

Garland Independent School District

Board of Trustees

Special Meeting

Tuesday, April 8, 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 on PH2-BP02 Carson-Mulkey Agricultural Science Center Schematic Design – **Javier Fernandez** 91
- V. Action Items (Non Consent)
 - A. New Bids
 - 1. Contract#510-02-2.5 - Consider Approval of Recommendation to Award Elementary School Roof Replacement (Cooper, Giddens-Steadham and Herfurth) – **Javier Fernandez** 121
 - 2. Contract#510-25-04 - Consider Approval of Recommendation to Award Modular Buildings, Classrooms, and Relocation Services Contract – **Mark Booker and Javier Fernandez** 123
- 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 8, 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

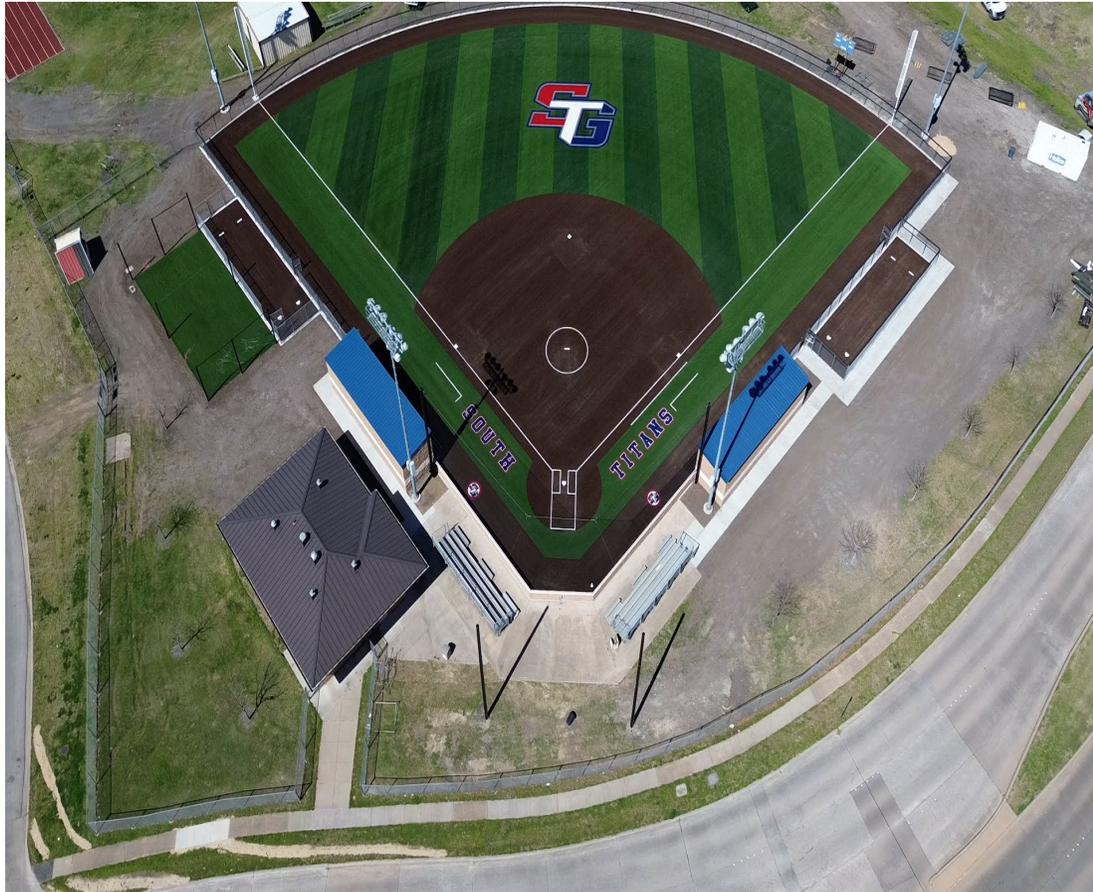
April 8, 2025

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



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

High School Fieldhouses and Multi-Program Activity Centers

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

All seven high schools

- Municipalities permitting in process
 - 002 GHS (Williams Stadium): Site Permit Approved
 - 003 SGHS: Grading Permit Approved, Site Permit Pending
 - 004 NGHS: Site Permit Approved
 - 005 LCHS: Site Permit Approved
 - 008 NFHS: Site Permit / Building Permit Approved
 - 009 RHS: Site Permit Approved; Building Permit Approved
 - 010 SHS: Site Permit Approved; Building Permit Approved
- 008 NFHS Demolition complete; Piers ongoing



Project Summary PH1BP02 Fieldhouses and MACs



Garland High School (Williams Stadium)



Project Summary PH1BP02 Fieldhouses and MACs



South Garland High School



Project Summary PH1BP02 Fieldhouses and MACs



North Garland High School



Project Summary PH1BP02 Fieldhouses and MACs



Lakeview Centennial High School



Project Summary PH1BP02 Fieldhouses and MACs



Naaman Forest High School



Project Summary PH1BP02 Fieldhouses and MACs



Rowlett High School



Project Summary PH1BP02 Fieldhouses and MACs



Sachse High School



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	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					

- GMP #2 approved by Board of Trustees February 11, 2025
- Exhibit A Amendment to Owner/Contactor Agreement complete
- Site permit anticipated May 2025
- Construction Start May 2025



Project Summary PH1BP04 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
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						

- GMP #2 recommendation to Board of Trustees March 11, 2025
- Exhibit A Amendment to Owner/Contactor Agreement in process
- Permitting
 - Building Permit application submitted 12/19/24
 - Site Permit application submitted 12/20/24
- Notice to Proceed
- Mobilization



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					

- CMAr solicitation; February 02, 2025
- Solicitation response; March 20, 2025
- GMP; April 17, 2025
- GMP submission for Board of Trustees approval May 2025



Project Summary PH1BP06; PH2BP06; PH3BP06 Elementary and Prekindergarten Playgrounds

PH1-BP06 PH2-BP06 PH3-BP06	2023					2024												2025					2026						
	Q3		Q4			Q1			Q2			Q3			Q4			Q1		Q2			Q3			Q4			Q1
	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
Playground Replacement	A/E SELECT 9/12/2023	DESIGN															GC PROCURE			CONSTRUCTION									CLOSE

- Contract #510-01-1.6 Board of Trustees approval March 11, 2025
- Owner/Contractor Agreement Pending
- Permitting
 - City of Garland
 - Building permit application submitted 12/19/24
 - Fencing permit required, pending GC
 - City of Rowlett
 - Commercial Accessory Structure permit pending GC.
 - City of Sachse
 - Building permit application submitted 12/12/24





Project Summary PH1BP07

Elementary 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 - Elementary Campuses

- Contract #510-01-1.7 Board of Trustees approval March 11, 2025
- Owner/Contractor Agreement Pending
- Permitting
 - City of Garland Approved
 - City of Rowlett
 - Fencing permit submitted 12/20/24
 - City of Sachse Approved



Project Summary PH1BP09; PH2BP09; PH3BP09; PH4BP07; PH5BP07 Fire Alarm

PHASE	2024			2025								2026								2027								2028												
	Q3			Q4			Q1		Q2			Q3			Q4			Q1		Q2			Q3			Q4		Q1	Q2		Q3									
	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	Jul			
1	DESIGN			CONSTRUCTION								CLOSE																												
2												DESIGN		CONSTRUCTION						CLOSE																				
3															DESIGN		CONSTRUCTION						CLOSE																	
4																			DESIGN		CONSTRUCTION						CLOSE													
5																					DESIGN		CONSTRUCTION						CLOSE											

Phase 1 – 7 Facilities

Brandenburg MS, Armstrong ES, Ethridge ES, Parsons Prekindergarten, AEC, Marvin Padgett, Tax Office

- Brandenburg MS: Construction 95%
- Armstrong ES: Construction 70%
- Ethridge ES: Complete
- Parsons Prekindergarten: Complete
- AEC: Construction 95%
- Marvin Padgett: Design stage
- Tax Office: Construction 95%

Phase 2 – 7 Facilities

O'Banion MS, Abbett ES, Beaver Tech, Couch ES, Liberty Grove ES, Southgate ES, Cisneros Prekindergarten

Phase 3 – 8 Facilities

Hudson MS, Lyles MS, Schrade MS, Back ES, Northlake ES, Pearson ES, Spring Creek ES, Weaver ES

Phase 4 – 9 Facilities

Bullock ES, Classical Center at Vial, Dorsey ES, Herfurth ES, Keely ES, Sewell ES, Shugart ES, Steadham ES, Stephens ES

Phase 5 – 8 Facilities

North Garland HS, Rowlett HS, Austin Academy, Carver ES, Club Hill ES, Lister ES, Luna ES, Walnut Glen Academy



Project Summary PH1BP10; PH2BP10; PH3BP10; PH4BP08; PH5BP08

Security Camera Refresh

PHASE	2025												2026												2027									
	Q1			Q2			Q3			Q4			Q1			Q2			Q3			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	
1			DESIGN			CONSTRUCTION					CLOSE																							
2								DESIGN			CONSTRUCTION					CLOSE																		
3														DESIGN			CONSTRUCTION					CLOSE												
4																				DESIGN			CONSTRUCTION					CLOSE						
5																																		

Phase 1 – 8 Facilities

North Garland HS, Classical Center at Brandenburg MS, Sellers MS, Armstrong ES, Handley ES, Shorehaven ES, Watson ES, Williams ES (formally Park Crest)

Phase 2 – 9 Facilities

South Garland HS, Houston MS, Abbett ES, Couch ES, Hickman ES, Liberty Grove ES, Southgate ES, Toler ES, Transition Learning Center

Phase 3 – 11 Facilities

Naaman Forest HS, Hudson MS, Lyles MS, Back ES, Cooper ES, Davis ES, Ethridge ES, Northlake ES, Pearson ES, Spring Creek ES, Weaver ES

Phase 4 – 11 Facilities

Lakeview Centennial HS, Bussey MS, Bullock ES, Classical Center at Vial, Dorsey ES, Keeley ES, Sewell ES, Shugart ES, Steadham ES, Stephens ES, Rowlett ES

Phase 5 – 11 Facilities

Garland HS, Austin Academy, Jackson Technology Center, Bradfield ES, Caldwell ES, Carver ES, Club Hill ES, Lister ES, Walnut Glen ES, Luna ES, Roach ES



Project Summary PH1BP12

Door Hardware/Keying

PH1-BP12	2023					2024												2025									2026					
	Q3		Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1		
	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
Door Hardware (MedecoX4)						510-23-04 BOT APPROVAL 2/13/2024						KICK-OFF MEETING 8/14/2024	SITE SURVEYS			PO PROCURE			HARDWARE INSTALLATION									CLOSE				

61 campuses

- 7 high schools, 12 middle schools, 39 elementary schools, & 3 alternative/special program facilities
- High school door hardware installation start April 1, 2025
- Middle school door hardware installation start April 29, 2025
- Elementary school and alternative/special programs purchase requisitions submitted, 15 approved; 28 pending
- Material delivery 8-10 weeks from purchase order receipt



Project Summary PH2BP01

Linda L. Griffin Elementary

PH2-BP01	2024					2025								2026								2027																			
	Q3			Q4		Q1		Q2			Q3		Q4		Q1		Q2			Q3		Q4																			
	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	Jul	Aug	Sep	Oct	Nov
LINDA L. GRIFFIN ELEMENTARY SCHOOL	KICK-OFF MEETING		DISCOVERY/ PLANNING		DESIGN								PROCUREMENT PERMITTING		CONSTRUCTION								CLOSE OUT																		

- Final concept in development
- End-user meetings ongoing
- FIT meetings with City of Garland ongoing



Project Summary PH2BP02

Carson-Mulkey Agriculture Science Center

PH2-BP02	2024												2025												2026												2027								
	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	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Carson-Mulkey Ag Science Ctr.	A/E SELECT 2/13/2024						KICK-OFF MEETING 7/11/2024			PO ISSUED 7/26/2024			DESIGN									PERMITTING/GC PROCURE			CONSTRUCTION									MOVE IN/OCCUPY			CLOSEOUT								

- New Carson-Mulkey Agriculture Science Center in Sachse, TX
- Design concept selected from design charrette during discovery/planning stage
- Schematic Design Presentation to Board of Trustees, April 2025



Project Summary PH2BP03

South Garland HS & North Garland HS

PH2-BP03	2024				2025								2026								2027								
	Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		
	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
NGHS & SGHS RENOVAIONS	DISCOVERY/ PLANNING		DESIGN								CMaR SOLICIT		CONSTRUCTION								CLOSE								

- End-user meetings with MEP group complete
- Cost estimate data collection by CMaR



Project Summary PH2BP04 Enhancements Hickman ES, Northlake ES, Rowlett ES, & Toler ES

PH2-BP04	2024				2025								2026								2027																				
	Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4														
	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	Jul	Aug	Sep	Oct	Nov
Elementary School Enhancements	DESIGN												CMaR SOLICIT	CONSTRUCTION															CLOSEOUT												

- Multiple design concepts presented / reviewed
- CMaR and architect working through various design concept cost estimates



Project Summary PH2BP05 Roof Package Cooper ES, Herfurth ES, Steadham ES

PH2-BP05	2024						2025										
	Q3			Q4			Q1		Q2		Q3		Q4				
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Roof Package Cooper, Herfurth, Steadham	PROJECT KICKOFF	DESIGN					CSP PROCUREMENT		CONSTRUCTION				CLOSE				

- CSP 510-02-2.5 Issued for solicitation February 21, 2025
- Responses received March 11, 2025
- Recommendation to Board of Trustees, April 2025



Project Summary PH2BP07 Fencing 23 Campuses

PH2-BP07	2024						2025						2026													
	Q3			Q4			Q1		Q2		Q3		Q4		Q1		Q2		Q3							
	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
Fencing HS/MS/Special Service	PROJECT KICKOFF	DESIGN										CSP PROCUREMENT		CONSTRUCTION						CLOSE						

7 - High Schools, 12 - Middle Schools, 4 - Special Service Campuses

- Design collaboration with Security and Transportation complete
- Scope to Budget complete
- Schematic Design in process



Project Summary PH2BP12; PH5BP10 Intrusion Alarm Beaver Technology Center, Garland HS, Carver ES

	2025												2026								
	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
PH2-BP12 Beaver ES			DESIGN			CONSTRUCTION		CLOSE													
PH5-BP10 Garland HS, Carver ES															DESIGN			CONSTRUCTION		CLOSE	

Phase 2

- Design complete
- Permit required
- Construction coordination ongoing



Project Summary PH2BP13

Waterproofing/Cladding

PH2-BP13	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
Waterproofing & Cladding				360-23 BOT APPROVAL 2/13/2024						KICK-OFF MEETING 8/12/2024	SITE SURV EYS	PO CONSULT FEE'S	ASSESSMENTS			GC PROCUREMENT			CONSTRUCTION						CLOSE				

- 35 elementary schools, 1 special program facility
- Assessments January 2025 – March 2025
- 50% page turn, January 30, 2025
- 90% page turn, February 20, 2025
- 100% page turn, March 13, 2025
- Procurement delivery method in review



Project Summary PH2BP15

Local Area Network

Project Summary PH2-BP15 Local Area Network Upgrades									
PH2-BP15	2025								
	Q1			Q2			Q3		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Hub Sites		PROCUREMENT		PREP		INSTALL			
Metropolitan Area Network			PROCUREMENT		PREP	INSTALL			

Hub Sites

- Equipment ordered

Metropolitan Area Network

- Equipment ordered



Project Summary PH3BP02 Athletic Package

South Garland HS, North Garland HS, Lakeview Centennial HS

PH3-BP02	2024				2025								2026														
	3Q		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4								
	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
Athletic Package	KICK-OFF MEETING	DESIGN								CMaR SOLICIT	CONSTRUCTION								CLOSE								

- Campus specific scope presented and shared with campus administration
- Architect / Contractor coordination with other projects complete
- Site development meetings ongoing



Project Summary PH3BP03 Enhancements

Back ES, Luna ES, Roach ES, Shugart ES, Spring Creek ES

PH3-BP03	2024			2025									2026									2027											
	Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1		Q2			
	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
Elementary School Enhancements	PROJECT KICKOFF	DESIGN												CSP PROCUREMENT			CONSTRUCTION												CLOSE				

- Discovery/Planning complete
- Concept designs complete
- Scope to Budget ongoing



Project Summary PH3BP04 Middle School / Elementary School Renovations Austin Academy, Houston MS, Jackson Technology, Abbett ES, Bradfield ES

PH3-BP04	2024				2025								2026								2027									
	Q3	Q4			Q1			Q2			Q3		Q4		Q1			Q2			Q3		Q4			Q1				
	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
Middle School/Elementary School Renovations	PROJECT KICKOFF	DESIGN											CSP PROCUREMENT		CONSTRUCTION								CLOSE							

- Discovery/Planning complete
- Campus specific scope presented and shared with campus administration
- Concept designs ongoing
- Scope to Budget ongoing



Project Summary PH3BP05 Enhancements

Club Hill ES, Classical Center at Vial, Davis ES, Ethridge ES

PH3-BP05	2024									2025									2026														
	Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4		
	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
Elementary School Enhancements	A/E SELECT 5/14/2024						KICK-OFF MEETING			DESIGN									PROCUREMENT PERMITTING			CONSTRUCTION						CLOSE					

- Campus assessments complete
- Discovery/Planning complete
- Vial and Club Hill Scope validation ongoing



Project Summary PH3BP07

New Network Technology Center

PH3-BP07	2024				2025								2026								2027																		
	Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4												
	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
New NOC	PROJECT KICKOFF	DESIGN										CMaR SOLICIT	CONSTRUCTION														MOVE IN	OCCUPY	CLOSE										

- Schematic Design presented March 11, 2025
- Design Development stage in progress
- Rezoning / Platting in progress
- Geotechnical services initiated



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					

Student and Staff Computer Replacement (\$1.75m)

- Deployment phase

Chromebook Refresh Project (\$5.25m)

- Procurement complete
- Deployment May through August

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, All fields are ready for practicing</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"> Part 1 has been closed out. <p>Part 2;</p> <ul style="list-style-type: none"> • Lakeview Centennial: Baseball/Softball Scoreboards, Back stop padding, Benches, Bat racks, and Helmet cubbies have been ordered and scheduled to be installed by mid-April. Canopies to be installed by the end of May. • South Garland: Baseball/Softball Scoreboards, Back stop padding, Benches, Bat racks, and Helmet cubbies have been ordered and scheduled to be installed by mid-April. Canopies to be installed by the end of May. • North Garland: Baseball/Softball Scoreboards, Back stop padding, Benches, Bat racks, and Helmet cubbies have been ordered and scheduled to be installed by mid-April. Canopies to be installed by the end of May. • Naaman Forest Softball: Dugouts are complete. <p>Part 3;</p> <ul style="list-style-type: none"> • Environmental Phase II is complete. • Demo CSP solicitation scheduled for March 2025. • New design for Baseball/Softball complex is scheduled for April 2025.

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. Close-out, February 2025.
Part 2	Construction Complete, February 2025, Occupy, February 2025.
Part 3	Design, July 2023 – April 2025 Permitting / Procurement for new construction April 2025 – June 2025 Construction, September 2025

Occupancy, February 2026

Progress Photos

South Garland

Baseball



Softball



North Garland

Baseball



Softball



Lakeview Centennial

Baseball



Softball



Project Summary Information

Reporting Date: Mid-March 2025

**High School Fieldhouse Replacement and Multi-Program Activity Centers
PH1-BP02**

- 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:** Permits received for Naaman, Williams, Rowlett, Sachse. Mobilization coordination in progress for multiple campuses. Campus project coordination meetings for construction traffic and utility relocation.
- Action Items:**
- Permitting issuance is complete for seven campuses
 - IFC drawings have been issued
 - GMP #3 PO has been executed
 - PEMB steel delivery is ongoing
 - Naaman Forest: Demolition complete, Piers drilling ongoing
 - South Garland, Rowlett, Sachse, and North Garland: Demolition and importing fill ongoing
 - Field events is complete at Naaman Forest, Sachse, and Rowlett

Information

GISD Project Manager:	Charbel Akiki
Architecture Firm:	PBK
Construction Firm:	CMaR CORE
Project Delivery Method:	Construction Manager at Risk
Project Type:	New Construction
Project Stage:	Permitting / Pre-Construction

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 - February 2025
Procurement	May - September 2024
Construction Begins	February 2025
Construction Completion	May 2026
Move In	June - July 2026
Occupy	July 2026
Closeout	August 2026

Progress Photos

Rowlett: Progress



North Garland: Progress



South Garland: Progress



Naaman Forest: Progress



Project Summary Information

Reporting Date: Mid- March 2025

**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:**
- Final GMP has been issued on 1/28 and received Board approval on 2/11/2025.
 - Procurement in progress
 - Site Permit is anticipated in May 2025
 - Construction to start, May 2025

Information

GISD Project Manager: Nick Norris
 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 - May 2025
Procurement	December 2024
GMP Board Approval	February 2025
Construction Begins	May 2025
Construction Completion	September 2026
Move In	October - November 2026
Occupy	November 2026
Closeout	September 2026 - December 2026

Progress Photos

Demolition



Project Summary Information

Reporting Date: Mid-March 2025

**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:

- GMP #2 approved by Board of Trustees.
- CMaR is commencing the mobilization process.
- CMaR is awaiting notice to proceed and the release of the permit from the City.

Action Items:

- Ongoing permitting review process with 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:	Permitting/Procurement 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:**
- Initial traffic management plan meeting with campus Principals complete.
 - Initial GMP bid proposal openings complete.
 - Review of GMP and continued work on VE options complete.
 - Meeting with asbestos contractor complete.

- Action Items:**
- Initial phasing plan meeting with Principals complete.
 - Working on asbestos construction phasing, schedules and durations.
 - Responding to the City’s permitting comments.

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 - February 2025
Permitting/Procurement	February 2025 - April 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-March 2025

**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:**
- GC ~~recom~~mmended (CGC) - contract in negotiations.
 - Compiled set of drawings – in progress
 - Preparing for pre-construction and construction
 - Building Permits - City of Garland and City of Sachse in progress
 - Fence Permits - City of Garland in progress
 - Accessory Structure Permits - City of Rowlett in progress

- Action Items:**
- Finalize agreement with GC
 - Coordinate shop drawings and construction schedule with GC and AE
 - Register GC with municipalities.
 - Finalize Permitting and TDLR Registration

Information

Project Manager: Steven Welsh
 Architecture Firm: BRW
 Construction Firm: CGC (contract pending)
 Project Delivery Method: Competitive Sealed Proposal
 Project Type: Replacement
 Project Stage: Construction

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

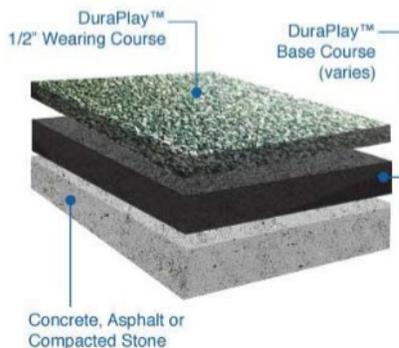
Progress Photos

Currently, GISD most playgrounds have wood chips as a play surface and fall zone.

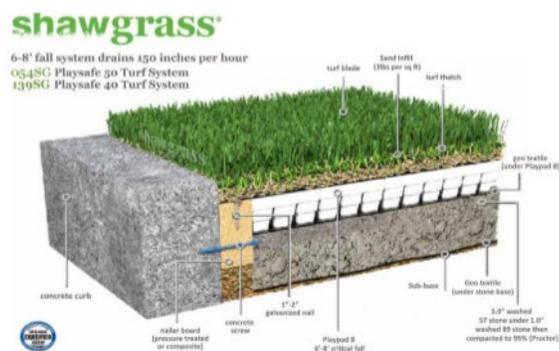


New playgrounds will have surface material made of Artificial Turf. Also, Pre-K schools will have Poured-in-place rubber for the front Corals.

POURED-IN-PLACE



ARTIFICIAL TURF



Project Summary Information

Reporting Date: Mid-March 2025

**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:**
- GC recommended - Everfence
 - Negotiating contract
 - Permitting with municipalities in progress
 - Preparing for Pre-construction and Construction

- Action Items:**
- Finalize agreement with GC
 - Coordinate shop drawings and construction schedule with GC and AE
 - Register GC with municipalities
 - Finalize Permitting and TDLR Registration

Information

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

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

Project Summary Information

Reporting Date: Mid-March 2025

**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: Marvin Padgett in Design phase
2 campuses in construction phase (Brandenburg and AEC)
Armstrong plans have been approved by fire department
Parsons Pre-K installation complete, removal of old system complete
Ethridge installation complete, removal of old system in progress
Tax Office installation complete, removal of old system in progress

Action Items: Complete removal of old systems, complete final walk throughs and system training with Security Department and campus staff.

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 Brandenburg and AEC ongoing
All remaining campus installations will be completed in sequence.
Estimated completion for all phase one projects by the end of April

Progress Photos



Project Summary Information

Reporting Date: Mid-March 2025

**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
Handley Elementary School
Park Crest Elementary School
Shorehaven Elementary School
Watson Technology Center for Excellence

Status/ Comments: Walnut Glen scope moved to PH5-BP08
Hickman Elementary moved to PH2-BP10
Ethridge Elementary moved to PH3-BP10
Complete internal discussions regarding final scope objective.

Action Items: Approve final revisions 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 Site walks and discovery started November 2024. Initial proposals submitted, some returned for revisions. Pending final approval of all purchase orders, and material orders, we have an estimated installation start slated for April and phase one completion of mid-August.

Progress Photos

Project Summary Information

Reporting Date: Mid-March 2025

**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
Shorehaven Elementary School
Transition Learning Center

Status/ Comments: Walnut Glen scope moved to PH5-BP09
Davis and Ethridge Elementary scope moved to PH3-BP11
Hickman Elementary scope moved to PH2-BP11
Complete internal discussions regarding final scope objective.

Action Items: Approve final revisions 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 Site walks completed based on revisions. We have an estimated installation start of April 2025 with completion of all phase one access control projects by mid-July 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, Abnett 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 Alternative/Special Programs Facilities completed
- Site surveys for elementary schools completed
- Site Surveys for middle schools completed
- Site surveys for high schools completed
- Michael's Keys has submitted invoicing for site surveys for all schools and facilities
- Door hardware purchase requisitions for high schools have been processed
- Key schedules for high schools were completed and returned by the Maintenance Locksmith for Garland ISD
- Door hardware installation on high schools to begin April 2025
- Door hardware purchase requisitions for middle schools have been processed
- Key schedules for middle schools were completed and returned by the Maintenance Locksmith for Garland ISD
- Door hardware installations on middle schools to begin at the end of April, first of May
- Key schedules for all the elementary, pre-k, and alternative schools were completed and returned by the Maintenance Locksmith for Garland ISD

Action Items:

- Door hardware for high schools have been ordered with a lead time of eight to ten weeks
- Door hardware for middle schools have been ordered with a lead time of eight to ten weeks

- Purchase requisitions for groups #4 through #12 for thirty nine elementary schools, two pre-k, and one alternative school have been submitted for processing

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: Purchase Requisitions for Door Hardware

Project Schedule

BOT Approval	February 13, 2024
Kickoff Meeting	August 14, 2024
Site Surveys	September 2024 - October 2024
PO Procurement	November 2024
Hardware Installation	April 2025
Close	January 2026

Progress Photos



Project Summary Information

Reporting Date: Mid-March 2025

**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:**
- Architect revised schematic design presentation complete.
 - Continued FIT meetings with the City.
 - Received confirmation that we can submit our civil package early.
- Action Items:**
- Completing portable drawings to submit to City for permitting.
 - Met with new Principal to provide her with a progress update.

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 – Linda L. Griffin
 Project Stage: Schematic Design

Project Schedule

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-March-2025

**Carson-Mulkey Agricultural Science Center
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 was held on December 16, 2024
 - There were 30-40 district leaders, campus leaders, teachers, students, and the community present for the Design Charrette
 - Information and data were gathered from the Design Charrette
 - There will be a meeting on January 21, 2025 to follow up on the design information that was gathered at the Charrette
 - A design for the new Agriculture Science Facility was selected from the information that was gathered from the Design Charrette
 - StB presentation with Dr. Lopez was held at the Board Prep Meeting on Monday, February 17, 2025
 - StB packet to be presented to Dr. Lopez at the Board Prep Meeting on Monday, March 24, 2025
 - SD to be presented to the Board at the Board Bond Special Meeting on April 8, 2025

Information

GISD Project Manager:	Ron Ward
Architecture Firm:	VLK
Construction Firm:	Lee Lewis 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
Pre-Design	December 2024 - March 2025
Design Development	April 2025 - May 2025
Construction Documents	June 2025 - September 2025
Bidding & Construction	October 2025 - June 2026
Substantial Completion	July 2026
Move In	August - September 2026
Occupy	October 2026
Closeout	November 2026 - January 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:**
- MEP scope verification meeting complete. Architect, CMAr and GISD teams were present.
 - Another round of campus site walks and Principal update meetings complete.
 - CMAr contractor is on board and collecting data for cost estimates.
- Action Items:**
- GISD to verify locker counts and seeking other available areas in the building for the dance room renovations.

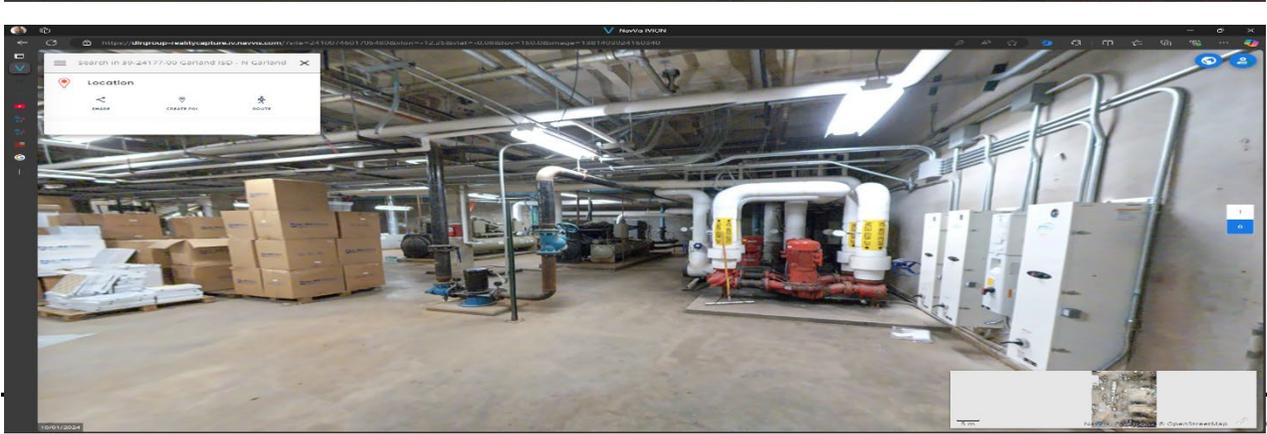
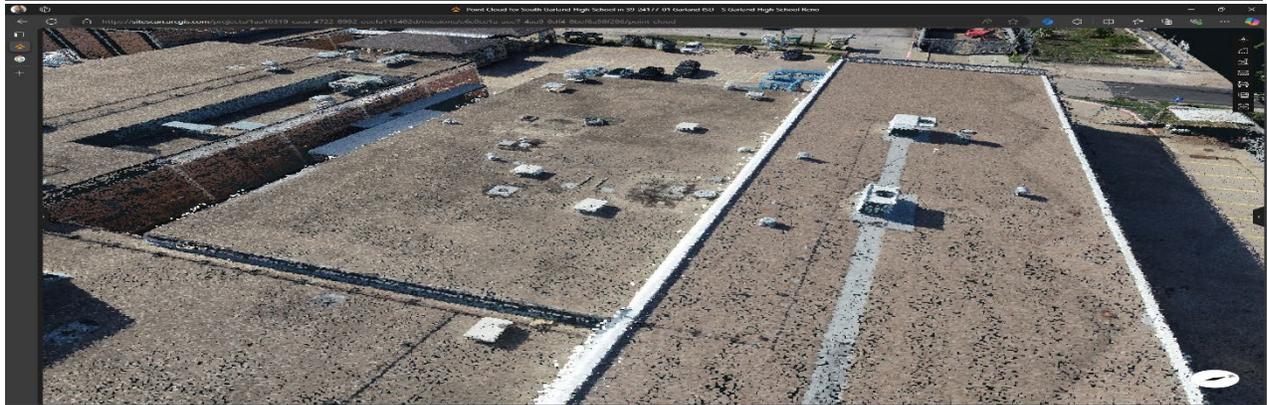
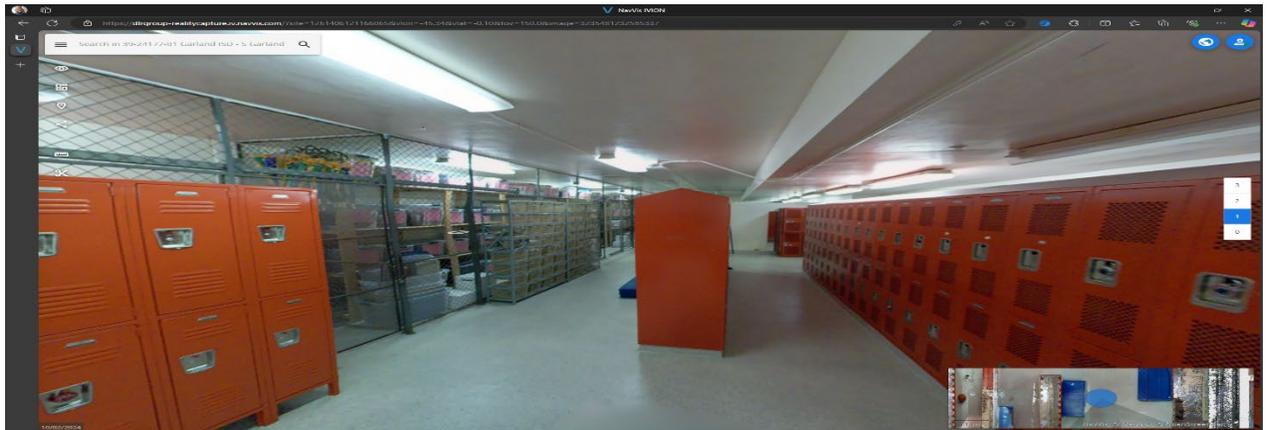
Information

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 - August 2025
Permitting/Procurement	August 2025 - October 2025
Construction	November 2025 - April 2027
Occupy	May 2027
Close Out	June 2027 - August 2027

Progress Photos





Project Summary Information

Reporting Date: Mid-March 2025

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

Description: Elementary School Enhancements

Status/ Comments: Ongoing planning and design
Submitted Scope to Budget January 2025

Action Items: Ongoing revisions to STB, to bring project into alignment with the scope and budget.

Information

Project Manager: Michael Pierce
 Architecture Firm: Orcutt|Winslow
 Construction Firm:
 Project Delivery Method: CMaR
 Project Type: Renovation
 Phase: 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



Project Summary Information

Reporting Date: Mid-March 2025

Roof Package Cooper, Steadham, Herfurth PH2-BP05

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

- Status / Comments:
- In Procurement Stage
 - Evaluating submitted bids
 - Working on permits with municipalities.

- Action Items:
- Coordinate with district administration regarding summer programs.
 - Coordinate with Roofing Consultant on details for Construction Administration
 - 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: Procurement

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

Several potential contractors inspected the roofs for this project during pre-bid site visits.



**Fencing at High Schools, Middle Schools, Special Service Campuses
PH2-BP07**

Description: Scope: Provide secured area fencing at all high schools, middle schools, and special service 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:

- Begin SD/DD
- Coordinate pre-submittal meetings with municipalities.
- Analyze designs - working to avoid easements/ need for variance.

Action Items:

- Coordinate pre-submittal meetings with municipalities.
- Develop procurement schedule in coordination with purchasing
- 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: SD/ DD

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	July 2025
Permitting / Procurement	Aug. - October 2025
Construction	Nov. 2025 - July 2026
Close Out	August - September 2026

Progress Photos

Phase 2 Fencing - initial designs are consistent with PHASE 1 for unified standard across the district.

Program Information

Fences and Gates

1. 6'-0" High Decorative Metal Fence; Steel; Pre-finished Black
2. 8'-0" High Chain Link Fence; 2" Diamond Mesh 6 Ga. Interwoven Wire; Galvanized with Black Vinyl Coating
3. Decorative Metal: 6'-0" high swinging gate; Pre-finished black; Equipped with panic hardware and GISD-standard badge reader.
4. Chain Link: 8'-0" high swinging gate; Galvanized with black vinyl coating; cane bolt and hasp lock.
5. Chain link gates can be fitted with the same hardware as steel when required.



orcutt | winslow

Perimeter fencing will provide an additional layer of protection for schools. This digital example shows how fencing might be installed at the GRCTC.



Project Summary Information

Reporting Date: Mid-March 2025

**Fire Alarm Replacement
PH2-BP09**

Description: PROJECT- 510-23-02
O'Banion Middle School
Abbett Elementary School
Beaver Elementary School
Couch Elementary School
Liberty Grove Elementary School
Southgate Elementary School
Cisneros Pre-K

Status/ Comments: Back Elementary scope moved to PH3-BP09
Heather Glen Elementary removed from scope
5 purchase orders received. (O'Banion, Liberty Grove, Southgate, Cisneros, Couch,)
2 proposals submitted for final approval and purchase order request (Abbett, Beaver)

Action Items: Upon approval of final proposals, system design will begin and submitted to fire department for approval.

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

Project Summary Information

Reporting Date: Mid-March 2025

**Camera System Refresh
PH2-BP10**

- Description: PROJECT 510-23-06
South Garland High School
Sam Houston Middle School
Abbett Elementary School
Hickman Elementary School
Couch Elementary School
Heather Glen Elementary School
Liberty Grove Elementary School
Southgate Elementary School
Toler Elementary School
Transition Learning Center
- Status/ Comments: Back Elementary scope moved to PH3-BP10

Departmental, campus and vendor collaboration / Information gathering for proposals.
- Action Items: Complete internal discussions regarding final scope objective. Approve final revisions and submit 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 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
Beaver Elementary School
Couch Elementary School
Handley Elementary School
Liberty Grove Elementary School
Southgate Elementary School
Toler Elementary School
Watson Technology Center for Math & Science

Status/ Comments: Heather Glen Elementary scope removed
Back Elementary scope moved to PH3-BP10
Proposals received

Action Items: Approve 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-March 2025

**Security Intrusion Upgrades
PH2-BP12**

Description: Beaver Elementary School

Status/ Comments: Awaiting purchase order approval

Action Items: Upon approval, begin preconstruction phase

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 June 2025

Progress Photos

**Waterproofing/ Cladding
PH2-BP13**

- Description:** **Scope:**
 Replace exterior waterproofing/sealant joints including all wall control/expansion joints, material transitions and wall penetrations (excluding areas around windows due to recent window replacements)
Campuses:
 Abbett, Armstrong, Back, Beaver, Bradfield, Bullock, Caldwell, Classical Center at Vial, Club Hill, Couch, Daugherty, Davis, Dorsey, Ethridge, Handley, Hickman, Keeley, Lister, Luna, Northlake, Williams (Old Park Crest), Pearson, Roach, Rowlett, Sewell, Shorehaven, Shugart, Southgate, Spring Creek, Stephens, Toler, Walnut Glen, Watson, Weaver, PDC
- Status / Comments:**
- December 11, 2024: Internal sample report review
 - January 9, 2025: Comprehensive owner review of in-field observations across all campuses
 - January 28, 2025: 50% Armko review
 - January 30, 2025: 50% page turn with Garland ISD
 - February 18, 2025: 90% Internal Armko Review
 - February 20, 2025: 90% Owner review and estimate for approval
 - March 13, 2025: 100% Owner review and estimate approval
- Action Items:**
- Final purchase requisitions for Armko consulting fees were completed on November 21, 2024
 - Project schedule has been completed and uploaded to Projectmates
 - Armko will be scheduling drone flights around the exterior of the campuses to obtain pictures and video footage for assessments starting in January 2025
 - Drone footage of schools will be available on You Tube by scanning a QR code
 - January 30, 2025 50%-page turn completed
 - February 20, 2025 90% page turn completed
 - March 13, 2025 100% Owner review and estimate approval completed.

Information

Project Manager: Ron Ward
 Architecture Firm: ARMKO
 Construction Firm: TBD
 Project Delivery Method: JOC
 Project Type: Repair/ Replacement Exterior waterproofing/sealant joints
 Project Phase: Discovery and Planning

Project Schedule

BOT Approval February 13, 2024
 Kickoff August 12, 2024
 Discovery and Planning September 2024
 P.O.'s for Consultant Fee's October 2024

Assessments
Procurement
Construction Begins
Construction Completed
Closeout

December 2024
April 2025
July 2025
February 2026
March 2026

Progress Photos



**Facilities DDC Controls
PH2-BP14**

- Description:** HVAC Controls Update
- Status/ Comments:**
- North Garland HS – InProgress about 1/3 changed over to new hardware Est. Comp Date: 3/31/25
 - Armstrong ES – Engineering Complete – Project Scheduling
 - Nita Pearson ES – Engineering Complete – Project Scheduling
 - Garland HS – Controls cleanup in progress.
 - Lister ES – Warranty - 3/12/25
 - Hudson MS – Warranty - 3/10/.25
 - O’Banion MS – Warranty - 3/12/25
 - Sewell ES – Warranty - 3/12/25
 - Naaman Forest HS - 3/12/25
- Action Items:** ALL TECHS WORKING AFTER HOURS & WEEKENDS 4:30 – Midnight plus,
- Finalizing all invoices for job completion

Information

Project Manager:	Brian R. Finley
Architecture Firm:	N/A
Construction Firm:	Automated Logic (LSI) & TD Industries
Project Delivery Method:	
Project Type:	
Phase: Phase II	

Project Schedule

Phase II

Nita Pearson ES – Logical Solutions – Engineering
 Armstrong ES – Logical Solutions - Engineering
 Parsons Pre – K – Quoting – 3/19/25
 Cisneros’s Pre – K – Quoting – 3/19/25
 Daugherty ES – Quoting – 3/19/25
 Ethridge ES
 Rowlett ES
 Caldwell ES – Quoting – 3/19/25

Remaining Locations needing complete controls replacement Heather Glen ES
 Hickman ES
 Northlake ES

Project Summary Information

Reporting Date: Mid-March 2025

**63 Campus
PH2-BP15**

Description: Local Area Network (LAN) Upgrades

Status/ Comments:

- Hub Sites – equipment ordered
- Metropolitan Area Network – equipment ordered

Action Items:

Information

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

Project Schedule

Project Summary PH2-BP15 Local Area Network Upgrades									
PH2-BP15	2025								
	Q1			Q2			Q3		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Hub Sites	PROCUREMENT			PREP			INSTALL		
Metropolitan Area Network	PROCUREMENT			PREP			INSTALL		

Progress Photos

Project Summary Information

Reporting Date: Mid-March 2025

**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 (10 mm 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
 - Campus assessment walks executed
 - HKS engaging with civil for site evaluations
 - Campus departmental meetings complete
 - CMaR Kickoff scheduled in May 2024

Information

GISD Project Manager:	Charbel Akiki
Architecture Firm:	HKS
Construction Firm:	S&P Construction
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	December 2024 - April 2025
Demo	May 2025 - June 2025
Permitting	May 2025 - July 2025
Procurement	May 2025 - July 2025
Construction	August 2025 - January 2026
Move In	February 2026
Occupy	February 2026
Closeout	March 2026

Progress Photos

Project Summary Information

Reporting Date: Mid-March 2025

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

Description: Elementary Enhancements (Security Prototype)

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:**
- Beginning SD/ DD
 - Project Advisory Notice pending
 - Capacity studies and code requirements – in progress
 - Contact municipalities for pre-permitting discussions

- Action Items:**
- Follow up with EDL and Campus Admin to refine designs
 - Follow up on Project Advisory Notice
 - Schedule meetings with GISD departments to understand expectations – Library Services, Special Ed, GT and Innovation, Security

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
Schematic Design	Nov. 2024 - Mar. 2025
Design Development	Feb. 2025 - April 2025
Construction Documents	April 2025 - July 2025
Permitting	July 2025 - Oct 2025
Procurement	July 2025 - Oct 2025
Construction	Nov. 2025 - Sept. 2026
Close Out	Sept. 2026 - Oct. 2026

Progress Photo

**Middle School/Elementary Renovations
PH3-BP04**

- Description: **Middle/Elementary School Renovations**
- ✓ **Austin MS:** New LED parking lot and exterior lighting, Boys & Girls dressing room addition and locker room renovations to include fixtures, lockers, and finishes.
 - ✓ **Houston MS:** Replace an older portion of the roof, replace exterior sealant joints, Boys & Girls dressing room addition, and locker room renovations to include fixtures, lockers, and finishes.
 - ✓ **Jackson MS Tech Center:** Replace built-up roof, new LED parking lot and exterior lighting, Boys & Girls dressing room addition, and locker room renovations to include fixtures, lockers, and finishes.
 - ✓ **Abbett ES:** Replace service entrance switchgear.
 - ✓ **Bradfield Elementary:** Replace secondary switchgear.

- Status/ Comments:
- Ongoing Scope to Budget development.
 - Another round of End-User meetings complete.
 - Working and verifying locations of the new additions.

- Action Items:
- Roof consultants retrieved core samples and took drone footage.

Information

GISD Project Manager:	Brian Francis
Architecture Firm:	Stantec
Project Delivery Method:	CSP
Project Type:	Renovations/Small Additions
Project Stage:	Discovery/Planning

Project Schedule

Kick-off Meeting	September 2024
Discovery/Planning	September 2024 - October 2024
Design Phases	October 2024 - June 2025
Permitting/Procurement	July 2025 - August 2025
Construction	Sept 2025 - November 2026
Occupy	December 2026
Close Out	January 2027 - February 2027

Progress Photos

**Elementary School Enhancements: Club Hill ES, Vial ES, Davis ES, Ethridge ES
PH3-BP05**

- | | |
|--------------------|--|
| Description: | <p>Scope:
Cut in exterior doors where students must egress through adjacent classroom. Expand library to meet TEA standards and renovate existing spaces. Provide accessible lift at stage. Provide interior graphics and wayfinding. Provide new way-finding site signage. Replace interior doors and hardware. Close open concept classrooms.</p> |
| Status / Comments: | <ul style="list-style-type: none"> • Kick-off meeting was held on October 22, 2024 • Project Roster, GIS Maps, and Asbestos reports added to Projectmates • Design schedule completed in Projectmates • PAN (project advisory notice) letter has been submitted by the architect for Classical Center @ Vial E.S. and Club Hill E.S. to change/clarify the scope of work at these two campuses • Architect finalizing StB presentation |
| Action Items: | <ul style="list-style-type: none"> • Site surveys were conducted at Club Hill ES and Classical Center at Vial ES with HKA and Principals to obtain photographs and visual layout of each location to help determine the scope of work for these campuses • Enrollment numbers and capacities have been gathered for the last four years for each location • Working with the architects to revise the scope of work for each campus • Architects working on designs to close open concept classrooms |

Information

Project Manager:	Ron Ward
Contractor:	Harrison Kornberg Architects, LLC
Project Delivery Method:	CSP
Project Type:	Elementary School Enhancements
Project Phase:	Discovery and Planning

Project Schedule

Kickoff	October 22, 2024
Discovery and Planning	November 2024
Construction	June 2026

Progress Photo



Project Summary Information

Reporting Date: Mid-March 2025

**New Technology Center (NOC)
PH3-BP07**

Description: Construction of a New Technology Center

Status/ Comments: Presented SD presentation to Board of Trustees on March 11, 2025

Action Items: Begin Design Development

Information

Project Manager: Michael Pierce
 Architecture Firm: PBK
 Construction Firm: Satterfield & Pontikes
 Project Delivery Method: Construction Manager at Risk
 Project Type: New Construction
 Phase: Design

Project Schedule

Board Approval of Architect September 10, 2024
 Kickoff Meeting September 20, 2024
 Discovery / Planning September 30, 2024 - December 18, 2024
 Design- DD Phase December 18, 2024 - February 28, 2025
 Permitting June 2, 2024 - September 26, 2025
 Procurement June 1, 2025 - August 15, 2025
 Construction September 15, 2025 - October 15, 2027
 Substantial Completion October 15, 2027
 Final Completion October 16, 2028 - December 15, 2027

Progress Photos

SITE PLAN STUDY



OVERALL SITE PLAN STUDY



Project Summary Information

Reporting Date: Mid-March 2025

**Fire Alarm Replacement
PH3-BP09**

Description: PROJECT- 510-23-02
Hudson Middle School
Lyles Middle School
Schrade Middle School
Northlake Elementary School
Pearson Elementary School
Spring Creek Elementary School
Weaver Elementary School
Back Elementary School

Status/ Comments: Naaman Forest High scope moved to PH1-BP05
Montclair scope moved to PH2-BP01
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

Project Summary Information

Reporting Date: Mid-March 2025

**Camera System Refresh
PH3-BP10**

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

Status/ Comments: Montclair scope moved to PH2-BP01

Davis scope moved to PH5-BP08

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
Northlake Elementary School
Pearson Elementary School
Rowlett Elementary School
Spring Creek Elementary School
Weaver Elementary School
Back Elementary School
Ethridge Elementary School

Status/ Comments: Montclair Elementary scope moved to PH2-BP01
Davis Elementary scope moved to PH5-BP09
Information gathering for proposals

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

Information

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



Project Summary Information

Reporting Date: Mid-March 2025

PH2-BP-Proposition C

Description: Technology Device Refresh for Students and Staff

- Status/ Comments:
- Student and Staff computer replacement
 - Deployment phase
 - Chromebook refresh project
 - Deployment begins in May through August

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			

Progress Photos



BOARD OF TRUSTEES AGENDA

Date: April 8, 2025

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

Subject: Receive Presentation on PH2-BP02 Carson-Mulkey Agricultural Science Center Schematic Design

Information Item

Executive Summary:

Receive presentation on PH2-BP02 Carson-Mulkey Agricultural Science Center Schematic Design.

Administrative Recommendations:

Provided for your information.

Financial Impact and Funding Source:

N/A



| APRIL 08, 2025

CARSON-MULKEY AG SCIENCES FACILITY

BOARD OF TRUSTEES
PRESENTATION | VLK SCHEMATIC
DESIGN PRESENTATION



WHO WE ARE



Marty Sims
Principal-in-Charge



Matt Crowley
Project Architect



Erjon Troqe
Senior Associate | Project
Designer



Chad Davis
Facility Planner | Senior Associate



Henry Stearns
Emerging Professional |
Architecture



Michael Young
Emerging Professional |
Architecture



Thao Tran
Emerging Professional |
Architecture



AGENDA

Introduction

Design Concepts Review

Schematic Design Phase

Next Steps



INTRODUCTION



INTRODUCTION

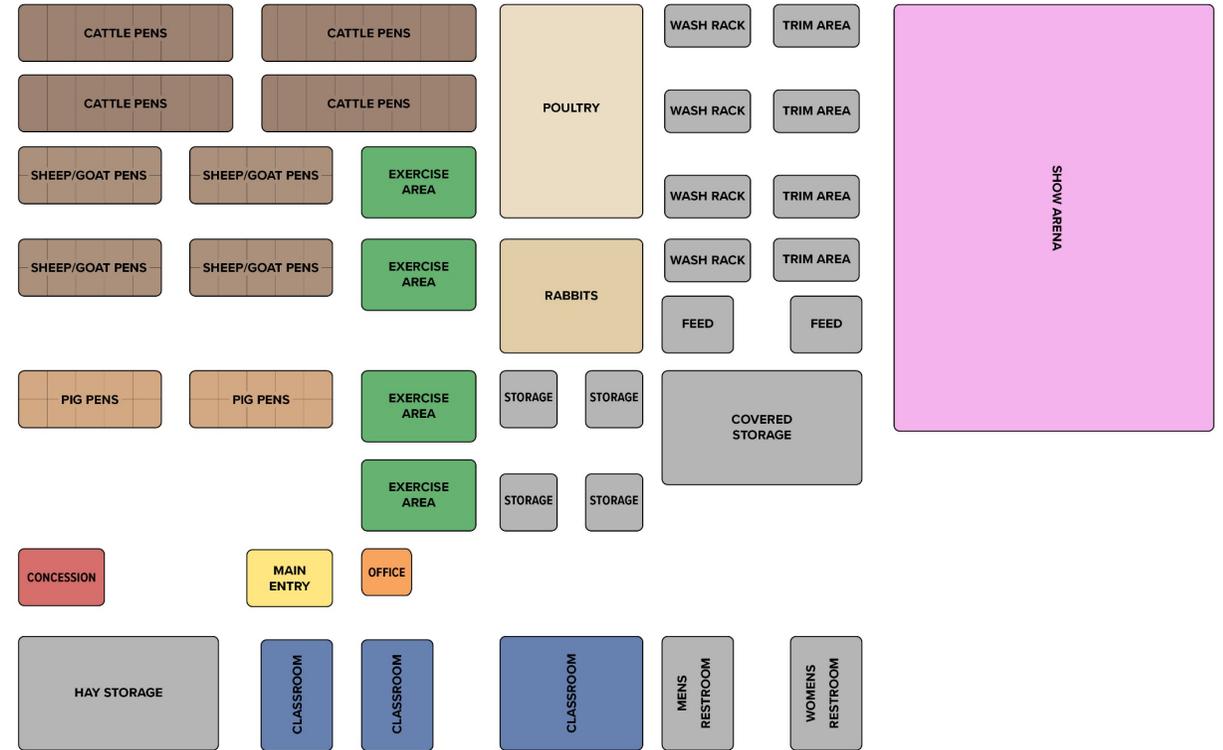
PROGRAM

SUMMARY		SUBTOTAL S.F.
A. LIVESTOCK AREA		31,650
B. SHOW AND SUPPORT SPACES		21,880
TOTAL PROGRAMMED S.F.		53,530
TOTAL OVERALL G.S.F. (@ 68% EFFICIENCY)		78,721

A. LIVESTOCK AREA		SIZE S.F.	QUANTITY	SUBTOTAL S.F.
CATTLE PENS (20' x 10')	Need 10' access for door swings, hose bibs 1.4 , more lights, outlet 1:1, completely covered, no heater, direct access from pens to exercise area, rubber or epoxy floor (not slippery), bird control, commercial cattle pen (4) cows for each student outside with lean-to	200	30	6,000
SHEEP AND GOAT PENS (10' x 10')	Need walker for goats, pens need access to outside area for animal pigment, breeding and market goats are in different areas and different pins, goat breeding stall 5'x10', more enclosed than pigs, can be near rabbits due to smell, 40 goat pens, 20 larger.	100	40	4,000
PIG PENS	Must have ventilation for disease control, dosing for medicine, heat and keep between 35-90 degrees, washing in a few pins need hose bib, water fillers at each pen (Hogslop), need weening pin 15'x12' heated, (2) 20x10 for sows, linear floor drain, needs room between pin and exterior wall or walkway,	100	20	2,000
RABBIT ROOM W/ CAGES	Conditioned and separate	50	40	2,000
POULTRY ROOM w/ CAGES	Enclosed, Humidity controlled, modular setup that could be used off-season for storage	50	75	3,750
QUARANTINE AREA	Livestock paneling acceptable, Needs wash, sheep, goat, pigs	1,000	1	1,000
EXERCISE AREA	Asked for 30'x30' covered area	1,000	4	4,000
CATTLE WASH RACK	(4) hose bibs, tie off 8 cows	450	2	900
SHEEP AND GOAT WASH RACK	Two at separate locations	450	2	900
CATTLE TRIM AREA	(5) grooming stalls w/ 30 Amp blower for each, lots of light	450	2	900
SHEEP/GOAT TRIM AREA		450	2	900
STORAGE GENERAL & HAY		300	4	1,200
STORAGE EQUIPMENT		250	4	1,000
COVERED TRAILER STORAGE	(3) 30' Trailers, (2) 35' Trailers, Tractor Kabota	350	6	2,100
LOCKERS AND FEED	Like RCISD Lockers, need larger for cattle Want to investigate composting manure	250	4	1,000
LIVESTOCK AREA SUBTOTAL:				31,650

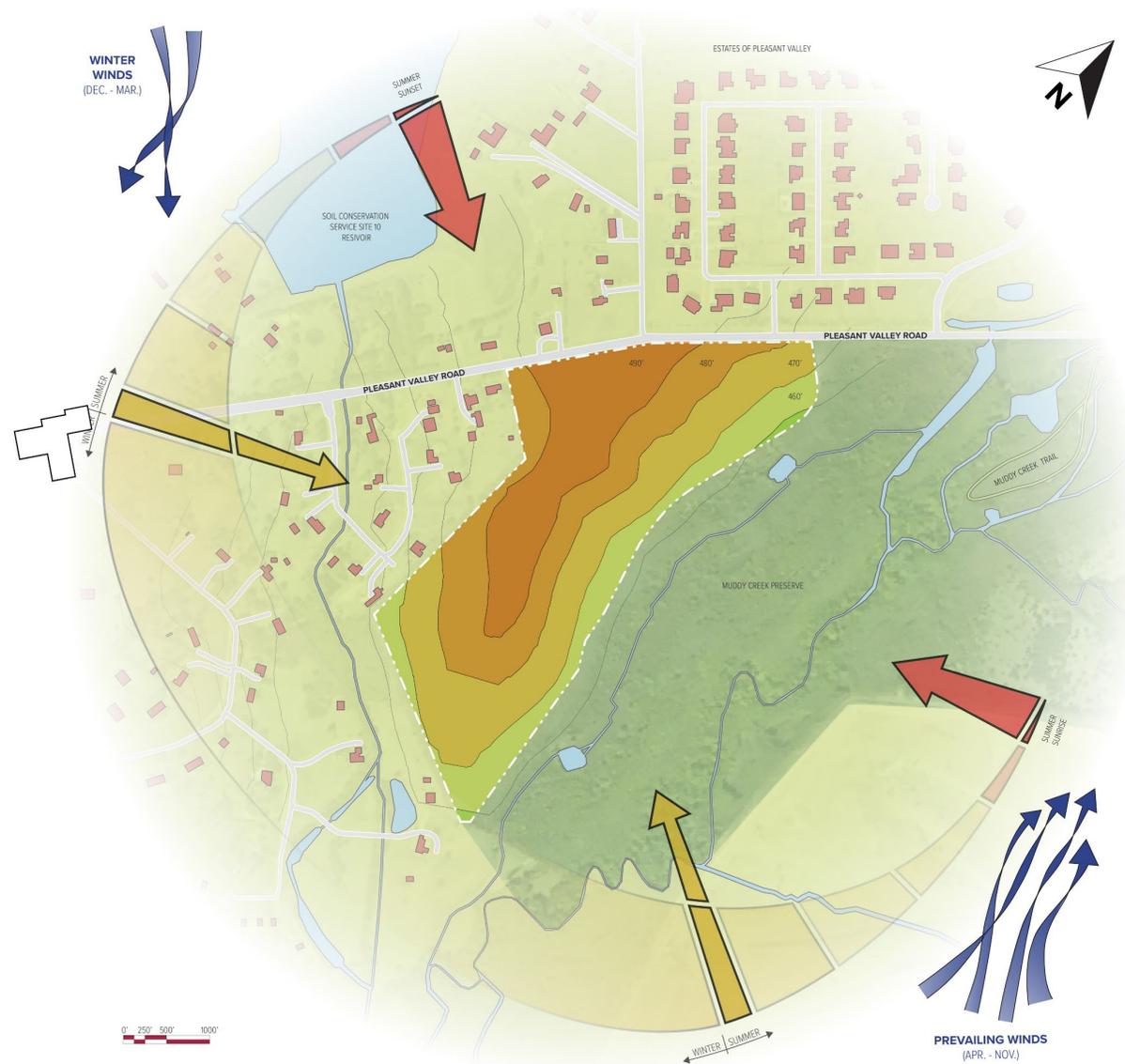
B. SHOW AND SUPPORT SPACES		SIZE S.F.	QUANTITY	SUBTOTAL S.F.
SHOW AREA	Doubles as quarantine area with coordination, needs to be lockable from barn access	10,000	1	10,000
SHOW PLATFORM & AUCTION PODIUM		1,000	1	1,000
ANIMAL HOLDING AREA		1,800	1	1,800
PHOTO AREA		200	1	200
SHOW ARENA STORAGE		600	1	600
OFFICE		210	1	210
LOCKER ROOM/SHOWER (TEACHERS)	Separate from students	150	2	300
CLASSROOM		975	2	1,950
MANUFACTURING/WELDING/CTE LAB		2,000	1	2,000
CTE STORAGE		250	1	250
SINGLE RESTROOMS		65	2	130
WOMEN'S RESTROOM		1,140	1	1,140
MEN'S RESTROOM		850	1	850
CONCESSION		600	1	600
FOOD STORAGE/PREP		100	1	100
LOBBY		750	1	750
MISCELLANEOUS SUBTOTAL:				21,880

TOTAL PROGRAMMED S.F.		53,530
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INTRODUCTION

SITE CONTEXT



DESIGN CONCEPTS REVIEW

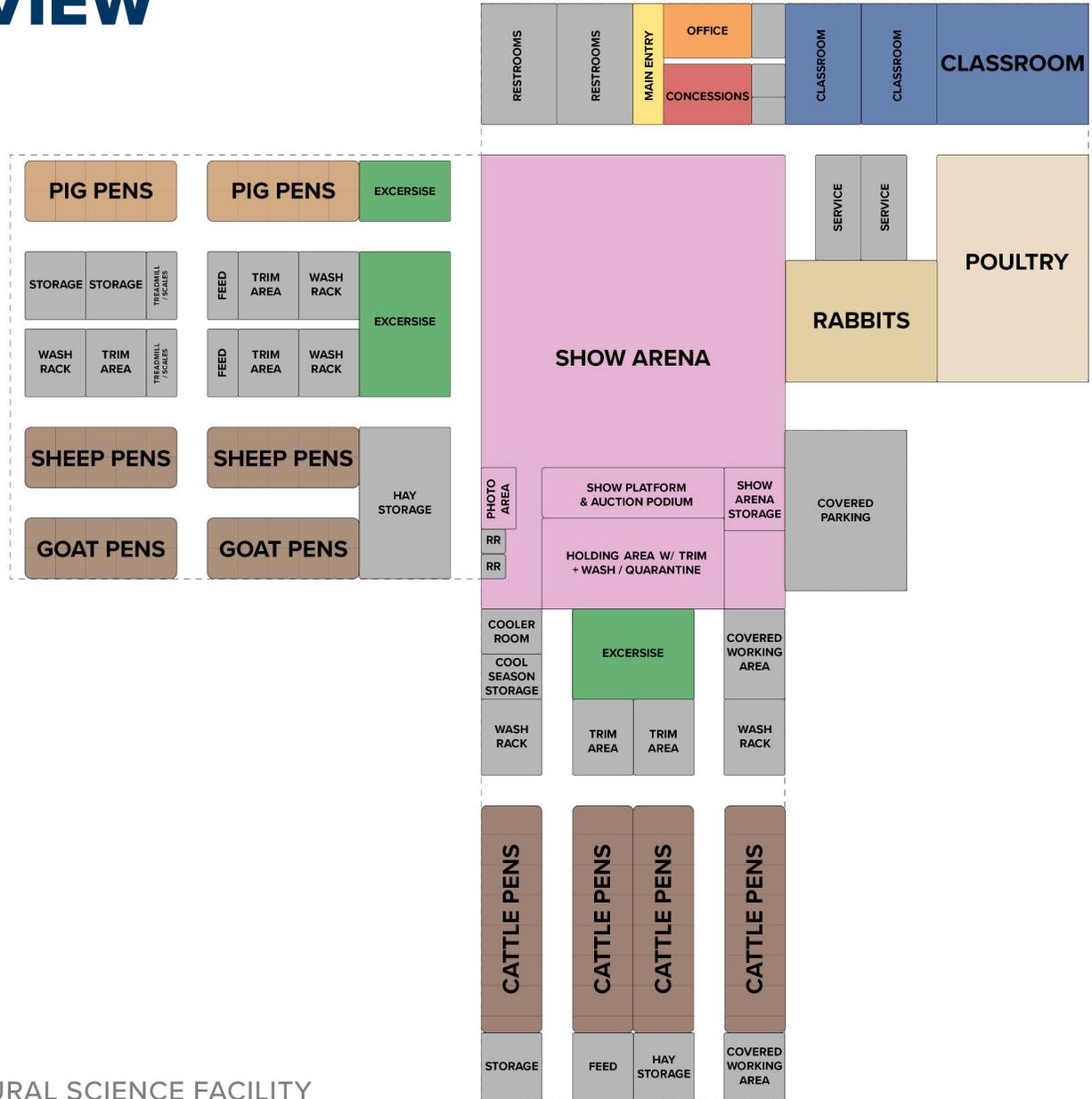


DESIGN CONCEPTS REVIEW

FAB-4



PERSPECTIVE VIEW LOOKING EAST



DESIGN CONCEPTS REVIEW

HIGH STEAKS

BIG IDEAS

CENTRALIZED SHOW ARENA

COMPACT PROGRAM

ACCESS ROAD WITH LOADING

LOOP ROAD FROM MAIN ENTRY

SAWTOOTH ROOF VENTILATION

GISD AGRICULTURAL SCIENCE FACILITY
GARLAND INDEPENDENT SCHOOL DISTRICT
VLK | DESIGN CHARRETTE

SITE:

TEAM NAME:
High Steaks

VOTE:
26

NOTES:

<p>Access after 8pm</p>	<p>Shed/gate trim - head stanchions cattle wash - foldable stanchions calving/kidding/farrowing areas 30 amp breakers in trim 20 amp plugs each stall drive alley from pigs to arena</p>	<p>Sustainability - compost bin rain collection</p> <p>In floor heating - pigs coll room - cattle</p>
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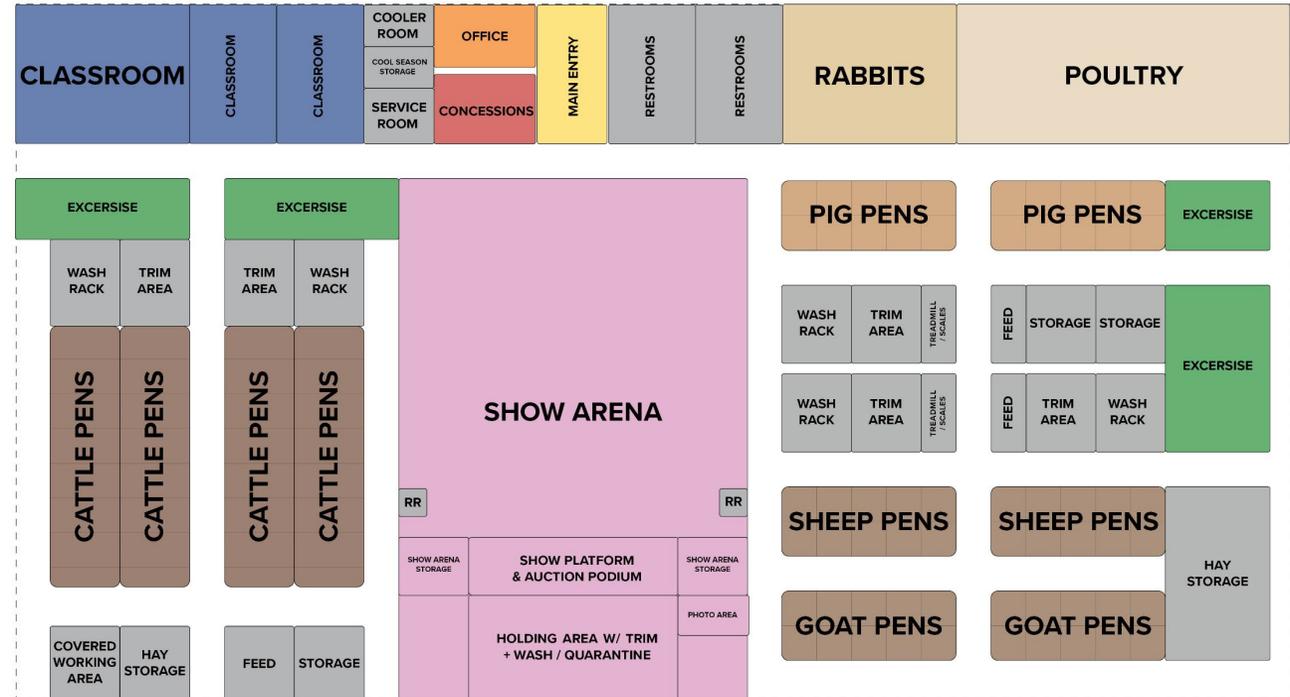


DESIGN CONCEPTS REVIEW

HIGH STEAKS



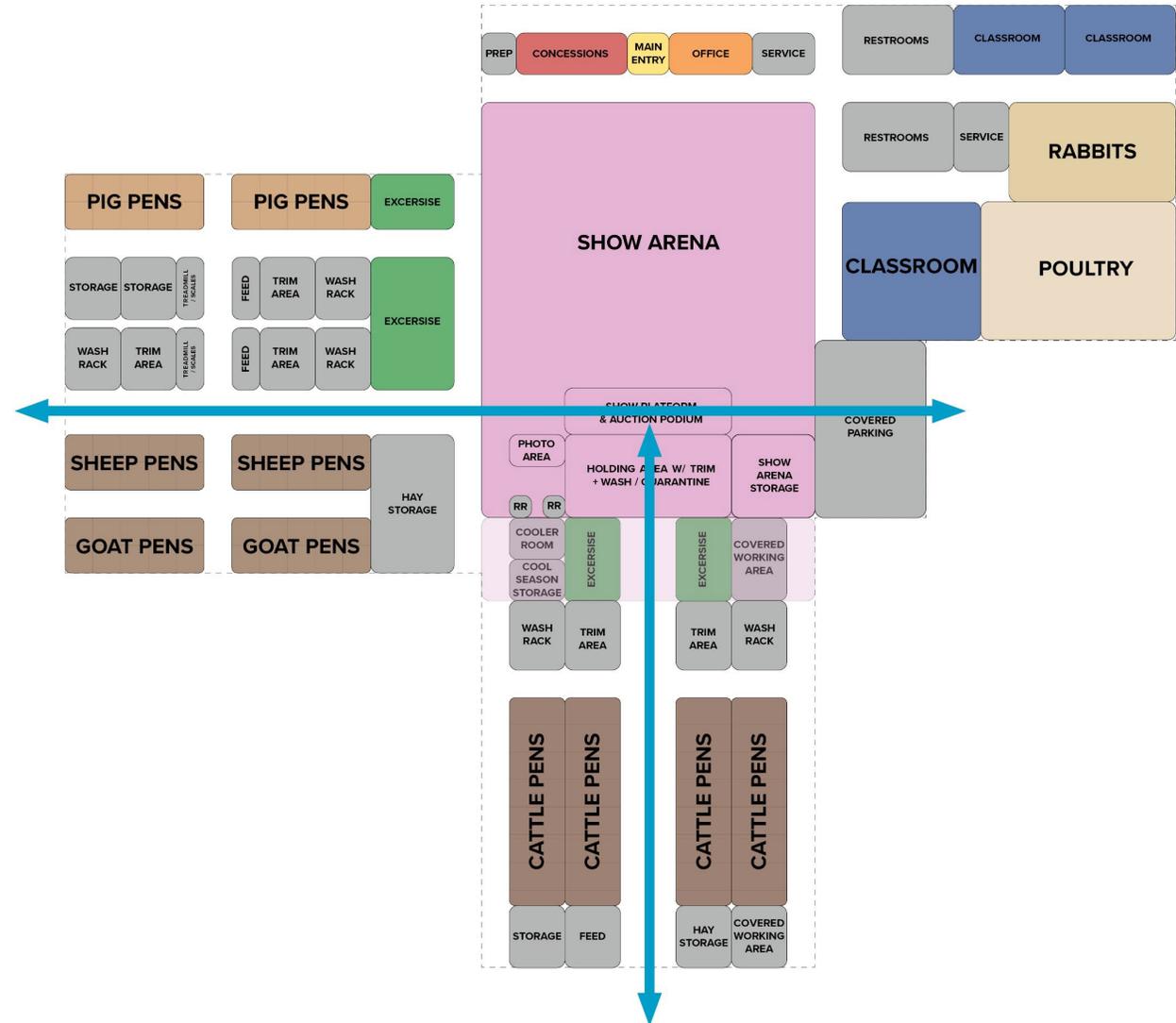
PERSPECTIVE VIEW LOOKING EAST



DESIGN CONCEPT CONSENSUS

FAB-4

- REQUESTED UPDATES
- DRIVE THROUGH CORRIDORS
- SHOW ARENA EXPANSION CAPABILITY

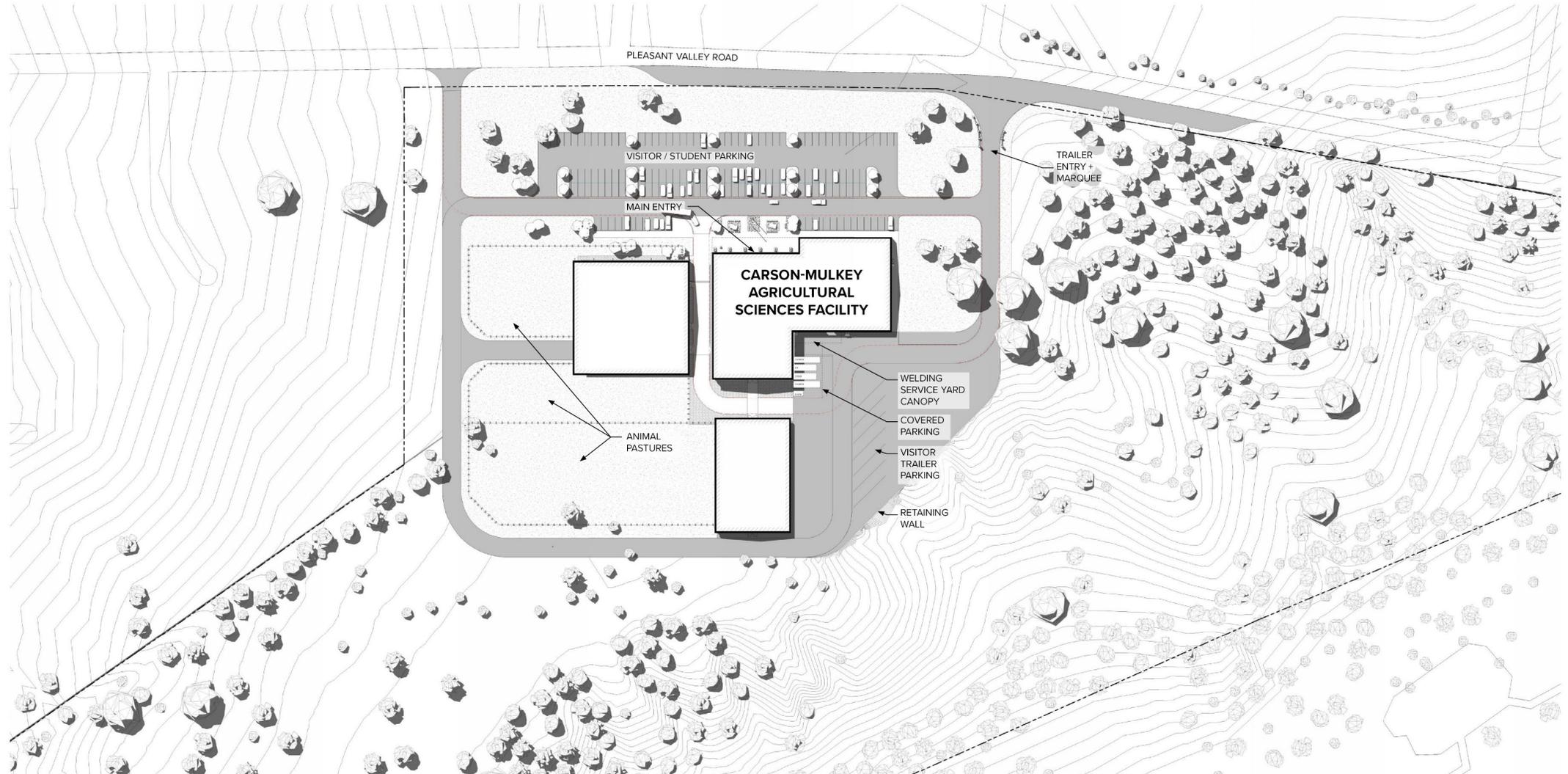


SCHEMATIC DESIGN PHASE



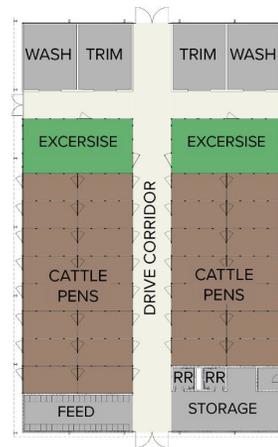
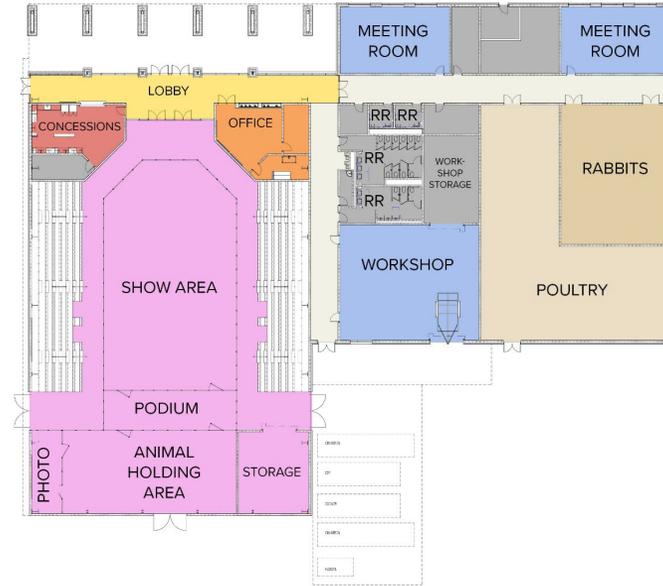
SCHEMATIC DESIGN PHASE

SITE PLAN



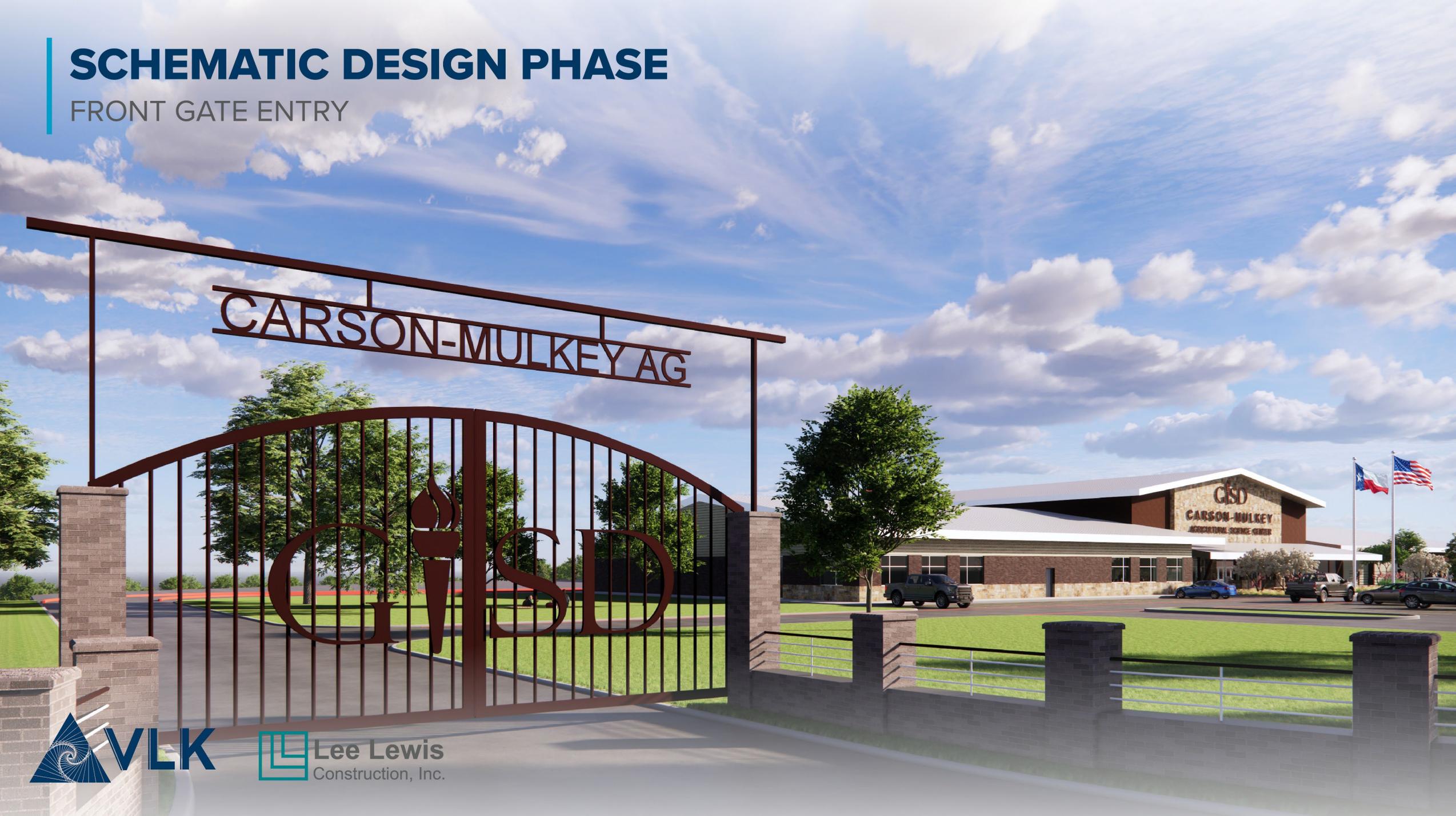
SCHEMATIC DESIGN PHASE

FLOOR PLAN



SCHEMATIC DESIGN PHASE

FRONT GATE ENTRY



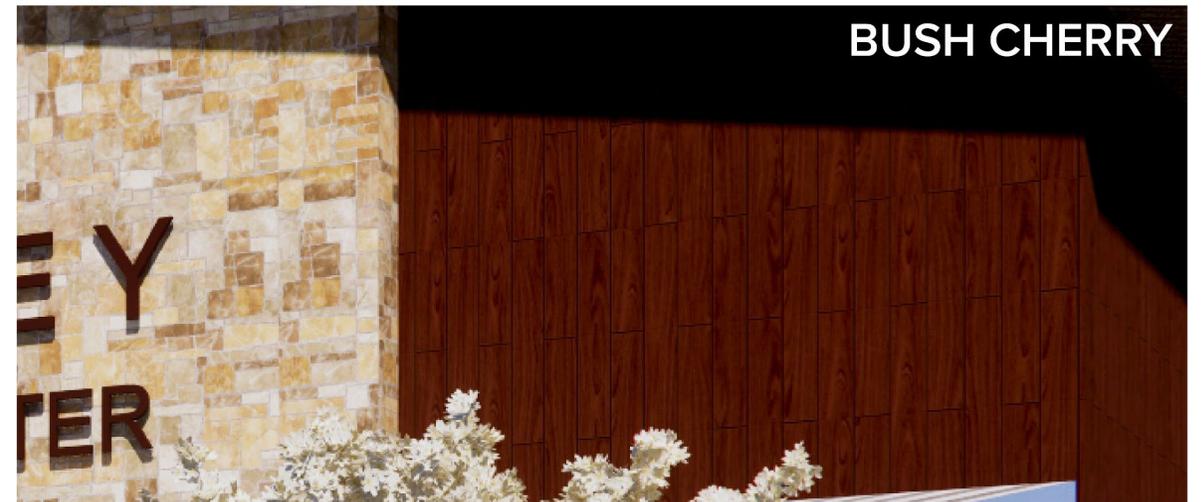
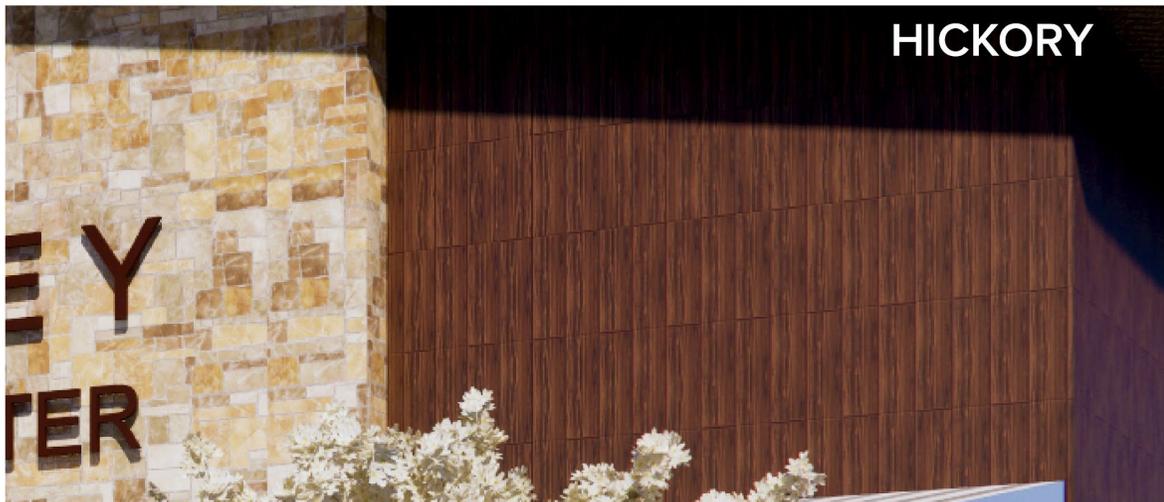
SCHEMATIC DESIGN PHASE

FRONT ENTRY



SCHEMATIC DESIGN PHASE

WOOD LOOK METAL PANEL OPTIONS



SCHEMATIC DESIGN PHASE

INTERIOR SPACES



CLASSROOM



LOBBY



SCHEMATIC DESIGN PHASE

INTERIOR SPACES - SHOW AREA



SCHEMATIC DESIGN PHASE

BARN SPACES



ANIMATION

SCHEMATIC DESIGN PHASE

SCOPE TO BUDGET

OWNERS CONSTRUCTION BUDGET : \$21,004,065

OPINION OF PROBABLE CONSTRUCTION COST : \$20,961,170



GARLAND ISD | CARSON-MULKEY AGRICULTURAL SCIENCE FACILITY



SCHEMATIC DESIGN PHASE

ESTIMATED OPINION OF PROBABLE COST DETAIL

Lee Lewis Construction, Inc.		Garland ISD GISD Agriculture Science Facility SD - Estimated Opinion of Probable Cost Detail		3/20/20
		Bldg. Area:	70,886 sf	
		Site Area:	500,000 sf	
		Schedule:	16.0 mo	
Summary Detail		AMOUNT		\$ / sf
A	Preconstruction Services	\$ 5,000	\$	0.07
B	General Conditions	\$ 1,563,079	\$	22.05
	General Conditions - Job Supervision	\$ 910,423.95		
	General Requirements	\$ 652,654.70		
Div.02	Existing Conditions	\$ 95,000	\$	1.34
	Surveys	\$ 20,000.00		
	Demolition	\$ 75,000.00		
Div.03	Concrete	\$ 1,464,624.42	\$	20.66
	Cast-in-Place Concrete	\$ 1,464,624.42		
Div.04	Masonry	\$ 1,826,672	\$	25.77
	Brick Veneer	\$ 131,040.00		
	Concrete Unit Masonry	\$ 1,594,608.00		
	Stone Masonry	\$ 101,023.99		
Div.05	Metals	\$ 318,987	\$	4.50
	Metal Fabrications	\$ 318,987.00		
	Metal Railings	\$ -		
Div.06	Wood, Plastics, Composites	\$ 99,885	\$	1.41
	Rough Carpentry	\$ 80,810.04		
	Finish Carpentry	\$ 19,075.00		
Div.07	Thermal & Moisture Protection	\$ 242,778	\$	3.42
	Fluid Applied Waterproofing	\$ 23,478.49		
	Vapor Retarders	\$ 22,717.80		
	Sheet Metal Roofing	\$ 53,164.50		
	Roof Specialties	\$ 53,164.50		
	Firestopping	\$ 67,341.70		
	Joint Sealants	\$ 58,354.40		
	Expansion Control	\$ 17,721.50		
Div.08	Doors & Windows	\$ 396,997	\$	5.60
	Metal Doors and Frames	\$ 90,000.00		
	Coiling Doors and Grilles	\$ 103,999.00		
	Entrances and Storefronts	\$ 200,597.60		
	Mirrors	\$ 2,400.00		
Div.09	Finishes	\$ 789,206	\$	11.13
	Gypsum Board	\$ 113,935.50		
	Tiling	\$ 57,552.00		
	Acoustical Ceilings	\$ 5,249.75		
	Flooring Treatment	\$ 252,420.00		
	Painting	\$ 360,049.10		
Div.10	Specialties	\$ 235,950	\$	3.33
	Visual Display Units	\$ 6,000.00		
	Display Cases	\$ 30,000.00		
	Storage	\$ 54,500.00		
	Compartments and Cubicles	\$ 37,500.00		
	Toilet, Bath, and Laundry Accessories	\$ 6,250.00		
	Emergency Aid Specialties	\$ 9,000.00		
	Fire Protection Specialties	\$ 6,200.00		
	Lockers	\$ 22,500.00		
	Storage Assemblies	\$ 45,000.00		
	Flapoles	\$ 20,000.00		
Div.11	Equipment	\$ -	\$	-
	Foodservice Equipment	\$ -		
	Vocational Shop Equipment	\$ -		
Div.12	Furnishings	\$ 246,600	\$	3.48
	Portable Audience Seating	\$ 246,600.00		
Div.13	Special Construction	\$ 2,590,750	\$	36.55
	Animal Pens	\$ -		
	Fabricated Engineered Structures	\$ 2,590,750.00		
Div.21	Fire Suppression	\$ 269,224	\$	3.80
	Fire-Suppression Sprinkler Systems	\$ 269,224.25		
Div.22	Plumbing	\$ 600,000	\$	7.05
	Plumbing Fixtures	\$ 500,000.00		
Div.23	Heating, Ventilating, and Air Conditioning	\$ 1,133,698	\$	16.00
	HVAC Air Distribution	\$ 540,968.33		
	Soecial Exhaust Systems	\$ 75,000.00		
	Fuel-Fired Heaters	\$ 517,930.00		
Div.26	Electrical	\$ 1,772,150	\$	25.00
	Common Work Results for Electrical	\$ 1,772,150.00		
Div.27	Communications	\$ 406,650	\$	5.74
	Structured Cabling	\$ 106,650.00		
	Audio-Video Communications	\$ 300,000.00		
Div.28	Fire Alarm, Access Control, and Video Surveillance	\$ 262,658	\$	3.71

	Access Control	\$ 50,000.00		
	Security Detection, Alarm, and Monitoring	\$ 106,329.00		
	Fire Detection and Alarm	\$ 106,329.00		
Div.31	Earthwork	\$ 1,210,147	\$	17.07
	Clearing and Grubbing	\$ 50,000.00		
	Grading	\$ 181,487.48		
	Excavation and Fill	\$ 889,488.03		
	Erosion and Sedimentation Controls	\$ 75,000.00		
	Soil Treatment	\$ 14,177.20		
Div.32	Exterior Improvements	\$ 2,339,982	\$	33.01
	Rigid Paving	\$ 1,178,822.85		
	Aggregate Surfacing	\$ 260,236.62		
	Curbs, Gutters, Sidewalks, and Driveways	\$ 100,071.32		
	Paving Specialties	\$ 12,306.17		
	Fences and Gates	\$ 359,875.00		
	Retaining Walls	\$ 143,150.00		
	Irrigation	\$ 155,097.25		
	Turf and Grasses	\$ 130,423.11		
Div.33	Site Utilities	\$ 850,000	\$	11.99
	Utilities	\$ 850,000.00		
D	General Liability / Builders Risk Insurance / Bond / Sales Tax	\$ 1,736,912	\$	24.50
	D1 General Liability Insurance	\$ 201,726.54		
	D2 Builders Risk Insurance	\$ 100,863.27		
	D3 Performance & Payment Bond	\$ 180,319.47		
	D4 Estimate Contingency	\$ 554,195.18		
	D5 2% Owner Contingency	\$ 341,043.19		
	D6 2% Contractor Contingency	\$ 341,043.19		
	D7 Building Permit	\$ 17,721.50		
E	Construction Manager's Fixed Fee (XX%)	\$ 604,020	\$	8.52
	E1 CM Fee	\$ 604,019.69		
Summary Detail Total w/o Design Contingency & FF&E		\$ 20,961,170	\$	295.70
	D4 Design Contingency	\$ 298,412.79		
	FF&E Vocational Equipment	\$ 50,000.00		
	FF&E Foodservice Equipment	\$ 50,000.00		
	FF&E Cattle Pen Enclosures and Gates	\$ 78,960.00		
	FF&E Sheep/Goat Pen Enclosures and Gates	\$ 60,000.00		
	FF&E Pig Pen Enclosures and Gates	\$ 35,000.00		
	FF&E Rabbit Enclosures and Gates	\$ 3,000.00		
	FF&E Poultry Enclosures and Gates	\$ 5,625.00		
Summary Detail Total w/ Design Contingency & FF&E		\$ 21,542,168	\$	303.90



SCHEMATIC DESIGN PHASE

ESTIMATED OPINION OF PROBABLE COST DETAIL

Phase Description	QTY	UM	UNIT	SUB AMOUNT	TOTAL	Trade Total	\$/sqft
Division 02 - Existing Conditions							
95,000.00							
Surveys						20,000	0.28
02 21 13 Site Surveys	1.00	ls	\$ 20,000.00	20,000.00	\$ 20,000.00		
Demolition						75,000	1.06
02 41 13 Misc Site Demolition	600,000.00	sf	\$ 0.15	75,000.00	\$ 75,000.00		
Division 03 - Concrete							
1,464,624.42							
Cast-in-Place Concrete						1,464,624	20.66
03 30 53 Miscellaneous Cast-in-Place Concrete	70,866.00	sf	\$ 1.15	81,518.90	\$ 81,518.90		
Pier Caps	263.54	ea	\$ 350.00	92,240.40	\$ 92,240.40		
5" Slab on Grade	50,484.00	sf	\$ 7.50	378,630.00	\$ 378,630.00		
Reinforced Slab on Grade Area (Int. Corridor Drives)	-	sf	\$ 8.50	-	\$ -		
Gradebeams - 24"X30"	2,500.00	lf	\$ 240.00	600,000.00	\$ 600,000.00		
18" Straight Shaft (12'-0"Depth) - Aufer Cast Piles	191.00	ea	\$ 940.00	179,358.87	\$ 179,358.87		
24" Straight Shaft (12'-0"Depth) - Aufer Cast Piles	92.00	ea	\$ 1,360.00	125,328.45	\$ 125,328.45		
Division 04 - Masonry							
1,826,871.99							
Brick Veneer						131,040	1.85
Brick Veneer	4,095.00	sf	\$ 32.00	131,040.00	\$ 131,040.00		
Concrete Unit Masonry						1,694,608	22.50
CMU Masonry - 8" CMU Walls	42,195.00	sf	\$ 32.00	1,350,240.00	\$ 1,350,240.00		
CMU Masonry - 8" Integral Color CMU Walls (Taupe)	6,788.00	sf	\$ 36.00	244,368.00	\$ 244,368.00		
Stone Masonry						101,024	1.43
Anchored Stone Veneer - Lueders Stone, split face	2,813.00	sf	\$ 36.00	101,023.99	\$ 101,023.99		
Division 05 - Metals							
318,987.00							
Metal Fabrications						318,987	4.50
Misc Metals	70,866.00	ea	\$ 2.25	159,493.50	\$ 159,493.50		
Metal Fabrications & Embeds	70,866.00	sf	\$ 2.25	159,493.50	\$ 159,493.50		
Metal Railings						-	-
05 52 13 Pipe and Tube Railings	-	lf	\$ -	-	\$ -		
Division 06 - Wood, Plastics, and Composites							
99,885.04							
Rough Carpentry						80,810	1.14
06 10 53 Miscellaneous Rough Carpentry	70,866.00	sf	\$ 1.14	80,810.04	\$ 80,810.04		
Finish Carpentry						19,075	0.27
Wipers	27.00	lf	\$ 225.00	6,075.00	\$ 6,075.00		
Lowers	16.00	lf	\$ 500.00	8,000.00	\$ 8,000.00		
Concession Island	1.00	ea	\$ 5,000.00	5,000.00	\$ 5,000.00		
Division 07 - Thermal & Moisture Protection							
242,778.39							
Fluid-Applied Waterproofing						23,478	0.33
07 14 16 Cold Fluid-Applied Waterproofing	6,708.14	sf	\$ 3.50	23,478.49	\$ 23,478.49		
Vapor Retarders						22,718	0.32
Underslab Vapor Barrier	50,484.00	sf	\$ 0.45	22,717.80	\$ 22,717.80		
Sheet Metal Roofing						w/PEMB	-
07 81 13 Standing Seam Sheet Metal Roofing	w/PEMB	sf	\$ -	w/PEMB	w/PEMB		
Roof Specialties						53,166	0.75
07 71 23 Manufactured Gutters and Downspouts	70,866.00	sf	\$ 0.75	53,164.50	\$ 53,164.50		
Firestopping						67,342	0.95
07 84 13 Penetration Firestopping	70,866.00	sf	\$ 0.95	67,341.70	\$ 67,341.70		
Joint Sealants						58,354	0.82
Building Sealants	70,866.00	sf	\$ 0.40	28,354.40	\$ 28,354.40		
Exterior Caulking	1.00	ls	\$ 30,000.00	30,000.00	\$ 30,000.00		
Expansion Control						17,722	0.25
07 95 13 Expansion Joint Cover Assemblies	70,866.00	sf	\$ 0.25	17,721.50	\$ 17,721.50		
Division 08 - Openings							
356,996.60							
Metal Doors and Frames						90,000	1.27
08 11 13 Hollow Metal Doors and Frames-Interior	18.00	lvs	\$ 3,500.00	63,000.00	\$ 63,000.00		
08 11 13 Hollow Metal Doors and Frames-Exterior	6.00	lvs	\$ 4,500.00	27,000.00	\$ 27,000.00		
Coiling Doors and Grilles						103,999	1.47
08 33 23 Overhead Coiling Doors 12x12	7.00	ea	\$ 14,857.00	103,999.00	\$ 103,999.00		
Entrances and Storefronts						200,598	2.83
08 41 13 Aluminum-Framed Entrances and Storefronts (Exterior)	1,161.00	sf	\$ 85.00	98,696.05	\$ 98,696.05		
Aluminum-Framed Entrances and Storefronts (Interior)	234.00	sf	\$ 69.00	16,101.56	\$ 16,101.56		
Aluminum Storefront Ext. Doors	6.00	lvs	\$ 6,000.00	36,000.00	\$ 36,000.00		
Aluminum Storefront Int. Doors	6.00	lvs	\$ 6,000.00	36,000.00	\$ 36,000.00		
Mirrors						2,400	0.03
08 83 13 Mirrored Glass Glazing @ Bathrooms	16.00	ea	\$ 150.00	2,400.00	\$ 2,400.00		

Division 9 - Finishes										
785,206.35										
Gypsum Board										
Exterior Gyp Assembly	-	sf	\$ 14.50	-	\$ -				113,936	1.61
Interior 6" Gyp Assembly	7,316.00	sf	\$ 11.50	84,134.00	\$ 84,134.00					
Interior 3 1/2" Gyp Assembly	228.00	sf	\$ 12.50	2,850.00	\$ 2,850.00					
Gyp Ceilings	2,837.00	sf	\$ 9.50	26,951.50	\$ 26,951.50					
Tiling									57,552	0.81
09 30 13 Ceramic Tiling Floor	2,031.00	sf	\$ 16.00	32,496.00	\$ 32,496.00					
09 30 13 Ceramic Tiling Floor	1,566.00	sf	\$ 16.00	25,056.00	\$ 25,056.00					
Acoustical Ceilings									5,250	0.07
09 51 13 Acoustical Panel Ceilings	1,265.00	sf	\$ 4.15	5,249.75	\$ 5,249.75					
Flooring Treatment									252,420	3.56
Sealed Concrete	50,484.00	sf	\$ 5.00	252,420.00	\$ 252,420.00					
Painting									360,049	5.08
09 81 23 Interior Painting	7,933.00		SEE BELOW	-	\$ -					
T&T&P at Drywall	15,088.00	sf	\$ 1.95	29,421.60	\$ 29,421.60					
Exposed Ceilings	-	sf	\$ 2.25	-	\$ -					
Block Fill/Epoxy Paint CMU	91,628.00	sf	\$ 3.50	320,698.00	\$ 320,698.00					
Gyp Ceilings	2,837.00	sf	\$ 3.50	9,929.50	\$ 9,929.50					
Division 10 - Specialties										
235,950.00										
Visual Display Units									6,000	0.08
10 11 16 Markerboards	4.00	ea	\$ 1,500.00	6,000.00	\$ 6,000.00					
Display Cases									30,000	0.42
Display Cases	2.00	ea	\$ 15,000.00	30,000.00	\$ 30,000.00					
Signage									54,500	0.77
Wall Graphics Allowance	1.00	ls	\$ 25,000.00	25,000.00	\$ 25,000.00					
10 14 16 Plaques	-	lf	\$ -	-	\$ -					
10 14 19 Dimensional Letter Signage	1.00	ls	\$ 50,000.00	50,000.00	\$ 50,000.00					
10 14 23 Panel Signage	30.00	ea	\$ 150.00	4,500.00	\$ 4,500.00					
Compartments and Cubicles									37,500	0.53
10 21 13 Toilet Compartments	25.00	ea	\$ 1,500.00	37,500.00	\$ 37,500.00					
Toilet, Bath, and Laundry Accessories									6,250	0.09
10 22 13 Toilet Accessories	25.00	ea	\$ 250.00	6,250.00	\$ 6,250.00					
Emergency Aid Specialties									9,000	0.13
10 43 13 Defibrillator Cabinets	2.00	ea	\$ 4,500.00	9,000.00	\$ 9,000.00					
Fire Protection Specialties									5,200	0.07
10 44 13 Fire Protection Cabinets	8.00	ea	\$ 650.00	5,200.00	\$ 5,200.00					
Lockers									22,500	0.32
10 51 13 Metal Lockers	30.00	ea	\$ 750.00	22,500.00	\$ 22,500.00					
Storage Assemblies									45,000	0.63
10 56 13 Metal Storage Shelving	1.00	ls	\$ 45,000.00	45,000.00	\$ 45,000.00					
Flagpoles									20,000	0.28
10 75 13 Automatic Flagpoles	-	ea	\$ -	-	\$ -					
10 75 16 Ground-Set Flagpoles	2.00	ea	\$ 10,000.00	20,000.00	\$ 20,000.00					
Division 11 - Equipment										
-										
Foodservice Equipment									-	-
Foodservice Equipment Allowance	1.00	ls	\$ 50,000.00	-	\$ -					
Vocational Shop Equipment									-	-
Vocational Shop Equipment Allowance	1.00	ls	\$ 50,000.00	-	\$ -					
Division 12 - Furnishings										
246,600.00										
Portable Audience Seating									246,600	3.48
12 82 23 Portable Bleachers	822	seats	\$ 300.00	246,600.00	\$ 246,600.00					
Division 13 - Special Construction										
2,590,750.00										
Animal Pens									-	-
13 10 13 Cattle Pen Enclosures and Gates	30.00	ea	\$ 2,632.00	-	\$ -					
13 10 13 Sheep/Goat Pen Enclosures and Gates	40.00	ea	\$ 1,500.00	-	\$ -					
13 10 13 Pig Pen Enclosures and Gates	20.00	ea	\$ 1,750.00	-	\$ -					
13 10 13 Rabbit Enclosures and Gates	40.00	ea	\$ 75.00	-	\$ -					
13 10 13 Poultry Enclosures and Gates	79.00	ea	\$ 75.00	-	\$ -					
Fabricated Engineered Structures									2,590,750	36.55
13 34 15 Metal Building Systems	-	sf	\$ -	-	\$ -					
Pre-Engineered Metal Building System w/ Simple Saver Insl.	70,886.00	sf	\$ 21.55	1,527,480.00	\$ 1,527,480.00					
PEMB Erection	70,886.00	sf	\$ 15.00	1,063,270.00	\$ 1,063,270.00					



NEXT STEPS



NEXT STEPS

PLANNING SCHEDULE

MILESTONE	START DATE	END DATE
Pre-Design / Schematic Design		3/20/2025
Bond Team Introduction Meeting		7/11/2024
Stakeholder Meeting 1		9/6/2024
Design Charette - Stakeholders		12/16/2024
Present Two Options from Charette		1/21/2025
SD Leadership Presentation		TBD
SD Submission		3/20/2025
SD Approval		
Design Development	4/7/2025	7/10/2025
Design Review Meeting		May (TBD)
DD Submission		6/10/2025
DD Approval		July 2025
Construction Documents	7/11/2025	11/26/2025
Design Review Meeting		9/1/2025
50% CD Submission		9/1/2025
100% CD Submission		11/17/2025
100% CD Approval		12/1/2025
Bidding & Negotiations	12/1/2025	2/28/2026
Construction Administration	3/1/2026	6/31/2027
Substantial Completion		6/31/2027





**THANK
YOU!**





GARLAND INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES AGENDA

Date: April 8, 2025

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

Subject: Consider Approval of Recommendation to Award Elementary School Roof Replacement (Cooper, Giddens-Steadham, Herfurth)

Action Item

Executive Summary:

On November 14, 2023, the Board of Trustees approved the use of Competitive Sealed Proposals (CSP) as procurement method for the Elementary School Roof Replacement (Cooper, Giddens-Steadham, Herfurth). Reviewed and approved by Javier Fernandez, Director of Facilities Planning and Construction Services, Paul Gonzales, Executive Director of Facilities and Maintenance, Mark Booker, Executive Director of Purchasing and Darrell Dodds, Chief Financial Officer.

Administrative Recommendations:

It is the administration's recommendation to award the Elementary School Roof Replacement (Cooper, Giddens-Steadham, Herfurth) to Alto Vista Roofing, Inc., which provides the best value to Garland Independent School District. Also, the recommendation by the administration is to authorize the Superintendent or his designee to enter into a contract.

Recommended Motion for Action Items:

Move to approve Alto Vista Roofing, Inc., for Elementary School Roof Replacement (Cooper, Giddens-Steadham, Herfurth) with alternate 1 as presented to the Board of Trustees in accordance with Government Code Title 10 Chapter 2269.155. Also, request approval for negotiations to proceed with the 2nd ranked firm if negotiations with the top ranked firm are unsuccessful.

Financial Impact and Funding Source:

Not to Exceed Amount: \$4,887,000
683 Bond 2023

EXHIBIT A

Garland Independent School District

CSP# 510-02-2.5
ELEMENTARY SCHOOL ROOF REPLACEMENT (COOPER, GIDDENS-STEADHAM, HERFURTH)

CSP Evaluation Overall Scoring and Ranking Summary
OVERALL RANK >>>
Base Bid -lump sum

4	3	2	1
\$4,763,000		\$5,926,808	\$4,525,000
Proposer# 1	Proposer# 2	Proposer# 3	Proposer# 4
CS ADVANTAGE USAA, INC	ADVANTAGE USAA, INC *CONFIDENTIAL	PARAGON ROOFING, LLC	ALTO VISTA ROOFING, INC

CRITERIA#		MAXIMUM POINTS	POINTS SCORED	POINTS SCORED	POINTS SCORED	POINTS SCORED
1	Purchase Price	40	37.90	27.35	27.61	40.00
2	Firm Profile	5	2.33	2.33	5.00	5.00
3	Quality and Reputation of Contractor - Relevant Project Experience	25	25.00	25.00	25.00	25.00
4	Organizational Plan and Project Approach	20	5.00	20.00	18.33	8.33
5	Safety	3	1.38	1.38	1.50	1.00
6	References	5	0.00	0.00	4.33	4.53
7	Financial Strength	2	0.00	0.00	0.00	0.00

TOTAL SCORE for All Criterias =	100.00	72	76	82	84
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The District solicited 1,193 suppliers with 247 being HUB and received 5 responses with 1 proposal considered non-responsive.



GARLAND INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES AGENDA

Date: April 8, 2025

Presented By: Mark Booker, Executive Director of Purchasing
Javier Fernandez, Director of Facilities Planning and Construction Services

Subject: Consider Approval of Recommendation to Award Modular Buildings, Classrooms, and Relocation Services Contract

Action Item

Executive Summary:

The following agreement will be utilized to procure portable building modular moving services. This contract will be used for aiding with the consolidation, moving and relocation services during the Bond 2023 projects. Reviewed and approved by Javier Fernandez, Director of Facilities Planning and Construction Services, Paul Gonzales, Executive Director of Facilities and Maintenance, Mark A. Booker, Executive Director of Purchasing, and Darrell Dodds, Chief Financial Officer.

Administrative Recommendations:

It is the administration's recommendation that the offer(s) from the companies listed in EXHIBIT A, provide the best value to the Garland Independent School District.

New Award – Replacement

Procurement Method: Cooperative Purchase Contract

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

Recommended Motion for Action Items:

Move to approve Contract 510-25-04 Modular Buildings, Classrooms, and Relocation Services as presented to the Board of Trustees.

Financial Impact and Funding Source:

Not to Exceed Amount: \$500,000

683 Bond 2023 – 80%

199 General Fund – 20%

Exhibit A

Contract 510-25-04

Modular Buildings, Classrooms, and Relocation Services

Awarded Supplier List

H. D. Snow and Son House Moving, Inc.

Mobile Modular Management Corporation

Palomar Modular Buildings LLC

Ramtech Building Systems, Inc.

Shultz House Moving LLC

Sustainable Modular Management, Inc.