

***Pflugerville Independent School District
Board Agenda Item Cover Sheet***

Date: December 11, 2025

Agenda Item Caption: Consideration and Possible Action regarding Approval of a Proposal to Provide Construction Manager at Risk (CMAR) Services Required for Completion of the District's Teacher Workforce Housing Project

Purpose of Agenda Item:

Action Presentation Action Consent Information Presentation Closed Session

Administrative Recommendation: Move to approve a proposal with Lott Brothers to provide Construction Manager at Risk (CMAR) services related to the district's Teacher Workforce Housing Project.

Background Information: Proposition H of the district's 2022 Bond program included \$43,924,000 in funding to provide for teacher housing. To meet this need, staff advertised a request for proposals from firms interested in providing these services. The district received three responses, which were evaluated and ranked based on specific criteria outlined in the proposal document.

Lott Brothers provided the least expensive and highest-ranking overall proposal to complete the needed work, and comes highly recommended. Therefore, staff recommends selecting the proposal submitted by Lott Brothers for a contract to provide construction services for the district's Teacher Workforce Housing project.

Fiscal Analysis: The proposed cost of \$3,936,724 will be funded from the 2022 Bond, based on a construction budget of \$38,000,000. The actual cost of work will vary, based on the Guaranteed Maximum Price (GMP) for the project, which will be presented to the Board of Trustees for consideration at a future date.

Regulatory Requirement: Board Policy CV: Facilities Construction

Attachments: None

Submitted by: Victor Valdez, Chief Operating Officer

Cabinet Member Approval: Brandy Baker, Chief of Staff

Agenda of Regular Meeting



The Board of Trustees Pflugerville Independent School District

A Regular Meeting of the Board of Trustees of Pflugerville Independent School District will be held Thursday, December 11, 2025, beginning at 6:00 PM in the Administration Building Board Room, 1401 W. Pecan Street, Pflugerville, Texas 78660.

The subjects to be discussed or considered, or upon which any formal action may be taken, are listed below. Items do not have to be taken in the order shown on this meeting notice. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

If, during the course of the meeting, discussion of any items on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E, or Texas Government Code 418.183(f). Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open session. [Board Policy BEC (Legal)]

- I. Opening
 - A. Moment of Silence
 - B. Pledge of Allegiance
 - C. Awards and Recognitions
 - D. Public Comment
- II. President's Report
- III. Administration Report 4
- IV. Consideration and Possible Approval of Optimization Priorities 60
- V. Second Reading and Possible Approval of Proposed Revisions to Local Board Policy BBB - Board Members: Elections
- VI. Consideration and Possible Adoption of Resolution to Transition Board Elections from May to November Every Year, while Maintaining Three-Year Terms for Trustees
- VII. Consent Agenda
 - A. Consideration and Possible Approval of Meeting Minutes
 - 1. Draft Minutes for November 20, 2025, Special Meeting
 - 2. Draft Minutes for November 20, 2025, Regular Meeting
 - B. Consideration and Possible Approval of Staff Development Minutes Expedited Waiver Request for Submission to the Texas Education Agency
 - C. Second Reading and Possible Approval of the PflISD Academic Calendar for the 2026-2027 School Year, including Designation of Non-Business Days related to the Public Information Act

D.	Consideration and Possible Approval of Outside Employment Contracts between Pflugerville ISD Employees and Outside Organizations	
E.	Consideration and Possible Approval of District Purchases Exceeding \$50,000	74
	1. Bailey Education Group for Teacher Coaching Support	
	2. Paper Educational Support Systems for Virtual Tutoring Lessons for Students	
	3. Teachers of Tomorrow Partnership for Teacher Certification Programs	
	4. Assessment Fees for College-Readiness Tests (e.g., SAT, PSAT, AP) through CollegeBoard	
F.	Annual Review and Possible Approval of Resolution Adopting Board Policy CDA (Local), as the District's Investment Policy and Investment Strategies	
G.	Annual Review and Possible Approval of a Resolution Adopting a List of Brokers/Dealers Authorized to Engage in Investment Transactions with the District	76
H.	Consideration and Possible Approval of the Second Quarter Budget Amendment to the General Operating and Debt Service Funds	
I.	Consideration and Possible Action regarding Approval of Contractor Proposals to Complete 2026 Summer Renovations at Seven Sites	79
J.	Consideration and Possible Action regarding Approval of a Proposal to Provide Construction Manager at Risk (CMAR) Services Required for Completion of the District's Teacher Workforce Housing Project	81
K.	Second Reading and Possible Approval of Texas Association of School Boards Policy Manual Update 125, affecting Local Policies, as listed below:	
	1. BDAA - Officers and Officials: Duties and Requirements of Board Officers	
	2. BDB - Board Internal Organization: Board Committees	
	3. EI - Academic Achievement	
	4. FDE - Admissions: School Safety Transfers	
	5. FEC - Attendance: Attendance for Credit	
L.	Second Reading and Possible Approval of Proposed Revisions to Local Board Policy CW - Naming Facilities	
M.	Consideration and Possible Approval of Pflugerville ISD Board of Trustees 2027 Legislative Priorities	
N.	Consideration and Possible Approval of Board Operating Procedures	
O.	Consideration and Possible Approval of the Superintendent Evaluation Instrument and Annual Goals, including Possible Amendments to Same	
VIII.	Discussion Regarding Personnel Employment (551.074)	
	A. Consideration and Possible Ratification of Personnel — Principal of Connally High School	
	B. Consideration and Action Regarding Level IV Staff Appeal Filed (551.074, 551.071, 551.129)	
IX.	Consideration and Possible Action Related to a Level III Parent Complaint (551.074, 551.0821, 551.071, 551.129)	

X. Discussion Regarding the Purchase, Exchange, Lease, or Value of Real Property
XI. Adjourn (551:072)