



DENTON INDEPENDENT SCHOOL DISTRICT



BRONCO FIELD IMPROVEMENTS GMP SUBMISSION

May 2, 2025

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Denton Independent School District
Mr. Brandon Boyter
Executive Director of Construction
230 N. Mayhill Rd
Denton, TX 76208



963 South Loop 340
Waco, Texas 76706
(254) 412-0801

RE: Bronco Stadium Improvements - GMP

Dear Mr. Boyter,

BWC Education Group is pleased to provide the following Guaranteed Maximum Price proposal for the Improvements to Bronco Stadium at 1006 Fulton Street, Denton, TX. This budget is based on drawings received from Corgan dated 04/10/2025 as well as Addendum #1 and Post Bid Addendum #1.

Also included in this package is a list of clarifications and assumptions in order of CSI code.

If you have any questions, please feel free to reach out to us.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "JMDial".

Jorden M. Dial
Business Unit Leader
BWC Education Group



Denton ISD

Bronco Field Improvements
Denton, TX

Project # 24709.0000

Documents Dated 4/10/2025
Date 5/2/2025

GMP

CODE	ITEM		LABOR	MATERIAL	SUB	TOTAL	
02 00 00	Existing Conditions					167,896.00	
02 41 16	Structure Demolition		XXXXXX	XXXXXX	102,921	102,921	
02 41 19	Selective Demolition		XXXXXX	15,000	49,975	64,975	
03 00 00	CONCRETE					382,000.00	
03 30 53	Miscellaneous Cast-In-Place Concrete		XXXXXX	XXXXXX	382,000	382,000	
03 39 00	Concrete Sealer		XXXXXX	XXXXXX	XXXXXX	0	w/ Resinous
04 00 00	MASONRY					27,900.00	
04 01 10	Masonry Cleaning		XXXXXX	XXXXXX	XXXXXX	0	w/ Exterior Painting
04 20 00	Unit Masonry		XXXXXX	9,525	18,375	27,900	
05 00 00	METALS					12,500.00	
05 00 00	Misc Steel Fabrication		XXXXXX	12,500	XXXXXX	12,500	
06 00 00	WOODS, PLASTICS & COMPOSITES					69,375.00	
06 10 00	Rough Carpentry		20,000	15,000	XXXXXX	35,000	
06 41 16	Plastic Laminate-Clad Cabinets		XXXXXX	XXXXXX	34,375	34,375	
07 00 00	THERMAL & MOISTURE PROTECTION					57,500.00	
07 42 93	Soffit Panels	09 21 16	XXXXXX	XXXXXX	XXXXXX	0	w/ Gyp Board
07 51 13	Roofing Repairs		XXXXXX	XXXXXX	12,500	12,500	
07 92 00	Joint Sealants		XXXXXX	XXXXXX	45,000	45,000	

08 00 00	OPENINGS						40,455.00
08 11 00	Hollow Metal Doors & Frames		XXXXXX	10,000	30,455	40,455	
08 15 00	Flush Wood Doors		XXXXXX	XXXXXX	XXXXXX	0	w/ HM
08 71 00	Door Hardware		XXXXXX	XXXXXX	XXXXXX	0	w/ Allowance
09 00 00	FINISHES						725,219.20
09 21 16	Gypsum Board Assemblies		XXXXXX	10,000	145,000	155,000	
09 30 00	Tiling		XXXXXX	XXXXXX	11,127	11,127	
09 51 13	Acoustical Panel Ceilings		XXXXXX	XXXXXX	XXXXXX	0	w/ Gyp Board
09 65 00	Resilient Flooring		XXXXXX	XXXXXX	14,026	14,026	
09 67 23	Resinous Flooring		XXXXXX	XXXXXX	34,311	34,311	
09 68 16	Sheet Carpeting		XXXXXX	XXXXXX	XXXXXX	0	w/ resilient
09 91 13	Exterior Painting		XXXXXX	20,000	475,000	495,000	
09 91 23	Interior Painting		XXXXXX	XXXXXX	XXXXXX	0	w/ exterior painting
09 91 925	Power Washing		XXXXXX	15,755	XXXXXX	15,755	
10 00 00	SPECIALTIES						108,187.00
10 14 00	Signage		XXXXXX	XXXXXX	78,458	78,458	
10 14 19	Dimensional Letter Signage		XXXXXX	XXXXXX	XXXXXX	0	w/ signage
10 14 23.16	Room-Identification Panel Signage		XXXXXX	XXXXXX	XXXXXX	0	w/ signage
10 21 13.19	Plastic Toilet Compartments		XXXXXX	XXXXXX	20,709	20,709	
10 26 13	Corner Guards		XXXXXX	XXXXXX	1,372	1,372	
10 28 13	Toilet Accessories		XXXXXX	2,000	5,648	7,648	
11 00 00	EQUIPMENT						304,379.00
11 1010	Stainles Steel Shelving & Countertops		XXXXXX	XXXXXX	18,000	18,000	
	Bleachers		XXXXXX	2,500	200,000	202,500	
11 68 43	Exterior Scoreboards		XXXXXX	XXXXXX	48,879	48,879	
11 66 00	Time Clocks	11 68 43	XXXXXX	XXXXXX	XXXXXX	0	w/ scoreboards
11 68 00	Netting		XXXXXX	XXXXXX	35,000	35,000	

12 00 00	FURNISHINGS					5,000.00	
12 24 13	Roller Window Shades		XXXXXX	XXXXXX	5,000	5,000.00	
12 36 23.13	Plastic-Laminate-Clad Countertops		XXXXXX	XXXXXX	XXXXXX		w/ PLAM cabinets
12 36 61.16	Solid Surfacing Countertops		XXXXXX	XXXXXX	XXXXXX		w/ PLAM cabinets
14 00 00	CONVEYING EQUIPMENT					119,975.00	
	Elevator Refurbish		XXXXXX	20,000	99,975	119,975.00	
21 00 00	FIRE PROTECTION					35,000.00	
21 13 14	Fire Protection Systems		XXXXXX	35,000	XXXXXX	35,000	
22 00 00	PLUMBING					265,000.00	
22 00 10	Basic Plumbing Requirements		XXXXXX	50,000	215,000	265,000	
22 00 90	Plumbing Submittal Procedures		XXXXXX	XXXXXX	XXXXXX	0	
22 05 54	Plumbing Identification	22 00 10	XXXXXX	XXXXXX	XXXXXX	0	
22 07 20	Piping Insulation	22 00 10	XXXXXX	XXXXXX	XXXXXX	0	
22 08 00	Commissioning of Plumbing	22 00 10	XXXXXX	XXXXXX	XXXXXX	0	
22 16 01	Fuel Gas Piping and Appurtenances	22 00 10	XXXXXX	XXXXXX	XXXXXX	0	
22 33 34	Access Doors	22 00 10	XXXXXX	XXXXXX	XXXXXX	0	
22 40 01	Plumbing Fixtures and Fixtures Carriers	22 00 10	XXXXXX	XXXXXX	XXXXXX	0	
23 00 00	MECHANICAL					365,000	
23 00 00	Basic Mechanical Requirements		XXXXXX	50,000	240,000	290,000	
23 00 90	HVAC Submittal Procedures		XXXXXX	XXXXXX	XXXXXX	0	
23 05 29	Hangers and Supports for HVAC piping and Equipment		XXXXXX	XXXXXX	XXXXXX	0	
23 07 13	Duct and Grille Insulation		XXXXXX	XXXXXX	XXXXXX	0	
23 07 21	Refrigerent Piping Insulation		XXXXXX	XXXXXX	XXXXXX	0	
23 08 00	Commissioning of HVAC		XXXXXX	XXXXXX	XXXXXX	0	
23 09 23	Energy Management Control System (BACnet/Tridium)		XXXXXX	XXXXXX	75,000	75,000	
23 09 23	H -Sequence of Operations Split System Sequences		XXXXXX	XXXXXX	XXXXXX	0	
23 23 00	Refrigerant Piping		XXXXXX	XXXXXX	XXXXXX	0	
23 31 13	Metal Ductwork		XXXXXX	XXXXXX	XXXXXX	0	
23 33 33	Access Doors		XXXXXX	XXXXXX	XXXXXX	0	
23 34 16	HVAC Fans		XXXXXX	XXXXXX	XXXXXX	0	
23 43 23	Bipolar Ionization Air Purifications System		XXXXXX	XXXXXX	XXXXXX	0	
23 81 26	Split system HVAC Units		XXXXXX	XXXXXX	XXXXXX	0	
23 81 27	Small Capacity Split System Units		XXXXXX	XXXXXX	XXXXXX	0	

23 82 39	Electric Unit Heaters		XXXXXX	XXXXXX	XXXXXX	0	
26 00 00	ELECTRICAL					1,382,100.00	
26 00 00	Electrical		XXXXXX	25,000	1,300,000	1,325,000	
2605 05	Selective Demolition for Electrical	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
23 05 19	Low Voltage Electrical Power Conductors and Cables	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 05 26	Grounding and Bonding for Electrical Systems	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 05 33	Raceways and Boxes for Electrical Sytems	26 00 00	XXXXXX	XXXXXX	57,100	57,100	
26 05 53	Identification for Electrical Systems	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 05 73	Power System Studies	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 08 00	Commissioning of Electrical Systems	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 09 13	Electrical Power Monitoring	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 09 16	Electrical Contol Components	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 09 23	Lighting Control Devices	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 20 00	Low Voltage Electrical Distribution	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 27 26	Wiring Devices	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 43 00	Surge Protective Devices	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 50 00	Lighting	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
26 55 68	Exterior Athletic Lighting	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	
27 00 00	COMMUNICATIONS					252,853.00	
27 10 00	Data Cable Plant		XXXXXX	XXXXXX	113,481	113,481	
27 41 16	Integrated Audio-Video Systems		XXXXXX	XXXXXX	139,372	139,372	
28 00 00	ELECTRONIC SAFETY & SECURITY					173,835.00	
28 21 23	Video Surveillance Sustum		XXXXXX	XXXXXX	57,835	57,835	
	Access Control		XXXXXX	XXXXXX	56,000	56,000	
	Intrusion Detection		XXXXXX	10,000	XXXXXX	10,000	
28 46 21	Addressable Fire Alarm Systems		XXXXXX	50,000	XXXXXX	50,000	
31 00 00	EARTHWORK					-	
31 23 33	Trenching & Backfilling		XXXXXX	XXXXXX	XXXXXX	0	
32 00 00	EXTERIOR IMPROVEMENTS					160,850	
32 17 23	Pavement Markings		XXXXXX	2,500	13,300	15,800	
32 31 13	Chain Link Fences and Gates		XXXXXX	10,000	110,600	120,600	
32 84 00	Landscaping		XXXXXX	XXXXXX	24,450	24,450	

33 00 00	UTILITIES						-
33 10 00	Communications Conduit	26 00 00	XXXXXX	XXXXXX	XXXXXX	0	w/ Electrical
GENERAL REQUIREMENTS							565,651.00
	Building Permit		XXXXXX	XXXXXX	XXXXXX	0	
	Safety		XXXXXX	1,500	XXXXXX	1,500	
	Ice/Water		XXXXXX	500	XXXXXX	500	
	Jobsite Signage		XXXXXX	5,500	XXXXXX	5,500	
	Temp Fencing		XXXXXX	7,500	XXXXXX	7,500	
	Temp Roads		XXXXXX	XXXXXX	XXXXXX	0	
	Temp Electric Service		XXXXXX	XXXXXX	XXXXXX	0	
	Temp Water Service		XXXXXX	XXXXXX	XXXXXX	0	
	Temp Toilets		XXXXXX	10,000	XXXXXX	10,000	
	Field Office Rental		XXXXXX	16,360	XXXXXX	16,360	
	Storage Trailer		XXXXXX	XXXXXX	XXXXXX	0	
	Field Office supplies		XXXXXX	4,500	XXXXXX	4,500	
	Project Superintendent		156,836	XXXXXX	XXXXXX	156,836	
	Project Manager		75,823	XXXXXX	XXXXXX	75,823	
	Project Engineer		112,026	XXXXXX	XXXXXX	112,026	
	Operations Director		26,606	XXXXXX	XXXXXX	26,606	
	Construction Cleaning		7,500	2,500	XXXXXX	10,000	
	Final Cleaning		XXXXXX	22,000	XXXXXX	22,000	
	Dumpsters		XXXXXX	15,500	XXXXXX	15,500	
	Day Labor		XXXXXX	16,000	XXXXXX	16,000	
	Licensed Surveyor		XXXXXX	XXXXXX	XXXXXX	0	
	Subsurface Utility Engineering		XXXXXX	25,000	XXXXXX	25,000	
	Pre-Build Control		XXXXXX	XXXXXX	XXXXXX	0	
	Printing Cost		XXXXXX	5,000	XXXXXX	5,000	
	Testing		XXXXXX	XXXXXX	XXXXXX	0	
	Special Inspections		XXXXXX	XXXXXX	XXXXXX	0	
	Equipment Rental		XXXXXX	8,500	XXXXXX	8,500	
	Small Tools		XXXXXX	3,500	XXXXXX	3,500	
	Existing Conditions Protection		XXXXXX	25,000	XXXXXX	25,000	
	SWPPP		XXXXXX	2,000	XXXXXX	2,000	
	Barricades/Traffic Control		XXXXXX	16,000	XXXXXX	16,000	

	CONTINGENCY ALLOWANCES						1,072,860
	Landscape / Tree Allowance		XXXXXX	25,000	XXXXXX	25,000	
	Finish Hardware Allowance		XXXXXX	102,860	XXXXXX	102,860	
	Existing MEP Repairs Allowance		XXXXXX	22,500	XXXXXX	22,500	
	Existing CFMF Repair Allowance		XXXXXX	7,500	XXXXXX	7,500	
	Hollow Metal Door Frame Repair Allowance		XXXXXX	10,000	XXXXXX	10,000	
	Bleacher Repair Allowance		XXXXXX	50,000	XXXXXX	50,000	
	Site Directional Signage Allowance		XXXXXX	10,000	XXXXXX	10,000	
	City & Engineering Comments Allowance		XXXXXX	20,000	XXXXXX	20,000	
	Construction Contingency Allowance		XXXXXX	150,000	XXXXXX	150,000	
	Owner Contingency Allowance		XXXXXX	675,000	XXXXXX	675,000	
	SUBTOTAL		398,791	1,624,500	4,270,244	6,293,535	6,293,535.20
	GL Insurance	0.81%	XXXXXX	XXXXXX	45,175	45,175	
	Builders Risk	0.25%	XXXXXX	XXXXXX	11,700	11,700	
	Sub-Bond	1.0%	XXXXXX	XXXXXX	67,000	67,000	
						6,417,410	
	CMAR Fee	3.90%				250,279	
	Payment & Performance Bond					57,750	
						6,725,439	
	Preconstruction Fee		15,000	XXXXXX	XXXXXX	15,000	
	Sub Total					6,740,439	
	Total GMP					6,740,439	

Bronco Field Improvements

1006 Fulton Street
Denton, TX

DIVISION 01 – GENERAL REQUIREMENTS

- GMP submission based on drawings provided by Corgan dated 04/10/2025.
- Permit fees, utility connection fees, impact fees, franchise utility fees, tap fees, water meters, irrigation meters, gas meters, electric meters to be paid for by DISD.
- Materials Testing provided and paid for by DISD.
- Cost of Commissioning Agent/Services paid for by DISD.
- BWC excludes any waste management plan, waste reduction reporting, sorting of refuse/waste and disposal as recyclable materials.
- 100% of all unused funds shall be returned to the owner as savings at the end of the project.
- Sales taxes on materials are excluded from this project.
- Excludes BIM Services
- Addendums acknowledged
 - Addendum 1 dated 04/17/2025
 - Post-Bid Addendum 1 dated 04/28/2025
- Barricades and traffic control
- Existing field protection
- The following rates will be applied and are included in the GMP:
 - Payment and Performance Bond .08%
 - General Liability Insurance .81% of cost
 - Builders Risk Insurance .25% of cost of work
 - Subcontractor Default Insurance 1% of cost
 - Burdened Personnel Rates:
 - Project Executive: \$154/hour
 - Project Manager \$103/hour
 - Assistant Project Manager: \$81/hour
 - Senior Superintendent: \$118/hour
 - Superintendent: \$103/hour
 - Assistant Superintendent: \$81/hour
 - Labor Burden: 47%
- Unit Prices:
 - Square foot cost to sawcut, demo, haul off, final grade, reinforce and pour back 6” concrete _____\$19.50/sf
 - Square foot cost for Topical Moisture Vapor Emission and Alkalinity Control per spec _____\$6.25/sf

DIVISION 02 – EXISTING CONDITIONS

- Miscellaneous abandoned structures under bleachers and demo of these concrete slabs
- Visitor side press box demo
- Existing field lights and poles
- Surrounding concrete panel around Field light pole bases to demolished to and bases to 5' below grade
- Athletic Netting
- Sawcut and removal of trenches for new underground pathways
- Removal and haul off of existing asphalt paving
- Demo of exiting speakers on the Bateman building
- Demo plumbing vents attached to bleachers
- Demo of the component ornamental fence along Fulton street

DIVISION 03 – CONCRETE

- Pour back of all sawcut trenches for underground pathways
- Replacing all existing asphalt paving with new 5" concrete flatwork
- Three – 300 square feet pads under the bleachers. Two on the home side and one on the visitor side.

DIVISION 04 – MASONRY

- Infill of exterior CMU openings as identified on the drawings
- New interior CMU wall separating Concession building Rooms B103 and B104

DIVISION 05 – METALS

- Install new 6" steel pipe bollards, set in concrete, to protect new ground mounted condensing units.

DIVISION 06 – WOODS, PLASTICS AND COMPOSITES

- Provide all PLAM cabinets as indicated

DIVISION 07 – THERMAL & MOISTURE PROTECTION

- Allowance for roof repairs
- New metal soffit at home side concession restroom building
- Reseal all paving joints in concrete sidewalks adjacent to field

DIVISION 08 – OPENINGS

- Doors and frames as scheduled
- Allowance listed for hollow metal frame repair
- Allowance listed for Door Hardware

DIVISION 09 – FINISHES

- Sandblast and paint all painted structural steel components of home and visitor bleachers
- Sandblast and paint railings, stairs etc., at exterior of Fieldhouse facing field and parking lot
- Sandblast and paint score board and timers structure posts/columns
- Used sand from sandblasting to be left under bleachers
- Power wash concrete flatwork around bleachers and sidewalks
- Power wash stone masonry veneer at Field House and Home Bleachers as noted on the drawings
- Power wash exterior CMU at Press Box and at Restroom/Concession building and repaint
- Power wash bleachers
- Patch and repair existing walls to receive new paint
- Paint interior walls and hard ceilings of existing press box rooms and existing restroom/concession building
- Paint tennis beat wall behind visitor bleachers
- New Acoustical grid ceilings as noted on the reflected ceiling plans
- Paint existing downspout boots
- Sandblast and re-stain bathroom floors as indicated
- Seal concrete floors as indicated
- Sandblast and paint welded steel fence and gates along West side of the field. Component ornamental to be demolished.
- Carpet flooring, resilient flooring, floor and wall tile as indicated

DIVISION 10 – SPECIALTIES

- Cast aluminum signage on Home Pressbox
- Install new HDPE toilet partitions
- Install new toilet accessories per schedule on drawings
- Install new interior room signage
- Removal of exterior “Section” signage at bleachers

DIVISION 11 – EQUIPMENT

- Removal and replacement of fence around home and visitor bleachers for sand blasting and painting.
- Repair all miscellaneous bleacher items, including but not limited to new hand rail cups, new fasteners, new endcaps.
- Remove and Reinstall one Home side ramp for boom lift access.
- New field goal nets

Attachment B

- New stainless cabinets and countertops as indicated. Reuse of one long stainless countertop as indicated. If not possible, we'll need a new countertop by change order.
- Selective demolition of existing scoreboards
- New scoreboard and timers as indicated utilizing existing power and wireless connection

DIVISION 12 – FURNISHINGS

- Install new manual operation roller shades at ticket booth windows as indicated

DIVISION 14 - ELEVATOR

- Scope as given by elevator company after walk with Denton ISD

DIVISION 21 – FIRE SUPPRESSION

- Scope to be determined. Allowance carried.

DIVISION 22 – PLUMBING

- Demo existing fixtures as noted on the plumbing demolition drawings in the Press Box, Concession/Restroom Bldg., Visitor Concession Bldg.
- Install new fixtures connections, traps, stops, faucets, etc. Trap guards are priced so no concrete removal and rework is carried.
- Capping of all plumbing lines below grade at existing bathrooms after demolition.

DIVISION 23 – HVAC

- HVAC controls allowance carried
- Demo of existing split systems, grilles, duct, exhaust fans
- New exhaust fans, duct, grilles, new split systems as indicated
- Startup of new equipment

DIVISION 26 – ELECTRICAL

- Demo of the existing field lighting
- New disconnect at scoreboard
- Underground boring from SEC of field to under Home bleachers
- New conduit pathways as indicated
- New Musco field lighting and foundations

DIVISION 27 – COMMUNICATIONS

- Cabling installed to replace any existing necessary in press box
- New AV system as indicated
- New display as indicated

DIVISION 28 – SAFETY & SECURITY

Attachment B

- Access control for exterior doors at the Bateman building and three doors at the Home pressbox and elevator
- Surveillance cameras as indicated
- Fire Alarm system devices upgraded in the press box with new devices connected to the existing FACP

DIVISION 32 – EXTERIOR IMPROVEMENTS

- Pavement markings as indicated.
- New 4' black vinyl-clad chain link, sleeved over existing rails around the field
- New 6' black vinyl-clad chain link along Fulton street
- Vinyl wind slats as indicated
- Other fencing as indicated
- Tree trimming and removal
- Allowance listed for landscape