

**AGENDA OF RED OAK INDEPENDENT SCHOOL DISTRICT  
BOARD OF TRUSTEES SPECIAL MEETING  
Thursday, April 9, 2026**

Notice is hereby given that a Special Meeting of the Board of Trustees of the Red Oak Independent School District will be held on Thursday, April 9, 2026 beginning at 5:00 PM at Red Oak ISD Education Service Center, 109 West Red Oak Road, Red Oak, TX 75154.

The subjects to be discussed or considered, or upon which any formal action may be taken, are listed below. Items do not have to be taken in the same order as shown on the meeting notice.

1. CALL TO ORDER / ESTABLISH QUORUM
2. INVOCATION
3. PLEDGES OF ALLEGIANCE
4. OPEN FORUM 3
5. ACTION ITEMS
  - A. Consent Agenda
    1. Technology Device Purchase
  - B. Consideration and Approval of Acceptance of Offer for Sale of Land 5  
Dr. Bill Johnston, Chief Financial Officer and Julie Phillips, Director of Purchasing
  - C. Consideration and Approval of SB 546 Reporting 6  
Brent Stanford, Executive Director of Support Services
  - D. Consideration and Approval of Russell P. Schupmann Elementary 7  
School Roof Replacement  
Brent Stanford, Executive Director of Support Services
  - E. Consideration and Approval of Russell P. Schupmann Elementary 10  
School Fencing  
Brent Stanford, Executive Director of Support Services
  - F. Consideration and Approval of Change Order to TMAR 2025 Bond 13  
Projects  
Josh Crutchfield, Director of Information Technology
  - G. Consideration and Approval for Lease to Own Cameras and Access 16  
Control  
Josh Crutchfield, Director of Information Technology
6. CLOSED SESSION
  - A. Texas Government Code 551.071 - For the purpose of a private consultation with the Board's attorney on any and all subjects or matters authorized by law.
  - B. Texas Government Code 551.072 - For the purpose of discussing the purchase, exchange, lease or value of real property.
  - C. Texas Government Code 551.073 - For the purpose of considering a negotiated contract for a prospective gift or donation.
  - D. Texas Government Code 551.074 - For the purpose of considering 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.
    1. Superintendent Evaluation / Superintendent Contract
  - E. Texas Government Code 551.076 - To consider the deployment, or specific occasions for implementation, of security personnel or devices.
  - F. Texas Government Code 551.082 - For the purpose of considering discipline of a public school child or children or to hear a complaint by an employee against another employee if the complaint or charge directly results in a need for a hearing.

- G. Texas Government Code 551.0821 - Personally identifiable information of Public School students.
  - H. Texas Government Code 551.083 - For the purpose of considering the standards, guidelines, terms or conditions the Board will follow, or instruct its representatives to follow, in consultation with representative of employee groups in connection with consultation agreements provided for by Section 13.901 of the Texas Education Code.
  - I. Texas Government Code 551.084 - For the purpose of excluding witness or witnesses from a hearing during examination of another witness.
  - J. Texas Government Code 551.086 - For the purpose of considering economic development negotiations.
7. RECONVENE IN OPEN SESSION FOR ACTION RELATIVE TO CLOSED SESSION
8. ADJOURNMENT

***If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will convene in such closed meeting in accordance with the Open Meetings Act, Government Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions or decisions will be taken in open meeting.***

Any person with a disability or special accommodation need should call 972-617-2941 no later than 10:00 a.m. on the scheduled meeting date.

This notice was posted in compliance with the Open Meetings Act on April 2, 2026, at 4:00 p.m.

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Brenda Sanford, Superintendent  
(For the Board of Trustees)

## AUDIENCE PARTICIPATION SIGN-UP SHEET

Any person wishing to address the Board about a topic related to District business during the period reserved for public comment at a Board meeting must sign up to be heard, in accordance with District policy BED(LOCAL):

1. Each participant will be limited to two (2) minutes to make comments to the Board.
2. Under the Texas Open Meetings Act, the Board is not permitted to discuss or act upon any issues that are not posted on the agenda for tonight's meeting.
3. The Board has adopted complaint policies that are designed to secure, at the lowest possible administrative level, a prompt and equitable resolution of complaints and concerns. Each of these processes provides that, if a resolution cannot be achieved administratively, the person may appeal the administrative decision to the Board as a properly posted agenda item. For further information on those policies, please contact Cristi Watts, Executive Director of Student Services, for student issues, and Michelle Ailara, Deputy Superintendent, for employee issues at 972-617-2941. If the subject of your comment involves a pending grievance, please continue to seek resolution through the grievance process and address the Board only at the appropriate stage of that process.
4. Under the Texas Open Meetings Act, the Board may exercise its authority to discuss certain subject matters in closed session, including matters involving individual District staff members and individual students. If your comment concerns one of these subjects, please address your concern through the complaint policies described above.
5. Finally, please be aware that rules of decorum will be enforced during the public comment period. Personal attacks, name-calling, and rude or slanderous remarks will not be tolerated. Each participant is legally responsible for the content and consequences of his or her own statements.

Please fill in the information requested below if you wish to address the Board during the public comment period:

Name (please print) \_\_\_\_\_

Address \_\_\_\_\_

ROISD Campus Your Child(ren) attends \_\_\_\_\_

School District of Residence \_\_\_\_\_ Telephone \_\_\_\_\_

Topic/ Agenda Item \_\_\_\_\_

**Limit on Participation**

Audience participation at a Board meeting is limited to the portion of the meeting designated to receive public comment in accordance with this policy. At all other times during a Board meeting, the audience shall not enter into discussion or debate on matters being considered by the Board, unless requested by the presiding officer.

**Public Comment**

**Regular Meetings**

At regular Board meetings, the Board shall permit public comment, regardless of whether the topic is an item on the agenda posted with notice of the meeting.

**Special Meetings**

At all other Board meetings, public comment shall be limited to items on the agenda posted with notice of the meeting.

**Procedures**

Individuals who wish to participate during the portion of the meeting designated for public comment shall sign up with the presiding officer or designee before the meeting begins as specified in the Board's procedures on public comment and shall indicate the agenda item or topic on which they wish to address the Board.

Public comment shall occur at the beginning of the meeting.

Except as permitted by this policy and the Board's procedures on public comment, an individual's comments to the Board shall not exceed two minutes per meeting.

**Meeting Management**

When necessary for effective meeting management or to accommodate large numbers of individuals wishing to address the Board, the presiding officer may make adjustments to public comment procedures, including adjusting when public comment will occur during the meeting, reordering agenda items, deferring public comment on nonagenda items, continuing agenda items to a later meeting, providing expanded opportunity for public comment, or establishing an overall time limit for public comment and adjusting the time allotted to each speaker. However, no individual shall be given less than one minute to make comments.

**Board's Response**

Specific factual information or recitation of existing policy may be furnished in response to inquiries, but the Board shall not deliberate or decide regarding any subject that is not included on the agenda posted with notice of the meeting.

**Complaints and Concerns**

The presiding officer or designee shall determine whether an individual addressing the Board has attempted to solve a matter administratively through resolution channels established by policy. If not, the individual shall be referred to the appropriate policy to seek resolution:

- Employee complaints: DGBA
- Student or parent complaints: FNG
- Public complaints: GF

**Disruption**

The Board shall not tolerate disruption of the meeting by members of the audience. If, after at least one warning from the presiding officer, any individual continues to disrupt the meeting by his or her words or actions, the presiding officer may request assistance from law enforcement officials to have the individual removed from the meeting.

Acceptance of offer for sale of land at 100 Lake Trail Drive, Red Oak, Texas

**Presented for:**

Board Action     X                        Report/Review Only                     

**Supporting documents:**

None                                 Attached     X                Provided Later                     

**Contact Person:**

Dr. Bill Johnston, CPA, Chief Financial Officer  
Julie Phillips, Director of Purchasing

**Background Information:**

On February 23<sup>rd</sup> the Red Oak ISD Board of Trustees signed a resolution authorizing the sale of 23.008 acres located at 100 Lake Trail Drive, Red Oak, Texas. Administration proceeded with selling the 23.008 acres and has received two offers.

1. TrueLife Communities, LLC for \$6,000,000.00
2. Yardley (Taylor Morrison) for \$3,750,000.00

As designated in Board Policy, BDAA (Legal) Administration is presenting these offers as determined to be in the best interest of the district, to the Board of Trustees for acceptance and approval.

**Fiscal Implications:**

Proceeds from the sale will be used in accordance with Texas Education Code Section 45.082(b)(1) for constructing or equipping school buildings in the District through capital project priorities and/or purchasing necessary sites for school buildings.

**Administrative Recommendation:**

Administration recommends the Board accept the offer from TrueLife Communities, LLC for \$6,000,000.00

SB 546 Reporting on School Bus Seat Belt Costs

**Presented for:**

Board Action   X   Report/Review Only \_\_\_\_\_

**Supporting documents:**

None \_\_\_\_\_ Attached   X   Provided Later \_\_\_\_\_

**Contact Person:**

Brent Stanford, Executive Director of Support Services

**Background Information:**

During the 89<sup>th</sup> Texas Legislature, Senate Bill 546 was passed to strengthen standards for school buses in Texas. According to the amendment to Texas Transportation Code §547.701, subsection (f) now requires all school buses operated by a school district be equipped with three-point seat belts for every passenger. A study is being conducted in response to this amendment. The Texas Education Agency is gathering the estimated cost for replacing or retrofitting buses from each district.

Red Oak ISD has 39 buses fully equipped with three-point seat belts. Red Oak ISD has a yearly budget to replace three (3) buses each year, with three-point seat belts, and does not have the budget to replace or retrofit all current buses that are not equipped with three-point seat belts.

**Fiscal Implications:**

Red Oak ISD currently has eight (8) buses equipped with two-point lap belts and 19 buses with no passenger seat belts. The purchase of (3) three new buses has been approved for the 2026-2027 school year. Red Oak ISD does not find the cost of retrofitting or purchasing 24 buses financially feasible with the current budget.

**Administrative Recommendation:**

Administration recommends not retrofitting existing buses nor purchasing 24 buses equipped with the required seat belts at this time.

Russell P. Schupmann Elementary School Roof Replacement

**Presented for:**

Board Action     X                          Report/Review Only                     

**Supporting documents:**

None                                           Attached     X                          Provided Later                     

**Contact Person:**

Brent Stanford, Executive Director of Support Services  
Julie Phillips, Director of Purchasing  
Bill Johnston, CFO

**Background Information:**

This recommendation proposes the installation of a 60 mil Duro-Last roof on the Russell P. Schupmann Elementary School building. This building roof has shown significant wear and tear. Multiple repairs have been conducted over the past few years, yet issues such as leaks and damage continue to occur.

The current state of the roof poses potential risks to the building's structural integrity and the safety of its occupants. Considering the age of the roof, this installation will address persistent problems. Duro-Last roofs are known for their durability, energy efficiency, and ease of maintenance. This material is well-suited for addressing the existing problems and preventing future issues. The installation comes with a comprehensive 20-year warranty, ensuring long-term protection.

**Fiscal Implications:**

The estimated cost for the installation of the Duro-Last roof by Coryell Roofing is \$1,332,285.00.

This will be funded from Capital Projects funds.

**Administrative Recommendation:**

Administration recommends the approval of the purchase and installation of a 60 mil Duro-Last roof to Russell P. Schupmann Elementary School, using TIPS contract #24060402.



**COMMERCIAL**



CORYELL ROOFING AND CONSTRUCTION, INC. • 4820 SW 20TH STREET • OKLAHOMA CITY, OK 73128 • PH: 405.392.4800 • FAX: 405.562.5118



| Customer  |
|---|
| Red Oak ISD<br>Brent Stanford<br>brent.stanford@redoakisd.org<br>(469) 658-5778 |

| Ship To  |
|--|
| Schupmann Elementary School<br>401 E. Ovilla Rd.<br>Glen Heights, TX 75154 |

| Payment Terms | Account Manager | Proposal Number | Proposal Date |
|---------------|-----------------|-----------------|---------------|
| SOV progress  | Wendell Olson   | TX255828        | 03-27-2026    |

Duro-Last Metal Retrofit Roof System  
 Duro-Last Roof System Installation - 20 Year NDL Warranty  
 Duro-Last 60 Mil Charcoal PVC and 1/2" Gypsum Cover Board Meets or Exceeds Severe Hail Rating

TIPS # 24060402

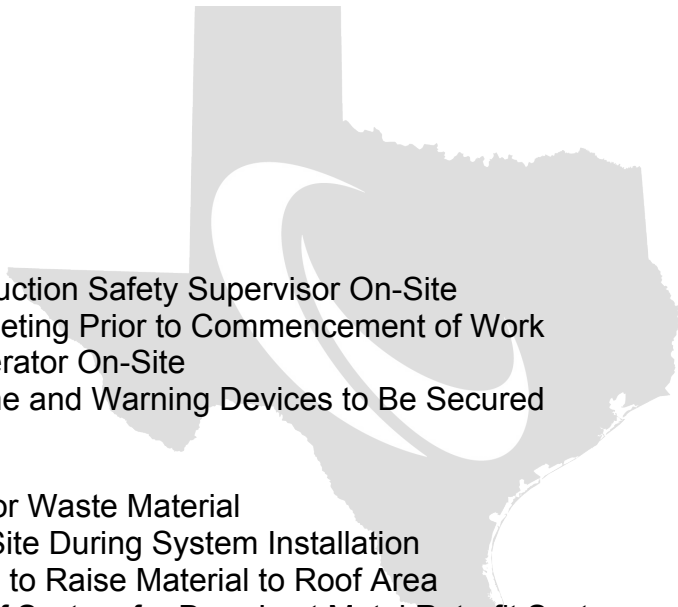
Roof Area SF: 116,600'  
 Existing Deck Type: Metal  
 Roof Height: 15'-25'

**SAFETY**

- OSHA 510 Certified Construction Safety Supervisor On-Site
- OSHA Pre Construction Meeting Prior to Commencement of Work
- OSHA Certified Forklift Operator On-Site
- OSHA Required Safety Zone and Warning Devices to Be Secured

**SCOPE OF WORK**

- Dumpster Placed On-Site for Waste Material
- Portable Toilet Placed On-Site During System Installation
- Long Reach Forklift Utilized to Raise Material to Roof Area
- Prepare Existing Metal Roof System for Duro-Last Metal Retrofit System
- Mechanically Fasten Wood Nailers at Perimeter Where Necessary for Proper Edge Termination
- Fill Metal Roof Flutes with EPS Flute Fill Insulation
- Mechanically Fasten 1/2" Gypsum Cover Board over Flute Filler and Ribs  
 (Fastening Pattern to Follow Duro-Last Engineering Approved Method for Area Wind Uplift Rating)
- Mechanically Fasten Duro-Last 60 Mil Charcoal PVC Membrane Over Entire Roof Area  
 (Duro-Last 60 Mil PVC Membrane is up to 86% UV Reflective, providing superior energy efficiency benefits)



**Committed to Excellence, Integrity, & Growth**



COMMERCIAL



CORYELL ROOFING AND CONSTRUCTION, INC. ▪ 4820 SW 20TH STREET ▪ OKLAHOMA CITY, OK 73128 ▪ PH: 405.392.4800 ▪ FAX: 405.562.5118

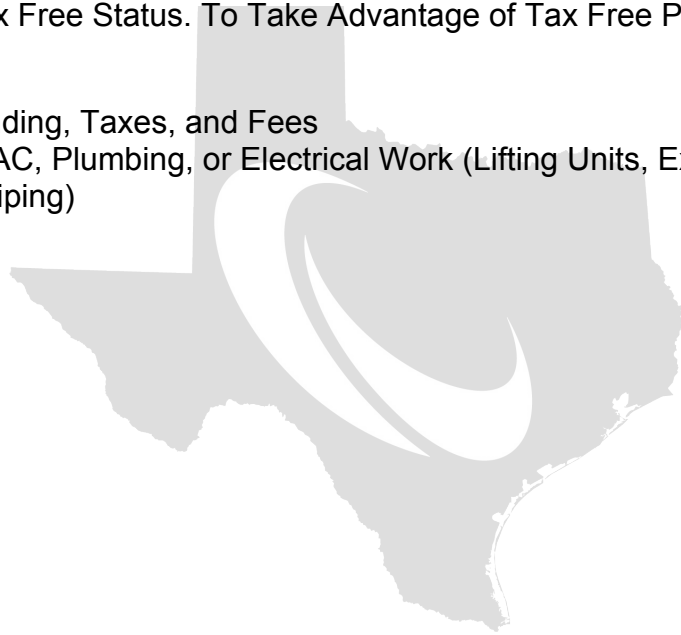
- Terminate Perimeter Gables Using Duro-Last Exceptional Metals 2 Piece Edge Metal - Color TBD
- Terminate Perimeter Eaves Using Duro-Last Exceptional Metals Gutters and Downspouts - Color TBD (Edge Detail and Terminations Per Duro-Last Specifications for Warranty Rating)
- Seal All Penetrations with Duro-Last Approved Boots
- Seal All Termination Bar Edges with Duro-Caulk Sealant
- Clean Up Roof Area and Grounds, Remove and Dispose of Waste Material Properly

Schedule Duro-Last Technical Representative Roof Inspection upon Completion.  
 -The Duro-Last Tech Rep will inspect all Seams, Penetrations, and Roof System Installation. Upon Approval of Inspection, the Tech Rep will Authorize a Warranty for the Roof System.

Provide Property Owner with 20 Year No Dollar Limit Duro-Last Warranty on Roof System.  
 (See Duro-Last Warranty for Details)

This Estimate Assumes Tax Free Status. To Take Advantage of Tax Free Pricing, Please Provide a Tax Exempt Certificate

Includes All Necessary Bonding, Taxes, and Fees  
 Does NOT Include any HVAC, Plumbing, or Electrical Work (Lifting Units, Extending Pipes, Moving/Lifting Conduit or Piping)



**Base Bid: \$1,332,284.72**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Committed to Excellence, Integrity, & Growth

Russell P. Schupmann Elementary School Fencing

**Presented for:**

Board Action     X    

Report/Review Only                     

**Supporting documents:**

None                     

Attached     X    

Provided Later                     

**Contact Person:**

Brent Stanford, Executive Director of Support Services  
Julie Phillips, Director of Purchasing  
Bill Johnston, CFO

**Background Information:**

This recommendation proposes the installation of secure perimeter fencing across the back side of the RPS campus property, and around the playground area. This measure supports our district’s commitment to maintaining a safe environment for our students and staff.

The following are key points of consideration for the project:

**Student Safety**

- A secure perimeter reduces opportunities for unauthorized access to campus grounds.
- Enclosing the playground ensures students remain within a clearly defined, supervised area during outdoor activities.

**Controlled Access & Traffic Management**

- The back drive currently allows vehicles to pass behind the building, creating safety concerns during school hours.
- Installing fencing will restrict through-traffic behind the campus, reducing the risk of vehicles entering areas where students and staff are present.
- Limiting vehicle access also improves visibility and monitoring for staff, who can focus on designated entry points rather than open drive-through lanes.

**Alignment with Safety Standards**

- Perimeter fencing is widely recognized as a foundational school-safety measure.
- This enhancement complements existing protocols such as secure entry vestibules, visitor check-in procedures, and campus monitoring systems.
- Fencing helps deter trespassing, vandalism, and unauthorized after-hours use of school facilities.

## **Scope of Project**

Install approximately 1615 lf of wrought iron fencing. The district will provide 8' panels, redeemed from another district area for the fencing to be installed across the back of the property. The playground area will be 6' panels and gates purchased and installed as detailed on attached proposal.

## **Fiscal Implications:**

The estimated cost for the purchase and installation of fencing at RPS is \$91,133.00.

This will be funded from the SAFE (Cycle 2) grant and Bond funds (playground project).

## **Administrative Recommendation:**

Administration recommends the approval of the purchase and installation of fencing at the Russell P. Schupmann Elementary School campus, in the amount of \$91,133.00 from HomWerks General Contractors, using ROISD RFP 2025-10-01.

ESTIMATE



**Prepared For**

Red Oak ISD  
401 E Ovilla Rd  
Glenn, Tx 75154  
(469) 658-5778

**Hom-Werks, LLC General Contractors**

105 Royal Park Ln, Waxahachie, Tx 75165  
Waxahachie, Tx 75165  
Phone: (972) 978-1040  
Email: markhomwerks@gmail.com

Estimate # 494  
Date 03/30/2026  
Business / Tax # 200050412

**Description** **Total**

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Install Wrought Iron Fence \$91,132.86

Install approximately 1615 lf of wrought iron fencing. (ROISD to provide approximately 450 lf of 8' tall panels to be used along the back of the property)  
Remaining 1165 lf of panels are 6' tall x 8' wide 3/4 heavy duty pickets.  
Install 3x3 steel posts, approximately 34" deep in concrete  
Fence panels to be welded to 3x3 posts  
Estimate includes two 20ft gates, and four 5ft gates close to the building to fully enclose property

Note: This estimate is for the above materials for the lengths shown. We will do a final walk through to determine final lengths, number and length of gates etc prior to beginning work. Material costs for this estimate are based on 1165 lf, and labor is based on 1615 lf...

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**Subtotal** \$91,132.86

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**Total** **\$91,132.86**





## Change Order (CO)

| GENERAL INFORMATION                  |   |
|--------------------------------------|---|
| Client Name: Red Oak ISD             | Divisions: Integrated Building Technologies |
| Project Name: ROHS – Verkada Upgrade | Date: 04-02-2026                            |
| Purchase Order #: 6602600011         | Change Order #: 01                          |

| PRICING               |      |                                   |                     |
|-----------------------|------|-----------------------------------|---------------------|
| CATEGORY              | ITEM | DESCRIPTION                       | PRICE               |
| Video                 | All  | Design, Materials, & Installation | \$510,400.00        |
| Access Control        | All  | Design, Materials, & Installation | \$55,027.50         |
| <b>TOTAL CO PRICE</b> |      |                                   | <b>\$565,427.50</b> |

|   |                       |
|---|-----------------------|
| Original Contract Sum:                        | \$5,615,687.00        |
| Net Amount of Previous Change Orders:         | \$0                   |
| Total original contract with previous COs:    | \$5,615,687.00        |
| Total Amount of this CO:                      | \$565,427.50          |
| <b>New Contract amount</b> including this CO: | <b>\$6,181,114.50</b> |
| The contract time will be changed by:         | 0 Days                |

### SCOPE OF WORK:

This Change Order includes the installation and integration of a unified Verkada video and access control system, including cameras, mounts, cabling, readers, control panels, associated 5-year licensing as well as design, project management and programming/configuration at Red Oak HS.

### INCLUSIONS:

- Design/build, turn-key installation
- Replace existing (160) Verkada Cameras with mounts
- Replace existing (26) card reader doors with Verkada readers and controllers
- 5-Year Verkada License
- 10-year Verkada Warranty

### Assumptions/Exclusions:

- Existing electronic door locking hardware and power supply is in working condition
- Use of ROISD lift for cameras and cabling in high ceiling spaces
- Network switches to support Verkada PoE Devices provided by ROISD

*All terms, conditions, and exclusions from the proposal dated 10-09-2025 remain in effect unless stated otherwise herein.*



Region10 ESC

**Owner: Red Oak ISD**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Verkada Safety and Security (Lease)

**Presented for:**

Board Action     X     Report/Review Only \_\_\_\_\_

**Supporting documents:**

None \_\_\_\_\_ Attached     X     Provided Later \_\_\_\_\_

**Contact Person:**

Megan Corns, Chief Technology Officer  
Joshua Crutchfield, Director of Information Technology  
Julie Phillips, Director of Purchasing

**Background Information:**

This recommendation is for replacing and retrofitting district cameras and access control with Verkada. Verkada is a unified platform that provides video analytics and AI with cameras and access control.

The cameras and badge readers will be leased for a total of \$1,113,435.00 over a 60-month term, with an annual payment of \$269,598.24.

Quotes were requested and received from:

Tessera  
Platinum

The purchase will be made from Tessera, with Insight Financial Services as the leasing agent.

**Fiscal Implications:**

Cameras and Badge Readers will be leased and paid for using District funds annually at \$269,598.24 for 60 months for a total of \$1,113,445.00, from budgeted funds.

**Administrative Recommendation:**

Administration recommends that the Board approve the lease of Verkada from Tessera through Insight Financial Services for a total of \$1,113,445.00, using Choice Partners contract #22/043KN-07.



**Insight**  
Financial Services

# IT REFRESH AND LEASE PROPOSAL

PREPARED FOR:

RED OAK INDEPENDENT SCHOOL DISTRICT



Insight Investments, LLC is pleased to present this equipment finance proposal to Red Oak Independent School District for the amount of \$1,113,435.00 in equipment described below according to the terms and conditions indicated herein.

**Lessee**

**Red Oak Independent School District**  
109 W. Red Oak Rd.  
Red Oak, TX 75154

**Lessor**

**Insight Investments, LLC**  
611 Anton Blvd., Suite 700  
Costa Mesa, CA 92626

| Vendor        | Quote                         | Cost           | Term      | Payment Frequency | Payment      |
|---------------|-------------------------------|----------------|-----------|-------------------|--------------|
| Tessera Group | District-Wide Verkada Upgrade | \$1,113,435.00 | 60 Months | Annual Payment    | \$269,598.24 |

**CHOICE PARTNERS CONTRACT #22/043KN-07**

**ADVANTAGES OF IFS FMV SOLUTION:**

- ➔ Payment deferred to 7/1/26.
- ➔ ROISD upgrades entire district with updated security/monitoring system.
- ➔ ROISD owns all Verkada equipment at end of lease.

**Order Now with FastTrack**

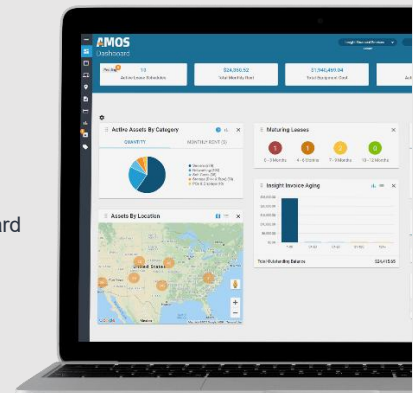
Worried about getting orders placed and not having a Master Lease finalized? Not anymore! IFS will place all urgent purchase orders upon receipt of executed proposal letter. We then finalize the Master Lease over the following weeks.

**Employee Purchase Program**

Our IT Refresh Lease is specifically designed to allow employees to purchase their PC or Laptop directly from IFS at the end of lease for a fraction of the original cost. It only requires access to the internet and a credit or debit card.

**AMOS**  
**Lease and Asset Management System**

- Personalized Executive Dashboard
- Alerts to Maturing Leases
- Manage Your Entire Portfolio
- Flexible API Integrations
- Lease Accounting Reports



**FastTrack:** With respect to any executed lease proposal outlining the cost, rent, term and equipment to be leased under a Schedule, Lessee agrees that: (a) Lessor may order such equipment from a manufacturer or vendor thereof in Lessor's own name, and (b) in such case, Lessee will indemnify and hold Lessor harmless from and against all claims, actions and/or demands of said manufacturer or vendor resulting from any cancellation or termination of said purchase order in the event that the lease financing of said Equipment contemplated in lease proposal is not consummated.

**Vendor Payments:** Lessor will issue vendor milestone or invoice payments upon receipt of an executed Equipment Acceptance certificate or payment authorization during the Equipment installation intervals.

**Lease Rate Adjustment:** The lease rate quoted in this proposal has been calculated, in part, using an interest rate tied to the current yield of a comparable term Interest Rate Swaps as reported at [www.barchart.com](http://www.barchart.com) for April 1, 2026. The lease rate quoted is subject to change in the event such Interest Rate Swap yields increase by 10 or more basis points (1/10th per cent) prior to the lease commencement date or Lessor has determined that there is an adverse change in Lessee's credit standing, or a material adverse change in the financial business operations, properties, assets or prospects of the Lessee. The calculation for any Interest Rate Swap adjustment shall be determined

by increasing the monthly lease rate factor by .000045 for each 10 basis point increase in the referenced Swap Rate.

**Conditions Precedent:** In addition to the conditions set forth above, this transaction is contingent upon (i) successful execution of mutually agreed upon documentation, including Master Lease, Schedules and other required documents; (ii) the continuing review and approval by Insight's Finance Committee; and (iii) verification that the Equipment is of the general description contemplated above.

**Market Disruption:** Notwithstanding anything contained herein to the contrary, in the event any material change shall occur in the financial markets, including but not limited to governmental action or any event which cause material adverse change in the extension of credit by lenders generally, Lessor shall have the ability to amend its pricing contained herein. In such a case, Lessor shall provide an updated proposal and Lessee will have the option to execute as revised.

**Proposal Expiration:** This proposal may be withdrawn at any time at Lessor's sole discretion and shall expire 30 days from the date specified above unless extended by Lessor.

Please indicate your acceptance of the terms of this proposal by having an authorized signer sign in the space below. Upon receipt of the signed proposal, Insight will commence its formal credit approval and documentation process. We look forward to the opportunity to serve your financial needs. Please do not hesitate to call me at 281-210-1215 if you have any questions.

Sincerely,



**Jake Howard**  
Vice President  
281-210-1215  
[jhoward@ifsleasing.com](mailto:jhoward@ifsleasing.com)

Agreed to and Accepted by:  
Red Oak Independent School District

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_