

Garland Independent School District

Board of Trustees

Special Meeting

Tuesday, April 9, 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. Consider Approval of Job Order Contract (JOC) Contractor for Centerville Elementary School Bus Lane and Parking Lot Construction Project – **Javier Fernandez** 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



BOARD OF TRUSTEES AGENDA

Date: April 9, 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



Bond Program Summary Update

April 9, 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
Total		\$1,279,645,000

Project Summary PH1BP01 Softball/Baseball Improvements

PH1-BP01	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	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Part 1: Softball/Baseball Improvements NFHS, RHS, SHS			A/E SELECT 4/25/2023	DESIGN			GC PROCURE 09/12/23			CONSTRUCTION			OCCUPY			CLOSE																	
Part 2: Softball/Baseball Improvements SGHS, NGHS, LCHS			A/E SELECT 4/25/2023				DESIGN						GC PROCURE			CONSTRUCTION						OCCUPY			CLOSE								
Part 3: Softball/Baseball Improvements GHS			A/E SELECT 4/25/2023				DESIGN						GC PROCURE			CONSTRUCTION						OCCUPY			CLOSE								

Part 1: Naaman Forest HS, Rowlett HS & Sachse HS

- Softball: Fields turned over to campuses April 2, 2024; Spectator bleacher canopy installation after season
- Baseball: Field turned over to campuses April 2, 2024; Spectator bleacher canopy installation after season
- New windscreens for all softball and Naaman Forest HS baseball by end of season
- Naaman Forest Softball handicap parking end of April

Part 2: Lakeview Centennial HS, North Garland HS, South Garland HS

- Governmental Cooperative procurement scheduled for April

Part 3: Garland HS

- Design Stage

Project Summary PH1BP01 Softball/Baseball Improvements



Rowlett HS Softball



Rowlett HS Softball

Project Summary PH1BP01 Softball/Baseball Improvements



Rowlett HS Baseball



Rowlett HS Baseball

Project Summary PH1BP01 Softball/Baseball Improvements



Sachse HS Softball



Sachse HS Softball

Project Summary PH1BP01 Softball/Baseball Improvements



Sachse HS Baseball



Sachse HS Baseball

Project Summary PH1BP01 Softball/Baseball Improvements



Naaman Forest HS Softball



Naaman Forest HS Softball

Project Summary PH1BP01 Softball/Baseball Improvements



Naaman Forest HS Baseball



Naaman Forest HS Baseball

Project Summary PH1BP02 Fieldhouses and MACs

PH1-BP02	2023					2024						2025						2026																
	Q3		Q4			Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2										
	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	Jan	Feb	Mar	Apr	May
Fieldhouse and Multi-Program Activity Centers	A/E SELECT 9/12/2023		CMaR SELECT 12/7/23			DESIGN					CMaR SOLICIT	CONSTRUCTION																MOVE IN		OCCUPY		CLOSE		

All seven high schools

- PBK schematic design stage in process
- Schematic design Board Bond presentation planned for May
- Address minor design request from Athletics and campuses
- Ongoing collaboration with municipalities

Project Summary PH1BP03 Freeman Elementary

PH1-BP03	2023			2024						2025						2026												
	Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4									
	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
Freeman Elementary	A/E SELECT 9/12/2023	DESIGN	CMaR SELECT 1/16/24	DESIGN						CMaR SOLICIT	CONSTRUCTION												MOVE IN	OCCUPY	CLOSE			

- Facility programming complete
- Scope to budget in April
- CMaR Kick-off Meeting complete
- Schematic design Board Bond presentation planned for June

Project Summary PH1BP04 Hillside Academy for Excellence

PH1-BP04	2023					2024								2025								2026																											
	Q3		Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4																						
	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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec								
Hillside Academy of Excellence	A/E SELECT 9/12/2023	DESIGN			CMaR SELECT 1/16/24			DESIGN								CMaR SOLICIT								CONSTRUCTION																MOVE IN		OCCUPY		CLOSE					

- Facility programming complete
- Scope to budget in April
- CMaR Kick-off Meeting complete
- Initial design concepts reviewed
- Schematic design Board Bond presentation planned for June

Project Summary PH1BP06 Playgrounds

PH1-BP06 PH2-BP06 PH3-BP06	2023					2024												2025											
	Q3		Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4		
	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
Playgrounds Replacement	A/E SELECT 9/12/2023	DESIGN												GC PROCURE			CONSTRUCTION									CLOSE			

Combining phases 1, 2, & 3 to reduce escalation

- Schematic design Board Bond presentation planned for May
- Finalizing site survey proposals
- Pre-submittal meetings: City of Garland Complete; City of Sachse Complete; City of Rowlett April 24, 2024
- Architectural site visits complete
- Final concept presentations scheduled for April

Project Summary PH1BP07 Fencing

PH1-BP07	2023					2024												2025											
	Q3		Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4		
	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
Elementary School Perimeter Fencing	A/E SELECT 9/12/2023	DESIGN										GC PROCURE			CONSTRUCTION									CLOSE					

Phase 1 - 42 elementary campuses

- Confirmed design scope of work for each campus with Security Department, made modifications as needed
- Prebid cost estimates complete
- Ongoing collaborations with campus administration and Security to discuss concept designs
- Scope to budget review complete
- Schematic design Board Bond presentation planned for May

Project Summary Campus Consolidation

12 Campuses

Portable Relocation to Freeman at Golden Meadows Elementary

- Spring Creek ES two singles; Lister ES one single; Abbett ES one single
- Portables placed on skids awaiting transport

Portable Relocation to Hillside Academy at Centerville Elementary

- Cooper ES one double; Weaver ES three doubles
- Awaiting building permits

Centerville Bus Lane and Parking Lot

- Awaiting site permit
- JOC cost proposals submitted

Furniture for Williams at Park Crest and Handley

- Specifications developed, pricing received, evaluations completed

Signage

- Identify type and location

Project Summary PH1BP09 Fire Alarm

- Phase 1 consist of 7 Facilities
 - AEC
 - Armstrong ES
 - Brandenburg MS
 - Ethridge ES
 - Parsons Prekindergarten
 - Marvin Padgett
 - Tax Office
- Kick-off Meetings scheduled for April

Project Summary PH1BP10 Security Camera Refresh; PH1BP11 Access Control

Contract 510-23-06 solicitation end of April

PH1BP10 Security Camera Refresh
consists of 11 campuses

- North Garland HS
- Brandenburg MS
- Sellers MS
- Armstrong ES
- Ethridge ES
- Handley ES
- Hickman ES
- Park Crest ES
- Shorehaven ES
- Walnut Glen ES
- Watson ES

PH1BP11 Access Control consists
of 10 campuses

- North Garland HS
- Brandenburg MS
- Sellers MS
- Armstrong ES
- Davis ES
- Ethridge ES
- Hickman ES
- Shorehaven ES
- Walnut Glen ES
- Transition Learning Ctr.

Project Summary PH1BP13 Forced-Entry-Resistant Film

All Facilities

- Installation on-going
- 57 of 76 facilities complete
- School Safety Standards Formula Grant (425)
- Scheduled to complete all facilities by the end of the 2023-24 school year
- Film installed on specific exterior windows and glass on doors

- Consider Approval of Recommended Architects for Bond 2023 Phases 3 through 5 Projects
- Consider Approval of Recommended Construction Manager at Risk for Bond 2023 Phases 2 through 5 Projects

Project#	Name	Current Budget	Actual Cost I-T-D	Current Encumb	Total Cost with Encumb	Remaining Budget
683002	Garland High School Reno	25,840,519	-	-	-	25,840,519
683003	South Garland High School Reno	36,620,011	-	-	-	36,620,011
683004	North Garland High School Reno	23,576,074	-	-	-	23,576,074
683005	Lakeview Centennial HS Reno	48,753,114	1,363	3,283,773	3,285,136	45,467,978
683006	Memorial Pathway Academy Reno	62,359,683	-	-	-	62,359,683
683008	Naaman Forest High School Reno	24,062,142	1,188	1,620,794	1,621,982	22,440,160
683009	Rowlett High School Reno	11,623,359	-	-	-	11,623,359
683010	Sachse HS Reno	12,877,486	-	-	-	12,877,486
683012	Gilbreath-Reed CTE Center Reno	24,227,238	-	-	-	24,227,238
683041	Austin Academy Reno	6,146,149	-	-	-	6,146,149
683042	Bussey Middle School Reno	4,241,145	-	-	-	4,241,145
683043	Houston Middle School Reno	8,769,708	-	-	-	8,769,708
683045	Jackson Technology Center Reno	8,180,977	-	-	-	8,180,977
683046	O'Banion Middle School Reno	5,452,176	-	-	-	5,452,176
683047	Brandenburg Middle School Reno	1,914,477	-	-	-	1,914,477
683048	Sellers Middle School Reno	2,605,231	-	-	-	2,605,231
683049	Webb Middle School Reno	1,707,026	-	-	-	1,707,026
683052	Hudson Middle School Reno	4,999,376	-	-	-	4,999,376
683053	Alt Education Cntr Reno	-	-	-	-	-
683054	Schrade Middle School Reno	2,918,814	-	-	-	2,918,814
683056	Coyle Technology Center Reno	7,336,017	-	-	-	7,336,017
683057	Lyles Colleg Intermediate Reno	4,295,483	-	-	-	4,295,483
683101	Beaver Tech Center for Reno	-	-	-	-	-
683102	Bullock Elementary School Reno	-	-	-	-	-
683103	Caldwell Elem School Reno	-	-	-	-	-
683105	Centerville Elem School Reno	1,576,370	-	-	-	1,576,370
683107	Cooper Elementary School Reno	2,710,567	-	-	-	2,710,567
683108	Daugherty Elem School Reno	-	-	-	-	-
683109	Freeman ES Replacement	62,359,683	2,968	2,866,913	2,869,880	59,489,803
683111	New School Replacement #2	62,359,683	2,894	3,297,663	3,300,556	59,059,127
683112	Park Crest Elem School Reno	720,313	-	-	-	720,313
683115	Watson Tech Center Reno	480,286	-	-	-	480,286
683116	Weaver Elementary School Reno	-	-	-	-	-
683117	Williams Elem School Reno	-	-	-	-	-
683119	Bradfield Elem School Reno	149,562	-	-	-	149,562
683120	Shorehaven Elem School Reno	46,472	-	-	-	46,472
683121	Montclair Elem School Reno	-	-	-	-	-

Project#	Name	Current Budget	Actual Cost I-T-D	Current Encumb	Total Cost with Encumb	Remaining Budget
683122	Walnut Glen Academy Reno	1,065,221	-	-	-	1,065,221
683124	Heather Glen Elem School Reno	4,245,016	-	-	-	4,245,016
683126	Davis Elementary School Reno	900,000	-	-	-	900,000
683127	Roach Elementary School Reno	1,104,646	-	-	-	1,104,646
683128	Ethridge Elem School Reno	1,104,646	-	-	-	1,104,646
683129	Vial Elementary School Reno	1,830,134	-	-	-	1,830,134
683133	Hickman Elementary School Reno	6,819,468	-	-	-	6,819,468
683134	Northlake Elem School Reno	2,548,089	-	-	-	2,548,089
683136	Toler Elementary School Reno	5,106,888	-	-	-	5,106,888
683137	Rowlett Elementary School Reno	7,381,611	-	-	-	7,381,611
683138	Spring Creek Elem School Reno	991,156	-	-	-	991,156
683139	Luna Elementary School Reno	1,317,345	-	-	-	1,317,345
683140	Back Elementary School Reno	979,265	-	-	-	979,265
683141	Shugart Elementary School Reno	1,067,399	-	-	-	1,067,399
683142	Herfurth Elem School Reno	2,202,181	-	-	-	2,202,181
683143	Abbett Elementary School Reno	800,000	-	-	-	800,000
683144	Keeley Elementary School Reno	-	-	-	-	-
683145	Sewell Elementary School Reno	-	-	-	-	-
683146	Stephens Elem School Reno	1,033,998	-	-	-	1,033,998
683147	Lister Elementary School Reno	-	-	-	-	-
683148	Dorsey Elementary School Reno	-	-	-	-	-
683154	Giddens-Steadham ES Reno	2,502,362	-	-	-	2,502,362
683155	Armstrong Elem School Reno	-	-	-	-	-
683156	Pearson Elementary School Reno	-	-	-	-	-
683158	Liberty Grove Elem School Reno	-	-	-	-	-
683159	Carver Elementary School Reno	-	-	-	-	-
683161	Handley STEM Elementary Reno	-	-	-	-	-
683162	Southgate STEM Elementary Reno	698,003	-	-	-	698,003
683163	Club Hill STEM Elementary Reno	301,640	-	-	-	301,640
683164	Couch Colleg Prep Elem Reno	-	-	-	-	-
683180	Cisneros Pre-K Renovations	1,806,495	-	-	-	1,806,495
683181	Parsons Pre-K Renovations	4,118,400	-	-	-	4,118,400
683210	Perimeter Fencing	23,050,035	1,775	556,591	558,365	22,491,670
683220	Portable Removal	23,214,585	-	257,368	257,368	22,957,217
683230	Playgrounds	21,631,809	1,763	468,302	470,064	21,161,745
683301	Baseball/Softball Renovations	35,000,000	8,421,883	5,854,508	14,276,391	20,723,609
683302	Garland HS Field House	14,935,008	530	459,415	459,945	14,475,063

Project#	Name	Current Budget	Actual Cost I-T-D	Current Encumb	Total Cost with Encumb	Remaining Budget
683303	South Garland HS Field House	14,935,008	667	459,415	460,082	14,474,926
683304	North Garland HS Field House	14,935,008	530	459,415	459,945	14,475,063
683305	Lakeview Cent HS Field House	14,935,008	530	459,415	459,945	14,475,063
683308	Naaman Forest HS Field House	14,935,008	530	459,415	459,945	14,475,063
683309	Rowlett HS Field House	14,935,008	530	459,415	459,945	14,475,063
683310	Sachse High School Field House	14,935,009	530	459,415	459,945	14,475,064
683401	Ag Science Center	27,102,019	-	-	-	27,102,019
683402	Network Operations Center	28,117,716	-	-	-	28,117,716
683403	Transportation Center Replace	40,437,226	-	-	-	40,437,226
683404	Padgett Bldg Renovations	6,093,562	-	-	-	6,093,562
683405	Records Building Renovations	223,221	-	-	-	223,221
683406	Student Services Renovations	3,729,839	-	-	-	3,729,839
683407	Tax Office Renovations	462,540	-	-	-	462,540
683408	Transition Center Renovations	691,491	-	-	-	691,491
683409	Harris Hill Roof Replacement	2,690,790	-	-	-	2,690,790
683501	Waterproofing/Cladding	1,703,300	-	-	-	1,703,300
683502	Medeco X4 Change Out	5,753,816	-	-	-	5,753,816
683503	DDC Controls	10,976,545	-	3,161,359	3,161,359	7,815,186
683504	Fire Alarm	18,087,386	-	-	-	18,087,386
683505	CCTV Cameras	9,414,698	-	-	-	9,414,698
683506	Security Alarm	298,442	-	-	-	298,442
683507	Security Card Access	8,101,230	-	-	-	8,101,230
683508	All Security Film	3,078,899	-	-	-	3,078,899
683509	LAN/WAN Upgrades 2023	43,548,499	2,581,979	2,306,074	4,888,053	38,660,446
683601	HS Athletic Pkg Renovations	28,157,127	-	-	-	28,157,127
683702	Garland High School MAC	19,415,714	530	620,199	620,728	18,794,986
683703	South Garland High School MAC	19,415,714	530	627,899	628,428	18,787,286
683704	North Garland High School MAC	19,415,714	530	617,999	618,528	18,797,186
683705	Lakeview Centennial HS MAC	19,415,714	530	627,999	628,528	18,787,186
683708	Naaman Forest High School MAC	19,415,714	530	620,399	620,928	18,794,786
683709	Rowlett High School MAC	19,415,714	530	627,899	628,428	18,787,286
683710	Sachse High School MAC	19,415,715	530	627,899	628,429	18,787,286
683901	Stipends	48,000	33,839	-	33,839	14,161
683902	Facilities Bond Staff	980,000	436,756	-	436,756	543,244
683903	Purchasing Bond Staff	200,000	107,834	-	107,834	92,166
683904	Finance Bond Staff	100,000	48,180	-	48,180	51,820
683905	Admin/Overhead Costs 2023	283,058	107,688	36,358	144,046	139,012
683906	Legal Fees	135,000	26,971	-	26,971	108,030
Grand Total		1,092,598,993	11,784,629	31,295,901	43,080,530	1,049,518,463

Comments/Questions



Project Summary Information

Reporting Date: Mid-March 2024

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

Description:	<p>Campus:</p> <ul style="list-style-type: none"> Part 1, Naaman Forest HS, Rowlett HS, Sachse HS Part 2, Lakeview Centennial HS, North Garland HS, South Garland HS Part 3, Garland HS <p>Scope:</p> <ul style="list-style-type: none"> Install synthetic turf New dugouts New back stop wall and netting Canopies over bleachers
Status/ Comments:	<p>Part 1, Softball fields - turf, dugouts, backstop walls and netting, bullpens, sound systems, and electrical/water complete. Canopies for bleachers will be installed after the season. Baseball fields - turf, dugouts, backstop walls and netting, bullpens, sound system, and electrical/water complete. Canopies for bleachers will be installed after the season. In process of ordering outfield fence windscreens for Naaman Softball and Baseball, Rowlett Softball, and Sachse Softball. Softball and Baseball fields were delivered to the campuses for play April 2.</p> <p>Part 2, Documents finalized, procurement to be complete by May 1, 2024</p> <p>Part 3, Discovery and Planning on going</p>
Action Items:	<p>Part 1;</p> <ul style="list-style-type: none"> • Training for field groomer and sound system complete • Softball and Baseball fields at all campuses delivered to campus for use April 2 • Windscreens on outfield fences for Naaman Softball and Baseball, Rowlett Softball, and Sachse Softball being manufactured • Canopies to cover bleachers, due to long lead time will be installed after the season, at all fields <p>Part 2;</p> <ul style="list-style-type: none"> • Cooperative procurement is scheduled for April

Information

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-Procurement, Part 3-Discovery and Planning

Project Schedule

Part 1	<p>Board approval of contractor September 12, 2023</p> <p>Construction Begins, October 2023</p> <p>Baseball and Softball - Construction Complete, March 2024</p> <p>Occupy fields, April 2, 2024</p>
Part 2	<p>Design, October 2023 - February 2024</p>

Permitting / Procurement April - May 2024
Board approval of contractor May 2024
Construction Begins, June 2024
Construction Complete, December 2024
Occupy, January 2025
Discovery and Planning

Part 3

Progress Photos



Sachse Baseball

Final grading, concrete work

Sachse Softball

Turf installation, dugout construction



Rowlett Baseball

Final grading, concrete forming

Rowlett Softball

Turf installation, dugout construction



Naaman Forest Baseball
Final grading, backstop wall construction

Naaman Forest Softball
Turf installation

Project Summary Information

Reporting Date: Mid-March 2024

**Multi-Program Activity Centers and Fieldhouses
PH1-BP02, CMar 510-01-1.2**

Description: **Campus:**
Garland HS, Lakeview Centennial HS, Naaman Forest HS, North Garland HS, Rowlett HS, Sachse HS, South Garland HS

Scope:
Project will include 80-yard turf field and storage, fieldhouse will include locker rooms for outdoors sports, coaches’ offices, meeting room, laundry room, weight room, and storage.

Status/ Comments: Programming for MAC & Fieldhouse has reached a consensus. PBK is proceeding with Schematic Design. GeoTech PO’s have been issued. Collaboration with municipalities for code details will continue. Campus meetings as needed during the design process. Campus project coordination meetings as needed for NFHS and LCHS for multiple projects with multiple Architect teams.

Action Items:

- PBK Schematic Design in process
- PBK addressed minor design requests from athletics/administration
- Geotechnical services in progress
- Ongoing collaboration with municipalities for code enforcement
- Ongoing collaboration at NFHS and LCHS, multiple campus project with multiple Architect teams
- Design January - May 2024
- Schematic Design Board of Trustees Presentation May 14, 2024

Information

GISD Project Manager: Billy Kidd
Architecture Firm: PBK
Construction Firm: CMar CORE
Project Delivery Method: Construction Manager at Risk
Project Type: Multi-Program Activity Center and Fieldhouse for each High School
Project Budget: \$240,455,058
Project Stage: Discovery and Planning

Project Schedule

Board Approval of Architect September 12, 2023
Kick-Off October 18, 2024
Discovery Planning October - December 2023
Design January - May 2024
Permitting May - July 2024
Procurement May 2024
Construction Begins August 2024
Construction Completion January 2026
Move In February - March 2026
Occupy April 2026
Closeout May 2026

Project Summary Information

Reporting Date: Mid-March 2024

**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: Departmental meetings to finalize programming is complete. Scope to Budget is being finalized.

- Action Items:**
- Programming is being finalized
 - Scope to Budget review April 8 or 15
 - Schematic Design Presentation to Board of Trustees June 11, 2024

Information

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

Project Schedule

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

Project Summary Information

Reporting Date: Mid-March 2024

**Hillside Academy for Excellence
PH1-BP04**

Description: This is the Hillside Academy for Excellence school replacement project. The students & staff will relocate to Centerville ES in the Fall of 2024. We will be demolishing the existing structure and building a new, state-of-the-art elementary school. Upon completion, Hillside students along with Kimberlin students will all relocate to the new site in Fall of 2026.

- Status/ Comments:**
- The architect has submitted the school program for review.
 - Initial conceptual designs presented.
 - Pre-bid meeting with JOC contractors complete.
 - Scope to Budget presentation to the Board planned for June.

- Action Items:**
- Ongoing work of conceptual designs by architect.
 - Kickoff meeting with the CMaR is complete.
 - Estimated construction commencement time is April.
 - Abatement contractor/owner kickoff meeting complete.
 - Abatement to commence in June.

Information

GISD Project Manager:	Brian Francis
Architecture Firm:	Stantec
Construction Firm:	Lee Lewis Construction
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

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. The projects are listed below:
Lakeview HS - Construct a new admin addition to accommodate for the expansion of the cafeteria. Renovate and expand kitchen and serving lines. A new instructional wing will be constructed to accommodate classroom space loss from the removal of portables. The dance room area will be expanded. The auditorium will be renovated. The indoor locker rooms will be updated. Install a new sound system for the gym.
Naaman Forest HS - The roof will be replaced over several areas of the building. Provide new parking lot lighting and covert exterior lights to LED. The exterior weight room and locker rooms will be updated. The cafeteria and the dance studio areas will be expanded. Install a new sound system in the gym. The auditorium will be renovated. Construct a new admin addition to accommodate for the expansion of the cafeteria. Install a new retaining wall at the south end of the track.
- Status/ Comments:**
- The architect presented several options of the new front entrances and administration suites for both campuses.
 - The architect shared two options for the storm shelter location at LCHS.
 - Projectmates training complete. The architect submitted their first invoice.
- Action Items:**
- GISD is engaging with contractors to perform Geotech surveys.
 - Maintenance site walks to examine the roofs and HVAC systems complete.
 - The architect is looking to meet with the City of Garland to discuss overall site plans.
 - Owner, Architect and Contractor Kickoff Meeting complete.

Information

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

Project Schedule

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



Project Summary Information

Reporting Date: Mid-March 2024

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

Description:	<p>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</p> <p>Scope: Install Safety Perimeter Fencing at all elementary campuses</p>
Status/ Comments:	Design Status
Action Items:	<ul style="list-style-type: none"> • Confirmed design scope of work with each respective elementary school design with GISD Security leadership; made modification as needed. • Completed pre-competitive sealed bid estimates for all 42 elementary schools • Ongoing collaboration with site administration and Security to discuss respective elementary school concept • Scheduled scope to budget review with GISD administrative leadership • Project Schematic Design review with GISD Board meeting scheduled May 2024.

Information

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

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



Project Summary Information

Reporting Date: Mid March 2024

**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 Awarded on March 19

Schedule Kick-Off Meeting

Action Items:

Information

GISD Project Manager: Michael Pierce
Architecture Firm:
Construction Firm: Texas Fire & Sound
Project Delivery Method: Competitive Sealed
Project Type: Proposal New System Install
Project Budget: \$2,037,811.92
Project Phase: Planning

Project Schedule

Evaluation / Recommendation December 15 - January 5, 2023
Award March 2024
Construction May 2024

Progress Photos

Project Summary Information

Reporting Date: Mid-March 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
Walnut Glen Elementary School
Watson Technology Center for Excellence

Status/ Comments: Revising RFP for re-submittal

Action Items: Resubmitted updated information to Purchasing for review on March 26

Information

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

Evaluation / Recommendation
Period

Award May 2024
Construction July 2024

Progress Photos



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
Walnut Glen Elementary School
Transition Learning Center

Status/ Comments: Revising RFP for re-submittal

Action Items: Resubmitted updated information to Purchasing for review on March 26

Information

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

Evaluation / Recommendation
Period
Award May 2024
Construction July 2024

Progress Photos

Project Summary Information

Reporting Date: Mid-March 2024

**All Facilities
PH1-BP13**

Description: Forced-entry Resistant Window Film

Status/ Comments: 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 by the end of the 2023-24 school year. Window film installation began over the Thanksgiving Break and continues (on evenings, weekends and breaks) until all schools are covered

Action Items: Window film installed on specific exterior windows and glass on doors

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

Information

Project Manager: Mark Quinn

Architecture Firm:

Construction Firm: Window Film Depot

Project Delivery Method: Vendor installation

Project Type: Forced-Entry Resistant Window Film

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

Phase: Phase 1

Project Schedule

57 of 76 facilities complete Installation is ongoing

Final Completion End of 2023-2024 school year

Progress Photos

Project Summary Information

Reporting Date: Mid-March 2024

Consolidation

Description: This project will be for the relocation of portable Abbett buildings from Cooper, Weaver, Lister, Abbett and Spring Creek to Centerville and Golden Meadows. Project will also include construction of a new 3 lane student bus drop off and pick up area. Work will also include installation of furniture and signage.

Status/ Comments: Permits for fire alarms and moving permits have been acquired for Golden Meadows. All awnings, ramps, and decks have been disconnected from portables at Abbett, Lister and Spring Creek. Portables at Spring Creek, Lister, and Abbett have been raised and are ready to be moved. Depending on rain, weather and mud conditions, portables are ready to be moved March 25-29.

- Action Items:**
- Plans and specs have been completed and submitted to City of Garland for building permit approval.
 - In process of obtaining bids from JOC contractors
 - Anticipate approval of JOC prices at April Board Bond meeting

Information

GISD Project Manager: David Trevino, FAIA
 Architecture Firm:
 Construction Firm:
 Project Delivery Method: Contract 368-20 Inter-local
 Project Type: Campus Consolidation
 Project Budget:
 Project Stage: Permitting

Project Schedule

Portable Removal / Relocation March 2024
 Bus Lane at Freeman June 2024
 Furniture Installation July 2024

Project Summary Information

Reporting Date: Mid- March 2024

**63 Campuses
PH2-BP15**

- Description: Local Area Network (LAN) Upgrades
- Site surveys completed
- Status/ Comments:
 - HS Equipment orders have shipped
 - MS/ES Equipment bill of material under final review
- Action Items:
 - Pre-installation documentation completed
 - Project sequence completed

Information

Project Manager: Michael Gerron
Architecture Firm:
Construction Firm:
Project Delivery Method: RFP
Project Type: Technology
Project Budget: \$39,997,162.00 (Bond Budget \$43,548,499)
Phase: 1 – 2

Project Schedule

Procurement August 2023
Award January 2024
Deployment April 2024
Completion September 2025
Closeout December 2025

Progress Photos



BOARD OF TRUSTEES AGENDA

Date: April 9, 2024

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

Subject: Consider Approval of Job Order Contract (JOC) Contractor for Centerville Elementary School Bus Lane and Parking Lot Construction Project

Action Item

Executive Summary:

The Centerville Elementary School Bus Lane and Parking Lot Construction project, as part of the Elementary School consolidation effort, is needed to meet coordinated timelines. Administration determined that using a JOC contractor to complete this 2023 Bond Project will provide the best value for the District and seeks Board approval in accordance with Texas Government Code 2269.403 (c) for approval of each job, task, or purchase order exceeding \$500,000. Reviewed and approved by Paul Gonzales, Executive Director of Facilities and Maintenance, Mark Booker, Executive Director of Purchasing, and Darrell Dodds, Chief Financial Officer.

Administrative Recommendations:

Provided for your consideration.

Recommended Motion for Action Items:

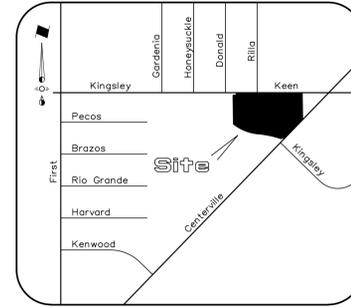
Move to approve the use of a JOC contractor to complete the Centerville Elementary School Bus Lane and Parking Lot Construction project in excess of \$500,000 for the 2023 Bond Program as presented to the Board of Trustees.

Financial Impact and Funding Source:

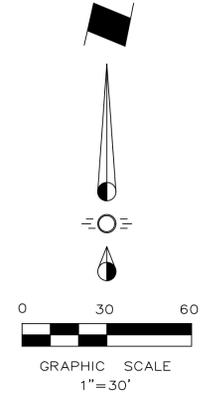
Not to Exceed Amount: \$1,300,000
683 Bond Series 2023

Keen Drive

CAUTION EXISTING UTILITIES!!!!
 All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.



VICINITY MAP
NTS



Site Data Table

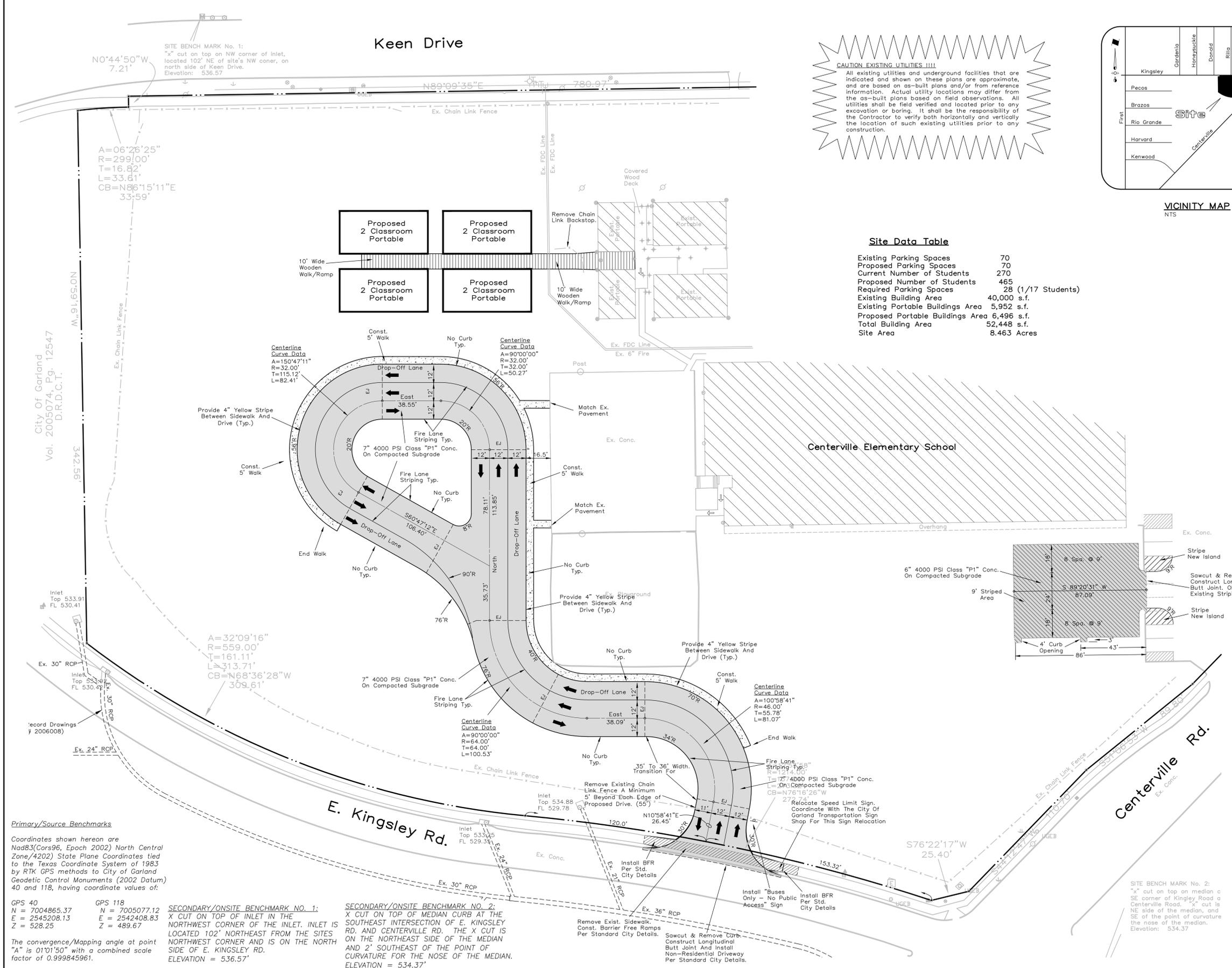
Existing Parking Spaces	70
Proposed Parking Spaces	70
Current Number of Students	270
Proposed Number of Students	465
Required Parking Spaces	28 (1/17 Students)
Existing Building Area	40,000 s.f.
Existing Portable Buildings Area	5,952 s.f.
Proposed Portable Buildings Area	6,496 s.f.
Total Building Area	52,448 s.f.
Site Area	8.463 Acres

GENERAL NOTES

- All materials and construction shall conform to the City of Garland Standard Construction Details and Specifications.
- It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, cleanouts, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of this project.
- The Contractor shall be responsible for coordinating with all the appropriate utility companies for the location of all utilities within the construction.
- The Paving Contractor shall not place permanent pavement until all sleeving for irrigation, electric, gas, telephone, cable TV, site lighting, etc. has been installed. It shall be the Paving Contractor's responsibility to insure that all sleeving is in place prior to placing of permanent paving.
- All paving and earthwork operations shall conform to the recommendations of the Geotechnical Exploration Report.
- All dimensions are to face of curb unless noted otherwise.
- All dimensions are perpendicular to the drive centerline and/or property lines.
- Fire lanes shall be striped in accordance with the City of Garland requirements.
- Construct TAS/ADA compliant barrier free ramps (BFR) at all driveway and street intersections.
- All curb radii shall be 10' or 3' unless noted otherwise.
- All material designated to be removed shall be disposed of in a legal manner at the expense of the Contractor.
- All erosion control devices to be in place prior to beginning any demolition and/or construction.
- All work in public right-of-way is to be performed in accordance with the Right-Of-Way Management Ordinance No. 5504.
- Contractor to be responsible for the removal and replacement of any and all concrete required for installation or adjustments to grade as required for this project.
- No landscaping such as trees, hedges, or structures above and underground shall be located within existing or proposed utility easements and right of way.
- Provide 2-Way blue reflector button in center of fire lane or street opposite all fire hydrant locations.
- Public right of way, easements, and common areas must be stabilized with perennial vegetation cover, fully established with 100% coverage, or other approved stabilization method.

LEGEND

- 7" 4000 PSI Class "P1" Conc Pavement (Reinf. With No. 4 Bars 18" O.C.E.W.) On Compacted Subgrade
- 6" 4000 PSI Class "P1" Conc Pavement (Reinf. With No. 3 Bars 18" O.C.E.W.) On Compacted Subgrade
- 4" 3000 PSI Concrete Sidewalk Pavement
- Expansion Joint



City of Garland
Vol. 2005074, Pg. 12547
D.R.D.C.T.

Primary/Source Benchmarks
 Coordinates shown hereon are Nad83(Cors96, Epoch 2002) North Central Zone/4202 State Plane Coordinates tied to the Texas Coordinate System of 1983 by RTK GPS methods to City of Garland Geodetic Control Monuments (2002 Datum) 40 and 118, having coordinate values of:
 GPS 40 GPS 118
 N = 7004865.37 N = 7005077.12
 E = 2545208.13 E = 2542408.83
 Z = 528.25 Z = 489.67

SECONDARY/ONSITE BENCHMARK NO. 1:
 X CUT ON TOP OF INLET IN THE NORTHWEST CORNER OF THE INLET. INLET IS LOCATED 102' NORTHEAST FROM THE SITES NORTHWEST CORNER AND IS ON THE NORTH SIDE OF E. KINGSLEY RD.
 ELEVATION = 536.57'

SECONDARY/ONSITE BENCHMARK NO. 2:
 X CUT ON TOP OF MEDIAN CURB AT THE SOUTHEAST INTERSECTION OF E. KINGSLEY RD. AND CENTERVILLE RD. THE X CUT IS ON THE NORTHEAST SIDE OF THE MEDIAN AND 2' SOUTHEAST OF THE POINT OF CURVATURE FOR THE NOSE OF THE MEDIAN.
 ELEVATION = 534.37'

REVISION	DATE	DESCRIPTION



RLK ENGINEERING, INC.
 111 West Main
 Allen, Texas 75013
 (972) 359-1733 Off
 (972) 359-1833 Fax
 Texas Registration No. 579



Case No. 240104-2

PAVING PLAN
 CENTERVILLE ELEMENTARY SCHOOL
 Lot 1, Block 1
 GARLAND, TEXAS

SIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: 23096 PAV.dwg	DRAWING SCALE: 1"=30'	SHEET: C 2
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 3-22-24	PROJECT NUMBER: RLK: 23096	