



# 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.

## JC Commercial Services LLC

16413 Bratton Lane  
Austin, TX 78728  
Carlos Alvarado  
[carlos@jc-commercial.com](mailto:carlos@jc-commercial.com)  
512-769-2107

# MFISD ISD Doors Frames and Hardware Proposal

Proposal #0226

### PREPARED FOR

### Marble Falls ISD

1800 Colt Circle  
Marble Falls, TX 78654

### PREPARED DATE

May 8, 2026

### EXP. DATE

June 15, 2026

| ITEM                                                                                                                                                                                                       | QTY | PRICE        | TOTAL               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------|---------------------|
| Marble Falls ISD, demo and installation of hollow metal doors, frames, tempered glass and hardware. Install new to existing electrified door openers, tape, paint and float. See additional details below. | 27  | \$385,500.00 | \$385,500.00        |
| <b>Total</b>                                                                                                                                                                                               |     |              | <b>\$385,500.00</b> |

## Marble Falls ISD Door and Frames

### Overview

Provide all labor, materials, equipment, and supervision necessary to furnish and install doors and associated hardware. Work shall be completed ensuring full functionality, proper alignment, and integration with existing conditions.

## Scope Details

### I. Door Installation

**MFISD High School:** Replace the following doors, Frames and Hardware:

Single Doors Number - I2, I4, I5, I6, I9, I10, I11, KI, M4, M5, M7, ART22, ART608

Double Doors - I7, I8, I3-811

**MFISD High School Fine Arts:** Replace the following doors, Frames and Hardware:

Double Door Number - 26, 27

**MFISD Middle School:** Replace the following Doors, Frames and Hardware:

Double Doors Number - 9, 10

Total Door count: 20 openings and 27 Leafs

- Hollow metal Frames 3070 Type HMI
- Hardware for Doors and Frames
- Hardware for Doors
- Doors with existing electrified operators
- Replace and install Frames and Doors
- Adjust Frame and level for closure
- Test door for proper closure
- Verify all field measurements prior to installation.
- Install doors plumb, level, and square within existing frames.
- Ensure proper clearances, swing, and operation.
- Coordinate with existing frame conditions and report discrepancies prior to installation.

## 2. Hardware Installation

Provide and install all required door hardware, including but not limited to:

- **Hardware Sets:**
- Install hardware in accordance with manufacturer specifications and approved hardware schedule.
- Ensure all components are properly fastened, aligned, and fully operational.

## 3. Testing & Commissioning

- Adjust all doors and hardware to ensure smooth, quiet, and secure operation.
- Verify proper:
  - Door closing and latching
  - Locking and unlocking functions
  - Hardware alignment and engagement
- Replace or repair any defective components at no additional cost.

## 4. Cleanup

- Remove all debris, packaging, and installation materials from the site daily.
- Protect adjacent finishes and surfaces during installation.
- Leave all work areas in **“broom clean”** condition and ready for occupancy.

## 5. Drywall (Sheetrock) Installation

- Hang gypsum board (typically 1/2” or 5/8” depending on wall/ceiling rating)
- Use moisture-resistant board in wet areas if required
- Install drywall on walls and/or ceilings per plans
- Screw spacing per code (generally 12”–16” O.C.)
- Cut and fit around outlets, switches, diffusers, etc.

## 6. Tape & Float (Finish Levels)

- Tape all joints, corners, and fasteners
- Apply joint compound (mud) to achieve specified finish level:
  - Level 3: basic finish (for texture)
  - Level 4: smooth finish (standard paint)
  - Level 5: high-end smooth finish (skim coat)
- Sand between coats for smooth surface
- Ready for paint or texture

## 7. Painting

- Surface prep: sanding, cleaning, minor touch-ups
- Apply primer coat (PVA or specified)
- Apply 2 finish coats of paint (latex or specified product)
- Paint walls, ceilings, and/or trim as specified
- Protect adjacent surfaces and clean up after work

## **8. Exclusions (if applicable)**

- Electrical work (access control, power supplies, etc.) unless otherwise noted
- Wall repair beyond minor patching required for installation
- All cased openings (if any)
- Access panels
- Installation (unless quoted above)
- LEED material or documentation
- Any hardware for existing doors
- Any modifications to existing doors
- Field verification of sizes or materials
- Bonds or permitting of any kind.
- Final Keying
- Fire rated openings unless specified in the above line items

## **9. Clarification**

- Proposal must be accepted in writing within 30 days from proposal date above
- Prices subject to change after 30 days
- Proposal is based upon zero retainage withheld - NET 30 terms.
- Proposal is based on one shipment each of frames, doors and hardware

## **10. General Conditions**

- Coordinate work with school operations schedule.
- All work shall comply with applicable building codes and safety regulations.
- Any unforeseen conditions or changes shall be documented and approved prior to proceeding.

