

Garland Independent School District

Board of Trustees

Special Meeting

Tuesday, September 12, 2023

Agenda

4:30 PM

- I. Call to Order and Determination of Quorum
- II. Public Forum: Members of the public who wish to make comments may complete a Public Comment Participation Request in person at Harris Hill Administration Building prior to the start of the meeting indicated in the posted notice. Comments must be limited to issues that can be presented in a public forum and are directly related to the posted and noticed agenda items. Complaints about student discipline, specific student issues or personnel must be addressed through appropriate administrative channels, in accordance with the Texas Open Meetings Act and Board policy. For more information about public comment procedures, please review the Board Policy for Public Comment accessible at the following link: <https://pol.tasb.org/Policy/Code/364?filter=BED>.
- III. Superintendent's Message
- IV. Information Items
 - A. Receive Presentation on Bond 2023 Program Summary Update – **Javier Fernandez** 3
- V. Action Items (Non Consent)
 - A. Consider Approval of Recommended Architects for Bond 2023 Phase 1 Projects – **Paul Gonzales and Javier Fernandez** 16
 - B. New Bids
 - 1. Contract #510-01.1.1 - Consider Approval of Recommended Contractor for Multi-Campus Softball/Baseball Facilities Improvements – **Javier Fernandez** 19
- VI. Executive Session: Executive session will be held for purposes permitted by Texas Open Meetings Act, Texas Government Code Section 551.001 et seq.
 - A. Pursuant to Texas Government Code Section 551.071, private consultation with the Board's attorney, in person or by phone, when the Board seeks the advice of its attorney about: 1) pending or contemplated litigation; 2) a settlement offer; or 3) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

B. Pursuant to Texas Government Code Section 551.074, deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

C. Pursuant to Texas Government Code Section 551.076. Deliberations Regarding Security Devices or Security Audits.

VII. Adjournment



Garland Independent School District Board of Trustees

Date of Meeting:	September 12, 2023
Agenda Item:	Receive Presentation on Bond 2023 Program Summary Update
Agenda Section:	Information Item
Administrator Responsible:	Mr. Javier Fernandez Director of Facilities Planning and Construction Services

Board Goal Objective:

OBJECTIVE I: GRADUATION OUTCOMES

Percent of students successfully completing graduation and College, Career, Military Ready (CCM-R) requirements.

Superintendent's Goals:

Superintendent Goal #1 – Student Results

Garland ISD will ensure ALL students graduate prepared for college, careers and life by increasing student performance measures, postsecondary readiness, and graduation rates and decreasing student management incidences.

Superintendent Goal #2 – Fiscal Responsibility

Ratings inputted for the Measured Analysis Goals are only a point of reference for trustee rating as each board member has the autonomy to change the rating. Measured Analysis Ratings will follow the state accountability factors for rounding.

Superintendent Goal #5 – District Management

The superintendent demonstrates effective planning and management of the district administration, finances, operations, and personnel.

Superintendent Goal #6 – Community Relations & Relationship Building

The superintendent maintains a positive and productive working relationship with District employees and the community.

Summary/Background Information:

Receive presentation on Bond 2023 Program Summary Update.

Administrative Recommendations:

Provided for your information.



Bond 2023 Program Summary Update
September 12, 2023

Bond 2023 Propositions



Bond 2023 Program Timeline

Bond 2023 Program Timeline																														
	2023				2024				2025				2026				2027				2028									
Phase	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3							
1			A/E SELECT	DESIGN				GC PROCURE	CONSTRUCTION								CLOSE													
2				A/E SELECT	DESIGN				GC PROCURE	CONSTRUCTION								CLOSE												
3						A/E SELECT	DESIGN				GC PROCURE	CONSTRUCTION								CLOSE										
4										A/E SELECT	DESIGN				GC PROCURE	CONSTRUCTION								CLOSE						
5											A/E SELECT	DESIGN				GC PROCURE	CONSTRUCTION								CLOSE					
The above timeline is preliminary and subject to change																														

Stages of a Project Timeline



Stages of a Project

1) DISCOVERY/PLANNING

What Is the Project Discovery / Planning Stage?

The initial stage of a project lifecycle where all parties identify and outline essential factors for the success of the project. To include scope, budget and schedule. Key objectives, and any potential challenges are identified to mitigate risk.

- Project Definition / Scope
- Budget
- Schedule (Duration)
- Recommendation
- Site Selection
- Phase I Environmental
- Phase II Environmental
- Feasibility Study
- Risk Mitigation Plan
- **Architect Selection Approval by Board of Trustees**

Stages of a Project

2) DESIGN

Planning and Preliminary Design

- Project Kick-off Meeting
- Documentation Distribution
- Site Assessment
- Scope to Budget (STB) Report
- STB Approval

Schematic Design (SD)

- SD Kick-off Meeting
- 100% SD Drawings and Cost from A/E Firm
- 100% SD Review Comments to A/E Firm
- 100% SD Presentation to Board Bond Committee
- **SD Approval by Board of Trustees**
- SD Approval Letter

Stages of a Project

2) DESIGN

Design Development (DD)

- DD Kick-off Meeting
- Design Review Meetings with all applicable Departments
- 100% DD Drawings, Specifications and Cost from A/E Firm
- 100% DD Drawings and Specifications Page Turn
- 100% DD Review Comments to A/E Firm
- DD Approval Letter

Stage of a Project

2) DESIGN

Construction Documents (CD)

- CD Kick-off Meeting
- Campus Principal Meeting
- Furniture, Fixtures and Equipment Meeting
- Technology Meeting
- Security Meeting
- Transportation Meeting
- Project Phasing Plan
- Site Logistics
- 50% CD Drawings, Specifications and Cost from A/E Firm
- 50% CD Drawings and Specifications Page Turn
- 50% CD Review Comments to A/E
- 50% CD Approval Letter
- City Pre-Submittal Meeting
- 90% CD Drawings, Specifications and Cost from A/E Firm
- 90% CD Drawings and Specifications Page Turn
- 90% CD Review Comments to A/E
- 90% CD Approval Letter
- 100% CD Drawings, Specifications and Cost from A/E Firm
- 100% CD Drawings and Specifications Page Turn
- 100% CD Review Comments to A/E
- 100% CD Approval Letter

Stage of a Project

3) PERMITTING

4) PROCUREMENT

Permitting

- Submit Site Plan Review Documents
- Submit Site Plan Review Comments(First Round)
- Respond to Site Plan Review Comments(First Round)
- Submit Site Plan Review Comments(Second Round)
- Respond to Site Plan Review Comments(Second Round)
- Site Plan Approval
- Submit Commercial Permit Approval Documents
- Submit Commercial Permit Review Comments(First Round)
- Respond to Commercial Permit Review Comments(First Round)
- Submit Commercial Permit Review Comments(Second Round)
- Respond to Commercial Permit Review Comments(Second Round)
- Commercial Permit Approval

Procurement

- Specifications and Drawings to Purchasing
- Issue Solicitation
- 1st Advertisement
- 2nd Advertisement
- Pre-Proposal Conference
- Deadline for Questions
- Issue Addendum(s)
- Proposal Opening
- Evaluation Matrix
- Interviews as needed
- Recommendation to Purchasing
- **Proposal Approval by Board of Trustees**
- Legal Contract Approval

Stages of a Project

5) CONSTRUCTION

- Notice to Proceed (NTP) Letter
- GC Staffing Plan
- GC Construction Schedule
- Pre-construction Meeting
- Building Permit Collection
- Stormwater Pollution Prevention Plan (SWPPP) As necessary
- Construction Period Acceptance
- Substantial Completion
- Final Completion

Stages of a Project

6) CLOSE OUT

- Project Close Out Meeting (Checklist)
- General Contractor Close Out
- General Contractor Retainage Release - Final Payment
- A/E Close Out
- A/E Record Drawings
- A/E Final Payment



Comments/Questions





Garland Independent School District Board of Trustees

Date of Meeting: September 12, 2023

Agenda Item: Consider Approval of Recommended Architects for Bond 2023 Phase 1 Projects

Agenda Section: Action Item

Administrator Responsible: Mr. Paul Gonzales
Executive Director of Facilities and Maintenance

Mr. Javier Fernandez
Director of Facilities Planning and Construction Services

Board Goal Objective:

Not Applicable.

Superintendent's Goal:

Superintendent Goal #5 – District Management

The superintendent demonstrates effective planning and management of the district administration, finances, operations, and personnel.

Summary/Background Information:

On July 25, 2023, the Board of Trustees approved the Recommended Companies for Architectural and Related Professional Services which was step one of RFQ 360-23.

Shown below are the results of step two. It is staff's recommendation that the architects be assigned as indicated below for negotiations to begin.

<u>Phase 1 Projects</u>	<u>Architects</u>
1. Multi-Program Activity Centers at all 7 High Schools with Fieldhouse Replacement	1. PBK
2. Elementary School Replacement-Freeman Elementary School	2. LPA, Inc.
3. Elementary School Replacement-Hillside Academy	3. Stantec Architecture, Inc.
4. Lakeview Centennial High School and Naaman Forest High School Renovations	4. WRA Architects, Inc.
5. Playground Replacement at 15 Campus Locations	5. BRW Architects
6. Safety Perimeter Fencing at all Elementary School Campus Locations	6. Orcutt Winslow

Administrative Recommendations:

Provided for your consideration.



MEMORANDUM

DATE: September 9, 2023
TO: Mark Booker, Executive Director of Purchasing
FROM: Paul Gonzales, Executive Director of Facilities and Maintenance
RE: Consider Approval of Recommended Architects for Bond 2023 Phase 1 Projects

On July 25, 2023, the Board of Trustees approved the Recommended Companies for Architectural and Related Professional Services which was step one of RFQ 360-23.

Shown below are the results of step two. It is staff's recommendation that the architects be assigned as indicated below for negotiations to begin.

<u>Phase 1 Projects</u>	<u>Architects</u>
1. Multi-Program Activity Centers at all 7 High Schools with Fieldhouse Replacement	1. PBK
2. Elementary School Replacement-Freeman Elementary School	2. LPA, Inc.
3. Elementary School Replacement-Hillside Academy	3. Stantec Architecture, Inc.
4. Lakeview Centennial High School and Naaman Forest High School Renovations	4. WRA Architects, Inc.
5. Playground Replacement at 15 Campus Locations	5. BRW Architects
6. Safety Perimeter Fencing at all Elementary School Campus Locations	6. Orcutt Winslow

cc: Javier Fernandez
Nancy Nunez



Recommended Architects for Bond 2023 Phase 1 Projects

Project 1 Multi-Program Activity Centers at all 7 High Schools with Fieldhouse Replacement	
	Firm
1	PBK
2	VLK
3	WRA
4	CORGAN
5	PERKINS+Will

Projects 2 and 3 Elementary Replacement 1 & 2	
	Firm
1	STANTEC - Hillside Academy
2	LPA - Freeman Elementary
3	WRA
4	PBK
5	PFLUGER
6	HUCKABEE
7	PARKHILL
8	DLR
9	VLK
10	CORGAN

Project 4 HS Renovations/Additions	
	Firm
1	WRA
2	DLR
3	STANTEC
4	PBK
5	VLK
6	GLENN PARTNERS
7	PERKINS+Will

Project 5 Playground Replacement	
	Firm
1	BRW
2	PARKHILL
3	ORCUTT WINSLOW
4	PBK

Project 6 Safety Perimeter Fencing	
	Firm
1	ORCUTT WINSLOW
2	BRW
3	PBK
4	BENNETT PARTNERS



**Garland Independent School District
Board of Trustees**

Date of Meeting: September 12, 2023
Agenda Item: Consider Approval of Recommended Contractor for Multi-Campus Softball/Baseball Facilities Improvements
Agenda Section: Action Item
Administrator Responsible: Mr. Javier Fernandez
Director of Facilities Planning and Construction Services

Board Goal Objective:

Not Applicable.

Superintendent's Goal:

Superintendent Goal #5 – District Management

The superintendent demonstrates effective planning and management of the district administration, finances, operations, and personnel.

Summary/Background Information:

Shown is the bid for Competitive Sealed Proposal 510-01-1.1 Multi-Campus Softball/ Baseball Facilities Improvements at Naaman Forest High School, Rowlett High School and Sachse High School. It is staff's recommendation that the contractor be awarded as indicated below.

Hellas Construction, Inc.

The total not to exceed bid amount is \$13,608,060 which includes selected alternates. Potential funding is indicated below.

Bond 2023 (683)

Administrative Recommendations:

Provided for your consideration.

**ADMINISTRATION RECOMMENDATION
FOR BOARD OF TRUSTEES APPROVAL**

RECOMMENDATION:

It is the administration's recommendation that the offer(s) for **Multi-Campus Softball/Baseball Facilities Improvements** from the company or companies listed below provides the best value to the Garland Independent School District.

Hellas Construction, Inc

NOT TO EXCEED AMOUNT:
(which includes selected alternates)

\$13,608,060

Procurement Method:	Competitive Sealed Proposal
Contract Number:	510-01-1.1
Contract Term:	January 29, 2024
Potential Funding Source:	683 Bond 2023



Mark A. Booker
Executive Director of Purchasing



Javier Fernandez
Director of Facilities Planning
and Construction Services

Attest:

I have examined the information provided by staff in recommending the award above.



Darrell Dodds
Chief Financial Officer

Garland Independent School District

CSP# 510-01-1.1
 MULTI-CAMPUS SOFTBALL/BASEBALL FACILITIES IMPROVEMENTS

Date - 9/8/2023

CSP Evaluation Overall Scoring and Ranking Summary

OVERALL RANK >>>
 Base Bid -lump sum
 plus Alternates 4 & 5
 plus Thermoblend Ecotherm and Elia-Infill
 ALT 4 Baseball and Softball-Electric to dugouts, bullpens, batting cages, and pitcher's mound (including associated work)
 ALT 5 - Baseball and Softball new sound system and speakers (including associated work)

	2	1	3	4
	\$14,688,530	\$12,751,000	\$14,993,333	\$16,540,000
	\$15,115,204	\$13,204,880	\$15,308,333	\$16,954,000
		\$13,608,060		
	Proposer# 1	Proposer# 2	Proposer# 3	Proposer# 4
	Paragon Sports Constructors	Hellas Construction, Inc.	Gilbert May, Inc. dba Phillips/May, Corporation	Northridge Construction Group, LLC

CRITERIA#		MAXIMUM POINTS	POINTS SCORED	POINTS SCORED	POINTS SCORED	POINTS SCORED
1	Purchase Price	30.00	25.66	30.00	25.22	21.48
2	Firm Profile	5	8.33	8.83	9.67	9.00
3	Quality and Reputation of Contractor - Relevant Project Experience	25	19.50	20.33	6.67	7.17
4	Organizational Plan and Project Approach	20	14.33	16.67	14.67	14.00
5	Safety	3	0.86	1.14	1.14	1.14
6	References	15	9.27	11.00	9.13	6.00
7	Financial Strength	2.00	N/A	1.00	N/A	N/A

TOTAL SCORE for All Criterias =	100.00	77.95	88.98	66.50	58.79
---------------------------------	--------	-------	-------	-------	-------

The District solicited 290 suppliers and received 4 responses to this competitive solicitation.



MEMORANDUM

DATE: September 9, 2023
TO: Mark Booker, Executive Director of Purchasing
FROM: Javier Fernandez, Director of Facilities Planning and Construction Services
RE: Consider Approval of Recommended Contractor for Multi-Campus Softball/Baseball Facilities Improvements

Shown is the bid for Competitive Sealed Proposal 510-01-1.1 Multi-Campus Softball/Baseball Facilities Improvements at Naaman Forest High School, Rowlett High School and Sachse High School. It is staff's recommendation that the contractor be awarded as indicated below.

Hellas Construction, Inc.

The total not to exceed bid amount is \$13,608,060 which includes selected alternates. Potential funding is indicated below.

Bond 2023 (683)

cc: Paul Gonzales
Nancy Nunez



Department of Purchasing

MEMORANDUM

DATE: September 8, 2023

TO: Mr. Paul Gonzales

RE: CSP# 510-01-1.1 Multi-Campus Softball/Baseball Facilities Improvements

The process of the evaluation committee was followed:

1. The evaluation committee of 7 members (Facilities, Athletics, Principals, and Risk Mgt) completed Non-disclosure Agreements and confirmed there is no Conflict of Interest. The proposals were made available to each member on September 7, 2023.
2. Each member evaluated the proposal independently using the evaluation criteria provided in the CSP with rubrics.
3. Each member's evaluation was assigned an Evaluator number to remain anonymous.
4. Scores were consolidated with the approved rubrics for pricing, reference checks, technical proposals, and financial data. A change was approved by the CFO to reduce points for pricing from 40 to 30 points as requested by Facilities & Maintenance.
5. The Director of Risk Management reviewed the section regarding OSHA standards and worker's comp.
6. Purchasing confirmed the reference checks and pulled the Dunn & Bradstreet Report.
7. Four (4) firms submitted proposals.
8. The top ranked firm's DNBi report indicates low risk.
9. No records were found for the firm on the debarred listing for Federal contracts in the System for Award Management (SAM) which consolidates CCR/Fed Reg, ORCA, and EPLS.
10. The results of the committee members' review resulted in a responsive and responsible firm.
11. Hellas Construction, Inc. provides the district with best value to the District by being the lowest offer with the highest technical proposal points.

Recommend Board approval to award to Hellas Construction, Inc. in accordance with Government Code Title 10 Chapter 2269.155.

Respectfully,

Nancy L. Nunez
Garland ISD - Purchasing
Construction Bond Manager
(972) 487-4132 office
NRNunez@garlandisd.net

Cc: File 510-01-1.1



**COMPETITIVE SEALED PROPOSAL (CSP 510-01-1.1)
MULTI-CAMPUS SOFTBALL/BASEBALL FACILITY IMPROVEMENTS**

NFHS Base Items

Baseball	Softball
1 Turf	1 Turf
2 Dugouts	2 N/A
3 Backstops and Netting	3 Replacing Netting only
4 Spectator Canopy	4 Spectator Canopy
5 Bullpens (2) per side	5 Bullpens (2) per side

NFHS Additional Items

Baseball	Softball
1 Drainage repair	1 Drainage repair
2 Electric to dugouts, and pitcher's mound	2 Electric to dugouts, and pitcher's mound
3 New sound system and speakers	3 New sound system and speakers
4 Thermoblend Ecotherm & Elia Infill	4 Thermoblend Ecotherm & Elia Infill
	5 Handicap parking

RHS Base Items

Baseball	Softball
1 Turf	1 Turf
2 Dugouts	2 Dugouts
3 Backstops and Netting	3 Backstops and Netting
4 Spectator Canopy	4 Spectator Canopy
5 Bullpens (2) per side	5 Bullpens (2) per side

RHS Additional Items

Baseball	Softball
1 Electric to dugouts, and pitcher's mound	1 Electric to dugouts, and pitcher's mound
2 New sound system and speakers	2 New sound system and speakers
3 Thermoblend Ecotherm & Elia Infill	3 Thermoblend Ecotherm & Elia Infill

SHS Base Items

Baseball	Softball
1 Turf	1 Turf
2 Dugouts	2 Dugouts
3 Backstops and Netting	3 Backstops and Netting
4 Spectator Canopy	4 Spectator Canopy
5 Bullpens (2) per side	5 Bullpens (2) per side

SHS Additional Items

Baseball	Softball
1 Electric to dugouts, and pitcher's mound	1 Electric to dugouts, and pitcher's mound
2 New sound system and speakers	2 New sound system and speakers
3 Thermoblend Ecotherm & Elia Infill	3 Thermoblend Ecotherm & Elia Infill
4 Additional Bleachers w/ canopy	
5 Modified Infield	