

# ADDENDUM No. 1

## CSP#207706

**Org #277 – Thomas Tolbert Elementary School Renovation  
Org #264 – Ronald E. McNair Elementary School Renovation**

**DALLAS INDEPENDENT SCHOOL DISTRICT**

**October 21, 2024**



Any addendum issued will be listed or posted at the District website <http://www.dallasisd.org/>. Click on "Departments" Click On "Construction Services/Bond Office" Click On "Bond Vendor Opportunities" then click on bid Package number. Any and all addenda that are too large in size for the website will not be posted on the District website. However, all such addenda will be listed on the website with the of issuance of each addendum, and instructions to proposers for procuring such addenda from the Printing Company.

**Thomas Printworks**  
**Attention: Jon Sauve**  
**Address: 3610 Oak Lawn Ave**  
**Dallas, Texas 75219**  
**Phone: 214-880-0022**  
**Email: [jon.sauve@thomasprintworks.com](mailto:jon.sauve@thomasprintworks.com)**

Addenda will be available from the Printing Company for purchase. Purchase price must be obtained directly from the Printing Company.

The Bidder or proposer is responsible for obtaining all Addenda prior to submitting a bid or proposal to the district.

The following items modify the plans and specifications and shall become a part of the contract documents.

**Revised Specifications:**

1. Please find revised DIV 00 11 13 and replace with the one advertised.

Changes made:

Use the Thomas Printworks as mentioned below instead of Southwestern Blueprint Company.

Documents will be distributed as follows:

Hard copy and file distribution are provided, beginning 10/21/2024.

<b>Printing Company Name:</b>	<b>Thomas Printworks</b>
<b>Attention:</b>	<b>Jon Suave</b>
<b>Address:</b>	<b>3610 Oak Lawn Avenue</b>
<b>City, State and Zip</b>	<b>Dallas, TX 75219</b>
<b>Phone :</b>	<b>214 880 0022</b>
<b>Email :</b>	<b>uptownaec@thomasprintworks.com</b>



The Dallas Independent School District ("District") is soliciting Competitive Sealed Proposals ("CSP") from qualified sources relative to the provision of the following request For Competitive Sealed Proposals ("CSP"). This procurement will be managed under the Dallas ISD Construction Services department.

For information on how to obtain the CSP documents, go to the District's **Construction Services** website <http://www.dallasisd.org>. Click on "Departments;" click on "Construction Services/Bond Office;" click on "Bond Vendor Opportunities;" then click on the bid package number. Follow the Document Distribution instructions to obtain the CSP documents. The CSP documents contain the necessary information to submit a CSP to the District, including construction documents, selection criteria, estimated budget, project scope, schedule, and other information that contractors may require to respond to the request.

Please return the "Intention to Propose" form (Specification Section 00 11 17) to the Construction Services Procurement Director listed on the form.

CSP #	Description	Closing Date	Buyers Initials
207706	ORG 277 THOMAS TOLBERT ELEMENTARY SCHOOL - RENOVATION ORG 264 RONALD ERWIN McNAIR ELEMENTARY SCHOOL - RENOVATION	12/03/2024	DBE

**A pre-proposal meeting will be held at 3150 Bainbridge Ave., Dallas, TX 75237 on Monday, 11/4/2024 at 2:30 pm via in person for all interested parties. This meeting is not mandatory, but information discussed will be extremely helpful in preparation of the proposal.**

All general contractors and sub-contractors are encouraged to attend this meeting. Contractors will meet A/E(s) and PM at the school to start site tours. The first site tour will take place immediately following the pre-proposal. The following is the schedule for each site tour:

School Org#	School Name	Date	Time	School Address, Location of Meeting
264	RONALD ERWIN McNAIR ELEMENTARY SCHOOL	11/04/2024	3:00 PM	3150 Bainbridge Ave., Dallas, TX 75237
277	THOMAS TOLBERT ELEMENTARY SCHOOL	11/04/2024	3:45 PM	4000 Blue Ridge Blvd, Dallas, TX 75233

All Construction Services procurements must be physically delivered to the Construction Services office, at the Linus D. Wright Dallas ISD Administration Building 9400 North Central Expressway, Suite 800 Dallas, TX 75231. (Call 972.925.7200 for directions). Delivery to other locations will result in rejection of a CSP.

Completed CSP Package **Part 1-A, 1-B and 1-C are due on Tuesday, 12/03/2024 at 2:00 PM** (local time).

Completed CSP Package **Part 2 is due on Wednesday, 12/04/2024 at 3:00 PM** (local time).

**Any materials received after the respective closing dates / times will not be considered.**

The District will open and read the names of the proposers and prices submitted in responsive CSPs beginning at 3:00 P.M. local time upon submittal of Part 2 of the Package, via Google Meet at Dallas ISD Construction Services, Linus D. Wright Dallas ISD Administration Building 9400 North Central Expressway, Suite 800 Dallas, TX 75231.

CSP 207706 (ORG 277 THOMAS TOLBERT ELEMENTARY SCHOOL - RENOVATION AND ORG 264 RONALD ERWIN McNAIR ELEMENTARY SCHOOL - RENOVATION) Bid Opening

Wednesday, December 4 · 3:00 – 4:00pm

Time zone: America/Chicago

Google Meet joining info

Video call link: <https://meet.google.com/xnt-dnmo-bqi>

Or dial: (US) +1 414-909-4582 PIN: 686 632 652#

No further information will be officially released until after the date the Agenda is publicized for the Board of Trustees briefing.

The right is reserved to reject any or all bids, proposals, CSPs or statements of qualification and to waive technicalities.

The Dallas Independent School District is committed to the ideals of equal opportunity in all its business endeavors.

The Dallas Independent School District's Construction Services projects have a 30% Minority and Women-Owned Business Enterprise (M/WBE) construction goal.

RUN TWO TIMES ONLY AS FOLLOWS:  
**10/20/2024 and 10/27/2024**



**DALLAS INDEPENDENT SCHOOL DISTRICT  
PROCUREMENT SERVICES – CONSTRUCTION SERVICES**

**DOCUMENT DISTRIBUTION**

**CONSTRUCTION SERVICES**

**CSP 207706**

**ORG 277 THOMAS TOLBERT ELEMENTARY SCHOOL - RENOVATION  
J277\_P1000\_1**

**ORG 264 RONALD ERWIN McNAIR ELEMENTARY SCHOOL - RENOVATION  
J264\_P1000\_1**

**SOLICITATION TIMELINE:**

Issue Date:	10/20/2024
First Advertisement Date	10/20/2024
Second Advertisement Date	10/27/2024
Preproposal Meeting	11/04/2024 2:30 PM
Question Deadline	11/08/2024
Question Responses from the District	11/15/2024
CSP Response Due Dates Pt 1-A and Pt 1-B	12/03/2024 2:00 PM
CSP Response Due Date Pt 2	12/04/2024 3:00 PM
CSP Evaluation	12/11/2024
Anticipated Board Approval	02/27/2025

1. DOCUMENT DISTRIBUTION:

The attached "Document Distribution" page details how documents and addenda will be distributed.

2. ESTIMATED CONSTRUCTION BUDGET INCLUDING ALLOWANCES:

**Total Estimated Construction Budget (CCL + IC+ Allowances) for CSP #207706 \$7,479,756.00**

3. Scope of Work. The Work consists of:

ORG 277 – THOMAS TOLBERT ELEMENTARY SCHOOL – RENOVATION: Project consists of the following:

1. Provide secure front vestibule by adding a storefront system corridor.
2. Provide infrastructure for card readers, door contacts, door releases, and cameras as required for secure vestibule.
3. Provide door hardware as required to add security system.
4. Replace approximately 400 sf of misaligned VCT in corridor.
5. Replace sealants in exterior joints around windows and in masonry joints.
6. Replace Marquee sign.
7. Remove cooling tower and upgrade water-cooled AC system with new air-cooled chiller and chilled water pump, including piping, valves, pumps, ventilators, circuits, and new controls throughout school.
8. Replace mini-split AC units in MDF/IDF rooms.
9. Replace selected drinking fountains and add bottle-fillers.
10. Replace back-flow prevention/RPZ valve.
11. Replace grease-trap and grease-trap piping throughout kitchen and from grease-trap out to city sewer tie-in.
12. Replace exterior soffit and wall-pack lighting fixtures, and heads on pole-lights, with LED fixtures.
13. Replace exterior lighting controls.
14. Replace Fire-Alarm system.
15. Repair atrium windows and sealants.
16. Add Alternate: Replace the school-wide PA system.
17. Add Alternate: Provide mild-detergent power-wash on selected areas of exterior.

ORG 264 – RONALD E. McNAIR ELEMENTARY SCHOOL – RENOVATION: Project consists of the following:

1. Provide secure front vestibule by adding a storefront system across lobby.
2. Provide infrastructure for card readers, door contacts, door releases, and cameras as required for secure vestibule.
3. Provide door hardware as required to add security system.
4. Install new door from new secure vestibule into reception/administration office.
5. Replace existing casework and reception furniture with new reception counter and work-station casework.
6. Replace damaged hollow-metal doors and hardware, and repair hollow-metal frames.
7. Replace sealants in exterior joints around windows and in masonry joints.
8. Replace single-ply roofing system.
9. Replace asphalt-shingle roofing system.
10. Replace air-cooled chillers, packaged mechanical units, AHUs, mini-splits, and controls.
11. Replace selected drinking fountains and add bottle-fillers.
18. Replace grease-waste piping.
12. Replace back-flow prevention/RPZ valve.
13. Replace exterior soffit and wall-pack lighting fixtures, and heads on pole-lights, with LED fixtures.
14. Add new pole lights.
15. Replace exterior lighting controls.
16. Replace Fire-Alarm system
17. Repair selected areas of damaged concrete sidewalks.
18. Provide mild-detergent power-wash on selected areas of exterior.
19. Add Alternate: Replace marquee sign.
20. Add Alternate: Replace operable panels separating auditorium and gymnasium.
21. Add Alternate: Replace VCT in gymnasium with pourable athletic flooring and striping.

4. Contact Information:

Technical questions and all other questions related to this solicitation are to be referred to:

**Attention:**  
**Email:**

**Dallas ISD Procurement Services**  
[ProcurementCS@dallasisd.org](mailto:ProcurementCS@dallasisd.org)

Please notate the solicitation number **CSP 207706** in the subject line of your email.

**DOCUMENT DISTRIBUTION  
CSP PACKAGE 207706**

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Hard copy and file distribution are provided, beginning 10/21/2024.

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<b>Attention:</b>	<b>Jon Suave</b>
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<b>City, State and Zip</b>	<b>Dallas, TX 75219</b>
<b>Phone :</b>	<b>214 880 0022</b>
<b>Email :</b>	<a href="mailto:uptownaec@thomasprintworks.com">uptownaec@thomasprintworks.com</a>

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Documents are available as follows:

- **Full size sets of plans and specifications and USB drives of the same information and details are available for purchase at the Printing Company noted above. Purchase price must be obtained directly from the Printing Company.**
- **The purchases of additional USB drives of proposal documents in PDF format are available only to purchasers of at least one (1) full size plans and specifications. Purchase price must be obtained directly from the Printing Company.**
- **Addenda will be available from the Printing Company for purchase. Purchase price must be obtained directly from the Printing Company.**

Delivery pricing can be obtained from **Thomas Printworks**

The bidder or proposer is responsible for obtaining all Addenda prior to submitting a bid or proposal to the District.

**DRAWINGS AND SPECIFICATIONS ARE AVAILABLE AT THE FOLLOWING:**

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

**Dallas/Fort Worth Minority Supplier Development Council**

Sha'Ron Richardson  
[construction@dfwmsdc.com](mailto:construction@dfwmsdc.com)

214-630-0747  
8828 N. Stemmons Freeway, Ste. 550  
Dallas, TX 75247

**Regional Hispanic Contractors Association**

John H. Martinez  
[john@regionalhca.org](mailto: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](mailto:info@blackcontractors.org)

214-565-8946  
2627 Martin Luther King Jr. Blvd,  
Dallas, TX 75215

**Fort Worth Hispanic Chamber of Commerce**

Gilbert Juarez  
[gilbert@pic-printing.com](mailto:gilbert@pic-printing.com)  
<https://www.fwhccplanroom.com/>

817-625-5411  
1327 N. Main Street  
Fort Worth, TX 76164

**Greater Dallas Hispanic Chamber of Commerce**

Gabriela Carvallo  
[gabriela@gdhcc.com](mailto:gabriela@gdhcc.com)

214-521-6007  
1402 N. Corinth St., Ste 225  
Dallas, TX 75215

**Construction Connect**

Michael Stubbs  
[Content@ConstructConnect.com](mailto:Content@ConstructConnect.com)

800-364-2059  
30 Technology Parkway South, Ste 100  
Norcross, GA 30092

**Dodge Data & Analytics formerly McGraw-Hill Construction Dodge**

[support@construction.com](mailto:support@construction.com)

877-784-9556  
4300 Beltway Place, Ste. 180  
Arlington, TX 76018

**Dallas Black Chamber of Commerce**

Tigist Solomon  
[tsolomon@dbcc.org](mailto:tsolomon@dbcc.org)

214-702-6652  
2922 Martin Luther King Jr. Blvd., Building A, Ste. 104  
Dallas, TX 75215

**Fort Worth Metropolitan Black Chamber of Commerce**

Jeremiah Anderson  
[janderson@fwmbcc.org](mailto:janderson@fwmbcc.org)

817-871-6558  
1150 South Fwy, Ste. 211  
Fort Worth, TX 76104

**Virtual Builders Exchange, LLC**

Heidi Shaffer  
[heidi@virtualbx.com](mailto:heidi@virtualbx.com)

210-564-6900  
4047 Naco Perrin, Ste.100  
San Antonio, TX 78217