



Pre-Proposal Meeting Agenda

CSP 250038 - L.V. Stockard Middle School –
Renovation



Date & Time: Wednesday, January 7, 2026 at 4:00 PM
Location: L.V. Stockard Middle School
2300 Ravinia Drive, Dallas, TX 75211

1. Introduction: **Scott Jorgensen**, CBRE|Vanir JV, Project Manager

Welcome attendees on behalf of Dallas ISD Construction Services and Dallas Independent School District.

Project Goal: Deliver a project fulfilling program requirements as defined by Education Specifications, Technical Design Guidelines, in accordance with the contract documents, applicable regulations, on time and on budget.

- Introduction of Project Team: CBRE|Vanir JV
- Dallas ISD Construction Services
 - Dorion Hasty, Dallas ISD, Contract Manager
 - Tara Lott, Dallas ISD, Director of Procurement Services
 - Deborah Burkhalter-Ellis, Buyer, Dallas ISD, Procurement Services
 - William French, Dallas ISD, Director of Safety & Quality Manager
- A/E Firm
 - James Lawrence, Architectural Studio Manager, KAI Alliance LC,
dba KAI Design
- SBO
 - Wilton Munnings, Dallas ISD, SBO Program Manager
 - Josh Berrios, Dallas ISD, SBO Coordinator
 - Tameka Sadler, SSP Consulting, Bond Consultant
- Project Management Team
 - Terence Davis, Program Director, CBRE|Vanir JV
 - Renee' Edwards, Project Controls Manager, CBRE|Vanir JV
 - Terrence Mack, Design Manager, CBRE|Vanir JV
 - Delon Greene, SBO Coordinator, CBRE|Vanir JV

Attendance Verification: Distribution of the sign-in sheet or remind all to sign into the MS Teams Chat to provide contact information.

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 this form to the attention of: Dallas ISD Procurement Services c/o Bond/Construction Services at Email: ProcurementCS@dallasisd.org



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Project Information:

1. Dallas Independent School District Bond Program
2. CSP Package: CSP# 250038 - ORG# 059, L.V. Stockard Middle School - Renovation

2. Procurement Process: Deborah Burkhalter-Ellis

Bidding Documents:

Available to both GCs and Subs for purchase at:

Printing Company Name:	Thomas Printworks
Attention:	Jon Sauve
Address:	3610 Oak Lawn Avenue
City, State, and Zip	Dallas, Texas 75219
Phone:	469-320-4940
Email:	jon.sauve@thomasprintworks.com

Documents are also available at Plan Rooms for viewing (See page 6 of 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. 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. The printers will issue any addenda to all registered plan holders. The addenda will also be listed on DISD’s website.

Critical Bidding Dates:

Last Day for receiving Questions from Contractors: **01/12/2026**, Close of Business
 Last Day for Issuing Addenda: **01/15/2026**, Close of Business

Proposal Due Date/Time and Location: Construction Services Office, **9400 North Central Expwy, 8th Floor, Dallas, Texas, 75231.** Please be aware that there is a new check-in policy for this building. If you do not have your DISD Bond badge, you will have to check in at the welcome desk, which can take anywhere between 10-20 minutes.

- Receipt of Proposals (**Part 1-A, 1-B, and Part 1-C**) DISD Bond Office: **01/28/2026 at 2:00 PM CST.**
- Receipt of (**Part 2**) at DISD Bond Office: **01/29/2026 at 3:00 PM CST time.**
- Proposal Opening and Public Reading by **Zoom** at the Dallas ISD Bond Office **01/29/2026 and Microsoft Team Link at 3:30 PM local time.** All proposers are welcome to join us in person for the opening.

MICROSOFT TEAMS

Meeting ID: 288 581 357 515 56
Passcode: GN9Bf7U4

Proposal Packaging: Deborah Burkhalter-Ellis

CSP Process - Gives the District the ability to identify the Best Value Bidder for the project, not necessarily the low bidder – Cost carries 40% of the weight. The Evaluation Criteria are 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 the information. No subjectivity. Do not leave any blanks.
- The Evaluation Committee will contact the references provided two times only.

Post Bid:

Target Board Approval Meeting – **03/26/2026**

3. Safety Program: William French

- Ensure to include in the bid package the Current EMR/Letter from the Insurance carrier.
- Submit Contractor's safety plan, or DISD's Minimum Safety Guidelines can be adopted. Be sure to mark in the technical proposal if you are adopting the DISD Manual.
- If you are adopting the Minimum Guidelines, it should be noted on your company letterhead and submitted with the Proposal.
- Safety Coordinator qualifications and percentage on the project.

All bidders to note:

- The 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: Hardcover, Plywood, Drywall
- Badges are 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. The plan must be based on information available from the CDC, OSHA, and all applicable public officials.*

4. SBE Program Requirements: (Delon Greene, SBO Coordinator)

- District's SBE aspirational goal is 30% for construction-related projects.
- SBE Compliance Guidelines and Forms are required for all solicitations over \$50,000.
- The SBO team is available to provide lists of certified SBE subcontractors upon request.
- Bonding and Technical assistance will be provided by SSP Consulting, LLC, Office: (214) 220-9098 or (972) 725-7318 to SBEs 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) is the point of contact.
- Failure to submit a signed SBE Compliance Guidelines and Forms package to the District by 3:00 p.m. on Bid Day 2 will result in a loss of points.
- CBRE|Vanir JV SBO Coordinator, Delon Green, (972) 821-9231 or C87416@dallasisd.org

5. Contract Issues: Deborah Burkhalter-Ellis

- General Contractor AIA contract template. No changes will be allowed.
- Contract Time: **Target substantial completion: 05/27/2027**
- Project Construction Budget including all allowances: **\$10,137,651.30**

6. Specific Project Requirements:

James Lawrence, Architectural Studio Manager, KAI Alliance LC, dba KAI Design

Scott Jorgensen, CBRE|Vanir JV Project Manager

- Critical Phasing Phase I, Phase II
- Substantial completion date for this school
- School Calendar
- Construction staging area.
- Swing space
- Coordination with other Contractors & Vendors: Atmos, Oncor, Technology, etc.
- Noise control.
- Custodian overtime costs
- Respect the community, neighborhoods, and City requirements.

Scope of Work: James Lawrence, Architectural Studio Manager, KAI Alliance LC, dba KAI Design

1. Scope item A1 – Provide secure front vestibule.
2. Scope item A2 – Replace science lab / classroom casework per District standards (include chemical resistant counter tops, workstations and sinks).
3. Scope item A3 – Replace educational casework in all classrooms (excluding scient labs) per District standards (include counter tops, workstations and sinks).
4. Scope item A4 – Remove and replace ceiling with new acoustical lay-in ceiling tile and grid as necessary.
5. Scope Item A5 – Replace vinyl composite tile (VCT) flooring at base at corridors.
6. Scope item A6 – Replace carpet/vinyl composite tile (VCT) flooring at base at corridors.
7. Scope item A7 – Replace teaching surfaces (markerboards/tackboards) at each classroom.
8. Scope item A8 – Paint all previously painted interior surfaces. Repair/patch walls prior to painting (except at areas of renovation).
9. Scope item A9 – Renovate and expand administration area.
10. Scope item A10 – Replace exterior doors.
11. Scope item A11 – Provide new way-finding site signage.
12. Scope item A12 – Provide new marquee sign located at front entry.
13. Scope item A13 – Provide new room graphics and way-finding signage.
14. Scope item B1 – Replace spray foam roof system.
15. Scope item B2 – Repair broken and cracked exterior wall cladding.
16. Scope item B3 – Replace exterior waterproofing/sealant joints (include all exterior wall control / expansion joint, material transitions, around door and window frames, wall penetrations, etc.)
17. Scope item B4 – Paint all previously painted exterior surfaces and power wash as required.
18. Scope item B5 – Replace outdated exterior windows with new energy efficient window assembly.
19. Scope item B6 – Construct new front entry canopy.
20. Scope item C1 – Remove and replace concrete curb, sidewalks, and asphalt parking lot.
21. Scope item C2 – Remove and replace cracked concrete collar.
22. Scope item C3 – Provide new landscaping.
23. Scope item M1 – Provide / replace IDF / MDF air conditioning.



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- 24. Scope item M2 – Install / provide air conditioning at Boys’ Gym.
- 25. Scope item M3 – Mechanical / HVAC improvements including new split system and rooftop units, new boiler and cooling tower, provide controls and replace exhaust fans.
- 26. Scope item E1 – Replace fire alarm system.
- 27. Scope item E2 - Provide exterior lighting controls.
- 28. Scope item E3 – Replace exterior lights with LED lighting.
- 29. Scope item E4 – Provide interior lighting controls.
- 30. Scope item E5 – Replace interior lights with LED lighting.
- 31. Scope item P1 – Plumbing improvements include washer/dryer connections, replacing grease waste piping and hoses.
- 32. Scope item T1 – Provide security updates including cameras, card access readers and door contacts.
- 33. Scope item S1 – Provide security film at new vestibule and all first level glazing.

Walk Through Schedule: Scott Jorgensen (CBRE|Vanir JV Project Manager)

School ORG #	School Name	Time	School Address and Location of Meeting
059	L.V. Stockard Middle School	4:00 PM (local time)	2300 Ravinia Drive Dallas, TX 75211 Auditorium

7. Questions & Answers

Please send your questions in writing to: procurementcs@dallasisd.org

NOTE! Any questions answered during this preproposal meeting are not binding unless formalized in an addendum to the solicitation.

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, Ste. 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
2627 Martin Luther King Jr. Blvd,
Dallas, TX 75215

Fort Worth Hispanic Chamber of Commerce

Gilbert Juarez
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

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, Ste 100
Norcross, GA 30092

Dodge Data & Analytics formerly McGraw-Hill Construction Dodge

support@construction.com

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

Dallas Black Chamber of Commerce

Tigist Solomon
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

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

Virtual Builders Exchange, LLC

Heidi Shaffer
heidi@virtualbx.com

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