



Department of
Purchasing

Mark A. Booker
Executive Director

March 5, 2024

**ADDENDUM #1, RFQ#510-PH2-PH5, Construction Manager at Risk (CMAR) 2-Step Process
12 CMAR Projects for Phases 2 through 5**

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, March 19, 2024 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. Phases 3 - 5 Projects Presentation, 21 pages
2. CHANGES:
 - a. Attachment 2, Questions and Answers, 1 page
 - b. SECTION 3 – SUBMITTAL REQUIREMENTS,
 - TAB C “RELEVANT PROJECT EXPERIENCE-PER PROJECT TYPE (EXHIBITS A1, A2, AND A3),
 1. ADD “Minority Supplier Development Council and the North Central Texas Regional Certification Agency” to listing after “Achieved Historically Underutilized Business (HUB) Percentage, if applicable.”
 2. ADD to “Project Safety Record” “include any injuries, claims, OSHA findings per project.”
 - TAB G “SAFETY” paragraph j. Delete “Minority Supplier Development Council and the North Central Texas Regional Certification Agency”
 - c. Attachment 3, PROJECT CHECKLIST, 1 page. Complete and include with your Letter of Interest as noted in SECTION 3 – SUBMITTAL REQUIREMENTS, TAB A.

The full document under Addendum 1 is attached and available on the Google drive at:
https://drive.google.com/drive/u/0/folders/1jR54MWIo2e7j5tVPobH_gR0eJYYN1D74

Mark A. Booker
Executive Director of Purchasing



MEETING AGENDA

DATE/TIME: February 27, 2024 @ 10:30 am

BY: Billy Kidd, Senior Construction Project Manager

PROJECT: 12 CMAR Projects (See Presentation)

PROJECT NO: 510-PH2-PH5

DESCRIPTION: CMAR Pre-proposal Meeting

LOCATION: Marvin Padgett Building, 701 N. First Street | Garland, TX 75040, Conference Room

Agenda

- Introductions
 - Garland ISD

- Presentation of project
 - Description
 - Schedule
 - Budget

- CMAR, Expectation of Services

- RFQ Timeline

2023 BOND Phases 2 - 5 CMAR Projects

ACTION	DATE
DEADLINE FOR QUESTIONS/CLARIFICATIONS	FEBRUARY 29, 2024
ISSUE ADDENDUM, IF NEEDED	MARCH 5, 2024
STEP 1 DUE DATE	1:00 PM, MARCH 19, 2024
ISSUE STEP 2 – REQUEST FEES (INVITATION ONLY)	MARCH 25, 2024
STEP 2 DUE	1:00 PM, MARCH 28, 2024
INTERVIEWS	DATE RANGE (APRIL 2-19, 2024)
BOARD DATE (BOND COMMITTEE MEETING)	MAY 14, 2024

- Questions

PLEASE PRINT

Tuesday, February 26, 2023 at 10:30 AM -BID OPENING Sign in sheet

	Name	Initial	Company	Email	Phone
1	Darrell Dodds, CFO		GISD		
2	Mark A. Booker, Exec Dir Purchasing		GISD		
3	Paul Gonzales, Exec Dir F&M		GISD		
4	Javier Fernandez, Dir Fac Planning & Construction		GISD		
5	Nancy Nunez, Const Bond Manager		GISD	NRNunez@garlandisd.net	972-487-4132
6	Eva Gracia, Const Bond Specialist		GISD	Egracia@garlandisd.net	972-487-4157
7	Billy Kidd, Sr. Construction Project Manager		GISD	BKidd@garlandisd.net	972-494-8780
8	Brian Frances, Sr. Construction Project Manager		GISD	BFrancis@garlandisd.net	972-494-8780
9	David Trevino, Design Manager		GISD	DTrevino@garlandisd.net	972-494-8780
10	Jack Bay, Constrution Project Manager		GISD	JBay@garlandisd.net	972-494-8780
11	Michael Pierce, Construction Project Manager		GISD	MPierce@garlandisd.net	972-494-8780
12	Steven Welsh, Construction Project Manager		GISD	SWWelsh@garlandisd.net	972-494-8780
13	Brent Weckar	BE	lee lewis Construction	bweckar@leelewis.com	214-401-8062
14	Chad Schieber	CS	Beck	chadschieber@beckgroup.com	214-686-2619
15	Wallace Batista	WB	WB construction d/b/a	wbatista@wbconstruction.com	909-551-6223
16	DAVID FLORES	DF	FH PASCHEN	dflores@fhpaschen.com	504-427-2620
17	Brooks Gray	BT	ABG	brooks@athensbuildinggroup.com	214-385-7196
18	Tyler Toher	TT	Gliden Industries	tyler@glidenindustries.com	972-765-6549

Tuesday, February 26, 2023 at 10:30 AM -BID OPENING Sign in sheet

	Name	Initial	Company	Email	Phone
19	Desmond Simon	DS	WBC Construction	desimon@wbconstructioninc.com	409 284-5489
20	Nathan Rivers	NR	Setex Construction Corp	setex@setexconstruction.com	409-842-8181
21	Steve Butu	SB	MCCOYNGORDON CORP	sbutu@mccoyngordon.com	469-704-0891
22	Thomas Gildea		Gilden	thomasegildenindustries.com	469-295-9900
23	Ryan Clark	RC	Satterfield & Pentikies	rclark@satter.com	214-769-6659
24	Wade Wimbish		Cadence McShane	wwimbish@cadencemcshane.com	972 236 2336
25	Gary Amason	GA	LORE Construction	garyamason@coreconstruction.com	214-885-1039
26	Scott DePauw		Steele & Freeman	sdepauw@steelefreeman.com	817-822-1115
27	Shane Williams		Pogue Construction	swilliams@pogueconstruction.com	972-529-9401
28					
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Construction Manager at Risk
Pre-proposal Conference
Projects in Phases 2 - 5



Agenda

- Preview of Phase
- Preview of Projects within each Phase
- Provide Construction Budget & Estimated Construction Start Date
- Questions



Phase 2 - Projects

<u>PROJECT</u>	<u>ARCHITECT</u>
Bid Package 01 Elementary Replacement #3, Montclair	WRA
Bid Package 02 New Agriculture Science Facility	VLK
Bid Package 03 South Garland and North Garland HS Renovations	DLR
Bid Package 04 Elementary School Enhancements	Orcutt Winslow

Phase	2024												2025												2026												2027											
	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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec												
2	A/E Selection			CMaR Selection	Design						CMaR GMP	Construction												Close																								



PH2BP01 - Elementary School Replacement #3

Elementary Campus, Montclair ES

- Demo of existing building
- Replace with new campus to support 800 students
- Planned square footage 108,000

Construction Budget - \$46,794,519

Estimated Construction Start Date, July 2025



PH2BP02 – New Agricultural Science Facility

Agricultural Science Facility

- Ag Education building, approximately 1,950 sq. ft.
- Animal barns, approximately 80,000 sq. ft.

Construction Budget - \$21,004,065

Estimated Construction Start Date, July 2025

PH2BP02 – New Agricultural Science Facility

5102 Pleasant Valley Rd.





PH2BP03 - High School Renovations

North Garland & South Garland HS's

North Garland

- Replace metal roof
- Replace built-up roof
- Provide safety and security upgrades
- Replace select doors/hardware
- Replace ceiling grid and tiles
- Exterior waterproofing/sealants
- Replace Switchgear
- Renovate multiple spaces and Restrooms
- New way-finding signage
- Replace multiple MEP systems and components
- Replace select sound and A/V systems
- Auditorium renovation

South Garland

- Replace built-up roof
- Replace Elevator
- Replace select doors/hardware
- Replace ceiling grid and tiles
- Exterior waterproofing/sealants
- Replace Switchgear
- Renovate multiple spaces and Restrooms
- New way-finding signage
- Replace multiple MEP systems and components
- Replace select sound and A/V systems
- Auditorium renovation

Combined Construction Budget - \$45,718,927

Estimated Construction Start Date, July 2025



PH2BP04 – Elementary School Enhancements

Hickman Elementary

- Renovate core area of the education section
- Renovate restrooms
- Renovate Library
- Renovate administration and vestibule/lobby

Northlake Elementary

- Renovate core area of the education section
- Renovate restrooms
- Renovate Library

Toler Elementary

- New way-finding signage
- Renovate restrooms
- Renovate Library
- Replace interior doors/hardware
- Replace built-up roof

Rowlett Elementary

- Renovate core area of the education section
- Renovate restrooms
- Renovate Library

Combined Construction Budget - \$16,584,156

Estimated Construction Start Date, July 2025



Phase 3 - Projects

PROJECT	<u>ARCHITECT</u>
Bid Package 01 Elementary Replacement #4, Campus TBD	Not Selected
Bid Package 02 High School Athletic Package	Not Selected
Bid Package 07 New Technology Center	Not Selected

Phase	2024												2025												2026												2027											
	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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
3					A/E & CMAA Selection	Design						CMAA GMP			Construction												Close																					



PH3PB01 - Elementary School Replacement #4

Elementary TBD

- Demo of existing building
- Replace with new campus to support 800 students
- Planned square footage 108,000

Construction Budget - \$51,072,064

Estimated Construction Start Date, September 2025



PH3BP02 - High School Athletic Package

Lakeview Centennial, North Garland & South Garland HS's

Lakeview Centennial

- Provide new bleacher system and press box (300 sq. ft.)
- Provide new concession and restrooms (to code based on capacity)
- Provide sports lighting at football stadium or replace existing field lights with LED system

South Garland

- Provide new track (10mm full pour track, including demo and base)
- Replace football field synthetic turf
- Provide new bleacher system and press box (300 sq. ft.)
- Provide new concession and restrooms (to code based on capacity)
- Provide sports lighting at football stadium or replace existing field lights with LED system

North Garland

- Provide new track (10mm full pour track, including demo and base)
- Replace football field synthetic turf
- Provide new bleacher system and press box (300 sq. ft.)
- Provide new concession and restrooms (to code based on capacity)
- Provide sports lighting at football stadium or replace existing field lights with LED system

Construction Budget - \$21,827,774

Estimated Construction Start Date, September 2025



PH3BP07 – New Technology Center

Network Operations Center

- Network Operations Center Support, approximately 27,000 sq. ft.
- Network Operations Center, approximately 8,000 sq. ft.

Construction Budget - \$21,791,230

Estimated Construction Start Date, September 2025



PH4BP01 - Gilbreath-Reed Career and Technology Center Addition

Gilbreath-Reed Career and Technology Center Addition

- ❑ Approximate 31,000 sq. ft. additions
 - Two story addition on East side of campus
 - One story addition on West side of campus

Construction Budget - \$18,776,110

Estimated Construction Start Date, June 2026



PH4BP02 - High School Renovations

Rowlett and Sachse HS's

Rowlett HS

- Exterior waterproofing/sealants
- Renovate multiple spaces and Restrooms
- Replace select sound and A/V systems and controls
- Auditorium renovation

Sachse HS

- Exterior waterproofing/sealants
- Renovate multiple spaces and Restrooms
- Replace select sound and A/V systems and controls
- Auditorium renovation

Combined Construction Budget - \$18,608,392

Estimated Construction Start Date, June 2026



PH4BP06 – New Memorial Pathway Academy and Student Services Center

New Memorial Pathway Academy and Student Services Center

- Consolidate existing Memorial Pathway Academy and Student Services Center to same site

Construction Budget - \$46,794,519

Estimated Construction Start Date, June 2026



Phase 5 - Projects

<u>PROJECT</u>	<u>ARCHITECT</u>
Bid Package 01 New Transportation Center	Not Selected
Bid Package 02 Garland High School Renovation	Not Selected

Phase	2024												2025												2026												2027												2028																						
	Q1			Q2			Q3			Q4			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	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	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
5				A/E & CMaR Selection																				Design												CMaR GMP	Construction												Close																						



PH5BP01 – New Transportation Center

New Transportation Center

- Offices and support spaces, approximately 35,000 sq. ft.
- Bus maintenance bays, approximately 7,000 sq. ft.
- Approximately 650 bus parking spaces
- Fueling station
- Bus wash area

Construction Budget - \$31,338,850

Estimated Construction Start Date, September 2026



PH5BP02 – Garland HS Renovation

Garland High School

- Replace multiple MEP systems and components
- Replace Elevator
- Replace clay tile roof
- Replace built-up roof
- Replace select doors/hardware
- Replace sewer line
- Renovate multiple spaces and Restrooms
- Exterior waterproofing/sealants
- Replace select sound and A/V systems
- Replace gym floors, wood, sheet roll
- Dance studio addition
- Auditorium renovation

Construction Budget - \$20,091,004

Estimated Construction Start Date, September 2026

CMaR Projects Phases 2 - 5



STEP 1, CMAR SOLICITATION 510-PH2-PH5

ADDENDUM 1, ATTACHMENT 2

Questions and Answers

1. **QUESTION**

For confirmation - please confirm that submission of the RFQ package is not required to also be uploaded the iSupplier portal.

ANSWER: This is not an iSourcing project. Statements of Qualifications (SOQ) should be mailed or delivered in a sealed envelope in accordance with instructions contained in the RFQ. You do need to register in the District's iSupplier database as instruction or update your iSupplier account if you have already registered your firm. Ensure your W-9 and any HUB/MWBE certifications are current.

2. **QUESTION**

TAB C- Project Safety Record – What information are you requesting for this bullet? (ex: statements, EMR score, etc.)

ANSWER: Provide if there were any injuries, claims, OSHA findings for each project. See Addendum, 2. "CHANGES:"

3. **QUESTION**

TAB G – "Safety" - Minority Supplier Development Council and the North Central Texas Regional Certification Agency. – What is your team requesting for this bullet?

ANSWER: Remove this reference from TAB G and add to TAB C as noted in Addendum, "CHANGES."

STEP 1, CMAR SOLICITATION 510-PH2-PH5

ADDENDUM 1, ATTACHMENT 3

PROJECT CHECKLIST

Include this document with your letter of Interest, Section 3, TAB A. All projects marked “Interested” should have the requested support documentation.

NEW PROJECTS (Exhibit 1A)

INTERESTED (mark “X” in proper column)

Project	YES (support info / included)	NO
510-02-2.1 Elementary School Replacement #3 (Montclair ES)		
510-03-3.1 Elementary School Replacement #4		

RENOVATION PROJECTS (Exhibit 1B)

Project	YES (support info / included)	NO
510-02-2.3 South Garland HS and North Garland HS Renovations		
510-02-2.4 Elementary School Renovations (Prototype) (Hickman, Northlake, Rowlett, Toler)		
510-04-4.1 Gilbreath-Reed CTC Addition		
510-04-4.2 Rowlett HS and Sachse HS Renovation		
510-05-5.2 Garland HS Renovation		

DISTRICT SPECIALTY PROJECTS (Exhibit 1C)

Project	YES (support info / included)	NO
510-02-2.2 Agriculture Science Facility (5102 Pleasant Valley Rd, Sachse, TX 75048)		
510-03-3.2 Athletic Package-3 (SGHS, NGHS, LCHS)		
510-03-3.7 Technology Network Operations Center (NOC)		
510-04-4.6 Memorial – Student Service Center		
510-05-5.1 Transportation Center		