



Pre-Proposal Meeting Agenda

**CSP #250077 – CAREER INSTITUTE EAST –
ADELIO WILLIAMS – New Construction**



Date & Time: Tuesday, March 10, 2026
Location: Join Teams Meeting
Meeting ID: 217 246 606 324 92
Passcode: oA9Uo74g

1. Introduction: (Pujan Patel, 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.

<u>Introduction of Project Team:</u>	Dikita Enterprises, Inc
Dallas ISD Construction Services	Shajuana Davis, Dallas ISD, Contract Manager Tara Lott, Dallas ISD, Director of Procurement Services Deborah Burkhalter-Ellis, Dallas ISD, Procurement Services William French, Dallas ISD, Director of Safety & Quality
A/E Firm	Corgan
SBO	Wilton Munnings, Dallas ISD, SBO Program Manager Josh Berrios, Dallas ISD, SBO Coordinator Tameka Sadler, SSP Consulting, Bond Consultant
<u>Program Management Team</u>	Walter Dansby, Program Director Stephanie Rodriguez, Controls Manager Pujan Patel, Project Manager Vernon Mullen, SBO Coordinator

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 250077 – ORG 502 – CAREER INSTITUTE EAST – ADELIO WILLIAMS – New Construction**

2. Procurement Process: (Deborah Burkhalter-Ellis)

Procurement/Bidding documents: Available to both GCs and Subs for purchase at: **THOMAS PRINTWORKS** (Attention: **JON SAUVE**), **3610 Oak Lawn Avenue, Dallas, TX 75219**. Phone: **214-880-0022** Email: Jon.Sauve@thomasprintworks.com. Documents are also available at Plan Rooms for viewing (see page 7 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:	March 16, 2026, close of business.
Last Day for issuing Addenda:	March 24, 2026, close of business.
Proposal due Date/Time and Location:	April 01, 2026, at 2:00 PM CST
	April 02, 2026, at 3:00 PM CST

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: **Wednesday, April 01, 2026, at 2:00 PM CST.**
- Receipt of (**Part 2**) at DISD Bond Office: **Thursday, April 02, 2026, at 3:00 PM CST time.**

Proposal Opening and Public Reading by **Zoom** at the Dallas ISD Bond Office **Thursday, April 02, 2026, and via Microsoft Teams Meeting ID: 212 092 661 323 46, Passcode: f7U5Ho7M, at 3:30 PM local time.** All proposers are welcome to join us in person for the opening.



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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 – **May 28, 2026**

3. Safety Program: (William French or Safety Representative)

- 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: (Vernon Mullen, 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.
- PMF SBO Coordinator **Vernon Mullen, 972.925.7243; C88218@dallasisd.org**



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5. Contract Issues: (Deboarh Burkhalter-Ellis)

- General Contractor AIA contract template. No changes will be allowed.
- Contract Time: **Target substantial completion: 14 months after NTP, 2027**
- Project Construction Budget including all allowances: **Total CCL: \$ 40,333,611.58**

6. Specific Project Requirements: (Matt Nicholson)

- 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: (Matt Nicholson)

1. New build construction one and two stories tall with a total square footage of approximately 76,000 square feet
2. 16 Standard Classrooms, 8 shop/laboratory spaces (Automotive Tech, Aviation, Construction (2), Adaptive Construction Plumbing, HVAC, Welding and Electrical/Solar), Lecture Hall, Kitchen/Cafeteria, Commons, and Administrative spaces.
3. At ground level, a structured floor over crawl space is provided with base building piers and typical composite steel framing system for elevated floor and roof.
4. Typical exterior walls are a combination of structural metal studs and CMU.
5. Includes an ICC 500 tornado storm shelter.
6. New roof system will consist of a 2-ply modified cool cap system with a minimum R25 rigid insulation.
7. Multiple HVAC system: a variable refrigerant flow (VRF) heat recovery system serving ducted and non-ducted fan coil units (FCU), single zone gas-fired DX RTUs, cooling-only ducted split systems, and electric heat DX split system for the storm shelter.
8. Electrical systems will consist of a new power distribution system that services all building systems, low voltage controls, and both interior and exterior lighting with LED fixtures.
9. Technology scope includes infrastructure for programming, network, telecommunications, AV, security, and secure entry provisions.

Walk Through Schedule: (Pujan Patel)

ORG # School Name: 502 Career Institute East – Adelio Williams

Time of site walk: Non-Applicable, this is new construction

School Address: 2801 Park Row Avenue, Dallas, TX 75215

Location of Meeting: Non-Applicable, this is new construction

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.



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

DOCUMENT DISTRIBUTION

CONSTRUCTION SERVICES

CSP 250077

**ORG 502 – CAREER INSTITUTE EAST – ADELIO WILLIAMS – NEW CONSTRUCTION
J502B_P1002_1**

SOLICITATION TIMELINE:

Issue Date:	March 01, 2026
First Advertisement Date	March 01, 2026
Second Advertisement Date	March 08, 2026
Preproposal Meeting	March 10, 2026, at 11:00 am
Question Deadline	March 17, 2026
Question Responses from the District	March 24, 2026
CSP Response Due Dates Pt 1-A, Pt 1-B, and Pt 1-C	April 01, 2026, at 2:00 PM
CSP Response Due Date Pt 2	April 02, 2026, at 3:00 PM
CSP Evaluation	April 08, 2026
Anticipated Board Approval	May 28, 2026

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 250077 \$40,333,611.58

3. Scope of Work. The Work consists of:

ORG 502 – CAREER INSTITUT EAST – ADELIO WILLIAMS - Project consists of the following:

1. New build construction one and two stories tall with a total square footage of approximately 76,000 square feet
2. 16 Standard Classrooms, 8 shop/laboratory spaces (Automotive Tech, Aviation, Construction (2), Adaptive Construction Plumbing, HVAC, Welding and Electrical/Solar), Lecture Hall, Kitchen/Cafeteria, Commons, and Administrative spaces.

3. At ground level, a structured floor over crawl space is provided with base building piers and typical composite steel framing system for elevated floor and roof.
4. Typical exterior walls are a combination of structural metal studs and CMU.
5. Includes an ICC 500 tornado storm shelter.
6. New roof system will consist of a 2-ply modified cool cap system with a minimum R25 rigid insulation.
7. Multiple HVAC system: a variable refrigerant flow (VRF) heat recovery system serving ducted and non-ducted fan coil units (FCU), single zone gas-fired DX RTUs, cooling-only ducted split systems, and electric heat DX split system for the storm shelter.
8. Electrical systems will consist of a new power distribution system that services all building systems, low voltage controls, and both interior and exterior lighting with LED fixtures.
9. Technology scope includes infrastructure for programming, network, telecommunications, AV, security, and secure entry provisions.

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

Please notate the solicitation number **250077** in the subject line of your email.

**DOCUMENT DISTRIBUTION
CSP PACKAGE 250077**

Documents will be distributed as follows:

Hard copy and file distribution are provided, beginning

Printing Company Name:	Thomas Printworks
Attention:	Jon Sauve
Address:	3610 Oak Lawn Avenue
City, State and Zip	Dallas, TX 75219
Phone:	214-880-0022
Email:	Jon.Sauce@thomasprintworks.com

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 **Thomas Printworks**.

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.

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