



MARBLE FALLS

Independent School District

Meeting Date:

Meeting Type:

How will you present this item to the Board?

Does this item require any documents to be signed by the Board?

LOVE & INSPIRE

Marble Falls ISD has an unyielding commitment to love every child and inspire them to achieve their fullest potential.



Marble Falls Independent School District
Marble Falls High School CTE Addition & Renovation, Multipurpose Building, and
Locker Room Addition
Marble Falls, Texas

GMP-3 Proposal Summary

July 6, 2026

American Constructors is pleased to present for your consideration the proposed Guaranteed Maximum Price (**GMP**) for Marble Falls ISD's **Marble Falls High School CTE Addition & Renovation, Multipurpose Building, and Locker Room Addition**. Our proposed GMP amount is **\$36,386,975**.

The project scope consists of additions to and renovation of existing CTE Building, construction of new Multipurpose Building, and construction of Locker Room Addition to existing Max Copeland Gym.

Proposals from subcontractors were received on June 24th, 2026. It is anticipated that any permits necessary to begin work will be provided prior to start of construction activities. Construction to begin July 21st, 2026 and completion date is September 30th, 2027.

Clarifications and a breakdown of the GMP are provided on the accompanying pages.

The following Documents are attached:

- Exhibit A-1: GMP Estimate
- Exhibit A-2: GMP Amount Summary
- Exhibit B-1: Qualifications & Exclusions
- Exhibit B-2: Wage Scale
- Exhibit B-3: Owner Coordination List
- Exhibit C: Document List

We respectfully request your approval of this GMP.

Marble Falls High School - CTE Addition & Renovation, Multipurpose Building, Locker Room Addition11900 West Parmer Lane, Suite 200
Cedar Park, Texas 78613

GMP

0978.003

Div	Spec	Description	TOTAL
01		GENERAL REQUIREMENTS	
	01300	Administrative Requirements	50,400
	01530	First Aid / Safety	12,500
	01570	Temporary Project Identification	14,000
		01 GENERAL REQUIREMENTS	76,900
02		EXISTING CONDITIONS	
	02413	Selective Structure Demolition	631,579
		02 EXISTING CONDITIONS	631,579
03		CONCRETE	
	03210	Slab On Grade	2,239,772
		03 CONCRETE	2,239,772
04		MASONRY	
	04210	Masonry - Brick and CMU	1,357,379
		04 MASONRY	1,357,379
05		METALS	
	05120	Structural Steel Framing	1,026,743
	05520	Metal Railings	68,715
		05 METALS	1,095,458
06		WOOD, PLASTICS, AND COMPOSITES	
	06410	Casework / Cabinets / Countertops	195,180
		06 WOOD, PLASTICS, AND COMPOSITES	195,180
07		THERMAL AND MOISTURE PROTECTION	
	07120	Waterproofing	581,659
	07210	Thermal Insulation	110,994
	07510	Membrane Roofing	969,095
		07 THERMAL AND MOISTURE PROTECTION	1,661,748
08		OPENINGS	
	08140	Wood Doors	577,201
	08330	Coiling Doors and Grilles	147,191

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Div	Spec	Description	TOTAL
	08430	Storefronts	365,620
		08 OPENINGS	1,090,012
09		FINISHES	
	09220	Drywall	1,699,653
	09310	Thin-Set Tile	149,041
	09610	Specialty Flooring	323,596
	09640	Wood Flooring	131,709
	09680	Carpeting	288,806
	09910	Painting	513,939
		09 FINISHES	3,106,744
10		SPECIALTIES	
	10141	Signage	30,569
	10511	Lockers	113,562
	10731	Protective Covers	93,546
	10910	Miscellaneous Specialties	345,065
		10 SPECIALTIES	582,743
11		EQUIPMENT	
	11310	Residential Appliances	12,504
	11570	Vocational Shop Equipment	188,127
	11660	Athletic Equipment	416,990
		11 EQUIPMENT	617,620
12		FURNISHINGS	
	12200	Window Treatments	39,723
	12600	Multiple Seating	39,977
		12 FURNISHINGS	79,700
13		SPECIAL CONSTRUCTION	
	13360	Metal Building Systems	3,654,676
		13 SPECIAL CONSTRUCTION	3,654,676
21		FIRE SUPPRESSION	
	21130	Fire Sprinkler System	449,602
		21 FIRE SUPPRESSION	449,602

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Div	Spec	Description	TOTAL
22		PLUMBING	
	22100	Building Plumbing	1,577,347
		22 PLUMBING	1,577,347
23		HEATING, VENTILATING AND AIR CONDITIONING	
	23090	HVAC Controls	173,215
	23100	Building HVAC	2,320,961
		23 HEATING, VENTILATING AND AIR CONDITIONING	2,494,176
26		ELECTRICAL	
	26100	Building Electrical	3,589,420
		26 ELECTRICAL	3,589,420
27		COMMUNICATIONS	
	27100	Structured Cabling	124,553
	27400	Audio-Visual Communications	372,159
	27531	Clock / Intercom System	126,032
		27 COMMUNICATIONS	622,744
28		ELECTRONIC SAFETY AND SECURITY	
	28130	Access Control	265,545
	28310	Fire Detection and Alarm	392,890
		28 ELECTRONIC SAFETY AND SECURITY	658,435
31		EARTHWORK	
	31230	Grading, Excavation and Fill	2,111,405
	31250	Erosion Controls	71,807
		31 EARTHWORK	2,183,212
32		EXTERIOR IMPROVEMENTS	
	32172	Traffic Control Markings	21,210
	32250	Artificial Turf	667,165
	32310	Fences and Gates	168,553
	32900	Landscaping	289,707

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Div	Spec	Description	TOTAL
		32 EXTERIOR IMPROVEMENTS	1,146,635
33		UTILITIES	
	33099	Site Utilities	1,575,323
		33 UTILITIES	1,575,323
51		ALLOWANCES	
	51100	Allowances	735,000
		51 ALLOWANCES	735,000

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Estimate Totals

Description	Amount	Totals
Subtotal	31,421,406	31,421,406
Bond/Insurance Subtotal	660,788	32,082,194
Owner Contingency	750,000	
CM Contingency	750,000	
Contingency	1,500,000	33,582,194
Fee	1,544,781	
General Conditions and Precon	1,260,000	
Subtotal	2,804,781	36,386,975
Total		36,386,975

**Marble Falls High School – CTE Addition & Renovation, Multipurpose Building, Locker Room
Addition
GMP-3 Amount Summary**

GMP Proposal Summary

Previously submitted and current GMP totals:

GMP's Previously Approved	\$8,213,395
GMP this Proposal	\$36,386,975
Total GMP	\$44,600,370

Contingencies and Allowances

The following Allowances are included in the GMP:

Unforeseen Conditions Allowance	\$500,000
Signage & Graphics Allowance	\$125,000
Lift Station Allowance	\$110,000
Total	\$735,000

The following Contingencies are included in the GMP:

Owner Contingency	\$750,000
CM Contingency	\$750,000
Total	\$1,500,000

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**Marble Falls High School – CTE Addition & Renovation, Multipurpose Building,
Locker Room Addition****GMP-3 Qualifications & Exclusions**

1. The GMP is based on the following documents:
 - a. Marble Falls 2025 Bond Projects – CTE Renovation, Locker Room Renovation, and New Multi-Purpose Facility Plan Set dated 6/3/2026, and Addendum 1 dated 6/15/2026.
 - b. Marble Falls 2025 Bond Projects – CTE Renovation, Locker Room Renovation, and New Multi-Purpose Facility Project Manual Volume 1 and Volume 2 dated 6/3/2026, and Addendum 1 dated 6/15/2026.
2. Div. 02 – Existing Conditions
 - a. All costs and agreements for access, slope, aerial, or use easements required for construction work either on or off the project site are to be provided by the owner.
 - b. The GMP is based on the site being free from hazardous and contaminated materials including contaminated water and soil regardless of classification. Hazardous and contaminated materials testing, monitoring and abatement, as well as any required environmental investigations and insurance if required is outside of this GMP and will be addressed by the Owner.
 - c. Fees or costs for rehabilitation or repair of existing paved areas and concrete flatwork that are degraded due to normal construction activities are not included.
 - d. Any schedule, cost, or other impacts associated with any archaeological and/or historical components or items on the project site, whether known or unknown is not included.
 - e. Where new building additions occupy same space as existing wall bump outs, existing wall bump outs are included to be demolished.
 - f. Demolition / alteration of existing roof structure is excluded.
 - g. Shoring of existing structures is not included.
 - h. Demolition of cast stone window sills is included at CTE additions where it abuts existing classroom building & Cafeteria.
 - i. Removal of existing building envelope (rigid insulation and air/weather barrier) is only included as required to accommodate new building addition tie-ins.
 - j. Demolition of existing baseball bleachers and press box is included. Relocation, replacement, storage, or reinstallation of bleachers is excluded.
 - k. Demolition of existing stone veneer is not shown or included.
 - l. Repair, maintenance, or replacement of existing storage buildings to remain is not included.
3. Div. 03 – Concrete
 - a. Any grade beams, footings, or retaining walls not exposed to view are earth formed.
 - b. Special concrete mixes, including but not limited to, special aggregates, admixtures, white cement and/or integral color(s) are not included.
 - c. Concrete mix designs include a maximum aggregate size of 1".
 - d. Shoring or reshoring of any structural member or systems is excluded, unless specifically called for on the structural floor plan sheets.
 - e. No concrete paving is included. All paving on site is asphalt.

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- f. Foundations included as shown in construction documents. Pier drilling pilot holes where required per geotech report recommendations is included. Concrete piers included to a depth of 20 feet, except in locations where piers encounter dolomite shallower than 20 feet.
 - g. Piers included as end bearing piers without embedment into dolomite, except in locations where piers support PEMB moment bearing frames. At PEMB moment frames, pier embedment to a depth into dolomite has not been determined and will be allocated to unforeseen conditions allowance.
 - h. Premium for straight cement concrete mixes in the event of fly ash shortages is not included.
 - i. Excavation of grade beams and footings in rock is excluded (none anticipated at designed depth per Geotech).
 - j. Casing of piers is excluded – adds are via unit price if required.
 - k. Topping slabs for polished concrete floors are not included.
- 4. Div. 04 – Masonry
 - a. Includes option of drill and epoxy CMU dowels into slab for non-load bearing walls.
 - b. Site retaining walls included as delegated design 6"x 8" masonry walls.
- 5. Div. 05 – Metals
 - a. Standard AISC tolerances are included for steel fabrication and erection.
 - b. Galvanizing is an industrial coating, and normal burrs, blemishes, vent holes, slag, and other imperfections can be expected.
 - c. Building concrete slabs on grade are to be used as crane access for erection of structural members of the building.
 - d. AISC certification of the steel fabricator and erector is not included.
 - e. Plugging or patching of vent holes, grinding or sanding of galvanized members are not included.
 - f. AESS finishes, standards, or certifications are included only when specifically scheduled.
 - g. Modifications and/or repairs to existing structures are not included.
 - h. Exterior railing included as galvanized.
 - i. Interior railing included as primed/painted steel. Grab rail at CTE Addition ramp is included as aluminum.
 - j. Structural framing for support of future roof top equipment, including but not limited to, solar panels is not included.
 - k. Any steel deck over PEMB roof purlins is excluded – roof panels installed direct to purlins.
- 6. Div. 06 – Wood, Plastics, and Composites
 - a. Casework will be fabricated and installed to current AWI standards and tolerances. AWI certifications or labels are not included.
 - b. Any requirement for climatization of building prior to installation of casework is not included.
 - c. Soft closing hinges on casework are not included.
 - d. Keying casework locks to match room in which they are installed is not included.
- 7. Div 07 – Thermal and Moisture Protection

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- a. Sheet metal flashing and trim is non-proprietary and may be fabricated by roofing/metal siding contractor.
 - b. Weathertightness or air leakage warranties or guarantees for metal wall panels is not included.
 - c. At all new building connections to existing buildings where building envelope is demolished, restoration of building envelope components back to original design assembly is included. Modification of building envelope to bring up to current energy code at demolished section and adjacent undisturbed envelope areas is excluded.
 - d. At new CTE connection to Cafeteria: New Air barrier, Rigid insulation, metal panel, are included at face of existing building above new roof elevation.
 - e. At new CTE connection to Classroom building: Existing wall condition is assumed to be 2" Rigid insulation over CMU full height to bottom of roof deck.
 - f. Caulk joint colors are included per manufacturer standard color charts at joints wider than ¼".
 - g. 1" expansion joints are included typical per plan details.
 - h. Tyvek Commercial Wrap and compatible tape and flashings are included at PEMB, type W109 walls. Fluid applied air / weather barrier is excluded.
 - i. PEMB wall type W109 includes fiberglass blanket type insulation to meet required R-Value. Rigid insulation is excluded at W109 walls.
 - j. Acoustical spray insulation is included at Multipurpose Building Gym only. K-13 spray insulation PNT06 at Indoor Playing Field is excluded.
 - k. 80-mil PVC single-ply roof system shall include mechanically fastening 1st layer of 2.2" polyisocyanurate insulation to roof deck, 2nd layer of 2.2" polyisocyanurate in low rise foam adhesive, install ½"/ft sloped crickets, and fully adhere ½" coverboard in low rise foam adhesive per specifications. Adhering roof system layers utilizing hot asphalt is excluded.
 - l. Metal Wall Panels included at renovations will be attached with exposed fasteners to match existing adjacent metal wall panels.
 - m. Protection, removal or reinstallation of newly installed solar panels on existing buildings is not included.
8. Div. 08 – Openings
- a. Wood doors will be provided per WDMA (NWWDA) standards in lieu of AWI standards.
 - b. Installation details or requirements that compromise and/or conflict with the manufacturer's recommendations are not included.
 - c. Storage of equipment, material, furniture is not included.
 - d. Overhead Coiling Doors at exterior and interior locations are insulated.
 - e. Storefront openings "SF-A" and "SF-B" at 701 Cosmo/Barbering are included as 2-HR rated assemblies with fire-resistance glazing. References to 90 MIN. fire rating at these locations are excluded.
9. Div 09 – Finishes
- a. Moisture control systems required for installation of flooring is not included.
 - b. Climatization or complete dry-in of building prior to installation of drywall is not included.
 - c. Deflection criteria more restrictive than L/240 for interior stud walls is not included.

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- d. Acoustical treatment of electrical boxes or other items that penetrate or are located within sound rated partitions is not included.
 - e. Logos or lettering for wood flooring in Multipurpose Building gymnasium are not included.
 - f. Wood flooring finish products (oil, sealer, and marking paint) are included as equal to the products specified in division 096466.
 - g. Resilient Athletic Floor at Weight room includes Mustang horse logo at all lifting platforms and one “Mustang” lettering banner across the floor.
 - h. All wall graphics are part of the graphics and signage allowance.
10. Div. 10 – Specialties
- a. Supply of AED’s is not included.
 - b. CTE walkway canopy engineering is delegated design that may require additional columns or larger (6”) decking to accommodate shown plan layout/spans.
 - c. All aluminum canopies are clear anodized with exposed standard deck (no soffit).
 - d. Provisions for TEA Numbering at exterior entrances on existing main campus building are included.
 - e. TEA Numbering at campus buildings that are not part of American Constructors contract is not included. All TEA numbering is part of the signage and graphics allowance.
11. Div 11 – Equipment
- a. Golf simulators are not included.
 - b. Athletic treatment and taping tables are not included.
 - c. Cosmetology or Barbering equipment not explicitly listed as Contractor Furnished, Contractor Installed (CFCI) in the General Equipment Schedule is not included.
 - d. Commissioning of existing equipment is not included.
 - e. Basketball side court backstops are included as front braced to avoid ductwork behind the units.
 - f. Volleyball sleeves, six (6) pair, by Performance Sports Systems, Model # 6400, with 3’-1/2” sleeves Model# 6430, and 6-1/2” brass floor plates are included. Volleyball netting and posts are not included.
 - g. Motorized Batting Cages at the Indoor Practice Field are 12’ wide based on Performance Sports Systems Model # 4080-70 provided in specifications. The net outline shown on Sheet A2.04 at 15’ width is excluded.
 - h. End Zone Kicking Net (Perimeter Netting per spec 11 6623, 2.05) by Performance Sports Systems at the Indoor Practice Field included is stationary per drawings, not motorized.
 - i. Divider Curtain by Performance Sports Systems at the Indoor Practice Field, ceiling mounted at the 50-yd line, consists of two (2) combined nets due to the size of the curtain.
 - j. The existing Daktronics scoreboard located in the Band Hall shall be removed by a Daktronics Certified Installer, stored securely onsite during construction, and reinstalled by the same Daktronics Certified Installer in the new Multipurpose Building Gymnasium.
 - k. The GMP includes one (1) pair of Daktronics Model #BB-2114 Tuff Sport wireless shot timers for the Gymnasium. The new shot clocks will be manufactured by Daktronics to match the manufacturer of the existing scoreboard.
12. Div. 12 – Furnishings

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- a. Shades fabric and light transmission as listed in the finish schedule. Complete blackout shades are not included.
 - b. Draper Manual Roller Shades are included at exterior windows of Weight Room.
 - c. Draper Motorized Roller Shades are included at clerestory windows of Indoor Practice Field and Gym at Multipurpose Building.
 - d. Roller Shades at existing campus buildings are not included.
13. Div 13 – Special Construction
- a. Pre-Engineered Metal Building (PEMB) will be constructed per PEMB manufacturer details to meet warranty requirements. Constructing PEMB per details on R2.02 is not included.
 - b. Roof insulation will be unfaced batt insulation with a liner per the simple saver system in spec 133419-I.
 - c. PEMB wall insulation will be unfaced R-25 insulation with Tyvek air barrier on outboard of the purlins in lieu of the specified faced insulation and 1" rigid board insulation.
 - d. Structural support for future roof mounted equipment or solar panels on PEMB structures is not shown and is not included.
 - e. Metal Wall Panels at CTE additions to be attached with exposed fasteners to match existing adjacent metal wall panels.
 - f. Berridge concealed fastener roof and wall panels for PEMB are included.
 - g. Roof to wall transition is included at C2 Roof connection to existing building along column line CA. Therefore, top of C2 Roof elevation will need to be lower to accommodate the minimum height requirements for roof to wall transition flashing.
 - h. Wall types and heights in Multipurpose Building are included as clarified in RFI-001.
14. Div. 21 – Fire Suppression
- a. Water supply at the building flange, both pressure and flow, is assumed to be adequate without the use of a fire pump or other modifications.
 - b. Fire pump, pre-action systems, and ESFR systems are not included.
 - c. Excludes fire suppression within the Gym locker room additions/renovations.
 - d. Dry sprinkler system included at PEMB exterior canopy of CTE Building.
 - e. Fire suppression is not included at existing building and structures.
15. Div. 22 – Plumbing
- a. Coordination with Gas Utility for removal of existing meters and gas lines is included.
 - b. New gas meters and gas lines are not included.
 - c. Above grade DWV piping is priced per spec as PVC.
 - d. Backflow preventers for cosmetology, barber, and polish stations are not included.
 - e. Air Compressor at Welding Lab addition will be installed outside and interior drain and sanitary line are not included.
 - f. Compressed Gas Cylinders and Manifold are not included.
 - g. Compressed Gas Cylinder storage rack is included.
 - h. Replacement of floor trench drain and drain body in renovation area of existing basketball locker room is included.
16. Div. 23 – HVAC

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- a. Permanent MEP equipment and systems will be utilized for environmental control of the building spaces during construction. The appropriate temporary filters and protective measures will be provided.
 - b. Condensate piping not shown is included to route to nearest drain.
 - c. Fire/smoke dampers are included only where shown. Any other thru wall ductwork not shown will not include dampers.
 - d. Maintenance of existing HVAC equipment during construction is not included.
 - e. Rerouting of existing chiller piping to CTE area is not included.
 - f. ComCheck calculations and reporting for code compliance of any building system is not included.
 - g. HVAC controls are included for new equipment only.
 - h. Test and balance of existing HVAC systems is not included.
 - i. Air flow monitoring stations are not included.
 - j. 3rd party commissioning is not included.
 - k. Refrigerant 410A is not included with any HVAC equipment.
17. Div. 26 - Electrical
- a. PEC fees are not included.
 - b. Cost of new utility company transformer is not included.
 - c. Excludes arc flash and coordination study of existing equipment.
 - d. Electrical work, coordination, and repair/modification to existing campus building is not included.
 - e. Electrical work on Primary Electrical Service, provided by Electrical Utility (PEC), is not included.
 - f. Replacement of existing distribution panel D1 is not included.
 - g. Replacement of existing feeders is not included.
 - h. Excludes concrete encasement of underground conduits except where required by PEC Underground Installation specifications.
 - i. Updating existing electrical system to comply with current code is not included.
 - j. Ground rods, including deep-earth ground rods, will be installed horizontally in 30" deep trench per specifications and NFPA 70 Article 250.
 - k. Energy Modeling is not included.
 - l. Lightning protection is not included.
 - m. Cost of permanent power consumption is not included.
 - n. Electrical panels, disconnects, or other equipment for future building additions or renovations are not included.
 - o. Power for Golf Simulators is included. Power for Golf Simulators includes standard receptacles with 208/120V 20A circuit. Special power provisions for Golf Simulators are not included.
18. Div. 27 - Communications
- a. Low voltage and technology systems and components listed below are not included:
 - i. Uninterruptible Power Supplies (UPS)
 - ii. Wi-Fi Access Point (WAP) devices, layout, drawings, or hardware. Cable provisions for WAPs are included.
 - iii. Telephone Equipment
 - iv. CATV Equipment

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- v. Servers, Switches, and Other Data Systems
 - vi. Network Electronics
 - b. Communication cable routed from existing campus MDF will be plenum run cable, routed through areas with existing lay in ceiling. Innerduct, conduit, or cable tray pathways from existing campus MDF to CTE Addition are not included.
 - c. Replacement of existing ceiling tiles along communication cable pathway from existing campus MDF to CTE Addition is not included.
- 19. Div. 28 – Electronic Safety and Security
 - a. Code compliant voice evacuation fire alarm system is included for new construction only. Modifications and/or upgrades to existing campus fire alarm system and devices is not included.
 - b. Does not include cellular dialers or monitoring.
 - c. Replacement of existing fire alarm devices and Main FACP is not included.
 - d. EERCS/DAS system is included for new construction areas, but is not included at existing buildings.
 - e. Access controls, intrusion detection, and video surveillance system included as an extension of existing security systems.
 - f. Modification and/or upgrades to existing security systems is not included.
 - g. Replacement of existing security devices is not included.
 - h. Duct smoke detectors are provided for supply side installation only. Return air duct smoke detectors are not included.
- 20. Div. 31 – Earthwork
 - a. All provisions of the Geotech Report are excluded.
 - b. Moisture-conditioning of subgrade at paving areas is included. Lime treated subgrade is not included.
 - c. Base at sidewalks is not included.
 - d. Asphalt paving to be installed in a single lift.
 - e. Removal of trees as necessary to access courtyard for earthwork and pier drilling operations is included. Replacement of trees is excluded.
 - f. Asphalt patching only at Kitchen Service Yard. Full replacement of parking lot is not included.
 - g. Demolition, regrading, and repaving existing Band Practice lot is not included.
 - h. Termite treatment and/or barrier is not included.
 - i. GMP includes raising finished floor elevation at Multipurpose Building 2 feet. New Multipurpose Building FFE is 991.70.
 - j. Existing soils will be stockpiled on site.
 - k. Replacement of damaged trees or landscaping is not included.
- 21. Div. 32 – Exterior Improvements
 - a. Stripping, stockpiling and respreading of existing topsoil is included. No soil amendments for existing topsoil are included.
 - b. Traffic signal or permanent road signage work is not included.
 - c. Imported topsoil is not included.
 - d. One year landscape and irrigation maintenance is not included.
 - e. Sealing of saw cut control joints in concrete paving and flatwork is not included.
 - f. ADA or TAS site access not shown on plans is not included.

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- g. Drainage system and/or field liner system for the Indoor Practice Field is not included.
 - h. Drainage system at pole vault box shown in Detail 6/A4.22 is not included.
 - i. Striping includes fire lanes of new drives, parking spaces at removed paving, crosswalks within LOC, and directional arrows on the Architectural Site Plan.
 - j. Striping / re-striping includes only new striping shown and striping removed during paving demolition.
 - k. 6 foot height vinyl coated chain link fencing is included at site retaining walls as implied by Architectural Site Plan linework.
 - l. Existing topsoil to be stockpiled on site and respread. Imported topsoil is excluded.
 - m. No landscape drawings were provided. Revegetation for areas impacted by construction within this GMP is included. Sod and hydro mulch with temporary irrigation is included. Permanent irrigation is excluded.
 - n. Synthetic Turf system consists of 15' width solid green turf panels with inlaid field markings for football, soccer, baseball, and softball included per the field drawings. No other colors (including custom colors) are included.
 - o. 8" of base is included under Synthetic Turf at the Indoor Practice Field. Details and subgrade preparation that conflict with this design are not included.
 - p. Synthetic Turf system includes a 19mm, paved-in-place, E-Layer shock attenuation pad, added per Addendum 1 details 19/A4.21 and 2/A4.22.
 - q. Synthetic Running Track system included is an impermeable, poured-in-place (Full-Pour), 10mm running track surface placed over concrete paving. Standard Black or Red track colors are included. Other colors (including custom colors) are not included.
 - r. Synthetic Running Track striping includes 4-lanes painted per UIL/NFHS rules and regulations. No other lettering or striping is included.
 - s. Ornamental fencing includes Ameristar Montage Plus Genesis style or equal.
22. Div. 33 – Utilities
- a. Specifications sections included for utilities pertain only to utilities designed by the consultant providing the specifications.
 - b. Adequate water volume and pressure shall be available for domestic and fire flow for the project without the use of pumps or water storage tanks.
 - c. Gas utility fees and gas utility contractor fees are not included.
 - d. Bermuda sod installation at Biofiltration Area of detention pond only.
 - e. Lift station is not included.
23. Div. 51 – Allowances
- a. Custom graphics allowance of \$125,000 is included.
 - b. Unforeseen conditions allowance of \$500,000 is included.
 - c. Lift Station allowance or \$110,000 is included.

General Qualifications:

- a. The cost of utility usage for permanent meters is to be paid by the owner.
- b. General Conditions & Preconstruction Services are a cost of the work and are included as shown in the GMP.
- c. GMP pricing based on receiving approval to move forward with project as currently designed within 60 days of bid date – project was bid on 6/24/2026.

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- d. Construction schedule, sequencing, and completion milestones are based on receiving notice to proceed (construction start) by July 21st, 2026.
- e. All general qualifications listed in Amendment 1 are hereby included by reference in this GMP. The items listed in this section are supplemental to those listed in Amendment 1.
- f. All wages will comply with the Davis Bacon wage scale adopted by MFISD but all other provisions of the Federal Davis Bacon wage act are excluded.

General Exclusions:

- a. Any allowances described in the plans and specifications but not listed in Exhibit A-2.
- b. All general exclusions listed in Amendment 1 are hereby included by reference in this GMP. The items listed in this section are supplemental to those listed in Amendment 1.
- c. Excavation and/or blasting of dolomite rock other than as included by allowance.

ATTACHMENT A
PREVAILING WAGE RATE SCHEDULE



MARBLE FALLS ISD
PREVAILING WAGE RATE SCHEDULE (as of May 20, 2025)

Please note that fringes are only required to be paid on projects that involve federal funds. If you are unsure about whether the project will be using federal funds, please inquire and seek clarification.

General Decision Number: TX20250123 05/16/2025

Superseded General Decision Number: TX20240123

State: Texas

Construction Type: Building

County: Burnet County in Texas.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658.

Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	Executive Order 14026 generally applies to the contract. The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and	Executive Order 13658 generally applies to the

January 29, 2022, and the	contract.	
contract is not renewed or	The contractor must pay all	
extended on or after January	covered workers at least	
30, 2022:	\$13.30 per hour (or the	
	applicable wage rate listed	
	on this wage determination,	
	if it is higher) for all	
	hours spent performing on	
	that contract in 2025.	

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025
1	03/14/2025
2	05/16/2025

ASBE0087-002 06/03/2024

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR.....	\$ 29.50	8.79

BOIL0074-003 01/01/2025

	Rates	Fringes
BOILERMAKER.....	\$ 33.17	24.92

IRON0482-013 06/01/2024

	Rates	Fringes
IRONWORKER, REINFORCING AND STRUCTURAL.....	\$ 27.10	7.73

LABO0154-001 05/01/2024

	Rates	Fringes
Laborers: (Mason Tender - Cement/Concrete).....	\$ 25.27	9.57

* PLUM0286-007 03/03/2025

	Rates	Fringes
PLUMBER, Excludes HVAC Pipe Installation.....	\$ 37.15	15.92

* SUTX2009-010 04/20/2009

	Rates	Fringes
BRICKLAYER.....	\$ 19.67	0.00
CARPENTER, Includes Acoustical Ceiling Installation, Drywall Hanging, and Metal Stud Installation.....	\$ 13.13 **	0.00
CEMENT MASON/CONCRETE FINISHER.....	\$ 13.27 **	0.00
ELECTRICIAN.....	\$ 20.00	3.11
GLAZIER.....	\$ 17.20 **	1.59
HVAC MECHANIC (HVAC Duct and Pipe Installation).....	\$ 14.21 **	0.77
INSTALLER - OVERHEAD DOOR.....	\$ 11.63 **	6.26
LABORER: Common or General.....	\$ 9.73 **	0.00
LABORER: Landscape & Irrigation.....	\$ 8.50 **	0.22
LABORER: Mason Tender - Brick.....	\$ 12.02 **	0.00
LABORER: Mortar Mixer.....	\$ 12.00 **	0.00
LABORER: Plaster Tender.....	\$ 9.00 **	0.00
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 13.75 **	0.00
OPERATOR: Bulldozer.....	\$ 12.80 **	0.43
OPERATOR: Crane.....	\$ 21.33	0.00
	Rates	Fringes
OPERATOR: Forklift.....	\$ 14.58 **	0.00
OPERATOR: Loader (Front End).....	\$ 10.54 **	0.00
PAINTER: Brush, Roller and Spray.....	\$ 12.26 **	0.00
PLASTERER.....	\$ 15.50 **	0.00
ROOFER.....	\$ 13.64 **	1.80
SHEET METAL WORKER, Excludes HVAC Duct Installation.....	\$ 17.00 **	0.00
TILE SETTER.....	\$ 15.00 **	0.00
TRUCK DRIVER.....	\$ 11.24 **	0.35

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.		

**** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.**

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this

classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.

Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

END OF GENERAL DECISION"



Owner Coordination List

Marble Falls High School - CTE, Locker Room, Multipurpose

ITEM	CM CFCI	Owner OFOI	Owner OFCI	Other	N/A	Comments
Drive Way Permit(s)					X	
Permits and Fees		X				
Water Capital Recovery Fees/Meters		X				
Sewer Tap Fees		X				
SWPPP or WAPAP	X					
LCRA Site Permit (if required)					X	
Utility Services & Offsite Costs						
Roadways to Site					X	
Signalization of Intersection(s)					X	
Gasline and Meter to Site					X	
Electrical Service to Site						
Conduit and Pathways	X					
Transformer Pad(s) for SVC Provider	X					
Transformer & Wiring to SVC Provider Transformer				X		PEC, Fees and Other PEC Costs to be Paid by Owner
Phone Svc to Site					X	Existing
CATV Svc to Site					X	Existing
Fiber Optic Svc to Site					X	Existing
Water Svc to Site					X	Existing
Sewer Svc to Site					X	Existing
On-Site Utility Costs						
Gasline and Meter From Property Boundary to Building					X	
Electrical Service to Building						
Conduit and Pathways	X					
Transformer Pad(s) for SVC Provider	X					
HV OH/UG Service Along Property Line			X			PEC, Fees and Other PEC Costs to be Paid by Owner
Transformer & HV Wiring to SVC Provider Transformer			X			PEC, Fees and Other PEC Costs to be Paid by Owner
Demo and Remove Existing Power Poles					X	
Water Svc from Property Boundary to Building					X	Existing
Sewer Svc from Property Boundary to Building					X	Existing
Pathways for Phone, Fiber, and CATV Svc					X	Existing
Phone, Fiber, and CATV Cabling to Demark					X	
Electrical Usage During Construction			X			
Water Usage During Constructicon			X			
HVAC Test and Balance	X					
Moving In & Setup		X				
Moving Out of Existing Items & FFE Prior to Renovation/Demo		X				
Inspections/Commissioning		X				
Material Testing - Earthwork, Welding, Concrete, etc...		X				
Geotechnical Investigation		X				
A-E Design						
Civil		X				
Landscape		X				
Architectural		X				
Structural		X				
MEP		X				
Technology		X				
Culinary					X	
A-E Construction Admin						
Architectural		X				
Structural		X				
Roofing		X				
Technology		X				
Kitchen					X	
Furnishings						
Conference Room Furniture					X	
Classroom Desks/Chairs/Moveable Shelving		X				
Office Furniture/Desks/Moveable Shelving		X				
Furniture in Commons Areas					X	
Clinic Cots					X	
Clinic Cubical Track and Drapes					X	
Metal Storage Room Shelving	X					
Main Entry Reception Desk					X	
Artwork					X	
File Cabinets					X	

ITEM	CM	Owner	Owner			Comments
	CFCI	OFOI	OFCI	Other	N/A	
Markerboards / Tackboards	X					
Premanufactured Casework and Equipment	X					
Science Room Fume Hood					X	
Science Room Teacher Work Station					X	
Science Room Student Work Tables					X	
Office Safe					X	
HSC Simulation Beds					X	
HSC Sim Lab Cubical Curtains					X	
Teacher Desk & Chair, Mobile A-V Computer Cart					X	
Existing Student Worktables					X	
ADA Student Worktable					X	
Student Stools					X	
Signage						
Room Signage	X					
Reception Signage					X	
Interior Wayfinding Signage					X	
Exterior Wayfinding Signage					X	
Building Letters & Building Mtd Signage	X					
Marquee Sign					X	
Safety Equipment						
Eyewash Units	X					
Fire Extinguishers & Cabinets	X					
Miscellaneous						
Classroom Books					X	
Pots/Pans/Utensils in Culinary					X	
VCT Waxing					X	
Carpet Cleaning					X	
Bathroom Accessories						
Toilet Paper Dispensers	X					
Paper Towel Dispensers	X					
Soap Dispensers	X					
Paper Towel Disposal	X					
Sanitary Napkin Disposal	X					
Hand Dryers					X	
Locker Benches				X		Concrete Locker Bases Included; Free Standing Benches in Locker Rooms Excluded
Equipment						
Microwaves					X	
Coffee Makers					X	
Residential Ice Machines					X	
Vending Machines					X	
Golf Simulators		X				
A/V Equipment					X	
Televisions					X	
Projectors	X					
TV Mounts					X	
TV & Projector Power and Data	X					
A/V Systems for Conference Rooms					X	
Video Conferencing					X	
Projection Screens	X					
Technology Equipment						
Intercom System/PA	X					
Access Control System	X					
Security System	X					
CCTV Cameras and Head End Equipment	X					
CCTV Rough-in and Cabling	X					
Computers - Desktop & Laptop					X	
Computer on Wheel Carts					X	
Phone Switch (VOiP, other)					X	
Phone Instruments (list locations)					X	
Copiers					X	
Laminators					X	

ITEM	CM	Owner	Owner	Other	N/A	Comments
	CFCI	OFOI	OFCI			
Fax Machines					X	
Network Cabling	X					
Patch Cords for Each Jack Location (phones, computers)	X					
FiberOptic Patch Cords	X					
CAT6 Patch Cords at Network Server Racks	X					
Network Racks & Grounding	X					
Network Servers		X				
Network UPS System(s)		X				
Wireless Network - Cabling		X				
Wireless Network Device Layout and Coverage		X				
Wireless Network Devices and Install - WAPs		X				
Sound and Video Recording/Production Equip					X	
Building Management System Computer Access					X	
Check-In Kiosks					X	
Local Sound Systems					X	

978.003 MFHS CTE, Multipurpose & Locker Rm Add. 06/15/26
Current Drawing Log

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