

# Garland Independent School District

## Board of Trustees

### Special Meeting

Tuesday, December 16, 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 must complete the Public Comment Participation Request Form online no later than 4:00PM the day before the meeting date indicated in the posting notice. Comments may be read aloud at the meeting by a designated speaker; or the requestor may come in person to the meeting and deliver comments themselves. In addition, comments must be limited to issues that can be presented in a public forum and directly related to the posted agenda topics. 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 forum procedures, please review the Public Forum Procedures at the following link: <https://garlandisd.net/about/board-trustees/public-forum-procedures>.
- III. Superintendent's Message
- IV. Information Items
  - A. Receive Presentation on Bond 2023 Program Summary Update 3  
— **Javier Fernandez**
  - B. Receive Presentation on Bond 2023 HVAC Controls Replace 90  
Project – **Dr. Jennifer DuPlessis**
- V. Action Items (Non Consent)
  - A. Consider Approval of Recommended Region 6 Education Service 108  
Center (RESC 6) Purchasing Interlocal Cooperative Agreement –  
**Mark Booker**
  - B. New Bids
    - 1. Contract#240-26 - Consider Approval of Recommendation to 113  
Award Computer, Workstations, Laptops, and Related Items –  
**Mark Booker, Tim Fears**
    - 2. Consider Approval of Recommendation to Award Commercial 115  
Grade /Heavy Duty Exercise Equipment, Accessories, and  
Related Services – **Mark Booker, Javier Fernandez**

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:** December 16, 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



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Bond Program Summary Update  
December 16, 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
<b>Total</b>		<b>\$1,279,645,000</b>



# Bond 2023 Program Timeline

PHASE	2023				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	Aug
1	A/E SELECTION		CMaR SELECTION		DESIGN				GC PROCURE	CONSTRUCTION												CLOSE																
2					A/E SELECTION	CMaR SELECTION	DESIGN				CMaR GMP	CONSTRUCTION												CLOSE														
3					A/E & CMaR SELECTION	DESIGN				CMaR GMP	CONSTRUCTION												CLOSE															
4					A/E & CMaR SELECTION					DESIGN				CMaR GMP	CONSTRUCTION												CLOSE											
5					A/E & CMaR SELECTION					DESIGN				CMaR GMP	CONSTRUCTION												CLOSE											



# Project Summary PH1BP01

## Softball/Baseball Improvements

PH1-BP01	2023												2024												2025												2026											
	Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4														
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec												
Part 1: Softball/Baseball Improvements NFHS, RHS, SHS			A/E SELECT 4/25/2023	DESIGN			GC PROCURE E			CONSTRUCTION			OCCUPY	CONSTRUCTION						CLOSE																												
Part 2: Softball/Baseball Improvements SGHS, NGHs, LCHS			A/E SELECT 4/25/2023	DESIGN						GC PROCURE 05/14/24			CONSTRUCTION						OCCUPY	CONSTRUCTION						CLOSE																						
Part 3: Softball Improvements GHS			A/E SELECT 4/25/2023													DEMO/NEW DESIGN						ABATEMENT SOUTH			PERMIT + GC PROCURE			CONSTRUCTION						OCCUPY	CLOSE													
Part 3: Baseball Improvements GHS			A/E SELECT 4/25/2023																									ABATEMENT NORTH			CONSTRUCTION						OCCUPY	CLOSE										

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

- Substantial Completion in progress

### Part 3: Garland HS

- Relocation of the Student Services in progress, abatement to follow
- Site permit, 1st round submitted to the City of Garland, November 7, 2025
- Recommendation for 1GPA award at Board Bond Special Meeting January 13, 2026



# Project Summary PH1BP02

## High School Fieldhouses and Multi-Program Activity Centers

2023			2024						2025						2026						2027											
Q3			Q4			Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		Q1										
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
A/E SELECT 9/12/2023			CMaR SELECT 12/7/23			DESIGN						CMaR SOLICIT		CONSTRUCTION						MOVE IN/ OCCUPY		CLOSE										
PERMIT																																

Construction Stage																		
Facility Name	Sitework	Site Utilities					Underground Building Utilities			Foundation Work		Structure		Envelope				
		Fire Lane	Stormwater	Sanitary Sewer	Domestic Water	Gas	Electrical	Plumbing	Electrical	Domestic Water	Piles / Piers	Grade Beams	Indoor Structural Steel	Fieldhouse Structural Steel	CMU	Roof	Glazing	Metal Panels
GHS	90%	90%	100%	80%	0%	5%	100%	100%	100%	100%	100%	100%	100%	30%	0%	0%	0%	0%
SGHS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	10%	0%	0%	0%	0%
NGHS	85%	95%	100%	90%	5%	50%	100%	100%	100%	100%	100%	30%	80%	35%	0%	0%	0%	0%
LCHS	85%	100%	100%	100%	5%	5%	75%	75%	75%	100%	100%	0%	0%	0%	0%	0%	0%	0%
NFHS	100%	100%	100%	100%	5%	100%	100%	100%	100%	100%	100%	100%	100%	85%	50%	0%	0%	75%
RHS	100%	100%	100%	100%	90%	100%	100%	100%	100%	100%	100%	100%	100%	50%	0%	0%	0%	0%
SHS	100%	100%	100%	100%	5%	100%	100%	100%	100%	100%	100%	100%	100%	50%	0%	0%	0%	0%



# 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

2023			2024												2025												2026												2027					
Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1														
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	Dec	Jan	Feb	Mar
A/E SELECT 9/12/2023		DESIGN			CMaR SELECT 1/16/24			DESIGN						CMaR SOLICIT			PERMIT			CONSTRUCTION												MOVE IN			OCCUPY			CLOSE						

## Scope Categories

Sitework		Site Utilities				Underground Building Utilities			Foundation Work		Structure	
Drive Lane Paving	Fire Lane	Sanitary Sewer	Domestic Water	Gas	Electrical	Plumbing	Electrical	Domestic Water	Grade Beams	1st Floor Slabs	Structural Steel	
30%	100%	100%	100%	100%	80%	40%	40%	100%	67%	33%	10%	



# Project Summary PH1BP03 Freeman Elementary





# Project Summary PH1BP04 Kimberlin Academy for Excellence

2023			2024												2025												2026												2027		
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										
A/E SELECT 9/12/2023		DESIGN		CMaR SELECT 1/16/24		DESIGN												CMaR SOLICIT			PERMIT			CONSTRUCTION												MOVE IN			CLOSE		

Construction Stage																		
Sitework		Site Utilities					Underground Building Utilities			Foundation Work		Structure	Envelop					
Moisture Conditioning	Fire Lane	Stormwater	Sanitary Sewer	Domestic Water	Gas	Electrical	Plumbing	Electrical	Domestic Water	Piles / Piers	Grade Beams	Structural Steel	CMU	Roof	Glazing	Metal Panels	Veneer Masonry	
100%	100%	100%	100%	100%	100%	85%	100%	100%	100%	100%	95%	0%	0%	0%	0%	0%	0%	

- Grade Beam installation has commenced
- Installation of all underground utilities are complete



# Project Summary PH1BP04 Kimberlin Academy for Excellence





# Project Summary PH1BP05

## Lakeview Centennial HS and Naaman Forest HS

2023			2024				2025				2026				2027											
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
A/E		CMAr		DESIGN				CMAr SOLICIT		CONSTRUCTION												MOVE IN	OCCUPY	CLOSE		
SELECT		SELECT						PERMIT																		
9/12/2023		1/16/24																								

Construction Stage																			
Facility Name	Sitework			Site Utilities					Underground Building Utilities			Foundation Work		Structure	Envelop				
	Clearing / Grading	Moisture Conditioning	Temp Fire Lane	Stormwater	Sanitary Sewer	Domestic Water	Gas	Electrical	Plumbing	Electrical	Domestic Water	Piles / Piers	Grade Beams	Structural Steel	CMU	Roof	Glazing	Metal Panels	Veneer Masonry
LCHS	100%	50%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
NFHS	100%	100%	N/A	100%	100%	100%	60%	60%	100%	85%	70%	100%	100%	0%	0%	0%	0%	0%	0%

### LCCHS Updates

- Site utility work for the new addition complete
- Auditorium stage rigging and AV demolition commenced
- Auditorium abatement complete

### NFHS Updates

- Stage rigging demolition complete
- Auditorium scaffolding complete
- Grade Beam installation complete



# Project Summary PH1BP05 Lakeview Centennial HS





# Project Summary PH1BP05 Naaman Forest HS





# Project Summary PH1BP06; PH2BP06; PH3BP06 Elementary and Prekindergarten Playgrounds

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
A/E SELECT 9/12/2023		DESIGN											GC PROCURE			CONSTRUCTION								CLOSE							

Facility Name	Scope Categories					Facility Name	Scope Categories				
	Demolition	Grading/ Site Prep	Playground Equipment	Surface	Finish		Demolition	Grading/ Site Prep	Playground Equipment	Surface	Finish
Bullock ES	100%	100%	100%	100%	100%	Club Hill ES	100%	100%	100%	100%	25%
Shorehaven ES	100%	100%	100%	100%	100%	Cisneros Pre-K	100%	100%	100%	100%	100%
Daugherty ES	100%	100%	100%	100%	100%	Handley ES	100%	100%	100%	100%	100%
Williams ES	100%	100%	100%	100%	100%	Carver ES	100%	100%	100%	100%	100%
Caldwell ES	100%	100%	100%	100%	100%	Shugart ES	100%	100%	100%	100%	100%
Roach ES	100%	100%	100%	100%	100%	Couch ES	100%	100%	100%	100%	100%
Southgate ES	100%	100%	100%	100%	100%	Classical Center at Vial ES	100%	100%	100%	100%	100%
Ethridge ES	100%	100%	100%	100%	90%	Stephens ES	100%	100%	100%	100%	100%
Davis ES	100%	100%	90%	75%	50%	Keeley ES	100%	100%	100%	100%	100%
						Toler ES	100%	100%	100%	100%	90%

- 37 of 39 schools are 100% complete.
- Ethridge – extensive grading and flatwork over Winter Break.



# Project Summary PH1BP06; PH2BP06; PH3BP06 Elementary and Prekindergarten Playgrounds



**New Playground at Watson Technology Center for Math and Science**



# Project Summary PH1BP07 Elementary Fencing

2023				2024								2025								2026								2027															
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	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
A/E SELECT 9/12/2023		DESIGN												GC PROCURE			RE-SOLICIT					CONSTRUCTION												CLOSE									

## Phase 1 - Elementary Campuses

- Pre-construction meetings with campus administration - ongoing
- 90 Day lead time on materials
- Submittals - in process
- Shop drawings - in process



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

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	Aug	Sep									
DESIGN			CONSTRUCTION								CLOSE																																				
											DESIGN		CONSTRUCTION					CLOSE																													
														DESIGN		CONSTRUCTION					CLOSE																										
																		DESIGN		CONSTRUCTION					CLOSE																						
																					DESIGN		CONSTRUCTION					CLOSE																			
																								DESIGN		CONSTRUCTION					CLOSE																

Scope Categories							
Facility Name	Wire Install	Device Install	Programming	Pre-Test	Fire Dept Final	Demo	Close out
Brandenburg MS	100%	100%	100%	100%	100%	100%	90%
Armstrong ES	100%	100%	100%	100%	100%	100%	95%
Ethridge ES	100%	100%	100%	100%	100%	100%	95%
Parsons Pre-K	100%	100%	100%	100%	100%	100%	95%
AEC	100%	100%	100%	100%	100%	100%	95%
Padgett	90%	100%	90%	20%	0%	0%	0%
Tax Office	100%	100%	100%	100%	100%	100%	95%
Liberty Grove ES	0%	0%	0%	0%	0%	0%	0%
Southgate ES	100%	100%	100%	100%	100%	100%	90%
Abbett ES	0%	0%	0%	0%	0%	0%	0%
O'Banion MS	50%	0%	0%	0%	0%	0%	0%

Scope Categories							
Facility Name	Wire Install	Device Install	Programming	Pre-Test	Fire Dept Final	Demo	Close out
Beaver ES	0%	0%	0%	0%	0%	0%	0%
Couch ES	0%	0%	0%	0%	0%	0%	0%
Cisneros Pre-K	100%	100%	100%	40%	0%	0%	0%
Back Es	0%	0%	0%	0%	0%	0%	0%
Hudson ES	0%	0%	0%	0%	0%	0%	0%
Lyles MS	0%	0%	0%	0%	0%	0%	0%
Schrade MS	0%	0%	0%	0%	0%	0%	0%
Spring Creek ES	0%	0%	0%	0%	0%	0%	0%
Weaver ES	0%	0%	0%	0%	0%	0%	0%
Northlake ES	0%	0%	0%	0%	0%	0%	0%
Pearson ES	0%	0%	0%	0%	0%	0%	0%

- Phases 4 & 5 (17 Facilities) pending design



# Project Summary PH1BP10; PH2BP10; PH3BP10; PH4BP08; PH5BP08 Security Camera Refresh

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								
			DESIGN					CONSTRUCTION					CLOSE																											
								DESIGN			CONSTRUCTION						CLOSE																							
											DESIGN		CONSTRUCTION							CLOSE																				
															DESIGN		CONSTRUCTION					CLOSE																		
																		DESIGN		CONSTRUCTION						CLOSE														
																					DESIGN		CONSTRUCTION						CLOSE											

Scope Categories					
Facility Name	Wire Install	Device Install	Programming	Dept final	Close out
Brandenburg MS	0%	0%	0%	0%	0%
Armstrong ES	60%	90%	90%	0%	0%
North Garlnad HS	30%	30%	0%	0%	0%
Sellers MS	30%	30%	0%	0%	0%
Handley ES	0%	0%	0%	0%	0%
Shorehaven ES	0%	0%	0%	0%	0%
Watson ES	0%	0%	0%	0%	0%
Park Crest ES	60%	90%	90%	0%	0%

Scope Categories					
Facility Name	Wire Install	Device Install	Programming	Dept final	Close out
Liberty Grove ES	0%	0%	0%	0%	0%
Southgate ES	0%	0%	0%	0%	0%
Abbett ES	0%	0%	0%	0%	0%
Couch ES	0%	0%	0%	0%	0%
Toler ES	0%	0%	0%	0%	0%
Transitional LC	0%	0%	0%	0%	0%
South Garland HS	0%	0%	0%	0%	0%
Sam Houston MS	0%	0%	0%	0%	0%

- Phases 3, 4 & 5 (33 Facilities) pending design





# Project Summary PH2BP01 Linda L. Griffin Elementary

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
KICKOFF MEETING			DISCOVERY/PLANNING			DESIGN						CMaR SOLICIT		CONSTRUCTION						MOVE IN		OCCUPY		CLOSE															

- Recommendation for GMP #1 award approved at November 11, 2025, Board Bond Special Meeting
- Montclair Demolition commencing in January 2026
- Recommendation for GMP #2 award at January 13, 2026, Board Bond Special Meeting



# Project Summary PH2BP02

## Carson-Mulkey Agriculture Science Center

2024												2025												2026												2027											
Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4														
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2/13/2024						KICK-OFF MEETING 7/11/2024			PO ISSUED 7/26/2024			DESIGN												PERMITTING/GC PROCURE			CONSTRUCTION												MOVE IN/OCCUPY			CLOSE OUT					

- Located at 5102 Pleasant Valley Road and Ben Road in Sachse, TX
- 100% CD Drawings/ Specs Submission February 2026
- GMP 1 Early Release site package January 2026
- GMP 2 Remaining package March 2026



# Project Summary PH2BP03

## South Garland HS & North Garland HS

2024				2025								2026								2027																		
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	Aug	Sep
DISCOVERY/ PLANNING		DESIGN										CMaR SOLICIT		CONSTRUCTION										CLOSE														

- GMP #1 roof package solicitation to commence in December 2025
- GMP #2 remaining scope solicitation will commence in February 2026
- Recommendation for GMP #1 award at Board Bond Special Meeting March 2026



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

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	Dec
DESIGN												CMaR SOLICIT PERMIT		CONSTRUCTION														CLOSE													

- 100%-page turn completed November 2025
- Solicitation to commence December 2025
- Recommendation for GMP award at Board Bond Special Meeting March 2026



# Project Summary PH2BP07 Fencing 23 Campuses

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

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

- Developing Procurement schedule with Purchasing
- Design Development - 100%
- Construction Documents - 75%



# 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	

- Design complete for Beaver ES, equipment ordered
- Carver ES pending final proposal approval



# Project Summary PH2BP14

## HVAC DDC Controls

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### Phase II

- Nita Pearson ES - Logical Solutions - Substantial Completion
- Armstrong ES - Logical Solutions - Substantial Completion
- Parsons Pre-K - Substantial Completion
- Cisneros Pre-K - Substantial Completion
- Daugherty ES - Substantial Completion
- Caldwell ES - Substantial Completion

### Locations needing complete controls replacement

- Ethridge ES - Proposal Received, Preparing PO request
- Anna Keeley ES - Proposal Received, Preparing PO request
- Spring Creek ES - Proposal Received, Preparing PO request
- Rowlett ES - Proposal Received, Preparing PO request
- Southgate ES - Proposal Received, Preparing PO request
- Abbett ES - Proposal Received, Preparing PO request



# Project Summary PH2BP15 Local Area Network

Project Summary PH2-BP15 Local Area Network Upgrades												
2025												
PH2-BP15	Q1			Q2			Q3			Q4		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hub Sites	PROCUREMENT			PREP		INSTALL		CLOSE OUT		COMPLETE		
Metropolitan Area Network			PROCUREMENT			PREP	INSTALL	CLOSE OUT		COMPLETE		
2027												
PH2-BP15	Q1			Q2			Q3					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep			
District Network Infrastructure Equipment (CCC and Technology NOC)	PROCUREMENT			PREP		INSTALL						

## Hub Sites

- Complete

## Metropolitan Area Network

- Complete

## 2027 District Network Infrastructure Equipment (CCC & Technology NOC)

- Equipment procurement Q1 2027



# Project Summary PH3BP01

## Replacement Elementary School #4

PH3-BP01	2025					2026												2027												
	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	July	Aug	Sep	Oct	Nov	Dec	
Elementary School #4	DESIGN								CONSTRUCTION												MOVE IN & OCCUPY			CLOSE						
									SITE & BUILDING PERMIT																					

- Analyzing Pfluger and CORE preliminary construction estimates
- Schematic Design ongoing
- November 10, 2025 GISD approved building orientation on the site
- Three GMPs – Demolition, Site Package, and the Building



# Project Summary PH3BP02 Athletic Package

## South Garland HS, North Garland HS, Lakeview Centennial HS

PH3-BP02	2024				2025								2026								2027									
	Q3	Q4			Q1			Q2			Q3			Q4			Q1			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
Athletic Package	KICK-OFF MEETING	DESIGN											CMaR SOLICIT + Permit			CONSTRUCTION								CLOSE						

- Final GMP will be received December 16, 2025
- Site permit, 1st round was submitted to the City of Garland in November 2025
- Recommendation for GMP award at Board Bond Special Meeting January 2026



# 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			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
Middle School/Elementary School Renovations	KICK-OFF	DESIGN												CSP PROCUREMENT		PERMITTING		CONSTRUCTION								CLOSE				

- This project will be broken up into three parts:
  - Utilize existing electrical contract for elementary switchgear replacement
  - CSP #1: Middle school additions/renovations
  - CSP #2: New Staff Parking Lot - if funds are available
- Plans have been submitted to the city for permitting



# Project Summary PH3BP07

## New Network Technology Center

2024			2025												2026												2027												2028					
Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1														
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	Dec	Jan	Feb	Mar
		KICKOFF MEETING	DESIGN						CMAr SITE SOLICIT			CMAr BUILDING SOLICIT			CONSTRUCTION												MOVE IN	OCCUPY	CLOSE															

- Project will consist of two GMPs
- Site package GMP #1 Fully Executed November 2025
- 100%-page turn November 20, 2025
- Solicitation for GMP #2 to commence November 2025
- Recommendation for GMP #2 award at Board Bond Special Meeting February 2026



## Project Summary PH4BP01 GRCTC Addition

---

- Discovery and Programming Phase is underway
- Additional programming meeting with GRCTC leadership and some staff was conducted on November 13, 2025 to gather feedback on current functional and operational aspects of the building
- Architect is currently developing potential space plans and layout options for pricing to determine the project scope in alignment with the budget



# Project Summary PH4BP02 Renovations Rowlett HS and Sachse HS

---

- Initial walks at both campuses to review the existing spaces were completed in October 2025.
- Additional walks are planned to be carried out by the Design Team.
- Scope to Budget ongoing



# Project Summary PH4BP03 Renovations Brandenburg MS, O'Banion MS, Lyles MS, and Southgate ES

---

- Initial Design meeting conducted with the Architect on October 6, 2025
- Initial walks at the campuses to review the existing spaces are in the process
- Discovery/Planning ongoing



# Project Summary PH4BP04 Renovations

## Bussey MS, Sellers MS, Webb MS, Shorehaven ES, and Williams ES

---

- Initial Design meeting conducted with the Architect on October 15, 2025
- Initial walks at the campuses to review the existing spaces are in the process of being carried out
- Discovery/Planning ongoing



# Project Summary PH4BP05 Renovations Parsons Prekindergarten and Cisneros Prekindergarten

---

- Initial Design meeting conducted with the Architect was on November 20, 2025
- Discovery/Planning phase commenced



# Project Summary PH4BP06

## New Memorial Pathway Academy/Student Services Center

2025												2026												2027												2028					
Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2														
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
DESIGN												PERMIT			PROCUREMENT			CONSTRUCTION												MOVE IN		OCCUPY		CLOSE							

- Completed Design Development Page Turn in October 2025
- Construction Documents 50% CD - ongoing
- Continue meeting with Memorial Pathway Staff and Student Services Staff during design in addition to meetings with GISD Nutrition Service and Technology



# Project Summary Proposition C

Project Summary PH2-BP-Proposition C																	
PH2-BP-Prop C	2024			2025												2026	
	Q4			Q1			Q2			Q3			Q4			Q1	
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Student and Staff computer replacement	PROCUREMENT	DEPLOYMENT															
iPad refresh project Pre K-2 Phase 2												PROCUREMENT	DEPLOYMENT				

## Student and Staff Computer Replacement (\$1.75m)

- Deployment phase 75% complete

## iPad Refresh Project Prek-2

- Phase 2 (5700 iPads)
  - Procurement October - November
  - Deployment November - February

# Comments/Questions

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**Softball & Baseball Fields Improvements**

**PH1-BP01**

Description:	<p>Campus:</p> <ul style="list-style-type: none"> <li>Part 1, Naaman Forest HS, Rowlett HS, Sachse HS</li> <li>Part 2, Lakeview Centennial HS, North Garland HS, South Garland HS</li> <li>Part 3, Garland HS</li> </ul> <p>Scope:</p> <ul style="list-style-type: none"> <li>Install synthetic turf</li> <li>New dugouts</li> <li>New back stop wall and netting</li> <li>Canopies over bleachers</li> </ul>
Status/ Comments:	<p>Part 2, Final substantial completion ongoing</p> <p>Part 3, Student Services relocation in progress, Solicitation is complete, permitting process ongoing</p>
Action Items:	<p>Part 1;</p> <ul style="list-style-type: none"> <li>Part 1 has been closed out.</li> </ul> <p>Part 2;</p> <ul style="list-style-type: none"> <li>• Lakeview Centennial: Baseball/Softball Substantial completion in progress</li> <li>• South Garland: Baseball/Softball Substantial completion in progress</li> <li>• North Garland: Baseball/Softball Substantial completion in progress</li> </ul> <p>Part 3;</p> <ul style="list-style-type: none"> <li>• Relocation of the Student Services in progress. Abatement process to follow</li> <li>• Site Permit, 1<sup>st</sup> round was submitted to the City of Garland on November 7, 2025</li> <li>• Recommendation for 1GPA award at January 13, 2026 Board Bond Special Meeting</li> </ul>

**Information**

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

**Project Schedule**

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Part 1	Baseball and Softball - Construction Complete, August 2024. Close-out, October 2025.
Part 2	Construction Complete, February 2025 – Occupy, February 2025 (Turf) Construction Complete, September 2025 – Substantial Completion, November 2025
Part 3	Design, July 2024 – September 2025 Permitting / Procurement for new construction October 2025 – December 2025 Construction, January 2026 Occupy, August 2026

**Progress Photos**

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**Garland HS – Demolition (Commercial Buildings & Record Building)**



**Hillside/Kimberlin Academy for Excellence  
PH1-BP04**

**Description:** This is the Hillside Academy for Excellence school replacement project. Students and 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 Winter of 2026.

**Status/ Comments:**

- Grade Beam installation has commenced
- Installation of all underground utilities are complete
- Received proposal from GP&L to relocate light poles on Dairy Rd

**Action Items:**

- Installed 2<sup>nd</sup> and final water tap to the city main line
- Water services installation to the building is complete
- Backfilling grade beams and capping piers

**Information**

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GISD Project Manager:	Brian Francis
Architecture Firm:	Stantec
Construction Firm:	Lee Lewis Construction
Project Delivery Method:	Construction Manager at Risk
Project Type:	Demo and New Construction Build
Project Stage:	Construction Phase

**Project Schedule**

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Board Approval of Architect	September 12, 2023
Kick-Off	November 1, 2023
Discovery Planning	November 2023 - February 2024
Design – DD phase	November 2023 - December 2024
Permitting	December 2024 - March 2025
Procurement	January 2025 - March 2025
Construction	July 2025 - November 2026
Move In	November 2026
Occupy	December 2026
Closeout	January 2027 - March 2027

**Progress Photos**



Project Summary Information

Reporting Date: Mid-November 2025

**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:

**Naaman Forest High School**

Planned improvements include replacing roofs across multiple building sections, upgrading parking lot lighting, and converting all exterior lighting to LED. The exterior weight room and locker rooms will be updated, while the cafeteria and dance studio will be expanded. The project will also include installing a new gymnasium sound system, renovating the auditorium, and constructing a new administrative addition to accommodate the cafeteria expansion.

**Lakeview Centennial High School**

The project scope includes constructing a new administrative addition to support the cafeteria expansion, along with renovations and expansions to the kitchen and serving lines. A new instructional wing will be built to replace classroom space lost from the removal of portables. The dance room will be enlarged, the auditorium renovated, and the indoor locker rooms updated. Additionally, a new gymnasium sound system will be installed.

**Status/ Comments:** **Naaman Forest High School**

- Stage rigging demolition complete
- Auditorium scaffolding complete
- Grade Beam installation complete

**Lakeview Centennial High School**

- Site utility work for the new addition complete
- Auditorium stage rigging and AV demolition commenced
- Auditorium abatement complete

**Action Items:**

- Auditorium scope has commenced at NFHS
- Earthwork scope has commenced at LCHS

**Information**

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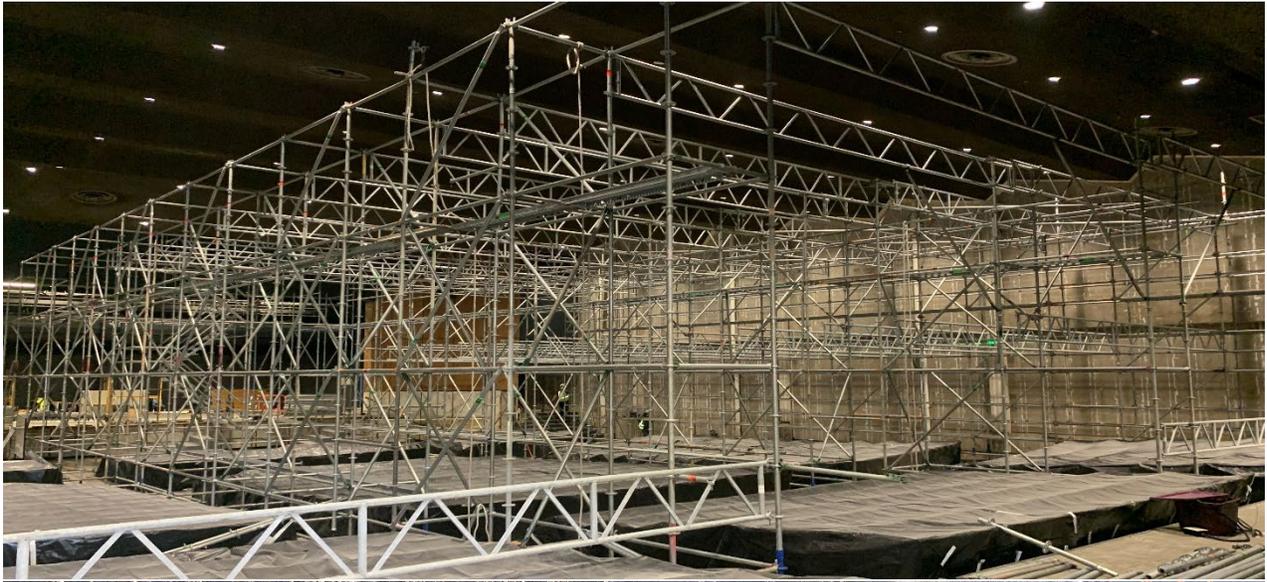
GISD Project Manager:	Brian Francis
Architecture Firm:	WRA Architects
Construction Firm:	Lee Lewis Construction
Project Delivery Method:	Construction Manager at Risk
Project Type:	Additions and Renovations
Project Stage:	Construction

**Project Schedule**

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

**Progress Photos**



**Project Summary Information**

Reporting Date: Mid-November 2025

**Elementary and Pre-K Playground Replacement  
PH1-BP06; PH2-BP06; PH3-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, Davis, 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:** 37 of 39 schools - 100% complete.

Facility Name	Scope Categories					Facility Name	Scope Categories				
	Demolition	Grading/ Site Prep	Playground Equipment	Surface	Finish		Demolition	Grading/ Site Prep	Playground Equipment	Surface	Finish
Bullock ES	100%	100%	100%	100%	100%	Club Hill ES	100%	100%	100%	100%	25%
Shorehaven ES	100%	100%	100%	100%	100%	Cisneros Pre-K	100%	100%	100%	100%	100%
Daugherty ES	100%	100%	100%	100%	100%	Handley ES	100%	100%	100%	100%	100%
Williams ES	100%	100%	100%	100%	100%	Carver ES	100%	100%	100%	100%	100%
Caldwell ES	100%	100%	100%	100%	100%	Shugart ES	100%	100%	100%	100%	100%
Roach ES	100%	100%	100%	100%	100%	Couch ES	100%	100%	100%	100%	100%
Southgate ES	100%	100%	100%	100%	100%	Classical Center at Vial ES	100%	100%	100%	100%	100%
Ethridge ES	100%	100%	100%	100%	90%	Stephens ES	100%	100%	100%	100%	100%
Davis ES	100%	100%	90%	75%	50%	Keeley ES	100%	100%	100%	100%	100%
						Toler ES	100%	100%	100%	100%	90%

- Action Items:**
- Process Pay Apps
  - Process RFI's and CCEA proposals
  - City inspections in progress – 100% passing to date.

**Information**

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

**Project Schedule**

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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 2025
Construction	Apr - Dec 2025
Close Out	Jan - Feb 2026

**Progress Photos**

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New poured-in-place rubber in the corals, like this at Parsons Pre-K.



New playgrounds at Parsons Pre-K.

**Project Summary Information**

Reporting Date: November 2025

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

- Description:** Provide secured area fencing at elementary campuses: Abbett, Armstrong, Back, Beaver Tech, Bradfield, Bullock, Caldwell, Carver, Vial, Club Hill, Cooper, Couch, Daugherty, Davis, Dorsey, Ethridge, Handley, Herfurth, Hickman, Keeley, Liberty Grove, Lister, Luna, Northlake, Pearson, Roach, Sewell, Shorehaven, Shugart, Southgate, Spring Creek, Giddens-Steadham, Stephens, Toler, Watson, Weaver, Williams
- Status/ Comments:** Pre-construction planning meetings with campus administration – in progress  
Materials on order – lead time is estimated 90 days  
Shop drawings and submittals – in progress
- Action Items:** Process submittals  
Confirm roster/ badging and Projectmates training for GC  
Begin Pay App review process and workflows

**Information**

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- Project Manager:** Steven Welsh  
**Architecture Firm:** Orcutt-Winslow  
**Construction Firm:** Anderson Fencing  
**Project Delivery Method:** CSP  
**Project Type:** Renovation  
**Project Budget:** NTE \$10,864,850.00  
**Phase:** 1

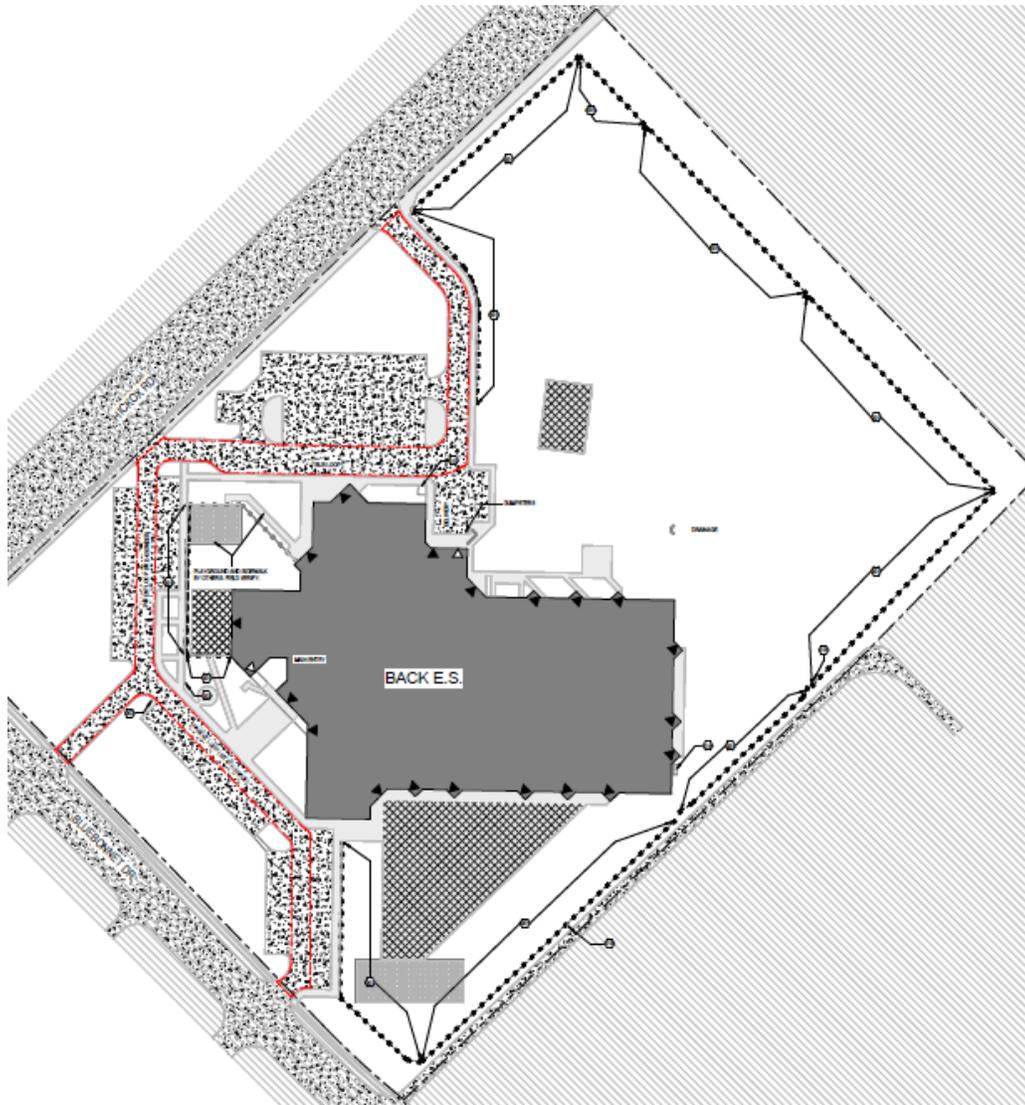
**Project Schedule**

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- |                              |                    |
|------------------------------|--------------------|
| Board Approval – Architect   | September 12, 2023 |
| Discovery-Planning           | Oct 23 – Feb 24    |
| Schematic Design             | Feb 24 – May 24    |
| Design Development           | May 24 – August 24 |
| Construction Documents       | Sep. 24 – Dec. 24  |
| Procurement and GC Selection | Dec 24 – Aug 25    |
| Construction                 | Oct 25 – Jan 27    |
| Close Out                    | Feb 2027           |

**Progress Photos**

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EMOLITION PLAN 

GARLAND ISD  
**BACK E.S.**  
7300 Bluebonnet Dr, Rowlett, TX 75089

The new perimeter fencing will be all decorative iron and will secure areas where students learn and play. The dotted line above shows the planned location for the new fence at Back Elementary.

**Project Summary Information**

Reporting Date: Mid-November 2025

**Fire Alarm Replacement  
PH1-BP09; PH2-BP09; PH3-BP09; PH4-BP07; PH5-BP07**

**Description:** PROJECT- 510-23-02  
New Fire Alarm Installations across 39 campuses

**Status/ Comments:** PHASE 1 Status-Parsons Pre-K, Ethridge, Tax Office pending close-out approval, Brandenburg, AEC and Armstrong installations are complete, removal of old system in progress, Marvin Padgett install ongoing.

PHASE 2 Status-Received purchase orders for Liberty Grove, Couch, Abbett and Beaver, all pending start dates, O’Banion and Cisneros Pre-K install ongoing, Southgate install complete, pending demo and close-out

**Action Items:** PHASE 1- Complete close-out of Phase 1, Complete campus assessments of Phase 3 projects

**Information**

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

**Project Schedule**

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**Construction** PHASE 1- 1 of 7 installations remain  
PHASE 2- O’Banion and Cisneros Pre-K installation ongoing  
PHASE 3- Installations will be completed in sequence following the completion of Phases 1 and 2 projects.

**Progress Photos**



Project Summary Information

Reporting Date: Mid-November 2025

**Security Camera System Refresh  
PH1-BP10; PH2-BP10; PH3-BP10; PH4-BP08; PH5-BP08**

**Description:** PROJECT 510-23-06  
Security camera refresh across 50 campuses

**Status/ Comments:** PHASE 1 Status-Installation ongoing at Sellers, North Garland, Armstrong and Park Crest

PHASE 2 Status-Proposals submitted for final approval

PHASE 3 Status-Departmental / vendor collaboration / Information gathering and site assessments ongoing

**Action Items:** Complete site-walks for Phase 3

**Information**

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**Project Manager:** Michael Pierce  
**Architecture Firm:**  
**Construction Firm:** Flores Technical Services  
**Project Delivery Method:** RFP  
**Project Type:** Replacement  
**Phase:** Procurement

**Project Schedule**

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**Board Recommendation** September 2024  
**Replacement Commencement** PHASE 1-Estimated installation start slated late October early September with estimated completion date of mid-March.

PHASE 2-Installation to commence at the conclusion of all phase one CCTV projects. Estimated installation start slated for November 2025.

PHASE 3-Installation to commence at the conclusion of all Phase 2 CCTV projects. Estimated start of April 2026

**Progress Photos**



**Project Summary Information**

Reporting Date: Mid-November 2025

**Security Card Key Access (Access Control) Refresh  
PH1-BP11; PH2-BP11; PH3-BP11; PH4-BP09; PH5-BP09**

Description: PROJECT 510-23-06  
Security Card Key Access across 51 campuses

Status/ Comments: PHASE 1 Status-Installs ongoing at Armstrong and Sellers  
  
PHASE 2 Status-Proposals submitted for final approval  
  
PHASE 3 Status- Finalize proposals and submit for final approval

Action Items: Complete site walks for Phase 3

**Information**

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

**Project Schedule**

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Board Recommendation September 2024

Replacement Commencement PHASE 1-Estimated installation starting late October 2025.  
  
PHASE 2-Installation will commence immediately following the completion of all phase one projects. Estimated start, November 2025.  
  
PHASE 3-Installation will commence immediately following the completion of all phase two projects. Estimated start, April 2026.

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

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

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

**Status/ Comments:**

- Elementary schools complete
- Middle schools complete
- High schools complete
- Concession stands and press boxes complete
- Alternative/Special Program Facilities complete

**Action Items:**

- All campuses within the project scope have been completed and are in the closeout phase.

**Information**

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**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:**                            Close Out

**Project Schedule**

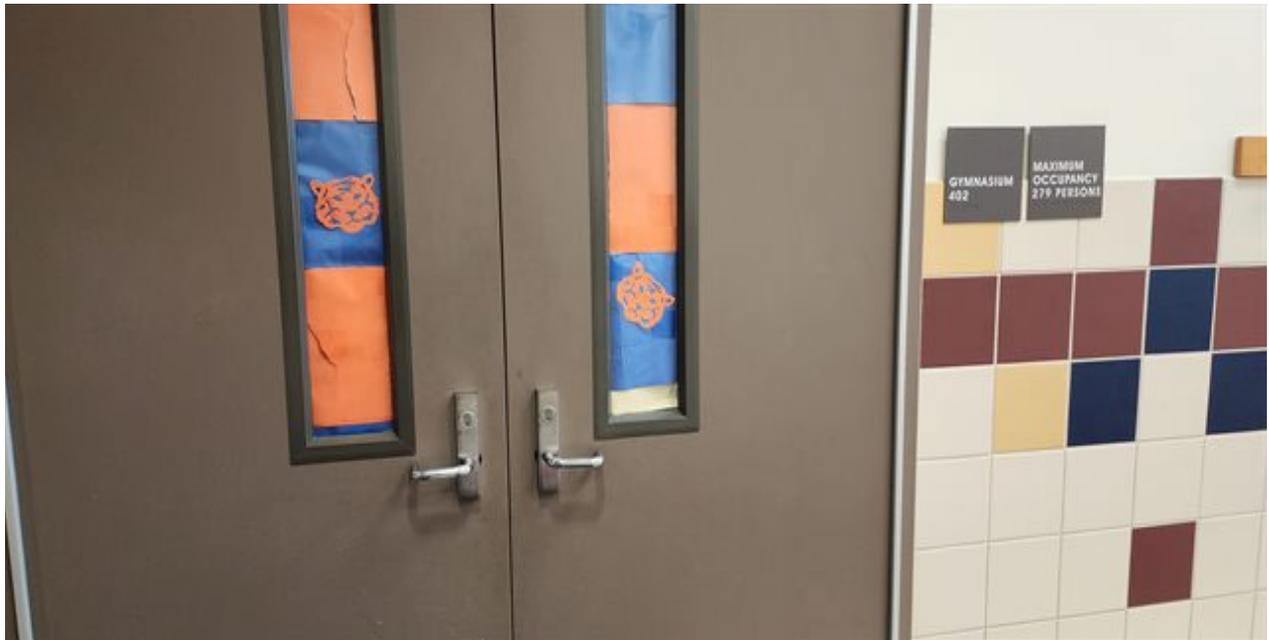
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**BOT Approval**                              February 13, 2024  
**Kickoff Meeting**                            August 14, 2024  
**Site Surveys**                                September 2024 - October 2024  
**PO Procurement**                  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

**Progress Photos**

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George Washington Carver Elementary School



**Project Summary Information**

Reporting Date: Mid-November 2025

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

**Description:** This project entails the complete demolition of Montclair Elementary School, followed by the construction of the new Linda L. Griffin Elementary campus. The new facility is designed to serve as a consolidated educational environment for students currently attending Heather Glen Elementary. This initiative aims to modernize the district's educational infrastructure, improve learning conditions, and optimize resource allocation. The project includes comprehensive planning and execution phases, ensuring minimal disruption to the community and adherence to safety standards. The new campus will feature state-of-the-art classrooms, recreational areas, and administrative offices, fostering a conducive learning atmosphere for students and staff alike.

- Status/ Comments:**
- GMP #2 – Solicitation is complete
  - Montclair Demolition commencing in January
  - Permit review for GMP #1 complete
  - Permit review for GMP #2 ongoing

- Action Items:**
- Installation of the SWPPP fence has commenced
  - Installation of the construction fence is complete

**Information**

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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:	Construction Documents Phase

**Project Schedule**

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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-November 2025

**Carson-Mulkey Agricultural Science Center  
PH2-BP02**

Description: New Agricultural Science Facility, classrooms, arena, pens, wash/grooming bays.

Status/ Comments: Construction documents Stage  
90% CD drawings and specifications submission 1/5/2026  
90% CD page turn 1/12/2026

- Action Items:
- The cost estimate approval for the extra cost of the foundation work was approved on October 6, 2025 at the Monday Board Prep meeting.
  - Proposals received for Test and Balance, Construction Materials Testing, and Commissioning

**Information**

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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: Construction Documents

**Project Schedule**

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Board Approval of Architect	January 2024
Kick-Off	July 2024
Discovery Planning	July 2024 - November 2024
Pre-Design	December 2024 - June 2025
Design Development	July 2025 - November 2025
Construction Documents	December 2025 - March 2026
Bidding & Negotiations	January 2026 - March 2026
Construction Administration	April 2026-June 2027
Substantial Completion	June 2027

**Progress Photos**

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Site Photos



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

**Description:** Both campuses will undergo significant upgrades to enhance learning environments, improve functionality, and modernize facilities. Planned work includes infrastructure improvements, space expansions, and specialized area renovations, as outlined below:

**South Garland HS** – renovations will include a complete overhaul of the auditorium and the entire Early College Program area, rekeying the whole facility, and replacing all interior and exterior doors. Additional upgrades consist of renovating the indoor locker rooms, installing a new sound system in the competitive gym, replacing the secondary switchgear, built-up roof, and art kiln with exhaust system, upgrading rooftop HVAC units and the chilled water system, replacing drinking fountains, and completing other minor facility improvements.

**North Garland HS** - the project will involve a complete renovation of the auditorium, replacement of the metal and built-up roof systems, and replacement of all interior and exterior doors. Work will also include replacing the secondary switchgear, renovating and upgrading indoor locker rooms, renovating the dance room and accessory spaces, installing a new sound system in the competitive gym, and completing other minor facility improvements.

- Status/ Comments:**
- GMP #1 solicitation has commenced
  - 100% CDs for the roof package due in December 2025
  - GMP #2 solicitation will commence in February 2026
  - Recommendation for GMP #1 at the March 2026 Board Bond Special Meeting

- Action Items:**
- Permit review of the roof package submittal is ongoing
  - Construction phase document preparation for interiors is ongoing
  - CMAr campus site investigations complete

**Information**

---

GISD Project Manager:	Brian Francis
Architecture Firm:	DLR Group
Construction Firm:	McCown Gordon Construction (MGC)
Project Delivery Method:	Construction Manager at Risk
Project Type:	Renovations
Project Stage:	Construction Documents Phase

**Project Schedule**

---

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



Project Summary Information

Reporting Date: Mid-November 2025

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

Description: Elementary School Enhancements

Status/ Comments: Ongoing review of 100% construction documents. 100% CD page turn completed on 11/18/25. 100% documents to be submitted for GMP pricing estimate on 11/18/25.

Action Items: Review final phasing plan with campuses

**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 November 2025  
 Construction Start March 2026 End November 2027  
 Substantial Completion Start November 2027 End February 2028

**Project Summary Information**

Reporting Date: Mid-Nov. 2025

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

**Description:** Provide secure 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

Pre-K and Special Service Campuses – Cisneros, Parsons, AEC, GRCTC

- Status/ Comments:**
- Reviewing designs
  - 75% CD’s
- Action Items:**
- Develop procurement schedule in coordination with purchasing.
  - Review and research property lines/boundary questions.
  - Begin developing specs for technology using details from GISD Security.

**Information**

---

Project Manager:	Steven Welsh
Architecture Firm:	Orcutt-Winslow
Construction Firm:	TBD
Project Delivery Method:	Competitive Sealed Proposal
Project Type:	Renovation
Project Phase:	SD/DD

**Project Schedule**

---

Kickoff and Discovery:	September 12, 2023
Schematic Design:	August 2024 - May 13, 2025
Design Development:	May 2025 - August 2025
Construction Documents:	Sept. 2025 - December 2025
Procurement:	TBD
Construction:	TBD
Close Out:	TBD



Project Summary Information

Reporting Date: Mid-November 2025

**Security Intrusion Upgrades  
PH2-BP12; PH5-BP10**

Description: PH2-BP12 Beaver ES  
PH5-BP10 Garland HS, Carver ES

Status/ Comments: Equipment on order for Beaver. Carver proposal submitted for final approval.

Action Items:

**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 December 2025

**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:**

Abbott, 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:**

- Campus assessments provided by ARMKO on April 24, 2025
- Combining all projects as one and pushing out as a CSP

**Action Items:**

- New negotiated proposals and cost estimates received and under review by FP&C

**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	April 2025
Procurement	October 2025
Construction Begins	December 2025
Construction Completed	August 2026
Closeout	September 2026

**Progress Photos**

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Club Hill Elementary School



**PH2-BP14**

Description: HVAC Controls Update

Status/ Comments:

- Armstrong ES - Punch List 0 - Substantial Completion
- Nita Pearson ES - Punch List - Substantial Completion
- Garland HS - Billy Nichols controls upgrade - Substantial Completion
- Parsons Pre-K - Substantial Completion
- Cisneros Pre-K - Substantial Completion
- Daugherty ES - Substantial Completion
- Caldwell ES - Substantial Completion
- Rowlett ES - Proposal Received reviewing scope - Preparing PO request

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:  
Project Budget: \$10,976,545 Remaining - **\$4,656,954.10 – 42.43%**  
Phase: Phase II

**Project Schedule**

---

**Phase II**

- Nita Pearson ES - Logical Solutions - Substantial Completion
- Armstrong ES - Logical Solutions - Substantial Completion
- Parsons Pre-K - Substantial Completion
- Cisneros Pre-K - Substantial Completion
- Daugherty ES - Substantial Completion
- Caldwell ES - Substantial Completion

**Locations needing complete controls replacement**

- Ethridge ES - Proposal Received, Preparing PO request
- Anna Keeley ES - Proposal Received, Preparing PO request
- Spring Creek ES - Proposal Received, Preparing PO request
- Rowlett ES - Proposal Received, Preparing PO request
- Southgate ES - Proposal Received, Preparing PO request
- Abbett ES - Proposal Received, Preparing PO request

Project Summary Information

Reporting Date: Mid-November 2025

**63 Campus  
PH2-BP15**

- Description: Local Area Network (LAN) Upgrades
- Status/ Comments:
- Hub Sites
    - Complete
  - Metropolitan Area Network
    - Complete
  - 2027 District Network Infrastructure Equipment (CCC and Technology NOC)
    - Procurement of equipment Q1 2027

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			Q4		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hub Sites	PROCUREMENT		PREP		INSTALL		CLOSE OUT			COMPLETE		
Metropolitan Area Network	PROCUREMENT			PREP	INSTALL		CLOSE OUT			COMPLETE		
PH2-BP15	2027											
	Q1			Q2			Q3					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep			
District Network Infrastructure Equipment (CCC and Technology NOC)	PROCUREMENT			PREP		INSTALL						

**Progress Photos**

**Project Summary Information**

**Reporting Date: Mid-November 2025**

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

**Description:** Lakeview Centennial HS

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

North Garland HS

- Provide new track (10mm full pour track, including demo and base)
- Replace football field synthetic turf
- Provide new bleacher system and press box (300 sq. ft.). Match Sachse HS.
- 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 HS.
- 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:** Design, Permitting, and Solicitation ongoing, preparing construction schedule

- Action Items:**
- Site permit, 1<sup>st</sup> round was submitted to the City of Garland in November
  - Final GMP will be received December 16, 2025
  - Recommendation for GMP at January 16 Board Bond Special Meeting

**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 - October 2025
Procurement - Permitting	October 2025 - December 2025
Construction	January 2026 - November 2026
Occupy	November 2026
Closeout	February 2027

**Progress Photos**

---

**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:
- Middle School renovations solicitation has commenced
  - Elementary School switchgear replacement solicitation has commenced
- Action Items:
- Working on parking lot drawings
  - Permit review with the city is ongoing

**Information**

---

GISD Project Manager:	Brian Francis
Architecture Firm:	Stantec
Project Delivery Method:	CSP
Project Type:	Renovations/Small Additions
Project Stage:	Construction Document Phase

**Project Schedule**

---

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



Project Summary Information

Reporting Date: Mid-November 2025

New Technology Center (NOC)  
PH3-BP07

Description: Construction of a New Technology Center

Status/ Comments: Ongoing review of 100% Construction documents. Completed 100% page turn on 1120/25.

Action Items: Finalize outstanding items for completion of Site permit.

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 19, 2024  
 Discovery / Planning Sept. 30, 2024 - May 19, 2025  
 Design May 19, 2024 - Nov. 11, 2025  
 Permitting Site - May 2025 - Oct. 2025 / Building - Nov. 2025 - Feb. 2026  
 Procurement Site - June 2025 - Aug. 2025 / Building - Nov. 2025 - Jan. 2026  
 Construction Site- Sept. 2025 - Feb. 2026 / Building - Feb. 2026 - Apr. 2027  
 Substantial Completion April 15, 2027  
 Final Completion May 16, 2027 - July 15, 2027

**Progress Photos**

**SITE PLAN STUDY**



**OVERALL SITE PLAN STUDY**





Project Summary Information

Reporting Date: Mid-November 2025

**GRCTC  
PH4-BP01**

Description: Addition

Status/ Comments: In Discovery/Planning Phase

Action Items: Final decision on programs and renovation/remodel scope areas is to be made.

**Information**

---

Project Manager: Edsel Gaitonde  
 Architecture Firm: Corgan Associates, Inc.  
 Construction Firm: Lee Lewis Construction, Inc.  
 Project Delivery Method: Construction Manager at Risk (CMaR)  
 Project Type: New Addition  
 Phase: Discovery/Planning

**Project Schedule**

---

Discovery and Programming phase is underway. An additional programming meeting with GRCTC leadership and some staff was conducted on November 13, 2025 to gather feedback on current functional and operational aspects of the building. The Architect is currently developing potential space plans and layout options for pricing to determine the project scope which will be in alignment with the budget. Design schedule is currently being developed.



Project Summary Information

Reporting Date: Mid-November 2025

Rowlett HS and Sachse HS  
PH4-BP02

Description: Renovations

Status/ Comments: In Scope to Budget Phase

Action Items: Additional site walks are to be conducted at the campuses to further review the existing conditions and develop the scope.

Information

---

Project Manager: Edsel Gaitonde  
 Architecture Firm: Stantec Architecture, Inc.  
 Construction Firm: Phillips May Corporation  
 Project Delivery Method: Construction Manager at Risk (CMaR)  
 Project Type: Renovations  
 Phase: Discovery/Planning

Project Schedule

---

Initial walks at both campuses to review the existing spaces were completed in late October and additional walks are planned to be carried out by the design team. Scope to Budget is currently ongoing based on the information collected from the visits.  
 Design schedule is currently being developed.



**Project Summary Information**

Reporting Date: Mid-November 2025

**Brandenburg MS, O’Banion MS, Lyles MS, and Southgate ES  
PH4-BP03**

Description: Renovations

Status/ Comments: In Scope to Budget Phase

Action Items: Site walks to be conducted at the campuses to review the existing conditions and develop the scopes.

**Information**

---

Project Manager: Edsel Gaitonde  
Architecture Firm: Harley Ellis Devereaux, Dba HED  
Construction Firm: TBD  
Project Delivery Method: Competitive Sealed Proposal (CSP)  
Project Type: Renovations  
Phase: Discovery/Planning

**Project Schedule**

---

Initial walks at all the campuses to review the existing spaces are currently scheduled to be completed in December 2025 as part of the Discovery/Planning stage.  
Design schedule is currently being developed.



**Project Summary Information**

Reporting Date: Mid-November 2025

**Bussey MS, Sellers MS, Webb MS, Shorehaven ES, and Williams ES  
PH4-BP04**

Description: Renovations

Status/ Comments: In Scope to Budget Phase

Action Items: Site walks to be conducted at the campuses to review the existing conditions and develop the scopes.

**Information**

---

Project Manager: Edsel Gaitonde  
Architecture Firm: DLR Group Inc. of Texas  
Construction Firm: TBD  
Project Delivery Method: Competitive Sealed Proposal (CSP)  
Project Type: Renovations  
Phase: Discovery/Planning

**Project Schedule**

---

Initial walks at all the campuses to review the existing spaces are currently in the process of being scheduled as part of the Discovery/Planning stage.  
Design schedule is currently being developed.



Project Summary Information

Reporting Date: Mid-November 2025

**Parsons Prekindergarten and Cisneros Prekindergarten  
PH4-BP05**

Description: Renovations  
Status/ Comments: In Scope to Budget Phase  
Action Items: Initial design meeting is to be completed

**Information**

---

Project Manager: Edsel Gaitonde  
Architecture Firm: IN2 Architects  
Construction Firm: TBD  
Project Delivery Method: Competitive Sealed Proposal (CSP)  
Project Type: Renovations  
Phase: Discovery/Planning

**Project Schedule**

---

Design kickoff meeting is scheduled to be conducted on November 20, 2025.  
Design schedule will be developed accordingly.

**PH2-BP-Proposition C**

Description: Technology Device Refresh for Students and Staff

- Status/ Comments:
- Student and Staff computer replacement
    - Deployment phase 75% complete
  - iPad refresh project PreK-2
    - Phase 2 (5700 iPads)
      - Procurement October-November
      - Deployment November-February

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									2026				
	Q4			Q1			Q2			Q3			Q4			Q1	
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Student and Staff computer replacement	PROCUREMENT			DEPLOYMENT													
iPad refresh project Pre K-2 Phase 2													PROCUREMENT		DEPLOYMENT		

**Progress Photos**



## BOARD OF TRUSTEES AGENDA

**Date:** December 16, 2025

**Presented By:** Dr. Jennifer DuPlessis, Executive Director of Facilities and Maintenance

**Subject:** Receive Presentation on Bond 2023 HVAC Controls Replacement Project

### Information Item

**Executive Summary:**

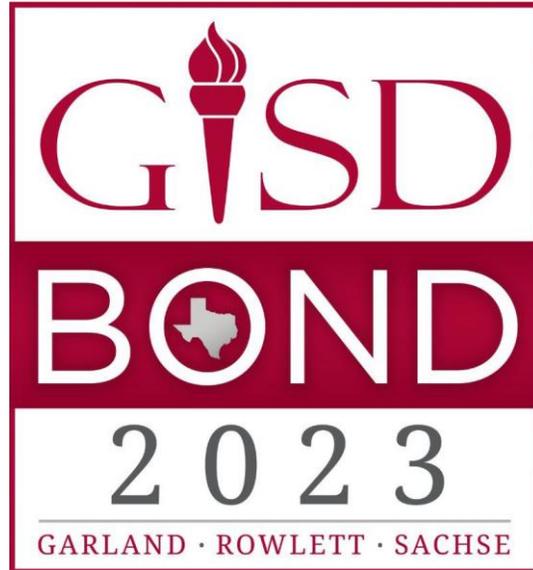
Receive presentation on Bond 2023 HVAC Controls Replacement Project.

**Administrative Recommendations:**

Provided for your information.

**Financial Impact and Funding Source:**

N/A



---

# Bond 2023 HVAC Controls Replacement Project

December 16, 2025

# Overview

---

- Complete Hardware Replacements and System Recommissioning
  - Hardware Replacements - 12 campuses complete, 15 campuses remaining
  - Sequence of Operations Recommissioned - 7 Campuses
- Project started September 2023. Estimated Completion: June 2027

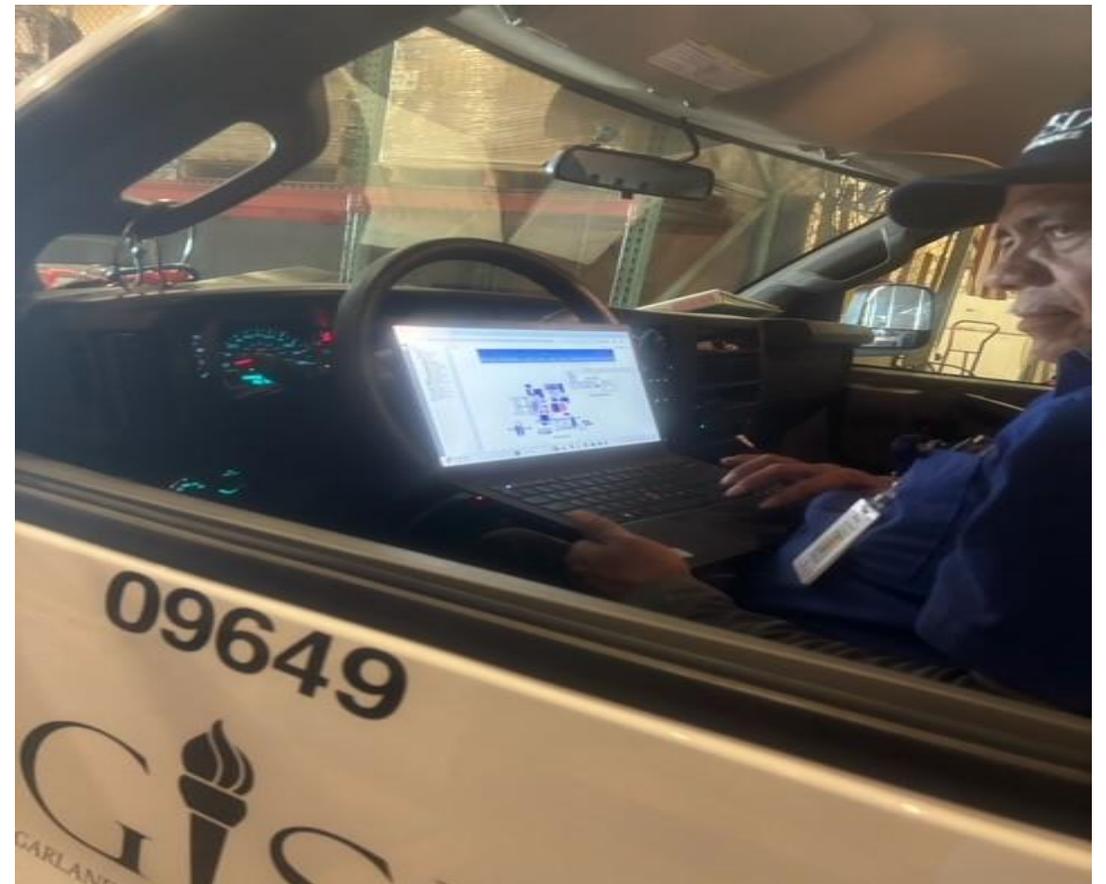
# Controls Dashboard

The screenshot shows the GISD Controls Dashboard. At the top, there is a navigation bar with links for Alarms, Schedules, Buildings, Histories, GISD Existing Graphics, Points In Override, and Logout. The main header features a photograph of the Board Room Meeting Center building with the text "GISD Garland Independent School District" overlaid.

The dashboard is divided into several sections:

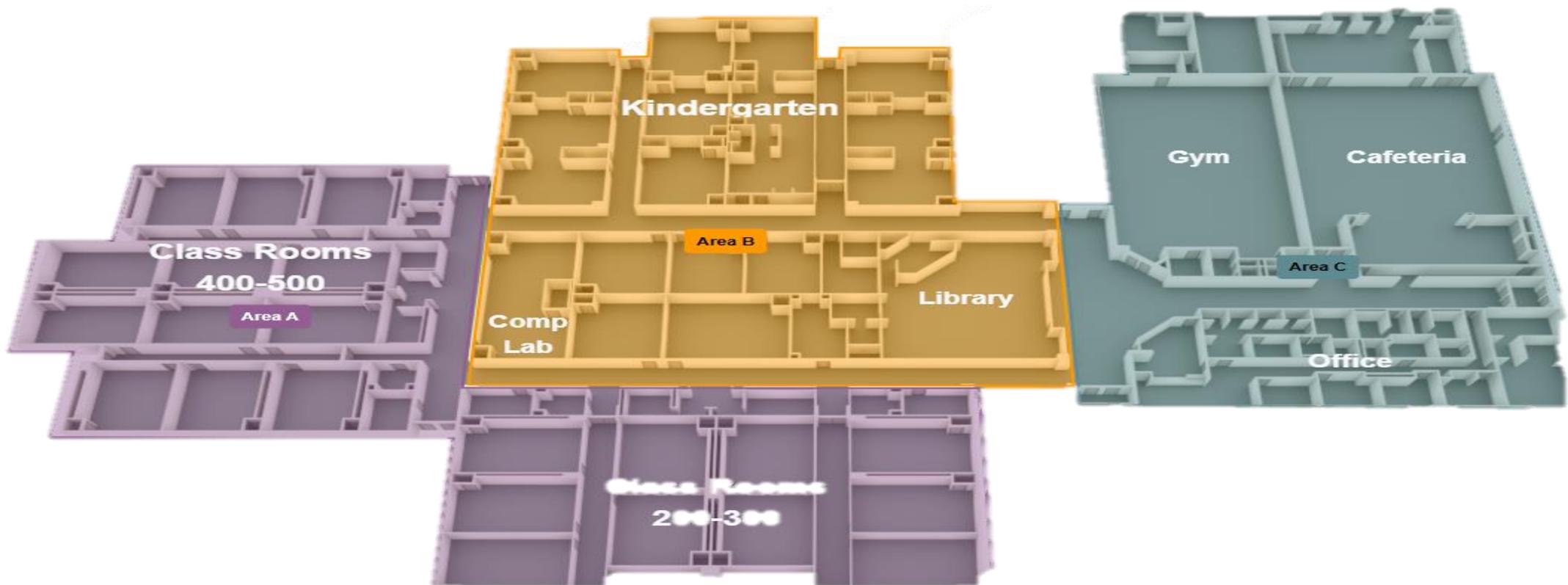
- Global District Overrides:** A table with three columns: All Campus Lights Override (OFF), Ice Day (OFF), and EPO (OFF).
- Active Alarms:** A section with a bell icon and the text "00 Active Alarms".
- Weather:** A section showing the current temperature as 82°F Sunny, along with a forecast for the next five days (Wed, Thu, Fri, Sat, Sun).
- Map:** A map of the Garland area with several blue location pins indicating active points or buildings.

# HVAC Control Center



# Campus View

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# Chiller Interface



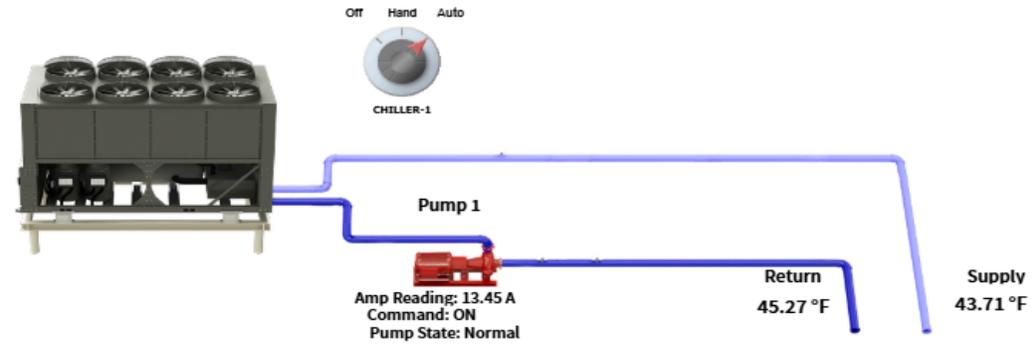
Chiller Summary	
Chiller System Status	Chiller In Run Mode
Operating Mode	Cool
Emergency Stop	Auto
Run Enable	Run Enabled
Chiller Running State	On
Evaporator Water Pump Command	On
Evaporator Water Flow Status	Flow
Active Cool Heat Setpoint Temperature	44.00 °F
Evaporator Leaving Water Temperature	42.78 °F
Evaporator Entering Water Temperature	44.87 °F
Outdoor Air Temperature	65.03 °F
Actual Running Capacity	15.00 %

Setpoints	
Chilled Water Setpoint Status	44.00 °F
> Demand Limit Setpoint	100.00 %
Active Chilled Water Setpoint	44.00 °F
> Chilled Water Setpoint	44.00 °F

Circuit A	
Compressor 1A Running Status	Off
Compressor 2A Running Status	Running
Evaporator Refrigerant Pressure	106.67 psi
Differential Refrigerant Pressure	69.91 psi

Circuit B	
Compressor 1b Running Status	Off
Compressor 2B Running Status	Off
Evaporator Refrigerant Pressure	99.65 psi
Differential Refrigerant Pressure	132.07 psi

# Chiller



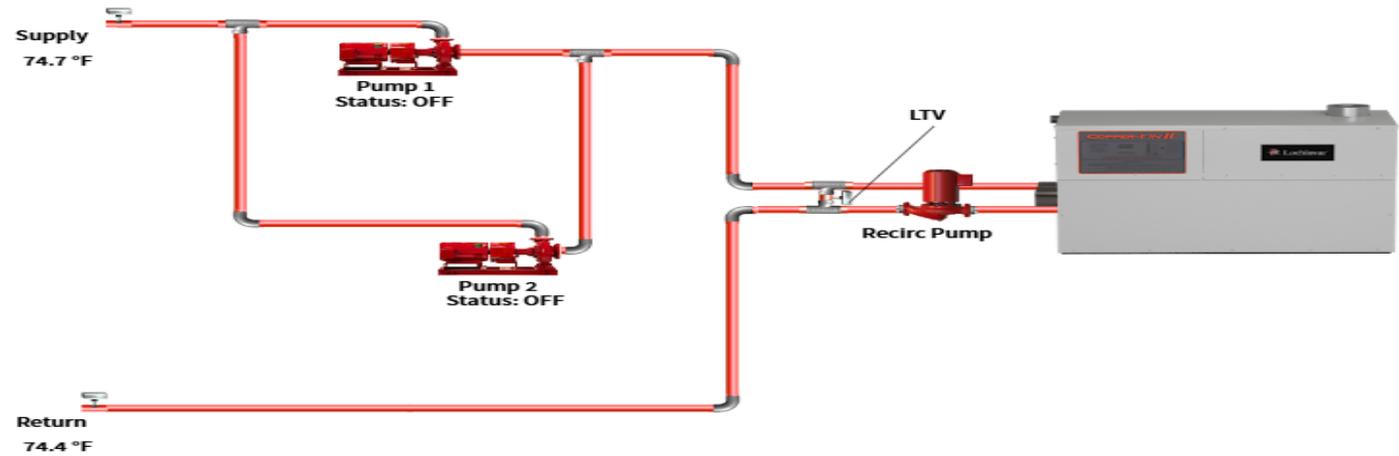
Inputs	
> Chiller Amps	5.03 A
> Chill Water Supply Temperature	43.71 °F
> Chill Water Return Temperature	45.27 °F
> Chill Water Pump 1 Status	13.45 A
> Chill Water Pump 2 Status	0.04 A

Outputs	
> Chiller Command	ON
> Chill Water Pump 1 Cmd	ON
> Chill Water Pump 1 Speed	100.00 %
> Chill Water Pump 2 Cmd	ON
> Chill Water Pump 2 Speed	100.00 %

Variables	
> Occupancy	Occupied
> Chiller 1 HOA	AUTO
> Chill Water Pump 1 HOA	AUTO
Chill Water Pump 2 HOA	AUTO

Alarms	
Chiller Alarm	FALSE
Chill Water Pump 1 Alarm	Normal

# Boiler



Inputs	
Boiler Status	OFF
Hot Water Supply Temp	74.7 °F
Hot Water Return Temp	74.4 °F
Pump 1 Status	OFF
Pump 2 Status	OFF

Monitoring	
Boiler Enabled	Disabled
Lead Pump	2.0
Effective HW Supply Setpoint	82.1 °F

Outputs	
> Boiler Command	START
> Pump 1 Command	STOP
> Pump 2 Command	STOP

Alarms	
Boiler Fault	Normal
Pump 1 Fault	Normal
Pump 2 Fault	Normal

Settings	
> Setpoint Reset Low	80.0 °F
> Setpoint Reset High	160.0 °F
> Manual HW Setpoint	120.0 °F
> Setpoint Reset Enable	Enable
> Outdoor Air Temp Enable	55.0 °F
> Lead Lag Mode	Runtime
> Force Rotate Pumps	false
> Pump Stop Delay	5.0 min
> Boiler Start Delay	2.0 min
> Force Boiler Call	Disabled
> Occupancy Command	Occupied

# Rooftop Unit



Inputs	
> SpaceTemp	72.6 °F
FanStatus	Off
> SupplyTemp	72.4 °F

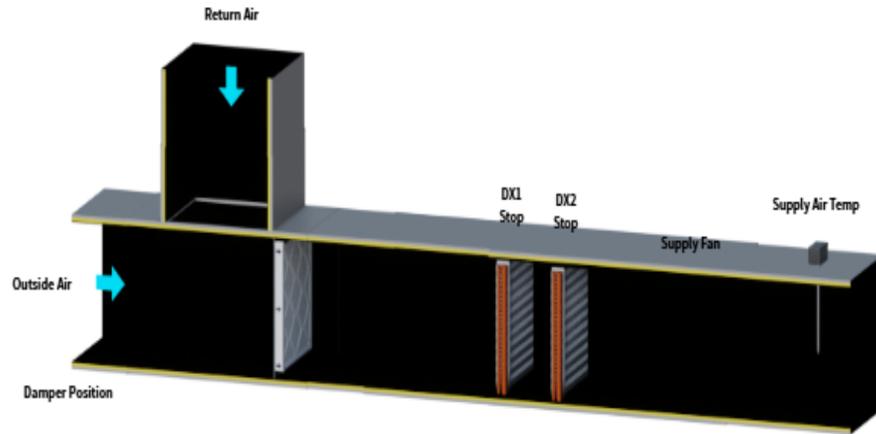
Monitoring	
> OccupancyCmd	Occupied
OccupancyStatus	Occupied
> HVACModeCmd	Auto
HVACModeStatus	Auto
> FanCtrlMode	Auto
FanFault	ACTIVE
> DamperEnable	Disabled

Setpoints	
> Cool Setpoint	69.0 °F
> Heat Setpoint	67.0 °F
> EconEnableTemp	55.0 °F
> CoolLockoutTemp	45.0 °F
> HeatLockoutTemp	70.0 °F

Outputs	
> FanCmd	Start
> Cool1	Stop
> Cool2	Stop
> Heat1	Stop
> Heat2	Stop
> DamperCmd	0.0 %

Settings	
> MinDamperPos	10.0 %
> MaxDamperPos	100.0 %
> ChgOverDelay	2.0 min
> FanOffDelay	60.0 s
> FanStartLevel	25.0 %

# Fan Coil Unit



**Freeze Protection is Off**

Inputs		Outputs	
> Space Temp	71.4 °F	> Fan Command	ON
Fan Status	ON	> Dx Cool Command	Stop
Supply Temp	49.9 °F	> Damper Command	Open
> Heating Valve Position	0.0 %	> Heating Valve	0.0 %
Cooling Valve Position	0.0 %	> Cooling Valve	65.8 %

Monitoring		Setpoints	
> Freeze Protection	Off	> Setpoint	71.2 °F
> HVAC Mode Status	Cool	> Occupied Heat Setpoint Offset	3.2 °F
> Occupancy Status	Occupied	> Setpoint Mode	Campus

Settings	
> Dx Minimum Runtime	240 s
> Damper Enable	Open

# Alarms

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- High Temp (Classroom)
- Supply Fan
- Chiller Status
- Boiler Status
- Pump Status
- Room Temp
- CO PPM
- MDF/IDF Room Temperature

# Monitored Points

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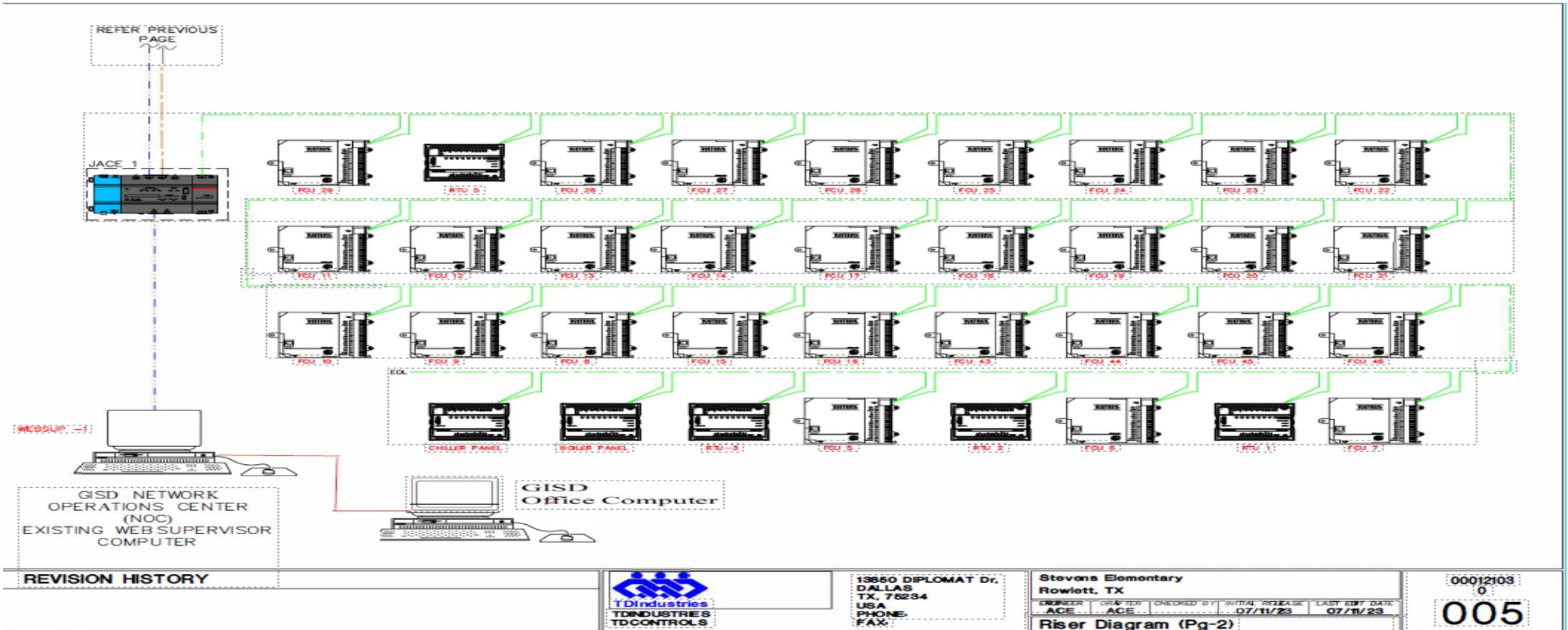
- Supply Air
- VFD Speed
- Chiller Status
- Boiler Status
- Pump Status
- Pump Speed
- Gallons Per Minute (GPM)
- Supply Water
- Return Water
- Indoor Blower Speed
- Air Volume (CFM)
- Room Temperature/Humidity/CO
- Outside Air Temp/Humidity
- Outside Air (OSA) Damper position
- MDF/IDF Monitoring

# Components

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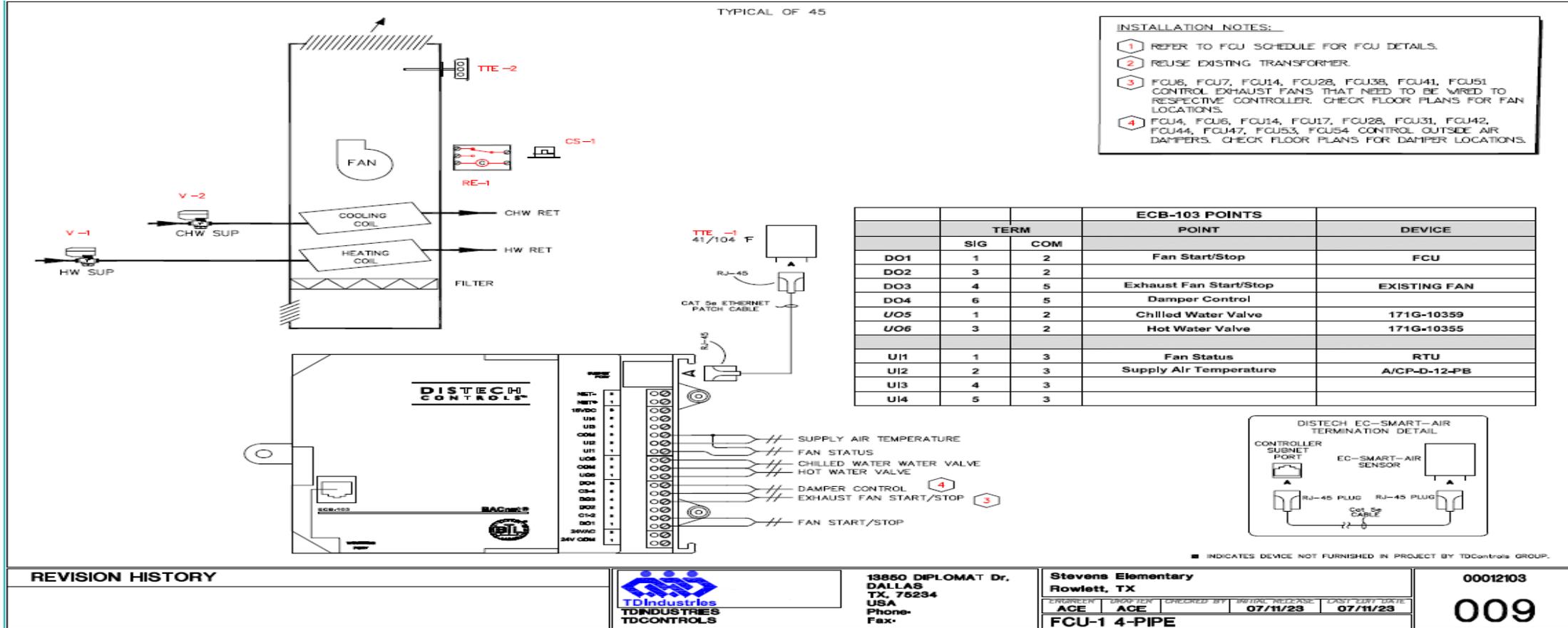
1. Computer
2. GISD Network
3. GISD Server Network Operations Center (NOC)
4. Virtual Server Located in the GISD Server (NOC)
5. JACE Located in the MDF/IDF Room
6. Unit Controllers Located above Ceiling near classroom.

# System Diagram



# Controller

TYPICAL OF 45



■ INDICATES DEVICE NOT FURNISHED IN PROJECT BY TDControls GROUP.

**REVISION HISTORY**



13850 DIPLOMAT Dr.  
DALLAS  
TX, 75234  
USA  
Phone:  
Fax:

Stevens Elementary  
Rowlett, TX

ENGINEER: ACE DRAWN BY: ACE CHECKED BY: JEFFREY WELLS DATE: 07/11/23  
 PROJECT NO: 07/11/23  
**FCU-1 4-PIPE**

0001203

009

# Controls Systems in GISD

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- ***Objective: Provide the most efficient and effective operation for the comfort and cost-effective operation of GISD HVAC for students and staff***
  - Invensys/Schneider – Legacy systems – No longer Supported
    - 1 HS, 0 MS, 7 ES, 7 Support Facilities, 2 Athletics Facilities
  - Automated Logic – 8-12 years 2014 Bond 2015-2020
    - 3 HS, 5 MS, 1 ES, 1 Support Facility
  - Siemens – 2023
    - 1 – Harris Hill
  - Distech (Preferred due to Cost, Durability, Ease of programming, Efficient Function). 8-12 years 2014 Bond 2015-2020
    - 3 HS, 7 MS, 20 ES, 2 Athletics Facilities

Remaining Sites with 25-33% Outdated Controls/Programming – 13

# Comments and Questions

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GARLAND INDEPENDENT SCHOOL DISTRICT

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## BOARD OF TRUSTEES AGENDA

**Date:** December 16, 2025

**Presented By:** Mark Booker, Executive Director of Purchasing

**Subject:** Consider Approval of Recommended Region 6 Education Service Center (RESC 6) Purchasing Interlocal Cooperative Agreement

### Action Item

**Executive Summary:**

Garland ISD has expressed a need to participate in the Region 6 Education Service Center (RESC 6) Purchasing Interlocal Cooperative Agreement. It is recommended that the Board of Trustees authorize the agreement as permitted by Chapter 791 of the Texas Government Code.

The cooperative is similar to the agreements we currently have with other interlocal cooperatives.

**Administrative Recommendations:**

Provided for your consideration.

**Recommended Motion for Action Items:**

Move to approve the recommended Region 6 Education Service Center (RESC 6) Purchasing Interlocal Cooperative Agreement

**Financial Impact and Funding Source:**

N/A

**INTERLOCAL AGREEMENT**  
**Region 6 Education Service Center (RESC 6)**  
**TEXAS PUBLIC ENTITY OR LOCAL GOVERNMENT**  
**(School, College, University, State, City, County, or Other Political Subdivision)**

Garland Independent School District  
TEXAS PUBLIC ENTITY / DISTRICT MEMBER

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Region 6 Education Service Center  
3332 Montgomery Road, Huntsville, TX 77340      County-District Number: 236-950

Texas Education Code §8.002 permits regional education service centers, at the direction of the Commissioner of Education, to provide services to assist school districts, colleges and universities in improving student performance and increasing the efficiency and effectiveness of school, college and university operations. In addition, authority is granted under Texas Government Code §§ 791.001 *et seq* as amended to enter into Interlocal agreements with said educational entities, as well as, other governmental entities and political subdivisions of Texas and other States. As authorized by applicable statutes and regulations, Cooperative Purchasing Services under this Agreement are extended to all Texas State, City or County Government Agencies, or any other Government Entity as defined in the Texas Government Code § 791.003.

This Interlocal Agreement (hereinafter the "Agreement") is effective December 16, 2025 and shall be automatically renewed unless either party gives sixty (60) days prior written notice of non-renewal. This Agreement may be terminated without cause by either party upon (60) days prior written notice, or may also be determined for cause at any time upon written notice stating the reason for and effective date of such terminations and after giving the affected party a thirty (30) day period to cure any breach.

**Statement of Services to be Performed:**

Region 6 Education Service Center, by this Agreement, agrees to provide cooperative purchasing services to the above-named public entity through a Program known as the Educational Purchasing Interlocal Cooperative (EPIC6).

The purpose of EPIC6 shall be to obtain substantial savings for any participating School District, University, College, Community College, City, County or Other Public Agencies through cooperative purchasing.

**Property Co-ownership:**

There shall be no real or personal property acquisition or co-ownership resulting from this agreement.

**Roles of the EPIC6 Purchasing Cooperative:**

1. Provide organizational and administrative structure of the Program.
2. Provide Administrative and Support Staff necessary for efficient operation of the EPIC6.
3. Provide marketing of the EPIC6 to expand membership, awarded contracts and commodity categories, excluding purchases by school food authorities and transactions involving fund 240 and/or any other Child Nutrition funds provided by USDA or Texas Board of Agriculture.

4. Initiate and implement activities required for competitive bidding and vendor award process including posting, advertising, collecting proposals, scoring proposals, and awarding of vendor contracts.
5. Provide members with current awarded vendor contracts, instructions for obtaining quotes and ordering procedures.
6. Maintain filing system for all competitive bidding procedure requirements.
7. Provide Reports as requested.
8. Maintain active membership database for awarded vendors.
9. Provide EPIC6 training to members and vendors upon request.
10. Collect fees to finance the operation of the cooperative from awarded vendors based on the sales through the cooperative's contracts with the end users.

**Role of the Public Entity:**

1. Commit to participate in the program by an authorized signature on membership forms and approval of the governing body where required (e.g. required in Texas)
2. Designate a Primary Contact and Secondary Contact for entity.
3. Commit to purchase products and services from EPIC6 Vendors when in the best interest of the entity.
4. Submit a monthly report of purchases and /or copies of Purchase Orders to the EPIC6.
5. Accept shipments of products ordered from Awarded Vendors.
6. Process Payments to Awarded Vendors in a timely manner and according to Texas Law and contract agreement.
7. Include EPIC6 and appropriate contract number on you purchase order and/or contracts in which you utilize an EPIC6 contract.

**General Provisions:**

The Parties agree to comply fully with all applicable federal, state, and local statutes, ordinances, rules, and regulations in connection with the programs contemplated under this Agreement. This Agreement is subject to all applicable present and future valid laws governing such programs.

This Agreement shall be governed by the law of the State of Texas and venue shall be in Walker County, Texas, location of the administrative offices of RESC 6.

This Agreement contains the entire agreement of the Parties hereto with respect to the matters covered by its terms, and it may not be modified in any manner without the express written consent of the Parties.

If any term(s) or provision(s) of this Agreement are held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect.

The Parties to this Agreement expressly acknowledge and agree that all monies paid pursuant to this Agreement shall be paid from budgeted available funds for the current fiscal year of each such entity.

Before any party may resort to litigation, any claims, disputes or other matters in question between the Parties to this Agreement shall be submitted to nonbinding mediation unless otherwise agreed by the parties in writing at the time of the dispute.

No Party to this Agreement waives or relinquishes any immunity or defense on behalf of themselves, their directors, officers, employees, and agents as a result of its execution of this Agreement and performance of the functions and obligations described herein. As required by Texas Government Code §§ 791.001 (d)(3), each party represents and warrants that any payments it would be obligated to make under this Agreement for the performance of governmental functions or services will be made solely from current revenues available to that party. No obligation under this Agreement shall be considered a debt of either party in violation of any applicable constitutional or statutory limitation. This Agreement may be negotiated and transmitted between the Parties by electronic means or hard copy and the terms and conditions agreed are binding upon the Parties.

**Authorization:**

Region 6 Education Service Center and EPIC6 have entered into an Agreement to provide cooperative purchasing opportunities to public agencies and other legally eligible entities.

This Agreement was approved by the governing boards of the respective parties at meetings that were posted and held in accordance with the Texas Open Meetings Act, Texas Government Code Ch. 551. (If required by the entity.)

The individuals signing below are authorized to do so by the respective parties to this Agreement.

**Public Member Entity:**

**Purchasing Cooperative Lead Agency:**

Garland ISD

Region 6 Education Service Center

**Entity or District Name**

By: \_\_\_\_\_  
Authorized Signature

By: Michael Holland  
Authorized Signature

Title: President, Board of Trustees

Title: Executive Director Region 6 ESC

Date: December 16, 2025

Date: 12/3/2025





## BOARD OF TRUSTEES AGENDA

**Date:** December 16, 2025

**Presented By:** Mark Booker, Executive Director of Purchasing  
Tim Fears, Interim Executive Director of Technology

**Subject:** Consider Approval of Recommendation to Award Computer, Workstations, Laptops, and Related Items (Contract#240-26)

### Action Item

#### **Executive Summary:**

This award will offer the entire district the ability to purchase laptops, desktop computers, and services for campuses and departments as needed. Reviewed and approved by Tim Fears, Interim Executive Director of Technology, Mark Booker, Executive Director of Purchasing, and Darrell Dodds, Chief Financial Officer.

#### **Administrative Recommendations:**

It is the administration's recommendation that the offer(s) for Computer, Workstations, Laptops, and Related Items from Lenovo United States Inc. provides the best value to the Garland Independent School District.

New Award – Replacement

Procurement Method: Cooperative Purchasing Contract

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

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

Move to approve Contract#240-26 Computer, Workstations, Laptops, and Related Items as presented to the Board of Trustees.

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

Not to Exceed Amount: \$2,500,000

199 General Fund – 50%

683 Bond 2023 – 50%

# Funding and Computer Equipment & Services Overview

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\$1,250,000 – Fund 199 – Local (50%)

This district-wide allocation enables campuses and departments to purchase new and replacement Lenovo computer equipment. These purchases support the district's ongoing operational needs:

Laptops

Desktop computers

Monitors

Related technology services

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\$1,250,000 – Fund 683 – Bond Funds 2023 (50%)

This allocation supports the procurement of Lenovo computer equipment for bond projects scheduled for completion within the contract year at the following facilities:

Multi-Athletic Centers

GHS

NFHS

SGHS

LCHS

NGHS

RHS

SHS

New Elementary Schools

Freeman

Kimberlin Academy

Renovations

NFHS

LCHS

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## BOARD OF TRUSTEES AGENDA

**Date:** December 16, 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 Commercial Grade / Heavy Duty Exercise Equipment, Accessories, and Related Services

### Action Item

#### **Executive Summary:**

This award will provide for the procurement of Commercial Grade Heavy-duty Exercise Equipment, Accessories, and Related Services for the Bond 2023 projects to include the Multi-Program Activity Centers. This agreement will be used to provide highly functional athletic training equipment for all high school sports and fitness programs. Reviewed and approved by Javier Fernandez, Director of Facilities Planning and Construction Services, Dr. Jennifer DuPlessis, 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 that the offer(s) for Commercial Grade / Heavy Duty Exercise Equipment, Accessories, and Related Services, from the company Power Lift Acquisitions, Inc. provides the best value to the Garland Independent School District.

New Award

Procurement Method: Interlocal Cooperative Agreement

Contract Term: Two (2) years

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

Move to approve Commercial Grade / Heavy Duty Exercise Equipment, Accessories, and Related Services, as presented to the Board of Trustees.

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

Not to Exceed Amount: \$5,000,000  
683 Bond 2023