



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

**DOCUMENT DISTRIBUTION**

**CONSTRUCTION SERVICES**

**CSP 207873**

**Org 211 – Stevens Park Elementary School – Renovation  
Org 229 – Winnetka Elementary School - Renovation  
J211\_P1000\_1 and J229\_P1000\_1**

**SOLICITATION TIMELINE:**

Issue Date:	02/09/2025
First Advertisement Date	02/09/2025
Second Advertisement Date	02/16/2025
Preproposal Meeting	02/24/2025 at 10:00 AM CST
Question Deadline	03/03/2025
Question Responses from the District	03/07/2025
CSP Response Due Dates Pt 1-A and Pt 1-B	03/25/2025 at 2:00 PM CST
CSP Response Due Date Pt 2	03/26/2025 at 3:00 PM CST
CSP Evaluation	04/01/2025
Anticipated Board Approval	05/25/2025

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 207873**  
**Org 211 – Stevens Park Elementary School – \$7,544,250.00**  
**Org 229 – Winnetka Elementary School – \$5,173,567.00**

3. Scope of Work. The Work consists of:

Org 211 – Stevens Park Elementary School - Project consists of the following:

1. Provide Security Updates Including Cameras, Card Access Readers, and Door Contacts (infrastructure only, devices by district)
2. Provide controlled front vestibule
3. Replace exterior waterproofing/sealant joints
4. Replace outdated exterior windows with new energy efficient window assembly as indicated
5. Provide exterior lighting controls
6. Replace exterior lights with LED lighting
7. Provide/Replace IDF/MDF air conditioning
8. Renovate Corridor – flooring as indicated
9. Replace teaching surfaces at each classroom indicated
10. Replace carpet/vinyl composite tile (VCT) and base throughout facility excluding all main corridors, Auditorium and Athletic Areas.
11. Paint all previously painted interior surfaces indicated. Repair/Patch walls prior to painting
12. Replace educational casework in all classrooms indicated
13. Remove and replace ceiling with new acoustical lay-in ceiling tile and grid throughout facility as indicated
14. Provide new marquee sign located at front entry
15. Replace 2-ply modified bitumen roof system as indicated
16. Grade areas adjacent to building to provide positive drainage as indicated
17. Remove and replace staff parking lot
18. Remove and replace concrete sidewalks as indicated
19. Replace interior lights with LED lighting as indicated
20. Installing new interior lighting controls for new fixtures as indicated
21. Renovations of existing kitchen and cafeteria as indicated
22. Mechanical/HVAC improvements include new split system and rooftop units, replacing kitchen hoods and fans, new refrigerant monitoring system and provide controls on units
23. Plumbing improvements include washer/dryer connections, replacing grease waste and waste piping, and hose replacement
24. Replacement of kitchen equipment as indicated
25. Replace drinking water fountains as indicated
26. Exterior ramps/stairs at entry and kitchen as indicated

Org 229 – Winnetka Elementary School - Project consists of the following:

1. Provide security updates, including cameras, card access readers, and door contacts (infrastructure only, devices by district)
2. Provide controlled front vestibule (Reduced to entry resistant film, access control, new vestibule doors, and finish updates to vestibule only, no renovation of admin suite included)
3. Provide exterior lighting controls
4. Replace exterior lights with LED lighting
5. Replace Water Heater(s) as indicated
6. Replace carpet/vinyl composite tile (VCT) and base throughout facility excluding all main corridors, Auditorium and Athletic Areas.
7. Replace teaching surfaces at each classroom indicated
8. Paint all previously painted exterior surfaces and power wash as required. Provide new landscaping. Construct new front entry canopy
9. Perform mild detergent medium pressure wash on stained or mildewed façade
10. Replace exterior waterproofing/sealant joints
11. Remove and replace concrete sidewalks as indicated (replacement of sidewalk paving below existing walkway canopies is not part of the scope)
12. Remove and replace staff/visitor parking lot (approximately 7200 SF of paving)
13. Replace service entrance switchgear
14. Installing new interior lighting controls for new fixtures as indicated
15. Replace interior lights with LED lighting as indicated

16. Mechanical/HVAC improvements including new split system, fan coil and rooftop units replacing controls on water pumps, new water pumps, exhaust fans, water piping and provide controls on air conditioning units (AHU-A and AHU-E is moved to Add Alternate)
17. Plumbing improvements include replacing hot water piping, grease waste and waste piping replacement and hose replacement
18. Provide/Replace IDF/MDF air conditioning
19. Drinking Fountains modifications as indicated
20. Small Water Heater modifications as indicated
21. Storm Downspout modifications as indicated
22. Sanitary Sewer Line replacement from building to City connection
23. Gym Equipment and Wall Protection as indicated
24. Auditorium Renovations as indicated
25. Gym Flooring replacement as indicated

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 207873** in the subject line of your email.

**DOCUMENT DISTRIBUTION  
CSP PACKAGE 207873**

Documents will be distributed as follows:

Hard copy and file distribution are provided, beginning Monday, February 10, 2025.

<b>Printing Company Name:</b>	<b>Lawton Reprographics</b>
<b>Attention:</b>	<b>Greg Howard</b>
<b>Address:</b>	<b>14305 Inwood Rd</b>
<b>City, State and Zip</b>	<b>Dallas, TX 75244</b>
<b>Phone:</b>	<b>972-980-2957</b>
<b>Email:</b>	<b>orders@lawtonrepro.com</b>

Any addendum issued will be listed or posted at the **Dallas ISD 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. 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 date of issuance of each addendum, and instructions to proposers for procuring such addenda from Lawton Reprographics.

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 Lawton Reprographics.

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

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](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