

6th Avenue Maintenance Facility & Main St Facility							
Mansfield ISD							
10/13/2026							
GMP							
				6th Ave	Main St	Main St	
					All Less Bldg 1&2	Buildings 1&2	
	TRADE	GMP	%	GMP (Breakout)	GMP (Breakout)	GMP (Breakout)	COMMENTS
	General Requirements						
01A	General Conditions	\$1,346,993.00	6.20%	\$1,246,558.00	\$91,555.00	\$8,880.00	
10C	General Requirements	\$633,787.00	2.92%	\$559,517.00	\$67,704.00	\$6,566.00	
	Existing Conditions						
02A	Demolition	\$56,000.00	0.26%	\$0.00	\$56,000.00	\$0.00	
	Concrete						
03A	Concrete	\$4,118,884.00	18.95%	\$3,813,568.00	\$305,316.00	\$0.00	
	Masonry						
04A	Masonry	\$480,928.00	2.21%	\$472,428.00	\$8,500.00	\$0.00	
	Metals						
05A	Metals	\$600,045.00	2.76%	\$547,671.00	\$52,374.00	\$0.00	
	Wood, Plastics and Composites						
06D	Finish Carpentry	\$53,710.00	0.25%	\$43,670.00	\$10,040.00	\$0.00	
	Thermal and Moisture Protection						
07A	Dampproofing and Waterproofing	\$142,400.00	0.66%	\$122,500.00	\$19,900.00	\$0.00	
07B	Foamed-In-Place Insulation	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	
07C	Roofing & Sheet Metal	\$319,897.00	1.47%	\$319,897.00	\$0.00	\$0.00	
07D	Metal Panels	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	
07E	Fireproofing & Firestopping	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	
	Openings						
08A	Doors, Frames & Hardware	\$213,530.00	0.98%	\$203,690.00	\$9,840.00	\$0.00	
08C	Overhead Doors	\$122,773.00	0.56%	\$105,234.00	\$17,539.00	\$0.00	
08E	Glass & Glazing	\$43,325.00	0.20%	\$43,100.00	\$225.00	\$0.00	
	Finishes						
09A	Drywall/Acoustical	\$258,763.00	1.19%	\$253,763.00	\$5,000.00	\$0.00	
09B	Tiling	\$48,228.00	0.22%	\$48,228.00	\$0.00	\$0.00	
09C	Carpet/VCT/Base	\$116,605.00	0.54%	\$60,606.00	\$55,999.00	\$0.00	
09H	Resinous Flooring/ Sealed Concrete	\$94,210.00	0.43%	\$82,110.00	\$12,100.00	\$0.00	
09J	Painting & Wall Coverings	\$157,093.00	0.72%	\$109,699.00	\$47,394.00	\$0.00	
09K	Plaster/Stucco	\$5,010.00	0.02%	\$5,010.00	\$0.00	\$0.00	
	Specialties						
10A	Toilet Accessories & Partitions	\$34,084.00	0.16%	\$32,589.00	\$1,495.00	\$0.00	
10B	Visual Display Units	\$19,635.00	0.09%	\$19,635.00	\$0.00	\$0.00	
10C	Wall & Door Protection	\$3,456.00	0.02%	\$3,456.00	\$0.00	\$0.00	
10F	Fire Protection Specialties	\$2,638.00	0.01%	\$1,488.00	\$1,150.00	\$0.00	
10G	Flagpoles	\$14,510.00	0.07%	\$14,510.00	\$0.00	\$0.00	
10L	Lockers & Metal Storage Shelving	\$29,112.00	0.13%	\$29,112.00	\$0.00	\$0.00	
10S	Signage	\$43,947.00	0.20%	\$42,522.00	\$1,425.00	\$0.00	
10W	Awnings/ Canopies	\$218,300.00	1.00%	\$98,400.00	\$119,900.00	\$0.00	
	Equipment						
11A	Appliances/ Residential	\$8,800.00	0.04%	\$8,800.00	\$0.00	\$0.00	
11L	Vehicle Washing Equipment	\$333,246.00	1.53%	\$333,246.00	\$0.00	\$0.00	
11M	Fuel Equipment by Allowance	---	---	\$0.00	\$0.00	\$0.00	Moved to Allowance as directed
	Furnishings						
12B	Window Coverings	\$10,211.00	0.05%	\$10,211.00	\$0.00	\$0.00	
	Special Construction						
13A	Metal Building Systems	\$661,516.00	3.04%	\$589,506.00	\$72,010.00	\$0.00	
	Conveying Equipment						
14A	Elevators	---	---	\$0.00	\$0.00	\$0.00	Removed as directed
	Fire Suppression						
21A	Fire Suppression	\$99,880.00	0.46%	\$99,880.00	\$0.00	\$0.00	
	Plumbing						
22A	Plumbing	\$905,516.00	4.17%	\$784,616.00	\$120,900.00	\$0.00	Waiting on Horton
	Heating Ventilating and Air Conditioning						
23A	HVAC	\$1,040,703.00	4.79%	\$637,839.00	\$367,864.00	\$35,000.00	

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				6th Ave	Main St All Less Bldg 1&2	Main St Buildings 1&2	
TRADE		GMP	%	GMP (Breakout)	GMP (Breakout)	GMP (Breakout)	COMMENTS
23C	Controls (HVAC)	\$171,553.00	0.79%	\$104,417.00	\$55,136.00	\$12,000.00	
	Electrical						
26A	Electrical	\$1,368,728.00	6.30%	\$786,145.00	\$544,583.00	\$38,000.00	Waiting on Prism
	Communications						
27A	Voice & Data	\$87,047.00	0.40%	\$87,047.00	\$0.00	\$0.00	
27B	Audio Video	\$93,438.00	0.43%	\$93,438.00	\$0.00	\$0.00	
27C	Public Address Systems	\$45,941.00	0.21%	\$45,941.00	\$0.00	\$0.00	
	Electronic Safety and Security						
28A	Fire Alarm System	\$172,970.00	0.80%	\$64,910.00	\$78,300.00	\$29,760.00	
28B	Access Controls/Security	\$171,259.00	0.79%	\$171,259.00	\$0.00	\$0.00	
	Earthwork						
31A	Earthwork	\$1,021,547.00	4.70%	\$960,564.00	\$60,983.00	\$0.00	
31B	Termite Control	\$2,000.00	0.01%	\$500.00	\$1,500.00	\$0.00	
31C	SWPPP	\$95,759.00	0.44%	\$85,895.00	\$9,864.00	\$0.00	
	Exterior Improvements						
32A	Asphalt Paving	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	
32G	Fences & Gates	\$318,529.00	1.47%	\$295,356.00	\$23,173.00	\$0.00	
32L	Landscape and Irrigation	\$241,468.00	1.11%	\$230,726.00	\$10,742.00	\$0.00	
32R	Retaining Walls	\$149,104.00	0.69%	\$149,104.00	\$0.00	\$0.00	
32S	Pavement Markings	\$93,988.00	0.43%	\$92,714.00	\$1,274.00	\$0.00	
	Utilities						
33A	Site Utilities	\$883,927.00	4.07%	\$883,927.00	\$0.00	\$0.00	Waiting on River Rock
	Allowances						
34A	Elevator Cab Allowance per 142401	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	Removed as directed
34B	Monument Sign	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	
34C	Fueling System at 6th Ave	\$1,750,000.00 [1]		\$1,750,000.00	\$0.00	\$0.00	Added as directed
34D	Retrofit Washing Allowance at Main Street	\$350,000.00 [2]		\$0.00	\$350,000.00	\$0.00	Added as directed
34E	Fire Alarm for Bldg 1 at Main St	\$120,000.00		\$0.00	\$0.00	\$120,000.00	Added as directed
	Cost of Work Subtotal	\$19,374,993.00	89.14%	\$16,545,002.00	\$2,579,785.00	\$250,206.00	
	Contingencies						
35A	CM Contingency @ 2%	\$387,500.00	1.78%	\$330,900.00	\$51,596.00	\$5,004.00	
35B	Owner Contingency @ 2%	\$387,500.00	1.78%	\$330,900.00	\$51,596.00	\$5,004.00	
	Subtotal	\$20,149,993.00	92.70%	\$17,206,802.00	\$2,682,977.00	\$260,214.00	
	Financials						
	Building Permit						
	Preconstruction Fees						
	P&P Bond	\$165,153.00	0.76%	\$141,030.00	\$21,990.00	\$2,133.00	
	Insurances	\$191,135.00	0.88%	\$163,217.00	\$25,450.00	\$2,468.00	
	Subtotal	\$20,506,281.00	94.34%	\$17,511,049.00	\$2,730,417.00	\$264,815.00	
	Construction Manager Fee – 6%	\$1,230,377.00	5.66%	\$1,050,663.00	\$163,825.00	\$15,889.00	
	Grand Total	\$21,736,658.00	100.00%	\$18,561,712.00	\$2,894,242.00	\$280,704.00	

6th Avenue Maintenance Facility & Main St Facility								 AUTHERS BUILDING GROUP
Mansfield ISD								
10/13/2026								
ALTERNATES AND VALUE MANAGEMENT								
All Alternate & VM Pricing is inclusive of all Fee & Insurance adjustments							ACCEPTED	
DESCRIPTION		GMP		ACCEPTED	DECLINED	VALUE	COMMENT	
PROJECT SUBTOTAL		\$21,736,658.00				\$21,736,658.00		
ALTERNATES & VALUE MANAGEMENT								
1	Main St./ Danny Griffin - Provide Powered Automatic Gate(s) at Each Drive. See A1.00.	\$84,358						
2	Main St./ Danny Griffin - Power Wash all existing Metal Wall Panels & Misc. Metals around perimeter of Building 03, Prep & Repaint. See A1.00	\$67,262						
3	Main St./ Danny Griffin - New Fire Suppressions System (Building 3) See A1.00	\$153,974		X		\$153,974.00	Curerently reflects River Rock Utility Price	
4	6th Ave/ Administration Building - Provide Additional Roof Screening at the South Elevation.	\$31,165						
Voluntary VM Recommendations								
VM-01	6th Ave & Main St. - Sawed dummy joints (6/C12.0) in lieu of contraction joints (5/C12.0)	-\$88,389			X		Declined per district	
VM-02	6th Ave - #3@18" OCEW in lieu of #4@18" OCEW	-\$90,545			X		Declined per district	
VM-03	6th Ave & Main St. - provide 26 GA PBR roof panel with exposed fasteners lieu of 24 GA standing seam. (Does not come with manufacturer weather tighness warranty)	-\$75,767			X		Declined per district	
VM-04	6th Ave - at wall liner locations, provide as reverse PBU 26 GA wall liner (SMP) in lieu of the 24 GA wall liner panel	-\$9,604			X		Declined per district	
VM-05	6th Ave & Main St. - 50% cased piers in lieu of 100% cased	-\$74,376			X		Declined per district	
VM-06	6th Ave - At 8" concrete paving locations, include 8" lime stabilization at 8% in lieu of flexbase	-\$48,485		X		-\$48,485.00		
VM-07	6th Ave - At 6" concrete paving locations, include 6" lime at 8% in lieu of flexbase 6th Ave - At 7" concrete paving locations, include 8" lime at 8% in lieu of flexbase	-\$81,210		X		-\$81,210.00		
VM-08	6th Ave & Main St.- Aluminum feeders in lieu of copper feeders from transformer to main panel	-\$15,336					From Transformer to Main Panel	
VM-09	6th Ave. - Hydromulch and temporary irrigation in lieu of sod and permanent irrigation at areas shown in green	-\$51,740			X		Trees to still recvieve irrigation	
VM-10	6th Ave & Main St. - Sealed concrete in lieu of resinous flooring at resinous flooring locations	-\$81,685			X		We need to know what the product swap is. Epoxy Paint with Sand Grip ABG to research	
VM-11	6th Ave - Reduce overall # of bus parking spots	\$0			X		NEED DISTRICT INPUT New plan shows 172 EA Existing plan shows ~101 EA	
VM-12	6th Ave - Eliminate the areas of parking highlighted in green. Eliminates 16 EA staff parking spots	-\$35,032			X			
VM-13	6th Ave – At all current locations of 8" paving, provide 7" Paving in lieu of 8" paving	-\$58,207						
VM-14	6th Ave – At all current locations of 7" paving, provide 6" Paving in lieu of 7" paving	-\$111,025						
VM-15	Main St. – At all current locations of 8" paving, provide 7" Paving in lieu of 8" paving	-\$6,467						
VM-16	Main St. – #4 bars @ 18" OCEW in lieu of #5 bars @ 6" OC longitudinal and #4 bars @ 12" OC transverse	-\$14,013			X			
VM-17	6th Ave - 2 line galvanized pipe guardrail in lieu of custom aluminum culvert railing post with 3" diameter aluminum toprail and 4-1/2" diameter aluminum midrail as detailed on C12.5	-\$70,205		X		-\$70,205.00		
VM-18	6th Ave & Main St. - Change flush valves to manual	-\$5,390						

VM-19	6th Ave - Change welded gas pipe to thread / mega press	-\$12,935					
VM-20	Main St. - Eliminate all the electrical work at main street shown on E2.01, E2.02, E2.03, E2.04, E2.05.	-\$134,347			X		
VM-21	6th Ave - At the maintenance building, install canopies by PEMB manufacturer in lieu of pre-fabricated canopies as listed on 107300 specification	\$0					Conclusion: As drawn is most cost effective solution
VM-22	Main St. - At building 3, install canopies using 3" x 3" x 11GA posts with R-panel in lieu of pre-fabricated canopies as listed on 107300 specification	-\$70,689		X		-\$70,689.00	
VM-23	6th Ave & Main St.- at exterior wall panel locations, provide as 26 GA PBR wall panel in lieu of the 24 GA PBR wall panel	-\$12,180			X		
VM-24	Stovall Corp VM - Reduction on Fuel ISland Controllers, Removing 100 AIM Modules	-\$148,702			X		Pending 3rd number from United Site Services
VM-25	Gasboy site prime card reader in lieu of the fuelmaster system.	-\$108,588		X		-\$108,588.00	ERS, Pending 3rd number from United Site Services
VM-26	Eliminate fuelmaster fmlive cell, prokee black (100 EA) prokee encoder (1 EA), aim modules, tank monitor interface options (1 EA), Aim titan single tank kit (100 EA), fm live services	-\$240,526		X		-\$240,526.00	ERS, Pending 3rd number from United Site Services
VM-27	Main St. - Eliminate connecting drives shown on sheet C2.1 (between Main St. and Ben Barber)	-\$162,764			X		Cannot be removed per MISD
PROJECT TOTAL						\$21,270,929	

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QUALIFICATIONS & CLARIFICATIONS

This GMP Estimate is for the 6th Avenue Maintenance Facility & Main St Facility for Mansfield ISD, and is based upon the below listed scope of work. Should there be a discrepancy between the Construction Documents and these Clarifications and Exclusions, this document shall prevail.

GENERAL

Excluded	Authors Building Group will be referred to as ABG throughout this document.
Clarification	The ABG bank account is intended to be used for the life of this project. Any changes to bank account information must be received in writing and confirmed via in-person meeting with the Chief Financial Officer of ABG.
Clarification	AIA Documents A133-2019; 3.2 Guaranteed Maximum Price Proposal Calculation. Fee will be included on General Conditions as the Original Fee in the RFP was priced based on the Total Project Cost as listed in the RFP which included the cost of General Conditions.
Excluded	AIA Document A133-2019, §3.2.3.2 A list of the clarifications and assumptions made by the Construction Manager in the preparation of the Guaranteed Maximum Price proposal (To the extent provisions included in the clarifications attempt to change any term or condition included in this Agreement or the AIA A201-2017 General Conditions of the Contract for Construction, and such provision conflict with the terms stated in either of these two documents, such provision will be deemed to have no effect and will be void ab initio.)
Clarification	Mansfield ISD will need to provide a verification of funds form.
Clarification	Due to Acts of God, Pandemics, Wars, Etc., ABG excludes any and All cost burden or liquidated damages due to any delays or material acquisition challenges that may result.
Excluded	All cost burden or liquidated damages due to material acquisition challenges that may result from impacts associated with any Tariffs.
Excluded	Abatement/ Removal of Hazardous Materials
Excluded	Allowance for Building Permit Fee
Excluded	Impact fees, meters, utility fees, usage fees, rights-of-ways, connection fees, easements, tap fees, gas fees, occupancy fees and any other governmental fees
Excluded	Fees for special inspections required by the Designers, Architect/Engineer, Owner, or Government Agencies having jurisdiction over the work
Excluded	Fees for Material Testing & Inspections
Excluded	Special Environmental Testing
Excluded	Provision for environmental contaminants (Wildlife or Archaeological Finds)
Excluded	Dumpster Costs for Owner FF&E/Move-In
Clarification	Schedule is contingent upon submittals being approved and returned to ABG within 14 days
Excluded	Removal/ Replacement of existing FF&E Items prior to Demolition/ Construction.
Clarification	All Value Management costs are based on approval of the exact products, materials and construction methods proposed by ABG. Any deviations are subject to cost revisions
Clarification	All accepted Value Management must be updated on the drawings by the Architect and/ or members of their Design Team. Any Value Management deviations not updated in the Construction Documents are subject to cost revisions
Excluded	Survey for FEMA verifications, if necessary, for final occupancy slab elevations.
Excluded	AISC certification of off site steel fabrication and costs associated with inspections related to AISC requirements and SITA requirements in section 1.8/C of specification section 01 4533
Excluded	Any and all references to Design Professional or associated costs noted in 01 4533.

02A Demolition

Excluded	Asbestos Abatement and/or replacement of finishes removed in the abatement
Clarification	Floor Prep. Glue and adhesives will be removed up to an 1/8"
Excluded	Remove and/ or relocate existing site furnishings not identified on drawings

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Excluded	Hidden Conditions. Such as Additional Layers of Flooring or Above Ceilings Structures		
03A	Concrete		
Clarification	Drilled piers at structure foundations are included fully cased per the Geotechnical Report and 1/S3.01, with depth and penetration into Bearing Stratum per the Schedule found on 1/S3.01. In the event piers exceed or are less than depth indicated per 1/S3.01, the following unit prices will apply and are to be reconciled against owner contingency.		
	Lineal foot cost of additional depth		
Unit Pricing	18"	\$28.00	/Lineal Foot
Unit Pricing	24"	\$44.00	/Lineal Foot
Unit Pricing	Lineal foot cost of less depth		
Unit Pricing	18"	\$12.00	/Lineal Foot
Unit Pricing	24"	\$21.00	/Lineal Foot
Clarification	Cased drilled piers are included. Additional or deductive LF of cased piers shall be priced per the unit rates listed below.		
	Lineal foot cost of additional depth		
Unit Pricing	18"	\$54.00	/Lineal Foot
Unit Pricing	24"	\$65.00	/Lineal Foot
Unit Pricing	Lineal foot cost of less depth		
Unit Pricing	18"	\$9.00	/Lineal Foot
Unit Pricing	24"	\$13.00	/Lineal Foot
Excluded	Cost for leaving pier casing in place		
Clarification	If a cased pier goes deeper or shallower due to the change in elevation of the bearing stratum, then the Dry Unit Price and the Cased Unit Price must be combined.		
Clarification	All hot and cold weather procedures for all concrete. if required, hot/cold procedures will be addressed on a unit cost basis to be added to the contract.		
04A	Masonry		
	No items noted.		
05A	Metals		
Excluded	Any requirements for AISC Certified Fabrication or Special Inspection Testing Agency as listed in 051200 - 2.4.		
Clarification	Guardrail detailed on C12.5 was changed via VM-17, plans & specification will need to be updated accordingly.		
06D	Finish Carpentry		
	No items noted.		
07A	Dampproofing and Waterproofing		
Clarification	Paving and Sidewalk sealants have been included as silicone sealant per C12.0		
Clarification	We have included GCP Bituthene 3000 sheet applied waterproofing at the brick ledge below grade (A4.20/6 and A4.30/1)		
Excluded	All ABAA Installer certifications		
07B	Foamed-In-Place Insulation		
Clarification	No Foamed-In-Place Insulation scope has been included in this pricing.		

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07C	Roofing & Sheet Metal
Clarification	We have included fully adhere 80 mil Duro-Fleece roof system over cover board with low rise adhesive. Includes specified 20 YR NDL Warranty by Duro-Last.
07D	Metal Panels
Clarification	No Metal Panels were shown on the 6th Avenue Administration Build, all Metal Panels associated with the PEMB systems are include with Bid Package 13A.
07E	Fireproofing & Firestopping
Clarification	No Fireproofing scope has been included in this pricing.
Clarification	Firestopping of Wall, Floor, and Ceiling Penetrations at Rated Assemblies will be by the Trade that penetrates said Rated Assembly.
08A	Doors, Frames & Hardware
	No items noted.
08C	Overhead Doors
	No items noted.
08E	Glass & Glazing
	No items noted.
09A	Drywall/Acoustical
	No items noted.
09B	Tiling
	No items noted.
09C	Carpet/VCT/Base
Clarification	This proposal assumes that all existing surfaces to receive flooring will not require any remediation work such as: Moisture Barriers, Grinding, Levelling, Etc,
09H	Resinous Flooring/ Sealed Concrete
Clarification	This proposal assumes that all existing surfaces to receive flooring will not require any remediation work such as: Moisture Barriers, Grinding, Levelling, Etc,
09J	Painting & Wall Coverings
	No items noted.
09K	Plaster/Stucco
	No items noted.

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QUALIFICATIONS & CLARIFICATIONS

10A	Toilet Accessories & Partitions
	No items noted.
10B	Visual Display Units
	No items noted.
10C	Wall & Door Protection
	No items noted.
10F	Fire Protection Specialties
	No items noted.
10G	Flagpoles
	No items noted.
10L	Lockers & Metal Storage Shelving
	No items noted.
10S	Signage
Included	Plaque is spec'd , but is not shown on the drawings. One typical dedication plaque is included. Any additional plaques are on a unit cost basis.
10W	Awnings/ Canopies
Clarification	VM-22, Main St. - At building 3, install canopies using 3" x 3" x 11GA posts with R-panel in lieu of prefabricated canopies as listed on 107300 specification, plans & specification will need to be updated accordingly.
11A	Appliances/ Residential
	No items noted.
11L	Vehicle Washing Equipment
	No items noted at 6th Avenue
Included	Per Mansfield ISD we have include a \$350k Allowance to Retrofit the existing Washing Equipment at Main St on Line Item 34D of the Summary Sheet.
11M	Fuel Equipment by Allowance
Included	The scope for this Bid Package included the following: canopy structure/ concrete footings, finishing of canopy, concrete flatwork below the canopy/ above the fuel tank area (+/- 4,852 SF) associated curbs & bollards, a complete turnkey fuel system and demolition/ removal of the existing fuel/ propane tanks is included as a \$1,750,000 allowance on line item 34C per Mansfield ISD direction.
Excluded	Any remediation of contaminated soils
Clarification	If contaminated soil is encountered during construction, an additional charge will be incurred.

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10/13/2026

QUALIFICATIONS & CLARIFICATIONS

Clarification	The fuel system contractors who bid this project have indicated that some suppliers will require a 50% deposit at the time of order. To accommodate this, ABG will include these deposits in our pay applications to MISD as they come due. Please note that ABG is not in a position to carry these costs in advance of payment.
	VM-25 & VM-26 affect the fuel scope, plans & specification will need to be updated accordingly.
12B	Window Coverings
Clarification	Roller window shades have been included as manufactured by Draper in lieu of the specified manufacturers (Insolroll or Alta).
13A	Metal Building Systems
Clarification	PEMB manufacturer is included as Schulte Building Systems as shown on the drawings in lieu of one of the specified PEMB manufacturers listed in specification 133419.
Excluded	Third-party special inspection or testing at the fabrication plant.
Excluded	Any requirement to provide products that meet FM Global standards as is relates to the pre-engineered metal building scope listed in specification 133419.
Clarification	24 GA standing seam trapezoidal rib roof panels are included in lieu of the specified 24 GA standing seam vertical rib roof panels.
14A	Elevators
Excluded	All Elevator Work
Clarification	The retrofit of the existing elevator at Main St. / Danny Griffin Capital Improvements have been removed from this project per Mansfield ISD.
Clarification	\$30,000 34A allowance for elevator cab specified in 142401 - 4.9 has been removed for this project per Mansfield ISD.
21A	Fire Suppression
Included	Wet & Dry Systems
Excluded	Any nitrogen gas or nitrogen generator to serve the dry fire suppression system.
Included	Fire Suppression at Building #3 per Alternate 3 as directed by MISD.
22A	Plumbing
	No items noted.
23A	HVAC
	No items noted.
23C	Controls (HVAC)
Clarification	Where control work is being done in an existing building we are connecting to district's existing Reliable Controls system by Enviromatic Systems.
26A	Electrical
Excluded	Lightning protection
27A	Voice & Data
	No items noted.

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QUALIFICATIONS & CLARIFICATIONS

27B	Audio Video
Clarification	The 244116 specification did not specify a display for the following rooms: A117, A102, and B103. We have included a Newline STV-5524-PLUS display and associated wall mount in each of these rooms. No additional AV input has been shown in the drawings in each of these rooms, therefore none are included.
27C	Public Address Systems
Clarification	Wall mounted IP speaker display (S1-01) as listed in the 275116 but not shown on the drawings. This has been excluded.
Clarification	Push to talk call button (PTT) as listed in the 275116 but not shown on the drawings. This has been excluded.
28A	Fire Alarm System
Included	Per Mansfield ISD we have include an Allowance of \$120k for the FA System at Building #1 at the Main St Location on Line Item 34E of the Summary Sheet.
28B	Access Controls/Security
Clarification	This excludes any new Genetec Access Control Software as is already existing per NextGen Security.
Clarification	Dell OEM Velasea Server is included in lieu of the specified Streamvault SV-2040E-XX.
31A	Earthwork
Excluded	Unforeseen subsurface conditions - i.e. rock removal, well fields, muck, existing utilities, & foundation removal.
Clarification	Earthwork Scope is affected VM-06 & VM-07, plans & specification will need to be updated accordingly.
31B	Termite Control
	No items noted.
31C	SWPPP
	No items noted.
32G	Fences & Gates
Clarification	The electric sliding gate at the 6th Ave. facility shown as keynote 6 on sheet A1.00 has been included as a 8' tall x 42' opening v track electric sliding gate with All-O-Matic SL150 1 HP operator and required accessories.
32S	Pavement Markings
Clarification	Soft bollards shown on sheet C2.0 have been included as the following product: Eagle Manufacturing 1731 5" x 42" safety yellow plastic bollard post surface mounted to concrete pavement.
32L	Landscape and Irrigation
Excluded	Water meter & associated impact fees.
32R	Retaining Walls
Clarification	The retaining walls for this project include Milsap sandstone riprap face stone random pattern with multi-piece cap to match face stone with gray colored mortar.

6th Avenue Maintenance Facility & Main St Facility

Mansfield ISD

GMP

10/13/2026

QUALIFICATIONS & CLARIFICATIONS

33A	Site Utilities
Excluded	Impact fees, tap fees, meter fees, or inspection fees if any required by city.
Clarification	Grouted riprap is excluded. All rip rap is included as non grouted over filter fabric per C12.5.