

Garland Independent School District

Board of Trustees

Special Meeting

Tuesday, July 28, 2026

Agenda

4:30 PM

I. Call to Order and Determination of Quorum

II. Public Forum: Members of the public who wish to make comments must complete the Public Comment Participation Request Form online no later than 4:00PM the day before the meeting date indicated in the posting notice. Comments may be read aloud at the meeting by a designated speaker; or the requestor may come in person to the meeting and deliver comments themselves. In addition, comments must be limited to issues that can be presented in a public forum and directly related to the posted agenda topics. Complaints about student discipline, specific student issues or personnel must be addressed through appropriate administrative channels, in accordance with the Texas Open Meetings Act and Board policy. For more information about public forum procedures, please review the Public Forum Procedures at the following link: <https://garlandisd.net/about/board-trustees/public-forum-procedures>.

III. Superintendent's Message

IV. Information Items

A. Receive Presentation on Bond 2023 Program Summary Update – 3
Javier Fernandez

V. Action Items (Non Consent)

A. New Bids

1. Contract 510-04-4.6 — Consider Approval of Recommended 148
Guaranteed Maximum Price (GMP) for Bond 2023 New Memorial
Pathway Academy/Student Services Center – **Javier Fernandez**

VI. Executive Session: Executive session will be held for purposes permitted by Texas Open Meetings Act, Texas Government Code Section 551.001 et seq.

A. Pursuant to Texas Government Code Section 551.071, private consultation with the Board's attorney, in person or by phone, when the Board seeks the advice of its attorney about: 1) pending or contemplated litigation; 2) a settlement offer; or 3) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

B. Pursuant to Texas Government Code Section 551.074, deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

C. Pursuant to Texas Government Code Section 551.076. Deliberations Regarding Security Devices or Security Audits.

VII. Adjournment



BOARD OF TRUSTEES AGENDA

Date: July 28, 2026

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 28, 2026

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		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												2027		
	Q1			Q2			Q3			Q4			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	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	
Part 1: Softball/Baseball Improvements NFHS, RHS, SHS			A/E SELECT 4/25/202		DESIGN		GC PROCURE		CONSTRUCTION				OCCUPY		CONSTRUCTION				CLOSE																																
Part 2: Softball/Baseball Improvements SGHS, NGHS, LCHS			A/E SELECT 4/25/202				DESIGN						GC PROCURE 05/14/24		CONSTRUCTION				OCCUPY		CONSTRUCTION				CLOSE																										
Part 3: Softball Improvements GHS			A/E SELECT 4/25/202													DEMO/NEW DESIGN				ABATEMENT SOUTH						PERMIT + GC PROCURE				CONSTRUCTION					OCCUPY		CLOSE														
Part 3: Baseball Improvements GHS																NEW DESIGN											ABATEMENT NORTH			CONSTRUCTION						OCCUPY		CLOSE													



Project Summary PH1BP01 Softball/Baseball Improvements



Garland HS Baseball/Softball Site (Williams Stadium)



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers

2023						2024						2025						2026						2027													
Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1							
Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar					
	A/E SELECT 9/12/2023		CMaR SELECT 12/7/23			DESIGN						CMaR SOLICIT			CONSTRUCTION														MOVE IN/ OCCUPY		CLOSE						
												PERMIT																									

Construction Stage														
Facility Name	Sitework	Site Utilities	Envelope				Interior							
	Fire Lane	Gas	CMU	Glazing	Metal Panels	Veneer Masonry	Paint	Ceilings	Flooring	Millwork	Door & Hardware	Turf	Ceramic Tile	MEP Trim
GHS Williams Stadium	100%	95%	100%	100%	70%	100%	95%	100%	100%	100%	100%	100%	100%	100%
SGHS	100%	100%	100%	100%	70%	100%	65%	95%	85%	85%	100%	100%	100%	85%
NGHS	100%	95%	100%	100%	85%	100%	80%	95%	85%	85%	85%	100%	100%	85%
LCBS	85%	95%	100%	0%	0%	20%	20%	0%	0%	0%	0%	0%	0%	0%
NFHS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
RHS	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
SHS	100%	95%	100%	100%	80%	100%	100%	100%	100%	100%	100%	100%	100%	100%

- CORE Construction received Substantial Completion on Naaman Forest HS 6/19/26.



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Garland High School (Williams Stadium)



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Garland High School (Williams Stadium)



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Garland High School (Williams Stadium)



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



South Garland High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



South Garland High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



South Garland High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



North Garland High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



North Garland High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



North Garland High School



Project Summary PH1BP02 High School Fieldhouses and Multi-Program Activity Centers



Lakeview Centennial High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Lakeview Centennial High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Naaman Forest High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Naaman Forest High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Naaman Forest High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Rowlett High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Rowlett High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Rowlett High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Sachse High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers

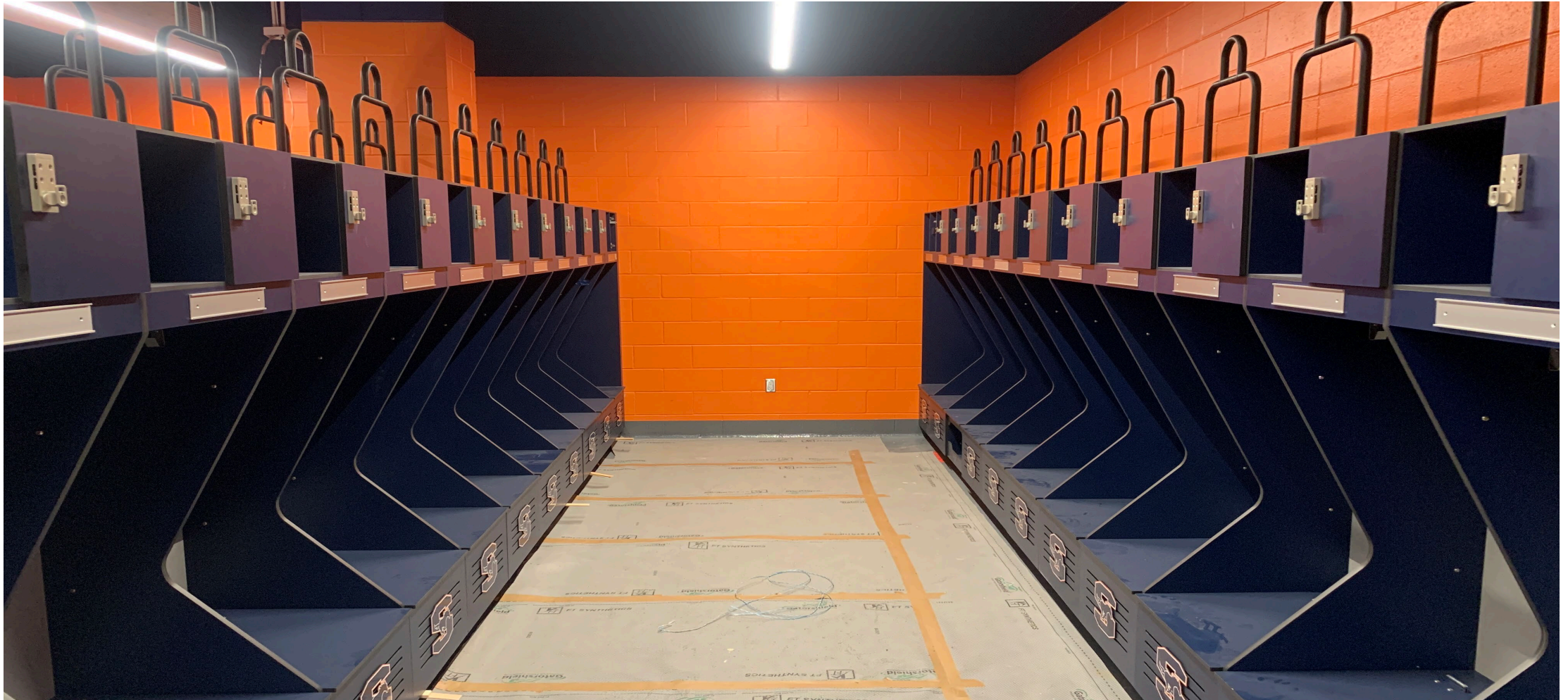


Sachse High School



Project Summary PH1BP02

High School Fieldhouses and Multi-Program Activity Centers



Sachse High School



Freeman Elementary Replacement School Construction Schedule

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																																

Construction Stage												
Sitework	Structure			Interior						Exterior		
Drive Lane Paving	Doors & Windows	Brick Masonry	Roofing	Interior Framing	MEP Rough-in	Ceiling	Painting	Flooring	Lighting	Landscaping	Playground	Fencing
40%	80%	45%	60%	100%	75%	20%	10%	0%	0%	0%	0%	0%

- Freeman Elementary replacement school to be substantially completed in November 2026.
- FF&E/move-in during November/December 2026 with occupancy in January 2027.



Project Summary PH1BP03 Freeman Elementary





Project Summary PH1BP03 Freeman Elementary





Project Summary PH1BP03 Freeman Elementary





Garland Independent School District Proposition A

2023					2024												2025												2026												2027					
Q3		Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1																	
Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	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			CLOSE		
																	PERMIT																													

Construction Stage														
Structure				Envelop					Interiors					
ICF	Structural Steel	Ext Framing	Doors & Windows	CMU	Roof	Glazing	Veneer Masonry	Metal Panels	Interior Framing	MEP Rough-in	Ceiling	Painting	Flooring	Lighting
100%	100%	100%	60%	75%	70%	10%	30%	0%	75%	35%	15%	0%	0%	0%

Project Description

- Hillside Academy demolition
- New Kimberlin Academy for Excellence campus
- New facility will serve as a consolidated campus for students from the merged Hillside/Kimberlin Elementary Schools
- Development of a modern, state-of-the-art 3-story educational environment
- Beautiful building with a 3rd-floor terrace and an Igloo Immersive interactive lab
- Inclusion of a storm shelter for enhanced safety and code compliance
- Creation of outdoor learning areas to support flexible instruction



Project Summary PH1BP04 Kimberlin Academy for Excellence





Project Summary PH1BP04 Kimberlin Academy for Excellence





Project Summary PH1BP04 Kimberlin Academy for Excellence





Garland Independent School District Proposition A

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

Construction Stage																				
Exteriors										Interiors										
New Additions										Renovations										
Campus	ICF	Structural Steel	Roof	CMU	Glazing	Metal Panels	Veneer Masonry	Admin Suite	Student Wing	Café	Kitchen	Boys Locker Room	Girls Locker Room	Science Labs	Dance Room	Re-Roof	Fire Alarm	HVAC	Wall Pack Lighting	Kiln
LCHS	60%	65%	0%	0%	0%	0%	0%	30%	40%	25%	15%	0%	0%	N/A	0%	N/A	N/A	80%	100%	100%
NFHS	N/A	100%	100%	100%	100%	100%	100%	100%	N/A	30%	N/A	0%	0%	80%	0%	90%	90%	N/A	100%	N/A

Exteriors

- Interior locker rooms renovation
- Cafeteria expansion
- New dance studio
- Kitchen renovation with new appliances and new layout
- New gymnasium sound system
- Auditorium renovation
- New administrative addition
- New student wing addition with storm shelter

Interiors

- Roof replacement across multiple building sections
- Parking lot lighting
- Interior locker rooms renovation
- Cafeteria expansion
- New dance studio
- New gymnasium sound system
- Auditorium renovation
- New administrative addition



Project Summary PH1BP05 Lakeview Centennial HS





Project Summary PH1BP05

Lakeview Centennial HS





Project Summary PH1BP05

Naaman Forest HS





Project Summary PH1BP05

Naaman Forest HS





Project Summary PH1BP07

Elementary Fencing

2023					2024												2025												2026												2027		
Q3		Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1														
Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
A/E SELECT 9/12/2023		DESIGN														GC PROCURE			RE-SOLICIT						CONSTRUCTION														CLOSE				

Scope -

Installation of secure fencing at 37 elementary campuses

- 14 of 37 campuses 100% complete
- Access Control Systems - testing

								Construction Stage							
Facility Name	Demolition	Excavation	Set Posts	IT and Electrical	Concrete	Fence Install	Gates Finish	Facility Name	Demolition	Excavation	Set Posts	IT and Electrical	Concrete	Fence Install	Gates Finish
Weaver ES	100%	100%	100%	90%	100%	100%	100%	Armstrong ES	100%	100%	100%	90%	100%	100%	100%
Luna ES	100%	100%	100%	90%	100%	100%	100%	Abbott ES	100%	100%	100%	90%	100%	100%	100%
Sewell ES	100%	100%	100%	90%	100%	100%	100%	Bradfield ES	100%	100%	100%	90%	100%	100%	100%
Shugart ES	100%	100%	100%	90%	100%	100%	100%	Herfurth ES	100%	100%	100%	90%	100%	100%	100%
Spring Creek ES	100%	100%	100%	90%	100%	100%	100%	Liberty Grove ES	100%	100%	100%	75%	100%	100%	100%
Back ES	100%	100%	100%	50%	100%	100%	100%	Lister ES	100%	100%	100%	75%	100%	100%	100%
Dorsey ES	100%	100%	100%	75%	100%	100%	90%	Northlake ES	100%	100%	100%	50%	100%	100%	100%
Steadham ES	100%	75%	75%	25%	75%	50%	25%	Cooper ES	100%	100%	100%	25%	100%	100%	90%



Project Summary PH1BP07

Elementary Fencing



Cooper Elementary School



Project Summary PH1BP07

Elementary Fencing



Dorsey Elementary School



Project Summary PH1BP07

Elementary Fencing



Northlake Elementary School



Project Summary PH1BP07

Elementary Fencing



Shugart Elementary School – Delivery Area



Project Summary PH1BP09; PH2BP09; PH3BP09; PH4BP07; PH5BP07

Fire Alarm

2024						2025												2026												2027												2028									
Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3															
Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep													
DESIGN			CONSTRUCTION												CLOSE																																				
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																													DESIGN		CONSTRUCTION										CLOSE										

- Scope -**
- Installation of new fire alarm systems at 39 elementary campuses
- 13 of 39 campuses 100% complete
 - 1 installation ongoing (Beaver ES)

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



2025												2026												2027													
Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3							
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep					
			DESIGN				CONSTRUCTION												CLOSE																		
							DESIGN										CONSTRUCTION			CLOSE																	
													DESIGN						CONSTRUCTION			CLOSE															
														DESIGN						CONSTRUCTION			CLOSE														
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																						DESIGN						CONSTRUCTION			CLOSE						
																								DESIGN			CONSTRUCTION			CLOSE							

TKL-âŠ m ç c Cl-ÖtúúŠă North Garland HS, Classical Center at Brandenburg MS, Sellers MS, Armstrong ES, Shorehaven ES, Transition Learning Center

- Installation ongoing at Armstrong ES, Sellers MS, North Garland HS, Shorehaven ES, Classical Center at Brandenburg MS, and Transition Learning Center

South Garland HS, Abbett ES, Beaver Technology Center, Couch ES, Handley ES, Liberty Grove ES, Southgate ES, Toler ES, Watson Technology Center

- Purchase orders received; project installs to commence at completion of all Phase 1 installs.

TKL-Š o Ć MH Cl-ÖfUŠa Naaman Forest HS, Coyle MS, Hudson MS, Schrade MS, Webb MS, Back ES, Ethridge ES, Northlake ES, Pearson ES, Rowlett ES, Spring Creek ES, Weaver ES

- Design review / campus assessments ongoing

tKl-ăȘă π ϑ ρ ζ ηο Cl-ŌłŭłȘă π Pending design



2024-2027 Construction Schedule

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

Construction Stage														
Sitework							Foundation				Structure			
Dirt Work	Plumbing	Gas	Electrical	Domestic Water	Drive Lane Paving	Curb Cuts	Piles/ Piers	Grade Beams	Slabs	Drains	ICF	Structural Steel	Ext Framing	Doors & Windows
100%	15%	15%	15%	15%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

2024-2027 Construction Schedule

- Montclair Elementary School demolition
- New Linda L. Griffin Elementary School campus
- The new campus will serve students from the merged Heather Glen and Montclair Elementary Schools
- Development of a unified and modern learning environment designed to support student success
- Inclusion of a storm shelter for enhanced safety and code compliance
- Creation of outdoor learning areas to support flexible instruction
- Addition of the Linda Griffin Community Center to support school and community engagement



Project Summary PH2BP01 Linda L. Griffin Elementary





Proposition A

2024												2025												2026												2027												2028		
Q1			Q2			Q3			Q4			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	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar												
2/13/2024					KICK-OFF MEETING 7/11/2024		PO ISSUED 7/26/2024		DESIGN												PERMITTING GC PROCURE						Construction												Move In/Occupy			Close Out								

- Located at 5102 Pleasant Valley Road and Ben Road in Sachse, TX
- No storm shelter will be required for Building B and we are moving forward with the permitting process
- Architectural Elements requested by the City of Sachse to be incorporated in the building design presented to Administration for them to choose four of the seven as indicated in the permit review process



Proposition A {2dzúK DI-Njfl-yŘ I { 9 b2NJúK DI-Njfl-yŘ I {

2024				2025								2026								2027								2028							
Q3			Q4	Q1			Q2		Q3		Q4	Q1		Q2		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
	DISCOVERY/ PLANNING			DESIGN										GMP #1 SOLICIT			GMP #2 SOLICIT		CONSTRUCTION										MOVE IN		OCCUPY	CLOSE			
Construction Stage																																			
	Exteriors										Interiors																								
Campus	Re-Roof	Hollow Metal Doors	Water proofing	Dance Area 1	Way Find Signage	Boys Locker Room	Girls Locker Room	Dance Area 2	Gym A/V	New Interior Doors	Switch gear	Early College Program	Auditorium	Ceiling Grid & Tile	Kiln	Elevator	Plumbing	Drinking Fountains	HVAC Upgrades																
SGHS	35%	0%	0%	N/A	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
NGHS	35%	0%	0%	0%	N/A	0%	0%	0%	0%	0%	0%	N/A	0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

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- Complete renovation of the auditorium
- Replacement of metal and built-up roof systems
- Replacement of all interior and exterior doors
- Replacement of secondary switchgear
- Renovation and upgrades to indoor locker rooms
- Renovation of dance room and accessory spaces
- Installation of a new sound system in the competitive gym

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- Complete renovation of the auditorium
- Full renovation of the Early College program area
- Replacement of all interior and exterior doors
- Renovation of indoor locker rooms
- Renovation of dance room and accessory spaces
- Installation of a new sound system in the competitive gym
- Replacement of secondary switchgear
- Replacement of built-up roofing system
- Replacement of art kiln and associated exhaust system
- Upgrades to rooftop HVAC units and chilled water system
- Replacement of drinking fountains



Project Summary PH2BP03

South Garland HS & North Garland HS



North Garland High School



Project Summary PH2BP03

South Garland HS & North Garland HS



South Garland High School



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

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									
DESIGN																		CMaR SOLICIT					CONSTRUCTION																								CLOSEOUT			

Scope -

Security enhancements include creating corridors and adding doors to multiple classrooms for lockdown purposes

- Roof replacements ongoing at Toler ES and Rowlett ES
- Abatement ongoing at Northlake ES
- Renovations ongoing at Toler ES and Rowlett ES; renovations to commence at Northlake ES following abatement.



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



Toler ES Roof



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



Toler ES



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



Rowlett ES Roof



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



Rowlett ES



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



Northlake ES



Proposition A HO /I-Y LdzăŜă

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										
PROJECT KICKOFF	DESIGN																								CSP PROCUREMENT			CONSTRUCTION												CLOSE		

PROJECT KICKOFF /I-Y LdzăŜă

- Drawings for permitting – in progress
- 100% Construction Documents
- Finalizing CSP for bid



Proposition A: Bond Measure for Capital Projects

	2025												2026												2027		
	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
Garland HS			DESIGN									CONSTRUCTION		CLOSE													
Beaver Technology Center															DESIGN			CONSTRUCTION					CLOSE				

Scope -

Work includes replacement of aged-cabling

- Beaver Technology Center installation complete, ongoing system programming
- Garland HS commencement upon receipt of purchase order
- Carver ES commencement upon receipt of purchase order



Project Summary PH2BP14 DDC Controls

- 2023 Bond retrofit replacements are 31 completed, 48 total, 64.58% for the Project
- Expected Project completion date is July 2027

LOCATION	WIRE & DEVICE INSTALL	PROGRAMMING	COMMISSION	SUBSTANTIAL COMPLETION	SCOPE	REMARKS
Bradfield ES	0%	0%	0%		Recommission	
Bullock ES	0%	0%	0%		Recommission	
Ethridge ES	100%	100%	100%	In Progress	Change Out	
Handley ES	100%	100%	75%		Partial Change Out	
Northlake ES	100%	100%	100%	In Progress	Change Out	
Rowlett ES	0%	0%	0%		Change Out	Bond Roofing
Shorehaven ES	100%	100%	60%		Partial Change Out	
Southgate ES	100%	100%	100%		Partial Change Out	
South Garland HS	0%	0%	0%		Change Out	Bond Construction

LOCATION	WIRE & DEVICE INSTALL	QUOTING	COMMISSION	SUBSTANTIAL COMPLETION	SCOPE	REMARKS
Brandenburg MS	0%	0%	0%		Recommission	
Coyle MS	0%	0%	0%		Recommission	
Schrade MS	0%	0%	0%		Recommission	
Sellers MS	0%	0%	0%		Recommission	
Herfurth ES	0%	0%	0%		Recommission	



Project Summary PH3BP01

Walnut Glen Academy for Excellence

2025					2026										2027												2028												
Q4					Q1			Q2		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	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	
DESIGN																CMaR SOLICITATION		CONSTRUCTION														MOVE IN & OCCUPY			CLOSE				
												SITE & BUILDING PERMIT																											

- Demolition GMP construction start is planned for a fall 2026 start
- Schematic Design (SD) will soon be presented to the Board Bond Special Meeting
- Architect and CMaR developed value engineering recommendations for review with FP&CS
- Pfluger presented the Schematic Design to FP&CS
- FP&CS directed Architect to develop a more impactful exterior design for review
- FP&CS directed Architect to proceed into Design Development
- Construction of replacement elementary school for Hickman ES & Walnut Glen Academy



Project Summary PH3BP02 Athletic Package

South Garland HS, North Garland HS, Lakeview Centennial HS

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

Scope -

- Replace field synthetic turf and provide new track*
- Provide new bleacher and press box*
- Provide new concessions stand and restrooms*
- Provide or replace sport lighting with LED system*

- Removing the existing track & field at North and South Garland HS is complete
- Drilling for the field light poles is complete
- Set forms, install rebar, and pour concrete for goal post and scoreboard foundations are complete
- Grading and underground utilities installation ongoing
- Reestablish field drainage ongoing



Project Summary PH3BP02 Athletic Package South Garland HS, North Garland HS, Lakeview Centennial HS



North Garland HS



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

2024			2025												2026												2027											
Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4		
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
KICK-OFF	DESIGN														CSP PROCUREMENT			CONSTRUCTION														CLOSE						
Construction Stage																																						
New Additions																		Renovations																				
Exteriors																		Interiors																				
Campus			Piles / Piers		Grade Beams		Parking Lot Lighting		Structural Steel		Framing		Roof		Demo		Boys Locker Room		Girls Locker Room		Acid Piping		LED Exterior Lighting		Exterior Lighting Controls		Switch gear		Door Hardware									
Austin MS			100%		100%		100%		100%		85%		100%		0%		0%		0%		N/A		100%		100%		N/A		N/A									
Houston MS			100%		100%		N/A		100%		100%		50%		100%		90%		90%		N/A		N/A		N/A		N/A		N/A									
Jackson MS			0%		0%		100%		0%		0%		50%		100%		90%		90%		100%		100%		100%		N/A		N/A									
Abbett ES			N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		0%		100%									
Bradfield ES			N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		0%		100%									

Austin Academy Project Overview

- Installation of new LED parking lot lighting
- Upgrades to exterior campus lighting (LED conversion)
- Construction of a Boys & Girls dressing room addition
- Renovation of locker rooms, including new fixtures, lockers, and interior finishes

Houston MS Project Overview

- Replacement of an older portion of the roof
- Replacement of exterior sealant joints
- Construction of a Boys & Girls dressing room addition
- Renovation of locker rooms, including new fixtures, lockers, and interior finishes

Jackson Tech Center Project Overview

- Replacement of built-up roofing system
- Installation of new LED parking lot lighting
- Upgrades to exterior campus lighting (LED conversion)
- Construction of a Boys & Girls dressing room addition
- Renovation of locker rooms, including new fixtures, lockers, and interior finishes

Abbett ES Project Overview

- Replace the service entrance switchgear

Bradfield ES Project Overview

- Replace secondary switchgear



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



Austin MS



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



Houston MS Roof



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



Houston MS



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



Jackson MS Roof



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



Jackson MS



Project Summary PH3BP07

New Dr. Marvin D. Roden 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 SITE SOLICIT			CMaR BUILDING SOLICIT			CONSTRUCTION														MOVE IN	OCCUPY	CLOSE														

Construction Stage							
EXCAVATION							
BUILDING PAD CONDITIONING	BUILDING PAD AGGREGATE TOP CAP	Slabs	Utilities	Parking Lot	Clear and Grub	Clean Up	Dentention pond
100%	100%	0%	20%	50%	100%	NA	100%

Construction Stage													
Sitework		Foundation Work				Structure			Envelope				
Drive Lane Paving	Approaches	Piles / Piers	Grade Beams	Slabs	Drains	ICF (Storm Shelter)	Structural Steel	Ext Framing	CMU	Roof	Glazing	Metal Panels	Veneer Masonry
75%	0%	100%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Scope -

New two-story, 38,500 sq ft Dr. Marvin D. Roden Technology Center located at 2302 Naaman Forest Boulevard

- Detention pond complete, irrigation and landscape installed
- Auger cast pier drilling complete
- Paving 75% complete



Project Summary PH3BP07

New Dr. Marvin D. Roden Technology Center





Project Summary PH3BP07

New Dr. Marvin D. Roden Technology Center



Connector drive to Natatorium



Project Summary PH4BP01

GRCTC Additions

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									CMAA GMP			CONSTRUCTION												CLOSE					
												PERMIT																				

- 50% Construction Documents (CD) design page turn review meeting by Facilities Planning and Construction Services and other departments was completed on June 11, 2026
- Final internal layouts are being reviewed with the various CTE user groups to obtain feedback on the program spaces design
- Sitework construction scope documents early package was submitted on June 4, 2026 to the City of Garland for approval and issuance of a permit



Project Summary PH4BP02 Renovations Rowlett HS and Sachse HS

2025						2026						2027						2028					
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
	KICKOFF MEETING	DESIGN										CMaR GMP			CONSTRUCTION						CLOSE		

Scope -

Locker/Dressing Rooms, Fine Arts areas including the auditoriums, and exterior waterproofing of the buildings as needed

- The draft programming and scopes of work for both schools prepared by the architect are being reviewed with the athletics and fine arts departments leadership for finalization
- Scope to Budget (STB) package is being developed by the architect accordingly
- The CMaR is working with the design team on the Pre-construction phase



Project Summary PH4BP03 Middle School / Elementary School Renovations Brandenburg MS, Lyles MS, O'Banion MS, and Southgate ES

2025			2026												2027												2028						
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		

Scope -

- **Brandenburg MS** - Renovate Locker/Dressing Rooms and exterior lighting upgrades to LED
- **Lyles MS** - Locker/Dressing Rooms renovations
- **O'Banion MS** - Locker/Dressing Rooms renovations, replace science lab casework, replace secondary switchgear, and add ADA ramp in corridor
- **Southgate ES** - Library renovations
 - Scope draft was prepared by the Architect and is being finalized for presentation at an upcoming Facilities, Maintenance and Bond Update meeting
 - Scope to Budget (STB) package is being developed accordingly



Project Summary PH4BP04 Middle School / Elementary School Renovations Bussey MS, Sellers MS, Shorehaven ES, Webb MS, and Williams ES

2025			2026												2027												2028					
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				

Scope -

- **Bussey MS** - Locker/Dressing Rooms renovations
- **Sellers MS** - Locker/Dressing Rooms renovations, football field improvements, and provide an accessible route to the stage floor from the cafeteria
- **Shorehaven ES** - Replace wheelchair lift at stage
- **Webb MS** - Locker/Dressing Rooms renovations and replace existing art room kilns along with the exhaust system
- **Williams ES** - Replace secondary switchgear
 - Architect has submitted a preliminary draft scope which is being reviewed
 - Scope to Budget (STB) package is also being finalized accordingly



Project Summary PH4BP05 Renovations

Parsons Prekindergarten and Cisneros Prekindergarten

2025			2026												2027												2028					
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			

Scope -

- Parsons Pre-K - Replace exterior waterproofing, roof systems and rooftop HVAC units*
- Cisneros Pre-K - Replace exterior waterproofing and roof systems*
 - Design team has provided preliminary scope recommendations based on investigations of the existing conditions at both schools
 - Proposal from third-party consulting firm to review the scope is being processed for PO issuance
 - Scope to Budget (STB) development will be finalized accordingly



Project Summary PH4BP06

New Memorial Pathway Academy/Manuel & Maria Valle Student Services Center

2025											2026												2027												2028							
Q1		Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1		Q2					
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				
DESIGN														PROCUREMENT		CONSTRUCTION																				MOVE IN		OCCUPY		CLOSE OUT		
											PERMIT																															

- Architect presented design revisions to the Regular Board Meeting on April 28, 2026 that reduced the construction cost of the project.
- Met with GISD Transportation, Security, and Athletics regarding fencing the site, traffic circulation, and Homer B. Johnson Stadium parking
- CMaR began solicitation process the week of May 18, 2026
- CMaR received bids for the not to exceed GMP June 12, 2026
- Guaranteed Maximum Price approval is projected for the Board Bond meeting July 28, 2026
- Scope includes construction of the new Memorial Pathway Academy and the new Manuel and Maria Valle Student Services Center



Project Summary PH4BP07

High School Sports Lighting Replacement

2025		2026											
		Q1			Q2			Q3			Q4		
Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
KICKOFF 11/19/2025	CONSTRUCTION									CLOSE			

Replacing existing sports lighting and light poles at some locations on the baseball fields, softball fields, and football fields at South Garland HS, North Garland HS, Lakeview Centennial HS, Naaman Forest HS, Rowlett HS, and Sachse HS

- Sachse HS baseball/softball lighting replacement completed June 2026
- Rowlett HS baseball/softball lighting replacement completed July 2026
- Rowlett HS football permit received early July
- Naaman Forest HS baseball pole removal started June 2026
- Naaman Forest HS softball to start in July 2026
- Naaman Forest HS football permitting under review



Project Summary PH5BP01

New Transportation Center

2025			2026												2027												2028									
Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			
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	
		KICKOFF/DI SCCOVERY PLANNING	DESIGN															PERMITTING	CONSTRUCTION															MOVE IN	CLOSE OUT	

Scope -

- *New Transportation Center to replace existing building*
- KAI met with Transportation staff for feedback to assess needs
- KAI generated a new layout for transportation center based on needs
- KAI provided phasing plan for new transportation site



Project Summary PH5BP02

Garland High School Renovation

2025			2026												2027												2028								
Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3		
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	Jul
		KICKOFF/DI SCCOVERY PLANNING	DESIGN										PERMITTING		CONSTRUCTION																MOVE IN		CLOSE OUT		

Scope -

- Elevator
- Replace rooftop units
- Replace flooring: Auxiliary, practice, competition gym
- Renovation of finishes and restroom at main Garland HS Fieldhouse at Williams Stadium
- First phase Fieldhouse locker room improvements are complete
- Discussions for dance space have concluded with GISD management
- Developing plan for new elevator



Project Summary PH5BP03 Middle/Elementary School Renovation Coyle MS, Hudson MS, Schrade MS, Stephens ES, Watson ES

2025			2026												2027												2028									
Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			
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	
		KICKOFF/DISCOVERY PLANNING			DESIGN									CSP PROCUREMENT			CONSTRUCTION																MOVE IN		CLOSE OUT	

Scope -

- **Coyle MS:** Boys and Girls dressing/locker rooms renovation and provide accessible route to cafeteria and replace roof system and waterproofing
- **Hudson MS:** Boys and Girls locker rooms renovation and Boys/Girls dressing room
- **Schrade MS:** Boys and Girls locker rooms renovation and Boys and Girls dressing room
- **Stephens ES:** Replace educational casework in all classrooms and replace stage curtains
- **Watson ES:** Replace science lab/classroom casework
- Alta meeting with end-users at campuses – in progress
- Scope to Budget – anticipated summer 2026
- Evaluating existing conditions – for design efficiency at MS campuses



Project Summary PH5BP04 Support Services Renovation

Marvin Padgett, Tax Office, Transition Center

2026												2027											
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
Kick Off		Design							CSP Procurement		Permitting	Construction						Move In		Close Out			

Scope -

- **Padgett:** Replace paving and address drainage issues/Replace rooftop units/ Replace exterior hollow metal doors
- **Tax Office:** Replace exterior waterproofing/sealant joint and replace spray foam roof system
- **Transition Center:** Restroom renovation and provide secure front vestibule
- Schematic Design completed
- Design Development ongoing
- WRA Architects submitted updated schedule to start in Spring of 2027



Project Summary PH5BP06

Harris Hill Roof Replacement

2025			2026												2027											
Q4			Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4		
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
		Kick Off	Design									CSP Procurement			Permitting	Construction			Close Out							

Scope -

- *Replace built up roof*
- *Replace exterior waterproofing/sealant joints*
- *Modify existing fire sprinklers at electrical closet*
- Schematic Design completed
- Design Development ongoing
- GSR Architects met with Harris Hill staff for phasing plan approval



Project Summary Proposition C

Project Summary Proposition C										
PH2-BP-Prop C	2025	2026								
	Q1	Q2			Q3			Q4		
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Chromebook refresh project ES/MS/HS	DEPLOYMENT									
Teacher/Staff Laptop Refresh	PROCUREMENT			DEPLOYMENT						

Proposition C includes acquiring and updating technology equipment for students and staff across the district

Student Chromebooks:

- Middle & High Schools: deployment July–August 2026 (In progress)

Teacher/Staff Laptops:

- Procurement complete
- Deployment scheduled June–December 2026
- Recent Progress: Installation partner successfully deployed a significant number of classroom monitors and docking stations this past month. On track to be completed prior to start of school.
- Technology staff is currently deploying laptops to new hires. This rollout will continue through the fall semester to ensure a smooth and efficient deployment process.

Comments/Questions



Project Summary Information

Reporting Date: Mid-June 2026

Softball & Baseball Fields Improvements

PH1-BP01

Description:	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 Scope: Install synthetic turf New dugouts New back stop wall and netting Canopies over bleachers
Status/ Comments:	Part 2, Final substantial completion ongoing Part 3, Student Services relocation in progress, Solicitation is complete, permitting process ongoing
Action Items:	Part 2: - Contractual close out ongoing Part 3: - SWPPP and subgrade treatment are complete - Site drainage installation ongoing - Foundation for the backstop wall ongoing

Information

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

Project Schedule

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

Progress Photos

Garland HS – Softball/Baseball



Project Summary Information
Reporting Date: Mid-June 2026
**Mult-Program Activity Centers and Fieldhouse
PH1-BP02**

Description:	Campus: Garland HS, Lakeview Centennial HS, Naaman Forest HS, North Garland HS, Rowlett HS, Sachse HS, South Garland HS Scope: Project will include 80-yard turf field and storage, fieldhouse will include locker rooms for outdoors sports, coaches' offices, meeting room, laundry room, weight room, and storage.
Status/ Comments:	- Site permits and building permits received for Naaman, Williams, South Garland, North Garland, Rowlett, Sachse, and Lakeview. Construction is ongoing on all seven HS sites. IFC drawings changes have been issued and reviewed by CORE, and costs for changes are finalized. Naaman HS is nearing substantial completion. - Naaman HS MAC received a conditional certificate of occupancy 6/8/2026.
Action Items:	- CORE began training sessions for all the systems in the Naaman Forest HS MAC on 6/15/2026 - CORE is in the process of producing the attic stock material for Naaman Forest HS - PPG is supplying the FF&E for all the MACs and Fieldhouses, and its first delivery is 6/22/26 to Naaman Forest HS - Power Lift will deliver and install weights at Naaman Forest HS in early July 2026 - PBK will prepare the Substantial Completion Certificate and attach the punch list and other pertinent documents

Information

GISD Project Manager:	Nick Norris
Architecture Firm:	PBK
Construction Firm:	CMaR CORE
Project Delivery Method:	Construction Manager at Risk
Project Type:	New Construction
Project Stage:	Construction

Project Schedule

Board Approval of Architect	September 12, 2023
Kick-Off	October 18, 2024
Discovery Planning	October - December 2023
Design	January - May 2024
Permitting	May - April 2025, except Lakeview building permit
Procurement	May - September 2024
Construction Begins	February 2025
Construction Completion	September 2026 (Lakeview)

Move In
Occupy
Closeout

May - September 2026
July - September 2026
December 2026

Progress Photos

South Garland MAC



Sachse MAC



North Garland HS MAC



Naaman Forest HS MAC



Lakeview Centennial HS MAC



Rowlett HS MAC



Garland HS (Williams) MAC



Project Summary Information

Reporting Date: Mid-June 2026

**Freeman Elementary School 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 Building permit received 7/8/2025 Building Purchase Order issued Resolved City TIA issues to get site permit process released Construction is ongoing
Action Items:	• Final GMP was issued on 1/28/2025 and received Board approval on 2/11/2025. Site Permit received 7/7/2025 • GISD west property line issue will be presented to Facilities again on 5/18/2026 • Site Electrical 100% • Exterior Framing 100% • MEP rough-in 70% • Doors and Windows 15% • Roofing 45%

Information

Project Manager:	Nick Norris
Architectural Firm:	LPA
Construction Firm:	Lee Lewis
Project Delivery Method:	Construction Manager at Risk
Project Type:	Freeman Elementary Replacement
Project Stage:	Construction

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 - August 2025
Procurement	December 2024
GMP Board Approval	February 2025
Construction Begins	July 2025
Construction Completion	November 2026
Move In	November - December 2026
Occupy	December 2026
Closeout	November 2026 - January 2027

Project Summary Information

Reporting Date: Mid-June 2026

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

- Description:** This is the Hillside Academy for Excellence school replacement project. Students and staff will relocate to Centerville ES in Fall 2024. We will demolish the existing structure and build a new, state-of-the-art elementary school. Upon completion, Hillside students, along with Kimberlin students, will all relocate to the new site in the Winter of 2026.
- Status/ Comments:**
- Commencing overhead rough-ins in multiple areas.
 - Exterior sheathing and wall framing are taking place.
 - Completing the basement slab pours and prepping for steel erection.
- Action Items:**
- GISD has received branding and building signage from the architect for final review.
 - Lee Lewis is prepping to perform the necessary street 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:	Construction 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	July 2025 - November 2026
Move In	November 2026
Occupy	December 2026
Closeout	January 2027 - March 2027

Progress Photos



Project Summary Information

Reporting Date: Mid-June 2026

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

Description:	High School additions and renovations will be made to both campuses. The projects are listed below: Naaman Forest High School Planned improvements include replacing roofs across multiple building sections, upgrading parking lot lighting, and converting all exterior lighting to LED. The exterior weight room and locker rooms will be updated, while the cafeteria and dance studio will be expanded. The project will also include installing a new gymnasium sound system, renovating the auditorium, and constructing a new administrative addition to accommodate the cafeteria expansion. Lakeview Centennial High School The project scope includes constructing a new administrative addition to support the cafeteria expansion, along with renovations and expansions to the kitchen and serving lines. A new instructional wing will be built to replace classroom space lost from the removal of portables. The dance room will be enlarged, the auditorium renovated, and the indoor locker rooms updated. Additionally, a new gymnasium sound system will be installed.
Status/ Comments:	Naaman Forest High School • The new admin suite addition is over 95% complete. • Science lab classrooms and cafeteria renovations are ongoing. • Furniture procurement for the admin suite and science lab classrooms is complete. Lakeview Centennial High School • Kitchen and cafeteria renovations are ongoing. • New addition construction of the admin suite and student wing is ongoing. • Relocation of office staff members is complete.
Action Items:	• Summer construction work is ongoing. • LCHS parking lot repairs are complete.

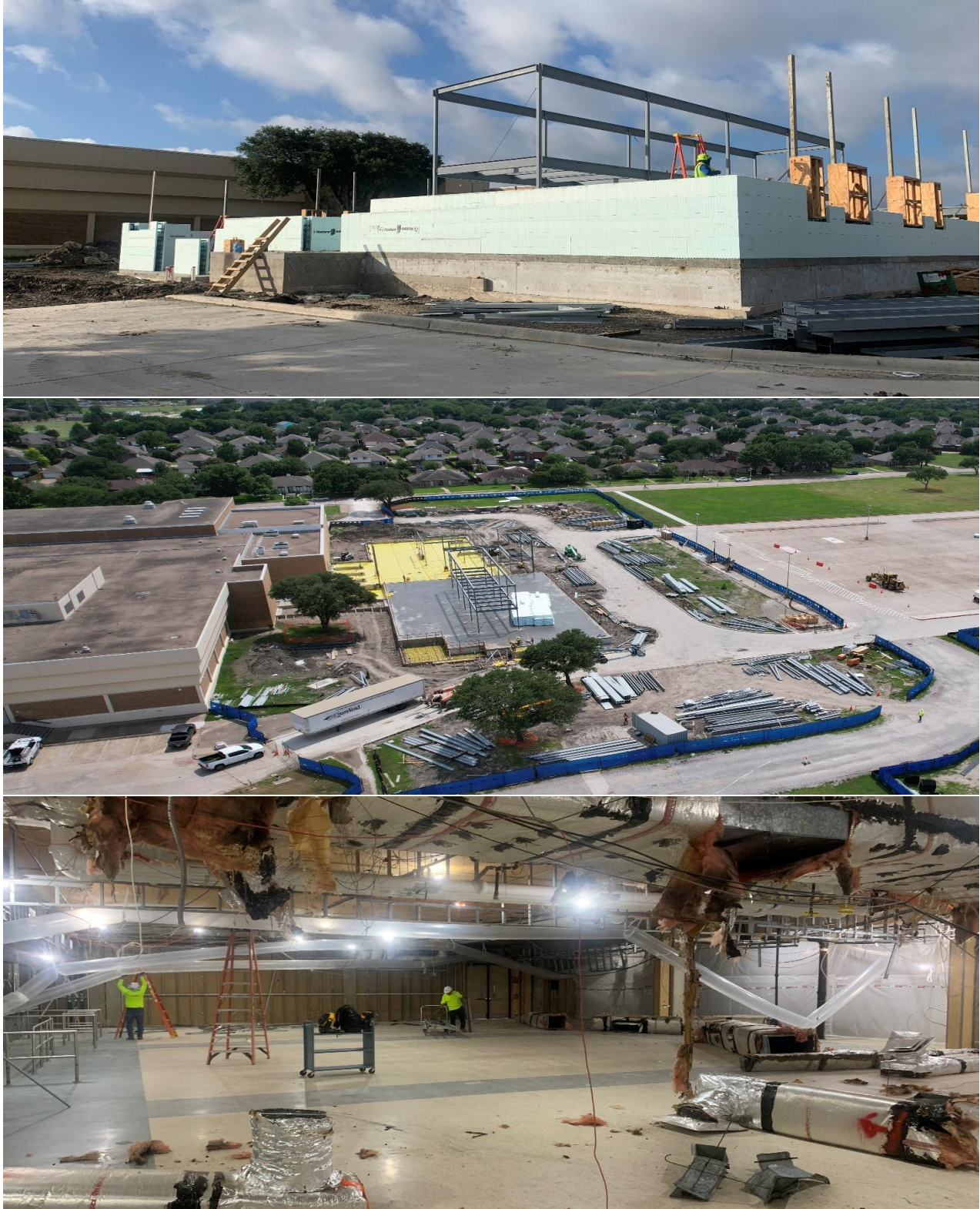
Information

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:	Construction

Project Schedule

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

LCHS Progress Photos



NFHS Progress Photos



Project Summary Information

Reporting Date: Mid-June 2026

**Elementary and Pre-K Playground Replacement
PH1-BP06; PH2-BP06; PH3-BP06**

Description:	Provide replacement playgrounds at Elementary and Pre-K campuses. Each campus to receive two playgrounds with age-appropriate equipment with shade structures.
Status/ Comments:	Final Pay Apps – in progress Closeout checklists – in progress Preparing 11-month warranty inspections
Action Items:	Compile project compliance certification and certificates of final completion Continue verifying warranties guarantees, and as-built documents Continue review and process closeout files for Architect and Contractor

Information

Project Manager:	Steven Welsh
Architecture Firm:	BRW
Construction Firm:	CGC
Project Delivery Method:	CSP
Project Type:	Replacement
Phase:	Closeout

Project Schedule

Kickoff and Discovery	Oct 2023
Planning	Nov 2023 - March 2024
Schematic Design	June 14, 2024
Design Development	July 2024
Permitting & Procurement	January - March 2025
Construction	April 2025 - February
Close Out	2026 January - July 2026

Project Summary Information

Reporting Date: Mid-June 2026

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

Description:	Provide secured area fencing at elementary campuses: Abbett, Armstrong, Back, Beaver Tech, Bradfield, Bullock, Caldwell, Carver, Vial, Club Hill, Cooper, Couch, Daugherty, Davis, Dorsey, Ethridge, Handley, Herfurth, Hickman, Keeley, Liberty Grove, Lister, Luna, Northlake, Pearson, Roach, Sewell, Shorehaven, Shugart, Southgate, Spring Creek, Giddens-Steadham, Stephens, Toler, Watson, Weaver, Williams
Status/ Comments:	14 of 37 campuses 100% complete Access Control Systems – testing configurations Pre-construction meetings with campus admin – in progress
Action Items:	Coordinate with transportation for bus access at gates Track and Log Substantial Completions and Inspections for warranties Track and Log TDLR inspection request forms and inspections Begin logging closeout items for post-construction on completed campuses

Information

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

Project Schedule

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

Progress Photos



Fence protecting playground at Spring Creek ES



Pedestrian Gate limits access at Spring Creek ES

Project Summary Information

Reporting Date: Mid-June 2026

Fire Alarm Replacement

PH1-BP09; PH2-BP09; PH3-BP09; PH4-BP07; PH5-BP07

Description:	PROJECT- 510-23-02 New Fire Alarm Installations across 39 campuses
Status/ Comments:	PHASE 1 Status- Parsons Pre-K, Ethridge, Tax Office, Brandenburg, AEC, Armstrong and Marvin Padgett pending close-out approval. PHASE 2 Status- Southgate, Cisneros Abbett, and O'banion complete, pending close-out approval. Couch and Liberty Grove installation complete pending demo and close-out. Beaver pending start date. PHASE 3 Status- Back pending start date.
Action Items:	PHASE 1- Complete close-out of Phase 1

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 - 7 of 7 installations complete, pending close-out PHASE 2 - 6 of 7 installations complete, pending close-out, Beaver installation pending PHASE 3 - Back installation pending PHASE 4 - Installations will be completed in sequence following the completion of phase 1 and 2 projects.
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Progress Photos

Project Summary Information

Reporting Date: Mid-June 2026

Security Camera System Refresh

PH1-BP10; PH2-BP10; PH3-BP10; PH4-BP08; PH5-BP08

Description:	PROJECT 510-23-06 Security camera refresh across 49 campuses
Status/ Comments:	PHASE 1 Status - Installation ongoing at Brandenburg, Sellers, North Garland, Armstrong and Park Crest, Shorehaven PHASE 2 Status - Proposals approved, installation to commence at the conclusion of all phase one projects. PHASE 3 Status - Proposals submitted for purchase order
Action Items:	Complete site-walks for Phase 4

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
Replacement Commencement	PHASE 1- Estimated installation start slated late October early September with estimated completion date of mid-July PHASE 2 - Installation to commence at the conclusion of all phase one CCTV projects. Estimated completion slated for Aug. 2026 PHASE 3 - Installation to commence at the conclusion of all phase two CCTV projects. Estimated start of Aug. 2026

Progress Photos

Project Summary Information

Reporting Date: Mid-June 2026

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

Description:	PROJECT 510-23-06 Security Card Key Access across 50 campuses
Status/ Comments:	PHASE 1 Status - Installs ongoing at Armstrong, North Garland, Shorehaven, Brandenburg and Transition Learning Center and Sellers PHASE 2 Status - Purchase orders received, installs to be completed following the completion of all Phase 1 projects PHASE 3 Status - Complete site walks for Phase 3
Action Items:	Finalize and close out phase one 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
Replacement Commencement	PHASE 1 - Estimated installation starting late October 2025 PHASE 2 - Installation will commence immediately following the completion of all Phase one projects. Estimated completion, November 2026 PHASE 3 - Installation will commence immediately following the completion of all Phase two projects. Estimated start, October 2026

Progress Photos

Project Summary Information

Reporting Date: Mid-June 2026

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

Description:

Campus:

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

Scope:

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

Status/ Comments:

- Door hardware for the Transition Learning Center has been completed
- All locations have been completed

Action Items:

- Working on completing the final closeout documents for the Transition Learning Center

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:	Close Out

Project Schedule

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

Project Summary Information

Reporting Date: Mid-May 2026

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

- Description:** This project entails the complete demolition of Montclair Elementary School, followed by the construction of the new Linda L. Griffin Elementary campus. The new facility is designed to serve as a consolidated educational environment for students currently attending Heather Glen Elementary. This initiative aims to modernize the district's educational infrastructure, improve learning conditions, and optimize resource allocation. The project includes comprehensive planning and execution phases, ensuring minimal disruption to the community and adherence to safety standards. The new campus will feature state-of-the-art classrooms, recreational areas, and administrative offices, fostering a conducive learning atmosphere for students and staff alike.
- Status/ Comments:**
- Demolition of Montclair Elementary is complete.
 - Sitework preparation is complete.
 - Moisture conditioning is complete.
- Action Items:**
- Pier drilling of auger cast piles has commenced.
 - Site trenching and utility installation have commenced.

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:	Construction Phase - Demolition

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	January 2026
Construction Completion	May 2027
Move In	June - July 2027
Occupy	July 2027
Closeout	August 2027 - October 2027

Progress Photos

Progress Photos



Project Summary Information

Reporting Date: Mid-June 2026

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

Description:	New Agricultural Science Facility, meeting rooms, arena, pens, wash/grooming bays.
Status/ Comments:	Permitting Stage City of Sachse has requested that we add a storm shelter to the project and has held us up in the permitting process
Action Items:	Permitting under review by the City of Sachse

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:	Construction Documents

Project Schedule

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

Progress Photos

Site Photos



Project Summary Information

Reporting Date: Mid-June 2026

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

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

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

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

Status/ Comments:

- Roof replacement at both campuses has commenced.
- MGC construction trailers have mobilized on both campuses.
- Working/prepping on GMP 2 items (interior renovations)

Action Items:

- Schedule of Values for GMP 1 has been approved.
- Working on Schedule of Values for GMP 2 and have commenced submittals.

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:	Procurement/Permitting

Project Schedule

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

Project Summary Information

Reporting Date: Mid-June 2026

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

Description: Elementary School Enhancements

Status/ Comments: Roof replacement started at Toler ES and Rowlett ES, Phase 1 demo started at Toler ES and Rowlett ES, Abatement started at Northlake ES

Action Items: Commence with construction at all three campuses following demo and abatement

Information

Project Manager: Michael Pierce

Architecture Firm: Orcutt|Winslow

Construction Firm:

Project Delivery Method: CMaR

Project Type: Renovation

Phase: Discovery/Planning

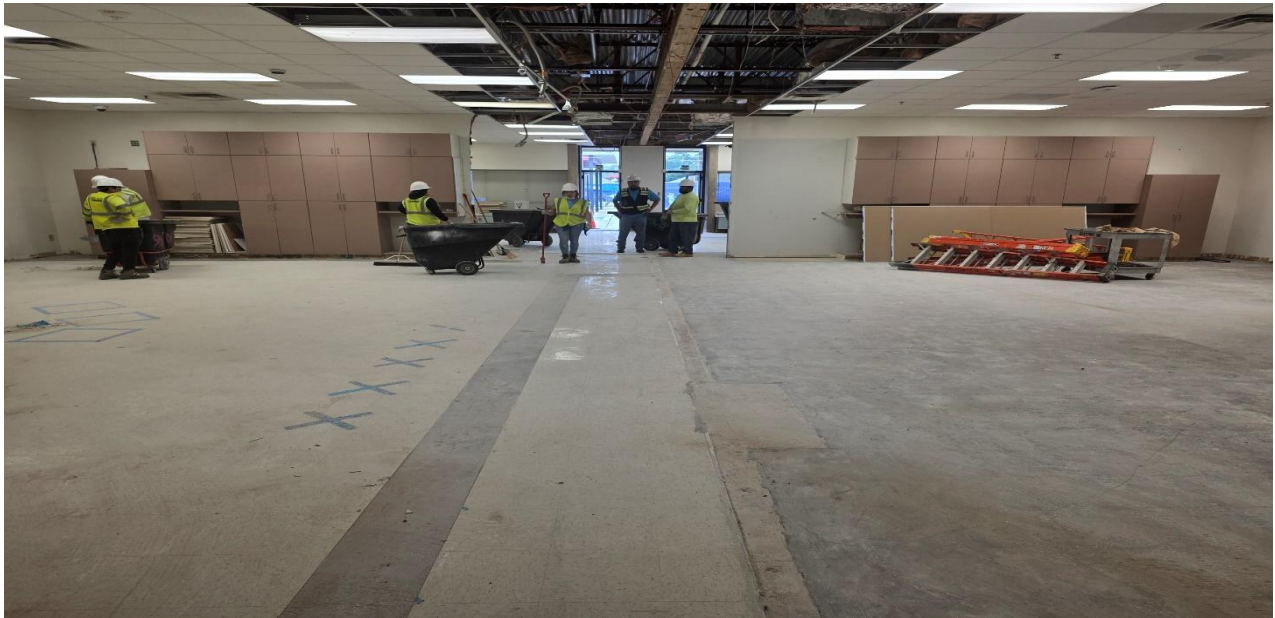
Project Schedule

Design Start July 2024 End November 2025

Construction Start May 2026 End November 2027

Substantial Completion Start November 2027 End February 2028

Progress Photos



Project Summary Information

Reporting Date: Mid-June 2026

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

Description:	Provide secure area fencing at all high schools, middle schools, ad special service campuses Middle Schools – Austin, Bussey, Brandenburg, Coyle, Houston, Hudson, Jackson, Lyles, O’Banion, Schrade, Sellers, Webb High Schools – Garland, Lakeview Centennial, Naaman Forest, North Garland, South Garland, Rowlett, Sachse Special Service Campuses – Cisneros Pre-K, Parson Pre-K, AEC
Status/ Comments:	100% Construction Documents – in progress Preparing Procurement Documents Site walks – scheduling underway
Action Items:	Solicitation – Summer 2026

Information

Project Manager:	Steven Welsh
Architecture Firm:	Ocutt-Winslow
Construction Firm:	TBD
Project Delivery Method:	CSP
Project Type:	Renovation
Project Phase	CD

Project Schedule

Kickoff Discovery	September 2023
Schematic Design	August 2024 - May 2025
Design Development	May 2025 - September 2025
Construction Documents	October 2025 - June 2026
Procurement	August 2026
Construction	TBD
Close Out	TBD

Progress Photos

Project Summary Information

Reporting Date: Mid-June 2026

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

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

Status/ Comments: Beaver installation complete.

Action Items: Carver ES and Garland HS proposal submitted for final approval.

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 Phase 5 estimated start slated for August 2026

Progress Photos

Project Summary Information

Reporting Date: Mid-June 2026

**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:

- Received revised proposals for consultant fees and have processed them for purchase requisitions
- Scheduling a meeting with Purchasing to discuss CSP

Information

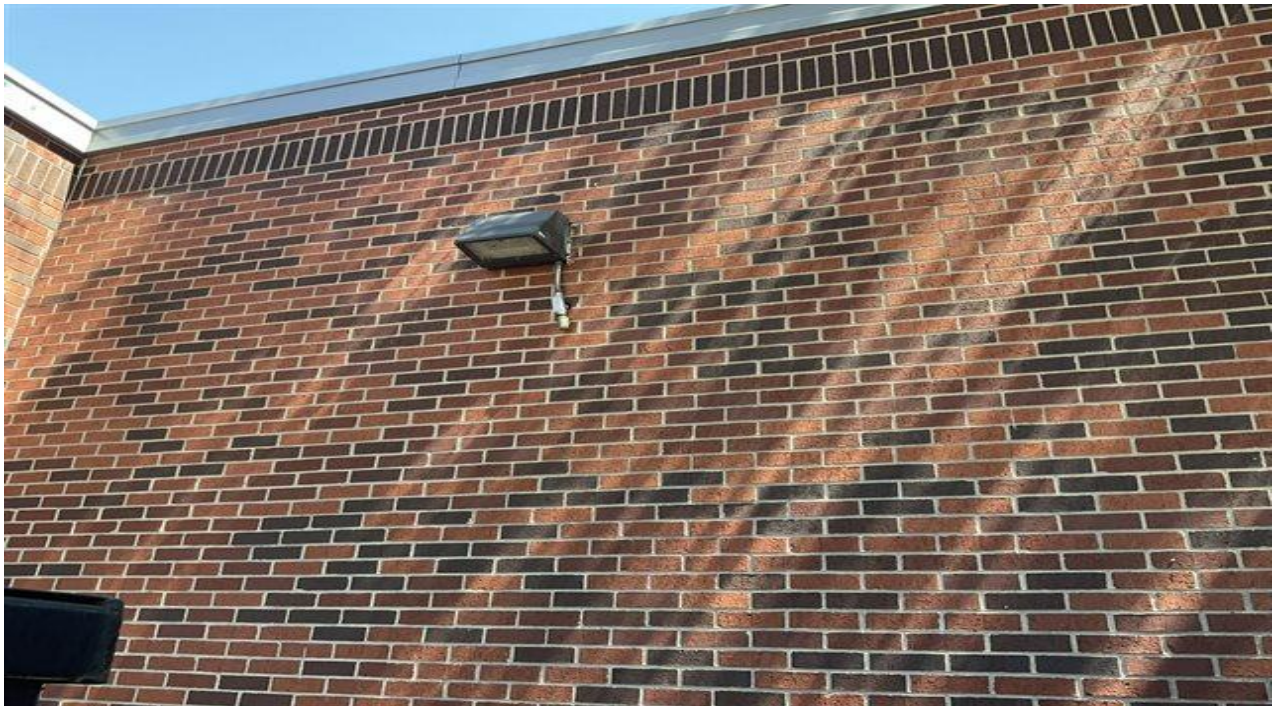
Project Manager:	Ron Ward
Architecture Firm:	ARMKO
Construction Firm:	TBD
Project Delivery Method:	JOC
Project Type:	Repair/ Replacement Exterior waterproofing/sealant joints
Project Phase:	Discovery and Planning

Project Schedule

BOT Approval	February 13, 2024
Kickoff	August 12, 2024
Discovery and Planning	September 2024
P.O.'s for Consultant Fee's	October 2024
Assessments	April 2025
Procurement	June 2026
Construction Begins	August 2026
Construction Completed	February 2027
Closeout	March 2027

Progress Photos

Lister ES Site Photos



Project Summary Information

Reporting Date: Mid-June 2026

**Facilities DDC Controls
PH2 - BP14**

Description:	HVAC Controls Update
Status/ Comments:	• Shorehaven ES – In progress • Bradfield ES – PO Issued • Bullock ES – PO Issued • Davis ES – PO Issued • Handley ES – In Progress • Padgett Ctr – On Hold – Bond Project Pending • Locations needing complete controls replacement • Ethridge ES – Complete – Punch List in progress • Rowlett ES - Waiting on roofing project. • Southgate ES -Complete – Punch List in progress • Northlake ES - In Progress. Working on punch list • TDI – is not starting any other projects until the four projects are finalized.
Action Items:	ALL TECHS WORKING AFTER HOURS & WEEKENDS 4:30 – Midnight plus,

Information

Project Manager:	Brian R. Finley	
Architecture Firm:	N/A	
Construction Firm:	Automated Logic (LSI) & TD Industries	
Project Delivery Method:		
Project Type:		
Project Budget:	\$10,976,545.00	Remaining - \$2,361,709.80
Phase:	Phase III	

Project Schedule

Phase II

- Ethridge ES – Complete - Working Punch List items. Complete Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Rowlett ES - PO's Issued. Complete Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation. On Hold for roofing project.
- Northlake ES – Complete – Working Punch list. Complete Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Southgate ES -Complete Substantial Completion. 1/3 Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Shorehaven ES –In Progress – 1/3 Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Bradfield ES – PO Issued- 1/3 Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Bullock ES – PO Issued- 1/3 Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Davis ES – PO Issued-1/3 Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Handley ES – In Progress - 1/3 Hardware replacement, upgrade to Reflow (Graphics), program clean up and validation of sequence of operation.
- Padgett Ctr – On Hold – Complete hardware replacement, upgrade to Reflow (graphics), Upgrade program and Validate sequence of Operation.

Remaining Locations needing complete controls replacement

Heather Glen ES

Hickman ES – On Hold

Northlake ES

Rowlett ES

Project Summary Information

Reporting Date: Mid-June 2026

**Elementary Replacement #4-Walnut Glen Academy for Excellence
PH3-BP01**

- Description: This will be elementary replacement school #4 PH3-BP01, named Walnut Glen Academy for Excellence. The location has been finalized and property acquired.
- Status/ Comments:
- Discussed design, procurement, and construction schedules
 - Presented scope, budget & schedule issues in Superintendent's staff meeting on 9/8/2025
 - After input from internal GISD staff, occupancy will be in Fall 2028
 - Reviewed Hickman ES and Walnut Glen Academy programs with each School Principal
 - Presented scope, schedule and estimate update in FP&CS Monday meeting 4/20/26, which could bring cost down to 58.4m. However, AE was directed to update renderings and return
 - Update of project held with Facilities on 5/11/26 in Monday meeting. Estimate is 58.9m
 - Design Development started 6/8/ 2026

Information

GISD Sr. Project Manager:	Nicholas Norris
Architecture Firm:	Pfluger Architects
Construction Firm:	CORE Construction
Project Delivery Method:	Construction Manager at Risk
Project Type:	Elementary #4 Replacement
Project Stage:	Design Phase

Project Schedule

Board Approval of Architect	June, 2024
Kick-Off	August 15, 2025
Discovery Planning	August 2025 - September 2025
Design	October 2025 - November 2026
Permitting	August 2026 - February 2027
Procurement	December 2026 - February 2027
Construction Begins	March 2027
Construction Completion	June 2028
Closeout	July 2028 - September 2028

Project Summary Information

Reporting Date: Mid-June 2026

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

Description: Lakeview Centennial HS

- Provide new bleacher system and press box (300 sq. ft.) to match Sachse HS
- Provide new concessions 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.) to match Sachse HS
- Provide new concessions 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.) to match Sachse HS
- Provide new concessions 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: • Permitting and Solicitation complete, preparing construction schedule

Action Items: • Demolition of the existing bleachers, press box, concession building is complete
• Removing the existing track & field at North & South Garland ongoing
• Set forms, rebar, and pour for goal post and scoreboard ongoing

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
Design	December 2024 - November 2025
Procurement - Permitting	November 2025 - February 2026
Construction	March 2026 - April 2027
Occupy	May 2027
Closeout	May – June – July 2027

Progress Photos

North Garland HS – Demolition



Project Summary Information

Reporting Date: Mid-June 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 ES:** Replace secondary switchgear.

Status/ Comments:

Middle School Additions/Renovations

- Construction has commenced at all three middle schools.
- Houston MS and Jackson Tech Center locker room demos are complete.
- New addition at Austin Academy has commenced.

Elementary School Switchgear projects

- The door replacement at Abbett ES is complete.
- The door hardware installation at Bradfield ES is complete.

Action Items:

- Roof replacements at Houston MS and Jackson MS Tech Center have commenced.

Information

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

Project Schedule

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

Progress Photos – Austin Academy



Progress Photos – Houston MS



Progress Photos – Jackson Tech



Project Summary Information

Reporting Date: Mid-June 2026

**New Dr. Marvin D. Roden Technology Center (NOC)
PH3-BP07**

Description: Construction of a New Technology Center

Status/ Comments: Site work continues, pier drilling to commence 6/15/2026

Action Items: GMP 2 purchase order requested

Information

Project Manager: Michael Pierce

Architecture Firm: PBK

Construction Firm: Satterfield & Pontikes

Project Delivery Method: Construction Manager at Risk

Project Type: New Construction

Phase: Design

Project Schedule

Board Approval of Architect September 10, 2024

Kickoff Meeting September 19, 2024

Discovery / Planning Sept. 30, 2024 - May 19, 2025

Design May 19, 2024 - Nov. 11, 2025

Permitting Site - May 2025 - October 2025 / Building - Dec. 2025 - April 2026

Procurement Site - June 2025 - August 2025 / Building - Nov. 2025 - Jan. 2026

Construction Site - February 2026 - August 26 / Building - May 2026 - April 2027

Substantial Completion April 15, 2027

Final Completion May 16, 2027 - July 15, 2027

Progress Photos



Project Summary Information

Reporting Date: Mid-June 2026

**GRCTC
PH4-BP01**

Description: Addition

Status/ Comments: In Construction Documents (CD) Phase

Action Items: Construction Documents (CD) development by the architect

Information

Project Manager: Edsel Gaitonde

Architecture Firm: Corgan Associates, Inc.

Construction Firm: Lee Lewis Construction, Inc.

Project Delivery Method: Construction Manager at Risk (CMaR)

Project Type: New Additions and Renovations

Project Stage: Construction Documents (CD)

Project Schedule

Construction Documents (CD) phase is in progress, and a 50% CD set page turn review meeting was completed with Facilities Planning and Construction (FP&C) on 06/11/2026. The early release site package was submitted to the City of Garland on 06/04/2026 for issuance of the associated permit to be able to start construction work on this scope as planned. The related GMP# 1 is currently in the procurement process by the CMAR (Lee Lewis Construction) and the bid documents have been issued to potential trade partners.

Kickoff Meeting	September 2025
Discovery / Planning	October 2025 - February 2026
Design	March 2026 - August 2026
Permitting	June 2026 - October 2026
Procurement	June 2026 - October 2026
GMP Board Approval	August 2026 (Early Site Package)
Construction Start	August 2026 (Site Work)
Construction Completion	July 2026 (East/Academic) Wing & November 2027 (West/Conference Center/Storm Shelter) Wing
Move-in	July 2027 (East/Academic) Wing & November 2027 (West/Conference Center/Storm Shelter) Wing
Occupy	August 2027 (East/Academic) Wing & by December 2027 (West/Conference Center/Storm Shelter) Wing
Closeout	January 2028 - March 2028

Project Summary Information

Reporting Date: Mid-June 2026

**Rowlett HS and Sachse HS
PH4-BP02**

Description:	Renovations
Status/ Comments:	In Scope to Budget
Action Items:	Architect is close to finalizing the project scopes encompassing Fine Arts (including the Auditoriums) and Athletic areas, based on reviewing the existing spaces and in coordination with the applicable district departments.

Information

Project Manager:	Edsel Gaitonde
Architecture Firm:	Stantec Architecture, Inc.
Construction Firm:	Phillips May Corporation
Project Delivery Method:	Construction Manager at Risk (CMaR)
Project Type:	Renovations
Project Stage:	Scope to Budget

Project Schedule

The Architect prepared the initial draft of the proposed program spaces. This primarily includes reconfiguring and converting a portion of the athletics areas in the existing field houses at both schools to fine arts spaces. This draft is being finalized internally by Facilities Planning and Construction (FP&C) based on feedback received from the user groups leadership. The CMaR (Phillips/May) has walked both campuses to review all the proposed scope areas. The Scope to Budget (STB) presentation is planned to be made at one of the upcoming Facilities, Maintenance and Bond Update Meeting for formal approval to proceed.

Design schedule is currently being finalized accordingly.

Kickoff Meeting	September 2025
Discovery / Planning	October 2025 - March 2026
Design	April 2026 - December 2026
Permitting	January 2027 - March 2027
Procurement	January 2027 - March 2027
GMP Approval	April 2027
Construction Start	May 2027
Construction Completion	March 2028 (Last Phase)
Move-in	Phasing - TBD
Occupy	Phasing - TBD
Closeout	April 2028 - June 2028

Project Summary Information

Reporting Date: Mid-June 2026

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

Description: Renovations

Status/ Comments: In Scope to Budget

Action Items: Scope to Budget (STB) development in progress by the architect

Information

Project Manager: Edsel Gaitonde

Architecture Firm: Harley Ellis Devereaux, Dba HED

Construction Firm: TBD

Project Delivery Method: Competitive Sealed Proposal (CSP)

Project Type: Renovations

Project Stage: Scope to Budget

Project Schedule

The architect has prepared preliminary draft scopes for the projects based on detailed walks of the 4 campuses conducted by them and their consultants. Storm shelter code requirements have been reviewed and adjustments to the original planned scope have been made to address these aspects from a budget and functionality standpoint at each applicable campus. Additionally, to facilitate consistency in spaces, the architect has been provided guidelines for what is being followed on other middle school athletics locker room projects. The design team is now in the process of finalizing the Scope to Budget (STB) presentation to be made at one of the upcoming facilities, maintenance and bond update meetings, for formal approval by leadership to proceed. Design schedule is currently being finalized accordingly.

Kickoff Meeting	October 2025
Discovery / Planning	November 2025 - April 2026
Design	May 2026 - January 2027
Permitting	January 2027 - March 2027
Procurement	February 2027 - April 2027
CSP Approval	April 2027
Construction Start	May 2027
Construction Completion	March 2028 (Last Phase)
Move-in	Phasing - TBD
Occupy	Phasing - TBD
Closeout	April 2028 - June 2028

Project Summary Information

Reporting Date: Mid-June 2026

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

Description: Renovations

Status/ Comments: In Scope to Budget

Action Items: Scope to Budget (STB) development in progress by the architect

Information

Project Manager: Edsel Gaitonde

Architecture Firm: DLR Group Inc. of Texas

Construction Firm: TBD

Project Delivery Method: Competitive Sealed Proposal (CSP)

Project Type: Renovations

Project Stage: Scope to Budget

Project Schedule

The architect has prepared preliminary draft scopes for the projects based on detailed walks of the 5 campuses conducted by them and their consultants. Storm shelter code requirements have been reviewed and adjustments to the original planned scope have been made to address these aspects from a budget and functionality standpoint at each applicable campus. Additionally, to facilitate consistency in spaces, the architect has been provided guidelines for what is being followed on other middle school athletics locker room projects. The design team is now in the process of finalizing the Scope to Budget (STB) presentation to be made at one of the upcoming facilities, maintenance and bond update meetings, for formal approval by leadership to proceed. Design schedule is currently being finalized accordingly.

Kickoff Meeting	October 2025
Discovery / Planning	November 2025 - April 2026
Design	May 2026 - January 2027
Permitting	January 2027 - March 2027
Procurement	February 2027 - April 2027
CSP Approval	April 2027
Construction Start	May 2027
Construction Completion	March 2028 (Last Phase)
Move-in	Phasing - TBD
Occupy	Phasing - TBD
Closeout	April 2028 - June 2028

Project Summary Information

Reporting Date: Mid-June 2026

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

Description: Renovations

Status/ Comments: In Scope to Budget

Action Items: Scope to Budget (STB) development in progress by the architect.

Information

Project Manager: Edsel Gaitonde

Architecture Firm: IN2 Architects

Construction Firm: TBD

Project Delivery Method: Competitive Sealed Proposal (CSP)

Project Type: Renovations

Project Stage: Discovery/Planning

Project Schedule

The architect and design team, which includes the roof consultant, have submitted their initial recommendations based on visiting and reviewing the existing conditions at the 2 schools. The effort is in conjunction with following the district's standards and requirements. We have received a proposal from a third-party consultant firm (Armko) to review the proposed scopes at both schools as part of the process of developing the Scope to Budget (STB) package. The associated proposal is being processed for issuance of a PO.

Design schedule is currently being finalized.

Kickoff Meeting	October 2025
Discovery / Planning	November 2025 - March 2026
Design	April 2026 - December 2026
Permitting	January 2027 - March 2027
Procurement	January 2027 - April 2027
CSP Approval	April 2027
Construction Start	May 2027
Construction Completion	March 2028 (Last Phase)
Move-in	Phasing - TBD
Occupy	Phasing - TBD
Closeout	April 2028 - June 2028

Project Summary Information
Reporting Date: Mid-June 2026
**Memorial Pathway Academy / Manuel & Maria Valle Student Services Center
PH4-BP06**

Description:	This will be a new facility combining the Memorial Pathways Academy with the Manuel & Maria Valle Student Services staff into one building of approximately 101,848sf.
Status/ Comments:	Architect contract executed 10/4/2024 New building site acquired Initial programming effort began at Memorial Pathways 4/1/2025 Initial programming effort began at Student Services Center 4/8/2025 Core Construction is the CMAR Scope to Budget validation report submitted 6/23/2025—Approved Schematic Design presentation to Board of Trustees 7/22/2025 Design includes PDC area within the Student Services building Construction (90%) drawings ongoing Expect 100% drawings/specifications by 5/18/2026

Information

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

Project Schedule

Board Approval of Architect	October 2024
Kickoff Meeting	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	August 2026
Construction Completion	December 2027
Move In	December 2027
Occupy	January 2028
Closeout	January 2028 - April 2028

Project Summary Information

Reporting Date: Mid-June 2026

**High School Sports Lighting Replacement
PH4-BP07**

- Description: Replacement of field lighting fixture for football, baseball, and softball at North Garland HS, Naaman Forest HS, Rowlett HS, South Garland HS, Lakeview Centennial HS, and Sachse HS
- Status/ Comments:
- Lighting for baseball and softball at SHS completed
 - Lighting replacement has started at RHS
 - NFHS and RHS football to start installation in July 2026
 - NFHS and RHS baseball started installation in June 2026
 - NFHS and RHS softball started installation in June 2026
- Action Items:
- Pole removal at NFHS has started on the baseball field
 - Visors at LCHS, NGHS, and SGHS has been rescheduled to be removed in July 2026

Information

GISD Project Manager:	Ron Ward
Architecture Firm:	PBK/Leaf Engineers
Construction Firm:	Hellas
Project Delivery:	Co-Op
Project Type:	Sports Lighting Replacement
Project Stage:	Construction

Project Schedule

Board Approval of Architect	August 2025
Kick-Off	November 2025
Construction Administration	November 2025 - August 2026
Substantial Completion	August 2026
Closeout	September 2026

Progress Photos

NFHS - SHS Site Photos



Project Summary Information

Reporting Date: Mid-June 2026

**New Transportation Center
PH5-BP01**

- Description:** This will be a New Transportation Center that will include the demo of the concrete paving and demo of existing buildings. There will be new bus concrete parking, underground drainage, auto concrete paving, fueling station, bus wash, and detention requirements. The estimated relocation to the new site will be Summer of 2028.
- Status/ Comments:**
- KAI met with the Transportation Department to discuss the layout for the new Transportation Center.
 - Monday presentation for Transportation update that includes the existing square footage vs wants/needs to GISD leadership.
 - Three options were presented to GISD leadership, highlighting the scope and budget to reduce costs.
- Action Items:**
- GISD leadership to have a meeting with Transportation staff to discuss needs and the reduction of office space.
 - KAI and Javier Fernandez to meet with the City of Rowlett to discuss road improvements

Information

Project Manager:	Brian Francis
Architecture Firm:	KAI
Construction Firm:	CORE Construction
Project Delivery Method:	Construction Manager at Risk (CMAR)
Project Type:	New Construction
Phase:	Planning & Design

Project Schedule

Kickoff Meeting:	December 2025
Discovery/Planning:	January 2026 - May 2026
Design:	June 2026 - October 2026
Permitting:	August 2026 - November 2026
Procurement:	November 2026 - January 2027
GMP Board Approval:	February 2027
Construction Start:	March 2027
Construction Completion:	June 2028
Closeout:	August 2028

Project Summary Information
Reporting Date: Mid-June 2026
**Garland High School Renovation
PH5-BP02**

Description: Garland High School Renovation will undergo planned improvements to locker and dressing rooms, replacement of rooftop DX units, replace secondary switchgear, provide new A/V sound system and controls at Competition Gym, replace flooring in auxiliary and competition gym, provide new dance suite, replace sewer line from Primary Building, auditorium renovation, replacement of central station air handling units, replacement of heating water pumps, and renovations to GHS @Williams Stadium (Field House). There also will be an elevator addition.

Status/ Comments:

- Upgrades to Williams Stadium Fieldhouse started 6/1/2026
- Held meeting with the Athletic Department, Principal, & Fine Arts to discuss dance space options – in progress
- KAI walked campus with principal to assess potential areas for dance space

Action Items:

- GISD leadership to have meeting with GHS principal to discuss dance space and class schedule
- District to find vendor for lighting and ceiling tiles for Fieldhouse

Information

Project Manager:	Steven Welsh
Architecture Firm:	KAI
Construction Firm:	McCown Gordon
Project Delivery Method:	Construction Manager at Risk (CMAR)
Project Type:	Renovation
Phase:	Planning & Design

Project Schedule

Kickoff Meeting:	December 2025
Discovery/Planning:	January 2026 - May 2026
Design:	June 2026 - October 2026
Permitting:	August 2026 - November 2026
Procurement:	November 2026 - January 2027
GMP Board Approval:	February 2027
Construction Start:	March 2027
Construction Completion:	June 2028
Closeout:	August 2028

Project Summary Information

Reporting Date: Mid-June 2026

**Middle/Elementary School Renovation – Coyle MS, Hudson MS, Schrade MS, Stephens ES, Watson ES
PH5-BP03**

Description: Middle/Elementary School additions and renovations will be made between the middle and elementary campuses. The projects are listed below:

Coyle Middle School

The project scope includes replacement of nonfunctioning vestibule door hardware and integration into the existing card reader access system. Replacement of exterior waterproofing/sealant joints. Replace built up roof with gravel roof system per GISD standards. Replace 2-ply modified bitumen roof system per GISD standards. Girls' and Boys' dressing and locker room renovation to include fixtures, lockers, and finishes. Provide accessible route to stage floor from cafeteria.

Hudson Middle School

The project scope will include the Girls' and Boys' dressing room addition of 4,470sf. Also, Girls' and Boys' Locker Room Renovation to include fixtures, lockers, and finishes.

Schrade Middle School

The project scope will include the Girls' and Boys' dressing room addition of 1,439sf. Also, Girls' and Boys' dressing and locker room renovation to include fixtures, lockers, and finishes.

Stephens Elementary School

The project scope will include the replacement of educational casework in all classrooms and replacement of stage curtains.

Watson Elementary School

The project scope will include the replacement of interior doors and hardware. Also, the science lab/classroom casework will be replaced.

Status/ Comments:

- Alta to meet with Javier Fernandez to discuss project scope with additions
- Alta has designed a plan to move the CTE program to the new addition
- Met with coaches to get accurate count of students for locker room upgrades

Action Items:

- Alta to present STB 6/29/2026 at Monday meeting

Information

Project Manager:	Steven Welsh
Architecture Firm:	Alta Architects
Construction Firm:	TBD
Project Delivery Method:	Competitive Seals Proposal (CSP)
Project Type:	Renovation
Phase:	Planning & Design

Project Schedule

Kickoff Meeting:	December 2025
Discovery/Planning:	January 2026 - May 2026
Design:	June 2026 - October 2026
Permitting:	August 2026 - November 2026
Procurement:	November 2026 - January 2027
GMP Board Approval:	February 2027
Construction Start:	March 2027
Construction Completion:	June 2028
Closeout:	August 2028

Project Summary Information

Reporting Date: Mid-June 2026

**Support Services Renovation Package – Marvin Padgett, Tax Office, Transition Center
PH5-BP04**

Description: The Support Services Renovation Package will have renovations to the listed projects below.

Marvin Padgett

The scope will include the replacement of the paving and address the drainage issues at paving as identified in RLK Eng. report. Underground drainage improvements to include new storm line under west service drive and connect to existing line at Walnut. Replace split system AC units. Provide / replace IDF/MDF air conditioning. Replace rooftop DX units. Replace exterior HM doors.

Tax Office

The scope will include replacement of exterior waterproofing/sealant joints. Replace spray foam roof system per DISTRICT STANDARDS.

Transition Center

The scope will include restroom renovations and provide a secure front vestibule.

Status/ Comments:

- WRA submitted Schematic Design package
- WRA presented new façade options for Tax/Transition Center
- WRA to meet with Tax Office staff to discuss lobby space and drop box

Action Items:

- GISD to review and approve SD submission
- WRA to meet with procurement to discuss CSP timeline

Information

Project Manager:	Ron Ward
Architecture Firm:	WRA Architects
Construction Firm:	TBD
Project Delivery Method:	Competitive Seals Proposal (CSP)
Project Type:	Renovation
Phase:	Planning & Design

Project Schedule

Kickoff Meeting:	January 2026
Discovery/Planning:	February 2026 - March 2026
Design:	April 2026 - August 2026
Permitting:	August 2026 - November 2026
Procurement:	November 2026 - January 2027
GMP Board Approval:	February 2027
Construction Start:	March 2027
Construction Completion:	June 2028
Closeout:	August 2028

Project Summary Information

Reporting Date: Mid-June 2026

**Harris Hill Roof Replacement
PH5-BP06**

Description: The Harris Hill Building will be getting a roof replacement. The listed scope is below.

Replacement of the built-up roof and replacement of exterior waterproofing/sealant joints. Modify existing fire sprinklers at electrical closet.

Status/ Comments:

- Scope to Budget/Schematic Design submittals approved
- GSR discussed phasing plan and move out timeline with GISD leadership
- Notice to Proceed for Design Development was delivered to GSR

Action Items:

- Design Development package under review
- GSR to meet with procurement to discuss CSP timeline

Information

Project Manager:	Ron Ward
Architecture Firm:	GSR Andrade
Construction Firm:	TBD
Project Delivery Method:	Competitive Seals Proposal (CSP)
Project Type:	Roof Replacement
Phase:	Planning & Design

Project Schedule

Kickoff Meeting:	December 2025
Discovery/Planning:	January 2026 - May 2026
Design:	June 2026 - October 2026
Permitting:	August 2026 - November 2026
Procurement:	November 2026 - January 2027
GMP Board Approval:	February 2027
Construction Start:	March 2027
Construction Completion:	June 2028
Closeout:	August 2028



GARLAND INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES AGENDA

Date: July 28, 2026

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

Subject: Consider Approval of Recommended Guaranteed Maximum Price (GMP) for Bond 2023 New Memorial Pathway Academy/Student Services Center

Action Item

Executive Summary:

On May 14, 2024, the Board of Trustees approved to award the CMaR for New Memorial Pathway Academy/Student Services Center to Core Construction Services of Texas Inc. Reviewed and approved by Javier Fernandez, Director of Facilities Planning and Construction Services, Dr. Jennifer DuPlessis, Assistant Superintendent of Safety and Operations, Dianna Casper, Executive Director of Purchasing and Darrell Dodds, Deputy Superintendent.

Administrative Recommendation:

It is the administration's recommendation to approve the recommended Contract 510-04-4.6 Guaranteed Maximum Price (GMP) for Bond 2023 New Memorial Pathway Academy/Student Services Center which provides the best value for Garland Independent School District. Also, the recommendation by the administration is to authorize the Superintendent or his designee to enter into a contract.

Recommended Motion for Action Item:

Move to approve recommended Contract 510-04-4.6 Guaranteed Maximum Price (GMP) for Bond 2023 for New Memorial Pathway Academy/Student Services Center as presented to the Board of Trustees.

Financial Impact and Funding Source:

Not to Exceed Amount: \$53,946,456

683 Bond 2023