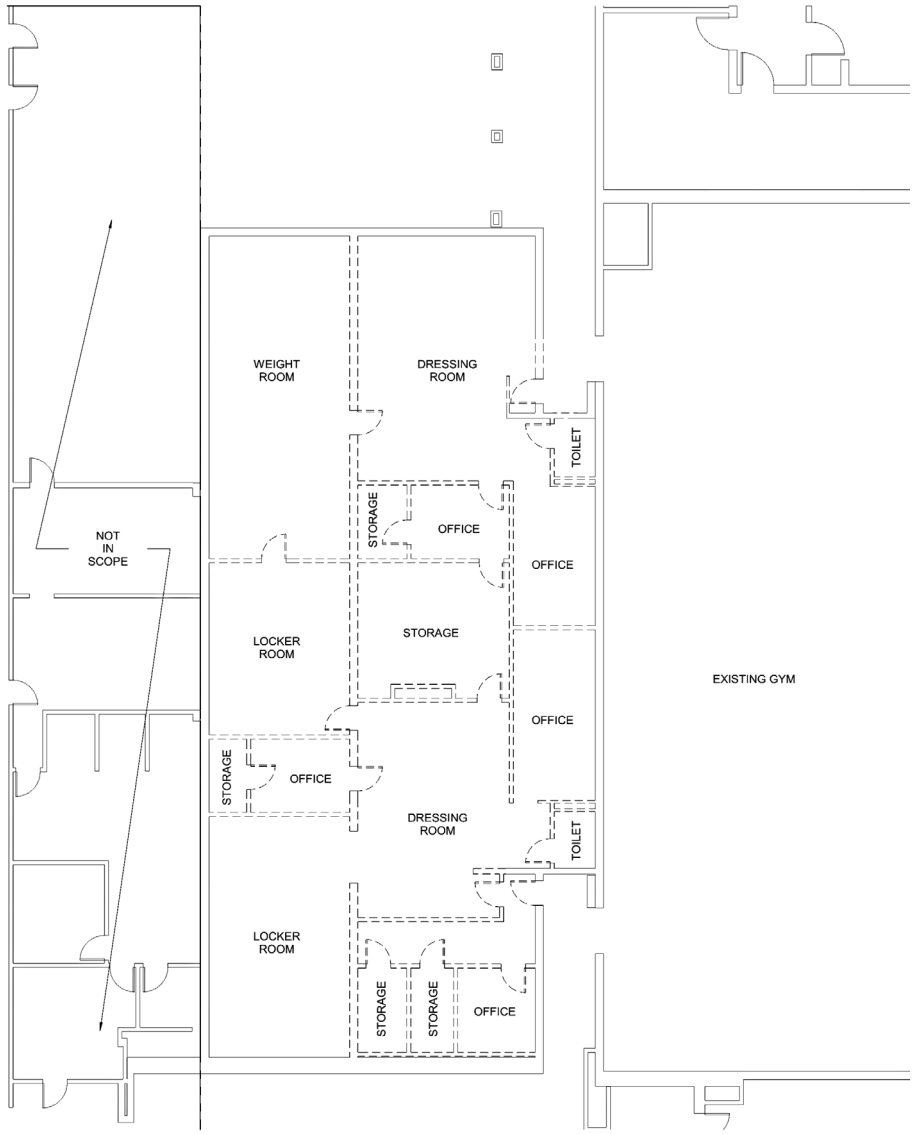
02 - COMPETITION GYM

Demolish

- Walls
- Doors & Hardware
- Flooring
- Ceilings & Light Fixtures
- Plumbing Fixtures



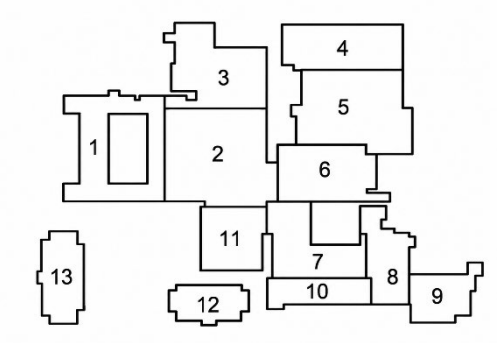
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EXISTING/ DEMO FLOOR PLAN

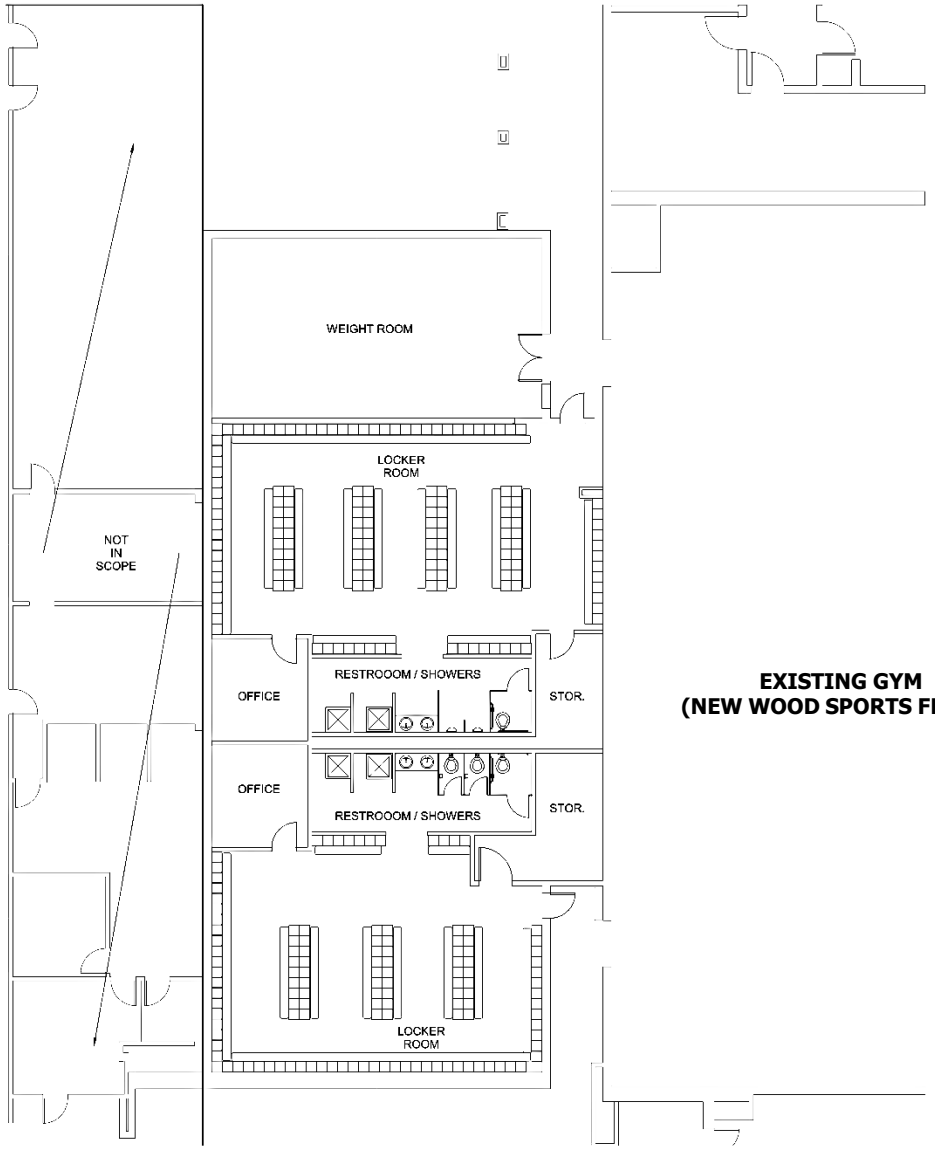
02 - COMPETITION GYM

- New distributed sound system with improved court/seating coverage
- Wireless mic and Bluetooth support with simplified controls
- New wood sports flooring @ Gym
- New code compliant opening in existing masonry wall
- Replace lockers & benches
- New flooring, paint, wall tile
- Replace locker room plumbing fixtures
- Upgrade lighting & controls





N

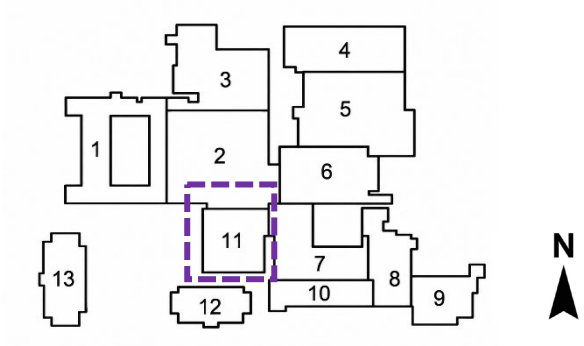


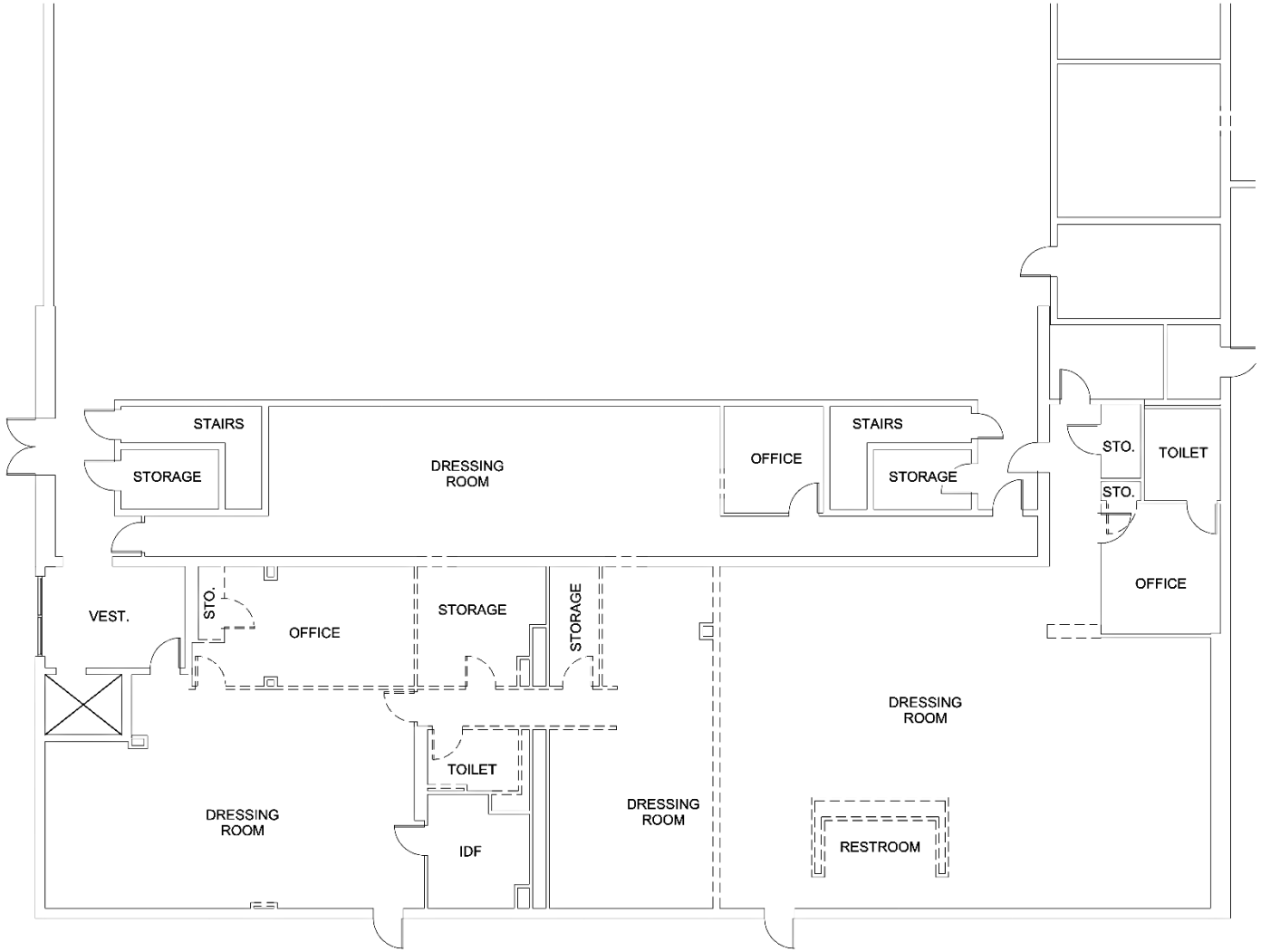
PROPOSED FLOOR PLAN

03 – AUX/DEB GYM

Demolish

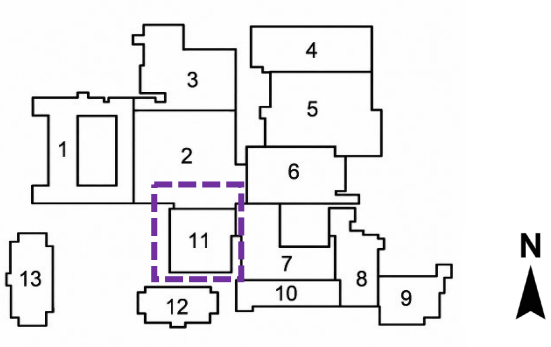
- Walls
- Doors & Hardware
- Flooring
- Ceilings & Light Fixtures
- Plumbing Fixtures

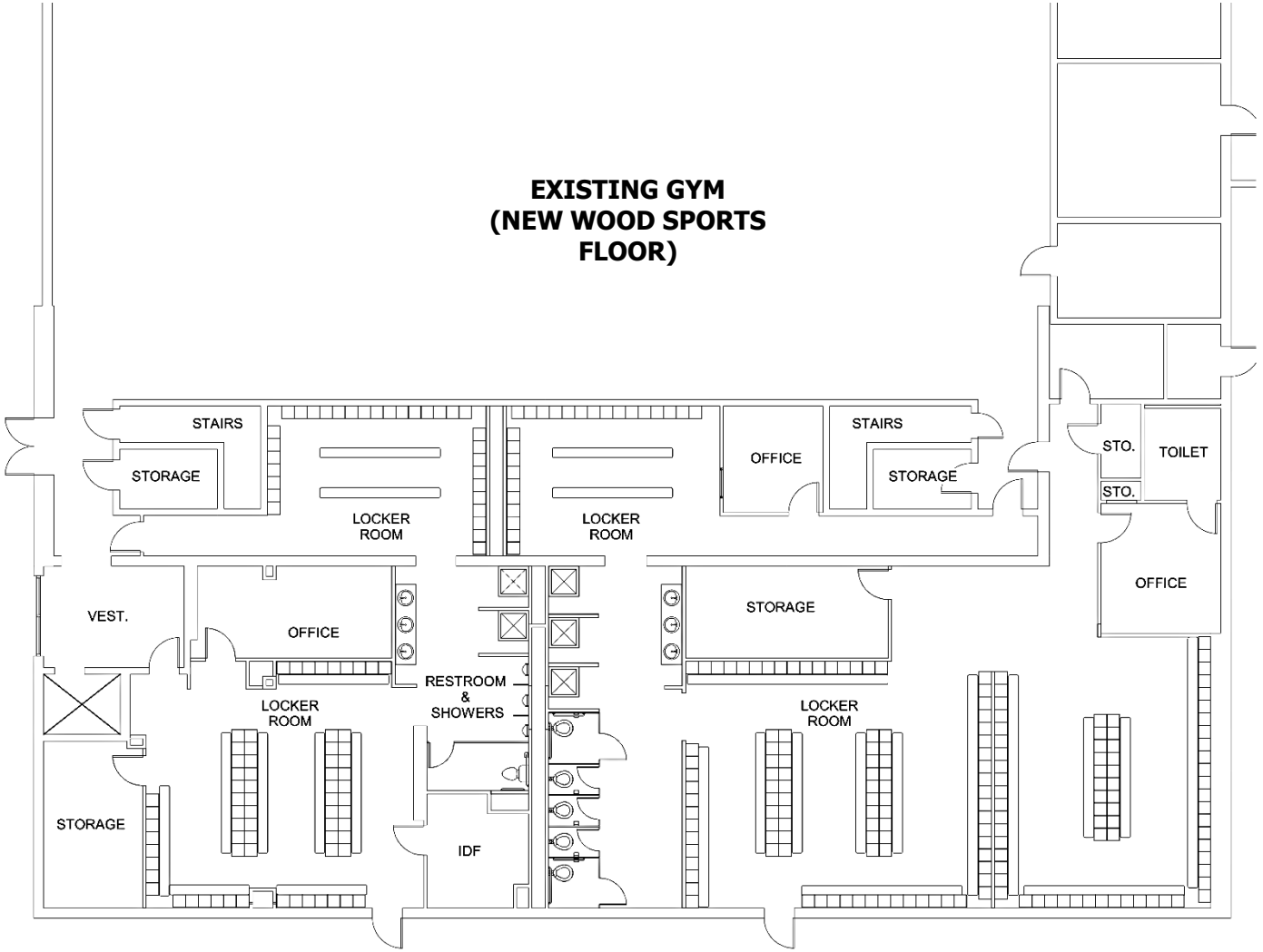




03 – AUX/DEB GYM

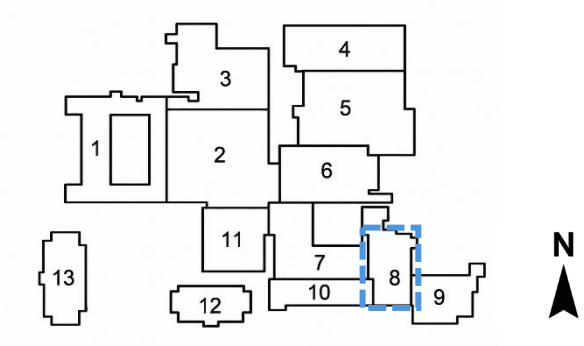
- New wood sports flooring
- Space reconfiguration
- Replace lockers & benches
- New flooring, paint, wall tile
- Replace locker room plumbing fixtures
- Upgrade lighting & controls

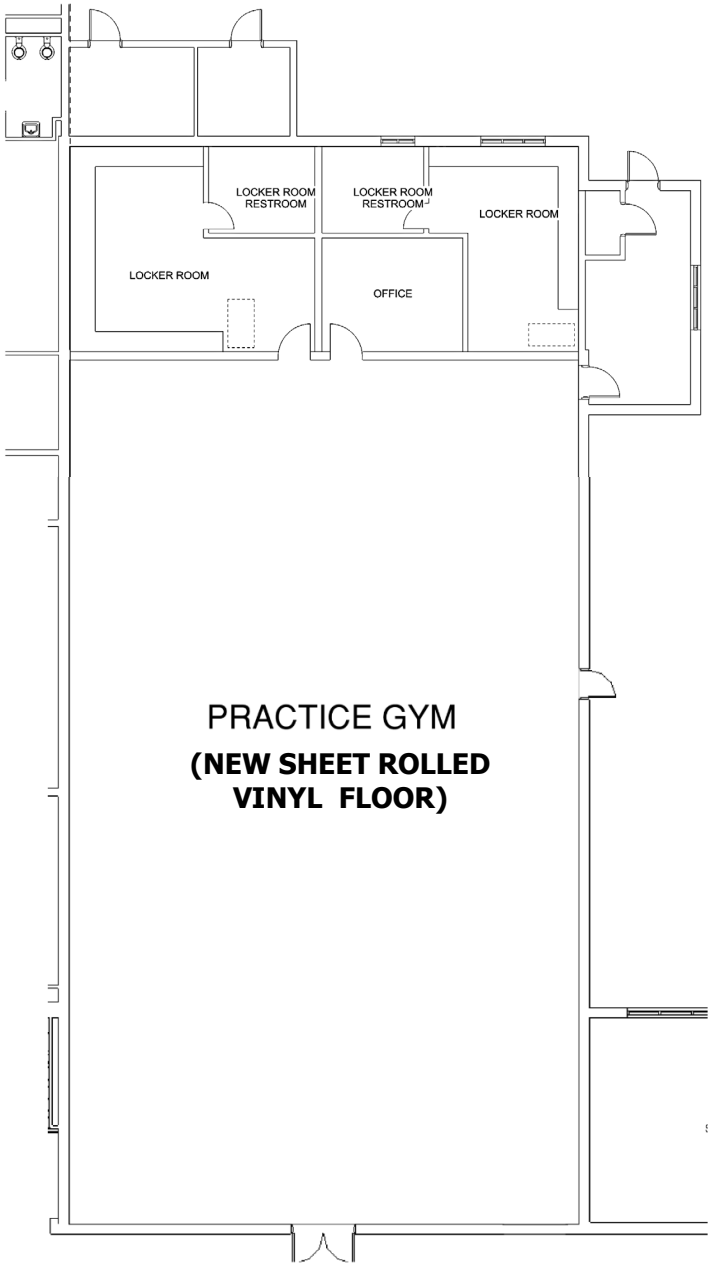




04 - PRACTICE GYM

- Replace sheet roll flooring
- Reconfigured Boys & Girls locker rooms
- New storage room
- Upgrade restrooms to be ADA Compliant

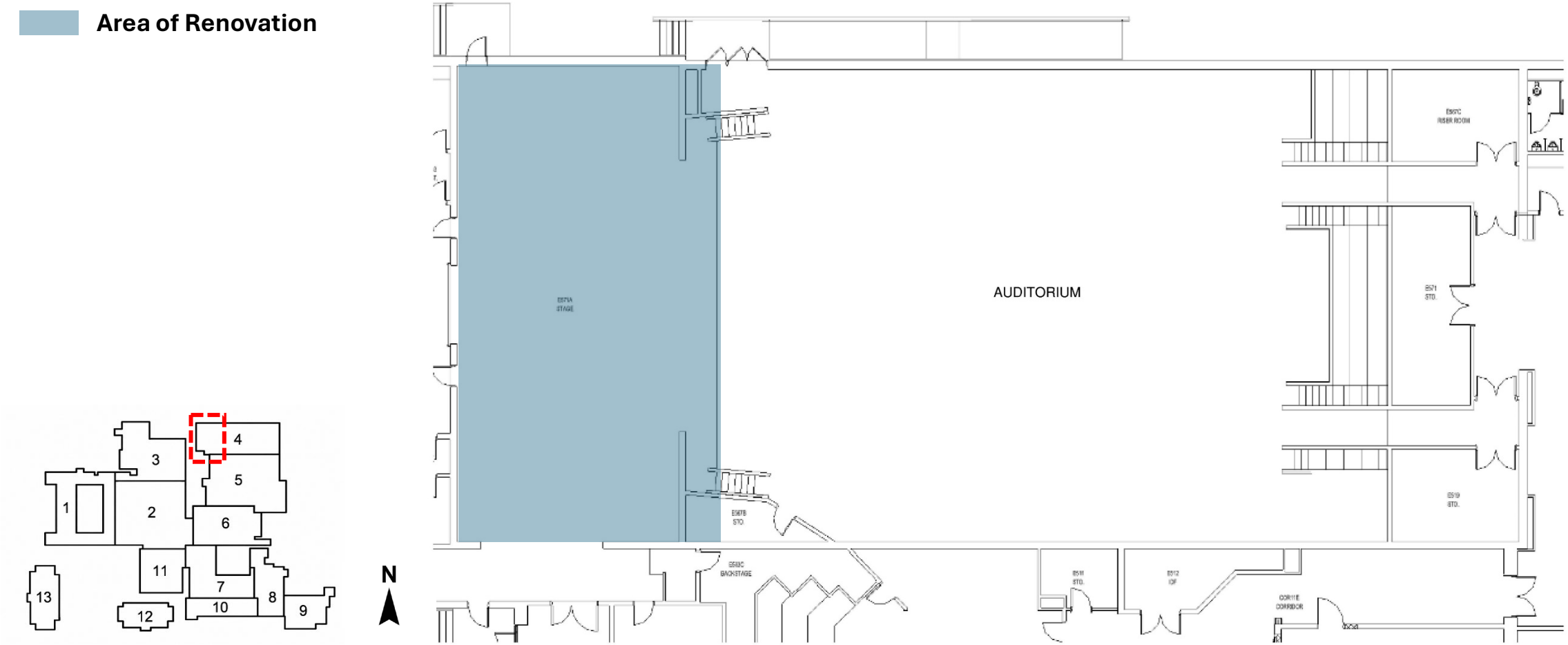




05 - AUDITORIUM RENOVATION

- Performance equipment, lighting, and AV/sound modernization
- Enhanced controls, projection, and production capabilities
- Structural support for new theatrical rigging

Area of Renovation



06 - DANCE SUITE ADDITION



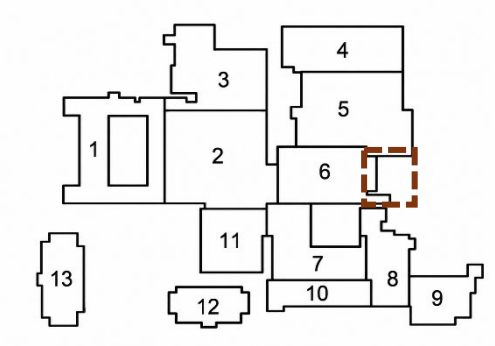
ADDITION LOCATION

NEW FIRE LANE ROUTE

DANCE ADDITION PROGRAM:

- DANCE STUDIO
- DRESSING ROOM SPACE W/ 2 SEPARATE CHANGING RESTROOMS W/ SHOWER
- LIMITED TO 3,000 SF MAX DUE TO STORM SHELTER REQUIREMENTS

06 - DANCE SUITE ADDITION





06 - DANCE SUITE ADDITION



INTERIOR CONCEPT RENDERING - DRAFT

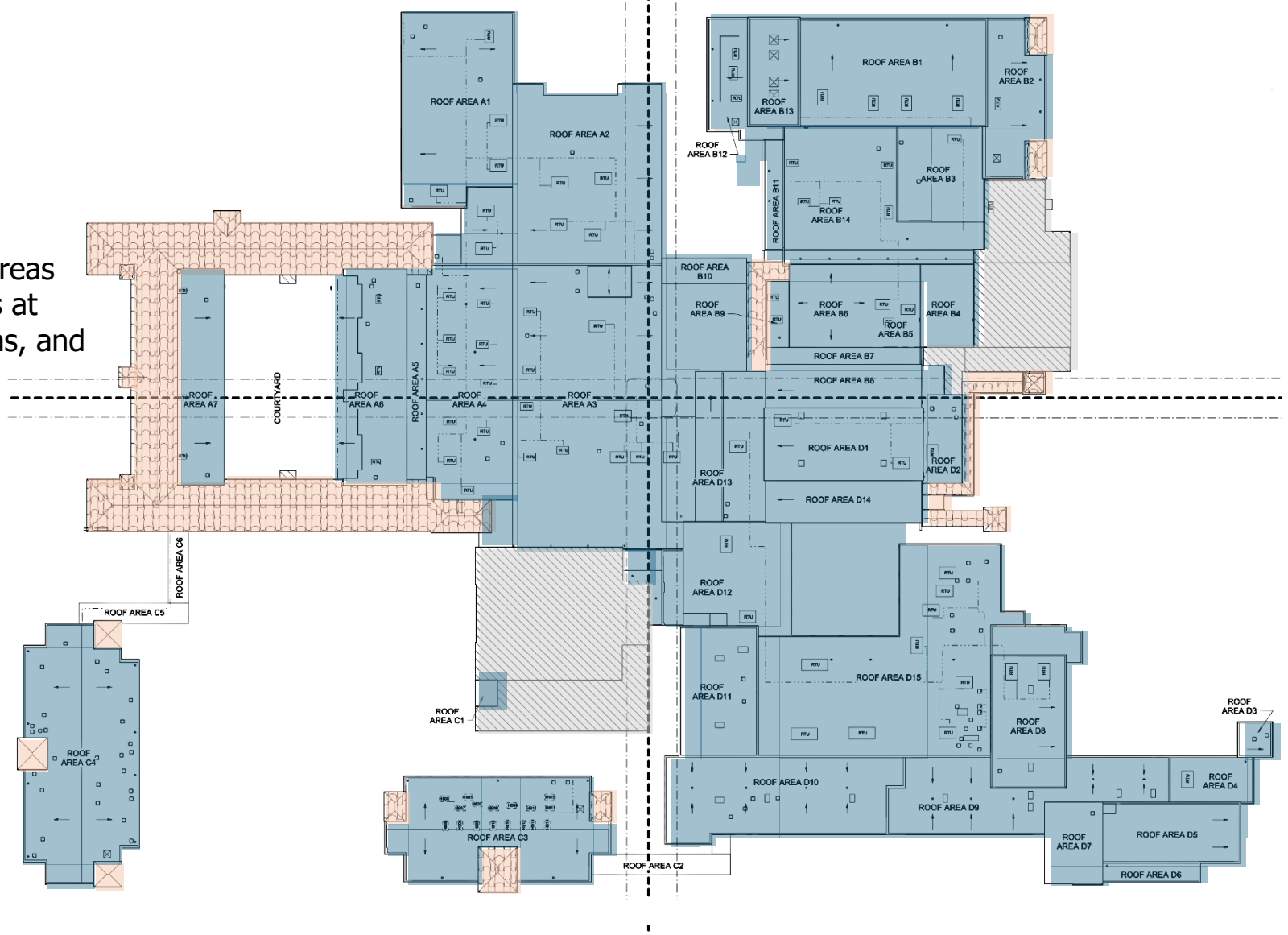
07 - EXTERIOR ENVELOPE & ROOFING

- Replace built up roof system
- Replace Clay Tile Roof
- Replace/modify roof curbs for new roofing
- Structural review and modifications for rooftop mechanical equipment replacement
- Review and support for roof patch and repair areas
- Replacement of any deteriorating sealant joints at control/expansion locations, material transitions, and wall penetrations

Clay Tile

2- Ply Mod Bit Roof

Recently Replaced Roofing (Not In Scope)



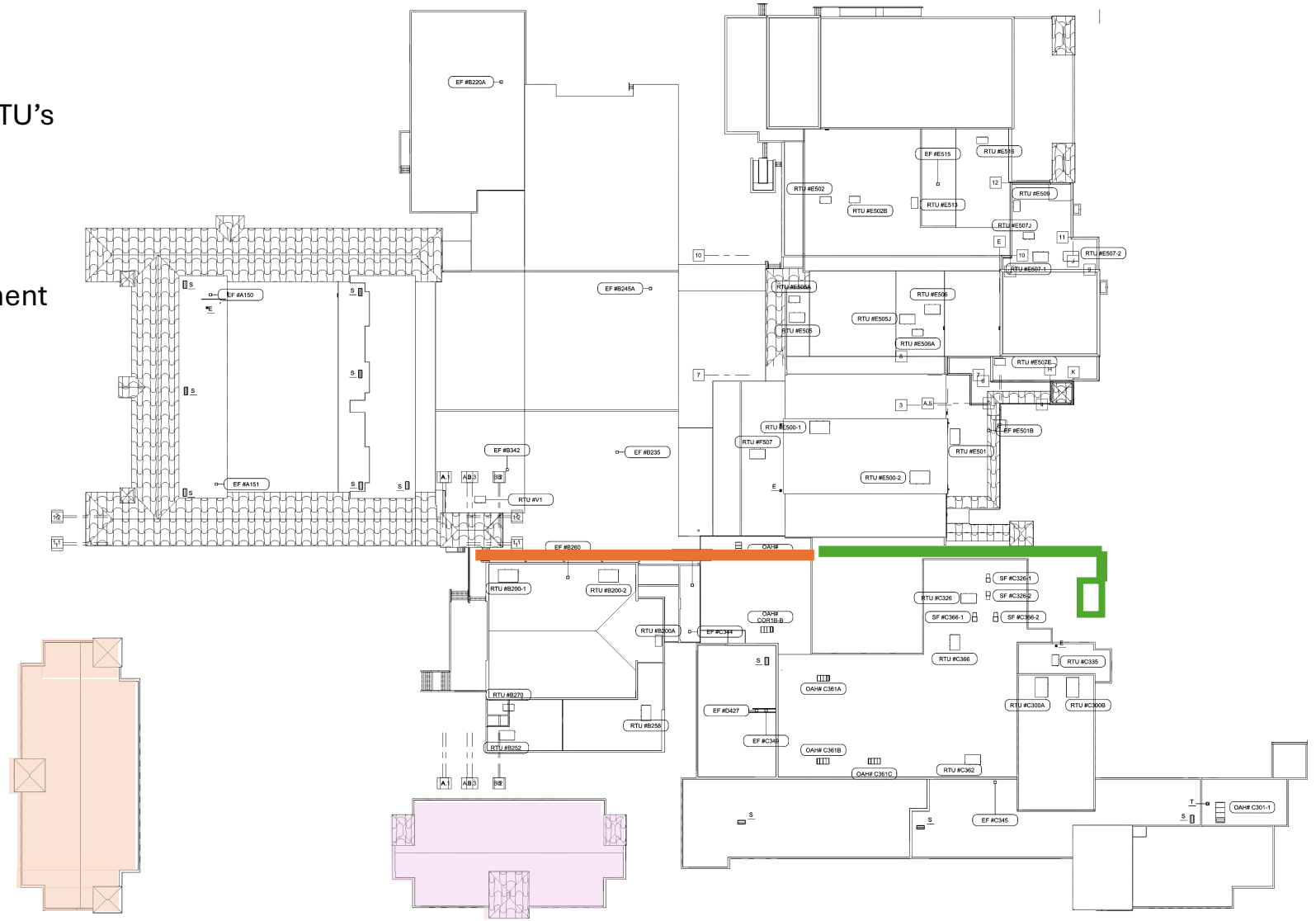
08 – MEP SYSTEMS & SITE

HVAC Upgrades @ Arts Building
- Replace existing RTUs (17)
- Provide new power for replaced RTU's

HVAC Upgrades @ Science Building
- Replace existing multi-zone air handler units (2)
- New Heat Water Pump Replacement

New Sanitary Line to exiting grease interceptor

Jet rod interior sanitary line



09 - FIELD HOUSE RENOVATION

Visitor
- Restroom & Shower Demolition & Reconfiguration w/ new plumbing fixtures
- Selective Demolition & Consolidation of Visitor Locker Rooms
- New flooring, ceilings, & light fixtures throughout space
- New coach's office reconfiguration with views to locker room

Home
- New flooring & paint @ Locker Room & Conference Room
- New restrooms and shower facility for coaches

Referee Dressing Room
- Restroom & shower compliance updates
- Demolition of built-in desks
- New flooring & paint

Outdoor Storage -TBD

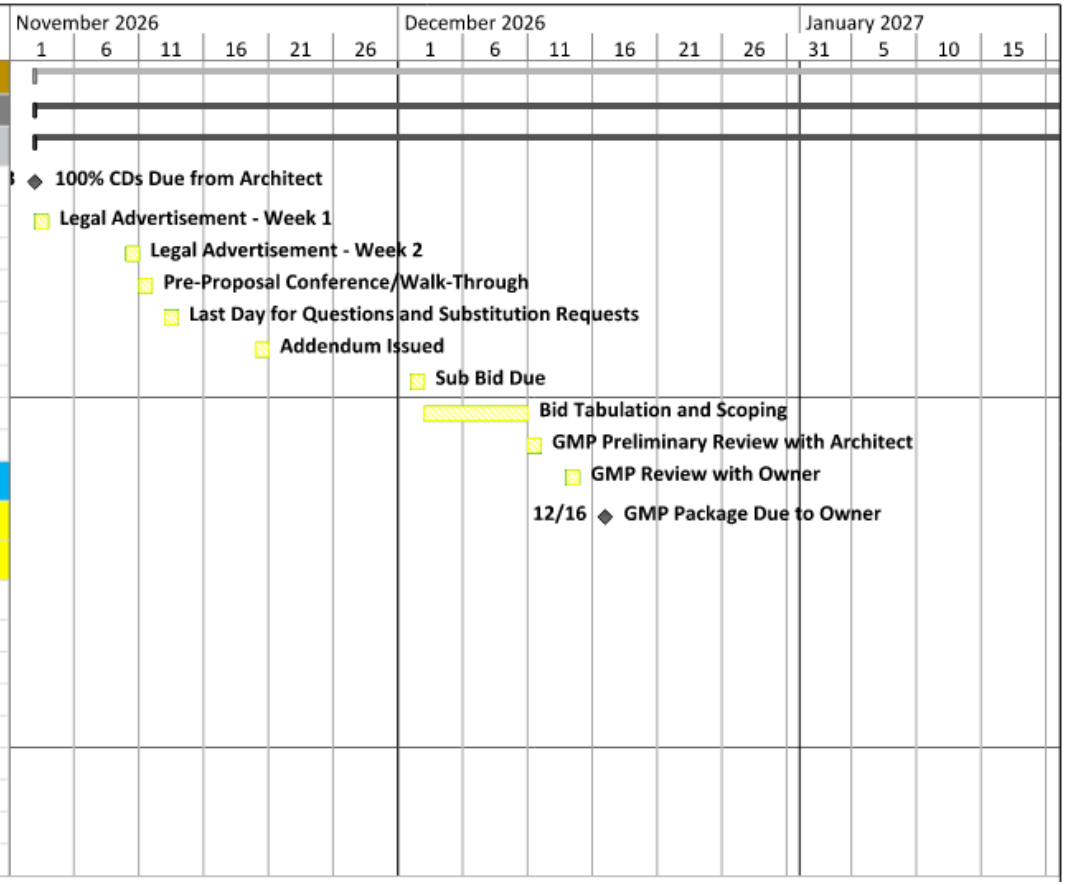
New Exterior Paint - TBD

Architectural Feature (signage, louvers, accent color, graphics, etc.) - **TBD**



PROJECT SCHEDULE – GMP 1

ID	Task Name	Duration	Start	Finish
0	**Garland ISD - GARLAND HIGH SCHOOL**	**441 days**	**Tue 11/3/26**	**Fri 8/4/28**
1	**Project Milestones**	**442 days**	**Tue 11/3/26**	**Fri 8/4/28**
2	***BID PHASE - GMP 1/ROOF PACKAGE***	***442 days***	***Tue 11/3/26***	***Fri 8/4/28***
3	**100% CDs Due from Architect**	**0 days**	**Tue 11/3/26**	**Tue 11/3/26**
4	Legal Advertisement - Week 1	1 day	Tue 11/3/26	Tue 11/3/26
5	Legal Advertisement - Week 2	1 day	Tue 11/10/26	Tue 11/10/26
6	Pre-Proposal Conference/Walk-Through	1 day	Wed 11/11/26	Wed 11/11/26
7	Last Day for Questions and Substitution Requests	1 day	Fri 11/13/26	Fri 11/13/26
8	Addendum Issued	1 day	Fri 11/20/26	Fri 11/20/26
9	Sub Bid Due	1 day	Wed 12/2/26	Wed 12/2/26
10	Bid Tabulation and Scoping	6 days	Thu 12/3/26	Thu 12/10/26
11	GMP Preliminary Review with Architect	1 day	Fri 12/11/26	Fri 12/11/26
12	**GMP Review with Owner**	**1 day**	**Mon 12/14/26**	**Mon 12/14/26**
13	**GMP Package Due to Owner**	**0 days**	**Wed 12/16/26**	**Wed 12/16/26**
14	**Board Approval of GMP**	**0 days**	**Tue 2/9/27**	**Tue 2/9/27**
15	Notice to Proceed	0 days	Tue 3/16/27	Tue 3/16/27
16	Procurement	10 days	Wed 3/17/27	Tue 3/30/27
17	Material Submittal Preparation	10 days	Wed 3/31/27	Tue 4/13/27
18	Material Submittal Approval	10 days	Wed 4/14/27	Tue 4/27/27
19	Material Lead Time	21 days	Wed 4/28/27	Wed 5/26/27
20	Last Day of School	0 days	Thu 5/27/27	Thu 5/27/27
21	Mobilization	2 days	Thu 5/27/27	Fri 5/28/27
22	Summer 1/2027 - Roof PH1	49 days	Tue 6/1/27	Fri 8/6/27
23	Summer 2/2028 - Roof PH2	48 days	Tue 5/30/28	Fri 8/4/28



PROJECT SCHEDULE – GMP 2

Task Name	Duration	Start	Finish	Predecessors
GARLAND ISD/GARLAND HIGH SCHOOL - PH5, BP02	730 days	Tue 12/2/25	Wed 12/6/28	
Project Milestones	460 days	Tue 12/2/25	Tue 9/28/27	
DESIGN PHASE	368 days	Tue 12/2/25	Tue 5/18/27	
Design Due Diligence/Scope-to-Budget	*187 days*	*Tue 12/2/25*	*Mon 10/5/26*	
Discovery and Planning	27 days	Tue 12/2/25	Fri 1/16/26	
Scope-to-Budget	25 days	Tue 1/20/26	Fri 2/27/26	4
STB - Initial Budget Validation Delay	*52 days*	*Mon 3/2/26*	*Fri 5/22/26*	*5*
Budget Validation Estimate	8 days	Tue 5/26/26	Mon 6/8/26	6
Budget Validation Estimate with Owner and Architect	**1 day**	**Tue 6/9/26**	**Tue 6/9/26**	**7**
STB - Delay	*134 days*	*Mon 3/2/26*	*Fri 10/2/26*	*5*
STB - Presentation to Superintendent and Cabinet	**1 day**	**Mon 10/5/26**	**Mon 10/5/26**	**9**
Schematic Design	*26 days*	*Tue 10/6/26*	*Mon 11/16/26*	
Schematic Design	16 days	Tue 10/6/26	Fri 10/30/26	10
SD Plans Due from Architect	0 days	Fri 10/30/26	Fri 10/30/26	12
SD Estimate	8 days	Mon 11/2/26	Thu 11/12/26	13
SD Estimate Review with Architect	1 day	Fri 11/13/26	Fri 11/13/26	14
SD Estimate review with Owner	**1 day**	**Mon 11/16/26**	**Mon 11/16/26**	**15**
SD Presentation to Board	**1 day**	**Tue 11/10/26**	**Tue 11/10/26**	
Design Development	*80 days*	*Mon 11/2/26*	*Mon 3/1/27*	
Design Development	58 days	Mon 11/2/26	Wed 2/3/27	13
DD Plans Due from Architect	0 days	Thu 2/4/27	Thu 2/4/27	19FS+1 day
DD Estimate	15 days	Fri 2/5/27	Thu 2/25/27	20
DD Estimate Review with Architect	1 day	Fri 2/26/27	Fri 2/26/27	21
DD Estimate Review with Owner	**1 day**	**Mon 3/1/27**	**Mon 3/1/27**	**22**
75% CDs	*73 days*	*Fri 2/5/27*	*Tue 5/18/27*	
75% CDs	60 days	Fri 2/5/27	Thu 4/29/27	20
75% CDs Plans Due from Architect	0 days	Fri 4/30/27	Fri 4/30/27	25FS+1 day
75% CDs Estimate	10 days	Mon 5/3/27	Fri 5/14/27	26
75% CDs Estimate Review with Architect	1 day	Mon 5/17/27	Mon 5/17/27	27
75% CDs Estimate Review with Owner	**1 day**	**Tue 5/18/27**	**Tue 5/18/27**	**28**
BID PHASE	*104 days*	*Mon 5/3/27*	*Tue 9/28/27*	
100% CDs	35 days	Mon 5/3/27	Mon 6/21/27	26
100% CDs Due from Architect	**0 days**	**Tue 6/22/27**	**Tue 6/22/27**	**31FS+1 day**
Legal Advertisement - Week 1	1 day	Mon 6/21/27	Mon 6/21/27	32FS-2 days
Legal Advertisement - Week 2	1 day	Mon 6/28/27	Mon 6/28/27	33FS+4 days
Pre-Proposal Conference/Walk-Through	1 day	Wed 6/30/27	Wed 6/30/27	34FS-1 day
Last Day for Questions and Substitution Requests	1 day	Thu 7/1/27	Thu 7/1/27	35
Addendum Issued	1 day	Thu 7/8/27	Thu 7/8/27	36FS+3 days
Sub Bid Due	1 day	Wed 7/14/27	Wed 7/14/27	37FS+3 days
Bid Tabulation and Scoping	10 days	Thu 7/15/27	Wed 7/28/27	38
GMP Preliminary Review with Architect	1 day	Thu 7/29/27	Thu 7/29/27	39
GMP Review with Owner	**1 day**	**Fri 7/30/27**	**Fri 7/30/27**	**40**
GMP Package Due to Owner	0 days	Mon 8/2/27	Mon 8/2/27	41FS+1 day
GMP Board Approval	0 days	Tue 9/14/27	Tue 9/14/27	42FS+30 days
Notice to Proceed (Fully Executed Amendment)	0 days	Tue 9/28/27	Tue 9/28/27	43FS+10 days
PERMITTING	*61 days*	*Wed 6/23/27*	*Thu 9/16/27*	
Plan Review and Permitting	60 days	Wed 6/23/27	Wed 9/15/27	32
Receipt of All Permits	0 days	Thu 9/16/27	Thu 9/16/27	46FS+1 day
CONSTRUCTION	*300 days*	*Fri 10/1/27*	*Wed 12/6/28*	*44*
Construction Duration	300 days	Fri 10/1/27	Wed 12/6/28	
Substantial Completion	0 days	Wed 12/6/28	Wed 12/6/28	49

GISD
GARLAND INDEPENDENT SCHOOL DISTRICT

KAI

SD BUDGET/ESTIMATE

Owners CCL:	$20,091,004
STB Estimate:	$22,128,529
Delta: Over Budget	**($2,037,255)**

SD DETAILED ESTIMATE SUMMARY

ROOF & ENVELOPE:	$9,435,398
ADMIN & ELEVATOR:	$1,112,633
DOOR & HARDWARE REPLACEMENT:	$151,281
COMPETITION GYM FLOORING & SOUND SYSTEM:	$946,763
AUX GYM FLOORING:	$314,783
PRACTICE GYM FLOORING:	$176,147
LOCKER ROOM UPGRADES:	$1,585,267
AUDITORIUM:	$2,542,000
SYSTEMS:	$2,729,859
FIELDHOUSE:	$1,366,166
DANCE SUITE ADDITION:	$1,767,961
TOTAL:	**$22,128,259**

Comments/Questions



GARLAND INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES AGENDA

Date: November 10, 2026

Presented By: Dianna Casper, Executive Director of Purchasing
Javier Fernandez, Executive Director of Facilities and Maintenance

Subject: Consider Approval of Recommendation to Enter into Cooperative and Interlocal Agreements for the Purchase of Equipment and Related Services to Support District Facility Needs

Action Item

Executive Summary:

The cooperative and interlocal agreements will allow the Facilities and Maintenance Department access to a pool of qualified vendors. The contracts will be utilized primarily to support new facility improvements under the Bond 2023 Program. Reviewed and approved by Javier Fernandez, Executive Director of Facilities and Maintenance, Dr. Jennifer DuPlessis, Assistant Superintendent of Safety and Operations, Dianna Casper, Executive Director of Purchasing, and Darrell Dodds, Deputy Superintendent.

Administrative Recommendations:

It is the administration's recommendation that the Board approve entering into Cooperative and Interlocal Agreements for the Purchase of Equipment and Related Services to support district facility needs.

New Award
Procurement Method: Cooperative and Interlocal Purchase
Contract Term: Three (3) years.

Recommended Motion for Action Items:

Move to approve entering into Cooperative and Interlocal Agreements for the Purchase of Equipment and Related Services to Support district facility needs as presented to the Board of Trustees.

Financial Impact and Funding Source:

Not to Exceed Amount: $6,000,000
683 Bond 2023 - 90%
199 General Fund - 10%