

MISD RFP #25-020 Package 9

Mansfield ISD

03/04/2026

100% CD ESTIMATE (IFC) - GMP2



TRADE	TOTAL GMP	COST/SF	%	Anticipated		COMMENTS	
				GMP 1	GMP 2		
General Requirements							
01A	General Conditions	\$679,583.00	\$1.07	4.28%	\$162,317.00	\$517,266.00	
01C	General Requirements	\$510,570.00	\$0.80	3.22%	\$63,425.00	\$447,145.00	
Existing Conditions							
02A	Demolition	\$369,073.00	\$0.58	2.32%	\$0.00	\$369,073.00	
Concrete							
03A	Concrete	\$47,580.00	\$0.07	0.30%	\$0.00	\$47,580.00	
Masonry							
04A	Masonry	\$3,000.00	\$0.00	0.02%	\$0.00	\$3,000.00	
Metals							
05A	Metals	\$356,495.00	\$0.56	2.25%	\$0.00	\$356,495.00	
05B	Specialty Metals/ Ornamental Railings	---	---	---			No Work Shown
Wood, Plastics and Composites							
06D	Finish Carpentry	---	---	---			No Work Shown
Thermal and Moisture Protection							
07A	Waterproofing/Air Barriers/Caulking	\$188,640.00	\$0.30	1.19%	\$0.00	\$188,640.00	
07B	Foamed-In-Place Insulation	---	---	---			No Work Shown
07C	Roofing & Sheet Metal	\$3,732,165.00	\$5.88	23.50%	\$0.00	\$3,732,165.00	
07D	Metal Panels	---	---	---			No Work Shown
07E	Fireproofing	---	---	---			No Work Shown
07F	Expansion Control	---	---	---			No Work Shown
07S	Soffits & Siding	---	---	---			No Work Shown
Openings							
08A	Doors, Frames & Hardware	---	---	---			No Work Shown
08C	Coiling/Overhead Doors & Grilles	---	---	---			No Work Shown
08E	Glass & Glazing	---	---	---			No Work Shown
Finishes							
09A	Drywall/ Acoustical Treatments (Allowance)	---	---	---	\$0.00	\$0.00	No Work Shown
09B	Tiling (Allowance)	---	---	---	\$0.00	\$0.00	No Work Shown
09C	Carpet/VCT/ Base	\$1,249,083.00	\$1.97	7.87%	\$768,184.00	\$480,899.00	GMP1 only includes flooring for MS HS.
09D	Athletic Flooring	\$238,837.00	\$0.38	1.50%		\$238,837.00	
09E	Wood Athletic Flooring	---	---	---			No Work Shown
09F	Wood Strip & Plank Flooring	---	---	---			No Work Shown
09G	Terrazzo Flooring	---	---	---			No Work Shown
09H	Fluid Applied Flooring/ Stained/ Polished Concrete	---	---	---			No Work Shown
09I	Access Flooring	---	---	---			No Work Shown
09J	Painting & Wall Coverings (Allowance)	\$83,600.00	\$0.13	0.53%		\$83,600.00	
09K	Plaster/Stucco	---	---	---			No Work Shown
Specialties							
10A	Toilet Accessories & Compartments	---	---	---			No Work Shown
10F	Fire Protection Specialties	---	---	---			No Work Shown
10G	Flagpoles	---	---	---			No Work Shown
10L	Lockers & Metal Storage Shelving	---	---	---			No Work Shown
10O	Operable Partitions	---	---	---			No Work Shown
10S	Signage	---	---	---			No Work Shown
10W	Awnings/ Canopies	---	---	---			No Work Shown
Equipment							
11A	Appliances/ Residential	---	---	---			No Work Shown
11B	Appliances/ Commercial	\$47,060.00	\$0.07	0.30%	\$0.00	\$47,060.00	
11F	Food Service Equipment	\$168,988.00	\$0.27	1.06%	\$0.00	\$168,988.00	
11G	Gymnasium Equipment/Scoreboards	\$86,170.00	\$0.14	0.54%	\$0.00	\$86,170.00	

11H	Outdoor Athletic Equipment	---	---	---			No Work Shown
11L	Laboratory Equipment/ Casework	---	---	---			No Work Shown
11P	Playground Equipment/Surfaces	\$266,797.00	\$0.42	1.68%	\$0.00	\$266,797.00	
11T	Theater & Stage Equipment	---	---	---			No Work Shown
Furnishings							
12B	Window Blinds/ Shades	---	---	---			No Work Shown
12C	Casework- Educational/ Library	---	---	---			No Work Shown
12M	Music Storage Casework/ Equipment	---	---	---			No Work Shown
12S	Seating Operable Bleachers	\$7,500.00	\$0.01	0.05%		\$7,500.00	
12T	Seating Fixed/ Loose	---	---	---			No Work Shown
Conveying Equipment							
14A	Elevators	---	---	---			No Work Shown
Fire Suppression							
21A	Fire Suppression	---	---	---	\$0.00	\$0.00	No Work Shown
Plumbing							
22A	Plumbing	\$1,519,279.00	\$2.39	9.57%	\$0.00	\$1,519,279.00	
Heating Ventilating and Air Conditioning							
23A	HVAC	\$4,103,506.00	\$6.46	25.84%	\$1,622,775.00 [1]	\$2,480,731.00	GMP1 Includes Mechanical Equipment & Curbs for Mansfield HS, see additional Clarifications for this scope.
23C	Controls (HVAC)	\$756,851.00	\$1.19	4.77%		\$756,851.00	This scope was added
23T	Testing & Balancing	---	---	---		\$0.00	No Work Shown
Electrical							
26A	Electrical	\$350,516.00	\$0.55	2.21%	\$0.00	\$350,516.00	
Communications							
27A	Voice & Data	---	---	---			No Work Shown
27B	Audio Video	---	---	---			No Work Shown
27C	Public Address Systems- Intercom/ Clocks	---	---	---			No Work Shown
Electronic Safety and Security							
28A	Fire Alarm	\$22,729.00	\$0.04	0.14%	\$0.00	\$22,729.00	
28B	Access Control	\$0.00	\$0.00	0.00%			No Work Shown
28C	Security	\$0.00	\$0.00	0.00%			No Work Shown
28E	BDA (Bi-Directional Amplifier)/ ERRCS (Emergency	\$0.00	\$0.00	0.00%			No Work Shown
Earthwork							
31A	Earthwork	\$0.00	\$0.00	0.00%			No Work Shown
31B	Termite Control	\$0.00	\$0.00	0.00%			No Work Shown
31C	SWPPP	\$0.00	\$0.00	0.00%			No Work Shown
Exterior Improvements							
32F	Football Field/Track & Field Events	---	---	---			No Work Shown
32G	Fences & Gates	\$29,196.00	\$0.05	0.18%	\$0.00	\$29,196.00	See Clarifications
32L	Planting, Irrigation, Turfs & Grasses	\$221,600.00	\$0.35	1.40%	\$0.00	\$221,600.00	
32S	Pavement Striping/ Specialties	\$0.00	\$0.00	0.00%			w/ Allowance 34A
32T	Tennis Court	\$0.00	\$0.00	0.00%			No Work Shown
Utilities							
33A	Site Utilities	\$0.00	\$0.00	0.00%			No Work Shown
Allowances							
34A	Paving Replacements Allowance	\$450,000.00 [2]	\$0.71	2.83%	\$0.00	\$450,000.00	Was \$1,150,000, revised to \$450,000 per Mansfield ISD
34B	Furniture Relocation Allowance	\$151,500.00	\$0.24	0.95%	\$0.00	\$151,500.00	
34C	Temporary Floor Protection Allowance	\$55,000.00	\$0.09	0.35%	\$55,000.00	\$0.00	
34D	Opening for Mechanical Access to 2nd Floor (MHS)	\$36,000.00	\$0.06	0.23%	\$0.00	\$36,000.00	
34E	Misc Drywall Patching & Misc & Wall Finishes	\$0.00 [3]	\$0.00	0.00%	\$0.00	\$0.00	Was \$87,750; Removed per Mansfield ISD
34F	Scaffold/ Shoring Allowance	\$182,287.00	\$0.29	1.15%	\$0.00	\$182,287.00	
34G	Remove AHUs, VDS & Pumps at Mansfield H.S.	-\$1,798,020.00	-\$2.83	-11.32%	\$0.00	-\$1,798,020.00	per Gary Walker
C.O.W. Subtotal		\$14,115,585.00	\$22.22	88.89%	\$2,671,701.00	\$11,443,884.00	

Contingencies							
35A	CM Contingency	\$300,000.00 [4]	\$0.47	1.89%	\$56,782.00	\$243,218.00	\$300,000 per Mansfiled ISD
35B	Owner Contingency	\$300,000.00 [5]	\$0.47	1.89%	\$56,782.00	\$243,218.00	\$300,000 per Mansfiled ISD
35C	Design/ Escalation Contingency @ 0%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	
	Subtotal	\$14,715,585.00	\$23.17	92.67%	\$2,785,265.00	\$11,930,320.00	
Financials							
	Building Permit				\$0.00	\$0.00	
	Preconstruction Fees				\$0.00	\$0.00	
	P&P Bond	\$125,176.00	\$0.20	0.79%	\$22,928.00	\$102,248.00	
	Insurances	\$139,630.00	\$0.22	0.88%	\$26,358.00	\$113,272.00	
	Subtotal	\$14,980,391.00	\$23.59	94.34%	\$2,834,551.00	\$12,145,840.00	
	Construction Manager Fee @ 6%	\$898,824.00	\$1.42	5.66%	\$170,124.00	\$728,700.00	
	Grand Total	\$15,879,215.00	\$25.00	100.00%	\$2,997,527.00	\$12,881,688.00	

MISD RFP #25-020 Package 9

Mansfield ISD

100% CD Estimate (IFC) - GMP2

02/23/2026

QUALIFICATIONS & CLARIFICATIONS

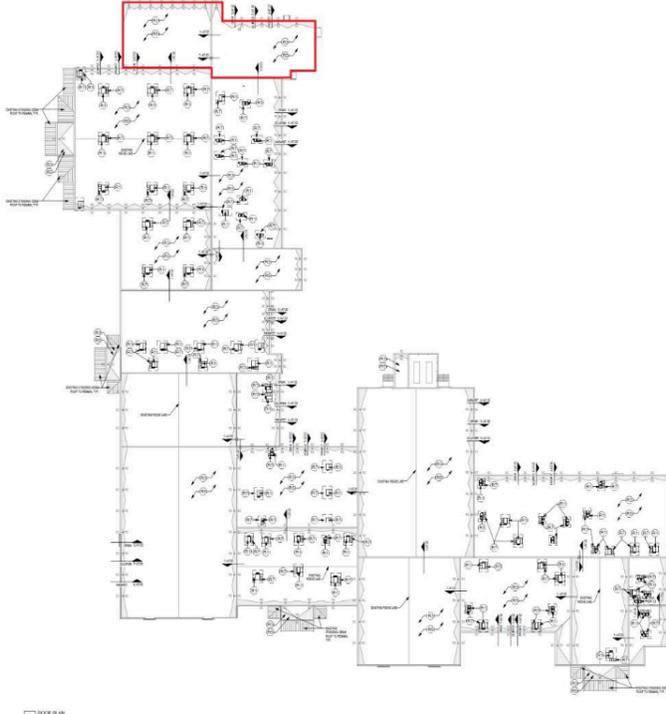
This 100% CD Estimate (IFC) - GMP2 Estimate is for the MISD RFP #25-020 Package 9 for Mansfield ISD, and is based upon the below listed scope of work. Should there be a discrepancy between the Construction Documents and these Clarifications and Exclusions, this document shall prevail.

GMP2 Qualifications & Clarifications will supercede GMP1 Qualifications & Clarifications

GENERAL

Clarification	These clarifications ar for GMP1 only. ABG reserves the Right to amend these as necessary to accommodate future scope changes and discovery while finalizing future GMP's associated with Package 9.
Excluded	Authers 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 Originale 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 Documents 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 conflicts 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)',
Excluded	Due to Pandemics, 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.
Clarification	If applicable; All Value Management costs proposed should 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
Clarification	If applicable; 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
Excluded	Abatement/ Removal of Hazardous Materials
	CM Contingency in the amount of \$300,000 for Authers Building Group's exclusive use. Any unused portion will be returned to the owner after the completion of the project.
Included	Dumpster Costs for Construction Debris
Excluded	Dumpster Costs for Owner FF&E/Move-In
Clarification	Schedule is contingent upon submittals being approved and returned to ABG within 14 days
Included	Drawings: Renovations to Mansfield High School dated November 20, 2025
Included	Project Manual: Renovations to Mansfield High School dated November 19, 2025
Included	Mansfield High School Addendum #1 dated December 5, 2025.
Included	Mansfield High School Addendum #2 dated January 12, 2026.
Included	Drawings: Renovations to Asa E Low Jr Intermediate School dated November 20, 2025
Included	Project Manual: Renovations to Asa Low Intermediate School dated November 19, 2025
Included	Asa Low Intermediate School Addendum #1 December 5, 2025.
Included	Asa Low Intermediate School Addendum #2 dated January 14, 2026.
Excluded	Asa Low Intermediate School Addendum #3 February 12, 2026
Included	Drawings: Renovations to Mary Orr Intermediate School dated November 20, 2025
Included	Project Manual: Renovations to Mary Orr Intermediate School dated November 19, 2025
Included	Mary Orr Intermediate School Addendum #1 December 5, 2025
Excluded	Mary Orr Intermediate School Addendum #2 dated February 12, 2026.

02A Demolition	
Clarification	Demolition is assumed to be in GMP2.
Clarification	Still working thru this scope with the 02A Demolition & 09C Carpet/VCT/ Base
03A Concrete	
Included	This Scope Includes the following:
Included	Mansfield High School, Replace +/- 16 LF of Rolled Curb per L1.01.
Included	Mansfield High School, Composite Deck & Panfilled Stair Work per S2.02.
Included	Asa Low Intermediate School, Remove & Replace 8 1/2" Slab-On-Grade per QF1.01.
Excluded	Any reworking of the Subgrade.
Excluded	No Mow Strip was shown at the new fence location. Therefore for pricing was included for such.
Clarification	All Concrete Work associated with future pavement replacements will be paid for via Allowance 34A (GMP2)
04A Masonry	
Excluded	Any Masonry Scope of Work at Mansfield High School. None was shown on the drawings.
Clarification	Some Masonry Pricing has been include with Allowance 34D to allow Mechanical Equipmanet Access to the 2nd Floor with GMP2
Excluded	Any Masonry Scope of Work at Asa low Intermediate School. None was shown on the drawings.
Clarification	A5.02 - EXTERIOR ELEVATIONS, details 1, 2, 3 & 4; Note 8. Remove & replace existing broken/damaged brick as needed, typ. @ all broke/damaged brick(s). Match existing exterior brick color - (3 Locations +/- 2SF) with GMP 2
05A Metals	
Excluded	05 1200 - STRUCTURAL STEEL FRAMING 2.04 SOURCE QUALITY CONTROL A. If any steel fabrication occurs off-site (at a fabrication shop) that is not an AISC certified fabrication shop, the Steel Fabricator shall pay for the SITA to perform the special inspections or testing required by Section 01 4533 for all such off-site steel fabrication. Source quality control testing is not required for any steel provided by an AISC certified steel fabrication shop.
Excluded	Any other Requirements for AISC Certified Fabrication or Erection .
Clarification	Mansfield High Steel Scope of work Includes the following (with GMP2):
Clarification	S2.02 - FOUNDATION PLAN - AREA A - 2 & 5/ S0.00 HSS 6x4x1/2 (LSV) - New stair, landing, and connections by contractor's stair engineer & associated handrails with GMP2
Clarification	ABG's Site walk did not reveal any locations that did not comply with detail 01/ S0.00 - TYPICAL ROOFTOP DETAIL. We thought is was irresponsible to not include any cost assosicated withn this detail therefore we have included COW for 10 Locations at \$5,500/ EA or \$55,000 to accomadate any required work associated with this detail in the field with GMP 2.
Clarification	ABG's Site Walk did not reveal and locations where we anticipate work associated with the following details: 03/ S0.00 - ROOF OPENING INFILL DETAIL -BLOWUP (New 18 Gauge Type B Metal Deck, attache to Joist Angle w/ 5/8" Puddle Welds at 36/7 Pattern) & 04/ S0.00 - ROOF OPENING INFILL DETAIL (New 3/16" Plate, Conntinuous Butt Weld Permitted at Joists) therefore no cost has been included.
Clarification	06/ S0.00 - CHORD/WEB REINFORCEMENT DETAIL on S6.17 (2- Joists) at +/- 7' OC w/ (1 RTU) 2 Locations/ 4 Joists with GMP 2
Clarification	03/ S6.18 - CHORD/WEB REINFORCEMENT DETAIL on S6.17 (2- Joists) at +/- 7' OC w/ (1- 1/2 RTU's) 6 Locations/ 12 Joists with GMP 2
Excluded	Asa Low Intermediate School. The Mechanical Scope has been removed for this project therefore no Joist Amendments have been included at this Campus.
Excluded	Mary Orr Intermediate School. No Mechanical Scope is indicated at this Campus therefore no Joist Amendments have been included.
05B Specialty Metals/ Ornamental Railings	
Not Applicable	No Specialty Metals/ Ornamental Railings Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.

06B Heavy Timber Construction	
Not Applicable	No Heavy Timber Construction Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
06D Finish Carpentry	
Not Applicable	No Finish Carpentry Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
07A Waterproofing/Air Barriers/Caulking	
Clarification	ABG is still accessing the Scope of this and the associated pricing to be included in GMP2.
07B Foamed-In-Place Insulation	
Not Applicable	No Foamed-In-Place Insulation Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
07C Roofing & Sheet Metal	
Clarification	No Scope included in GMP1.
Clarification	GMP2 to include the the following Areas:
Included	Mansfield High School Building
Excluded	We were told Re-Roofing within the Red Boxed Area was just recently completed and we were asked not to include it.
Excluded	 <p>The image is a detailed architectural floor plan of a large building, likely a school. A red rectangular box is drawn around a specific area in the upper right portion of the plan, indicating a region of interest or exclusion. The plan shows various rooms, corridors, and structural elements.</p>
Clarification	Additional scopes included in GMP 2 at this Campus include the following:
Clarification	Replace Pipe Supports
Clarification	Roof Building B
Clarification	Roof Building F
Excluded	Roofing Scope at Asa Low Intermediate School. No work is shown, None is anticipated since the RTUs Replacement has been removed from this project.
Excluded	Roofing Scope at Mary Orr Intermediate School. No work is shown, None is anticipated.

07D Metal Panels	
Not Applicable	No Metal Panels Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
07E Fireproofing	
Not Applicable	No Fireproofing Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
07F Expansion Control	
	Floor wall & ceiling expansion control included at 4 locations in main building only
08A Doors, Frames & Hardware	
Not Applicable	No Doors, Frames & Hardware Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
08C Coiling/Overhead Doors & Grilles	
Not Applicable	No Coiling/Overhead Doors & Grilles Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
08E Glass & Glazing	
Not Applicable	No Glass & Glazing Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
09A Drywall/ Acoustical Treatments (Allowance)	
Clarification	Any Drywall Patching Required will be paid for via Allowance 34E.
09B Tiling (Allowance)	
Clarification	Any Tile Work Required due to Wall Hung Plumbing Fixture Replacements will be paid for via Allowance 34E.
09C Carpet/VCT/ Base	
Clarification	Carpet & LVT Flooring at Mansfield High School has been included in GMP1
Clarification	We have included 425 Bags Standard Prep Included for floor Prep at this Campus.
Clarification	This proposal assumes that all floors are currently levey and meet all ADA requirements. No Floor Levelling has been included at this Campus.
Clarification	This proposal assumes that all existing surfaces to receive flooring will not require ant remediation work such as: Moisture Barriers, Grinding, Levelling, Etc,
Clarification	Carpet & LVT Flooring at Asa Low Intermediate School has been included in GMP2
Clarification	We have included 200 Bags of Standard Prep Included for floor Prep at this Campus.
Clarification	This proposal assumes that all floors are currently levey and meet all ADA requirements. No Floor Levelling has been included at this Campus.
Clarification	This proposal assumes that all existing surfaces to receive flooring will not require ant remediation work such as: Moisture Barriers, Grinding, Levelling, Etc,
Clarification	Carpet & LVT Flooring at Mary Orr Low Intermediate School has been included in GMP2
Clarification	We have included minimal floor Prep at this Campus.
Clarification	This proposal assumes that all floors are currently levey and meet all ADA requirements. No Floor Levelling has been included at this Campus.
Clarification	This proposal assumes that all existing surfaces to receive flooring will not require ant remediation work such as: Moisture Barriers, Grinding, Levelling, Etc,

09D Athletic Flooring	
Clarification	This proposal assumes that all floors are currently level and meet all ADA requirements. No Floor Levelling has been included at this Campus.
Clarification	This proposal assumes that all existing surfaces to receive flooring will not require any remediation work such as: Moisture Barriers, Grinding, Levelling, Etc,
Excluded	Removal, Replacement or Relocation of any Weights or Weight Room Equipment
09J Painting & Wall Coverings (Allowance)	
Clarification	Any Painting Work Required due damaged walls will be paid for via Allowance 34E.
Excluded	Repainting of the existing Gas Piping. This was RFI'd, piping lengths and diameters could not be determined from the provided documents.
09K Plaster/Stucco	
Not Applicable	No Plaster/Stucco Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
10A Toilet Accessories & Compartments	
Not Applicable	No Toilet Accessories & Compartments Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
10B Visual Display Units	
Not Applicable	No Visual Display Units Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
10C Wall & Door Protection	
Not Applicable	No Wall & Door Protection Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
10F Fire Protection Specialties	
Not Applicable	No Fire Protection Specialties Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
10G Flagpoles	
Not Applicable	No Flagpoles Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
10L Lockers & Metal Storage Shelving	
Not Applicable	No Lockers & Metal Storage Shelving Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
10O Operable Partitions	
Not Applicable	No Operable Partitions Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
10S Signage	
Not Applicable	No Signage Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.

10W Awnings/ Canopies	
Not Applicable	No Awnings/ Canopies Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
11F Food Service Equipment	
Clarification	Not Items noted, assumed to be with GMP2
11G Gymnasium Equipment/Scoreboards	
Clarification	This scope of work includes work in the 6 of the Specified Scoreboards. 4 in Practice Gym J101 (Area J) and 2 in Practice Gym M101 (Area M) will be part of GMP2
Excluded	Any Scoreboard/ Video Board work in the Competition Gym.
11H Outdoor Athletic Equipment	
Not Applicable	No Outdoor Athletic Equipment Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
11L Laboratory Equipment/ Casework	
Not Applicable	No Laboratory Equipment/ Casework Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
11P Playground Equipment/Surfaces	
Clarification	The playground resurfacing price include minor regrading of the rock subgrade (no new material/ no hauloff) to help with the mentioned drainage issues.
Clarification	No drainage rework was shown on the drawings; therefore none has been included.
Excluded	Playground equipment and/ or shade structures.
11Q Patient Care Equipment	
Not Applicable	No Patient Care Equipment Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
11T Theater & Stage Equipment	
Not Applicable	No Theater & Stage Equipment Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
12B Window Blinds/ Shades	
Not Applicable	No Window Blinds/ Shades Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
12C Casework- Educational/ Library	
Not Applicable	No Casework- Educational/ Library Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
12M Music Storage Casework/ Equipment	
Not Applicable	No Music Storage Casework/ Equipment Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.

12S Seating Operable Bleachers	
Clarification	We have included money to remove and reinstall existing opposable bleachers at new flooring areas.
14A Elevators	
Not Applicable	No Elevators Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
14C Wheelchair Lifts	
Not Applicable	No Wheelchair Lifts Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
21A Fire Suppression	
Not Applicable	No Fire Suppression Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
22A Plumbing	
Excluded	Removal & Replacement of the existing Gas Piping. Piping lengths and diameters could not be determined from the provided documents.
Clarification	All Plumbing work assumed to be included with GMP2.
Excluded	Any Plumbing Scope of Work associated with the RTU Replacement as Asa Low Intermediate School
Clarification	All 4 Unit Wash Stations have been changed to 3 Unit Wash Stations as Directed by Mansfield ISD. All other Wash Stations will remain as scheduled.
23A HVAC	
Clarification	The RTUs and associated Curbs for Mansfield High School were approved in GMP1
Clarification	All other Mechanical Equipment is included in GMP2
Clarification	Mechanical Supervision/ Labor, Lifts, Cranes, Fee, Overhead, Etc. has been included in GMP2.
Excluded	All Mechanical Scope at Asa Low Intermediate School, has been removed for this project per Gary Walker with Mansfield ISD.
23C Controls (HVAC)	
Clarification	All Controls Scope at Mansfield High School will be part of GMP2.
Clarification	Reliable Control DDC system at Mansfield High School
Clarification	The system can be viewed via the WEB if the owner provides access.
Clarification	Mansfield ISD must provide all Ethernet and internet connections.
Clarification	Reliable Control products come with a five (5) year manufacturer's warranty on parts.
Clarification	Enviromatic Systems will also provide parts and labor warranty as required on all other devices.
Clarification	Enviromatic Systems provides free phone and remote access support for this project.
Clarification	This system will connect to the existing Reliable Controls system that is in the district at this time.
Clarification	(30) Rooftop units (2) heat/cool stages, hot gas reheat
Clarification	Unit controller
Clarification	Existing controller to be demoed, reinstalled, and commissioned to work with unit
Clarification	Space sensor
Clarification	Reuse existing space sensor cabling
Clarification	Provide a new space sensor to control and monitor temperature/humidity/CO2
Clarification	Control and monitor supply fan start/stop only (no fan status per owner)
Clarification	Monitor discharge air temperature sensor (reuse existing sensor per owner)
Clarification	Control of (2) stages of cooling
Clarification	Control hot gas reheat for dehumidification

Clarification	Control of (2) stages of heating
Clarification	Outdoor damper control
Clarification	Control outdoor damper actuator (damper and actuator provided with unit; no feedback monitoring per owner)
Clarification	System to utilize BACnet over RS-485/MSTP communication
Clarification	(existing communication wiring to be reused)
Clarification	Provide labor to demo and make-safe existing controls that will be reused
Clarification	(64) Rooftop units (2) heat/cool stages (reuse existing space sensors; no new space sensor or wiring)
Clarification	Unit controller
Clarification	Existing controller to be demoed, reinstalled, and commissioned to work with unit
Clarification	Space sensor
Clarification	Reuse existing space sensor cabling
Clarification	Reuse existing space sensor
Clarification	Control and monitor supply fan start/stop only (no fan status per owner)
Clarification	Control of (2) stages of cooling
Clarification	Control of (2) stages of heating
Clarification	Monitor discharge air temperature sensor (reuse existing sensor per owner)
Clarification	Outdoor damper control
Clarification	Control outdoor damper actuator (damper and actuator provided with unit; no feedback monitoring per owner)
Clarification	System to utilize BACnet over RS-485/MSTP communication (existing communication wiring to be reused)
Clarification	Provide labor to demo and make-safe existing controls that will be reused
Clarification	(2) Split systems units (2) heat/cool stages reuse existing space sensors; no new space sensor or wiring)
Clarification	Unit controller
Clarification	Existing controller to be demoed, reinstalled, and commissioned to work with unit
Clarification	Space sensor
Clarification	Reuse existing space sensor cabling
Clarification	Reuse existing space sensor
Clarification	Control and monitor supply fan start/stop only (no fan status per owner)
Clarification	Control of (2) stages of cooling
Clarification	Control of (2) stages of heating
Clarification	Monitor discharge air temperature sensor (reuse existing sensor per owner)
Clarification	Outdoor damper control
Clarification	Control outdoor damper actuator (damper and actuator provided with unit; no feedback monitoring per owner)
Clarification	System to utilize BACnet over RS-485/MSTP communication (existing communication wiring to be reused)
Clarification	Provide labor to demo and make-safe existing controls that will be reused
Clarification	(7) Smoke detector
Clarification	Provide fan safety interlock wiring for the smoke detector as required
Clarification	(smoke detectors are to be supplied and installed by others)
Clarification	(1) Domestic electric water heater monitoring
Clarification	Control and monitor pump start /stop/status
Clarification	Provide and monitor the water temperature sensor (installed by the mechanical contractor)
Clarification	Monitor the water heater status (water heater status contacts to be provided with water heater by others)
Clarification	(1) (5 zone) Multi-zone units
Clarification	Unit controller
Clarification	Existing controllers to be reused with new unit
Clarification	Control and monitor fan start/stop/status, variable frequency drive control via 0-10vdc signal, and VFD fault
Clarification	Provide fan safety interlock wiring for smoke detector as required (smoke detectors are to be supplied and installed by others)

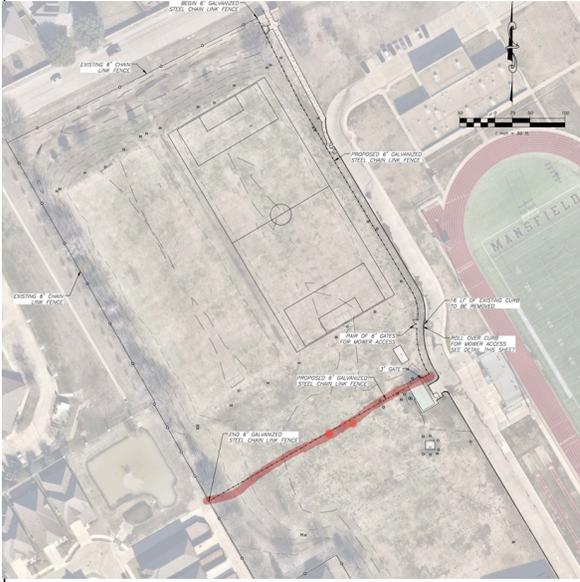
Clarification	(5) Zone sensor
Clarification	Reuse existing space sensor
Clarification	Reuse existing space sensor cabling
Clarification	(5) Provide and control zone damper actuators (zone dampers to be provided with unit by others)
Clarification	Control and monitor cold deck temperature
Clarification	Provide, control, and monitor chilled water valve with feedback (valve to be installed by others)
Clarification	Control and monitor hot deck temperature
Clarification	Provide, control, and monitor hot water valve with feedback (valve to be installed by others)
Clarification	Provide and monitor return air temperature and CO2 sensor
Clarification	Provide and monitor the mixed air temperature sensor
Clarification	Monitor and provide safety interlocks for freeze thermostat
Clarification	Provide and control damper actuator with position feedback for the minimum outdoor air damper (damper to be supplied and installed by others)
Clarification	Provide and control damper actuator with position feedback for the maximum outdoor air damper (damper to be supplied and installed by others)
Clarification	Provide and control damper actuator with position feedback for the return air damper (damper to be supplied and installed by others)
Clarification	(5) (6 zone) Multi-zone units
Clarification	Unit controller
Clarification	Existing controllers to be reused with new unit
Clarification	Control and monitor fan start/stop/status, variable frequency drive control via 0-10vdc signal, and VFD fault
Clarification	Provide fan safety interlock wiring for smoke detector as required (smoke detectors are to be supplied and installed by others)
Clarification	(6) Zone sensor
Clarification	Reuse existing space sensor
Clarification	Reuse existing space sensor cabling
Clarification	(6) Provide and control zone damper actuators (zone dampers to be provided with unit by others)
Clarification	Control and monitor cold deck temperature
Clarification	Provide, control, and monitor chilled water valve with feedback (valve to be installed by others)
Clarification	Control and monitor hot deck temperature
Clarification	Provide, control, and monitor hot water valve with feedback (valve to be installed by others)
Clarification	Provide and monitor return air temperature and CO2 sensor
Clarification	Provide and monitor the mixed air temperature sensor
Clarification	Monitor and provide safety interlocks for freeze thermostat
Clarification	Provide and control damper actuator with position feedback for the minimum outdoor air damper (damper to be supplied and installed by others)
Clarification	Provide and control damper actuator with position feedback for the maximum outdoor air damper (damper to be supplied and installed by others)
Clarification	Provide and control damper actuator with position feedback for the return air damper (damper to be supplied and installed by others)
Clarification	(2) (7 zone) Multi-zone units
Clarification	Unit controller
Clarification	Existing controllers to be reused with new unit
Clarification	Control and monitor fan start/stop/status, variable frequency drive control via 0-10vdc signal, and VFD fault
Clarification	Provide fan safety interlock wiring for smoke detector as required (smoke detectors are to be supplied and installed by others)
Clarification	(7) Zone sensor
Clarification	Reuse existing space sensor
Clarification	Reuse existing space sensor cabling
Clarification	(7) Provide and control zone damper actuators (zone dampers to be provided with unit by others)
Clarification	Control and monitor cold deck temperature
Clarification	Provide, control, and monitor chilled water valve with feedback (valve to be installed by others)
Clarification	Control and monitor hot deck temperature

Clarification	Provide, control, and monitor hot water valve with feedback (valve to be installed by others)
Clarification	Provide and monitor return air temperature and CO2 sensor
Clarification	Provide and monitor the mixed air temperature sensor
Clarification	Monitor and provide safety interlocks for freeze thermostat
Clarification	Provide and control damper actuator with position feedback for the minimum outdoor air damper (damper to be supplied and installed by others)
Clarification	Provide and control damper actuator with position feedback for the maximum outdoor air damper (damper to be supplied and installed by others)
Clarification	Provide and control damper actuator with position feedback for the return air damper (damper to be supplied and installed by others)
Clarification	(1) (8 zone) Multi-zone units
Clarification	Unit controller
Clarification	Additional controller required due to increased input/output (will reuse existing the controllers; only adding a new controller for additional points)
Clarification	Control and monitor fan start/stop/status, variable frequency drive control via 0-10vdc signal, and VFD fault
Clarification	Provide fan safety interlock wiring for smoke detector as required (smoke detectors are to be supplied and installed by others)
Clarification	(8) Zone sensor
Clarification	Reuse existing space sensor
Clarification	Reuse existing space sensor cabling
Clarification	(8) Provide and control zone damper actuators (zone dampers to be provided with unit by others)
Clarification	Control and monitor cold deck temperature
Clarification	Provide, control, and monitor chilled water valve with feedback (valve to be installed by others)
Clarification	Control and monitor hot deck temperature
Clarification	Provide, control, and monitor hot water valve with feedback (valve to be installed by others)
Clarification	Provide and monitor return air temperature and CO2 sensor
Clarification	Provide and monitor the mixed air temperature sensor
Clarification	Monitor and provide safety interlocks for freeze thermostat
Clarification	Provide and control damper actuator with position feedback for the minimum outdoor air damper (damper to be supplied and installed by others)
Clarification	Provide and control damper actuator with position feedback for the maximum outdoor air damper (damper to be supplied and installed by others)
Clarification	Provide and control damper actuator with position feedback for the return air damper (damper to be supplied and installed by others)
Clarification	(1) (10 zone) Multi-zone units
Clarification	Unit controller
Clarification	Additional controller required due to increased input/output (will reuse existing the controllers; only adding a new controller for additional points)
Clarification	Control and monitor fan start/stop/status, variable frequency drive control via 0-10vdc signal, and VFD fault
Clarification	Provide fan safety interlock wiring for smoke detector as required (smoke detectors are to be supplied and installed by others)
Clarification	(10) Zone sensor
Clarification	Reuse existing space sensor
Clarification	Reuse existing space sensor cabling
Clarification	(10) Provide and control zone damper actuators (zone dampers to be provided with unit by others)
Clarification	Control and monitor cold deck temperature
Clarification	Provide, control, and monitor chilled water valve with feedback (valve to be installed by others)
Clarification	Control and monitor hot deck temperature
Clarification	Provide, control, and monitor hot water valve with feedback (valve to be installed by others)
Clarification	Provide and monitor return air temperature and CO2 sensor
Clarification	Provide and monitor the mixed air temperature sensor
Clarification	Monitor and provide safety interlocks for freeze thermostat

Clarification	Provide and control damper actuator with position feedback for the minimum outdoor air damper (damper to be supplied and installed by others)
Clarification	Provide and control damper actuator with position feedback for the maximum outdoor air damper (damper to be supplied and installed by others)
Clarification	Provide and control damper actuator with position feedback for the return air damper (damper to be supplied and installed by others)
Clarification	(2) (11 zone) Multi-zone units
Clarification	Unit controller
Clarification	Additional controller required due to increased input/output (will reuse existing the controllers; only adding a new controller for additional points)
Clarification	Provide fan safety interlock wiring for smoke detector as required (smoke detectors are to be supplied and installed by others)
Clarification	(11) Zone sensor
Clarification	Reuse existing space sensor
Clarification	Reuse existing space sensor cabling
Clarification	(11) Provide and control zone damper actuators (zone dampers to be provided with unit by others)
Clarification	Control and monitor cold deck temperature
Clarification	Provide, control, and monitor chilled water valve with feedback (valve to be installed by others)
Clarification	Control and monitor hot deck temperature
Clarification	Provide, control, and monitor hot water valve with feedback (valve to be installed by others)
Clarification	Provide and monitor return air temperature and CO2 sensor
Clarification	Provide and monitor the mixed air temperature sensor
Clarification	Monitor and provide safety interlocks for freeze thermostat
Clarification	Provide and control damper actuator with position feedback for the minimum outdoor air damper (damper to be supplied and installed by others)
Clarification	Provide and control damper actuator with position feedback for the maximum outdoor air damper (damper to be supplied and installed by others)
Clarification	Provide and control damper actuator with position feedback for the return air damper (damper to be supplied and installed by others)
Clarification	(3) (12 zone) Multi-zone units
Clarification	Unit controller
Clarification	Additional controller required due to increased input/output (will reuse existing the controllers; only adding a new controller for additional points)
Clarification	Control and monitor fan start/stop/status, variable frequency drive control via 0-10vdc signal, and VFD fault
Clarification	Provide fan safety interlock wiring for smoke detector as required (smoke detectors are to be supplied and installed by others)
Clarification	(12) Zone sensor
Clarification	Reuse existing space sensor
Clarification	Reuse existing space sensor cabling
Clarification	(12) Provide and control zone damper actuators (zone dampers to be provided with unit by others)
Clarification	Control and monitor cold deck temperature
Clarification	Provide, control, and monitor chilled water valve with feedback (valve to be installed by others)
Clarification	Control and monitor hot deck temperature
Clarification	Provide, control, and monitor hot water valve with feedback (valve to be installed by others)
Clarification	Provide and monitor return air temperature and CO2 sensor
Clarification	Provide and monitor the mixed air temperature sensor
Clarification	Monitor and provide safety interlocks for freeze thermostat
Clarification	Provide and control damper actuator with position feedback for the minimum outdoor air damper (damper to be supplied and installed by others)
Clarification	Provide and control damper actuator with position feedback for the maximum outdoor air damper (damper to be supplied and installed by others)
Clarification	Provide and control damper actuator with position feedback for the return air damper (damper to be supplied and installed by others)

Clarification	(1) (13 zone) Multi-zone units
Clarification	Unit controller
Clarification	Additional controller required due to increased input/output (will reuse existing the controllers; only adding a new controller for additional points)
Clarification	Control and monitor fan start/stop/status, variable frequency drive control via 0-10vdc signal, and VFD fault
Clarification	Provide fan safety interlock wiring for smoke detector as required (smoke detectors are to be supplied and installed by others)
Clarification	(13) Zone sensor
Clarification	Reuse existing space sensor
Clarification	Reuse existing space sensor cabling
Clarification	(13) Provide and control zone damper actuators (zone dampers to be provided with unit by others)
Clarification	Control and monitor cold deck temperature
Clarification	Provide, control, and monitor chilled water valve with feedback (valve to be installed by others)
Clarification	Control and monitor hot deck temperature
Clarification	Provide, control, and monitor hot water valve with feedback (valve to be installed by others)
Clarification	Provide and monitor return air temperature and CO2 sensor
Clarification	Provide and monitor the mixed air temperature sensor
Clarification	Monitor and provide safety interlocks for freeze thermostat
Clarification	Provide and control damper actuator with position feedback for the minimum outdoor air damper (damper to be supplied and installed by others)
Clarification	Provide and control damper actuator with position feedback for the maximum outdoor air damper (damper to be supplied and installed by others)
Clarification	Provide and control damper actuator with position feedback for the return air damper (damper to be supplied and installed by others)
Clarification	Exclusions and Clarifications:
Excluded	This proposal excludes conduit stub-ups and back boxes for space sensors.
Excluded	This proposal does not include access doors.
Excluded	There are no subscription-based fees for the lifetime of the front-end software.
Excluded	All Reliable controllers will have multiple-generation backward compatibility.
Excluded	All Reliable Controls hardware comes with a 5-year manufacturer warranty.
Excluded	This proposal is limited to the scope of the work listed above. Any additional items will require additional pricing.
Excluded	This proposal includes a 1-year warranty.
Excluded	This proposal assumes the work will be completed during regular business hours.
Excluded	This proposal excludes any storm shelter scope of work unless mentioned in the scope of work above.
Excluded	This proposal excludes providing outside air damper actuators on RTUs.
Excluded	This proposal excludes providing ionizers.
Excluded	This proposal excludes BIM modeling.
Excluded	The owner's IT will provide a dedicated static IP address and open ports for server exposure through the firewall if external access is desired.
Excluded	This proposal is only valid for 60 days from the date of the proposal.
Excluded	This proposal excludes providing, installing, or programming refrigerant monitoring panels.
Excluded	This proposal assumes all BACnet interfaces are provided, installed, and programmed by the factory or unit manufacturer.
Excluded	This proposal excludes dampers or louvers unless mentioned in the scope of work above.
Excluded	This proposal excludes providing and installing line set voltage wiring for split units.
Excluded	This proposal excludes providing unit heaters or VFDs.
Excluded	All Controls Scope at Asa Low has been removed per Gary Walker with Mansfield ISD

26A Electrical	
Excluded	Existing Panel/ Gear Coordinations Studies.
Clarification	Existing Panel/ Gear Coordinations Studies have been excluded because it is my understanding that we will be performing a 1 for 1 swap for the existing.
Clarification	All Electrical Scope of Work associated with the Mansfield High School Campus is assumed to be in GMP2.
Clarification	The Mansfield High School Electrical Scope includes an COW Allowance for replacement of existing circuit breakers if required - \$60,000.00 (material placeholder allowance only, final counts and types unknown, subject to verification, counts, and quotes, labor extra if allowance will not cover
Clarification	All Electrical Scope of Work associated with the Asa Low Intermediate High School Campus is assumed to be in GMP2.
Clarification	We have pulled out the COW Work for the Electrical Scope Associated with Replacement of the 97 RTU's that have been removed for this Scope of Work.
	All Electrical Scope of Work associated with the Mary Orr Intermediate High School Campus is assumed to be in GMP2.
27A Voice & Data	
Not Applicable	No Voice & Data Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
27B Audio Video	
Not Applicable	No Audio Video Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
28A Fire Alarm	
Excluded	"New Smoke Detectors in Ductwork. The Scope of this project does not call for any new ductwork. We have assumed that all required Smoke Detectors in existing Ductwork are existing and in working order.
Clarification	Fire Alarm work at Asa Low & Mary Orr Intermediate Schools has been removed from Package 9
28B Access Control	
Not Applicable	No Access Control Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
28C Security	
Not Applicable	No Security Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
28E BDA (Bi-Directional Amplifier)/ ERRCS (Emergency Responder Radion Communication System)	
Excluded	All testing & work associated with this scope.
31A Earthwork	
Not Applicable	No Earthwork Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
Clarification	Any Paving Demolition or Subgrade Prep required for the Future Paving replacement will be part of Allowance 34A.
31B Termite Control	
Not Applicable	No Termite Control Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
31C SWPPP	
Not Applicable	No SWPPP Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
Not Applicable	Any SWPPP required for the Future Paving replacement will be part of Allowance 34A.

32A	Asphalt Paving
Not Applicable	No Asphalt Paving Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
32B	Baseball/ Softball Fields
Not Applicable	No Baseball/ Softball Fields Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
32G	Fences & Gates
Clarification	Fencing Scope has been revised to not include fencing at the red highlighted area below.
	
32L	Planting, Irrigation, Turfs & Grasses
Included	No specific items noted related to the Planting, Irrigation, Turfs & Grasses Scope of Work.
32R	Retaining Walls
Not Applicable	No Retaining Walls Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
32S	Pavement Striping/ Specialties
Not Applicable	No Pavement Striping/ Specialties Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
Clarification	Any striping required by future pavement replacements will be paid for by Allowance 34A.
32T	Tennis Court
Not Applicable	No Tennis Court Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
33A	Site Utilities
Not Applicable	No Site Utilities Scope was shown on the documents. Therefore, No Pricing or Allowances have been included for such.
Clarification	Any Utility Work or Adjustments required for the Future Paving replacement will be part of Allowance 34A.

34A Paving Replacements Allowance	
Clarification	We Have Included an Allowance of \$450,000 for future paving replacements not shown on these drawings. This Allowance has been adjusted to \$450,000 as directed by Gary Walker with Mansfield ISD.
Clarification	This Allowance would include all work associated with the paving replacement including but not limited to the following: GC's*, GR's*, Mobilization*, Layout, Traffic Control, Demolition, Subgrade Prep (if required), Concrete Replacement, Striping, Utility adjustments if required. * If not working on that particular Campus at the time of Pavement Replacement.
34B Furniture Relocation Allowance	
Clarification	We Have Included an Allowance of \$151,500 for furniture relocation.
34C Temporary Floor Protection Allowance	
Clarification	We Have Included an Allowance of \$55,000 for Temporay Floor Protection.
34D Opening for Mechanical Access to 2nd Floor (MHS)	
Clarification	We Have Included an Allowance of \$36,000 for work associated with Removing & Replacing Exterior Wall Systems to accomodate new Mechancial Equipment to the 2nd floor.
34E Misc Drywall Patching & Misc & Wall Finishes	
Excluded	Misc Drywall Patching & Misc & Wall Finishes
Clarification	This Allowance has been removed as Directed by Gary Walker with Mansfield ISD.
Clarification	Any patching required due to Fixture Swaps will be done as a Change Order and not be paid for from the CM Contingency.
34F Scaffold/ Shoring Allowance	
Clarification	We Have Included an Allowance of \$182,287 for Scaffold & Shoring associated with Truss Reinforcement Required in the Gymnasium at Mansfield HS.