

Garland Independent School District

Board of Trustees

Special Meeting

Tuesday, October 17, 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 Update on Entry-Resistant Window Film Installation – **Mark Quinn** 3
 - B. Receive Presentation on Bond 2023 Program Summary Update – **Javier Fernandez** 5
- V. Action Items (Non Consent)
 - A. Consider Approval of Resolutions for Project Delivery/Contract Award Methods for 2023 Bond Program Construction Methods of Procurement – **Javier Fernandez** 20
 - B. Increase to Awarded Bids
 - 1. Contract #368-20 – Consider Approval of Increase in Awarded Amount for Portable Building Moving Spaces – **Paul Gonzales** 26
- 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: October 17, 2023

Agenda Item: Receive Update on Entry-Resistant Window Film Installation

Agenda Section: Information Item

Administrator Responsible: Mr. Mark Quinn
Director of Security

Summary/Background Information:

Shown is a report that gives an overview and update on the installation of entry-resistant window film in Garland ISD.

Administrative Recommendations:

Provided for your information.



BOARD BOND SPECIAL MEETING REPORT

Date of Meeting: October 17, 2023
 Agenda Item: Update on Entry-Resistant Window Film Installation
 Administrator Responsible: Mr. Mark Quinn, Director of Security

Purpose

Shatter- and entry-resistant window film deters unwanted individuals from entering a structure or campus and provides valuable time for an emergency response in the event of a critical incident. Garland ISD is committed to covering all campuses with entry-resistant window film in the 2023-24 school year.

Summary

This table shows the tentative order of school installations.

GRCTC (<i>Thanksgiving Bk.</i>)	Kimberlin	Steadham	Sachse
Bullock	Shorehaven	Liberty Grove	Naaman
Bradfield	Weaver	Sewell	North Garland
Walnut Glen	Lister	Armstrong	Garland
Davis	Northlake	Luna	South Garland
Hickman	Club Hill	Abbett	Lakeview
Spring Creek	Vial	Jackson	Beaver
Ethridge	Handley	Houston	AEC
Parsons	Carver	O'Banion	Memorial
Cooper	Shugart	Brandenburg	Warren
Golden Meadows	Dorsey	Lyles	Tax Office
Park Crest	Back	Austin	Padgett
Roach	Stephens	Sellers	Technology
Southgate	Rowlett ES	Bussey	PDC
Caldwell	Couch	Webb	Natatorium
Cisneros	Toler	Coyle	Harris Hill
Daugherty	Herfurth	Schrade	Freeman
Montclair	Pearson	Hudson	Centerville
Watson	Keeley	Rowlett HS	Williams

Vendor

Window Film Depot was awarded contract 13-23-01 Forced Entry-Resistant Film and Services in April 2023 per procurement method Cooperative Purchase Contract through TIPS USA.

Funding Source

School Safety Standards Formula Grant (425) covers the cost in the amount of \$2.038 million.



Garland Independent School District Board of Trustees

Date of Meeting:	October 17, 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

Summary/Background Information:

Receive presentation on Bond 2023 Program Summary Update.

Administrative Recommendations:

Provided for your information.



Bond Program Summary Update
October 17, 2023

Bond 2023 Propositions



Bond 2023 Program Timeline

Bond 2023 Program Timeline																												
Phase	2023				2024				2025				2026				2027				2028							
	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																												

2023 Bond Project Signs by Campus

CAMPUS	CAMPUS	CAMPUS	CAMPUS	CAMPUS	CAMPUS
Abbott	Centerville	Golden Meadows	Lister	RHS	Spring Creek
Alt Ed Center	Cisneros	GRCTC	Luna	Roach	Steadham
Armstrong	Club Hill	Handley	Lyles	Rowlett ES	Stephens
Austin Academy	Cooper	Heather Glen	Memorial	Sam Houston	Toler
Back	Couch	Herfurth	Montclair	Schrade	Vial
Beaver	Coyle	Hickman	NFHS	Sellers	Walnut Glen
Bradfield	Daugherty	Hudson	NGHS	Sewell	Watson
Brandenburg	Davis	Jackson	Northlake	SGHS	Weaver
Bullock	Dorsey	Keeley	O'Banion	Shorehaven	Webb
Bussey	Ethridge	Kimberlin	Park Crest	SHS	Williams ES
Caldwell	Freeman	LCHS	Parsons	Shugart	
Carver	GHS	Liberty Grove	Pearson	Southgate	

2023 Bond Project Campus Photos



2023 Bond Project Campus Photos



2023 Bond Architect Negotiations

Package	Project	Architect	Proposed Fee	Negotiated Fee
PHI-BP02	MACs	PBK	6.0%/4.25%	6.0%/3.75%
PHI-BP03	Freeman ES	LPA	6.5%	6.0%
PHI-BP04	Hillside Academy	Stantec	6.5%	6.0%
PHI-BP05	LCHS & NFHS	WRA	7.0%	6.5%

2023 Bond Architect Negotiations

Package	Project	Architect	Proposed Fee	Negotiated Fee
PH1-BP06	Playgrounds	BRW	7.5%	6.9%
PH2-BP06				
PH3-BP06				
PH1-BP07	Perimeter Fencing	Orcutt/Winslow	6.0%	5.25%
PH2-BP07				

Project Status Update

1) PH1-BP01 Baseball/Softball Fields (3 Phases)

- Phase 1 – Naaman Forest HS, Rowlett HS & Sachse HS
 - ✓ Coaches, Campus Administration & Athletics Dept meeting held on Sept. 14th
 - ✓ Campus project coordination meetings held on Sept. 22nd & 25th
 - ✓ Pre-construction held Sept. 28th
- Phase 2 – Lakeview Centennial HS, North Garland HS & South Garland HS
 - ✓ Coaches, Campus Administration & Athletics Dept meeting held on Sept. 14th
 - ✓ Kick-off meeting held Sept. 29th
- Phase 3 – Garland HS
 - ✓ Coaches, Campus Administration & Athletics Dept meeting held on Sept. 14th

2023 Bond Project Schedules

	2023			2024				2025				2026				
	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Baseball/ Softball Fields	Design	Procurement	Construction	Construction	Construction	Construction	Construction									
				Design	Design	Procurement	Construction	Construction								
MACs		A/E Select	Design	Design	Design	Design	Procurement	Construction	Construction	Construction	Construction	Construction	Construction	Construction		
Freeman Elementary		A/E Select	Design	Design	Design	Design	Procurement	Construction	Construction	Construction	Construction	Construction	Construction			
Hillside Academy		A/E Select	Design	Design	Design	Design	Design	Procurement	Construction	Construction	Construction	Construction	Construction	Construction		
LCHS & NFHS Additions		A/E Select	Design	Design	Design	Design	Procurement	Construction	Construction	Construction	Construction	Construction	Construction	Construction	Construction	
Playgrounds		A/E Select	Design	Design	Design	Design	Procurement	Construction	Construction	Construction	Construction	Construction	Construction	Construction		
Perimeter Fencing		A/E Select	Design	Design	Design	Design	Procurement	Construction	Construction	Construction	Construction	Construction	Construction	Construction	Construction	
		A/E Select	Design	Design	Design	Design	Design	Procurement	Construction	Construction	Construction	Construction	Construction	Construction	Construction	

Legend	
A/E Select	
Design	
Procurement	
Construction	

Construction Project Management Software

Projectmates

- ✓ Introduction/Kickoff meeting was held on September 21st with several GISD departments...FP&C, Technology, Procurement and Finance

- ✓ Implementation & Training Dates:
 - September 28th (Day 1) – Implementation, Overview & Training
 - September 29th (Day 2) – Projects, Budgets & Bidding
 - October 5th (Day 3) – Contract Management, Invoicing & Pay Apps

Contract Status Updates – Unassigned Phase

<u>Project</u>	<u>Campus Impact</u>	<u>Bid Due Date</u>
Local Area Network (LAN) Contract #510-23	63	09/28/2023
Fire Alarm Upgrades Contract #510-23-02	43	10/17/2023
Security Camera Refresh Contract #510-23-01	53	10/19/2023
Intrusion Alarm Contract #510-23-01	3	10/19/2023
Security Card Key Access Contract #510-23-01	54	10/19/2023
Portables Contract #368-20	53	Oct Board
DDC Controls (HVAC) Contract #214-23-09	51	Approved Sep Board
Waterproofing/Cladding	43	
Door Hardware	64	

2023 Bond Financial Summary

Prepared for October 10, 2023 Board Bond Committee Meeting

PA Projects - Project Details by Fund

Time run: 9/25/2023 8:27:29 AM

Class Code 683							
Project#	Name	Current Budget	Actual Cost I-T-D	Current Encumb	Total Cost with Encumb	Remaining Budget	Oracle Project Status Code
683005	Lakeview Centennial High School Renovations	48,753,114	-	-	-	48,753,114	APPROVED
683008	Naaman Forest High School Renovations	24,062,142	-	-	-	24,062,142	APPROVED
683165	Elementary Replacement School #1	62,359,683	-	-	-	62,359,683	APPROVED
683166	Elementary Replacement School #2	62,359,683	-	-	-	62,359,683	APPROVED
683302	Garland High School Field House	14,935,008	-	-	-	14,935,008	APPROVED
683303	South Garland High School Field House	14,935,008	-	-	-	14,935,008	APPROVED
683304	North Garland High School Field House	14,935,008	-	-	-	14,935,008	APPROVED
683305	Lakeview Centennial High School Field House	14,935,008	-	-	-	14,935,008	APPROVED
683308	Naaman Forest High School Field House	14,935,008	-	-	-	14,935,008	APPROVED
683309	Rowlett High School Field House	14,935,008	-	-	-	14,935,008	APPROVED
683310	Sachse High School Field House	14,935,009	-	-	-	14,935,009	APPROVED
683230	Playgrounds	6,750,000	-	-	-	6,750,000	APPROVED
683210	Perimeter Fence Elementary Schools	11,571,360	-	-	-	11,571,360	APPROVED
683220	Elementary Portable Removal	7,738,195	-	-	-	7,738,195	APPROVED
683508	All Security Film	3,078,899	-	-	-	3,078,899	APPROVED
683702	Garland High School MAC	19,415,714	-	-	-	19,415,714	APPROVED
683703	South Garland High School MAC	19,415,714	-	-	-	19,415,714	APPROVED
683704	North Garland High School MAC	19,415,714	-	-	-	19,415,714	APPROVED
683705	Lakeview Centennial High School MAC	19,415,714	-	-	-	19,415,714	APPROVED
683708	Naaman Forest High School MAC	19,415,714	-	-	-	19,415,714	APPROVED
683709	Rowlett High School MAC	19,415,714	-	-	-	19,415,714	APPROVED
683710	Sachse High School MAC	19,415,715	-	-	-	19,415,715	APPROVED
683301	Baseball/Softball Renovations	35,000,000	-	1,693,358	1,693,358	33,306,643	APPROVED
683901	Stipends	48,000	8,460	-	8,460	39,540	APPROVED
683902	Facilities Bond Staff	1,000,000	-	-	-	1,000,000	APPROVED
683903	Purchasing Bond Staff	200,000	17,069	-	17,069	182,931	APPROVED
683904	Finance Bond Staff	100,000	6,824	-	6,824	93,176	APPROVED
683905	Admin/Overhead Costs 2023	2,205,465	1,791	129,451	131,242	2,074,223	APPROVED
Grand Total		505,681,597	34,144	1,822,808	1,856,952	503,824,645	

Comments/Questions





Garland Independent School District Board of Trustees

Date of Meeting:	October 17, 2023
Agenda Item:	Consider Approval of Resolutions for Project Delivery/ Contract Award Methods for 2023 Bond Program Construction Methods of Procurement
Agenda Section:	Action Item
Administrator Responsible:	Mr. Javier Fernandez Director of Facilities Planning and Construction Services

Summary/Background Information:

Shown are the Resolutions for Project Delivery/Contract Award Method for 2023 Bond Program Construction Methods of Procurement. Garland ISD administration determined the following construction methods will provide the best value for the District for selected projects and seeks board approval.

Competitive Sealed Proposal (CSP)

- Playground Replacements
- Safety Perimeter Fencing

Construction Manager at Risk (CMaR)

- Fieldhouse and Multi-Program Activity Centers
- Elementary School Replacement #1 B.H. Freeman Elementary
- Elementary School Replacement #2 Hillside Academy for Excellence
- Lakeview Centennial High School and Naaman Forest High School Addition/Renovation

Administrative Recommendations:

Provided for your consideration.

RESOLUTION

GARLAND INDEPENDENT SCHOOL DISTRICT

October 17, 2023

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, the Texas Government Code § 2269.056 provides that the board of trustees of a school that is considering a construction contract using a method other than competitive bidding must, before advertising, determine which method provides the best value for the school; and

WHEREAS, the District is currently considering the following construction projects (the “Projects”), which will require the designation and use of a method specified by Texas Government Code Chapter 2269:

- Playground Replacement
- Safety Perimeter Fencing; and

WHEREAS, the Board of Trustees is of the opinion that the Competitive Sealed Proposals method of delivery provides the best value for the District on each of the Projects;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES that,

1. The above-stated method of delivery is determined to provide the best value for the District on each of the Projects.
2. The Board delegates to the Superintendent the authority to determine the selection criteria, weights, and methodology for selection for each Project, and to publish the appropriate procurement instrument for each Project and to advertise and solicit responses thereto. The Superintendent (by himself or by appointing a committee), shall prepare the final rankings for each Project for approval by the Board. After the Board has approved the final rankings, the Superintendent is authorized to (1) negotiate with the top-ranked proposer, and (2) to formally end negotiations with a proposer and begin negotiating with the next ranked proposer as provided by law. A contract must be presented to the Board for approval before it may be executed.

3. The prevailing wage rate schedule for Dallas County as determined by the United States Department of Labor in accordance with the Davis-Bacon Act, current as of the date of this resolution, is adopted as the prevailing wage rate schedule for each Project.

PASSED, APPROVED, AND ADOPTED BY THE BOARD OF TRUSTEES on the _____ day of _____, 2023.

GARLAND INDEPENDENT SCHOOL DISTRICT

By: _____
President, Board of Trustees

ATTEST:

By: _____
Secretary, Board of Trustees

RESOLUTION

GARLAND INDEPENDENT SCHOOL DISTRICT

October 17, 2023

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, the Texas Government Code § 2269.056 provides that the board of trustees of a school that is considering a construction contract using a method other than competitive bidding must, before advertising, determine which method provides the best value for the school; and

WHEREAS, the District is currently considering the following construction projects (the “Projects”), which will require the designation and use of a method specified by Texas Government Code Chapter 2269:

- Fieldhouse and Multi-Program Activity Centers
- Elementary School Replacement #1 B.H. Freeman Elementary
- Elementary School Replacement #2 Hillside Academy for Excellence
- Lakeview Centennial HS and Naaman Forest HS Addition/Renovation; and

WHEREAS, the Board of Trustees is of the opinion that the Construction Manager—at Risk method of delivery provides the best value for the District on each of the Projects;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES that,

1. The above-stated method of delivery is determined to provide the best value for the District on each of the Projects.
2. The Board delegates to the Superintendent the authority to determine the selection criteria, weights, and methodology for selection for each Project, and to publish the appropriate procurement instrument for each Project and to advertise and solicit responses thereto. If the Superintendent determines that a two-step method will be used for any Project, then the Board also delegates to the Superintendent the authority to, either by himself or by appointing a committee, select up to 5 respondents, selected solely on the basis of qualifications, to submit additional information at step two. The Superintendent (by himself or by appointing a committee), shall prepare the final

rankings for each Project for approval by the Board. After the Board has approved the final rankings, the Superintendent is authorized to (1) negotiate with the top-ranked proposer, and (2) to formally end negotiations with a proposer and begin negotiating with the next ranked proposer as provided by law. A contract must be presented to the Board for approval before it may be executed.

3. The prevailing wage rate schedule for Dallas County as determined by the United States Department of Labor in accordance with the Davis-Bacon Act, current as of the date of this resolution, is adopted as the prevailing wage rate schedule for each Project.

PASSED, APPROVED, AND ADOPTED BY THE BOARD OF TRUSTEES on the _____ day of _____, 2023.

GARLAND INDEPENDENT SCHOOL DISTRICT

By: _____
President, Board of Trustees

ATTEST:

By: _____
Secretary, Board of Trustees



MEMORANDUM

DATE: October 2, 2023

TO: Garland Independent School District Board of Trustees

Cc: Dr. Ricardo López, Superintendent of Schools
Darrell Dodds, Chief Financial Officer
Paul Gonzales, Executive Director of Facilities & Maintenance

FROM: Javier Fernandez, Director, Facilities Planning and Construction Services

SUBJECT: **2023 Bond Program Construction Methods of Procurement**

With the passing of propositions, A, B, and C of bond referendum in May, upon the recommendation of a citizen bond steering committee, The District is preparing to modernize aging facilities, enhance student safety, and provide additional educational opportunities for all Garland ISD students as approved by voters.

Pursuant to Texas Government Code § 2269.056, school boards using a procurement method other than competitive bidding for a contraction contract must determine which method provides the best value for the district before advertising. Garland ISD has historically utilized the Competitive Sealed Proposal method (CSP), Job Order Contracting (JOC), and Construction Manager at Risk (CMaR) for construction. Garland ISD administration determined the following construction methods will provide the best value for The District for selected projects and seeks board approval.

Construction Procurement Method Recommendation for select projects:

Competitive Sealed Proposal (CSP)

- Playground Replacements
- Safety Perimeter Fencing

Construction Manager at Risk (CMaR)

- Fieldhouse and Multi-Program Activity Centers
- Elementary School Replacement #1 B.H. Freeman Elementary
- Elementary School Replacement #2 Hillside Academy for Excellence
- Lakeview Centennial High School and Naaman Forest High School Addition/Renovation



**Garland Independent School District
Board of Trustees**

Date of Meeting: October 24, 2023

Agenda Item: Consider Approval of Increase in Awarded Amount for Portable Building Moving Services
Final of Three (3) Annual Renewal Options

Agenda Section: Action Item

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

Summary/Background Information:

Shown is the recommendation of the increase in awarded amount for portable building moving services for the District, discussed in the October 17, 2023 Finance, Facilities and Operations Committee Meeting. It is staff's recommendation that the bid be increased as indicated below.

Solar Systems Incorporated

Original Amount: (September 8, 2020)	\$ 74,999
Increase Amount:	\$ 500,001

The estimated total amount of the bid is not to exceed \$575,000. Potential funding is indicated below.

Bond Fund (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 **Portable Building Moving Services** from the company or companies listed below provides the best value to the Garland Independent School District.

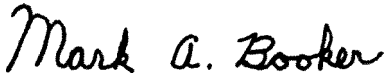
Solar Systems Incorporated

ORIGINAL AMOUNT: **\$74,999**
(September 8, 2020)

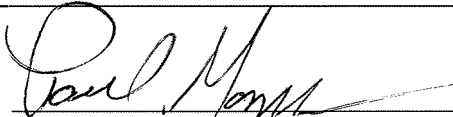
INCREASE AMOUNT: **\$500,001**

NOT TO EXCEED AMOUNT: **\$575,000**

Procurement Method:	Request for Proposal EPCNT
Contract Number:	368-20
Contract Term:	Final of three (3) annual renewal options.
Potential Funding Source:	683 Bond Fund




Mark A. Booker
Executive Director of Purchasing



Paul Gonzales
Executive Director of
Facilities and Maintenance

Attest:

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



Darrell Dodds (Oct 1, 2023 19:58 CDT)
Darrell Dodds
Chief Financial Officer



Garland Independent School District

Date: September 5, 2023

To: Mayte Martinez, Assistant Director of Purchasing

From: Edmund Lee, Director of Facilities and Maintenance Business Operations

RE: Recommendation for Increase Contract #368-20 Portable Building Moving Services

Action Required

Increase

Material/Service

Portable Building Moving Services

Purpose

Contract services agreement for portable building moving services. The following increase is required to assist with the bond 2023 relocation and leveling of portable buildings.

Recommended Amount

\$500,001 - 683 Bond Fund