Special Board Meeting Agenda
Thursday, November 12, 2026
Linda Lippe Instructional Materials Center
1775 W New Hope Drive
B1001.01 and B1001.02
Cedar Park, Texas 78613
6:15 PM

Board meeting protocols are available at **https://bit.ly/3DHAR4v**.

Doors will open to the public at 5:45 PM.
Members of the public may access this meeting via live stream at https://www.leanderisd.org/boardlivestream. Please note, this link will not be active until approximately 5 minutes before the scheduled meeting time.

This is a Special Meeting of the Board of Trustees. At Special Meetings, Citizen Comments will be limited to topics listed on the agenda.
Citizens wishing to address the Board of Trustees may do so in person at the meeting location noted on the agenda. In order to address the Board, individuals must sign up online at https://www.leanderisd.org/citizencommentform, between noon the day prior to the meeting and noon the day of the meeting, and be present when their number is called.

Citizens who need special accommodations or assistance with sign-up should contact the office of the Superintendent (512-570-0000) during regular business hours.

The notice of this meeting was posted in compliance with the Texas Open Meetings Act on November 6, 2026, at 3:12 PM.

The subjects to be discussed or considered or upon which any formal action may be taken are as listed below. Items do not have to be taken in the order shown on this meeting notice. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

1. **CALL TO ORDER AND DECLARATION OF QUORUM**
2. **CITIZEN COMMENTS** *(Citizen comments will be limited to topics on the agenda. See the notes at the top of the agenda for instructions on how to sign up and details regarding speaking.)*
3. **CONSENT**
   - A. Consider Approval of Minutes of Regular and Called Board Meetings 3
4. **OPERATIONS**
   - A. Discussion of Elementary Schools #31 and #32 6
   - B. Consider Approval of Guaranteed Maximum Price (GMP) #2 for Elementary School 31 43
   - C. Consider Approval of Guaranteed Maximum Price (GMP) #1 for Elementary School 32 74
   - D. Consider Approval of an Ordinance Adopting the 2026 Property Tax Rate, after Unsuccessful Voter-Approval Tax Rate Election (VATRE) 76
5. **CLOSED SESSION**
   - A. Texas Government Code 551.071: consultation with attorney regarding, pending or contemplated litigation, and/or attorney client privileged matter
   - B. Texas Government Code 551.074: deliberation regarding resignations, terminations, employment, reassignments, duties, and evaluation of personnel and public officers
   - C. Texas Government Code 551.0821: deliberation regarding matters whereby personally

identifiable information regarding one or more students will be disclosed

6. **BOARD MEETING DEBRIEF**
7. **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 conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E or Texas Government Code section 418.183(f). 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. [*See* BEC(LEGAL)]

Leander ISD Board Meeting Agenda Item Information

Meeting Date: Thursday, November 12, 2026

Agenda Item:	Consider Approval of Minutes of Regular and Called Board Meetings
Purpose:	☐ Discussion Item/Report Only ☒ Action Requested
Administrator Responsible:	Chris Clark, Ed.D., Superintendent of Schools
Attachments:	10-29-26 Special Board Meeting Minutes DRAFT

Background Information:

Board Meeting minutes are attached for your review.

Alignment to Board Goals & Superintendent Guardrails:

Supports effective governance, transparency, and accountability by ensuring an accurate record of Board actions and decisions.

Administrative Recommendation:

Administration recommends approval of the Board Meeting Minutes as presented.

Sample Motion:

I move the Board approve the minutes as presented.

Minutes of Special Meeting - Board Workshop

The Board of Trustees
Leander Independent School District

STATE OF TEXAS
COUNTY OF WILLIAMSON

A meeting of the Board of Trustees of the Leander Independent School District was held on Thursday, October 29, 2026, beginning at 6:16 PM in Linda Lippe Instructional Materials Center, 1775 W New Hope Drive, B1001.01 and B1001.02, Cedar Park, Texas 78613. The following members were present: Anna Smith, Sade Fashokun, Nekosi Nelson, Trish Bode, Paul Gauthier, Gloria Gonzales-Dholakia (Absent), and Laura Marques.

1. **CALL TO ORDER AND DECLARATION OF QUORUM**
2. **CITIZEN COMMENTS** ***(Citizen comments will be limited to topics on the agenda. See the notes at the top of the agenda for instructions on how to sign up and details regarding speaking.)***
3. **CONSENT**
   A. Consider Approval of Minutes of Regular and Called Board Meetings

   I move the Consent Agenda items be approved as presented. This motion, made by Dr. Laura Marques and seconded by Sade Fashokun, passed six in favor and one absent. Trish Bode: In favor, Sade Fashokun: In favor, Paul Gauthier: In favor, Dr. Gloria Gonzales-Dholakia: Absent, Dr. Laura Marques: In favor, Nekosi Nelson: In favor, Anna Smith: In favor.
4. **STUDENT LEARNING**
   A. Discussion and Consider Approval of the 2026-27 Campus Improvement Plans and Targeted Improvement Plans for Bagdad, Camacho, and Knowles Elementary Schools

   I move that the Board of Trustees approve the 2026-27 Campus Improvement Plans and Targeted Improvement Plans for Bagdad, Camacho, and Knowles Elementary Schools as presented. This motion, made by Dr. Laura Marques and seconded by Nekosi Nelson, passed six in favor and one absent. Trish Bode: In favor, Sade Fashokun: In favor, Paul Gauthier:In favor, Dr. Gloria Gonzales-Dholakia: Absent, Dr. Laura Marques: In favor, Nekosi Nelson: In favor, Anna Smith: In favor.
5. **OPERATIONS**
   A. Discussion of MoakCasey: 2027-2031 LISD Strategic Planning
   B. Discussion of the Annual Demographic Report: Population & Survey Analyst (PASA)
6. **CLOSED SESSION**

   The Board of Trustees did not go into Closed Session during this meeting.

A. Texas Government Code 551.071: consultation with attorney regarding, pending or contemplated litigation, and/or attorney client privileged matter

B. Texas Government Code 551.074: deliberation regarding resignations, terminations, employment, reassignments, duties, and evaluation of personnel and public officers

C. Texas Government Code 551.0821: deliberation regarding matters whereby personally identifiable information regarding one or more students will be disclosed

7. **BOARD MEETING DEBRIEF**
8. **ADJOURNMENT**

THE BOARD OF TRUSTEES, HAVING NO FURTHER BUSINESS, ADJOURNED THE MEETING.

Time: 11:27 PM

These minutes were read and approved by the Board of Trustees on the 12th day of November 2026.

_____ _____

President Secretary

Copies of Board information referred to are attached to the official minutes or filed in the office indicated.

Leander ISD Board Meeting Agenda Item Information

Meeting Date: Thursday, November 12, 2026

Agenda Item:	Discussion of Elementary Schools #31 and #32
Purpose:	☒ Discussion Item/Report Only ☐ Action Requested
Administrator Responsible:	Jeremy Trimble, M.Arch, Chief Operations Officer
Attachments:	Elementary Schools #31 and #32 Presentation *(Uploaded to Boardbook on 11-09-26)*

Background Information:

During the October 29, 2026, Special Meeting – Board Workshop, a Board member requested that an agenda item be added for administration to provide the Board with an overview of the proposed construction of Elementary Schools #31 and #32, including supporting factors and current Population & Survey Analyst (PASA) information. The request was seconded by another Board member.

The construction of both Elementary #31 and Elementary #32 was included in the voter-approved 2023 Bond Program. Following the discussion of Elementary Schools #31 and #32 during the October 1, 2026, Regular Board Meeting, tonight's presentation will build upon information previously shared, provide an update on the current status of each project, revisit key information and considerations, and provide context regarding the factors influencing the path forward.

Alignment to Board Goals & Superintendent Guardrails:

This update supports the Board Goals and Superintendent Guardrails by providing the Board with information on how current facility planning aligns with student needs, responsible stewardship of District resources, and the long-term sustainability of our schools. Continuing to evaluate these projects in the context of available information helps ensure that facility decisions remain focused on the student experience while making thoughtful use of District resources.

Administrative Recommendation:

N/A

Sample Motion:

N/A

November 12, 2026

Discussion of Elementary Schools #31 and #32

PURPOSE

Provide an update on Elementary Schools #31 and #32 while reviewing key considerations shaping a path forward.

Board Guiding Questions

- Does moving forward with Elementary #31 and Elementary #32 best position the District to address current and projected student and community needs while honoring the Board's commitments?[9]
- What are the financial, scheduling, and districtwide implications of moving forward at this stage versus delaying the voter-approved bond projects?

Framework For How We Think About These Two Projects

Capacity. Community. Capability.

Capacity To Grow Elementary #31 - Create room for growth

- Capacity needs and future flexibility
- Enrollment patterns and long-term planning
- Distinguish redistributing students from creating capacity where it may be needed

Community To Preserve Elementary #32 - Strengthen geographic alignment and continuity

- Geographic alignment and community continuity
- Preserve the Mason community as an intact school community
- Student and Staff experience

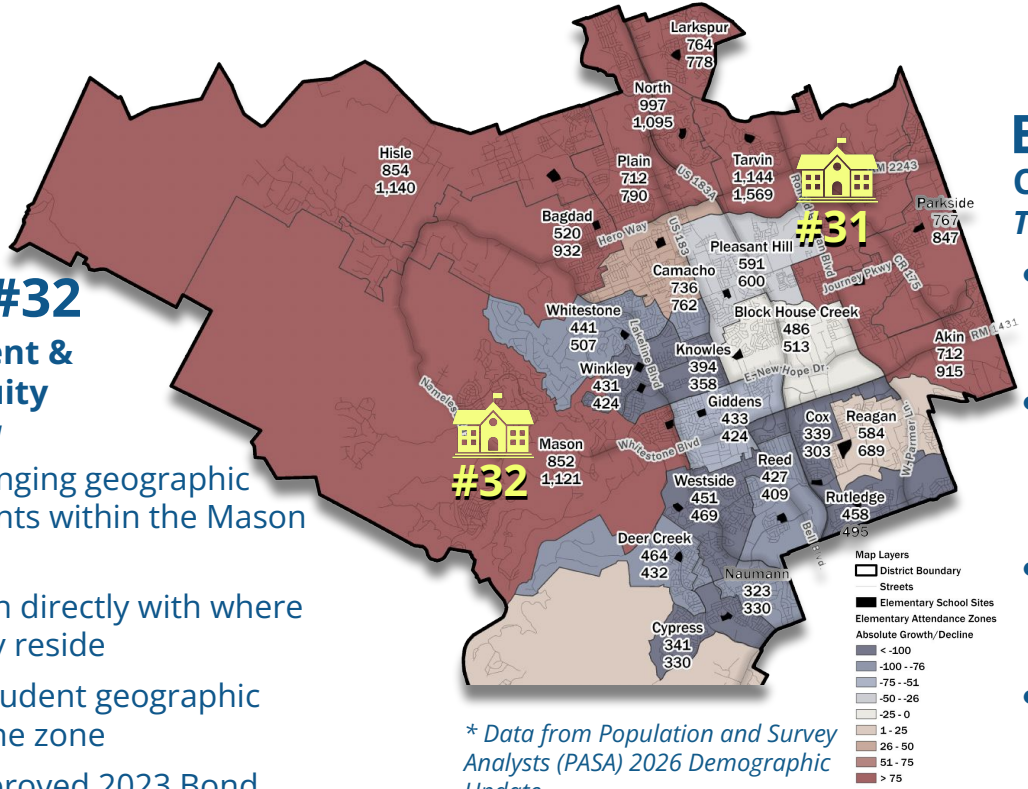
Capability To Deliver Both projects - Protect the ability to deliver

- Voter-approved 2023 Bond Projects
- Financial stewardship and remaining budget flexibility
- Decisions necessary to preserve the ability to build due to construction escalation and schedule implications

Two Projects. Two Different Planning Contexts

Projected Resident* EE-5th Grade Students by Elementary Attendance Zone

Change: 2026-27 to 2036-37, Resident Students 2031-32 and 2036-37 Labeled



** Data from Population and Survey Analysts (PASA) 2026 Demographic Update*

Elementary #32

Geographic Alignment & Community Continuity

Mason / Travisso Area

- Responds to the changing geographic distribution of students within the Mason attendance area
- Aligns school location directly with where students increasingly reside
- Addresses shifting student geographic distribution across the zone
- Funded by Voter-approved 2023 Bond

Elementary #31

Capacity & Flexibility

Tarvin / Parkside / Akin Area

- Responds to projected growth and changing enrollment patterns across the area
- Provides additional capacity within the surrounding elementaries to accommodate projected pressures
- Enhances operational flexibility to accommodate future growth as it unfolds
- Funded by Voter-approved 2023 Bond

** EE - Early Education*

Capability To Deliver Both Projects

When voters approved the bond, we had a certain amount of time, funding, and flexibility to deliver these two projects



May 2023 Bond Approved

- *Elementary #31* projected opening: August 2025
- *Elementary #32* projected opening: August 2027

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Project Delivery Schedules Are Adjusted During Long-Range Planning

- *Elementary #31* projected opening: August 2027 then August 2028
- *Elementary #32* projected opening: August 2028



Decision Point: Next steps carry financial, scheduling, and districtwide implications

- Every delay consumes a little more of the flexibility. We still have an opportunity to deliver, but we should not assume that opportunity will remain indefinitely.

Project Status

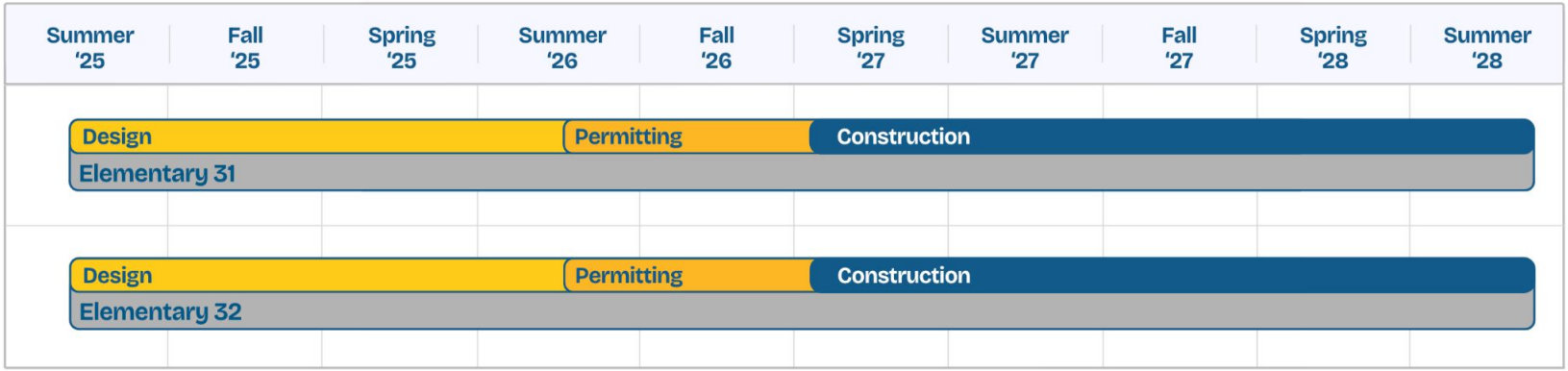
Where We Are

Active Advancement

Both projects remain active and are being advanced as planned. Comprehensive design, planning, and operational work is continuing on schedule.

Key Milestones

Administration is working toward an early spring 2027 construction start, maintaining the target opening date of August 2028 for both campuses.



"Prioritize the present; forecast the future"



The Challenge

Evolving district needs, changing community dynamics, and the **responsibility to steward** voter-approved investments while **planning** for the future



The Intention

Create greater value by **aligning multiple needs** and opportunities through intentional decisions that align with the **Board's four commitments** established in October 2025



The Approach

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Evaluate the **intersection** of current needs, future growth, community priorities, and available resources to uncover possibilities **beyond traditional solutions**.

Student Experience **Staff Experience** **Stewardship** **Sustainability**

Capacity To Grow

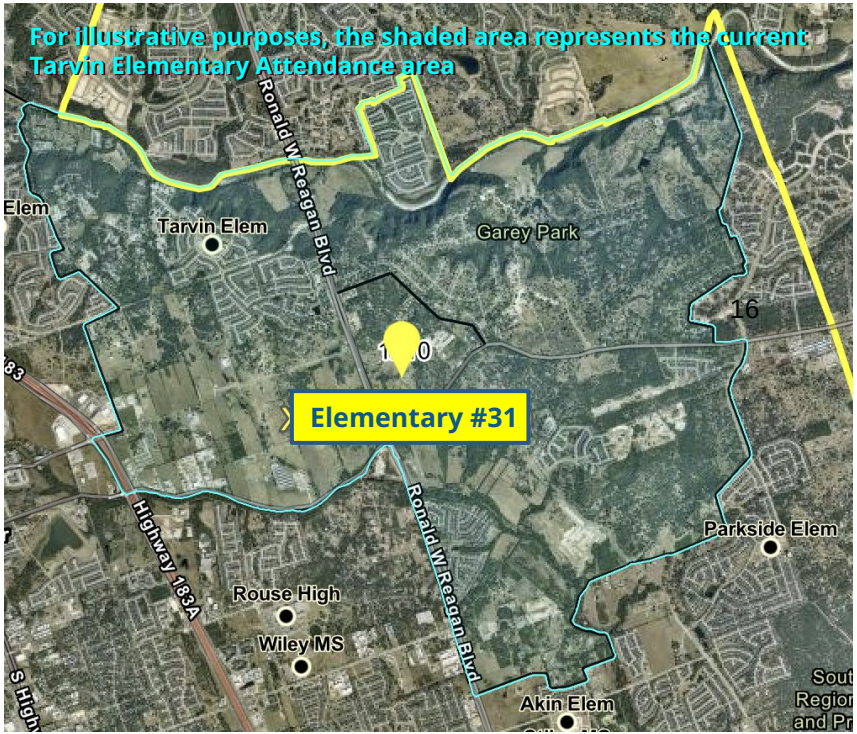
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Elementary #31

Elementary #31

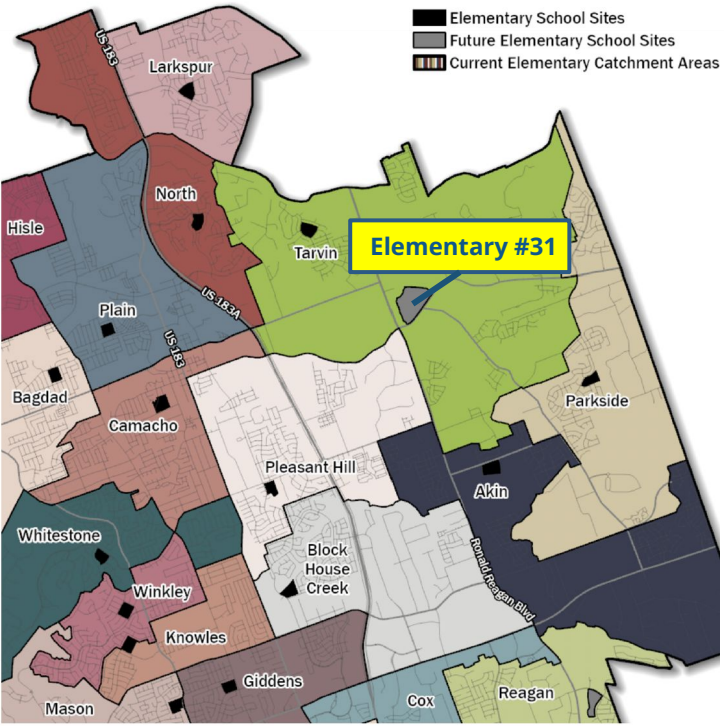
Tarvin Area

- **Residential Growth:** Ongoing residential development continues to shape enrollment density in this quadrant of Leander ISD (LISD)
- **Demographic Projections:** Most recent available projections continue to indicate enrollment growth across the surrounding feeder area.
- **System Flexibility:** Elementary #31 delivers added capacity, allowing greater operational flexibility to respond dynamically to growth



*Any attendance boundary zoning would be conducted at a later date, prior to opening

Elementary #31



*Any attendance boundary zoning would be conducted at a later date prior to opening

Planning Implications

- **Capacity & Growth Balance:** Higher initial utilization concentrates growth and accelerates the need for future boundary changes, while lower initial utilization preserves flexibility for surrounding development
- **Comprehensive Evaluation:** Boundary adjustments and program placements must be evaluated holistically, assessing relief for both Tarvin and North, community distribution, and transportation or neighborhood impacts
- **Core Objective:** Establish a configuration that accommodates projected growth, optimizes existing facilities, and minimizes repeated student reassignments

Current Attendance Zones: Projected Resident KG–5th Grade Students and Utilization

Elementary Schools	Capacity	Residents / Utilization	Current	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
North	823	Residents			860	903	942	997	1,024	1,044	1,063	1,078	1,099
		Utilization			104%	110%	114%	121%	124%	127%	129%	131%	134%
Parkside	842	Residents			691	682	715	767	789	802	821	836	849
		Utilization			82%	81%	85%	91%	94%	95%	98%	99%	101%
Tarvin	842	Residents			927	1,003	1,081	1,144	1,225	1,329	1,420	1,497	1,576
		Utilization			110%	119%	128%	136%	145%	158%	169%	178%	187%

Elementary #31

Current Enrollment & Projected Capacity

		Current State			Projected Opening State		Projected 5-Year State	
Campus	Capacity	Net Transfers	Enrollment	Enrollment %	28-29 Enrollment	28-29 %	31-32 Enrollment	31-32 %
Akin	842	-7	736	87%	630	75%	659	78%
Parkside	842	27	746	89%	691	82%	767	91%
Tarvin	842	8	723	86%	927	110%	1,144	136%
Larkspur	842	-20	689	82%	685	81%	764	91%
North	823	-52	721	88%	860	105%	997	121%

*Current enrollment reflects 2026–27 actual enrollment; projections are based on the November 2026 PASA demographic report and current Pre-K Communities

Understanding The Full Enrollment Picture

The Alternative Education Opportunities (AEO) Impact

We have a responsibility to plan for the students who live within our boundaries, regardless of where they attend today.

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- **47,959 School Age Children Live Within Our District Boundaries**
  - **10 years ago:** Demographer's reduced growth scenario projected approximately 47,193 LISD students for today
  - **Today:** Approximately 47,959 school age children live within the LISD boundary, but roughly 6,000 are currently choosing alternative education opportunities
- **AEO enrollment is a choice, not a permanent subtraction from the district's future responsibility**
  - An empty seat today is not necessarily an empty seat tomorrow
  - Enrollment choice is fluid. Our responsibility to plan for the community is not.

How Many PK-5th Grade Students Reside in Each Attendance Zone?

Campus	Resident Students Attending LISD Campuses *	Resident Students Attending Elsewhere **	Estimated Total Resident Student Population (LISD + Elsewhere)	Utilization if Every LISD Student Attended This Campus	Utilization if Every Resident Student Attended this Campus
Akin	729	185	914	**87%**	**109%**
North	783	96	879	**95%**	**107%**
Parkside	714	307	1,021	**85%**	**121%**
Tarvin	725	183	908	**86%**	**108%**
Mason	707	340	1,047	**82%**	**122%**

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** This column indicates students living in each attendance zone who attend ANY Leander ISD campus*

*** "Elsewhere" includes Public Charter Schools, Virtual Schools, and other ISDs. These DO NOT include students who are enrolled in Private Schools or Homeschool.*

Understanding The Full Enrollment Picture

What Are We Responsible For Planning?

- **The Student Who Is Here Today**

  We must provide an excellent experience for the students currently choosing LISD[21]

- **The Student Who May Choose Us Tomorrow**

  An AEO student can return to LISD at any point

- **The Family Who Moves In Tomorrow**

  A new family may choose LISD even if the previous family chose an AEO

- **The Family Who Reconsiders**

  Educational choice can change as family circumstances, programs, transportation, finances, or student needs change

What Position Does This Project Provide The District?

Position for growth. Protect against capacity risk.

- **Prepare for growth** Accommodate continued residential development and anticipated enrollment growth in the northeast
- **Recognize uncertainty** Don't assume all AEO students will return, but don't assume today's enrollment patterns are permanent
- **Consider unintended consequences** Rezoning and disruption to established school communities could influence family choices and accelerate movement to alternative education options
- **Preserve future capacity** Maintain the flexibility to respond to changing enrollment patterns without creating constraints we cannot easily correct

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Community To Preserve

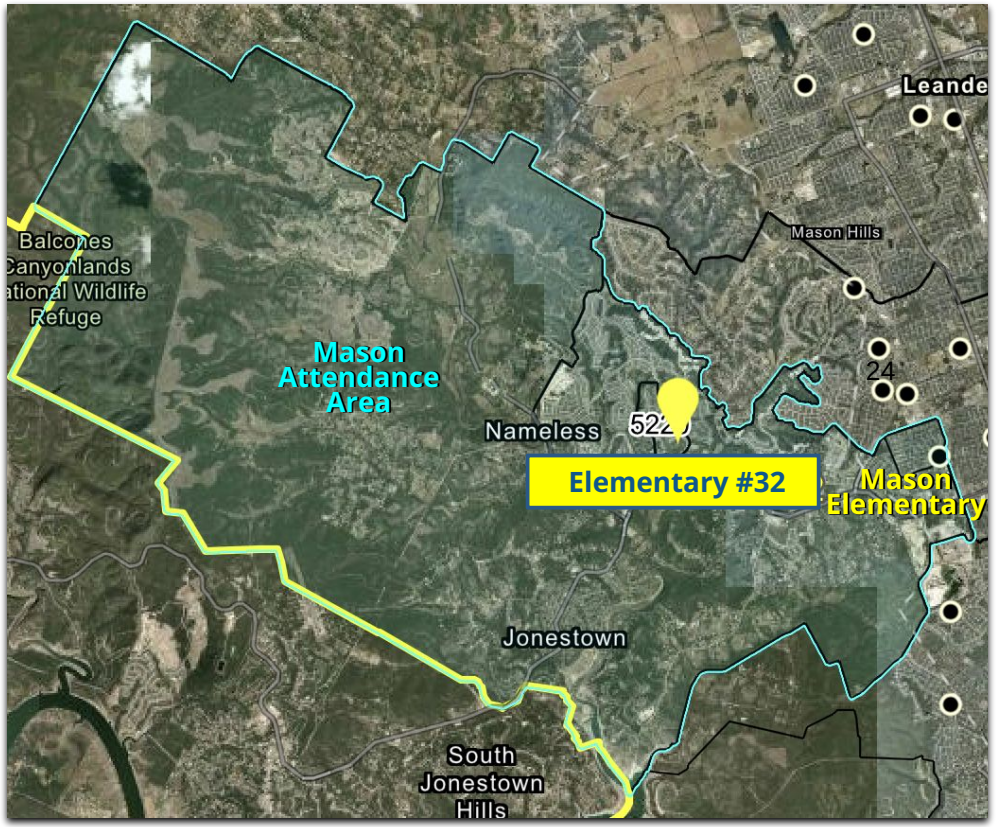
Elementary #32

23

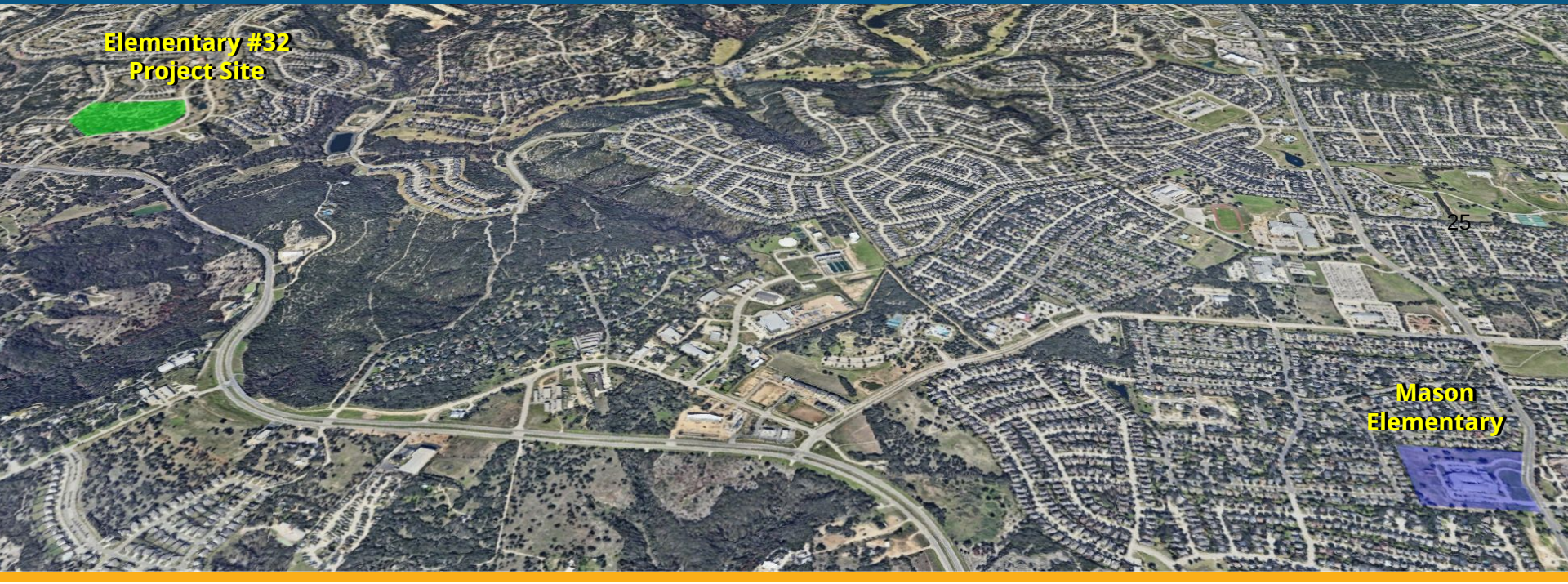
Elementary #32

Mason Attendance Area Realignment

- **Demographic Shift:** The geographic distribution of students within the Mason attendance area has shifted significantly toward Travisso and surrounding area
- **Strategic Placement:** Proposed Elementary #32 location *(within Travisso Community)* more closely aligns school proximity with where the majority of Mason students currently live
- **Modern Prototype:** Utilizes the district's most recent elementary school prototype design providing students and staff access to a facility designed for today's teaching and learning
- **Community Continuity:** By relocating the current Mason attendance area, planning maintains continuity for Mason staff and the existing school community



Elementary #32 - Context

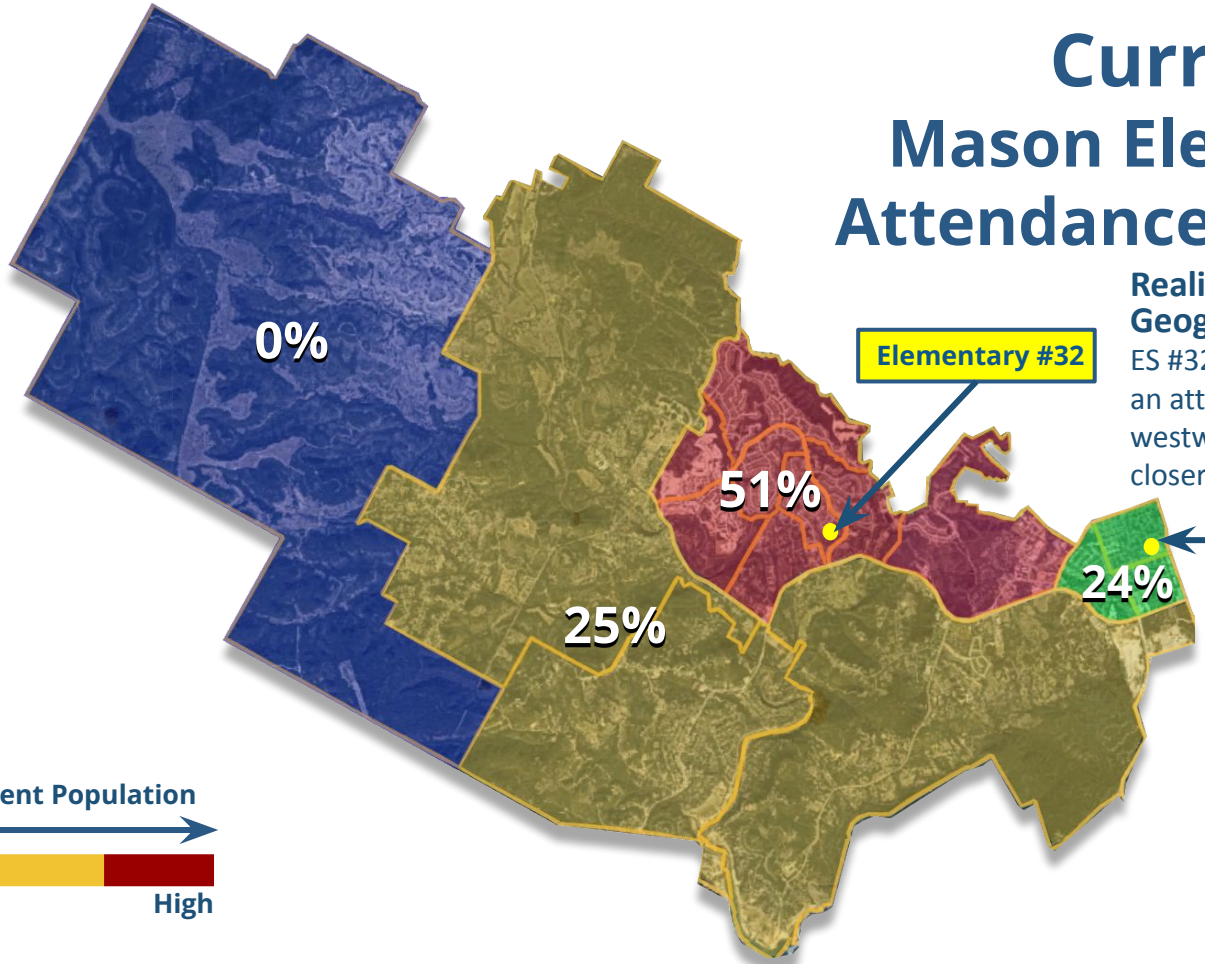


Elementary #32 - Context



Mason, Giddens, Knowles and Winkley are concentrated within an approximately 1.5-mile by 1.5-mile area. Students are being drawn into this core area from a broader geographic radius.

Current Mason Elementary Attendance Boundary

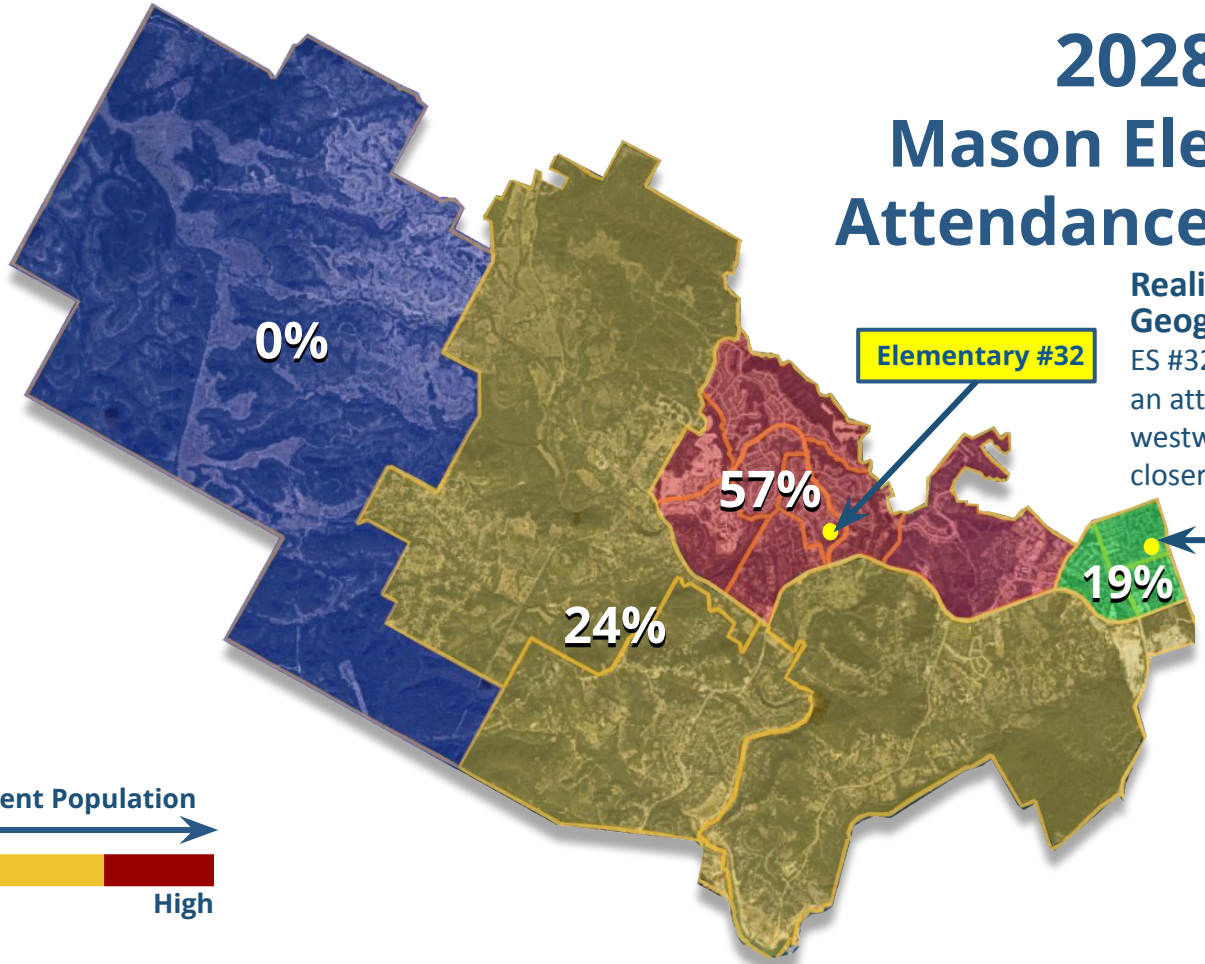


Realigning the Elementary Geography

ES #32 would allow LISD to move an attendance-area "center" westward and place a school closer to the population it serves

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2028-29 Mason Elementary Attendance Boundary



Realigning the Elementary Geography

ES #32 would allow LISD to move an attendance-area "center" westward and place a school closer to the population it serves

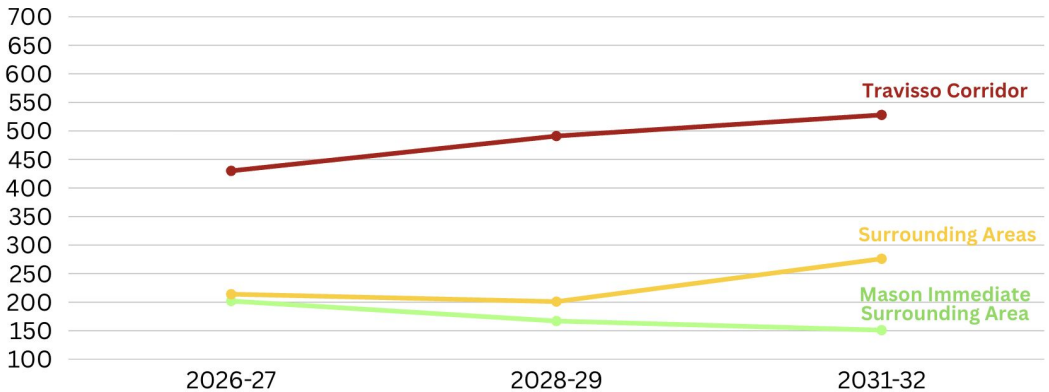
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Student Population Data

#32

Projected Enrollment Breakdown

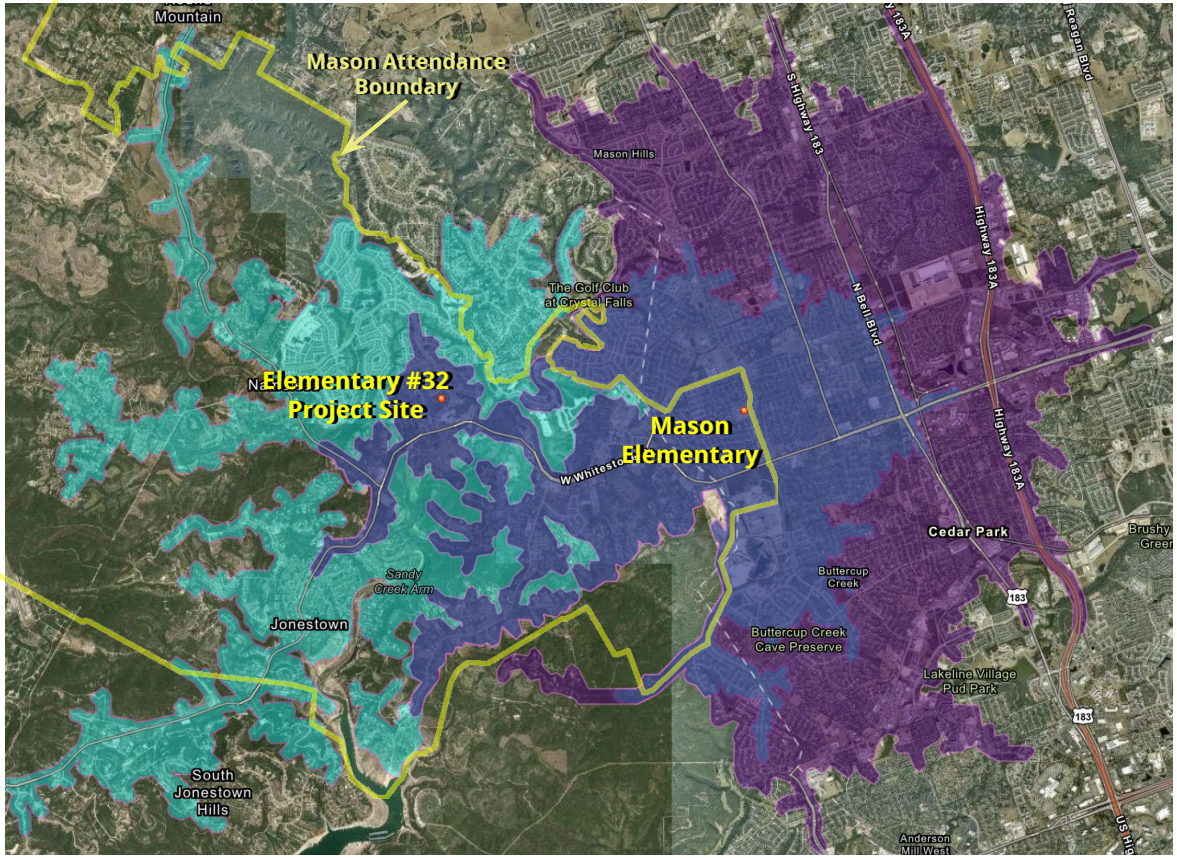
Area Group	Zoned (PK-5) 2026-27 SY PK	2026-27 SY K-5	% Of Total	2028-29 SY PK	2028-29 SY K-5	% Of Total	2031-32 SY PK	2031-32 SY K-5	% Of Total
Mason Immediate Surrounding and Whitestone Oaks	17	185	24%	12	155	19%	12	143	16%
Travisso Community	50	380	51%	65	426	57%	70	458	55%
Surrounding Developments	15	199	25%	16	185	24%	25	251	29%
	82	764		93	766		107	852	
	846			859			959		



29

*Current enrollment reflects 2026–27 actual enrollment; projections are based on the November 2026 PASA demographic report and current Pre-K Communities

Geographic accessibility: A different perspective



Geographic Alignment
10-Minute Drive-Time Perspective

Current Mason Elementary

- The 10-minute drive-time area does not encompass the entire existing attendance area
- Portions of the western attendance area extend beyond the 10-minute drive-time boundary

Proposed Elementary #32

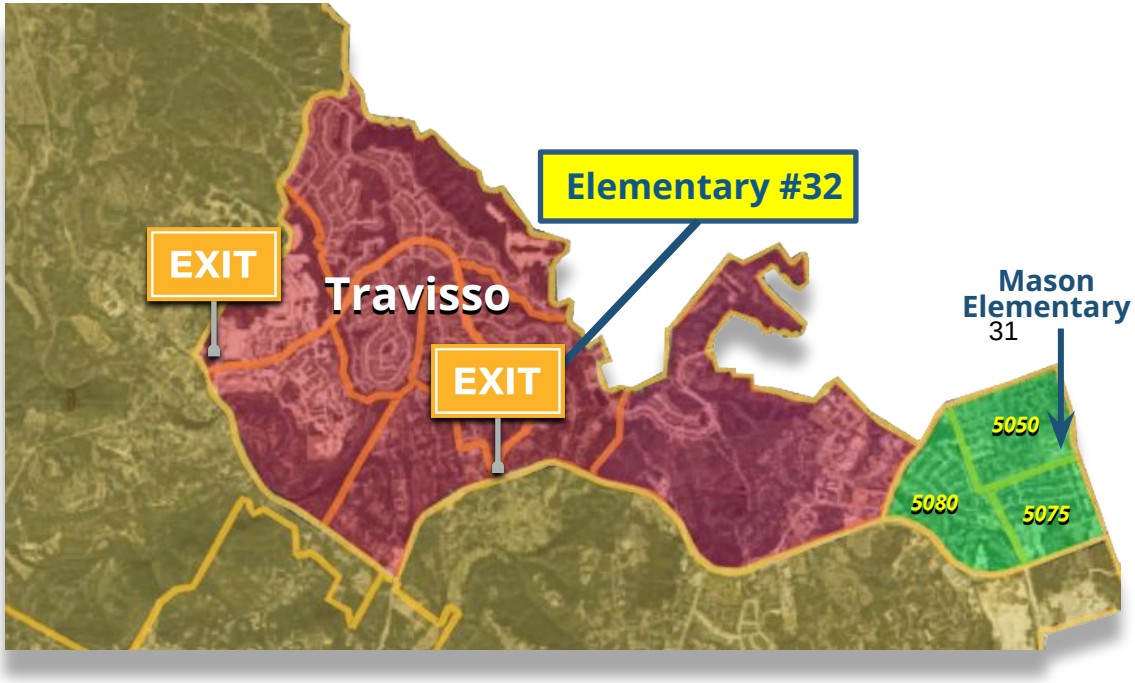
- The 10-minute drive-time area encompasses the vast majority existing Mason attendance area and beyond into Jonestown
- The proposed location provides greater geographic alignment with the community it is intended to serve

Travel Areas generated utilizing ArcGIS Esri Service Areas to calculate the area that can be reached within a 10-minute incoming drive time along a street network at 7:30am.

Future Attendance-Zoning Flexibility: Geographic & Capacity Constraints

How practical would traditional rezoning be under the current campus configuration?

- With approximately 476 students projected from the Travisso Community in 2028–29 *(roughly 56% of typical elementary campus capacity)*, the community's geographic layout and limited access points make it highly impractical to redistribute the neighborhood among multiple elementary attendance zones. Rezoning the entire community would also be difficult, as few nearby elementary campuses would have the capacity to accommodate that number of students.



- The current Mason Elementary campus location and its proximity to NBCDs 5050 and 5075 constrain traditional rezoning options, effectively leaving NBCD 5080 as the primary area for adjustment. Relocating the campus without broader attendance-area realignment could create a disconnected attendance zone.

**NBCD= Neighborhood Code (Planning Unit)*

Transportation Impact

Relocating the Mason Elementary community to the proposed Elementary #32 site creates a more efficient transportation network

- **Fewer routes required** Approximately three Mason routes could potentially be eliminated because the students they serve live within approximately two miles of the proposed Elementary #32 site
- **Shorter student ride times & improved efficiency** Several routes could see reductions of approximately 20 minutes per route, with some students spending 10 minutes or less on the bus
- **Better use of existing resources** The proposed site aligns more directly with where students currently live, allowing routes to be shorter and buses/drivers to be used more efficiently
- **Greater flexibility for Special Education routing** While Special Education routes change with student programs, placements, and individual needs, the proposed location provides a stronger geographic starting point for future routing

Campus	Total Bus Routes
Mason Elementary (Current)	11
Elementary #32 (Projected)	8
Net Change (Delta)	(3)*

32

** Each route = approx. $68,000 annually*



What Position Does This Project Provide The District?

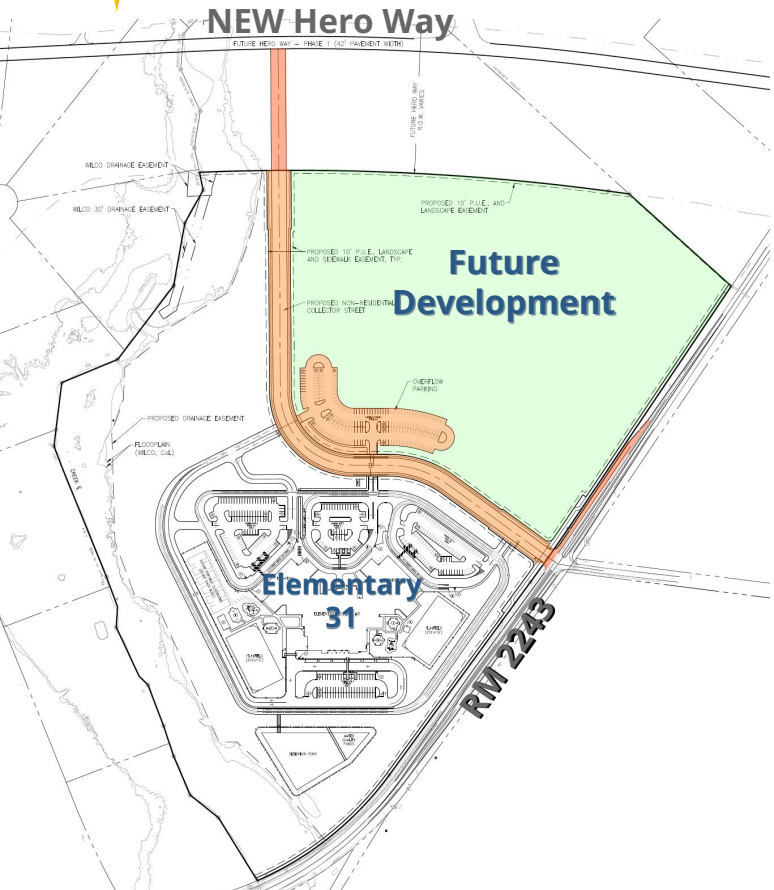
Realign for growth. Strengthen geographic alignment.

- **Improve geographic alignment** Improve an oversaturated area of elementary schools by better positioning capacity closer to the students and communities it serves 33
- **Respond to growth patterns** Align facilities with the changing residential landscape along the western edge of the district
- **Preserve community continuity** Consider the value of established school relationships, staff connections, and student experience
- **Steward resources intentionally** Consider the voter-approved investment, then existing facilities, as part of the coordinated, Leander ISD 2037 10-year planning effort

Capability To Deliver

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Capability To Deliver: Elementary #31



Overall Site Plan Context

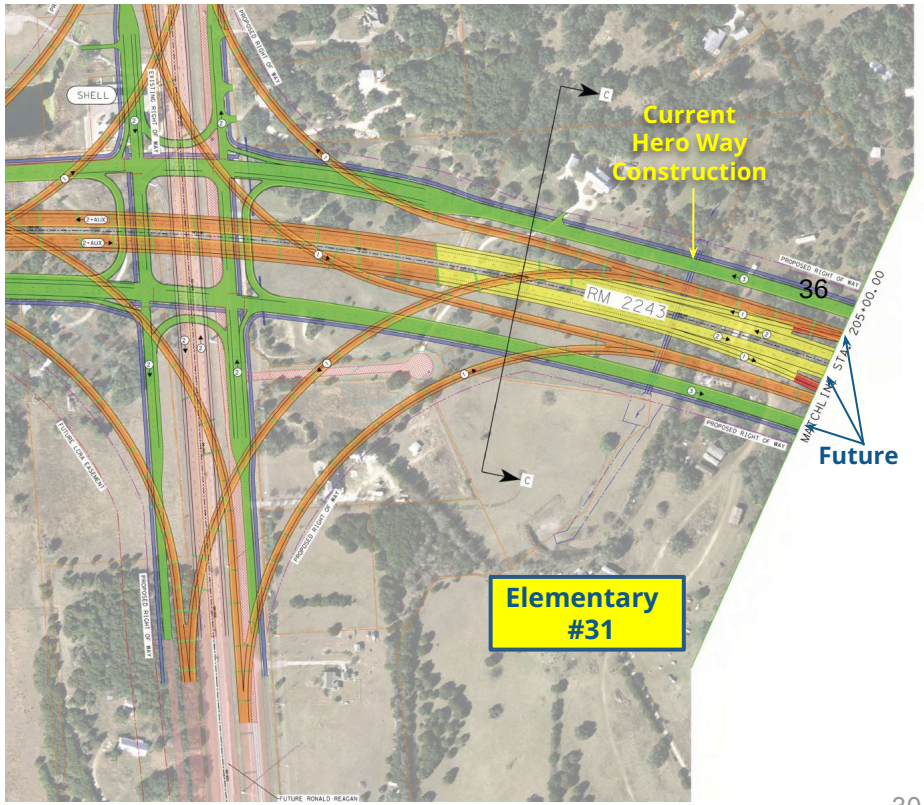
- **76-Acre Site:** Accommodates Elementary #31 and preserves land for future development. Typical Elementary Site is 18-22 Acres
- **Beyond Typical School Infrastructure:** Roadway improvements extend beyond the access and circulation needs of a typical elementary school to support the broader 76-acre site
- **Regional Roadway Connectivity:** Infrastructure must connect the existing RM 2243 corridor to the new Hero Way realignment
- **County Coordination:** Both roadway projects are part of Williamson County regional transportation improvements and require coordination with the overall site development
- **Long-Term Capacity:** The roadway network is designed to provide access, connectivity, and flexibility for both current school operations and future development

The roadway scope reflects the infrastructure needs of the entire 76-acre development, not simply the construction of an elementary school.

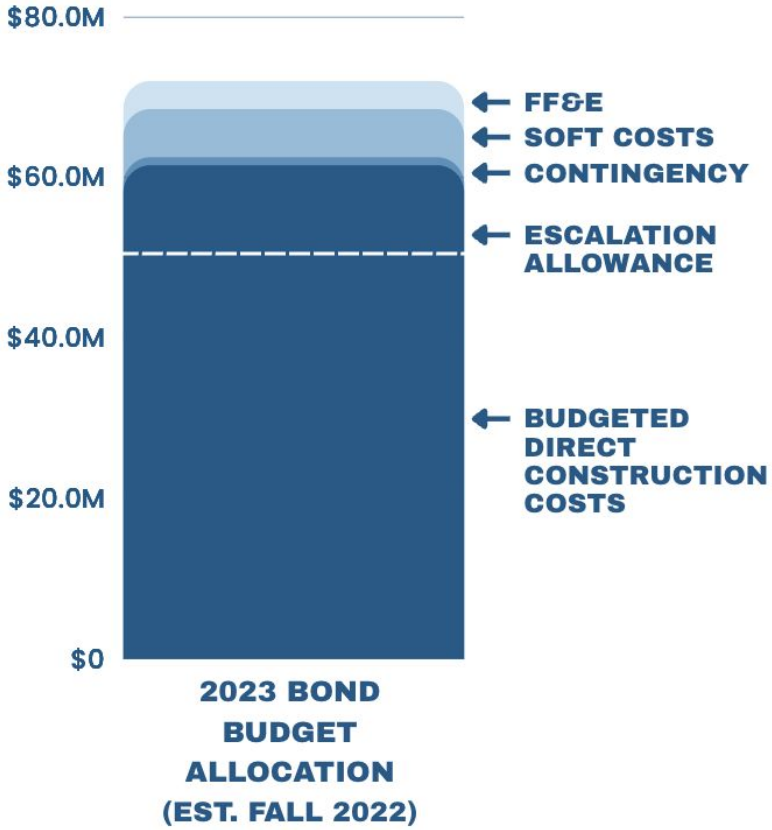
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Williamson County RM 2243 (Hero Way) Project

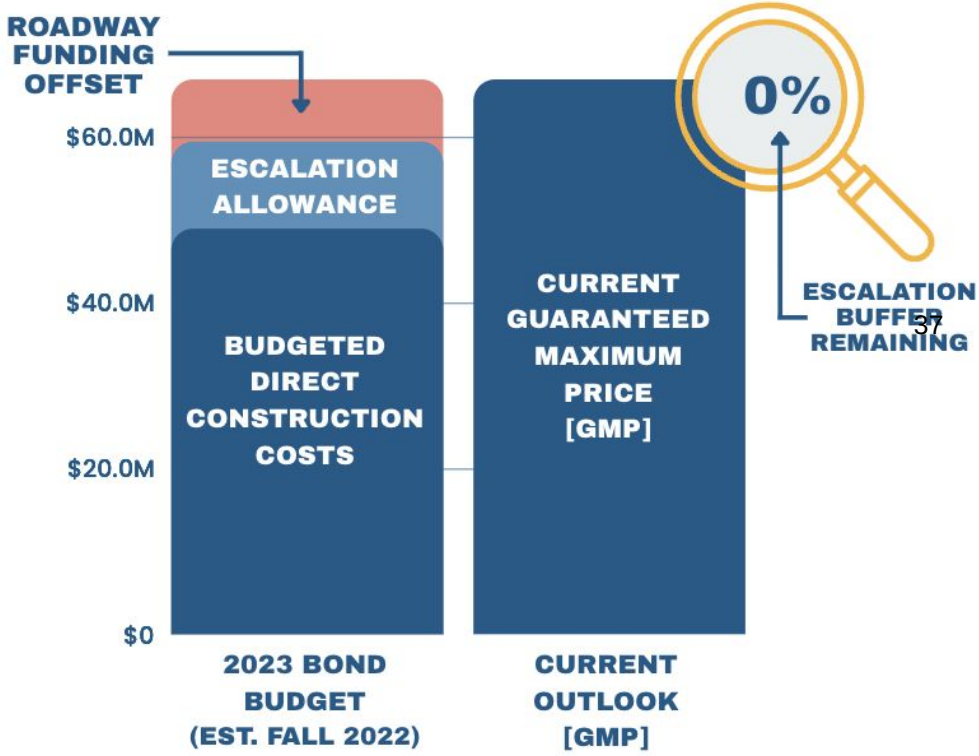




Elementary #31 Budget Breakdown



FF&E= Furniture, Fixtures, & Equipment GMP= Guaranteed Maximum Price



**The difference between the 2023 Bond budget and the current GMP represents an approximate $10 million funding gap. A potential reallocation of funds from the ES#30 Roads 2023 Bond line item, where those funds were not needed, will be brought forward to the Bond Oversight Committee for consideration to support the road improvements required for Elementary #31.*

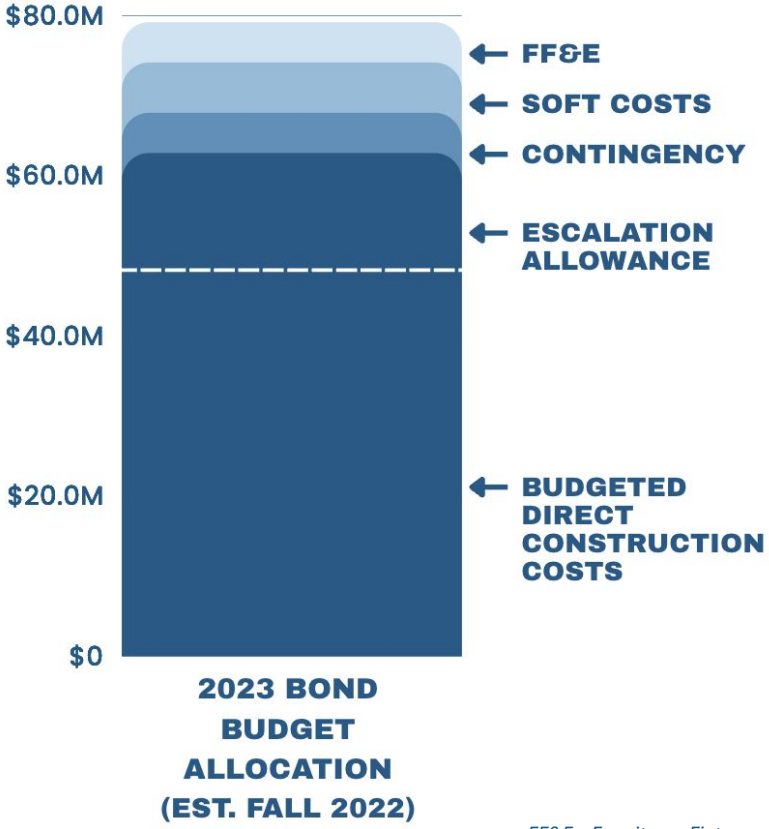
Capability To Deliver: Elementary #32

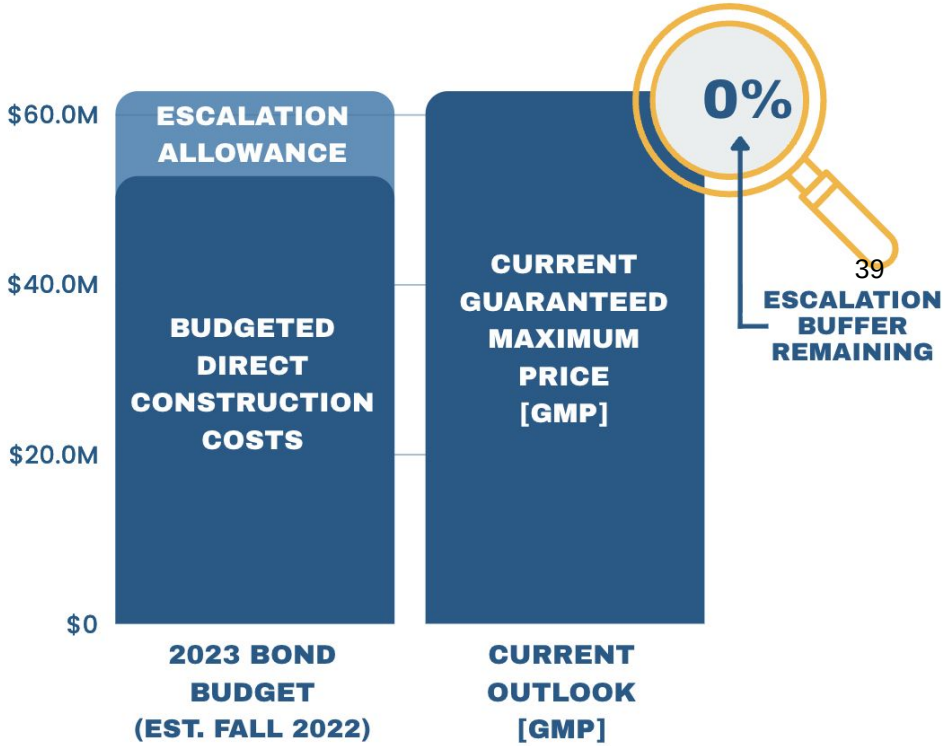






Elementary #32 Budget Breakdown





FF&E= Furniture, Fixtures, & Equipment *GMP= Guaranteed Maximum Price*

Capability To Deliver Both Projects

When voters approved the bond, we had a certain amount of time, funding, and flexibility to deliver these projects

Delivery Confidence & Risk

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- Both projects have already experienced delays since the 2023 Bond
- Available budget capacity has absorbed much of the construction cost escalation to date
- Further delays introduce additional cost and schedule uncertainty
- At this stage, we cannot confidently assure delivery of both projects within their allocated bond budgets and anticipated schedules if additional delays occur

Decision Matrix

	Student Experience	Staff Experience	Stewardship	Sustainability
Elementary #31	Provide students with access to our newest elementary school design and educational environment while creating the capacity to support future enrollment growth	Provide a purpose-built learning environment that supports teaching, collaboration, and the needs of a growing school community	Deliver on the voter-approved 2023 Bond investment while positioning the District to respond to future capacity needs	Plan for anticipated residential growth and changing enrollment patterns while understanding the capacity risk if more students choose to return to Leander ISD. Don't build for every student as though they will return; plan responsibly for the risk if they do
Elementary #32	Keep the Mason school community together while providing students access to our newest elementary school design and educational environment	Preserve the staff community and relationships they've built while providing an updated facility designed to support teaching and learning	Make use of the voter-approved investment while creating the opportunity to evaluate the existing Mason facility for future District needs through the Leander ISD 2037 10-year planning efforts	Better align the school with where families live, improve geographic alignment, and reduce the demand on resources like transportation

Summary

Board Guiding Questions:

- Does moving forward with Elementary #31 and Elementary #32 best position the District to address current and projected student and community needs while honoring the Board's commitments?
- What are the financial, scheduling, and districtwide implications of moving forward at this stage versus delaying the voter-approved bond projects?

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Leander ISD Board Meeting Agenda Item Information

Meeting Date: Thursday, November 12, 2026

Agenda Item:	Consider Approval of Guaranteed Maximum Price (GMP) #2 for Elementary School 31
Purpose:	☐ Discussion Item/Report Only ☒ Action Requested
Administrator Responsible:	Jeremy Trimble, M Arch, Chief Operations Officer
Attachments:	LISD ES #31 - GMP2 Package-Final Attachment

Background Information:

The 2023 Bond included the building of Elementary School 31. During the August 24, 2023, Regular Board Meeting, the board approved Joeris General Contractors as the Construction Manager at Risk for this project. The Guaranteed Maximum Price (GMP) #1 of $2,024,553 was approved during the November 9, 2023, Regular Board Meeting.

The Guaranteed Maximum Price (GMP) #2 of $66,708,477.91, is for the construction phase of the project. 2023 Bond Authorization will fund this GMP.

Alignment to Board Goals & Superintendent Guardrails:

This item supports Superintendent Guardrail 5, Effective & Efficient Operations. Approving GMP #2 allows construction of Elementary School 31 to move forward and maintains the planned August 2028 opening. The new campus will provide a modern learning environment that supports student and staff experiences. Using 2023 Bond funds fulfills voter-approved projects, while the Construction Manager at Risk delivery method and defined maximum price promote responsible use of District resources.

Administrative Recommendation:

Administration recommends that the Board approve the Guaranteed Maximum Price #2 of $66,708,477.91 for Elementary School 31, as presented.

Sample Motion:

I move that the Board of Trustees approve the Guaranteed Maximum Price #2 of $66,708,477.91 for Elementary School 31, as presented.

Leander Independent School District

Elementary School #31

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GMP 2 Package

November 2026

Prepared by:
Joeris General Contractors
9211 Waterford Centre Blvd
Suite 150
Austin, Texas 78758

Prepared for:
Leander Independent School District
Attn: Lori Black



JOERIS
General Contractors

November 6, 2026

Leander Independent School District
Attn: Ms. Lori Black
1701 County Road 271
Leander,Texas 78641

Subject: Leander ISD Elemantary School #31 - GMP 2

Dear Ms. Black,

I am writing on behalf of Joeris General Contractors to formally present the GMP 2 Package for the above-referenced project. This package includes pricing associated with the new Elementary School #31 for Leander Independent School District.

Our team has carefully reviewed the project's requirements and we are confident that our outlines a strategic and cost-effective solution that aligns with the goals of Leander ISD.

Should you have any questions, comments, or require clarification on any aspect of this GMP, please do not hesitate to contact me. We eagerly await your feedback and look forward to the opportunity to further discuss our proposal.

Respectfully submitted,
Joeris General Contractors

Jeb Dixon, Project Executive

joeris.com

San Antonio | Austin | Dallas | Fort Worth | Houston

Austin: 9211 Waterford Centre Blvd., Ste. 150, Austin, TX 78758
o. 512.920.0338 **f.** 512.920.0339

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Tab 3 – Allowances and Alternates

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Tab 5 – Document List

Tab 6 – Schedule

TAB 1

EXECUTIVE SUMMARY

Leander ISD – GMP 2 Package

EXECUTIVE SUMMARY

This GMP 2 Package includes pricing associated with the remaining scopes of work for the new elementary school #31 for Leander Independent School District.

To develop this report, we relied upon the following:

- CD drawings and narratives by OCR and associated design consultants
- Prior experience on other ISD campuses
- Prior experience with similar construction projects in and around Austin
- Feedback from the subcontractor community

GUARANTEED MAXIMUM PRICE COST SUMMARY

GMP 2 was competitively bid with the lowest qualified contractor recommended. The GMP cost breakdown is included in Tab 2.

PROJECT SCHEDULE MILESTONES

The following milestone dates have been established assuming all required permits have been received and approval of this GMP is complete.

Anticipated NTP:	December, 2026
Substantial Completion	July, 2028

TAB 2

GMP 2 COST BREAKDOWN

Leander ISD – GMP 2 Package

School Board Meeting Date: November 17th, 2026

Item	Description		Total
	COST OF WORK		
Div. 01	GENERAL CONDITIONS/REQUIREMENTS		$1,955,716
Div. 02	EXISTING CONDITIONS		$122,913.00
Div. 03	CONCRETE	$	8,482,010.00
Div. 04	MASONRY	$	212,963.00
Div. 05	METALS	$	5,190,824.00
Div. 06	WOODS & PLASTICS	$	1,787,511.00
Div. 07	THERMAL & MOISTURE PROTECTION	$	2,515,810.00
Div. 08	OPENINGS	$	1,401,549.00
Div. 09	FINISHES	$	4,549,036.00
Div. 10	SPECIALTIES	$	668,318.00
Div. 11	EQUIPMENT	$	1,444,914.00
Div. 12	FURNISHINGS	$	133,751.00
Div. 14	CONVEYING SYSTEMS	$	178,272.00
Div. 21	FIRE SPRINKLER	$	467,158.00
Div. 22	PLUMBING	$	1,999,205.00
Div. 23	HEATING, VENTILATION, AND COOLING	$	9,051,597.00
Div. 26	ELECTRICAL	$	5,148,706.00
Div. 27	COMMUNICATIONS	$	489,326.00
Div. 28	ELECTRONIC SAFETY & SECURITY	$	588,951.00
Div. 31	EARTHWORK	$	5,619,138.00
Div. 32	EXTERIOR IMPROVEMENTS	$	1,757,093.00
Div. 33	UTILITIES	$	2,812,841.00

Subtotal for Building Cost of Work	**$**	**56,577,601.51**
OFFSITE WORK (LEARNING LANE & TXDOT 2243)	**$**	**7,447,633.90**
Cost of Work Subtotal	$	64,025,235.41
Allowances	$	665,200.00
Bonds and Insurance	$	1,702,353.73
Owner Contingency	$	200,000.00
Contractor Contingency	$	500,000.00
Subtotal	$	67,092,789.14
Construction Manager Fee	$	1,640,241.77
Grand Total (GMP 1 & 2)	$	68,733,030.91
Previously Approved GMP1	$	2,024,553.00
GMP2 Amount Submitted for Approval	**$**	**66,708,477.91**

TAB 3

ALLOWANCES AND ALTERNATES

Leander ISD – GMP 2 Package

Allowances

The following items are the allowances that have been identified for the GMP Estimate.

NO. 1 – Owner Contingency	$200,000.00
NO. 2 – Contractor Contingency	$500,000.00
NO. 3 – Arborist	$50,000.00
NO. 4 – Door Hardware	$50,000.00
NO. 5 – ERCES System	$145,000.00
NO. 6 – Geothermal Percussion Drilling	$295,200.00
NO. 7 – Geothermal Casing	$125,000.00

1. This allowance is for Owner Contingency to be used per terms of the contract.
2. This allowance is for Contractor Contingency to be used per terms of the contract.
3. This allowance is for work pertaining to pruning, crown thinning, crown lifting, and deadwood removal under the supervision of a certified Arborist.
4. This allowance is for any additional door hardware changes that arise from the pending door hardware schedule. GMP includes door hardware based off 2024 LISD standards.
5. This allowance is for the Emergency Responder Communication Enhancement System including electrical rough-in, final contract amount for this scope will be determined by a radio frequency coverage analysis.
6. This allowance is for percussion drilling pertaining to the drilling of wells for the geothermal loop, percussion drilling is anticipated for approximately 50% of wells.
7. This allowance is for casing pertaining to the drilling of wells for the geothermal loop, casing is anticipated for approximately 15% of wells.

Alternates

The following items are the allowances that have been identified for the GMP Estimate. These alternates have not been included in the current GMP.

NO. 1 – Fire Pump	$75,130.00
NO. 2 – Irrigation Booster Pump	$30,500.00

1. This alternate is for the fire pump, including all necessary connections.
2. This alternate is for the irrigation booster pump including all necessary connections.

TAB 4

CLARIFICATIONS AND ASSUMPTIONS

Leander ISD – GMP 2 Package

JOERIS General Contractors

Clarifications and Assumptions

General Notes

1. These Clarifications and Assumptions supersede and take precedence over any other Contract Document in the event of any conflict or inconsistency between documents.
2. This GMP is based upon the Issued for Permit documents as prepared by OCR dated 10/01/26, including Addendum #1. Document list attached behind tab 4.
3. A separate Allowance attachment has been included behind tab 3 for undefined scope of work as it relates to the project. If for any reason the scope of work is over the Allowance, the Contract Sum will be increased for the difference in the total cost and the Allowance.
4. All lump sums, rates, multipliers and fixed percentages previously reviewed and approved by Owner are subject to audit only for the purpose of confirming that such amounts have been charged in accordance with the Contract Documents and the composition of such rates, multipliers, percentages and/or amounts shall not be subject to audit.
5. This deliverable assumes that every specification, either referenced by manufacturer or performance, is designed so that more than one manufacturer for each specification will be able to meet the design intent of the project, and that details shown in the contract documents will not preclude any manufacturer specified from participating in the proposal process. Excludes proprietary specifications.

Division 1 General Requirements

This GMP includes:

1. General conditions based upon a _18__ month construction schedule with an additional _2_ month close-out.
2. General liability insurance at a fixed rate of __.75___ % of the Cost of the Work.
3. Builder's risk insurance at a fixed rate of _.2___% of the Cost of the Work per year.
4. Subcontractor Default Insurance at a fixed rate of _1.25___ % of the Cost of the Work.
5. A burden rate for each Construction Manager salaried and hourly employee's at a fixed rate of _47__% of the rates being charged for the employee.
6. Pricing includes a Construction Manager's Contingency in the amount of $_500,000____. The Construction Manager's Contingency shall be for the Construction Manager's exclusive use to cover those costs considered reimbursable as the Cost of the Work but not included in a Change Order, including, but not limited to, costs attributable to (a) refinement of design detailed within the Scope of Work and standards of quality and quantity on which the GMP is based, (b) estimating errors, (c) unforeseen increases in bid or purchase order agreements, (d) corrective work, (e) overtime and/or expediting costs, (f) force majeure impacts, (g) supply chain disruptions, (h) unanticipated general conditions, and (i) costs due to labor disputes not the fault of the Construction Manager. The Construction Manager's Contingency shall not be used for Owner increases in Allowances or changes in the Scope of Work, including material or design changes.

7. An assumption that savings achieved through the purchasing of the subcontracts will be for the use of the Construction Manager. All remaining savings after substantial completion will be returned in accordance with the contract terms.

8. The following schedule related clarifications and assumptions:

    a. This GMP is based on the preliminary project schedule included behind tab 5.

    b. The schedule is based on an assumption that work will be performed during normal work hours Monday through Friday, 7:00 AM to 3:30 PM. However, Construction Manager has the ability to perform work 24 hours per day, seven days per week, to the extent allowed by the local jurisdiction, if Construction Manager, in its sole discretion, deems it necessary. No shift work or overtime is included unless specifically identified herein.

    c. The project schedule assumes a loss of three (3) work days per calendar month due to the effects of inclement weather (e.g. rain, high winds, freezing temperatures, mud, etc.). Any weather impact in excess of this assumption will entitle Construction Manager to a day-for-day extension of the Contract Time. (Alt: *The Project Schedule assumes there will be no weather impact to the critical path that cannot be made up within the same week. Any weather impact in excess of this assumption will be an extension of the Contract Time.)*

    d. The schedule is based upon all submittal reviews being processed within _10_ business days.

    e. The dates for completion specified in the contract are based on the assumption that permits have been obtained and a notice to proceed has been issued to Construction Manager no later than December 1, 2026.

9. Costs for enterprise system software and hardware (Accounting, Project Management and scheduling), network infrastructure support, and support services for purposes of processing owner billings, subcontract, vendor, and accounts payables, and project control reports at a fixed rate of _.3__% of the Contract Sum.

This GMP (Alt: *SD Budget/DD Budget/Estimate*) excludes:

10. Sales Tax.

11. Building or Site Permit Costs

12. A line-item guarantee. Line items are only shown for convenience of review.

13. Cost or time impacts resulting from supply chain disruptions in the marketplace, price escalations in the marketplace or price increases due to labor or materials shortages.

14. Provisions for, or any impacts from, any errors or omissions in the contract documents prepared and/or issued by the Owner, Owner's vendors/separate contracts, Architect, Engineer, Consultant, or similar party.

15. Owner Contingency. No amounts have been included for unforeseen conditions, Owner-initiated changes, scope changes, design changes, etc.

16. Parking expenses for subcontractors during construction. It is assumed the Construction Manager will park on-site at no cost.

17. Construction and material testing. Testing assumed to be paid for by the Owner.

18. Building code changes, life safety code changes, or other regulatory changes that may occur beyond what is currently designed.
19. Excludes FM Global Requirements.
20. Excludes the design of building envelope weather-tight details not included in the project plans or specifications unless it has been specifically indicated to be Contractor's responsibility for "delegated design".
21. Document reproduction and/or shipping. Reproduction assumed to be paid for by the Owner. It is also assumed that electronic files be provided to the Construction Manager and/or its subcontractors by the design team at no cost.
22. LEED submittal for project material cost data, action plans, Coordination Conference, documentation, Commissioning, submittals, and an Indoor Air Quality Management Plan.
23. Cost Loading and Resource-Loading of the CPM Construction Schedule.
24. Providing Earnings Reports.
25. Requirements for the engagement of a scheduling consultant.
26. Mockups to include Laboratory Mockups, Integrated Exterior Mockups, and Room Mockups.
27. Earthquake bracing or seismic-force-resisting systems.
28. Wetlands mitigation and site changes required by flood control.
29. Third party environmental (i.e. asbestos, lead, mold, etc.) monitoring.
30. All municipal utility fees, water impact, or sewage fees.
31. Acquisition of air rights outside the project's property boundaries.
32. Full-Time dedicated Quality Control personnel.
33. Geo-Technical Report, Soils Testing, Energy Compliance Inspections, Texas Accessibility Standards (TAS), and all cost associated with any testing or inspection by a third party.
34. Provisions for unusual, undocumented, or unanticipated subsurface conditions. We will make reasonable efforts to locate and protect any existing underground utilities and facilities, but cannot accept responsibility for damage, or the impacts from damage, to unknown, unforeseen, non-located, or incorrectly located underground utilities or facilities.
35. Engaging a design professional to prepare repair and or replacement procedures for non-conforming work.
36. Design responsibility inherent in performance specifications that involve assemblies or interfaces among design elements performed by different trades or are otherwise not customary proprietary specifications obtained from single manufacturers.
37. Specifications that state 1) "delegated design: design assembly or interface, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated"; 2) requirements for code compliance and design features "whether or not indicated on the drawings," and 3) references to design "by others" on the drawings.
38. Provision of a dedicated desktop computer for use by the Architect and Owner to access Project electronic documents and maintain electronic communications.

39. Protection of existing facilities on adjacent properties.
40. Continuous monitoring and moisture testing of materials exposed to moisture during construction operations or after installation.
41. Construction Waste reduction progress reports, calculations, donation records, sales records, recycling records, disposal records, Statement of Refrigerant Recovery, and LEED Submittals.
42. Removal of surface dust from limited access spaces to include roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces. Cleaning of HVAC System in compliance with NADCA Standard 1992-01.
43. Preparing and furnishing a full set of corrected digital data files of the Contract Drawings.
44. Developing and implementing an instruction program for training the Owner's personnel on the Buildings new equipment.
45. An obligation on the party of Contractor to recover or provide a credit in relation to any commodity items including, but not limited to spoils, trash, and unused materials.
46. Modification of any existing systems or conditions to bring them up to code compliance unless the scope of such modifications is clearly shown in these Clarification and Assumptions or Construction Documents.

Division 2 Demolition

- Hazardous materials remediation for existing buildings and site, including surveys, is excluded.

Division 3 Concrete

- Casing of piers excluded.

Division 6 Wood and Plastics

- AWI QCP Registration & Fees excluded.
- FSC Certification excluded.

Division 8 Doors and Windows

- Overhead door at ware wash area has been included as a stainless-steel door, all other overhead doors to be galvanized steel.
- Door hardware included by allowance only, no hardware schedule provided at this time.

Division 9 **Finishes**

- Concrete tilt-wall panels to be stained per Owner instruction, stain to be provided matching the painting schedule in the specifications.
- All stairs include terrazzo treads and landings as detailed.
- Painting of any acoustical wall treatment excluded. Acoustical wall panels are currently shown as veneer or fabric-wrapped and will not be painted.

Division 23 **Heating, Ventilating and Air-Conditioning (HVAC)**

- An allowance has been included for casing for approximately 15% of geothermal wells.
- An allowance has been included for percussion drilling included for approximately 50% of geothermal wells.
- Fire-wrapping of loop piping at interior mezzanines included.

Division 26 **Electrical**

- Included in this GMP is 460' of 4" conduit, (6) conduits total. No details were provided in documents.
- Due to no details being provided, site security conduit includes (1) 1" conduit to future powered gate location as indicated on plan.
- Concrete encasement of site telecommunications conduit included.

Division 27 & 28 **Communications & Security**

- Site telecommunications cabling is excluded, assumed to be provided by ISP.

Division 31 **Earthwork**

- The excavation or transportation of hazardous materials discovered in a foreseen or unforeseen condition is excluded. Excludes the excavation, removal or transportation of unclassified excavation that may be uncovered, including but not limited to concrete foundations, underground fuel or water storage tanks, masonry underground walls, hidden sampling wells.
- Wetlands mitigation required by authorities having jurisdiction excluded.
- Oil/water separator equipment being required for any effluent from site drainage excluded.

Division 32 **Exterior Improvements**

- Per RFI #32 of the RFI log, base bid to be Tif Tuf or Celebration Bermuda in lieu of Bermuda sod.
- Sports fields excluded.

- Sports lighting excluded.

Division 33 Utilities

- Reclaimed water to site excluded.
- Any City, County, or Municipal Utility District stand-by fees, inspection fees, tap fees, user fees, water or sewer impact fees, permits of any kind excluded.
- Any hydrojetting or video inspection of sanitary or storm sewer lines excluded.

END OF CLARIFICATION AND ASSUMPTIONS

TAB 5

DOCUMENT LIST

Leander ISD – GMP 2 Package

Documentation List for LISD Leader Elementry School #31

DOCUMENTS LISTED BELOW	**DATE RECEIVED**
2331.00 Elementary School No. 31 Project Manual CD	10/1/2026
Elementary School No. 31 Contract Documents	10/1/2026
ES 31_Addendum No 01 Sheets	10/15/2026
ES 31_Addendum No 01 Specs	10/15/2026

SPECIFICATION LIST

2331.00 Elementary School No. 31 Project Manual CD

		DATE ON FILE
Division 00 - Procurement and Contracting Requirements		
00 00 00	Spec Cover Color	10/1/2026
00 01 07	Seals Page New	10/1/2026
00 10 00	Table Of Contents	10/1/2026
00 31 32	Geotechnical Data	10/1/2026
00 31 32	Geotechnical Report	10/1/2026
00 73 00	Lisd Wage Scale 2024	10/1/2026
Division 01 - General Requirements		
01 10 00	Summary	10/1/2026
01 23 00	Alternates	10/1/2026
01 25 00	Substitution Procedures	10/1/2026
01 25 00	Substitution Request Forms	10/1/2026
01 26 00	Contract Modification Procedures	10/1/2026
01 29 00	Payment Procedures	10/1/2026
01 31 00	Project Management and Coordination	10/1/2026
01 32 00	Construction Progress Documentation	10/1/2026
01 32 33	Photographic Documentation	10/1/2026
01 33 00	Submittal Procedures	10/1/2026
01 40 00	Quality Requirements	10/1/2026
01 43 39	Mockups	10/1/2026
01 45 23	Laboratory Testing and Inspection Services	10/1/2026
01 50 00	Temporary Facilities and Controls	10/1/2026
01 78 23	Operation and Maintenance Data	10/1/2026
01 78 39	Project Record Documents	10/1/2026
01 79 00	Demonstration and Training	10/1/2026
01 91 00	Commissioning	10/1/2026
Division 03 - Concrete		
03 11 13	Structural Concrete Formwork	10/1/2026
03 11 16	Concrete Formliners	10/1/2026
03 20 00	Structural Concrete Reinforcement	10/1/2026
03 25 00	Concrete Joints And Embedded Items	10/1/2026
03 30 00	Cast In Place Structural Concrete	10/1/2026
03 33 00	Architectural Concrete	10/1/2026
03 35 00	Concrete Finishing	10/1/2026
03 47 13	Site Cast Tilt-Up Concrete Panels	10/1/2026
03 62 13	Nonmetallic Nonshrink Grout	10/1/2026
Division 04 - Masonry		
04 20 00	Unit Masonry	10/1/2026
04 43 13	Anchored Stone Masonry Veneer	10/1/2026
04 43 13	Anchored Stone Masonry Veneer	10/1/2026
04 72 00	Cast Stone Masonry	10/1/2026
Division 05 - Metals		
05 12 00	Structural Steel	10/1/2026
05 21 00	Open Web Steel Joists	10/1/2026
05 31 23	Steel Roof Decking	10/1/2026
05 36 00	Composite Steel Decking	10/1/2026
05 40 00	Cold Formed Metal Framing	10/1/2026
05 50 00	Metal Fabrications	10/1/2026
05 51 13	Metal Stairs	10/1/2026
05 51 53	Metal Ladders	10/1/2026
05 52 13	Pipe and Tube Railings	10/1/2026
05 73 00	Decorative Metal Railings	10/15/2026
05 73 13	Glazed Decorative Metal Railings	10/1/2026
Division 06 - Wood, Plastics, and Composites		
06 10 00	Rough Carpentry	10/1/2026
06 11 10	Roof Nailers and Blocking	10/1/2026
06 16 00	Sheathing	10/1/2026
06 41 16	Plastic-Laminate-Faced Architectural Cabinets	10/1/2026
06 42 16	Flush Wood Paneling	10/1/2026
Division 07 - Thermal and Moisture Protection		
07 13 26	Self-Adhering Sheet Waterproofing	10/1/2026
07 14 16	Cold Fluid-Applied Waterproofing	10/1/2026
07 21 00	Thermal Insulation	10/1/2026
07 22 10	Roof And Deck Insulation	10/1/2026

07 26 00	Under Slab Vapor Barrier	10/1/2026
07 26 16	Below Grade Vapor Barrier Retarder	10/1/2026
07 27 26	Fluid-Applied Membrane Air Barriers	10/1/2026
07 41 13	Standing Seam Metal Roofing	10/1/2026
07 42 13	Formed Metal Wall And Soffit Panels	10/1/2026
07 52 51	Modified Bituminous Roofing	10/1/2026
07 62 00	Sheet Metal Flashing And Trim	10/1/2026
07 62 10	Sheet Metal Flashings	10/1/2026
07 71 10	Manufactured Roof Specialties	10/1/2026
07 81 00	Applied Fire Protection	10/1/2026
07 84 00	Firestopping Systems	10/1/2026
07 84 00	Firestopping Systems Schedule	10/1/2026
07 90 10	Roof Sealants	10/1/2026
07 92 00	Joint Sealants	10/1/2026
07 92 19	Acoustical Joint Sealants	10/1/2026
07 95 13	Interior Expansion Joint Cover Assemblies	10/1/2026
Division 08 - Openings		
08 11 13	Standard Steel Doors And Frames	10/1/2026
08 14 12	Plastic-Laminate-Faced Flush Wood Doors	10/1/2026
08 31 13	Access Doors And Frames	10/1/2026
08 33 23	Overhead Coiling Doors	10/1/2026
08 34 73.13	Sound Control Door Assemblies	10/15/2026
08 56 53	Bullet-Resistant-Rated Assemblies	10/1/2026
08 80 00	Glazing	10/1/2026
08 87 16	Security Glazing Film	10/1/2026
08 88 13	Fire-Protection-Rated Glazing	10/1/2026
08 91 19	Fixed Louvers	10/1/2026
Division 09 - Finishes		
09 21 16	Gypsum Board Shaft Wall Assemblies	10/1/2026
09 22 16	Non-Structural Metal Framing	10/1/2026
09 29 00	Gypsum Board	10/1/2026
09 30 00	Tiling	10/15/2026
09 51 13	Acoustical Panel Ceilings	10/1/2026
09 54 26	Interior Wood Wall Systems	10/1/2026
09 64 29	Engineered Wood Flooring	10/1/2026
09 65 13	Resilient Base And Accessories	10/1/2026
09 65 19	Resilient Tile Flooring	10/1/2026
09 65 66	Resilient Athletic Flooring (Mp Room)	10/1/2026
09 66 23	Resinous Matrix Terrazzo Flooring (Poured)	10/1/2026
09 67 23	Resinous Flooring (Kitchen)	10/1/2026
09 67 23	Resinous Flooring (Toilet Room, Shower)	10/1/2026
09 68 13	Tile Carpeting	10/15/2026
09 68 16	Sheet Carpeting	10/15/2026
09 72 00	Wall Coverings	10/1/2026
09 84 33	Sound Control Wall Units	10/1/2026
09 91 13	Exterior Painting	10/1/2026
09 91 23	Interior Painting	10/1/2026
09 96 00	High-Performance Coatings – Thermal Coating	10/1/2026
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E2.8	Platform Plan - Area D3 - Lighting	10/1/2026
E3.1	First Floor Plan - Area A - Power	10/1/2026
E3.2	First Floor Plan - Area B - Power	10/1/2026
E3.3	First Floor Plan - Area C - Power	10/1/2026
E3.4	First Floor Plan - Area D1 - Power	10/1/2026
E3.5	Second Floor Plan - Area D2 - Power	10/1/2026
E3.6	Platform Plan - Area B2 - Power	10/1/2026
E3.7	Platform Plan - Area C2 - Power	10/1/2026
E3.8	Platform Plan - Area D3 - Power	10/1/2026
E4.1	First Floor Plan - Area A - Fire Alarm System	10/1/2026
E4.2	First Floor Plan - Area B - Fire Alarm System	10/1/2026
E4.3	First Floor Plan - Area C - Fire Alarm System	10/1/2026
E4.4	First Floor Plan - Area D1 - Fire Alarm System	10/1/2026
E4.5	Second Floor Plan - Area D2 - Fire Alarm System	10/1/2026
E4.6	Platform Plan - Area B2 - Fire Alarm System	10/1/2026
E4.7	Platform Plan - Area C2 - Fire Alarm System	10/1/2026
E4.8	Platform Plan - Area D3 - Fire Alarm System	10/1/2026
E5.1	Enlarged Kitchen Plan - Electrical	10/1/2026
E6.1	Electrical Details	10/1/2026
E6.2	Electrical Details	10/1/2026

Technology

T000	Technology Symbols & Legend	10/1/2026
T100	Technology Site Plan	10/1/2026
T200	Technology Composite Floor Plan	10/1/2026
T211	Technology First Floor Plan - Area A	10/1/2026
T212	Technology First Floor Plan - Area B	10/1/2026
T213	Technology First Floor Plan - Area C	10/1/2026
T214	Technology First Floor Plan - Area D1	10/1/2026
T221	Technology Second Floor Plan - Area D2	10/1/2026
T300	Technology Enlarged Views	10/1/2026
T301	Technology Enlarged Views	10/1/2026
T400	Technology Typical DeTAils	10/1/2026
T401	Technology Typical DeTAils	10/1/2026
TA000	Audiovisual Symbols & Legend	10/1/2026
TA211	Audiovisual First Floor Plan - Area B	10/1/2026
TA300	Audiovisual Enlarged Elevations	10/1/2026
TA400	Audiovisual Typical DeTAils	10/1/2026
TS000	Security Symbols & Legend	10/1/2026
TS100	Security Site Plan	10/1/2026
TS200	Security Composite Floor Plan	10/1/2026
TS211	Security First Floor Plan - Area A	10/1/2026
TS212	Security First Floor Plan - Area B	10/1/2026
TS213	Security First Floor Plan - Area C	10/1/2026
TS214	Security First Floor Plan - Area D1	10/1/2026
TS221	Security Second Floor Plan - Area D2	10/1/2026
TS400	Security Typical DeTAils	10/1/2026
TS401	Security Typical DeTAils	10/1/2026
TS500	Security Schedules	10/1/2026
TS501	Security Schedules	10/1/2026

GEOTECHNICAL REPORT

	DATE ON FILE
RK Final Report AAA23-113-00 LISD ES No. 31 (Leander ISD) 7-20-2026	7/20/2026

Documentation List for Support Services Building for Round Rock Independent School District

TAB 6

SCHEDULE

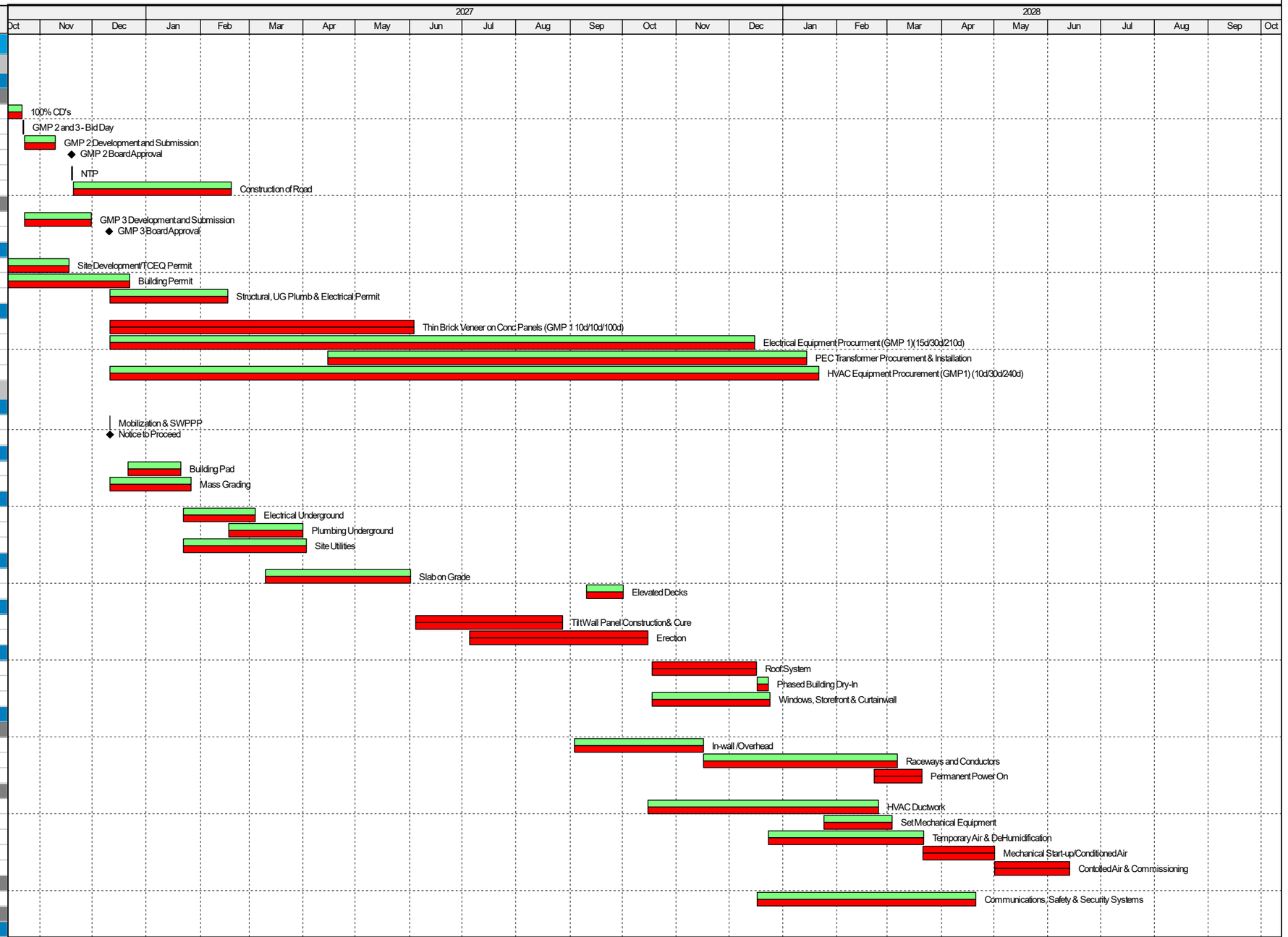
Leander ISD – GMP 2 Package

LISD ES #31 - PRECON BASELINE Schedule - September 2026

CONSTRUCTION SCHEDULE

Layout: JGC - 01 WBS, TF, no BL

Activity ID	Activity Name	Original Duration	Start	Finish
LISD ES #31 - PRECON BASELINE Schedule - Sep		450	30-Sep-26	12-Jul-28
Pre Construction		330	30-Sep-26	21-Jan-28
Design & Pre Construction		97	30-Sep-26	18-Feb-27
GMP 2 - Connector Road Through Site		97	30-Sep-26	18-Feb-27
A5420	100% CD's	16	30-Sep-26	21-Oct-26
A5430	GMP 2 and 3 - Bid Day	1	22-Oct-26	22-Oct-26
A5400	GMP 2 Development and Submission	12	23-Oct-26	09-Nov-26
A5390	GMP 2 Board Approval	0		19-Nov-26*
A5440	NTP	1	19-Nov-26	19-Nov-26
A5450	Construction of Road	60	20-Nov-26	18-Feb-27
GMP 3 - Building and Site		33	23-Oct-26	10-Dec-26
A4690	GMP 3 Development and Submission	25	23-Oct-26	30-Nov-26
A4700	GMP 3 Board Approval	0		10-Dec-26*
Permitting		95	30-Sep-26	16-Feb-27
A4990	Site Development/TCEQ Permit	35	30-Sep-26	17-Nov-26
A4650	Building Permit	60	30-Sep-26	22-Dec-26
A5160	Structural, UG Plumb & Electrical Permit	45	11-Dec-26	16-Feb-27
Critical Procurment (Buy/Submittal/Fab & Deliver)		260	11-Dec-26	21-Jan-28
A2330	Thin Brick Veneer on Conc Panels (GMP 1 10d/10d/100d)	120	11-Dec-26	03-Jun-27
A5050	Electrical Equipment Procurment (GMP 1)(15d/30d/210d)	255	11-Dec-26	15-Dec-27
A5030	PEC Transformer Procurement & Installation	190	15-Apr-27	14-Jan-28
A5020	HVAC Equipment Procurement (GMP1) (10d/30d/240d)	280	11-Dec-26	21-Jan-28
Construction		380	11-Dec-26	13-Jun-28
Mobilization		0	11-Dec-26	11-Dec-26
A4510	Mobilization & SWPPP	0	11-Dec-26	11-Dec-26
A4520	Notice to Proceed	0	11-Dec-26	
Sitework		30	11-Dec-26	26-Jan-27
A5090	Building Pad	20	21-Dec-26	20-Jan-27
A5070	Mass Grading	30	11-Dec-26	26-Jan-27
Site Utilities		50	22-Jan-27	02-Apr-27
A5270	Electrical Underground	30	22-Jan-27	04-Mar-27
A5100	Plumbing Underground	30	17-Feb-27	31-Mar-27
A5080	Site Utilities	50	22-Jan-27	02-Apr-27
Foundation		144	10-Mar-27	01-Oct-27
A2530	Slab on Grade	60	10-Mar-27	01-Jun-27
A5110	Elevated Decks	15	10-Sep-27	01-Oct-27
Vertical Structure		94	04-Jun-27	15-Oct-27
A4800	TiltWall Panel Construction& Cure	60	04-Jun-27	27-Aug-27
A4790	Erection	75	05-Jul-27	15-Oct-27
Building Envelope		50	18-Oct-27	24-Dec-27
A2700	Roof System	44	18-Oct-27	16-Dec-27
A2750	Phased Building Dry-In	5	17-Dec-27	23-Dec-27
A2680	Windows, Storefront & Curtainwall	50	18-Oct-27	24-Dec-27
Interior Rough-In		195	03-Sep-27	13-Jun-28
Main Electrical		136	03-Sep-27	20-Mar-28
A5280	In-wall /Overhead	51	03-Sep-27	16-Nov-27
A5150	Raceways and Conductors	75	16-Nov-27	06-Mar-28
A3220	Permanent Power On	20	22-Feb-28	20-Mar-28
Mechanical		166	15-Oct-27	13-Jun-28
A4540	HVAC Ductwork	90	15-Oct-27	24-Feb-28
A4450	Set Mechanical Equipment	30	24-Jan-28	03-Mar-28
A4500	Temporary Air & DeHumidification	61	23-Dec-27	21-Mar-28
A4490	Mechanical Start-up/Conditioned Air	30	21-Mar-28	01-May-28
A4530	Contolled Air & Commissioning	30	01-May-28	13-Jun-28
Special System(s)		90	17-Dec-27	20-Apr-28
A3000	Communications, Safety & Security Systems	90	17-Dec-27	20-Apr-28
Plumbing		0		
Interior Finishes		156	15-Oct-27	30-May-28



Date	Revision	Checked	Approved

Remaining Level of Effort ◆ ◆ Milestone
Project Baseline Bar
Actual Work
Remaining Work
Critical Remaining Work

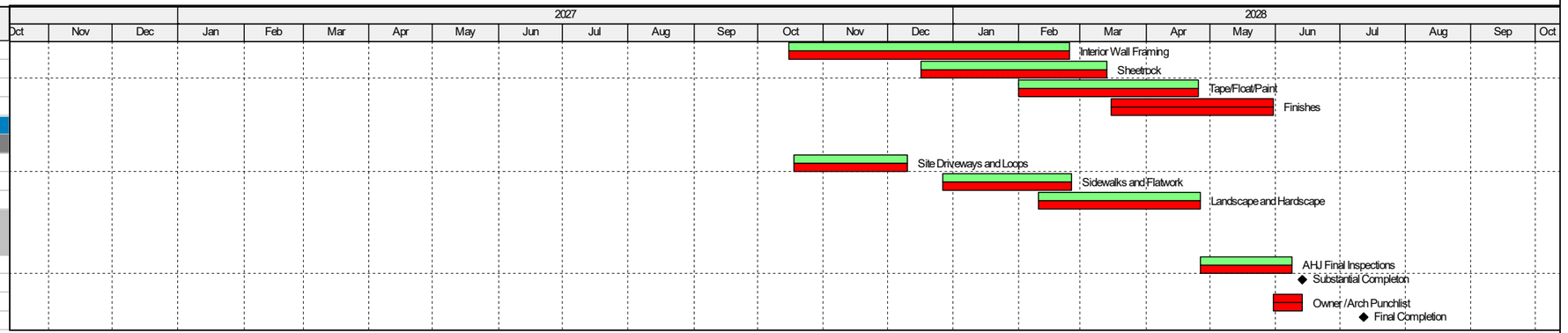
Project Start: 30-Sep-26
Project Finish: 12-Jul-28
Data Date: 30-Sep-26
Created Date: 13-Oct-26

LISD ES #31 - PRECON BASELINE Schedule - September 2026

CONSTRUCTION SCHEDULE

Layout: JGC - 01 WBS, TF, no BL

Activity ID	Activity Name	Original Duration	Start	Finish
A2160	Interior Wall Framing	90	15-Oct-27	24-Feb-28
A2140	Sheetrock	60	16-Dec-27	13-Mar-28
A2150	Tape/Float/Paint	60	31-Jan-28	25-Apr-28
A3890	Finishes	55	15-Mar-28	30-May-28
Exterior Improvements		138	18-Oct-27	26-Apr-28
Site Work		138	18-Oct-27	26-Apr-28
A4760	Site Driveways and Loops	40	18-Oct-27	10-Dec-27
A4000	Sidewalks and Flatwork	45	27-Dec-27	25-Feb-28
A4110	Landscape and Hardscape	55	10-Feb-28	26-Apr-28
Plumbing		0		
Final Inspections, Turnover & Closeout		53	26-Apr-28	12-Jul-28
A5130	AHJ Final Inspections	30	26-Apr-28	08-Jun-28
A5120	Substantial Completon	0		13-Jun-28
A5140	Owner / Arch Punchlist	10	30-May-28	13-Jun-28
A5170	Final Completion	0		12-Jul-28



Date	Revision	Checked	Approved

Remaining Level of Effort
Project Baseline Bar
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Project Start: 30-Sep-26
Project Finish: 12-Jul-28
Data Date: 30-Sep-26
Created Date: 13-Oct-26

Leander ISD Board Meeting Agenda Item Information

Meeting Date: Thursday, November 12, 2026

Agenda Item:	Consider Approval of Guaranteed Maximum Price (GMP) #1 for Elementary School 32
Purpose:	☐ Discussion Item/Report Only ☒ Action Requested
Administrator Responsible:	Jeremy Trimble, M Arch, Chief Operations Officer
Attachments:	A-1 ES32-GMP Estimate Summary-11-12

Background Information:

The 2023 Bond included the Elementary School 32 Project. During the August 24, 2023, Regular Board Meeting, the Board of Trustees approved American Constructors as the Construction Manager at Risk (CMAR).

The Guaranteed Maximum Price (GMP) #1 of $62,803,800 is for the start of the construction phase of the project. Each project may have additional GMPs as the project progresses. The 2023 Bond Authorization will fund this GMP.

Alignment to Board Goals & Superintendent Guardrails:

This item supports Superintendent Guardrail 5, Effective & Efficient Operations. Approving GMP #1 allows construction of Elementary School 32 to move forward and maintains the planned August 2028 opening. The new campus will provide a modern learning environment that supports student and staff experiences. Using 2023 Bond funds fulfills voter-approved projects, while the Construction Manager at Risk delivery method and defined maximum price promote responsible use of District resources.

Administrative Recommendation:

Administration recommends that the Board approve the Guaranteed Maximum Price #1 of $62,803,800 for the Elementary School 32 Project as presented.

Sample Motion:

I move that the Board approve the Guaranteed Maximum Price #1 of $62,803,800 for the Elementary School 32 Project as presented.

American Constructors
Leander ISD ES 32
GMP-1
November 12, 2026

Div	Description		GMP Value
01	**GENERAL REQUIREMENTS**		**$ 285,595**
03	**CONCRETE**		**$ 5,162,900**
04	**MASONRY**		**$ 337,138**
05	**METALS**		**$ 5,107,527**
06	**WOOD, PLASTICS, AND COMPOSITES**		**$ 1,588,340**
07	**THERMAL AND MOISTURE PROTECTION**		**$ 2,723,538**
08	**OPENINGS**		**$ 2,046,718**
09	**FINISHES**		**$ 5,049,759**
10	**SPECIALTIES**		**$ 860,808**
11	**EQUIPMENT**		**$ 1,524,402**
12	**FURNISHINGS**		**$ 164,985**
14	**CONVEYING EQUIPMENT**		**$ 130,795**
21	**FIRE SUPPRESSION**		**$ 358,550**
22	**PLUMBING**		**$ 2,667,531**
23	**HEATING, VENTILATING AND AIR CONDITIONING**		**$ 9,069,090**
26	**ELECTRICAL**		**$ 5,097,474**
27	**COMMUNICATIONS**		**$ 784,393**
28	**ELECTRONIC SAFETY AND SECURITY**		**$ 646,909**
31	**EARTHWORK**		**$ 4,746,273**
32	**EXTERIOR IMPROVEMENTS**		**$ 6,897,287**
33	**UTILITIES**		**$ 1,999,373**
50	**JOBSITE MANAGEMENT**		**$ 1,327,439**
51	**ALLOWANCES**		**$ 1,125,000**
	Owner Betterment	100,000	
	AHJ Comments/ Permit Fees	300,000	
	Site Grading/Walls/Railings	50,000	
	Technology	50,000	
	Fire/Irrigation Pump	125,000	
	Escalations	500,000	
	Bonds & Insurance		**$ 1,070,176**
	CM Contingency		**$ 500,000**
	Fee (2.5%)		**$ 1,531,800**
		Total	**$ 62,803,800**

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Leander ISD Board Meeting Agenda Item Information

Meeting Date: Thursday, November 12, 2026

Agenda Item:	Consider Approval of an Ordinance Adopting the 2026 Property Tax Rate, after Unsuccessful Voter-Approval Tax Rate Election (VATRE)
Purpose:	☐ Discussion Item/Report Only ☒ Action Requested
Administrator Responsible:	Dan Villarreal, Sr., CPA, RTSBA, Chief Financial Officer
Attachments:	An Ordinance Fixing and Levying School District Ad Valorem Taxes $1.0869

Background Information:

On August 17, 2026, the LISD Board of Trustees adopted a tax rate of $1.11069. This rate included three pennies more than the maximum allowable rate which required the voters of the district to approve the adopted tax rate in the November 3, 2026, election.

Texas Tax Code, Section 26.08(d) dictates that with an unsuccessful Voter-Approval Tax Rate Election (VATRE), a governing body may not adopt a tax rate for the current year that exceeds the District's Voter-Approval Tax Rate. Consequently, the governing body must hold a meeting to adopt a tax rate equal to or less than the Voter-Approval Tax Rate if the VATRE is unsuccessful.

The maximum allowable tax rate of $1.0869 includes $0.7569 for Maintenance and Operations (M&O) and $0.3300 for Interest & Sinking (I&S), which reflects no change from the prior year.

In accordance with the Tax Code, Section 26.05(b) and Board Policy CCG (Legal), specific language must be included in the Ordinance and the Board Motion and posted on the district's website in conjunction with the tax rate adoption. This is true even if the M&O tax rate is lower than the prior year's rate. The font size and capitalization of the statements are prescribed by law. Below are the outcomes of adopting the maximum allowable tax rate after an unsuccessful Voter-Approval Tax Rate Election of $1.0869:

If the adopted tax rate is $1.0869:	Status	If YES, then this is also required:
Exceeds the **Voter-Approval Rate $1.0869** The rate that triggers a VATRE.	**NO**	Order a VATRE
Exceeds the **No New Revenue Rate $1.122429** The rate that produces the same property tax revenue in the coming year as the prior year if applied to the same properties (taxed in both years). When appraisal values decrease, the NNR tax rate should increase.	**NO**	Use the **statutory motion**: "I move that the property tax rate be increased by the adoption of a tax rate of (specify tax rate), which is effectively a (insert percentage by which the proposed tax rate exceeds the No New Revenue tax rate) percent increase in the tax rate."
Exceeds the **Rate to Maintain M&O revenue and pay debt service $1.12179**	**NO**	Record vote of at least 60% of board members
Will impose more M&O taxes than in the preceding year	**NO**	Ordinance/resolution must say, in larger type, "THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE" (similar language required on the district website)
Will impose more M&O taxes than in the preceding year AND exceeds the **No New Revenue M&O Rate $0.77446**	**NO**	Ordinance/resolution and website must say, in larger type, "THE TAX RATE WILL EFFECTIVELY BE RAISED BY (insert percentage by which the tax rate exceeds the No-New-Revenue Maintenance and Operations Rate) PERCENT AND WILL RAISE

Compare the adopted M&O rate to the NNR M&O rate.		TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $(insert amount).”

The ordinance is prepared with the Voter-Approval Tax Rate of $1.0869, the maximum allowable tax rate after an unsuccessful Voter-Approval Tax Rate Election.

NOTICE: House Bill 1522 was passed in the last legislative session and requires districts to provide a Taxpayer Impact Statement showing, for the median-valued homestead property, a comparison of the property tax bill for the current fiscal year to an estimate of the property tax bill for the same property for the upcoming fiscal year if the proposed budget is adopted.

Alignment to Board Goals & Student Outcomes:
Effective & Efficient Operations: By adopting both tax rates predictably and in compliance with legal standards, the administration ensures the District has both the operational revenue to run day-to-day and the funds to support the repayment of voter approved authorized debt, maximizing both performance output and resource management.

Administrative Recommendation:
Administration recommends that the Board adopt a total tax rate of $1.0869, consisting of a Maintenance & Operations tax rate of $0.7569, and an Interest & Sinking tax rate of $0.3300, for tax year 2026, as described in the Ordinance provided.

Sample Motion:
I move that the Board adopt a total tax rate of $1.0869, consisting of a Maintenance & Operations tax rate of $0.7569, and an Interest & Sinking tax rate of $0.3300, for tax year 2026, as described in the Ordinance provided.

LEANDER INDEPENDENT SCHOOL DISTRICT

AN ORDINANCE

AN ORDINANCE FIXING AND LEVYING SCHOOL DISTRICT AD VALOREM TAXES FOR THE LEANDER INDEPENDENT SCHOOL DISTRICT FOR THE YEAR OF 2026-2027, DIRECTING THE ASSESSMENT AND COLLECTION THEREOF:

Whereas, the Board of Trustees of Leander Independent School District finds that the tax rate for the year 2026, hereinafter levied for all lawful expenses of the school district and the carrying out of the duties and responsibilities placed upon said school district by law must be levied to provide the revenue requirements of the budget for the ensuing year; and

Whereas, the Board of Trustees of Leander Independent School District further finds that all things prerequisite to the passing of this ordinance, including all notices of hearings, consideration of budget and all other things have been done and performed; and

Whereas, the Board of Trustees of Leander Independent School District further finds that the taxes for the year 2026, hereinafter levied therefore are necessary to pay all lawful expenses of the district and to carry out the duties and obligations placed upon said school district by law; and

Whereas, the Board of Trustees of Leander Independent School District further finds that the taxes for the year 2026, herein shall provide the required sinking fund on outstanding bonds of the school district and excess tax collections will be used for the early retirement of bonds, during the ensuing year;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE LEANDER INDEPENDENT SCHOOL DISTRICT THAT;

For the further maintenance of public free schools in this school district (and to pay the principal of and interest on outstanding bonds of the district falling due, as well as the early retirement of bonds by means of the excess tax collections) during the ensuing year, and for all other lawful purposes, there is hereby levied and ordered to be assessed and collected for the year 2026, and for each year thereafter until it be otherwise provided and resolved, on all property situated within the limits of the boundaries of this school district, and not exempt from taxation by valid laws, an ad valorem tax at the rate of $1.0869 ($0.7569 to be used for maintenance and operations and $0.3300 to

be used for payment of bonds) on the One Hundred ($100) Dollars valuation of such property.

This ordinance shall become effective from and after its passage. Passed, adopted, and ordered by the Board of Trustees, at a meeting at which a quorum was present and a majority of the trustees voting for and at which meeting this ordinance, in written form, was before the Board at the time of its adoption on the 12th day of November 2026.

IN CERTIFICATION THEREOF: Signed: _____
Board President, Anna Smith

Attest: _____
Board Secretary, Nekosi Nelson