



CONSTRUCTION VENDOR FAIR

MAY 8, 2025
9:00 AM - 10:30 AM

OFFICE OF OPERATIONS

AGENDA

- 1 Welcome / District Overview
- 2 Team Introductions
- 3 Project Overview
- 4 Facility Master Plan Projects (FMP)
- 5 Capital Improvement Projects (Non-FMP)
- 6 Q&A
- 7 Networking

WELCOME



Our Mission

We educate and empower every student, in every community, every day, to build a stronger Detroit.

Our Vision

All students will have the knowledge, skills, and confidence necessary to thrive in our city, our nation, our world.

BRICK BY BRICK

Rebuilding DPSCD



RANDOLPH

CAREER TECHNICAL CENTER

MEET THE TEAM

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OFFICE OF OPERATIONS

DPSCD OPERATIONS TEAM



Machion Jackson
Deputy Superintendent of the
Office of Operations



Cleveland "Mike" Simmons
Executive Director
Facilities & Capital Projects



Carol Dargin
Deputy Executive Director
of Facilities



Kidest Albaari
Deputy Executive Director
of Capital Projects



Chatoris Jones
Deputy Executive Director
of Operations



Alycsa Valentine
Facilities Administrator
Capital Projects



Myron Tucker
Project Manager
Capital Projects



Jamie Conn
Project Manager
Capital Projects

George Vary
Director of
Grounds & Site
Management

DPSCD FINANCE TEAM



Jeremy Vidito
Chief Financial Officer



Teresa Graham-Jones
Senior Director of
Procurement



Lena Pernell
Project Manager of Finance



Maisha Parham
Project Manager of
Procurement

Meet the FMP Series 1 & 5 Construction Managers



Amro Amro
Project Executive



Natasha Lessey
Purchasing Coordinator



Stephanie Corona
Sr. Project Executive



Chris Onwuzurike
President/CEO



Michelangelo Cereghino
Preconstruction Manager



Ije Osuagwu
President/CEO

Meet the FMP Series 5 Construction Manager



BRINKER | CHRISTMAN
A JOINT VENTURE

CHRISTMAN



BRINKER



Jason Ide
Project Executive



Brad Anderson
Senior Project Manager



Larry Brinker, Jr.
Project Executive



Laura Gerencser
Project Manager

Meet the FMP Series 1 Construction Manager



Ed Bloom
Project Executive



Paul "PJ" Jenkins Jr
Managing Partner



Erich Watry
Project Manager



Gabby Giddens
Assistant Project Manager



Gaetano Vitale
Senior Estimator

PROJECT OVERVIEW

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OFFICE OF OPERATIONS

Detroit Public Schools Community District's Capital Projects Team's portfolio encompasses both the **Facilities Master Plan investments** and **additional Board-Approved Projects** that directly support our schools.

FACILITY MASTER PLAN



Our **Facilities Master Plan** provides a 20-year facilities vision and strategic plan to invest ~\$700 million of one-time funding, approved by the Board of Education. Our plan protects neighborhood schools and feeder patterns, maximizes use of our school buildings, improves the overall condition of schools, and invests in early education.

CAPITAL INVESTMENTS



Our **Capital Investments** prioritize the needs of each school by utilizing data to address the District's pressing and immediate repairs or replacement alleviating disruption to instruction within our schools.



FACILITY MASTER PLAN PROJECTS

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Rebuilding DPSCD

OFFICE OF OPERATIONS

FACILITY MASTER PLAN

Upcoming Projects

KEY

FMP SERIES 1

FMP SERIES 5

FMP SERIES 6

FMP OVERALL

PROJECT	SCHOOL	SCOPE	BID DATE	CONTACT FIRM
FMP SERIES 1				
New Addition	Southeastern HS	Landscaping	May 2025	Gilbane
Convert Terminal to High School	Davis Aerospace @ City Airport	Renovation all Trades	May 2025	Gilbane
New Build PK-8	Carstens	All Trades	January 2026	Rockford
Demolition	Golightly CTC	Demolition of Existing Building	January 2026	Rockford
Demolition	Pershing HS	Demolition of Existing Building	January 2027	Gilbane
New Athletic Fields	Pershing HS	Football/Softball/Track	January 2027	Gilbane
FMP SERIES 5				
New Build PK-8	Southwest	Bid Pack 1 – Site, Foundations, CMU)	May 2025	Gilbane
Athletic Fields	CMA	Football Turf Field/Track/Bleachers	May 2025	Gilbane
New Build High School	Cody	Building Trades	June 2025	Brinker-Christman
New Build PK-8	Southwest	Bid Pack 2 – Building Trades	July 2025	Gilbane

FACILITY MASTER PLAN

Upcoming Projects – Cont’d.

KEY

FMP SERIES 1

FMP SERIES 5

FMP SERIES 6

FMP OVERALL

PROJECT	SCHOOL	SCOPE	BID DATE	CONTACT FIRM
FMP SERIES 6				
Professional Service	Multiple Schools	Exterior Envelope Consulting	May 2025	Plante Moran Realpoint
Professional Service	Multiple Schools	Architect and Engineering – HVAC, Electrical Upgrades, Demolitions	August 2025	Plante Moran Realpoint
Professional Service	Multiple Schools	Construction Manager	December 2025	Plante Moran Realpoint
Roofing Trades	Multiple Schools	Roofing	January 2026	Plante Moran Realpoint
FMP OVERALL				
Professional Service	Multiple Schools	Furniture Consultant	June 2025	Plante Moran Realpoint

FACILITY MASTER PLAN PROJECTS

PROCUREMENT TIMELINE



FMP SERIES 1

Southeastern
Landscaping
MAY 2025

Davis Aerospace
Trades
(renovation)
MAY 2025

FMP SERIES 5

Southwest BP 1
(Site, Foundations, CMU) Trades
(new construction)
MAY 2025

FMP SERIES 5

CMA Athletic
track and field
MAY 2025

FMP SERIES 6

Professional Services
Building Envelope Consultant
(Investigation & Design)
MAY 2025

FMP OVERALL

Professional Services
Furniture Consultant
JUNE 2025

FMP SERIES 5

Cody BP 3
(Rest of the Building) Trades
(new construction)
JUNE 2025

FMP SERIES 5

Southwest BP 2
(Rest of the Building) Trades
(new construction)
JULY 2025

FMP SERIES 6

Professional Service
A/E AUG 2025 CM DEC 2025

FMP SERIES 1

Carstens BP1
Trades (Golightly CTC demolition, new construction)
JAN 2026

FMP SERIES 6

Roofing Trades
JAN 2026

Future Projects

FMP SERIES 5

FMP 5

Charles Wright, Western, CMA
Additions (new construction)

Charles Wright, Western, CMA
Roofing (TBD)

HFHS
Track and Field (TBD)

FMP SERIES 6

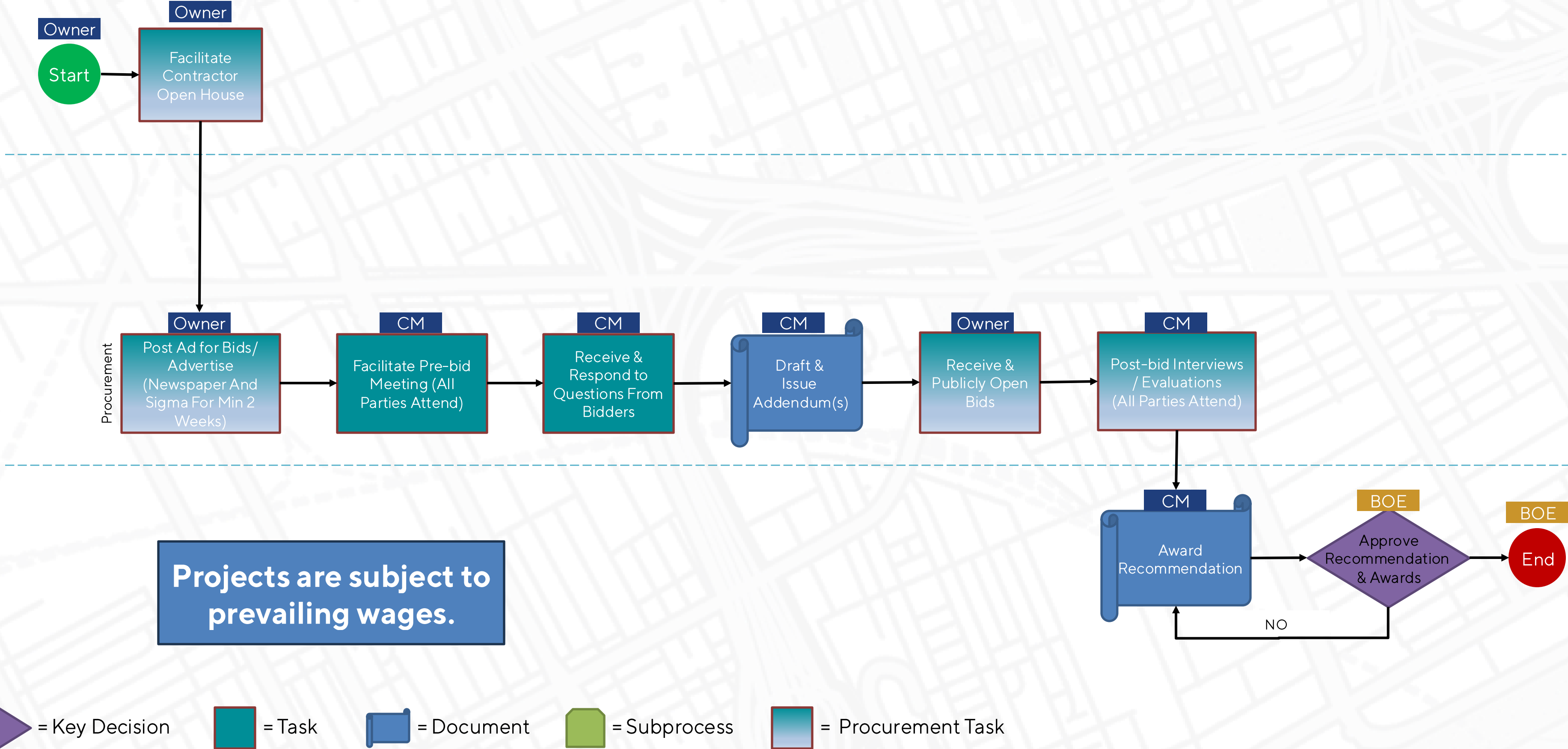
Trades Mechanical, Electrical, Doors, Windows, Demolition (TBD)

FMP SERIES 1

Pershing BP 3
Trades (demolition of existing building; new athletic fields and track)
JAN 2027



SUBCONTRACTOR HARD CONSTRUCTION PROCESS



CONSTRUCTION MANAGER – BID PROCESS

Qualification Process

- **FMP Project Series 1 & 5:** Gilbane – <https://www.gilbaneco.com/partner-with-us/building/become-a-subcontractor>
- **FMP Project Series 1:** Rockford – <https://wp.rockfordconstruction.com/wp-content/uploads/2022/03/Trade-Contractor-Information-Request-2022.pdf>
- **Project Series 5:** Brinker/Christman – [Christman > Bidding > Documents and Forms > Trade Contractor Information Request Form \(christmanco.com\)](#)
 - Safety
 - Financials
 - References
 - Current/Future Workload

Advertisement for Bid

- Sigma
- Local Newspaper – Michigan Chronicle and Legal News
- Demandstar

Access to Bid Documents (Contract Docs, Addendums, Etc.)

- Building Connected
- Demandstar

Bid Submission

- Submit via construction manager bidding platform, Building Connected
- Public Opening on Bid Due Date

Post Bid meetings – have qualification completed before award

CAPITAL INVESTMENT PROJECTS

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CAPITAL INVESTMENT

Upcoming Projects

KEY

GRANT FUNDED

COOLEY COMPLEX

PROJECT	SCHOOL	SCOPE	BID DATE	CONTACT FIRM
GRANT FUNDED				
Renovations	Drew and Keidan	Exterior Upgrades and Asphalt Paving	May 2025	City Contracting
Renovations	CAY and FLICS	General Trades and Concrete	June 2025	City Contracting
Renovations	Drew and Moses Field	HVAC and Asphalt Paving	June 2025	City Contracting
COOLEY COMPLEX				
Professional Services	Cooley High School	Architect Engineering	July 2025	AECOM

CAPITAL INVESTMENT PROJECTS

PROCUREMENT TIMELINE

KEY

GRANT FUNDED

COOLEY COMPLEX

GRANT FUNDED

Drew and Keidan
(Exterior Upgrades
and Asphalt)

MAY 2025

GRANT FUNDED

CAY and FLICS
(General Trades
and Concrete)
JUNE 2025

**Drew and Moses
Field**
(HVAC and
Asphalt)
JUNE 2025

COOLEY
COMPLEX

Professional
Services
(A/E)
JULY 2025

Future Projects

COOLEY COMPLEX

Cooley Complex
Abatement and Demolition
(TBD)

GRANT FUNDED

Athletic Fields and Swimming Pools
Professional Services (A/E)
(TBD)

GRANT FUNDED

Elevator Modernization
General Trades
(TBD)

MAY

JUN

JUL

AUG

SEP

OCT

NOV

DEC

2025



ATHLETIC FIELD UPGRADES SWIMMING POOL REPAIRS **PROCUREMENT INFORMATION**

In December 2024, the board approved an investment of \$31.8 M for athletic field improvements, track upgrades, and swimming pool repairs.

Athletic Field & Track Upgrades

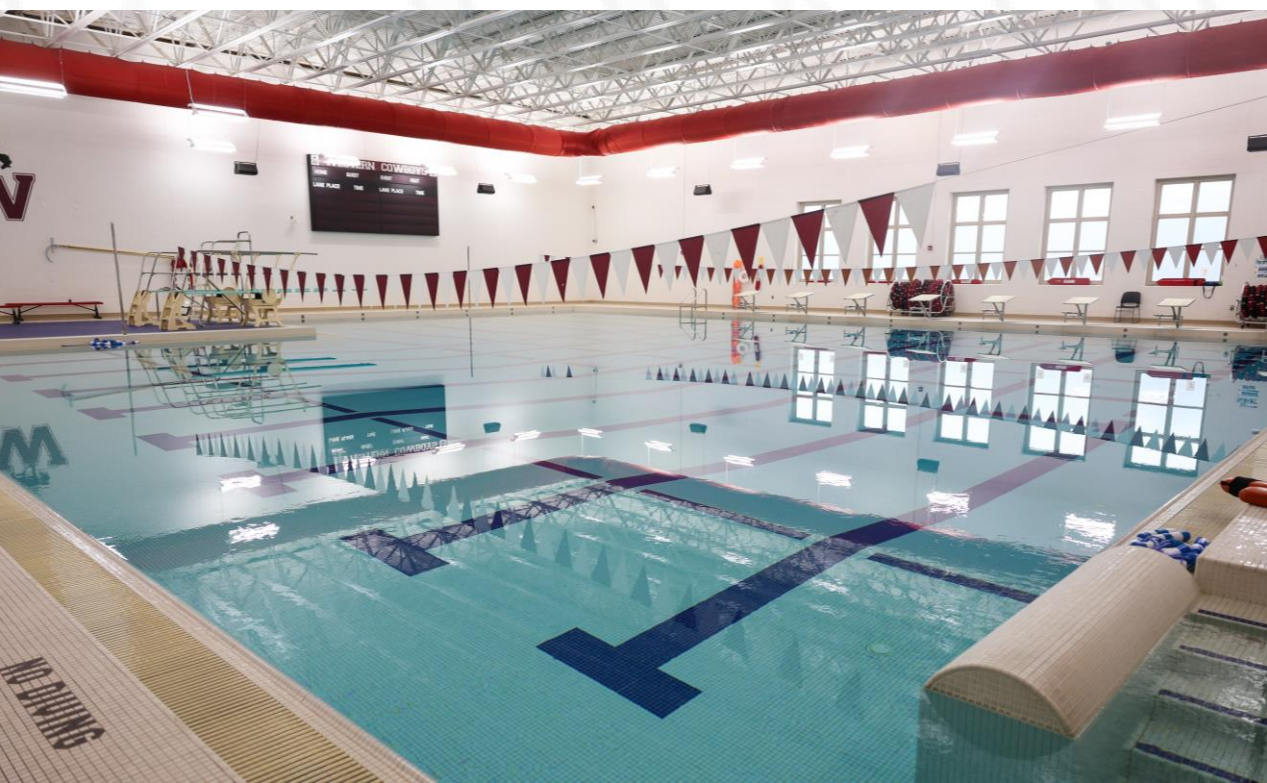
Projected Budget: \$27.5 Million

- Cass Tech High School
- Denby High School
- Southeastern High School
- Henry Ford High School

Swimming Pool Repairs

Projected Budget: \$4.3 Million

- Central High School
- Henry Ford High School
- Jerry L White (Renaissance)
- Northwestern
- Southeastern
- Burton International
- Marcus Garvey

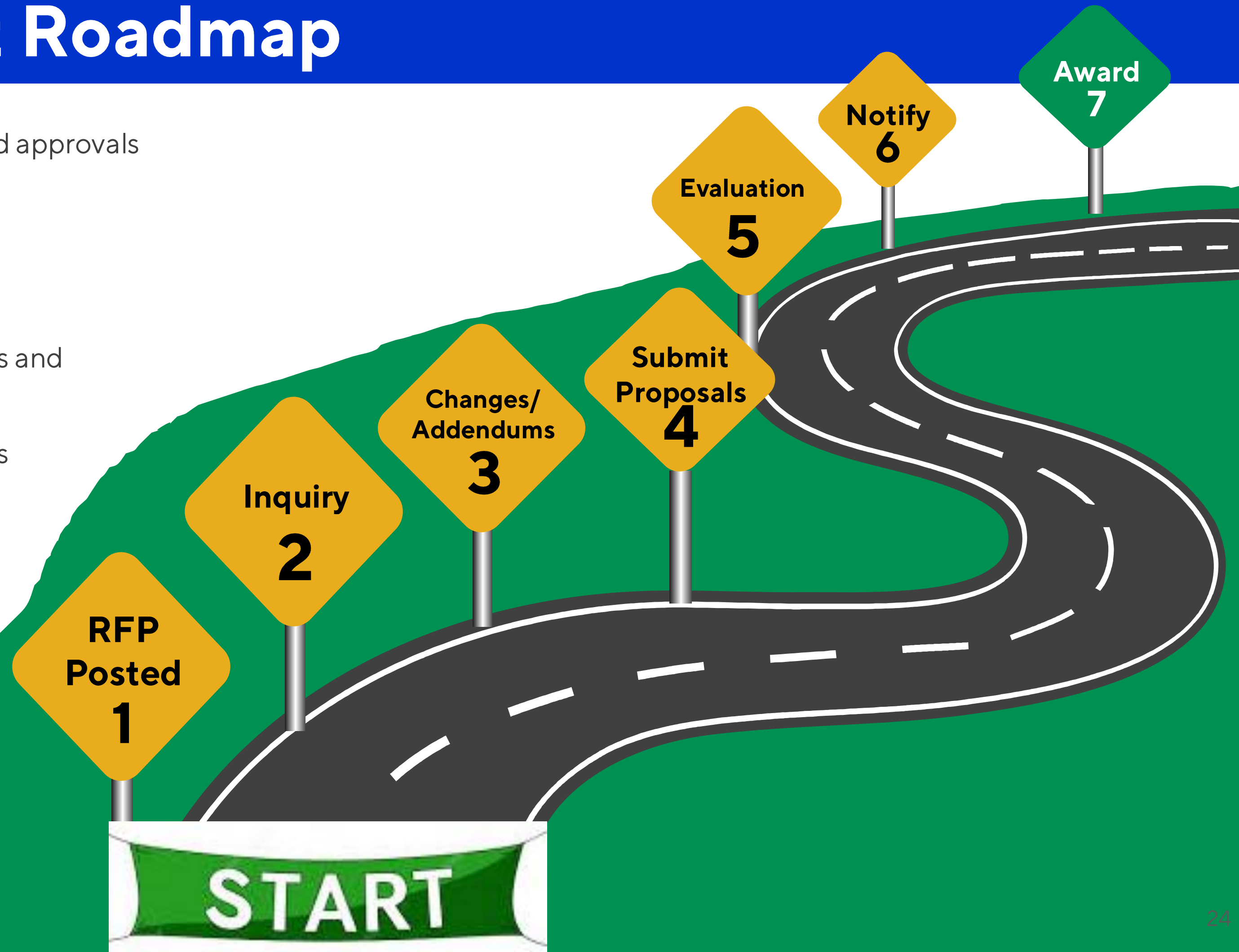


Interested in working with us?

Continue to check demand star for bidding opportunities.

Procurement Roadmap

1. RFP is **posted**
2. Vendors **ask questions**
Procurement posts responses
3. **Monitor** bidding sites for updates to RFP scope, timelines, and terms
4. **Proposals submitted** with details and alternatives when appropriate
5. Proposals are **assessed and evaluated**
6. Suppliers are **notified**
7. Contracts **awarded** after required approvals



The District regularly posts all construction RFPs on **DemandStar** and **Sigma** throughout the calendar year.

DEMANDSTAR

For BusinessFor GovernmentSign InSign Up

STUDENTS RISE. WE ALL RISE.

Powered by DEMANDSTAR

Detroit Public Schools Community District - Procurement Department Procurement - Bids & RFPs | DemandStar

Center Based Schools- Various Trades Bid Package 2

Detroit Public Schools Community District - Procurement Department, Detroit, MI

ID: RFP-26-0034-0-2026/MAPDue: 05/27/2025Broadcast: 05/05/2025#Planholders: 23Active

Southeastern High School Annex Addition- Bid Package 2- 32A Landscaping & 33B Final Cleaning

Detroit Public Schools Community District - Procurement Department, Detroit, MI

ID: RFP-25-0110-0-2026/MAPDue: 05/23/2025Broadcast: 05/05/2025#Planholders: 14Active

PeopleSoft Support Services

Detroit Public Schools Community District - Procurement Department, Detroit, MI

ID: RFP-26-0025-0-2026/JWLDue: 05/23/2025Broadcast: 04/18/2025#Planholders: 40Active

Asbestos Abatement, Paint Stabilization, and Moisture Remediation

Detroit Public Schools Community District - Procurement Department, Detroit, MI

ID: RFP-26-0005-0-2026/MAPDue: 05/22/2025Broadcast: 05/01/2025#Planholders: 19Active

PreK - 8 Student Before and After Care (Latchkey)

Detroit Public Schools Community District - Procurement Department, Detroit, MI

ID: RFP-26-0033-0-2026/PLRDue: 05/16/2025Broadcast: 04/25/2025#Planholders: 32Active

New Southwest PK-8 School

Detroit Public Schools Community District - Procurement Department, Detroit, MI

ID: RFP-26-0011-0-2026/MAPDue: 05/13/2025Broadcast: 04/22/2025#Planholders: 55Active



Looking for more resources or information?
Visit our procurement website to learn more about bidding opportunities and resources.

detroitk12.org/procurement

CONTACT INFORMATION



For all questions contact us at
Procurement.Questions@detroitk12.org

If you registered for this event a copy of this presentation will be made available to you.



Q & A

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NETWORKING

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THANK YOU FOR ATTENDING CONSTRUCTION VENDOR FAIR

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