

**CORAL SPRINGS  
IMPROVEMENT DISTRICT  
RFP 2026-02 PRE-BID MEETING**

A pre-bid meeting of the Coral Springs Improvement District was held Thursday, May 20, 2026 at 10:02 a.m. at the District Offices, 10300 NW 11<sup>th</sup> Manor, Coral Springs, Florida.

Present:

David McIntosh	District Manager/Executive Director
Joe Stephens	Director of Utilities (Via Teams)
Danielle Keira-Cancel	Procurement Manager
Julie Beyer	IT Manager
Sandra Demarco	District Clerk
Glen Hanks	Director of Engineering
William Perez-Borroto	Truebuild Group

Attendees via Teams:

Dennis Neffleberg	Di Pompeo Construction
Iris Slones	Di Pompeo Construction
Maria Lovera	Cosugas, LLC
Alan LaQuaglia	DMR Construction Services
Angel Gomez	Vercetti Enterprises
Thomas	James Storm Builders, LLC
Patrick Graham	Walker Design and Construction
Armon Rahmankhah	Sanalil Construction, Inc
Wendy Ward	Charles Perry Partners, LLC
Carlos Cariola	MTD Painting and Construction

*The following is a summary of the meeting.*

- Ms. Cancel opened the meeting and all attendees introduced themselves.
- The bid package is available on the District's website, [CSIDfl.org\procurement](https://csidfl.org/procurement).
- The floor was open to questions or comments. There were none.
- The last day to submit questions is May 26, 2026. They must be in writing and emailed to [Daniellec@csidfl.org](mailto:Daniellec@csidfl.org). Questions and answers will be on the addendum, which will be emailed to all attendees and posted on the website by June 2, 2026.
- The due date is June 9, 2026; however, it may be extended by a week.

- Ms. Slones asked about the SPE participation requirement under Section 5.2 and whether the 25% goal is mandatory. Ms. Cancel responded no. There is no requirement to be certified by city, county, or school districts, and their Davis Bacon wage requirement does not apply.
- There was a question submitted about on-site visits. They are not mandatory, but available. Anyone interested should contact Ms. Cancel via email to schedule an on-site visit. If there are a lot of requests for a visit, a group tour will be scheduled.
- Mr. Neftleberg asked what the project budget is, if the City will pay for the permit and who will pay for third party inspections. The budget is \$2,388,974, and it is all inclusive, including permits.
- Ms. Lovera asked if there is an estimate of substantial completion. Mr. Stephens indicated it is in the bid package.
- Ms. Cancel reviewed dates on the schedule. Written questions and inquiries are due by May 26, 2026. The addendum with responses to the questions will be June 2, 2026. The submission deadline is June 9, 2026, but may be extended by a week. If the submission deadline is extended, then the Evaluation Committee meeting will also be extended by a week. Notice of intent to award is to be determined. The potential awarded contractor will be notified once they receive word from the division. It will also go before the Board of Supervisors for approval.
- The total amount the District applied for the grant is \$2,388,974. The grant has not yet been awarded.
- Construction is estimated to begin July 31, 2027, and the substantial completion date is August 1, 2027. Local compliance is September 30, 2027, and State final inspections are anticipated for October 31, 2027. The October deadlines are not the contractor's deadline. Those are deadlines for the District to have everything completely submitted to the State. Mr. Stephens suggested adding a financial completion date by the contractor. He does not recommend cutting close to the September 30, 2027 date for substantial completion.

- Mr. Stephens emphasized the project completion date cannot be extended. Any contractors that do not think they can complete the project within the final deadline should not submit a bid. He explained the District has not received the grant yet. The State cannot provide updates on whether the District will receive the grant; however, it looks promising. The RFP was released now due to the short timeline. Mr. Hanks pointed out a typo on the construction/installation date and substantial completion date. Mr. Stephens stated the construction date should be closer to July of 2026. The District will not be awarding the bid until they are approved to be fully funded. They expect notification by June.
- Mr. Perez-Borroto asked for confirmation they cannot bid above the budget. Mr. Stephens stated if the bids are beyond the budgeted amount, the project may not work out or delay it significantly. There is a process to request more funds because FEMA must run it through their BCA calculator, and they may not see the project as cost effective anymore. It will delay the projects by months, and the final date will not be extended.
- Mr. Perez-Borroto asked about unforeseen delays. Mr. Stephens responded that the bid package specifies what is considered acceptable delays; however, the State will not extend the deadline. They tie the funding to a storm event, and FEMA gives the deadline for funding under that storm. They are getting tighter with grants.
- Mr. Rahmankhah asked if there is a bid bond. There is a 5% bid bond, and the contractors can use their own form.
- Mr. Cariola asked if the bid package could be sent to him. Ms. Cancel explained it is too big to send via email. It has to be downloaded from the website. The direct link was posted in the chat.
- Mr. Stephens noted temporary office trailers are part of the project and are included in the bid package. Some of the buildings have staff that will need to be relocated to office trailers. Means and methods are part of the evaluation score criteria under Section 2.6, page 11 of the bid package.
- Ms. Ward asked if there are already permits for this project or are they anticipated by a particular date. Mr. Barry responded they have unofficial

approval from the City (of Coral Springs). It will depend on the general contractor's submission of the building permit application, but the process should be just paperwork.

- Mr. Barry noted section 2.9, subsection 4, on page 13 of the bid package provides more information of what the District is looking for in the proposers' project schedule.
- Mr. Neftleberg asked who is paying for third party inspections. Mr. Stephens will get clarification and include it in the addendum.
- There was discussion regarding the permit fees from the City (of Coral Springs). Mr. Barry will check with Mr. Hernandez at the City. He suggested putting an allowance number so everyone contains the same number for permitting fees. Mr. Hanks noted there is information in the bid package on page 18, under Section 3.4, regarding permits and fees. Ms. Cancel stated the bid form will be revised to include an allowance for permitting fees.
- Mr. Neftleberg asked if it is possible to get the information for specifications and approved equals before the submittal. Mr. Stephens responded they need to submit an "or equivalence" up front. Ms. Cancel stated as soon as they have an alternative, it needs to be submitted to her so it can be reviewed by Mr. Barry. Mr. Barry suggested it be prior to the bid submission deadline so they can determine whether it will be accepted.