



GMP-3 Proposal Summary

Marble Falls Independent School District

Marble Falls High School – CTE Addition & Renovation, Multipurpose Building, and Locker Room Addition | Marble Falls, Texas

JULY 20, 2026



Project Overview

GMP Amount

\$36,386,975 — Proposed Guaranteed Maximum Price for this submission.

Scope

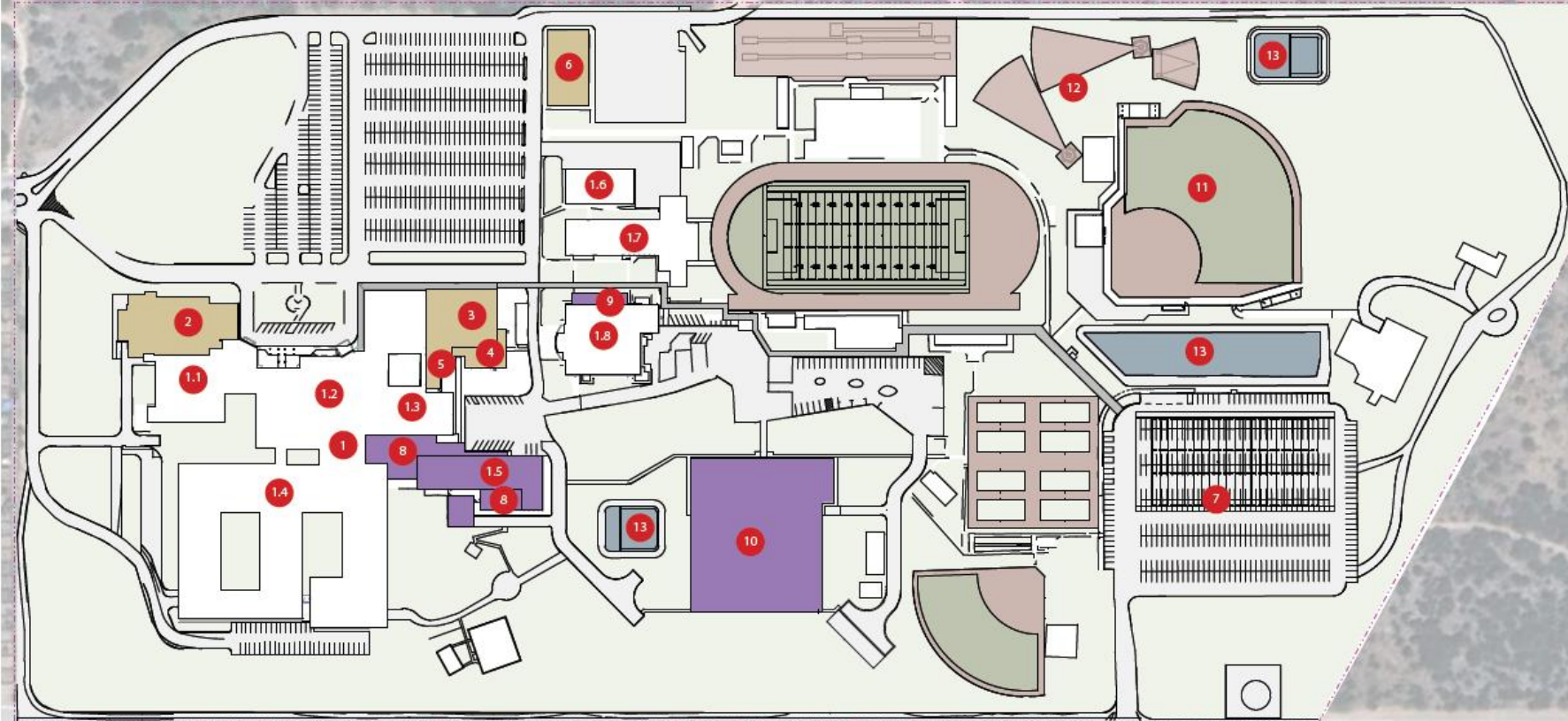
CTE Building additions & renovation, new Multipurpose Building, and Locker Room Addition to Max Copeland Gym.

Schedule

Subcontractor proposals received June 24, 2026. Construction start: **July 21, 2026**. Anticipated Completion: **September 30, 2027**.

Permits have been received. This GMP is accompanied by Exhibits A-1 (Estimate), A-2 (Amount Summary), B-1 (Qualifications & Exclusions), B-2 (Wage Scale), B-3 (Owner Coordination List), and Exhibit C (Document List).

- 1 EXISTING MARBLE FALLS HIGH SCHOOL
- 1.1 EXISTING FINE ARTS
- 1.2 EXISTING ADMINISTRATION
- 1.3 EXISTING CAFETERIA & KITCHEN
- 1.4 EXISTING CLASSROOM WING
- 1.5 EXISTING CTE
- 1.6 EXISTING WEIGHT ROOM
- 1.7 EXISTING FIELD HOUSE
- 1.8 EXISTING GYMNASIUM AND LOCKER ROOMS
- 2 RENOVATED AUDITORIUM BUILDING
- 3 RENOVATED BAND HALL
- 4 PERCUSSION HALL BUILDING ADDITION
- 5 RENOVATED AUXILIARY BAND HALL
- 6 RENOVATED DANCE/CHEER BUILDING
- 7 MARCHING BAND PRACTICE WITH NEW TOWER
- 8 CTE ADDITIONS & RENOVATIONS
- 9 LOCKER ROOM ADDITION
- 10 NEW MULTIPURPOSE BUILDING
- 11 NEW BASEBALL FIELD LOCATION
- 12 NEW DISCUS AND SHOT PUT
- 13 DETENTION/WATER QUALITY POND



MANZANO MILE



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ADDITIONS & RENOVATIONS TO MARBLE FALLS HIGH SCHOOL - MARBLE FALLS INDEPENDENT SCHOOL DISTRICT

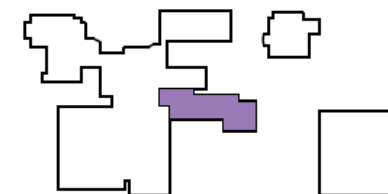
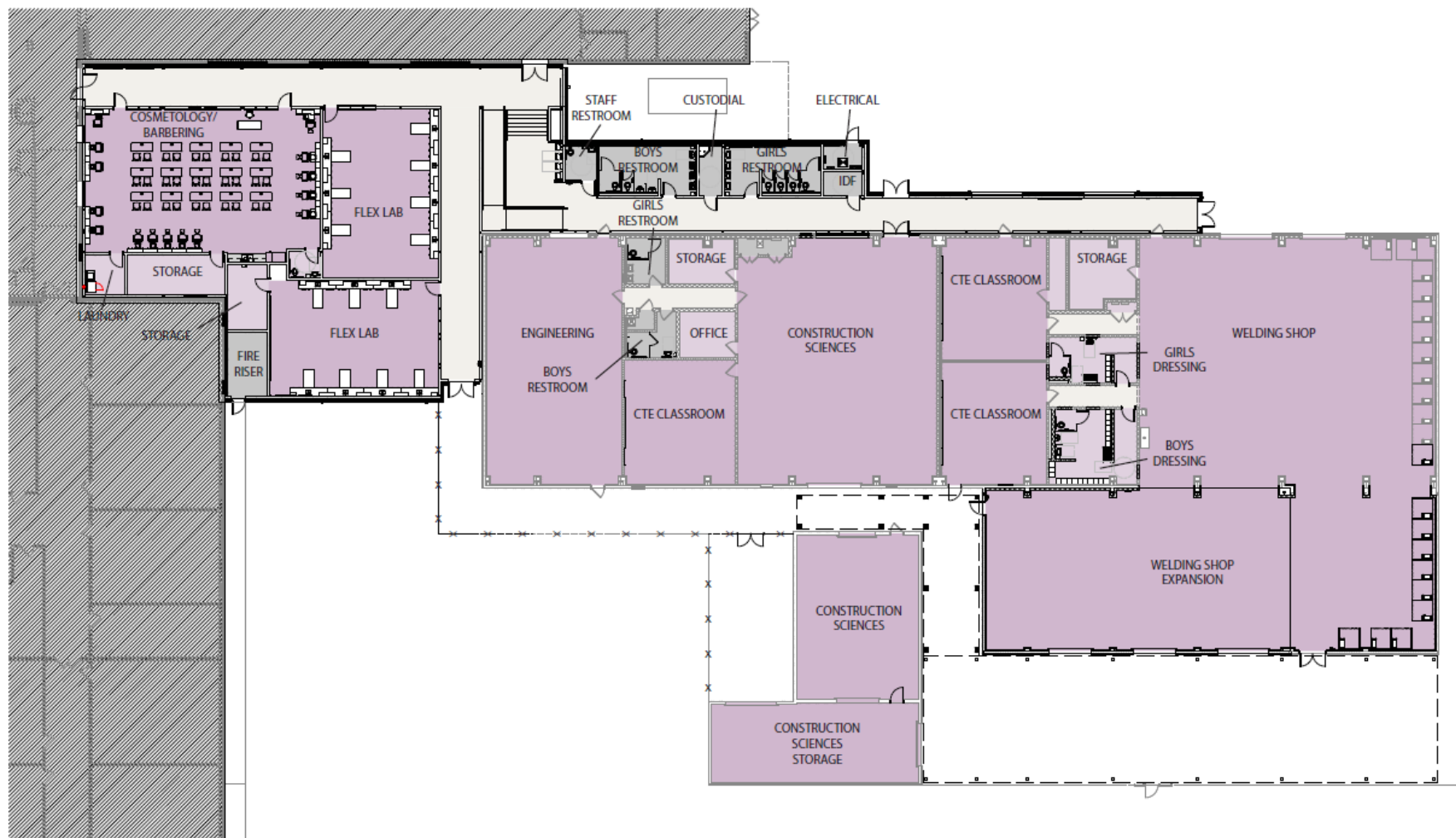
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SITE PLAN

03



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ADDITIONS & RENOVATIONS TO MARBLE FALLS HIGH SCHOOL - MARBLE FALLS INDEPENDENT SCHOOL DISTRICT

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FLOOR PLAN: CTE



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ADDITIONS & RENOVATIONS TO MARBLE FALLS HIGH SCHOOL - MARBLE FALLS INDEPENDENT SCHOOL DISTRICT

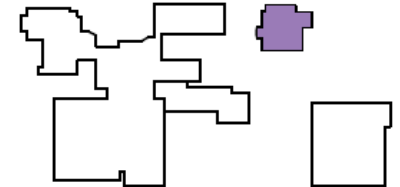
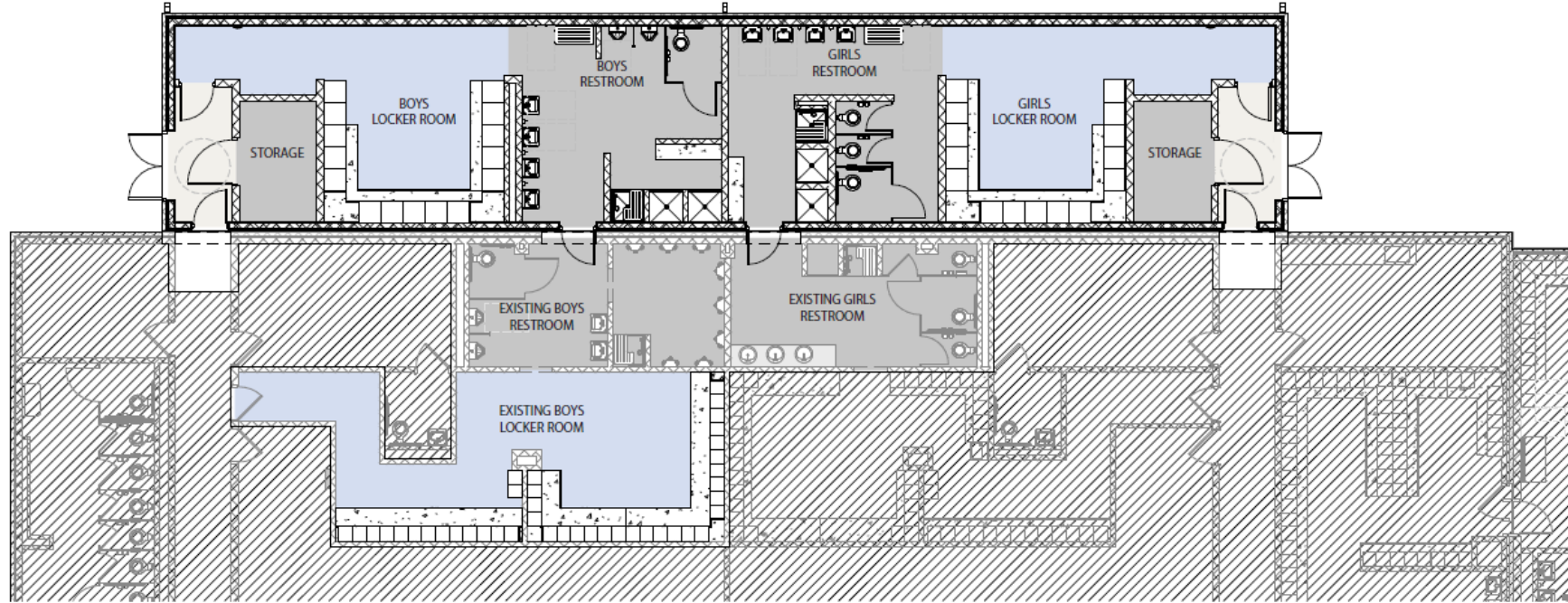
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EXTERIOR PERSPECTIVE: CTE ENTRY

05

COLOR LEGEND

- Athletics
- Athletic Support
- CTE
- CTE Support
- Circulation
- Restrooms/Support Spaces



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ADDITIONS & RENOVATIONS TO MARBLE FALLS HIGH SCHOOL - MARBLE FALLS INDEPENDENT SCHOOL DISTRICT

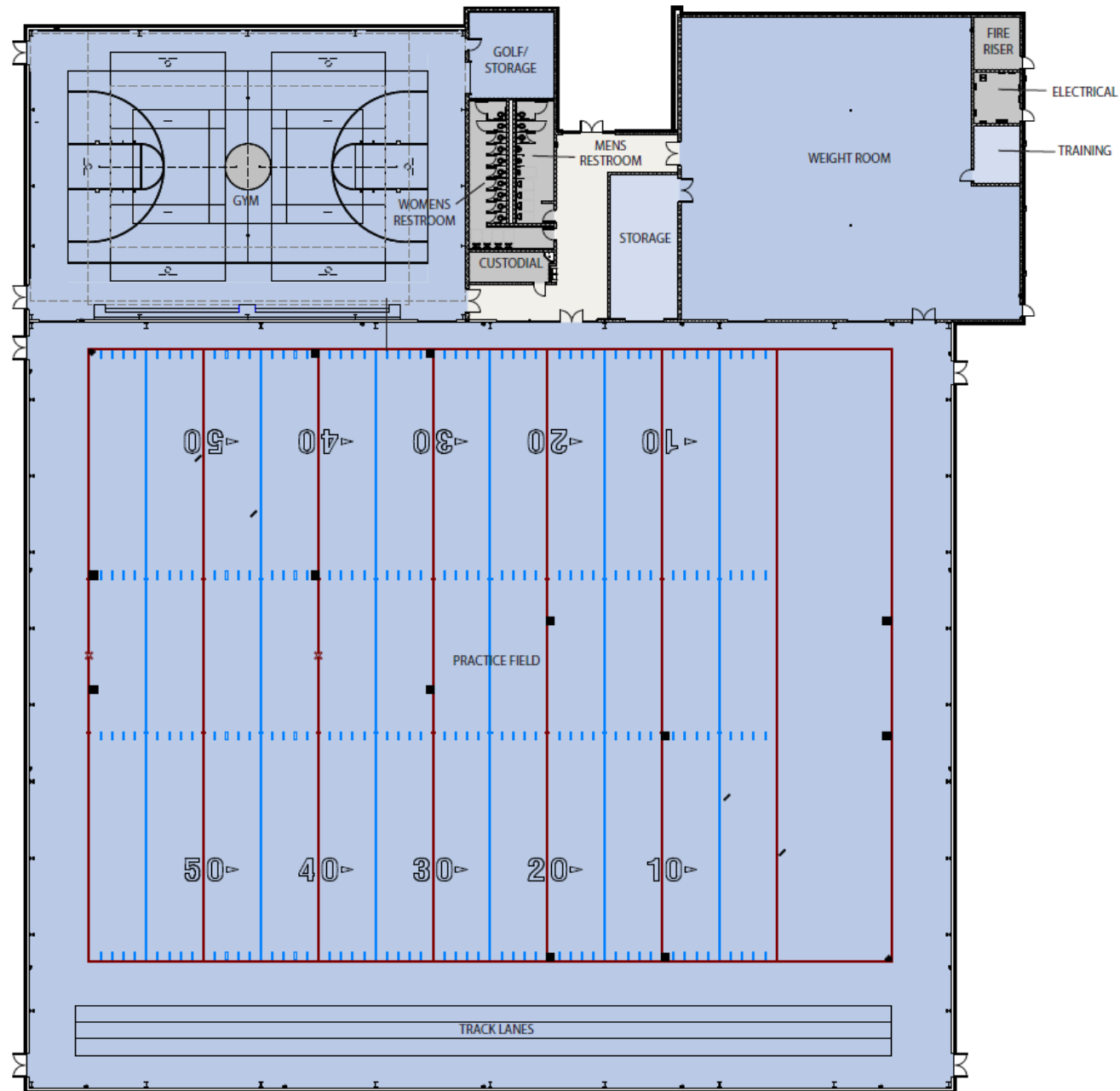
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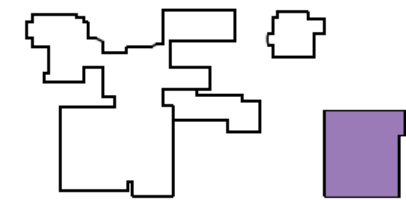
FLOOR PLAN: LOCKER ROOMS

04



COLOR LEGEND

- Athletics
- Athletic Support
- CTE
- CTE Support
- Circulation
- Restrooms/Support Spaces





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ADDITIONS & RENOVATIONS TO MARBLE FALLS HIGH SCHOOL - MARBLE FALLS INDEPENDENT SCHOOL DISTRICT

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INTERIOR PERSPECTIVE: INDOOR PRACTICE FIELD

05



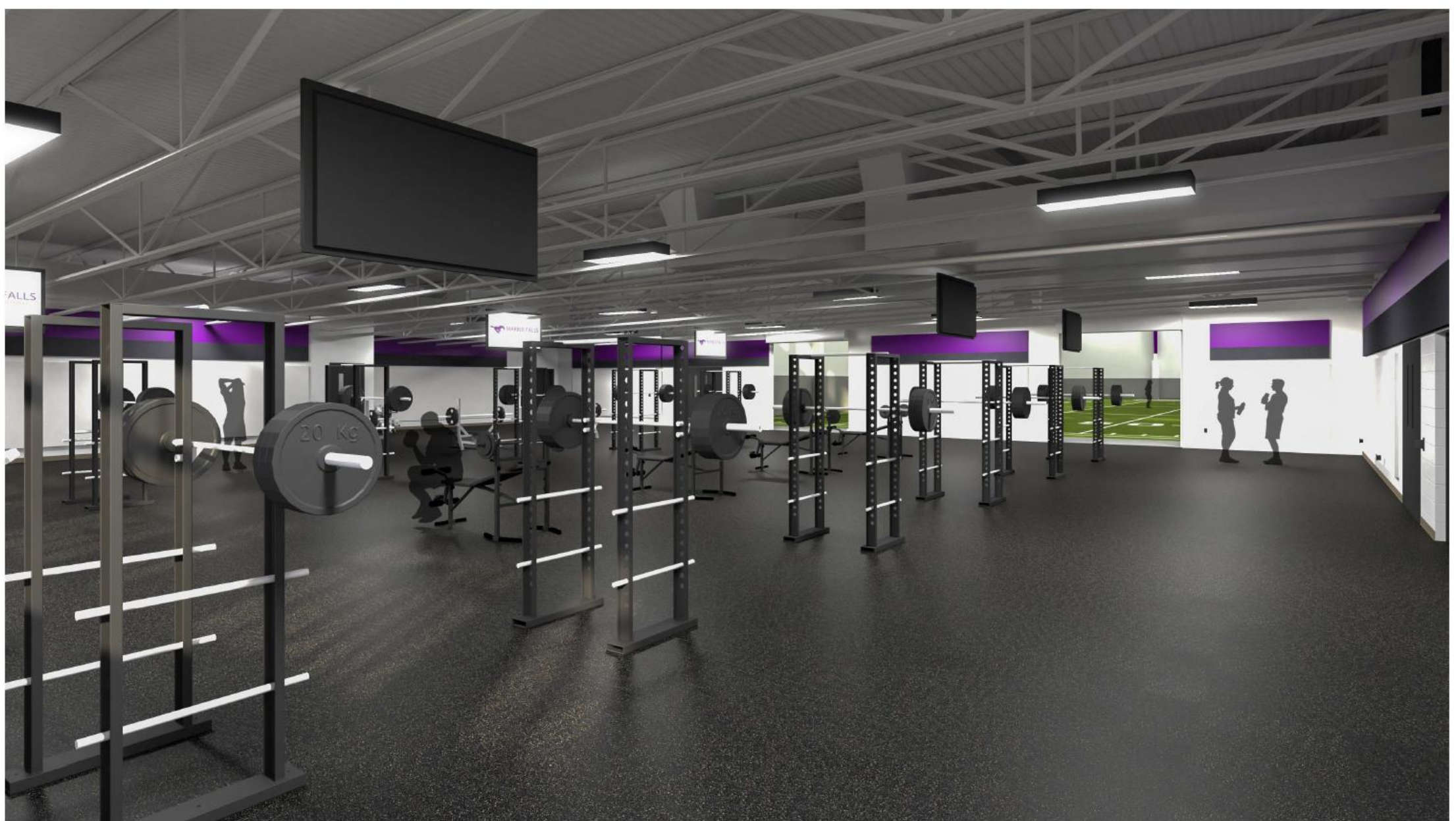
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ADDITIONS & RENOVATIONS TO MARBLE FALLS HIGH SCHOOL - MARBLE FALLS INDEPENDENT SCHOOL DISTRICT

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

INTERIOR PERSPECTIVE: GYMNASIUM

05



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ADDITIONS & RENOVATIONS TO MARBLE FALLS HIGH SCHOOL - MARBLE FALLS INDEPENDENT SCHOOL DISTRICT

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INTERIOR PERSPECTIVE: WEIGHT ROOM



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ADDITIONS & RENOVATIONS TO MARBLE FALLS HIGH SCHOOL - MARBLE FALLS INDEPENDENT SCHOOL DISTRICT

EXTERIOR PERSPECTIVE: MULTIPURPOSE

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

05

GMP Amount Summary

Previously Approved GMPs

\$8,213,395

GMP-3 This Proposal

\$36,386,975

Total GMP

\$44,600,370

Contingencies

- Owner Contingency: \$750,000
- CM Contingency: \$750,000
- Total Contingencies: \$1,500,000

Allowances

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



GMP Estimate Totals

Description	Amount	Running Total
Subtotal (Direct Costs)	\$31,421,406	\$31,421,406
Bond / Insurance	\$660,788	\$32,082,194
Owner & CM Contingencies	\$1,500,000	\$33,582,194
Fee	\$1,544,781	—
General Conditions & Preconstruction	\$1,260,000	—
Total GMP	\$36,386,975	\$36,386,975

Division Cost Breakdown — Part 1

Major structural and building envelope divisions represent the largest cost drivers in this GMP.

Div.	Description	Total
01	General Requirements	\$76,900
02	Existing Conditions / Demolition	\$631,579
03	Concrete (Slab on Grade)	\$2,239,772
04	Masonry — Brick & CMU	\$1,357,379
05	Metals (Structural Steel, Railings)	\$1,095,458
06	Wood, Plastics & Composites	\$195,180
07	Thermal & Moisture Protection	\$1,661,748
08	Openings (Doors, Storefronts)	\$1,090,012
09	Finishes	\$3,106,744
10	Specialties	\$582,743

Division Cost Breakdown — Part 2

Div.	Description	Total
11	Equipment (Athletic, Vocational, Appliances)	\$617,620
12	Furnishings	\$79,700
13	Special Construction (Metal Building Systems)	\$3,654,676
21	Fire Suppression	\$449,602
22	Plumbing	\$1,577,347
23	HVAC	\$2,494,176
26	Electrical	\$3,589,420
27	Communications	\$622,744
28	Electronic Safety & Security	\$658,435
31–33	Earthwork, Exterior Improvements, Utilities	\$4,905,170
51	Allowances	\$735,000

Qualifications & Exclusions — Basis of GMP

The GMP is based on the **Marble Falls 2025 Bond Projects** Plan Set dated 6/3/2026 and Addendum 1 dated 6/15/2026, along with Project Manual Volumes 1 & 2.

Div. 02 — Existing Conditions

Hazardous materials testing/abatement, easements, and archaeological impacts are Owner's responsibility. Demolition of existing baseball bleachers and press box is included; relocation/reinstallation is excluded. Existing stone veneer demolition is not included.

Div. 03 — Concrete

Piers included to 20' depth; embedment into dolomite at PEMB moment frames allocated to unforeseen conditions allowance. No concrete paving — all site paving is asphalt. Special mixes, casing of piers, and topping slabs for polished concrete are excluded.

Div. 04 & 05 — Masonry & Metals

Site retaining walls included as delegated design 6"×8" masonry. Structural steel per AISC tolerances. AISC certification of fabricator/erector not included. Structural framing for future rooftop equipment or solar panels is excluded.

Qualifications & Exclusions — Envelope, Finishes & Specialties

Div. 07 — Thermal & Moisture

80-mil PVC single-ply roof system included. Weathertightness warranties for metal wall panels excluded. Fluid-applied air/weather barrier excluded at PEMB W109 walls. Acoustical spray insulation included at Multipurpose Gym only.

Div. 08 & 09 — Openings & Finishes

Storefront SF-A and SF-B at Cosmo/Barbering included as 2-HR rated assemblies. Logos/lettering for wood flooring in Multipurpose Gym not included. Resilient Athletic Floor at Weight Room includes Mustang horse logo at lifting platforms.

Div. 10 — Specialties

CTE walkway canopy is delegated design. All aluminum canopies are clear anodized. TEA Numbering at campus buildings outside American Constructors' contract is excluded. AED supply is not included.

Qualifications & Exclusions — Equipment & Special Construction

Div. 11 — Equipment

- Golf simulators not included.
- Existing Daktronics scoreboard from Band Hall: removed, stored, and reinstalled in new Multipurpose Gym by Daktronics Certified Installer.
- One pair Daktronics Model #BB-2114 wireless shot timers included for Gymnasium.
- Motorized Batting Cages: 12' wide (15' width per drawings excluded).
- Volleyball sleeves (6 pair) included; netting and posts excluded.

Div. 13 — Special Construction (PEMB)

- PEMB constructed per manufacturer details for warranty compliance.
- Roof insulation: unfaced batt with liner per simple saver system.
- Wall insulation: unfaced R-25 with Tyvek air barrier; rigid board excluded.
- Berridge concealed fastener roof and wall panels included.
- Structural support for future rooftop equipment/solar panels not included.

Qualifications & Exclusions — MEP Systems



Div. 21 — Fire Suppression

Adequate water supply assumed without fire pump. Dry sprinkler system included at PEMB exterior canopy. Fire suppression excluded at existing buildings and Gym locker room additions.



Div. 22 — Plumbing

Gas meter coordination included; new gas meters/lines excluded. Compressed gas cylinders and manifold excluded; storage rack included. Floor trench drain replacement in existing basketball locker room included.



Div. 23 — HVAC

Permanent MEP equipment used for environmental control during construction. HVAC controls for new equipment only. Test and balance of existing systems, 3rd party commissioning, and Refrigerant 410A excluded.



Div. 26 — Electrical

PEC fees and utility transformer costs excluded. Arc flash study, energy modeling, and lightning protection excluded. Power for golf simulators (standard 208/120V 20A) included; special provisions excluded.

Qualifications & Exclusions — Communications, Security & Site

Div. 27 & 28 — Communications & Security

- UPS, WAP devices, telephone equipment, CATV, servers, and network electronics excluded. Cable provisions for WAPs included.
- Fire alarm system included for new construction only; modifications to existing campus FACP excluded.
- EERCS/DAS included for new construction areas only.
- Access controls and video surveillance included as extension of existing systems.

Div. 31, 32 & 33 — Site Work

- Asphalt paving in single lift; lime treated subgrade excluded.
- Multipurpose Building FFE raised 2 feet to elevation 991.70.
- Synthetic turf: 15' solid green panels with inlaid football, soccer, baseball, and softball markings. 19mm E-Layer shock pad included per Addendum 1.
- Running track: 10mm full-pour impermeable surface, 4-lane UIL/NFHS striping. Standard black or red colors only.
- Lift station excluded; \$110,000 allowance included.

General Qualifications & Exclusions

→ Utility Costs

Permanent utility meter usage costs are to be paid by the Owner. General Conditions & Preconstruction Services are a cost of the work included in the GMP.

→ Wages & Davis-Bacon

All wages comply with the Davis-Bacon wage scale adopted by MFISD. All other provisions of the Federal Davis-Bacon Wage Act are excluded. Amendment 1 general qualifications and exclusions are incorporated by reference.

→ Schedule & Approval

GMP pricing based on receiving approval to proceed within 60 days of bid date (June 24, 2026). Construction schedule and milestones based on NTP by July 21, 2026.

→ Key Exclusions

Allowances described in plans but not listed in Exhibit A-2 are excluded. Excavation and/or blasting of dolomite rock beyond the included allowance is excluded.

Owner Coordination List

Key responsibilities are divided between American Constructors (CM/CFCI) and the Owner (OFOI/OFCI). The following highlights major Owner-furnished or Owner-coordinated items.

Permits & Utility Fees

Driveway permits, water capital recovery fees, sewer tap fees, PEC fees, and all utility company costs are Owner's responsibility.

A/E Design & Admin

Civil, landscape, architectural, structural, MEP, technology, and cosmetology design and construction administration are Owner-provided.

Furnishings & FF&E

Classroom furniture, office furniture, clinic cots, markerboards, science room workstations, HSC simulation beds, and artwork are Owner-furnished.

Technology & A/V

Televisions, projectors, computers, network servers, WAPs, phone instruments, copiers, and video conferencing equipment are Owner-furnished and installed.

Testing & Commissioning

Material testing (earthwork, welding, concrete), geotechnical investigation, HVAC test and balance, and inspections/commissioning are Owner-coordinated.

Miscellaneous

Moving of existing items prior to renovation/demo, vending machines, golf simulators, and VCT waxing/carpet cleaning are Owner's responsibility.



We Respectfully Request Your Approval

American Constructors is committed to delivering the Marble Falls High School CTE Addition & Renovation, Multipurpose Building, and Locker Room Addition on time and within the proposed GMP.

\$36,386,975

This GMP

\$44.6 Including all previously approved GMPs

\$1.5M

Contingencies

Owner & CM combined

\$735K

Allowances

Unforeseen, signage, lift station

Sep '27

Completion

Target: September 30, 2027

- ☐ GMP approval requested within 60 days of bid date (June 24, 2026) to maintain the July 21, 2026 construction start and September 30, 2027 completion milestone.

