



Department of
Purchasing

Mark A. Booker
Executive Director

November 16, 2023

ADDENDUM #1, RFQ#510-01-PH1, CMAR 1.3 Elementary School Replacement (B. H. Freeman ES), 1.4 Elementary School Replacement (Hillside Academy for Excellence), 1.5 Lakeview Centennial HS and Naaman Forest HS Renovations

This addendum forms a part of the solicitation documents, modifies the original document as indicated in the Addendum 01 provided below and is hereby made part of any pursuant award. Acknowledge receipt of this Addendum in Paragraph 2.7 Addenda, in the bid package submittal documents. Failure to submit the acknowledgement of addenda will be used as an evaluated factor.

***AS A REMINDER, THE SUBMITTAL DATE FOR THIS RFQ REMAINS 1:00 PM, November 28, 2023 at the Garland ISD Purchasing Construction Bond Department, Marvin Padgett Auxiliary Services Center Building, 701 N. First Street, Garland, Texas 75040.**

1. Attachment 1:
 - a. Meeting agenda and sign in sheet, 3 pages
 - b. Phase 1 Projects Presentation 8 pages

2. CHANGES:
 - a. No clarifications were received

The full document under Addendum 1 is attached and available on the Google drive at:
<https://drive.google.com/drive/folders/1jXJwZdsJHhKNCplf-dQGTVwC2UWAoyRb>

Mark A. Booker
Executive Director of Purchasing



MEETING AGENDA

DATE/TIME: November 15, 2023 @ 8:30 am
BY: Brian Francis, Senior Construction Project Manager
PROJECT: 1.3 Elementary School Replacement (Hillside Academy for Excellence)
1.4 Elementary School Replacement (B. H. Freeman ES)
1.5 Lakeview Centennial HS and Naaman Forest HS Renovations
PROJECT NO: PH1-BP03
PH1-BP04
PH1-BP05
DESCRIPTION: CMAR Pre-proposal Meeting
LOCATION: Marvin Padgett Building, 701 N. First Street | Garland, TX 75040, Conference Room
ATTENDEES: Javier Fernandez, GISD
Billy Kidd, GISD
Brian Francis, GISD

Agenda

- Introductions
 - Garland ISD
 - Architects

- Presentation of project
 - Description
 - Schedule
 - Budget

- CMAR, Expectation of Services

- RFQ Timeline

- Questions

Garland Independent School District

Phase 1 CMAR projects 1.3 Elementary School Replacement (B.H. Freeman ES), 1.4 Elementary School Replacement (Hillside Academy for Excellence), 1.5 Lakeview Centennial HS and Naaman Forest HS Renovations

510-01-PH1

PLEASE PRINT

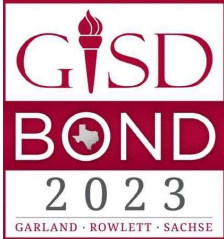
Wednesday, November 15, 2023 at 8:30 AM -PRE-PROPOSAL MEETING Sign in sheet					
	Name	Initial	Company	Email	Phone
1	Paul Gonzales, Exec Dir F&M	NPG	GISD		
2	Javier Fernandez, Dir Fac Planning & Construction	JAF	GISD		
3	Nancy Nunez, Const Bond Manager	NN	GISD	NRNunez@garlandisd.net	972-487-4132
4	Eva Gracia, Const Bond Specialist	EG	GISD	Egracia@garlandisd.net	972-487-4157
5	Billy Kidd	BK	GISD	BKidd@garlandisd.net	972-494-8780
6	Brian Frances	BF	GISD	BFrancis@garlandisd.net	972-494-8780
7	David Trevino	DT	GISD	DTrevino@garlandisd.net	972-494-8780
8	Steven Welsch	SW	GISD	swwelsch@garlandisd.net	
9	Nelson Klein, Phillips/May	NK	Phillips/May	nklein@phillipsmay.com	936-553-0027
10	Dawn Sherman	DS	LCCI	dsherman@lee-fewis.com	972-818-0700
11	Scott Mueller	SM	McCaugh Gordon	smueller@McCaughGordon.com	214-455-6275
12	CONNOR HADDEN	CH	CORE	connorhadden@coreconstruction.com	602-828-6752
13	Peyton McCartney	PM	ROGUE CONSTRUCTION	swilliams@rogueconstruction.com	214-843-6093
14	Ryan Clark	RC	Satterfield & Butcher	rclark@satter.com	214-769-6659
15	TERRY PARKER	TP	ENTIMIC TRAVES	tparker@DYNAMICTRAVES.com	512-547-0077
16	Brian Francis	BF	GI		

Wednesday, November 15, 2023 at 8:30 AM -PRE-PROPOSAL MEETING Sign in sheet

	Name	Initial	Company	Email	Phone
17	Craig Drone	CD	LPA, Inc.	cdrone@LPAdesignstudios.com	469-899-5110
18	Jason Oswald	JO	WRA ARCHITECTS.	JOSWAUD@WRAARCHITECTS.COM	481-231-7810
19	Roman Buckner	RB	McCaugh Const	Roman.Buckner@mcgaugh.com	214-551-2019
20	Gale Robue	GR	McCaugh Const	Grobue@mcgaugh.com	214-455-6644
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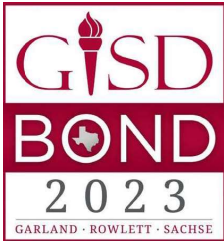


Freeman Elementary Replacement
Hillside Academy Replacement
High School Renovations
(Lakeview Centennial & Naaman Forest)



Phase 1 - Bid Packet 1 (Part 2)

<u>PROJECT</u>	<u>ARCHITECT</u>
1.3 Elementary School Replacement (B. H. Freeman ES)	LPA, INC.
1.4 Elementary School Replacement (Hillside Academy for Excellence)	Stantec Arch, INC.
1.5 Lakeview Centennial HS and Naaman Forest HS Renovations	WRA Arch, INC.



Elementary School Replacements

RFP 510-01-1.3 & 1.4 Elementary School Replacements (B.H. Freeman ES) & (Hillside Academy for Excellence)

- Design Scope:

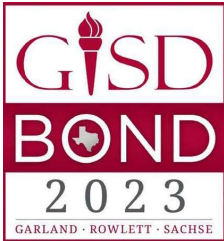
- ✓ Demo of existing buildings on both sites
- ✓ New construction of two **(2)** 800 - student elementary campuses
- ✓ Construction budget, including construction contingency is **\$46,794,519 per project**

Freeman ES and Hillside ES

2023				2024								2025								2026											
Q1	Q2	Q3	Q4	Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4													
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
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Estimated timeline subject to change.





High School Renovations – Lakeview Centennial & Naaman Forest

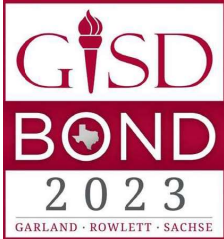
RFP 510-01-1.5 Lakeview Centennial High School and Naaman Forest High School

- Design Scope: Additions and renovations of High School.
 - ✓ Construction cost limitation including construction contingency **\$55,303,187 for both campus locations.**

Lakeview Centennial HS and Naaman Forest HS

2023				2024								2025								2026								2027					
Q1	Q2	Q3	Q4	Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2											
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
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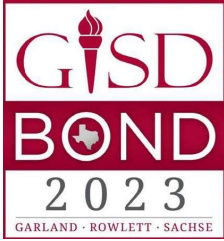
Estimated timeline subject to change.



High School Renovations – Lakeview Centennial & Naaman Forest

Lakeview Centennial HS Design Scope:

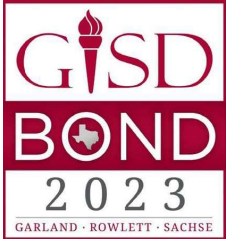
- Renovate & Expand the cafeteria, kitchen and serving lines
- Renovations in the auditorium, competition gym, dance room & indoor locker rooms/dressing rooms
- Construct addition to provide permanent classroom space and eliminate portable classrooms (includes Storm Shelter)
- Construct addition to offset classroom space loss to accommodate cafeteria expansion.
- Enhancements to the HVAC systems



High School Renovations – Lakeview Centennial & Naaman Forest

Naaman Forest HS Design Scope:

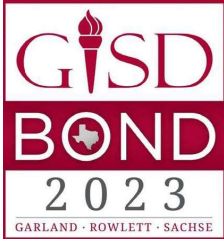
- Replace roof system over a large portion of the central classroom area of the building, as well as the competition gym and auxiliary gyms
- Renovate and expand cafeteria & dance studio
- Admin addition for required relocation for cafeteria expansion
- Indoor locker room / dressing room renovations
- Replace science lab/classroom casework
- Provide new parking lot lighting and replace exterior lights with LED lighting
- Provide new A/V, sound systems and controls in the Competition Gym
- Install new retaining wall at the south end of the track
- Auditorium & weight room renovations



High School Renovations – Lakeview Centennial & Naaman Forest

BUDGET ESTIMATES

DESCRIPTION	LCHS	NFHS	TOTALS
Construction	\$ 35,000,000	\$ 17,000,000	\$ 52,000,000
Demolition	\$ 700,000	\$ 350,000	\$ 1,050,000
Contingency	\$ 1,200,000	\$ 600,000	\$ 1,800,000



Phase 1 - Bid Packet 1 (Part 2)

MILESTONES

ISSUE ADDENDUM	THURSDAY, NOVEMBER 16, 2023
SOQ DUE TO GISD	BY <u>TUESDAY, NOVEMBER 28, 2023 no later than 1:00 PM</u> , opening 1:10 PM @ATTN: N Nunez; 701 N. First Street; Garland, TX 75040
STEP 2 – RFP (ONLY for firms selected from Step 1)	
<i>RFP PACKAGES ISSUED TO SELECTED FIRMS AND INTERVIEWS SCHEDULED</i>	<i>TUESDAY, DECEMBER 5, 2023</i>
<i>PROPOSALS FOR STEP 2 DUE</i>	BY <u>THURSDAY, DECEMBER 7, 2023, 1:00 PM</u> , opening at 1:10 PM
<i>STEP 2 INTERVIEWS CONDUCTED</i>	<i>WEDNESDAY, DECEMBER 13, 2023</i>