



PRE-PROPOSAL MEETING AGENDA

CSP# 207704

Org 276 Gilbert Cuellar Sr. Elementary School - Renovation
Org 180 B.H. Macon Elementary School – Renovation
Org 266 Frederick Douglass Elementary School - Renovation



Date & Time: Monday October 14, 2024 @ 2:30 PM
Location: Gilbert Cuellar Sr. Elementary School - Renovation
337 Pleasant Vista Dr., Dallas, TX 75217

1. Introduction: Purva Raichura

Welcome attendees on behalf of Dallas ISD, School campus and Jacobs

Project Goal: A project safely built-in accordance with the agreement, contract documents and any applicable regulations, on time and on budget.

Introduction to Team

- Dallas ISD **Shajuana Davis, Contract Manager**
Dallas ISD Procurement

- A/E Firm **Dimensions Architects**
Oswaldo Cajas, Project Architect

- M/WBE **Wilton Munnings, Dallas ISD M/WBE Bond Program Manager**

- Safety **Alvaro Meza**

- Program Management **Jacobs**
Abhi Nigudkar, Program Director
Siri Poludasu, Controls Manager
Akash Patnaik, Project Manager
Fatima (Karina) Martinez, M/WBE Coordinator
Vernon Mullen, M/WBE Coordinator

Introduction of other Team Members in attendance: Purva Raichura

Project Manual Front End Document, Section 00 11 17: Intention to Propose Form - if your firm will be submitting a proposal for this project, please submit the form to attention: **Dallas ISD Procurement Services c/o Bond/Construction Services** at Email: ProcurementCS@dallasisd.org

Project Information:
1. Dallas Independent School District – 2020 Bond Program –

Bid Package: **CSP 207704**

School Name/Org. No. **Org 276 Gilbert Cuellar Sr. Elementary School - Renovation**
Org 180 B.H. Macon Elementary School – Renovation
Org 266 Frederick Douglass Elementary School - Renovation

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2. Procurement Process: Purva Raichura

Procurement/Bidding documents: Available to both GCs and Subs for purchase at: **Lawton Reprographics Center** (Attention: **North Store**), 14305 Inwood Road, Dallas, TX 75244. Phone: **(972) 980-2957** Email: north@lawtonrepro.com. Documents are also available at Plan Rooms for viewing (see Page 5 included in this Agenda).

Communications: All questions during the bidding process are to be submitted in writing to:

Attention: Dallas ISD Procurement Services
Email: ProcurementCS@dallasisd.org

Responses to questions will be given via addenda only.

The printers will issue Addendum to all registered plan holders. Addenda will also be listed on Dallas ISD's website under 'Vendor Opportunities'. <http://www.dallasisd.org/bond/vendorops>

Critical Bidding Dates:

Last Day for receiving questions from Contractors: **October 18, 2024, close of business.**

Last Day for issuing Addenda: **October 25, 2024, close of business.**

Proposal due Date/Time and Location:

- Bond/Construction Services Office Address: **9400 N Central Expressway, Dallas, Texas, 75231.**
- Receipt of Proposals (**Part 1-A, 1-B and Part 1-C**) DISD Bond Office – **Tuesday, November 12 at 2:00PM local time.**
- **Receipt of Part 2 M/WBE Compliance Guidelines and Forms** due at DISD Bond/Construction Services Office – **Wednesday, November 13 at 3:00 PM local time.**

Proposal Opening and Public Reading:

Join Zoom Meeting:

<https://meet.google.com/owb-asga-qgw>

Or dial: (US) +1 413-648-8543 PIN: 842 279 216#

Wednesday, November 13 at 3:00 PM local time and or shortly after all proposal submittals are received.

Proposal Packaging: Requirements

CSP Process: Gives the District the ability to identify the Best Value Bidder for the project; not necessarily low bidder – Cost carries **40%** of the weight. The Evaluation Criteria is published in the Project Manual for this CSP in Section 00 21 13 under the Instruction to Proposers

- Explain Selection Criteria: Scoring based on data provided only.
- Do not miss information. No subjectivity.
- Evaluation Committee will contact references provided.

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Post Bid:

Target Board Approval Meeting – **January 23, 2025**

3. Safety Program: Alvaro Meza

- Ensure to Include on bid package, current EMR/Letter from Insurance carrier.
- Submit Contractor's own safety plan *and* Dallas ISD's Minimum Safety Guidelines can be adopted. Ensure to mark if contractor is adopting Dallas ISD Manual.
- If you are adopting the Minimum Guidelines, it should be noted on company letterhead and submitted with the Proposal.
- Safety Coordinator qualifications and percentage on project.

All bidders to note:

- Contractor is ultimately responsible for safety.
- A Site-Specific Safety Plan must be developed and implemented post-award, by the selected Contractor.
- A Site-Specific Safety Orientation must be developed and implemented post-award, by the selected Contractor.
- Approved Barriers: Outdoor 6 Ft Chain link fence/ Indoor: Hard cover, Plywood, Drywall.
- Badges required at all times.
- *The project in this package is not a greenfield site.*
- *Awarded Contractor must develop a site specific COVID-19 Exposure Prevention, Preparedness, and Response that can help guide protective actions against COVID-19. Plan must be based on information available from the CDC, OSHA, and all applicable public officials.*

4. M/WBE Program Requirements: Fatima Martinez / Vernon Mullen

- District's M/WBE aspirational goal is **30%** for construction related projects.
- M/WBE Compliance Guidelines and Forms are required for all solicitations over \$50,000.
- M/WBE team is available to provide lists of certified M/WBE subcontractors upon request.
- Bonding and technical assistance will be provided by SSP Consulting, L.C. to M/WBEs and small business owners interested in bidding on district construction projects as a prime contractor or subcontractor. Tameka Sadler (C49893@dallasisd.org, tsadler@sspconsulting.com, Office Number: 972-925-7318) is the point of contact.
- Failure to submit the M/WBE Compliance Guidelines and Forms package to the District by **set time on Bid Day 2** will result in a loss of points regarding the M/WBE submittal.
- **Jacobs M/WBE Coordinators Fatima (Karina) Martinez; 972.925.7283; C582@dallasisd.org and Vernon Mullen; 972.925.7243; C88218@dallasisd.org**

5. Contract Issues: Purva Raichura

- General Contractor Contract template: No changes allowed.
Contract Time: Target substantial completion date is as follows:

CSP # 207704 - Org 276 Gilbert Cuellar Sr. Elementary School – Renovation - February 20, 2026
Org 180 B.H. Macon Elementary School – Renovation – March 06, 2026
Org 266 Frederick Douglass Elementary School - Renovation – February 27, 2026

- Project Estimated Cost: **\$8,728,985.00**
- Insurance Certificates
- Bonds
- Divisions 0-49

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6. Specific Project Requirements/Scope of Work Dimension Architects/Akash Patnaik

CSP 207704 - Project consists of the following:

ORG 276 – GILBERT CUELLAR SR. ELEMENTARY SCHOOL – RENOVATION: Project consists of the following:

1. Repair concrete sidewalks (Alternate Scope)
2. Repair sidewalks and landings with entry door thresholds.
3. Provide new 6' wrought iron fence along the rear of the school for more security.
4. Provide new roof repairs.
5. Replace gymnasium wood flooring.
6. Remove four unused unit heaters from gymnasium.
7. Provide security updates including cameras, card access readers and door contacts.
8. Provide security vestibule.
9. Provide exterior repairs which include waterproofing and wall joints.
10. Provide power wash on exterior stained or mildewed façade.
11. Replace 4" cast iron sewer pipe. (Alternate Scope)
12. Install five bottle fillers to existing water drinking fountains. (Alternate Scope)

ORG 180 – B.H. MACON ELEMENTARY SCHOOL – RENOVATION: Project consists of the following:

1. Provide new fence/barrier between main school and gymnasium.
2. Provide security updates including cameras, card access readers and door contacts.
3. Provide new flooring for VCT and carpet.
4. Casework to be refurbished, new countertops, new countertop and cabinet laminate, and painted existing metal lockers in specified classrooms. (Alternate Scope)
5. Repair damaged asphalt in front parking lot.
6. Provide bottle fillers for all 6 sets of high/low water drinking fountains.
7. Mechanical/HVAC improvements and replacement.
8. Replace interior and exterior lights with LED lighting.
9. Replace interior and exterior lighting controls and sensors. (Alternate Scope)

ORG 266 - FREDERICK DOUGLASS ELEMENTARY SCHOOL – RENOVATION: Project consists of the following:

1. Remove, repair and replace concrete sidewalks. (Alternate Scope)
2. Provide security updates including cameras, card access readers and door contacts.
3. Provide secure front vestibule.
4. Provide new marquee sign
5. Provide mild detergent medium pressure was on stained or mildewed façade.
6. Provided new flexible 'next gen' furniture.
7. Mechanical/HVAC improvements and provide controls on air conditioning units.
8. Replace fire alarm system.
9. Replace exterior lights with LED lighting.
10. Replace exterior lighting controls.
11. Replace intercom system. (Alternate Scope)
12. Install new drinking fountains with bottle filler.

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7. Questions & Answers

Please send your questions in writing to the Project team as described above.

Walk Thru Schedule: (A/E)

School ORG #	School Name	Time	School Address and Location of Meeting
276	Gilbert Cuellar Sr. Elementary School	3:00 PM	337 Pleasant Vista Dr., Dallas, TX 75217
180	B.H. Macon Elementary School	3:45 PM	650 Holcomb Rd., Dallas, TX 75217
266	Frederick Douglass Elementary School	4:30 PM	226 N Jim Miller Rd, Dallas, TX 75217

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A list of Plan Rooms and other entities that have documents available for viewing are as follows:

DRAWINGS AND SPECIFICATIONS ARE AVAILABLE AT THE FOLLOWING:

Dallas/Fort Worth Minority Supplier Development Council

Sha’Ron Richardson construction@dfwmsdc.com 214.630.0747
8828 N. Stemmons Freeway, Suite 550 Dallas, TX 75247

Regional Hispanic Contractors Association

John H. Martinez john@regionalhca.org 972.786.0909
3918 North Hampton Rd. Dallas, TX 75212

Regional Black Contractors Association of North Texas, Inc.

John Proctor info@blackcontractors.org 214.565.8946
Kimberly Sparks KSparks@blackcontractors.org
Marketing@blackcontractors.org
2627 Martin Luther King Jr. Blvd Dallas, TX 75215

Fort Worth Hispanic Chamber of Commerce

Gilbert Juarez gilbert@pic-printing.com 817.625.5411
P1327 N. Main Street <https://www.fwhccplanroom.com/> Fort Worth, TX 76164

Greater Dallas Hispanic Chamber of Commerce

Gabriela Carvallo gabriela@gdhcc.com 214.521.6007
1402 N. Corinth St., Ste 225 Dallas, TX 75215

Construction Connect

Michael Stubbs Content@ConstructConnect.com 800.364.2059
30 Technology Parkway South, Suite 100 Norcross, GA 30092

Dodge Data & Analytics formerly McGraw-Hill Construction Dodge

4300 Beltway Place, Suite 150 support@construction.com Arlington, TX 76018

Dallas Black Chamber of Commerce

Marnese Elder MElder@DBCC.org 214.421.5200
2922 Martin Luther King Jr. Blvd., Building A, Suite 104 Dallas, TX 75215

Fort Worth Metropolitan Black Chamber of Commerce

Jeremiah Anderson janderson@fwmbcc.org 817.871.6558
1150 South Fwy, Suite 211 Fort Worth, TX 76104

Virtual Builders Exchange, LLC

Heidi Shaffer heidi@virtualbx.com 210.564.6900
4047 Naco Perrin, Suite 100 San Antonio, TX 78217