

# Garland Independent School District

## Board of Trustees

### Special Meeting

Tuesday, January 16, 2024

#### 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. Contract #510-01-1.3 – Consider Approval of Recommended Construction Manager at Risk (CMaR) for Bond 2023 Elementary School Replacement #1 B.H. Freeman Elementary – **Javier Fernandez** 40
  - B. Contract #510-01-1.4 – Consider Approval of Recommended Construction Manager at Risk (CMaR) for Bond 2023 Elementary School Replacement #2 Hillside Academy for Excellence – **Javier Fernandez** 41
  - C. Contract #510-01-1.5-Consider Approval of Recommended Construction Manager at Risk (CMaR) for Bond 2023 Lakeview Centennial HS and Naaman Forest HS Addition/Renovation – **Javier Fernandez** 42
  - D. Contract #510-23 – Consider Approval of Purchase of Local Area Network Equipment and Services – **Matt Yeager** 43

E. Contract #510-23-03 – Consider Approval of Purchase of Wide Area Network Equipment and Services – **Matt Yeager** 45

F. Contract #510-23-05 – Consider Approval of Purchase of District Furniture – **Mark Booker** 47

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



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## BOARD OF TRUSTEES AGENDA

**Date:** January 16, 2024

**Presented By:** Javier Fernandez, Director of Facilities Planning and Construction Services

**Subject:** Receive Presentation on Bond 2023 Program Summary Update

### Information Item

**Executive Summary:**

Receive presentation on Bond 2023 Program Summary Update.

**Administrative Recommendations:**

Provided for your information.

**Financial Impact and Funding Source:**

N/A



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## Bond Program Summary Update

January 16, 2024

# Bond 2023 Propositions

 Proposition A	Safety, Facility Upgrades, Infrastructure Improvements	\$1,103,130,000
 Proposition B	Multi-Program Activity Centers	\$135,910,000
 Proposition C	Technology Device Refresh	\$40,605,000
<b>Total</b>		<b>\$1,279,645,000</b>

# Project Summary Update – Softball/Baseball Improvements

2023				2024												2025									
Q1	Q2	Q3	Q4	Q1			Q2			Q3			Q4			Q1			Q2			Q3			
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
	A/E SELECT 4/25/2023	GC PROCURE 09/12/23	CONSTRUCTION			OCCUPY		CLOSE																	
	A/E SELECT 4/25/2023	DESIGN				GC PROCURE			CONSTRUCTION						OCCUPY		CLOSE								
	A/E SELECT 4/25/2023	DESIGN							GC PROCURE			CONSTRUCTION							OCCUPY		CLOSE				

- Part 1: Naaman Forest HS, Rowlett HS & Sachse HS
  - Softball Fields: Select fill complete; subsurface drainage complete; dugout and perimeter forms in process
  - Baseball Fields: Select fill 85% complete
  - All materials received for softball and baseball
- Part 2: Lakeview Centennial HS, North Garland HS, South Garland HS
  - Design 95%; Issue solicitation in February
- Part 3: Garland HS
  - Discovery and Planning Stage

# Project Summary Update – Softball/Baseball Improvements



Rowlett HS Softball



Rowlett HS Baseball

# Project Summary Update – Softball/Baseball Improvements



Sachse HS Softball



Sachse HS Baseball

# Project Summary Update – Softball/Baseball Improvements



Naaman Forest HS Softball



Naaman Forest HS Baseball

# Project Summary Update – Fieldhouses and MACs

2023				2024												2025												2026					
Q1	Q2	Q3	Q4	Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4								
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
		A/E SELECT 9/12/2023	CMaR SELECT 12/7/23	DESIGN					CMaR SOLICIT	CONSTRUCTION																		MOVE IN	OCCUPY	CLOSE			

- Fieldhouse and Multi-Program Activity Centers at all seven high schools
  - Scope to Budget estimate received
  - Held pre-submittal meetings with three municipalities
  - Held Athletics and Fine Arts departmental meetings
  - Campus meetings in January
  - Design January – May 2024

# Project Summary Update – Freeman Elementary

2023				2024												2025												2026											
Q1	Q2	Q3	Q4	Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4														
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
		A/E SELECT 9/12/2023	DESIGN	CMaR SELECT	DESIGN								CMaR SOLICIT	CONSTRUCTION															MOVE IN	OCCUPY	CLOSE								

- Transition space requirements for Golden Meadows to support Freeman ES teachers, students and staff complete
- Campus discovery meetings with Freeman and Golden Meadows staff complete
- Community consolidation meetings complete
- Administrative and departmental visioning complete
- Portable Relocation to Golden Meadows
  - Held city planning meeting to discuss relocation requirements
  - Spring Creek ES two singles
  - Lister ES one single
  - Abbett ES one single

# Project Summary Update – Hillside Academy for Excellence

2023				2024												2025												2026											
Q1	Q2	Q3	Q4	Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4														
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
		A/E SELECT 9/12/2023	DESIGN	CMaR SELECT	DESIGN								CMaR SOLICIT	CONSTRUCTION															MOVE IN	OCCUPY	CLOSE								

- Transition space requirements for Centerville to support Hillside Academy teachers, students and staff complete
- Campus discovery meetings with Hillside Academy and Kimberlin Academy staff scheduled for January
- Community consolidation meetings complete
- Administrative and departmental visioning complete
- Portable Relocation to Centerville Elementary
  - Held city planning meeting to discuss relocation requirements
  - Cooper ES one double
  - Weaver ES three doubles

# Project Summary Update – Lakeview Centennial HS and Naaman Forest HS

2023				2024												2025												2026												2027					
Q1	Q2	Q3	Q4	Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2														
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jan	Feb	Mar	Apr	May	Jun						
		A/E SELECT 9/12/2023	DESIGN	CMaR SELECT	DESIGN								CMaR SOLICIT	CONSTRUCTION																								MOVE IN	OCCUPY	CLOSE					

- Architectural interior imaging complete
- Developing several architectural design concepts to be finalized in February
- Campus discovery meetings to be held in January
- Departmental meetings ongoing

# Project Summary Update - Playgrounds

2023				2024											
Q1	Q2	Q3	Q4	Q1			Q2			Q3			Q4		
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
		A/E SELECT	DESIGN	GC PROCURE			CONSTRUCTION			CLOSE					

- Playground Replacements
  - Phase 1 - 15 campuses
  - Finalizing product manufactures for playgrounds, fall zones and shade structures
  - Departmental meeting complete
  - Campus principal survey complete
  - Design December 2023 – February 2024

# Project Summary Update - Fencing

2023				2024												2025			
Q1	Q2	Q3	Q4	Q1			Q2			Q3			Q4			Q1			
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
		A/E SELECT	DESIGN				GC PROCURE			CONSTRUCTION						CLOSE			

- Safety Perimeter Fencing
  - Phase 1 - 42 elementary campuses
  - Finalized school site assessments for all 42 campuses
  - Completed preliminary civil engineering site survey needs
  - Held preliminary municipality project requirement meetings
  - Completed six campus concepts for review
  - Remaining campus concepts due end of January
  - Departmental meetings in February

# Projectmates CPMS Summary Update

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- Validation workshop complete
- Software training complete by mid-January
- Creating user account profiles
- Creating projects data files for each bond project
- Bond program dashboard available in March

## Consider Approval of Recommended Architects for Bond 2023 Phase 2 Projects

- Elementary Replacement School #3
- New Agriculture Science Facility
- North Garland HS and South Garland HS Renovations
- Hickman Elementary, Northlake Elementary, Rowlett Elementary, and Toler Elementary Enhancements
- Cooper Elementary, Herfurth Elementary, and Steadham Elementary Roof Package

**2023 Bond Financial Summary**

**Prepared for January 16, 2024 Board Bond Committee Meeting**

**PA Projects - Project Details by Fund**

Class Code	683					
Project#	Name	Current Budget	Actual Cost I-T-D	Current Encumb	Total Cost with Encumb	Remaining Budget
683005	Lakeview Centennial HS Reno	48,753,114	-	-	-	48,753,114
683008	Naaman Forest High School Reno	24,062,142	-	-	-	24,062,142
683109	Elementary Replacement School #1	62,359,683	-	-	-	62,359,683
683111	Elementary Replacement School #2	62,359,683	-	-	-	62,359,683
683210	Perimeter Fencing	11,571,360	-	-	-	11,571,360
683220	Portable Removal	7,738,195	-	-	-	7,738,195
683230	Playgrounds	6,750,000	-	-	-	6,750,000
683301	Baseball/Softball Renovations	35,000,000	1,992,423	12,008,691	14,001,114	20,998,887
683302	Garland HS Field House	14,935,008	174	-	174	14,934,834
683303	South Garland HS Field House	14,935,008	174	-	174	14,934,834
683304	North Garland HS Field House	14,935,008	174	-	174	14,934,834
683305	Lakeview Cent HS Field House	14,935,008	174	-	174	14,934,834
683308	Naaman Forest HS Field House	14,935,008	174	-	174	14,934,834
683309	Rowlett HS Field House	14,935,008	174	-	174	14,934,834
683310	Sachse High School Field House	14,935,009	174	-	174	14,934,835
683503	DDC Controls	10,976,545	-	-	-	10,976,545
683508	All Security Film	3,078,899	-	-	-	3,078,899
683702	Garland High School MAC	19,415,714	174	-	174	19,415,540
683703	South Garland High School MAC	19,415,714	174	-	174	19,415,540
683704	North Garland High School MAC	19,415,714	174	-	174	19,415,540
683705	Lakeview Centennial HS MAC	19,415,714	174	-	174	19,415,540
683708	Naaman Forest High School MAC	19,415,714	174	-	174	19,415,540
683709	Rowlett High School MAC	19,415,714	174	-	174	19,415,540
683710	Sachse High School MAC	19,415,715	174	-	174	19,415,541
683901	Stipends	48,000	21,152	-	21,152	26,848
683902	Facilities Bond Staff	1,000,000	207,572	-	207,572	792,428
683903	Purchasing Bond Staff	200,000	62,462	-	62,462	137,538
683904	Finance Bond Staff	100,000	26,735	-	26,735	73,265
683905	Admin/Overhead Costs 2023	2,205,465	91,497	49,789	141,286	2,064,179
<b>Grand Total</b>		<b>516,658,142</b>	<b>2,404,271</b>	<b>12,058,480</b>	<b>14,462,751</b>	<b>502,195,391</b>

# Comments/Questions

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**Project Summary Information**

**Reporting Date: December 2023**

**Softball & Baseball Fields Improvements  
PH1-BP01, CSP 510-01-1.1**

Description:	<p>Campus:</p> <ul style="list-style-type: none"> <li>Part 1, Naaman Forest HS, Rowlett HS, Sachse HS</li> <li>Part 2, Lakeview Centennial HS, North Garland HS, South Garland HS</li> <li>Part 3, Garland HS</li> </ul> <p>Scope:</p> <ul style="list-style-type: none"> <li>Install synthetic turf</li> <li>New dugouts</li> <li>New back stop wall and netting</li> <li>Canopies over bleachers</li> </ul>
Status/ Comments:	<p>Part 1, Softball fields, select fill install is complete at all fields. Baseball fields, excavation and haul off is complete at all fields. Softball to occupy fields February 2024, Baseball to occupy fields March 2024</p> <p>Part 2, Design is complete, being reviewed by GISD</p> <p>Part 3, Discovery and Planning</p>
Action Items:	<p>Part 1;</p> <ul style="list-style-type: none"> <li>• Mow strips are being formed up at all softball fields</li> <li>• Electrical and plumbing improvements has begun at all softball fields</li> <li>• Select fill delivery is ongoing for all baseball fields and install has begun</li> <li>• Plumbing improvements have begun at all baseball fields</li> </ul> <p>Part 2;</p> <ul style="list-style-type: none"> <li>• GISD considering best procurement method</li> </ul>

**Information**

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GISD Project Manager:	Billy Kidd
Architecture Firm:	HKS
Construction Firm:	Hellas Construction
Project Delivery Method:	Competitive Sealed Proposal
Project Type:	Baseball/Softball Fields Replacements and Improvements
Project Budget:	\$35,000,000
Project Stage:	Part 1-Construction, Part 2-Design, Part 3-Discovery and Planning

**Project Schedule**

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Part 1	<p>Board approval of contractor September 12, 2023</p> <p>Construction Begins, October 2023</p> <p>Baseball - Construction Complete, February 2024</p> <p>Occupy, March 2024</p>
Part 2	<p>Design, October 2023 - January 2024</p> <p>Permitting / Procurement February – April 2024</p> <p>Board approval of contractor May 2024</p> <p>Construction Begins, June 2024</p> <p>Construction Complete, December 2024</p> <p>Occupy, January 2025</p>
Part 3	<p>Discovery and Planning</p>

**Progress Photos**

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Sachse Baseball

Sachse Softball



Rowlett Baseball



Rowlett Softball



Naaman Forest Baseball

Naaman Forest Softball



**Project Summary Information**

**Reporting Date: December 2023**

**Freeman Elementary Replacement  
PH1-BP03, CMAR 510-01-1.3**

**Description:** This will be a full demolition of the existing Freeman elementary campus and construction of a new Freeman elementary campus that will consolidate students from Freeman and Golden Meadows

**Status/ Comments:** Community consolidation meeting for Freeman and Golden Meadows was held at Bussey MS. Four portable classrooms will be needed to support the Freeman students moving to Golden Meadows. Discovery meetings have been held for Freeman staff and Golden Meadow staff, independently. More meetings to be scheduled.

- Action Items:**
- Freeman discovery meeting held Dec. 5
  - Community consolidation meeting held, Dec. 7
  - Golden Meadows discovery meeting held Dec. 11
  - City of Garland planning meeting for relocation of portables to Golden Meadows, Dec. 14

**Information**

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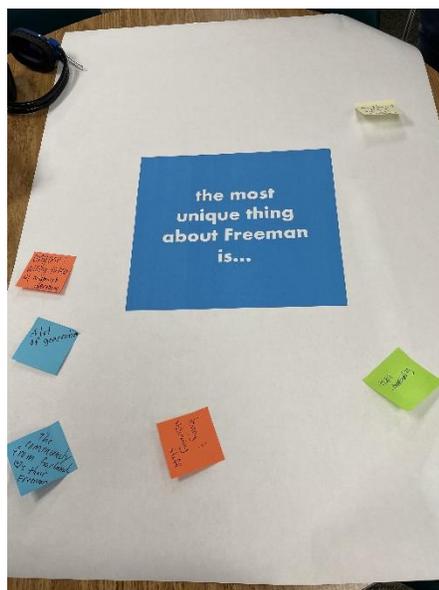
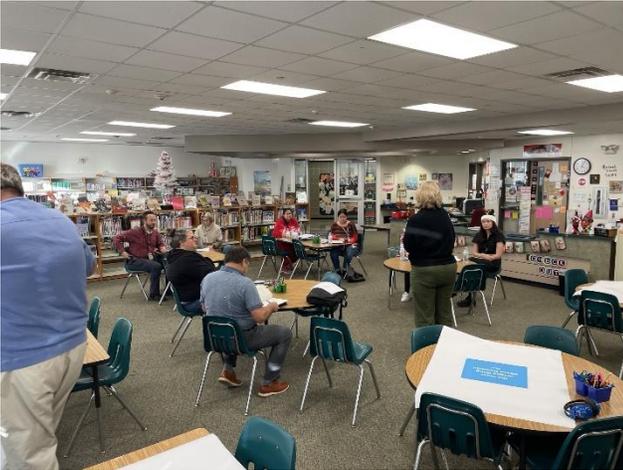
<b>GISD Project Manager:</b>	Billy Kidd
<b>Architecture Firm:</b>	LPA
<b>Construction Firm:</b>	TBD
<b>Project Delivery Method:</b>	Construction Manager at Risk
<b>Project Type:</b>	Freeman Elementary Replacement
<b>Project Budget:</b>	\$62,359,683
<b>Project Stage:</b>	Discovery and Planning

**Project Schedule**

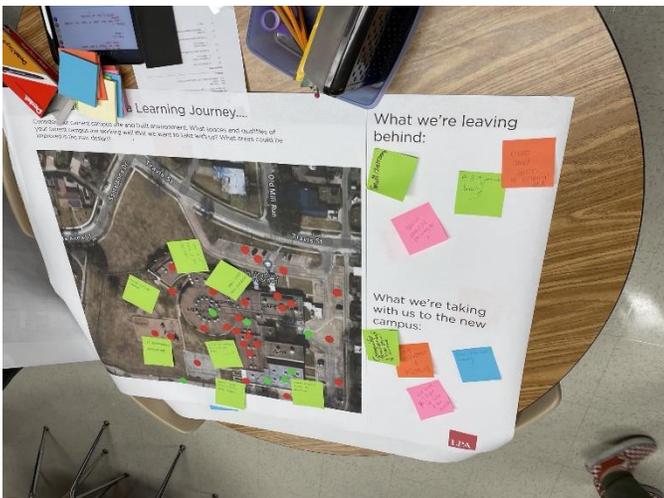
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<b>Board Approval of Architect</b>	September 12, 2023
<b>Kick-Off</b>	November 1, 2023
<b>Discovery Planning</b>	November 2023 - February 2024
<b>Design</b>	November 2023 - September 2024
<b>Permitting</b>	September 2024 – November 2024
<b>Procurement</b>	November 2024
<b>Construction Begins</b>	December 2024
<b>Construction Completion</b>	April 2026
<b>Move In</b>	May - June 2026
<b>Occupy</b>	July 2026
<b>Closeout</b>	August 2026 – October 2026

Freeman discovery meeting



Golden Meadows discovery meeting



**Hillside Academy for Excellence  
PH1-BP04**

- Description:** This is the Hillside Academy ES replacement. Meaning we will relocate students & staff to Centerville ES in the Fall of 2024; totally demolish the existing building and build a brand-new structure. Upon completion, Hillside students along with Kimberlin students will all relocate to the new site in Fall of 2026.
- Status/ Comments:**
- Brett, with Stantec, presented and had discussions of the visioning plan with Dr. Lopez and the Operations Bond Team at the weekly Bond Status meeting. Afterwards, Stantec received GISD’s Long Range Master Plan and the District Learner Profile.
  - Stantec to schedule a pre-submittal meeting with the city of Garland for the Centerville campus improvements.
  - Had a meeting with Maintenance to discuss to upcoming portable moves to the Centerville campus.
- Action Items:**
- Hosted CMAR interviews the week of December 11<sup>th</sup> for PH1:BP03-05. Recommendation to go to the Board in January 2024.
  - Discovery/Planning meeting scheduled for December 15<sup>th</sup> to discuss the vision of the new elementary academy. As we move forward with the process, we’ll discuss community involvement.
  - Working with the architect to make necessary improvements to the Centerville ES campus for the upcoming move by adding a bus lane, additional staff parking and more portables.

**Information**

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GISD Project Manager:	Brian Francis
Architecture Firm:	Stantec
Construction Firm:	TBD
Project Delivery Method:	Construction Manager at Risk
Project Type:	Demo and New Construction Build
Project Budget:	\$62,359,682
Project Stage:	Discovery/Planning

**Project Schedule**

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Board Approval of Architect	September 12, 2023
Kick-Off	November 1, 2023
Discovery Planning	November 2023 - February 2024
Design	November 2023 - September 2024
Permitting	September 2024 – November 2024
Procurement	November 2024
Construction Begins	December 2024
Construction Completion	April 2026
Move In	May - June 2026
Occupy	July 2026
Closeout	August 2026 – October 2026

**Lakeview Centennial HS & Naaman Forest HS  
PH1-BP05**

- Description:** High School additions and renovations will be made to both campuses. Some of the projects are listed below:  
 Lakeview HS - expanding the cafeteria; construct a new instructional wing to accommodate classroom space loss from the removal of portables; auditorium renovations; updating the indoor locker rooms; new sound system for the gym; along with several other maintenance upgrades.  
 Naaman Forest HS - replacing the roof system over several areas of the building; provide new parking lot lighting and covert exterior lights to LED; updating the indoor weight room and locker rooms; expand the cafeteria and the dance studio; new sound system in the gym; auditorium renovations; a new admin addition to accommodate for the expansion of the cafeteria; along with several other maintenance upgrades.
- Status/ Comments:**
- Continued discussions on the additions and renovations at LCHS and NFHS.
  - WRA architects presented plan options of the administration and dance studio additions. We also reviewed cafeteria expansion and renovations.
  - Architects submitted 3 schematic locations options for LCHS and 1 schematic option for NFHS.
- Action Items:**
- Reviewed and discussed plan options at both high schools.
  - WRA is requesting clarification on needs for auditorium scope.
  - WRA is inquiring about the existing weightroom scope of work.
  - WRA is scheduled to perform interior Laser Scanning the week of December 18<sup>th</sup>.
  - WRA is looking forward to presenting options and gaining more clarification on the SOW with J. Fernandez before moving forward.

**Information**

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GISD Project Manager:	Brian Francis
Architecture Firm:	WRA Architects
Construction Firm:	TBD
Project Delivery Method:	Construction Manager at Risk
Project Type:	Additions and Renovations
Project Budget:	\$72,815,256
Project Stage:	Discovery/Planning

**Project Schedule**

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Discovery/Planning	November 2023 – December 2023
Design Phases	January 2024 – October 2024
Permitting/Procurement	November 2024 – December 2024
Construction	January 2025 – December 2026
Move In	January 2027
Occupy	February 2027
Close Out	March 2027 – May 2027



**Elementary and Pre-k Playground Replacement  
PH01-BP06**

**Description:** **Campus:**  
Armstrong, Back, Dorsey, Herfurth, Keeley, Liberty Grove, Lister, Northlake, Pearson, Rowlett, Sewell, Shorehaven, Steadham, Stephens, and Weaver ES's

**Scope:**  
Provide new replacement playgrounds at Elementary and Pre-K campuses in Garland ISD. Each campus is to receive two playgrounds with age-appropriate equipment, one for grade PK-2 and one for grades 3-5 with shade structures.

- Status/ Comments:**
- Design stage progressing. Prototypes being explored.
  - Nov. 27 – Superintendent’s Meeting (two manufacturers authorized)
  - Nov. 28 – District Leadership Meeting
  - Nov. 30 – Campus Admin Meeting (Q/A from meeting at end of report)
  - Dec. 12 – A/E Design and Planning Meeting

- Action Items:**
- A/E Contract – received by BRW 12/12/23 – pending acceptance/ signatures/ approval
  - BRW – Investigate and review surveys and campus data/ determine need and extent of civil work to be done.
  - BRW – Research manufacturers and vendors (scope may require multiple pieces of same kind and quality)
  - Jan 17 – Campus Meetings (Virtual - *tentative*)
  - BRW – Generate Mock-ups of SD
  - \*\*Prepare to present to Board Bond Committee Jan 16
  - Dec. 22 – Feb 29 – DD Stage – Finalize DD
  - \*\*Prepare to present to Board Bond Committee March 12 – for Approval Letter

**Information**

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Project Manager: Steven Welsh  
 Architecture Firm: BRW  
 Construction Firm: TBD  
 Project Delivery Method: Competitive Sealed Proposal  
 Project Type: Replacement  
 Project Budget: PH1-BP06 \$6,750,000; PH2-BP06 \$7,270,665; PH3-BP06 \$7,611,144  
 Project Phase: SD

**Project Schedule**

Kickoff and Discovery	Oct. 2023
Planning Meetings (Maint., District/ Campus Leadership, Community)	Nov.- Dec. 2023
Design	Feb. 2024
Permitting / Procurement	Mar. – May 2024
Construction	Jun. – Aug. 2024
Close Out	Sep. – Oct 2024

**Safety Perimeter Fencing at all Elementary Campuses  
PH1-BP07**

- Description:**                      **Campus:**  
 Abbett, Armstrong, Back, Beaver Tech, Bradfield, Bullock, Caldwell, Carver, Vial, Club Hill, Cooper, Couch, Daugherty, Davis, Dorsey, Ethridge, Handley, Heather Glen, Herfurth, Hickman, Keely, Liberty Grove, Lister, Luna, Montclair, Northlake, Park Crest, Pearson, Roach, Rowlett, Sewell, Shorehaven, Shugart, Southgate, Spring Creek, Steadham, Stephens, Toler, Walnut Glen, Watson, Weaver, Williams
- Scope:**  
 Install Safety Perimeter Fencing at all elementary campuses
- Status/ Comments:**              **Discovery Status**
- Action Items:**
- Completed maintenance department discovery session for 11-29-2023
  - Completed discovery for available GISD site survey-geo tech documentation
  - Architect provided a presentation of the the various types of fencing they would recommend for GISD for maintenance
  - Developing a safety perimeter secure campus concept for each site to review after campus assessments
  - Scheduled site assessment times and dates for all 42 campuses

**Information**

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GISD Project Manager:	Jack Bay
Architecture Firm:	Orcutt-Winslow
Construction Firm:	TBD
Project Delivery Method:	Competitive Sealed Proposal
Project Type:	Safety Perimeter Fencing
Project Budget:	PH1-BP07 \$11,571,359
Project Stage	1-Discovery/Planning

**Project Schedule**

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Board Approval of Architect	September 12, 2023
Kick Off Meeting	October 25, 2023
Discovery Meeting/Scoping	November 29, 2023
Site Assessments	December 2023
Departmental Meetings	December 2023
Community Kickoff Meeting	December 2023
Plans Completed	April, 2024
Permitting / Procurement	May - July, 2024
General Contractor Board Approval	July 2024
Construction	August – December 2024
Close Out	January - February 2025

**Project Summary Information**

**Reporting Date: December 2023**

**Elementary School Portable Removal  
PH1-BP08**

Description: Portable removal / relocation / possible additions

Status/ Comments: Submittal meeting with City of Garland on December 14  
Portables have been identified  
Portable removal campus admin. has been notified  
Department(s) meeting held on December 8

Action Items: Submit campus recommendation for portable removals to Javier  
Contact campus administration/EDL regarding removals  
Contact mover for possible site/route survey  
Contact secondary mover to have in place if needed  
Implement system of removal according to schedule/phase  
Secure probable cost information

**Information**

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GISD Project Manager: Michael Pierce  
Architecture Firm:  
Construction Firm:  
Project Delivery Method: Contract 368-20 Inter-local  
Project Type:  
Project Budget: \$7,738,195  
Project Phase: Discovery/Planning

**Project Schedule**

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Portable Removal/ Relocation February 2024

**Progress Photos**

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**Project Summary Information**

Reporting Date: December 2023

**Fire Alarm System Replacement  
PH1-BP09**

Description: PROJECT- 510-23-02  
Classical Center at Brandenburg Middle School  
Armstrong Elementary School  
Ethridge Elementary School  
Parsons Pre-K  
Alternative Education Center  
Marvin Padgett Aux Building  
Garland ISD Tax Office

Status/ Comments: RFP Status- Proposals received on Due December 12, 2023

Action Items: Bid Tabulation prepared by Purchasing December 12 - December 15

**Information**

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GISD Project Manager: Michael Pierce  
Architecture Firm:  
Construction Firm:  
Project Delivery Method: Competitive Sealed Proposal  
Project Type: New System Install  
Project Budget: \$18,232.924  
Project Phase: Procurement

**Project Schedule**

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Evaluation / Recommendation December 15 – January 5, 2023  
Award February 2024  
Construction May 2024

**Progress Photos**

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Project Summary Information

Reporting Date: January 2024

Camera System Refresh  
PH1-BP10

Description: PROJECT 510-23-01  
North Garland High School  
Classical Center at Brandenburg Middle School  
Sellers Middle School  
Armstrong Elementary School  
Ethridge Elementary School  
Handley Elementary School  
Hickman Elementary School  
Park Crest Elementary School  
Shorehaven Elementary School  
Watson Technology Center for Excellence

Status/ Comments: RFP Status- Proposals received on November 30, 2023,  
evaluations completed and a recommendation was  
submitted on December 9, 2023

Action Items:

Information

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GISD Project Manager: Michael Pierce  
Architecture Firm:  
Construction Firm:  
Project Delivery Method: Competitive Sealed Proposal  
Project Type: Maintenance Refresh  
Project Budget: \$1,964,606  
Phase: Procurement

Project Schedule

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Evaluation / Recommendation Period Recommendation submitted to Purchasing, awaiting board approval  
Award February 2024  
Construction April 2024

Progress Photos

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**Project Summary Information**

**Reporting Date: December 2023**

**Security Card Key Access (Access Control) Upgrades  
PH1-BP11**

Description: PROJECT 510-23-01  
North Garland High School  
Classical Center at Brandenburg Middle School  
Sellers Middle School  
Armstrong Elementary School  
Davis Elementary School  
Ethridge Elementary School  
Hickman Elementary School  
Shorehaven Elementary School  
Transition Learning Center

Status/ Comments: RFP Status- Proposals received on November 30, 2023

Action Items:

**Information**

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GISD Project Manager: Michael Pierce  
Architecture Firm:  
Construction Firm:  
Project Delivery Method: Competitive Sealed Proposal  
Project Type: Maintenance Refresh  
Project Budget: \$1,373,476  
Phase: Procurement

**Project Schedule**

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Evaluation / Recommendation Period Evaluation complete, recommendation made  
Award February 2024  
Construction July 2024

**Progress Photos**

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Project Summary Information

Reporting Date: December 2023

**Door Hardware  
PH1-BP12**

**Description:** At various campuses and facilities across the district, this project will provide new door hardware, keys, and locks that are ADA compliant and aligned to Medeco 4X Key System. Project started with 2014 Bond but was not completed. This project, approved in 2023 Bond, aspires to finish the project.

- Status/ Comments:**
- Dec. 1 – Meeting with Paul Gonzalez, Jim Marcom, Mike Chapman, and Michael’s Keys to discuss proposal for SimpleK software, key-cutting machine, and their plan to accomplish the work outlined in the project.
  - Dec. 1 – Identify 1<sup>st</sup> Set of schools to begin installing/ changing out locks and hardware. Mike C. and Jim Marcom sent over list of Set 1 schools with specific order information for each campus.
  - Dec. 8 – Received maps of campuses with doors highlighted for change/ new hardware.

- Action Items:**
- Received from Michael’s Keys Estimate/ Quote for SimpleK Software, 4 Licenses, Key Cutting Machine, Serial # Stamping and Dedicated Computer for district. Sent to Edmund Lee and Paul Gonzalez.
  - Edmund Lee – Identifying legal limits of hourly pay and generate contract for Michael’s Keys.
  - Paul and Javier – get a decision from district admin. about door hardware for classrooms (choice of two).
  - Steven – update maps for Set 1 schools – list/ add room numbers of highlighted doors.

**Information**

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Project Manager:	Steven Welsh
Architecture Firm:	N/A
Construction Firm:	TBD
Project Delivery Method:	Bid
Project Type:	Compliance and Security
Project Budget:	Unassigned Phase - \$5,753, 816
Project Phase:	Discovery and Planning

**Project Schedule**

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Kickoff and Discovery	Oct. 2023
Planning and Discovery	Nov 2023 – Feb 2024
Bidding	Mar 2024
Construction/ Work	June 2024
Close Out	Jan 2025

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**Projectmates  
Construction Project Management Software  
DIR-CPO-4740**

Description: Implement/ Utilize EMR Software to Manage Bond 2023 Program

- Status/ Comments:
- Completed Access Matrix
  - Revised schedules and roles
  - Analyzed and generated budget templates
  - Analyzed and created platforms for Pay Apps
  - Reviewed Bidding tools
  - Validation and Training for project management team – Started (3-4 Days Rigorous/ Hands-On)
  - Designated Site Admin – Steven Welsh

- Action Items:
- Validation @ 2023-12-13
  - Training @ *Pending Validation*
  - Go Live – begin updated and uploading information and documents from current/ live projects, PH01-BP01 Softball/ Baseball and PH01-BP02 MACs

**Information**

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GISD Project Manager:	Steven Welsh
Architecture Firm:	Systemmates/ Projectmates
Construction Firm:	Systemmates/ Projectmates
Project Delivery Method:	DIR
Project Type:	Construction Management Software
Project Budget:	\$180 K
	2023-11-14 *Invoice for services to date \$68,686.33
Project Stage:	Implementation

**Project Schedule**

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Oct 19 – Dec 2023	Validation and Training
Dec 2023	Go Live
Dec 2023	All Projects using Projectmates
Dec 2023 – Mar 2024	Escalated Support

**As of 2023-12-12 .... STATUS ... ON TRACK**

## Project Pictures

### Access Matrix

Document Management													
Roles	Bid_Proposal Advertisements				Bids_Proposals					Building Review			
Menu:	Markup	Upload	Manage	Delete	Download	Markup	Upload	Manage	Delete	Download	Markup	Upload	Manage
External-Architect/Engineer					X					X			
External-Consultant					X					X			
External-Contractor					X					X			
External-Sub Contractor					X					X			
External-Supplier					X					X			
Internal-Coordinator					X					X			
Internal-FP&C Director		X	X	X	X		X	X	X	X		X	X
Internal-Executive					X					X			
Internal-Project Manager		X	X		X		X	X		X		X	X
Internal-Read Only					X					X			
Internal-System Admin	X	X	X	X	X	X	X	X	X	X	X	X	X

**Access Rights**

- **Download:** View and save files to your local drive. **\*TIP:** Grant this access for users to open files.
- **Markup:** Markup files in Projectmates professional document viewer.
- **Upload:** Upload files from your local drive into Projectmates.
- **Manage (must also have Upload + Download):** Create new subfolders, edit folder names, copy and move files/folders, lock/unlock files and folders.
- **Delete:** Delete files/folders.

< > Roles ----- Docs - General Project Docs - Finance Docs - Contracts Docs - Planning Docs - Design Docs - Permits Docs - Proposals Docs - Energy ...

Budget/ Cost Model

<b>Cost Model</b>		
Task	Account	Description
<b>1.00</b>	<b>67000</b>	<b>Construction</b>
1.1	67100	Construction Cost
1.2	67200	Demolition of Existing Facility
1.3	67300	Building Permit/Review/Inspection Fees
1.4	67400	Portable Buildings and Structures
1.5	67500	Construction Contingency
<b>2.00</b>	<b>66000</b>	<b>Design</b>
2.1	66200	Architect and Engineering Fees
2.2	66210	Reimbursable
	66211	Project Estimating
	66211	Land Surveys
	66211	TDLR/TAS
	66211	Plan Review
	66211	Documents
2.3	66300	Additional Services
2.4	66400	Other Design Consultants
<b>3.00</b>	<b>68000</b>	<b>Miscellaneous</b>
3.1	68100	Geotechnical Surveys
3.2	68200	Construction Materials Testing
3.3	68300	Roof Consultant
3.4	68400	Test and Balance
3.5	68500	Commissioning
3.6	68600	Move and Relocation Allowance
3.7	68700	Printing
3.8	68800	Advertising
3.9	68900	Legal Services Fee
3.11	68910	Owner Provided
<b>4.00</b>	<b>69000</b>	<b>Abatement</b>
4.1	69100	Abatement Consultant
4.2	69200	Abatement Contractor
4.3	69300	Hazardous Material Contingency
<b>5.00</b>	<b>62000</b>	<b>Furniture, Fixtures and Equipment</b>
5.1	62100	FF&E Moveable Equipment
<b>6.00</b>	<b>63000</b>	<b>Technology</b>
6.1	63100	Technology Infrastructure
<b>7.00</b>	<b>64000</b>	<b>Safety and Security</b>
7.1	64100	Safety and Security Infrastructure



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## BOARD OF TRUSTEES AGENDA

**Date:** January 16, 2024

**Presented By:** Javier Fernandez, Director of Facilities Planning and Construction Services

**Subject:** Consider Approval of Recommended Construction Manager at Risk (CMaR) for Bond 2023 Elementary School Replacement #1 B.H. Freeman Elementary

### Action Item

#### **Executive Summary:**

On October 17, 2023, the Board of Trustees approved the use of Construction Manager at Risk (CMaR) procurement method for the Elementary School Replacement #1 B.H. Freeman Elementary. Reviewed and approved by Paul Gonzales, Executive Director of Facilities and Maintenance, Javier Fernandez, Director of Facilities Planning and Construction Services, Mark Booker, Executive Director of Purchasing, and Darrell Dodds, Chief Financial Officer.

#### **Administrative Recommendation:**

It is administration's recommendation to award the CMaR for Elementary School Replacement #1 B.H. Freeman Elementary to Lee Lewis Construction, Inc., which provides the best value to meet the goals of Garland Independent School District. Also, the recommendation by the administration is to authorize the Superintendent or his designee to enter into a contract.

#### **Recommended Motion for Action Items:**

Move to approve Lee Lewis Construction, Inc. as Manager at Risk (CMaR) for 2-Step CMaR Solicitation #510-01-1.3 Elementary School Replacement #1 B.H. Freeman Elementary as presented to the Board of Trustees.

#### **Financial Impact and Funding Source:**

683 Bond 2023



## BOARD OF TRUSTEES AGENDA

**Date:** January 16, 2024

**Presented By:** Javier Fernandez, Director of Facilities Planning and Construction Services

**Subject:** Consider Approval of Recommended Construction Manager at Risk (CMaR) for Bond 2023 Elementary School Replacement #2 Hillside Academy for Excellence

### Action Item

#### **Executive Summary:**

On October 17, 2023, the Board of Trustees approved the use of Construction Manager at Risk (CMaR) procurement method for the Elementary School Replacement #2 Hillside Academy for Excellence. Reviewed and approved by Paul Gonzales, Executive Director of Facilities and Maintenance, Javier Fernandez, Director of Facilities Planning and Construction Services, Mark Booker, Executive Director of Purchasing, and Darrell Dodds, Chief Financial Officer.

#### **Administrative Recommendation:**

It is administration's recommendation to award the CMaR for Elementary School Replacement #2 Hillside Academy for Excellence to Lee Lewis Construction, Inc., which provides the best value to meet the goals of Garland Independent School District. Also, the recommendation by the administration is to authorize the Superintendent or his designee to enter into a contract.

#### **Recommended Motion for Action Items:**

Move to approve Lee Lewis Construction, Inc. as Manager at Risk (CMaR) for 2-Step CMaR Solicitation #510-01-1.4 Elementary School Replacement #2 Hillside Academy for Excellence as presented to the Board of Trustees.

#### **Financial Impact and Funding Source:**

683 Bond 2023



## BOARD OF TRUSTEES AGENDA

**Date:** January 16, 2024

**Presented By:** Javier Fernandez, Director of Facilities Planning and Construction Services

**Subject:** Consider Approval of Recommended Construction Manager at Risk (CMaR) for Bond 2023 Lakeview Centennial HS and Naaman Forest HS Addition/Renovation

### Action Item

#### **Executive Summary:**

On October 17, 2023, the Board of Trustees approved the use of Construction Manager at Risk (CMaR) procurement method for the Lakeview Centennial HS and Naaman Forest HS Addition/Renovation. Reviewed and approved by Paul Gonzales, Executive Director of Facilities and Maintenance, Javier Fernandez, Director of Facilities Planning and Construction Services, Mark Booker, Executive Director of Purchasing, and Darrell Dodds, Chief Financial Officer.

#### **Administrative Recommendation:**

It is administration's recommendation to award the CMaR for Lakeview Centennial HS and Naaman Forest HS Addition/Renovation to Lee Lewis Construction, Inc., which provides the best value to meet the goals of Garland Independent School District. Also, the recommendation by the administration is to authorize the Superintendent or his designee to enter into a contract.

#### **Recommended Motion for Action Items:**

Move to approve Lee Lewis Construction, Inc. as Manager at Risk (CMaR) for 2-Step CMaR Solicitation #510-01-1.5 Lakeview Centennial HS and Naaman Forest HS Addition/Renovation as presented to the Board of Trustees.

#### **Financial Impact and Funding Source:**

683 Bond 2023



GARLAND INDEPENDENT SCHOOL DISTRICT

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## BOARD OF TRUSTEES AGENDA

**Date:** January 16, 2024

**Presented By:** Matt Yeager, Assistant Superintendent of Technology

**Subject:** Consider Approval of Purchase of Local Area Network Equipment and Services (#510-23)

### Action Item

#### **Executive Summary:**

The scope of work includes Local Area Network equipment, engineering, and installation support services for all facilities identified in the Bond Program.

This award covers the procurement of equipment and services as needed to support the new local area network solution. Garland ISD will apply for E-Rate reimbursement in accordance with the policies and procedures set forth by USAC. Reviewed and approved by Matt Yeager, Assistant Superintendent of Technology, Mark Booker, Executive Director of Purchasing, and Darrell Dodds, Chief Financial Officer.

#### **Administrative Recommendations:**

It is the administration's recommendation that the offer(s) for Local Area Network Equipment and Services from DISYS Solutions, Inc dba DSI Tech, provides the best value to the Garland Independent School District.

New Award - Replacement

Procurement Method: Request for Proposal

Contract Term: one (1) year with four (4) annual renewal options

#### **Recommended Motion for Action Items:**

Move to approve contract#510-23 Local Area Network Equipment and Services as presented to the Board of Trustees.

#### **Financial Impact and Funding Source:**

Not to Exceed Amount: Confidential

683-Bond 2023 85%

282-ESSER III of ARP 2021 15%

Exhibit A

<b>RFP# 510-23 Local Area Network Equipment and Services-EVALUATION CRITERIA FORM-Option 2</b>			
<b>EVALUATION CRITERIA</b>	<b>FIRM</b>		<b>FIRM</b>
	<b>DISYS Solutions, Inc dba DSI Tech</b>		<b>NETSYNC</b>
<b>Parameters:</b>	<b>Max Points</b>	<b>*Confidential</b>	
Proposed Price		\$34,701,432	
<b>The purchase price</b> 9.5.8 Pricing	<b>37</b>	37	32
<b>The reputation of the vendor and the vendor's goods or services</b> 9.1 Executive Summary 9.3 Company Profile and Qualifications 9.3.4 References	<b>10</b>	10	10
<b>The quality of the vendor's goods or services</b> 9.5.2 Damaged/Defective Claims Process 9.5.3 Manufacturer Warranty Process 9.5.4 Cisco Gold Certification or Equivalent Certification 9.5.5 Equivalent Training/Certification	<b>18</b>	18	16
<b>The extent to which the goods or services meet the District's needs</b> 9.4 Overview and Approach to Implementation 9.4.5 Detailed Project Plan 9.5.1 Authorized Reseller/Distributor List 9.5.6 Minimum Specifications Requirement 9.5.7 Shipment and Delivery Schedule 9.5.8 Value Added Products/Services 9.5.10 Catalog Price Discounts 10 Exceptions to RFP and Conflicts of Interest	<b>27</b>	27	12
<b>The vendor's past relationship with the District or one similar in size</b>	<b>3</b>	2	2
<b>The impact on the ability of the District to comply with the laws and rules relating to historically under-utilized businesses (HUB)</b>	<b>0</b>	0	0
<b>The total long-term cost to the District to acquire the vendor's goods and services.</b>	<b>0</b>	0	0
<b>For a contract for goods and services, other than goods and services related to telecommunications and information services, building construction and maintenance, or instructional materials, whether the vendor or the vendor's ultimate parent company or majority owner: A. has its principal place of business in this state B. employs at least 500 persons in this state</b>	<b>0</b>	0	0
<b>VPAT (Refer to 3.26. UNIFORM INFORMATION AND COMMUNICATION TECHNOLOGIES ACCESSIBILITY)</b>	<b>5</b>	5	5
<b>Total Points</b>	<b>100</b>	98	77



GARLAND INDEPENDENT SCHOOL DISTRICT

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## BOARD OF TRUSTEES AGENDA

**Date:** January 16, 2024

**Presented By:** Matt Yeager, Assistant Superintendent of Technology

**Subject:** Consider Approval of Purchase of Wide Area Network Equipment and Services (#510-23-03)

### Action Item

#### **Executive Summary:**

The scope of work includes Wide Area Network equipment, engineering, and installation support services for all facilities identified in the Bond Program.

This award covers the procurement of equipment and services as needed to support the new wide area network solution. Garland ISD will apply for E-Rate reimbursement in accordance with the policies and procedures set forth by USAC. The district solicited 494 vendors of which 1 response was evaluated and is illustrated in Exhibit A providing the best value. Reviewed and approved by Matt Yeager, Assistant Superintendent of Technology, Mark Booker, Executive Director of Purchasing, and Darrell Dodds, Chief Financial Officer.

#### **Administrative Recommendations:**

It is the administration's recommendation that the offer(s) for Wide Area Network Equipment and Services from DISYS Solutions, Inc dba DSI Tech, provides the best value to the Garland Independent School District.

New Award

Procurement Method: Request for Proposal

Contract Term: one (1) year with five (5) annual renewal options

#### **Recommended Motion for Action Items:**

Move to approve contract#510-23-03 Wide Area Network Equipment and Services as presented to the Board of Trustees.

#### **Financial Impact and Funding Source:**

Not to Exceed Amount: \$5,657,261

683 Bond 2023	91%
282 ESSER III of ARP 2021	9%

Exhibit A

**RFP# 510-23-03 Wide Area Network Equipment and Services-EVALUATION CRITERIA FORM- Option 2**

<b>EVALUATION CRITERIA</b>		<b>FIRM DISYS Solutions, Inc dba DSI Tech</b>
<b>Parameters:</b>	<b>Max Points</b>	
Proposed Price		\$5,657,261
<b>The purchase price</b>		
9.5.8 Pricing	<b>37</b>	37
<b>The reputation of the vendor and the vendor's goods or services</b>		
9.1 Executive Summary		
9.3 Company Profile and Qualifications	<b>10</b>	9.92
9.3.4 References		
<b>The quality of the vendor's goods or services</b>		
9.5.2 Damaged/Defective Claims Process		
9.5.3 Manufacturer Warranty Process	<b>18</b>	18
9.5.4 Cisco Gold Certification or Equivalent Certification		
9.5.5 Equivalent Training/Certification		
<b>The extent to which the goods or services meet the District's needs</b>		
9.4 Overview and Approach to Implementation		
9.4.5 Detailed Project Plan		
9.5.1 Authorized Reseller/Distributor List		
9.5.6 Minimum Specifications Requirement	<b>27</b>	27
9.5.7 Shipment and Delivery Schedule		
9.5.8 Value Added Products/Services		
9.5.10 Catalog Price Discounts		
10 Exceptions to RFP and Conflicts of Interest		
<b>The vendor's past relationship with the District or one similar in size</b>	<b>3</b>	2
<b>The impact on the ability of the District to comply with the laws and rules relating to historically under-utilized businesses (HUB)</b>	<b>0</b>	<b>0</b>
<b>The total long-term cost to the District to acquire the vendor's goods and services.</b>	<b>0</b>	<b>0</b>
<b>For a contract for goods and services, other than goods and services related to telecommunications and information services, building construction and maintenance, or instructional materials, whether the vendor or the vendor's ultimate parent company or majority owner: A. has its principal place of business in this state B. employs at least 500 persons in this state</b>	<b>0</b>	<b>0</b>
<b>VPAT (Refer to 3.26. UNIFORM INFORMATION AND COMMUNICATION TECHNOLOGIES ACCESSIBILITY)</b>	<b>5</b>	5
<b>Total Points</b>	<b>100</b>	98



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## BOARD OF TRUSTEES AGENDA

**Date:** January 16, 2024  
**Presented By:** Mark Booker, Executive Director of Purchasing  
**Subject:** Consider Approval of Purchase of District Furniture (#510-23-05)

### Action Item

#### **Executive Summary:**

As part school consolidation, Park Crest Elementary and Handley Elementary will receive furniture replacement/addition for identified areas to support additional students, teachers and staff from Williams Elementary and Centerville Elementary respectively. Budget for expenditures is included as part of Bond 2023 funding. Reviewed and approved by Javier Fernandez, Director of Facilities Planning and Construction Services, Mark Booker, Executive Director of Purchasing, and Darrell Dodds Chief Financial Officer.

#### **Administrative Recommendations:**

It is the administration's recommendation that the offer(s) for District Furniture from Public Partners Group LLC, provides the best value to the Garland Independent School District.

New Award

Procurement Method: Cooperative Purchase Contract

Contract Term: one (1) year with four (4) annual renewal options

#### **Recommended Motion for Action Items:**

Move to approve contract#510-23-05 District Furniture as presented to the Board of Trustees.

#### **Financial Impact and Funding Source:**

Not to Exceed Amount: \$2,100,000  
683 Bond 2023