Special Meeting
Monday, November 2, 2026 5:30 PM

GISD Administrative Board Room
1615 St Lawrence St.
P O Box 157
Gonzales, Texas 78629

Agenda

1. Call to Order
   Presenter: Board President
   1.A. Roll Call
   Presenter: Board President
   1.B. Invocation:
   Presenter: Josie Smith-Wright
   1.C. Pledge:
   Presenter: D'Anna Robinson
   1.D. Mission Statement:
   Presenter: Ashley Molina
2. Public Comments

3. Reports
   3.A. Conduct Level III Employee Grievance Appeal
   Presenter: Justin Schwausch, Board President
4. Adjourn to Closed session: Under Texas Government Code Chapter 551, The board will recess this open session and convene in a closed meeting to discuss items on the agenda. The board may conveniently meet in such a closed or executive session or meeting, concerning any and all subjects and for any and all purposes permitted by Texas government code chapter 551:
   Presenter: Justin Schwausch, Board President
   4.A. Pursuant to Texas Government Code Section 551.071, consultation with legal counsel regarding grievance hearing procedures, if necessary, and regarding legal issues presented by Level III grievance.
   4.B. Pursuant to Texas Government Code Sections 551.074, 551.082 and 551.0821 Level III grievance hearing regarding complaint filed by a school district administrator.
5. Recovene to Open Meeting: The Board will take appropriate action on items, if necessary, as discussed in Closed Session
   Presenter: Justin Schwausch, Board President
   5.A. Consideration and possible action regarding Level III grievance
   Presenter: Justin Schwausch, Board President
6. New Business/Action Items

   6.A. Discuss and Consider Action on the Delivery Method(s) for the Apache Field Renovation Project
   Presenter: Amanda Smith, Chief Financial Officer;Darion Robles, Director of Maintenance; Dr. Dana Arreola, Superintendent of Schools

6.B. Discuss and Consider Action on the Award for the Demolition of Bleachers and Press Box at Apache Field and Associated Budget Amendment
Presenter: Amanda Smith, Chief Financial Officer; Darion Robles, Director of Maintenance;Dr. Dana Arreola, Superintendent of Schools

7. Adjourn

Board of Trustees

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President

Josie Smith-Wright
Vice President

Ashley Molina
Secretary

Naomi Brown

D'Anna Robinson

Jami Owens

Gloria Torres

GISD School Board Agenda Information Sheet
November 2, 2026

SUBJECT: Public Comments

RATIONAL SUMMARY:

The next item on the agenda is public comment. Before we begin, I will remind our audience members of the Board's procedures for handling public comments. The public comment portion of our meeting is available to members of the public who wish to address a meeting item on tonight's agenda or other matter pertaining to Gonzales ISD.

Anyone who wants to speak during public comments must sign in before the start of the meeting and list the agenda item they want to discuss. Each public comment speaker will be allowed a maximum of 5 minutes to address the Board. If necessary for effective meeting management, or to accommodate large numbers of individuals wishing to address the Board, we may shorten the time for each individual wishing to present comments. The public comment portion of the meeting will allow all speakers who have signed up before the start of the meeting to address the Board regarding an item on tonight's agenda. Persons requiring a translator will be given additional time.

Please keep your comments or criticisms civil and courteous. Please also avoid using profanity during your opportunity to speak. Last, we ask you not discuss students who are not your child.

If a speaker is seeking Board resolution of a specific complaint, that concern should be addressed through the district's grievance process. District policy DGBA has been established for addressing employee complaints, policy FNG is the avenue for filing parent complaints, and policy GF address community member complaints. Grievance forms can be obtained at the Gonzales ISD Administration Office.

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GISD School Board Agenda Information Sheet
September 14, 2026

REPORT ITEM

SUBJECT: Conduct Level III Employee Grievance Appeal

ADMINISTRATOR RESPONSIBLE: Justin Schwausch, Board President

RATIONAL SUMMARY:

Conduct Level III Employee Grievance Appeal

SUPERINTENDENT'S RECOMMENDATION: ***N/A***

SAMPLE MOTION: ***N/A***

The GISD School Board Agenda Information Sheet
November 2, 2026

Board of Trustees

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Adjourn to Closed Session
Under Texas Government Code Chapter 551

The board will recess this open session and convene in a closed meeting to discuss items on the agenda. The Board may conveniently meet in such closed or Executive Session or meeting, concerning any and all subjects and for any and all purposes permitted by Texas Government Code chapter 551, including, but not limited to:

Section 551.071: Consultation with Attorney;
Section 551.074: Personnel Matters; Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Closed Meeting.
Section 551.082: School Children; School District Employees; Disciplinary Matter or Complaint
Section 551.0821

No voting will take place in the closed meeting. Any action the board wishes to take as a result of discussions in a closed session will take place after the board reconvenes in an open meeting. Today's date is _____ and it is _____ p.m./am

ADMINISTRATOR RESPONSIBLE:

RATIONAL SUMMARY: Personnel Matters

Personnel matters are as follows:

1. Conduct Level III employee grievance appeal pursuant to Tex. Govt Code 551.074, 551.082, 551.0821.

2. Consultation with legal counsel regarding Level III employee grievance appeal, pursuant to Tex. Govt Code 551.071.

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GISD School Board Agenda Information Sheet
November 2, 2026

ACTION ITEM

SUBJECT: Consideration and possible action regarding Level III grievance

ADMINISTRATOR RESPONSIBLE: Justin Schwausch, Board President

RATIONAL SUMMARY:
Consideration and possible action regarding Level III grievance

ADMINISTRATION'S RECOMMENDATION: Approve

SAMPLE MOTION:
Sample motions will be provided by legal counsel during closed session deliberations.

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GISD School Board Agenda Information Sheet
November 2, 2026

ACTION ITEM

SUBJECT: Discuss and Consider Action on the Delivery Method(s) for the Apache Field Renovation Project

ADMINISTRATOR RESPONSIBLE: Amanda Smith, Chief Financial Officer; Darion Robles, Director of Maintenance; Dr. Dana Arreola, Superintendent of Schools

RATIONAL SUMMARY: Board Policy CV (Local) requires the board to determine the delivery method(s) for school facilities construction projects.

Slides from December 2023, when an overview of the delivery methods available was presented, has been included to allow the board to understand administration's recommendation.

Administration will bring back the resulting pricing and/or contract(s) to the board for approval, if more than $50,000 in value.

SUPERINTENDENT'S RECOMMENDATION:

- Demolition: Job Order Contract
- Bleachers, Press Box, etc.: Competitive Sealed Proposal

SAMPLE MOTION: *"I move that the board select job order contract for the demolition and competitive sealed proposals for the remaining project aspects as the delivery methods for the Apache Field Renovation Project, as presented."*

Compliance with Law

The Superintendent shall establish procedures that ensure that all school facilities within the District comply with applicable laws and local building codes.

Construction Contracts

Prior to advertising, the Board shall determine the project delivery/contract award method to be used for each construction contract valued at or above the competitive purchasing threshold established in law. To assist the Board, the Superintendent shall recommend the project delivery/contract award method that he or she determines provides the best value to the District. [See CV series generally and CBB(LEGAL) for requirements if federal funds are involved.]

For construction contracts valued at or above $50,000, the Superintendent shall also submit the resulting contract to the Board for approval. Lesser expenditures for construction and construction-related materials or services shall be at the discretion of the Superintendent and consistent with law and policy. [See also CH and CBB(LEGAL)]

Note: For provisions regarding delegation of authority for construction contracts in the event of a catastrophe, emergency, or natural disaster affecting the District, see CH(LOCAL).

Change Orders

Change orders permitted by law shall be approved by the Board or its designee prior to any changes being made in the approved plans or the actual construction of the facility.

Project Administration

All construction projects shall be administered by the Superintendent.

The Superintendent shall keep the Board informed concerning construction projects and also shall provide information to the general public.

Final Payment

The District shall not make final payments for construction or the supervision of construction until the work has been completed and the Board has accepted the work.

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Construction Delivery Methods

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Our Students. Our Future.

GOALS TODAY

- Review optional Delivery Methods for construction procurement
  - TASB Board Policy requires Board select Delivery Methods for construction projects

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Construction Delivery

Delivery Methods In Texas:

1. Low Bid
2. Competitive Sealed Proposals
3. Design-Build
4. Construction Manager Agent
5. Construction Manager at Risk
6. Job Order Contracting

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1. Low Bid

- Design – Bid – Build
- Very transparent
- Generally take the low bidder
- No contractor involvement until bids
- Good competition
- Less flexibility
- Design must be very complete

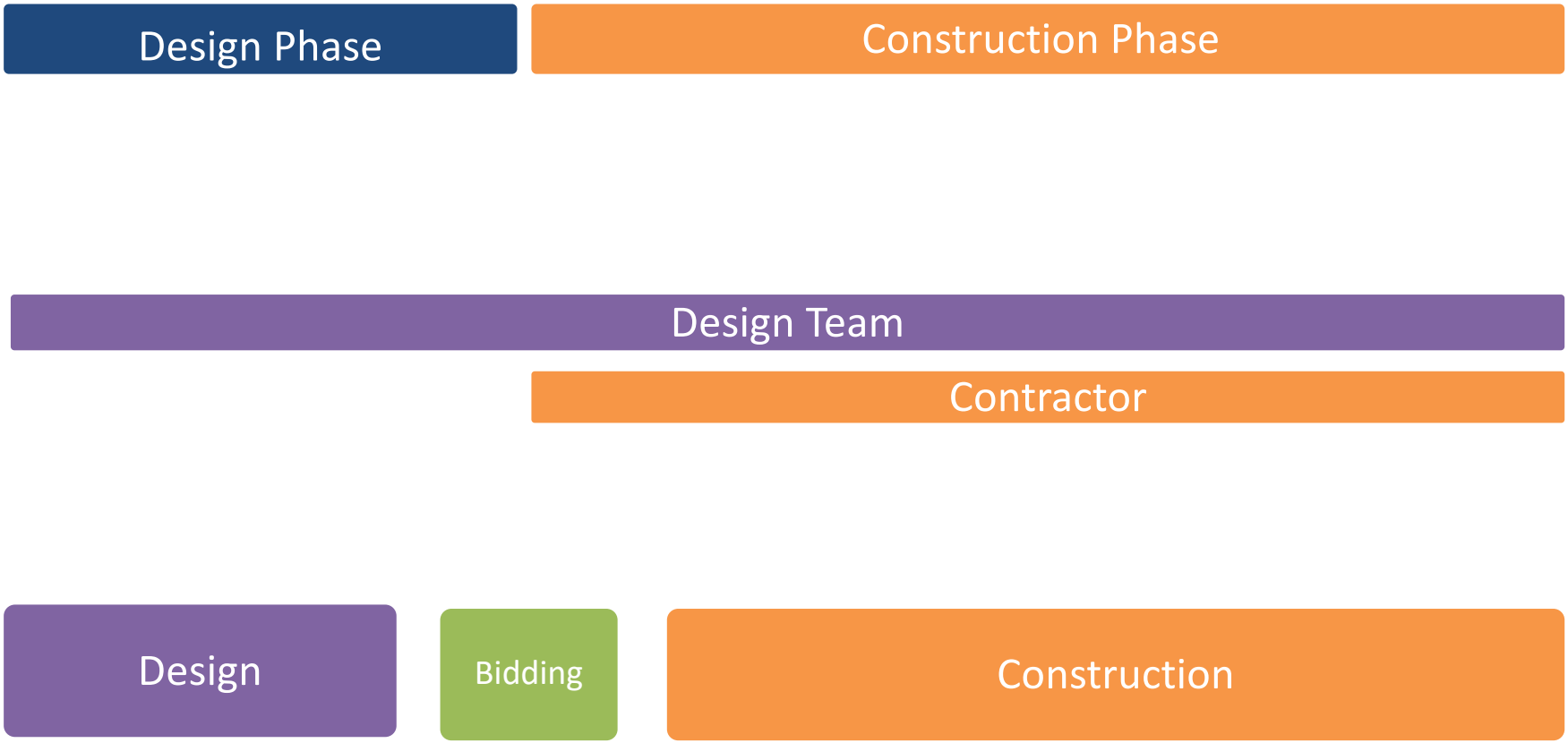
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2. Competitive Sealed Proposals

- Design – Propose – Build
- More options for selecting than price
- Need experienced contract writing
- Best scoring proposal wins (criteria)
- No contractor involvement until bids
- Good competition
- Very Transparent
- Subjective scoring could be criticized
- Design must be very complete

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Low Bid and CSP *Phasing*



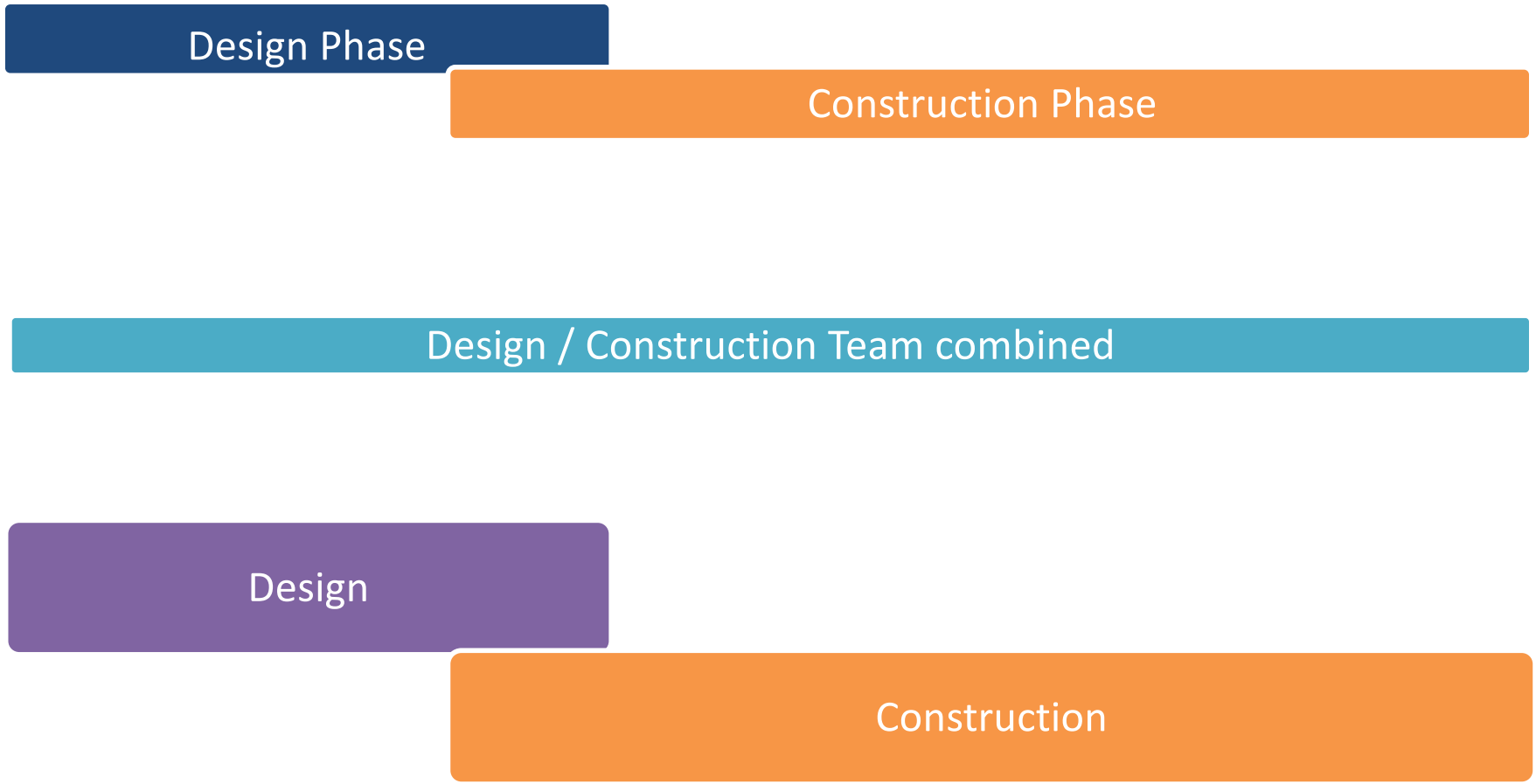
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3. Design Build

- Hire one joint firm
- Popular in private industry
- Can start construction early
- Excellent designer-contractor communication
- Great if trust in joint firm is high
- Possibly less competition
- Need transparency/accountability language in contracts
- Single point of responsibility
- Requires 3rd-party oversight (Eng or Arch)

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Design Build *Phasing*



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4. Construction Manager Agent

- Agent is hired as Professional Consultant
- Acts as Construction Superintendent on behalf of owner
- Owner contracts with each trade – Agent manages
- Method – if applied properly – can be advantageous and transparent for owners
- Each trade bonds
- Must determine that fee is fair
- Little competition in Texas by experienced Agents

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5. Construction Manager at Risk

- Select before bidding - qualifications/fees
- “Guaranteed Maximum Price” = bid price
- Contractor typically paid percentage
- Can start construction phases early
- Good competition on bids pending CMR effort
- Good contractor involvement in design
- Advantageous for contractors
- Needs to have knowledgeable oversight

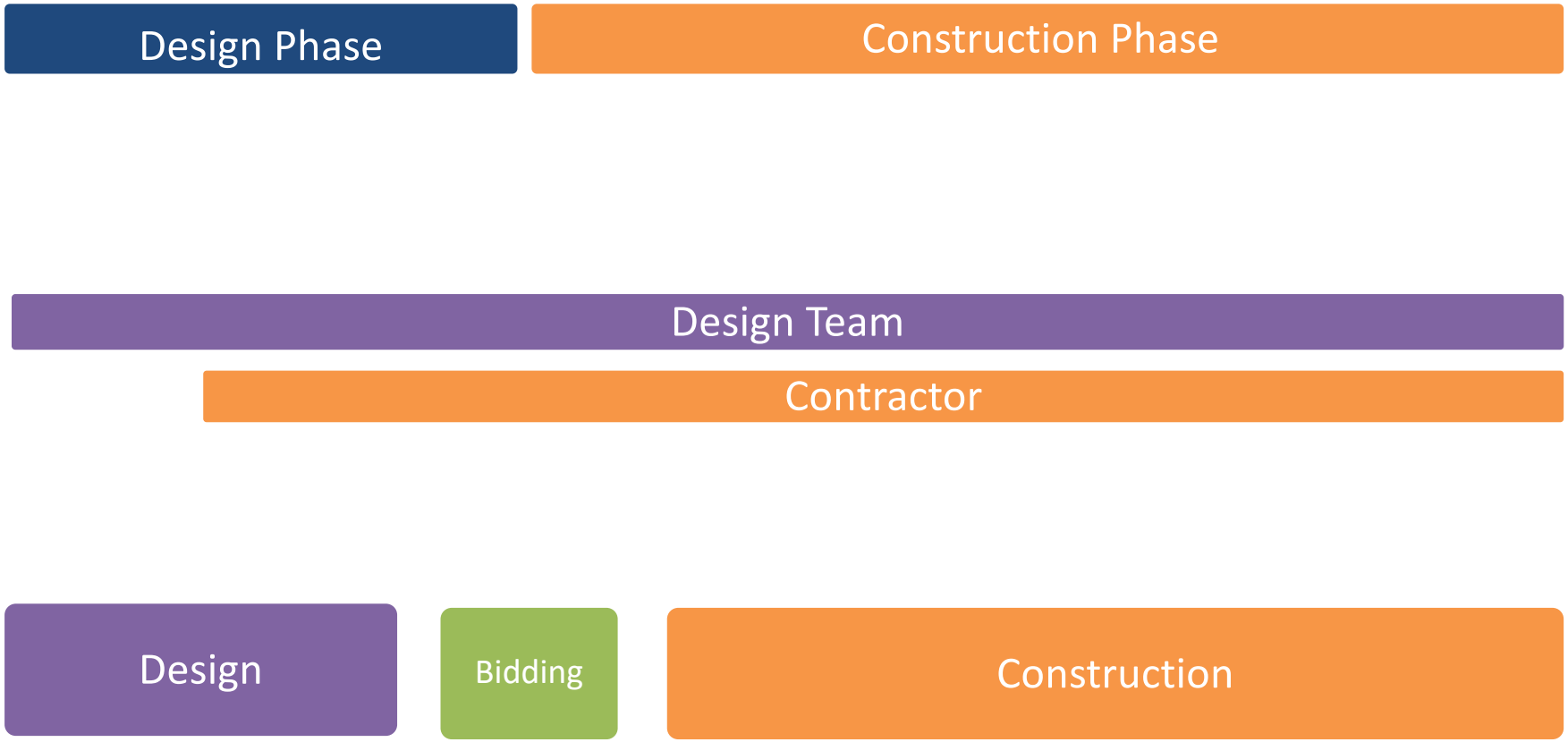
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5. CMR (continued)

- Typically costs more but offers more
- Same risk to contractor as traditional methods (name is misleading)
- Bidding process and awarding remains veiled to varying degrees.
- Difficult to audit out hidden costs IF CMR chooses to hide.

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CMA and CMR *Phasing*



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6. Job Order Contracting

- For maintenance, repair, alteration work of recurring nature
- unit-price work generally

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Method Selection

- 'Right' method varies depending on circumstances of each project
- Trade-offs to each construction delivery option in Texas
  - *Is accountability more important than convenience or schedule?*
  - *Do you prefer ease of litigation over lowering construction costs?*
  - *How is your access to quality trade contractors?*

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Method Selection (continued)

- The 'right' method with the wrong company can fail.
- The wrong method with the right company can succeed.
- Select company over method. (Always gets down to the people)

Construction Delivery

Delivery Methods In Texas:

1. Low Bid
2. Competitive Sealed Proposals
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GISD School Board Agenda Information Sheet
November 2, 2026

ACTION ITEM

SUBJECT: Discuss and Consider Action on the Award for the Demolition of Bleachers and Press Box at Apache Field and Associated Budget Amendment

ADMINISTRATOR RESPONSIBLE: Amanda Smith, Chief Financial Officer; Darion Robles, Director of Maintenance; Dr. Dana Arreola, Superintendent of Schools

RATIONAL SUMMARY: Board Policy CV (Local) requires the superintendent to submit the contract resulting from a pricing solicitation for school facilities construction projects.

This is an unbudgeted project so a budget amendment is needed to cover the cost.

SUPERINTENDENT'S RECOMMENDATION:

SAMPLE MOTION: *"I move that the board accept the award from _____, authorize the associated budget amendment, and delegate authority to the superintendent to finalize the contract, as presented."*