

**Garland Independent School District**

**Board of Trustees**

**Special Meeting**

**Tuesday, July 22, 2025**

**Agenda**

**4:00 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 PH2-BP03 South Garland HS and North Garland HS Schematic Design Presentation – **Javier Fernandez** 87
  - C. Receive PH2-BP04 Elementary Enhancements to Northlake ES, Rowlett ES and Toler ES Schematic Design Presentation – **Javier Fernandez** 107
  - D. Receive PH3-BP02 Athletic Package for South Garland HS, North Garland HS, and Lakeview Centennial HS Presentation – **Javier Fernandez** 131
  - E. Receive PH4-BP06 New Memorial Pathway Academy/Student Services Center Schematic Design Presentation – **Javier Fernandez** 159
- V. Action Items (Non Consent)
  - A. New Bids
    - 1. Contract#361-25-01 - Consider Approval of Recommendation to Award Hazardous Materials Consulting Services – **Javier Fernandez** 203

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:** July 22, 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

July 22, 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 09/12/23			CONSTRUCTION			OCCUPY			CONSTRUCTION						CLOSE																										
Part 2: Softball/Baseball Improvements SGHS, NGHS, LCHS		A/E SELECT 4/25/2023					DESIGN						GC PROCURE 05/14/24			CONSTRUCTION			OCCUPY			CONSTRUCTION			CLOSE																							
Part 3: Softball Improvements GHS		A/E SELECT 4/25/2023														DEMO/NEW DESIGN						GC PROCURE			ABATEMENT SOUTH			CONSTRUCTION			OCCUPY			CLOSE														
Part 3: Baseball Improvements GHS		A/E SELECT 4/25/2023														DEMO/NEW DESIGN						GC PROCURE			ABATEMENT NORTH			CONSTRUCTION			OCCUPY			CLOSE														

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

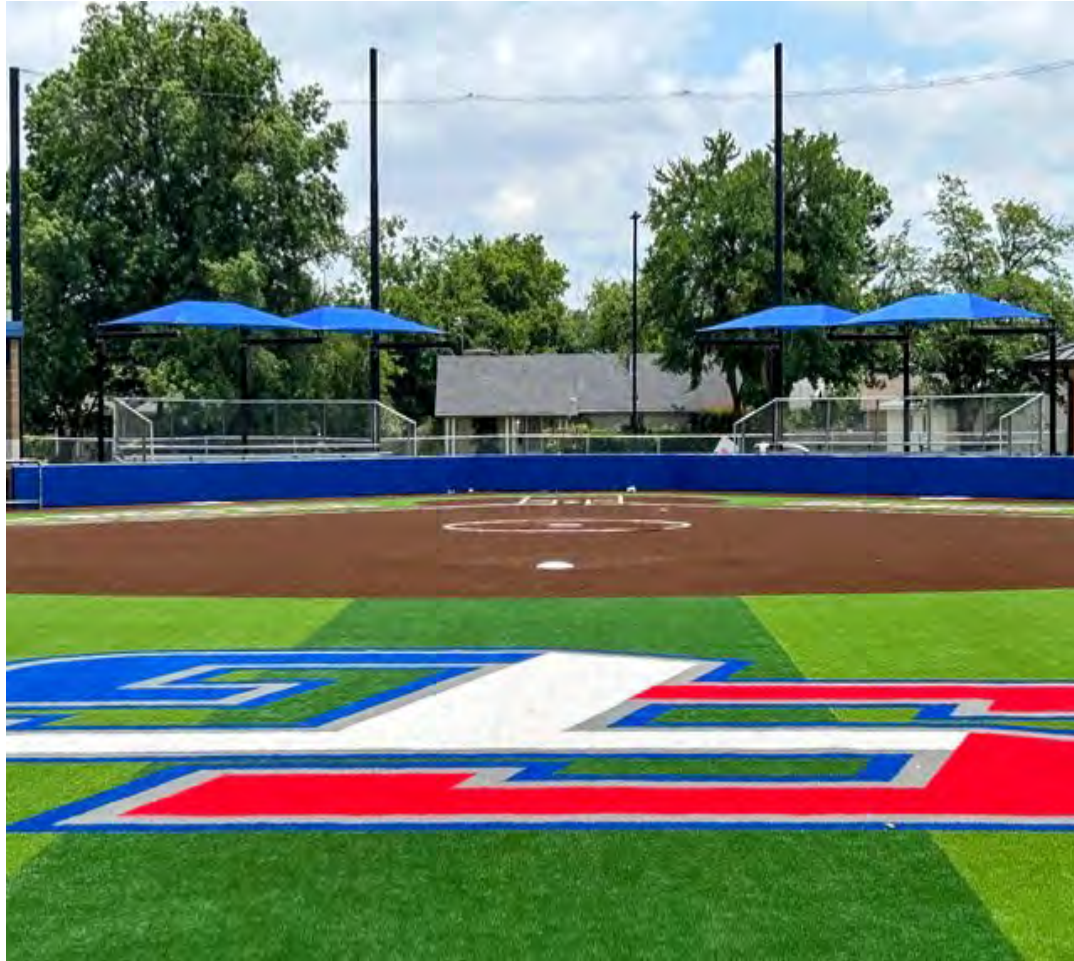
- Scoreboards Softball; SGHS complete; LCHS & NGHS completion end of July
- Scoreboards Baseball; LCHS & NGHS completion end of July
- Canopies complete all sites

### Part 3: Garland HS

- Commercial building abatement ongoing
- Demolition permit pre-construction meeting, July 2025
- Construction documents complete, August 2025



# Project Summary PH1BP01 Softball/Baseball Improvements



South Garland High School Softball



South Garland High School Baseball





# Project Summary PH1BP01 Softball/Baseball Improvements



North Garland High School Softball



North Garland High School Baseball

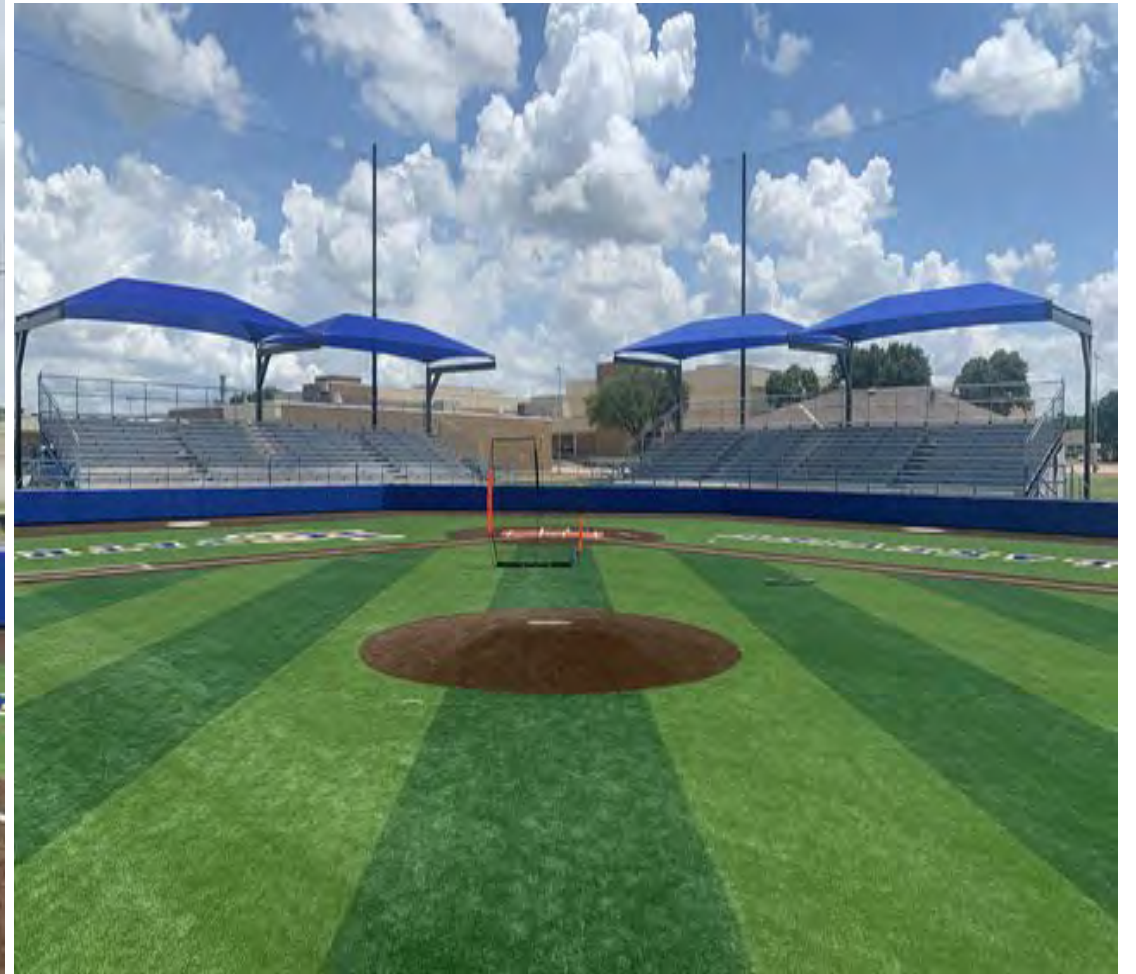




# Project Summary PH1BP01 Softball/Baseball Improvements



Lakeview Centennial High School Softball



Lakeview Centennial High School Baseball



# Project Summary PH1BP02

## 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																				

002 GHS (Williams Stadium): Moisture Conditioning 100%; Stormwater 60%; Domestic Water 80%; Sanitary Sewer 10%

003 SGHS: Moisture conditioning 100%; Stormwater 50%; Domestic Water 45%; Sanitary Sewer 0%

004 NGHS: Moisture conditioning 60%; Stormwater 80%; Domestic Water 90%; Sanitary Sewer 80%

005 LCHS: Moisture conditioning 0%; Stormwater 0%; Domestic Water 0%; Sanitary Sewer 65%

008 NFHS: Stormwater 100%; Domestic Water 100%; Sanitary Sewer 100%; Grade beams 95%

Fire Lane 95%

009 RHS: Auger cast piles 100%, Stormwater 100%; Domestic Water 100%; Sanitary Sewer 15%

Grade beams 25%; Fire Lane 50%

010 SHS: Piers 65%; Stormwater 25%; Domestic Water 0%; Sanitary Sewer 100%; Grade beams 15%





# 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														

GMP #2 approved by Board of Trustees February 11, 2025

## Site Permitting

- Submitted for city review: 12/4/24
- Received 1<sup>st</sup> round of comments: 1/3/25
- Response to 1<sup>st</sup> round of comments: 2/18/25
- Received 2<sup>nd</sup> round of comments: Engineering 3/12/25; Transportation 3/18/25
- Response to 2<sup>nd</sup> round of comments: 4/7/25
- Received 3<sup>rd</sup> round of comments: Engineering 4/22/25; Transportation 4/30/25
- Response to 3<sup>rd</sup> round of comments: Engineering 6/4/25; Transportation 6/13/25
- Received 4<sup>th</sup> round of comments: 6/18/25
- Response to 4<sup>th</sup> round of comments: 6/19/25
- Site Permit Pre-Construction Meeting: 7/1/25

## Building Permitting

- Submitted for city review: 12/4/24
- Received 1<sup>st</sup> round of comments: 1/28/25
- Response to 1<sup>st</sup> round of comments: 2/4/25  
(Received approval pending working plat approval)



# Project Summary PH1BP04 Kimberlin Academy for Excellence

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		DESIGN		CMaR SELECT 1/16/24		DESIGN								CMaR SOLICIT		CONSTRUCTION								MOVE IN	OCCUPY	CLOSE						
												PERMIT																				

GMP #2 recommendation to Board of Trustees March 11, 2025

## Site Permitting

- Submitted for city review: 12/4/24
- Received 1<sup>st</sup> round of comments: 1/25/25
- Response to 1<sup>st</sup> round of comments: 3/24/25
- Received 2<sup>nd</sup> round of comments: 4/18/25
- Response to 2<sup>nd</sup> round of comments: 4/30/25
- Received 3<sup>rd</sup> round of comments: 5/20/25
- Response to 3<sup>rd</sup> round of comments: 6/13/25
- Received 4<sup>th</sup> round of comments: 6/18/25
- Response to 4<sup>th</sup> round of comments: 6/20/25
- Site Permit Pre-Construction Meeting: 7/1/25

## Building

- Submitted for city review: 12/19/24
- Received 1<sup>st</sup> round of comments: 1/31/25
- Response to 1<sup>st</sup> round of comments: 3/13/25
- Received 2<sup>nd</sup> round of comments: 4/16/25
- Response to 2<sup>nd</sup> round of comment: 4/24/25 (All comments cleared)





# 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	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
A/E			CMaR				CMaR SOLICIT		CONSTRUCTION										MOVE IN	OCCUPY	CLOSE																	
SELECT			DESIGN		SELECT		DESIGN		PERMIT																													
9/12/2023			1/16/24																																			

Not to Exceed GMP approved May 27, 2025

### LCHS Site Permitting

- Submitted for city review: 3/21/25
- Received 1<sup>st</sup> round of comments: 4/9/25
- Response to 1<sup>st</sup> round of comments: 5/14/25
- Received 2<sup>nd</sup> round of comments: 5/29/25
- Response to 2<sup>nd</sup> round of comments: 6/13/25
- Received 3<sup>rd</sup> round of comments: 6/16/25
- Response to 3<sup>rd</sup> round of comments: 6/27/25
- Traffic Management Plan Approved: 6/11/25

### LCHS Building Permitting

- Submitted for city review: 3/19/25
- Received 1<sup>st</sup> round of comments: 4/9/25
- Response to 1<sup>st</sup> round of comments: 5/9/25
- Build Permit Approved: 5/30/25

NFHS site permit not required

### NFHS Building Permitting

- Submitted for city review: 3/19/25
- Received 1<sup>st</sup> round of comments: 4/9/25
- Response to 1<sup>st</sup> round of comments: 5/11/25
- Received 2<sup>nd</sup> round of comments: 6/4/25
- Response to 2<sup>nd</sup> round of comments: 6/10/25
- Traffic Management Plan Approved: 6/11/25
- Building Plans Approved: 6/13/25



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

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

- Contract #510-01-1.6 Board of Trustees approval March 11, 2025
- General contractor, CGC, beginning demolition, and site work
- Initial Schools: Luna ES, Armstrong ES, Abbett ES, and Sewell ES
- Pre-construction meetings with campus principals ongoing



# Project Summary PH1BP07 Elementary Fencing

2023			2024						2025						2026																				
Q3			Q4			Q1		Q2		Q3		Q4		Q1			Q2																		
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
A/E SELECT 9/12/2023			DESIGN						SOLICIT		RE-SOLICIT		CONSTRUCTION						CLOSE																

## Phase 1 - Elementary Campuses

- Contract #510-01-1.7 Board of Trustees approval March 11, 2025
- Contract #510-01-1.8 Board of Trustees recommendation, August 2025
- Evaluating solicitation submissions
- Permitting with municipalities updated, pending contractor selection
- Construction schedule pending contractor selection



# 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																	
	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
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: Complete, pending close
- Armstrong ES: Construction 90%
- Ethridge ES: Complete, pending close
- Parsons Prekindergarten: Complete, pending close
- AEC: Complete, pending close
- Marvin Padgett: Installation start June 25, 2025
- Tax Office: Complete, pending close

## Phase 2 – 7 Facilities

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

- O'Banion, Couch ES, Liberty Grove ES design complete
- Southgate ES: Construction wiring 95%

## 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)

- Vendor to resubmit proposals reflecting discount and 5% tariffs increase

## 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

2024												2025												2026		
Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1		
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
510-23-04 BoT APPROVAL 2/13/2024						KICKOFF 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 Schools

- Main building complete
- Fieldhouse complete
- Weight room complete
- Concession stands, press box and guard shacks added to scope

### Middle Schools

- Complete

### Elementary school and alternative/special programs

- Abbett ES, Beaver ES, Bradfield ES, Bullock ES, Caldwell ES, Carver ES, Vial ES, Club Hill ES, Cooper ES, Couch ES, Davis ES, And Dorsey ES complete
- 30 elementary schools and alternative/special programs pending hardware delivery



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

Project will consist of two GMPs

Montclair Elementary

- Campus moves complete
- Abatement ongoing
- Demolition permit documents issued to city, June 16, 2025

Heather Glen Elementary

- Campus moves ongoing
- Portable relocation complete
- Portable ramps and awnings ongoing





# Project Summary PH2BP01 Linda L. Griffin Elementary



**Heather Glen Elementary Portable Relocation**



# 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
A/E SELECT 2/13/2024						KICKOFF MEETING 7/11/2024			PO ISSUED 7/26/2024			DESIGN												GC PROCURE PERMIT			CONSTRUCTION												MOVE IN/ OCCUPY			CLOSE					

- New Carson-Mulkey Agriculture Science Center in Sachse, TX
- Schematic Design Presented at April 8<sup>th</sup> Board of Trustees meeting
- Geotechnical ongoing
- Municipality coordination ongoing
- Third-party roof consultant selected



# Project Summary PH2BP03

## South Garland HS & North Garland HS

2024				2025								2026								2027																		
Q3		Q4		Q1			Q2			Q3		Q4		Q1		Q2			Q3			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														

- Design meetings ongoing
- Locker room and dance suite design adjustments complete
- Clash detection process ongoing
- Schematic Design presentation, July 2025



# 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											

- Schematic Design presentation, July 2025
- Phasing plan in development
- Ongoing negotiations with abatement and roofing consultants



# Project Summary PH2BP05 Roof Package Cooper ES, Herfurth ES, Giddens-Steadham ES

	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	Dec	
PROJECT KICKOFF	DESIGN						CSP PROCUREMENT			CONSTRUCTION						CLOSE			

- Herfurth ES
  - New over-build framing complete
  - Roofing and water-proofing ongoing
- Cooper ES & Giddens-Steadham ES
  - Vacuum complete
  - Roofing progressing by stages
  - Water-proofing and cladding ongoing



# Project Summary PH2BP07 Fencing 23 Campuses

PROJECT KICKOFF	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
	DESIGN												CSP PROCUREMENT			CONSTRUCTION						CLOSE				

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

- Design Development/Construction Documents in progress
- Collaborating with other bond project architects regarding fence plans/ over-lap
- Re-assessing specific site fence segments for optimal design and function.
- Permit applications – in progress



# 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
- Resubmit purchase requisition to comply with Purchasing request
- Construction coordination ongoing



# Project Summary PH2BP13

## Waterproofing/Cladding

2024												2025												2026					
Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2		
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
			360-23 BOT APPROVAL 2/13/2024				KICKOFF MEETING 8/12/2024		SITE SURVEYS		PO CONSULT FEE'S		ASSESSMENTS			GC PROCURE			CONSTRUCTION						CLOSE				

35 Elementary Schools, 1 Special Program Facility

- Reviewing consultant service fee against project budget





# Project Summary PH2BP14

## HVAC DDC Controls

---

- North Garland HS – Warranty
- Armstrong ES – Valves and Hardware being installed
- Nita Pearson ES – Graphics and Reflow implementation in progress
- Garland HS – Billy Nichols controls upgrade – Summer due to valve change outs
- Parsons Pre-K – Purchase Order Issued – Engineering – Starting soon
- Cisneros’s Pre-K – Purchase Order Issued – Engineering – Starting soon
- Daugherty ES – Purchase Order Issued – Engineering – Starting soon
- Caldwell ES – Purchase Order Issued – Engineering – Starting soon
- Rowlett ES – Pending Quote
- Ethridge ES – Pending Quote
- Northlake ES – Pending Quote
- Stage 2
  - Remaining Locations needing complete controls replacement
  - Heather Glen ES, Northlake ES, Ethridge ES, Rowlett ES
  - All Support Facilities & Stadiums



# 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 has arrived
- Configuration and testing in progress

### Metropolitan Area Network

- Equipment ordered



# Project Summary PH3BP02 Athletic Package

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

2024			2025												2026														
3Q			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
		KICKOFF MEETING	DESIGN									CMaR SOLICIT		CONSTRUCTION									CLOSE						

- Architect / Contractor developing estimates to confirm project scope within budget
- Coordination meetings with Athletics and coaches ongoing
- Schematic Design presentation, July 2025



# Project Summary PH3BP03 Enhancements

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

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
KICKOFF MEETING			DESIGN									CSP PROCUREMENT			CONSTRUCTION									CLOSE								

- Preparing for up-coming meetings with campus administration – pre-construction planning/ phasing.
- Architectural Barriers/ TDLR - registration process is underway
- Schematic Design presentation, July 2025



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

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
	KICKOFF MEETING		DESIGN												CSP PROCUREMENT			CONSTRUCTION									CLOSE					

- Design Development ongoing
- Geotechnical ongoing
- Campus administration and coaches meeting ongoing



# Project Summary PH3BP05 Enhancements

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

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
A/E SELECT 5/14/2024						KICKOFF MEETING			DESIGN									PROCUREMENT PERMITTING			CONSTRUCTION						CLOSE					

- MEP site observations complete
- Campus administration meetings ongoing
- Schematic Design presentation, July 2025





# 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 SOLICIT			CONSTRUCTION												MOVE IN	OCCUPY	CLOSE															

- Project will consist of two GMPs
- Early site package issued, May 2, 2025
- First round of city comments received June 9, 2025
- Site package GMP recommendation, August 2025



# 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														

- Architectural design kickoff meeting March 14, 2025
- Reviewed Scope to Budget with Memorial Pathways and Student Services staff
- Submitted Feasibility, Inquiry, and Timeline (FIT) Consultation Application to City on June 23, 2025
- Presenting Schematic Design to the School Board July 22, 2025



# 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 in progress

## Chromebook Refresh Project (\$5.25m)

- Elementary school deployment complete
- HS/MS Equipment delivered to campuses
- HS/MS Student 1:1 distribution, August 2025

# Comments/Questions

---



**Project Summary Information**

Reporting Date: Mid-June 2025

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

Description:	<p>Campus:          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> <p>Scope:          Install synthetic turf          New dugouts          New back stop wall and netting          Canopies over bleachers</p>
Status/ Comments:	<p>Part 2, All fields are ready for practicing. Substantial completion by 5/25          Part 3, Abatement of Recentery Acquired Commercial Properties is in progress, documents for permitting / procurement are being finalized</p>
Action Items:	<p>Part 1;          Part 1 has been closed out.</p> <p>Part 2;</p> <ul style="list-style-type: none"> <li>• Lakeview Centennial: Baseball/Softball              Canopy installation is complete, and work on the scoreboards is currently ongoing.</li> <li>• South Garland: Baseball/Softball              Installation for scoreboards and canopies is complete.</li> <li>• North Garland: Baseball/Softball              Canopy installation is complete, and work on the scoreboards is currently ongoing.</li> </ul> <p>Part 3;</p> <ul style="list-style-type: none"> <li>• Environmental phase II is complete</li> <li>• Abatement for the Commercial buildings is ongoing</li> <li>• Demo CSP was approved by the Board June 10, 2025</li> <li>• Schematic Design was presented to the Board of Trustees on June 10, 2025. Design Development is currently in progress</li> </ul>

**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 2024 – June 2025 Permitting / Procurement for new construction June 2025 – August 2025 Construction, October 2025 Occupy, December 2026



**Progress Photos**

---

South Garland

Baseball



Softball

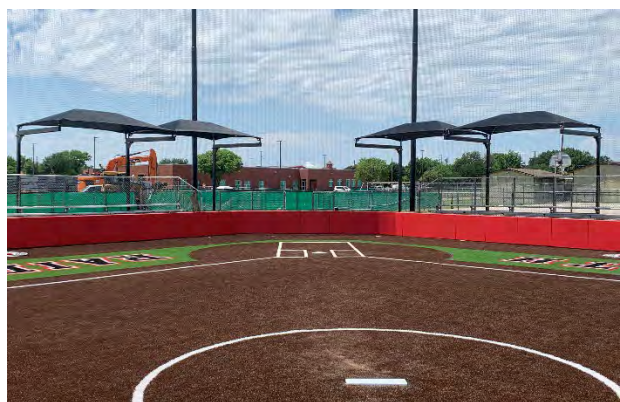


North Garland

Baseball



Softball



Lakeview Centennial

Baseball



Softball





**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:** Site permits received for Naaman, Williams, South Garland, North Garland, Rowlett, Sachse, and Lakeview  
Building permits received for all sites except Lakeview  
Mobilization coordination in progress for Lakeview and utility installation

- Action Items:**
- IFC drawings have been issued and reviewed by CORE, and should be ready to discuss by early July
  - Rowlett Band Practice Field work by CORE complete by July 1
  - Maintenance work for Rowlett band practice field ongoing
  - Naaman Forest steel erection begins in July
  - South Garland auger cast piles & underground utilities ongoing
  - North Garland moisture conditioning, utilities ongoing
  - Sachse fieldhouse piers, utility work ongoing
  - William’s moisture conditioning is complete, piers begin July
  - MAC exterior colors are finalized
  - Lakeview Oncor coordination for primary power ongoing

**Information**

---

GISD Project Manager: Nick Norris  
 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 – April 2025, except Lakeview building pe
Procurement	May-September 2024
Construction Begins	February 2025
Construction Completion	September 2026 (Lakeview)
Move In	July--September 2026
Occupy	July--September 2026
Closeout	November 2026

**Progress Photos**

---

Rowlett: Progress



Williams: Progress



North Garland: Progress



South Garland: Progress



Naaman Forest: Progress



Sachse: Progress



**Project Summary Information**

Reporting Date: Mid-June 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  
Demolition GMP in closeout  
Procurement and permitting in progress  
Site permit preconstruction meeting set for 7/1/25  
Resolved City TIA issues to get site permit process released  
Preconstruction meeting 7/1/25 for site

- Action Items:**
- Final GMP has been issued on 1/28 and received Board approval on 2/11/2025.
  - Site Permit is anticipated in June 2025
  - Construction to start, July 2025
  - Working with Lee Lewis to reduce construction duration
  - GISD to resolve property line issue
  - Issue material testing firm purchase order

**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	June 2025
Construction Completion	October 2026
Move In	November 2026
Occupy	December 2026
Closeout	October 2026 – December 2026

**Progress Photos**

---



Project Summary Information

Reporting Date: Mid-June 2025

Hillside/Kimberlin Academy for Excellence  
PH1-BP04

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

- Status/ Comments:
- OAC meetings have commenced.
  - Submittal reviews are ongoing.
  - Lee Lewis has mobilized on the site.

- Action Items:
- Permits approved and released.
  - Lee Lewis has commenced site work.

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 June 2025 - October 2026  
Move In October 2026  
Occupy December 2026  
Closeout January 2027 - March 2027

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 the 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 building areas. 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:**

- GMP Amendment is complete and submitted.
- Lee Lewis has mobilized at the site, and the Pre-Construction meeting is complete.

**Action Items:**

- NFHS permit has been approved and released.
- LCHS permitting review with the city is near complete.

**Information**

---

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

**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	March 2027 – May 2027

**Progress Photos**

---

Project Summary Information

Reporting Date: Mid-June 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:**

- Pre-construction meeting with campus principals – in progress
- Compiled set of drawings – in progress
- Working through submittals and RFI's
- Permitting Complete – All Permits received
- Meeting with GISD Grounds to review initial sites for construction
- Coordinating with Raba Kistner, Construction Materials Testing Consultant

**Action Items:**

- Begin staging for demo
- Review safety SOP's / Badging

**Information**

Project Manager: Steven Welsh  
 Architecture Firm: BRW  
 Construction Firm: CGC  
 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 2025
Construction	Apr - Dec 2025
Close Out	Jan - Feb 2026

**Project Summary Information**

Reporting Date: Mid-May 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:**
- Preparing for 2<sup>nd</sup> solicitation
  - Permitting – pending GC contract
  - Revising schedule

- Action Items:**
- Schedule pre-bid meeting and site visits

**Information**

---

GISD Project Manager:	Steven Welsh
Architecture Firm:	Orcutt-Winslow
Construction Firm:	TBD
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 - July 2025
General Contractor Board Approval	TBD 2025
Construction	TBD
Close Out	TBD



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

**Description:** PROJECT- 510-23-02  
 PHASE 1- Brandenburg MS, Armstrong ES, Ethridge ES, Parsons Pre-K, Alternative Education Center, Marvin Padgett Aux Building, Tax Office

PHASE 2- Obanion MS, Abbett ES, Beaver ES, Couch ES, Liberty Grove ES, Southgate ES, Cisneros Pre-K

PHASE 3- Hudson MS, Lyles MS, Schrade MS, Northlake ES, Pearson ES, Spring Creek ES, Weaver ES, Back ES

**Status/ Comments:** PHASE 1 Status- Parsons Pre-K pending close-out, Ethridge, Tax Office, Brandenburg and AEC installations are complete, removal of old systems in progress, Armstrong wiring complete /50% trim out complete, and Marvin Padgett to commence on 6/23/2025.

PHASE 2 Status- Received purchase orders for Obanion, Liberty Grove, Cisneros, and Couch, Southgate wiring complete /95% trim out complete, purchase order request submitted for Abbett and Beaver

PHASE 2 Comments- Back Elementary scope moved to PH3-BP09 Heather Glen Elementary removed from scope

PHASE 3 Status- Document exchange complete, site walks complete on 5 of 8 campuses.

PHASE 3 Comments- Naaman Forest High scope moved to PH1-BP05, Montclair scope moved to PH2-BP01

**Action Items:** PHASE 1- Complete removal of old systems, complete close outs: final walk throughs, system training with Security Department and campus staff and final document exchange

PHASE 2- Approval of final proposals, system design will begin and submitted to fire department for approval, approve proposals as they are received.

PHASE 3- Complete site-walks for three remaining campuses

**Information**

---

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**

---

Construction

PHASE 1- 2 of 7 installations remain

PHASE 2- Installation started at Southgate, Obanion pending start date

PHASE 3- Installations will be completed in sequence following the completion of phase 1 and 2 projects.

**Progress Photos**

---





Project Summary Information

Reporting Date: Mid-June 2025

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

Description: PROJECT 510-23-06  
 PHASE 1- North Garland HS, Brandenburg MS, Sellers MS, Armstrong ES, Handley ES, Park Crest ES, Shorehaven ES, Watson ES  
  
 PHASE 2- South Garland HS, Houston MS, Abbett ES, Hickman ES, Couch ES, Heather Glen ES, Liberty Grove ES, Southgate ES, Toler ES, Transition Learning Center  
  
 PHASE 3- Naaman Forest HS, Hudson MS, Lyles MS, Back ES, Cooper ES, Northlake ES, Pearson ES, Spring Creek ES, Weaver ES, Ethridge ES

Status/ Comments: PHASE 1 Status- Purchase order request approved and submitted for processing on June 13<sup>th</sup>.  
 PHASE 1 Comments- Walnut Glen scope moved to PH5-BP08, Hickman Elementary moved to PH2-BP10, Ethridge Elementary moved to PH3-BP10  
  
 PHASE 2 Status- Departmental, campus and vendor collaboration / Information gathering for proposals.  
 PHASE 2 Comments- Back Elementary scope moved to PH3-BP10  
  
 PHASE 3 Status- Departmental / vendor collaboration / Information gathering  
 PHASE 3 Comments- Montclair scope moved to PH2-BP01  
 Davis scope moved to PH5-BP08

Action Items: PHASE 1- Commence pre-installation planning and prep  
  
 PHASE 2- Complete internal discussions regarding final revisions. Approve and submit for proposals.  
  
 PHASE 3- Complete site-walks and compile collaborative information to submit to vendor for proposals.

Information

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

Project Schedule

Board Recommendation	September 2024
----------------------	----------------



## Bond 2023 Program

### Replacement Commencement

PHASE 1- Estimated installation start slated for mid to late June with estimated completion date of mid-September.

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

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

### Progress Photos

---



Project Summary Information

Reporting Date: Mid-June 2025

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

Description: PROJECT 510-23-06  
PHASE 1- North Garland HS, Brandenburg MS, Sellers MS, Armstrong ES, Shorehaven ES, Transition Learning Center  
  
PHASE 2- South Garland HS, Abbett ES, Beaver ES, Couch ES, Handley ES, Liberty Grove ES, Southgate ES, Toler ES, Watson ES  
  
PHASE 3- Naaman Forest HS, Coyle MS, Hudson MS, Schrade MS, Webb MS, Northlake ES, Pearson ES, Rowlett ES, Spring Creek ES, Weaver ES, Back ES, Ethridge ES

Status/ Comments: PHASE 1 Status- Complete internal discussions regarding final scope objective.  
  
PHASE 1 Comments- Davis and Ethridge ES scope moved to PH3-BP11  
Hickman ES scope moved to PH2-BP11; Walnut Glen ES scope moved to PH5-BP09  
  
PHASE 2 Status- Finalize proposals and submit for final approval  
  
PHASE 2 Comments- Heather Glen ES scope removed; Back ES scope moved to PH3-BP10  
  
PHASE 3 Status- Finalize proposals and submit for final approval  
  
PHASE 3- Comments- Montclair ES scope moved to PH2-BP01,  
Davis ES scope moved to PH5-BP09

Action Items: PHASE 1- Approve final revisions and submit for purchase orders.  
  
PHASE 2- Approve proposals and submit for purchase orders  
  
PHASE 3- Complete site walks upon mid completion of phase two projects

Information

---

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

Project Schedule

---

Board Recommendation September 2024





## Bond 2023 Program

### Replacement Commencement

PHASE 1- Site walks completed based on revisions. We have an estimated installation start of June 2025

PHASE 2- Installation will commence immediately following the completion of all phase one projects. Estimated start, Oct. 2025

PHASE 3- Installation will commence immediately following the completion of all phase two projects. Estimated start, Jan. 2026

### 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:**

- Elementary school installations in progress
- Middle schools complete
- High schools complete
- Coordinating Alternative/Special Program Facilities installation

**Action Items:**

- Elementary school installation based on hardware delivery

**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



Project Summary Information

Reporting Date: Mid-June 2025

Linda L. Griffin Elementary  
PH2-BP01

Description: This will be a full demolition of Montclair Elementary and the construction of a new Linda L. Griffin Elementary campus that will consolidate students from Heather Glen Elementary

- Status/ Comments:
- Schematic Design presentation to the Board is complete.
  - Demolition plans have been submitted to the City for review.
  - The Montclair campus move to Heather Glen is complete.

- Action Items:
- GISD Maintenance teams are decommissioning the Montclair campus.
  - The abatement contractor has been engaged and has sent the asbestos notification to the State.

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-June-2025

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

- Description: New Agricultural Science Facility, classrooms, arena, pens, wash/grooming bays.
- Status/ Comments: Starting design development stage
- Action Items:
  - Geotechnical services
  - 3rd party roof consultant
  - StB/SD approval

**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: Design

**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 – July 2025
- Construction Documents July 2025 – November 2025
- Bidding & Negotiations December 2025 – February 2026
- Construction Administration March 2026 – June 2027
- Substantial Completion June 2027



**Progress Photos**

---



Site



Site

**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:**
- Final schematic design drawings ongoing.
  - Planning to present SD to the board of trustees in July 2025.
  - End-user meetings are ongoing.

- Action Items:**
- McCowenGorden facility investigations ongoing.

**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:	Schematic Design

**Project Schedule**

---

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

**Progress Photos**

---





**Project Summary Information**

Reporting Date: Mid-June 2025

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

Description: Elementary School Enhancements

Status/ Comments: Presented revised Scope to Budget to Superintendents Cabinet on 5-19-2025

Action Items: Implement Cabinet recommendations and proceed to Schematic Design  
Present Schematic Design presentation to Superintendents Cabinet on 7-7-2025

**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-May 2025

Roof Package – Cooper, Steadham, and Herfurth  
PH2-BP05

- Description: Selected roof replacement at Cooper ES, Steadham ES, and Herfurth ES.
- Status/ Comments: Pre-construction planning meetings with campus principals complete  
Coordinating with GISD Maintenance, Security, IT and Grounds  
Permitting complete – all permits in hand  
Working through submittals and RFI’s
- Action Items: Coordinate with ARMKO and Window manufacturers on window frames details.  
Meet with site supervisors and FPC Safety Coordinator to review emergency procedures and protocols.

Information

---

- Project Manager: Steven Welsh
- Architecture Firm: LBL
- Construction Firm: Paragon
- Project Delivery Method: Competitive Sealed Proposal
- Project Type: Replacement
- Project Phase: Construction

Project Schedule

---

- Kickoff and Discovery: July 2024
- Schematic Design: August 2024 - October 2024
- Design Development: October 2024 - January 2025
- Construction Documents: December 2024 - February 2025
- Procurement: February 2025 - April 2025
- Construction: May 2025 - August 2025
- Close: September 2025 - October 2025

**Progress Photos**

---



Paragon Roofing and LBL are working with GISD Maintenance to make sure roof-top units are disconnected and removed safely and remain intact.



Old gravel will be removed and any pipes will be raised and lifted off the new roof system.

**Project Summary Information**

**Reporting Date: Mid-May 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:**
- Present SD to Board of Trustees
  - Coordinate pre-permit meeting with municipalities
  - Analyze designs – working to avoid easements/need for variance.
  - Begin DD/CD – preparing for CSP
- Action Items:**
- Develop procurement schedule in coordination with purchasing.
  - Review and research property lines/boundary questions.

**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: July 10, 2024  
 Design Development: August - December 2024, January - May 2025  
 Construction Documents: July 2025  
 Procurement: August - October 2025  
 Construction: November 2025 - July 2026  
 Close Out: August - September 2026





**Project Summary Information**

Reporting Date: Mid-June 2025

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

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

Status/ Comments: Awaiting purchase order approval for PH2 Beaver Elementary

Action Items: Purchase order request approved on June 13<sup>th</sup> and submitted for processing

**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:**  
 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

**Action Items:**

- Proposals and cost estimates 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	December 2024
Procurement	June 2025
Construction Begins	September 2025
Construction Completed	April 2026
Closeout	May 2026

**Progress Photos**

---



**PH2-BP14**

Description: HVAC Controls Update

- Status/ Comments:
- North Garland HS – Warranty
  - Armstrong ES – Valves and Hardware being installed
  - Nita Pearson ES – Graphics and Reflow implementation in progress
  - Garland HS – Billy Nichols controls upgrade – Summer due to valve change outs
  - Parsons Pre-K – Purchase Order Issued – Engineering – Starting soon
  - Cisneros’s Pre-K – Purchase Order Issued – Engineering – Starting soon
  - Daugherty ES – Purchase Order Issued – Engineering – Starting soon
  - Caldwell ES – Purchase Order Issued – Engineering – Starting soon
  - Rowlett ES – Pending Quote
  - Ethridge ES – Pending Quote
  - Northlake ES – Pending Quote

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 – Testing, Graphics & Reflow Implementation

Armstrong ES – Logical Solutions – Installation & Testing

Parsons Pre – K - Engineering

Cisneros’s Pre – K - Engineering

Daugherty ES - - Engineering

Caldwell ES – Pending Purchase Order

**Remaining Locations needing complete controls replacement**

Heather Glen ES

Rowlett ES

Northlake ES

Ethridge

**ALL Support Facilities**

**Progress Photos**

---

N/A



Project Summary Information

Reporting Date: Mid-June 2025

**63 Campus  
PH2-BP15**

- Description: Local Area Network (LAN) Upgrades
- Status/ Comments:
- Hub Sites
    - Equipment has arrived
    - Configuration and testing in progress
  - 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**

---

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

**Progress Photos**

---

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

**Description:** Lakeview Centennial

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

North Garland HS

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

South Garland HS

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

**Status/ Comments:** Initial stage of Discovery and Planning

- Action Items:**
- Campus assessment walks executed
  - HKS engaging with civil for site evaluations
  - Architect/Contractor developing estimates to confirm project scope remains within the established budget.
  - Schematic Design presentation to the Board of Trustees is scheduled for July 22, 2025.

**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 - Permitting	December 2024 – July 2025
Procurement	July 2025 – October 2025
Construction	October 2025 – June 2026
Move In	June 2026
Occupy	July 2026
Closeout	October 2026

**Progress Photos**

---



Project Summary Information

Reporting Date: Mid-June 2025

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

Description: Elementary Enhancements (Security Prototype)

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:
- Preparing for SD
  - Project Scope revision in progress
  - Exploring value engineering to stay in budget
  - Contact municipalities for pre-permitting discussions

- Action Items:
- Schedule pre-permit meetings with municipalities

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 and Discovery: October 2024  
 Schematic Design: Nov 2024 - July 2025  
 Design Development: July 2025 - August 2025  
 Construction Documents: September 2025 - Nov 2025  
 Procurement: Dec 2025 - Feb 2026  
 Construction: Mar 2026 - Sept 2026  
 Close Out: Oct. 2026 - Dec 2026



**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:
- Schematic Design presentation to the Board is complete.
  - Front-end documents meeting with the Purchasing department is complete.
  - Moving ahead to the DD/CD phase.

- Action Items:
- Land surveys complete. Geotech is ongoing.
  - FIT meetings 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:	Schematic Design

**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

**Progress Photos**

---



Project Summary Information

Reporting Date: Mid-June 2025

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

Description:

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.

Status

/ Comments:

- Stb presentation was presented at the Facilities, Maintenance & Bond Update Meeting on April 28, 2025
- SD presentation to be presented at the Facilities, Maintenance & Bond Update Meeting on July 7th, 2025
- SD presentation scheduled for July 22,2025 Board Bond Special Meeting

Action Items:

- Working with the architects to revise the scope of work for each campus
- Architects working on designs to close open concept classrooms and libraries that will minimize the cost at each campus

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



Project Summary Information

Reporting Date: Mid-June 2025

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

Description: Construction of a New Technology Center

Status/ Comments: First round of City comments received 6-9-25 for Site package  
Pre-Proposal Conference for Site package on 7-1-25

Action Items: Complete Design Development review

**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 March 13, 2024 – May 28, 2025  
 Permitting June 2, 2024 – November 26, 2025  
 Procurement July 1, 2025 – November 15, 2025  
 Construction Site- November 15, 2025 Building– April 15, 2027  
 Substantial Completion April 15, 2027  
 Final Completion May 16, 2027 – July 15, 2027

**Progress Photos**

**SITE PLAN STUDY**



**OVERALL SITE PLAN STUDY**





**Memorial Pathways Academy-Student Services  
PH4-BP06**

**Description:** This will be a new facility combining the Memorial Pathways Academy with the GISD Student Services staff into one building of approximately 100,000sf.

**Status/ Comments:** Architect contract executed 10/4/2024.  
 New building site acquired  
 Initial programming effort began at Memorial Pathways 4/1/25  
 Initial programming effort began at Student Services Center 4/8/25  
 Core Construction is the CMAR  
 Scope to Budget validation report submitted 6/23/25 under review

- Action Items:**
- Design and construction schedule per contract developed
  - Scope, Schedule, Estimate presented to Superintendent’s Cabinet
  - Building Options presented to Superintendent’s Cabinet
  - Building option selected by Superintendent 6/9/25
  - Surveyor obtained
  - Obtain geotechnical consultant
  - Schematic Design ongoing
  - Met with Memorial Pathways and Student Services 6/24/25
  - Schematic Design presentation to Superintendent 7/7/25
  - Schematic Design presentation to Board 7/22/25

**Information**

---

GISD Project Manager: Nick Norris  
 Architecture Firm: Glenn Partners  
 Construction Firm: CORE  
 Project Delivery Method: Construction Manager at Risk  
 Project Type: New Facility  
 Project Stage: Design

**Project Schedule**

---

Board Approval of Architect	October 2024
Kick-Off	March 2025
Discovery Planning	March 2025-April 2025
Design	May 2025-April 2026
Permitting	February 2026-July 2026
Procurement	April 2026-July 2026
GMP Board Approval	July 2026
Construction Begins	August 2026
Construction Completion	January 2028
Move In	February 2028
Occupy	February 2028
Closeout	January 2028—April 2028



Project Summary Information

Reporting Date: Mid-June 2025

**PH2-BP-Proposition C**

Description: Technology Device Refresh for Students and Staff

- Status/ Comments:
- Student and Staff computer replacement
    - Deployment phase in progress
  - Chromebook refresh project
    - ES Deployment complete
    - MS/HS Equipment delivered to campuses
    - MS/HS Student 1:1 distribution in 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											
Chromebook refresh project			PROCUREMENT							DEPLOYMENT		

**Progress Photos**



---

## BOARD OF TRUSTEES AGENDA

**Date:** July 22, 2025

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

**Subject:** Receive PH2-BP03 South Garland HS and North Garland HS Schematic Design Presentation

### Information Item

**Executive Summary:**

Receive PH2-BP03 South Garland High School and North Garland High School Schematic Design Presentation.

**Administrative Recommendations:**

Provided for your information.

**Financial Impact and Funding Source:**

N/A

PH2-BP03:

South Garland High School / North Garland High School

 **DLR**GROUP

**GISD**  
GARLAND INDEPENDENT SCHOOL DISTRICT

# *Schematic Design*



07/22/2025





# Table of Contents

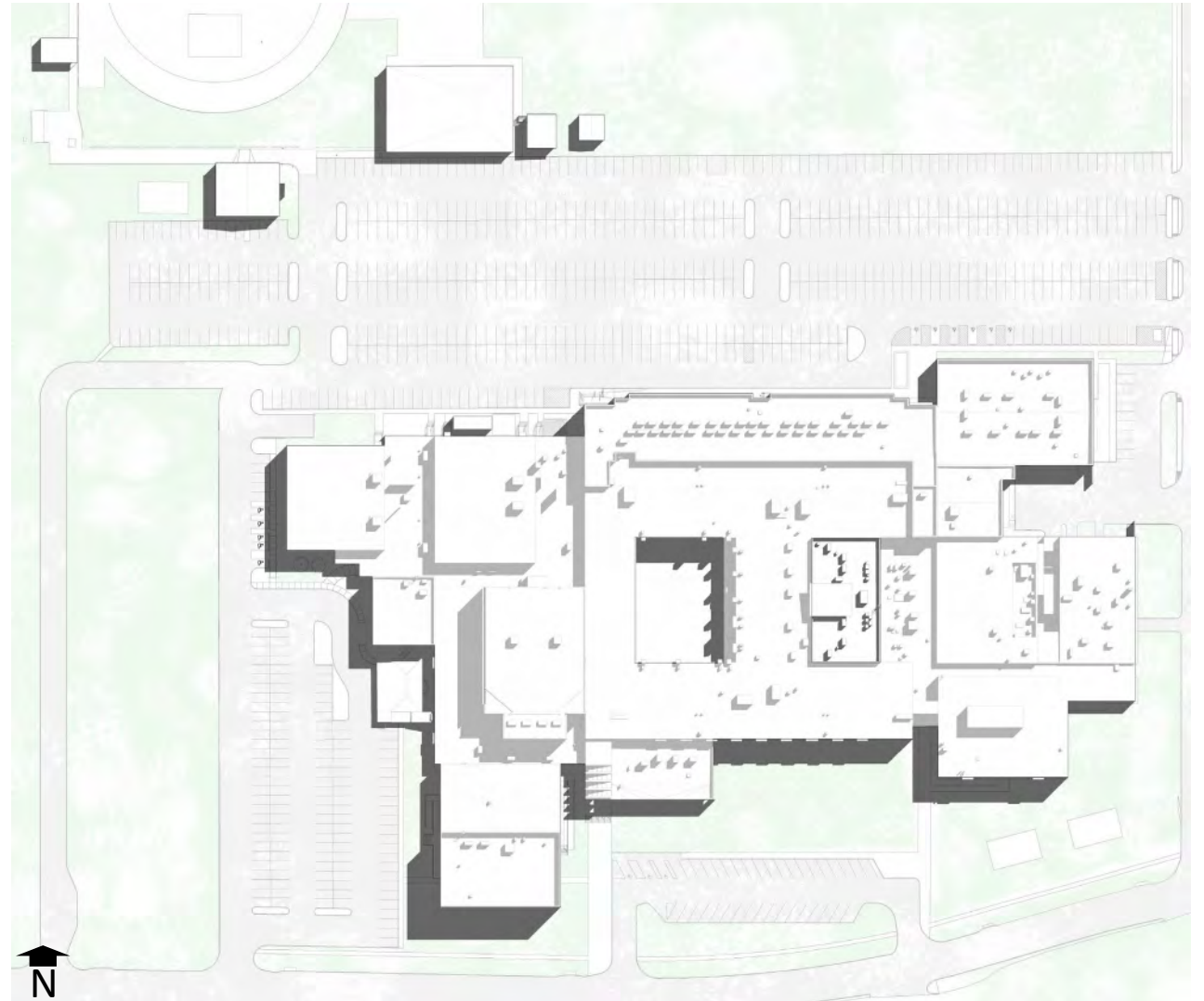
---

- 01** Project Summary and Scope
- 02** NGHS - Dance, Drill, Athletics
- 03** NGHS - Auditorium
- 04** NGHS - Roof and Exterior
- 05** SGHS - Dance, Drill, Athletics
- 06** SGHS - CTE
- 07** SGHS - Auditorium
- 08** SGHS - Roof and Exterior
- 09** Project Schedule and Budget



## North Garland High School

- Athletic Locker Room Renovation
- PE Locker Room Renovation
- Dance, Cheer & Drill Room Renovation
- Auditorium Renovation
- Gymnasium AV Upgrades
- Door Replacement
- Switch Gear Replacement
- Roof Replacement
- Exterior Sealant Replacement



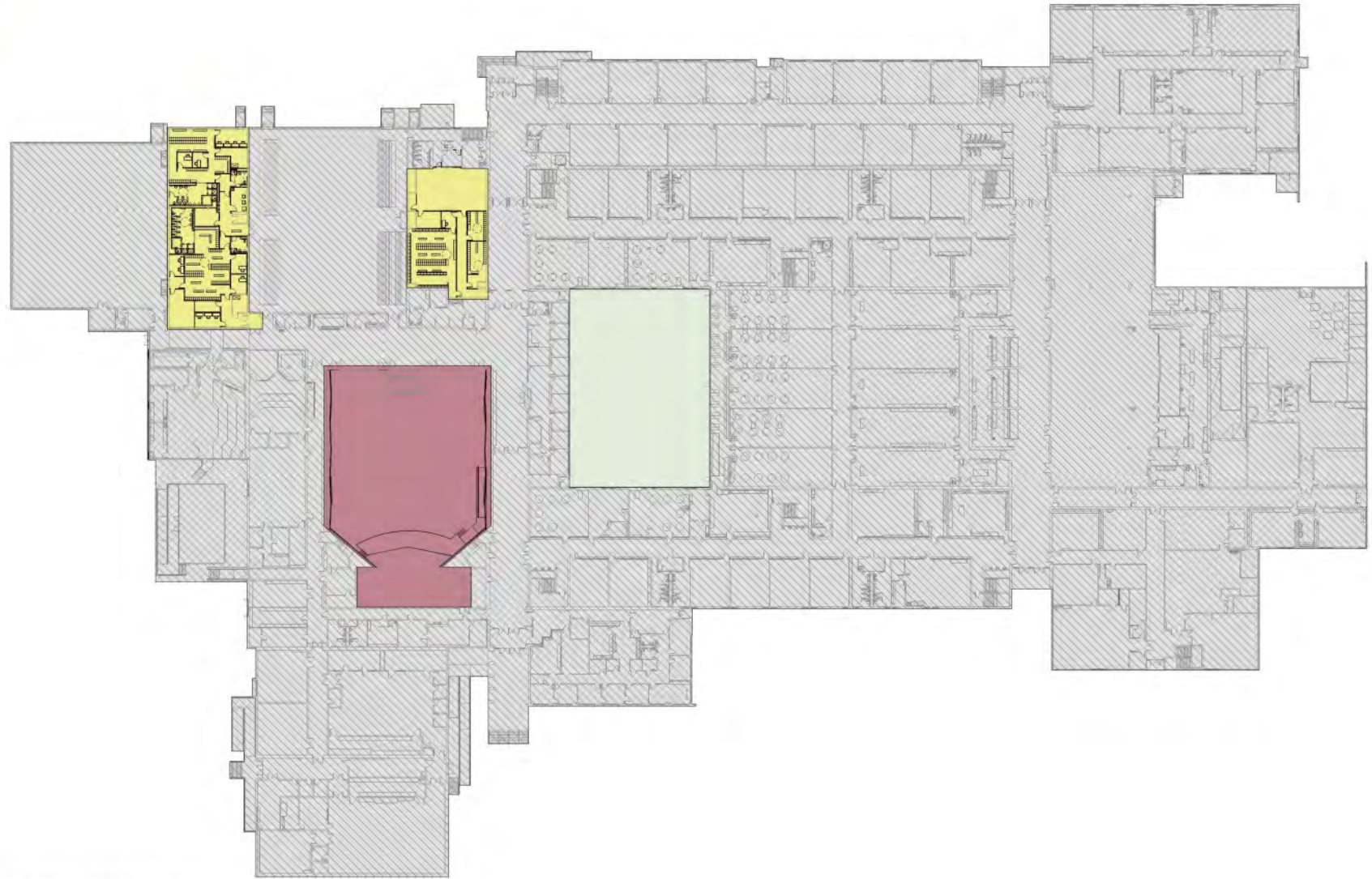
## South Garland High School


- Athletic Locker Room Renovation
- PE Locker Room Renovation
- Dance, Cheer & Drill Room Renovation
- Auditorium Renovation
- Early College Area Renovation
- Gymnasium AV Upgrades
- Door Replacement
- Switch Gear Replacement
- Roof Replacement
- Exterior Sealant Replacement
- Elevator Modernization
- Art Room Kiln Replacement
- VFD and Fan Coil Units Replacement
- Rooftop DX Units Replacement
- Air Handler Replacement
- Drinking Fountain Replacement
- Grease Piping Replacement
- Water Heater Replacement
- Boiler Replacement





02 NORTH GARLAND HIGH SCHOOL - DANCE, DRILL, ATHLETICS



 OVERALL FLOOR PLAN

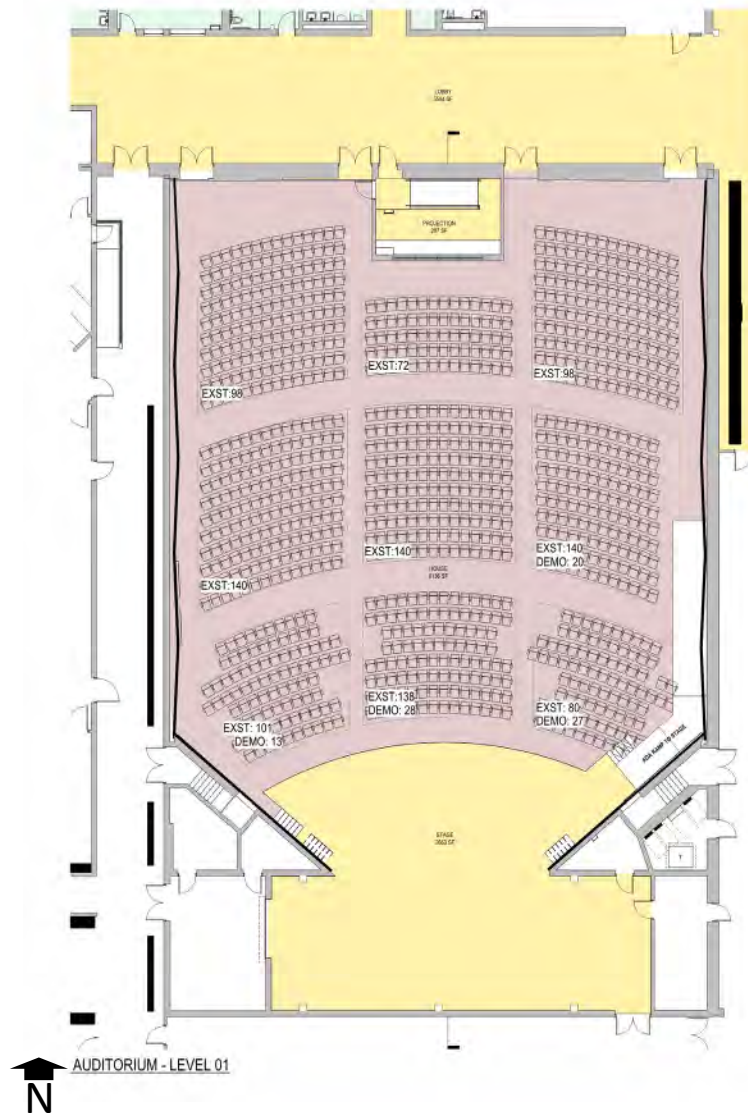




# 03 NORTH GARLAND HIGH SCHOOL - AUDITORIUM

NGHS AUDITORIUM WILL RECEIVE UPDATED FINISHES AS WELL AS A NEW CATWALK, RIGGING, AUDIO/VISUAL EQUIPMENT, AND A NEW RAMP FOR ADA ACCESS.

EXISTING SEAT COUNT: 1007  
DEMO SEATS: 88  
NEW SEAT COUNT: 919



AUDITORIUM VIEW



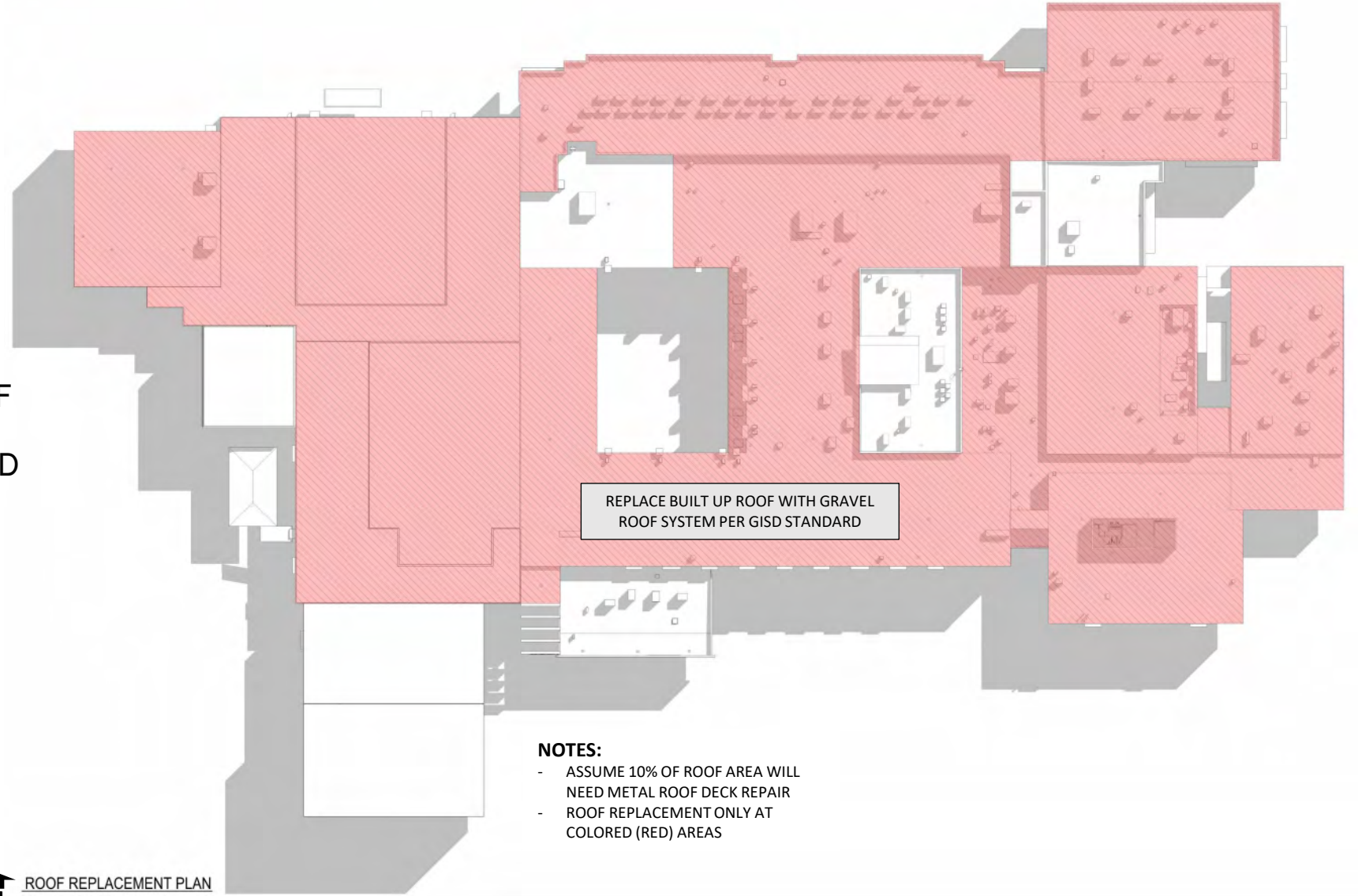
STAGE VIEW



BUILDING SECTION - AUDITORIUM (LONGITUDINAL)



ROOF REPAIR OVER MAJORITY OF SCHOOL IS NEEDED. EXISTING GRAVEL ROOF WILL BE REPLACED BY A BUILT-UP SYSTEM IN ACCORDANCE WITH GISD'S STANDARDS.

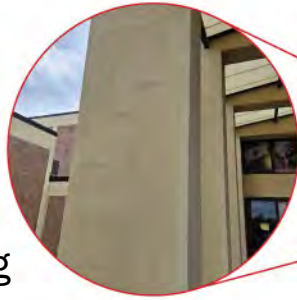


- NOTES:**
- ASSUME 10% OF ROOF AREA WILL NEED METAL ROOF DECK REPAIR
  - ROOF REPLACEMENT ONLY AT COLORED (RED) AREAS

 ROOF REPLACEMENT PLAN

04 NORTH GARLAND HIGH SCHOOL - EXTERIOR

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).



SOUTH ELEVATION 1



Include all exterior wall control/expansion joints, material transitions, wall penetrations, etc. Excludes windows due to recent window replacement with new sealant.

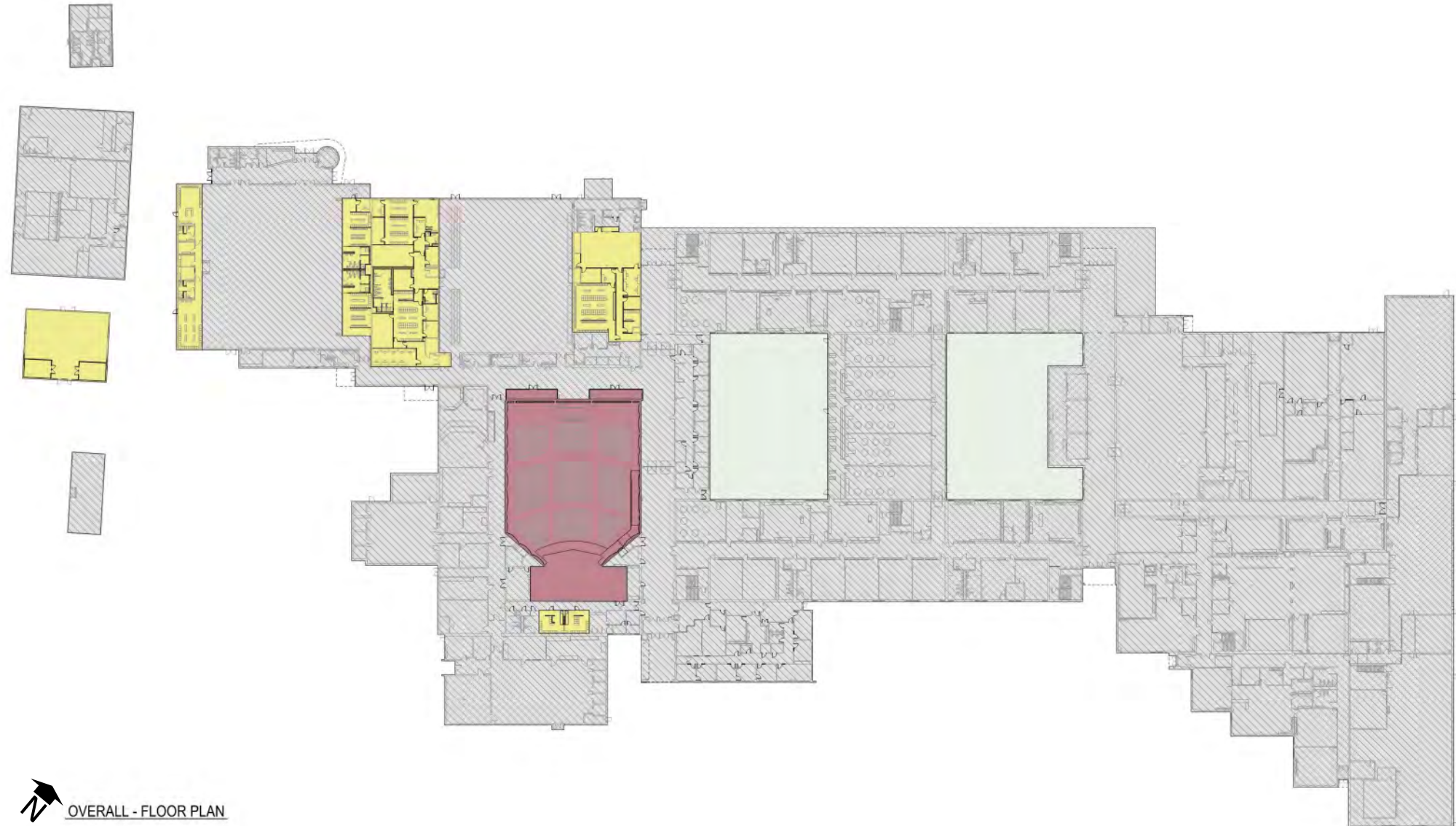



SOUTH ELEVATION 2





05 SOUTH GARLAND HIGH SCHOOL - DANCE, DRILL, ATHLETICS



 OVERALL - FLOOR PLAN

05 SOUTH GARLAND HIGH SCHOOL - DANCE, DRILL, ATHLETICS



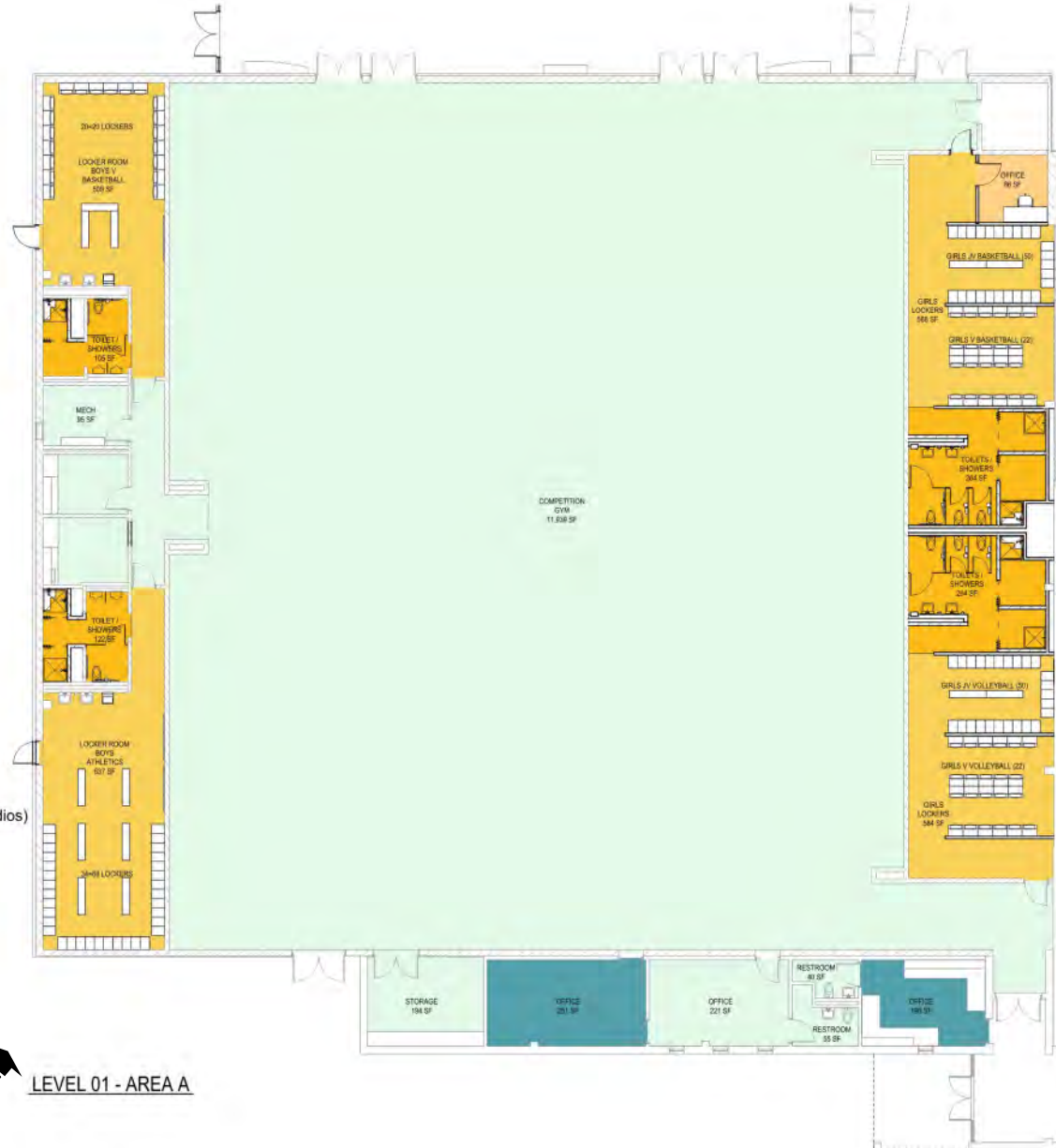
LEVEL 01 - FIELD HOUSE



LEVEL 01 - CHEER LOCKER PLAN

K-12 Department

- Athletics - Offices
- Athletics & PE (learning studios)
- Athletics - Lockers
- Athletics - Showers
- Athletics - Storage
- Existing - No work
- Existing - Paint only



LEVEL 01 - AREA A

05 SOUTH GARLAND HIGH SCHOOL - DANCE, DRILL, ATHLETICS




LEVEL 01 - AREA B



A FEATURE UNIQUE TO SGHS'S CAMPUS IS THE EARLY COLLEGE PROGRAM, WHICH WILL UNDERGO RENOVATIONS TO PROVIDE UPDATED CLASSROOMS, OFFICES, AND A STUDENT LOUNGE.



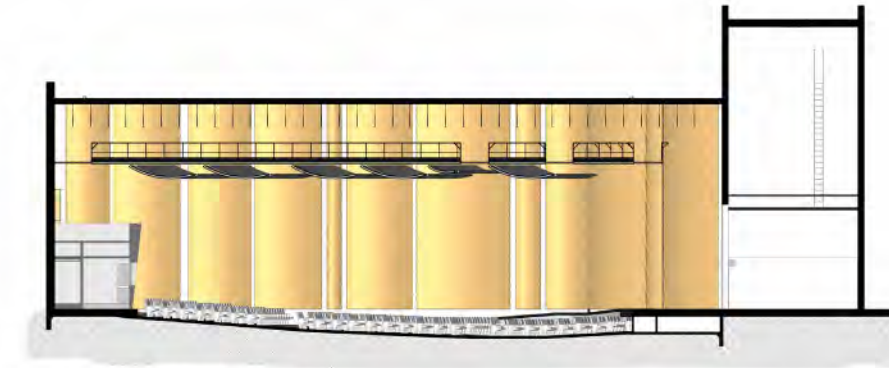
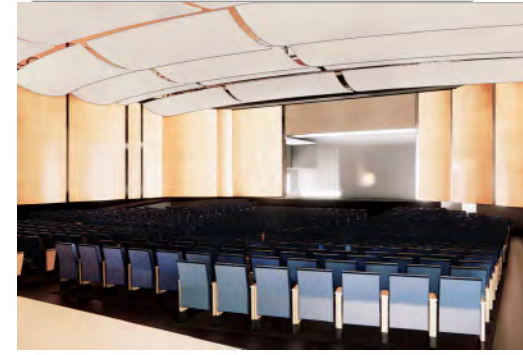
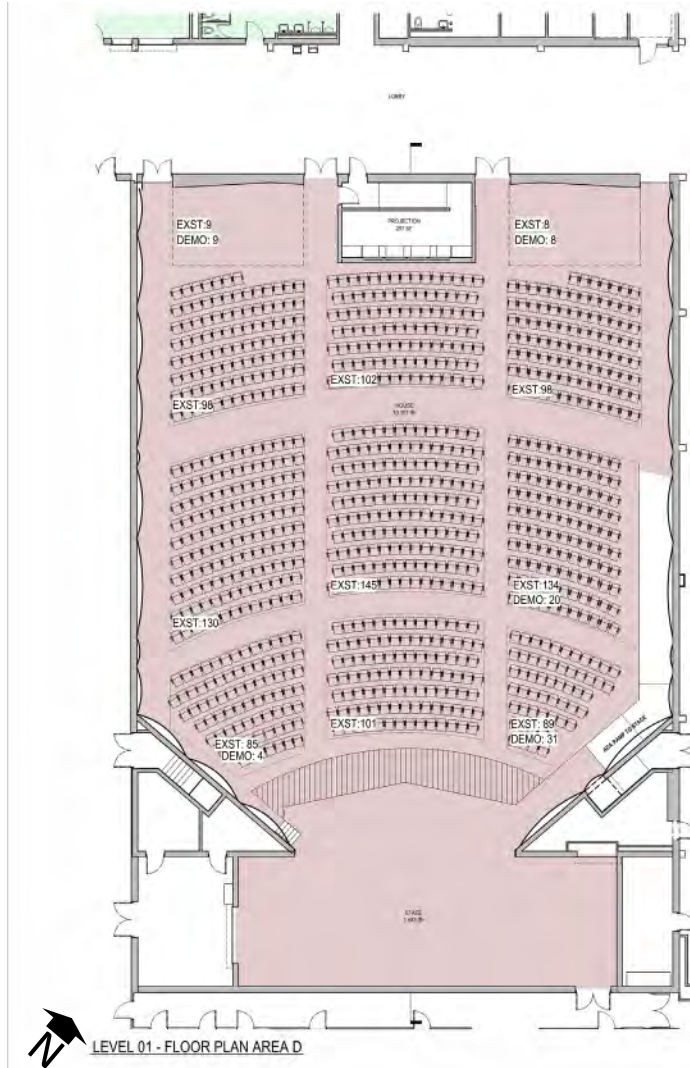
 FLOOR PLAN - EARLY COLLEGE  
(2nd Floor - Area E)



07 SOUTH GARLAND HIGH SCHOOL - AUDITORIUM

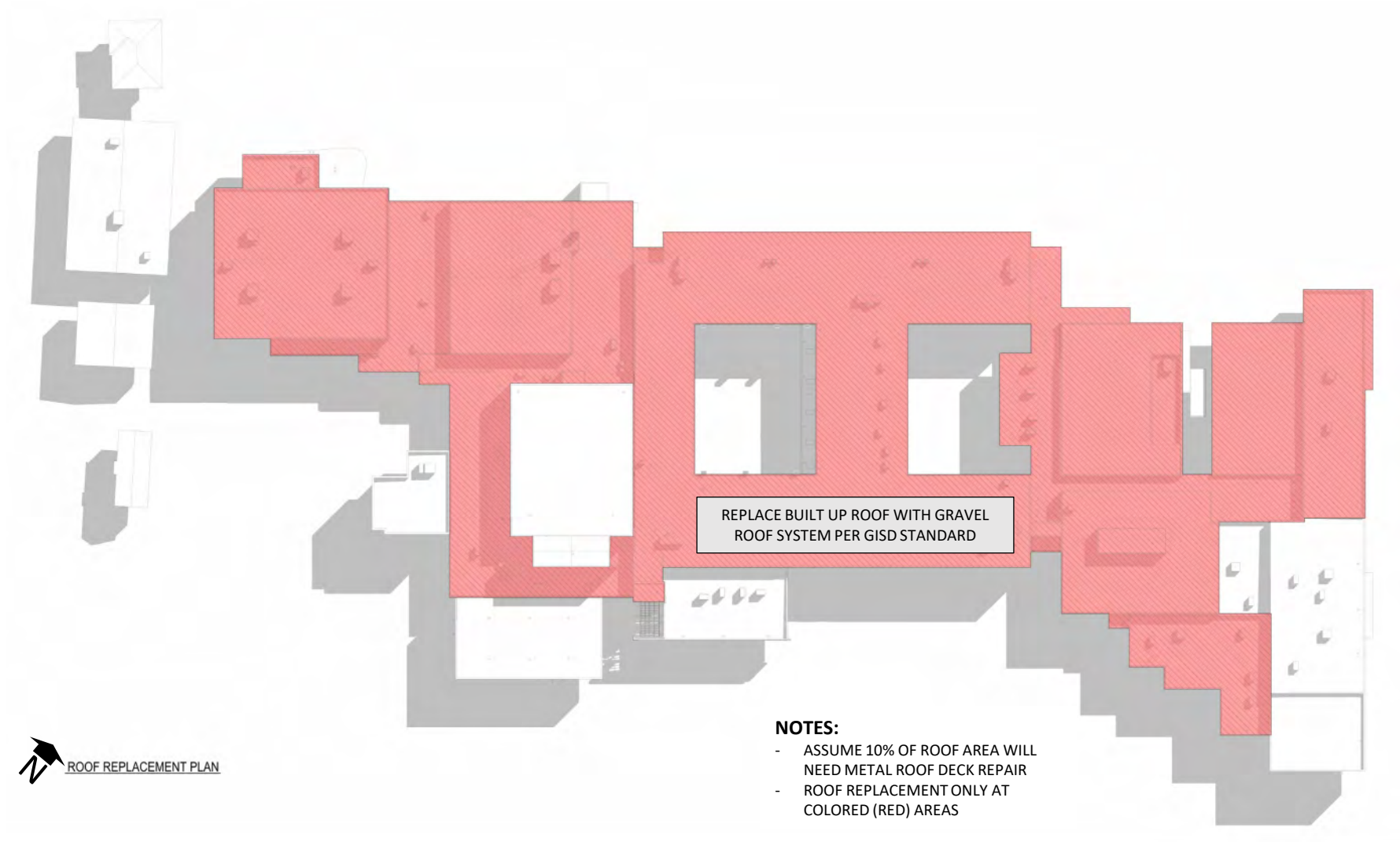
SGHS AUDITORIUM WILL RECEIVE UPDATED FINISHES AS WELL AS A NEW CATWALK, RIGGING, AUDIO/VISUAL EQUIPMENT, AND A NEW RAMP FOR ADA ACCESS.

EXISTING SEAT COUNT: 999  
DEMO SEATS: 72  
NEW SEAT COUNT: 927



BUILDING SECTION - AUDITORIUM (LONGITUDINAL)

IN ADDITION TO THE PREVIOUSLY MENTIONED SCOPE OF WORK, SGHS'S EXISTING GRAVEL ROOF WILL BE REPLACED WITH A BUILT-UP SYSTEM TO COMPLY WITH GISD'S STANDARDS.



 ROOF REPLACEMENT PLAN

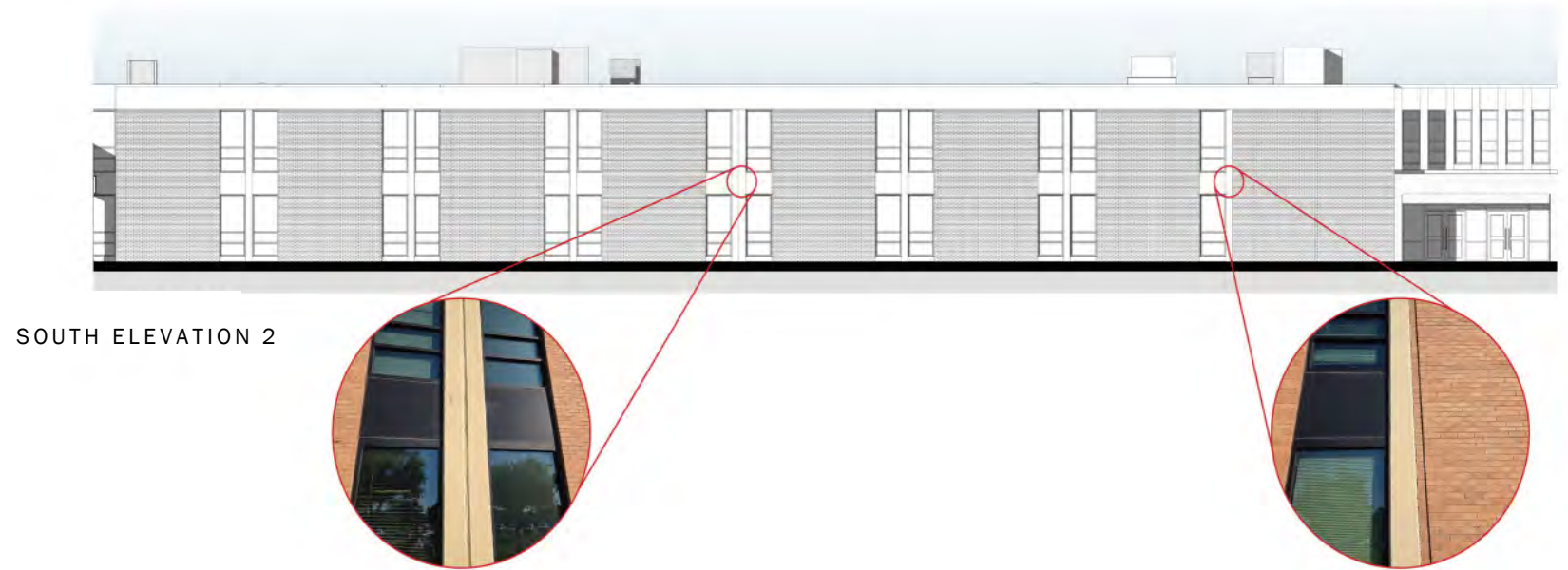
**NOTES:**

- ASSUME 10% OF ROOF AREA WILL NEED METAL ROOF DECK REPAIR
- ROOF REPLACEMENT ONLY AT COLORED (RED) AREAS

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).



Include all exterior wall control/expansion joints, material transitions, wall penetrations, etc. Excludes windows due to recent window replacement with new sealant.



Repair broken and cracked exterior wall cladding



09 PROJECT SCHEDULE

DESCRIPTION	DATE	COMMENTS
SD: SCOPE TO BUDGET PRESENTATION	7/7/25	
SD: PRESENTATION TO BOND BOARD	7/22/25	
SCHEMATIC DESIGN TO OWNER	8/5/25	
DESIGN DEVELOPMENT TO OWNER	9/07/25	
50% CONSTRUCTION DOCUMENTS TO OWNER	10/20/25	
90% CONSTRUCTION DOCUMENTS TO OWNER	2/4/26	
100% CONSTRUCTION DOCUMENTS TO OWNER (For Owner Review)	3/6/26	
CD: GPM PRESENTATION TO BOND BOARD	4/14 or 5/12/26	
Issue 100% Bid and Permit Set after Board Approval	TBD (1 week after Approval)	~40 day bid period
Construction Phase	Directly following Bidding period.	~18 Months



09 PROJECT BUDGET

**NGHS**

Owners Construction Budget	\$17,906,028
<b>Construction Estimate</b>	<b>\$19,289,717</b>
Delta (Over)	(\$1,383,689)

**SGHS**

Owners Construction Budget	\$27,812,898
<b>Construction Estimate</b>	<b>\$26,352,506</b>
Delta (Under)	\$1,460,392

**Combined Project Contingency Included:**

Design Contingency (7%)	\$2,463,160
Construction – Owner (2.5%)	\$1,141,056
Construction – CMAR (2.5%)	\$1,141,056
Escalation (6%)	\$1,764,278

**Combined Project Total Cost**

Owners Construction Budget	\$45,718,926
<b>Construction Estimate</b>	<b>\$45,642,223</b>
Delta (Under)	\$76,703

Cost Estimate provided by CMAR:  
McCownGordon Construction







THANK YOU!





## BOARD OF TRUSTEES AGENDA

**Date:** July 22, 2025

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

**Subject:** Receive PH2-BP04 Elementary Enhancements to Northlake Elementary School, Rowlett Elementary School and Toler Elementary School Schematic Design Presentation

### Information Item

**Executive Summary:**

Receive PH2-BP04 Elementary Enhancements to Northlake Elementary School, Rowlett Elementary School and Toler Elementary School Schematic Design Presentation.

**Administrative Recommendations:**

Provided for your information.

**Financial Impact and Funding Source:**

N/A

# PH2-BP04 Elementary School Renovations

**Northlake Elementary School  
Toler Elementary School  
Rowlett Elementary School**

---

SCHEMATIC DESIGN PRESENTATION

July 22, 2025



orcutt | winslow



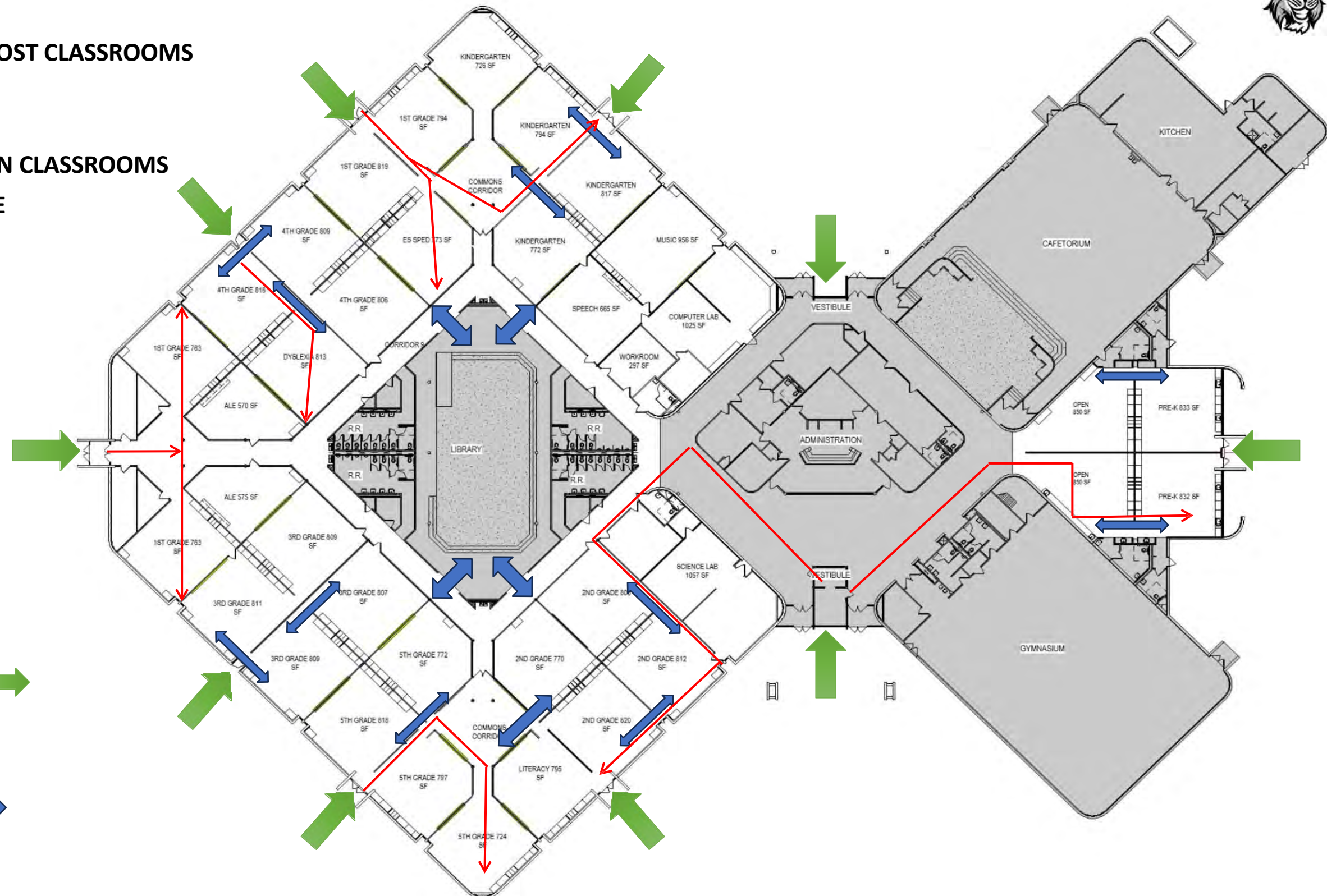
# TABLE OF CONTENTS

1. **Project Overview**
2. **Architectural Drawings**
3. **Conceptual Project Schedule**
4. **Schematic Design Estimates**

# Project Overview

## Existing Floor Plan Conditions

- OPEN FLOOR PLAN CONCEPT/ MOST CLASSROOMS HAVE NO DOOR
- MULTIPLE EXTERIOR DOORS
- SOUND TRANSMISSION BETWEEN CLASSROOMS
- NO CLEAR WAYFINDING SIGNAGE



EXTERIOR DOOR LOCATIONS

PATH OF OPEN TRAVEL

SOUND TRANSMISSION

# Project Overview

## CLASSROOMS:

### DEMOLITION WORK \*

- Select interior walls
- Select interior doors, door frames and hardware
- Flooring and wall base throughout classrooms, corridors, and support spaces within academic core areas
- Select casework
- Select markerboards, tackboards, smartboards in academic core areas
- Ceiling, lighting, and ceiling devices were impacted by new construction.

### NEW CONSTRUCTION

- New paint, walls, doors, door frames, and door hardware as needed to secure individual classrooms
- Select interior doors, frames and hardware
- LVT flooring and wall base throughout classrooms and support spaces within academic core areas
- Select casework
- Select reinstall smartboards where exist today
- Select new markerboards and tackboards at all classrooms within scope
- New electrical and data outlets, occupancy sensors and thermostats as needed where impacted by demolition
- New emergency exit signage as needed
- New exit lights at doors where needed

## CORRIDORS:

### DEMOLITION WORK

- Flooring and wall base

### NEW CONSTRUCTION

- LVT flooring, paint and base
- Select LED light fixtures and exit lights

## LIBRARY (Northlake and Toler only):

### DEMOLITION WORK

- Minor demolition as needed to provide new doors to secure library.

### NEW CONSTRUCTION

- New interior walls as needed to enclosed library.
- Double doors, frames, and hardware.

## FULL ROOF REPLACEMENT (Northlake and Toler only)

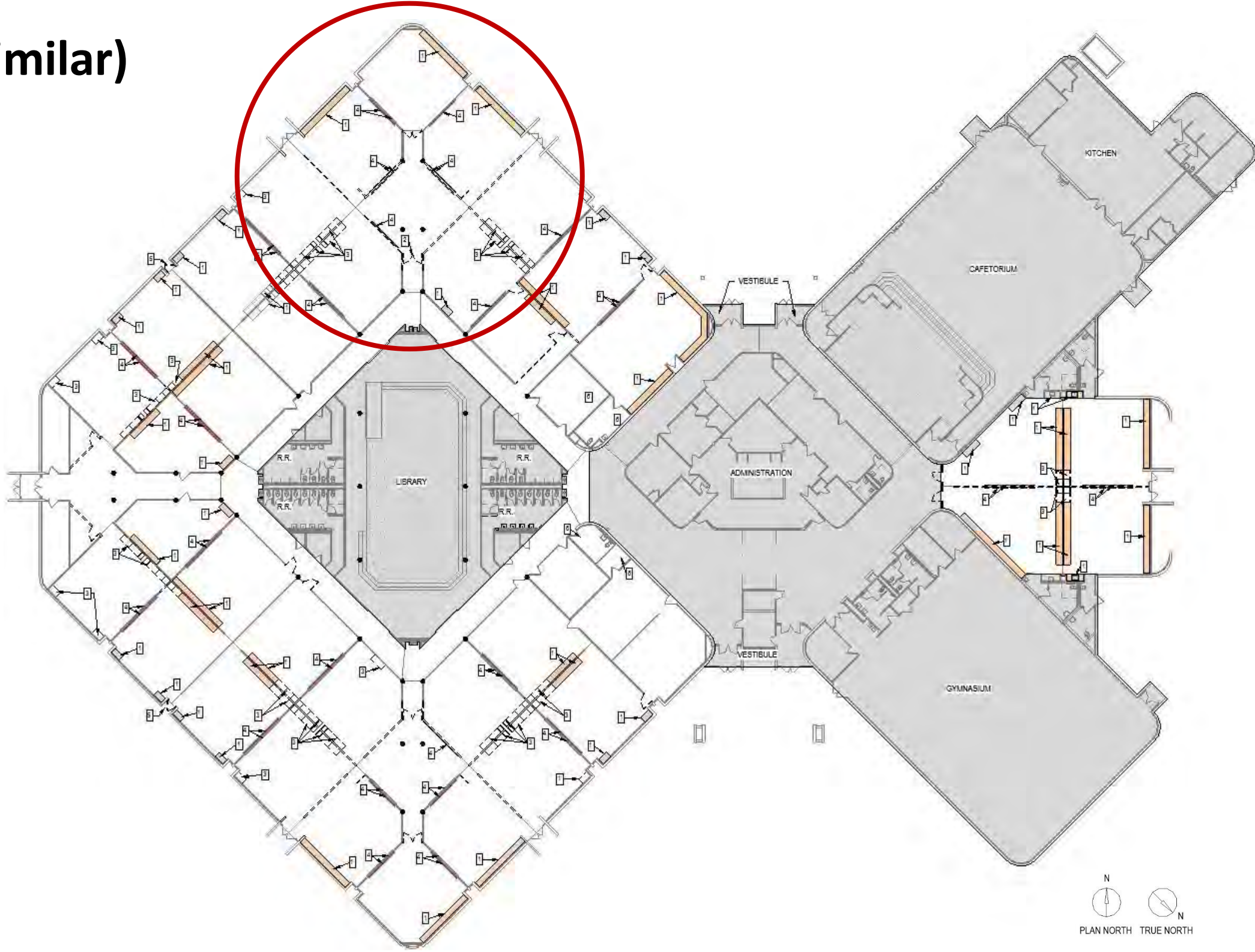
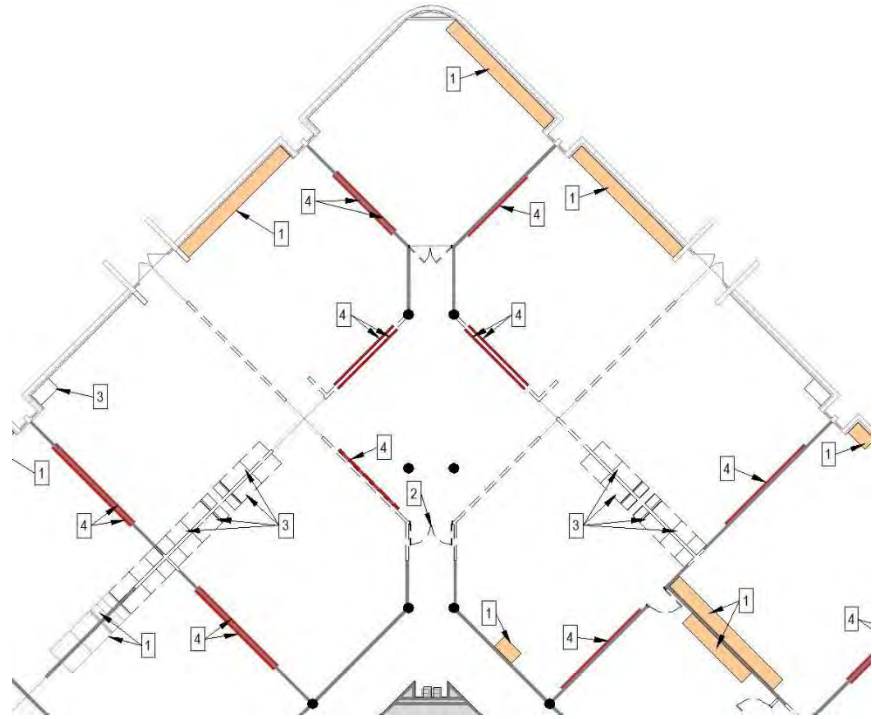
\*Note: Scope and cost do not include any asbestos abatement work.





# Demolition Floor Plan

## Toler Elementary School (Rowlett and Northlake Similar)

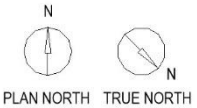


**KEYNOTES**

- 1. REMOVE EXISTING MILLWORK WHOLE UNITS AS SHOWN
- 2. EXISTING MILLWORK TO REMAIN.
- 3. EXISTING MARKERBOARDS TO BE DEMOLISHED
- 4. REMOVE EXISTING TACKBOARDS.
- 5. EXISTING EXTERIOR DOOR TO BE DEMOLISHED
- 6. REMOVE EXISTING TACKBOARDS.
- 7. REMOVE AND SET ASIDE FOR REINSTALL ANY WALL MOUNTED SMART BOARDS.

**DEMOLITION PLAN LEGEND**

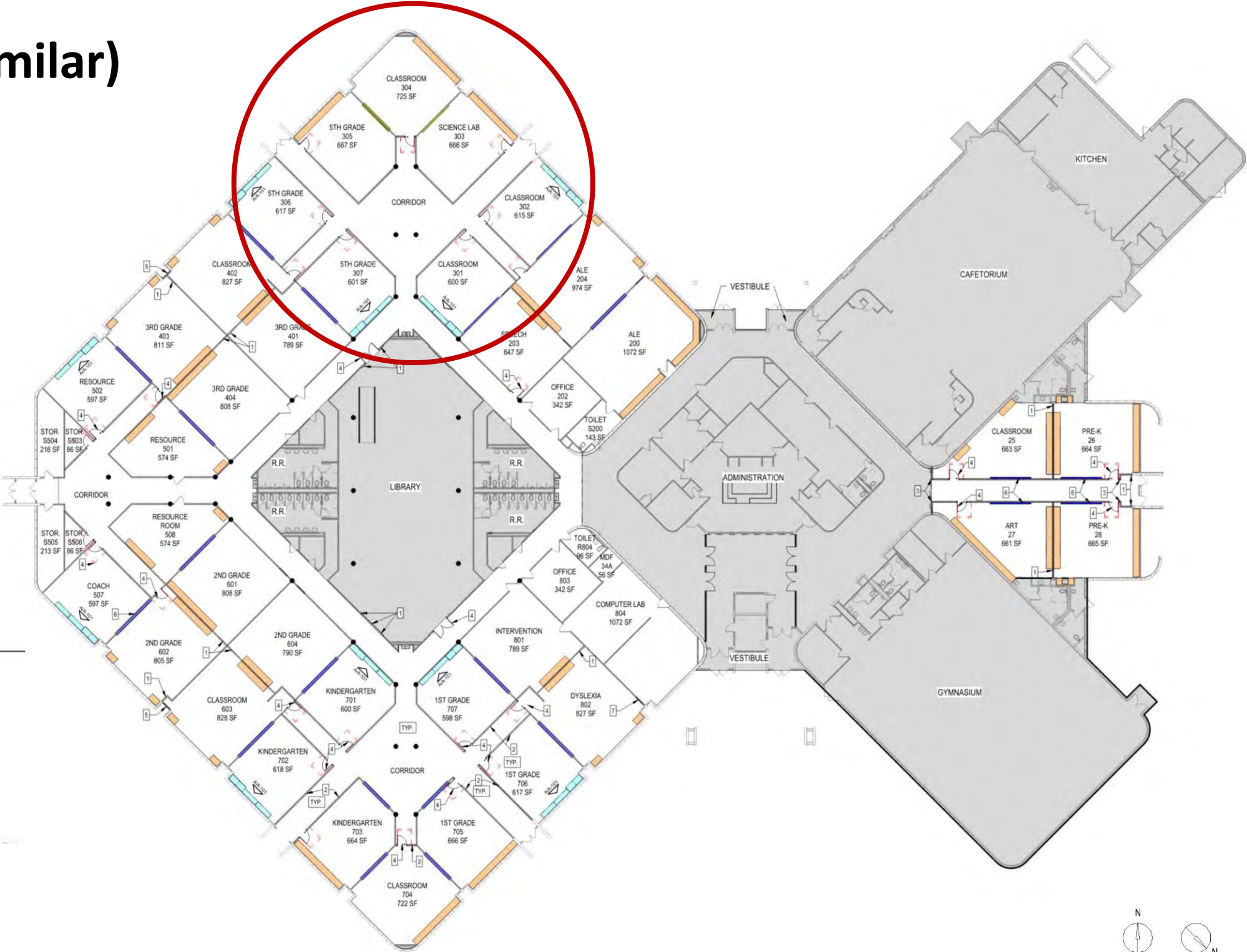
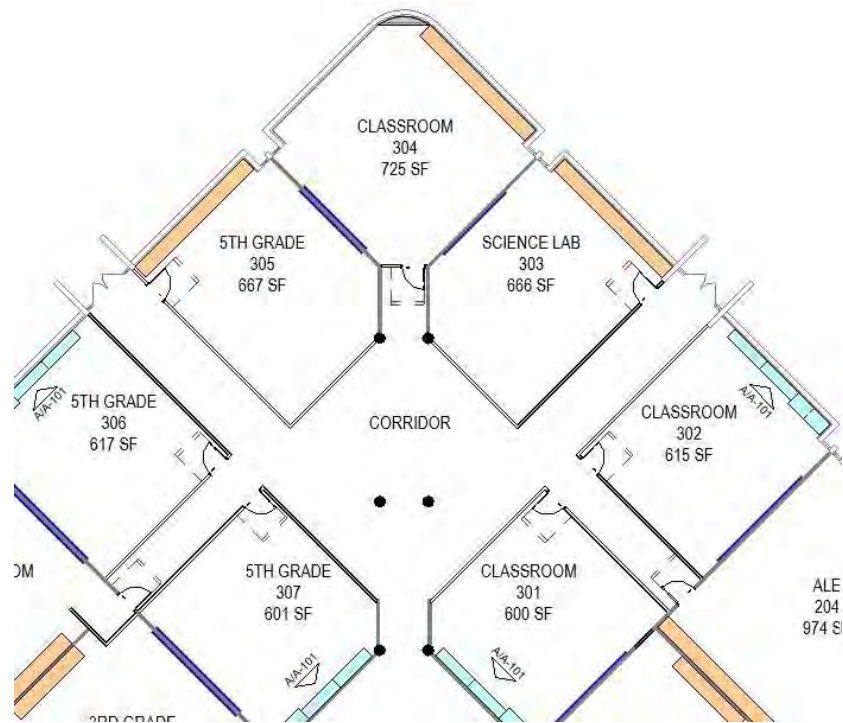
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING DOOR & FRAME TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	EXISTING MILLWORK TO REMAIN
	ALL EXISTING COLUMN TO REMAIN
	NOT IN CONTRACT S





# New Construction Floor Plan

## Toler Elementary School (Rowlett and Northlake Similar)



**KEYNOTES**

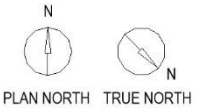
1. INFILL WALL WITH 3 5/8" METAL STUDS, GYP BOARD, PAINT AND WALL BASE, FIELD VERIFY HEIGHT OF WALL
2. NEW 3 5/8" METAL STUDS, GYP BOARD, PAINT AND WALL BASE, FIELD VERIFY HEIGHT OF WALL
3. PROVIDE CORNER GUARDS AT HALLWAY INTERSECTIONS, SEE SPECIFICATIONS
4. NEW HM DOOR WITH NARROW SIDE LIGHT, SEE DOOR AND WINDOW SCHEDULE
5. FIXED HM WINDOW SYSTEM
6. NEW MARKERBOARD, REFER TO SPECS
7. INFILL EXISTING DEMO WALL WITH 3 5/8" METAL STUDS, GYP BOARD, PAINT AND WALL BASE

**FLOOR PLAN LEGEND**

- NEW WALLS
- EXISTING WALLS TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW DOOR
- EXISTING COLUMN TO REMAIN
- NOT IN CONTRACT S

**GENERAL NOTES**

- A. PROVIDE NEW SIGNAGE AT ALL DOORS WITHIN SCOPE AREA
- B. REPAIR/PATCH WALLS AS NEEDED, TEXTURE AND PAINT TO MATCH EXISTING ADJACENT SERVICES



# Architectural Drawings

- A. Site Plans per Campus**
- B. Roof Plans**
- C. Recommended Interior Material Selection by Campus**



# A. Site Plan

## Toler Elementary School

SINGLE STORY BUILDING

YEAR BUILT: 1976

TOTAL FLOOR AREA: 70,254 SF

TOTAL RENOVATION AREA: 36,243 SF

### LEGEND:

EXTERIOR ENTRANCES   
8 out of 10 existing doors remain





# A. Site Plan

## Rowlett Elementary School

SINGLE STORY BUILDING

YEAR BUILT: 1979

TOTAL FLOOR AREA: 70,254 SF

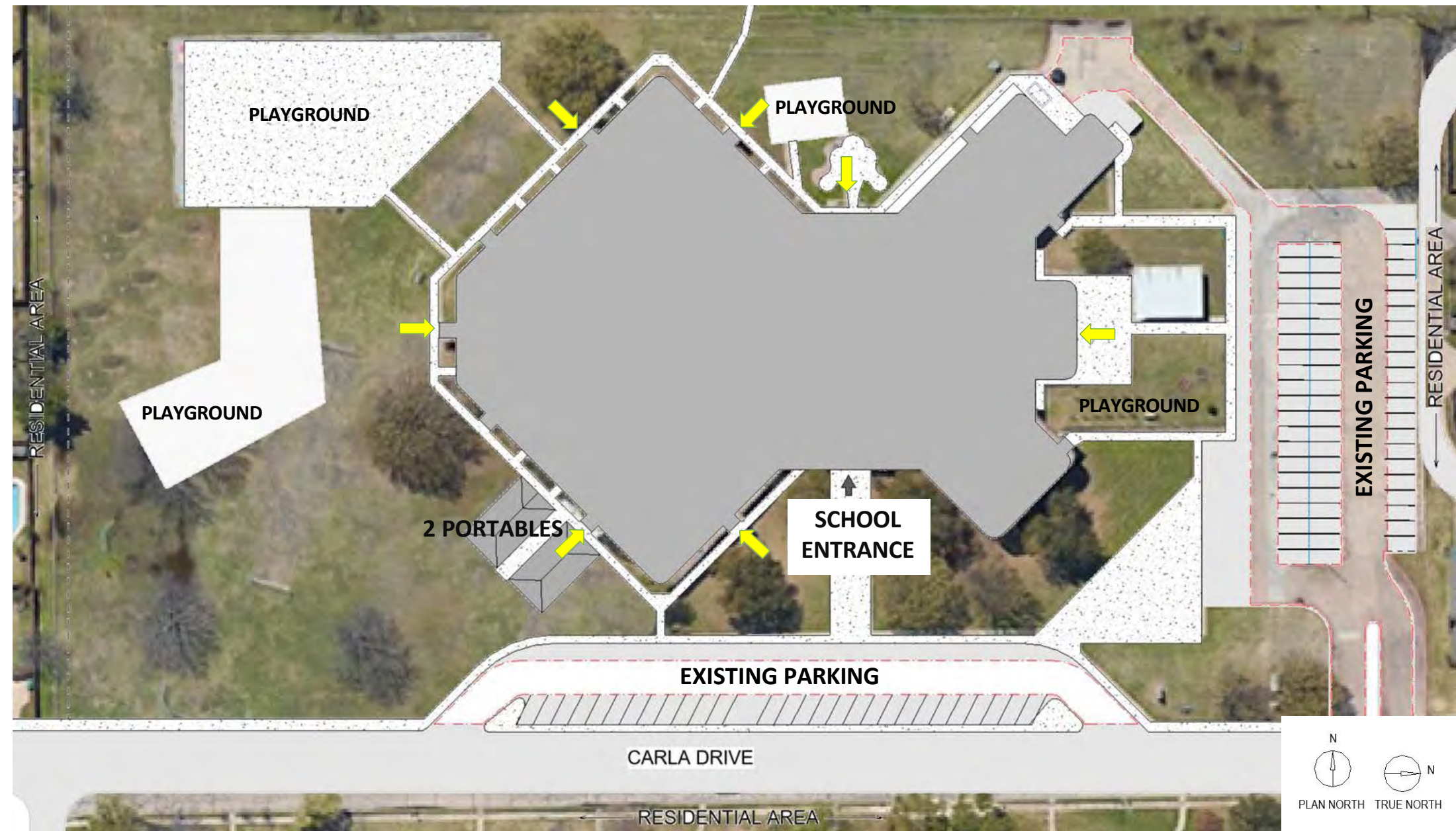
TOTAL RENOVATION AREA: 36,243 SF

### LEGEND:

EXTERIOR ENTRANCES



8 out of 10 existing doors remain





# A. Site Plan

## Northlake Elementary School

SINGLE STORY BUILDING

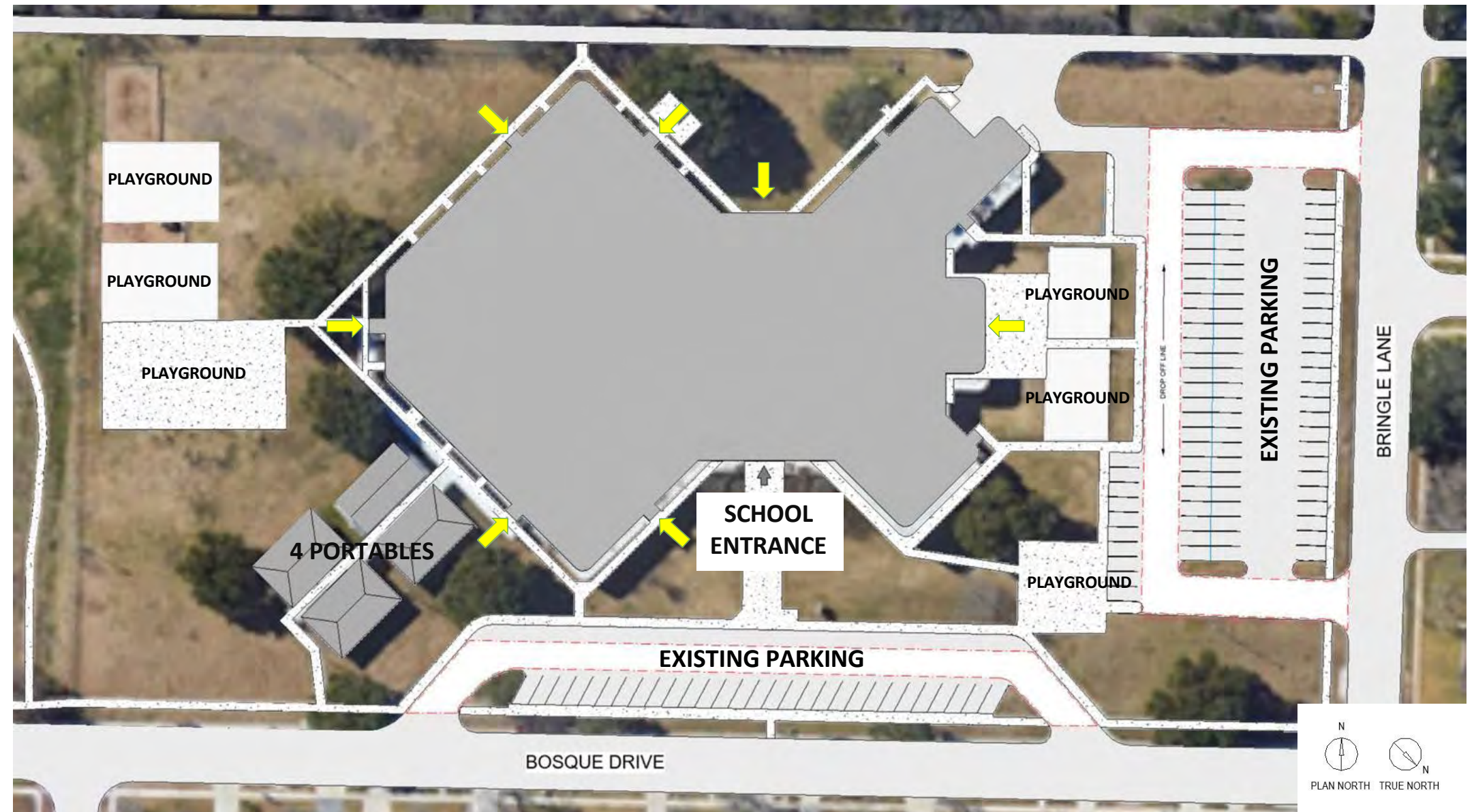
YEAR BUILT: 1975

TOTAL FLOOR AREA: 70,254 SF

TOTAL RENOVATION AREA: 36,243 SF

### LEGEND:

EXTERIOR ENTRANCES   
8 out of 10 existing doors remain





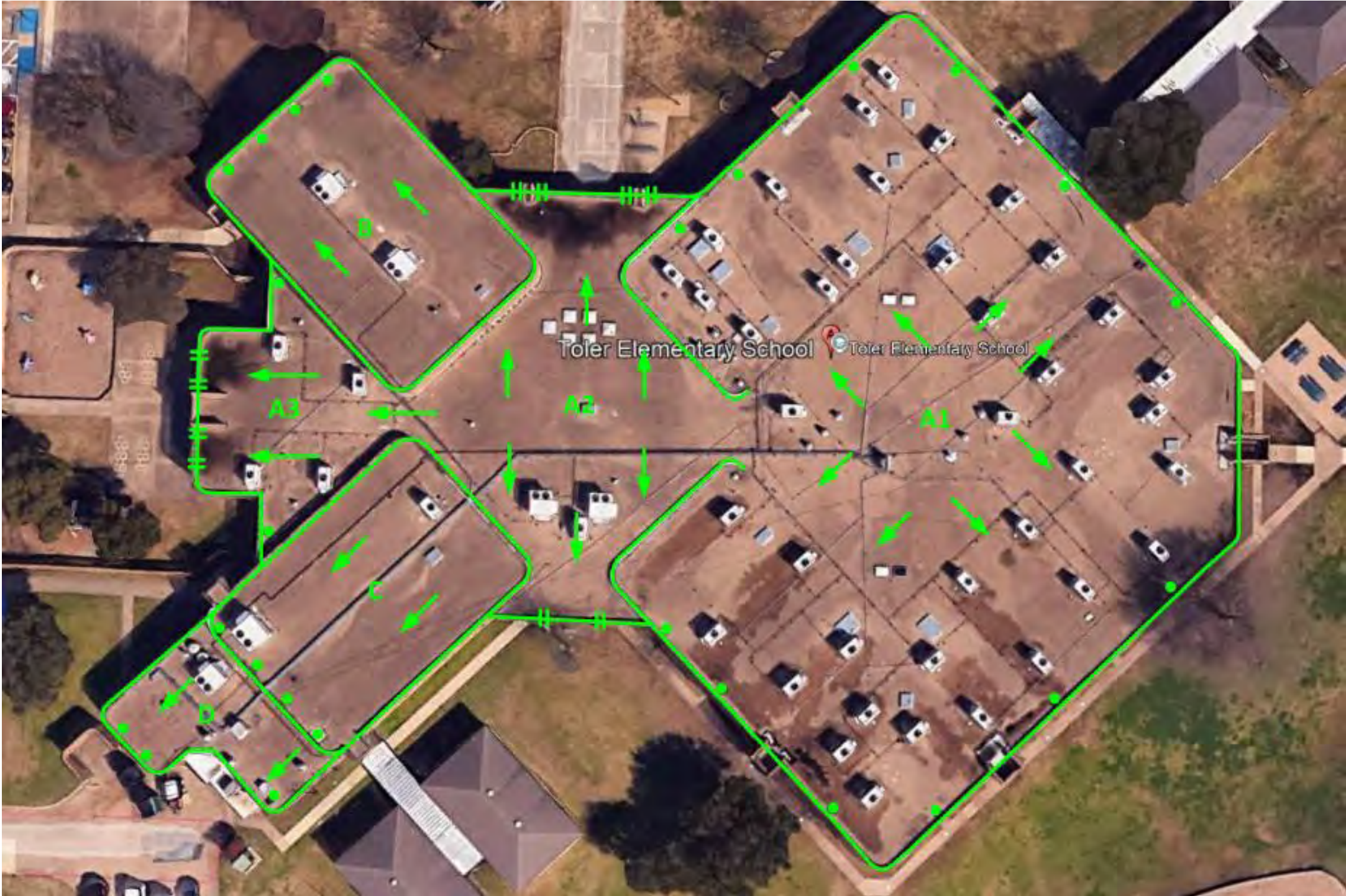
# B. Roof Plan

## Toler Elementary School (Rowlett Similar)

### COMPLETE ROOF REPLACEMENT

GENERAL SCOPE OF WORK  
PLY MODIFIED WITH COAL TAR PITCH  
FLOOD AND GRAVEL

TOTAL S.F. ROOF AREA: 68,337 S.F.





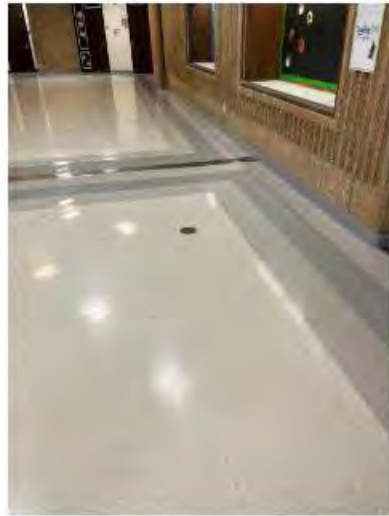
# C. Interior Material Selections

1. Existing Facility Photos
2. Proposed Northlake Finish Palette
3. Proposed Toler Finish Palette
4. Proposed Rowlett Finish Palette
5. Floor Finish Pattern Option A
6. Floor Finish Pattern Option B
7. Floor Finish Pattern Option C

# EXISTING FACILITY PHOTOS

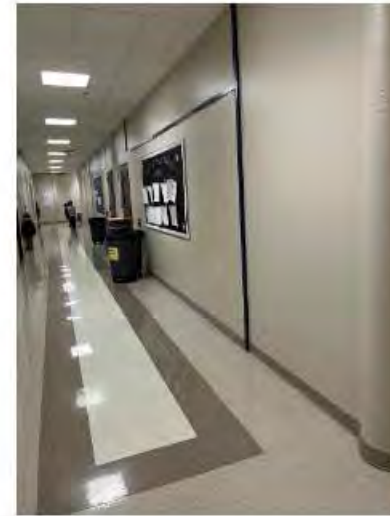
## NORTHLAKE ELEMENTARY

*Existing School Colors Maroon, White, and Black  
Door finish dark wood tone, existing door  
frames painted black.*



## TOLER ELEMENTARY

*Existing School Colors Red, White, and Blue  
Door finish light wood tone, existing door  
frames painted blue.*



## ROWLETT ELEMENTARY

*Existing School Colors Red, White, and Black  
Door finish dark wood tone, existing door  
frames painted blue.*





# NORTHLAKE FINISH PALETTE



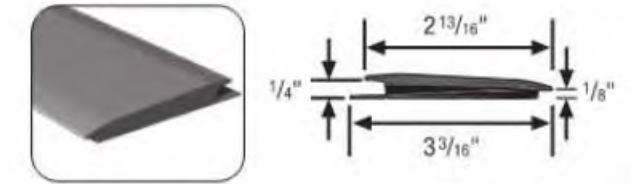
GISD White Paint



Northlake Maroon and Grey Paint  
(Accent)



Door Frame



#65 rolling traffic transition 1/4" to 1/8"

- Transitions 1/4" to 1/8" materials
- Minimum Installation Radius: 12 ft.
- 10 9-ft. secs. per tube (90 ft.)



Rubber Transition



Walk off Carpet



Typical LVT



Accent LVT



Accent LVT



Black Base



# TOLER FINISH PALETTE



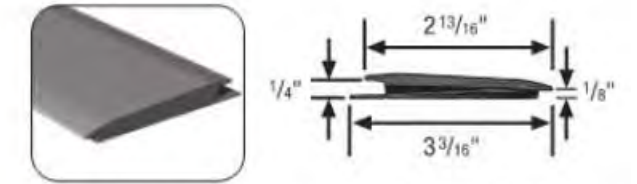
GISD White Paint



Toler Blue and Grey Paint  
(Accent)



Door Frame



#65 rolling traffic transition 1/4" to 1/8"

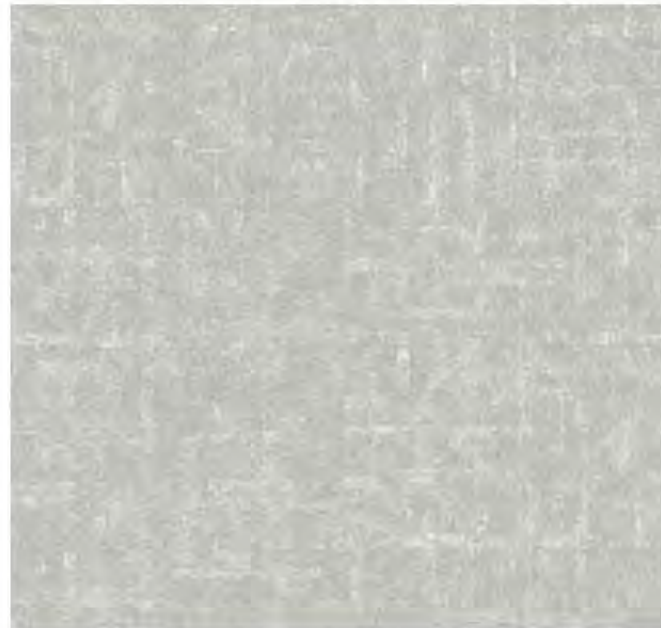
- Transitions 1/4" to 1/8" materials
- Minimum Installation Radius: 12 ft.
- 10 9-ft. secs. per tube (90 ft.)



Rubber Transition



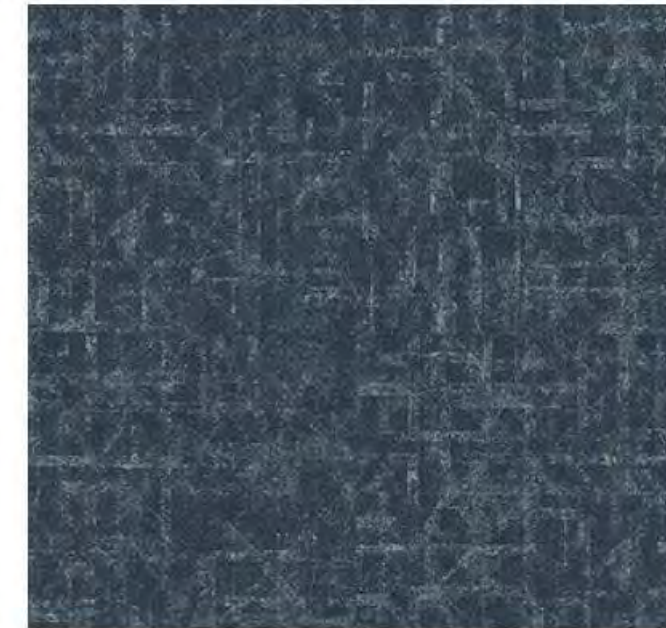
Walk off Carpet



Typical LVT



Accent LVT



Accent LVT



Black Base



# ROWLETT FINISH PALETTE



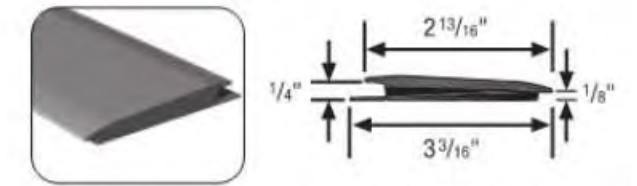
GISD White Paint



Rowlett Blue and Grey Paint  
(Accent)

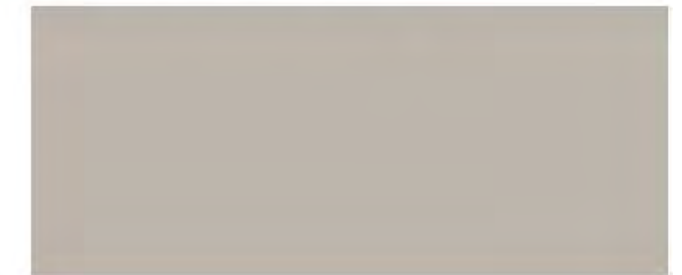


Door Frame



#65 rolling traffic transition 1/4" to 1/8"

- Transitions 1/4" to 1/8" materials
- Minimum Installation Radius: 12 ft.
- 10 9-ft. secs. per tube (90 ft.)



Rubber Transition



Walk off Carpet



Typical LVT



Accent LVT



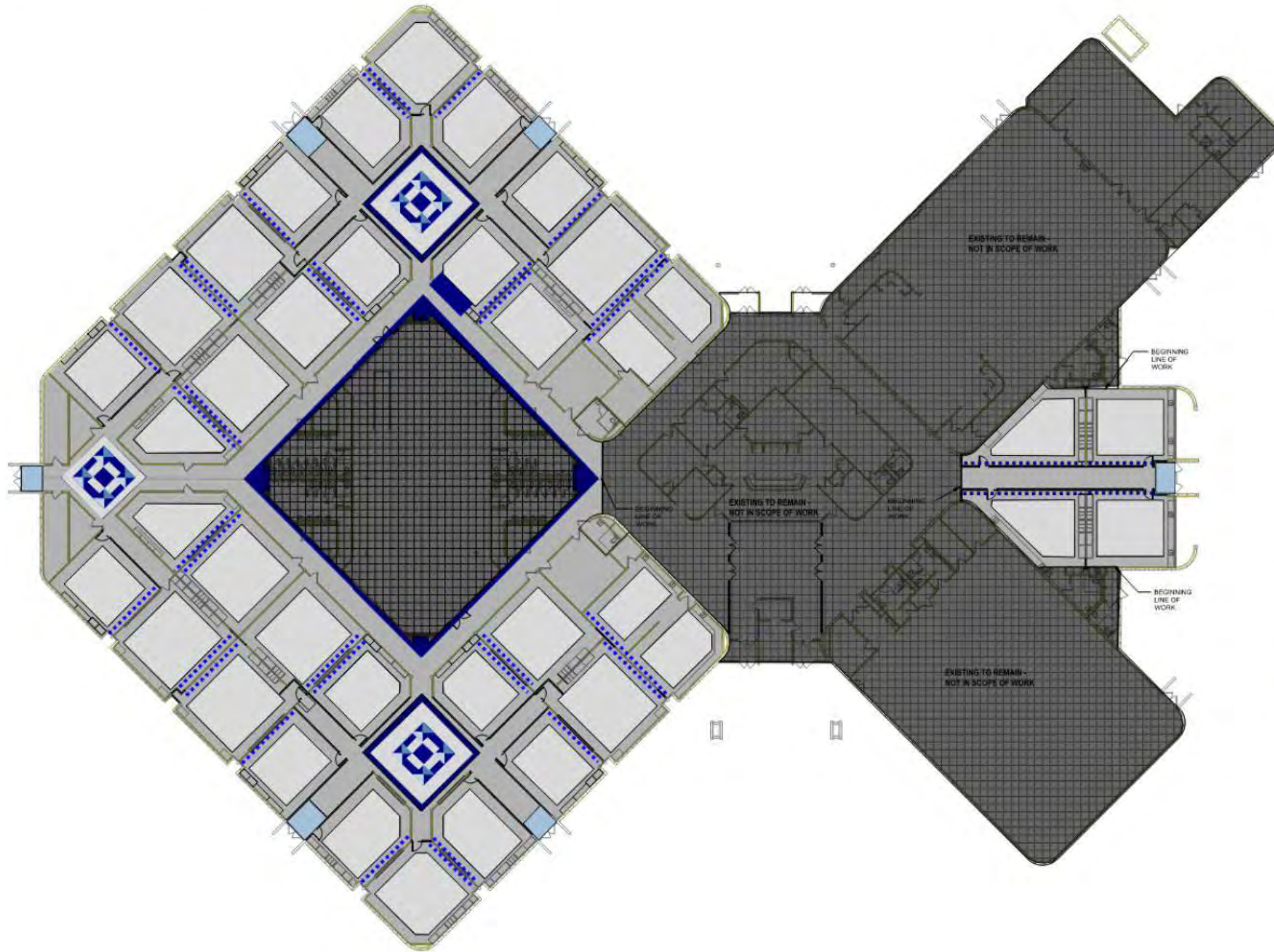
Accent LVT



Black Base



# FLOOR FINISH PATTERN OPTION A



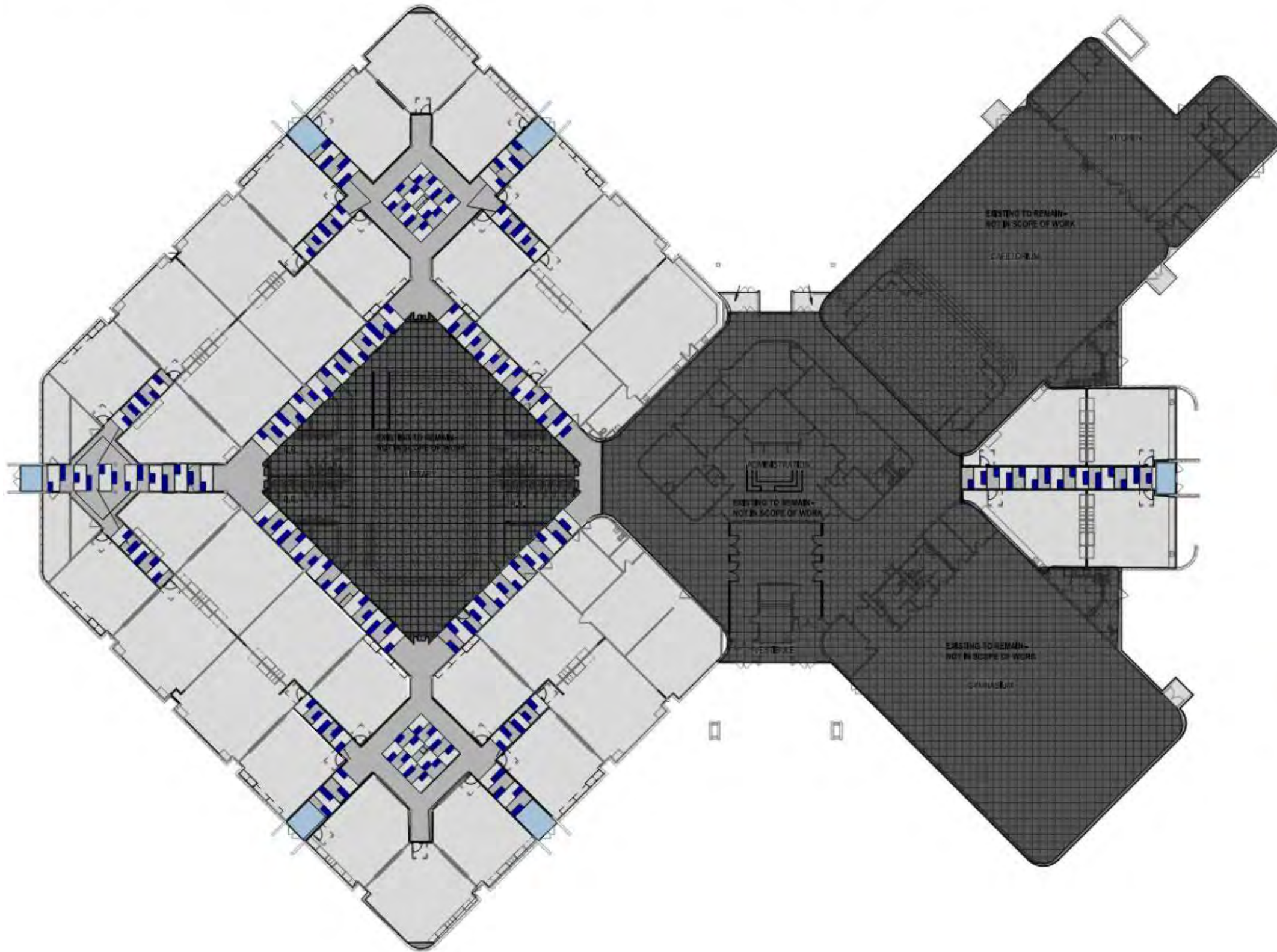
INSPIRATION IMAGE

## LEGEND

- TYPICAL LVT
- CLASSROOM LVT
- ACCENT LVT
- WALK OFF CARPET
- ACCENT WALLS
- NOT IN SCOPE



# FLOOR FINISH PATTERN OPTION B



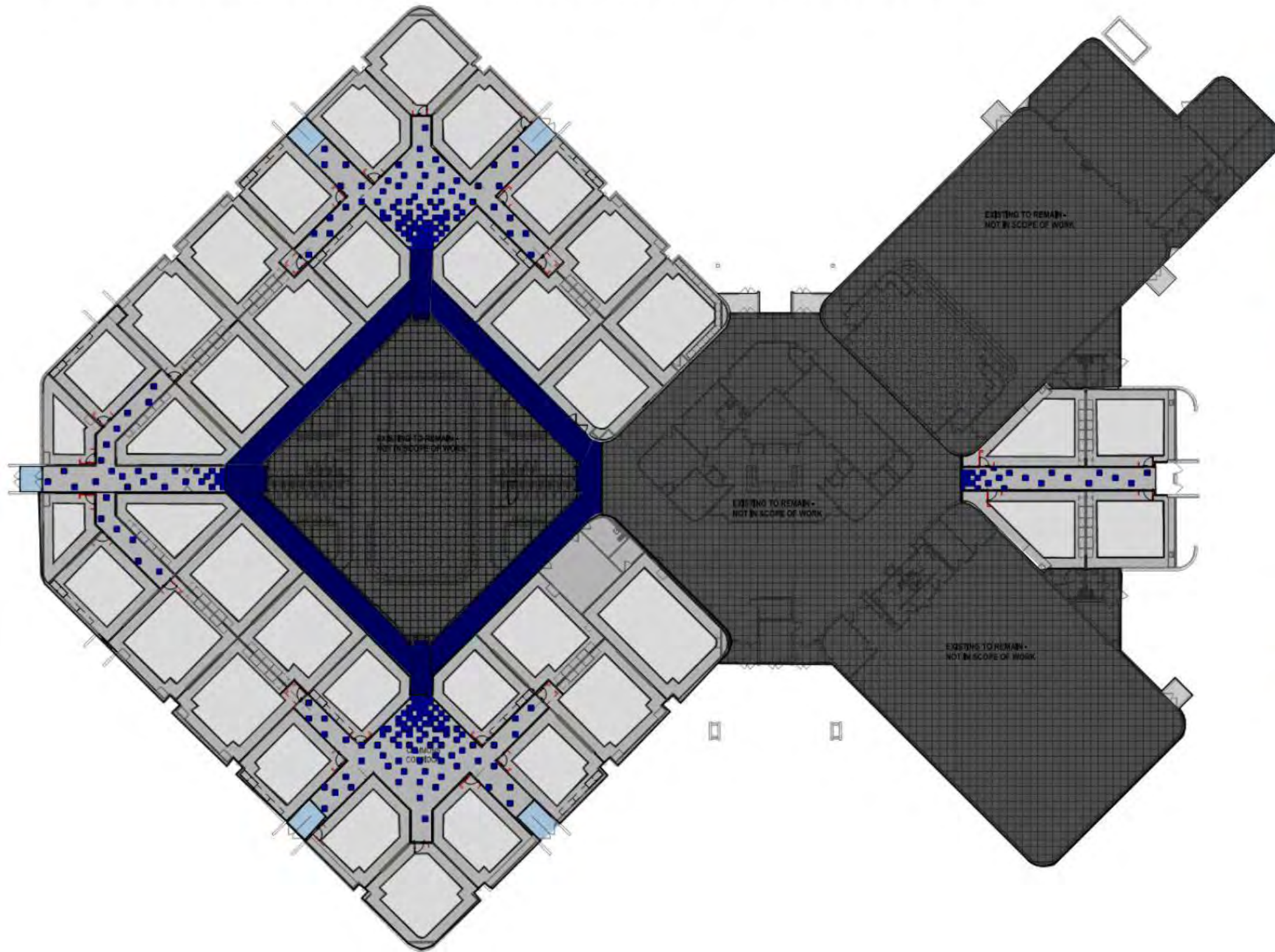
INSPIRATION IMAGE

## LEGEND

- TYPICAL LVT
- CLASSROOM LVT
- ACCENT LVT
- WALK OFF CARPET
- ACCENT WALLS
- NOT IN SCOPE



# FLOOR FINISH PATTERN OPTION C



INSPIRATION IMAGE

## LEGEND

- TYPICAL LVT
- CLASSROOM LVT
- ACCENT LVT
- WALK OFF CARPET
- ACCENT WALLS
- NOT IN SCOPE



# Conceptual Project Schedule

- Design Kick-off: 7/16/2024
- Scope to Budget / SD: 7/16/2024 through 6/17/2025
- Schematic Design: 6/18/2025 through 07/23/2025
- Design Development: 7/24/2025 through 10/09/2025
- Construction Documents: 10/10/2025 through 1/20/2026
- 100% Construction Documents: 1/20/2026
- Procurement: 1/20/2026 through 4/19/2026
- Construction: 4/27/2026 through 12/02/2027
- Close-out: 11/02/2027 through 12/01/2027







# Schematic Design Estimate

**CONSTRUCTION BUDGET:** \$13,725,653.00

**JOS Construction Cost Estimate:** \$13,723,970.39

Northlake Elementary School: \$1,586,614.90

Toler Elementary School: \$6,296,177.75

Rowlett Elementary School: \$5,841,177.75

**Phillips/May Cost Estimate:** \$13,725,653.00

Northlake Elementary School: \$2,094,593.00

Toler Elementary School: \$5,808,676.00

Rowlett Elementary School: \$5,822,384.00



# Thank You!





## BOARD OF TRUSTEES AGENDA

**Date:** July 22, 2025

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

**Subject:** Receive PH3-BP02 Athletic Package for South Garland HS, North Garland HS, and Lakeview Centennial HS Presentation

### Information Item

**Executive Summary:**

Receive PH3-BP02 Athletic Package for South Garland High School, North Garland High School, and Lakeview Centennial High School Presentation.

**Administrative Recommendations:**

Provided for your information.

**Financial Impact and Funding Source:**

N/A



# Garland Independent School District

## PH3-BP02 Athletic Package

- Lakeview Centennial HS
- North Garland HS
- South Garland HS

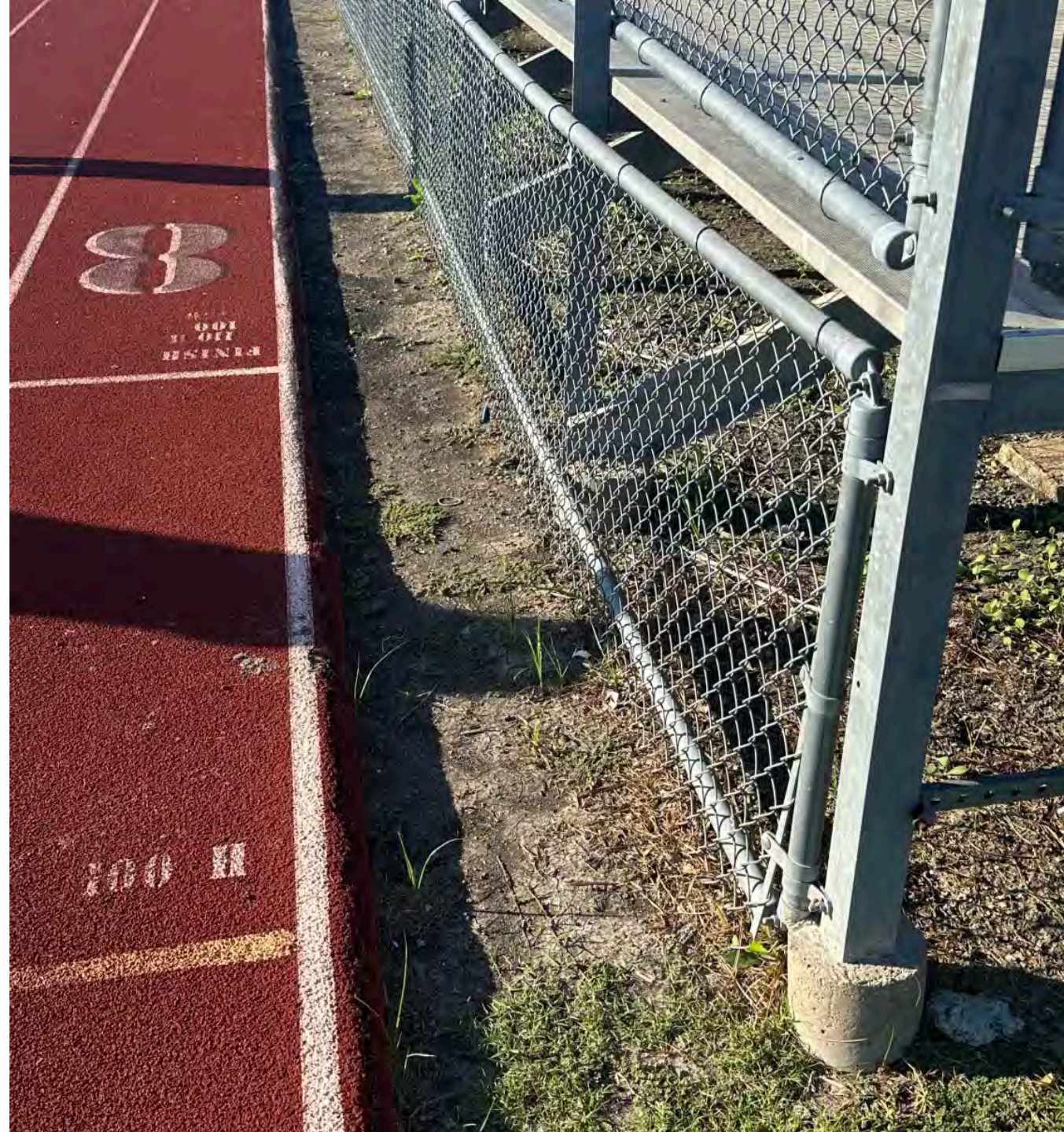
## Schematic Design Presentation





# Agenda

- 1 Project Summary / Summary Scope
- 2 Program Information / Field Report
- 3 Conceptual Plans
- 4 Statement of Probable Cost
- 5 Project Schedule







# 01

## Project Summary / Project Scope

# Athletics Package SD Program Summary / Summary of Scope

The Athletics Package project for three high schools (Lakeview Centennial HS, North Garland HS, and South Garland HS) consists of improvements at each campus football field and track area to provide equity with the three high schools receiving similar improvements (including turf replacement) two years ago (Naaman Forest HS, Rowlett HS, and Sachse HS). Improvements at each campus are similar and include new bleachers, new field lights, new press box, and a new concessions/toilet/ticketing building. North Garland HS and South Garland HS also receive new tracks as well as new athletic turf (Lakeview Centennial HS received new turf last summer).

Some demolition will be required at each site, with North Garland HS needing existing buildings, lights, and bleachers removed before any new construction can start (this field is already being used to host events). Assessment work was done at each campus by HKS and their project team, leading to additional scope being recommended to make each of these fields viable for hosting athletic events (and these have been listed later in this package).

GISD has elected to use the Construction Manager at Risk delivery method and has brought aboard Satterfield & Pontikes as the CM, with Hellas being earmarked as the manufacturer and installer for the field turf portion of the work under the umbrella of S&P (to match the turf used at the prior football fields and baseball/softball fields projects). The design and layout of the concession/toilet/ticketing building to be provided at each campus will be based on existing concession/toilet/ticketing buildings previously built throughout the district.



# Lakeview Centennial HS Existing Site



Lakeview Centennial High School Campus

Area of Scope  
Football Field Improvements



# North Garland HS Existing Site





# North Garland HS Demolition Site



North Garland High School Campus

Area of Scope  
Football Field Improvements

Demo Bleachers

Demo Toilet Building

Demo Concessions Building

Demo Ticketing Building

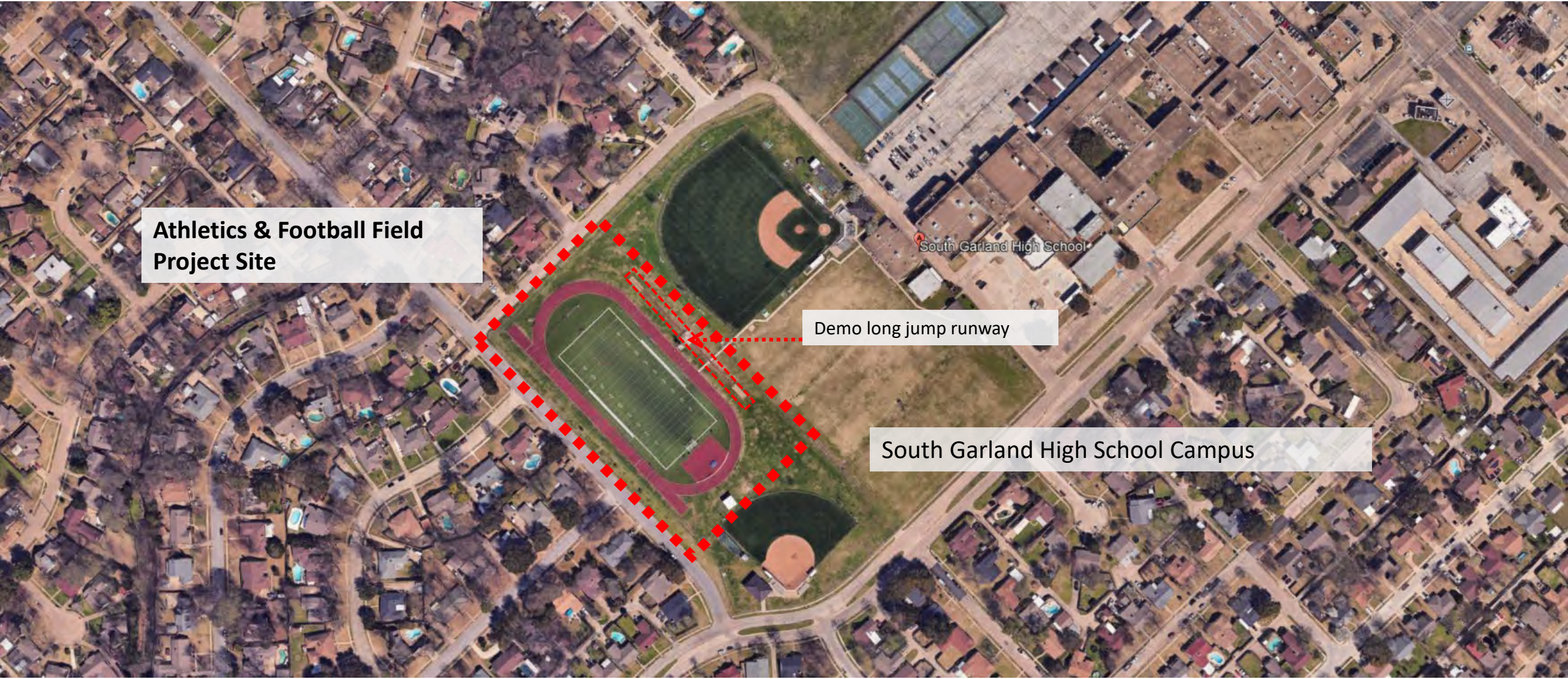


# South Garland HS Existing Site





# South Garland HS Demolition Site



**Athletics & Football Field  
Project Site**

Demo long jump runway

South Garland High School Campus



02

Program Information







# Project Scope

## Lakeview Centennial High School

### Base Contract Scope of Work

- New football field lights
- New football field bleachers (1000 capacity)
- New football field press box (300 SF)
- New concessions/toilet/ticketing building

### Additional Needed Scope of Work

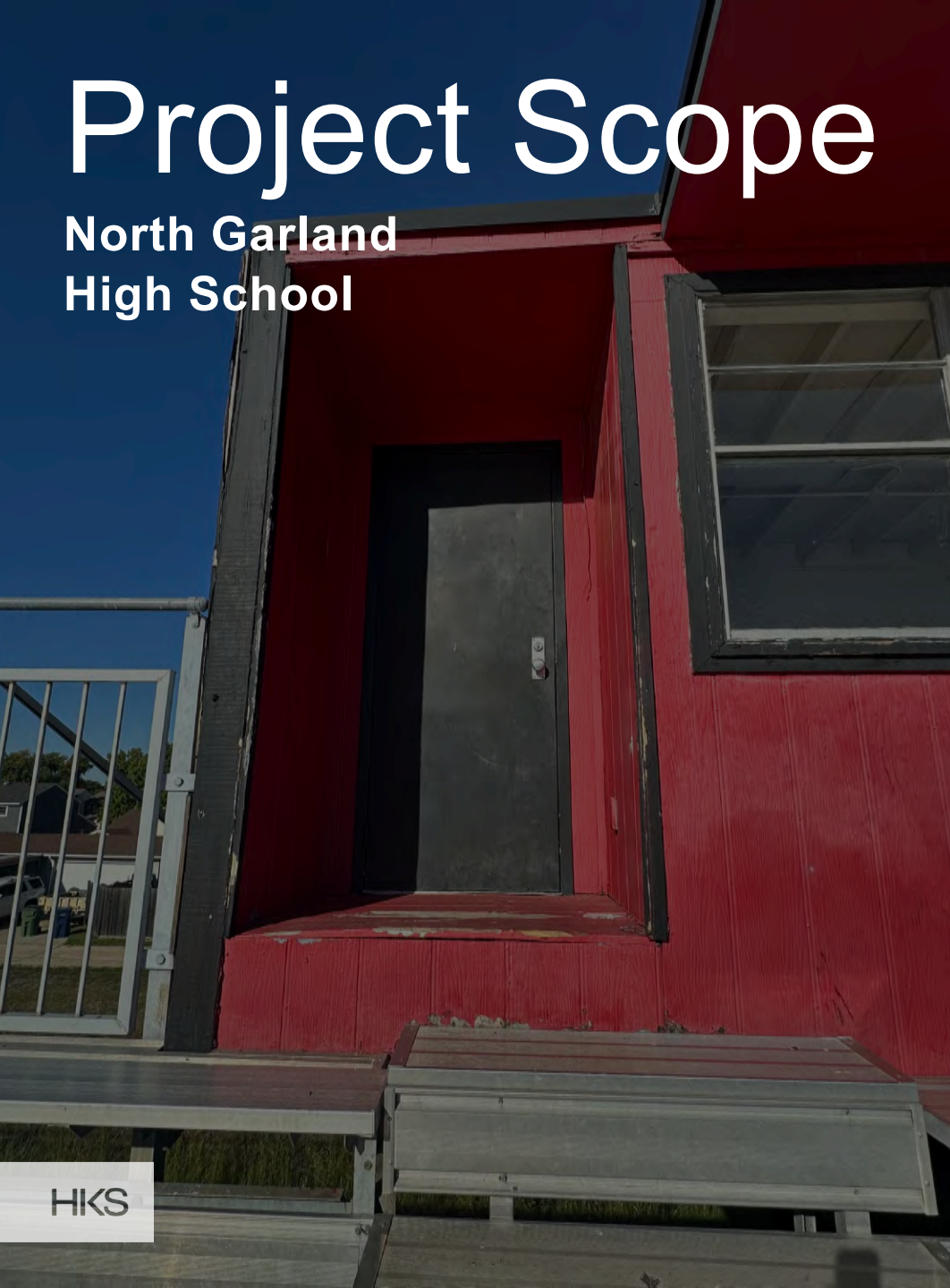
- New concrete sidewalk/entry area to football field and concession/toilet building
- New Sound System/Speakers
- Accessible Parking
- New fencing around bleachers; existing fencing modifications
- Relocate/remove band tower

*\* All items listed above are included in SD cost estimate*



# Project Scope

## North Garland High School



### Base Contract Scope of Work

- New football field turf
- New football field lights
- New track (and base)
- New football field bleachers (1000 capacity)
- New football field press box (300 SF)
- New concessions/toilet/ticketing building
- New Scoreboard
- Demolition of existing turf, existing track and base, existing bleachers and field house, existing scoreboard, existing field lights, and existing concessions, toilet, and ticketing buildings

### Additional Needed Scope of Work

- New concrete sidewalk/entry area to football field and concession/toilet building
- New Sound System/Speakers
- Accessible Parking (restripe existing parking area nearest football field)
- New fencing around field/track; existing fencing modifications

*\* All items listed above are included in SD cost estimate*



# Project Scope

South Garland  
High School



HKS

## Base Contract Scope of Work

- New football field turf
- New football field lights
- New track (and base)
- New football field bleachers (1000 capacity)
- New football field press box (300 SF)
- New concessions/toilet/ticketing building
- New football field scoreboard
- Demo existing turf, existing track and base

## Additional Needed Scope of Work

- New concrete sidewalk/entry area to football field and concession/toilet building
- New Sound System/Speakers
- Accessible Parking
- New fencing around field/track
- Retaining wall north of football field (along fence line)
- Demo/Relocate long jump
- Relocate/remove band tower

*\* All items listed above are included in SD cost estimate*



# Athletics Package SD Concession/Toilet/Ticketing Building Scope

• Concession Area	400 SF ( 435 SF)
• Concession Storage	80 SF ( 93 SF)
• Men’s/Women’s Toilets	1000 SF (1,103 SF)
• Ticketing	80 SF ( 114 SF)
• Building/Ground Storage	120 SF ( 215 SF)
• Custodial	80 SF ( 93 SF)
• <u>MEP Closet</u>	80 SF ( 93 SF)
<b>TOTAL CONCESSION PROGRAM</b>	<b>1,840 SF (2,146 SF)</b>
	<b>2,748 GSF</b>

Concession/Toilet/Ticketing building design to be based on prior buildings built at baseball/softball fields on other campuses, modified to provide support to the football field with 1000 spectator seating capacity. Building will meet current regulatory requirements for toilet fixture count and aesthetics will be designed to match GISD standards for each high school site.



03

## Conceptual Plans



# Lakeview Centennial HS Proposed Layout for Football Field Improvements





# Lakeview Centennial HS Football Field

● CONTRACT SCOPE OF WORK

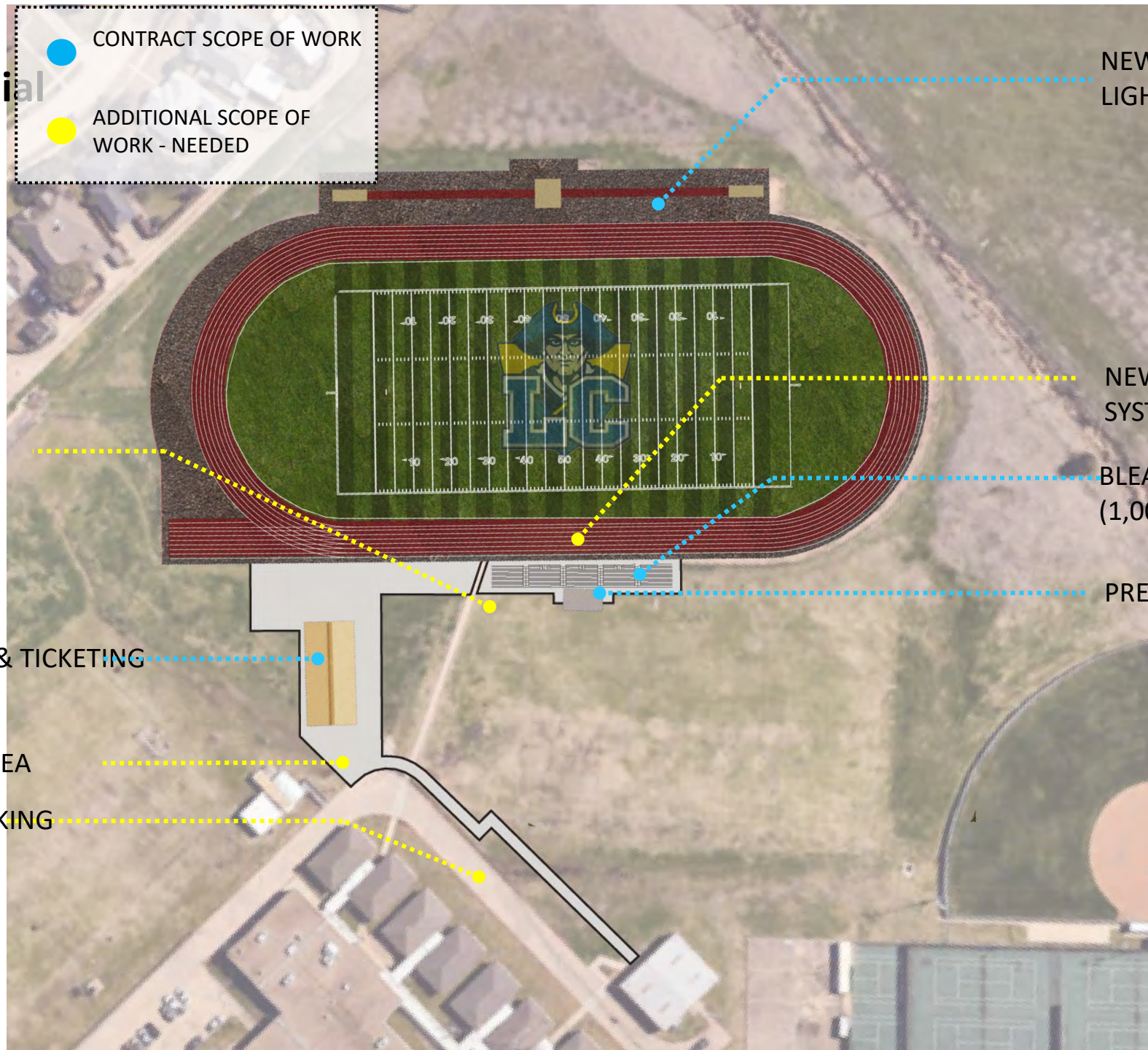
● ADDITIONAL SCOPE OF WORK - NEEDED

NEW FENCING

CONCESSIONS & TICKETING  
BUILDING

NEW ENTRY AREA

ACCESIBLE PARKING

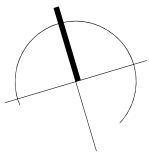


NEW FOOTBALL FIELD  
LIGHTS

NEW SOUND  
SYSTEM/SPEAKERS

BLEACHERS  
(1,000 SEATS)

PRESS BOX





# North Garland HS Proposed Layout for Football Field Improvements





# North Garland HS Football Field

● CONTRACT SCOPE OF WORK  
● ADDITIONAL SCOPE OF WORK - NEEDED

DEMO EXISTING AND REPLACE WITH NEW BLEACHERS (1,000 SEATS)

PRESS BOX

NEW SOUND SYSTEM/SPEAKERS

DEMO EXISTING AND REPLACE WITH NEW CONCESSIONS/TOILET & TICKETING BUILDING

ACCESSIBLE PARKING

DEMO FENCE AND REPLACE WITH NEW FENCING

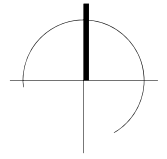
DEMO EXISTING AND ADD NEW SCOREBOARD

DEMO EXISTING AND REPLACE WITH NEW FOOTBALL FIELD LIGHTS

DEMO EXISTING AND REPLACE WITH NEW TRACK

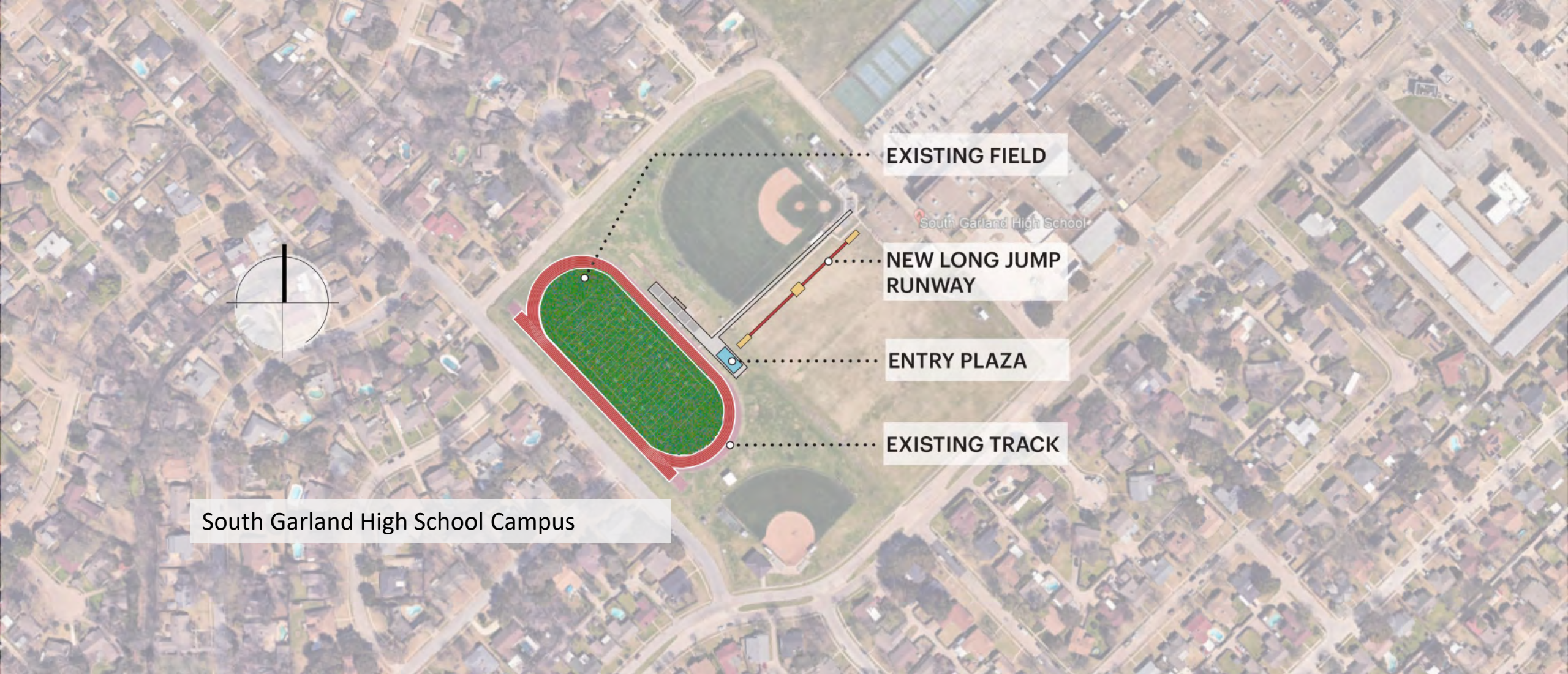
DEMO EXISTING AND REPLACE WITH NEW TURF

NEW ENTRY AREA





# South Garland HS Proposed Layout for Football Field Improvements





# South Garland HS Football Fields

● CONTRACT SCOPE OF WORK  
● ADDITIONAL SCOPE OF WORK - NEEDED

PRESS BOX

NEW FOOTBALL FIELD LIGHTS

DEMO EXISTING AND REPLACE WITH NEW TURF

RETAINING WALL

NEW LONG JUMP RUNWAY

NEW ENTRY AREA

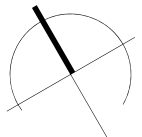
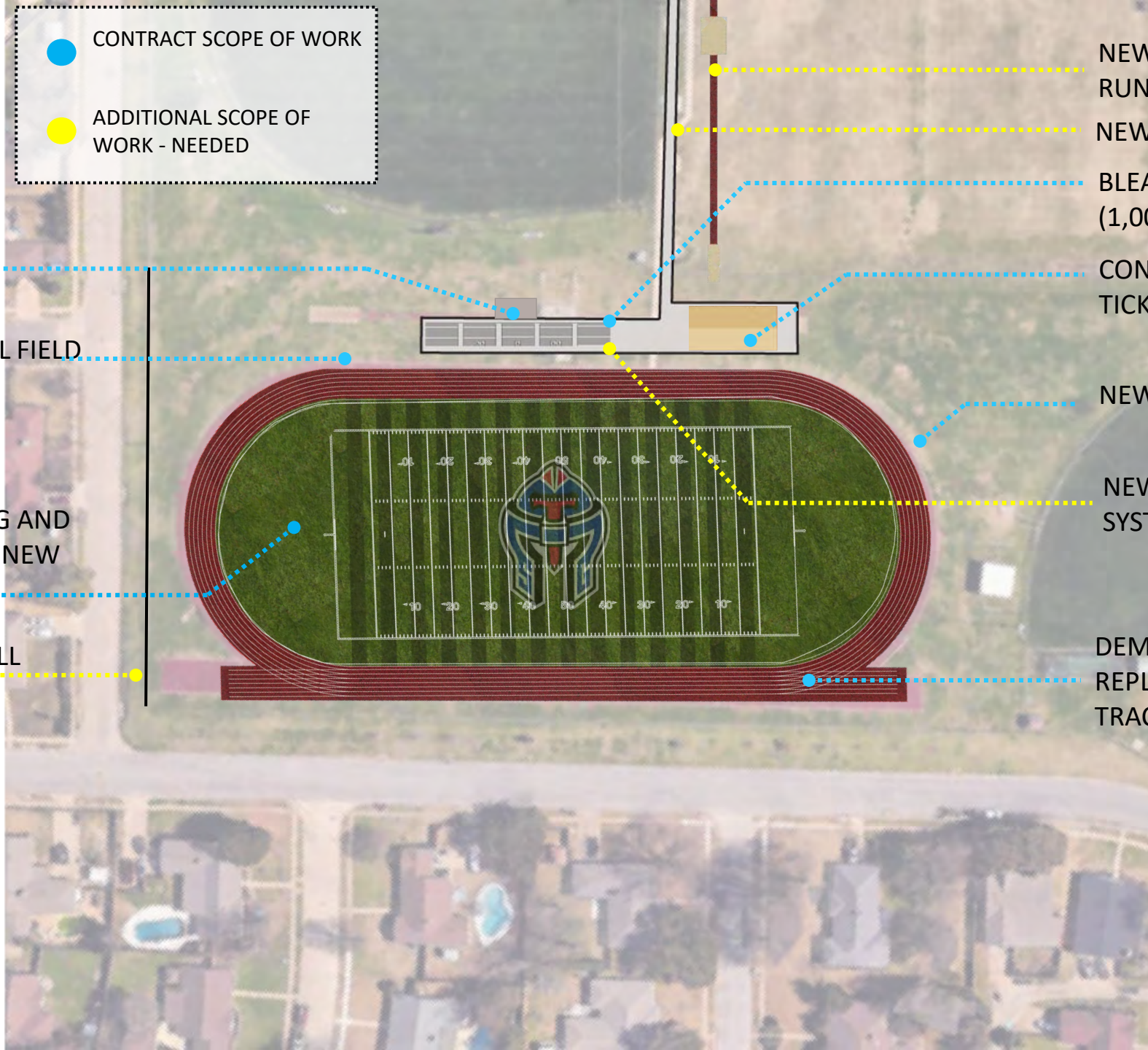
BLEACHERS (1,000 SEATS)

CONCESSIONS & TICKETING BUILDING

NEW SCOREBOARD

NEW SOUND SYSTEM/SPEAKERS

DEMO EXISTING AND REPLACE WITH NEW TRACK









# 04

## Statement of Probable Cost



# Athletics Package SD Construction Cost Estimate

GISD has set the construction budget for this project at \$21,821,774 in the Athletics Package contract.

The Schematic Design conceptual construction cost estimate was put together with input from CEI (civil engineers, sports specialists), Satterfield & Pontikes (Construction Manager), and Hellas (turf contractor, sports specialists). S&P has provided their own separate construction cost estimate for comparison.

Lakeview Centennial:	\$5,414,260
North Garland:	\$8,086,428
<u>South Garland:</u>	<u>\$8,216,397</u>

*TOTAL SCHEMATIC DESIGN ESTIMATED  
COST OF CONSTRUCTION*

**\$21,717,084**

*Satterfield & Pontikes SD Estimate*

**\$21,676,953**





# 05

## Project Schedule



# Part 3 Baseball/Softball SD Project Schedule

PROPOSED PROJECT SCHEDULE V5 - POST StB PRESENTATION  
 ATHLETICS PACKAGE - FOOTBALL FIELDS (X3)  
 GARLAND ISD  
 June 25, 2025

PHASE ACTIVITY	2024			2025												2026												
	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 and Documentation																												
Site Investigation																												
Programming																												
Scope to Budget																												
Schematic Design																												
Design Development																												
Construction Documents																												
50% CD Set																												
90% CD Set																												
Final CD Set																												
Procurement																												
Bidding/Contracts																												
City of Garland																												
FIT Meeting																												
Pre-Submittal Meeting																												
Permitting																												
Construction																												
Lakeview Centennial HS																												
Site Work (Drainage)																												
Concession Building																												
Order Materials																												
Bleachers/Lights																												
South Garland HS																												
Site Work (Demo)																												
Concession Building																												
Turf/Track																												
Order Materials																												
Bleachers/Lights																												
North Garland																												
Site Work (Demo)																												
Concession Building																												
Turf/Track																												
Order Materials																												
Bleachers/Lights																												
Punch List/Substantial Completion																												
Field Not Available																												
Lakeview Centennial HS																												
North Garland HS																												
South Garland HS																												
Completion																												
Substantial Completion																												
Close-Out Documents																												
Project Completion																												

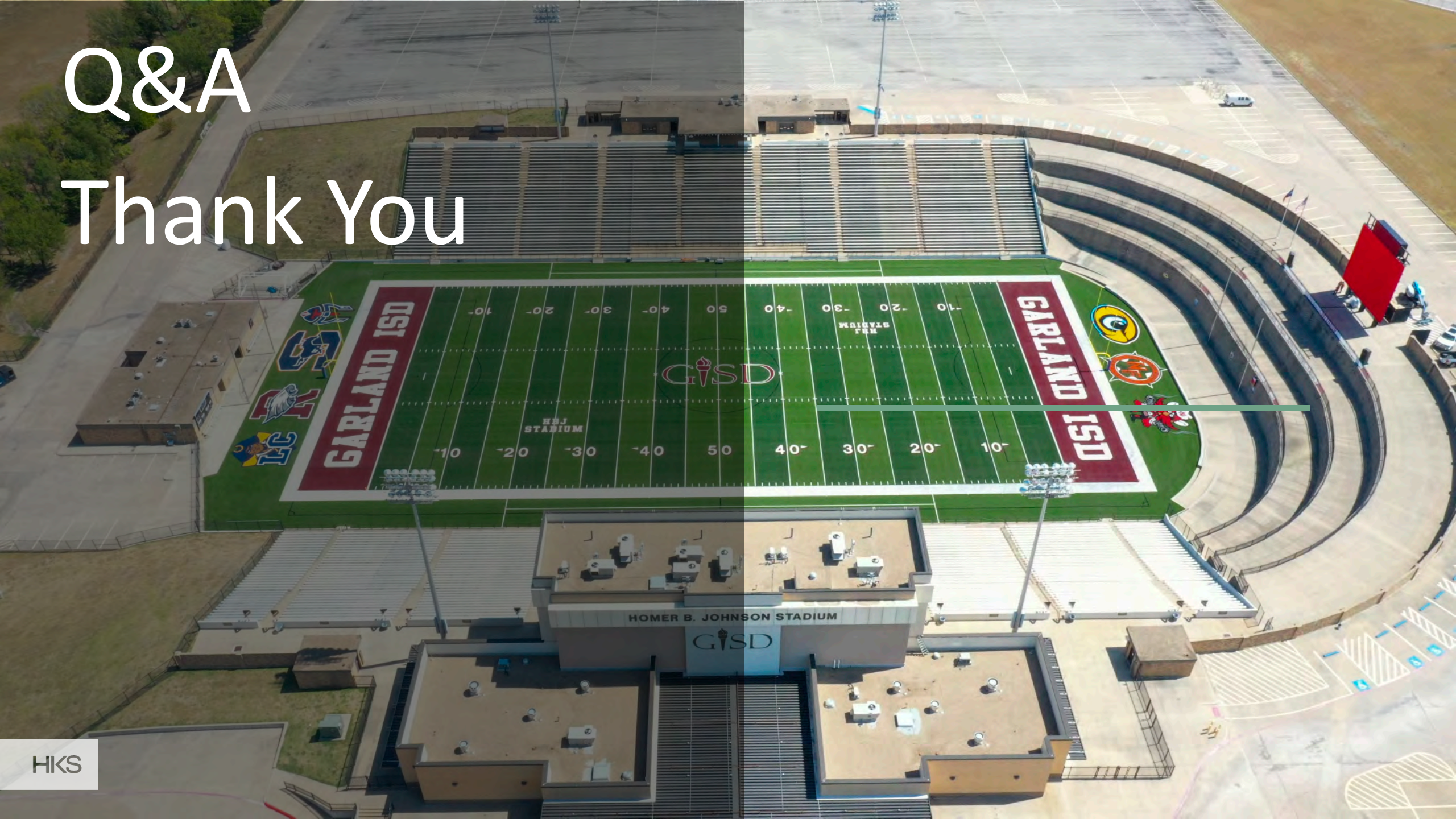
Notes:

- The CM and Hellas will need to review the Construction phase of the project to verify if this timeline works.
- Surveys of North and South Garland High Schools will be needed; verify Geotechnical Reports - update: geotech and surveys have been provided by GISD
- Geotech of all three High Schools will be needed; verify Geotechnical Reports - update: geotech and surveys have been provided by GISD
- Construction at North Garland HS cannot start until Lakeview Centennial HS construction is completed and field is ready to fully host - update: GISD decision to construct all three fields at same time
- Submittal dates are estimated dates and are dependent upon feedback from GISD and letter of approval for each submittal to progress the project to the next phase of work
- Estimated 4-6 months delivery time for bleachers and lighting
- Estimated 3 months of permitting time for City of Garland
- Estimated 3 months of bidding and GMP process by Satterfield & Pontikes (Board approval of GMP estimated to be at November Board meeting)



Q&A

Thank You







---

## BOARD OF TRUSTEES AGENDA

**Date:** July 22, 2025

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

**Subject:** Receive PH4-BP06 New Memorial Pathway Academy/Student Services Center Schematic Design Presentation

### Information Item

**Executive Summary:**

Receive PH4-BP06 New Memorial Pathway Academy/Student Services Center Schematic Design Presentation.

**Administrative Recommendations:**

Provided for your information.

**Financial Impact and Funding Source:**

N/A





# MPA and Student Services Center

Garland ISD | memorial pathway academy & student services center | schematic design presentation

july 22, 2025



# GISD Memorial Pathway Academy & Student Services Center

---

schematic design presentation

- 01 | **project schedule overview**
- 02 | **space program**
- 03 | **planning concept**
- 04 | **site diagrams**
- 05 | **floor plans**
- 06 | **exterior renderings**
- 07 | **exterior 3d animation**
- 08 | **exterior material board**
- 09 | **cost estimate**
- 10 | **questions**

# 01 | project schedule overview



## Design Phase

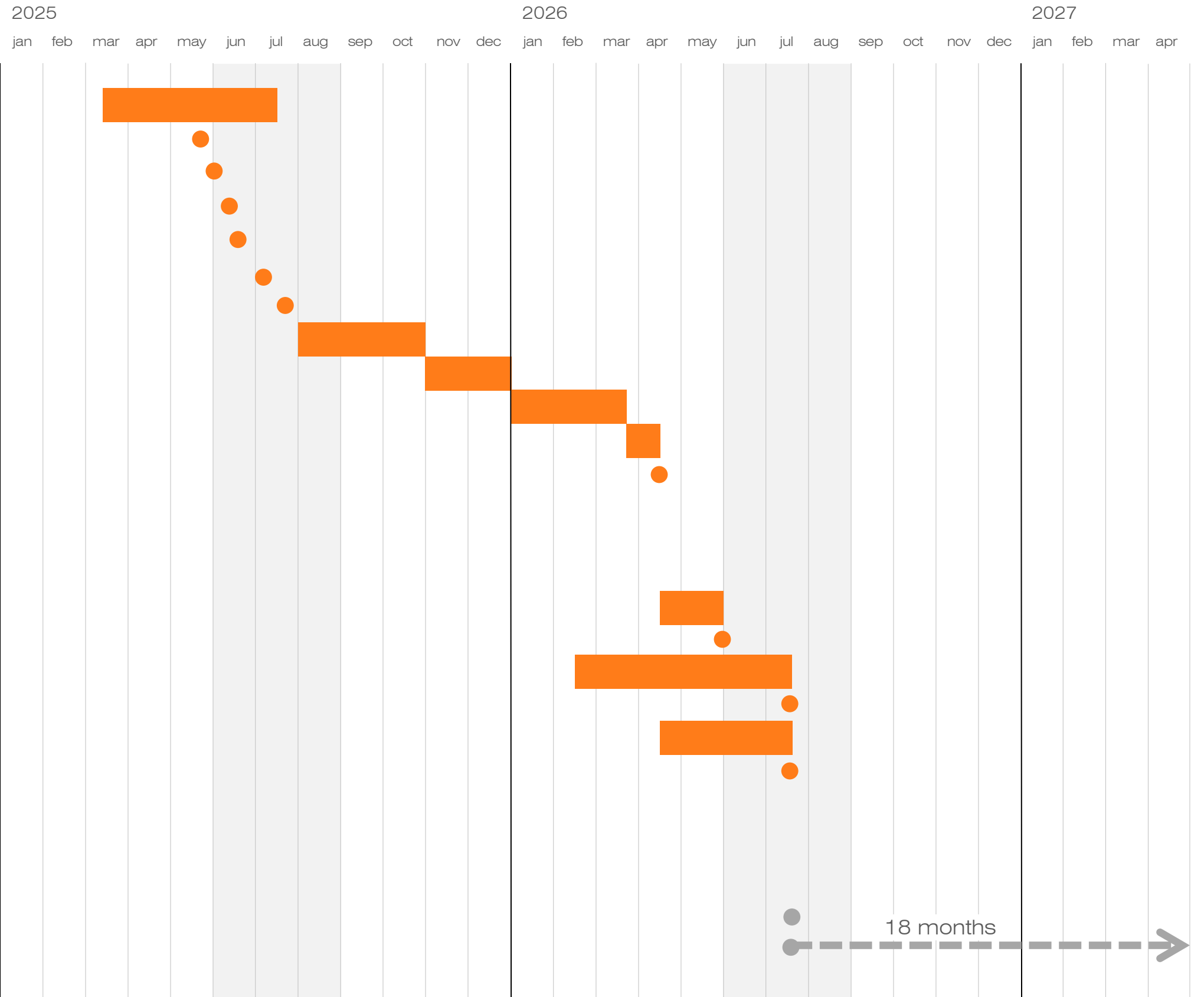
Schematic Design	03.17.25 – 07.22.25
• Schematic Design Meeting 02	05.27.25
• Schematic Design Meeting 03	06.03.25
• schematic design presentation	06.09.25
• Schematic Design Meeting 04	06.17.25
• Facility Update Meeting	07.07.25
• Final SD Board Presentation	07.22.25
Design Development	07.28.25 – 10.03.25
50% Construction Documents	10.06.25 – 12.19.25
90% Construction Documents	12.23.25 – 03.13.26
100% Construction Documents	03.16.26 – 04.10.26
• Issue for Bid and Permit	04.10.26

## Bidding and Permit Phase

Bidding Phase	04.10.26 – 06.10.26
• School Board Approval   N.T.P.	05.10.26
Engineering Phase	02.13.26 – 07.17.26
• Site Permit Issued	07.17.26
Building Permit Phase	04.10.26 – 07.17.26
• Building Permit Received	07.17.26

## Construction Phase

GC Mobilization	07.18.26
Construction Schedule	07.18.26 – 01.19.28
Move-In   Occupancy	02.01.28



project schedule

# 02 | space program



# Space Program – Student Services Center

	qty	tea sf / pp	students	usage factor	total	nsf	total nsf	grossing	total gsf	comments
<b>01 ADMINISTRATION AND STAFF SPACES</b>					<b>0</b>		<b>23,370</b>	<b>1.35</b>	<b>31,550</b>	
<b>COMMUNITY SHARED SPACES</b>					<b>0</b>		<b>4,200</b>	<b>1.35</b>	<b>5,670</b>	
1	Main Reception   Waiting Area	1				600	600			
2	Auditorium   Meeting Room	0				1,080	0			Primarily used as overflow waiting or larger staff meetings. (47) current staff.
3	Multipurpose Internal Staff Work Area (shared between departments)	1				1,200	1,200			Shared room between departments. Locate near main entry as sometimes used by community, 40-50 people.
4	Multipurpose Community Room	1				1,200	1,200			(2) rooms is ideal, (1) for internal staff, and (1) for community room.
5	Records Office	1				150	150			Includes desk and (2) Chairs. Desired location is near the Main Reception Area.
6	Vault-Records Room and Storage Room	1				400	400			Currently used by all departments.
7	Break Room	1				400	400			Reduced from 450sf to 400sf.
8	Networking Area	1				150	150			This could be relocated outside department.
9	Mother   Lactation Room	1				100	100			This could be relocated outside department.
<b>ENROLLMENT / LANGUAGE TESTING</b>					<b>0</b>		<b>6,340</b>	<b>1.35</b>	<b>8,559</b>	
1	Enrollment and Language Testing Shared Reception   Waiting Area	1				600	600			Shared reception with Language Testing. Preference is to have (2) areas for waiting and overflow.
2	Reception Desk	1				120	120			
3	Enrollment and Language Testing Shared Waiting Room	1				600	600			Shared overflow waiting shared with Language Testing. Should be separate from the Main Reception.
4	Enrollment and Testing Working Commons (EN)	1				400	400			(EN) designates an Enrollment Department office.
5	Assistant Director of Enrollment Office (EN)	1				240	240			Includes desk, conference table to accommodate 6-8 people.
6	Secretary to the Director Office (EN)	1				100	100			Reduced from 120sf to 100sf. Included desk and (2) chairs.
7	Enrollment Advisor Office (EN)	6				150	900			Included desk and (2) chairs.
8	Migrant Liason Office (EN)	1				150	150			Included desk and (2) chairs.
9	Pre-K - 1st Grade Testing Waiting Area (LT)	1				400	400			(LT) designates an Language Testing Office. Need to have visibility to Testing Rooms for parent and young children.
10	2nd Grade - 12th Grade Testing Room (LT)	1				400	400			Needs to accommodate 15 computer stations for testing.
11	Student Services Coordinator Office (LT)	1				240	240			Locate next to Secretary. Includes desk, conference table to accommodate 6-8 people.
12	Student Services Secretary Office (LT)	1				100	100			Reduced from 120sf to 100sf. Locate next to Student Services Coordinator.
13	Testing Advisor Office (LT)	4				150	600			
14	Testing Rooms (LT)	6				65	390			Visibility to the Waiting Area for parent connection to young children.
15	Conference   Multipurpose Room	2				350	700			Reduced from 400sf to 350sf. Includes (1) for Enrollment and (1) for Language Testing.
16	Enrollment Storage Room	1				200	200			Reduced from 2 rooms to 1 room. Also increased from 150sf to 200sf.
17	Testing Storage Room	1				200	200			Reduced from 2 rooms to 1 room. Also increased from 150sf to 200sf.

# Space Program – Student Services Center

	qty	tea sf / pp	students	usage factor	total	nsf	total nsf	grossing	total gsf	comments
<b>ATTENDANCE / BEHAVIOR</b>					<b>0</b>		<b>4,610</b>	<b>1.35</b>	<b>6,224</b>	
1	Attendance   Behavior Common Work Area	1				400	400			
2	Executive Director Office	1				280	280			Currently located within Attendance and Behavior but need to verify if there is a more ideal location.
3	Executive Director Secretary Office	1				100	100			Reduced from 120sf to 100sf.
4	Assistant Director of Attendance and Behavior Office	1				150	150			
5	Student Engagement Specialist Office	1				150	150			
6	Student Engagement Specialist Office	1				150	150			
7	Student Safety Facilitator Office	1				150	150			
8	Student Engagement Administrator Office	1				150	150			
9	Director of Student Services Office	1				240	240			
10	Director of Student Services Secretary Office	1				100	100			Reduced from 120sf to 100sf.
11	Student Success Coordinator Office	1				150	150			
12	Student Success Coordinator Office	1				150	150			
13	Student Success Coordinator Office	1				150	150			
14	Assistant Director of Student Engagement Office	1				150	150			
15	Attendance Clerk Office	2				120	240			
16	QRS Giving Place Work Area	1				600	600			
17	Behavioral Program Specialist Office	4				120	480			
18	Case Manager Office	2				120	240			
19	Conference   Multipurpose Room	1				300	300			This was a request per department. They do not currently have this space.
20	Conference Room Storage Room	1				80	80			
21	Storage Room	1				200	200			Reduced from 2 rooms to 1 room. Also increased from 150sf to 200sf.
<b>FAMILY AND COMMUNITY ENGAGEMENT</b>					<b>0</b>		<b>2,780</b>	<b>1.35</b>	<b>3,753</b>	
1	Family and Community Engagement Reception   Waiting Area	1				400	400			Used for copier, group meetings, staging areas.
2	F.A.C.E. Common Area	1				400	400			
3	Director F.A.C.E. Office	1				240	240			
4	Secretary to F.A.C.E. Director	1				100	100			Reduced from 120sf to 100sf.
5	Title 1 Facilitator Office	1				150	150			
6	F.A.C.E. Coordinator Office	1				150	150			
7	Secretary to F.A.C.E. Coordinator Office	1				100	100			Reduced from 120sf to 100sf.
8	Community Liasons Assistant Director Office	2				180	360			Meets with people frequently. Requires desk with conference table to accomodate 4-6 people.
9	Office for Temporary Employee Use	1				100	100			Reduced from 120sf to 100sf.
10	Conference   Multipurpose Room	1				300	300			Reduced from 400sf to 300sf. This was a request per department. They do not currently have this space.
11	Storage Room	1				80	80			
12	Storage Room with Exterior Access	1				400	400			Needs to have large doors for deliveries and direct exterior access.
<b>CLINIC</b>					<b>0</b>		<b>1,540</b>	<b>1.35</b>	<b>2,079</b>	
1	Clinic Reception   Waiting Area	1				200	200			
2	Clinic Checkout (4 stations)	4				60	240			Requires (4) stations and privacy due to sensitive conversations.
3	Clinic	1				300	300			
4	Nurse Office	2				120	240			
5	Nurse Secretary	1				100	100			
6	Mental Health Room	1				200	200			Reduced from 250sf to 200sf. Has play tables, overflow clinic record storage.
7	Records Room	1				100	100			
8	Storage Room	2				80	160			Reduced from 120sf to 80sf.
<b>PROFESSIONAL DEVELOPMENT CENTER SPACES</b>					<b>0</b>		<b>3,900</b>	<b>1.35</b>	<b>5,265</b>	
1	PDC Training Spaces	3				1,200	3,600			
2	Storage Room	3				100	300			



# Space Program – Student Services Center

	qty	tea sf / pp	students	usage factor	total	nsf	total nsf	grossing	total gsf	comments
<b>01 BUILDING MANAGEMENT AND SUPPORT SPACES</b>					<b>0</b>		<b>1,780</b>	<b>1.35</b>	<b>2,403</b>	
<b>BUILDING INFRASTRUCTURE SPACES</b>					<b>0</b>		<b>500</b>	<b>1.35</b>	<b>675</b>	
1 Central Plant	0					1,000	0			
2 AHU Rooms	0					400	0			
3 Electrical Room	2					100	200			
4 Technology Room (MDF)	1					120	120			
5 Technology Room (IDF)	1					100	100			
6 Fire Riser Room	1					80	80			
7 Elevator Equipment Room	0					80	0			
<b>BUILDING SUPPORT SPACES</b>					<b>0</b>		<b>1,280</b>	<b>1.35</b>	<b>1,728</b>	
1 Men's Toilet Rooms	1					280	280			
2 Women's Student Toilet Rooms	1					280	280			
3 Staff Toilet Rooms	8					65	520			
4 Custodial Closets	2					50	100			
5 Custodial Storage Room	1					100	100			
<b>AREA TOTALS</b>										
TOTAL TEACHING STATIONS	0									
TOTAL STUDENTS					0					
TOTAL NET SQUARE FEET							25,150			
TOTAL GROSS SQUARE FEET									33,953	

# Space Program – Memorial Pathway Academy

	qty	tea sf / pp	students	usage factor	total	nsf	total nsf	grossing	total gsf	comments
<b>01 ACADEMIC SPACES</b>					<b>561</b>		<b>22,200</b>	<b>1.35</b>	<b>29,970</b>	
<b>NEWCOMERS MIDDLE SCHOOL ACADEMIC SPACES</b>					<b>185</b>		<b>8,000</b>	<b>1.35</b>	<b>10,800</b>	
1 NCMS General Classroom	1	32	19	1.00	19	600	600			
2 NCMS Math Classroom	2	32	19	1.00	38	600	1,200			
3 NCMS English Classroom	2	32	19	1.00	38	600	1,200			
4 NCMS Social Studies Classroom	1	32	19	1.00	19	600	600			
5 NCMS Science Lab	1	58	21	1.00	21	1,200	1,200			
6 NCMS Prep Room	1					200	200			
7 NCMS Computer Lab	3	58	17	1.00	52	1,000	3,000			
<b>NEWCOMERS HIGH SHOOOL ACADEMIC SPACES</b>					<b>190</b>		<b>7,800</b>	<b>1.35</b>	<b>10,530</b>	
1 NCHS General Classroom	1	32	19	1.00	19	600	600			
2 NCHS Math Classroom	2	32	19	1.00	38	600	1,200			
3 NCHS ESOL Classroom	1	32	19	1.00	19	600	600			
4 NCHS ELDA Classroom	1	32	19	1.00	19	600	600			
5 NCHS Social Studies Classroom	1	32	19	1.00	19	600	600			
6 NCHS Social Intellegence Classroom	1	32	19	1.00	19	600	600			
7 NCHS Science Lab	2	58	21	1.00	41	1,200	2,400			
8 NCHS Prep Room	1					200	200			
9 NCHS Computer Lab	1	58	17	1.00	17	1,000	1,000			
<b>NON-TRADITIONAL ACADEMIC SPACES</b>					<b>186</b>		<b>6,400</b>	<b>1.35</b>	<b>8,640</b>	
1 NT General Classroom	2	32	19	1.00	38	600	1,200			
2 NT Math Classroom	2	32	19	1.00	38	600	1,200			
3 NT English Classroom	1	32	19	1.00	19	600	600			
4 NT Spanish Classroom	1	32	19	1.00	19	600	600			
5 NT Social Studies Classroom	2	32	19	1.00	38	600	1,200			
6 NT Business Classroom	1	32	19	1.00	19	600	600			
7 NT Science Lab	0	58	21	1.00	0	1,200	0			
8 NT Prep Room	0					200	0			
9 NT Computer Lab	1	58	17	1.00	17	1,000	1,000			



# Space Program – Memorial Pathway Academy

	qty	tea sf / pp	students	usage factor	total	nsf	total nsf	grossing	total gsf	comments
<b>02 ADMINISTRATION AND STAFF SPACES</b>					<b>0</b>		<b>7,620</b>	<b>1.35</b>	<b>10,287</b>	
<b>CENTRAL ADMINISTRATION SPACES</b>					<b>0</b>		<b>3,330</b>	<b>1.35</b>	<b>4,496</b>	
1 Reception Area	1					600	600			
2 Registrars Office	1					150	150			
3 Open Office Area	1					180	180			Includes space for 2 Aides.
4 Principal Office	1					220	220			
5 Principal Secretary Office	1					100	100			Reduced from 120sf to 100sf.
6 Assistant Principal Office	1					150	150			
7 SRO Office	1					100	100			Reduced from 120sf to 100sf.
8 Police Office Office	1					100	100			Reduced from 120sf to 100sf.
9 Conference Room	1					400	400			
10 Work Room (Mail Room)	1					280	280			
11 Testing Room	1					400	400			
12 Records Room	1					120	120			
13 Storage Room	1					400	400			
14 Toilet Rooms	2					65	130			
<b>GUIDANCE AND COUNSELING SPACES</b>					<b>0</b>		<b>1,580</b>	<b>1.35</b>	<b>2,133</b>	
1 Counselor Waiting Area	1					200	200			Reduced from 300sf to 200sf.
2 Counselor Office	2					150	300			
3 Response Services Counselor Office	1					150	150			
4 Counselor Secretary	1					80	80			
4 Conference   Meeting Room	1					350	350			
5 Go Center	1					500	500			
<b>CLINIC SPACES</b>					<b>0</b>		<b>910</b>	<b>1.35</b>	<b>1,229</b>	
1 Clinic Waiting Area	1					80	80			
2 Nurse Office	1					100	100			
3 Screening Room	1					100	100			
4 Isolation Room	1					100	100			
5 Treatment Room	1					400	400			
6 Toilet Room	2					65	130			
<b>TEACHER SUPPORT SPACES</b>					<b>0</b>		<b>1,800</b>	<b>1.35</b>	<b>2,430</b>	
1 Teacher Lounge	1					400	400			
2 Teacher Planning Room	3					200	600			
3 Teacher Conference Room	1					800	800			
<b>03 COMMUNITY STAKEHOLDER SPACES</b>					<b>0</b>		<b>5,600</b>	<b>1.35</b>	<b>7,560</b>	
<b>CAFETERIA SPACES</b>					<b>0</b>		<b>2,900</b>	<b>1.35</b>	<b>3,915</b>	
1 Cafeteria	1					2,500	2,500			4 Lunch Periods. Largest to accommodate 150 students.
2 Chair   Table Storage Room	1					400	400			
<b>KITCHEN AND FOOD PREP SPACES</b>					<b>0</b>		<b>2,700</b>	<b>1.35</b>	<b>3,645</b>	
1 Serving Line   Area	1					600	600			
2 Food Prep Area	1					1,000	1,000			
3 Freezer	1					150	150			
4 Cooler	1					240	240			
5 Dry Storage Room	1					150	150			
6 Dishwashing Area	1					150	150			
7 Laundry Room	1					80	80			
8 Kitchen Manager Office	1					80	80			
9 Locker Room	1					65	65			
10 Toilet Room	1					65	65			
11 Custodial Closet	1					40	40			
12 Receiving   Staging Area	1					80	80			

# Space Program – Memorial Pathway Academy

	qty	tea sf / pp	students	usage factor	total	nsf	total nsf	grossing	total gsf	comments
<b>04 MEDIA CENTER SPACES</b>					<b>0</b>		<b>3,600</b>	<b>1.35</b>	<b>4,860</b>	
<b>MEDIA CENTER</b>					<b>0</b>		<b>2,650</b>	<b>1.35</b>	<b>3,578</b>	
1	Library Stacks	1				2,000	2,000			
2	Circulation Deck Area	1				150	150			
3	Classroom Area	1				500	500			
<b>MEDIA CENTER COLLABORATION SPACES</b>					<b>0</b>		<b>480</b>	<b>1.35</b>	<b>648</b>	
1	Large Collaboration Room	1				280	280			
2	Small Collaboration Rooms	2				100	200			
<b>MEDIA CENTER SUPPORT SPACES</b>					<b>0</b>		<b>470</b>	<b>1.35</b>	<b>635</b>	
1	Library Office	1				120	120			
2	Library Work Room	1				150	150			
3	Textbook Storage	1				200	200			Reduced from 350sf to 200sf.
<b>05 FITNESS AND WELLNESS SPACES</b>					<b>0</b>		<b>8,300</b>	<b>1.35</b>	<b>11,205</b>	
<b>ATHLETIC   TRAINING SPACES</b>					<b>0</b>		<b>6,340</b>	<b>1.35</b>	<b>8,559</b>	
1	Gymnasium	1				5,500	5,500			
2	Equipment Storage Room	1				300	300			
3	Storm Shelter Control Room	1				180	180			
4	Storm Shelter Toilet Rooms	2				180	360			
<b>ATHLETIC SUPPORT SPACES</b>					<b>0</b>		<b>1,960</b>	<b>1.35</b>	<b>2,646</b>	
1	PE Office	1				100	100			
2	Boys Locker Room	1				600	600			Reduced from 800sf to 600sf.
3	Toilet Area	1				180	180			
4	Shower Area	0				240	0			
5	Girls Locker Room	1				600	600			Reduced from 800sf to 600sf.
6	Toilet Area	1				180	180			
6	Shower Area	0				240	0			
7	PE Storage Room	2				150	300			
<b>06 PERFORMING ARTS AND VISUAL ART SPACES</b>					<b>0</b>		<b>0</b>	<b>1.35</b>	<b>0</b>	
<b>ART SPACES</b>					<b>0</b>		<b>0</b>	<b>1.35</b>	<b>0</b>	
1	None	0				0	0			
<b>MUSIC SPACES</b>					<b>0</b>		<b>0</b>	<b>1.35</b>	<b>0</b>	
1	None	0				0	0			



# Space Program – Memorial Pathway Academy

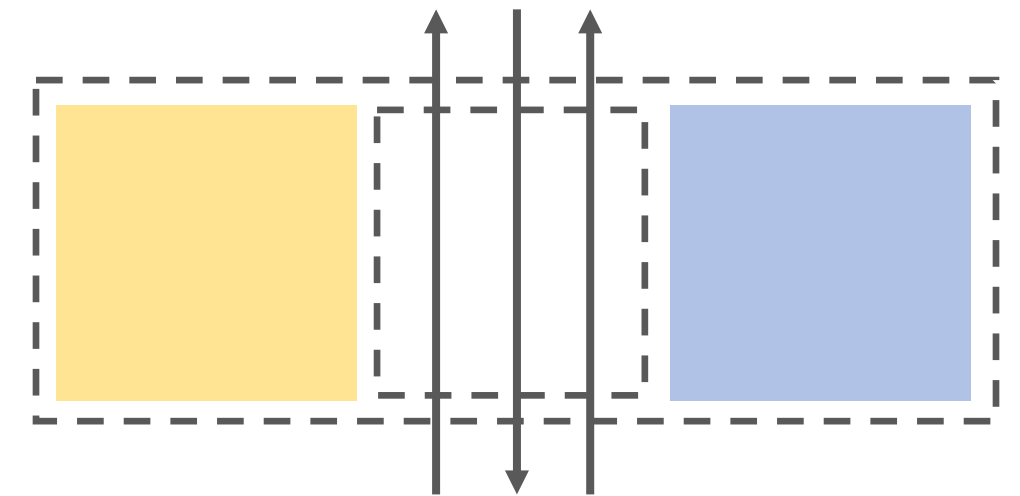
	qty	tea sf / pp	students	usage factor	total	nsf	total nsf	grossing	total gsf	comments
<b>07 BUILDING MANAGEMENT AND SUPPORT SPACES</b>					<b>0</b>		<b>2,760</b>	<b>1.35</b>	<b>3,726</b>	
<b>BUILDING INFRASTRUCTURE SPACES</b>					<b>0</b>		<b>700</b>	<b>1.35</b>	<b>945</b>	
1 Central Plant	0					1,000	0			
2 AHU Rooms	0					400	0			
3 Electrical Room	3					100	300			
4 Technology Room (MDF)	1					120	120			
5 Technology Room (IDF)	2					100	200			
6 Fire Riser Room	1					80	80			
7 Elevator Equipment Room	0					80	0			
<b>BUILDING SUPPORT SPACES</b>					<b>0</b>		<b>2,060</b>	<b>1.35</b>	<b>2,781</b>	
1 Boys Student Toilet Rooms	3					280	840			
2 Girls Student Toilet Rooms	3					280	840			
3 Staff Toilet Rooms	2					65	130			
4 Custodial Closets	3					50	150			
5 Custodial Storage Room	1					100	100			
<b>AREA TOTALS</b>										
TOTAL TEACHING STATIONS	30									
TOTAL STUDENTS					561					
TOTAL NET SQUARE FEET							50,080			
TOTAL GROSS SQUARE FEET									67,608	

# 03 | planning concept



## the gateway:

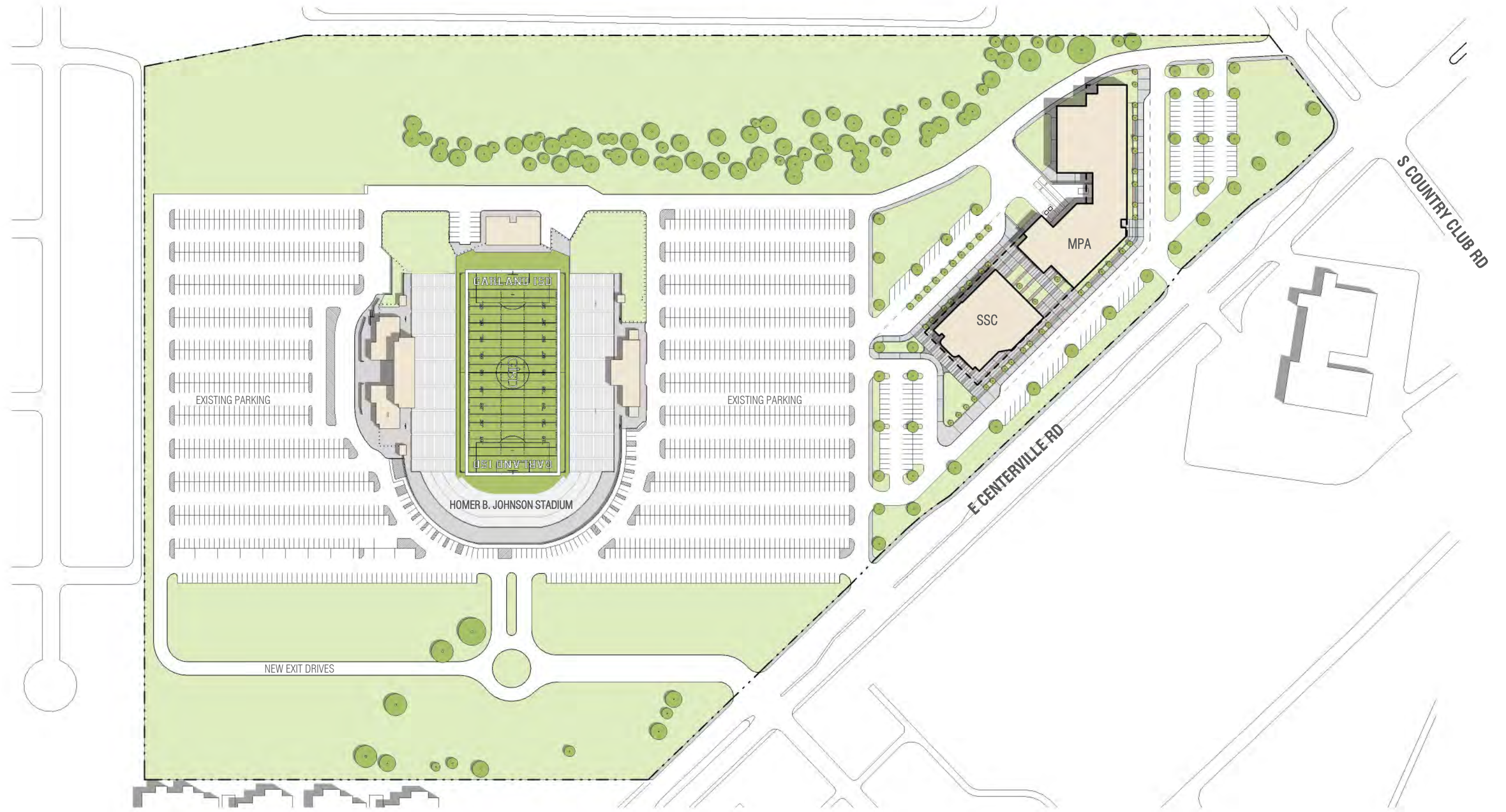
a physical **welcoming gesture** and threshold, signifying **arrival and entry** to the **Garland ISD** educational system, and new **opportunity for hope, growth, and future success**



design concept

# 04 | site diagrams







# Site Plan Notes

**Site Area:** 7.2 acres  
**Target Capacity:** 450 students  
**Proposed Parking:** 250 spaces (170 new)

**Notes:**

1. M.P.A. and S.S. flank a shared courtyard, creating a unified campus.
2. The main entries of M.P.A. & S.S. are separated while both facing the street front.
3. A secondary covered entry welcomes students and staff from the existing stadium parking to the west.
4. New visitor parking along E. Centerville Rd. is ideally located near the main entries.
5. Overflow visitor parking and student / staff parking utilizes the existing stadium parking lot to the west.
6. Landscaping and a median separate the bus drop-off & fire lane from the existing parking lot to the west.
7. The service area is located to the northwest, out of view from all public faces of the site.

- ① M.P.A. MAIN ENTRY
- ② S.S. MAIN ENTRY
- ③ M.P.A. STUDENT ENTRY
- ④ S.S. STAFF ENTRY
- ⑤ SERVICE AREA



site plan:



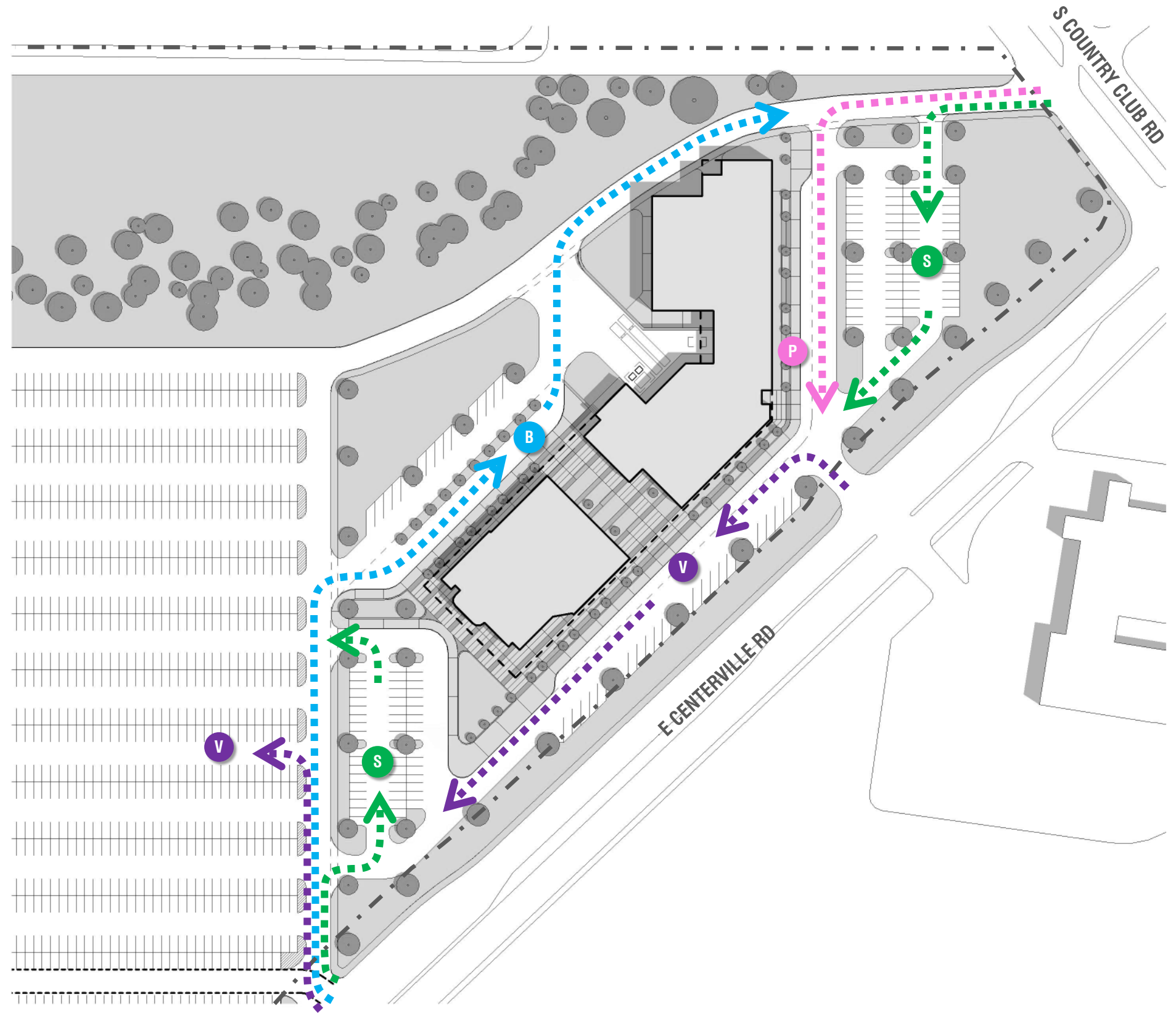
# Site Plan Notes

**Site Area:** 7.2 acres  
**Target Capacity:** 450 students  
**Proposed Parking:** 250 spaces (170 new)

### Notes:

1. M.P.A. and S.S. flank a shared courtyard, creating a unified campus.
2. The main entries of M.P.A. & S.S. are separated while both facing the street front.
3. A secondary covered entry welcomes students and staff from the existing stadium parking to the west.
4. New visitor parking along E. Centerville Rd. is ideally located near the main entries.
5. Overflow visitor parking and student / staff parking utilizes the existing stadium parking lot to the west.
6. Landscaping and a median separate the bus drop-off & fire lane from the existing parking lot to the west.
7. The service area is located to the northwest, out of view from all public faces of the site.

- P** PARENT DROP OFF | PICK UP
- B** BUS DROP OFF | PICK UP
- V** VISITOR PARKING
- S** STAFF PARKING
- S** SERVICE AREA



traffic circulation diagram



# 05 | floor plans

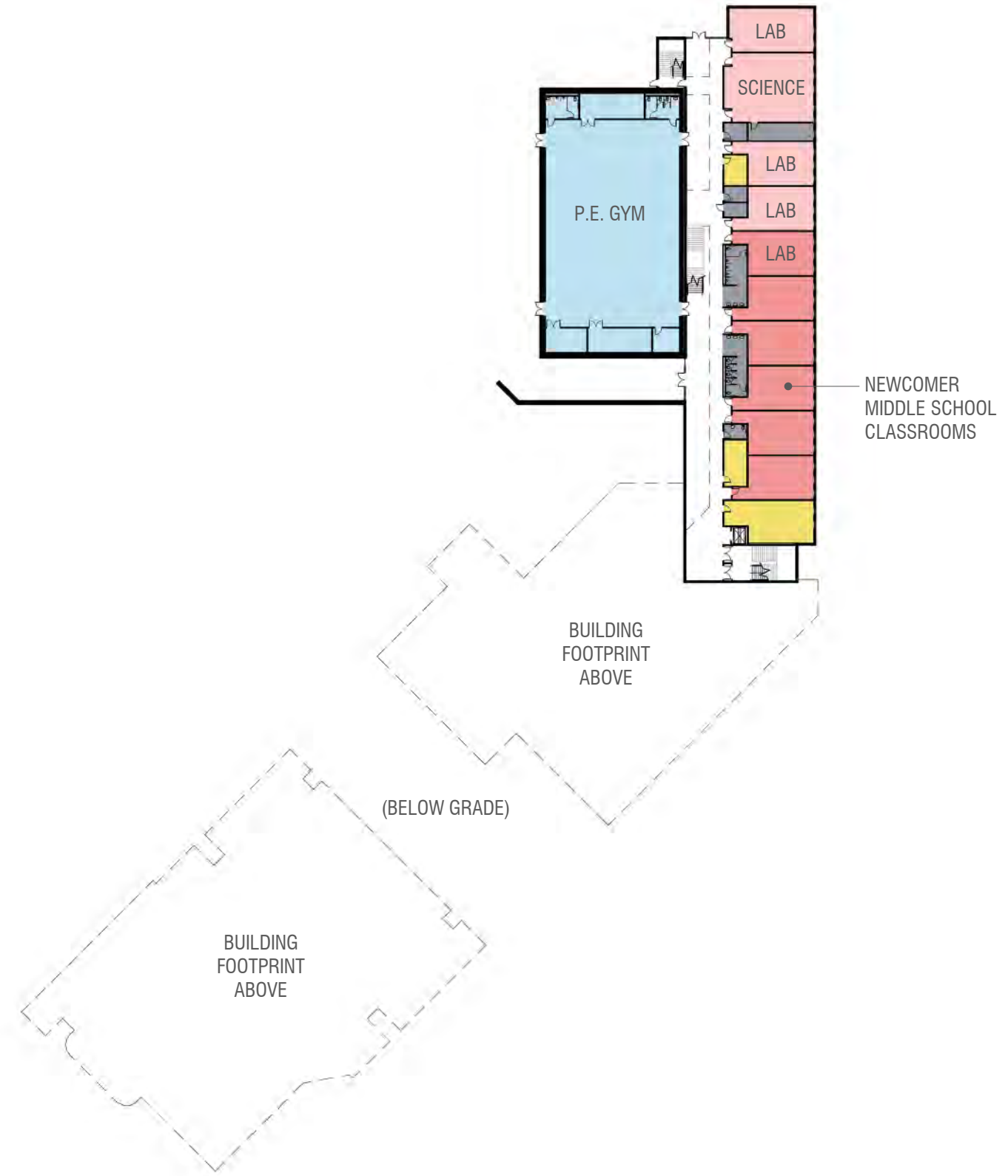


# Floor Plan Notes

**Programmed Area:** 101,561 gsf (includes PDC)  
**Actual Area:** MPA: 67,193 gsf  
SS: 34,655 gsf  
**TOTAL: 101,848 gsf**

## Notes:

1. The main entry of S.S.B. welcomes visitors beneath a covered canopy.
2. A shared courtyard connects the two buildings and is accessible from either entry.
3. The Media Center is located at the upper levels to take advantage of the views of Lake Ray Hubbard.
4. Core Classrooms are oriented to the east with views of Lake Ray Hubbard.
5. The P.E. Gym doubles as a Storm Shelter.



level 00 floor plan

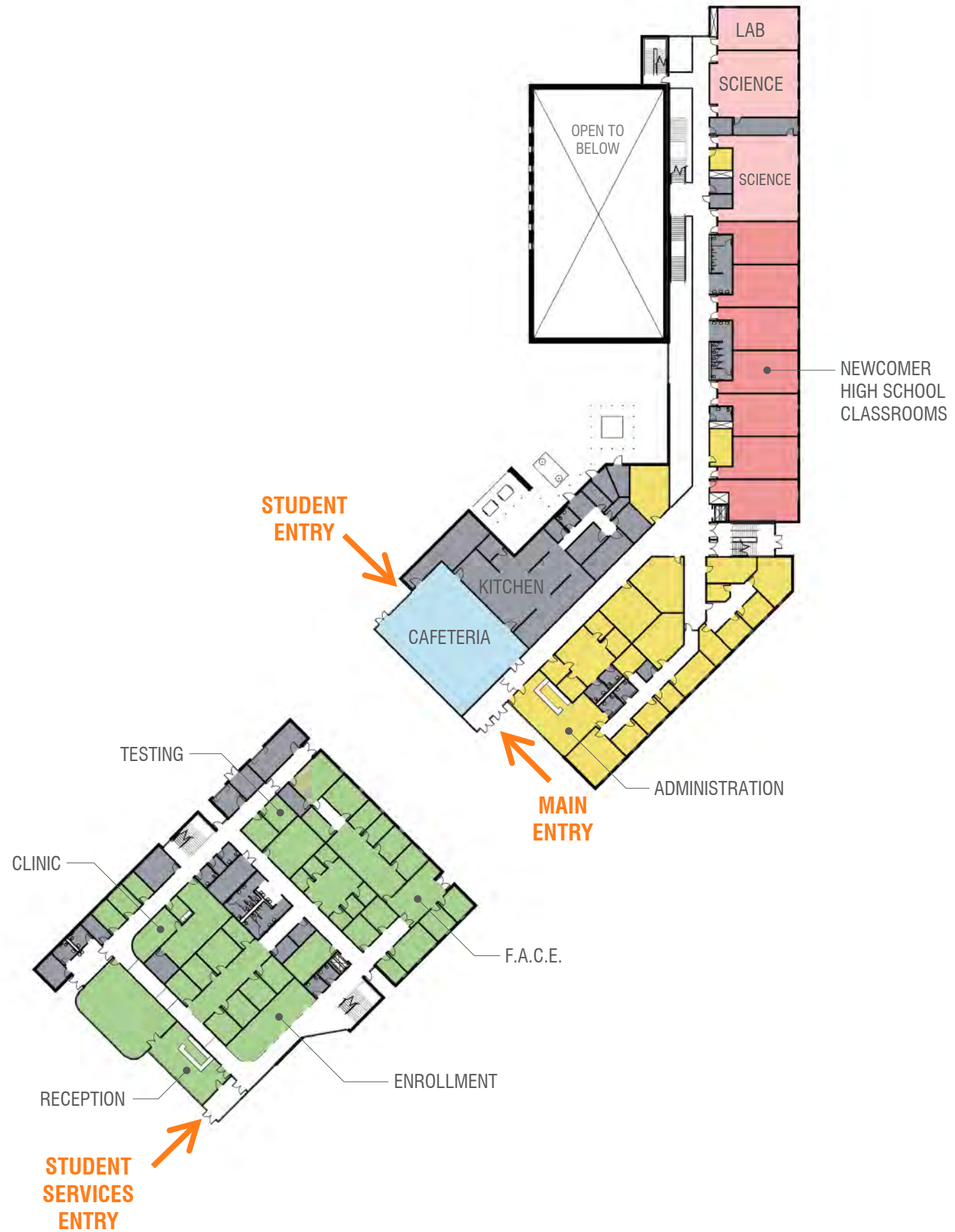


# Floor Plan Notes

**Programmed Area:** 101,561 gsf (includes PDC)  
**Actual Area:** MPA: 67,193 gsf  
 SS: 34,655 gsf  
**TOTAL: 101,848 gsf**

**Notes:**

1. The main entry of S.S.B. welcomes visitors beneath a covered canopy.
2. A shared courtyard connects the two buildings and is accessible from either entry.
3. The Media Center is located at the upper levels to take advantage of the views of Lake Ray Hubbard.
4. Core Classrooms are oriented to the east with views of Lake Ray Hubbard.
5. The P.E. Gym doubles as a Storm Shelter.



level 01 floor plan

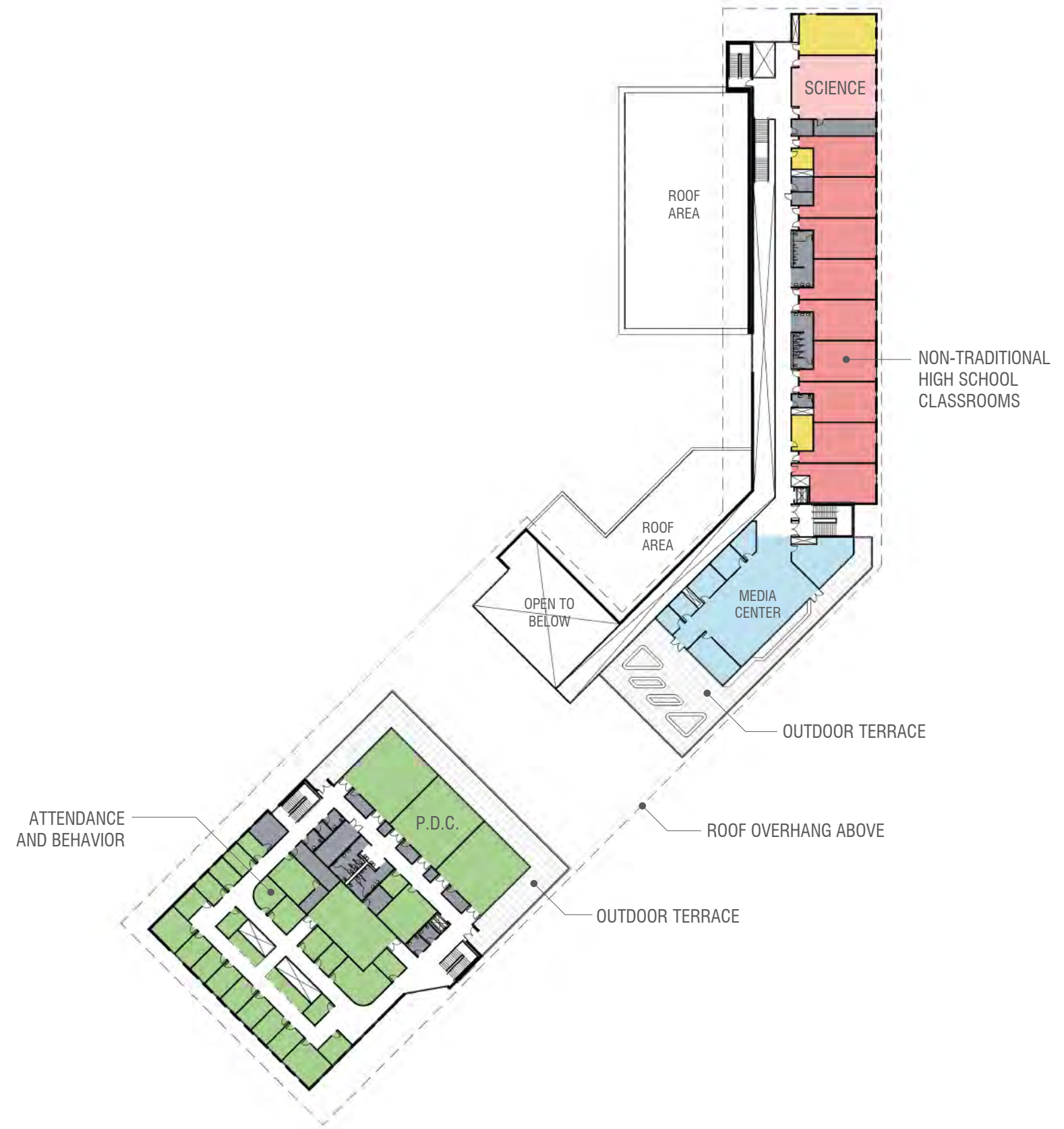


# Floor Plan Notes

**Programmed Area:** 101,561 gsf (includes PDC)  
**Actual Area:** MPA: 67,193 gsf  
 SS: 34,655 gsf  
**TOTAL: 101,848 gsf**

**Notes:**

1. The main entry of S.S.B. welcomes visitors beneath a covered canopy.
2. A shared courtyard connects the two buildings and is accessible from either entry.
3. The Media Center is located at the upper levels to take advantage of the views of Lake Ray Hubbard.
4. Core Classrooms are oriented to the east with views of Lake Ray Hubbard.
5. The P.E. Gym doubles as a Storm Shelter.



- CORE ACADEMIC SPACES
- SHARED ACADEMIC SPACES
- ADMINISTRATIVE SPACES
- COMMUNITY SPACES
- SERVICE SPACES
- STUDENT SERVICES

level 02 floor plan



# Enlarged Floor Plan

## Notes:

1. The multipurpose and waiting area off of the main reception provides ample room for visitors to wait before heading back to each individual department.
2. The layout and flow of the floor plan allows for visitors to go through enrollment, testing, and then finishing through the clinic.
3. The F.A.C.E. Department is less public and located furthest from the entrance.



- CORE ACADEMIC SPACES
- SHARED ACADEMIC SPACES
- ADMINISTRATIVE SPACES
- COMMUNITY SPACES
- SERVICE SPACES
- STUDENT SERVICES

level 01 floor plan – student services center





# Enlarged Floor Plan

## Notes:

1. Attendance and Behavior is moved to the second level, since the public will not access this area frequently.
2. The PDC is conveniently located adjacent to both stairwells for quick access from the ground level.
3. The PDC features a covered exterior terrace that visually connects with the Memorial Pathway Academy.



- CORE ACADEMIC SPACES
- SHARED ACADEMIC SPACES
- ADMINISTRATIVE SPACES
- COMMUNITY SPACES
- SERVICE SPACES
- STUDENT SERVICES

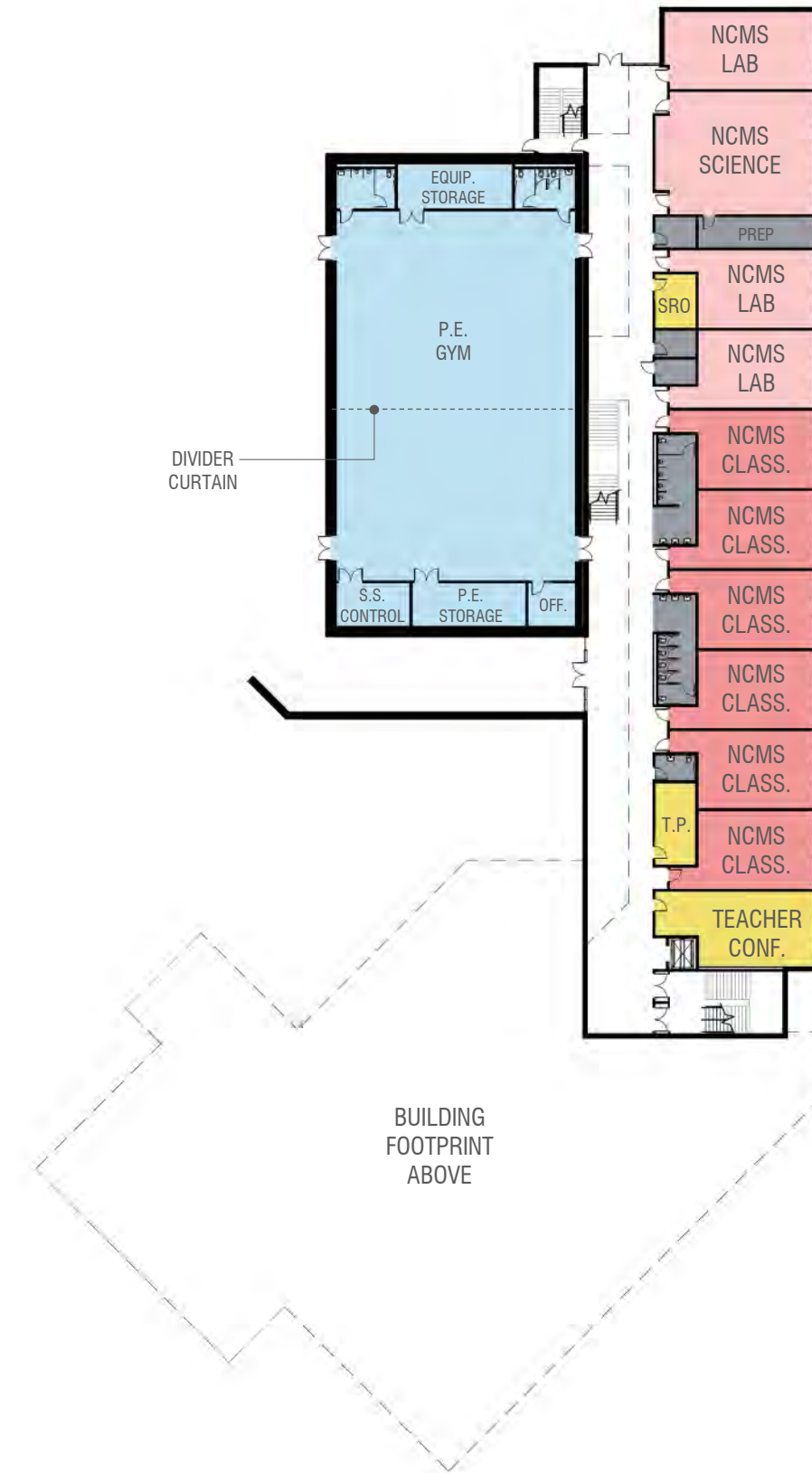
level 02 floor plan – student services center



# Enlarged Floor Plan

## Notes:

1. The Newcomer Middle School is located on the ground level, to be separated from the rest of the high school level students.
2. The P.E. Gym will double as a storm shelter.
3. All academic classrooms will feature views to the east.



- CORE ACADEMIC SPACES
- SHARED ACADEMIC SPACES
- ADMINISTRATIVE SPACES
- COMMUNITY SPACES
- SERVICE SPACES
- STUDENT SERVICES

level 00 floor plan – memorial pathway academy

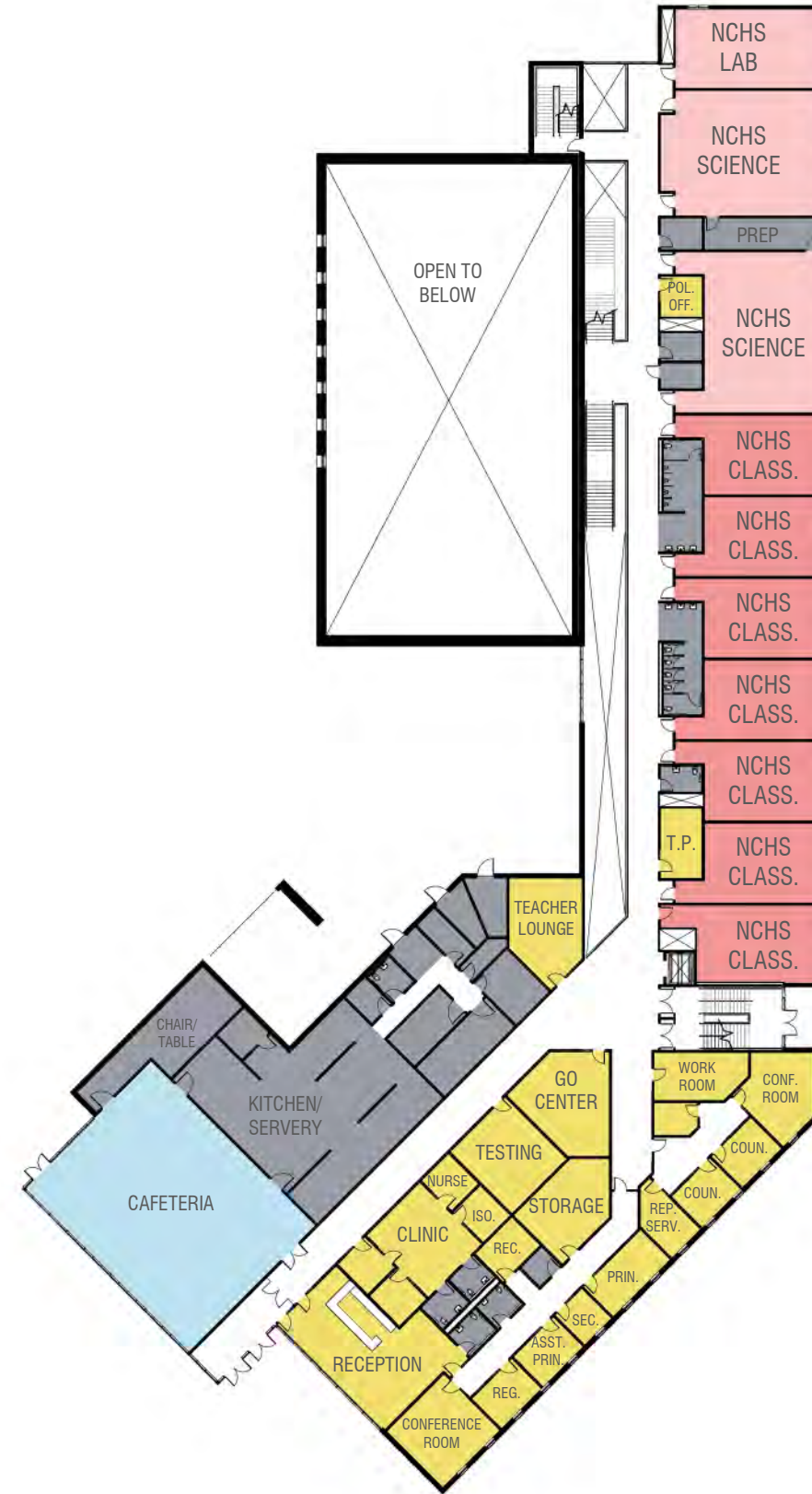




# Enlarged Floor Plan

## Notes:

1. The Newcomer High School wing will be located on the main entrance level.
2. The Cafeteria is conveniently located near the bus drop-off lane.
3. The service and delivery area is located towards the rear of the site, away from public view from the main streets.
4. Administration is located to have a full view, from both sides of the gateway, of the visitors entering the building.



- CORE ACADEMIC SPACES
- SHARED ACADEMIC SPACES
- ADMINISTRATIVE SPACES
- COMMUNITY SPACES
- SERVICE SPACES
- STUDENT SERVICES

level 01 floor plan – memorial pathway academy



# Enlarged Floor Plan

## Notes:

1. The Non-Traditional High School is located on the upper level.
2. The Media Center is located to maximize views to the east and to showcase a more shared space towards the gateway.
3. The Media Center also features a covered exterior terrace, with views connecting back to the Professional Development Center.
4. The Teacher Conference room is located at the end of the corridor to provide a sense of supervision.



- CORE ACADEMIC SPACES
- SHARED ACADEMIC SPACES
- ADMINISTRATIVE SPACES
- COMMUNITY SPACES
- SERVICE SPACES
- STUDENT SERVICES

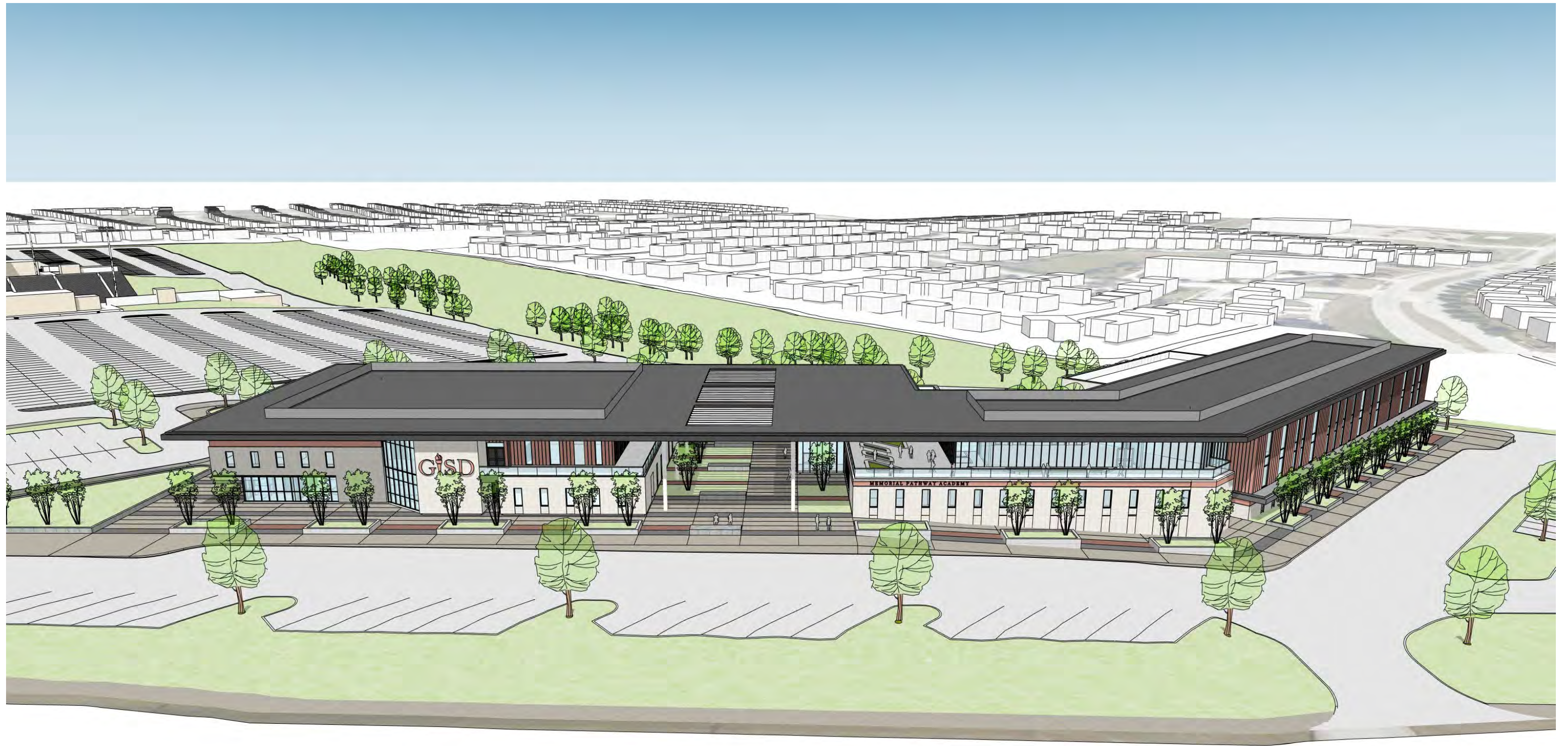
level 02 floor plan – memorial pathway academy





# 06 | exterior renderings





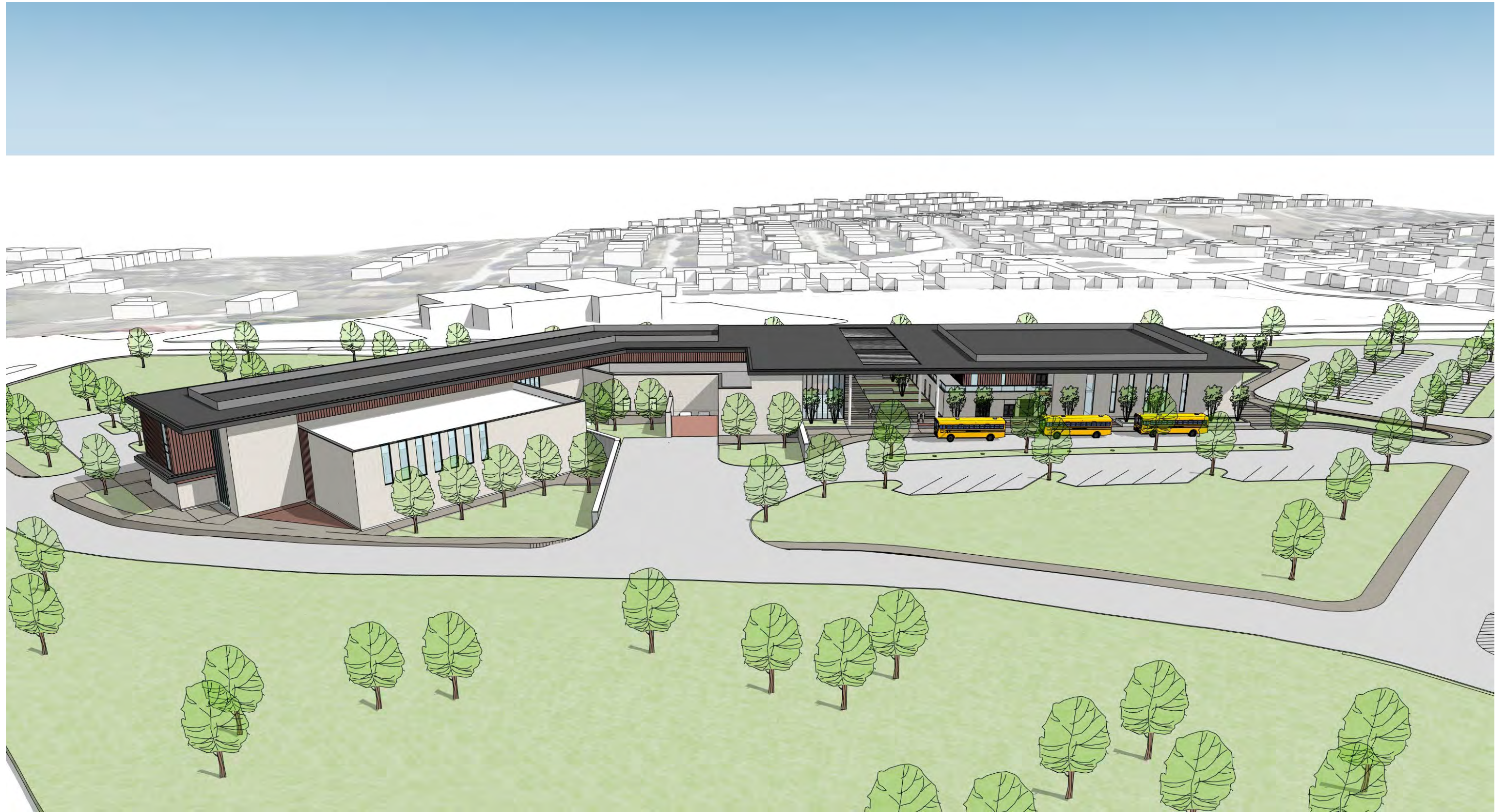
front elevation from centerville road





memorial pathway academy academic bar





service and bus drop off elevation





student services northwest entrance





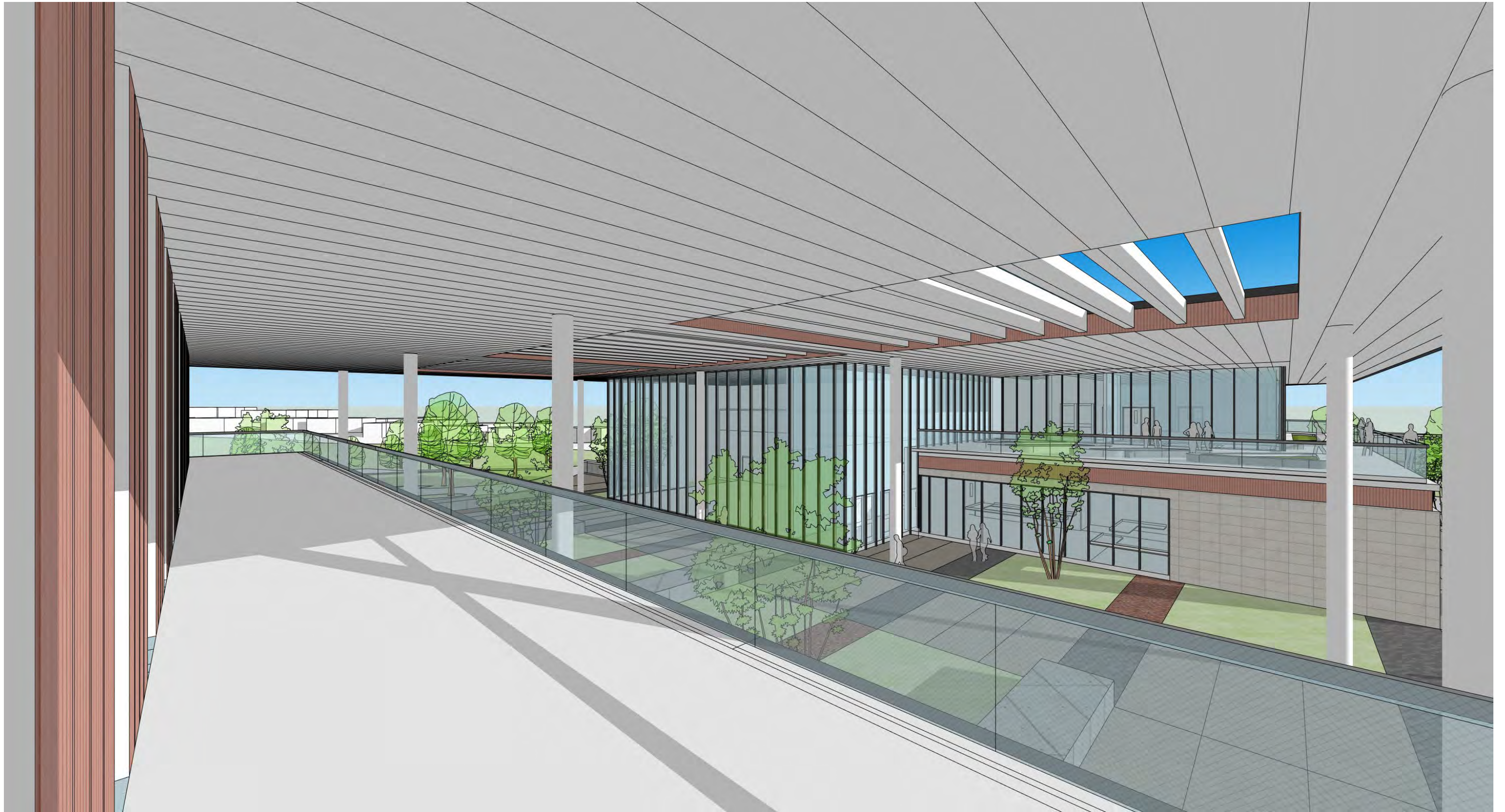
student services main entrance





memorial pathway academy entrance





view from professional development terrace



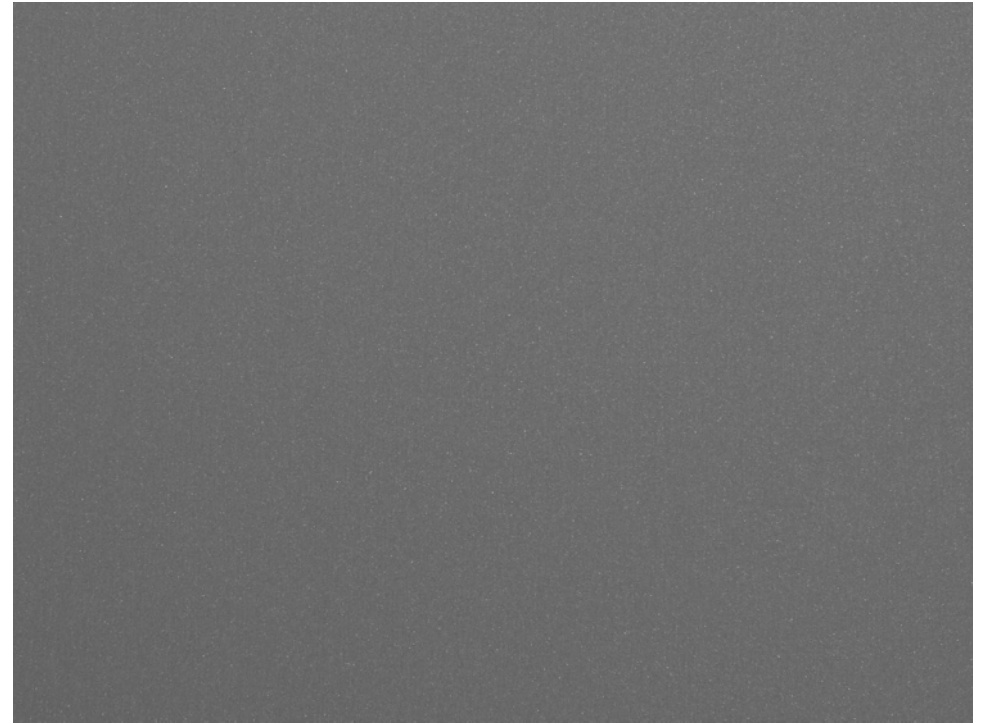


country club road elevation

# 07 | exterior 3d animation



# 08 | exterior material board



proposed exterior building materials



# 09 | cost estimate

# Opinion of Probable Cost

## CORE Construction Cost Estimate

General Requirements	\$1,575,536
Demolition	\$250,000
Site Work	\$4,483,926
Structure	\$8,989,690
Enclosure	\$6,875,711
Interior Finishes	\$6,718,920
Specialties	\$500,157
Equipment	\$1,179,500
Fire Sprinkler System	\$373,735
Plumbing Systems	\$3,005,880
HVAC Systems	\$3,807,448
Electrical Systems	\$4,508,820
Special Systems	\$1,067,087
Contractor and Estimating Contingency	\$1,785,177
Owner's Contingency	\$1,020,101
Misc. Allowances	\$350,196
General Conditions	\$1,787,934
General Liability and Subcontractor's Insurance	\$1,187,732
Payment and Performance Bond	\$336,633
Builder's Risk Insurance	\$76,508
CMAR Fee (2.25%)	\$1,122,361

## Riddle & Goodnight Cost Estimate

General Requirements	(included in cost of work)
Demolition	(included in site work)
Site Work	\$4,261,446
Structure	\$8,075,110
Enclosure	\$5,495,474
Interior Finishes	\$3,702,485
Specialties	\$623,320
Equipment	\$1,042,420
Fire Sprinkler System	\$400,680
Plumbing Systems	\$2,799,127
HVAC Systems	\$3,410,661
Electrical Systems	\$3,216,055
Special Systems	\$1,407,473
Contractor and Estimating Contingency	\$7,197,132
Owner's Contingency	\$953,244
Misc. Allowances	(included in cost of work)
General Conditions	\$1,800,057
General Liability and Subcontractor's Insurance	\$536,167
Payment and Performance Bond	\$566,847
Builder's Risk Insurance	\$208,899
CMAR Fee (2.25%)	\$907,561,96

**TOTAL** **\$51,005,052**

**TOTAL** **\$50,705,941**



# Opinion of Probable Cost

---

## CORE Construction Cost Estimate

TOTAL (includes PDC)	\$51,005,052
PDC Cost (6,300 SF @ \$600/SF)	\$3,780,000
TOTAL (excludes PDC)	\$47,225,052
CURRENT BUDGET	\$46,794,519
AMOUNT OVER BUDGET	<b>\$430,533</b> (0.9% over budget)

## Riddle & Goodnight Cost Estimate

TOTAL (includes PDF)	\$50,705,941
PDC Cost (6,300SF @ \$600/SF)	\$3,780,000
TOTAL (excludes PDC)	\$46,925,941
CURRENT BUDGET	\$46,794,519
AMOUNT OVER BUDGET	<b>\$131,422</b> (0.2% over budget)

10 | questions?





GARLAND INDEPENDENT SCHOOL DISTRICT

## BOARD OF TRUSTEES AGENDA

**Date:** July 22, 2025

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

**Subject:** Consider Approval of Recommendation to Award Hazardous Materials Consulting Services

### Action Item

#### **Executive Summary:**

The following new award RFQ 361-25-01 Hazardous Material Consulting services. Reviewed and approved by Javier Fernandez, Director of Facilities Planning and Construction Services, 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 Hazardous Materials Consulting Services from the companies listed on Exhibit "A" below provides the best value to the Garland Independent School District.

New Award – Replacement

Procurement Method: Request for Qualification

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

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

Move to approve RFQ 361-25-01 Hazardous Materials Consulting Services as presented to the Board of Trustees.

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

Not to Exceed Amount: \$1,000,000  
199 General Fund – 40%  
651 Education Stabilization Fund – 20%  
654 Local Capital Projects – Gen FB (Projects Module) – 20%  
683 Bond 2023 – 20%

# **Exhibit A**

## **Recommendation for Award**

### **Recommendation**

Primera Professional Services Group, LLC  
Industrial Hygiene and Safety Technology, Inc.  
Ensolum, LLC  
Farmer Environmental Group  
Terracon Consultants, Inc.



EXHIBIT B

Garland Independent School District

RFQ 361-25-01
HAZARDOUS MATERIALS CONSULTING SERVICES

RFQ Evaluation Overall Scoring and Ranking Summary
---

OVERALL RANK >>>

			2	6	3	5	1	4	7
			Proposer# 1	Proposer# 2	Proposer# 3	Proposer# 4	Proposer# 5	Proposer# 6	Proposer# 7
			Industrial Hygiene and Safety Technology, Inc	UES Professional Solutions 44, LLC	Ensolum, LLC	Terracon Consultants, Inc	Primera Professional Services Group, LLC	Farmer Environmental Group	ECS Southwest, LLC
CRITERIA#	CRITERIA DESCRIPTION	MAXIMUM POINTS	POINTS SCORED	POINTS SCORED	POINTS SCORED	POINTS SCORED	POINTS SCORED	POINTS SCORED	POINTS SCORED
9.1.0	Corporate Background	25	20.00	19.50	19.25	19.75	20.00	19.75	7.00
9.2.0	Fee Schedule	35	32.89	15.82	30.99	24.38	35.00	25.26	18.54
9.3.0	Key Project Personnel	20	19.00	20.00	19.33	20.00	20.00	19.33	20.00
9.4.0	Previous Experience	10	10.00	10.00	10.00	10.00	10.00	10.00	10.00
9.5.0	Management Plan	10	10.00	8.67	10.00	10.00	10.00	10.00	10.00
<b>TOTAL SCORE for All Criterias =</b>		<b>100</b>	<b>92</b>	<b>74</b>	<b>90</b>	<b>84</b>	<b>95</b>	<b>84</b>	<b>66</b>

The District solicited 1,292 suppliers with 143 being HUB and received 7 responses.