

INVITATION TO BID

CONSTRUCTION • ARCHITECTURE

PARKWAY

FROM: Ryan Howard

howardr@pkwycon.com

469-322-3747

Your firm has been invited to bid on a Hilton Anatole Phase 3 Dallas, TX at 2201 North Stemmons Freeway in Dallas, TX 75207. This is a GC Bidding/Sub Bidding project.

ACCEPT

DECLINE

VIEW DRAWINGS

BID DUE DATE: 08/03/2026 05:00 PM Central

PROJECT DESCRIPTION:

The Scope of this phase of the project focuses on the complete renovation of the following areas:
. Counteroffer Gourmet Market (To be converted to "Junction")

- . Trinity Ballroom and Prefunction (Including Art Corridor and Rotunda)
- . Trinity Restrooms (3 sets)
- . West Wing (Cortez, Coronado, De La salle, & Desoto)
- . West Wing Restrooms (2 sets)
- . Gossip Bar Interior Renovation

The scope is fully defined in the documents provided. In summary, it is comprised of, but not limited to, the following:

- . Junction Scope

- o Demolition of existing bar and back of house kitchen area
- o Reconfiguration of existing bar die wall and equipment
- o Reconfiguration of existing back of house kitchen area
- o New location of coffee bar
- o New metal framing and gypsum board
- o Reconfiguration of existing electrical, plumbing, and mechanical systems
- o New coffee, kitchen and bar equipment
- o Reconfiguration of fire sprinklers
- o Reconfiguration of fire alarm devices
- o New Finishes

- . Trinity Meeting Space and Prefunction Scope

- o New floor, wall, and ceiling finishes
- o Retrofitting existing lighting
- o Replace acoustical ceiling tiles
- o Repair damaged floors, walls, and ceiling where required
- o New folding wall partition in trinity ballroom
- o Replace electrical devices and face plates

- o New ceiling felt baffle system with structural support in the trinity ballroom
- o Remove existing pendant lighting and replace with new in the trinity ballroom
- o Reconfiguration of existing mechanical units to install new dropped gypsum board ceiling or soffits in the trinity ballroom & prefunction space
- o Removal of existing pendant lighting and installation of new lighting in the trinity ballroom & prefunction space.
- o Rework of existing fire sprinklers and fire alarm devices

. Trinity restrooms Scope (3 sets)

- o Reconfiguration of plumbing fixtures and framing to meet current accessibility requirements.
- o New floor, wall, and ceiling finishes
- o New ceiling lighting
- o New lit vanity mirrors
- o Relocation of existing mechanical duct work
- o New cast iron rough plumbing
- o New copper water lines
- o Removal of 2 existing sinks at the men's prefunction restroom
- o Addition of 1 urinal and 1 lavatory in the men's prefunction restroom
- o Removal of 4 sinks in the women's prefunction restroom
- o Rework of existing fire sprinklers and fire alarm devices
- o Removal of 1 existing lavatory at the men's and women's exhibit hall restroom A and B

. West Wing Restrooms Scope

- o Reconfiguration of plumbing fixtures and framing to meet current accessibility requirements.
- o New floor, wall, and ceiling finishes
- o New ceiling framing
- o New ceiling lighting
- o New lit vanity mirrors
- o New wall sconces

- o Relocation of existing mechanical duct work
- o New cast iron rough plumbing
- o New copper water lines
- o Addition of 3 water closets in the women's west wing B restrooms.

. West Wing Corridor & Meeting Space Scope

- o New floor, wall, and ceiling finishes
- o Relamping existing lighting
- o Replaced damaged ceiling tiles
- o Repair damaged ceiling tiles
- o Repair damaged floors, walls, and ceiling where required
- o Remove and Replace folding partition wall panel finish
- o Demolish existing wall sconces in the Coronado ballroom

. Gossip Bar Interior Renovation

- o Demolition of existing bar and back of house kitchen area.
- o Reconfiguration of existing bar die wall and equipment
- o Reconfiguration of existing back of house kitchen area
- o New metal framing and gypsum board
- o Reconfiguration of existing electrical, plumbing, and mechanical systems.
- o New kitchen and bar equipment
- o New finishes

. Other

- o Protection. Contractor will be responsible for an allowance for protection of completed and crossover areas during construction. (Include as necessary)

? Please include wall separation between areas under construction and those accessed by guests as shown in the links below:

. <https://www.sunbeltrentals.com/equipment-rental/temporary-containment-walls/temporary-wall-systems/>

. <https://tempwallsystems.com/locations/north-dallas/>

. Please include dividing walls assuming work will be phased. Walls will need a door for access.

. Walls will need to go from floor to ceiling and wall to wall for complete separation

o Parking - Please assume parking will be provided

o Warehousing - All owner provided FF&E will start to arrive in August/September and will be stored in a warehouse, well before your scopes start which will require these items.

Schedule

. Junction Will Start construction in October 2026 and will need to finish by the end of January. Trinity and West Wing will start on November 19th, 2026 and will need to be completed no later than January 22nd, 2027. This represents the worst-case scenario in terms of elapsed time, and we will look to the contractor to provide any efficiencies possible.

. Assume that noise will be allowed from 8:00 am to 6:00 pm Monday through Saturday and 9:00 am through 6:00 pm Sunday.

Site walk will occur Wednesday the 15th at 1PM.

To access plans, [CLICK HERE](#)

-or-

**go to www.parkwayconstructionplans.com and
enter Access Key: 5420F8794C**

Submit RFI's by to **Ryan Howard** at howardr@pkwycon.com.

Submit Proposals by **08/03/2026** to email howardr@pkwycon.com.

****Construction documents available for printing at \$1.25/page with Free Ground Shipping by clicking Order Prints on the project wall.****