

Garland Independent School District

Board of Trustees

Special Meeting

Tuesday, January 14, 2025

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
 - B. Receive Presentation Bond 2023 Cooper Elementary, Herfurth Elementary, and Giddens-Steadham Elementary Roof Package Schematic Design – **Javier Fernandez** 76
- V. 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.
VI. Adjournment



BOARD OF TRUSTEES AGENDA

Date: January 14, 2025

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

January 14, 2025

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												2026							
	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	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun		
Part 1: Softball/Baseball Improvements NFHS, RHS, SHS			A/E SELECT 4/25/2023	DESIGN			GC PROCURE 09/12/23	CONSTRUCTION				OCCUPY	CONSTRUCTION					CLOSE																										
Part 2: Softball/Baseball Improvements SGHS, NGHS, LCHS			A/E SELECT 4/25/2023				DESIGN					GC PROCURE 05/14/24	CONSTRUCTION					OCCUPY	CLOSE																									
Part 3: Softball/Baseball Improvements GHS			A/E SELECT 4/25/2023																						DEMO DESIGN	NEW DESIGN	GC PROCURE	ABATEMENT	CONSTRUCTION		OCCUPY	CLOSE												

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

- Close out January 2025

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

- Softball Fields: Turf delivered December 2024
- Baseball Fields: Turf installation January 2025
- NFHS Softball Dugouts: Completion February 2025

Part 3: Garland HS

- Environmental phase II complete
- Demolition CSP solicitation scheduled for March 2025
- New softball/baseball complex design, April 2025



Project Summary PH1BP01 Softball/Baseball Improvements



South Garland High School Softball



South Garland High School Baseball



Project Summary PH1BP01 Softball/Baseball Improvements



North Garland High School Softball



North Garland High School Baseball



Project Summary PH1BP01 Softball/Baseball Improvements



Lakeview Centennial High School Softball



Lakeview Centennial High School Baseball



Project Summary PH1BP02 Fieldhouses and MACs

PH1-BP02	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
Fieldhouse Multi-Program Activity Centers	A/E SELECT 9/12/2023	CMaR SELECT 12/7/23			DESIGN						CMaR SOLICIT			PERMIT	CONSTRUCTION																		MOVE IN	OCCUPY	CLOSE						

All seven high schools

- Municipalities permitting in process
- SWPPP documents in process
- NFHS demolition complete
- Construction fencing complete



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	Dec
Freeman Elementary	A/E SELECT 9/12/2023		DESIGN	CMaR SELECT 1/16/24		DESIGN						CMaR SOLICIT	CONSTRUCTION										MOVE IN	OCCUPY	CLOSE				

- Existing facility demolition complete
- GMP #2 issued for solicitation December 01, 2024
- GMP #2 recommendation to Board of Trustees February 11, 2025
- Construction start February 2025



Project Summary PH1BP04 Hillside/Kimberlin 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/Kimberlin Academy of Excellence	A/E SELECT 9/12/2023	DESIGN			CMaR SELECT 1/16/24			DESIGN												CMaR SOLICIT	CONSTRUCTION												MOVE IN	OCCUPY	CLOSE						

- Existing facility demolition complete
- GMP #2 issued for solicitation December 2024
- GMP #2 recommendation to Board of Trustees March 2025
- Construction start March 2025



Project Summary PH1BP05 Lakeview Centennial HS and Naaman Forest HS

PH1-BP05	2023					2024								2025								2026								2027								
	Q3		Q4			Q1			Q2			Q3			Q4			Q1		Q2			Q3			Q4			Q1		Q2			Q3				
	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
Lakeview Centennial HS	A/E																																					
Naaman Forest HS	SELECT 9/12/2023	DESIGN	CMAr SELECT 1/16/24	DESIGN								CMAr SOLICIT	CONSTRUCTION																MOVE IN	OCCUPY	CLOSE							

- Construction documents completion; February 2025
- CMAr solicitation; February 2025
- Construction start; May 2025



Project Summary PH1BP06; PH2BP06; PH3BP06 Playgrounds

PH1-BP06	2023					2024								2025															
PH2-BP06	Q3		Q4			Q1			Q2			Q3		Q4			Q1			Q2			Q3		Q4				
PH3-BP06	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				

- Delivery Method: Competitive Sealed Proposal
- Solicitation / Permitting December 2024
- Submission for Board of Trustees approval March 2025





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

- Delivery Method: Competitive Sealed Proposal
- Solicitation / Permitting December 2024
- Submission for Board of Trustees approval March 2025



Project Summary PH1BP09; PH2BP09; PH3BP09

Fire Alarm

510-23-02 for all phases

- **Phase 1 – 7 Facilities**

- Brandenburg MS, Armstrong ES, Ethridge ES, Parsons Prekindergarten, AEC, Marvin Padgett, Tax Office
- Ethridge ES and Parsons installation ongoing, after hour work
- Brandenburg MS and AEC materials on order
- Armstrong in Fire Department review

- **Phase 2 – 8 Facilities**

- O'Banion MS, Abbett ES, Back ES, Beaver Tech, Couch ES, Liberty Grove ES, Southgate ES, Cisneros Prekindergarten
- O'Banion MS, Liberty Grove ES, Back ES, Southgate ES and Cisneros Prekindergarten purchase orders received
- Abbett ES and Couch ES submitted for purchase order

- **Phase 3 – 7 Facilities**

- Hudson MS, Lyles MS, Schrade MS, Northlake ES, Pearson ES, Spring Creek ES, Weaver ES
- Documentation exchange complete; Coordinating site surveys



Project Summary PH1BP10; PH2BP10; PH3BP10

Security Camera Refresh

510-23-06 for all phases

- **Phase 1 – 10 Facilities**

- North Garland HS, Brandenburg MS, Sellers MS, Armstrong ES, Ethridge ES, Handley ES, Hickman ES, Shorehaven ES, Watson ES, Williams ES
- Proposals received, reviewed and resubmitted
- Installation February 2025 – July 2025

- **Phase 2 – 9 Facilities**

- South Garland HS, Houston MS, Abbett ES, Back ES, Couch ES, Liberty Grove ES, Southgate ES, Toler ES, Transition Learning Center
- Proposals development
- Installation to commence July 2025

- **Phase 3 – 9 Facilities**

- Naaman Forest HS, Hudson MS, Lyles MS, Cooper ES, Davis ES, Northlake ES, Pearson ES, Spring Creek ES, Weaver ES
- Site walks complete
- Document exchange in process



Project Summary PH1BP11; PH2BP11; PH3BP11

Access Control

510-23-06 for all phases

- **Phase 1 – 9 Facilities**

- North Garland HS, Brandenburg MS, Sellers MS, Armstrong ES, Davis ES, Ethridge ES, Hickman ES, Shorehaven ES, Transition Learning Center
- Purchase orders, January 2025
- Installation February 2025 – March 2025

- **Phase 2 – 10 Facilities**

- South Garland HS, Abbett ES, Back ES, Beaver Tech, Couch ES, Handley ES, Liberty Grove ES, Southgate ES, Toler ES, Watson Tech
- Installation will commence at completion of phase 1

- **Phase 3 – 10 Facilities**

- Naaman Forest HS, Coyle MS, Hudson MS, Schrade MS, Webb MS, Northlake ES, Pearson ES, Rowlett ES, Spring Creek ES, Weaver ES
- Installation will commence at completion of phase 2



Project Summary PH1BP12 Door Hardware/Keying

PH1-BP12	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			
Door Hardware (MedecoX4)						510-23-04 BOT APPROVAL 2/13/2024						KICK-OFF MEETING 8/14/2024			SITE SURVEYS		PO PROCURE		DOOR HARDWARE INSTALLATION									CLOSE				

64 campuses

- 7 high schools, 12 middle schools, 42 elementary schools, & 3 alternative/special program facilities
- High school door hardware installation January 2025
- Middle school purchase orders received
- Elementary school and alternative/special program proposals received



Project Summary Phase 2

- PH2-BP01 Linda L. Griffin Elementary
 - Planning and charrette meetings complete
- PH2-BP02 New Agriculture Science Facility
 - Design charrette meeting complete
 - Program requirements established
 - Design schedule complete
- PH2-BP03 South Garland High School and North Garland High School Renovations
 - Initial FIT meetings with City of Garland complete
 - Scope verification ongoing
- PH2-BP04 Hickman ES, Northlake ES, Rowlett ES, & Toler ES Enhancements
 - Design Stage
 - Scope to Budget, January 2025
- PH2-BP05 Cooper ES, Giddens-Steadham ES, and Herfurth ES Roof Package
 - Schematic Design Presentation, January 2025



Project Summary Phase 2 Continue

- PH2-BP07 Perimeter Fencing at High Schools, Middle Schools, and Special Services
 - 7 High Schools, 12 Middle Schools, & 4 Alternative/Special Program Facilities
 - Campus interviews and site usage observations complete
 - Design schedule complete
- PH2-BP12 Intrusion Alarm
 - Beaver Elementary School
 - Completed site walks
 - Issued purchase requisition
- PH2-BP13 Waterproofing/Cladding
 - 35 Elementary School & 1 Special Program Facilities
 - Assessments January 2025 – March 2025



Project Summary PH2BP14 DDC Controls

- Lyles MS – Finalizing project – LSI
- Lakeview Centennial HS – Finalizing project - LSI
- Sachse HS – Finalizing project – LSI
- Carver ES – Walked campus – Finalizing project – LSI
- Couch ES – Site walk 12/23/24 – LSI
- Liberty Grove ES – Site walk 12/23/24 – LSI
- Lister ES – Finalizing project – TDI
- O’Banion MS – Finalizing project – TDI
- Sewell ES – Finishing up checks on controls – In Final Stages of Completion – TDI
- Hudson MS – In Final Stages of Completion – Final Checks – TDI
- Naaman Forest HS – In progress – Re programing – Splitting network in preparation for addition – TDI
- TDI – is not starting any other projects until the four projects are finalized.
- **Stage 2**
- Nita Pearson ES, Armstrong ES – Logical Solutions – Engineering
- Parsons Pre – K, Cisneros’s Pre – K, Daugherty ES, Caldwell ES – TDI
- Remaining Locations needing complete controls replacement
- Heather Glen ES, Hickman ES, Northlake ES, Ethridge ES, Rowlett ES



Project Summary PH2BP15 Local Area Network

Project Summary PH2-BP15 Local Area Network Upgrades														
PH2-BP15	2024											2025		
	Q1		Q2			Q3			Q4			Q1		
	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Admin Facilities	PROCUREMENT		PREP	COMPLETE										
High Schools	PROCUREMENT			PREP	COMPLETE									
Middle Schools				PROCUREMENT		PREP	COMPLETE				INSTALL			
Elementary Schools					PROCUREMENT		PREP	INSTALL						

Part 1: High Schools

- Complete

Part 2: Middle Schools

- Complete

Part 3: Elementary Schools

- Upgrade network switches (39 schools complete; 1 school remaining)



Project Summary Phase 3

- PH3-BP01 Elementary #4
 - Architect kickoff meeting complete
- PH3-BP02 Athletic Package
 - South Garland HS, North Garland HS, Lakeview Centennial HS
 - Campus assessment walks complete
 - Coordinating campus departmental meetings
- PH3-BP03 Elementary School Enhancements
 - Back Elementary, Luna Elementary, Roach Elementary, Shugart Elementary, & Spring Creek Elementary
 - Campus assessment walks complete
 - Campus departmental meetings complete
- PH3-BP04 Middle School / Elementary School Renovations
 - Austin Academy, Houston MS, Jackson Tech, Abbett ES, Bradfield ES
 - Campus assessment walks complete
 - Campus departmental meetings ongoing



Project Summary Phase 3 Continue

- PH3-BP05 Elementary School Enhancements
 - Club Hill ES, Classical Center at Vial, Davis ES, Ethridge ES
 - Club Hill ES and Classical Center at Vial campus assessment walks complete
 - Coordinating Davis ES and Ethridge ES campus assessment walks
 - Design schedule in development
- PH3-BP07 New Technology Center (NOC)
 - Design Stage
 - Scope to Budget complete



Project Summary Proposition C

Project Summary PH2-BP-Proposition C												
PH2-BP-Prop C	2024						2025					
	Q4			Q1			Q2			Q3		
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Student and Staff computer replacement	PROCUREMENT	DEPLOYMENT										
Chromebook refresh project	PROCUREMENT		DEPLOYMENT									
GRCTC iMac lab upgrade	PROCUREMENT		DEPLOYMENT									

Student and Staff Computer Replacement (\$1.75m)

- Deployment phase

Chromebook Refresh Project (\$5.25m)

- Procurement beginning in December
- Deployment May through August

GRCTC iMac Lab Upgrade (\$74k)

- Complete

Bond 2023 Financial Summary

Project#	Name	Project 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	-	1,907,240	1,907,240	34,712,771
683004	North Garland High School Reno	23,576,074	-	1,235,902	1,235,902	22,340,172
683005	Lakeview Centennial HS Reno	48,753,114	1,445,455	2,055,024	3,500,479	45,252,635
683006	Memorial Pathway Academy Reno	62,359,683	-	-	-	62,359,683
683008	Naaman Forest High School Reno	24,062,142	716,891	1,065,742	1,782,633	22,279,509
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
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
683105	Centerville Elem School Reno	1,576,370	563,955	282,712	846,667	729,703
683107	Cooper Elementary School Reno	2,710,567	21,873	142,466	164,340	2,546,227
683109	Freeman ES Replacement	62,359,683	1,457,311	2,939,020	4,396,331	57,963,352
683110	Handley Elementary School Reno	800,000	344,627	4,185	348,812	451,188
683111	New School Replacement #2	62,359,683	1,212,831	3,708,894	4,921,725	57,437,958
683112	Park Crest Elem School Reno	1,569,445	142,388	-	142,388	1,427,057
683115	Watson Tech Center Reno	480,286	-	-	-	480,286
683119	Bradfield Elem School Reno	149,562	-	-	-	149,562
683120	Shorehaven Elem School Reno	46,472	-	-	-	46,472

Bond 2023 Financial Summary

Project#	Name	Project Budget	Actual Cost I-T-D	Current Encumb	Total Cost with Encumb	Remaining Budget
683121	Elementary Replacement #3	62,359,683	-	2,891,913	2,891,913	59,467,770
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	-	376,124	376,124	6,443,344
683134	Northlake Elem School Reno	2,548,089	-	146,019	146,019	2,402,070
683136	Toler Elementary School Reno	5,106,888	-	283,865	283,865	4,823,023
683137	Rowlett Elementary School Reno	7,381,611	-	406,407	406,407	6,975,204
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	17,771	115,746	133,517	2,068,664
683143	Abbett Elementary School Reno	800,000	-	-	-	800,000
683146	Stephens Elem School Reno	1,033,998	-	-	-	1,033,998
683154	Giddens-Steadham ES Reno	2,502,362	20,193	131,523	151,716	2,350,646
683162	Southgate STEM Elementary Reno	698,003	-	-	-	698,003
683163	Club Hill STEM Elementary Reno	301,640	-	-	-	301,640
683180	Cisneros Pre-K Renovations	1,806,495	-	-	-	1,806,495
683181	Parsons Pre-K Renovations	4,118,400	-	-	-	4,118,400
	New School Replacement #4	68,060,059	-	-	-	68,060,059
683210	Perimeter Fencing	22,793,278	378,059	819,167	1,197,225	21,596,053
683220	Portable Removal	23,214,585	827,684	1,739	829,423	22,385,162
683230	Playgrounds	21,156,458	324,354	1,491,508	1,815,862	19,340,596
683301	Baseball/Softball Renovations	35,000,000	15,871,696	14,291,623	30,163,319	4,836,681
683302	Garland HS Field House	14,935,008	323,768	218,187	541,955	14,393,053
683303	South Garland HS Field House	14,935,008	323,906	221,274	545,180	14,389,828

Bond 2023 Financial Summary

Project#	Name	Project Budget	Actual Cost I-T-D	Current Encumb	Total Cost with Encumb	Remaining Budget
683304	North Garland HS Field House	14,935,008	323,768	218,118	541,886	14,393,122
683305	Lakeview Cent HS Field House	14,935,008	362,513	222,039	584,552	14,350,456
683308	Naaman Forest HS Field House	14,935,008	513,212	285,079	798,291	14,136,717
683309	Rowlett HS Field House	14,935,008	323,768	217,416	541,184	14,393,824
683310	Sachse High School Field House	14,935,009	323,768	226,220	549,988	14,385,021
683401	Ag Science Center	27,102,019	-	1,376,539	1,376,539	25,725,480
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	1,645,210	-	126,500	126,500	1,518,710
683502	Medeco X4 Change Out	5,658,816	37,679	358,961	396,640	5,262,176
683503	DDC Controls	10,839,254	1,625,736	3,484,040	5,109,775	5,729,479
683504	Fire Alarm	18,087,386	-	3,290,115	3,290,115	14,797,271
683505	CCTV Cameras	9,321,754	-	-	-	9,321,754
683506	Security Alarm	298,442	-	-	-	298,442
683507	Security Card Access	7,985,050	-	-	-	7,985,050
683508	All Security Film	3,078,899	-	-	-	3,078,899
683509	LAN/WAN Upgrades 2023	43,130,979	21,630,717	1,016,031	22,646,749	20,484,230
683601	HS Athletic Pkg Renovations	28,157,127	-	1,454,316	1,454,316	26,702,811
683702	Garland High School MAC	19,415,714	449,690	3,399,522	3,849,212	15,566,502
683703	South Garland High School MAC	19,415,714	467,490	3,398,711	3,866,201	15,549,513
683704	North Garland High School MAC	19,415,714	452,690	3,404,163	3,856,853	15,558,861
683705	Lakeview Centennial HS MAC	19,415,714	514,844	3,371,988	3,886,832	15,528,882
683708	Naaman Forest High School MAC	19,415,714	715,994	3,480,177	4,196,171	15,219,543
683709	Rowlett High School MAC	19,415,714	460,740	3,395,624	3,856,364	15,559,350

Bond 2023 Financial Summary

Project#	Name	Project Budget	Actual Cost I-T-D	Current Encumb	Total Cost with Encumb	Remaining Budget
683710	Sachse High School MAC	19,415,715	458,340	3,396,623	3,854,963	15,560,752
	Unallocated Technology Device Refresh	38,534,000	-	-	-	38,534,000
683801	Technology Equipment Prop C	2,071,000	279,220	534,185	813,404	1,257,596
683900	Unallocated Bond Administration	6,818,449	-	-	-	6,818,449
683901	Stipends	267,019	67,693	-	67,693	199,326
683902	Facilities Bond Staff	4,956,020	1,096,713	-	1,096,713	3,859,307
683903	Purchasing Bond Staff	995,190	234,038	-	234,038	761,152
683904	Finance Bond Staff	467,085	106,452	-	106,452	360,633
683905	Admin/Overhead Costs 2023	4,021,560	3,921,650	72,027	3,993,677	27,883
683906	Legal Fees	235,000	166,469	-	166,469	68,531
683907	Online Recruiting Services	7,000	-	-	-	7,000
Grand Total		1,279,645,000	58,525,944	71,464,674	129,990,618	1,149,654,382

Comments/Questions



**Softball & Baseball Fields Improvements
PH1-BP01**

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 2, Drainage, grading, and curbing in progress</p> <p>Part 3, Abatement proposals received, documents for permitting / procurement are being finalized</p>
Action Items:	<p>Part 1;</p> <ul style="list-style-type: none"> • Naaman Forest Softball: Block will be arrived between 6-8 weeks. <p>Part 2;</p> <ul style="list-style-type: none"> • Lakeview Centennial: <ol style="list-style-type: none"> 1. Baseball: Grading completed, curb forming ongoing, turf is on site 2. Softball: Grading completed, curb & dugout has been poured, fence poles has been set, turf will be on site 12/11. • South Garland: <ol style="list-style-type: none"> 1. Baseball: Grading completed, concrete forms ongoing. 2. Softball: Drain stone has been placed, turf will be on site 12/13. • North Garland: <ol style="list-style-type: none"> 1. Baseball: Drain stone ongoing, block on site. 2. Softball: Drain stone being placed and graded out, turf will be on site 12/13. <p>Part 3;</p> <ul style="list-style-type: none"> • Environmental phase II and abatement proposals, December 2024 • Demo documents for bidding being finalized

Information

GISD Project Manager:	Charbel Akiki
Architecture Firm:	HKS
Construction Firm:	Hellas Construction
Project Delivery Method:	Competitive Sealed Proposal / IGPA Cooperative
Project Type:	Renovation
Project Stage:	Part 1-Close, Part 2-Construction, Part 3-Design

Project Schedule

Part 1	Baseball and Softball - Construction Complete, August 2024
Part 2	Construction Complete, January 2025, Occupy, February 2025
Part 3	Design, July 2023 – April 2025
	Permitting / Procurement for new construction April 2025 – June 2025
	Construction, September 2025
	Occupy, February 2026

Progress Photos

South Garland

Baseball



Softball



North Garland

Baseball



Softball

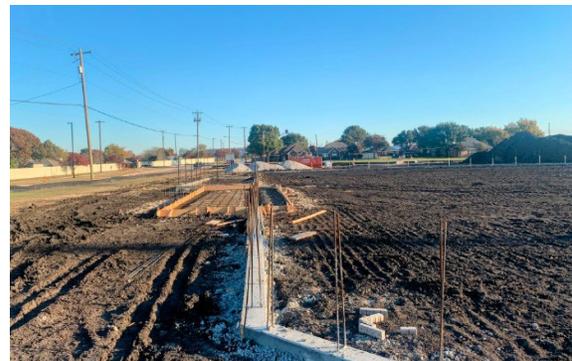


Lakeview Centennial

Baseball



Softball



Progress Photos

South Garland: Fence Installation



Naaman Forest: Demolition



Project Summary Information

Reporting Date: Mid-December 2024

**Freeman Elementary Replacement
PH1-BP03**

- 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:** Demolition of building, foundation, and parking complete
100%CD drawings issued by LPA to GISD & CMAR
Addendum 1 will be issued on 12/12/2024
Procurement and permitting in progress
Receive bid proposals December 2024
- Action Items:**
- Pre-Bid meeting for GMP #2 has been occurred on 12/4/24. RFI deadline for Bidders & LLCI due on 12/10/24.
 - Advertisement 1 by DallasMorningNews for GMP #2 and advertisement 2 are complete.
 - Bid Day for GMP #2 due on December 19, 2024.
 - Procurement in progress
 - Permitting documents submitted November 2024

Information

GISD Project Manager:	Charbel Akiki
Architecture Firm:	LPA
Construction Firm:	Lee Lewis
Project Delivery Method:	Construction Manager at Risk
Project Type:	Freeman Elementary Replacement
Project Stage:	Procurement/Permitting

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
Demo	August 2024 – December 2024
Permitting	November 2024 – January 2025
Procurement	December 2024
GMP Board Approval	February 2025
Construction Begins	February 2025
Construction Completion	June 2026
Move In	June - July 2026
Occupy	July 2026
Closeout	August 2026 – October 2026

Progress Photos

Demolition



Project Summary Information

Reporting Date: Mid-December 2024

**Hillside/Kimberlin 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 Fall 2024. We will demolish the existing structure and build a new, state-of-the-art elementary school. Upon completion, Hillside students, along with Kimberlin students, will all relocate to the new site in the Fall of 2026.

- Status/ Comments:**
- 100% CD drawing set submitted to GISD.
 - Ongoing FIT meetings with the City to incorporate mandated capital site improvements (Community Facilities Agreement).
 - VE options meeting and review with FP&C department.

- Action Items:**
- Awaiting final pay app for GMP #1.
 - Drawing sets (civil and structure) submitted to the City

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 Stage:	Construction Design Phase

Project Schedule

Board Approval of Architect	September 12, 2023
Kick-Off	November 1, 2023
Discovery Planning	November 2023 - February 2024
Design – DD phase	November 2023 - December 2024
Permitting	December 2024 - March 2025
Procurement	January 2025 - March 2025
Construction	March 2025 - July 2026
Move In	July 2026
Occupy	August 2026
Closeout	September 2026 - November 2026

Progress Photos



**Lakeview Centennial High School / Naaman Forest High School Addition/Renovation
PH1-BP05**

Description: High School additions and renovations will be made to both campuses. The projects are listed below:

Lakeview HS—Construct a new administrative addition to accommodate the expansion of the cafeteria. Renovate and expand the kitchen and serving lines. A new instructional wing will be constructed to accommodate classroom space loss from removing 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 convert exterior lights to LED. Update the exterior weight room and locker rooms. Expand the cafeteria and dance studio areas. Install a new sound system in the gym. Renovate the auditorium. Construct a new admin addition to accommodate the expansion of the cafeteria. Install a new retaining wall at the south end of the track.

- Status/ Comments:**
- 90% construction progress drawings and specification sets submitted.
 - Ongoing FIT meetings with the City in preparation for plan submittals.
 - Actively working on 100% construction document set.

- Action Items:**
- End-user department meetings complete.
 - Solicitation meeting with Purchasing department complete.
 - Ongoing review and discussions of Lee Lewis’s recommended VE options.

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 Stage:	Construction Documents

Project Schedule

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

Progress Photos



Project Summary Information

Reporting Date: Mid-December 2024

**Elementary and Pre-k Playground Replacement
PH1-2-3-BP06**

- Description:** **Scope:**
 Provide replacement playgrounds at Elementary and Pre-K campuses. Each campus to receive two playgrounds with age-appropriate equipment with shade structures.
Phase 1 Campuses:
 Armstrong, Back, Dorsey, Herfurth, Keeley, Liberty Grove, Lister, Northlake, Pearson, Rowlett, Sewell, Shorehaven, Steadham, Stephens, Weaver
Phase 2 Campuses:
 Abbett, Beaver, Bradfield, Bullock, Cooper, Daugherty, Ethridge, Hickman, Luna, Williams (Old Park Crest), Spring Creek, Parsons Pre-k
Phase 3 Campuses:
 Caldwell, Carver, Club Hill, Couch, Handley, Roach, Shugart, Southgate, Toler, Vial, Watson, Cisneros Pre-k
- Status/ Comments:** • Procurement process underway
 • Applied for Building Permits in Garland, Sachse and Rowlett
 • Submitting proposal for cost savings using Buy Board
- Action Items:** • Prepare for per-bid meeting
 • Verify bid evaluation team

Information

Project Manager: Steven Welsh
 Architecture Firm: BRW
 Construction Firm: TBD
 Project Delivery Method: Competitive Sealed Proposal
 Project Type: Replacement
 Project Stage: Procurement

Project Schedule

Kickoff and Discovery	Oct. 2023
Planning Meetings (Maint., District/ Campus Leadership, Community)	Nov.- Mar. 2024
Schematic Design 100% Complete	June 14, 2024
Design Development	Jul. 2024
Permitting / Procurement	Jan. - Mar 2024
Construction	Apr. – Oct. 2025
Close Out	Nov.- Dec. 2025

Progress Photos

Snap shots of architectural plans for two of our elementary schools receiving new playgrounds, Armstrong ES and Parsons Pre-K.

Armstrong New Playground Plans

2 ENLARGED SITE PLAN
3 ENLARGED SITE PLAN
1 ARCHITECTURAL SITE PLAN

SACHSE ARMSTRONG ELEMENTARY

SITE LEGEND

SITE NOTES:

AREA TABULATION

Parsons Pre-K – New Playgrounds and Poured-in-Place surface in front courtyard

2 ARCHITECTURAL SITE PLAN
1 ARCHITECTURAL SITE DEMOLITION PLAN
4 ENLARGED SITE PLAN
3 DEMOLITION - AGE GROUP 2-5 PLAYGROUND

GARLAND PARSONS PRE-KINDERGARTEN

SITE LEGEND

SITE NOTES:

AREA TABULATION

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

Description:

Scope:

Provide secured area fencing at elementary campuses.

Campus:

Abbett, Armstrong, Back, Beaver Tech, Bradfield, Bullock, Caldwell, Carver, Classical Center at Vial, Club Hill, Cooper, Couch, Daugherty, Davis, Dorsey, Ethridge, Handley, Heather Glen, Herfurth, Hickman, Keeley, Liberty Grove, Lister, Luna, Northlake, Pearson, Roach, Rowlett, Sewell, Shorehaven, Shugart, Southgate, Spring Creek, Steadham, Stephens, Toler, Walnut Glen, Watson, Weaver, Williams (Old Park Crest)

Status/ Comments:

- Procurement process underway
- Submitting documents to municipalities for permitting

Action Items:

- Preparing for pre-proposal meeting
- Confirm evaluation committee for responses to CSP

Information

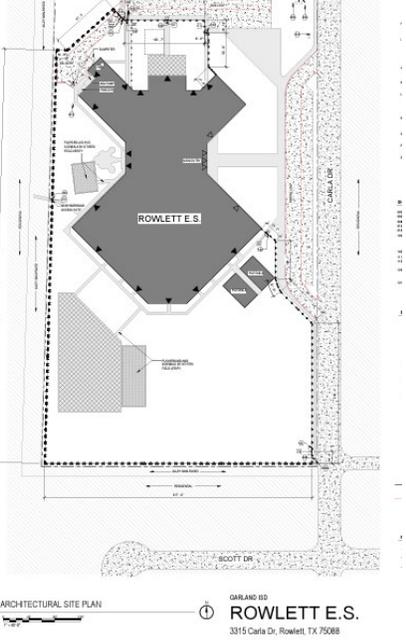
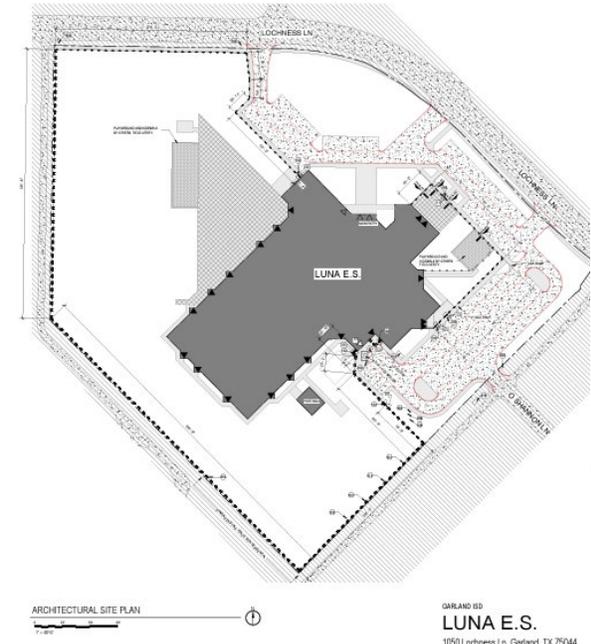
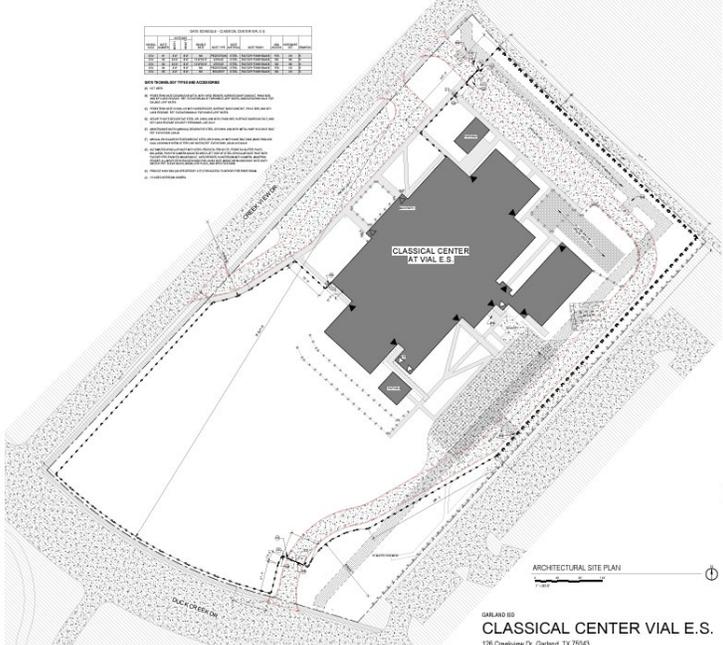
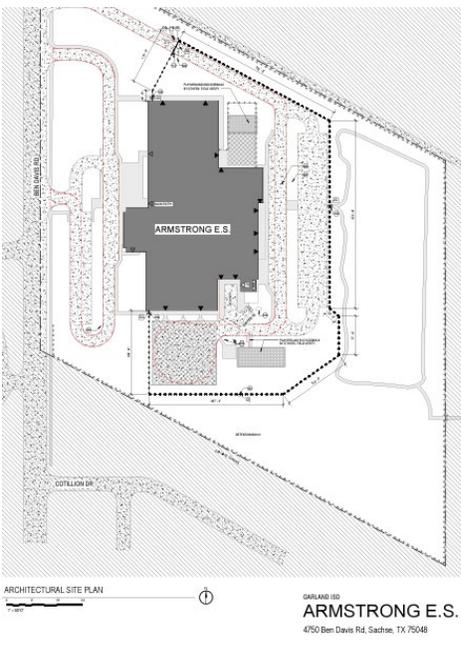
GISD Project Manager:	Steven Welsh
Architecture Firm:	Orcutt-Winslow
Construction Firm:	TBD
Project Delivery Method:	Competitive Sealed Proposal
Project Type:	Renovation
Project Stage	Procurement

Project Schedule

Board Approval of Architect	September 12, 2023
Kick Off Meeting	October 25, 2023
Discovery Meeting/Scoping	February, 2024
Departmental Meetings	February-March 2024
Design Completed	July - November, 2024
Permitting / Procurement	Dec 2024 – March 2025
General Contractor Board Approval	March 2025
Construction	March – October, 2025
Close Out	November – December, 2025

Progress Photos

Snap shots of architectural plans for some schools in Phase 1.



Project Summary Information

Reporting Date: Mid-December 2024

**Fire Alarm 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: 6 of 7 Proposals received.
 1 campus in Design in phase (Tax Office)
 2 campuses in construction phase (Ethridge and Parsons Pre-K)
 2 ordering materials to begin construction (Brandenburg and AEC)
 1 proposal returned to vendor for revision (Marvin Padgett)
 1 in fire department plans review phase (Armstrong)

Action Items: Complete material order and begin pre-wire at Brandenburg on December 10, 2024.

Information

Project Manager: Michael Pierce
Architecture Firm:
Construction Firm: Texas Fire & Sound
Project Delivery Method: RFP
Project Type: Renovation/Replacement
Phase: Design/Proposal Submission

Project Schedule

Construction Ethridge and Parsons PreK ongoing
 Brandenburg begins on Dec. 10th with an estimated completion date of February 14th.
 AEC begins on Dec. 16th with an estimated completion date of February 14th.
 Armstrong, Tax Office set to begin middle of February with an estimated completion date mid to late March.

All campus installations will be completed in sequence. Estimated completion for all phase one projects by the end of March

Progress Photos



**Camera System Refresh
PH1-BP10**

Description: PROJECT 510-23-06
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: Changes made to initial proposals, submitted to vendor for revision
Revisions to be completed by December 18th.

Action Items: Upon final approval of revisions, the proposals will be submitted for purchase order and materials ordered

Information

Project Manager: Michael Pierce
Architecture Firm:
Construction Firm:
Project Delivery Method: RFP
Project Type: Replacement
Phase: Procurement

Project Schedule

Board Recommendation September 2024
Replacement Commencement Site walks and discovery started November 2024. Initial proposals submitted, some returned for revisions. Pending final approval of all purchase orders, the holiday break and material orders, we have an estimated installation start slated for the end of February and phase one completion of mid-July.

Progress Photos

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

Description: PROJECT 510-23-06
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: Site walks complete

Action Items: Proposals due by December 18th. Upon final approval of purchase orders, materials will be ordered

Information

Project Manager: Michael Pierce
Architecture Firm:
Construction Firm:
Project Delivery Method: RFP
Project Type: Replacement
Phase: Procurement

Project Schedule

Board Recommendation September 2024
Replacement Commencement Site walked completed November 2024. We have an estimated installation start of February 2025 with completion of all phase one access control projects by the end of March 2025.

Progress Photos

**Door Hardware (Medeco X4)
PH1-BP12**

Description:

Campus:

Garland HS, Lakeview Centennial HS, Naaman Forest HS, North Garland HS, Rowlett HS, Sachse HS, South Garland HS, Austin Academy for Excellence, Bussey MS, Classical Center at Brandenburg MS, Coyle MS, Houston MS, Hudson MS, Jackson Technology Center for Math & Science, Lyles MS, O’Banion MS, Schrade MS, Sellers MS, Webb MS, Abbett ES, Armstrong ES, Back ES, Beaver Technology Center for Math & Science, Bradfield ES, Bullock Es, Caldwell ES, Classical Center at Vial ES, Club Hill ES, Cooper ES, Couch ES, Daugherty Es, Davis ES, Dorsey ES, Ethridge ES, Handley ES, Heather Glen ES, Herfurth ES, Hickman ES, Keeley ES, Liberty Grove ES, Lister ES, Luna ES, Montclair ES, Northlake ES, Park Crest ES, Pearson ES, Roach ES, Rowlett ES, Sewell ES, Shorehaven ES, Shugart ES, Southgate ES, Spring Creek Es, Steadham ES, Stephens ES, Tolar ES, Walnut Glen ES, Watson ES, Weaver ES, Williams ES, Alternative/Special Program Facilities, Cisneros Pre-k, Parsons Pre-k, Garland AEC

Scope:

Re-key entire facility per new District “grand master” keying system if applicable. (Medeco X4)

Status/ Comments:

- Site surveys for all locations completed
- Door hardware P.R.’s for high schools processed
- Key schedules for high schools were completed and returned by the maintenance locksmith
- Door hardware installation on high schools to begin January 2025

Action Items:

- Michael’s Keys have completed site surveys and submitted invoicing for site surveys for all schools and facilities.
- P.O.’s for the high school door hardware quotes have been submitted and processed

Information

Project Manager:	Ron Ward
Contractor:	Michael’s Keys, ASSA ABBLOY
Project Delivery Method:	Cooperative Purchase Agreement, Buy Board #510-23-04
Project Type:	Replacement
Project Phase:	Procurement

Project Schedule

BOT Approval	February 13, 2024
Kickoff Meeting	August 14, 2024
Site Surveys	September 2024 – October,2024
PO Procurement	November, 2024
Hardware Installation	January, 2025
Close	September, 2025

Progress Photos

Project Summary Information

Reporting Date: Mid-December 2024

**Linda L. Griffin Elementary
PH2-BP01**

- Description: This will be a full demolition of Montclair elementary and construction of a new Linda L. Griffin elementary campus that will consolidate students from Heather Glen elementary
- Status/ Comments:
 - Initial stage of Discovery and Planning
 - Campus community meetings complete.
- Action Items:
 - District administration meetings complete.
 - Campus charrette meetings complete.
 - Follow up administration meetings, January 2025

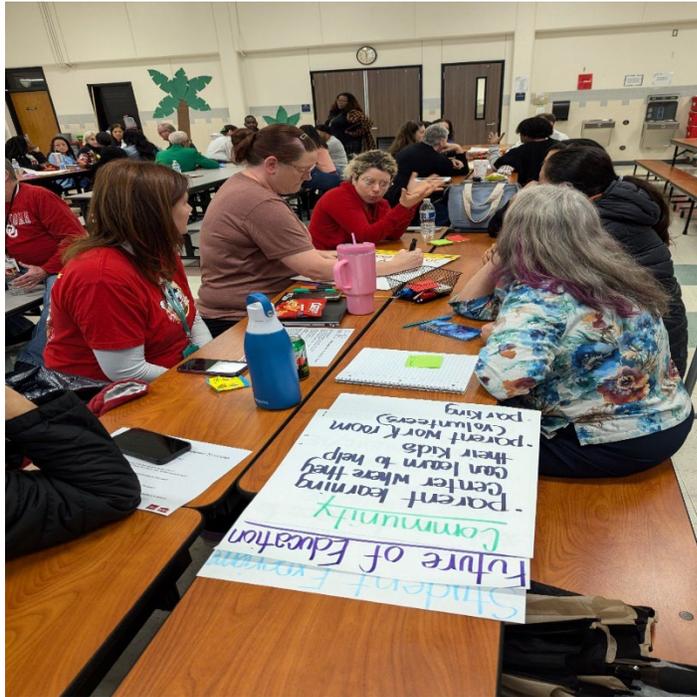
Information

GISD Project Manager:	Brian Francis
Architecture Firm:	WRA
Construction Firm:	CORE Construction
Project Delivery Method:	Construction Manager at Risk
Project Type:	Elementary #3 Replacement
Project Stage:	Discovery and Planning

Project Schedule

Board Approval of Architect	January, 2024
Kick-Off	July, 2024
Discovery Planning	July 2024 - November 2024
Design	December 2024 – June 2025
Demo	August 2025 – November 2025
Permitting	April 2025 – July 2025
Procurement	July - August 2025
Construction Begins	December 2025
Construction Completion	March 2027
Move In	April - June 2027
Occupy	July 2027
Closeout	August 2027 – October 2027

Progress Photos



Project Summary Information

Reporting Date: Mid-December 2024

**New Agricultural Science Facility
PH2-BP02**

- Description:** New Agricultural Science Facility, classrooms, arena, pens, wash/grooming bays.
- Status/ Comments:** Initial stage of Discovery and Planning
- Action Items:**
- Design Charrette has been scheduled for December 16th at 5 p.m.
 - There will be 30-40 district leaders, campus leaders, teachers, students, and the community for the design charrette
 - Information and data being gathered for the Design Charrette
 - Project schedule completed and uploaded to Projectmates

Information

- GISD Project Manager:** Ron Ward
- Architecture Firm:** VLK
- Construction Firm:** CORE Construction
- Project Delivery Method:** Construction Manager at Risk
- Project Type:** New Agricultural Science Facility
- Project Stage:** Discovery and Planning

Project Schedule

- Board Approval of Architect** January, 2024
- Kick-Off** July, 2024
- Discovery Planning** July 2024 - November 2024
- Design** December 2024 – June 2025
- Permitting** April 2025 – June 2025
- Procurement** July 2025
- Construction Begins** December 2025
- Substantial Completion** March 2027
- Move In** April – June 2027
- Occupy** July 2027
- Closeout** August 2027 – October 2027

Progress Photos



**South Garland HS & North Garland HS Renovations
PH2-BP03**

Description: High School renovations will be made to both campuses. Some of the projects are listed below:
South Garland HS – major renovation of the auditorium, renovate the entire Early College program area, rekey the entire facility, replace exterior and interior doors, renovate indoor locker rooms, new sound system for the competitive gym, replace secondary switchgear, replace built-up roof, replace existing art kiln and exhaust system, replace rooftop HVAC units and upgrades to the chill water system, replace drinking fountains and other smaller projects.
North Garland HS - major renovation of the auditorium, replacing the metal and built-up roof system, replacing interior and exterior doors, replacing secondary switchgear, renovating and upgrading indoor locker rooms, renovating dance room and accessory spaces, new sound system for the competitive gym and other smaller projects.

- Status/ Comments:**
- Weekly design/discovery meetings ongoing.
 - Architect continues to work on sketches and project design scope.
 - DLR group has been actively making campus site visits.

- Action Items:**
- Commencing FIT meetings with the City.
 - End-user meetings with district and campus-level stakeholders ongoing.
 - Awaiting first round of cost estimates from CMaR contractor.

Information

GISD Project Manager:	Brian Francis
Architecture Firm:	DLR Group
Construction Firm:	McCownGordon Construction (MGC)
Project Delivery Method:	Construction Manager at Risk
Project Type:	Renovations
Project Stage:	Discovery/Planning

Project Schedule

Kick-off Meeting	June 2024
Discovery/Planning	July 2024 – October 2024
Design Phases	October 2024 – March 2025
Permitting/Procurement	April 2025 – June 2025
Construction	July 2025 – July 2027
Occupy	August 2027
Close Out	August 2027 – October 2027

Progress Photos





Project Summary Information

Reporting Date: Mid-December 2024

**Hickman ES, Northlake ES, Rowlett ES & Toler ES
PH2-BP04**

Description: Elementary School Enhancements

Status/ Comments: Ongoing planning and design

Action Items: Submit Scope to Budget January 2025

Information

Project Manager: Michael Pierce

Architecture Firm: Orcutt|Winslow

Construction Firm:

Project Delivery Method: CMaR

Project Type: Renovation

Stage: Discovery/Planning

Project Schedule

Design Start July 2024 End September 2025

Construction Start September 2025 End May 2027

Substantial Completion Start April 2027 End May 2027

Progress Photos

**Roof Package Cooper, Steadham, Herfurth
PH2-BP05**

Description: Selected roof replacement at Cooper ES, Steadham ES, and Herfurth ES

- Status / Comments:**
- SD Presentation to Board of Trustees
 - Preparing for pre-submittal meetings with municipalities
 - Site visits and on-going collaboration with consultant

- Action Items:**
- Schedule pre-submittal meeting with municipalities
 - Coordinate anticipated construction schedule with school calendar.
 - Explore alternative ways to expedite schedule.
 - Identify timelines and plan for scheduling work when schools are not occupied.

Information

Project Manager: Steven Welsh
 Architecture Firm: LBL
 Construction Firm: TBD
 Project Delivery Method: Competitive Sealed Proposal
 Project Type: Replacement
 Project Phase: Schematic Design

Project Schedule

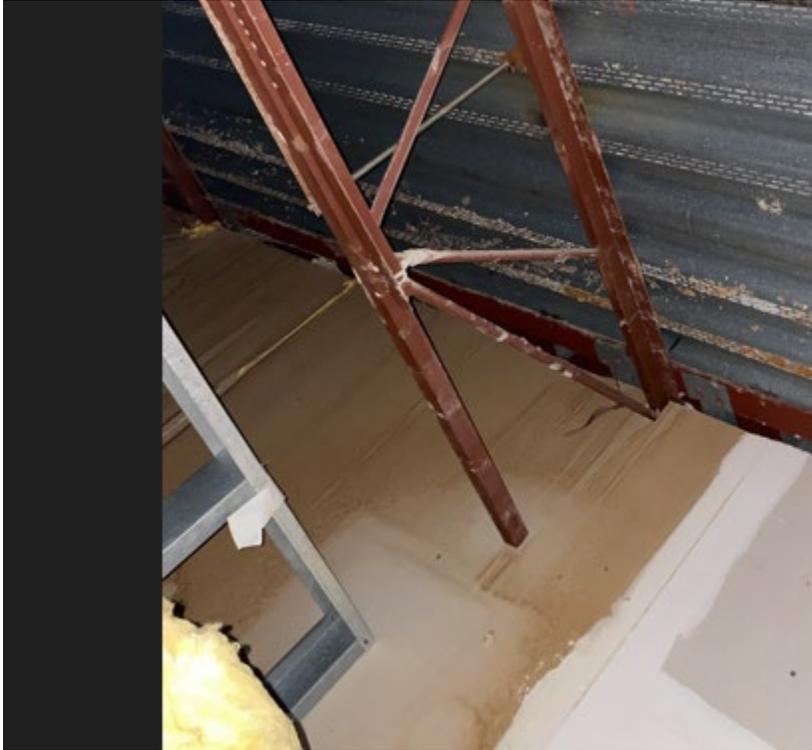
Kickoff and Discovery	July 2024
Schematic Design	August - Oct 2024
Design Development	Oct - Dec 2024
Construction Documents	Dec 2024 – Feb 2025
Permitting	Feb 2025 – March 2025
Procurement	April – June 2025
Construction	July - Dec 2025
Close Out	Dec 2025

Progress Photos

Rusted out roof deck at Cooper and corroded fixtures/ cracked seals.



Herfurth – saturated wall from failed roof seals at seam of kitchen roof and main roof



At Steadham, it was discovered they are missing a roof drain in this area.



Project Summary Information

Reporting Date: Mid-December 2024

**Perimeter Fencing at High Schools, Middle Schools and Special Services Campuses
PH2-BP07**

Description: Scope: Provide secured area fencing at secondary and pre-k campuses.
Campus: Middle Schools – Austin, Bussey, Brandenburg, Coyle, Houston, Hudson, Jackson, Lyles, O’Banion, Schrade, Sellers, Webb
High Schools – Garland, Lakeview Centennial, Naaman Forest, North Garland, Rowlett, Sachse, South Garland ISD
Pre-K and Special Service Campuses – Cisneros, Parsons, AEC, GRCTC

- Status/ Comments:**
- Preparing Conceptual Designs and Scope to Budget
 - Concluded introductory meetings with campus administration
 - Concluded site visits

- Action Items:**
- Finalize STB and begin SD
 - Review and research property lines/ boundary questions

Information

GISD Project Manager: Steven Welsh
 Architecture Firm: Orcutt-Winslow
 Construction Firm: TBD
 Project Delivery Method: Competitive Sealed Proposal
 Project Type: Renovation
 Project Stage: Discovery and Planning

Project Schedule

Board Approval of Architect	September 12, 2023
Kick Off Meeting	July 10, 2024
Discovery and Planning	August - December, 2024
SD/ DD	Jan – May, 2025
Design Completed	June 2025
Permitting / Procurement	July – October, 2025
General Contractor Board Approval	November – December, 2025
Construction	January – August 2026
Close Out	August - September, 2026

Progress Photos

Project Summary Information

Reporting Date: Mid-December 2024

**Fire Alarm Replacement
PH2-BP09**

Description: PROJECT- 510-23-02
Obanion Middle School
Abbett Elementary School
Back Elementary School
Beaver Elementary School
Couch Elementary School
Heather Glen Elementary School
Liberty Grove Elementary School
Southgate Elementary School
Cisneros Pre-K

Status/ Comments: 5 purchase orders received. (Obanion, Lib. Grove, Southgate, Back, Cisneros)
2 proposals submitted for purchase order. (Abbett, Couch)
2 waiting on proposal (Beaver)

Action Items: Receive remaining proposal and submit for purchase order.

Information

Project Manager: Michael Pierce
Architecture Firm:
Construction Firm: Texas Fire & Sound
Project Delivery Method: RFP
Project Type: Renovation/Replacement
Phase: Design/Proposal Submission

Project Schedule

Construction Construction will begin immediately following the completion of all phase one fire alarm projects. Estimated to begin end of March 2025

Progress Photos

**Camera System Refresh
PH2-BP10**

Description: PROJECT 510-23-06
South Garland High School
Sam Houston Middle School
Abbett Elementary School
Back Elementary School
Couch Elementary School
Heather Glen Elementary School
Liberty Grove Elementary School
Southgate Elementary School
Toler Elementary School
Transition Learning Center

Status/ Comments: Departmental / vendor collaboration / Information gathering for proposals. Site walks complete

Action Items: Compile collaborative information to submit for vendor proposals.

Information

Project Manager: Michael Pierce
Architecture Firm:
Construction Firm:
Project Delivery Method: RFP
Project Type: Replacement
Phase: Procurement

Project Schedule

Board Recommendation September 2024
Replacement Commencement Installation to commence at the conclusion of all phase one CCTV projects. Estimated installation start slated for the end July 2025

Progress Photos

**Security Key Card Access (Access Control) Refresh
PH2-BP11**

Description: PROJECT 510-23-06
South Garland High School
Abbett Elementary School
Back Elementary School
Beaver Elementary School
Couch Elementary School
Handley Elementary School
Heather Glen Elementary School
Liberty Grove Elementary School
Southgate Elementary School
Toler Elementary School
Watson Technology Center for Math & Science

Status/ Comments: Information gathering for proposals

Action Items: Site walks ongoing.
Receive proposals and submit for purchase orders

Information

Project Manager: Michael Pierce
Architecture Firm:
Construction Firm:
Project Delivery Method: RFP
Project Type: Replacement
Phase: Procurement

Project Schedule

Board Recommendation September 2024
Replacement Commencement Installation will commence immediately following the completion of all phase one access control projects. Estimated start, mid-April 2025

Progress Photos

Project Summary Information

Reporting Date: Mid-December 2024

**Security Intrusion Upgrades
PH2-BP12**

Description: Beaver Elementary School

Status/ Comments: Departmental / vendor information gathering for proposals

Action Items: Perform site walks.
Submit proposals for purchase orders

Information

Project Manager: Michael Pierce
Architecture Firm:
Construction Firm:
Project Delivery Method: RFP 510-23-06
Project Type: Replacement
Phase: Procurement

Project Schedule

Board Recommendation September 2024
Replacement Commencement Estimated start slated for July 2025

Progress Photos

**Facilities DDC Controls
PH2-BP14**

Description: HVAC Controls Update

- Status/ Comments:
- Lyles MS – Finalizing Project
 - Lakeview HS – Finalizing project.
 - Sachse HS – Finalizing project
 - Carver ES – Walked campus - Finalizing project;
 - **Couch ES – site walk 12/23/24**
 - **Liberty Grove ES – site walk 12/23/24**
 - Lister ES – Controls installed and operating – Completing punch list. Finalizing project
 - O’Banion MS – Controls cleaned up and operating – Developing punch list
 - Sewell ES – Finishing up checks on controls – Developing punch list.
 - Hudson MS - In progress – Estimated completion Oct 31 24
 - Naaman Forest HS – In progress – Re programing – Splitting network in preparation for addition
 - TDI – is not starting any other projects until the four projects are finalized.

Action Items: ALL TECHS WORKING AFTER HOURS & WEEKENDS 4:30 – Midnight plus

Information

Project Manager: Brian R. Finley
 Architecture Firm: N/A
 Construction Firm: Automated Logic (LSI) & TD Industries
 Project Delivery Method:
 Project Type:
 Project Budget: \$10,976,545 **Remaining - \$5,820,142.06**
 Phase: Phase II

Project Schedule

Phase II

Nita Pearson ES – Logical Solutions – Engineering

Armstrong ES – Logical Solutions - Engineering

Parsons Pre – K

Cisneros’s Pre – K

Daugherty ES

Ethridge ES

Rowlett ES

Caldwell ES

Remaining Locations needing complete controls replacement

Heather Glen ES

Hickman ES

Northlake ES

Progress Photos

Project Summary Information

Reporting Date: Mid-December 2024

**63 Campus
PH2-BP15**

Description: Local Area Network (LAN) Upgrades

- Status/ Comments:
- HS Equipment installation completed
 - MS Equipment installation – completed
 - ES Equipment installation – (42 schools completed with 1 school scheduled for January)

Action Items:

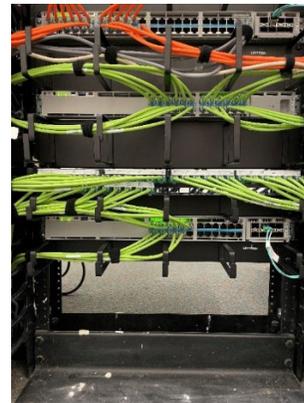
Information

Project Manager: Michael Gerron
 Architecture Firm:
 Construction Firm:
 Project Delivery Method: RFP
 Phase: 1 - 2

Project Schedule

Project Summary PH2-BP15 Local Area Network Upgrades														
PH2-BP15	2024											2025		
	Q1		Q2			Q3			Q4			Q1		
	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Admin Facilities	PROCUREMENT		PREP	COMPLETE										
High Schools	PROCUREMENT			PREP	COMPLETE									
Middle Schools				PROCUREMENT		PREP	COMPLETE					INSTALL		
Elementary Schools					PROCUREMENT		PREP	INSTALL						

Progress Photos



Project Summary Information

Reporting Date: Mid-December 2024

**Athletic Package: Lakeview Centennial HS, North Garland HS, South Garland HS
PH3-BP02**

Description: Lakeview Centennial

- Provide new bleacher system and press box (300 sq. ft.) Match Sachse
- Provide new concession and restrooms (to code based on capacity)
- Provide sports lighting at football stadium or replace existing field lights with LED system

North Garland HS

- Provide new track (10mm full pour track, including demo and base)
- Replace football field synthetic turf
- Provide new bleacher system and press box (300 sq. ft.) Match Sachse
- Provide new concession and restrooms (to code based on capacity)
- Provide sports lighting at football stadium or replace existing field lights with LED system

South Garland HS

- Provide new track (10mm full pour track, including demo and base)
- Replace football field synthetic turf
- Provide new bleacher system and press box (300 sq. ft.) Match Sachse
- Provide new concession and restrooms (to code based on capacity)
- New 300 sq. ft. storage building for Softball
- Provide sports lighting at football stadium or replace existing field lights with LED system

Status/ Comments: Initial stage of Discovery and Planning

- Action Items:**
- Document share executed
 - HKS engaging with civil for site evaluations
 - CMaR Kickoff scheduled in December 2024

Information

GISD Project Manager:	Charbel Akiki
Architecture Firm:	HKS
Construction Firm:	
Project Delivery Method:	Construction Manager at Risk
Project Type:	Athletic Football Field Improvements
Project Stage:	Discovery and Planning



Project Schedule

Board Approval of Architect	May, 2024
Kick-Off	September, 2024
Discovery Planning	October 2024 - December 2024
Design	January 2024 – March 2025
Demo	April 2025 – May 2025
Permitting	April 2025 – June 2025
Procurement	April 2025 - June 2025
Construction	July 2025 – December 2025
Move In	January 2026
Occupy	January 2026
Closeout	February 2026

Progress Photos

Project Summary Information

Reporting Date: Mid-December 2024

**Elementary Enhancements: Back, Luna, Shugart, Spring Creek and Roach
PH3-BP03**

- Description:** Elementary Enhancements
- Scope:** Back – renovate library into learning center with ability to secure
Luna – close open concept classrooms & renovate library into learning center
Shugart – renovate library into learning center
Spring Creek – renovate library into learning center
Roach - close open concept classrooms
- Status/ Comments:**
- Project Advisory Notice submitted
 - Capacity studies and code requirements – in progress
 - Scope to Budget – in progress
 - Photographing campuses/ assessing rooms/ FFE/ Fixtures – in progress
- Action Items:**
- Continue work on capacity analysis
 - Make any needed adjustments in response to Project Advisory
 - Schedule meetings with GISD departments to understand expectations

Information

- Project Manager:** Steven Welsh
Architecture Firm: Harrison - Kornberg
Construction Firm: TBD
Project Delivery Method: Competitive Sealed Proposal
Project Type: Replacement
Project Phase: Schematic Design

Project Schedule

- Kickoff** October 2024

Progress Photos

Open Classrooms at Spring Creek



Open Library at Luna



Project Summary Information

Reporting Date: Mid-December 2024

**Fire Alarm Replacement
PH3-BP09**

Description: PROJECT- 510-23-02
Naaman Forest High School
Hudson Middle School
Lyles Middle School
Schrade Middle School
Montclair Elementary School
Northlake Elementary School
Pearson Elementary School
Spring Creek Elementary School
Weaver Elementary School

Status/ Comments: Document exchange complete

Action Items: Complete site-walks, receive proposals and submit for purchase orders.

Information

Project Manager: Michael Pierce
Architecture Firm:
Construction Firm: Texas Fire & Sound
Project Delivery Method: RFP
Project Type: Renovation/Replacement
Phase: Design/Proposal Submission

Project Schedule

Construction Slated to begin immediately following the completion of all phase two fire alarm projects.

Progress Photos

**Camera System Refresh
PH3-BP10**

Description: PROJECT 510-23-06
Naaman Forest High School
Hudson Middle School
Lyles Middle School
Cooper Elementary School
Davis Elementary School
Montclair Elementary School
Northlake Elementary School
Pearson Elementary School
Spring Creek Elementary School
Weaver Elementary School

Status/ Comments: Departmental / vendor collaboration / Information gathering

Action Items: Complete site-walks and compile collaborative information to submit to vendor for proposals.

Information

Project Manager: Michael Pierce
Architecture Firm:
Construction Firm:
Project Delivery Method: RFP
Project Type: Replacement
Phase: Procurement

Project Schedule

Board Recommendation September 2024
Replacement Commencement Installation to commence at the conclusion of all phase two CCTV projects. Estimated start of July 2025

Progress Photos

**Security Key Card Access (Access Control) Refresh
PH3-BP11**

Description: PROJECT 510-23-06
Naaman Forest High School
Coyle Middle School
Hudson Middle School
Schrade Middle School
Webb Middle School
Montclair Elementary School
Northlake Elementary School
Pearson Elementary School
Rowlett Elementary School
Spring Creek Elementary School
Weaver Elementary School

Status/ Comments: Information gathering for proposals

Action Items: Complete Site walks and submit proposals for purchase orders

Information

Project Manager: Michael Pierce
Architecture Firm:
Construction Firm:
Project Delivery Method: RFP
Project Type: Replacement
Phase: Procurement

Project Schedule

Board Recommendation September 2024
Replacement Commencement Installation will commence immediately following the completion of all phase two access control projects. Estimated start September 2025

Progress Photos

Technology Device Refresh Proposition C

- Description: Technology Device Refresh for Students and Staff
- Status/ Comments:
- Student and Staff computer replacement (\$1.75M)
 - Deployment phase
 - Chromebook refresh project (\$5.25M)
 - Procurement beginning in December
 - Deployment begins in May through August
 - GRCTC iMac Lab upgrade (\$74K)
 - Completed

Action Items:

Information

Project Manager: Michael Gerron
 Architecture Firm:
 Construction Firm:
 Project Delivery Method: RFP
 Project Type: Technology
 Phase: 1 - 5

Project Schedule

Project Summary PH2-BP-Proposition C												
PH2-BP-Prop C	2024						2025					
	Q4			Q1			Q2			Q3		
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Student and Staff computer replacement	PROCUREMENT						DEPLOYMENT					
Chromebook refresh project			PROCUREMENT						DEPLOYMENT			
GRCTC iMac lab upgrade		PROCUREMENT	DEPLOYMENT									

Progress Photos – GRCTC iMac Lab Refresh





BOARD OF TRUSTEES AGENDA

Date: January 14, 2025

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

Subject: Receive Presentation Bond 2023 Cooper Elementary, Herfurth Elementary, and Giddens-Steadham Elementary Roof Package Schematic Design

Information Item

Executive Summary:

Receive Presentation Bond 2023 Cooper Elementary, Herfurth Elementary, and Giddens-Steadham Elementary Roof Package Schematic Design.

Administrative Recommendations:

Provided for your information.

Financial Impact and Funding Source:

N/A



PH2-BP05 ROOF PACKAGE

Cooper Elementary School

Herfurth Elementary School

Giddens-Steadham Elementary School

Schematic Design Presentation

01/14/25



- ❖ **INTRODUCTIONS**
- ❖ **EXECUTIVE SUMMARY**
- ❖ **COST ESTIMATE METHOD**
- ❖ **EXISTING CONDITIONS**
- ❖ **COOPER ES ESTIMATES**
- ❖ **HERFURTH ES ESTIMATES**
- ❖ **GIDDENS-STEADHAM ES ESTIMATES**
- ❖ **BASE SCOPE SUMMARY**
- ❖ **SCHEDULE**
- ❖ **QUESTIONS**

INTRODUCTIONS



GISD

Javier Fernandez, Director of Facilities Planning & Construction Services

Brian Francis, Senior Construction Project Manager

Steven Welsh, Construction Project Manager

LBL Architects, Inc.

Tom McCarty, President

Anton Jacobs, Architect

Darby Eckles, Project Manager

Jennifer Carling, Project Administrator

EXECUTIVE SUMMARY



Project Scope Directives:

Cooper Elementary School

Replace older built-up roof system per GISD standards. At older roof areas.
Replace exterior waterproofing/sealant joints.
Repair broken and cracked exterior wall cladding.

Herfurth Elementary School

Replace standing seam roof system per GISD standards.
Replace exterior waterproofing/sealant joints.
Add Pitched Roof to divert water from Kitchen Roof.

Giddens-Steadham Elementary School

Replace older built-up roof system per GISD standards.
Replace exterior waterproofing/sealant joints.

EXECUTIVE SUMMARY



Schematic Design Findings:

Cooper Elementary School – Replacement of the oldest roofs (from 1987, based on the drawings reviewed) **is within budget**. Inclusion of Building Envelope Sealants **is within budget**. Inclusion of the broken and cracked exterior Wall Cladding results **is within budget**.

Herfurth Elementary School – Replace standing seam roof system per GISD standards and associated consequential scope of replacing clerestory windows is **over budget by \$492,513.88**. Inclusion of Building Envelope Sealants results **in \$538,521.88 over budget**. Inclusion of Pitched Roof results **in 675,376.69 over budget**.

Giddens-Steadham Elementary School – Replacement of existing built-up roof with new built-up roof **is within budget**. Inclusion of Building Envelope Sealants **is within budget**.

COST ESTIMATE METHOD

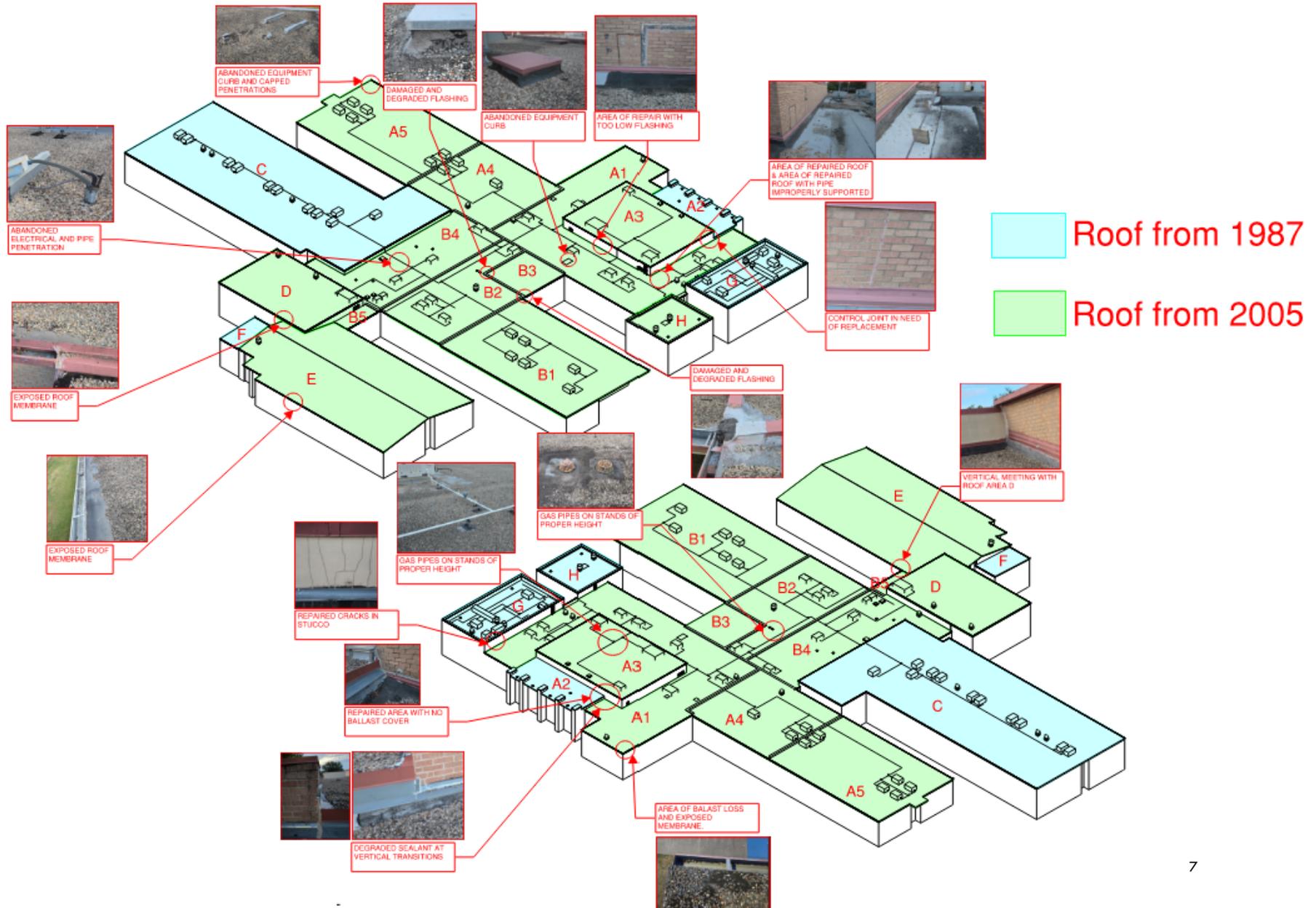


Cost Estimate numbers were projected from LBL projects recently bid and discussions with third-party cost estimators, general contractors, trade contractors, and product manufacturers.

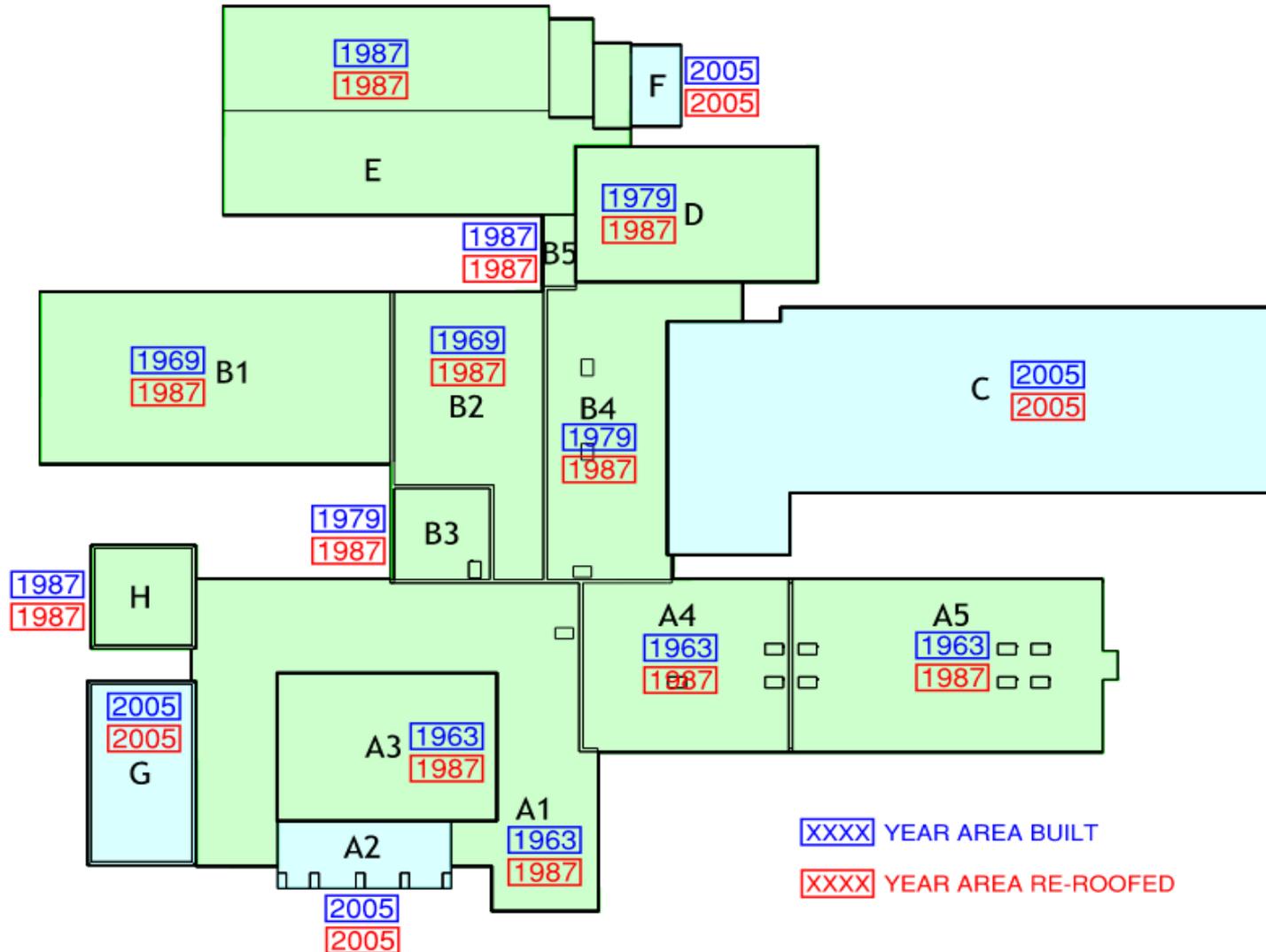
Costs Estimates include 8 months of projected escalation.

*Please note the construction market is unpredictable at this time and costs could change due to a variety of factors.

Cooper ES

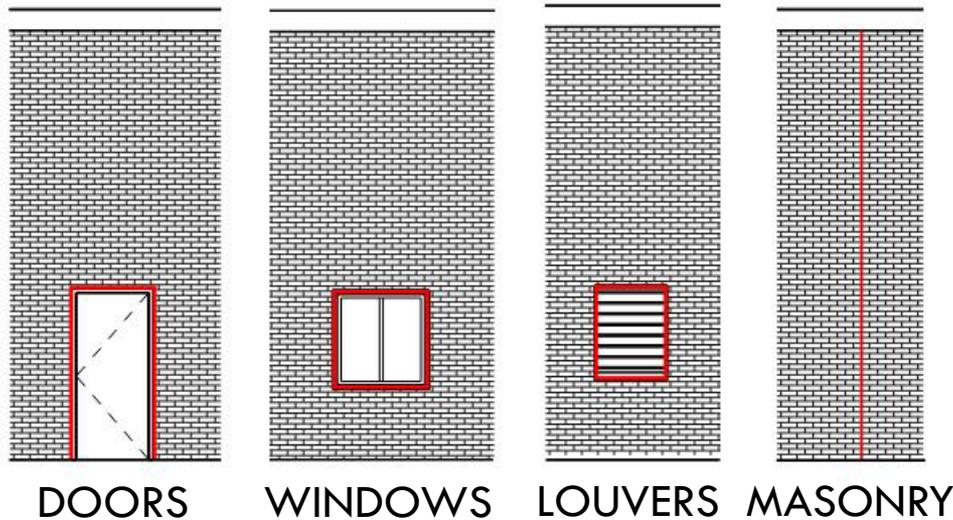


Cooper ES Roof and Building Age



BASE SCOPE –

Replace exterior waterproofing/sealant joints.
(window/door openings and masonry joints)



This school has approximately 2,200 LF of opening sealant and 500 LF of Masonry Sealants with nearly 20% above 8'-0".

The estimated cost to replace the sealants is **\$42,768**

Cooper Elementary School



BASE SCOPE –

Repair broken and cracked exterior wall cladding.



This school has approximately 1,710 LF of Soffit Panels which have sagged or degraded in some manner.

The estimated cost to replace the damaged panels is **\$10,260.**

Cooper Elementary School



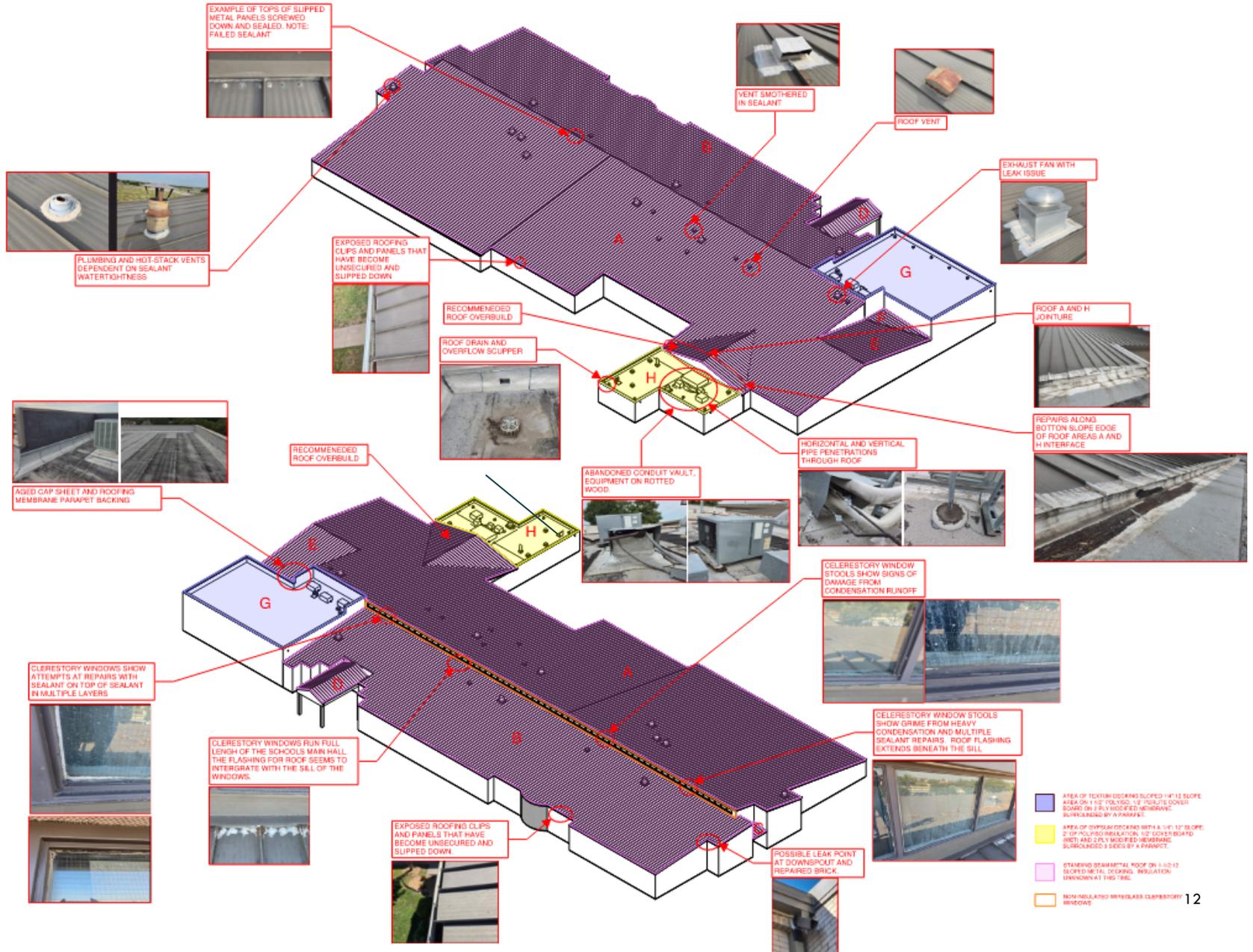
BASE SCOPE –

- Replace older built-up roof system per GISD standards.
- Replace exterior waterproofing/sealant joints.
- Repair broken and cracked exterior wall cladding.



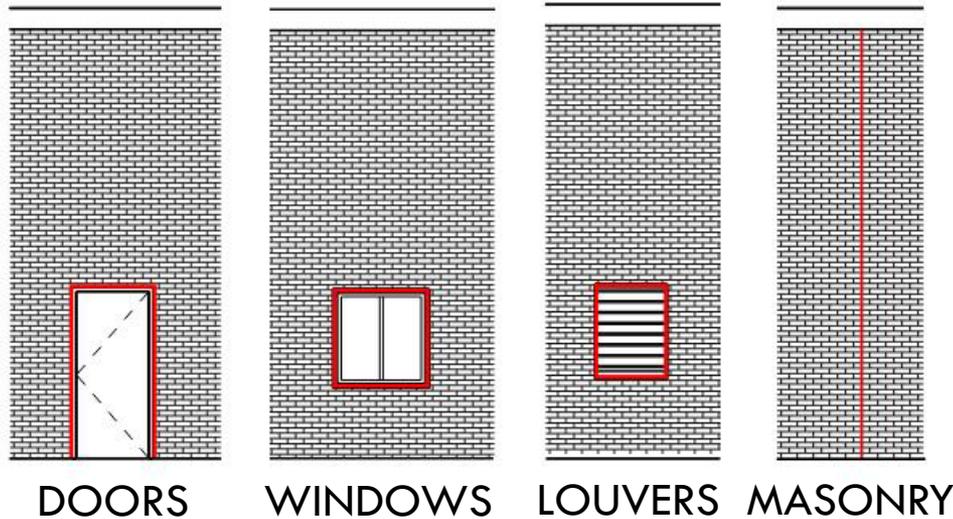
Roof:	\$ 1,855,301.62
Sealant/Openings:	\$ 42,768.00
Wall Cladding:	\$ 10,260.00
A/E Estimate Total:	\$ <u>1,908,329.62</u>
GISD CCL:	\$ 2,192,821.33
CCL Under:	\$284,491.71
	13% under

Herfurth ES



BASE SCOPE –

Replace exterior waterproofing/sealant joints (window/door openings and masonry joints).



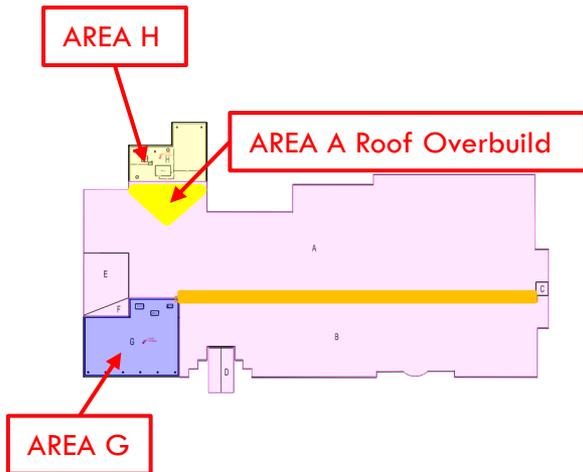
This school has approximately 2,000 LF of opening sealant and 300 LF of Masonry Sealants with nearly 40% above 8'-0".

The estimated cost to replace the sealants is **\$46,008**.

Herfurth Elementary School



BASE SCOPE –



Pitched Roof - Overbuild new standing seam metal roof gable at roof areas A and H interface to reduce amount of water flowing onto roof area H.
Construction cost= **\$167,526.81**

Herfurth Elementary School



BASE SCOPE –

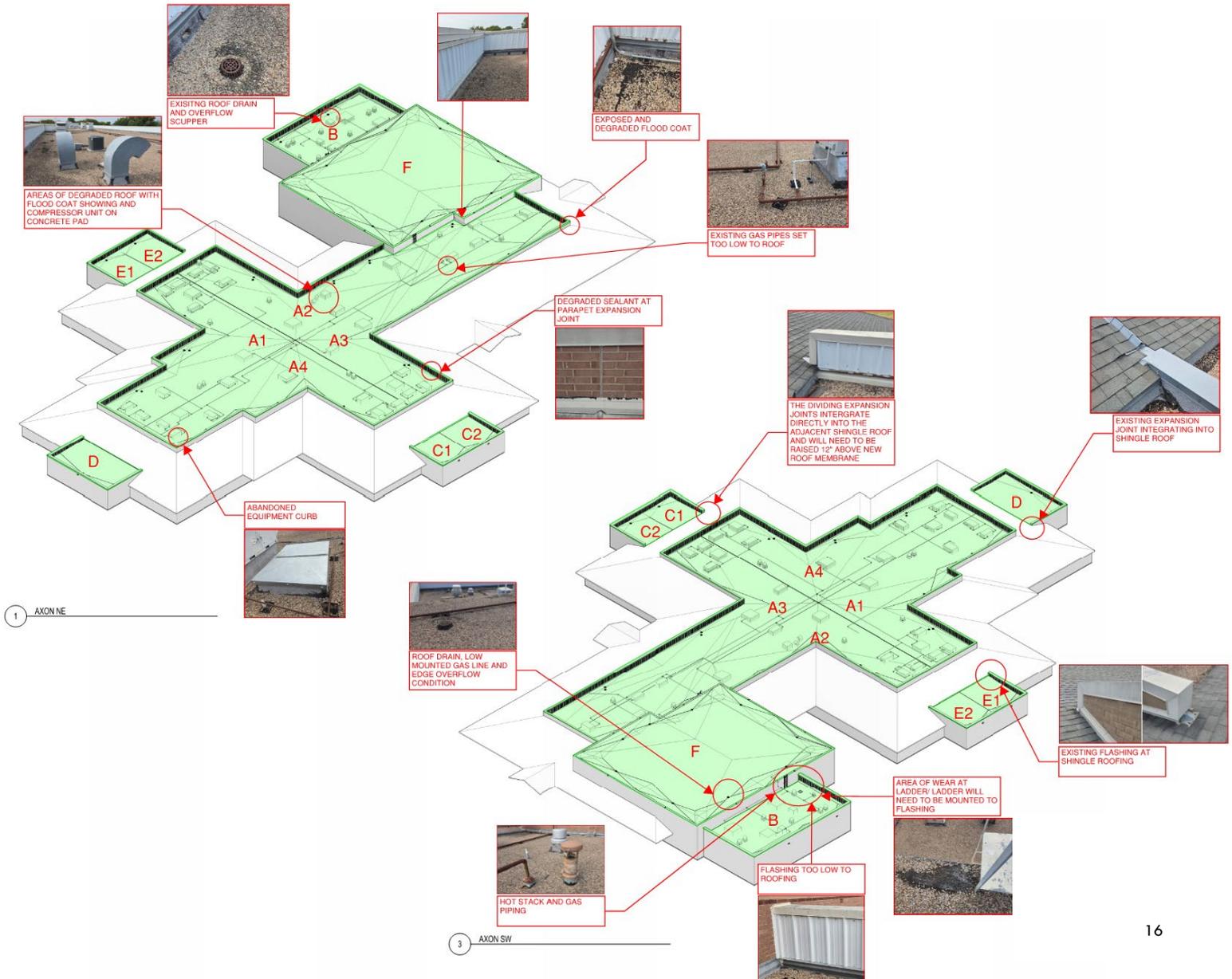
- Replace standing steam roof system per GISD standards.
- Replace exterior waterproofing/sealant joints.
- Addition of Pitched Roof.



Roof:	\$ 2,274,056.59*
Sealant/Openings:	\$ 46,008.00
Pitched Roof:	\$ 167,526.81
A/E Estimate Total:	\$ <u>2,456,919.40</u>
GISD CCL:	\$ 1,781,542.71
CCL Over:	\$675,376.69
	37.9% over

*Includes necessary consequential work of replacing clerestory windows.

Giddens-Steadham ES

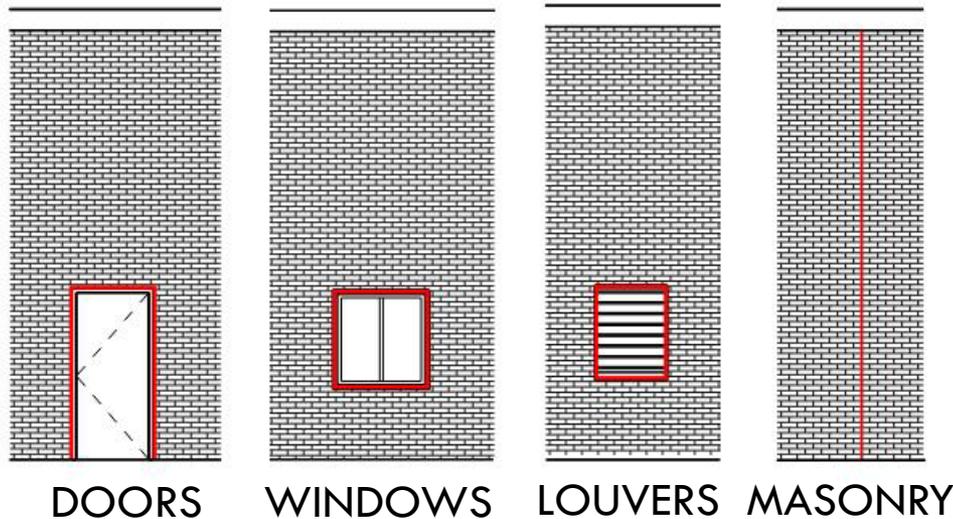


Giddens-Steadham Elementary School



BASE SCOPE –

Replace exterior waterproofing/sealant joints
(window/door openings and masonry joints).



This school has approximately 1,800 LF of opening sealant and 700 LF of Masonry Sealants with nearly 80% above 8'-0".

The estimated cost to replace the sealants is **\$56,592.**

Giddens-Steadham Elementary School



BASE SCOPE - Replace existing built-up roof with new built-up roof system per GISD standards.
Replace exterior waterproofing/sealant joints.



Roof:	\$ 1,555,206.51*
Sealant/Opening:	\$ 56,592.00
A/E Estimate Total:	<u>\$ 1,611,798.51</u>
GISD CCL:	\$ 2,024,385.45
CCL Under:	\$412,586.94
	20.3% Under

*Includes necessary consequential work of installing missing roof drain and overflow drain in roof area A4.

BASE SCOPE SUMMARY



School	GISD Project CCL	LBL Base Scope Estimates
Cooper ES	\$2,192,821.33	\$1,908,329.62
Herfurth ES	\$1,781,542.71	\$2,456,919.40
Steadham ES	\$2,024,385.45	\$1,611,798.51
Total	\$5,998,749.49	\$5,977,047.53
Variance from Budget		\$21,701.96 UNDER
		0.36% UNDER

SCHEDULE



PHASE	Planned Start	Planned Finish
Schematic Design	11/5/2024	01/14/2025
DD/CD 95%	01/15/2025	02/04/2025
GISD Review	02/05/2025	02/11/2025
DD/CD 100%	02/12/2025	2/18/2025
Permitting	02/19/2025	03/31/2025
Procurement	02/19/2025	03/31/2025
Construction	05/23/2025	07/29/2025
Close Out	07/30/2025	08/30/2025

*Schedule above assumes there will be no summer school at all three campuses

QUESTIONS?

