

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
Total		\$1,279,645,000



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

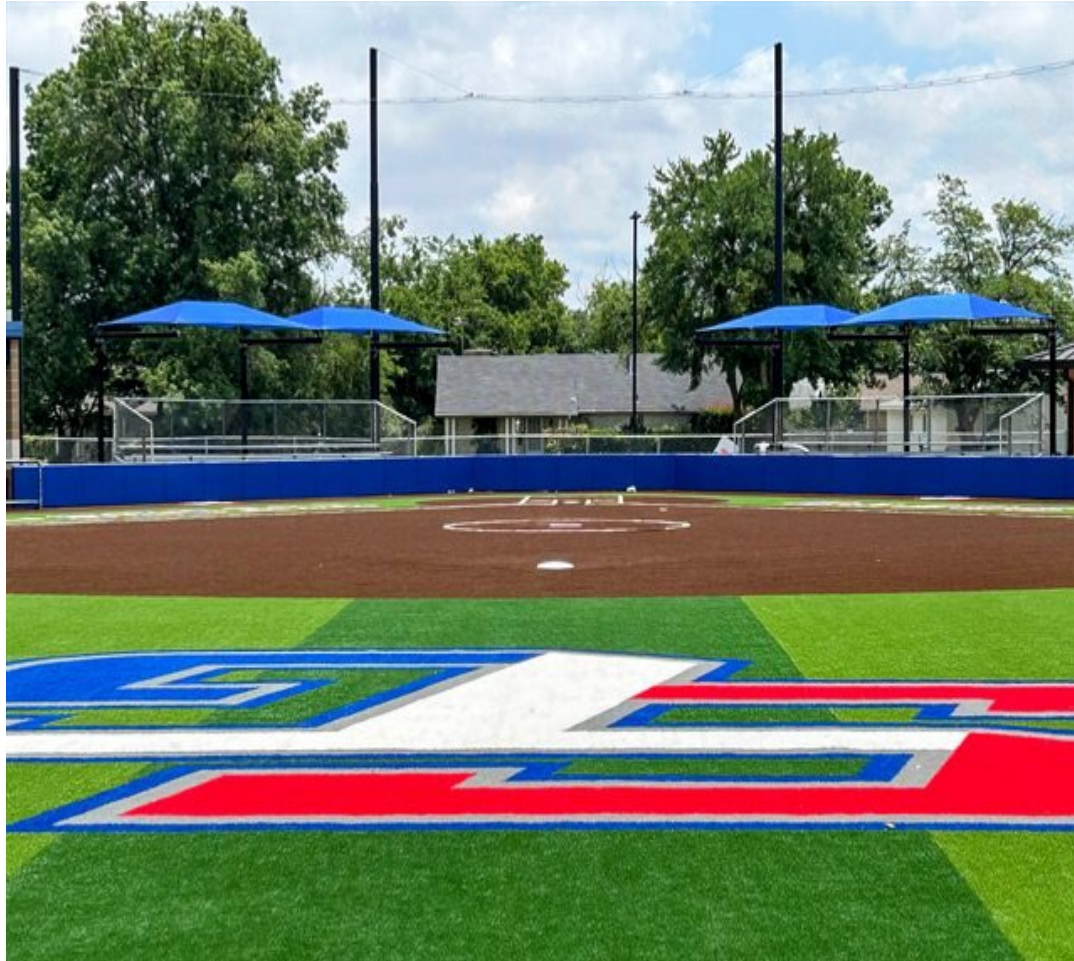
- Scoreboards Softball; SGHS complete; LCHS & NGHS completion end of July
- Scoreboards Baseball; LCHS & NGHS completion end of July
- Canopies complete all sites

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



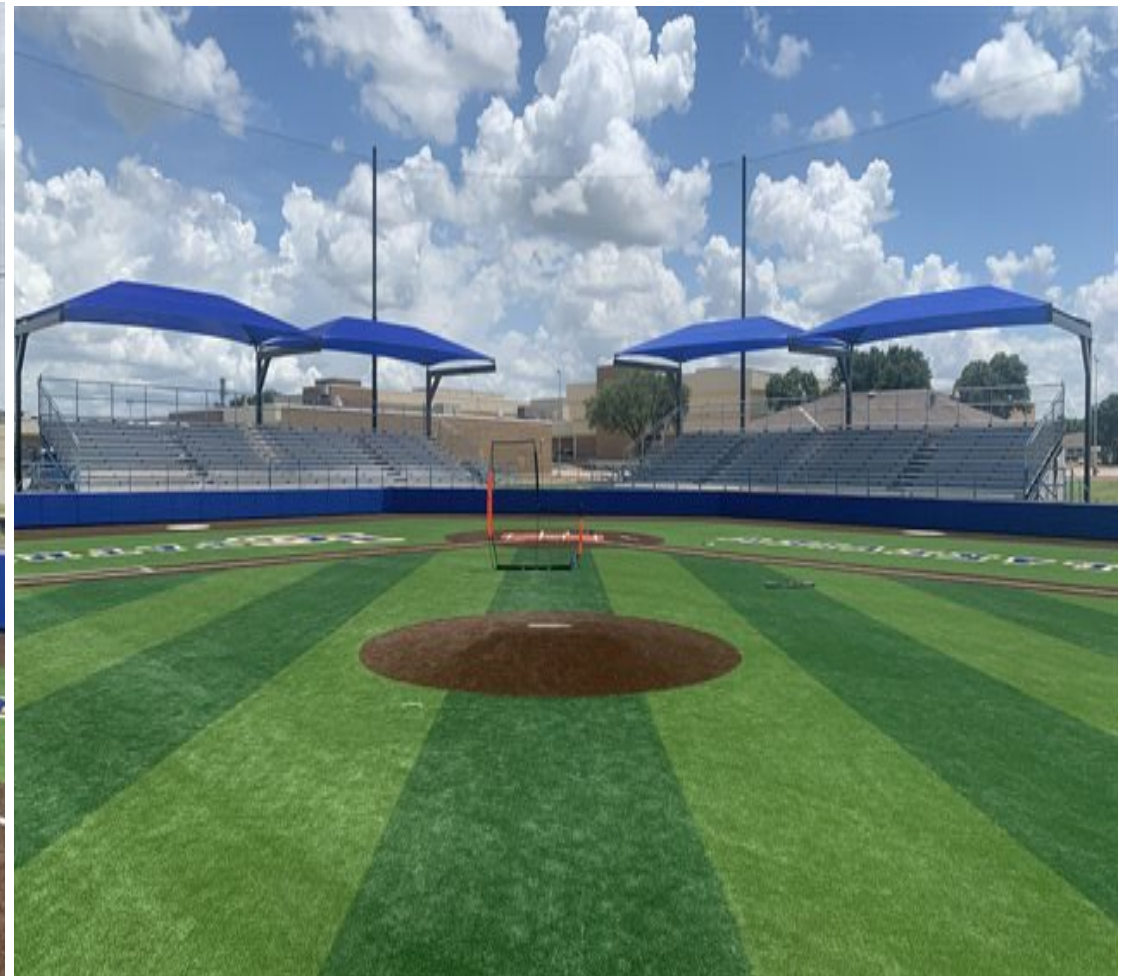
North Garland High School Baseball



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

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

Site Permitting

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

Building Permitting

- Submitted for city review: 12/4/24
- Received 1st round of comments: 1/28/25
- Response to 1st 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 1st round of comments: 1/25/25
- Response to 1st round of comments: 3/24/25
- Received 2nd round of comments: 4/18/25
- Response to 2nd round of comments: 4/30/25
- Received 3rd round of comments: 5/20/25
- Response to 3rd round of comments: 6/13/25
- Received 4th round of comments: 6/18/25
- Response to 4th round of comments: 6/20/25
- Site Permit Pre-Construction Meeting: 7/1/25

Building

- Submitted for city review: 12/19/24
- Received 1st round of comments: 1/31/25
- Response to 1st round of comments: 3/13/25
- Received 2nd round of comments: 4/16/25
- Response to 2nd 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		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			DESIGN						CMaR SOLICIT		CONSTRUCTION						MOVE IN		OCCUPY		CLOSE														
SELECT			SELECT									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 1st round of comments: 4/9/25
- Response to 1st round of comments: 5/14/25
- Received 2nd round of comments: 5/29/25
- Response to 2nd round of comments: 6/13/25
- Received 3rd round of comments: 6/16/25
- Response to 3rd round of comments: 6/27/25
- Traffic Management Plan Approved: 6/11/25

LCHS Building Permitting

- Submitted for city review: 3/19/25
- Received 1st round of comments: 4/9/25
- Response to 1st 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 1st round of comments: 4/9/25
- Response to 1st round of comments: 5/11/25
- Received 2nd round of comments: 6/4/25
- Response to 2nd 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																										
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul							
1	DESIGN			CONSTRUCTION				CLOSE																																				
2							DESIGN		CONSTRUCTION				CLOSE																															
3												DESIGN		CONSTRUCTION				CLOSE																										
4															DESIGN		CONSTRUCTION				CLOSE																							
5																			DESIGN		CONSTRUCTION				CLOSE																			

Phase 1 – 7 Facilities

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

- Brandenburg MS: 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 8th 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
	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				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"> • Lakeview Centennial: Baseball/Softball Canopy installation is complete, and work on the scoreboards is currently ongoing. • South Garland: Baseball/Softball Installation for scoreboards and canopies is complete. • North Garland: Baseball/Softball Canopy installation is complete, and work on the scoreboards is currently ongoing. <p>Part 3;</p> <ul style="list-style-type: none"> • Environmental phase II is complete • Abatement for the Commercial buildings is ongoing • Demo CSP was approved by the Board June 10, 2025 • Schematic Design was presented to the Board of Trustees on June 10, 2025. Design Development is currently in progress

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

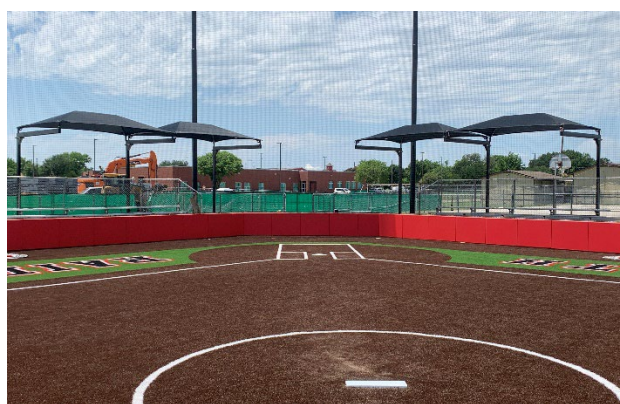


North Garland

Baseball



Softball



Lakeview Centennial

Baseball



Softball



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

Project Summary Information

Reporting Date: Mid-June 2025

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

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

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

**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 2nd 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 13th.
 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

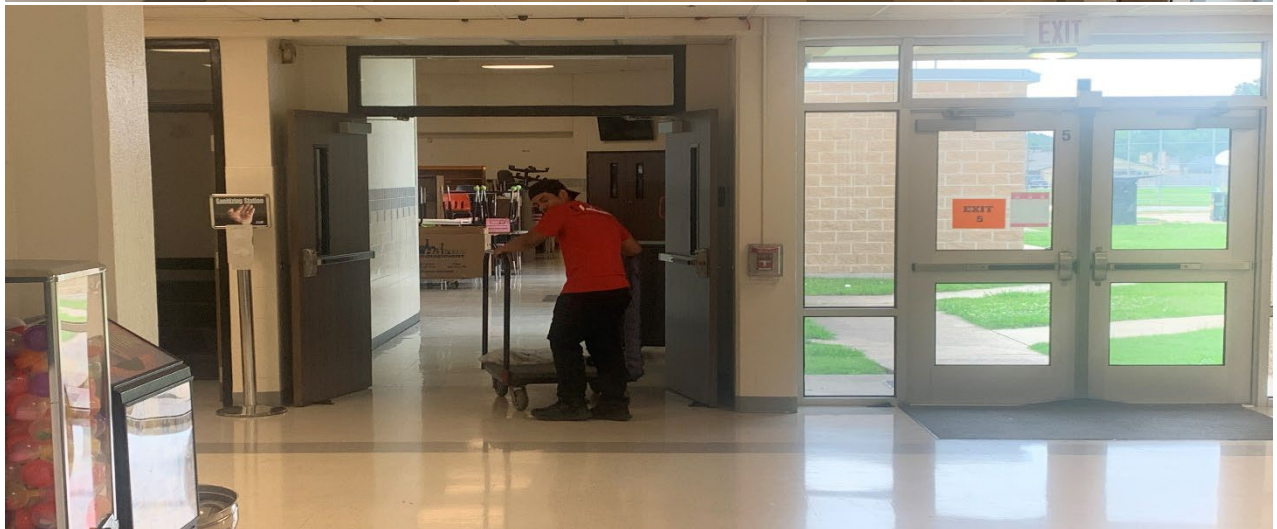
GISD Project Manager:	Brian Francis
Architecture Firm:	WRA
Construction Firm:	CORE Construction
Project Delivery Method:	Construction Manager at Risk
Project Type:	Elementary #3 Replacement – Linda L. Griffin
Project Stage:	Schematic Design

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 13th 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

Project Summary Information

Reporting Date: Mid-June-2025

**Waterproofing/ Cladding
PH2-BP13**

Description: **Scope:**
 Replace exterior waterproofing/sealant joints including all wall control/expansion joints, material transitions and wall penetrations (excluding areas around windows due to recent window replacements)
Campuses:
 Abbott, Armstrong, Back, Beaver, Bradfield, Bullock, Caldwell, Classical Center at Vial, Club Hill, Couch, Daugherty, Davis, Dorsey, Ethridge, Handley, Hickman, Keeley, Lister, Luna, Northlake, Williams (Old Park Crest), Pearson, Roach, Rowlett, Sewell, Shorehaven, Shugart, Southgate, Spring Creek, Stephens, Toler, Walnut Glen, Watson, Weaver, PDC

Status
 / **Comments:**

- Campus assessments provided by ARMKO on April 24, 2025

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:	<ul style="list-style-type: none">• 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:	<p>ALL TECHS WORKING AFTER HOURS & WEEKENDS 4:30 – Midnight plus,</p> <p>Finalizing all invoices for job completion</p>

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

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		PREP	INSTALL		

Progress Photos

Project Summary Information

Reporting Date: Mid-June 2025

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

Description: Lakeview Centennial

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

North Garland HS

- Provide new track (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													
	2024						2025						
	Q4			Q1			Q2			Q3			
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
PH2-BP-Prop C													
Student and Staff computer replacement	PROCUREMENT	DEPLOYMENT											
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**


GARLAND INDEPENDENT SCHOOL DISTRICT

Schematic Design



07/22/2025



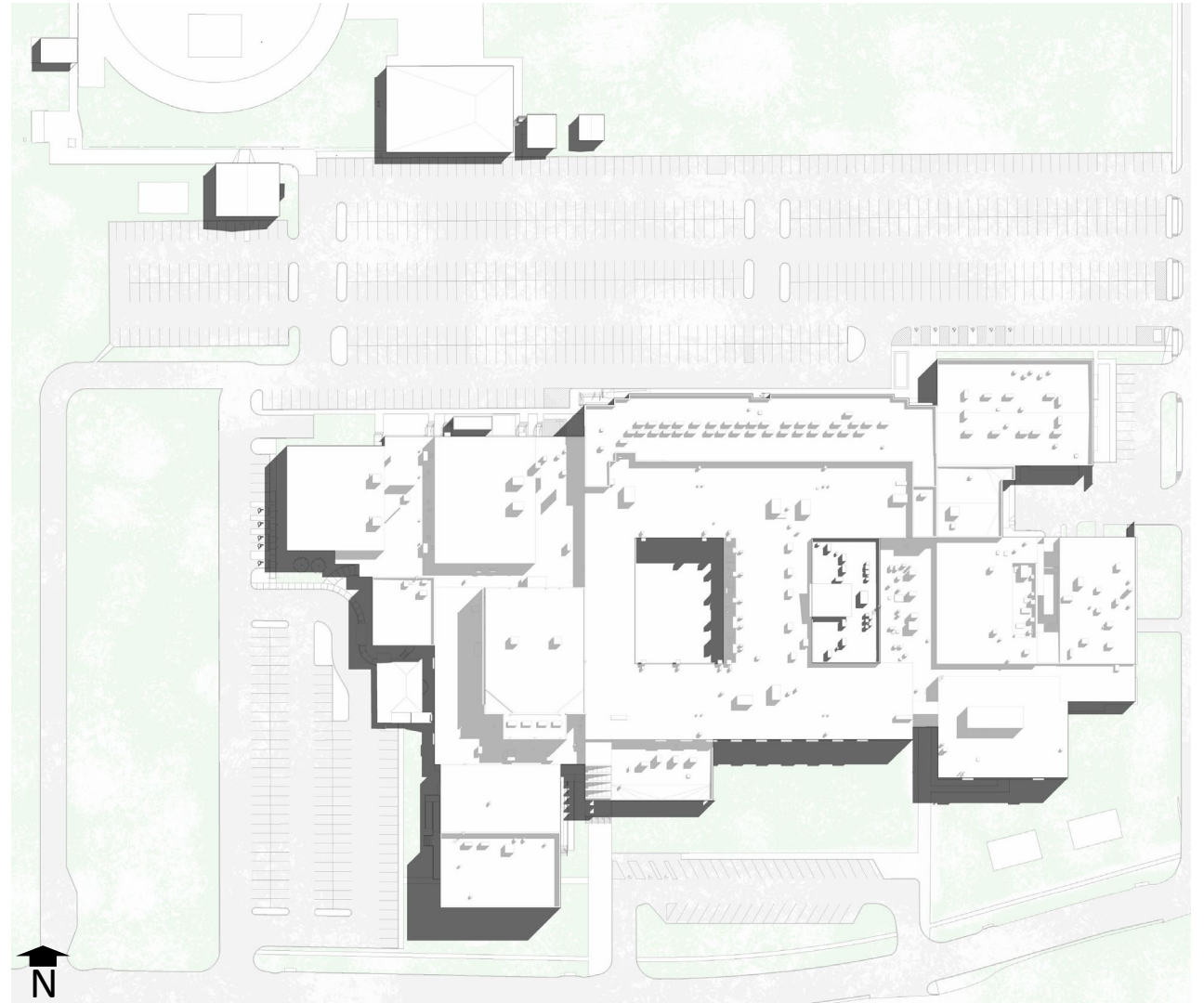
Table of Contents

- 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

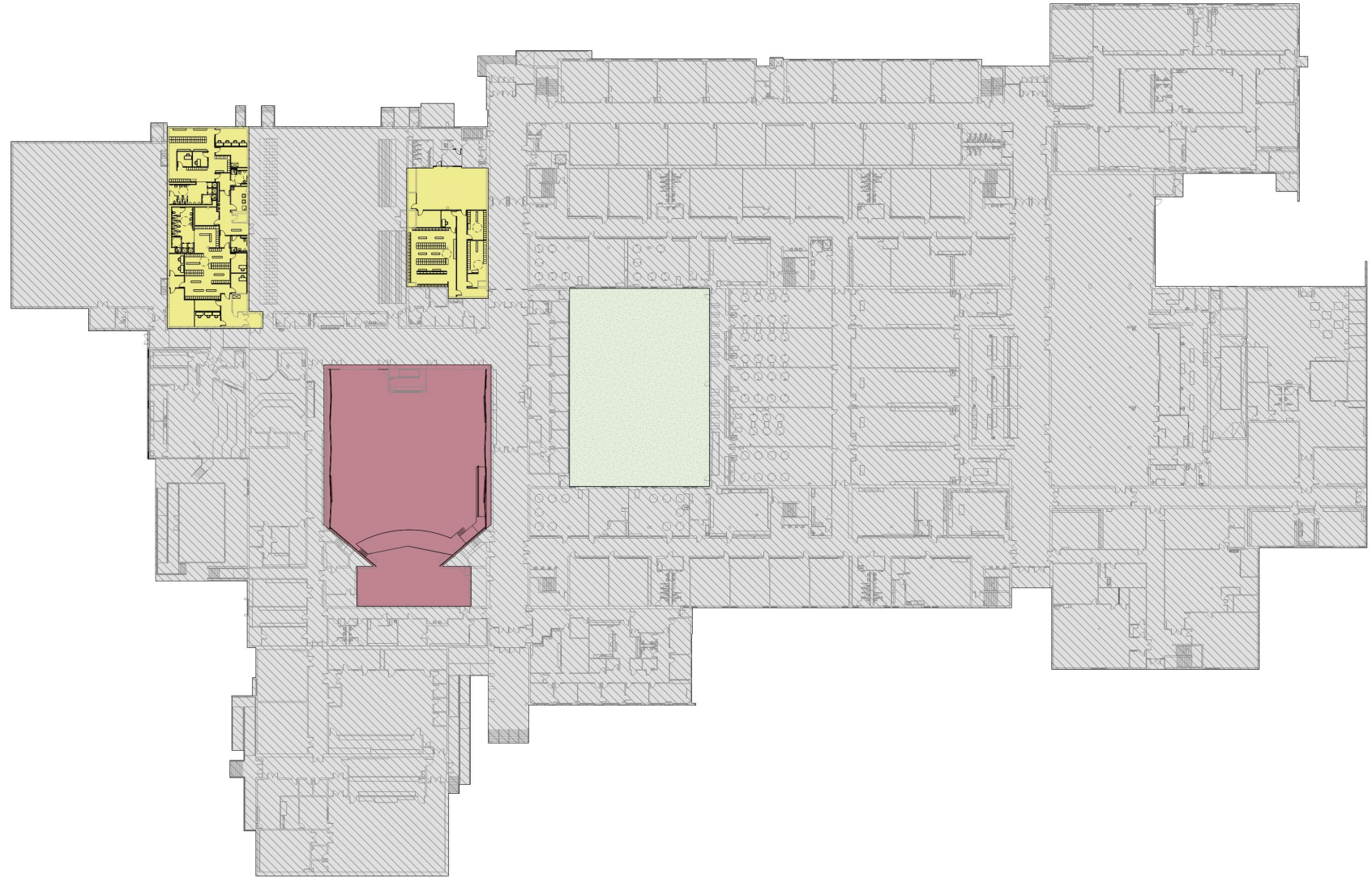
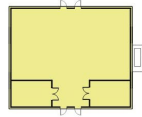



South Garland High School

- 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

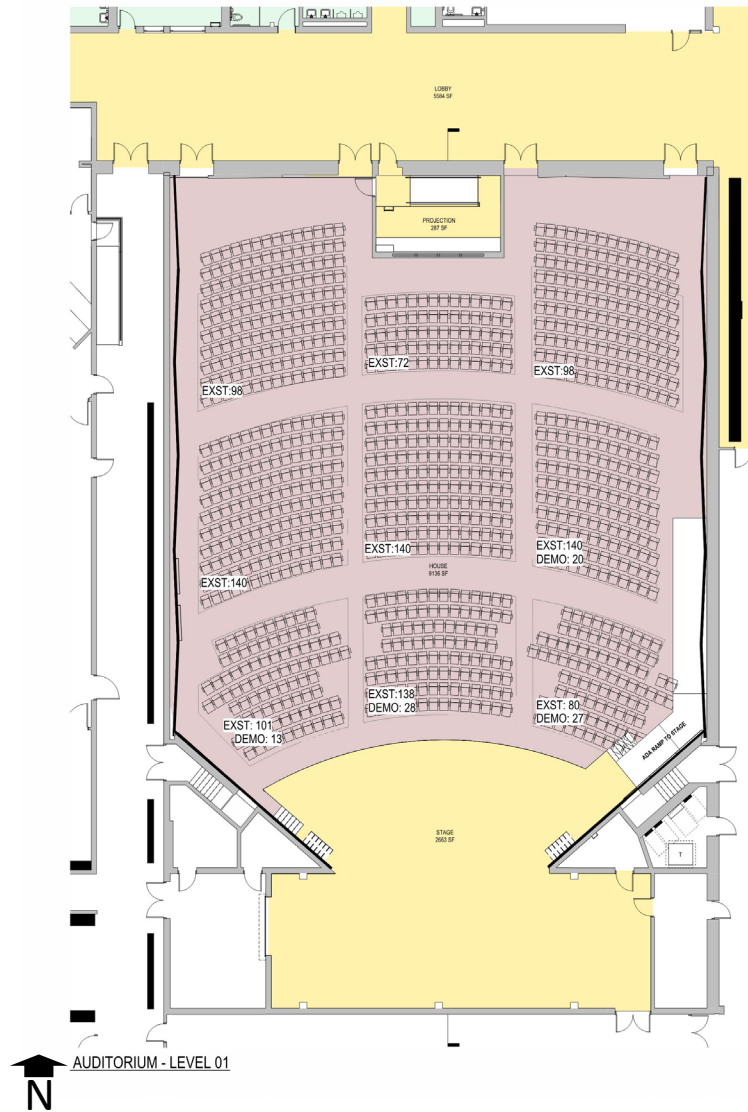


 OVERALL FLOOR PLAN

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.

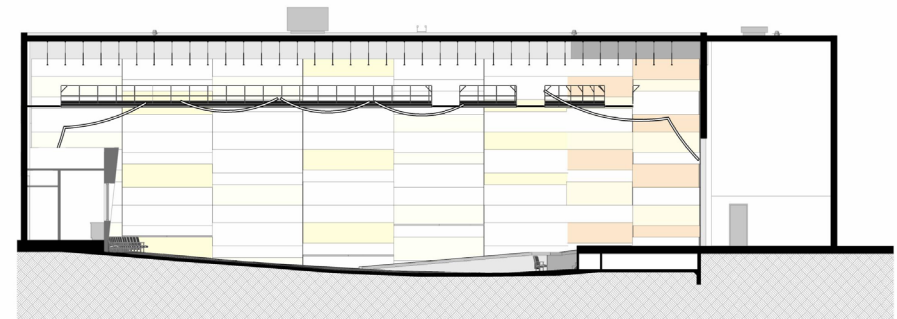
EXISTING SEAT COUNT: 1007
DEMO SEATS: 88
NEW SEAT COUNT: 919



AUDITORIUM VIEW

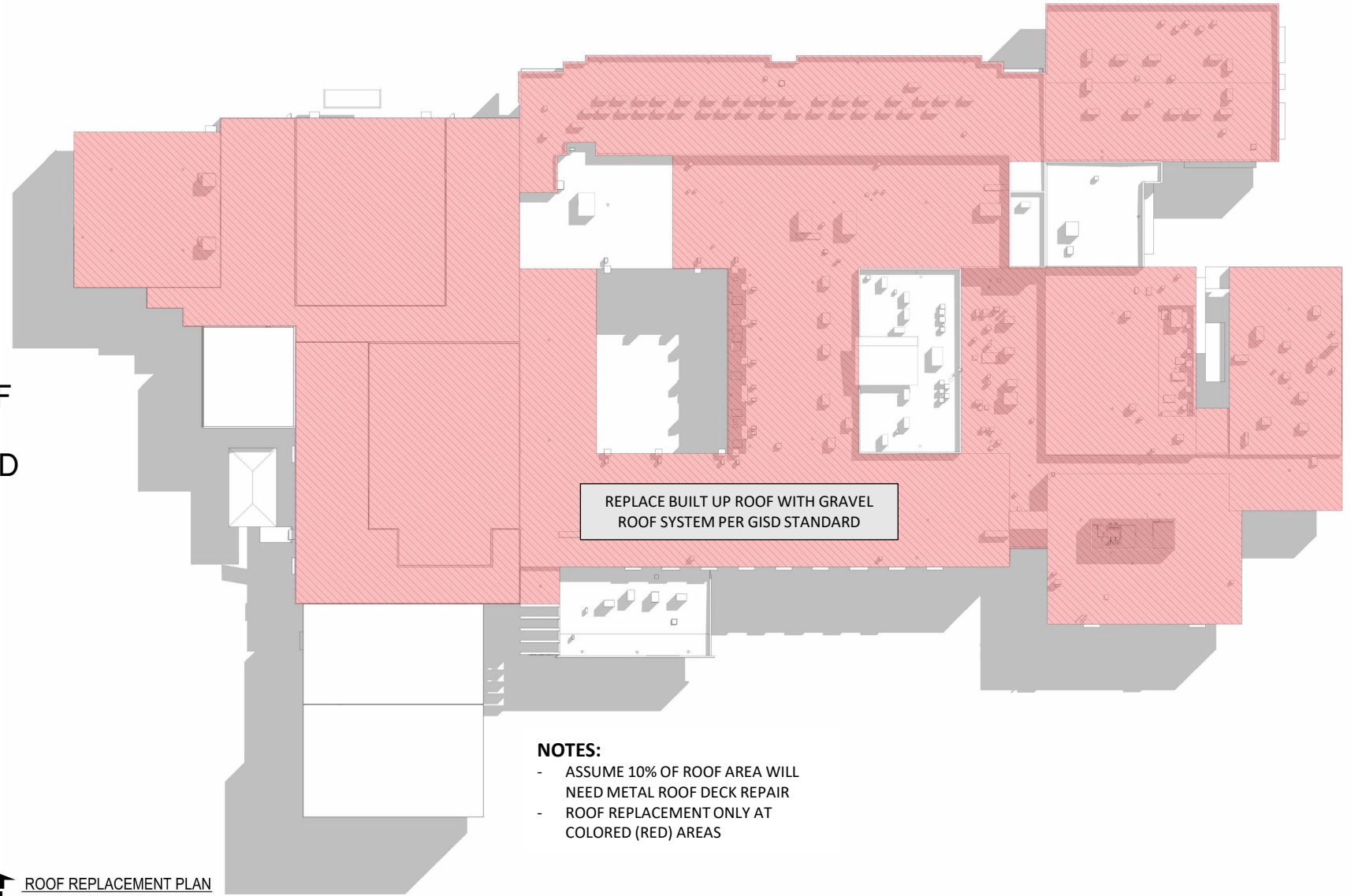


STAGE VIEW



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.

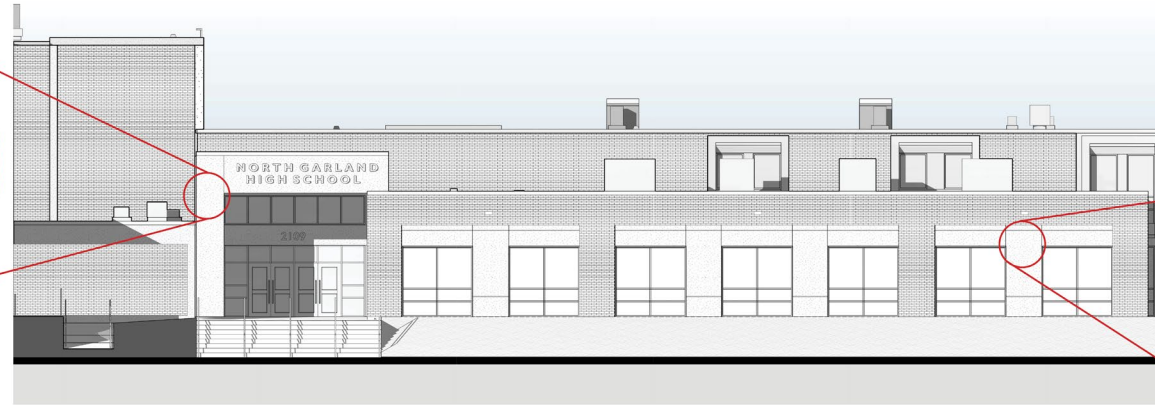


- NOTES:**
- ASSUME 10% OF ROOF AREA WILL NEED METAL ROOF DECK REPAIR
 - ROOF REPLACEMENT ONLY AT COLORED (RED) AREAS

 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



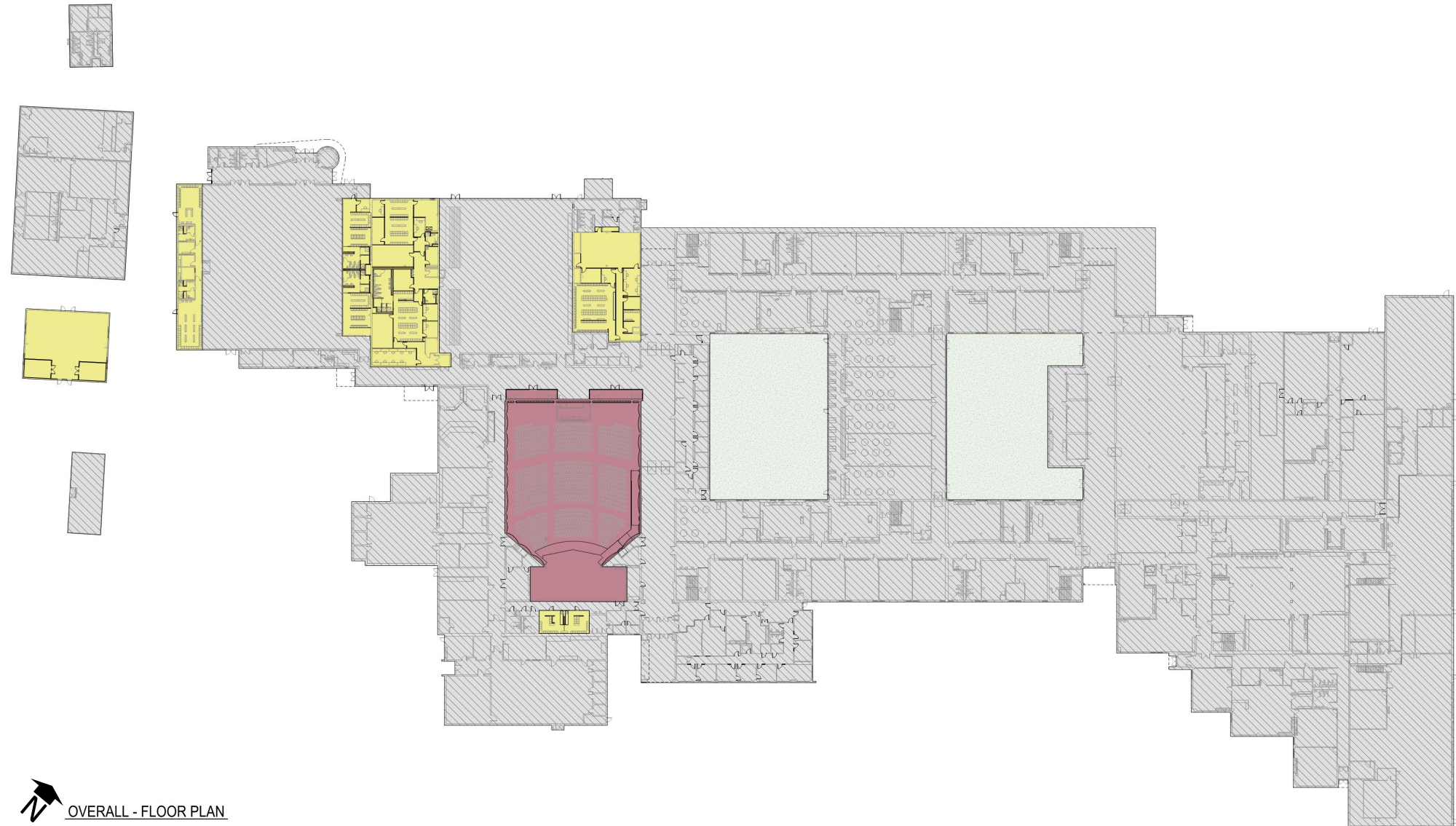
Include all exterior wall control/expansion joints, material transitions, wall penetrations, etc. Excludes windows due to recent window replacement with new sealant.



SOUTH ELEVATION 2

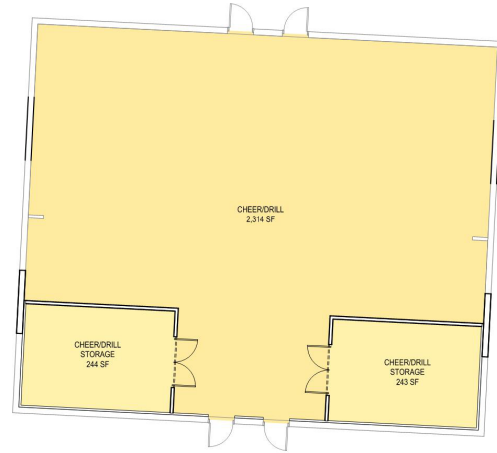


05 SOUTH GARLAND HIGH SCHOOL - DANCE, DRILL, ATHLETICS

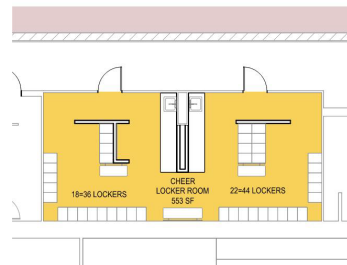


 OVERALL - FLOOR PLAN

05 SOUTH GARLAND HIGH SCHOOL - DANCE, DRILL, ATHLETICS



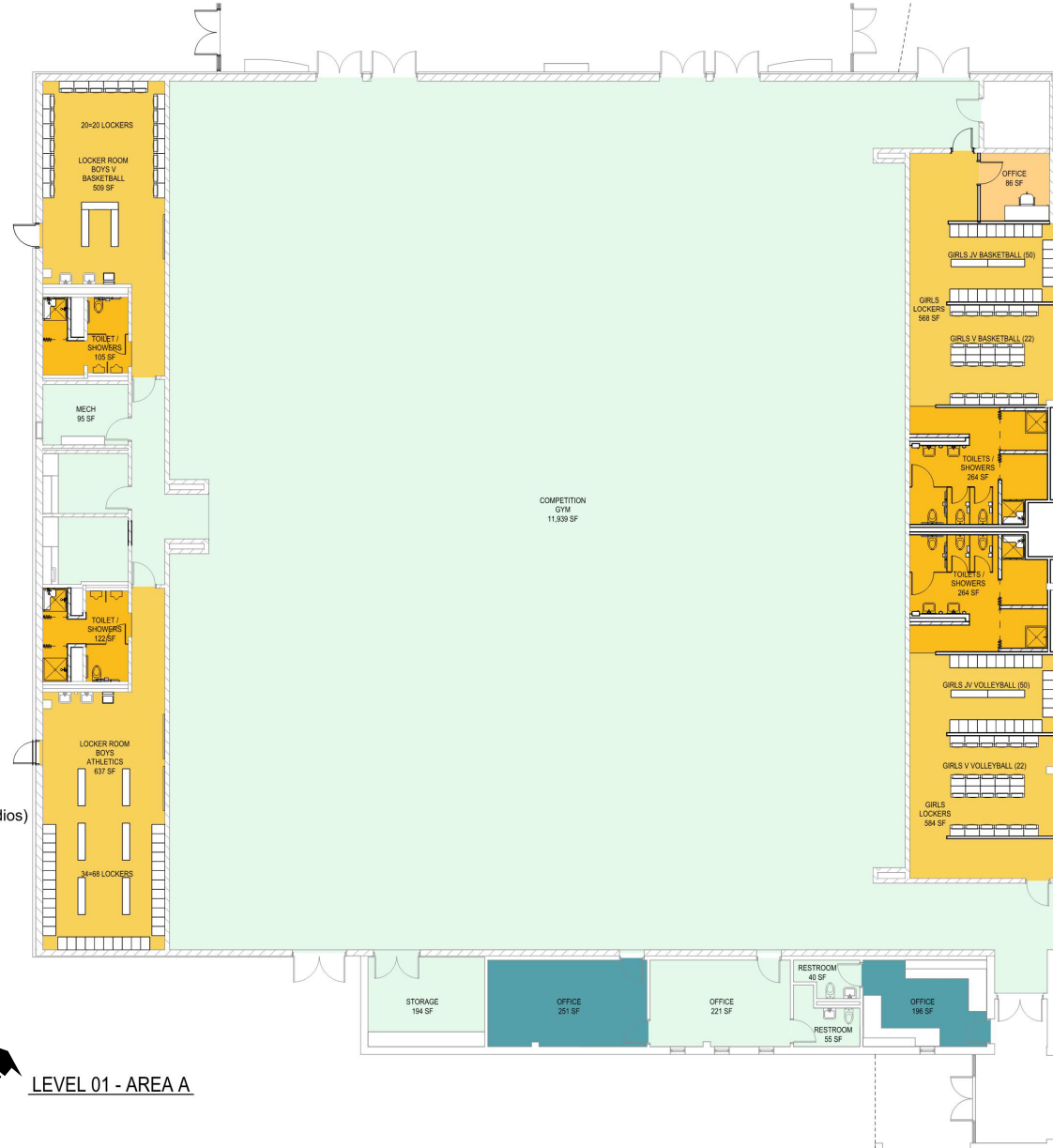
LEVEL 01 - FIELD HOUSE



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.



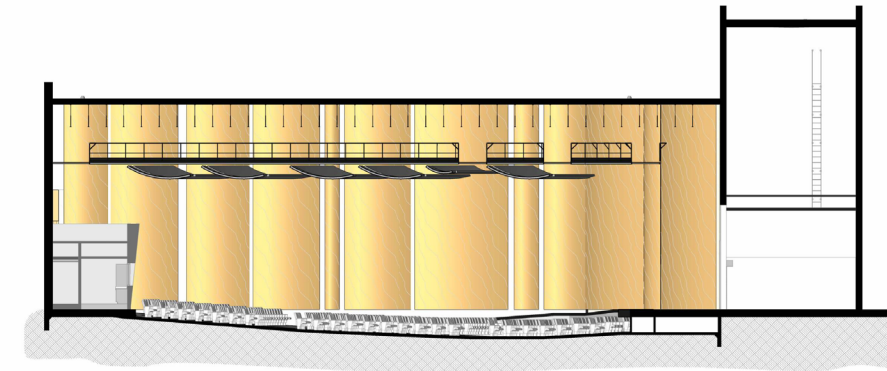
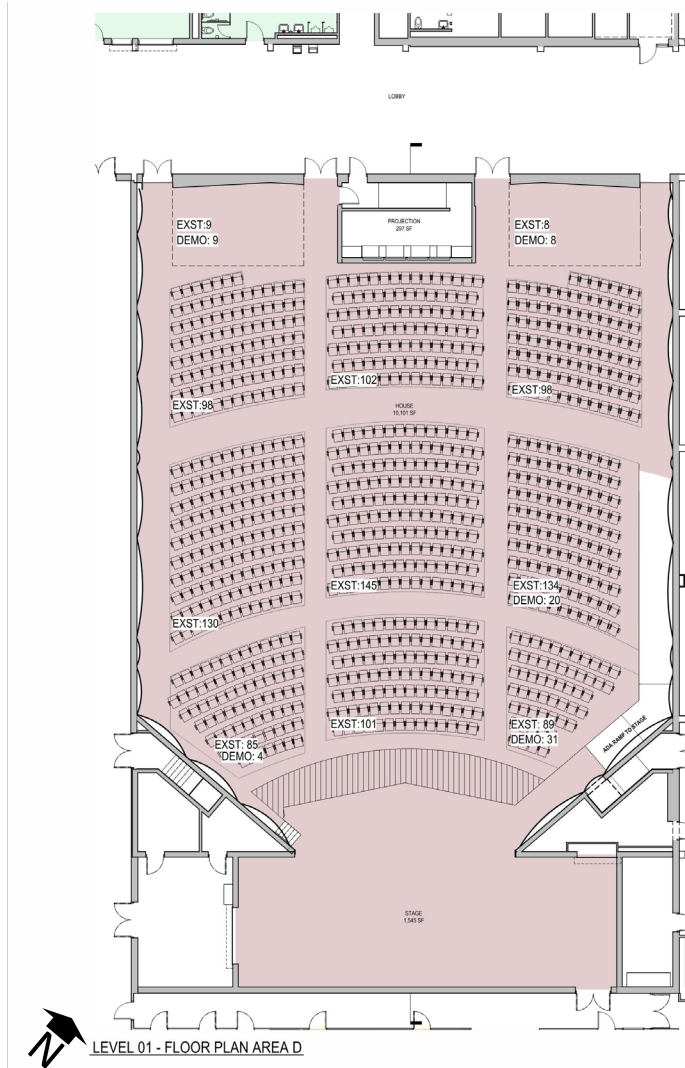
- K-12 Department
- Breakroom / Lounge
 - Classroom 1
 - Office
 - Restroom
 - Support / Storage / Copy

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

07 SOUTH GARLAND HIGH SCHOOL - AUDITORIUM

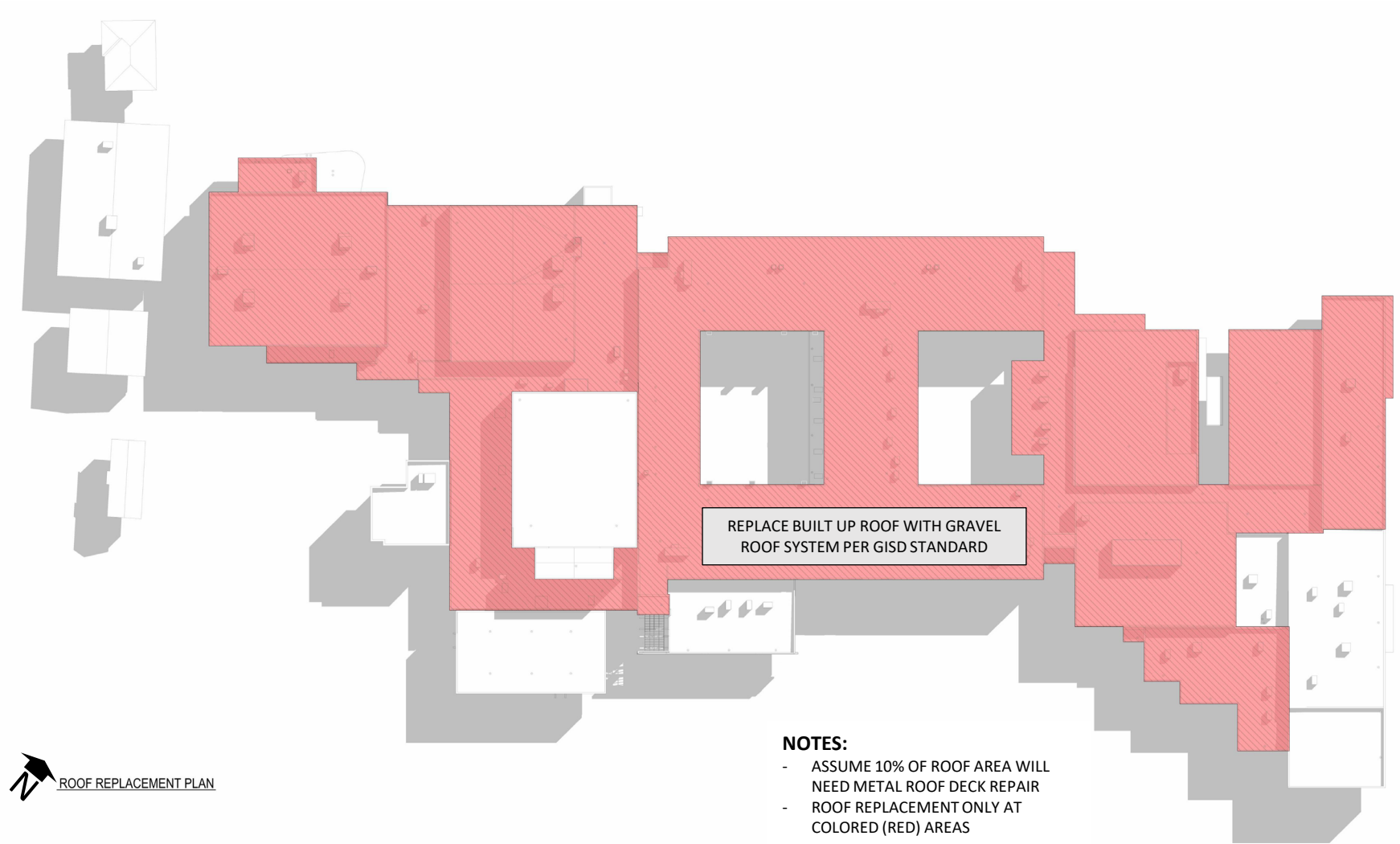
SGHS AUDITORIUM WILL RECEIVE UPDATED FINISHES AS WELL AS A NEW CATWALK, RIGGING, AUDIO/VISUAL EQUIPMENT, AND A NEW RAMP FOR ADA ACCESS.

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.



NOTES:

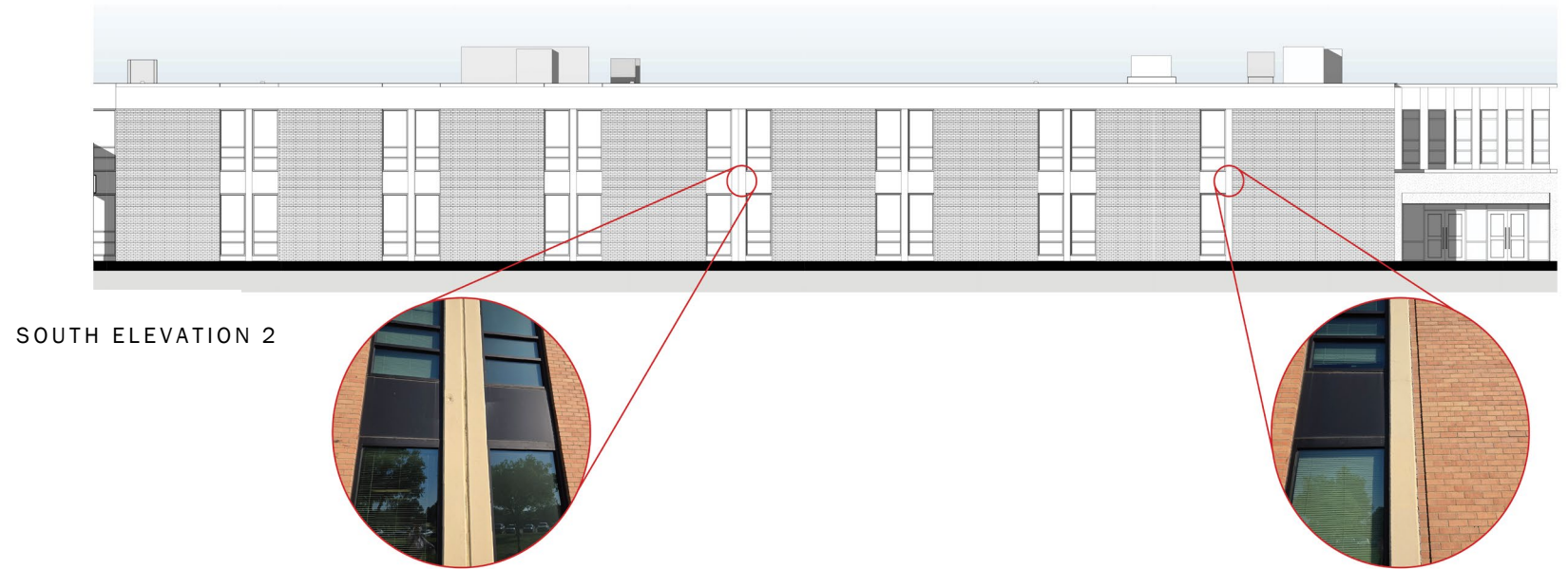
- ASSUME 10% OF ROOF AREA WILL NEED METAL ROOF DECK REPAIR
- ROOF REPLACEMENT ONLY AT COLORED (RED) AREAS

 ROOF REPLACEMENT PLAN

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

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
Construction Estimate	\$19,289,717
Delta (Over)	(\$1,383,689)

SGHS

Owners Construction Budget	\$27,812,898
Construction Estimate	\$26,352,506
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
Construction Estimate	\$45,642,223
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

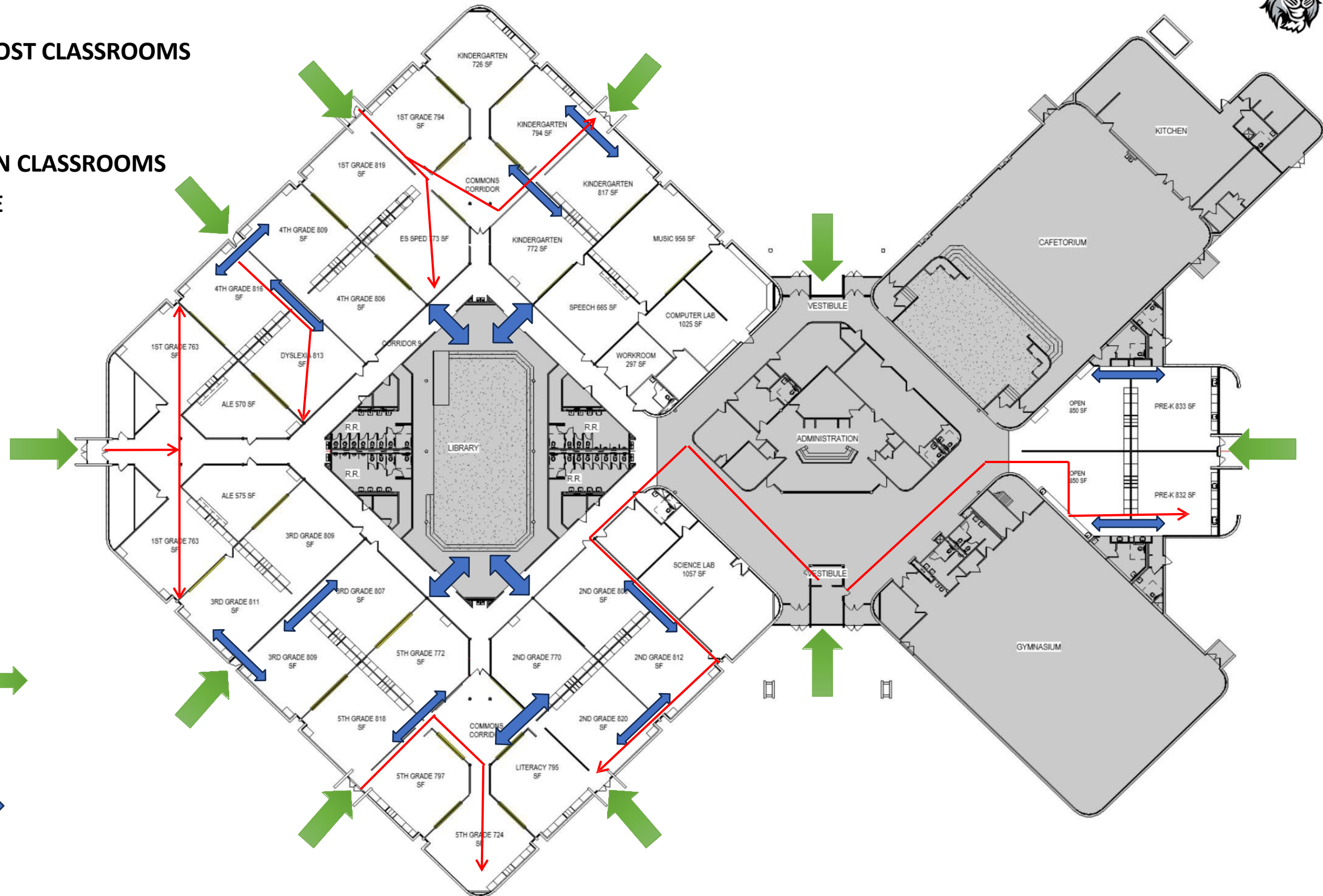
TABLE OF CONTENTS

1. **Project Overview**
2. **Architectural Drawings**
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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.

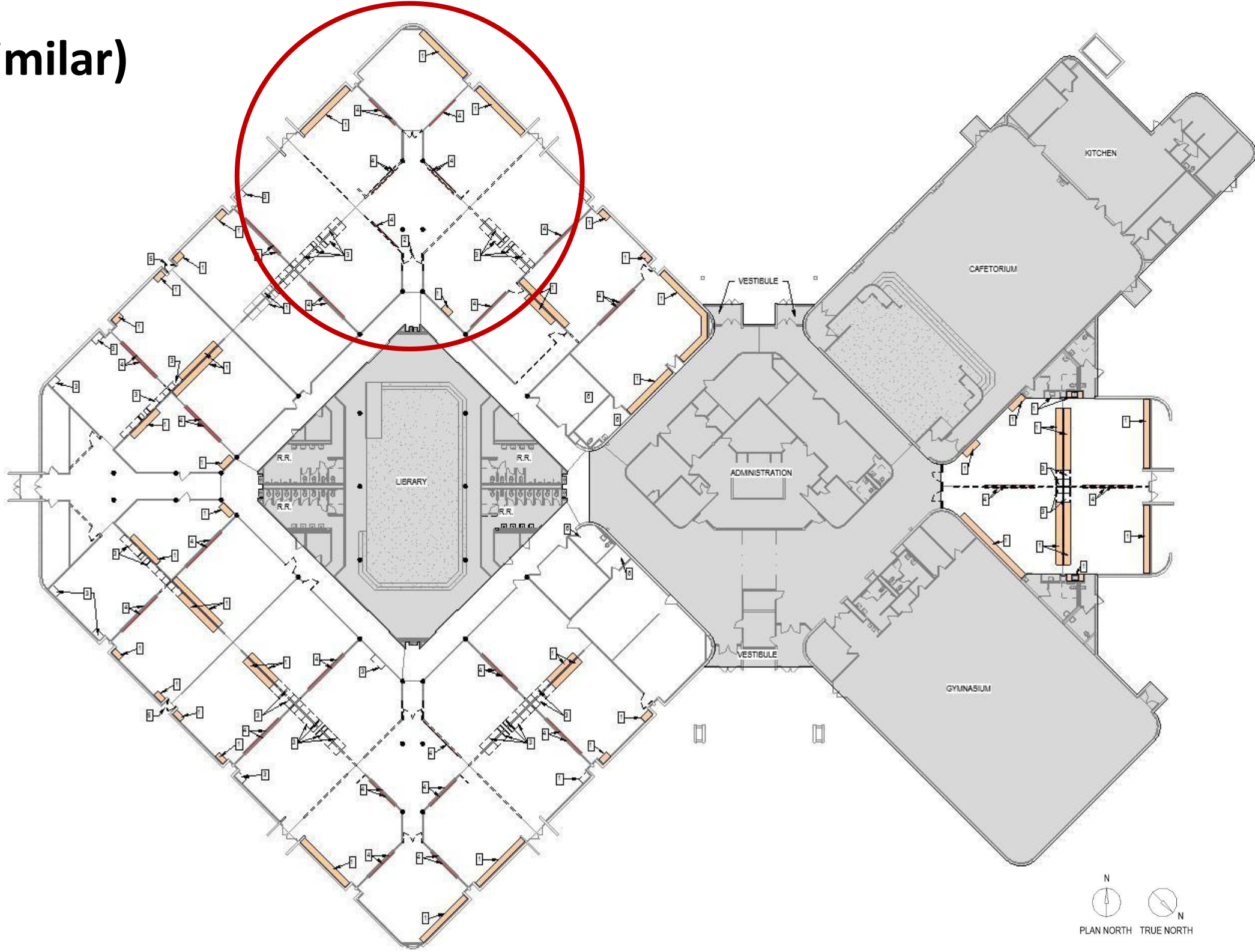
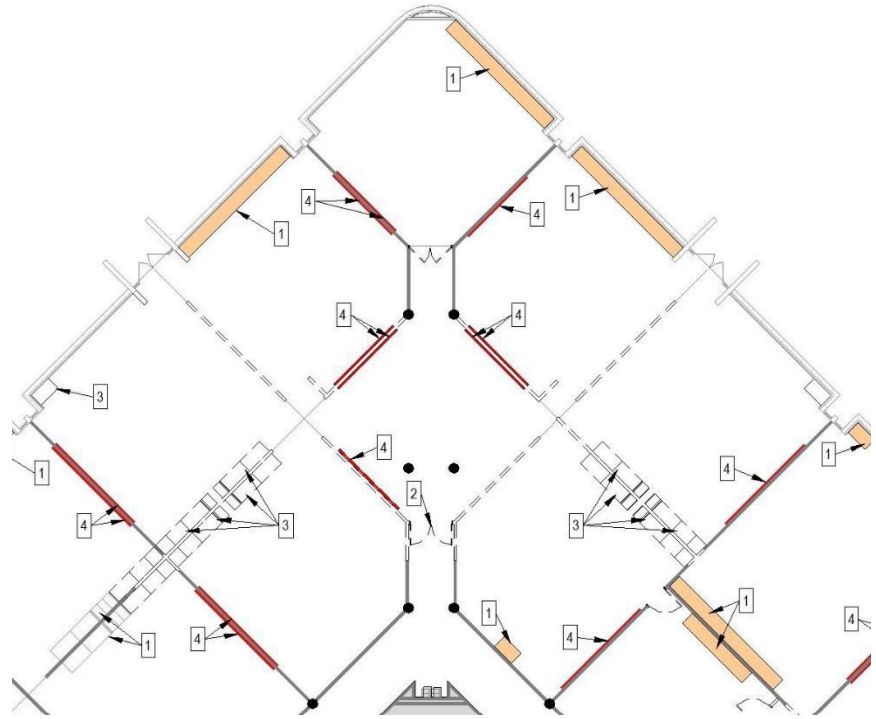
FULL ROOF REPLACEMENT (Northlake and Toler only)

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



Demolition Floor Plan

Toler Elementary School (Rowlett and Northlake Similar)

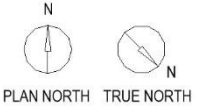


KEYNOTES

- 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.

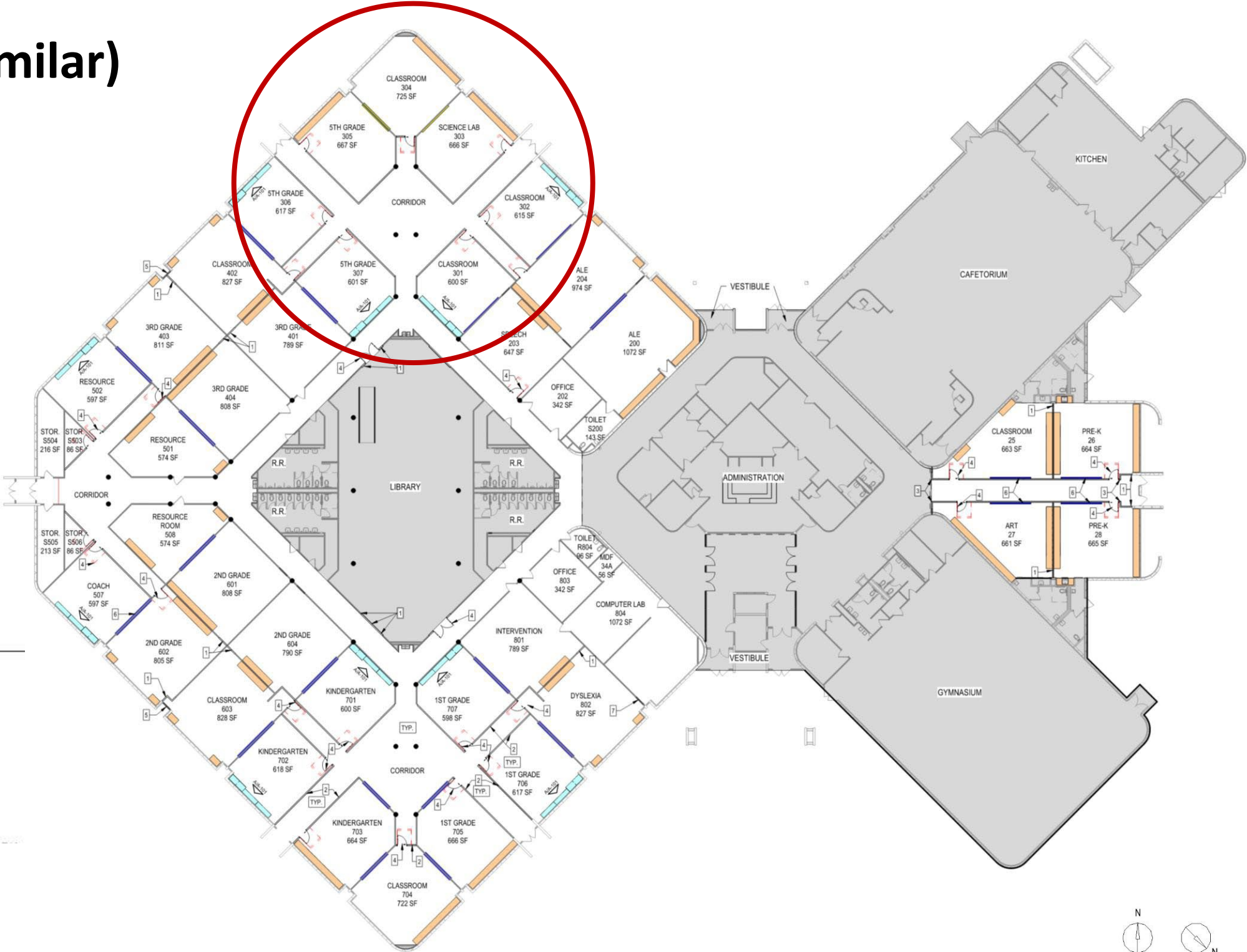
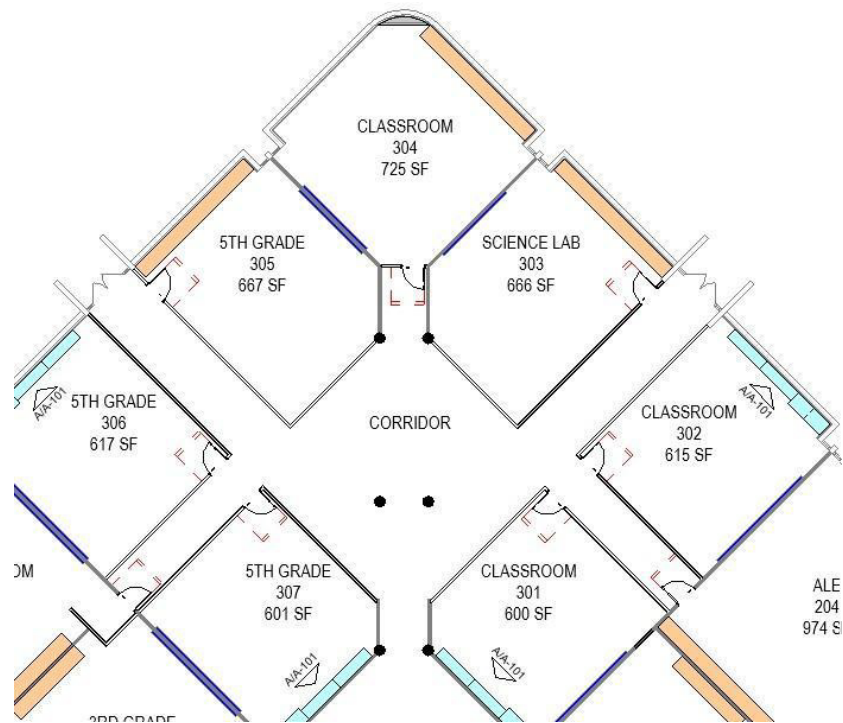
DEMOLITION PLAN LEGEND

- 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

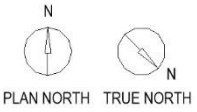
1. INFILL WALL WITH 3 5/8" METAL STUDS, GYP BOARD, PAINT AND WALL BASE, FIELD VERIFY HEIGHT OF WALL
2. NEW 3 5/8" METAL STUDS, GYP BOARD, PAINT AND WALL BASE, FIELD VERIFY HEIGHT OF WALL
3. PROVIDE CORNER GUARDS AT HALLWAY INTERSECTIONS, SEE SPECIFICATIONS
4. NEW HM DOOR WITH NARROW SIDE LIGHT, SEE DOOR 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

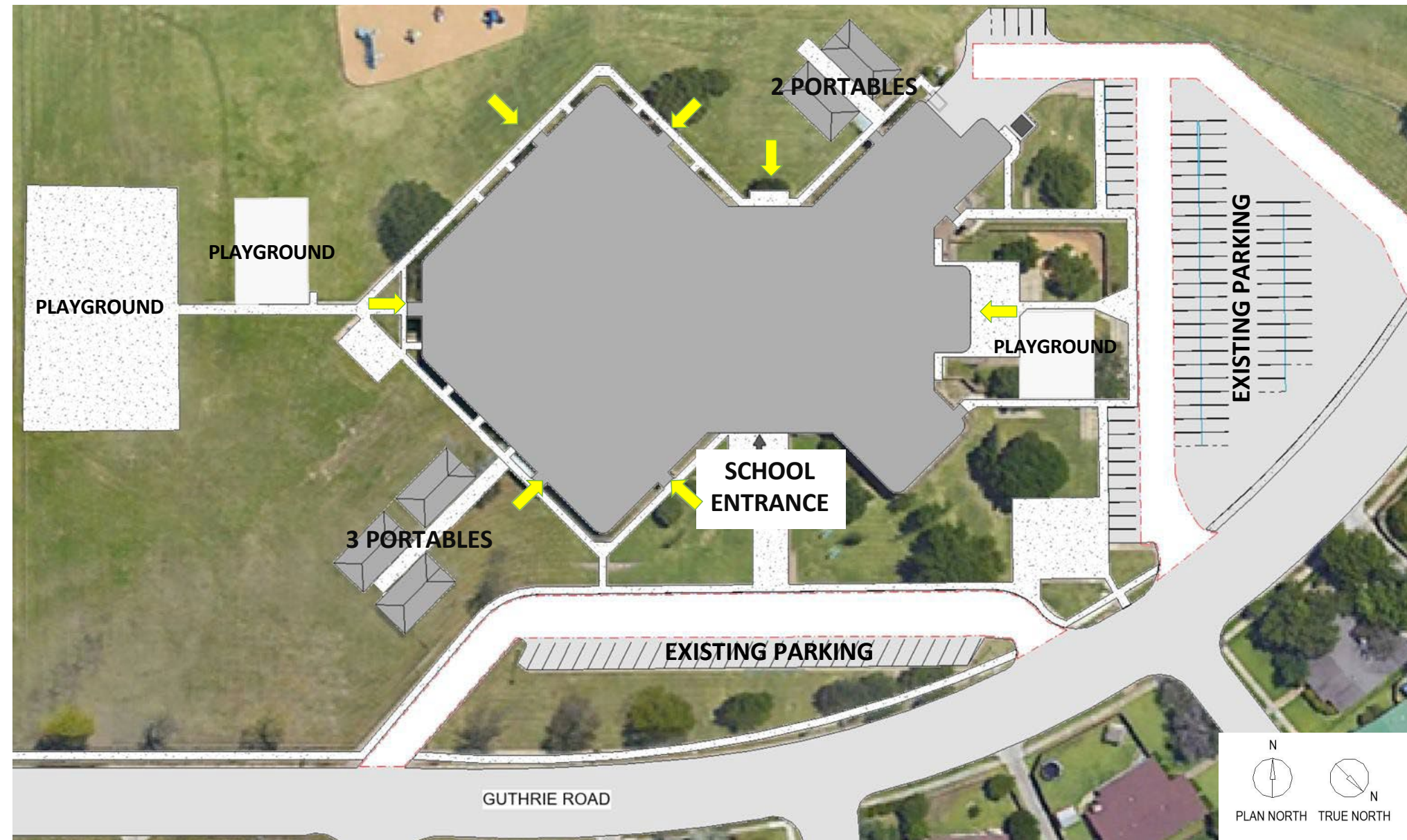
YEAR BUILT: 1976

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

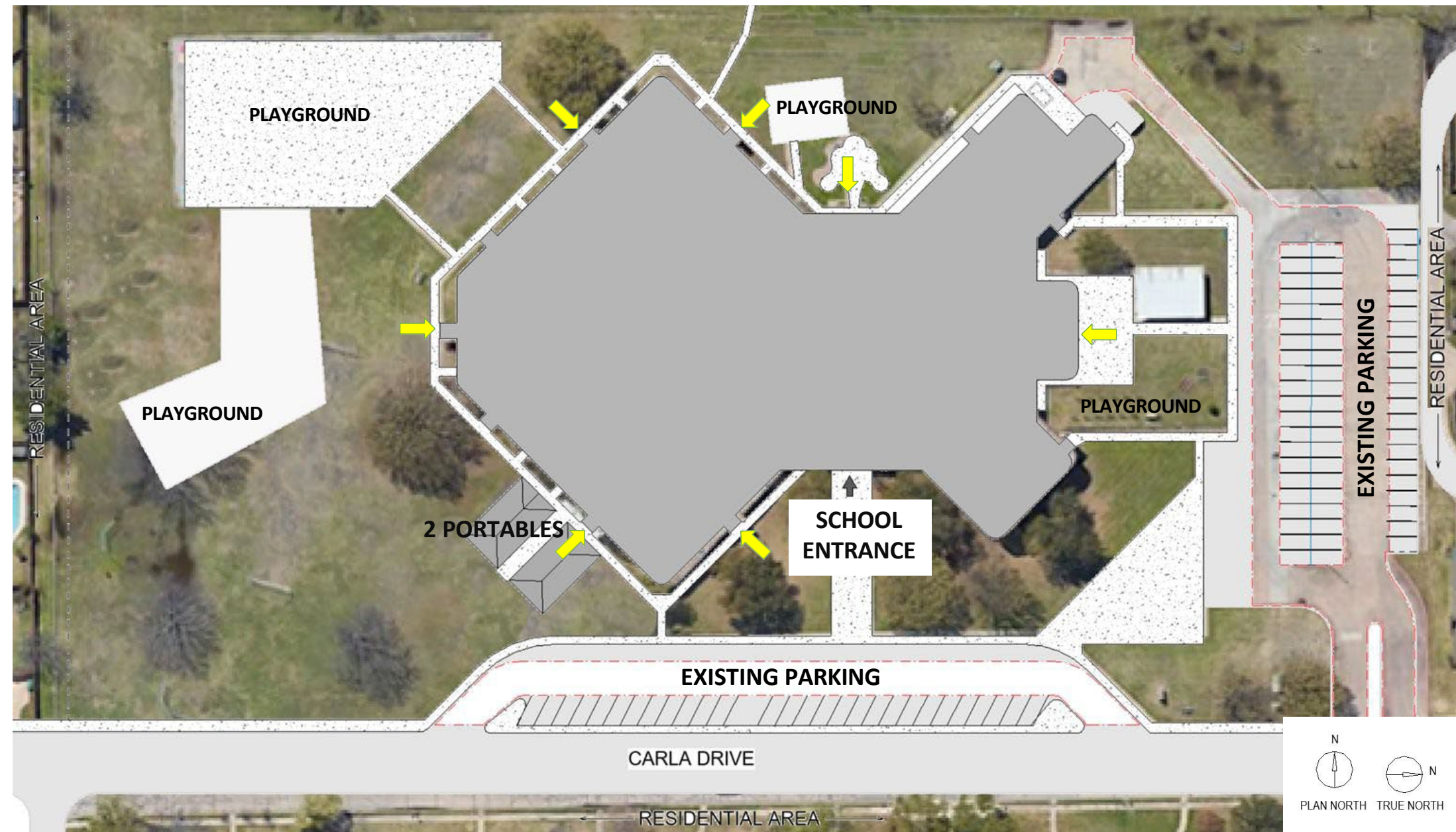
YEAR BUILT: 1979

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

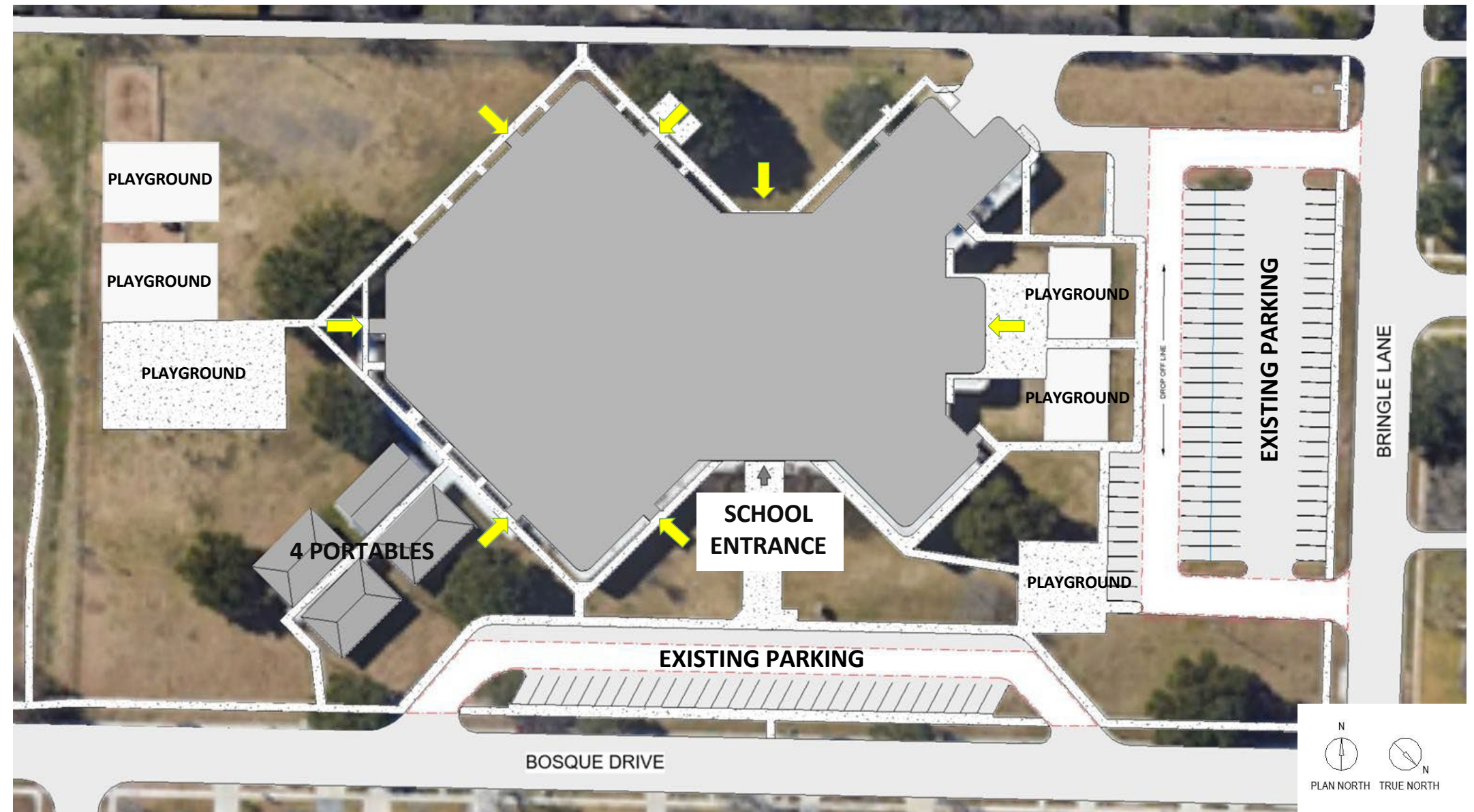
YEAR BUILT: 1975

TOTAL FLOOR AREA: 70,254 SF

TOTAL RENOVATION AREA: 36,243 SF

LEGEND:

EXTERIOR ENTRANCES 
8 out of 10 existing doors remain



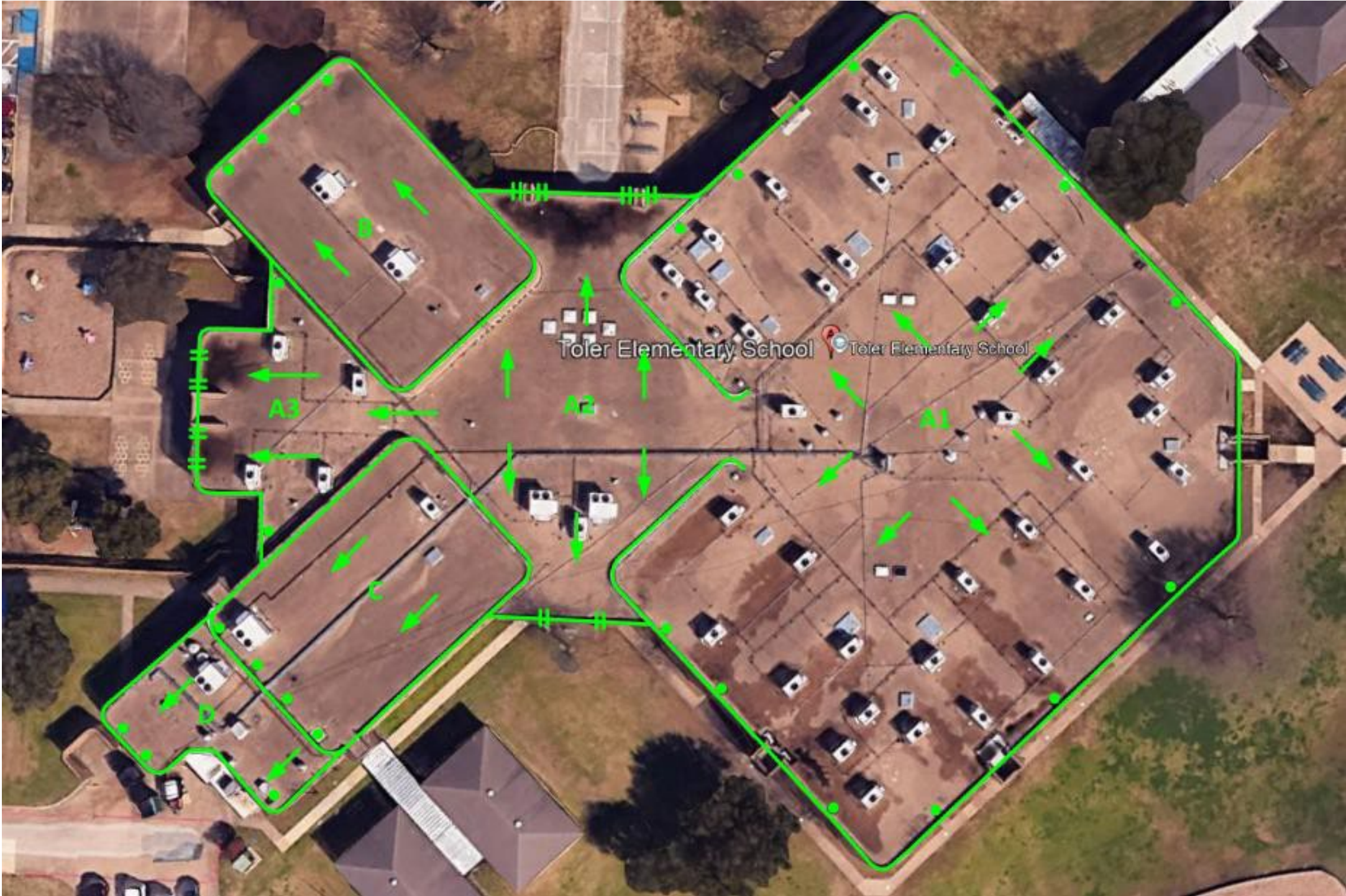
B. Roof Plan

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

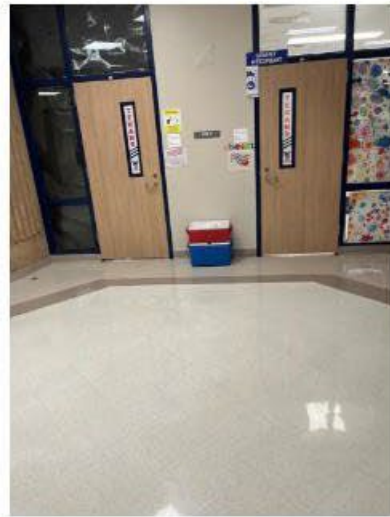
NORTHLAKE ELEMENTARY

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



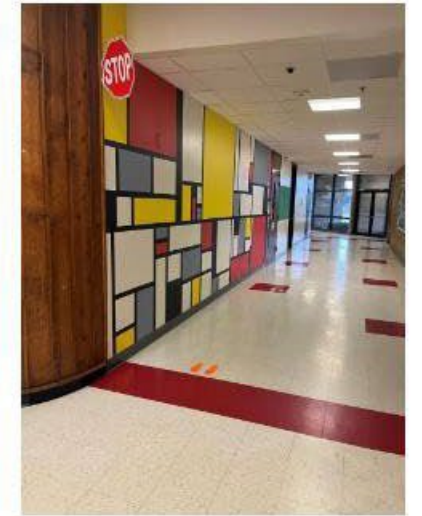
TOLER ELEMENTARY

*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



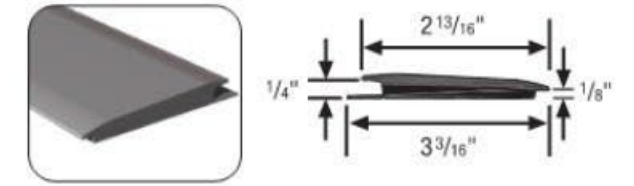
GISD White Paint



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.)



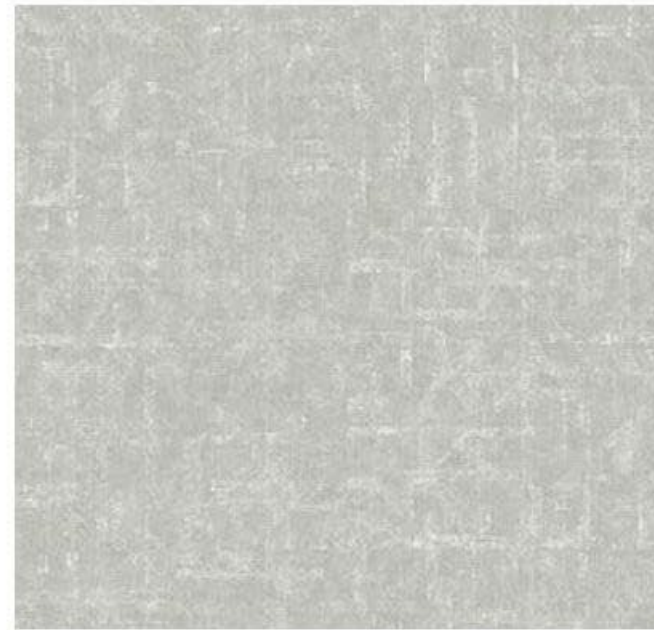
Rubber Transition



Walk off Carpet



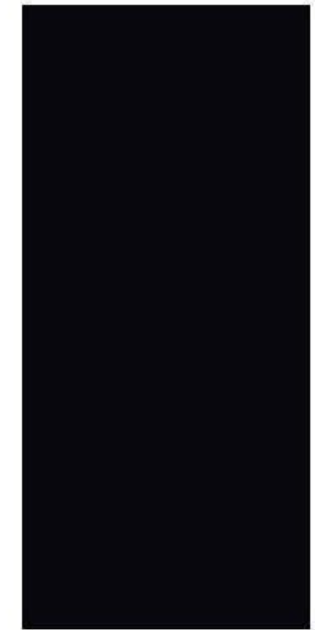
Typical LVT



Accent LVT



Accent LVT

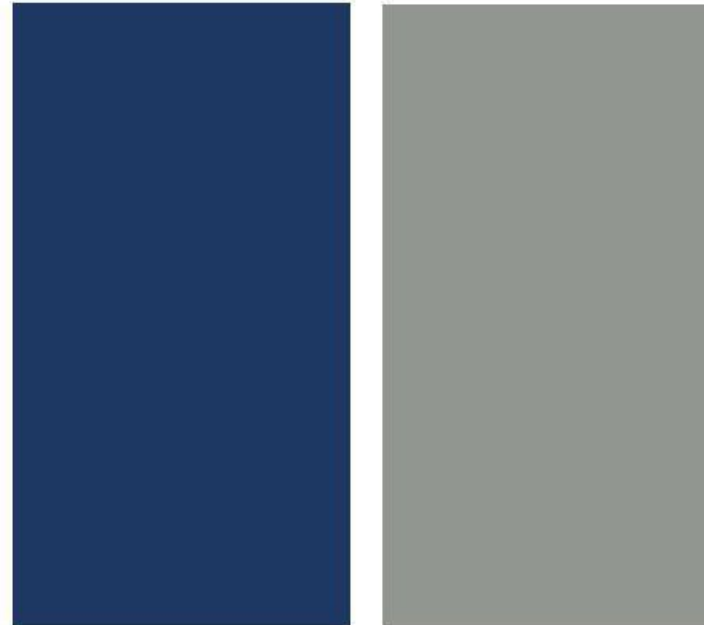


Black Base

TOLER FINISH PALETTE



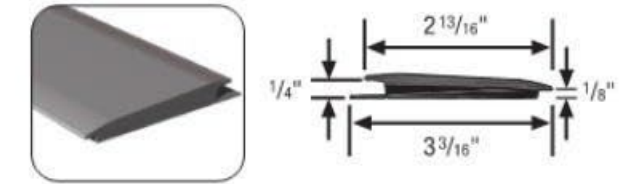
GISD White Paint



Toler Blue and Grey Paint
(Accent)

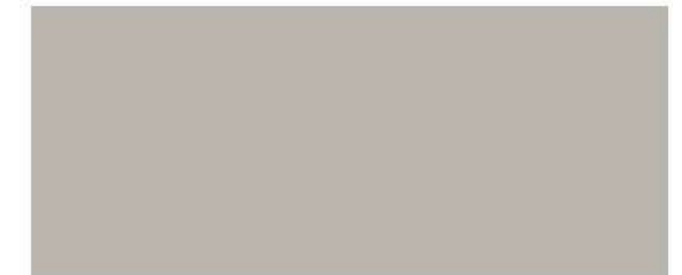


Door Frame



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

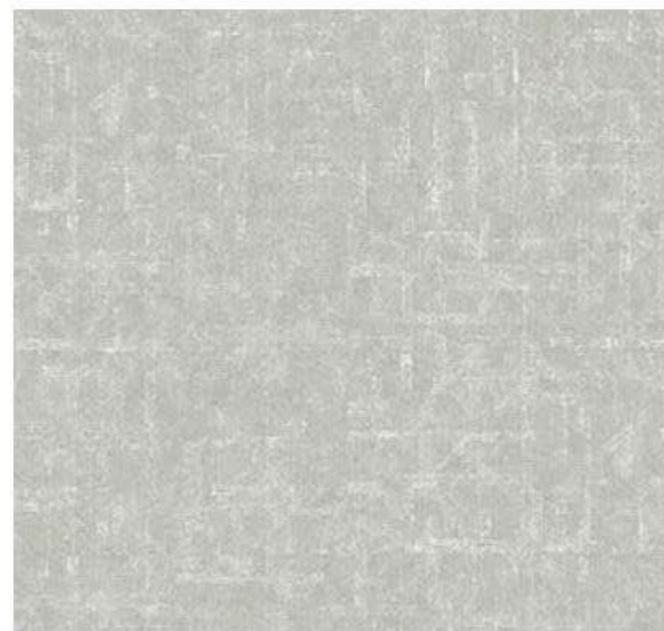
- Transitions 1/4" to 1/8" materials
- Minimum Installation Radius: 12 ft.
- 10 9-ft. secs. per tube (90 ft.)



Rubber Transition



Walk off Carpet



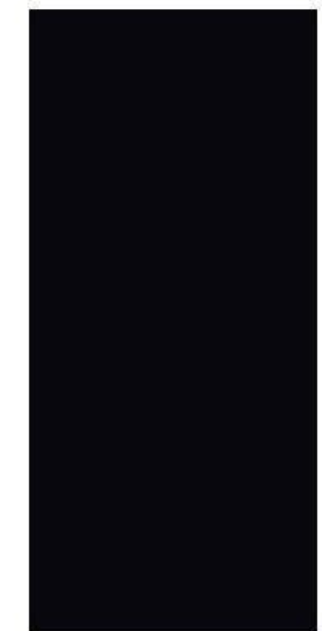
Typical LVT



Accent LVT

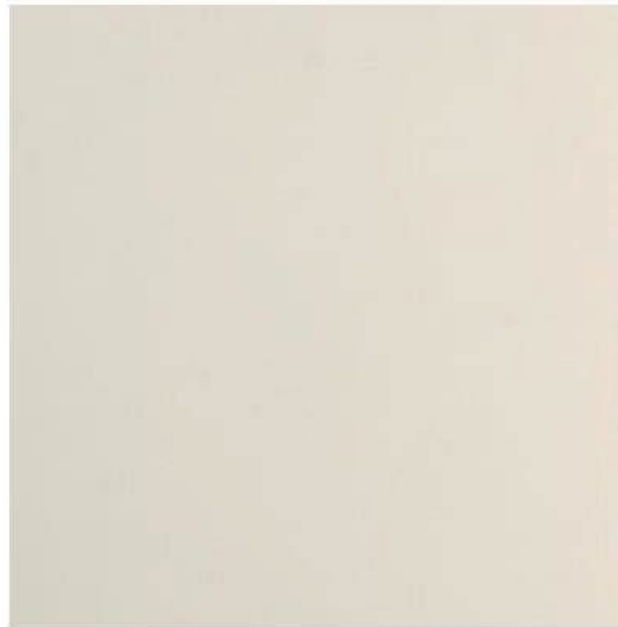


Accent LVT

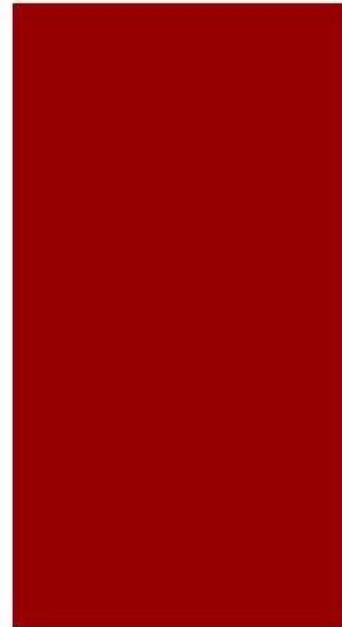


Black Base

ROWLETT FINISH PALETTE



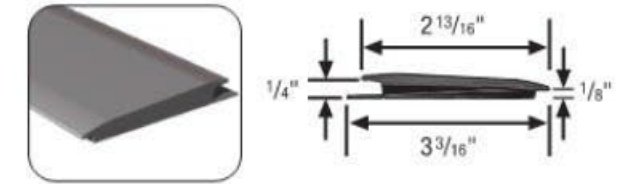
GISD White Paint



Rowlett Blue and Grey Paint
(Accent)

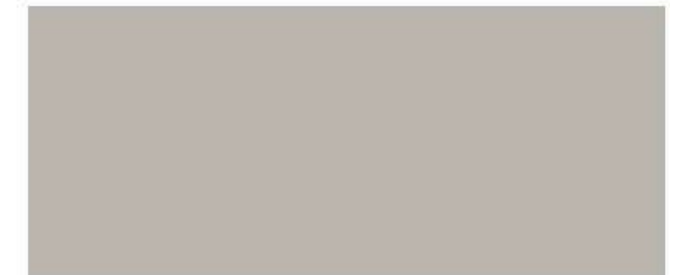


Door Frame



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

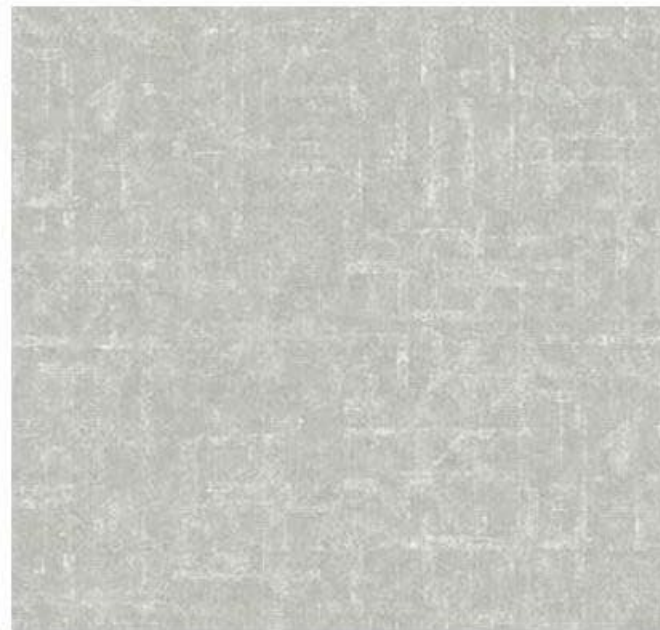
- Transitions 1/4" to 1/8" materials
- Minimum Installation Radius: 12 ft.
- 10 9-ft. secs. per tube (90 ft.)



Rubber Transition



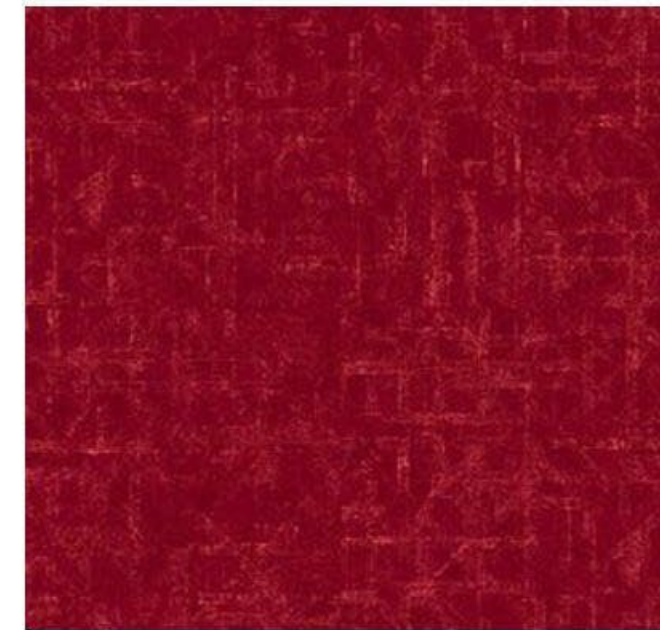
Walk off Carpet



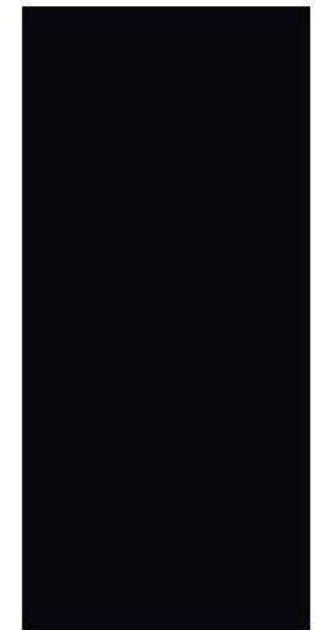
Typical LVT



Accent LVT

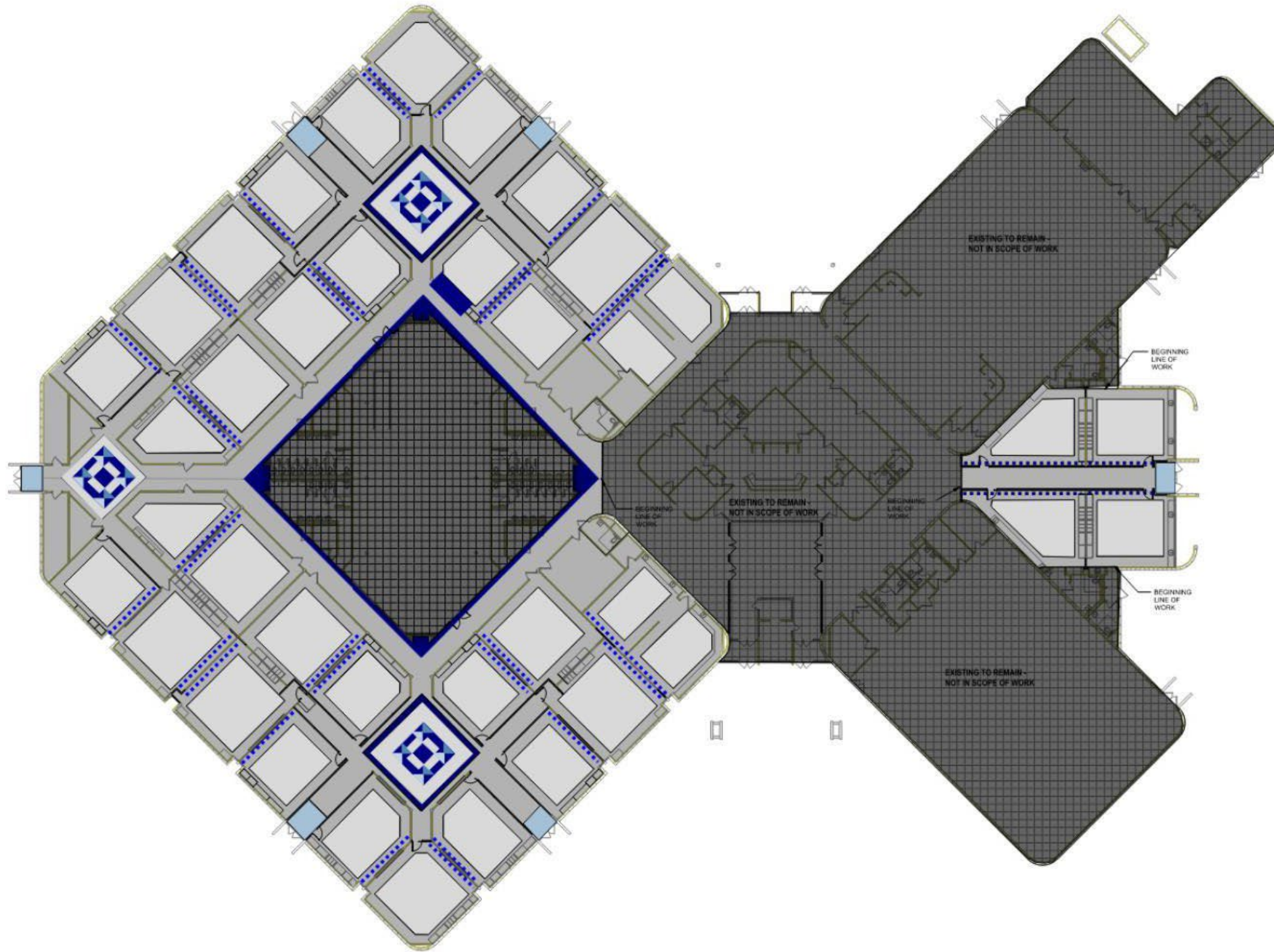


Accent LVT



Black Base

FLOOR FINISH PATTERN OPTION A

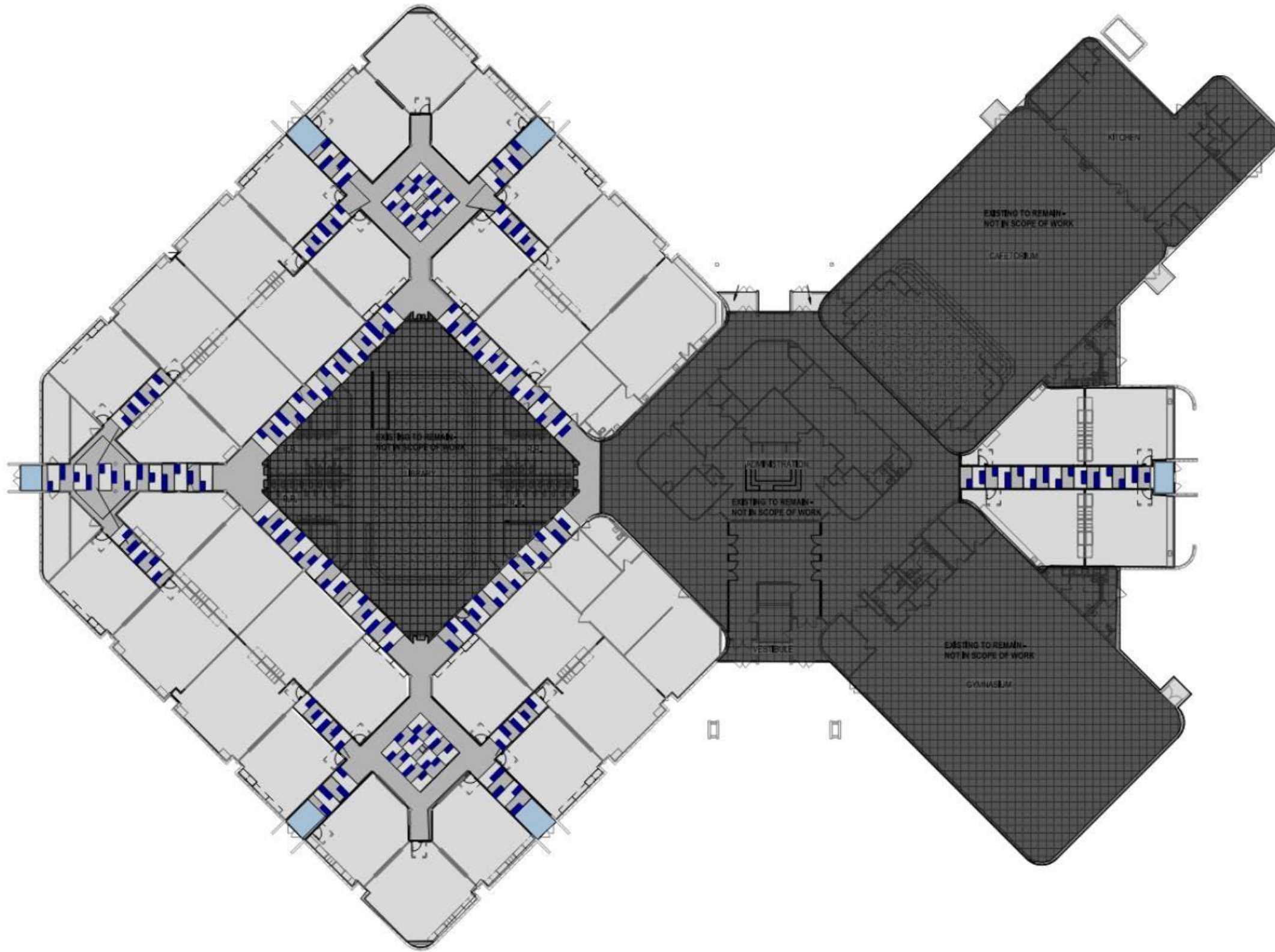


INSPIRATION IMAGE

LEGEND

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

FLOOR FINISH PATTERN OPTION B

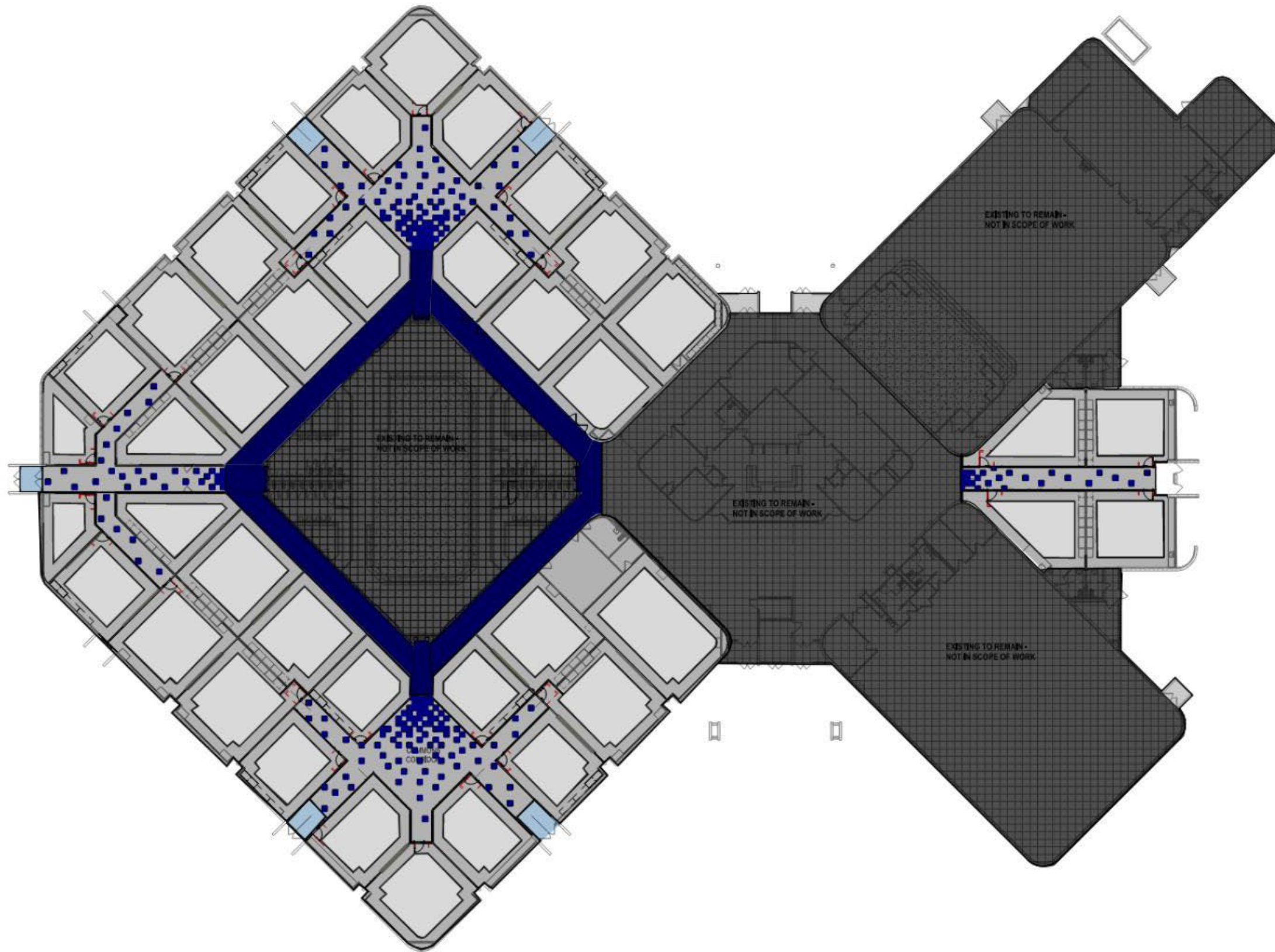


INSPIRATION IMAGE

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

Activity ID	Activity Name	Original Duration	Start	Finish	Calendar	2024 2025 2026 2027 2028															
						2024		2025				2026				2027				2028	
						Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
PH2-BP04 Elementary School Enha						31-Dec-27															
Design / Preconstruction						28-Apr-26; Design / Preconstruction															
A1010	Project Kick Off	0	16-Jul-24		5 day	Project Kick Off, 16-Jul-24															
A1020	Scope to Budget Deliverables	241	16-Jul-24	17-Jun-25	5 day	Scope to Budget Deliverables															
A1030	GISD STB Approval	1	17-Jun-25		5 day	GISD STB Approval															
A1040	SD Deliverable	4	18-Jun-25	23-Jun-25	5 day	SD Deliverable															
A1050	SD Cmar Estimates	7	24-Jun-25	02-Jul-25	5 day	SD Cmar Estimates															
A1060	GISD SD Approval	12	07-Jul-25	22-Jul-25	5 day	GISD SD Approval															
A1070	NTP to DD	1	23-Jul-25	23-Jul-25	5 day	NTP to DD															
A1080	DD Deliverable	56	24-Jul-25	09-Oct-25	5 day	DD Deliverable															
A1090	DD Cmar Estimates	13	10-Oct-25	28-Oct-25	5 day	DD Cmar Estimates															
A1100	GISD DD Approval	6	29-Oct-25	05-Nov-25	5 day	GISD DD Approval															
A1110	Construction Drawings	72	10-Oct-25	19-Jan-26	5 day	Construction Drawings															
A1120	100% Construction Drawings to F	1	19-Jan-26	19-Jan-26	5 day	100% Construction Drawings to PMC															
A1130	Submit For Permitting	63	19-Jan-26	16-Apr-26	5 day	Submit For Permitting															
A1140	GMP Development	62	19-Jan-26	14-Apr-26	5 day	GMP Development															
A1150	BOT Approval of GMP	10	14-Apr-26	28-Apr-26	5 day	BOT Approval of GMP															
Construction						31-Dec-27															
A1160	NTP	0	17-Apr-26		5 day	NTP, 17-Apr-26															
A1170	Construction	549	17-Apr-26	17-Oct-27	Calendar Days	Construction															
A1180	Substantial Completion	0	18-Oct-27		5 day	Substantial Cor															
A1190	Close-Out	75	18-Oct-27	31-Dec-27	Calendar Days	Close-Out															
A1200	Final Completion	0	31-Dec-27		5 day	Final Com															

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



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

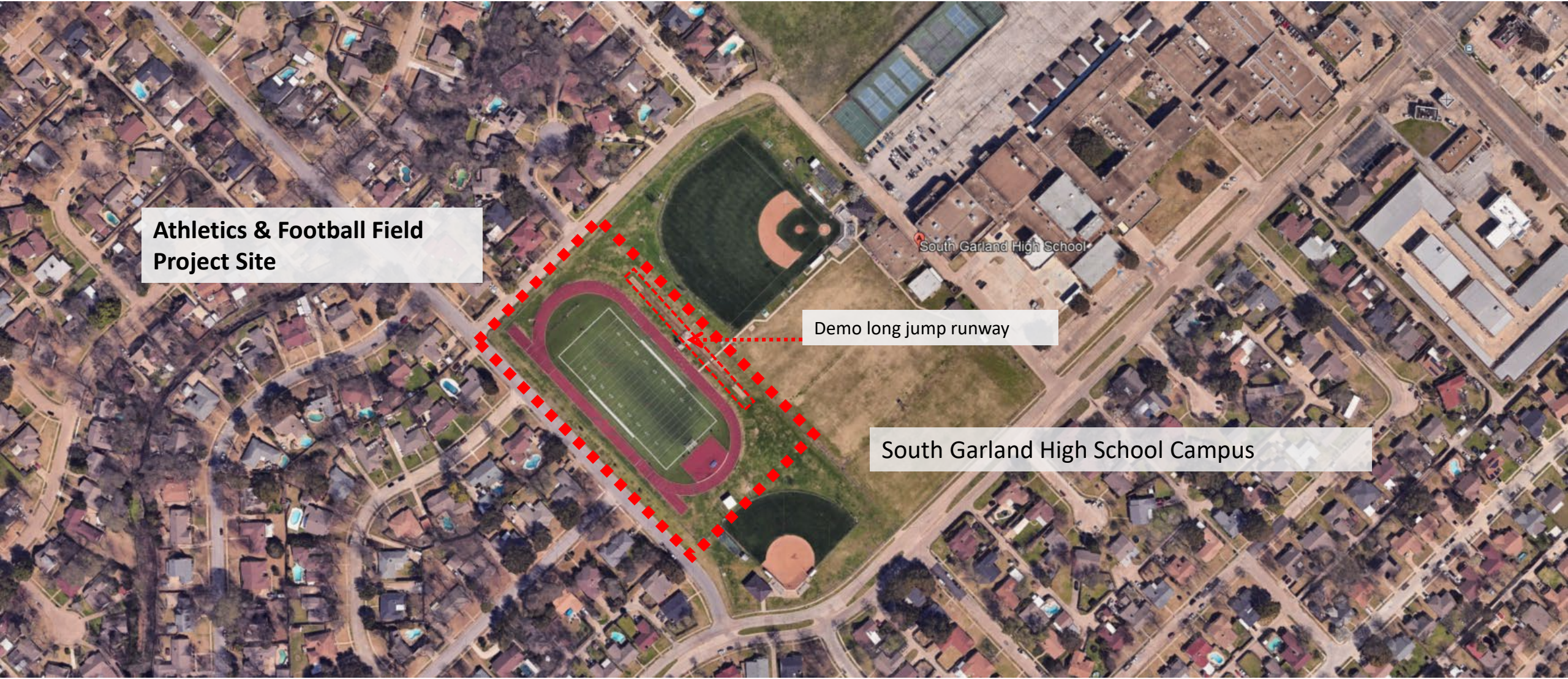
South Garland HS Existing Site



South Garland High School Campus

Area of Scope
Football Field Improvements

South Garland HS Demolition Site



**Athletics & Football Field
Project Site**

Demo long jump runway

South Garland High School Campus

A PROUD SUPPORTER OF THE
RAIDERS



HOME

GUEST



DAKTRONICS

DOWN

TO GO

BALL ON

QTR

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

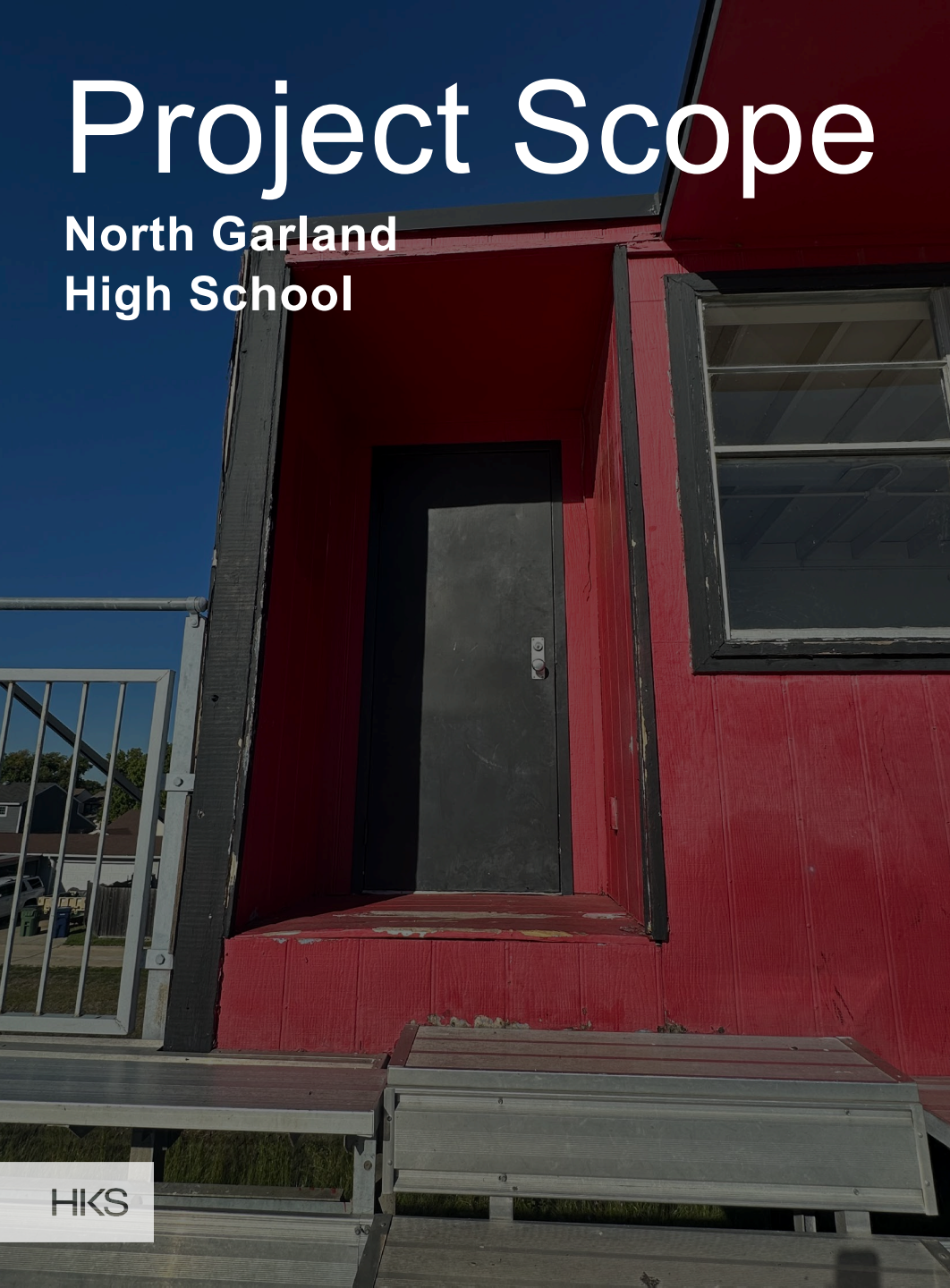
Additional Needed Scope of Work

- 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)
TOTAL CONCESSION PROGRAM	1,840 SF (2,146 SF)
	2,748 GSF

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

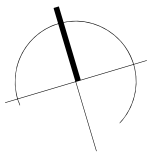
ACCESIBLE PARKING

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

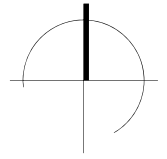
DEMO EXISTING AND ADD NEW SCOREBOARD

DEMO EXISTING AND REPLACE WITH NEW FOOTBALL FIELD LIGHTS

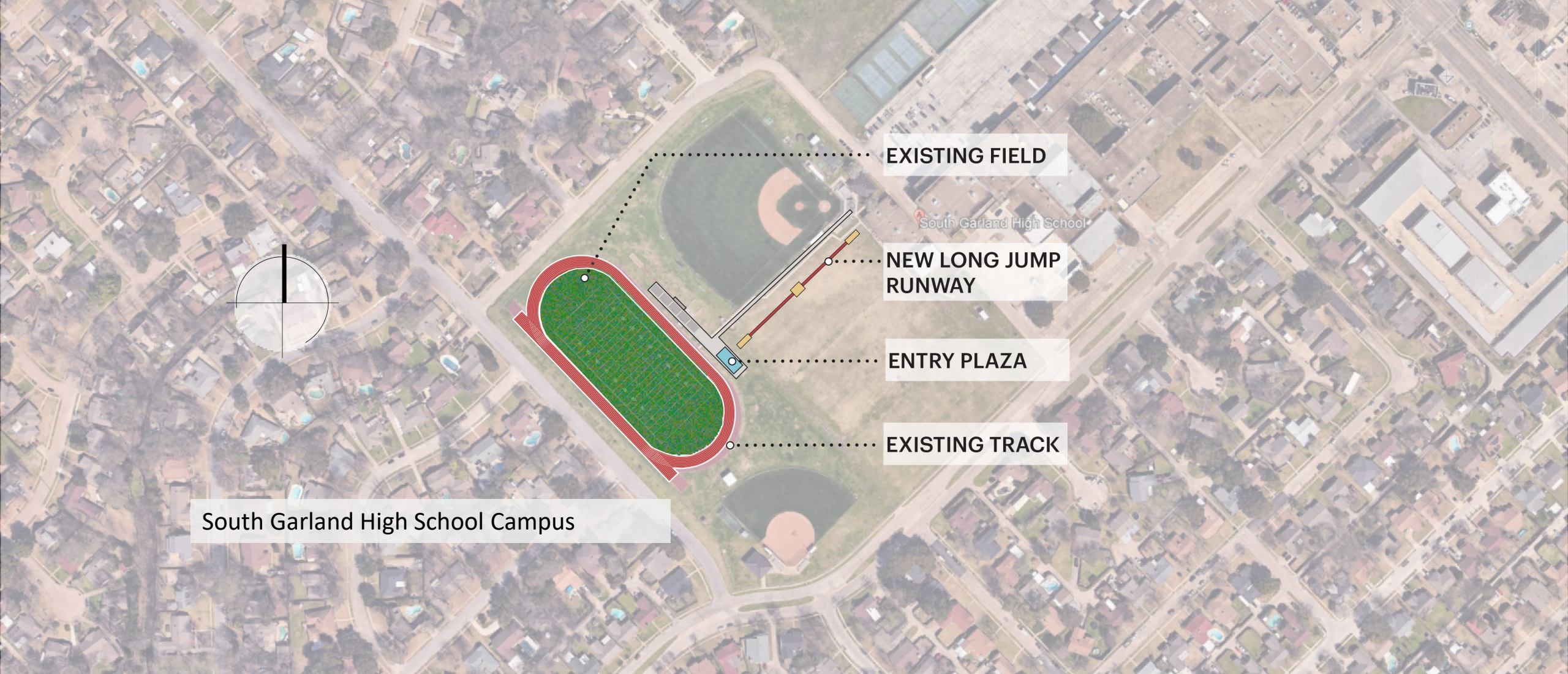
DEMO EXISTING AND REPLACE WITH NEW TRACK

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

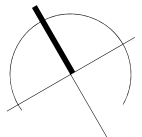
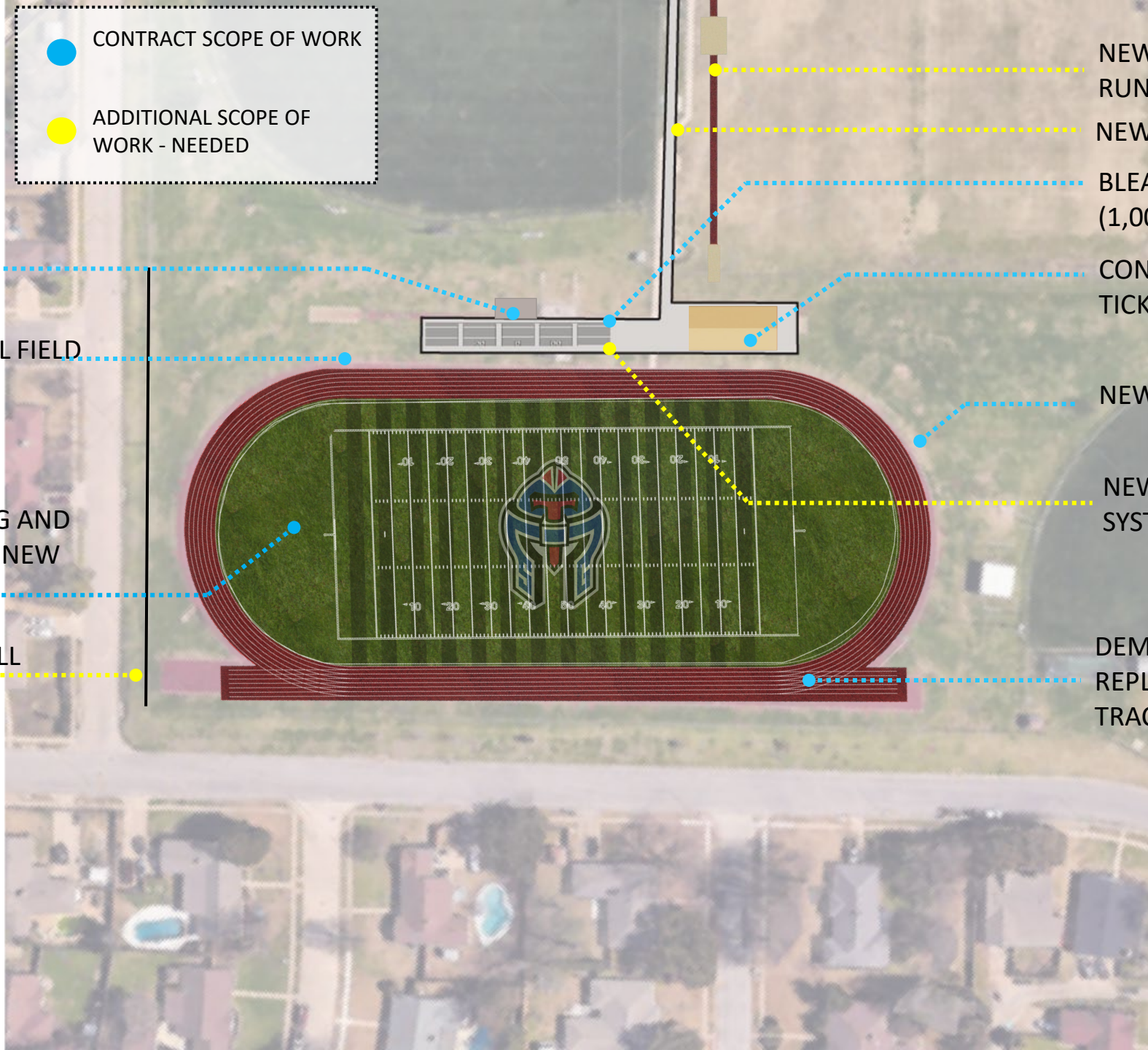
BLEACHERS (1,000 SEATS)

CONCESSIONS & TICKETING BUILDING

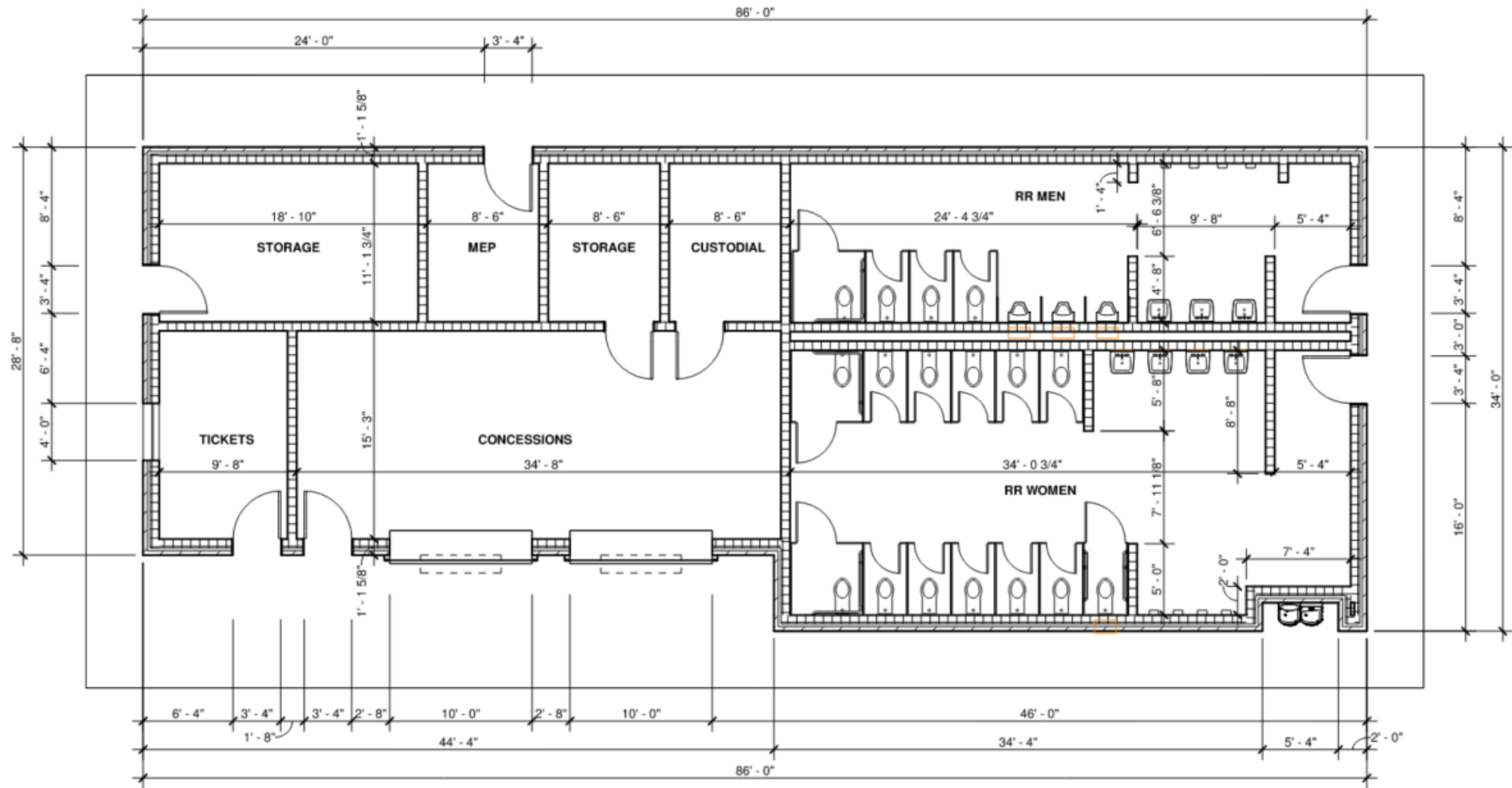
NEW SCOREBOARD

NEW SOUND SYSTEM/SPEAKERS


DEMO EXISTING AND REPLACE WITH NEW TRACK



Concessions Building



Concession/toilet/ticketing building to be built at each campus



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 S1B PRESENTATION

ATHLETICS PACKAGE - FOOTBALL FIELDS (X3)

GARLAND ISD

June 25, 2025

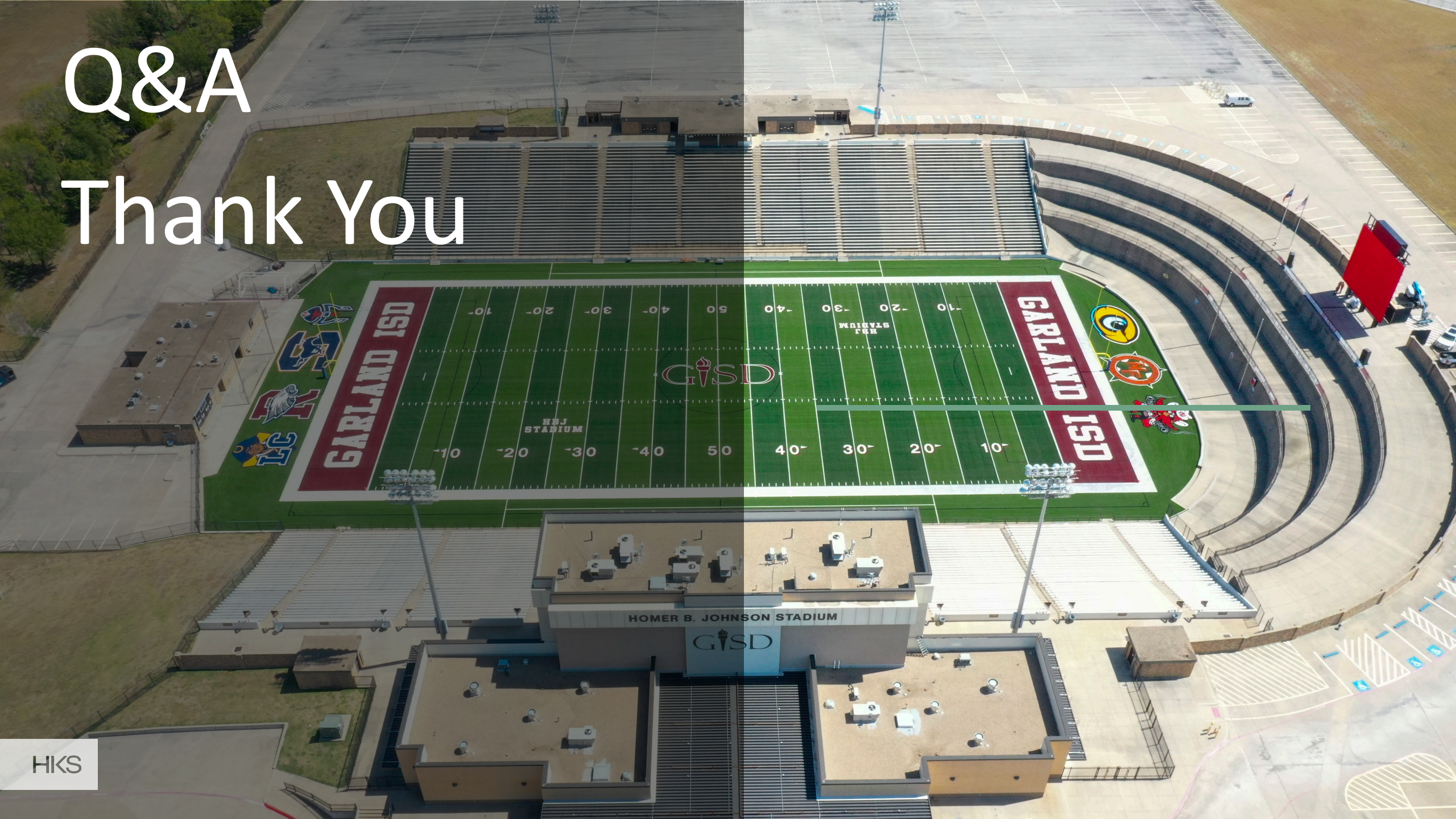
PHASE ACTIVITY	2024			2025												2026												
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Design and Documentation																												
Site Investigation																												
Programming																												
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

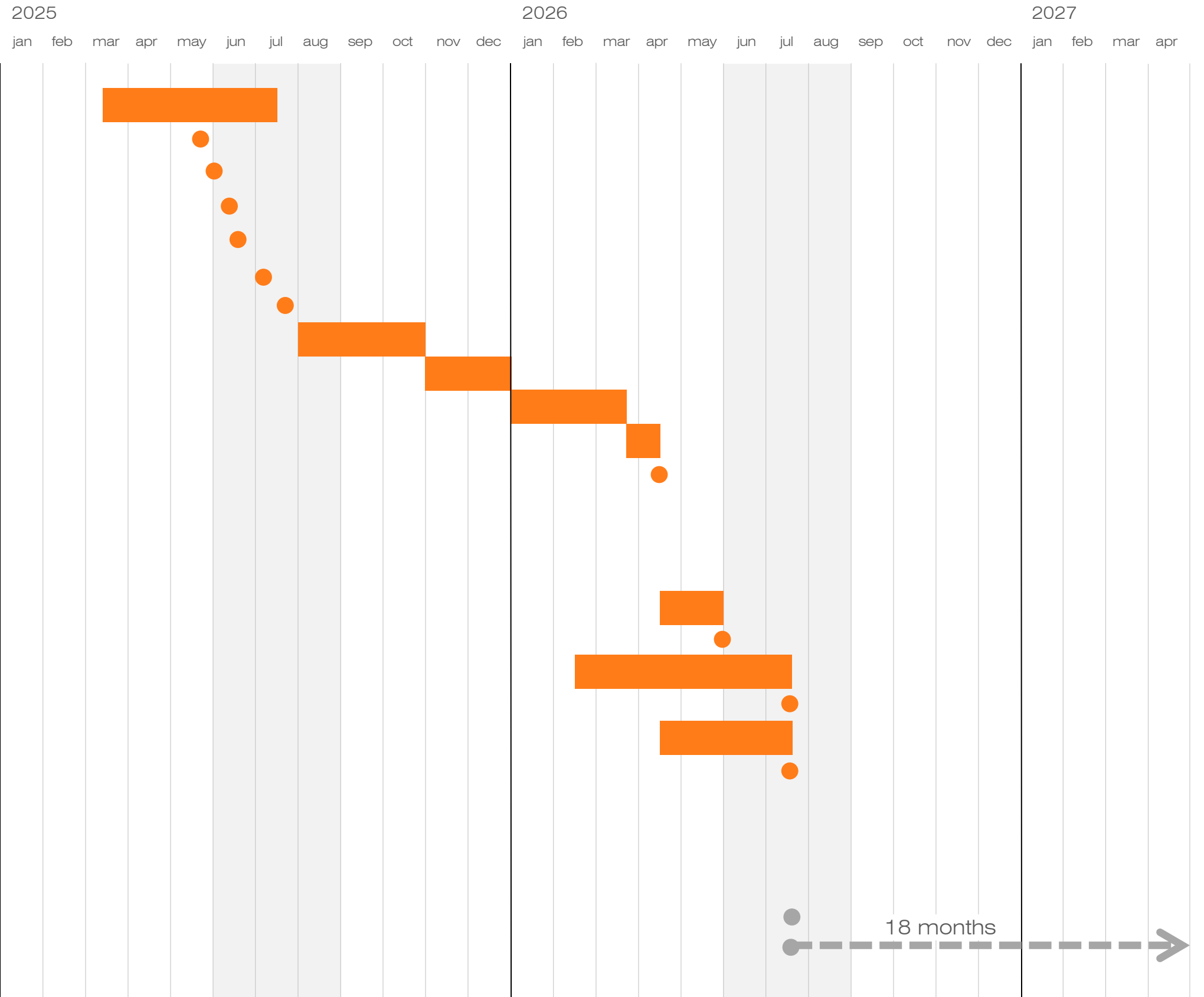
- Building Permit Received 07.17.26

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
01 ADMINISTRATION AND STAFF SPACES					0		23,370	1.35	31,550	
COMMUNITY SHARED SPACES					0		4,200	1.35	5,670	
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.
ENROLLMENT / LANGUAGE TESTING					0		6,340	1.35	8,559	
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
ATTENDANCE / BEHAVIOR					0		4,610	1.35	6,224	
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	GRS 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.
FAMILY AND COMMUNITY ENGAGEMENT					0		2,780	1.35	3,753	
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.
CLINIC					0		1,540	1.35	2,079	
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.
PROFESSIONAL DEVELOPMENT CENTER SPACES					0		3,900	1.35	5,265	
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
01 BUILDING MANAGEMENT AND SUPPORT SPACES					0		1,780	1.35	2,403	
BUILDING INFRASTRUCTURE SPACES					0		500	1.35	675	
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			
BUILDING SUPPORT SPACES					0		1,280	1.35	1,728	
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			
AREA TOTALS										
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
01 ACADEMIC SPACES					561		22,200	1.35	29,970	
NEWCOMERS MIDDLE SCHOOL ACADEMIC SPACES					185		8,000	1.35	10,800	
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		
NEWCOMERS HIGH SCHOOL ACADEMIC SPACES					190		7,800	1.35	10,530	
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 Intelligence 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		
NON-TRADITIONAL ACADEMIC SPACES					186		6,400	1.35	8,640	
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
02 ADMINISTRATION AND STAFF SPACES					0		7,620	1.35	10,287	
CENTRAL ADMINISTRATION SPACES					0		3,330	1.35	4,496	
1 Reception Area	1					600	600			
2 Registrars Office	1					150	150			
3 Open Office Area	1					180	180			
4 Principal Office	1					220	220			Includes space for 2 Aides.
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			
GUIDANCE AND COUNSELING SPACES					0		1,580	1.35	2,133	
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			
CLINIC SPACES					0		910	1.35	1,229	
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			
TEACHER SUPPORT SPACES					0		1,800	1.35	2,430	
1 Teacher Lounge	1					400	400			
2 Teacher Planning Room	3					200	600			
3 Teacher Conference Room	1					800	800			
03 COMMUNITY STAKEHOLDER SPACES					0		5,600	1.35	7,560	
CAFETERIA SPACES					0		2,900	1.35	3,915	
1 Cafeteria	1					2,500	2,500			4 Lunch Periods. Largest to accommodate 150 students.
2 Chair Table Storage Room	1					400	400			
KITCHEN AND FOOD PREP SPACES					0		2,700	1.35	3,645	
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
04 MEDIA CENTER SPACES					0		3,600	1.35	4,860	
MEDIA CENTER					0		2,650	1.35	3,578	
1	Library Stacks	1				2,000	2,000			
2	Circulation Deck Area	1				150	150			
3	Classroom Area	1				500	500			
MEDIA CENTER COLLABORATION SPACES					0		480	1.35	648	
1	Large Collaboration Room	1				280	280			
2	Small Collaboration Rooms	2				100	200			
MEDIA CENTER SUPPORT SPACES					0		470	1.35	635	
1	Library Office	1				120	120			
2	Library Work Room	1				150	150			
3	Textbook Storage	1				200	200			Reduced from 350sf to 200sf.
05 FITNESS AND WELLNESS SPACES					0		8,300	1.35	11,205	
ATHLETIC TRAINING SPACES					0		6,340	1.35	8,559	
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			
ATHLETIC SUPPORT SPACES					0		1,960	1.35	2,646	
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			
06 PERFORMING ARTS AND VISUAL ART SPACES					0		0	1.35	0	
ART SPACES					0		0	1.35	0	
1	None	0				0	0			
MUSIC SPACES					0		0	1.35	0	
1	None	0				0	0			

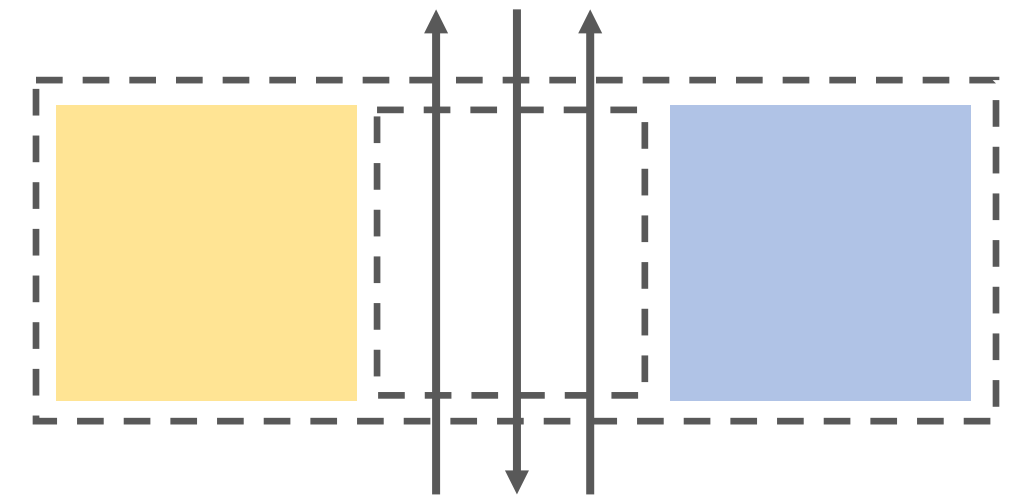
Space Program – Memorial Pathway Academy

	qty	tea sf / pp	students	usage factor	total	nsf	total nsf	grossing	total gsf	comments
07 BUILDING MANAGEMENT AND SUPPORT SPACES					0		2,760	1.35	3,726	
BUILDING INFRASTRUCTURE SPACES					0		700	1.35	945	
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			
BUILDING SUPPORT SPACES					0		2,060	1.35	2,781	
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			
AREA TOTALS										
TOTAL TEACHING STATIONS	30									
TOTAL STUDENTS					561					
TOTAL NET SQUARE FEET							50,080			
TOTAL GROSS SQUARE FEET									67,608	

03 | planning concept

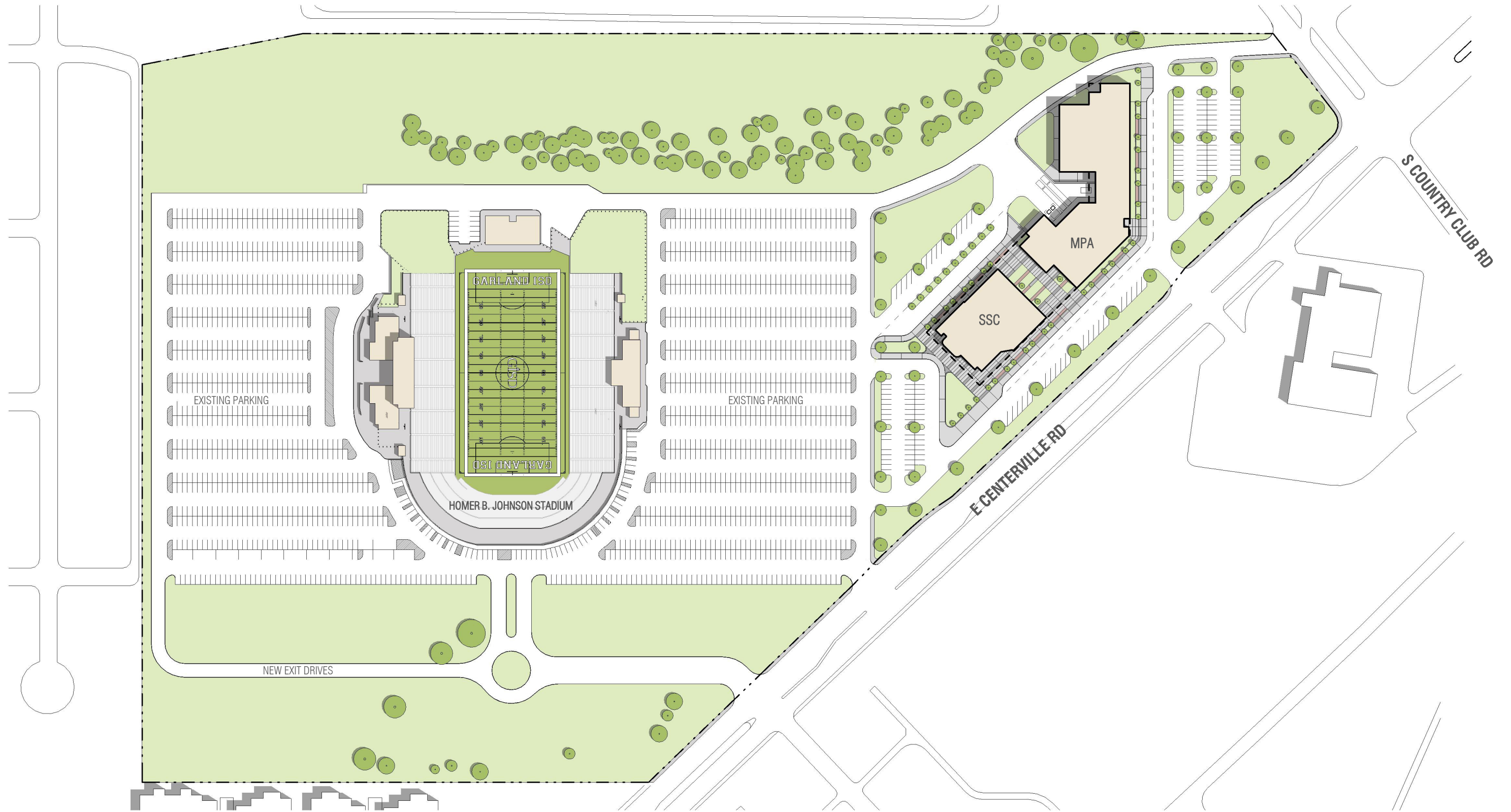
the gateway:

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



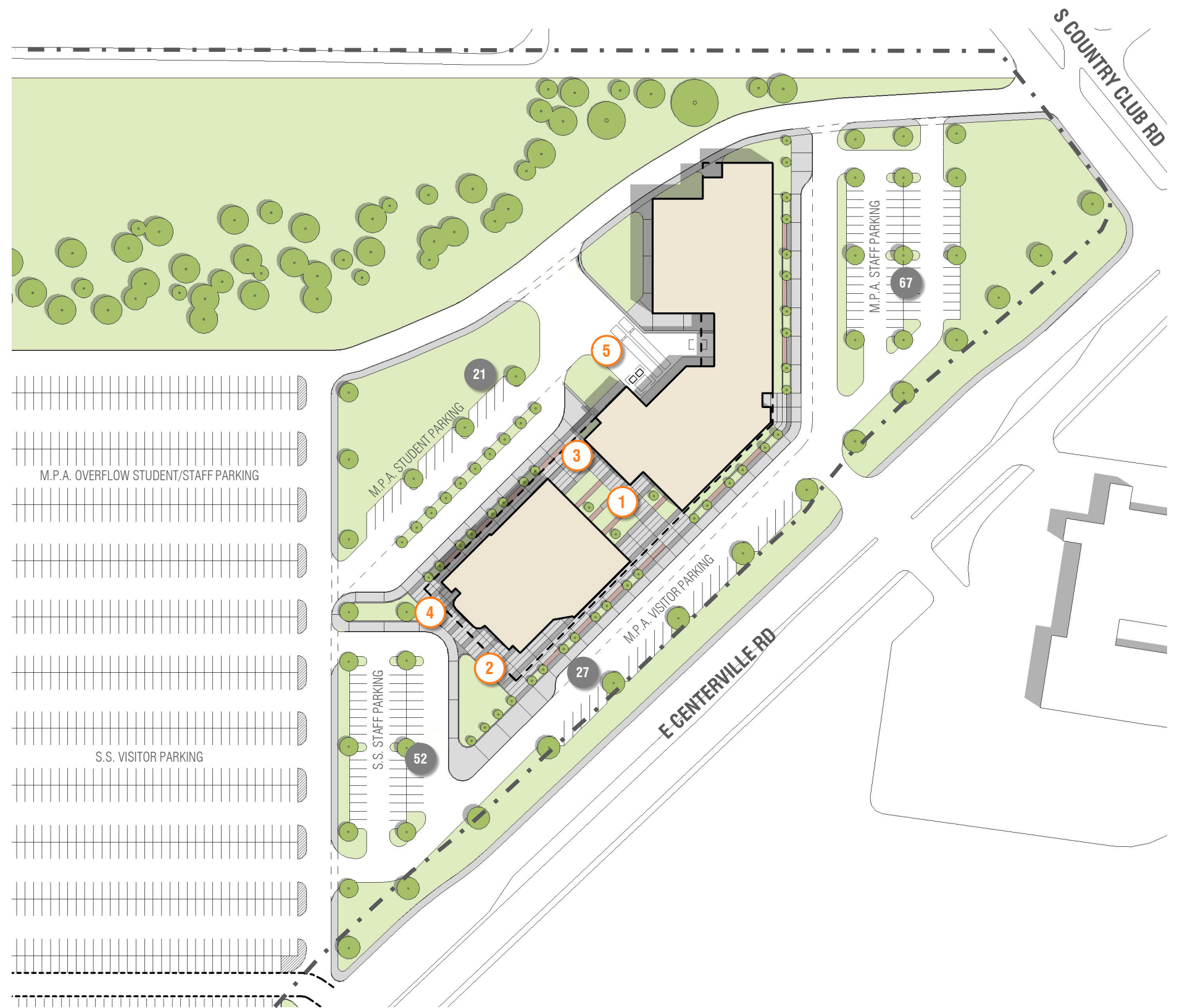
Site Plan Notes

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:



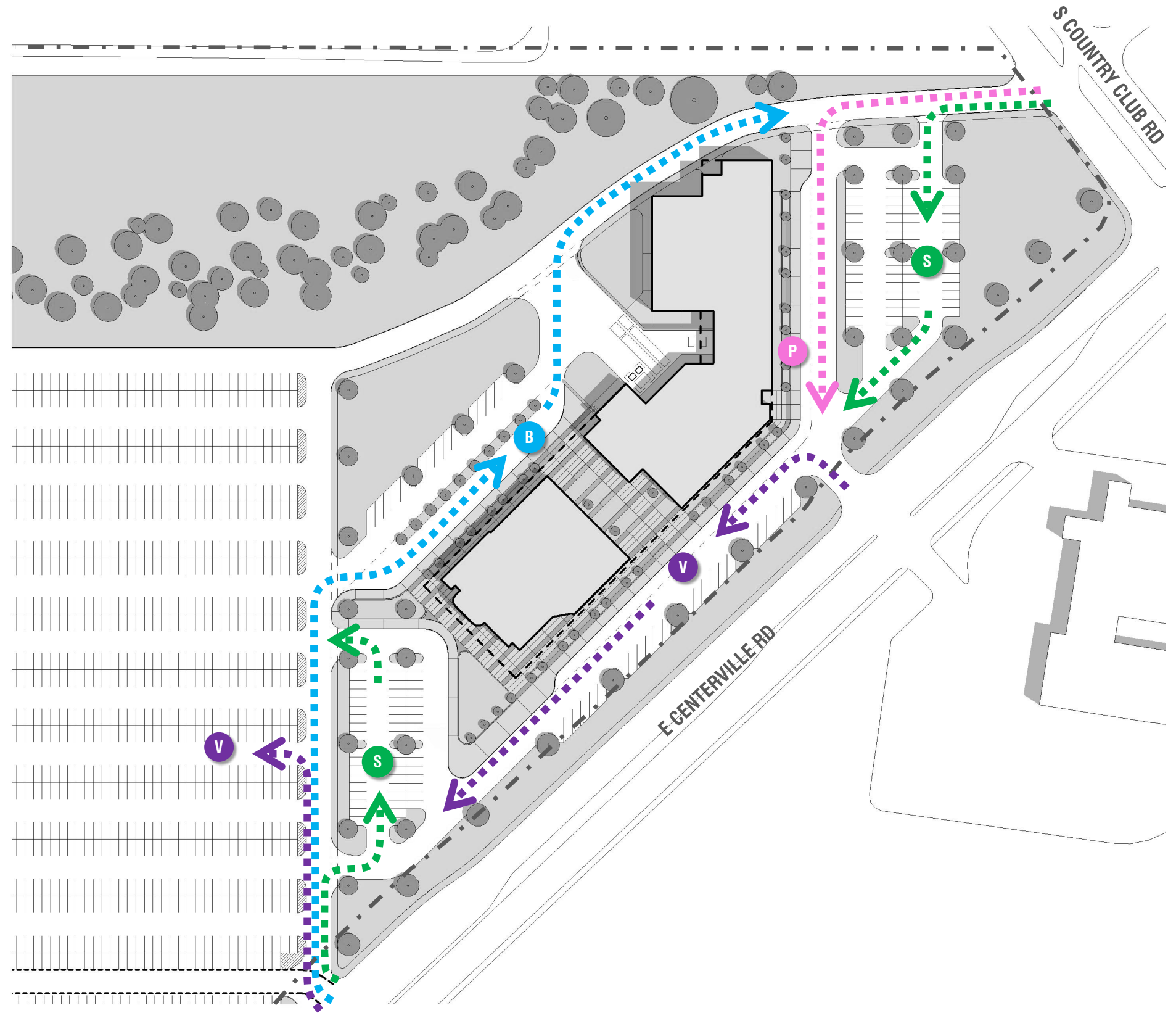
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- P PARENT DROP OFF | PICK UP
- B BUS DROP OFF | PICK UP
- V VISITOR PARKING
- S STAFF PARKING
- S SERVICE AREA



traffic circulation diagram



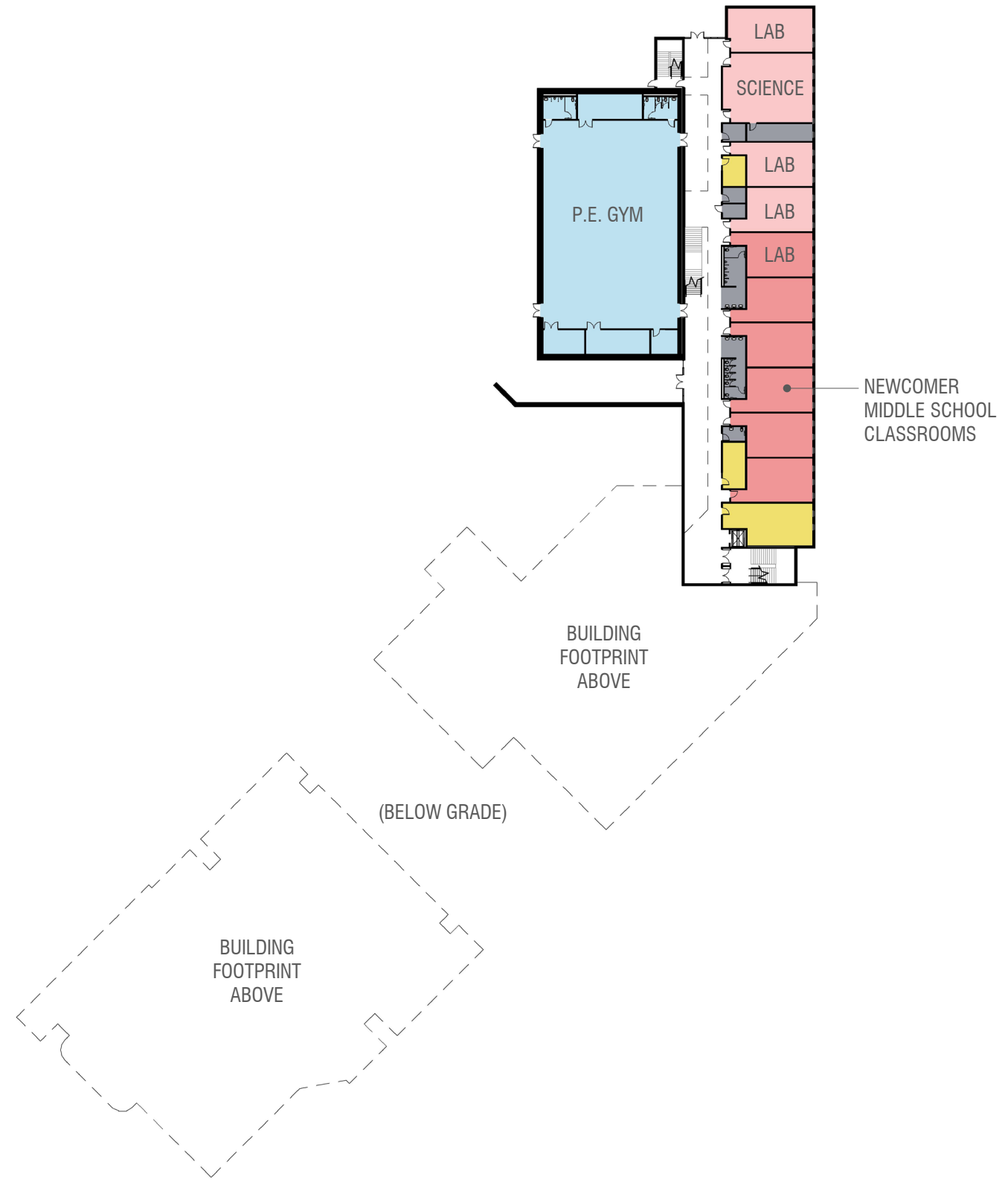
05 | floor plans

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

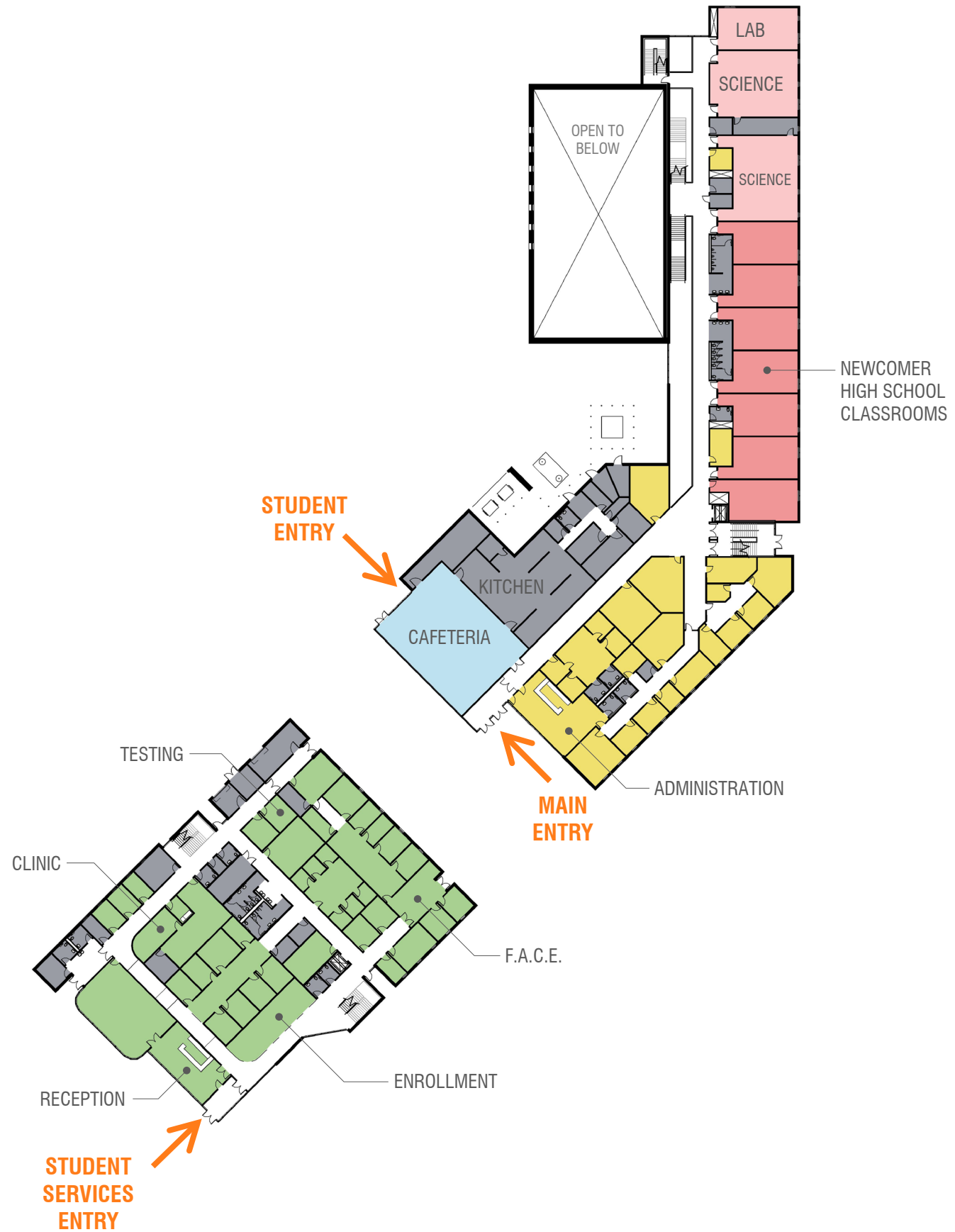


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level 01 floor plan

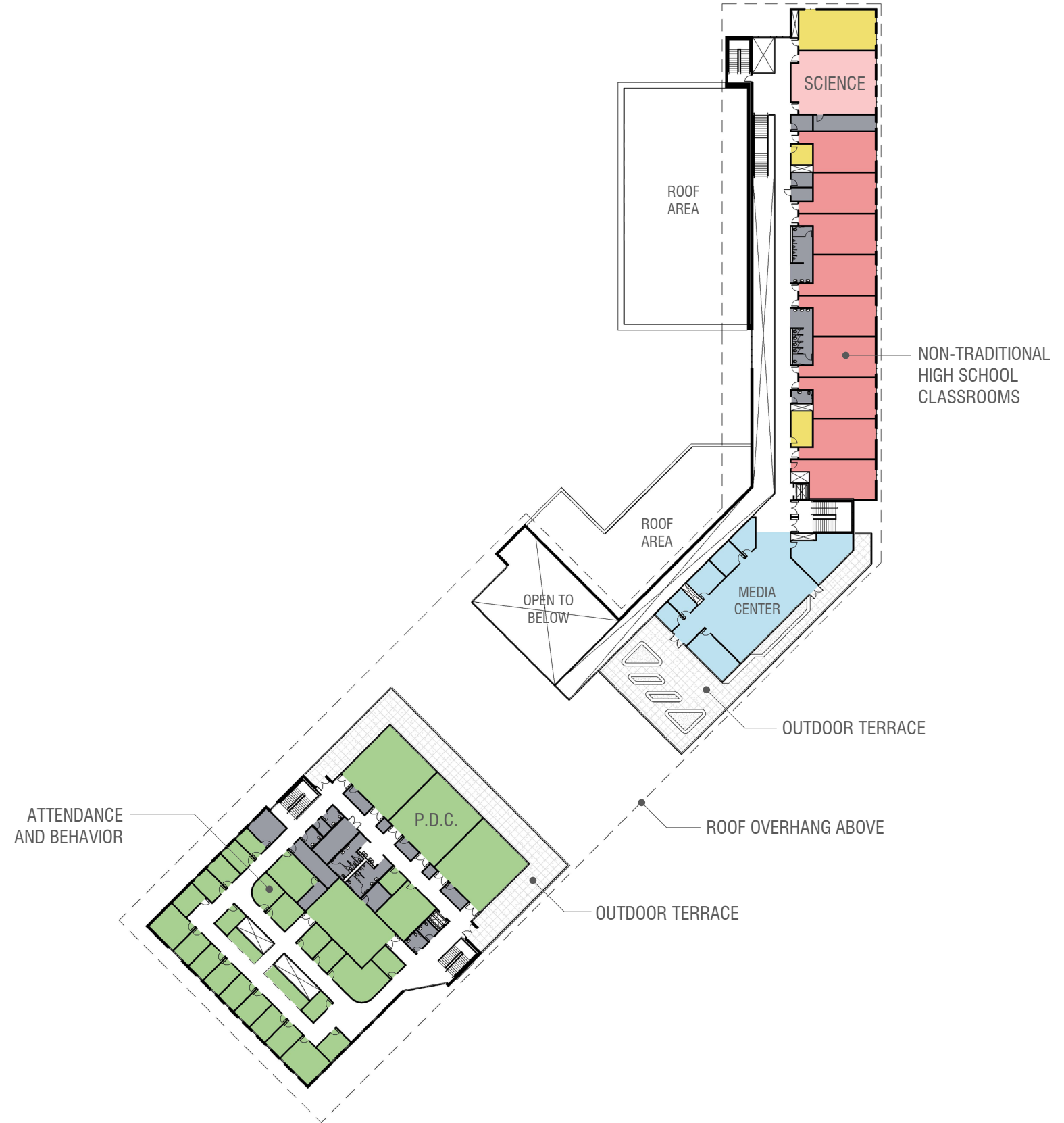
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- CORE ACADEMIC SPACES
- SHARED ACADEMIC SPACES
- ADMINISTRATIVE SPACES
- COMMUNITY SPACES
- SERVICE SPACES
- STUDENT SERVICES



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

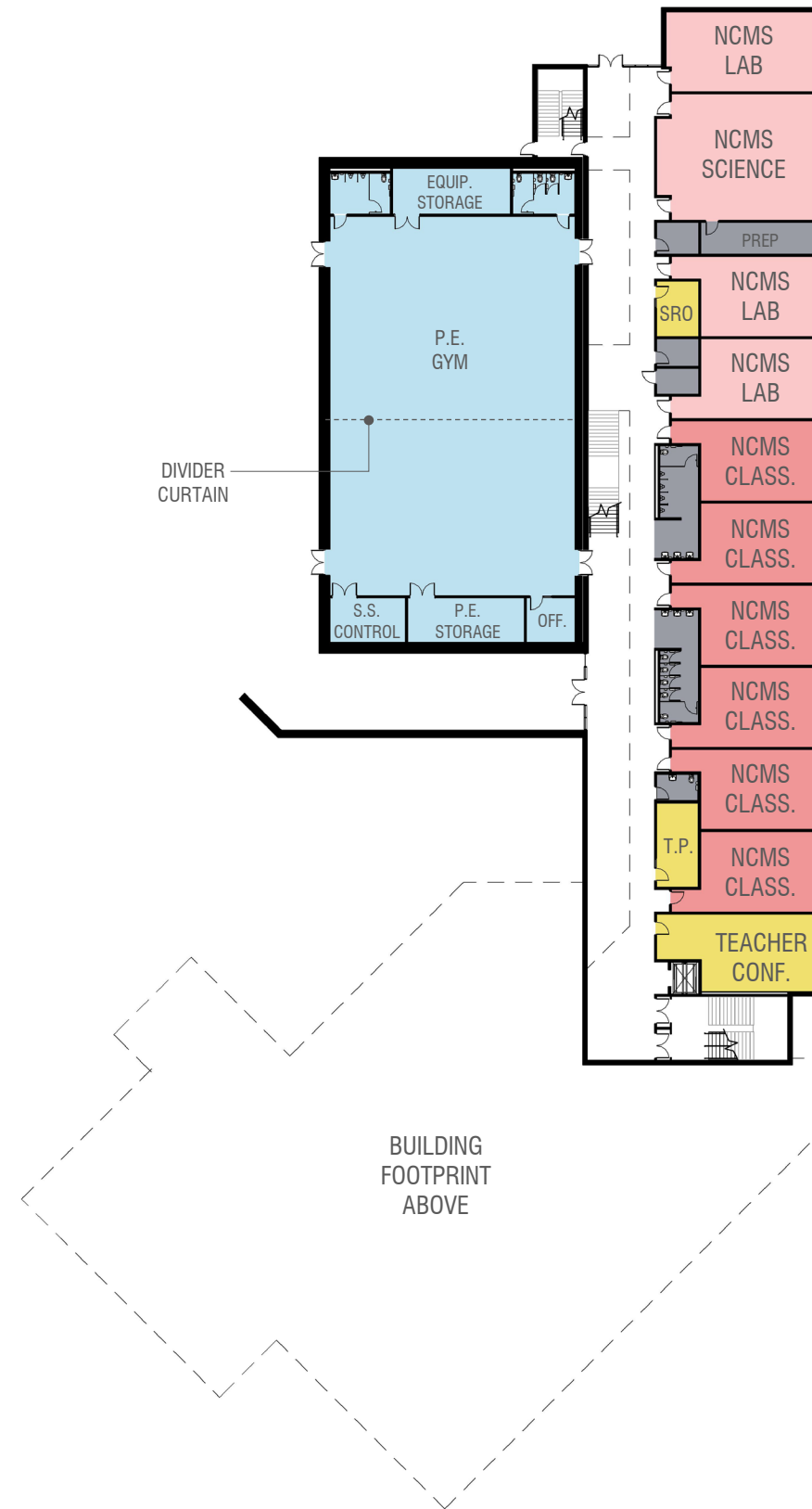
level 02 floor plan – student services center



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

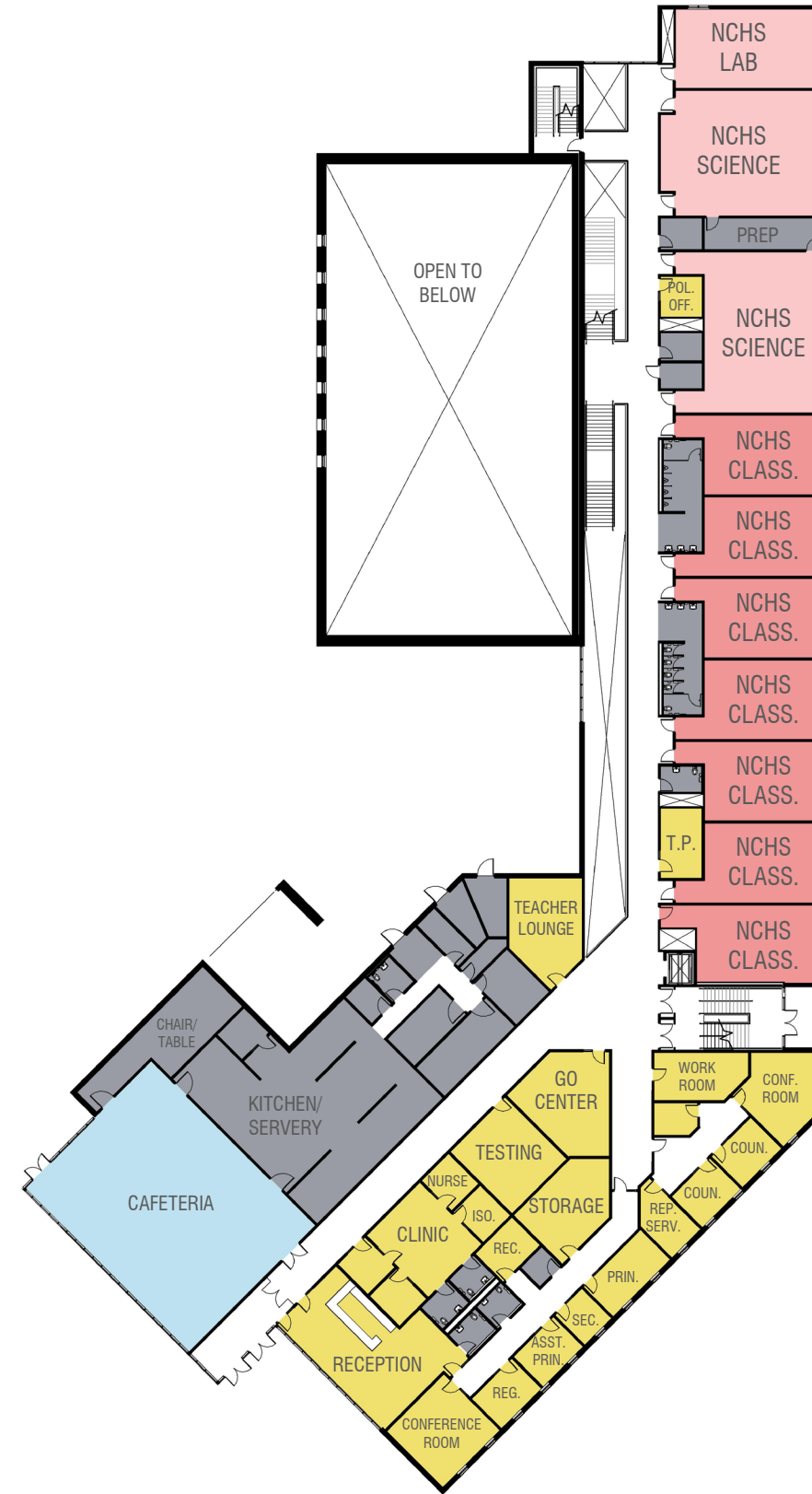
level 00 floor plan – memorial pathway academy



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.



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.

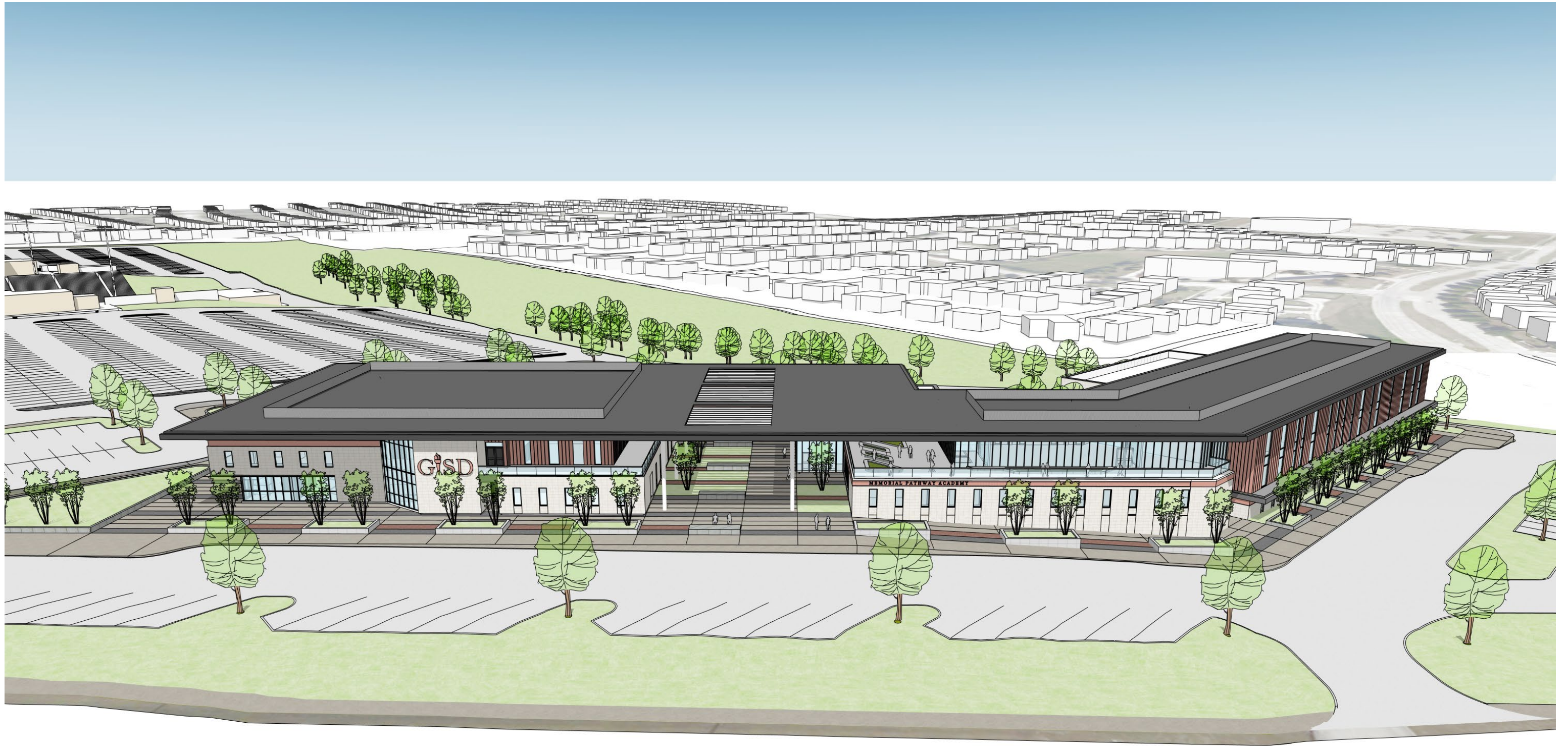


- CORE ACADEMIC SPACES
- SHARED ACADEMIC SPACES
- ADMINISTRATIVE SPACES
- COMMUNITY SPACES
- SERVICE SPACES
- STUDENT SERVICES

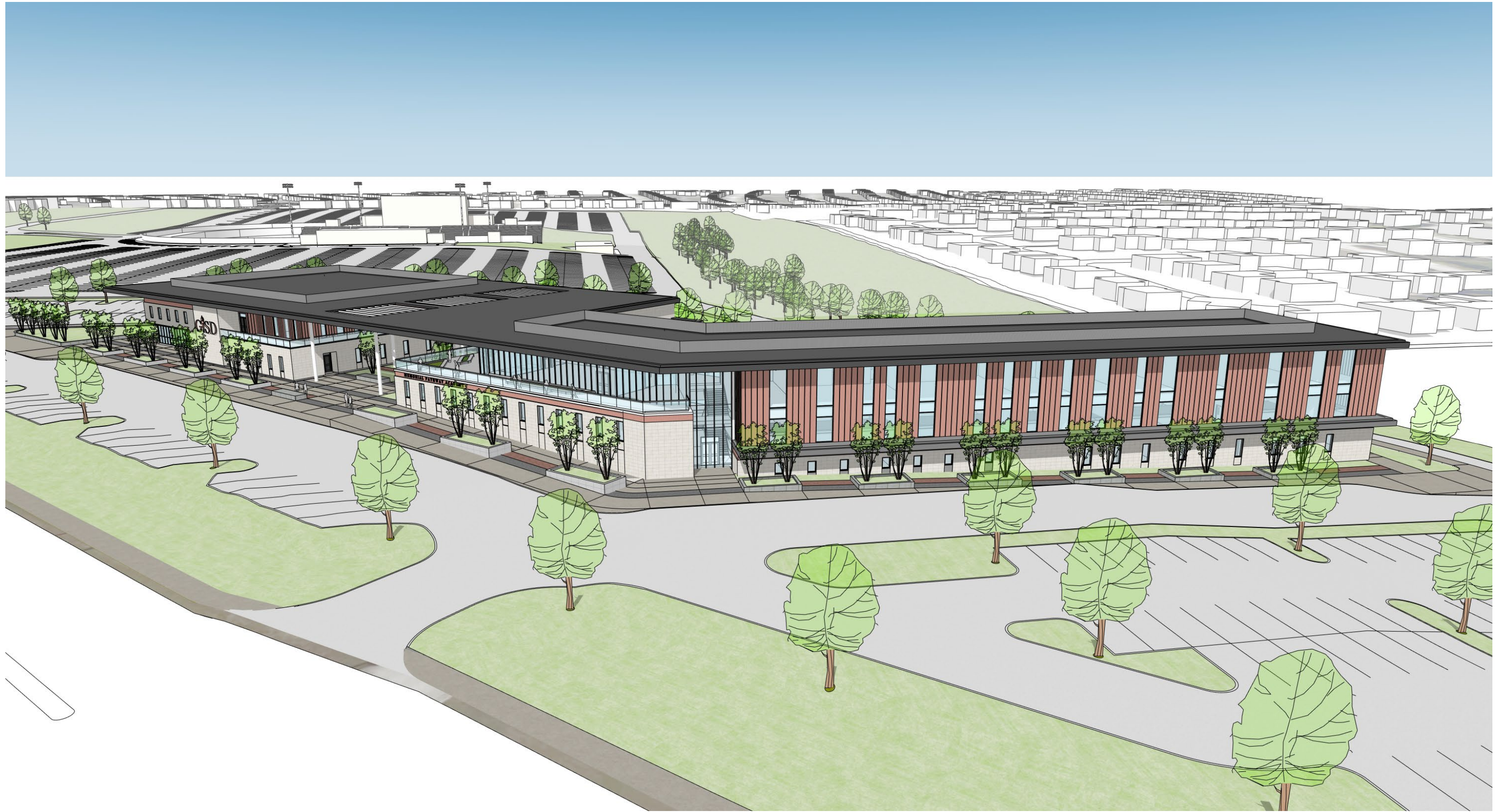
level 02 floor plan – memorial pathway academy



06 | exterior renderings



front elevation from centerville road



memorial pathway academy academic bar



service and bus drop off elevation



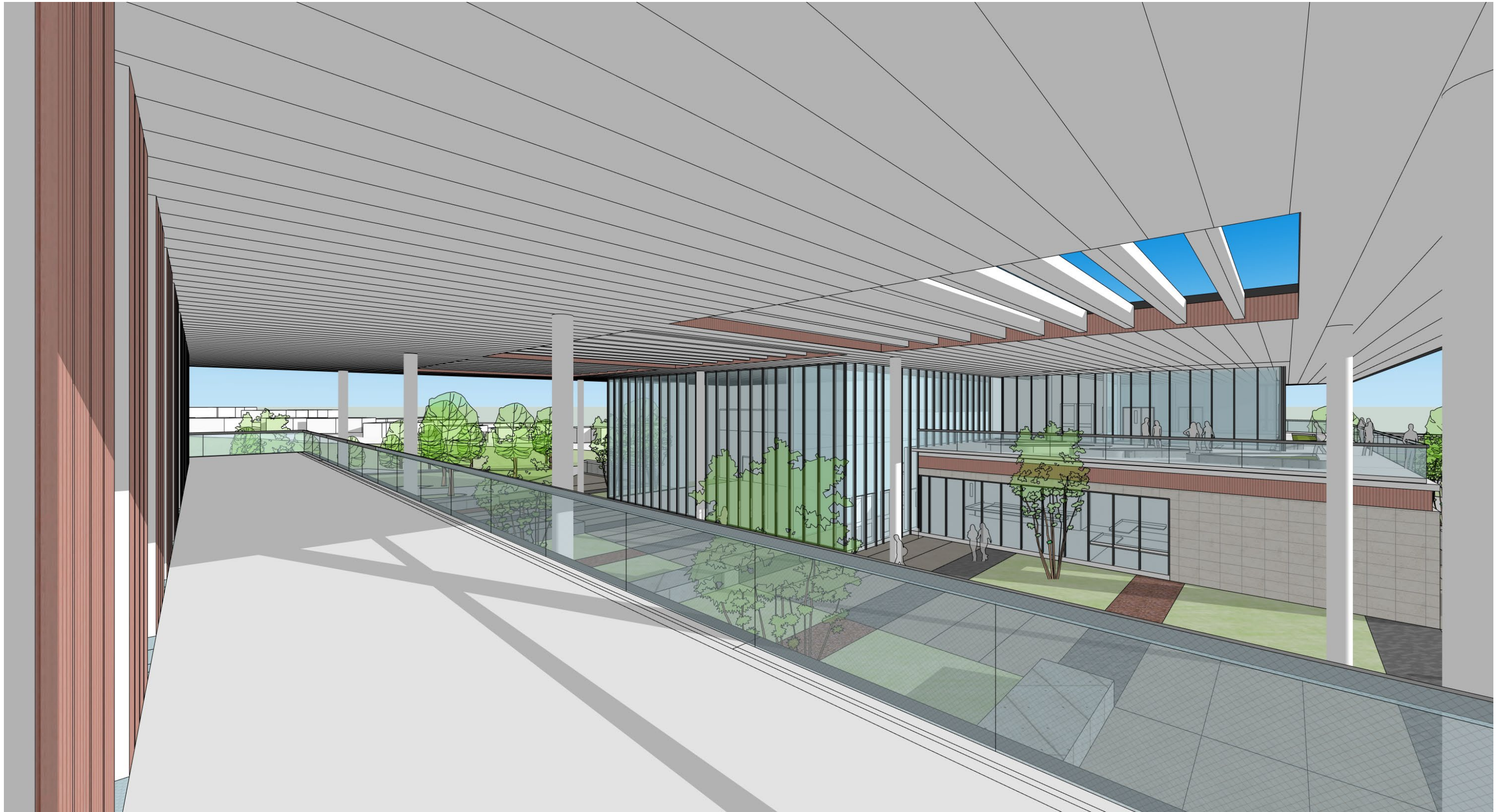
student services northwest entrance



student services main entrance



memorial pathway academy entrance



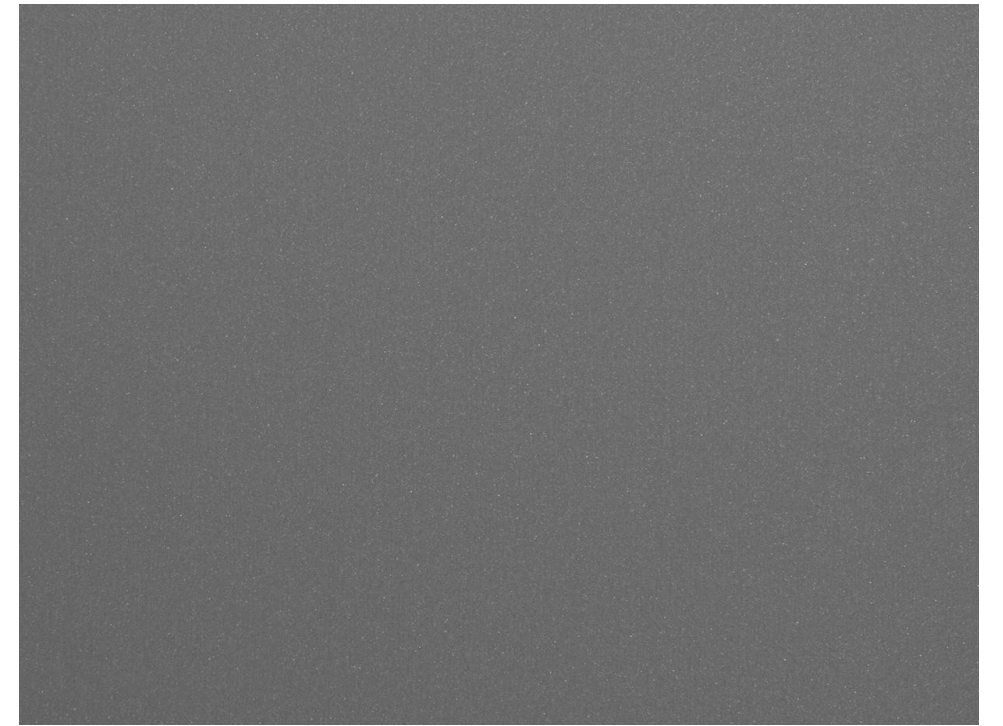
view from professional development terrace



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
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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	\$430,533 (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	\$131,422 (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
TOTAL SCORE for All Criterias =		100	92	74	90	84	95	84	66

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