



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 10th day of June in the year 2025, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 10th day of April in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Central Administration Building Renovation GMP No. 1

THE OWNER:
(Name, legal status, and address)

Killeen Independent School District
200 N WS Young Drive
Killeen, Texas 76543-4025
Telephone: (254) 501-0003
Facsimile: (254) 501-0160

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Bartlett Cocke General Contractors, LLC
3330 Caseybridge Court
Austin, Texas 78744
Telephone: (512) 326-4223

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee and General Conditions Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Thirty-Five Million Three Hundred Four Thousand Four Hundred Sixteen and No/100 Dollars (\$ 35,304,416.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager’s contingency; alternates; the Construction Manager’s Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

Cost of Work	\$30,597,146.00
Insurance	\$623,068.00
Payment & Performance Bond	\$249,444.00
Building Permit	\$33,294.00
General Conditions	\$1,096,031.00
GC – Early Procurement/Make Safe	\$106,179.00
Project Contingency	\$1,588,699.00
Construction Phase Fee	\$1,010,555.00
Total	\$35,304,416.00

§ A.1.1.3 The Construction Manager’s Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager’s Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 **Alternates**

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
Alternate No. 2 – 1B Sealcoat Parking Lot	\$110,472.00
Alternate No. 3 – 2 Folding Partitions	\$482,332.00

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
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§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
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ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

- ☐ The date of execution of this Amendment.
- ☒ Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

As set forth in notice to proceed.

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial and Final Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial and Final Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

☐ Not later than () calendar days from the date of commencement of the Work.

☒ By the following date: July 30, 2026

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 3.3.1.5.1 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
None.			

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Attachment 1, Contractor’s GMP proposal dated 05/29/2025.

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

See Attachment 1, Contractor’s GMP proposal dated 05/29/2025.

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner’s Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner’s and Construction Manager’s roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing

or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
Fireproofing Patching Allowance	\$95,000.00
Envelope Remediation Allowance	\$25,000.00
Tree Removal Allowance	\$75,000.00
DAS	\$75,000.00
Expansion Control	\$20,000.00
Project Contingency	\$1,588,699.00

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See Attachment 1, Contractor’s GMP proposal dated 05/29/2025.

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

None.

ARTICLE A.4 CONSTRUCTION MANAGER’S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS


§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

See Attachment 1, Contractor’s GMP proposal dated 05/29/2025.

This Amendment to the Agreement entered into as of the day and year first written above.

KILLEEN INDEPENDENT SCHOOL DISTRICT BARTLETT COCKE GENERAL CONTRACTORS, LLC

DocuSigned by:

0B02A68EB276428...

OWNER (Signature)
Kallen Vaden, Chief Financial Officer
(Printed name and title)

CONSTRUCTION MANAGER (Signature)
Sean Stevens, Vice President of Operations
(Printed name and title)

Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 15:02:43 ET on 06/04/2025.

PAGE 1

This Amendment dated the 3rd day of June in the year ~~2025~~, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 10th day of April in the year 2025 (the "Agreement")

...

Central Administration Building Renovation GMP No. 1

...

Killeen Independent School District
200 N WS Young Drive
Killeen, Texas 76543-4025
Telephone: (254) 501-0003
Facsimile: (254) 501-0160

...

Bartlett Cocke General Contractors, LLC
3330 Caseybridge Court
Austin, Texas 78744
Telephone: (512) 326-4223

...

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee and General Conditions Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Thirty-Five Million Three Hundred Four Thousand Four Hundred Sixteen and No/100 Dollars (\$ 35,304,416.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

Cost of Work	\$30,597,146.00
Insurance	\$623,068.00
Payment & Performance Bond	\$249,444.00
Building Permit	\$33,294.00

General Conditions	\$1,096,031.00
GC – Early Procurement/Make Safe	\$106,179.00
Project Contingency	\$1,588,699.00
Construction Phase Fee	\$1,010,555.00
Total	\$35,304,416.00

...

<u>Alternate No. 2 – 1B Sealcoat Parking Lot</u>	<u>\$110,472.00</u>
<u>Alternate No. 3 – 2 Folding Partitions</u>	<u>\$482,332.00</u>

...

[X] Established as follows:

...

As set forth in notice to proceed.

PAGE 3

§ A.2.3 ~~Substantial Completion~~ Substantial and Final Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial and Final Completion of the entire Work:

...

~~[X]~~ By the following date: July 30, 2026

...

N/A

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section ~~6.1.6~~ 3.3.1.5.1 of the Agreement.

...

None.

...

See Attachment 1, Contractor’s GMP proposal dated 05/29/2025.

...

See Attachment 1, Contractor’s GMP proposal dated 05/29/2025.

PAGE 4

N/A

...

<u>Fireproofing Patching Allowance</u>	<u>\$95,000.00</u>
<u>Envelope Remediation Allowance</u>	<u>\$25,000.00</u>
<u>Tree Removal Allowance</u>	<u>\$75,000.00</u>
<u>DAS</u>	<u>\$75,000.00</u>
<u>Expansion Control</u>	<u>\$20,000.00</u>

Project Contingency

\$1,588,699.00

...

See Attachment 1, Contractor's GMP proposal dated 05/29/2025.

...

None.

...

See Attachment 1, Contractor's GMP proposal dated 05/29/2025.

This Amendment to the Agreement entered into as of the day and year first written above.

KILLEEN INDEPENDENT SCHOOL DISTRICT

BARTLETT COCKE GENERAL CONTRACTORS, LLC

...

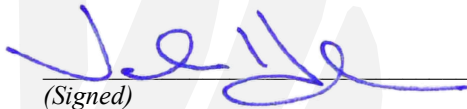
Kaden Vallen , Chief Financial Officer

Sean Stevens, Vice President of Operations

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, John M. Hopkins, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 15:02:43 ET on 06/04/2025 under Order No. 4104251289 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.



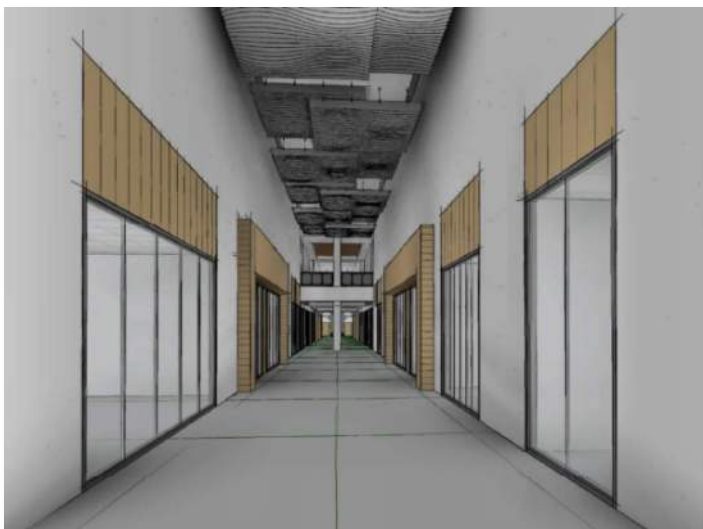
(Signed)

Attorney for Killeen ISD

(Title)

06/04/2025

(Dated)



KILLEEN ISD FUTURE CENTRAL ADMINISTRATION BUILDING RENOVATION

GUARANTEED MAXIMUM PRICE PROPOSAL **REVISION 1**
MAY 29, 2025

3330 CASEYBRIDGE COURT, AUSTIN, TX 78744
(512) 326.4223
WWW.BARTLETTCOCKE.COM





KISD, FUTURE CENTRAL ADMINISTRATION BUILDING RENO
GMP PROPOSAL **R1**, MAY 29, 2025

KILLEEN ISD FUTURE CENTRAL ADMINISTRATION BUILDING RENOVATION

1. EXECUTIVE SUMMARY
2. LIST OF DOCUMENTS
3. GUARANTEED MAXIMUM PRICE SUMMARY
4. GMP CLARIFICATIONS AND ASSUMPTIONS
5. COST/ VALUE OPTIONS LOG
6. SITE LOGISTICS PLAN
7. SCHEDULE



EXECUTIVE SUMMARY

KILLEEN ISD FUTURE CENTRAL ADMINISTRATION BUILDING RENOVATION

project is located at 777 North Twin Creek Dr. in Killeen. The project consists of a full interior renovation of an approximately 128,177 GSF existing office building. Additional scope includes restoration of the exterior facade, parking lot and full roof replacement.

The following is an GMP and schedule summary of detail within the Report.

GMP SUMMARY AND SCHEDULE

COST OF WORK	\$30,597,146
INSURANCE	\$623,068
PAYMENT & PERFORMANCE BOND	\$249,444
GENERAL CONDITIONS	\$1,096,031
GENERAL CONDITIONS - EARLY PROCUREMENT/MAKE SAFE	\$106,179
PROJECT CONTINGENCY (4.50%)	\$1,588,699
PRECONSTRUCTION SERVICES	With Fee at GMP Approval
<u>CONSTRUCTION PHASE FEE (3.15%)</u>	<u>\$1,010,555</u>
TOTAL GMP	\$35,304,416

ALTERNATES

ALTERNATE #2	1B - Sealcoat Parking Lot	Accepted, in total GMP	\$110,472
ALTERNATE #3	2 - Folding Partitions	Accepted, in total GMP	\$481,332

CONSTRUCTION SCHEDULE SUMMARY (MONTHS)	14
NOTICE TO PROCEED WITH CONSTRUCTION	June 11, 2025
SUBSTANTIAL COMPLETION	July 30, 2026



KISD, FUTURE CENTRAL ADMINISTRATION BUILDING RENO
GMP PROPOSAL R1, MAY 29, 2025

LIST OF DOCUMENTS

THE LIST OF DOCUMENTS tracks each document (Drawing, Specification, etc.) issued and received.



DOCUMENT LIST
Killeen ISD New Administration Building Renovation

Document List Color Code						
	SHEETS ADDED FROM PREVIOUS PHASE					
	SHEETS REMOVED FROM PREVIOUS PHASE					
	SHEET LISTED IN SHEET LIST BUT NOT RECEIVED					
		IFB	Addendum #1	Addendum #2	Addendum #3	
Dated		Mar 25, 2024	Apr 1, 2024	Apr 8, 2024	Apr 15, 2024	
Issued		Mar 26, 2025	Apr 1, 2025	Apr 8, 2025	Apr 15, 2025	
DRAWINGS						
G1.01	COVER SHEET	X				
G1.02	GENERAL DATA	X		X		
G2.01	CODE ANALYSIS PLAN- LEVEL 1	X				
G2.02	CODE ANALYSIS PLAN- LEVEL 2	X				
G2.03	FIRE PROOFING PLAN	X				
G3.01	EXTERIOR WALL & ROOF TYPES	X				
G3.02	INTERIOR PARTITION TYPES	X				
G3.03	TYPICAL INTERIOR PARTITION DETAILS	X				
G5.01	SCHEDULE OF MATERIALS AND COLORS	X	X	X	X	
C1	COVER SHEET	X				
C2	KIMLEY-HORN GENERAL NOTES	X				
C3	EXISTING CONDITIONS AND DEMO PLAN	X				
C4	EROSION CONTROL PLAN	X				
C5	OVERALL SITE & GRADING PLAN	X				
C6	ENLARGED SITE PLAN (1 OF 2)	X				
C7	ENLARGED SITE PLAN (2 OF 2)	X				
C8	EROSION CONTROL DETAILS	X				
C9	PAVING DETAILS	X				
AS1.01	ARCHITECTURAL SITE PLAN	X			X	
AS1.02	SITE PLAN DETAILS	X		X		
AS1.03	SITE PLAN DETAILS	X		X	X	
A1.01	MASTER FLOOR PLAN- LEVEL1	X				
A1.02	MASTER FLOOR PLAN- LEVEL2	X				
A1.03	FLOOR PLAN- AREAA	X	X		X	
A1.04	FLOOR PLAN- AREAB	X	X	X	X	
A1.05	FLOOR PLAN- AREAC	X	X		X	
A1.05A	FLOOR PLAN- LEVEL1- AREAC- ALTERNATE	X				
A1.06	FLOOR PLAN- AREAD	X			X	
A1.07	FLOOR PLAN- AREAE	X	X	X	X	
A1.08	FLOOR PLAN- AREAF	X	X	X	X	
A1.09	ENLARGED PLANS	X	X			
A1.10	ENLARGED PLANS- TOILET	X			X	
A1.11	ENLARGED PLANS- STAIR/ ELEV.	X				
A1.12	TOILET ACCESSORIES AND PLUMBING FIXTURES	X				
A2.01	MASTER REFLECTED CEILING PLAN	X				
A2.02	REFLECTED CEILING PLAN- AREAA	X				
A2.03	REFLECTED CEILING PLAN- AREAB	X	X		X	
A2.04	REFLECTED CEILING PLAN- AREAC	X	X		X	
A2.05	REFLECTED CEILING PLAN- AREAD	X			X	
A2.05A	REFLECTED CEILING PLAN- LEVEL1- BASE BID AND ALTERNATE	X			X	
A2.06	REFLECTED CEILING PLAN- AREAE	X			X	
A2.07	REFLECTED CEILING PLAN- AREAF	X	X		X	
A2.08	REFLECTED CEILING PLAN- CLARESTORY	X	X		X	
A3.01	DOOR SCHEDULE	X	X		X	
A3.02	DOOR CONFIGURATIONS	X		X	X	
A3.03	DOOR& WINDOW DETAILS	X		X	X	
A4.01	FINISH PLAN- AREAA	X				
A4.02	FINISH PLAN- AREAB	X				
A4.03	FINISH PLAN- AREAC	X			X	
A4.04	FINISH PLAN- AREAD	X				
A4.05	FINISH PLAN- AREAE	X			X	
A4.06	FINISH PLAN- AREAF	X				
A4.07	INTERIOR ELEVATIONS	X				
A4.08	INTERIOR ELEVATIONS	X				
A4.09	INTERIOR ELEVATIONS	X	X		X	
A4.10	TOILET ELEVATIONS	X			X	
A4.11	INTERIOR FINISH DETAILS	X				
A4.12	TOILET ELEVATIONS	X				
A4.13	INTERIOR FINISH DETAILS	X			X	
A5.01	EXTERIOR ELEVATIONS- NORTH	X		X		
A5.02	EXTERIOR ELEVATIONS- EAST	X	X	X		
A5.03	EXTERIOR ELEVATIONS- SOUTH	X				
A5.04	EXTERIOR ELEVATIONS- WEST	X	X	X		
A6.01	BUILDING AND WALL SECTIONS	X				
A6.02	BUILDING AND WALL SECTIONS	X			X	
A7.01	ROOF PLAN	X	X			
A7.02	ROOFING DETAILS	X		X		
A7.03	TYPICAL ROOFING DETAILS FLEXIBLE SHEET ROOFING	X	X			
A7.04	TYPICAL ROOFING DETAILS FLEXIBLE SHEET ROOFING	X				



DOCUMENT LIST

Killeen ISD New Administration Building Renovation

Document List Color Code						
	SHEETS ADDED FROM PREVIOUS PHASE					
	SHEETS REMOVED FROM PREVIOUS PHASE					
	SHEET LISTED IN SHEET LIST BUT NOT RECEIVED					
		IFB	Addendum #1	Addendum #2	Addendum #3	
Dated		Mar 25, 2024	Apr 1, 2024	Apr 8, 2024	Apr 15, 2024	
Issued		Mar 26, 2025	Apr 1, 2025	Apr 8, 2025	Apr 15, 2025	
A7.05	TYPICAL COMMON ROOFING DETAILS	X		X		
A8.01	CASEWORK LEGENDS AND ELEVATIONS	X		X	X	
A8.02	CASEWORK LEGENDS AND ELEVATIONS	X			X	
A9.01	TYPICAL DETAILS	X			X	
AD1.01	DEMOLITION FLOOR PLAN- AREAA	X		X	X	
AD1.02	DEMOLITION FLOOR PLAN- AREAB	X		X		
AD1.03	DEMOLITION FLOOR PLAN- AREAC	X		X		
AD1.04	DEMOLITION FLOOR PLAN- AREAD	X		X		
AD1.05	DEMOLITION FLOOR PLAN- AREAE	X		X		
AD1.06	DEMOLITION FLOOR PLAN- AREAF	X		X		
AD1.07	DEMOLITION- CLERESTORY PLANS	X			X	
AD2.01	DEMOLITION REFLECTED CEILING PLAN- AREAA	X	X			
AD2.02	DEMOLITION REFLECTED CEILING PLAN- AREAB	X	X			
AD2.03	DEMOLITION REFLECTED CEILING PLAN- AREAC	X			X	
AD2.04	DEMOLITION REFLECTED CEILING PLAN- AREAD	X				
AD2.05	DEMOLITION REFLECTED CEILING PLAN- AREAE	X				
AD2.06	DEMOLITION REFLECTED CEILING PLAN- AREAF	X				
AD7.01	DEMOLITION ROOF PLAN	X	X	X		
S0.00	GENERAL NOTES	X				
S0.01	MASTER PLAN- DEMOLITION	X				
S0.02	MASTER PLAN- DEMOLITION	X				
S0.03	DEMOLITION PLAN- AREAA	X				
S0.04	DEMOLITION PLAN- AREAB	X				
S0.05	DEMOLITION PLAN- AREAC	X				
S0.06	DEMOLITION PLAN- AREAD	X				
S1.01	MASTER PLAN- FOUNDATION	X				
S1.02	MASTER PLAN- FOUNDATION	X				
S1.03	MASTER PLAN- FLOOR FRAMING	X				
S2.01	FOUNDATION PLAN- AREAA	X				
S2.02	FOUNDATION PLAN- AREAA	X				
S2.03	FOUNDATION PLAN- AREAB	X				
S2.04	FOUNDATION PLAN- AREAC	X				
S3.01	TYPICAL FOUNDATION DETAILS	X				
S6.01	FLOOR/ROOF FRAMING PLAN- AREAA	X				
S6.02	FLOOR/ROOF FRAMING PLAN- AREAB	X				
S6.03	FLOOR/ROOF FRAMING PLAN- AREAC	X				
S6.04	FLOOR/ROOF FRAMING PLAN- AREAD	X				
S6.05	ROOF FRAMING PLAN- AREAA	X				
S6.06	ROOF FRAMING PLAN- AREAB	X				
S6.07	ROOF FRAMING PLAN- AREAC	X				
S6.08	ROOF FRAMING PLAN- AREAD	X				
S7.01	TYPICAL FRAMING DETAILS	X				
S7.02	FRAMING SECTIONS	X				
S7.03	FRAMING SECTIONS	X				
S7.04	FRAMING SECTIONS	X				
FP0.01	FIRE PROTECTION GENERAL NOTES	X				
FP2.01	FIRE PROTECTION PLAN- LEVEL 01- AREAA	X				
FP2.02	FIRE PROTECTION PLAN- LEVEL 01- AREAB	X				
FP2.03	FIRE PROTECTION PLAN- LEVEL 01- AREAC	X				
FP2.04	FIRE PROTECTION PLAN- LEVEL 01- AREAD	X				
FP2.05	FIRE PROTECTION PLAN- LEVEL 01- AREAE	X		X		
FP2.06	FIRE PROTECTION PLAN- LEVEL 01- AREAF	X		X		
P0.01	PLUMBING SYMBOL LEGEND AND GENERAL NOTES	X				
P0.02	PLUMBING SCHEDULES	X				
P1.01	PLUMBING DEMO PLAN- LEVEL 01- AREAA	X				
P1.02	PLUMBING DEMO PLAN- LEVEL 01- AREAB	X				
P1.03	PLUMBING DEMO PLAN- LEVEL 01- AREAC	X				
P1.04	PLUMBING DEMO PLAN- LEVEL 01- AREAD	X				
P1.05	PLUMBING DEMO PLAN- LEVEL 02- AREAE	X		X		
P1.06	PLUMBING DEMO PLAN- LEVEL 02- AREAF	X		X		
P1.07	PLUMBING DEMO PLAN- ROOF AREAA	X				
P1.08	PLUMBING DEMO PLAN- ROOF AREAB	X				
P1.09	PLUMBING DEMO PLAN- ROOF AREAC	X				
P1.10	PLUMBING DEMO PLAN- ROOF AREAD	X				
P2.01	PLUMBING PLAN- LEVEL 01- AREAA	X				
P2.02	Plumbing Plan - Level 1 Area B	X				
P2.03	PLUMBING PLAN- LEVEL 01- AREAC	X				
P2.04	PLUMBING PLAN- LEVEL 01- AREAD	X				
P2.05	PLUMBING PLAN- LEVEL 02- AREAE	X		X		
P2.06	PLUMBING PLAN- LEVEL 02- AREAF	X		X		



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P2.07	PLUMBING PLAN- LEVEL 01- AREAC	X		X		
P2.08	PLUMBING PLAN- LEVEL 01- AREAD	X		X		
P2.09	PLUMBING PLAN- LEVEL 02- AREAE	X		X		
P2.10	PLUMBING PLAN- LEVEL 02- AREAF	X		X		
P2.11	PLUMBING CONDENSATE PLAN- LEVEL1- AREAA	X				
P2.12	PLUMBING CONDENSATE PLAN- LEVEL1- AREAB	X				
P2.13	PLUMBING CONDENSATE PLAN- LEVEL1- AREAC	X				
P2.14	PLUMBING CONDENSATE PLAN- LEVEL1- AREAD	X				
P2.15	PLUMBING CONDENSATE PLAN- LEVEL2- AREAE	X		X		
P2.16	PLUMBING CONDENSATE PLAN- LEVEL2- AREAF	X		X		
P3.01	PLUMBING PLAN- ROOF- AREAA	X				
P3.02	PLUMBING PLAN- ROOF- AREAB	X				
P3.03	PLUMBING PLAN- ROOF- AREAC	X				
P3.04	PLUMBING PLAN- ROOF- AREAD	X				
P4.01	PLUMBING ENLARGED PLAN	X			X	
P6.01	PLUMBING DETAILS	X				
M0.01	MECHANICAL SYMBOL LEGEND	X				
M0.02	MECHANICAL GENERAL NOTES AND ABBREVIATIONS	X				
M0.03	MECHANICAL SCHEDULES	X				
M1.01	MECHANICAL DEMO PLAN- LEVEL 01	X				
M1.02	MECHANICAL DEMO PLAN- LEVEL 02	X				
M2.01	MECHANICAL HVAC PLAN- LEVEL 01- AREAA	X		X		
M2.02	MECHANICAL HVAC PLAN- LEVEL 01- AREAB	X		X		
M2.03	MECHANICAL HVAC PLAN- LEVEL 01- AREAC	X				
M2.04	MECHANICAL HVAC PLAN- LEVEL 01- AREAD	X				
M2.05	MECHANICAL HVAC PLAN- LEVEL 02- AREAE	X		X		
M2.06	MECHANICAL HVAC PLAN- LEVEL 02- AREAF	X		X		
M2.07	MECHANICAL PLAN- ROOF- AREAA	X				
M2.08	MECHANICAL PLAN- ROOF- AREAB	X				
M2.09	MECHANICAL PLAN- ROOF- AREAC	X				
M2.10	MECHANICAL PLAN- ROOF- AREAD	X				
M3.01	MECHANICAL PIPING PLAN- LEVEL 01- AREAA	X		X		
M3.02	MECHANICAL PIPING PLAN- LEVEL 01- AREAB	X		X		
M3.03	MECHANICAL PIPING PLAN- LEVEL 01- AREAC	X		X		
M5.01	MECHANICAL CONTROLS	X				
M5.02	MECHANICAL CONTROLS	X				
M6.01	MECHANICAL DETAILS	X				
M6.02	MECHANICAL DETAILS	X				
E0.01	ELECTRICAL GENERAL NOTES	X				
E0.02	ELECTRICAL FIXTURE SCHEDULE	X		X		
E1.00	ELECTRICAL SITE PLAN	X		X		
E1.01	ELECTRICAL DEMO PLAN- LEVEL 01- AREAA	X				
E1.02	ELECTRICAL DEMO PLAN- LEVEL 01- AREAB	X				
E1.03	ELECTRICAL DEMO PLAN- LEVEL 01- AREAC	X				
E1.04	ELECTRICAL DEMO PLAN- LEVEL 01- AREAD	X				
E1.05	ELECTRICAL DEMO PLAN- LEVEL 02- AREAE	X				
E1.06	ELECTRICAL DEMO PLAN- LEVEL 02- AREAF	X				
E2.01	ELECTRICAL POWER PLAN- LEVEL 01- AREAA	X				
E2.02	ELECTRICAL POWER PLAN- LEVEL 01- AREAB	X				
E2.03	ELECTRICAL POWER PLAN- LEVEL 01- AREAC	X				
E2.04	ELECTRICAL POWER PLAN- LEVEL 01- AREAD	X				
E2.05	ELECTRICAL POWER PLAN- LEVEL 02- AREAE	X				
E2.06	ELECTRICAL POWER PLAN- LEVEL 02- AREAF	X				
E2.07	ELECTRICAL PLAN- ROOF- AREAA	X		X		
E2.08	ELECTRICAL PLAN- ROOF- AREAB	X		X		
E2.09	ELECTRICAL PLAN- ROOF- AREAC	X				
E2.10	ELECTRICAL PLAN- ROOF- AREAD	X				
E2.11	MECHANICAL POWER PLAN- LEVEL 02- AREAE	X				
E2.12	MECHANICAL POWER PLAN- LEVEL 02- AREAF	X				
E2.13	ELECTRICAL PLAN- ROOF- AREAA	X				
E2.14	ELECTRICAL PLAN- ROOF- AREAB	X				
E2.15	ELECTRICAL PLAN- ROOF- AREAC	X				
E2.16	ELECTRICAL PLAN- ROOF- AREAD	X				
E3.01	LIGHTING PLAN- LEVEL 01- AREAA	X		X		
E3.02	LIGHTING PLAN- LEVEL 01- AREAB	X		X		
E3.03	LIGHTING PLAN- LEVEL 01- AREAC	X		X		
E3.04	LIGHTING PLAN- LEVEL 01- AREAD	X		X		
E3.05	LIGHTING PLAN- LEVEL 02- AREAE	X		X		
E3.06	LIGHTING PLAN- LEVEL 02- AREAF	X		X		
E3.07	LIGHTING PLAN- LEVEL 02- AREAG	X		X		



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E3.08	LIGHTING PLAN- LEVEL 02- AREAH	X			
E4.01	ENLARGED KITCHEN PLAN	X			
E4.02	ENLARGED ELECTRICAL PLANS	X			
E5.01	ELECTRICAL RISER DIAGRAM	X			
E5.02	ELECTRICAL PANEL SCHEDULES	X			
E5.03	ELECTRICAL PANEL SCHEDULES	X		X	
E5.04	ELECTRICAL PANEL SCHEDULES	X		X	
E6.01	ELECTRICAL DETAILS	X			
E6.02	ELECTRICAL DETAILS	X			
E6.03	ELECTRICAL DETAILS	X			
T0.01	GENERAL NOTES AND SYMBOLS	X			
T0.02	RESPONSIBILITY SCHEDULE	X			
T0.10	SITE PLAN	X			
T1.01	MASTER PLAN- FIRST FLOOR	X			
T1.02	MASTER PLAN- SECOND FLOOR	X			
T1.03	FLOOR PLAN- AREAA	X		X	X
T1.04	FLOOR PLAN- AREAB	X			
T1.05	FLOOR PLAN- AREAC	X			X
T1.06	FLOOR PLAN- AREAD	X			X
T1.07	FLOOR PLAN- LEVEL2- AREAE	X		X	
T1.08	FLOOR PLAN- LEVEL2- AREAF	X		X	
T2.01	MASTER REFLECTED CEILING PLAN- FIRST FLOOR	X			
T2.02	MASTER REFLECTED CEILING PLAN- SECOND FLOOR	X			
T2.03	REFLECTED CEILING PLAN- AREAA	X			
T2.04	REFLECTED CEILING PLAN- AREAB	X			
T2.05	REFLECTED CEILING PLAN- AREAC	X			
T2.06	REFLECTED CEILING PLAN- AREAD	X			
T2.07	REFLECTED CEILING PLAN- LEVEL2- AREAE	X		X	
T2.08	REFLECTED CEILING PLAN- LEVEL2- AREAF	X		X	
T3.01	SECTION VIEWS	X			
T3.02	SECTION VIEWS	X			
T4.01	MDF PLANS AND ELEVATIONS	X			
T4.02	IDF PLANS AND ELEVATIONS	X			
T5.01	TELECOM- DETAILS	X			
T5.02	TECHNOLOGY- DETAILS	X			
T5.03	TECHNOLOGY- DETAILS	X			
T5.04	TECHNOLOGY- DETAILS	X			
T5.05	TECHNOLOGY- DETAILS	X			
T5.12	CAMERA INSTALLATION DETAILS	X			
T5.21	AV DETAILS	X			
T6.01	TECHNOLOGY SCHEDULES	X			
T6.11	SECURITY SCHEDULES	X			
T6.21	A/V FUNCTIONAL	X			
T6.22	A/V FUNCTIONAL	X			
TD1.03	DEMOLITION FLOOR PLAN- AREAA	X			X
TD1.04	DEMOLITION FLOOR PLAN- AREAB	X			
TD1.05	DEMOLITION FLOOR PLAN- AREAC	X			
TD1.06	DEMOLITION FLOOR PLAN- AREAD	X			
TD1.07	DEMOLITION FLOOR PLAN- LEVEL2- AREAE	X			
TD1.08	DEMOLITION FLOOR PLAN- LEVEL2- AREAF	X			
QF1	FS GENERAL COORDINATION NOTES	X			X
QF1.0	FS EQUIPMENT PLAN	X			X
QF1.1	FS FACILITY MODEL	X			
QF1.2	FS EQUIPMENT MODEL	X			
QF1.3	FS SPECIAL CONDITIONS & MECHANICAL PLAN	X			
QF1.4	FS PLUMBING PLAN	X			
QF1.5	FS ELECTRICAL PLAN	X			X
QF1.6	FS EXHAUST HOODS	X			X
QF1.7	FS CONDENSING UNITS	X			
QF2.1	FS ELEVATIONS	X			
QF3.1	FS SECTIONS & DETAILS	X			
QF3.2	FS DETAILS	X			
QF3.3	FS DETAILS	X			
LP0.00	OVERALL LANDSCAPE PLAN			X	
LP1.00	LANDSCAPE PLAN (1 OF 2)			X	
LP1.01	LANDSCAPE PLAN (2 OF 2)			X	
LP2.00	LANDSCAPE DETAILS			X	
LP3.00	LANDSCAPE SPECIFICATIONS			X	



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SPECIFICATIONS					
00 3126	Existing Hazardous Material Information	X			
01 1100	Summary Of Work	X			
01 1400	Work Restrictions	X			
01 2100	Allowances	X			
01 2300	Alternates	X			
01 3000	Administrative Requirements	X			
01 3216	Construction Progress Schedule	X			
01 4000	Quality Requirements	X			
01 4100	Regulatory Requirements	X			
01 4516	Contractor's Quality Control	X			
01 4533	Code-required Quality Control	X			
01 5000	Temporary Facilities And Controls	X			
01 5719	Indoor Air Quality Controls	X			
01 6000	Product Requirements	X			
01 6210	Schedule Of Materials And Colors	X			
01 7000	Execution And Closeout Requirements	X			
01 7800	Closeout Submittals	X			
01 7900	Demonstration And Training	X			
01 8316	Building Enclosure Performance Requirements	X			
02 4100	Demolition	X			
03 1000	Concrete Forming And Accessories	X			
03 2000	Concrete Reinforcing	X			
03 3000	Cast-in-place Concrete	X			
04 0100	Maintenance Of Masonry	X			
04 0511	Masonry Mortaring And Grouting	X			
04 2000	Unit Masonry	X		X	
05 1200	Structural Steel Framing	X			
05 3100	Steel Decking	X			
05 4000	Cold-formed Metal Framing	X			
05 5000	Metal Fabrications	X			
05 5133	Metal Ladders	X			
05 5213	Pipe And Tube Railings	X			
05 5516	Metal Stair Nosings	X			
05 7000	Decorative Metal	X			
06 1000	Rough Carpentry	X			
06 2000	Finish Carpentry	X			
06 4219	Plastic-laminate-faced Wood Paneling	X			
06 6400	Translucent Resin Panel Systems	X			
06 8316	Fiberglass Reinforced Paneling	X			
07 2100	Thermal Insulation	X			
07 2119	Foamed-in-place Insulation	X			
07 2129	Sprayed Insulation	X			
07 2200	Roof And Deck Insulation	X			
07 2500	Weather Barriers	X			
07 5400	Thermoplastic Membrane Roofing	X			
07 6200	Sheet Metal Flashing And Trim	X			
07 7200	Roof Accessories	X			
07 8100	Applied Fire Protection	X			
07 8400	Firestopping	X			
07 9200	Joint Sealants	X			
07 9513	Expansion Joint Cover Assemblies	X			
08 1113	Hollow Metal Doors And Frames	X			
08 1116	Aluminum Doors And Frames	X			
08 1416	Flush Wood Doors	X			
08 3100	Access Doors And Panels	X			
08 3323	Overhead Coiling Doors	X			
08 4313	Aluminum-framed Storefronts	X			
08 4500	Translucent Wall And Roof Assemblies	X			
08 5659	Service And Teller Window Units	X			
08 6200	Unit Skylights	X			
08 7100	Finish Hardware	X			X
08 8000	Glazing	X			
08 8300	Mirrors	X			
08 8723	Security Films	X			
09 0561	Common Work Results For Flooring Preparation	X			



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09 2116	Gypsum Board Assemblies	X			
09 2226	Suspension Systems	X			
09 3000	Tiling	X			
09 5100	Acoustical Ceilings	X			
09 5450	Linear Metal Ceiling System	X			
09 6500	Resilient Flooring	X			
09 6813	Tile Carpeting	X			
09 7200	Wall Coverings	X			
09 7213	Markable Wall Surfacing	X			
09 7400	Linear Wood Wall System	X			
09 8400	Acoustical Panels	X			
09 9000	Painting And Coating	X			
10 1100	Visual Display Units	X			
10 1400	Signage	X			
10 2113.16	Plastic-laminate-clad Toilet Compartments	X			
10 2239	Folding Panel Partitions	X			
10 2600	Wall And Door Protection	X			
10 2800	Toilet, Bath, And Laundry Accessories	X			
10 4400	Fire Protection Specialties	X			
10 5100	Lockers	X			
10 5626	Mobile Storage Shelving	X			
10 7400	Modular Aluminum Access Ramps And Steps	X			
11 3013	Residential Appliances	X			
11 40 00	Food Service Equipment	X			
12 2400	Window Shades	X			
12 3200	Manufactured Wood Casework	X			
12 3600	Countertops	X			
12 5219	Upholstered Seat Cushions	X			
14 2400	Hydraulic Elevators	X			
21 1313	Fire Sprinkler Piping System	X			
22 0517	Sleeves And Sleeve Seals For Plumbing Piping	X			
22 0519	Meters And Gauges For Plumbing Piping	X			
22 0523	General-duty Valves For Plumbing Piping	X			
22 0529	Hangers And Supports For Plumbing Piping And Equi	X			
22 0553	Identification For Plumbing Piping And Equipment	X			
22 0719	Plumbing Piping Insulation	X			
22 1005	Plumbing Piping	X			
22 1006	Plumbing Piping Specialties	X			
22 1123	Domestic Water Pumps	X			
22 4000	Plumbing Fixtures	X			
23 0010	General Requirements For Hvac Systems	X			
23 0400	Architectural Requirements For Hvac	X			
23 0517	Sleeves And Sleeve Seals For Hvac Piping	X			
23 0529	Hangers And Supports For Hvac Piping And Equipmen	X			
23 0553	Identification For Hvac Piping And Equipment	X			
23 0593	Testing, Adjusting, And Balancing For Hvac	X			
23 0713	Duct Insulation	X			
23 0719	Hvac Piping Insulation	X			
23 0800	Commissioning Of Hvac	X			
23 0913	Instrumentation And Control Devices For Hvac	X			
23 0923	Direct-digital Control System For Hvac	X			
23 0934	Variable-frequency Motor Controllers For Hvac	X			
23 2300	Refrigerant Piping	X			
23 3100	Hvac Ducts And Casings	X			
23 3300	Air Duct Accessories	X			
23 3423	Hvac Power Ventilators	X			
23 3700	Air Outlets And Inlets	X			
23 7416	Packaged Rooftop Air-conditioning Units	X			
23 7433	Dedicated Outdoor Air Units	X			
23 8126.13	Small Capacity Split System Air Conditioners				X
23 8129	Variable Refrigerant Flow Hvac Systems	X			
23 8200	Convection Heating And Cooling Units	X			
26 0500	General Requirements, Electrical	X			
26 0519	Low-voltage Electrical Power Conductors And Cable	X			
26 0526	Grounding And Bonding For Electrical Systems	X			
26 0529	Hangers And Supports For Electrical Systems	X			



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26 0533.13	Conduit For Electrical Systems	X			
26 0533.16	Boxes For Electrical Systems	X			
26 0553	Identification For Electrical Systems	X			
26 0573	Power System Studies	X			
26 0583	Wiring Connections	X			
26 0917	Protective Relays - Schneider Electric Powerlogic	X			
26 0923	Lighting Control Devices	X			
26 2100	Low-voltage Electrical Service Entrance	X			
26 2200	Low-voltage Transformers	X			
26 2413	Switchboards	X			
26 2416	Panelboards	X			
26 2713	Electricity Metering	X			
26 2726	Wiring Devices	X			
26 2813	Fuses	X			
26 2816.13	Enclosed Circuit Breakers	X			
26 2816.16	Enclosed Switches	X			
26 4300	Surge Protective Devices	X			
26 5100	Interior Lighting	X			
26 5600	Exterior Lighting	X			
27 0000	Communications Cabling	X		X	X
27 4116	Integrated Audio-video Systems	X			X
28 0511	Cyber Security Requirements	X			
28 0537	Emergency Responder Communication Enhancement Sy	X			
28 1300	Access Control Systems	X			
28 2300	Video Surveillance Systems	X			
28 4600	Fire Detection And Alarm	X			
32 3119	Decorative Metal Fences And Gates	X		X	



KISD, FUTURE CENTRAL ADMINISTRATION BUILDING RENO
GMP PROPOSAL **R1**, MAY 29, 2025

GUARANTEED MAXIMUM PRICE SUMMARY

OUR GMP SUMMARY shows our current GMP by CSI Divisional Breakdown and Major Trades. The GMP is based upon the List of Documents and Estimate Clarifications and Assumptions for the project.



Estimate Summary - KISD Future Central Administration Bldg Renovation - GMP

May 29, 2025

Construction Documents Estimate				35,304,416
DESCRIPTION		ITEM TOTAL	\$/GSF	DIVISION TOTAL
DIVISION 00 & 01 - GC's, MJC's and ALLOWANCES				1,185,022
GC's	General Conditions	see below the line	\$0.00	
	Accepted CVO (see attachment)	279,304	\$2.18	
01 00 00	Job Requirements	see below	\$0.00	
01 00 00	Sanitary Facilities - Field Port-o-cans	47,771	\$0.37	
01 00 00	Sanitary Facilities - Hand Washing Stations	11,054	\$0.09	
01 00 00	Construction Signs	541	\$0.00	
01 00 00	Temporary Fencing - Job Trailer	1,200	\$0.01	
01 00 00	Temporary Fencing Maintenance - Job Trailer	8,843	\$0.07	
01 00 00	Temporary Fencing Screening - Job Trailer	2,608	\$0.02	
01 00 00	Temporary Fencing	16,200	\$0.13	
01 00 00	Temporary Fencing Maintenance	8,843	\$0.07	
01 00 00	Temporary Fencing Screening	6,520	\$0.05	
01 00 00	Construction Photographs	5,446	\$0.04	
BC-01.03 SP	Material Handling	118,400	\$0.92	
01 00 00	Layout & Survey	10,815	\$0.08	
01 00 00	Trash Dumpster / Supplies	115,626	\$0.90	
BC-01.07 SP	Supplemental Weekly Jobsite Cleanup	128,841	\$1.01	
01 00 00	Substantial Clean	76,906	\$0.60	
01 00 00	Final Clean	51,271	\$0.40	
01 00 00	Ground Penetrating Radar	4,831	\$0.04	
01 22 00	Unit Prices	see right	\$0.00	
01 23 00	Alternates	see right	\$0.00	
01 25 00	Allowances	see below	\$0.00	
01 25 00	Fireproofing Patching Allowance	95,000	\$0.74	
01 25 00	Envelope Remediation Allowance	25,000	\$0.20	
01 25 00	Tree Removal Allowance	75,000	\$0.59	
01 25 00	DAS	75,000	\$0.59	
01 25 00	Expansion Control	20,000	\$0.16	
01 25 00	Elevator Cab Finishes Allowance	Excluded	\$0.00	
01 25 00	Post-Bid Addenda Allowance	w/ Contingency	\$0.00	
01 26 00	Contact Modification Procedures	w/gc's	\$0.00	
01 29 00	Payment Processes	w/gc's	\$0.00	
01 31 00	Project Management & Coordination	w/gc's	\$0.00	
01 31 19	Project Meetings	w/gc's	\$0.00	
01 32 16	CPM Schedules	w/gc's	\$0.00	
01 32 23	Field Engineering	w/gc's	\$0.00	
01 33 00	Submittal Procedures	w/trades	\$0.00	
01 42 00	References	w/trades	\$0.00	
01 43 39	Mock-Up Submittals	w/trades	\$0.00	
01 45 00	Quality Requirements	w/gc's	\$0.00	
01 50 00	Temporary Facilities & Controls	w/gc's	\$0.00	
01 60 13	Product Requirements	w/trades	\$0.00	
01 73 29	Cutting & Patching	w/trades	\$0.00	
01 77 00	Closeout Checklist	w/trades	\$0.00	
01 77 00	Closeout Procedures	w/trades	\$0.00	
01 78 00	Warranties and Bonds	w/trades	\$0.00	
DIVISION 02 - EXISTING CONDITIONS				1,191,653
02 00 00	Demolition	1,191,653	\$9.30	
02 40 00	Demolition	w/02 00 00	\$0.00	
02 01 00	Abatement	Excluded	\$0.00	
		.....	\$0.00	
DIVISION 03 - CONCRETE				271,448
03 30 00	Cast-In-Place Concrete	271,448	\$2.12	

DESCRIPTION		ITEM TOTAL	\$/GSE	DIVISION TOTAL
03 10 00	Concrete Forming and Accessories	w/ 03 30 00.00	\$0.00	
03 20 00	Concrete Reinforcing	w/ 03 30 00.00	\$0.00	
03 30 00	Cast-In-Place Concrete	w/ 03 30 00.00	\$0.00	
03 35 19	Dyed & Polished Concrete Floors	Excluded	\$0.00	
		.....	\$0.00	
DIVISION 04 - MASONRY				544,409
04 00 00	Masonry	544,409	\$4.25	
04 01 00	Maintenance Of Masonry	w/ 04 00 00.00	\$0.00	
04 05 11	Masonry Mortaring And Grouting	w/ 04 00 00.00	\$0.00	
04 20 00	Unit Masonry	w/ 04 00 00.00	\$0.00	
		.....	\$0.00	
DIVISION 05 - METALS				390,295
05 00 00	Structural Steel Fabrication	156,289	\$1.22	
05 01 00	Steel Erection	w/ 05 00 00.00	\$0.00	
05 12 00	Structural Steel Framing	w/ 05 00 00.00	\$0.00	
05 31 00	Steel Decking	w/ 05 00 00.00	\$0.00	
05 40 00	Cold-Formed Metal Framing	w/ 05 00 00.00	\$0.00	
05 50 00	Metal Fabrications	w/ 05 00 00.00	\$0.00	
05 51 33	Metal Ladders	w/ 05 00 00.00	\$0.00	
05 55 16	Metal Stair Nosing	w/ 09 00 00.00	\$0.00	
05 70 00	Decorative Metals	234,006	\$1.83	
05 52 13	Pipe And Tube Railings	w/ 05 70 00.00	\$0.00	
		.....	\$0.00	
DIVISION 06 - WOODS and PLASTICS				780,830
06 10 00	Rough Carpentry	201,049	\$1.57	
06 20 00	Millwork/Finish Carpentry	579,781	\$4.52	
06 20 00	Finish Carpentry	w/ 06 20 00.00	\$0.00	
06 42 19	Plastic Laminated Faced Wood Paneling	w/ 06 20 00.00	\$0.00	
06 64 00	Translucent Resin Panel Systems	w/ 11 40 00.00	\$0.00	
06 83 16	Fiberglass Reinforced Paneling	w/ 09 00 00.00	\$0.00	
		.....	\$0.00	
DIVISION 07 - THERMAL and MOISTURE PROTECTION				2,476,517
07 10 00	Damproofing/Waterproofing/Joint Sealers	135,504	\$1.06	
07 21 00	Thermal Insulation	w/07 10 00.00	\$0.00	
07 21 19	Foamed-In-Place Insulation	w/07 10 00.00	\$0.00	
07 21 29	Sprayed Insulation	w/07 10 00.00	\$0.00	
07 25 00	Weather Barriers	w/07 10 00.00	\$0.00	
07 84 00	Firestopping	w/07 10 00.00	\$0.00	
07 92 00	Joint Sealant	w/07 10 00.00	\$0.00	
07 50 00	Roofing and Wall Panels	2,307,782	\$18.00	
07 22 00	Roof And Deck Insulation	w/07 50 00.00	\$0.00	
07 54 00	Thermoplastic Membrane Roofing	w/07 50 00.00	\$0.00	
07 62 00	Sheet Metal Flashing and Trim	w/07 50 00.00	\$0.00	
07 72 00	Roof Accessories	w/07 50 00.00	\$0.00	
07 81 00	Sprayed Fire-Resistive Materials	33,231	\$0.26	
07 81 00	Applied Fire Protection	w/07 81 00.00	\$0.00	
07 95 00	Expansion Control	w/ Div 01	\$0.00	
07 95 13	Expansion Joint Cover Assemblies	w/07 95 00.00	\$0.00	
		.....	\$0.00	
DIVISION 08 - OPENINGS				2,564,475
08 10 00	Doors, Frames, & Hardware	1,428,176	\$11.14	
08 11 13	Hollow Metal Doors & Frames	w/08 10 00.00	\$0.00	
08 11 16	Aluminum Doors And Frames	w/08 10 00.00	\$0.00	
08 14 16	Flush Wood Doors	w/08 10 00.00	\$0.00	
08 71 00	Finish Hardware	w/08 10 00.00	\$0.00	
08 31 00	Access Doors & Panels	w/ Trades	\$0.00	
08 33 23	Overhead Coiling Doors	16,094	\$0.13	
08 33 23	Overhead Coiling Doors	w/ 08 33 23	\$0.00	
08 62 00	Skylights	328,085	\$2.56	
08 62 00	Unit Skylights	w/08 62 00.00	\$0.00	
08 80 00	Glazing Systems	792,120	\$6.18	
08 43 13	Aluminum Framed Storefront	w/08 80 00.00	\$0.00	
08 45 00	Translucent Wall And Roof Assemblies	w/08 80 00.00	\$0.00	
08 56 59	Service And Teller Window Units	w/08 80 00.00	\$0.00	
08 71 00	Finish Hardware	w/08 80 00.00	\$0.00	

DESCRIPTION		ITEM TOTAL	\$/GSE	DIVISION TOTAL
08 83 00	Mirrors	w/10 00 00.00	\$0.00	
08 87 23	Security Films	w/08 80 00.00	\$0.00	
08 90 00	Louvers and Vents	w/ 23 00 00.00	\$0.00	
		.....	\$0.00	
DIVISION 09 - FINISHES				4,844,743
09 24 00	Portland Cement Plastering	Excluded	\$0.00	
09 29 00	Gypsum & Acoustical Assemblies	2,908,166	\$22.69	
09 21 16	Gypsum Board Assemblies	w/09 29 00.00	\$0.00	
09 21 16	Suspension Systems	w/09 29 00.00	\$0.00	
09 51 00	Acoustical Ceiling	w/09 29 00.00	\$0.00	
09 54 50	Linear Metal Ceiling System	w/09 29 00.00	\$0.00	
09 77 00	Fiberglass Reinforced Panels	w/09 29 00.00	\$0.00	
09 84 00	Acoustical Panels	w/09 29 00.00	\$0.00	
09 74 00	Linear Wood Wall System	w/09 29 00.00	\$0.00	
09 30 00	Tile	358,909	\$2.80	
09 30 00	Tiling	w/09 30 00.00	\$0.00	
09 64 00	Wood Flooring	Excluded	\$0.00	
09 65 00	Resilient & Carpet	816,592	\$6.37	
09 65 00	Resilient Flooring	w/09 65 00.00	\$0.00	
09 68 13	Tile Carpeting	w/09 65 00.00	\$0.00	
09 67 23	Resinous Flooring	Excluded	\$0.00	
09 90 00	Painting	761,076	\$5.94	
09 90 00	Painting and Coating	w/ 09 90 00.00	\$0.00	
09 72 00	Wall Coverings	w/ 09 90 00.00	\$0.00	
09 72 13	Markable Wall Surfacing	w/ 10 22 26.00	\$0.00	
		.....	\$0.00	
DIVISION 10 - SPECIALTIES				544,211
10 11 00	Visual Display Surfaces	71,408	\$0.56	
10 14 00	Signage	93,841	\$0.73	
10 21 13	Toilet Compartments	88,247	\$0.69	
10 21 13	Plastic Laminate Clad Toilet Compartments	w/ 10 21 13.00	\$0.00	
10 28 00	Toilet, Bath & Laundry Accessories	w/ 10 21 13.00	\$0.00	
10 22 39	Folding Panel Partitions (level 2 only)	53,268	\$0.42	
09 72 13	Markable Wall Surfacing	w/ 10 22 26.00	\$0.00	
10 26 00	Wall And Door Protection	126,838	\$0.99	
10 44 16	Fire Extinguishers	28,078	\$0.22	
10 44 00	Fire Protection Specialties	w/ 10 44 00.00	\$0.00	
10 51 13	Metal Lockers	3,775	\$0.03	
10 56 26	Mobile Storage Shelving	15,411	\$0.12	
10 73 16	Canopies	Excluded	\$0.00	
10 74 00	Modular Alum Access Ramps and Stairs	63,345	\$0.49	
		.....	\$0.00	
DIVISION 11 - EQUIPMENT				1,038,863
11 23 36	Residential Appliances	Excluded	\$0.00	
11 40 00	Foodservice Equipment	1,038,863	\$8.10	
11 52 13	Projection Screens	Excluded	\$0.00	
11 53 03	Laboratory Equipment	Excluded	\$0.00	
11 53 13	Fume Hood and Exhaust Devices	w/ 11 53 03	\$0.00	
11 55 19	Library Security System	Excluded	\$0.00	
		.....	\$0.00	
DIVISION 12 - FURNISHINGS				81,061
12 21 13	Window Treatments	81,061	\$0.63	
12 24 00	Window Shades	w/12 21 13	\$0.00	
12 35 53	Laboratory Casework	Excluded	\$0.00	
12 48 13	Entrance Floor Mats and Frames	Excluded	\$0.00	
12 61 00	Fixed Audience Seating	Excluded	\$0.00	
		.....	\$0.00	
DIVISION 14 - CONVEYING EQUIPMENT				314,075
14 24 00	Hydraulic Elevators	314,075	\$2.45	
		.....	\$0.00	
DIVISION 21 - FIRE SUPPRESSION				403,483
21 00 00	Fire Sprinkler System	403,483	\$3.15	
21 13 13	Fire Sprinkler Piping System	w/21 00 00.00	\$0.00	
		.....	\$0.00	
DIVISION 22 - PLUMBING				1,706,966

DESCRIPTION		ITEM TOTAL	\$/GSE	DIVISION TOTAL
22 00 00	Plumbing	1,706,966	\$13.32	
22 05 17	Sleeves and Sleeve Seals for Plumbing Piping	w/22 00 00.00	\$0.00	
22 05 19	Meters and Gages for Plumbing Piping	w/22 00 00.00	\$0.00	
22 05 23	General Duty Valves for Plumbing Piping	w/22 00 00.00	\$0.00	
22 05 29	Hangers and Supports for Plumbing Piping and Equipment	w/22 00 00.00	\$0.00	
22 05 53	Identification for Plumbing Piping and Equipment	w/22 00 00.00	\$0.00	
22 07 19	Plumbing Piping Insulation	w/22 00 00.00	\$0.00	
22 10 05	Plumbing Piping	w/22 00 00.00	\$0.00	
22 10 06	Plumbing Piping Specialties	w/22 00 00.00	\$0.00	
22 11 23	Domestic Water Pumps	w/22 00 00.00	\$0.00	
22 40 00	Plumbing Fixtures	w/22 00 00.00	\$0.00	
		.....	\$0.00	
DIVISION 23 - HVAC				4,486,947
23 00 00	HVAC	4,486,947	\$35.01	
23 00 10	General Requirements for HVAC Systems	w/23 00 00.00	\$0.00	
23 04 00	Architectural Requirements For HVAC	w/23 00 00.00	\$0.00	
23 05 17	Sleeves And Sleeve Seals For HVAC	w/23 00 00.00	\$0.00	
23 05 29	Hangers and Supports for HVAC Piping and Equipment	w/23 00 00.00	\$0.00	
23 05 53	Identification for HVAC Piping and Equipment	w/23 00 00.00	\$0.00	
23 07 13	Duct Insulation	w/23 00 00.00	\$0.00	
23 07 19	HVAC Piping Insulation	w/23 00 00.00	\$0.00	
23 08 00	Commissioning Of HVAC	w/23 00 00.00	\$0.00	
23 23 00	Refrigeration Piping	w/23 00 00.00	\$0.00	
23 31 00	HVAC Ducts And Casings	w/23 00 00.00	\$0.00	
23 33 00	Air Ducts Accessories	w/23 00 00.00	\$0.00	
23 34 23	HVAC Power Ventilators	w/23 00 00.00	\$0.00	
23 37 00	Air Outlets And Inlets	w/23 00 00.00	\$0.00	
23 74 16	Packaged Rooftop Air-Conditioning Units	w/23 00 00.00	\$0.00	
23 74 33	Dedicated Outdoor Air Units	w/23 00 00.00	\$0.00	
23 81 29	Variable Refrigerant Flow HVAC Systems	w/23 00 00.00	\$0.00	
23 82 00	Convection Heating And Cooling Units	w/23 00 00.00	\$0.00	
23 05 48	Controls for HVAC Piping and Equipment	w/ 23 00 00.00	\$0.00	
23 09 13	Instrumentation and Control Devices for HVAC	w/23 00 00.00	\$0.00	
23 09 23	Direct-Digital Control System For HVAC	w/23 00 00.00	\$0.00	
23 09 34	Variable-Frequency Motor Controllers For HVAC	w/23 00 00.00	\$0.00	
23 05 93	Testing, Adjusting, and Balancing for HVAC	w/ 23 00 00.00	\$0.00	
		.....	\$0.00	
DIVISION 26 - ELECTRICAL				5,584,564
26 00 00	Electrical	5,584,564	\$43.57	
26 05 00	General Requirements, Electrical	w/26 00 00.00	\$0.00	
26 05 06	Electrical Special Provisions	w/26 00 00.00	\$0.00	
26 05 19	Low-Voltage Electrical Power Conductors and Cables	w/26 00 00.00	\$0.00	
26 05 26	Grounding & Bonding for Electrical Systems	w/26 00 00.00	\$0.00	
26 05 29	Hangers & Supports for Electrical Systems	w/26 00 00.00	\$0.00	
26 05 33	Conduit for Electrical Systems	w/26 00 00.00	\$0.00	
26 05 33	Boxes for Electrical Systems	w/26 00 00.00	\$0.00	
26 05 53	Identification for Electrical Systems	w/26 00 00.00	\$0.00	
26 05 73	Power System Studies	w/26 00 00.00	\$0.00	
26 05 83	Wiring Connections	w/26 00 00.00	\$0.00	
26 08 00	Electrical Systems Commissioning	w/26 00 00.00	\$0.00	
26 09 17	Protective Relays - Schneider Electric Power logic Easergy P Se	w/26 00 00.00	\$0.00	
26 09 23	Lighting Control Devices	w/26 00 00.00	\$0.00	
26 21 00	Low- Voltage Electrical Service Entrance	w/26 00 00.00	\$0.00	
26 22 00	Low-Voltage Transformers	w/26 00 00.00	\$0.00	
26 24 13	Switchboards	w/26 00 00.00	\$0.00	
26 24 16	Panelboards	w/26 00 00.00	\$0.00	
26 27 13	Electricity Mastering	w/26 00 00.00	\$0.00	
26 27 26	Wiring Devices	w/26 00 00.00	\$0.00	
26 28 13	Fuses	w/26 00 00.00	\$0.00	
26 28 16	Enclosed Circuit Breakers	w/26 00 00.00	\$0.00	
26 28 16	Enclosed Switches	w/26 00 00.00	\$0.00	
26 43 00	Surge Protective Devices	w/26 00 00.00	\$0.00	
26 51 00	Interior Lighting	w/26 00 00.00	\$0.00	
26 56 00	Exterior Lighting	w/26 00 00.00	\$0.00	
		.....	\$0.00	
DIVISION 27 - COMMUNICATIONS				1,092,001
27 00 00	Communications Systems	552,486	\$4.31	

DESCRIPTION		ITEM TOTAL	\$/GSE	DIVISION TOTAL
27 00 00	Communications Cabling	w/27 00 00.00	\$0.00	
27 40 00	Audio Visual Systems	539,515	\$4.21	
27 41 16	Integrated Audio-Video Systems	w/27 40 00.00	\$0.00	
27 50 00	Paging and Public Address Systems	Excluded	\$0.00	
27 50 00	DAS System	w/ Div 01	\$0.00	
28 05 37	Emergency Responder Communications Enhancement System	w/27 50 00.00	\$0.00	
		.....	\$0.00	
DIVISION 28 - ELECTRONIC SAFETY & SECURITY				640,642
28 00 50	Safety & Security System	284,926	\$2.22	
28 05 11	Cyber Security Requirements	w/28 00 00.00	\$0.00	
28 13 00	Access Control Systems	w/28 00 00.00	\$0.00	
28 23 00	Video Surveillance Systems	Excluded	\$0.00	
28 32 32	Elevator Lobby emergency Call System	w/28 00 00.00	\$0.00	
28 23 00	Video Surveillance	Excluded	\$0.00	
28 31 11	Fire Alarm System	355,716	\$2.78	
28 31 11	Digital Addressable Fire Alarm System	w/28 31 11.00	\$0.00	
		.....	\$0.00	
DIVISION 31 - EARTHWORK				208,454
31 00 00	Earthwork+ Asphalt	141,413	\$1.10	
SWPPP	Erosion Control / SWPPP	67,041	\$0.52	
		.....	\$0.00	
DIVISION 32 - EXTERIOR IMPROVEMENTS				246,484
32 11 51	Pavement Markers	61,587	\$0.48	
32 14 00	Unit Pavers	Excluded	\$0.00	
32 20 00	Modular Block Retaining Walls	Excluded	\$0.00	
32 31 13	Chain Link Fences & Gates	73,374	\$0.57	
32 31 19	Decorative Metal Fences and Gates	w/32 31 00.00	\$0.00	
32 92 00	Landscape & Irrigation	111,523	\$0.87	
		.....	\$0.00	
DIVISION 33 - UTILITIES				0
33 00 00	Site Utilities	Excluded	\$0.00	

DESCRIPTION	ITEM TOTAL	\$/GSF	DIVISION TOTAL
SUB-TOTAL	30,597,146	\$238.71	30,597,146
Sales Tax	Exempt	\$0.00	Exempt
Builders Risk Insurance	38,708	\$0.30	38,708
General Liability	203,732	\$1.59	203,732
Performance & Payment Bond	249,444	\$1.95	249,444
Subcontractor Default Insurance	380,629	\$2.97	380,629
Building Permit	33,294	\$0.26	33,294
4.50% Project Contingency	1,588,699	\$12.39	1,588,699
0.00% Post Bid Escalation Allowance - Excluded	-	\$0.00	-
SUB-TOTAL	33,091,651	\$258.17	33,091,651
General Conditions	1,096,031	\$8.55	1,096,031
General Conditions - Early Procurement / Make Safe	106,179	\$0.83	106,179
3.15% Overhead & Profit	1,010,555	\$7.88	1,010,555
Preconstruction Services	With Fee at GMP Approval	\$0.00	With Fee at GMP Approval
TOTAL	35,304,416	\$275.43	35,304,416

Total Estimate	35,304,416
Gross Square Footage (GSF)	128,177
Cost / GSF	275
MEP Cost / GSF	109
Construction Start	May 13, 2025
Construction Substantial Completion	June 30, 2026
Construction Schedule in Months	13.6

**KILLEEN ISD NEW ADMINISTRATION BUILDING
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GUARANTEED MAXIMUM PRICE CLARIFICATIONS AND ASSUMPTIONS

The documents upon which this GMP is based do not include definitive information for all disciplines; accordingly listed below are clarifications, assumptions and exclusions for the products and systems that are included in this GMP. Should any conflicts or inconsistencies be discovered between these Clarifications and Assumptions and the Design Documents, these Clarifications and Assumptions will indicate what was included in the GMP.

Divisions 00 and 01 - General Assumptions

INITIAL ITEMS

1. This is not a line-item Guaranteed Maximum Price (GMP). The breakdown of cost is to show a path to the lump sum GMP and is for reference only.
2. Our GMP is based upon the documents issued by HUCK as enumerated in the List of Documents.
3. Abbreviations used within this document include the following:
 - KISD – Killeen ISD; Owner
 - HUCK – Huckabee Architects and/or its design consultants
 - BCGC – Bartlett Cocke General Contractors and/or its subcontractors
4. Pricing is based upon the unmodified terms of AIA A133-2019, Standard Form of Agreement Between Owner and Contractor, where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price accompanied with unmodified terms of AIA 201-2017, General Conditions of the Contract for Construction.
5. Pricing is based upon the wage rates identified as Killeen ISD Wage Rates.
6. Project Construction Duration and Substantial Completion shall remain dependent upon the Site Development Approval and the following criteria:
 - a. The Substantial Completion is based upon 5 weather days for the entire project.

OWNER ITEMS

7. The construction industry in Texas is continuing to undergo price uncertainty and disruptions to the supply chain. These impacts to the market are caused in part by macro-economic and geopolitical factors including, but not limited to, tariffs, political unrest around the globe and wars in the Ukraine and the Middle-East. Environmental and market factors affecting the price and availability of material are unpredictable and out of the control of the contractors, subcontractors, and suppliers providing the labor and materials that drive the industry. BCGC will collaborate with KISD to mitigate the effects of the market on the cost of, and time to build the project, but cannot accept all risk associated with the current market conditions.
8. This GMP is guaranteed for 30 calendar days. After such time, BCGC reserves the right to adjust the GMP based upon market conditions in effect at the time of final acceptance.

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9. This GMP includes accepted Cost - Value Options as Allowances until pricing can be finalized based on complete design information and incorporation. Line-item costs could change as additional and/or clarified information is provided. Please note that Cost - Value Options are time sensitive as material pricing is volatile and escalation could affect final pricing.
10. Testing, as well as any Special Inspections, are by KISD and are not included. Elevator inspections, kitchen inspections, and IAQ testing are by contractor
11. Third-party Commissioning is to be by KISD and is not included.
12. Sales tax for materials to be put into place, as well as use and remodel taxes are not included.
13. Plan expediter fees, impact fees and their associated permits, site development permits/fees, gas and electrical purveyor service charges, utility pro-rata/capital recovery fees, water purveyor service and/or sanitary sewer charges, including water meter and irrigation meter fees, shall be paid for by KISD. Costs for these items have not been included.
14. Platting and/or re-platting, licensing agreements, land-use permitting, and site development permits as well as any costs related thereto, is not included. We assume KISD to provide as-built surveys of the site and have not included land survey certifications of the elevations and locations of work.
15. BCGC shall be given written notice and the opportunity to cure any purported construction defect(s) discovered within the statutory repose period. BCGC shall be given notice of the specific defect and the opportunity to inspect and to make an offer to repair and/or pay for repair of the defect using a mutually agreed contractor as a condition precedent to KISD exercising any dispute resolution procedures pursuant to the terms of the Contract. This provision shall survive completion or termination of the Contract and supersedes and controls over any conflicting provision in the Contract.
16. All extended warranties specified in the Contract Documents, including material/labor warranties, shall be assigned to KISD following BCGC's one-year repair/replacement obligation under the Contract. Thereafter, BCGC's responsibility will be limited to assisting KISD in enforcing warranties provided by manufacturers, suppliers, and subcontractors.
17. The moving out or in of furniture, shelving, supplies, books, chairs, personal items, and all other moveable items in work areas is not included. The removing and/or moving of these items is understood to be by KISD and is to be in accordance with the schedule of construction so as not to hinder or delay the work. Additionally, temporary storage of the items referenced herein are not included.

BC WORK/ LOGISTICS ITEMS

18. Our GMP is based upon the assumption that KISD, HUCK, and all other parties performing work for the Project not under direct contract with BCGC will:
 - a. Comply with BCGC's site-specific safety program.
 - b. Perform work according to BCGC's Project Schedule, and to achieve system and/or area completion dates according to that Schedule.
 - c. Perform work without impacting BCGC's own ability to perform its work according to its plans, or to affect BCGC's ability to maintain or accelerate its Project Schedule.
 - d. Provide detailed schedules, logistical plans, and technical information when and as requested by BCGC, to enable BCGC to maintain or accelerate elements of its own schedule, which may be required to maintain its overall schedule and/or achieve necessary milestone completion dates.

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19. Schedule, as well as the updates thereto, will be provided in Asta Powerproject. Cost and/or resource loaded schedules are not included.
20. The schedule, as well as all updates thereto, shall be provided in Asta Powerproject. Cost and/or resource loaded schedules, as well as dollar value relations between the construction schedule and the schedule of values, are not included. Should KISD or HUCK wish to have monthly cash flow projections, BCGC can provide that information in a separate document with its monthly applications for payment.
21. Pricing is based on conducting construction operations during normal working hours; however, work may be performed outside of normal working hours to maintain the schedule. BCGC will advise KISD when work outside of normal working hours is to be performed.
22. We have allowed three (3) working days, from the date inspection is requested, for the AHJ to complete fire final inspections that are required for occupancy of the building. In the event the AHJ is unable to complete fire final inspections within this duration, for reasons beyond the control of BCGC, an equitable time extension shall be granted to the construction schedule duration.
23. Work outside the limits of construction is not included.
24. Phasing and site utilization indicated in the attached *Site Logistics/Utilization and Phasing Plan* dated May 6, 2025 is under development and is assumed acceptable to KISD. Changes to the phasing and site utilization may impact schedule and/or cost.
25. Temporary covered walks, sidewalks, parking areas, or any other temporary facilities for KISD related entities are not included.
26. Construction waste recycling requirements are not included.
27. Our pricing was prepared without the benefit of a geotechnical report and as such, certain assumptions were necessary. Adjustments to our pricing (additive and/or deductive), based on the information contained in the report, will be made after its receipt.
28. We anticipate obtaining power, water, telephone, and data utilities from the existing systems. Additionally, we have assumed that all utility consumption costs during construction, i.e., water, wastewater, and electricity, will be paid for directly by KISD and accordingly, have not included such costs in our pricing. We will pay for all utilities to our construction trailer/yard in accordance with the General Conditions.

DESIGN CONSULTANT ITEMS

29. Costs or fees associated with design consultants are not included.
30. Electronic drawing files, (CAD files, CAD backgrounds, electronic copies of the specifications, and BIM/Revit models) costs, and/or fees are not included. BCGC will provide the appropriate release(s) and/or electronic document transfer agreement(s) for the use of these files.
31. We will install building components and exterior improvements as shown in the Issue For Bid Documents, which include, but are not limited to, components and improvements with accessibility requirements. We and/or our agents do not accept liability for interpreting the design guidelines established by the Americans with Disabilities Act (ADA) and/or the Texas Accessibility Standards (TAS). Furthermore, we and/or our agents do not accept liability for complying with the opinions of the State Accessibility Inspector. We will make our best effort to point out any ADA and/or TAS issues that we become aware of.
32. We assume that every specification either referenced by manufacturer or performance has been written so that more than one manufacturer for each specification will be able to meet



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the design intent of the Project, and that details shown in the Contract Documents will not preclude any manufacturer specified from participating in the proposal process. We have not included any provisions for sole source/proprietary specifications.

33. Unless specifically noted otherwise, all color and/or texture/finish selections shall be from manufacturer's standard color/texture/finish choices.
34. Administrative costs, as well as any requirements and/or costs for LEED and/or Green Building certification are not included.
35. HUCK to incorporate all Addenda and all accepted Alternates and Cost – Value Options into the Contract Documents.
36. Schedule based on 14 calendar days for submittal reviews and 7 calendar days for RFI reviews. If there is a conflict in review and response time, the more stringent shall take precedence.
37. Lines and grades shall be established and maintained based upon benchmarks and survey control points caused to be set at the Project site by HUCK and/or KISD.
38. Regarding delegated design, BCGC is a builder, not a designer, and will only provide design related services where such delegated services are a requirement of the Contract Documents. Where such services are required, we will endeavor to ensure that the products and/or systems to be provided under delegated design comply with the specific performance and design criteria specified; however, the verification that such delegated design products and/or systems comply with the specified design criteria and applicable Codes shall be by the Architect and/or Engineer of Record. Furthermore, BCGC's liability for the products and/or systems it provides under delegated design shall not exceed the value of said products and/or systems.
39. Permanent MEP equipment and systems will be utilized for temporary construction and acclimation of the building environment for the installation of finishes. The appropriate temporary filters and protective measures will be provided. Cleaning of the interior of HVAC ductwork, unless compromised during construction, is not included in our pricing.

INSURANCE ITEMS

40. Payroll taxes and insurance for labor performed by BCGC are included at a rate of 40% for hourly employees and 40% for salaried employees.
41. General Liability insurance is included at a rate of 0.58% of the entire Contract amount.
42. KISD acceptance of our GMP constitutes its approval and acceptance of the payroll taxes and insurance rates, together with the rate for General Liability insurance, identified above.
43. Owner's and Contractor's Protective insurance is not included in our GMP.
44. Our pricing includes the cost for Builder's Risk insurance, but it does not include any deductibles associated therewith. In the event of an insured loss, or multiple insured losses, the cost(s) for the deductible(s) associated with each insured loss shall be paid for by KISD.
45. We assume the owner will provide and maintain insurance for the existing building and structure. We have included insurance that covers the construction scope only.
46. BCGC has policy to protect projects against subcontractor default risk. In preparation of the GMP, we have included either Subcontractor Default Insurance on the estimated value of enrolled subcontractors (1.244%) or Performance and Payment Bonds (2.00% or subcontractor actual rates) into the COW.

**KILLEEN ISD NEW ADMINISTRATION BUILDING
RENOVATION****GMP REVISION 1, 5/29/2025****Division 02 – Existing Conditions**

1. Our pricing does not include any accommodations and/or costs for the survey of or remediation of any unforeseen, concealed, or hazardous materials and/or conditions not explicitly identified in the documents; including, but not limited to, asbestos and other hazardous materials; contaminated soils; unknown underground features; location of existing utilities; sample wells or well monitoring; archaeological or antiquities studies; karst features; endangered species, etc.
2. The preparation of existing walls for the receipt of new paint is limited to the scraping of loose paint. The full removal of existing paint from walls is not included.
3. Remediation of any existing moisture and/or mold is not included except in areas indicated within the documents.
4. Salvage of existing equipment and materials is not included unless identified in the contract documents.
5. Demolition of existing underground plumbing is not included. This will be cut, capped and abandoned in place.
6. Demolition of existing underground electrical conduit is not included. This will be cut, capped and abandoned in place with wire removed.
7. Unforeseen (concealed) conditions are specifically excluded.

Division 03 – Concrete

1. Curing of concrete will be done in a two-coat application of an approved liquid curing compound in accordance with ACI 308. Wet curing of concrete is not included.
2. Special concrete mixes, which may include special aggregates, special admixtures, hot and cold weather admixtures, white cement and/or integral coloring, are not included.
3. As-cast Class A concrete finishes are not included. We have included rubbing of as-cast concrete surfaces where smooth and uniform finishes are required and exposed to public view.
4. Interior Mechanical Pads and Curbs are not included.
5. Mortar Bed at Foundation in Kitchen is not included. A4.13 shows mortar bed at kitchen areas. Structural demo and foundation plans indicate pre-sloped floor w/ no depression.

Division 04 – Masonry

1. Masonry dowels assumed to be drilled into the slab.
2. Water repellant coatings are not included.
3. Grout fill at any hollow metal frames is not included.
4. Salvage of existing masonry for masonry restoration is included from clerestory above the roof.
5. We have included two lines of joint sealant at all exterior openings. One at the interior and one at the exterior.
6. Cast stone masonry is not included (including demo of existing).
7. We have included brick replacement areas and limestone panels per the exterior elevations' call out areas only. All other areas are to be cleaned in lieu of replacing.

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8. BRK1 is included as Bowerston Shell Company.
9. Chemical washdown of brick is included at the five entrances only.

Division 05 – Metals

1. AISC Certification for the fabricator and/or erector is not included.
2. Structural assessment of the building is not included.
3. Architecturally exposed structural steel is not included.
4. Special coatings, treatments, or finishes for steel members are not included.

Division 06 – Woods and Plastics

1. AWI membership, as well as AWI fabrication and/or installation certification, is not included.
2. FSC certifications/ratings are not included.
3. In-wall blocking is included for CFCI items and OFCI items as indicated.
4. All finishes at the Bistro area (issued in ADD03) are not included by separate trade contractors, and are assumed to be a premanufactured piece by the Kitchen Equip sub.
5. We have included LWS02 as unfinished panels that are treated with Flame-Top II Lacquer.
6. FWTP01 is not included - shown on G5.01 - not indicated in drawings.
7. Solid surface windowsills are not included – none indicated.
8. Built-In Planters are not included at main entrance.

Division 07 – Thermal and Moisture Protection

1. Spray fireproofing and fireproof treatment are included at new structural members only. Spray fireproofing and fireproof treatment/remediation is included as an allowance at existing concealed conditions.
2. Intumescent Fireproofing is not included.
3. Third-party air infiltration and/or water penetration testing not included. Such testing, if performed, shall be by KISD.
4. Air Barrier Association of America (ABAA) Quality Assurance Program is not included.
5. Any costs associated with the standing seam metal roof are not included.

Division 08 – Openings

1. Fire-rated glass is not included.
2. 23 mil. Safety and security film is included at Lobby 002 frames A002A, A002B, A004A, and A004B only. We have included film at these specific locations only as directed by KISD.
3. Third-party air infiltration and/or water penetration testing not included. Such testing, if performed, shall be by KISD.
4. We have included "wet" glazing of existing exterior framed openings per the contract documents. Additional modifications or work to these existing framed openings are excluded, and we cannot ensure that field testing of these framed openings will yield

**KILLEEN ISD NEW ADMINISTRATION BUILDING
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successful results. We have assumed that all door openings have been coordinated with equipment and FF&E plans and therefore sized appropriately.

5. New skylights will use existing curb supports at the perimeter. Skylights re-designed for 20 PSF live load, 25 PSF (ASD) wind load and L/60 deflection.
6. We have included all 'AL' frames that have note #3 regarding STC ratings as Frameworks Frames. The wood doors in these frames are included as VT wood doors with lite kits and will have a rating of STC45 (the highest rating possible within this type of opening). There is no achievable STC Assembly rating at these openings or systems.

Division 09 – Finishes

1. Level 5 finishes are not included.
2. Vinyl wall coverings are included at the conference room only. Any additional wall graphics or wall coverings are not included.
3. Interior branding signage is included as alternate #5.
4. Color coded painting of MEP systems are not included.
5. Minor floor preparation is included. It is recommended that an allowance be carried and tracked for any major floor prep.
6. We have included LVT at the egress stair treads, not PT03 as shown on the finish plans.
7. Walk-off carpet tile is not included.
8. Mortar bed or thickset for tile is not included.

Division 10 – Specialties

1. Existing Monument signs are assumed to be reused. We have included costs for letters and lighting only.
2. Third-party testing/certification and/or NRC rating and certifications for folding partitions and/or special interior wall and door assemblies are not included.
3. All toilet partitions and accessories are included as new.
4. Replacement of existing flagpoles and bases are not included.
5. At the operable partitions PL04 (plastic laminate) Formica, Decometal, M6486 Plex Bronzetoned is not included due to thickness of material. Markable writing surfaces are included.
6. Filing System refurbishing M10 on AD1.0 is included. New system is not included.

Division 11 – Equipment

1. Refurbishment of existing Kitchen Equipment is not included.
2. Modular stairs at loading dock are included as shown in the contract documents. As shown, these will not meet code and redesign will be required.
3. Residential appliances are not included.

Division 12 – Furnishings

1. Furnishings, fixtures, or equipment, or allowances for such are not included.

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1. No Clarifications.

Division 14 – Conveying Equipment

1. The elevator hoist way(s), pit(s), and machine room(s) must be designed in accordance with all applicable building and elevator codes. These requirements include, but are not limited to, fire protection, access, ventilation, illumination, beveled ledges, and counterweight guarding (if applicable). We assume HUCK has designed to these standards as these hoists, pits, and machine rooms will be built per the Contract Documents.
2. Modernization of the elevators is per TKE's recommendation and the assumption that HUCK has included these in the contract documents. Per exhibit 1 attached.
3. Reworking of the existing elevator pit, hoistway, and elevator machine rooms is not included.

Division 21 – Fire Suppression

1. Wet-pipe fire sprinkler system is included for the building.
2. Dry-pipe fire sprinkler system is not included. We have included sidewall heads at the canopies.
3. Specialty fire suppression such as VESDA, chemical, pre-action, or glycol is not included.
4. Fire pump and Automatic Transfer Switch are not included. Existing Automatic Transfer Switch is to remain and be reused.
5. Standpipe system is not included. Existing standpipe system to be reused.
6. Heat trace of fire sprinkler piping with the building spaces are not included.
7. Heat tracing and insulation at canopies and the underfloor area is not included.
8. Painting of concealed pipe or pipe exposed in mechanical rooms is not included.
9. Hanger material and installation included per NFPA 13.

Division 22 – Plumbing

1. Natural gas service extension to the site is not included.
2. Heat trace, expansion loops, and/or seismic bracing is not included.
3. Typical plumbing fixtures with manual flush valves and manual faucets are included.
4. All existing plumbing fixtures are assumed to be replaced.
5. We have not included cost for any remediation of existing plumbing, carriers and piping shown to remain.

Division 23 – Heating, Ventilating, and Air Conditioning

1. Permanent MEP equipment and systems will be utilized for temporary construction and acclimation of the building environment for the installation of finishes. The appropriate temporary filters and protective measures will be provided.
2. Ductwork will be protected during construction. The cleaning of new ductwork systems, as well as the cleaning of existing mechanical equipment and ductwork is not included.
3. Heat trace, expansion loops, and/or seismic bracing is not included.

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4. Sound analysis testing is not included.
5. Condensate collection/recycling system is not included.
6. We have included make safe/demolition and haul off for two cooling towers. Salvage of existing cooling towers is not included.

Division 26 – Electrical

1. Primary electrical design and/or service is not included.
2. Conductors and transformers are assumed to remain in place and be reused.
3. Complete "hard piped" conduit for all specialty and life safety systems is not included.
4. Electrical fixture and device quantities are based on the Electrical drawings.
5. Infrared scan on all panels is not included.
6. Lightning protection system and associated testing of existing is not included.
7. Rerouting of underground electrical is not included.
8. We have included removing the existing lightning protection system all together and not replacing it with a new system.
9. Per the Electrical Site Plan, E1.00 - we have not included the replacement of the existing light poles.
10. Our pricing includes utilization of existing power in place for existing site lighting. We have not included costs for existing fixtures that need new wiring pulled for any reason including new power requirements, damaged existing lines, etc. We have included replacement of the lens and fixture.

Division 27 – Communications

1. Telephone and internet services are the responsibility of KISD.
2. Servers, switches, modems and/or other hardware are not included.
3. Structured cabling for tele/data systems is not included.
4. CAT6a is included for WAPS only. Standard CAT6 will be used at all other locations.
5. No tele/data software is included of any kind.
6. Distributed Antenna System and infrastructure is included as an allowance.
7. Intercom/clock systems are not included.
8. KISD to provide the required network IP addresses for the control panels, cameras, and digital video recorder.
9. Network switches and POE switches shall be provided by KISD.
10. Paging and public address systems are not included.

Division 28 – Electronic Safety and Security

1. IP surveillance camera system is not included.

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2. Intrusion detection system is not included.
3. Complete "hard piped" conduit for all specialty and life safety systems is not included.
4. Lightning protection or ground counterpoise is not included.
5. 280511 Cyber security system network requirements are not included.

Division 31 – Earthwork

1. Termite control is not included.
2. Subgrades at sidewalks, flatwork, and paving will be prepared per Contract Documents, which may experience potential vertical movement per design. Additional provisions to reduce the potential vertical movement are not shown nor included.
3. Seal coat at existing parking lot is included as an allowance. It is recommended that milling of the existing asphalt or select remediation be included based on current condition of the parking lot.
4. There is conflict in striping plans between sheets C3 and C5. Prior to striping, these will need to be coordinated, and the design finalized prior to starting work.
5. Fire Lane Striping, directional arrows, and crosswalks are not included. None shown.
6. We have include 2.5" HMA on 10" TxDOT Type A Grade 1-2 base at asphalt parking area shown as Plan View C on C5.

Division 32 – Exterior Improvements

1. Traffic signal work or any improvements to adjacent city streets are not included.
2. Automated crosswalks across city streets are not included.
3. Patching, repairing and/or re-paving public and/or private streets is not included.
4. No water quality or detention structures/ponds are included.
5. Salvage of existing fencing and gates is not included.
6. Replacement of existing sprinkler system is not included.
7. Costs associated with repairs of existing sprinkler system, including damage from removal of trees is not included.
8. Removal of trees is included based on Exhibit 2 attached. This cost is carried as an allowance and the final tree plan will be issued in a post Bid Addenda.

Division 33 – Utilities

1. Repair and/or replacement of any damage to existing utilities and/or communication systems is not included. We will perform due diligence in locating and exercise due care when excavating for such systems. This includes removal of existing trees.
2. Establishment of easements for new and/or re-routed utilities is not included.
3. We have not included any costs associated with rework of existing utilities to the building. Including but not limited to domestic water, sanitary sewer, storm drainage, etc.
4. We have included an allowance for site adjustments at exterior perimeter foundation for roof drainage. This does not include modifications to storm drainage in the parking lot. **END**

Exhibit 1

Modernization Proposal



KISD Administration Bldg #1-2

April 14, 2025

Purchaser: Ntll-Omnia
Address: PO Box 967
Killeen, TX 76540-0967

Location: KISD Administration Bldg
Address: 777 N Twin Creek Dr
Killeen, TX 76543-4236

TK Elevator Corporation (hereinafter "TK" or "TK Elevator") is dedicated to delivering Ntll-Omnia (hereinafter "Purchaser") the safest, highest quality vertical transportation solutions. I am pleased to present this customized Proposal (the "Proposal") to modernize the elevator equipment described in the pages that follow at the above-referenced location. Until Purchaser provides an applicable and properly completed tax exemption certificate, Purchaser will be billed not only the price set forth in this Proposal but also all applicable sales tax.

Our modernization package is engineered specifically for your elevator system and will include the elevator mechanical and electrical components being replaced, refurbished or retained.

Benefits of Modernization include:

- Increased durability and reliability
- Improved fire and life safety features
- Decreased waiting times
- Reduced energy consumption
- Reduced operational cost
- Reduced troubleshooting time

This Proposal shall remain in effect for the next thirty (30) days unless it is revoked earlier by TK Elevator in writing. The price above is subject to escalation - even after Purchaser's acceptance of this Proposal - under certain circumstances including TK Elevator being subjected to increased charges by its suppliers for any of the applicable materials and/or components due to supply chain issues; the imposition of new or increased taxes, tariffs, or other charges imposed by applicable governmental authorities; TK Elevator being subjected to increased charges from its shippers and/or freight forwarders; any material called for in this Proposal being released into production more than 6 months following the written acceptance of this Proposal; or any work described in this Proposal is not completed by December 31, 2026.

In the event you have any questions regarding the content of this Proposal, please do not hesitate to contact me. We appreciate your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Trahan'.

Michael Trahan
Modernization Sales Executive
michael.trahan@tkelevator.com
+1 504 2147883

Modernization Proposal



SCOPE OF WORK

Grouping Name: 1 Front

Equipment Type: Hydraulic

Speed: 100 fpm

2 Stops (2 Front /0 Rear)

Capacity: 2100 lbs.

Units Included

Building Address	Nickname	TKE Serial #
KISD Admin Building	Front Lobby	US93704

Description of Work

Controller

- Tenant Security 3-1 (Card Reader)
- Controller Machine Room Box
- TAC 32 Controller (Includes Options listed below)
 - 24 VDC Signal Voltage
 - Auto Light and Fan Feature
 - Car Independent Service
 - Car Traveling Lantern Circuitry
 - Door Bypass Operation
 - Electronic Door Detector Interface
 - Hoistway Access and Enable
 - THY Board
- Solid State Starters (6 or 12 leads) 460 / 575 VAC
- Battery Lowering in Controller
- Viscosity Control (Required over 150 FPM)
- eMax Monitoring Device Provisions

Jack

- Packing
- Pipe Stands

Car

- Rebuild Car Guides
- Fan: Two Speed
- Car Top Exit Switch
- Cab Wiring Material (200MK1)

Hoistway

- Duct
- HN Boxes (per each 2 cars, grouped)
- Steel Tape with Mounting hardware, Selector and magnets (terminal limits included)
- TAC 32 Field Friendly Wiring Package Includes single traveling cable, hoistway wiring, interlock wiring,

Modernization Proposal



interlock connectors, and serial wiring.

Pit

- Refurbish Buffers
- Pit Stop Switch
- Pit Ladder 16" Wide

Cab

- Interior material; design tbd
- Car Door

Door Equipment

- Gibs
- Hoistway Hanger / Hanger Rollers
- Interlock / Pick up Assemblies for existing Dover Operators. Includes closers. Front
- Micro Light (Front)
- Front Door Operator (SSSS) Additional Lead Time
- LD-16 Plus Drive Only (FRONT)
 - includes Car Top Inspection station (w/ alarm signal)

Car Fixtures

- Main Car Station Includes Options Below
 - Swing Return (Mini-Swing (Column type) for New/Existing Dover/tkE Cabs)
- Reuse Back Box
- Vandal Resistant Floor Buttons
- Debranded Car Station (No Logo)
- Standard Braille Plates for Car Features
- Standard Key Switch Package
 - Fan
 - Light
 - Independent
 - Stop
 - Inspection/Hoistway Enable)
- Emergency Light mounted in COP
- 2004 and later Fire Service Phase II Features (includes instructions signage)
- Handicap Signal (Passing signal)
- Position Indicator (2" CE Segmented)
- ADA Phone System integral with COP (Rath)
- Speaker Pattern for Intercom System/ADA Phone
- Locked Service Cabinet
- Certificate Window
- Default Engravings
- GFI Outlet
- #4 Stainless Steel Finish (441)
- Emergency Light Test Button/Keyswitch
- TAC Serial Boards (Main)
- Car Riding Lantern (Standard) #4 S/S (441)

Modernization Proposal



Hall Fixtures

- Serial Boards for Hoistway Access
- Fire Service Phase I Key Switch
- Fire Service Phase I Engraved Instructions
- Hoistway Access Switch (in Hall Station)
- Hoistway Jamb Braille (Pair of Standard) (# of Floors)
- Car Identification Plate (Pair)
- Terminal Hall Stations (Surface Mounted) with
 - Appendix O (Polycarbonate insert flame)
 - Fusion (#4 S/S (304))
- 2009 & 2010 Elevator Communications Failure add
- Serial Boards for Front Risers
- TAC Serial Boards, Base Charge
- Terminal Hall Stations (Surface Mounted) with
 - Appendix O (Polycarbonate insert flame)
 - Fusion (#4 S/S (304))

The following items will be completed by third party labor or suppliers through the coordination of TK :

Other - Relcad Hoist Doors

Grouping Name: 2 Rear

Equipment Type: Hydraulic	Speed: 100 fpm
2 Stops (2 Front /0 Rear)	Capacity: 2100 lbs.

Units Included

Building Address	Nickname	TKE Serial #
KISD Admin Building	2 Rear	US93705

Description of Work

Controller

- Tenant Security 3-1 (Card Reader)
- TAC 32 Controller (Includes Options listed below)
 - 24 VDC Signal Voltage
 - Auto Light and Fan Feature
 - Car Independent Service
 - Car Traveling Lantern Circuitry
 - Door Bypass Operation
 - Electronic Door Detector Interface
 - Hoistway Access and Enable
 - THY Board
- Solid State Starters (6 or 12 leads) 460 / 575 VAC

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- Battery Lowering in Controller
- Viscosity Control (Required over 150 FPM)
- eMax Monitoring Device Provisions

Power Unit

- 5 gallon drum of Biodegradable oil (Citgo NZ)
- 55 gallon drum of Biodegradable oil (Citgo NZ)
- EP-60 Power Unit (Submersible)
- 2" Shutoff Valve Kit (Pump)
- Viscosity Control (Required over 150 FPM)

Jack

- Packing
- Pipe Stands

Car

- Car Guides
- Car Top Railing
- 21" Toe guard
- Fan: Two Speed
- Car Top Exit Switch
- Cab Wiring Material (200MK1)

Hoistway

- Duct
- HN Boxes (per each 2 cars, grouped)
- Additional Hoistway Wiring for TAC 32 with Remote Machine Room
- Steel Tape with Mounting hardware, Selector and magnets (terminal limits included)
- TAC 32 Field Friendly Wiring Package Includes single traveling cable, hoistway wiring, interlock wiring, interlock connectors, and serial wiring.

Pit

- Pit Stop Switch
- Pit Ladder 12" Wide

Cab

- Interior material; design tbd
- Car Door (2SSS, #4 S/S (441))

Door Equipment

- Restrictor - Anti Egress
- Gibs
- Hoistway Hanger / Hanger Rollers
- Interlocks
- Micro Light (Front)
- LD-16 Plus Door Operator with Complete carside equipment (FRONT)
 - includes Adapter kit (Tracks & Hangars), Clutch (w/ Car Door Lock latch & contact), & Car Top Inspection

Modernization Proposal



- station (w/ alarm signal and Flooded Pit Jewel)
- Front Door Operator (2SSS) Additional Lead Time

Car Fixtures

- Main Car Station Includes Options Below
 - • Applied Panel
- Vandal Resistant Floor Buttons
- Panel Screws
- Debranded Car Station (No Logo)
- Standard Braille Plates for Car Features
- Standard Key Switch Package
 - Fan
 - Light
 - Independent
 - Stop
 - Inspection/Hoistway Enable)
- Emergency Light mounted in COP
- 2004 and later Fire Service Phase II Features (includes instructions signage)
- Handicap Signal (Passing signal)
- Position Indicator (2" CE Segmented)
- ADA Phone System integral with COP (Rath)
- Speaker Pattern for Intercom System/ADA Phone
- Locked Service Cabinet
- Certificate Window
- Default Engravings
- GFI Outlet
- #4 Stainless Steel Finish (441)
- Emergency Light Test Button/Keyswitch
- TAC Serial Boards (Main)
- Car Riding Lantern (Standard) #4 S/S (441)

Hall Fixtures

- Serial Boards for Hoistway Access
- Serial Boards for Hall Lanterns/PI's
- Fire Service Phase I Key Switch
- Fire Service Phase I Engraved Instructions
- Hoistway Access Switch (in Hall Station)
- Fusion Hall Lanterns (Standard) White Up/Down LED's #4 S/S (304)
- Horizontal Fusion Combo (HL and Digital HPI) (Standard) White Up/Down LED's #4 S/S (304)
- Hoistway Jamb Braille (Pair of Standard) (# of Floors)
- Car Identification Plate (Pair)
- Terminal Hall Stations (Surface Mounted) with
 - Appendix O (Polycarbonate insert flame)
 - Fusion (#4 S/S (304))
- 2009 & 2010 Elevator Communications Failure add
- Serial Boards for Front Risers
- TAC Serial Boards, Base Charge

Modernization Proposal



- Terminal Hall Stations (Surface Mounted) with
 - Appendix O (Polycarbonate insert flame)
 - Fusion (#4 S/S (304))

The following items will be completed by third party labor or suppliers through the coordination of TK :

Other - Reclad hoist doors

1. Key Tasks and Approximate Lead Times

Key Tasks to be performed to be performed by Purchaser prior to equipment fabrication:

- a. Execution of this Proposal
- b. Payment for pre-production and engineering
- c. Approval of layout (if applicable)
- d. Execution of TK Elevator's Material Release Form

Approximate Durations/Lead Times

Contract execution (can run concurrently with layout drawing package preparation and approval)	Varies
Survey and Order of Materials (additional time required for cab, signal, entrance preparation and approval, if applicable)	4 - 6 Weeks
Fabrication time (from receipt of all approvals, fully executed contract, Material Release Form and initial progress payment)	10 Weeks
Modernization of elevator system (Per Unit): (Upon completion of all required preparatory work by others)	5 - 6 Weeks

The durations or lead times listed above are strictly approximations that can vary due to factors both within and outside of TK Elevator's control, are subject to change without notice to Purchaser and shall not be binding on TK Elevator.

2. Payment Terms

50% of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) will be due and payable as an initial progress payment within 30 days from TK Elevator's receipt of a fully executed copy of this Proposal. This initial progress payment will be applied to project management, permits, engineering and shop drawings, submittals, and drilling mobilizations (if required). The material will not be ordered until this payment is received, and the parties have both executed this Proposal and the Material Release Form.

25% of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) shall be due and payable when the material described above has been furnished. Material is considered furnished when it has been received at the jobsite or TK Elevator staging facility. Supporting documentation of materials stored shall be limited to stored materials certificates of insurance and bills of lading. Receipt of this payment is required prior to mobilization of labor.

Modernization Proposal



25% of the price set forth in this Proposal shall be made as progress payments throughout the life of the project. In the event TK Elevator fails to receive payment within thirty (30) days of the date of a corresponding invoice, TK Elevator reserves the right to demobilize until such a time that the payments have been brought up to date, and TK Elevator has the available manpower.

It is agreed that there will be no withholding of retainage from any billing and by the customer from any payment.

The payment terms breakdown above shall be considered the Schedule of Values for the project as written. Billing shall be submitted on or before the 25th day of the month according to the payment schedule above and accompanied by a form of G702-703 pay application/schedule of values and a conditional waiver, the format of which is hereby acknowledged and accepted.

The use of online Portals for the submission of billing shall follow the terms of the Proposal and Customer agrees to permit billing in accordance with the executed contract terms. Portal access and usage is to be provided free of additional charge to TK Elevator and any additional cost for such use is to be reimbursed to TK Elevator via a reimbursable change order immediately upon acceptance.

Purchaser agrees that TK Elevator shall have no obligation to complete any steps necessary to provide Purchaser with full use and operation of the installed equipment until such time as TK Elevator has been paid 100% both of the price reflected in this Proposal and for any other work performed by TK Elevator or its subcontractors in furtherance of this Proposal. Purchaser agrees to waive any and all claims to the turnover and/or use of that equipment until such time as those amounts are paid in full.

Any work that Purchaser may require prior to turnover of the equipment that is outside of the scope described in this Proposal - other than Temporary Use as described below - will be performed only after the full execution of a mutually agreeable change order and only at the following rates:

Mechanic (Standard) per hour	\$299.00
Mechanic (OT) per hour	\$525.00
Team (Standard) per hour	\$538.00
Team (OT) per hour	\$945.00

Rates are not inclusive of any per diem, mileage or other expenses which may be dependent on jobsite location.

Modernization Proposal



3. Warranty

TK Elevator warrants any equipment it installs as described in this Proposal against defects in material and workmanship for a period of one (1) year from the date of Purchaser's execution of TK Elevator's "Final Acceptance Form" on the express conditions that all payments made under this Proposal and any mutually agreed-to change orders have been made in full and that such equipment is currently being serviced by TK Elevator. In the event that TK Elevator's work is delayed for a period greater than six (6) months, the warranty shall be reduced by the amount of the delay. This warranty is in lieu of any other warranty or liability for defects. TK Elevator makes no warranty of merchantability and no warranties which extend beyond the description in this Proposal, nor are there any other warranties, expressed or implied, by operation of law or otherwise. Like any piece of fine machinery, the equipment described in this Proposal should be periodically inspected, lubricated, and adjusted by competent personnel. This warranty is not intended to supplant normal maintenance service and shall not be construed to mean that TK Elevator will provide free service for periodic examination, lubrication, or adjustment, nor will TK Elevator correct, without a charge, breakage, maladjustments, or other trouble arising from normal wear and tear or abuse, misuse, improper or inadequate maintenance, or any other causes other than defective material or workmanship. In order to make a warranty claim, Purchaser must give TK Elevator prompt written notice at the address listed on the cover page of this Proposal and provided all payments due under the terms of this Proposal and any mutually agreed to written change orders have been made in full, TK Elevator shall, at its own expense, correct any proven defect by repair or replacement. TK Elevator will not, under any circumstances, reimburse Purchaser for cost of work done by others, nor shall TK Elevator be responsible for the performance of any equipment that has been the subject of service, repair, replacement, revisions or alterations by others. If there is more than one (1) unit which is the subject of work described in this Proposal, this section shall apply separately to each unit as accepted.

4. Preventative Maintenance Program

This Proposal does not include any maintenance, service, repair or replacement of the equipment or any other work not expressly described herein. TK Elevator may submit a separate proposal to Purchaser covering the maintenance and repair of this equipment to be supplied to Purchaser at an additional cost. In the event the Purchaser and TK Elevator have a new or existing maintenance Agreement in effect at the time of the acceptance of this proposal and/or during the scope of this work, the terms of the Agreement shall remain in full force and effect throughout the performance of this scope of work and continue throughout the duration of the stated term in that Agreement.

5. Work Not Included

There are certain items that are not included in this Proposal, many of which must be completed by Purchaser prior to and as a condition precedent to TK Elevator's performance of its work as described in this Proposal. In order to ensure a successful completion of this project, it shall be solely Purchaser's responsibility to coordinate its own completion of those items with TK Elevator. The following is a list of those items that are not included in this Proposal:

A. Hoistways and Equipment Rooms

1. Purchaser shall provide the following:
 - a. A dry legal hoistway, properly framed and enclosed, and including a pit of proper depth and overhead. This is to include steel safety beam, inspection or access platforms, access doors, sump pump, lights, waterproofing and venting as required; dewatering of pit(s) and required permanent screening/

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- b. A dry legal machine/control room, with clear rollable access adequate for the elevator equipment, including floors, trap doors, properly sized legal machine room doors, gratings, machine room or roof access platforms, roof/loading protection, ladders, railings, foundations, all hoist beams, lighting, ventilation sized per the TK Elevator shop drawings and/or code requirements. Purchaser must maintain machine/control room (or machine/control space within the shaft for MRL equipment) temperature between 55 and 90 degrees Fahrenheit, with relative humidity less than 95% non-condensing at all times.
- c. Adequate bracing of entrance frames to prevent distortion during wall construction.
- d. All grouting, fire caulking, cutting, x-ray and removal of walls and floors, patching, coring, setting of sleeves/knockouts, penetrations and painting (except as specified) and removal of obstructions required for elevator work; along with all proper trenching and backfilling for any underground piping and/or conduit.
- e. All labor and materials necessary to support the full width of the hoistway at each landing for anchoring or welding TK Elevator sill supports, steel angles, sill recesses;
- f. The furnishing, installing and maintaining of the required fire rating of elevator hoistway walls, including the penetration of firewall by elevator fixture boxes;
- g. Ensuring that the elevator hoistways and pits are dewatered, cleaned and properly waterproofed;

B. Electrical and Life Safety:

1. Purchaser shall provide a dedicated, analog telephone or data line to the elevator telephone or communication device; one additional data line per group of elevators for diagnostic capability wired to designated controller;
2. Purchaser shall provide the following:
 - a. suitable connections from the power main to each controller and signal equipment feeders as required, including necessary circuit breakers and fused mainline disconnect switches per N.E.C. prior to installation. Suitable power supply capable of operating the new elevator equipment under all conditions;
 - b. piping and wiring to controller for mainline power, car lighting, and any other building systems that interface with the elevator controls per N.E.C. Articles 620-22 and 620-51;
 - c. any required hoistway / wellway, machine room, pit lighting and/or 110v service outlets;
 - d. conduit and wiring for remote panels to the elevator machine room(s) and between panels. Remote panels required by local jurisdictions are not included in this proposal;
 - e. a bonded ground wire, properly sized, from the elevator controller(s) to the primary building ground; and all remote wiring to the outside alarm bell as requested by all applicable code provisions;
 - f. installed sprinklers, smoke/heat detectors on each floor, machine room and hoistways / wellways, shunt trip devices (not self-resetting) and access panels as may be required as well as normally open dry contacts for smoke/heat sensors, which shall be terminated by Purchaser at a properly marked terminal in the elevator controller;
 - g. a means to automatically disconnect the main line and the emergency power supply to the elevator prior to the application of water in the elevator machine room that shall not be self-resetting;
 - h. emergency power supply including automatic time delay transfer switch and auxiliary contacts with wiring to the designated elevator controller and along with electrical cross connections between elevator machine rooms for emergency power purposes;
 - i. the following emergency power provisions are not included: interface in controller, pre-testing and testing, emergency power keyswitches;
 - j. emergency power operation is included as part of the design of the elevator control system and based on each car in the group only, to properly sequence, one at a time to the programmed landing, and park. The design requires that the generator, transfer switch, and related circuitry are sufficient to run this function or any other function for any building other system that is associated with this project. In the event that the generator,

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transfer switch, and related circuitry are not sufficient, TK Elevator will provide Purchaser with a written change order for Purchaser's execution.

k. a dry set of contacts which close 20 seconds prior to the transfer from normal power to emergency power or from emergency power to normal power whether in test mode or normal operating conditions in the event that an emergency power supply will be provided for the elevator;

l. confirmation that the emergency standby power generator and/or building can accept the power generated to and from the elevator during both Hi-Speed and Deceleration. In cases where the generator and/or building load is not electrically sized to handle the power return from the regen drive, additional separate chopper and resistor units are available for purchase but not included in this proposal. The additional chopper and resistor units allow regenerated power to be dissipated in the resistor bank and not sent back into the building grid.

C. Miscellaneous:

1. Purchaser shall provide all work relating to the finished cab flooring including, but not limited to, the provision of materials and its installation to comply with all applicable codes;
2. Hydraulic jack replacement:
 - a. the excavation of the elevator cylinder well hole in the event drilling is necessary through soil that is not free from rock, sand, water, building construction members and obstructions. Should obstructions be encountered, TK Elevator will proceed only after written authorization has been received from the Purchaser. The contract price shall be increased by the amount of additional labor at TK Elevator's standard labor rates as per the local office along with any additional expenses and materials required;
 - b. adequate ingress and egress, including ramping, for rail-mounted or truck-mounted drill rig;
 - c. Purchaser is responsible for pumping truck contractor to remove and dispose of spoils from the site. In the event that unforeseen and unfavorable below ground conditions are encountered, including but not limited to concrete around the cylinder, construction debris, adverse water and/or soil conditions, erosion, cavitations, oil contamination, or circumstances necessitating increased hole depth, etc., which require the employment of specialized contractors, TK Elevator shall immediately advise the Purchaser and costs will be extra to the contract;
 - d. in ground protection systems other than TK Elevator's standard HDPE or PVC protection system with bottomless corrugated steel casing;
 - e. any required trenching and backfilling for underground piping or casings, and conduit as well as any compaction, grouting, and waterproofing of block-out;
 - f. engineering, provision and installation of methane barriers or coordination/access;
 - g. access to 2" pressurized water supply within 100'-0" of the jack hole location;
 - h. a safe, accessible storage area for placement of D.O.T. 55 gallon containers for the purpose of spoils containment; obtaining of local environmental or disposal permits
 - i. any spoils or water testing;

6. Working Hours, Logistics and Mobilization

a. All work described in this Proposal shall be performed during TK Elevator's regular working days – defined as Monday thru Friday and excluding IUEC recognized holidays – and regular working hours – defined as those hours regularly worked by TK Elevator modernization mechanics at the TK Elevator branch office that will provide labor associated with the performance of the work described in this Proposal - unless otherwise specified and agreed to in writing by both TK Elevator and Purchaser (hereinafter TK Elevator's regular working days and regular working hours shall be collectively defined as "normal working hours"). TK Elevator shall be provided with uninterrupted access to the elevator hoistway and machine room areas to perform work during normal working hours.

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- b. Purchaser shall provide on-site parking to all TK Elevator personnel at no additional cost to TK Elevator.
- c. Purchaser shall provide traffic control, lane closures, permits and flagmen to allow suitable access/unload of tractor trailer(s).
- d. Purchaser agrees to provide unobstructed tractor-trailer access and roll-able access from the unloading area to the elevator or escalator hoistways or wellways (as applicable).
- e. Purchaser will be required to sign off on the Material Release Form, which will indicate the requested delivery date of equipment to the site. If Purchaser is not ready to accept delivery of the equipment within ten (10) business days of the agreed upon date, Purchaser will immediately make payments due for equipment and designate an area adjacent to the elevator shaft where Purchaser will accept delivery. If Purchaser fails to provide this location or a mutually agreeable alternative, TK Elevator is authorized to warehouse the equipment at the TK Elevator warehouse or designated distribution facility at Purchaser's risk and expense. Purchaser shall reimburse TK Elevator for all costs due to extra handling and warehousing. Storage beyond ten (10) business days will be assessed at a rate of \$100.00 per calendar day for each unit listed in this Proposal, which covers storage and insurance of the elevator equipment and is payable prior to delivery.
- f. Purchaser agrees to provide a dry and secure area adjacent to the hoistway(s) at the ground level for storage of the elevator equipment and tools within ten (10) business days from receipt at the local TK Elevator warehouse. Any warranties provided by TK Elevator for vertical transportation equipment will become null and void if equipment is stored in any manner other than a dry, enclosed building structure. Any relocation of the equipment as directed by Purchaser after initial delivery will be at Purchaser's expense.
- g. TK Elevator includes one mobilization to the jobsite. A mobilization fee of \$5,000.00 per crew per occurrence will be charged for pulling off the job or for any delays caused by others once material has been delivered and TK Elevator's work has commenced.
- h. Access for this project shall be free and clear of any obstructions. A forklift for unloading and staging material shall also be provided by Purchaser at no additional cost.
- i. Purchaser shall provide an on-site dumpster. TK Elevator will be responsible for cleanup of elevator/ escalator packaging material; however, composite cleanup participation is not included in this Proposal.
- j. The hiring of a disposal company which MUST be discussed prior to any material being ordered or work being scheduled. TK Elevator will provide environmental services ONLY if this is specifically included under the "Scope of Work" section above. TK Elevator assumes no responsibility and/or liability in any way whatsoever for spoils or other contamination that may be present as a result of the cylinder breach and/or other conditions present on the work site.
- k. One or more of the units described in this Proposal will be out of service and unavailable to move passengers and/or property during entire duration of the performance of the work described in this Proposal until re-certified by the applicable authority(ies) having jurisdiction and in good standing with payment schedules.
- l. If site specific rules and regulations classify the elevator pit as confined space, elevator pits will need to reclassify a permit-required space to a non-permit required space prior to mobilization.

7. Temporary Use, Inspection and Turnover

- a. Unless required by specification, TK Elevator will not provide for "temporary use" of the elevator(s) described in this Proposal prior to completion and acceptance of the complete installation. Temporary use shall be agreed to via a change order to this Proposal which shall require Purchaser's execution of TK Elevator's standard Temporary Use Agreement. Cost for temporary use of an elevator shall be \$200.00 per calendar day per hydraulic elevator and \$250.00 per calendar day for each traction elevator for rental use only, excluding personnel to operate. All labor and parts, including callbacks required during the temporary use period will be billed at TK Elevator's standard local billing rates. In the event that an elevator must be provided for temporary use, TK Elevator will require 30 days to perform final adjustments and re-inspection after the elevator has been

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returned to TK Elevator with all protection, intercoms and temporary signage removed. This duration does not include any provisions for finish work or for repairs of same, which shall be addressed on a project-by-project basis. Cost for preparation of controls for temporary use, refurbishment due to normal wear and tear, readjustment and re-inspection is \$5,000.00 per elevator up to 10 floors. For projects above 10 stops, an additional cost of \$1,500.00 / 10 floors shall apply. These costs are based on work performed during normal working hours. Temporary use excludes vandalism or misuse. Any required signage, communication devices, elevator operators, and protection are not included while temporary use is being provided. All overtime premiums for repairs during the temporary use period will be billed at TK Elevator's local service billing rates.

b. The Proposal price set forth above includes one (1) inspection per unit by the applicable authority having jurisdiction if required by the government of the locality where the equipment is located. In the event the equipment fails that inspection due to no fault of TK Elevator, TK Elevator will charge Purchaser for both the cost of each re-inspection which shall be \$1,500.00 and a remobilization fee which shall be \$5,000.00 via change order prior to scheduling a re-inspection.

c. Upon notice from TK Elevator that the installation and/or modernization of the equipment is complete, Purchaser will arrange to have present at the jobsite a person authorized to make the final inspection and to execute TK Elevator's "Final Acceptance Form." The date and time that such person will be present at the site shall be mutually agreed upon but shall not be more than ten (10) business days after the date of TK Elevator's notice of completion to Purchaser unless both TK Elevator and Purchaser agree to an extension of that ten (10) day period in writing. Such final inspection and execution of TK Elevator's "Final Acceptance Form" shall not be unreasonably delayed or withheld.

d. Should the Purchaser or the local authority having jurisdiction require TK Elevator's presence at the inspection of equipment installed by others in conjunction with the work described in this Proposal, Purchaser agrees to compensate TK Elevator for its time at TK Elevator's current billing rate as posted at its local office.

e. At the conclusion of its work, TK Elevator will remove all equipment and unused or removed materials from the project site and leave its work area in a condition that, in TK Elevator's sole opinion, is neat and clean.

f. Purchaser agrees to accept a live demonstration of equipment's owner-controlled features in lieu of any maintenance training required in the bid specifications.

g. Purchaser agrees to accept TK Elevator's standard owner's manual in lieu of any maintenance, or any other, manual(s) required in the bid specifications.

8. MAX

MAX is a cloud based Internet of Things (IoT) platform that we, at our election, may connect to your elevators and escalators by means of installation of a remote-monitoring device or modem (each a "device"). MAX will analyze the unique signal output of your equipment 24/7 and when existing or potential outages are identified, MAX will automatically communicate with our dispatch centers. When appropriate, the dispatch center will alert our technicians during normal working hours. These MAX alerts provide the technician with precise diagnostics detail, which greatly enhances our ability to fix your equipment right the first time, MAXimizing the equipment uptime.

a. Purchaser authorizes TK Elevator and its employees to access purchaser's premises to install, maintain and/or repair the devices and, upon termination of the service agreement, to remove the same from the premises if we elect to remove.

b. TK Elevator is and shall remain the sole owner of the devices and the data communicated to us by the devices. The devices shall not become fixtures and are intended to reside where they are installed. TK Elevator may remove the devices and cease all data collection and analysis at any time.

c. If the service agreement between TK Elevator and Purchaser is terminated for any reason, TK Elevator will automatically deactivate the data collection, terminate the device software and all raw data previously received from the device will be removed and/or expunged or destroyed.

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- d. Purchaser consents to the installation of the devices in your elevators and to the collection, maintenance, use, expungement and destruction of the daily elevator data as set forth in this agreement.
- e. The devices installed by TK Elevator contain trade secrets belonging to us and are installed for the use and benefit of our personnel only.
- f. Purchaser agrees not to permit purchaser personnel or any third parties to use, access, tamper with, relocate, copy, disclose, alter, destroy, disassemble or reverse engineer the device while it is located on purchaser's premises.
- g. The installation of this equipment shall not confer any rights or operate as an assignment or license to you of any patents, copyrights or trade secrets with respect to the equipment and/or any software contained or imbedded therein or utilized in connection with the collection, monitoring and/or analysis of data.

9. Additional Terms and Conditions

- a. In no event shall TK Elevator be responsible for liquidated, consequential, indirect, incidental, exemplary, and special damages associated with the work described in this Proposal.
- b. This Proposal is made without regard to compliance with any special purchasing, manufacturing or construction/installation requirements including, but not limited to, any socio-economic programs, such as small business programs, minority or woman owned business enterprise programs, or local preferences, any restrictive sourcing programs, such as Buy American Act, or any other similar local, state or federal procurement regulations or laws that would affect the cost of performance. Should any such requirements be applicable to the work described in this Proposal, TK Elevator reserves the right to modify this Proposal or rescind it altogether.
- c. TK Elevator is an equal opportunity employer.
- d. TK Elevator's performance of the work described in this Proposal is contingent upon Purchaser furnishing TK Elevator with any and all necessary permission or priority required under the terms and conditions of government regulations affecting the acceptance of this Proposal or the manufacture, delivery or installation of the equipment. All applicable sales and use taxes, permit fees and licenses imposed upon TK Elevator as of the date of the Proposal are included in the price of the Proposal. Purchaser is responsible for any additional applicable sales and use taxes, permit fees and licenses imposed upon TK Elevator after the date of the Proposal or as a result of any law enacted after the date of the Proposal.
- e. All taxes, tariffs, duties, permit and/or license fees imposed upon TK Elevator as of the date of the execution of this Proposal are included in the price of the Proposal. After the date of acceptance of this Proposal and in addition to the Proposal price, Purchaser is also responsible to pay TK Elevator for any new (or any increase in): (1) applicable taxes, tariffs, duties, permit and/or license fees; (2) charges from its suppliers for any of the applicable materials and/or components: (A) due to supply chain issues, the imposition of new or increased taxes, tariffs, or other charges by applicable governmental authorities; (B) if the release of materials called for in this Proposal occurs after the milestone mentioned earlier in this Proposal; and/or (C) if the completion of work called for in this Proposal occurs after the milestone mentioned earlier in this Proposal; and/or (3) charges from TK Elevator's shippers and/or freight forwarders.
- f. Purchaser agrees to provide TK Elevator's personnel with a safe place in which to work and TK Elevator reserves the right to discontinue work at the jobsite whenever, in TK Elevator's sole opinion, this provision is being violated.
- g. The pricing set forth in this Proposal assumes that the elevator pits will not be classified as a confined space. TK Elevator will follow its standard safety policy and procedures. Any job specific safety requirements over and above TK Elevator's standard practices and policies may require additional costs.
- h. TK Elevator will furnish and install all equipment in accordance with the terms, conditions, scope and equipment nomenclature as noted herein. Requested changes or modifications to such provisions will require a



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written change order issued on the Purchaser's letterhead and accepted by TK Elevator in writing prior to the execution of such work. This change order shall detail the current contract price, the amount of the change, and new contract value.

i. This Proposal does not include a schedule for the work described and any such schedule shall be mutually agreed upon by an authorized representative of both TK Elevator and Purchaser in writing before becoming effective.

j. In the event asbestos material is knowingly or unknowingly removed or disturbed in any manner at the jobsite, Purchaser shall monitor TK Elevator's work place and prior to and during TK Elevator's manning of the job, Purchaser shall certify that asbestos in the environment does not exceed .01 fibers per cc as tested by NIOSH 7400. In the event TK Elevator's employees or those of TK Elevator's subcontractors are exposed to an asbestos hazard, PCP's, lead or other hazardous substances, Purchaser agrees, to the fullest extent permitted by law, to indemnify, defend, and hold TK Elevator harmless from all damages, claims, suits, expenses, and payments resulting from such exposure. Identification, notification, removal and disposal of asbestos containing material, PCP's lead or other hazardous substances are the responsibility of the Purchaser.

k. TK Elevator retains title to and a security interest in all equipment it supplies – which TK Elevator and Purchaser agree can be removed without material injury to the real property – until all payments including deferred payments and any extensions thereof, are made. In the event of any default by Purchaser on any payment, or any other provision of this Proposal, TK Elevator may take immediate possession of the equipment and enter upon the premises where it is located – without legal process – and remove such equipment or portions thereof, irrespective of the matter of its attachment to the real estate or the sale, mortgage or lease of the real estate. Pursuant to the Uniform Commercial Code, and at TK Elevator's request, Purchaser agrees to execute any financial or continuation statements which may be necessary for TK Elevator to file in public offices in order to perfect TK Elevator's security interest in such equipment.

l. TK Elevator reserves the right to assign payments owed to TK Elevator under this Proposal.

m. TK Elevator shall not be liable for any loss, damage or delay caused by acts of government, labor troubles, strikes, lockouts, fire, explosion, theft, floods, riot, civil commotion, war, malicious mischief, acts of God or any cause beyond its control.

n. The rights of TK Elevator under this Proposal shall be cumulative and the failure on the part of the TK Elevator to exercise any rights hereunder shall not operate to forfeit or waive any of said rights. Any extension, indulgence or change by TK Elevator in the method, mode or manner or payment or any of its other rights shall not be construed as a waiver of any of its rights under this Proposal.

o. In the event TK Elevator engages a third party to enforce the terms of this Proposal, and/or to collect payment due hereunder, either with or without suit, Purchaser agrees to pay all costs thereof together with reasonable attorney's fees. Purchaser does hereby waive trial by jury and does hereby consent to the venue of any proceeding or lawsuit under this Proposal to be in the county where the work covered by this Proposal is located.

p. TK Elevator can furnish Certificate of Workers' Compensation, Bodily Injury and Property Damage Liability Insurance coverage to Purchaser upon written request.

q. Should loss of or damage to TK Elevator's material, tools or work occur at the project site, Purchaser shall compensate TK Elevator for such loss, unless such loss or damage results from TK Elevator's own acts or omissions.

r. Purchaser, in consideration of TK Elevator performing the services set forth in this Proposal, to the fullest extent permitted by law expressly agrees to indemnify, defend, save harmless, discharge, release and forever acquit TK Elevator Corporation, TK Elevator Manufacturing, Inc., their respective employees, officers, agents, insurers, affiliates, and subsidiaries (hereinafter singularly a "TK Elevator party" and collectively the "TK Elevator parties") from and against any and all claims, demands, suits, and proceedings for loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death that are alleged to either have arisen out of or be connected with the sale, marketing, presence, use,

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misuse, maintenance, installation, removal, modernization, manufacture, design, operation or condition of the equipment that is the subject matter of this Proposal or the labor and materials furnished in connection with this Proposal. Purchaser's duty to indemnify a TK Elevator party does not apply to the extent that the loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death is determined to be caused by or resulting from the negligence of that TK Elevator party. Purchaser recognizes that its obligation to defend the TK Elevator parties under this clause, which is separate and apart from its duty to indemnify the TK Elevator parties, includes payment of all attorneys' fees, court costs, judgments, settlements, interest and any other expenses of litigation arising out of such claims, demands, suits or proceedings.

s. Purchaser further expressly agrees to name Tk Elevator Corporation and TK Elevator Manufacturing, Inc. along with their respective officers, agents, affiliates and subsidiaries as additional insureds in Purchaser's liability and any excess (umbrella) liability insurance policy(ies). Such insurance must insure TK Elevator Corporation and TK Elevator Manufacturing, Inc. for those claims and/or losses referenced in the above paragraph and those claims and/or or losses arising from the negligence of TK Elevator Corporation and TK Elevator Manufacturing, Inc. Such insurance must specify that its coverage is primary and non-contributory. Purchaser hereby waives its right of subrogation.

t. TK Elevator's participation in any controlled insurance program is expressly conditioned upon review and approval of all controlled insurance program information and documentation prior to enrollment. Any insurance credits if applicable, will be provided at that time.

u. Unless so mutually agreed upon in a separate signed agreement, TK Elevator shall not be required to interact or correspond with any third party with whom Subcontractor is not in privity of contract concerning matters pertinent to this Agreement.

v. The Purchaser must inform TK Elevator if Purchaser is, or becomes, an individual or entity that is - or that is majority owned or controlled by a party that is - included on any list of restricted parties maintained by (i) the United States of America; (ii) the United Nations; (iii) the European Union or any EU member state; (iv) the UK; or (v) any other national authority binding the parties of this contract.

In case the Purchaser, or any other beneficiary of this transaction, e.g. the end-user, is or becomes an individual or entity that is - or that is majority owned or controlled by a party that is - included on any list of restricted parties, TK Elevator reserves the right to cancel this Proposal immediately.

If the goods subject to this Proposal would be exported, re-exported, resold, used, transferred or otherwise disposed of in violation of any sanctions applicable to TK Elevator, TK Elevator also reserves the right to cancel this Proposal immediately. In this respect, the Purchaser shall be obliged to disclose the final delivery address, end-user and end-use of the goods upon request - insofar as legally permissible - and to notify TK Elevator of all circumstances that indicate an aforementioned infringement.

"Sanctions" means here any economic, trade or financial sanctions, laws, regulations, embargoes or restrictive measures imposed, enacted, administered or enforced by any Sanctions Authority. "Sanctions Authority" means (i) the US;(ii) the UN Security Council;(iii) the EU and any EU member state;(iv) the UK; or(v) any governmental institutions of any of the foregoing which administer Sanctions, including HM Treasury, OFAC, the US State Department and the US Department of the Treasury.

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All other prior representations or regarding this work, whether written or verbal, will be deemed to be merged herein and no other changes in or additions to this Proposal will be recognized unless made in writing and properly executed by both parties as a change order. Should Purchaser's acceptance be in the form of a purchase order or other similar document, the provisions of this Proposal will exclusively govern the relationship of the parties with respect to this transaction. No agent or employee shall have the authority to waive or modify any of the terms of this Proposal without the prior written approval of an authorized TK Elevator manager.

Ntll-Omnia (Purchaser):		TK Elevator Corporation Management Approval	
By:		By:	
(Signature of Authorized Individual)		(Signature of Branch Representative)	
_____		Katherine Carmona	
(Print or Type Name)		Sales Manager	

(Print or Type Title)			
_____		_____	
(Date of Acceptance)		(Date of Execution)	



H-POWER

Hydraulic modernization



MOVE BEYOND

Performance. Efficiency. Reliability.

Aging hydraulic elevator systems can become less reliable and performance can deteriorate. This means increased maintenance requirements, shutdowns, service calls and safety concerns.

With more than 30 performance-optimizing features in our H-Power modernization package, we replace your hydraulic elevator’s most critical components. You’ll feel and see the difference the first time you step into your elevator.

H-Power performance package overview:

1 TAC series controller

Our digital controller offers increased reliability, reduced wiring and optimized efficiency through its 32-bit microprocessor. It also includes:

- **Battery lowering unit**
Prevents entrapments and provides supplemental power to the controller in a power outage. It also eliminates the need for a costly power generator.
- **Solid state starter**
Minimizes power surges and provides smooth, quiet and reliable motor operation.
- **Elevator positioning encoder**
Communicates the elevator’s location. This helps promote a safe and level landing for passengers when boarding and exiting.
- **Nonproprietary user-interface tool**
Provides unrestricted access for on-board adjusting and troubleshooting, keeping troubleshooting calls short.
- **MAX**
Provides real-time, cloud-based predictive maintenance, which increases your elevator’s uptime.

2 Power unit (optional)

This key component reduces noise and vibration during operation — allowing for a quiet and smooth ride. The compact design uses less materials to construct and takes up less space. Furthermore, precise operation of the unit increases leveling accuracy and improves passenger safety.

3 Universal door operator

Faulty doors are the elevator industry’s most frequent service call. This new technology improves door reliability and provides quick and smooth door operation.

4 MOD Fusion fixtures

Our stainless steel fixture line includes car operating panels, hall fixtures and car riding lanterns that improve elevator appearance and functionality. Fixtures are also easy to install, do not damage the walls and are in full compliance with U.S. and Canadian fire service codes.

5 Wiring package

Our cable and hoistway wiring system communicates with multiple devices through a single wire using advanced CAN-BUS technology. It helps provide safer and more efficient elevator operations and maintenance.

H-Power technical specifications

Openings	Front and rear (selective)
Stops	Up to 8
Power supply	200–208V, 220–240V, 460–480V, 575–600V, 50/60 Hz AC, 60 HP Max
Speeds	Up to 200 fpm
Capacity	1200 to 5000 lbs. Cars in group can have different capacities
Travel	Up to 100’-0”



Ask your TK Elevator representative about our Advantage Packages, designed to make the H-Power modernization process as quick and convenient as possible for you and your tenants.

MOD Fusion fixtures:



A



B



Traditional push button with white illumination (blue or red available)



Bronze classic push button with illuminating halo



Vandal-resistant, flat, California-compliant push button in stainless steel with red illumination (white, blue and green also available)



Vandal-resistant, convex stainless steel push button with illuminating blue halo (white, red and green also available)

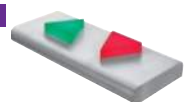


Vandal-resistant, concave, California-compliant push button in stainless steel with illuminating red jewel center (white, blue and green also available)

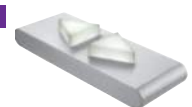
C



D



E



F



G



- A Car operating panel
- B Push button options
- C Terminal and intermediate hall station, fire service and appendix H / O signage
- D Horizontal hall lantern (arrows)
- E Vertical hall lantern (arrows)
- F Hall position indicator
- G Combo hall lantern / position indicator

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TAC32 HYDRAULIC CONTROLLER


Improves performance

Our advanced controller for hydraulic elevators offers increased reliability, reduced wiring and optimized efficiency through its 32-bit microprocessor. The TAC controller is built with pride at our U.S. manufacturing facility.


TAC controllers are used in endura elevators, endura MRL control system installations and in H-Power modernization packages.

The controllers can also include MAX, the elevator industry's first time real-time, cloud-connected predictive maintenance solution. MAX alerts technicians to potential problems before breakdowns happen. This revolutionary technology can reduce elevator downtime by up to 50 percent.


Specifications	
Maximum car speed:	200 fpm (1 m/s)
Maximum travel:	Dependent on diameter of jack, up to 60'0" (18.3 m)
Capacity:	5000 lbs. (2268 kg) pre-engineered and custom capacities to and beyond 10,000 lbs. (4536 kg) are available
Motor control:	Solid-state soft starter/across the line
Positioning system:	Steel tape selector/magnetic sensors
Diagnostics and adjustment tools:	UIT/IMS laptop
Environment:	50°–90°F (10° - 32.2° C)
Standard enclosure:	28" (0.7 m) x 33" (0.8 m) x 9" (0.2 m)
Power supply:	208–600 voltage, 50–60 Hz, single-phase or three-phase




Performance




Safety



Code



Aesthetics



Sustainability

Benefits

Efficiency

- Handles complex algorithms at an accelerated rate with a powerful 32-bit microprocessor. Reduces standby energy use and improves processing.

Quick installation:

- Common hardware platform
- Hoistway wiring with intuitive color-coded connectors and micro-wiring instructions
- Simplified hall fixture wiring uses modular pluggable cable
- Universal I/O hall boards provide 16 discrete I/O's with the option to add more

Non-proprietary user interface tool (UIT)

- User-friendly, on-board UIT with unrestricted access provides all the diagnostic equipment required for installation, adjustment and service.

CANBUS technology:

- Performs in difficult electrical environments
- Real-time error detection and fault confinement capabilities
- Less wires and electronics that are fully interchangeable, creating a flexible system for simple future upgrades

Solid-state technology:

- Solid-state electronics replace outdated relay logic and eliminate moving parts, reducing wear and tear.

Distributed control system:

- Integral group operation eliminates a separate group controller.

Applications:

- Low- and mid-rise buildings

Configuration:

- Simplex or group operation

Compliance:

- ASME A17.1 code. ETL-certified to CSA B44.1-11/ASME A17.5-2011

Serial hall fixtures:

- ASME A17.1-2013 compliant

Optional features:

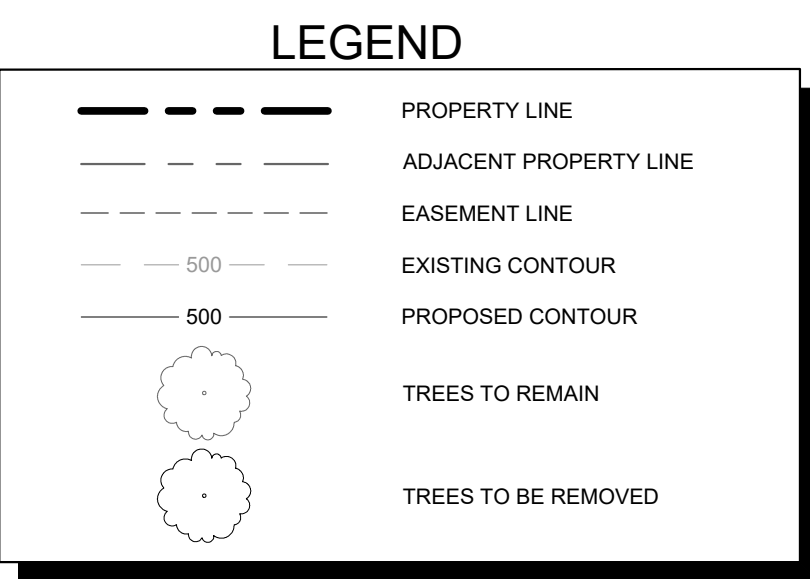
- Battery lowering kit
- MAX
- Code Blue
- Intelligent monitoring system
- Hospital emergency service
- Infant security



For more information, visit www.tkelevator.com/us or contact your sales representative.

MOVE BEYOND

Plotted By: Zamora, Gabrielle Date: March 31, 2025 File Path: \\EAU_Civil\069426700 - File Path: \\EAU_Civil\069426700 - Tree Plan.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kinney-Horn and Associates, Inc. shall be without liability to Kinney-Horn and Associates, Inc.



TREE TABLE				
TAG NO.	SIZE (IN)	SPECIES	TREE TYPE	STATUS
95035	19.5	Oak		REMAIN
95036	24.5	Oak		REMAIN
95037	18	Oak		REMAIN
95038	19.5	Oak		REMAIN
95039	18	Oak		REMAIN
95040	21	Oak		REMAIN
95041	19	Oak		REMAIN
95042	18	Oak		REMAIN
95043	23.5	Oak		REMAIN
95044	4, 10, 12	Oak	MULTI-TRUNK	REMAIN
95045	15	Oak		REMAIN
95046	15	Oak		REMAIN
95047	9	Oak		REMAIN
95048	19	Oak		REMAIN
95049	14	Oak		REMAIN
95050	14	Oak		REMAIN
95051	11.5	Oak		REMAIN
95052	14	Oak		REMAIN
95053	13	Oak		REMAIN
95054	14	Oak		REMAIN
95055	4.5, 7.5, 10	Oak	MULTI-TRUNK	REMAIN
95056	15	Ash		REMAIN
95057	21	Ash		REMAIN
95058	18	Ash		REMAIN
95059	22.5	Ash		REMAIN
95060	4, 4.5, 17, 21	Oak	MULTI-TRUNK	REMAIN
95061	28.5	Oak		REMAIN
95062	20	Oak		REMAIN
95063	24	Oak		REMAIN
95064	20	Oak		REMAIN
95065	23	Oak		REMAIN
95066	16.5	Oak		REMAIN
95067	19.5	Oak		REMAIN
95068	19	Oak		REMAIN
95069	20.5	Oak		REMAIN



**Know what's below.
Call before you dig.**

**WARNING: CONTRACTOR IS TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.**

SHEET NUMBER
4 OF 13



KISD, FUTURE CENTRAL ADMINISTRATION BUILDING RENO
GMP PROPOSAL R1, MAY 29, 2025

COST / VALUE OPTIONS LOG

THE COST / VALUE OPTIONS LOG is a tool used to identify:

- Value Engineering Ideas
- Alternates
- Other possible cost considerations (both additive and deductive)

This tool is used throughout the Preconstruction process to help to define possible scope adjustments to assist in achieving budget and for consideration of options to ensure that the desired scope of the project is achieved.

The items in the following Log are being presented to provide the Owner and Design Team with options to certain elements of the current design. These items are being provided solely for consideration and are not to be construed as being recommended or endorsed by Bartlett Cocke General Contractors.



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AMOUNT OVER (+) or Under (-) TARGET VALUE AMOUNT USING "WHAT IF" COLUMN:			\$	1,625,810

Cost - Value Options Log
Killeen Admin Renovation
May 29, 2025

No.	SUM TOTAL OF COST - VALUE OPTION COLUMN	\$703,003		(\$1,075,348)	\$279,304	(\$202,389)	\$616,812	\$1,084,624	
	Item	Order of Magnitude Value		Incorporated	Accepted	Pending Deducts	Pending Adds	Rejected	Comments
ALTERNATES - NEW - ALTS IN GMP DOCS									
ALT-001- A	Provide crack sealing of existing Asphalt Parking Lot up to 55,000 linear feet	\$22,522						22,522	5/21 - rejected by KISD
ALT-001 - B	Clean and prepare existing Asphalt Parking Lot surface to receive new sealcoat and provide new sealcoat for the entire parking lot.	\$110,511			110,511				5/21 - accepted by KISD
ALT-002	At the Board Room, provide folding panel partitions and all associated structure and bulkheads as shown in the drawings	\$481,502			481,502				5/21 - accepted by KISD
ALT-003	Provide Blinds in lieu of Manual Shades where Manual Shades are noted in along the east elevation in Plan Areas A,B, E, F	(\$8,701)						(8,701)	5/21 - rejected by KISD
ALT-004 - A	Remove Metal Ceiling System at all locations shown on drawings and replace with Type 'L1' Ceiling with Acoustical Batt above.	(\$169,860)						(169,860)	5/21 - rejected by KISD
ALT-004 - B	Remove acoustic wall panels from room A002 - Lobby and provide PNT01	(\$2,017)						(2,017)	5/21 - rejected by KISD
ALT-004 - C	Provide Acoustic Ceiling Baffles as specified in Section 09 8400 at all Level 1 Collab Rooms and C604 Board Conference Room. Base Bid to be Acoustical Ceiling Type 'L1' with acoustic batt above.	\$98,602						98,602	5/21 - rejected by KISD
ALT-004 - D	Remove Acoustic Ceiling Baffles at A005 Main Street and provide Suspended Gyp. Ceiling	(\$138,011)						(138,011)	5/21 - rejected by KISD
ALT-004 - E	Remove Linear Wood Wall System (LWS01) at all locations shown on drawings and replace with painted Gyp. Bd., PNT04	(\$105,950)						(105,950)	5/21 - rejected by KISD
ALT-004 - F	Remove LWS02 column wraps in A002 - Lobby and provide PNT04 on existing column wraps	(\$15,956)						(15,956)	5/21 - rejected by KISD
ALT-004 - G	Provide VWC02 accent wall in all Small, Medium, and Large Conference Rooms as shown on the drawings. Base Bid to be PNT04	\$14,733						14,733	5/21 - rejected by KISD
ALT-004 - H	Remove Millwork seating area under A003 - Stairs as detailed in drawings	(\$20,539)						(20,539)	5/21 - rejected by KISD
ALT-004 - J	Provide LVT01 in lieu of COS at all Storage Room locations.	\$41,377						41,377	5/21 - rejected by KISD
ALT-005	Provide Interior Branding Signage at Lobby, Main Street and Board Room.	\$39,197						39,197	5/21 - rejected by KISD
ALT-006	At room C700 Kitchen only provide Walk-In Cooler/Freezer, walls and storefront, ceilings, floor and wall finishes, lighting, hoods, and MEP equipment. For all other Food Service Equipment, provide only rough-ins for future build-out.	(\$890,048)						(890,048)	5/21 - rejected by KISD
ALT-007	Provide Street Light at Intersection that Doesn't Currently Have One (Allowance)	\$500,000						500,000	Huckabee to provide cost for TIA Study from Kimley Horn. We received an estimate from ATS for 385k. This number did not include traffic control, striping, decel lanes, etc, so we increased the allowance to 500k for additional scope that might be needed.
ALTERNATE TOTALS		(\$42,638)		\$0	\$592,013	\$0	\$0	(\$634,651)	
GENERAL - G									
G-001	Increase the Estimate Contingency to 6% ILO 5%	\$403,509						403,509	pending item from SD Round
G-002	Consider 2nd Floor Area as a Shell Space	TBD							pending input from all sub trades involved in 2nd floor renovation; pending item from SD Round
G-003	Remove the Utility Consumption Allowance	(\$100,000)		(100,000)					accepted in mtg 12/6
G-004	Remove the Indoor Air Quality Testing Requirements	(\$16,665)						(16,665)	KISD requirement; rejected 2/11/2025
G-005	Increase the Fireproofing Allowance from 50k to 500k	\$450,000						450,000	pending item from DD round; REJECTED IN 100CD ROUND
G-006 - NEW	Full Builders Risk Coverage (including existing structure)	TBD							5/21 - not required per KISD; KISD to keep their coverage in place
GENERAL TOTALS		\$736,844		(\$100,000)	\$0	\$0	\$0	\$836,844	
CIVIL - C									
C-001	Demo & Repair Top 2" of Asphalt ILO Sealcoat at Existing Parking Lot	\$724,298						724,298	rejected in mtg 12/6
C-002	Demo Only of Existing Fencing at Exterior of Breakroom Areas	(\$88,190)		(88,190)					accepted in mtg 12/6; THIS HAS BEEN INCORPORATED IN 100CD'S
C-003	Demo Only of Existing Fencing at Exterior of Kitchen Area & do not Replace	(\$45,360)		(45,360)					accepted in mtg 12/6; THIS HAS BEEN INCORPORATED IN 100CD'S



Cost - Value Options Log
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C-004	Leave Existing Fencing and Gates at Service Yards	(\$19,240)					(19,240)	if the Masonry Screenwall is removed at the service yard, this alternate becomes N/A; rejected in mtg 12/6
C-005	Possible Changes to the West Loading Dock (demo concrete and replace with a complete deck	TBD						Contingent Upon C-010; rejected per KISD's email on 2/25
C-006	Aluminum Perforated Fence & Gates at the (2) Service Yards ILO black Ameristar Montage Style Fence & Gates	\$35,798					35,798	rejected per KISD's markups 2/25/2025
C-007	Remove Crackseal of Existing Parking Lot	(\$19,250)	(19,250)					accepted in mtg 2/27 - do not include in base bid & make an add alternate in final GMP round of pricing; THIS HAS BEEN INCORPORATED IN 100CD'S
C-008	Remove Seal Coat of Existing Parking Lot	(\$76,327)	(76,327)					accepted in mtg 2/27 - do not include in base bid & make an add alternate in final GMP round of pricing; THIS HAS BEEN INCORPORATED IN 100CD'S
C-009	Remove Asphalt Repair (at 4 locations)	(\$81,337)					(81,337)	accepted in mtg 2/27 - removed from Alts list per KISD's redlines received 2/25 - make sure this is included in Base Bid at GMP
C-010	CIP Stairs and Ramps w/ Steel Railings at Service Yards ILO Flex Decks	TBD						Contingent Upon C-006; need a design to price
C-011 - NEW	BCGC to include a Traffic Light Allowance (add a 2nd traffic light at Swanner Loop)	see ALT-007						Huckabee to provide cost for TIA Study from Kimley Horn for BCGC to add to this allowance cost; KISD's List of Alternates (Redlines) shows this to be Add Alternate #7 (notes that Huck needs to check w/ City to see if thie is even allowable before KISD takes to the Board) - this does NOT include power and U/G conduits.
C-012 - A - NEW	Provide Crack Sealing of Existing Asphalt Parking Lot up to 55,000 linear feet (KISD requested this to be an alternate at final GMP round)	see ALT-001-A						KISD's List of Alternates (Redlines) shows this to be Add Alternate #1A
C-012 - B - NEW	Clean and prepare existing Asphalt Parking Lot surface to receive new sealcoat and provide new sealcoat for the entire parking lot.	see ALT-001-B						KISD's List of Alternates (Redlines) shows this to be Add Alternate #1B
C-013 - NEW	Utilize 2" HMAC in lieu of 2.5"	(\$1,300)					(1,300)	
CIVIL TOTALS		\$429,092	(\$229,127)	\$0	\$0	\$0	\$658,219	
LANDSCAPE & IRRIGATION - LI								
LI-001	Landscape/Hardscape at the Building by Contractor ILO by Owner (based on BCGC's design-provided)	\$346,665					346,665	see site markup attached (this item is for the areas shown at the building only) - this does not include OH & P; rejected in mtg 2/27
LI-002	Landscape/Hardscape at the Islands by Contractor ILO by Owner (based on BCGC's design-provided)	\$262,068					262,068	see site markup attached (this item is for the island locations shown only) - this does not include OH & P; rejected in mtg 2/27
LI-003	Minor Tree Remediation by Arborist (removal/pruning)- allowance	\$126,560					126,560	KISD to get Quote for Comparison - received redlines on 2/27
LANDSCAPE, IRRIGATION TOTALS		\$735,293	\$0	\$0	\$0	\$0	\$735,293	
INTERIOR ARCHITECTURAL - A								
A-001	Residential Appliances to be OFOI in lieu of CFCI (excludes ice makers)	(\$32,550)	(32,550)					KISD accepted per Redlines received 2/25; NOT INCORPORATED INTO IFB DOCS - BC Still Excluded Furnishing and Installing in GMP - see A-078 Below
A-002	Existing Wall Tile in RR's to remain	(\$141,795)					(141,795)	rejected in mtg 12/6
A-003 - A	Delete the Woodworks Grille Forte @ Walls (1,080 sf) & Paint Drywall	(\$91,520)					(91,520)	updated per DD round of pricing; still pending after mtg 2/27
A-003 - B	Delete the Woodworks Tegular @ Ceilings (4,650 sf) & Replace w/ Standard ACT	(\$193,000)					(193,000)	updated per DD round of pricing; KISD requested this be priced as an alternate at GMP (per
A-004	Alternate 2x2 Ceiling Tile (similar to Killeen MS15)	(\$19,000)	(19,000)					install Radar ClimaPlus #2210 ILO Radar High-NRC #22421; pending item from SD Round; THIS HAS BEEN INCORPORATED INTO 100CDS
A-005	Existing Gyp "coffered" Ceilings in Board Room to remain	(\$50,000)					(50,000)	Install LWS Ceilings between existing furr-downs within Board Room ILO installing solid LWS Ceilings in Board Room; accepted in mtg 12/6; Incorporated into 100%DDs
A-006 - A	Remove the Acoustical Wall Panels in the Board Room Only (1,039sf up high; 2,647sf down low)	(\$111,604)					(111,604)	updated per DD round of pricing; not shown on floor plans, but is mentioned on G5.01 - assumptions were made on total quantity needed; KISD to verify w/ Huck to see if Wall Panels are Needed in Board Room
A-006 - B	Remove the Acoustical Wall Panels in the Lobby Only (860sf)	(\$24,888)					(24,888)	updated per DD round of pricing; not shown on floor plans, but is mentioned on G5.01 - assumptions were made on total quantity needed; KISD requested this be priced as an alternate at GMP (per Redlines received on 2/27) - see A-063 Below
A-006 - C	Remove the Acoustical Wall Panels in the Conference Rooms Only (8,129sf)	(\$235,253)					(235,253)	updated per DD round of pricing; not shown on floor plans, but is mentioned on G5.01 - assumptions were made on total quantity needed; KISD to see if this can be OFOI (per Redlines received on 2/27)



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Cost - Value Options Log
Killeen Admin Renovation
May 29, 2025

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	Item	Order of Magnitude Value	Incorporated	Accepted	Pending Deducts	Pending Adds	Rejected	Comments
A-006 - D	Remove the Acoustical Wall Panels in the Collab Rooms Only (1,157sf)	(\$33,484)	(33,484)					updated per DD round of pricing; not shown on floor plans, but is mentioned on G5.01 - assumptions were made on total quantity needed; KISD accepted this (per Redlines received on 2/27) THIS HAS BEEN INCORPORATED INTO 100CDS
A-007	Reduce acoustical wall panels from 2-inch to 1-inch	(\$46,000)					(46,000)	Contingent Upon A-006 A Thru D; KISD to review w/ Huckabee; will need to be repriced if interested in taking this - rejected for now
A-008	ACT ILO Sheetrock Clouds and Acoufelt Fan Baffles	(\$180,000)					(180,000)	Delete Sheetrock Clouds: 1,873 sf. Delete 72" Acoufelt Fan Baffles & Suspension System: 336 ea. Delete 96" Acoufelt Fan Baffles & Suspension System: 192 ea. Add L1 Acoustical Tile and Grid: 2,671 sf Pending item from DD round
A-009	Adjust walls from going to deck to being braced in non-acoustical sensitive areas	(\$450,000)	(450,000)					Please see markups attached; accepted in mtg 12/6; Incorporated into 100%DDs - see note #2 on G3.02; THIS HAS BEEN INCORPORATED INTO 100CDS
A-010	Remove the Folding Panel Partition at the Board Room	(\$125,125)	(125,125)					Accepted in mtg 12/6; THIS IS SHOWN IN 100% CD'S AS AN ALTERNATE
A-011	RACO Frames ILO Hollow Metal Frames at Interior Openings	(\$304,691)	(304,691)					Accepted in mtg 12/6; THIS HAS BEEN INCORPORATED INTO 100CDS
A-012	Add Wallcoverings allowance (1000sf)	\$60,000	60,000					pending item from SD Round; wall coverings are now incorporated into 100% DD's; KISD commented that we can reduce the wallcoverings scope at GMP (per Redlines received on 2/27) - THIS HAS BEEN INCORPORATED INTO 100CDS
A-013	Add (4) AED's	\$10,000					10,000	pending item from SD Round; KISD rejected this (per Redlines received on 2/27).
A-014	Motorized Window Shades ILO Manual at the Board Room	\$61,500	61,500					pending item from SD Round; THIS HAS BEEN INCORPORATED INTO 100CDS
A-015	Manual Shades ILO Aluminum Blinds (at all other locations besides boardroom & Level 1 & 2 Office Windows)	(\$93,500)					(93,500)	updated per DD round of pricing; Provide as Alternate per KISD's Redlines for GMP - rejected for now
A-016	Remove Waterproofing at Elevator Pits	(\$15,000)	(15,000)					accepted in mtg 12/6; THIS HAS BEEN INCORPORATED INTO 100CDS
A-017 - A	Add Operable Partitions at the Boardroom - Moderco 842 Paired Panels - 2ea. 30'x10' - 2ea. 30'x16' - 1ea. 60'x16' (STC Rating 49)	\$380,960					380,960	see Operable Partition Markup; contingent upon A-017-B & A-017-C; this includes steel supports for the operable partitions only; no structural steel has been included; INCORPORATED INTO 100DD's; NOT INCORPORATED INTO ESTIMATE ; rejected in mtg 2/27 - not fessible per KISD - new layout provided to BCGC on 2/25 - pricing pending (item A-017-J below)
A-017 - B	Reduce the 16' Tall Operable Partition Units to 12' Tall	TBD						eontingent upon A-017-A & A-017-C
A-017 - C	Add a Track System Only for Operable Partition Panels to be added at a later date	\$156,914					156,914	contingent upon A-017-A & A-017-B; this includes steel supports for the operable partitions only; no structural steel has been included; rejected in mtg 2/27
A-017 - D	Add Operable Partitions at the Boardroom - Moderco 842 Paired Panels - 2ea. 30'x10' - 2ea. 30'x16' - 1ea. 60'x16' (STC Rating of 52 ILO 49)	\$385,760					385,760	eontingent upon A-017-A, A-017-C, & A-017-Erejected in mtg 2/27 - not fessible per KISD - new layout provided to BCGC on 2/25 - pricing pending (item A-017-J below)
A-017 - E	Add Operable Partitions at the Boardroom - Moderco 842 Paired Panels - 2ea. 30'x10' - 2ea. 30'x16' - 1ea. 60'x16' (STC Rating of 55 ILO 49)	\$406,960					406,960	contingent upon A-017-A, A-017-C, & A-017-Drejected in mtg 2/27 - not fessible per KISD - new layout provided to BCGC on 2/25 - pricing pending (item A-017-J below)
A-017 - F	Add Folding Panel Partitions, Level 2 Bridge , 2 locations (1 at Area E; 1 at Area F), 24'x10' (STC Rating 49) - Floor Plan Marker FP-E501 & FP-F301	\$54,768	54,768					CALLED OUT IN 100DD's (SEE A1.07 & A1.08); IS NOW INCORPORATED INTO ESTIMATE; THIS HAS BEEN INCORPORATED INTO 100CDS
A-017 - G	Remove the (2) Folding Partitions at the Bridge (these have an STC Rating of 49)	(\$64,728)					(64,728)	eontingent upon A-017-H & A-017-I; rejected in mtg 2/27
A-017 - H	Increase the STC Rating at the (2) Folding Partitions at the Bridge (from 49 to 52)	\$1,500					1,500	contingent upon A-017-G & A-017-I; rejected in mtg 2/27



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Cost - Value Options Log
Killeen Admin Renovation
May 29, 2025

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A-017 - I	Increase the STC Rating at the (2) Folding Partitions at the Bridge (from 49 to 55)	\$5,300					5,300	contingent upon A-017-G & A-017-H; rejected in mtg 2/27
A-018	Add Chanel to one side and 2 layers gyp each side of the studs at the Board Room to achieve an STC of 58 - ONLY at Wall Adjacent to Conference Room per KISD's Redlines	\$9,000	9,000					confirmed that this number only includes the separation wall between C600 (Board Room) & C604 (Conference Room); THIS HAS BEEN INCORPORATED INTO 100CDS
A-021	Move the Board Room Dias to FFE	(\$80,000)					(80,000)	this includes leaving the 12" concrete platform in BCGC's base bid, and removing the Dias allowance of 80k
A-022 - A - REV	Wall Tile in Restrooms on Wet Walls Only (6'-4"H AS SHOWN)-	TBD						5/21 - rejected by KISD
A-022 - B - REV	Reduce Wall Tile in Restrooms from 6'-4" to 5' (at ALL Restroom Walls Currently Shown w/ Tile)	(\$29,660)					(29,660)	5/21 - rejected by KISD
A-023	Reuse Existing Lockers ILO Furnishing New	(\$6,000)	(6,000)					KISD accepted per Redlines received 2/25
A-024	Wood Faced Reception Desk to be FFE	(\$19,728)					(19,728)	KISD rejected per Redlines received 2/25
A-025	ACT ILO Metal Studs and Drywall at Corridor Level 2 Areas	(\$35,800)	(35,800)					KISD accepted per Redlines received 2/25
A-026 - A	Remove the Vinyl Wall Coverings	(\$122,748)					(122,748)	reduce scope; will not remove all per KISD's Redlines received on 2/25
A-026 - B	Remove 1/2 of the Vinyl Wall Coverings	(\$61,374)					(61,374)	reduce scope; will not remove all per KISD's Redlines received on 2/25
A-027	Remove the Wood Veneer Wall Coverings WC01 & WC02-	(\$89,510)					(89,510)	TBD per KISD's Redlines received 2/25
A-028 - A	Markerboards to be FFE	(\$44,862)					(44,862)	Markerboards are to be OFCI per KISD's Redlines received 2/25
A-028 - B	Markerboards to be OFCI	(\$38,453)	(38,453)					Markerboards are to be OFCI per KISD's Redlines received 2/25
A-029	Wire Mesh Infill Panel at Lobby Stairs ILO Glass	(\$24,174)					(24,174)	KISD rejected per Redlines received 2/25
A-030 - REV	Remove the Motorized Window Shades from the Board Room Windows & Clerestory Windows	(\$16,246)					(16,246)	5/21 - rejected by KISD
A-031	Remove the Manual Window Shades from the Level 1 & 2 Offices	(\$59,150)					(59,150)	KISD rejected per Redlines received 2/25
A-032 - REV	Remove Blinds from the project	(\$15,490)					(15,490)	5/21 - rejected by KISD
A-033	FRP in lieu of Wall Tile in Kitchen Areas (BOH Areas Only)	(\$24,382)	(24,382)					KISD accepted BOH Areas only per Redlines received 2/25; quantities have been updated; THIS HAS BEEN INCORPORATED IN 100CD'S
A-034	Drywall Partitions at Front of Kitchen ILO Interior Storefront	(\$19,008)					(19,008)	KISD rejected per Redlines received 2/25
A-035	Interior Storefront per FINAL DD Docs ILO 100%DD Docs	(\$57,450)	(57,450)					
A-036	Remove the Raised Wood Seating Area at Lobby Stairs	see ALT-004-H						accepted in mtg 2/27 - combine this w/ A-050 below and include as 1 alternate for GMP round
A-037 - REV	Gyp Board 1/2 Wall ILO Decorative Railings - at 2nd Floor Open Areas	(\$23,075)					(23,075)	5/21 - rejected by KISD
A-038 - REV	Pre-Fab Modular Aluminum Ramp Systems to be FFE - remove from scope	(\$62,927)					(62,927)	5/21 - rejected by KISD
A-039	Walls and Ceilings to have STC Rating of 58	TBD						only includes walls and ceilings per markup and email from Daniel 2/11/2025
A-040	DFH Revisions	TBD						per Daniel's email 2/10/2025
A-041 - A	Modernization of Elevators to be done by Owner at a later date - remove from scope of work	(\$297,323)					(297,323)	Contingent upon A-041-B; KISD rejected per Redlines received 2/25
A-041 - B	Modernization of Front Elevator ONLY	(\$156,781)					(156,781)	Contingent upon A-041-A; KISD rejected per Redlines received 2/25
A-042	Remove the Service and Teller Windows Allowance	(\$17,500)					(17,500)	KISD rejected per Redlines received 2/25
A-043	Additional Fan Baffle Ceilings per FINAL DD Set of Docs	\$18,000					18,000	not currently in our Estimate that's based on 100%DD's; KISD requested this to be an alternate per their Redlines received 2/25
A-044	Additional Ceiling Framing at Main Street Ceilings per FINAL DD Set of Docs	\$1,500	1,500					not currently in our Estimate that's based on 100%DD's; accepted per KISD's markups 2/25; THIS HAS BEEN INCORPORATED IN 100CD'S
A-045	Demo Existing Cubicles per FINAL DD Set of Docs	\$20,000	20,000					not currently in our Estimate that's based on 100%DD's; accepted in mtg 2/27; THIS HAS BEEN INCORPORATED IN 100CD'S
A-046	Additional Exterior Storefront Doors added in FINAL DD Set of Docs	\$18,750	18,750					not currently in our Estimate that's based on 100%DD's; THIS HAS BEEN INCORPORATED IN 100CD'S
A-047	Additional Wood Wall Accents per FINAL DD Set of Docs	\$74,500					74,500	not currently in our Estimate that's based on 100%DD's; reject and make an alternate at GMP per KISD's markups 2/25



Cost - Value Options Log
Killeen Admin Renovation
May 29, 2025

TARGET VALUE AMOUNT (OR PROJECT BUDGET):			\$	31,500,000
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NEW TOTAL WITH SELECTED <u>ACCEPTED</u> ITEMS:			\$	35,273,453
AMOUNT OVER (+) or Under (-) TARGET VALUE AMOUNT:			\$	3,773,453
NEW TOTAL USING "WHAT IF" COLUMN:			\$	33,125,810
AMOUNT OVER (+) or Under (-) TARGET VALUE AMOUNT USING "WHAT IF" COLUMN:			\$	1,625,810

No.	SUM TOTAL OF COST - VALUE OPTION COLUMN	\$703,003	(\$1,075,348)	\$279,304	(\$202,389)	\$616,812	\$1,084,624	
	Item	Order of Magnitude Value	Incorporated	Accepted	Pending Deducts	Pending Adds	Rejected	Comments
A-048	Added Graphics at Main Street Corridor & Board Room (per the Materials and Finishes doc provided with FINAL DD Set of Docs)	\$7,477					7,477	not currently in our Estimate that's based on 100%DD's; reject and make an alternate at GMP per KISD's markups 2/25
A-049	Additional Cost for Tegular Ceilings (per Patterns in Materials and Finishes doc provided with FINAL DD Set of Docs)	\$11,500					11,500	not currently in our Estimate that's based on 100%DD's; get exact locations markup from DSI On the Materials and Finishes Doc (requested from sub); not needed per KISD's markups 2/25
A-050	Additional Cost for Raised Seating Area at Lobby Stairs (per the Materials and Finishes doc provided with FINAL DD Set of Docs)	\$14,561					14,561	rejected in mtg 2/27 – combine this w/ A-036 above and include as 1 alternate for GMP round per KISD's redlines 2/25
A-051	Column Accents at the Lobby (per the Materials and Finishes doc provided with FINAL DD Set of Docs)	\$45,000					45,000	not currently in our Estimate that's based on 100%DD's; reject and make an alternate at GMP per KISD's markups 2/25
A-052	Signage at Lobby (per the Materials and Finishes doc provided with FINAL DD Set of Docs)	\$2,880	2,880					not currently in our Estimate that's based on 100%DD's; accepted per KISD's markups 2/25; THIS HAS BEEN INCORPORATED IN 100CD'S
A-053	Built-In Columns w/ Glass & Wood Accents (2 ea) at Main Street Corridor per FINAL DD Set of Docs	\$2,300	2,300					not currently in our Estimate that's based on 100%DD's; accepted per KISD's markups 2/25; THIS HAS BEEN INCORPORATED IN 100CD'S
A-054	Specialty Ceilings & Framing Increase for Conference Rooms (per the Materials and Finishes doc provided with FINAL DD Set of Docs)	TBD						not currently in our Estimate that's based on 100%DD's
A-055	Add Wood Wall Panels at Conference Rooms (per the Materials and Finishes doc provided with FINAL DD Set of Docs)	TBD						not currently in our Estimate that's based on 100%DD's
A-056	Custom Countertops, Wood Wall Wraps/Accents & Specialty Lighting at Bistro Area (per the Materials and Finishes doc provided with FINAL DD Set of Docs)	TBD						not currently in our Estimate that's based on 100%DD's; will be incorporated into final GMP docs and will be priced at that time
A-057	Add Ceramic Tile Backsplash at Breakroom Areas per FINAL DD Set of DD Docs	\$7,020					7,020	not currently in our Estimate that's based on 100%DD's; accepted per KISD's markups 2/25
A-058	Add Solid Surface Countertops at Breakroom Areas to Base Bid	\$36,329					36,329	not currently in our Estimate that's based on 100%DD's; rejected per KISD's markups 2/25
A-059	Additional Furrdowns Throughout per FINAL DD Set of Docs	\$47,000	47,000					not currently in our Estimate that's based on 100%DD's; accepted; THIS HAS BEEN INCORPORATED IN 100CD'S
A-060	Additional Millwork at the Copier / Printer Area (uppers) per FINAL DD Set of Docs	\$8,014	8,014					not currently in our Estimate that's based on 100%DD's; accepted per KISD's markups 2/25; THIS HAS BEEN INCORPORATED IN 100CD'S
A-061	Increased size of reception desk per FINAL DD Set of Docs	\$47,910	47,910					not currently in our Estimate that's based on 100%DD's; THIS HAS BEEN INCORPORATED IN 100CD'S
A-062	Remove the Acoustical Wall Panels in the Lobby Only (860sf)	(\$24,888)					(24,888)	see A-066 Below – should be priced as an alternate at GMP per KISD's Redlines received 2/25
A-076	Provide full height wall tile at restroom walls where tile is shown to terminate below ceiling.							5/21 rejected by KISD
A-077 - NEW	Remove the Armorcure Ballistic Panels (3 layers of Level 3) to the Board Room Dias (14/A8.02- in ADD03)	(\$35,075)					(35,075)	5/21 rejected by KISD
A-078 - NEW	Residential Appliances to be CFCI in lieu of OFOI (excludes ice makers)	\$29,500				29,500		pending clarification from BC to KISD on inclusions
A-079 - NEW	Remove the integral Fire Rated Corner Guard Requirement (detail 22/A4.13 - by Inpro per G5.01) & installing Surface Mounted corner guards (Vinyl material with the surface mount retainer. See right.)	(\$75,498)			(75,498)			BC to update pricing to include Stainless Steel Corner Guards
A-080 - NEW	Deduct to not replace the Storefront Doors in Storefront Frames to Remain (pending further site verification / final scope decisions)	(\$64,280)			(64,280)			pending final revision - needs to be field verified by BC
A-081 - NEW	Add Elevator Cab Finishes Allowance ILO standard finishes	\$25,000		25,000				5/21 - accepted by KISD
A-082	Aluminum Frameworks Frames to change to Black Painted ILO of anodized	(\$15,000)			(15,000)			Pending review w/ KISD
INTERIOR ARCHITECTURAL TOTALS		(\$1,778,617)	(\$808,313)	\$25,000	(\$154,778)	\$29,500	(\$870,026)	
EXTERIOR ENVELOPE OF THE BUILDING - EX								
EX-001	Add Water Repellants at the Exterior Masonry	\$135,000					135,000	pending item from SD Round; rejected per KISD's Redlines 2/25
EX-002	Remove & Replace Exterior Curtainwall at Main Entry ILO Wet Sealing this area (includes new door hardware)	\$157,887	157,887					Contingent Upon EX-003; THIS HAS BEEN INCORPORATED IN 100CD'S
EX-003	Remove & Replace Existing Exterior Storefront Framing Systems (excluding the Main Entry) and Replace with Oldcastle Building Envelope Alum Framing Systems ILO Wet Sealing this area (includes new door hardware)	\$781,568					781,568	5/21 – rejected by KISD
EX-004 - A	Add an OH Door at the Exterior Service Area (motorized)	\$13,555					13,555	Rejected because EX-004-B is accepted



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No.	SUM TOTAL OF COST - VALUE OPTION COLUMN	\$703,003	(\$1,075,348)	\$279,304	(\$202,389)	\$616,812	\$1,084,624	
	Item	Order of Magnitude Value	Incorporated	Accepted	Pending Deducts	Pending Adds	Rejected	Comments
EX-004 - B	Add an OH Door at the Exterior Service Area (manual)	\$11,305	11,305					accepted in mtg 12/6; accepted per KISD's Redlines received 2/25; THIS HAS BEEN INCORPORATED IN 100CD'S
EX-005	Leave Cast Stone Band and Include Termination Bars ILO Replacing w/ Metal Coping Cap	(\$89,850)	(89,850)					Huckabee to Investigate further with EE; ; accepted per KISD's Redlines received 2/25; THIS HAS BEEN INCORPORATED IN 100CD'S
EX-006 - A	PVC Roof (per Specs) ILO TPO fully adhered 80mil Roof	\$200,000					200,000	Contingent upon EX-006-B & EX-006-C
EX-006 - B	Mod Bit Roof ILO TPO fully adhered 80mil Roof	\$275,000					275,000	Contingent upon EX-006-A & EX-006-C
EX-006 - C	TPO 60mil at all areas except Kitchen 80mil	(\$35,000)	(35,000)					Contingent upon EX-006-A & EX-006-B; accepted per KISD's markups 2/25; THIS HAS BEEN INCORPORATED IN 100CD'S
EX-007	Window Infills at Kitchen and Board Room to be EIFS ILO Brick	TBD						
EX-008	Add New Exterior Stucco Soffits ILO patching and painting (this does not include any modifications to the framing at soffits)	\$65,550					65,550	rejected per KISD's markups 2/25
EX-009 - REV	Masonry Cleaning of Exterior Brick to be done at a Later Date (remove from scope)	(\$77,530)					(77,530)	5/21 -- rejected by KISD
EX-010 - NEW	Alternate Premanufactured Stairs/Ramps at Loading Docks Design (by Flex Decks)	\$6,241					6,241	5/21 -- rejected by KISD
EX-011 - NEW	Demolish existing masonry screen walls where outside water chiller units are. Brick to be palletized and stored on site in order to use to patch brick at other locations on the building.	\$65,000					65,000	5/21 -- rejected by KISD
EX-012 - NEW	Clean 100% of brick veneer with chemical cleaning ILO only in high growth areas called out in docs.	\$145,745					145,745	5/21 -- rejected by KISD
EX-013 - NEW	Add Chemical Wash at all (5) entrances	\$17,750	17,750					new item at GMP - added by BC; accepted in mtg 5/2
EX-014 - A - NEW	Provide and install an 80 mil TPO membrane roof system in lieu of the 60/80 mil TPO roof system to achieve Winder Rider and Hail Rider per Specifications	\$63,000					63,000	5/21 -- rejected by KISD
EX-014 - B - NEW	Provide and install a 2-Ply MBR roof system in lieu of the 60/80 mil TPO roof system to achieve Winder Rider and Hail Rider per Specifications	\$98,000		98,000				5/21 - accepted by KISD
EXTERIOR ENVELOPE OF THE BUILDING TOTALS		\$1,833,221	\$62,092	\$98,000	\$0	\$0	\$1,673,129	
FIRE PROTECTION - FP								
FP-001	Add Dry Pipe Sprinkler System at Exterior Canopies (if needed)	TBD						pending item from SD Round; there will be a dry pipe sidewall system needed at (1) Service Yard -- NOT INCORPORATED INTO 100%DDs; is included in Base Bid
FIRE PROTECTION TOTAL		\$0	\$0	\$0	\$0	\$0	\$0	
PLUMBING - P								
P-001	Add an allowance for Gas Piping (if needed)	\$159,900					159,900	Removed from Base Bid and added as an alternate allowance (if needed) -- this includes a gas line of 650lf long; rejected in mtg on 2/4
P-002	Add for below floor grease waste to be no hub cast iron	\$4,500					4,500	rejected per KISD's Redlines 2/25
P-003	Additional Sinks (Men/Women RR by Kitchen - Area C) per FINAL DD Set of Docs	\$13,000					13,000	needs to be reviewed with Tech Services, per KISD's Redlines 2/25
P-004	Install Schedule 40 PVC for Storm Drains in lieu of Cast Iron. PVC Storm will be insulated with fiberglass insulation meeting 25/50 smoke/flame spread	(\$31,200)					(31,200)	Cannot be taken with P-005
P-005	Use RAMS Mechanical for Plumbing Scope ILO Capstone/LPI/Rabroker	(\$212,534)		(212,534)				5/21 - accepted by KISD
PLUMBING TOTAL		(\$66,334)	\$0	(\$212,534)	\$0	\$0	\$146,200	
MECHANICAL - M								
M-001 - NEW	Step down diffusers ILO pattern control diffusers for Tags S1, S2, S3, S4, S9	(\$20,685)			(20,685)			Pending - BC to provide submittals so KISD can finalize
M-002 - NEW	Delete requirement for CO2 and Humidity sensors in each room	(\$90,000)		(90,000)				5/21 - accepted by KISD
M-003 - NEW	Steel double deflection registers ILO aluminum for Tag S5	(\$235)					(235)	5/21 -- rejected by KISD
M-004 - NEW	Steel fixed blade return grilles ILO aluminum airfoil blades for Tag R6/E6	(\$45)					(45)	5/21 -- rejected by KISD
M-005 - NEW	Delete requirement for sound boots on return grilles	(\$18,185)					(18,185)	5/21 -- rejected by KISD
MECHANICAL TOTALS		(\$129,150)	\$0	(\$90,000)	(\$20,685)	\$0	(\$18,465)	
ELECTRICAL - E								
E-001 - NEW	Add New Wire for the Pole Lights	\$19,666				19,666		pending field verification of existing light poles' operating status
E-002 - NEW	Replace the Existing Gear Panels DP1, PA, PB-UPS, and Transformer TPB-UPS	\$176,170				176,170		pending decision from KISD - will know once we finalize GMP cost
E-003 - NEW	Change S1 head to acuity RSX series	(\$12,800)			(12,800)			Pending - BC to provide submittals so KISD can finalize



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	SUM TOTAL OF COST - VALUE OPTION COLUMN	\$703,003	(\$1,075,348)	\$279,304	(\$202,389)	\$616,812	\$1,084,624	
No.	Item	Order of Magnitude Value	Incorporated	Accepted	Pending Deducts	Pending Adds	Rejected	Comments
E-004 - NEW	Change all exits (x1 x2 x3 x4 x4d) to plastic style	(\$16,060)					(16,060)	5/21 - rejected by KISD
E-005 - NEW	Change all NULITE types to Finelite	(\$9,000)			(9,000)			Pending - BC to provide submittals so KISD can finalize
E-006 - NEW	Change C1 C2 to Acuity CSS series	(\$5,126)			(5,126)			Pending - BC to provide submittals so KISD can finalize
E-007 - NEW	Change from Copper to Aluminum Feeders (aluminum feeders #4/0 and above)	(\$139,675)		(139,675)				5/21 - accepted by KISD
E-008 - NEW	Expediting all new switchgear. The new switchgear has a lead time of 32-40 weeks. Expediting would change this to a 15-week lead time	\$17,500				17,500		Pending E-002 above
E-009 - NEW	If new Switchgear is accepted, we will need Replacing of wire from ATS to Switchgear	\$24,000				24,000		Pending E-002 above
ELECTRICAL TOTALS		\$54,675	\$0	(\$139,675)	(\$26,926)	\$237,336	(\$16,060)	
COMMUNICATIONS, AUDIO VIDEO, SECURITY, ETC... from DIV 27+28 - COMM								
COMM-001	Add allowance for Cameras to be CFCI in lieu of OFCI	\$192,266					192,266	DD docs show CFCI for cameras; we currently only have install in base bid; rejected in mtg on 2/4
COMM-002 - REV	Include Cat 6A Cabling Throughout ILO Cat 6	\$85,580					85,580	5/21 - rejected by KISD
COMM-003 - NEW	Add for a Cellular Coverage Survey	\$6,500		6,500				5/21 - accepted by KISD
COMM-004 - NEW	Add an allowance for installation of a Cell Booster System.	\$349,976				349,976		Pending final decision by KISD
COMMUNICATIONS, AUDIO VIDEO, SECURITY, ETC.		\$634,322	\$0	\$6,500	\$0	\$349,976	\$277,846	
FOOD SERVICE - FS								
FS-001	Gas Kitchen Equipment ILO all Electric (would need to be taken with P-001 above)	TBD						Will need to be taken in addition to item P-001 above; rejected in mtg on 2/4
FS-002	Incorporate a Small Bistro Type Food Area ILO a Full Kitchen (allowance)	(\$750,000)					(750,000)	Contingent upon FS-003 & FS-004 & FS-005 - rejected because of Alternate FS-005 below requested by KISD to be priced in the GMP round
FS-003	Option 'C' for Kitchen Area ILO a Full Kitchen	TBD						Contingent upon FS-002 & FS-004 & FS-005 - rejected because of Alternate FS-005 below requested by KISD to be priced in the GMP round
FS-004	Shell out Kitchen Space in its Entierty and Rough In Only for future appliances	(\$953,705)					(953,705)	Contingent upon FS-001 & FS-002; can be taken w/ A-034 above & FS-005 - rejected because of Alternate FS-005 below requested by KISD to be priced in the GMP round
FS-005 - NEW	At room C700 Kitchen only provide Walk-In Cooler/Freezer, perimeter walls and storefront, ceilings, floor finishes, lighting, hoods, and MEP equipment. For all other Food Service Equipment, provide only rough-ins for future build-out.	see ALT-006						KISD's List of Alternates (Redlines) shows this to be Deductive Alternate #6
FOOD SERVICE TOTALS		(\$1,703,705)	\$0	\$0	\$0	\$0	(\$1,703,705)	
GENERAL NOTES PERTAINING TO THIS LOG:								
Items on this log indicate the magnitude of potential cost savings (negative amounts in parenthesis) or additions (positive amounts). These magnitude values are to be considered as Allowances until such time as final pricing can be compiled based on final design modifications, information, and incorporation. Line-item costs could change as additional and/or clarified information is provided.								
The items listed by Bartlett Cocke General Contractors on this Log are made in its capacity as a commercial builder and not as a designer and have not been vetted by a design professional. Additionally, the items are offered solely for consideration and are not to be construed as being recommended or endorsed by Bartlett Cocke General Contractors.								



KISD, FUTURE CENTRAL ADMINISTRATION BUILDING RENO
GMP PROPOSAL **R1**, MAY 29, 2025

SITE LOGISTICS PLAN

THE SITE LOGISTICS AND UTILIZATION PLAN is both a communication and planning tool that Bartlett Cocke General Contractors develops to convey our project approach. The plan is utilized to illustrate how we will phase the project, impact the project site, where temporary facilities, structures and equipment will be placed, how we plan to direct construction and pedestrian traffic and to highlight other important, construction site-related information.

[illegible]





Low Roof Access/
Debris Pick Point

Image Landsat / Copernicus

Google Earth

1985

31°06'32.03" N 97°41'11.16" W elev. 827 ft eye alt. 924





KISD, FUTURE CENTRAL ADMINISTRATION BUILDING RENO
GMP PROPOSAL R1, MAY 29, 2025

SCHEDULE

PROJECT MILESTONES are per the summary below. Reference the attached schedule for additional details.

ISSUE GMP DOCUMENTS	3/26/2025
BC BID DAY	4/22/2025
SUBMIT GMP	5/1/2025
SUBMIT GMP REVISION 1	5/29/2025
GMP APPROVAL	6/10/2025
NOTICE TO PROCEED WITH CONSTRUCTION	6/11/2025
SUBSTANTIAL COMPLETION	7/30/2026

KEY PLAN - LEVEL 1

KISD A133-2019 EXHIBIT A - Attachment 1

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Line	Task ID	Name	Duration	Start	Finish	2025												2026											
						May 5, 19	Jun 2, 16	Jul 30, 14	Aug 28, 11	Sep 25, 8	Oct 22, 6	Nov 20, 3	Dec 17, 1	Jan 15, 29	Feb 12, 26	Mar 9, 23	Apr 6, 20	May 4, 18	Jun 1, 15	Jul 29, 13	Aug 27, 10	Sep 24, 7	Oct 21, 5	Nov 19, 2	D 30				
42	16470	DOAS - AE Review	10d	08/04/25	08/15/25																								
43	13680	DOAS - Fab & Del	60d	08/18/25	11/10/25																								
44	23160	Condensers	95d	06/13/25	10/27/25																								
45	16880	Condensers Submittal Prep	30d	06/13/25	07/25/25																								
46	16680	Condensers BC Review	5d	07/28/25	08/01/25																								
47	16480	Condensers AE Review	10d	08/04/25	08/15/25																								
48	13700	Condensers Fab & Del	50d	08/18/25	10/27/25																								
49	22960	FCU/RTU	160d	06/13/25	01/29/26																								
50	16890	FCUs / RTUs - Submittal Prep	5d	06/13/25	06/19/25																								
51	16690	FCUs / RTUs - BC Review	5d	06/20/25	06/26/25																								
52	16490	FCUs / RTUs - AE Review	10d	06/27/25	07/11/25																								
53	13710	RTUs - Fab & Del	140d	07/14/25	01/29/26																								
54	23170	FCUs - Fab & Del	60d	07/14/25	10/06/25																								
55	23050	Light Fixtures	85d	06/27/25	10/27/25																								
56	16900	Light Fixtures - Submittal Prep	30d	06/27/25	08/08/25																								
57	16700	Light Fixtures - BC Review	5d	08/11/25	08/15/25																								
58	16500	Light Fixtures - AE Review	10d	08/18/25	08/29/25																								
59	13720	Light Fixtures - Fab & Del	40d	09/02/25	10/27/25																								
60	23090	Masonry	70d	06/27/25	10/06/25																								
61	16910	Masonry Material - Submittal Prep	15d	06/27/25	07/18/25																								
62	16710	Masonry Material - BC Review	5d	07/21/25	07/25/25																								
63	16510	Masonry Material - AE Review	10d	07/28/25	08/08/25																								
64	13730	Masonry Material - Fab & Del	40d	08/11/25	10/06/25																								
65	23080	Windows	75d	06/27/25	10/13/25																								
66	16920	Storefront/Curtainwall/Windows/Glass - Submittal Prep	20d	06/27/25	07/25/25																								
67	16720	Storefront/Curtainwall/Windows/Glass - BC Review	5d	07/28/25	08/01/25																								
68	16520	Storefront/Curtainwall/Windows/Glass - AE Review	10d	08/04/25	08/15/25																								
69	13740	Storefront/Curtainwall/Windows/Glass - Fab & Del	40d	08/18/25	10/13/25																								
70	23060	Doors & Frames	55d	06/27/25	09/15/25																								
71	16940	Doors / Frames / Hardware Material - Submittal Prep	20d	06/27/25	07/25/25																								
72	16740	Doors / Frames / Hardware Material - BC Review	5d	07/28/25	08/01/25																								
73	16540	Doors / Frames / Hardware Material - AE Review	10d	08/04/25	08/15/25																								
74	13760	Doors / Frames / Hardware Material - Fab & Del	20d	08/18/25	09/15/25																								
75	23120	Concrete	30d	06/13/25	07/25/25																								
76	16950	Initial Foundation Elements Material - Submittal Prep	10d	06/13/25	06/26/25																								
77	16750	Initial Foundation Elements Material - BC Review	5d	06/27/25	07/03/25																								
78	16550	Initial Foundation Elements Material - AE Review	10d	07/07/25	07/18/25																								
79	13770	Initial Foundation Elements Material - Fab & Del	5d	07/21/25	07/25/25																								
80	23130	Under Slab Rough-in Material	30d	06/13/25	07/25/25																								
81	16960	Initial MEP Under Slab Rough-in Elements - Submittal Prep	10d	06/13/25	06/26/25																								
82	16760	Initial MEP Under Slab Rough-in Elements - BC Review	5d	06/27/25	07/03/25																								
83	16560	Initial MEP Under Slab Rough-in Elements - AE Review	10d	07/07/25	07/18/25																								

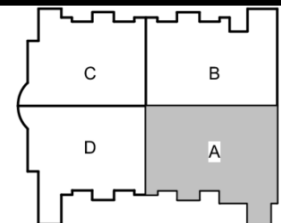
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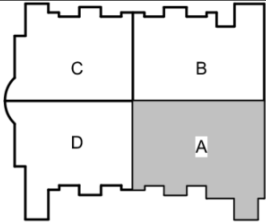
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Line	Task ID	Name	Duration	Start	Finish	2025												2026																													
						May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	D																						
84	13780	Initial MEP Under Slab Rough-in Elements - Fab & Del	5d	07/21/25	07/25/25	5	19	2	16	30	14	28	11	25	8	22	6	20	3	17	1	15	29	12	26	9	23	9	23	6	20	4	18	1	15	29	13	27	10	24	7	21	5	19	2	16	30
85	23140	Roofing Material	40d	06/13/25	08/08/25	23140 Initial MEP Under Slab Rough-in Elements - Fab & Del																																									
86	16840	Roofing Material - Submittal Prep	5d	06/13/25	06/19/25	16840 Roofing Material - Submittal Prep																																									
87	16640	Roofing Material - BC Review	5d	06/20/25	06/26/25	16640 Roofing Material - BC Review																																									
88	13471	Roofing Material - AE Review	10d	06/27/25	07/11/25	13471 Roofing Material - AE Review																																									
89	18710	Roofing Material - Fab & Del	20d	07/14/25	08/08/25	18710 Roofing Material - Fab & Del																																									
90	23070	Interior Finishes	75d	06/27/25	10/13/25	23070 Interior Finishes																																									
91	16970	Long Lead Interior Finishes - Submittal Prep	30d	06/27/25	08/08/25	16970 Long Lead Interior Finishes - Submittal Prep																																									
92	16770	Long Lead Interior Finishes - BC Review	5d	08/11/25	08/15/25	16770 Long Lead Interior Finishes - BC Review																																									
93	16570	Long Lead Interior Finishes - AE Review	10d	08/18/25	08/29/25	16570 Long Lead Interior Finishes - AE Review																																									
94	16390	Long Lead Interior Finishes - Fab & Del	30d	09/02/25	10/13/25	16390 Long Lead Interior Finishes - Fab & Del																																									
95	22970	Coordinated MEP Overhead SD	95d	06/27/25	11/10/25	22970 Coordinated MEP Overhead SD																																									
96	18760	Coordinated MEP Roof Penetrations - Submittal Prep	5d	08/11/25	08/15/25	18760 Coordinated MEP Roof Penetrations - Submittal Prep																																									
97	18770	Coordinated MEP Roof Penetrations -BC Review	1d	08/18/25	08/18/25	18770 Coordinated MEP Roof Penetrations -BC Review																																									
98	18780	Coordinated MEP Roof Penetrations - AE Review	10d	08/19/25	09/02/25	18780 Coordinated MEP Roof Penetrations - AE Review																																									
99	22980	MEP OH Bridge	33d	06/27/25	08/13/25	22980 MEP OH Bridge																																									
100	16971	Coordinated MEP Overhead SD - Bridge - Submittal Prep	10d	06/27/25	07/11/25	16971 Coordinated MEP Overhead SD - Bridge - Submittal Prep																																									
101	16771	Coordinated MEP Overhead SD - Bridge - BC Review	3d	07/14/25	07/16/25	16771 Coordinated MEP Overhead SD - Bridge - BC Review																																									
102	16571	Coordinated MEP Overhead SD - Bridge - AE Review	10d	07/17/25	07/30/25	16571 Coordinated MEP Overhead SD - Bridge - AE Review																																									
103	16380	Coordinated MEP Overhead SD - Bridge - Fab & Del	10d	07/31/25	08/13/25	16380 Coordinated MEP Overhead SD - Bridge - Fab & Del																																									
104	22990	MEP OH Area E	33d	07/14/25	08/27/25	22990 MEP OH Area E																																									
105	16980	Coordinated MEP Overhead SD - Area E - Submittal Prep	10d	07/14/25	07/25/25	16980 Coordinated MEP Overhead SD - Area E - Submittal Prep																																									
106	16780	Coordinated MEP Overhead SD - Area E - BC Review	3d	07/28/25	07/30/25	16780 Coordinated MEP Overhead SD - Area E - BC Review																																									
107	16580	Coordinated MEP Overhead SD - Area E - AE Review	10d	07/31/25	08/13/25	16580 Coordinated MEP Overhead SD - Area E - AE Review																																									
108	16400	Coordinated MEP Overhead SD - Area E - Fab & Del	10d	08/14/25	08/27/25	16400 Coordinated MEP Overhead SD - Area E - Fab & Del																																									
109	23000	MEP OH Area F	33d	07/28/25	09/11/25	23000 MEP OH Area F																																									
110	16990	Coordinated MEP Overhead SD - Area F - Submittal Prep	10d	07/28/25	08/08/25	16990 Coordinated MEP Overhead SD - Area F - Submittal Prep																																									
111	16790	Coordinated MEP Overhead SD - Area F - BC Review	3d	08/11/25	08/13/25	16790 Coordinated MEP Overhead SD - Area F - BC Review																																									
112	16590	Coordinated MEP Overhead SD - Area F - AE Review	10d	08/14/25	08/27/25	16590 Coordinated MEP Overhead SD - Area F - AE Review																																									
113	16410	Coordinated MEP Overhead SD - Area F - Fab & Del	10d	08/28/25	09/11/25	16410 Coordinated MEP Overhead SD - Area F - Fab & Del																																									
114	23010	MEP OH Area A	35d	08/25/25	10/13/25	23010 MEP OH Area A																																									
115	17000	Coordinated MEP Overhead SD - Area A - Submittal Prep	10d	08/25/25	09/08/25	17000 Coordinated MEP Overhead SD - Area A - Submittal Prep																																									
116	16800	Coordinated MEP Overhead SD - Area A - BC Review	5d	09/09/25	09/15/25	16800 Coordinated MEP Overhead SD - Area A - BC Review																																									
117	16600	Coordinated MEP Overhead SD - Area A - AE Review	10d	09/16/25	09/29/25	16600 Coordinated MEP Overhead SD - Area A - AE Review																																									
118	16420	Coordinated MEP Overhead SD - Area A - Fab & Del	10d	09/30/25	10/13/25	16420 Coordinated MEP Overhead SD - Area A - Fab & Del																																									
119	23020	MEP OH Area B	35d	08/11/25	09/29/25	23020 MEP OH Area B																																									
120	17010	Coordinated MEP Overhead SD - Area B - Submittal Prep	10d	08/11/25	08/22/25	17010 Coordinated MEP Overhead SD - Area B - Submittal Prep																																									
121	16810	Coordinated MEP Overhead SD - Area B - BC Review	5d	08/25/25	08/29/25	16810 Coordinated MEP Overhead SD - Area B - BC Review																																									
122	16610	Coordinated MEP Overhead SD - Area B - AE Review	10d	09/02/25	09/15/25	16610 Coordinated MEP Overhead SD - Area B - AE Review																																									
123	16430	Coordinated MEP Overhead SD - Area B - Fab & Del	10d	09/16/25	09/29/25	16430 Coordinated MEP Overhead SD - Area B - Fab & Del																																									
124	23030	MEP OH Area C	35d	09/09/25	10/27/25	23030 MEP OH Area C																																									
125	17020	Coordinated MEP Overhead SD - Area C - Submittal Prep	10d	09/09/25	09/22/25	17020 Coordinated MEP Overhead SD - Area C - Submittal Prep																																									

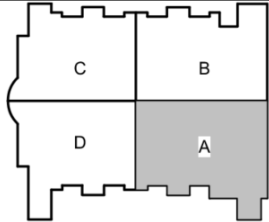
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Line	Task ID	Name	Duration	Start	Finish	2025												2026																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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126	16820	Coordinated MEP Overhead SD - Area C - BC Review	5d	09/23/25	09/29/25	5	19	2	16	30	14	28	11	25	8	22	6	20	3	17	1	15	29	12	26	9	23	9	23	6	20	4	18	1	15	29	13	27	10	24	7	21	5	19	2	16	30																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
127	16620	Coordinated MEP Overhead SD - Area C - AE Review	10d	09/30/25	10/13/25										16620																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											

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						May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
168	5001	Install Data Pathway 5' Outside Building Pad	5d	06/30/25	07/07/25																								
169	5060	Reuse Backflow Preventer	5d	06/30/25	07/07/25																								
170	5010	Utilities - Perform Potholing	5d	07/18/25	07/24/25																								
171	5020	Water -Tie into Existing Service Line	5d	10/16/25	10/22/25																								
172	5050	Tie into Existing Fire Riser	5d	10/20/25	10/24/25																								
173	5030	Set/Reuse Water Meter	5d	10/23/25	10/29/25																								
174	5081	Saw Cut Existing Asphalt/Pavement for Data	5d	02/06/26	02/12/26																								
175	5071	Install Data Conduits to Street	5d	02/13/26	02/19/26																								
176	5091	Backfill & Subgrade Prep	5d	02/20/26	02/26/26																								
177	5101	Repave Data Pathway	5d	02/27/26	03/05/26																								
178	5250	Abatement & Demolition	62d	06/11/25	09/08/25																								
179	5280	Make Safe Electrical - Building	5d	06/11/25	06/17/25																								
180	16321	Area C Window Demolition - LVL 1 Area C (Board Room and Kitchen)	5d	06/11/25	06/17/25																								
181	5270	Make Safe Mechanical - Building	5d	06/12/25	06/18/25																								
182	5290	Make Safe Plumbing - Building	5d	06/12/25	06/18/25																								
183	5300	Make Safe Fire Sprinkler - Building	5d	06/12/25	06/18/25																								
184	5310	Make Safe Technology - Building	5d	06/12/25	06/18/25																								
185	16320	Demolition - LVL 1 Area C	10d	06/19/25	07/02/25																								
186	9050	Demolition - LVL1 Area B at Loading Dock & Main Entry (for Demo Access)	2d	06/19/25	06/20/25																								
187	5610	Demo Main Entry Window - East Elevation (for Building Access)	10d	06/19/25	07/02/25																								
188	16330	Demolition - LVLS for Saw Cuts Area (A,B,C,D,E,F)	5d	06/23/25	06/27/25																								
189	22660	Demolition - LVL2 The Bridge	6d	07/03/25	07/11/25																								
190	9110	Temp In Main Entry - East Elevation (for Building Access)	5d	07/03/25	07/10/25																								
191	5330	Demolition - LVL 2 Area E	8d	07/14/25	07/23/25																								
192	5320	Demolition - LVL 2 Area F	8d	07/24/25	08/04/25																								
193	5261	Saw Cut Wall Layout - LVL 2	5d	07/28/25	08/01/25																								
194	17090	Elect - Underfloor - RI/Pour Back - LVL 2 (# LF)	10d	08/04/25	08/15/25																								
195	17100	Plumb - Underfloor - RI/Pour Back - LVL 2 (# LF)	10d	08/04/25	08/15/25																								
196	5260	Saw Cut Wall Layout - LVL 1	5d	08/04/25	08/08/25																								
197	5360	Demolition - LVL 1 Area A	8d	08/05/25	08/14/25																								
198	17070	Elect - Underfloor - RI/Pour Back - LVL 1 (# LF)	15d	08/11/25	08/29/25																								
199	17080	Plumb - Underfloor - RI/Pour Back - LVL 1 (# LF)	15d	08/11/25	08/29/25																								
200	5340	Demolition - LVL 1 Area B	8d	08/15/25	08/26/25																								
201	5370	Demolition - LVL 1 Area D	8d	08/27/25	09/08/25																								
202	5480	Structural	176d	08/15/25	04/23/26																								
203	5900	Demo & Structural Infill at Metal Deck for Mechanical Supports	8d	08/15/25	08/26/25																								
204	5521	Structural Roof Inspections	1d	08/27/25	08/27/25																								
205	5501	Reuse Existing Steel - The Bridge	5d	08/27/25	09/03/25																								
206	5530	SOG - Prep - Board Room Podium - Area C	10d	09/02/25	09/15/25																								
207	9070	Install Folding Partition Steel - The Bridge	5d	09/04/25	09/10/25																								
208	5520	Structural Inspections at Bridge	1d	09/11/25	09/11/25																								

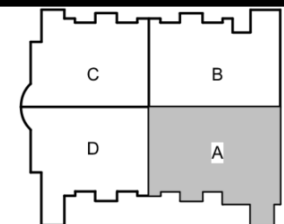
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Line	Task ID	Name	Duration	Start	Finish	2025												2026											
						May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	D				
209	5500	Install Folding Partition Steel -Area C	20d	09/11/25	10/08/25																								
210	5540	SOG - Pour - Board Room Podium - Area C	1d	09/16/25	09/16/25																								
211	5522	Structural Inspections at Board Room Area C	1d	10/09/25	10/09/25																								
212	9060	Install Folding Partitions - The Bridge	5d	11/18/25	11/24/25																								
213	5510	Install Folding Partitions - Area C	5d	03/16/26	03/20/26																								
214	16340	Install New Stairwell Handrails	15d	04/03/26	04/23/26																								
215	5550	Enclosure	142d	08/01/25	02/20/26																								
216	5560	Salvage of Existing Masonry Veneer - Locations TBD by Arch	15d	08/01/25	08/21/25																								
217	5580	Partial Demo & Infill Masonry Veneer - East Elevation	15d	10/07/25	10/27/25																								
218	5640	Install Sill Plate, Window System, & Int. Joint Sealant - West Elevation	15d	10/14/25	11/03/25																								
219	5780	Masonry Cleaning - Envelope East Elevation	5d	10/28/25	11/03/25																								
220	5590	Partial Demo & Infill Masonry Veneer - South Elevation	15d	10/28/25	11/17/25																								
221	5660	Wet Seal Existing Window System - East Elevation	15d	11/04/25	11/24/25																								
222	5700	Perimeter Joint Sealant - East Elevation	5d	11/04/25	11/10/25																								
223	5740	Exterior Sealants - Existing Stone Coping - East Elevation	5d	11/11/25	11/17/25																								
224	5600	Partial Demo & Infill Masonry Veneer - West Elevation	15d	11/18/25	12/10/25																								
225	5790	Masonry Cleaning - Envelope South Elevation	5d	11/18/25	11/24/25																								
226	5670	Wet Seal Existing Window System - South Elevation	15d	11/25/25	12/17/25																								
227	5800	Masonry Cleaning - Envelope West Elevation	5d	11/25/25	12/03/25																								
228	5710	Perimeter Joint Sealant - South Elevation	5d	11/25/25	12/03/25																								
229	5720	Perimeter Joint Sealant - West Elevation	5d	12/04/25	12/10/25																								
230	5750	Exterior Sealants - Existing Stone Coping - South Elevation	5d	12/04/25	12/10/25																								
231	5570	Partial Demo & Infill Masonry Veneer - North Elevation	15d	12/11/25	01/01/26																								
232	5760	Exterior Sealants - Existing Stone Coping - West Elevation	5d	12/11/25	12/17/25																								
233	5680	Wet Seal Existing Window System - West Elevation	15d	12/18/25	01/08/26																								
234	5770	Masonry Cleaning - Envelope North Elevation	5d	01/02/26	01/08/26																								
235	5650	Wet Seal Existing Window System - North Elevation	15d	01/09/26	01/29/26																								
236	5690	Perimeter Joint Sealant - North Elevation	5d	01/09/26	01/15/26																								
237	5730	Exterior Sealants - Existing Stone Coping - North Elevation	5d	01/16/26	01/22/26																								
238	7210	BCGC Pre-Punch - Exterior Elevations	5d	01/30/26	02/05/26																								
239	5630	Install Sill Plate, Window System, & Int. Joint Sealant - East Elevation	15d	02/02/26	02/20/26																								
240	5840	Install Overhead Door - North Elevation	5d	02/02/26	02/06/26																								
241	5850	Roofing	151d	07/14/25	02/13/26																								
242	5891	Demo and Removal of Existing Roof Mech Equipment	5d	07/14/25	07/18/25																								
243	5980	Demo/Prep for New Skylights at Standing Seam Exst.	15d	07/14/25	08/01/25																								
244	9080	Demo/Prep for New Skylights at TPO	5d	07/14/25	07/18/25																								
245	5860	Demo Existing Roof Membrane	15d	08/27/25	09/17/25																								
246	5910	Frame & Sheathing at Columns	5d	08/27/25	09/03/25																								
247	5870	Demo roof through wall flashings	5d	08/27/25	09/03/25																								
248	5880	Demo Existing Roof Drains	3d	08/27/25	08/29/25																								

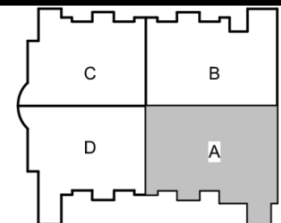
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Line	Task ID	Name	Duration	Start	Finish	2025												2026																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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249	22630	Roof Blocking	10d	08/27/25	09/10/25																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			

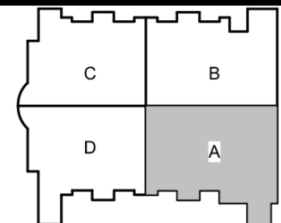
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Line	Task ID	Name	Duration	Start	Finish	2025												2026											
						May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	D				
290	6300	Mech - Hang Branch Selectors - Bridge (2)	2d	10/14/25	10/15/25																								
291	6600	Elect - Overhead - Bridge (# SF) or (# LF)?	5d	10/14/25	10/20/25																								
292	6340	Sprinkler - Overhead - Bridge (# SF)	3d	10/15/25	10/17/25																								
293	6580	Walls - Top Out - Bridge (# SF)	3d	10/16/25	10/20/25																								
294	6310	Mech Piping - Run OH Line Sets - Bridge (# LF)	5d	10/16/25	10/22/25																								
295	6380	Plumb - Inwall - Bridge	5d	10/16/25	10/22/25																								
296	6400	HM Door Frames - Set - Bridge	3d	10/16/25	10/20/25																								
297	6370	Elect - Inwall - Bridge (# SF) or (# LF)	5d	10/16/25	10/22/25																								
298	6330	Plumb - Overhead - Bridge (# SF)	5d	10/17/25	10/23/25																								
299	6590	Walls - Top Out Fire Tape and Acoustical Caulking - Bridge	3d	10/20/25	10/22/25																								
300	6360	Walls - Interior Blocking - Bridge	2d	10/21/25	10/22/25																								
301	6290	Mech - Hang FCUs - Bridge (6)	2d	10/23/25	10/24/25																								
302	6450	MEP layout in Hard ceilings - Bridge	1d	10/23/25	10/23/25																								
303	6390	Plumb - Insulate Piping in Wall - Bridge	3d	10/23/25	10/27/25																								
304	6320	MEP - Insulate OH Rough-in Bridge	5d	10/27/25	10/31/25																								
305	6430	In Wall QA/QC - Bridge	1d	10/28/25	10/28/25																								
306	6440	County In Wall Inspection - Bridge	3d	10/29/25	10/31/25																								
307	6460	Hard Ceiling - Frame - Bridge	5d	11/03/25	11/07/25																								
308	6540	Insulation at Walls and Ceilings - Bridge	2d	11/03/25	11/04/25																								
309	6680	Walls - 2 Side - Bridge (# SF)	10d	11/04/25	11/17/25																								
310	6480	Elect - Install Lighting at Hard Ceiling - Bridge	2d	11/10/25	11/11/25																								
311	6470	Mech - Connections at Hard Ceilings - Bridge	2d	11/10/25	11/11/25																								
312	6500	Pull Electrical & LV Wire in Hard Ceilings - Bridge	3d	11/12/25	11/14/25																								
313	6490	Sprinkler - Install Heads Hard Ceiling - Bridge	2d	11/12/25	11/13/25																								
314	6510	Fire & Acoustical Caulking in Hard Ceilings - Bridge	3d	11/17/25	11/19/25																								
315	6520	Overhead QA/QC in Hard Ceilings - Bridge	1d	11/20/25	11/20/25																								
316	6530	County Overhead Inspection Hard Ceilings - Bridge	2d	11/21/25	11/24/25																								
317	6690	Hard Ceiling - Sheetrock - Bridge	5d	11/25/25	12/03/25																								
318	6700	Paint - Tape Float First Coat Walls and Ceilings - Bridge	10d	11/25/25	12/10/25																								
319	6720	Install SF Openings - Bridge (#)	3d	11/25/25	12/01/25																								
320	6721	Install Frameworks - Bridge (#)	5d	11/25/25	12/03/25																								
321	6410	Data - Install Cable Trey/J-Hooks - Bridge	4d	12/04/25	12/09/25																								
322	6960	Flooring - Tile - Bridge (# SF)	3d	12/04/25	12/08/25																								
323	6730	Fire Alarm - Install - Bridge (# SF)	5d	12/11/25	12/17/25																								
324	6750	Data - Install Cable - Bridge (# LF)	5d	12/11/25	12/17/25																								
325	6740	Controls - Install Cable	3d	12/11/25	12/15/25																								
326	6770	Install Wall Tile - Bridge	5d	12/11/25	12/17/25																								
327	6760	Fire & Acoustical Caulking - All Ceilings - Bridge	5d	12/18/25	12/24/25																								
328	6850	Accessories - Toilet Partitions - Bridge (#)	2d	12/18/25	12/19/25																								
329	6870	Plumb - Trim Out/Set Fixtures - Bridge	3d	12/23/25	12/26/25																								
330	6780	Install Ceiling Grid - Bridge (# SF)	5d	12/26/25	01/01/26																								
331	7030	Accessories - Toilet - Bridge (#)	2d	12/29/25	12/30/25																								

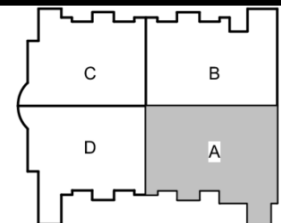
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Line	Task ID	Name	Duration	Start	Finish	2025												2026																																							
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374	17440	Walls - Interior Blocking - Area E	2d	10/28/25	10/29/25													17440	█	Walls - Interior Blocking - Area E																																					
375	17270	Mech - Hang FCUs - Area E (10)	2d	10/30/25	10/31/25														17270	█	Mech - Hang FCUs - Area E (10)																																				
376	17330	MEP layout in Hard ceilings - Area E	1d	10/30/25	10/30/25														17330	█	MEP layout in Hard ceilings - Area E																																				
377	17310	Plumb - Insulate Piping in Wall - Area E	3d	10/30/25	11/03/25														17310	█	Plumb - Insulate Piping in Wall - Area E																																				
378	17390	MEP - Insulate OH Rough-in Area E	5d	11/04/25	11/10/25														17390	█	MEP - Insulate OH Rough-in Area E																																				
379	17450	In Wall QA/QC - Area E	1d	11/04/25	11/04/25														17450	█	In Wall QA/QC - Area E																																				
380	17460	County In Wall Inspection - Area E	3d	11/05/25	11/07/25														17460	█	County In Wall Inspection - Area E																																				
381	17470	Insulation at Walls and Ceilings - Area E	2d	11/10/25	11/11/25														17470	█	Insulation at Walls and Ceilings - Area E																																				
382	17340	Hard Ceiling - Frame - Area E	5d	11/11/25	11/17/25														17340	█	Hard Ceiling - Frame - Area E																																				
383	17360	Elect - Install Lighting at Hard Ceiling - Area E	2d	11/18/25	11/19/25														17360	█	Elect - Install Lighting at Hard Ceiling - Area E																																				
384	17480	Walls - 2 Side - Area E (# SF)	10d	11/18/25	12/03/25														17480	█	Walls - 2 Side - Area E (# SF)																																				
385	17350	Mech - Connections at Hard Ceilings - Area E	2d	11/18/25	11/19/25														17350	█	Mech - Connections at Hard Ceilings - Area E																																				
386	17380	Pull Electrical & LV Wire in Hard Ceilings - Area E	3d	11/20/25	11/24/25														17380	█	Pull Electrical & LV Wire in Hard Ceilings - Area E																																				
387	17370	Sprinkler - Install Heads Hard Ceiling - Area E	2d	11/20/25	11/21/25														17370	█	Sprinkler - Install Heads Hard Ceiling - Area E																																				
388	17400	Fire & Acoustical Caulking in Hard Ceilings - Area E	3d	11/25/25	12/01/25														17400	█	Fire & Acoustical Caulking in Hard Ceilings - Area E																																				
389	17410	Overhead QA/QC in Hard Ceilings - Area E	1d	12/02/25	12/02/25														17410	█	Overhead QA/QC in Hard Ceilings - Area E																																				
390	17420	County Overhead Inspection Hard Ceilings - Area E	2d	12/03/25	12/04/25														17420	█	County Overhead Inspection Hard Ceilings - Area E																																				
391	17430	Hard Ceiling - Sheetrock - Area E	5d	12/05/25	12/11/25														17430	█	Hard Ceiling - Sheetrock - Area E																																				
392	17490	Paint - Tape Float First Coat Walls and Ceilings - Area E	10d	12/11/25	12/24/25														17490	█	Paint - Tape Float First Coat Walls and Ceilings - Area E																																				
393	17510	Install SF Openings - Area E (#)	3d	12/11/25	12/15/25														17510	█	Install SF Openings - Area E (#)																																				
394	17520	Install Frameworks - Area E (#)	5d	12/11/25	12/17/25														17520	█	Install Frameworks - Area E (#)																																				
395	17500	Data - Install Cable Trey/J-Hooks - Area E	4d	12/18/25	12/23/25														17500	█	Data - Install Cable Trey/J-Hooks - Area E																																				
396	17810	Flooring - Tile - Area E (# SF)	3d	12/18/25	12/22/25														17810	█	Flooring - Tile - Area E (# SF)																																				
397	17530	Fire Alarm - Install - Area E (# SF)	5d	12/26/25	01/01/26														17530	█	Fire Alarm - Install - Area E (# SF)																																				
398	17540	Data - Install Cable - Area E (# LF)	5d	12/26/25	01/01/26														17540	█	Data - Install Cable - Area E (# LF)																																				
399	17550	Controls - Install Cable	3d	12/26/25	12/30/25														17550	█	Controls - Install Cable																																				

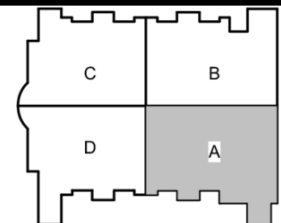
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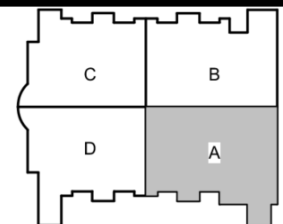
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Line	Task ID	Name	Duration	Start	Finish	2025												2026											
						May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
416	17710	Walls - Install Wall Coverings/Wall Graphics - Area E	5d	03/20/26	03/26/26																								
417	17680	Ceiling - Install Metal Panel - Area E	10d	03/24/26	04/06/26																								
418	17790	Paint - Final Coat - Area E (# SF)	5d	03/31/26	04/06/26																								
419	17740	Elect - Trim Out - Area E	3d	03/31/26	04/02/26																								
420	17870	Floors - Seal Concrete - Area E	2d	03/31/26	04/01/26																								
421	17800	Flooring - LVT/Base- Area E (# SF)	3d	04/02/26	04/06/26																								
422	17860	Install Sercurity Film - Area E		04/02/26	04/02/26																								
423	17880	Install Manual Shades - Area E	2d	04/02/26	04/03/26																								
424	17820	Flooring - Carpet/Base - Area E (#SF)	3d	04/07/26	04/09/26																								
425	17840	Accessories - Fire Ext/Marker/AED- Area E (#)	2d	04/07/26	04/08/26																								
426	17760	Data - Trim out - Area E	3d	04/07/26	04/09/26																								
427	17850	Paint - Touch-Up Area E	3d	04/10/26	04/14/26																								
428	17890	BCGC Pre-Punch - Area E	3d	04/15/26	04/17/26																								
429	17900	Area F - Interior	172d	08/29/25	05/01/26																								
430	17910	Wall Layout & Top Track - Area F (#LF)	2d	08/29/25	09/02/25																								
431	17920	MEP Layout - Area F	2d	09/12/25	09/15/25																								
432	17930	Install OH MEP Hangers - Area F	3d	09/15/25	09/17/25																								
433	17941	Patch Fire Rated Gyp Ceiling - Area F	3d	10/16/25	10/20/25																								
434	17950	Walls - Frame Priority - Area F (#)	1d	10/21/25	10/21/25																								
435	17960	Walls - Interior Blocking at Priority - Area F	1d	10/22/25	10/22/25																								
436	17970	Walls - Frame Int - Area F (# LF)	5d	10/28/25	11/03/25																								
437	18010	Mech - Overhead Ductwork - Area F (#LF)	5d	10/28/25	11/03/25																								
438	18070	Mech - Hang Branch Selectors - Area F (2)	2d	10/28/25	10/29/25																								
439	18020	Elect - Overhead - Area F (# SF) or (# LF)?	5d	10/28/25	11/03/25																								
440	18030	Sprinkler - Overhead - Area F (# SF)	3d	10/29/25	10/31/25																								
441	18080	Elect - Inwall - Area F (# SF) or (# LF)	5d	10/30/25	11/05/25																								
442	17990	Walls - Top Out - Area F (# SF)	3d	10/30/25	11/03/25																								
443	18050	Mech Piping - Run OH Line Sets - Area F (# LF)	5d	10/30/25	11/05/25																								
444	17980	HM Door Frames - Set - Area F	3d	10/30/25	11/03/25																								
445	18000	Walls - Top Out Fire Tape and Acoustical Caulking - Area F	3d	11/03/25	11/05/25																								
446	18040	Plumb - Overhead - Area F (# SF)	5d	11/04/25	11/10/25																								
447	18230	Walls - Interior Blocking - Area F	2d	11/04/25	11/05/25																								
448	18120	MEP layout in Hard ceilings - Area F	1d	11/06/25	11/06/25																								
449	18060	Mech - Hang FCUs - Area F (10)	2d	11/06/25	11/07/25																								
450	18090	Plumb - Inwall - Area F	5d	11/07/25	11/13/25																								
451	18130	Hard Ceiling - Frame - Area F	5d	11/07/25	11/13/25																								
452	18180	MEP - Insulate OH Rough-in Area F	5d	11/11/25	11/17/25																								
453	18100	Plumb - Insulate Piping in Wall - Area F	3d	11/14/25	11/18/25																								
454	18150	Elect - Install Lighting at Hard Ceiling - Area F	2d	11/14/25	11/17/25																								
455	18140	Mech - Connections at Hard Ceilings - Area F	2d	11/14/25	11/17/25																								
456	18170	Pull Electrical & LV Wire in Hard Ceilings - Area F	3d	11/18/25	11/20/25																								
457	18160	Sprinkler - Install Heads Hard Ceiling - Area F	2d	11/18/25	11/19/25																								

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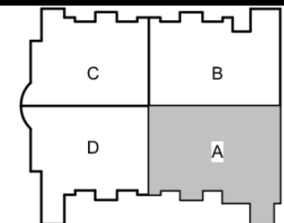
KEY PLAN - LEVEL 1

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Line	Task ID	Name	Duration	Start	Finish	2025												2026											
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458	18240	In Wall QA/QC - Area F	1d	11/19/25	11/19/25																								
459	18250	County In Wall Inspection - Area F	3d	11/20/25	11/24/25																								
460	18190	Fire & Acoustical Caulking in Hard Ceilings - Area F	3d	11/21/25	11/25/25																								
461	18260	Insulation at Walls and Ceilings - Area F	2d	11/25/25	11/26/25																								
462	18200	Overhead QA/QC in Hard Ceilings - Area F	1d	11/26/25	11/26/25																								
463	18270	Walls - 2 Side - Area F (# SF)	10d	12/04/25	12/17/25																								
464	18210	County Overhead Inspection Hard Ceilings - Area F	2d	12/05/25	12/08/25																								
465	18220	Hard Ceiling - Sheetrock - Area F	5d	12/09/25	12/15/25																								
466	18280	Paint - Tape Float First Coat Walls and Ceilings - Area F	10d	12/26/25	01/08/26																								
467	18300	Install SF Openings - Area F (#)	3d	12/26/25	12/30/25																								
468	18310	Install Frameworks - Area F (#)	5d	12/26/25	01/01/26																								
469	18290	Data - Install Cable Trey/J-Hooks - Area F	4d	01/02/26	01/07/26																								
470	18570	Flooring - Tile - Area F (# SF)	3d	01/02/26	01/06/26																								
471	18320	Fire Alarm - Install - Area F (# SF)	10d	01/09/26	01/22/26																								
472	18330	Data - Install Cable - Area F (# LF)	5d	01/09/26	01/15/26																								
473	18340	Controls - Install Cable	3d	01/09/26	01/13/26																								
474	18450	Install Wall Tile - Area F	5d	01/09/26	01/15/26																								
475	18460	Accessories - Toilet Partitions - Area F (#)	2d	01/16/26	01/19/26																								
476	18510	Plumb - Trim Out/Set Fixtures - Area F	3d	01/21/26	01/23/26																								
477	18350	Fire & Acoustical Caulking - All Ceilings - Area F	5d	01/23/26	01/29/26																								
478	18590	Accessories - Toilet -Area F (#)	2d	01/26/26	01/27/26																								
479	18360	Install Ceiling Grid - Area F (# SF)	5d	01/30/26	02/05/26																								
480	18370	Mech - Install Diffusers in Grid - Area F	3d	02/06/26	02/10/26																								
481	18380	Elect - Install Lights in Grid - Area F (#)	3d	02/06/26	02/10/26																								
482	18390	Sprinkler - Install Heads Lay-in Ceilings - Area F	2d	02/06/26	02/09/26																								
483	18400	Fire Alarm - Trim out - Area F (# SF)	3d	03/10/26	03/12/26																								
484	18410	Overhead QA/QC in Lay-in Ceilings - Area F	2d	03/13/26	03/16/26																								
485	18530	Doors - Install - Area F (#)	5d	03/16/26	03/20/26																								
486	18490	Millwork - Install - Area F (# LF)	5d	03/16/26	03/20/26																								
487	18420	County Overhead Inspection layin Ceilings - Area F	3d	03/17/26	03/19/26																								
488	18540	Install Door Hardware - Area F	2d	03/17/26	03/18/26																								
489	18430	Ceiling - Lay in Tile - Area F (# SF)	3d	03/20/26	03/24/26																								
490	18470	Walls - Install Wall Coverings/Wall Graphics - Area F	5d	03/25/26	03/31/26																								
491	18550	Paint - Final Coat - Area F (# SF)	5d	04/07/26	04/13/26																								
492	18500	Elect - Trim Out - Area F	3d	04/07/26	04/09/26																								
493	18630	Floors - Seal Concrete - Area F	2d	04/07/26	04/08/26																								
494	18560	Flooring - LVT/Base- Area F (# SF)	3d	04/09/26	04/13/26																								
495	18620	Install Sercurity Film - Area F		04/09/26	04/09/26																								
496	18640	Install Manual Shades - Area F	2d	04/09/26	04/10/26																								
497	18580	Flooring - Carpet/Base - Area F (#SF)	3d	04/14/26	04/16/26																								
498	18520	Data - Trim out - Area F	3d	04/14/26	04/16/26																								
499	19580	Board Room AV Install - Area F	5d	04/14/26	04/20/26																								

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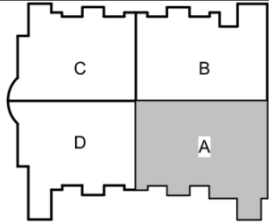


KEY PLAN - LEVEL 1

KEY PLAN - LEVEL 1

Line	Task ID	Name	Duration	Start	Finish	2025												2026																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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542	19200	Install SF Openings - Area A (#)	6d	01/09/26	01/16/26	5	19	2	16	30	14	28	11	25	8	22	6	20	3	17	1	15	29	12	26	9	23	9	23	6	20	4	18	1	15	29	13	27	10	24	7	21	5	19	2	16	30																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
543	19210	Install Frameworks - Area A (#)	10d	01/09/26	01/22/26																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															

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BC Project #242042



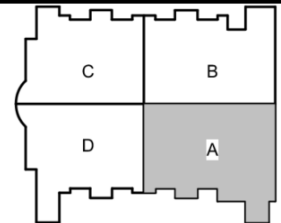
KEY PLAN - LEVEL 1

KISD A133-2019 EXHIBIT A - Attachment 1

Line	Task ID	Name	Duration	Start	Finish	2025												2026											
						May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
584	19760	Mech - Hang Branch Selectors - Area B (4)	3d	09/24/25	09/26/25																								
585	19650	Walls - Interior Blocking at Priority - Area B	3d	10/02/25	10/06/25																								
586	19610	MEP Layout - Area B	5d	10/21/25	10/27/25																								
587	19620	Install OH MEP Hangers - Area B	5d	10/22/25	10/28/25																								
588	19630	Patch Fire Rated Gyp Ceiling - Area B (#SF)	8d	10/29/25	11/07/25																								
589	19660	Walls - Frame Int - Area B (# LF)	10d	11/25/25	12/10/25																								
590	19700	Mech - Overhead Ductwork - Area B (#LF)	15d	11/25/25	12/17/25																								
591	19710	Elect - Overhead - Area B (# SF) or (# LF)?	15d	11/25/25	12/17/25																								
592	19670	HM Door Frames - Set - Area B	3d	12/01/25	12/03/25																								
593	19740	Mech Piping - Run OH Line Sets - Area B (# LF)	15d	12/01/25	12/19/25																								
594	19720	Sprinkler - Overhead - Area B (# SF)	10d	12/01/25	12/12/25																								
595	19780	Plumb - Inwall - Area B	10d	12/02/25	12/15/25																								
596	19680	Walls - Top Out - Area B (# SF)	10d	12/04/25	12/17/25																								
597	19770	Elect - Inwall - Area B (# SF) or (# LF)	20d	12/08/25	01/05/26																								
598	19690	Walls - Top Out Fire Tape and Acoustical Caulking - Area B	10d	12/08/25	12/19/25																								
599	19730	Plumb - Overhead - Area B (# SF)	10d	12/09/25	12/22/25																								
600	19920	Walls - Interior Blocking - Area B	5d	12/11/25	12/17/25																								
601	19790	Plumb - Insulate Piping in Wall - Area B	5d	12/16/25	12/22/25																								
602	19810	MEP layout in Hard ceilings - Area B	1d	12/22/25	12/22/25																								
603	19750	Mech - Hang FCUs - Area B (25)	5d	12/22/25	12/29/25																								
604	19820	Hard Ceiling - Frame - Area B	5d	12/23/25	12/30/25																								
605	19870	MEP - Insulate OH Rough-in Area B	5d	12/30/25	01/05/26																								
606	19840	Elect - Install Lighting at Hard Ceiling - Area B	2d	12/31/25	01/01/26																								
607	19830	Mech - Connections at Hard Ceilings - Area B	2d	12/31/25	01/01/26																								
608	19860	Pull Electrical & LV Wire in Hard Ceilings - Area B	3d	01/02/26	01/06/26																								
609	19850	Sprinkler - Install Heads Hard Ceiling - Area B	2d	01/02/26	01/05/26																								
610	19930	In Wall QA/QC - Area B	5d	01/06/26	01/12/26																								
611	19880	Fire & Acoustical Caulking in Hard Ceilings - Area B	3d	01/07/26	01/09/26																								
612	19890	Overhead QA/QC in Hard Ceilings - Area B	2d	01/12/26	01/13/26																								
613	19940	County In Wall Inspection - Area B	3d	01/13/26	01/15/26																								
614	19900	County Overhead Inspection Hard Ceilings - Area B	2d	01/14/26	01/15/26																								
615	19950	Insulation at Walls and Ceilings - Area B	5d	01/16/26	01/22/26																								
616	19910	Hard Ceiling - Sheetrock - Area B	5d	01/16/26	01/22/26																								
617	19960	Walls - 2 side - Area B (# SF)	20d	01/19/26	02/13/26																								
618	19970	Paint - Tape Float First Coat Walls and Ceilings - Area B	20d	02/06/26	03/05/26																								
619	19990	Install SF Openings - Area B (#)	6d	02/06/26	02/13/26																								
620	20000	Install Frameworks - Area B (#)	10d	02/06/26	02/19/26																								
621	19980	Data - Install Cable Trey/J-Hooks - Area B	10d	02/10/26	02/23/26																								
622	20010	Fire Alarm - Install - Area B (# SF)	10d	02/10/26	02/23/26																								
623	20020	Data - Install Cable - Area B (# LF)	10d	02/10/26	02/23/26																								
624	20030	Controls - Install Cable	5d	02/10/26	02/16/26																								
625	20260	Flooring - Tile - Area B (# SF)	10d	02/13/26	02/26/26																								

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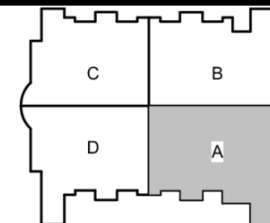
KEY PLAN - LEVEL 1

KISD A133-2019 EXHIBIT A - Attachment 1

Line	Task ID	Name	Duration	Start	Finish	2025												2026											
						May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
626	20040	Fire & Acoustical Caulking - All Ceilings - Area B	5d	02/24/26	03/02/26																								
627	20050	Install Ceiling Grid - Area B (# SF)	10d	03/03/26	03/16/26																								
628	20140	Install Wall Tile - Area B	5d	03/06/26	03/12/26																								
629	20060	Mech - Install Diffusers in Grid - Area B	5d	03/10/26	03/16/26																								
630	20070	Elect - Install Lights in Grid - Area B (#)	5d	03/10/26	03/16/26																								
631	20080	Sprinkler - Install Heads Lay-in Ceilings - Area B	5d	03/10/26	03/16/26																								
632	20090	Fire Alarm - Trim out - Area B (# SF)	5d	03/20/26	03/26/26																								
633	20100	Overhead QA/QC in Lay-in Ceilings - Area B	2d	03/27/26	03/30/26																								
634	20150	Accessories - Toilet Partitions - Area B (#)	2d	03/27/26	03/30/26																								
635	20180	Millwork - Install - Area B (# LF)	5d	03/30/26	04/03/26																								
636	20110	County Overhead Inspection layin Ceilings - Area B	3d	03/31/26	04/02/26																								
637	20200	Plumb - Trim Out/Set Fixtures - Area B	5d	04/01/26	04/07/26																								
638	20120	Ceiling - Lay in Tile - Area B (# SF)	3d	04/03/26	04/07/26																								
639	20220	Doors - Install - Area B (#)	10d	04/06/26	04/17/26																								
640	20230	Install Door Hardware - Area B	5d	04/07/26	04/13/26																								
641	20160	Walls - Instal Wall Coverings/Wall Graphics - Area B	5d	04/08/26	04/14/26																								
642	20280	Accessories - Toilet -Area B (#)	2d	04/08/26	04/09/26																								
643	20240	Paint - Final Coat - Area B (# SF)	10d	04/28/26	05/11/26																								
644	20190	Elect - Trim Out - Area B	5d	04/28/26	05/04/26																								
645	20320	Floors - Seal Concrete - Area B	5d	04/28/26	05/04/26																								
646	20250	Flooring - LVT/Base- Area B (# SF)	10d	04/30/26	05/13/26																								
647	20310	Install Security Film - Area B	2d	04/30/26	05/01/26																								
648	20330	Install Manual Shades - Area B	5d	04/30/26	05/06/26																								
649	20290	Accessories - Fire Ext/Marker/AED- Area B (#)	5d	05/12/26	05/18/26																								
650	20210	Data - Trim out - Area B	5d	05/12/26	05/18/26																								
651	20270	Flooring - Carpet/Base - Area B (#SF)	5d	05/14/26	05/20/26																								
652	20300	Paint - Touch-Up Area B	5d	05/21/26	05/27/26																								
653	20340	BCGC Pre-Punch - Area B	5d	05/28/26	06/03/26																								
654	21110	Area C - Interior	250d	06/19/25	06/10/26	21110																							
655	21120	Wall Layout & Top Track - Area C (#LF)	5d	09/23/25	09/29/25	21120																							
656	21160	Walls - Frame Priority & to Deck at Atrium - Area C (#)	6d	10/02/25	10/09/25	21160																							
657	21280	Mech - Hang Branch Selectors - Area C (2)	2d	10/10/25	10/13/25	21280																							
658	21170	Walls - Interior Blocking at Priority - Area C	3d	10/10/25	10/14/25	21170																							
659	17940	Touch up/spray fireproofing where needed - Area C (#SF)	5d	10/22/25	10/28/25	17940																							
660	21130	MEP Layout - Area C	5d	10/28/25	11/03/25	21130																							
661	21140	Install OH MEP Hangers - Area C	5d	10/29/25	11/04/25	21140																							
662	21150	Patch Fire Rated Gyp Ceiling - Area C (#SF)	4d	11/05/25	11/10/25	21150																							
663	21180	Walls - Frame Int - Area C (# LF)	10d	12/11/25	12/24/25	21180																							
664	21190	HM Door Frames - Set - Area C	10d	12/15/25	12/29/25	21190																							
665	21300	Plumb - Inwall - Area C	10d	12/16/25	12/30/25	21300																							
666	21220	Mech - Overhead Ductwork - Area C (#LF)	15d	12/18/25	01/08/26	21220																							
667	21230	Elect - Overhead - Area C (# SF) or (# LF)?	15d	12/18/25	01/08/26	21230																							

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Line	Task ID	Name	Duration	Start	Finish	2025												2026																																
						May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	D																									
						5	19	2	16	30	14	28	11	25	8	22	6	20	3	17	1	15	29	12	26	9	23	9	23	6	20	4	18	1	15	29	13	27	10	24	7	21	5	19	2	16	30			
668	21260	Mech Piping - Run OH Line Sets - Area C (# LF)	15d	12/22/25	01/12/26																																													
669	21240	Sprinkler - Overhead - Area C (# SF)	10d	12/22/25	01/05/26																																													
670	21440	Walls - Interior Blocking - Area C	5d	12/26/25	01/01/26																																													
671	21200	Walls - Top Out - Area C (# SF)	10d	12/30/25	01/12/26																																													
672	21310	Plumb - Insulate Piping in Wall - Area C	5d	12/31/25	01/06/26																																													
673	21210	Walls - Top Out Fire Tape and Acoustical Caulking - Area C	10d	01/01/26	01/14/26																																													
674	21250	Plumb - Overhead - Area C (# SF)	10d	01/01/26	01/14/26																																													
675	21290	Elect - Inwall - Area C (# SF) or (# LF)	20d	01/06/26	02/02/26																																													
676	21330	MEP layout in Hard ceilings - Area C	1d	01/15/26	01/15/26																																													
677	21270	Mech - Hang FCUs - Area C (25)	5d	01/15/26	01/21/26																																													
678	21340	Hard Ceiling - Frame - Area C	5d	01/16/26	01/22/26																																													
679	21390	MEP - Insulate OH Rough-in Area C	5d	01/22/26	01/28/26																																													
680	21360	Elect - Install Lighting at Hard Ceiling - Area C	2d	01/23/26	01/26/26																																													
681	21350	Mech - Connections at Hard Ceilings - Area C	2d	01/23/26	01/26/26																																													
682	21380	Pull Electrical & LV Wire in Hard Ceilings - Area C	3d	01/27/26	01/29/26																																													
683	21370	Sprinkler - Install Heads Hard Ceiling - Area C	2d	01/27/26	01/28/26																																													
684	21400	Fire & Acoustical Caulking in Hard Ceilings - Area C	3d	01/30/26	02/03/26																																													
685	21450	In Wall QA/QC - Area C	3d	02/03/26	02/05/26																																													
686	21410	Overhead QA/QC in Hard Ceilings - Area C	2d	02/04/26	02/05/26																																													
687	21460	County In Wall Inspection - Area C	3d	02/06/26	02/10/26																																													
688	21420	County Overhead Inspection Hard Ceilings - Area C	2d	02/06/26	02/09/26																																													
689	21430	Hard Ceiling - Sheetrock - Area C	5d	02/10/26	02/16/26																																													

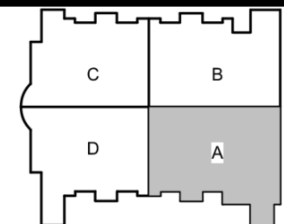
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GENERAL CONTRACTORS



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KEY PLAN - LEVEL 1

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Line	Task ID	Name	Duration	Start	Finish	2025												2026												
						May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	D					
710	21630	Fire Alarm - Trim out - Area C (# SF)	5d	04/07/26	04/13/26																									
711	21680	Accessories - Toilet Partitions - Area C (#)	2d	04/10/26	04/13/26																									
712	21640	Overhead QA/QC in Lay-in Ceilings - Area C	2d	04/14/26	04/15/26																									
713	21730	Plumb - Trim Out/Set Fixtures - Area C	5d	04/15/26	04/21/26																									
714	21650	County Overhead Inspection layin Ceilings - Area C	3d	04/16/26	04/20/26																									
715	21660	Ceiling - Lay in Tile - Area C (# SF)	3d	04/21/26	04/23/26																									
716	21580	Ceiling - Install Metal Panel - Area C - Board Room	15d	04/21/26	05/11/26																									
717	21810	Accessories - Toilet -Area C (#)	2d	04/22/26	04/23/26																									
718	21690	Walls - Install Wall Coverings/Wall Graphics - Area C	5d	04/24/26	04/30/26																									
719	21770	Paint - Final Coat - Area C (# SF)	10d	05/01/26	05/14/26																									
720	21720	Elect - Trim Out - Area C	5d	05/01/26	05/07/26																									
721	21840	Floors - Seal Concrete - Area C	5d	05/01/26	05/07/26																									
722	21780	Flooring - LVT/Base- Area C (# SF)	10d	05/05/26	05/18/26																									
723	21590	Install Sercurity Film - Area C	2d	05/05/26	05/06/26																									
724	21850	Install Manual Shades - Area C	5d	05/05/26	05/11/26																									
725	21820	Accessories - Fire Ext/Marker/AED- Area C (#)	2d	05/15/26	05/18/26																									
726	21740	Data - Trim out - Area C	5d	05/15/26	05/21/26																									
727	21750	Doors - Install - Area C (#)	5d	05/15/26	05/21/26																									
728	21760	Install Door Hardware - Area C	5d	05/18/26	05/22/26																									
729	21800	Flooring - Carpet/Base - Area C (#SF)	3d	05/19/26	05/21/26																									
730	21830	Paint - Touch-Up Area C	5d	05/22/26	05/28/26																									
731	21860	BCGC Pre-Punch - Area C	5d	06/04/26	06/10/26																									
732	18660	Kitchen	238d	06/19/25	05/25/26																									
733	7240	Approved Food Service SD - Area C	30d	06/19/25	07/31/25																									
734	7280	Food Service MEP Slab Rough-in - Area C	5d	08/01/25	08/07/25																									
735	7281	Food Service MEP Slab Pour Back - Area C	5d	08/08/25	08/14/25																									
736	18670	Wall Layout & Top Track - At Kitchen Area C	5d	08/15/25	08/21/25																									
737	7261	Pump & Remove Existing Grease Tank - 250 gallons	5d	10/14/25	10/20/25																									
738	7260	Demo/Earthwork for Grease Tank Exca.	5d	10/21/25	10/27/25																									
739	7270	Plbg - Install Grease Tank	5d	10/28/25	11/03/25																									
740	7290	Food Service MEP Inwall - Area C	5d	01/06/26	01/12/26																									
741	7300	Kitchen Wall Blocking - Area C	2d	01/13/26	01/14/26																									
742	7330	Install Kitchen Hoods - Area C	2d	03/16/26	03/17/26																									
743	7310	Install Walk-ins - Area C	5d	03/16/26	03/20/26																									
744	7341	Install Freezer/Cooler Refrigeration Equip - Area C	5d	03/16/26	03/20/26																									
745	7331	Insulate Grease Duct - Area C	5d	03/18/26	03/24/26																									
746	7321	Kitchen Floor Tile - Area C	5d	03/23/26	03/27/26																									
747	7340	Install Ansul System - Area C	2d	03/24/26	03/25/26																									
748	7320	Kitchen Wall Tile - Area C	5d	04/03/26	04/09/26																									
749	7350	Food Service Equipment Deliver - Area C	1d	04/10/26	04/10/26																									
750	7360	Food Service Equipment Install - Area C	5d	04/24/26	04/30/26																									
751	7361	Elec - Food Service Connections - Area C	5d	05/01/26	05/07/26																									

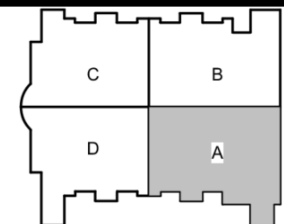
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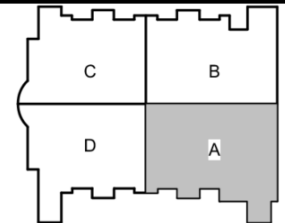


KEY PLAN - LEVEL 1

KISD A133-2019 EXHIBIT A - Attachment 1

Line	Task ID	Name	Duration	Start	Finish	2025												2026											
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752	7362	Plumb - Food Service Connections - Area C	5d	05/01/26	05/07/26																								
753	7363	Mech - Food Service Connections - Area C	5d	05/01/26	05/07/26																								
754	7370	Kitchen Life Safety Pre-Testing - Area C	1d	05/08/26	05/08/26																								
755	7380	Pass Kitchen Life Safety Inspections - Area C	1d	05/11/26	05/11/26																								
756	9100	Bell County Health Inspection - Area C	5d	05/12/26	05/18/26																								
757	13340	BCGC Pre- Punch - Kitchen	5d	05/19/26	05/25/26																								
758	21870	Area D - Interior	193d	09/30/25	06/30/26																								
759	21880	Wall Layout & Top Track - Area D (#LF)	5d	09/30/25	10/06/25																								
760	21920	Walls - Frame Priority & to Deck at Atrium - Area D (#)	6d	10/07/25	10/14/25																								
761	22040	Mech - Hang Branch Selectors - Area D (2)	2d	10/15/25	10/16/25																								
762	21930	Walls - Interior Blocking at Priority - Area D	3d	10/15/25	10/17/25																								
763	21890	MEP Layout - Area D	5d	11/11/25	11/17/25																								
764	21900	Install OH MEP Hangers - Area D	5d	11/12/25	11/18/25																								
765	21910	Touch up/spray fireproofing where needed - Area D (#SF)	5d	11/19/25	11/25/25																								
766	22680	Patch Fire Rated Gyp Ceiling - Area D (#SF)	4d	11/19/25	11/24/25																								
767	21940	Walls - Frame Int - Area D (# LF)	10d	12/26/25	01/08/26																								
768	21950	HM Door Frames - Set - Area D	3d	12/30/25	01/01/26																								
769	22060	Plumb - Inwall - Area D	10d	12/31/25	01/13/26																								
770	21980	Mech - Overhead Ductwork - Area D (#LF)	15d	01/09/26	01/29/26																								
771	21990	Elect - Overhead - Area D (# SF) or (# LF)?	15d	01/09/26	01/29/26																								
772	22200	Walls - Interior Blocking - Area D	5d	01/09/26	01/15/26																								
773	22000	Sprinkler - Overhead - Area D (# SF)	10d	01/12/26	01/23/26																								
774	22020	Mech Piping - Run OH Line Sets - Area D (# LF)	15d	01/13/26	02/02/26																								
775	21960	Walls - Top Out - Area D (# SF)	10d	01/13/26	01/26/26																								
776	22070	Plumb - Insulate Piping in Wall - Area D	5d	01/14/26	01/20/26																								
777	21970	Walls - Top Out Fire Tape and Acoustical Caulking - Area D	10d	01/15/26	01/28/26																								
778	22010	Plumb - Overhead - Area D (# SF)	10d	01/16/26	01/29/26																								
779	22090	MEP layout in Hard ceilings - Area D	1d	01/29/26	01/29/26																								
780	22030	Mech - Hang FCUs - Area D (25)	5d	01/30/26	02/05/26																								
781	22100	Hard Ceiling - Frame - Area D	5d	01/30/26	02/05/26																								
782	22050	Elect - Inwall - Area D (# SF) or (# LF)	20d	02/03/26	03/02/26																								
783	22150	MEP - Insulate OH Rough-in Area D	5d	02/06/26	02/12/26																								
784	22120	Elect - Install Lighting at Hard Ceiling - Area D	2d	02/06/26	02/09/26																								
785	22140	Pull Electrical & LV Wire in Hard Ceilings - Area D	3d	02/06/26	02/10/26																								
786	22110	Mech - Connections at Hard Ceilings - Area D	2d	02/06/26	02/09/26																								
787	22130	Sprinkler - Install Heads Hard Ceiling - Area D	2d	02/10/26	02/11/26																								
788	22160	Fire & Acoustical Caulking in Hard Ceilings - Area D	3d	02/13/26	02/17/26																								
789	22170	Overhead QA/QC in Hard Ceilings - Area D	2d	02/18/26	02/19/26																								
790	22180	County Overhead Inspection Hard Ceilings - Area D	2d	02/20/26	02/23/26																								
791	22190	Hard Ceiling - Sheetrock - Area D	5d	02/24/26	03/02/26																								
792	22210	In Wall QA/QC - Area D	3d	03/03/26	03/05/26																								
793	22220	County In Wall Inspection - Area D	2d	03/06/26	03/09/26																								

Killeen ISD Admin Reno
BC Project #242042




KEY PLAN - LEVEL 1


Killeen ISD Admin Reno

BC Project #242042

BARTLETT COCKE


GENERAL CONTRACTORS





MORE THAN ARCHITECTS

Huckabee



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KEY PLAN - LEVEL 1

Line	Task ID	Name	Duration	Start	Finish	2025												2026											
						May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	D				
836	9010	Install Fencing & Gates - Site	5d	02/06/26	02/12/26																								
837	5140	Grade for new Curbs and Sidewalks - Site	5d	02/20/26	02/26/26																								
838	5150	Sitework Prep at Curbs and Sidewalks - Site	5d	02/27/26	03/05/26																								
839	5210	Reno Monument Sign	5d	02/27/26	03/05/26																								
840	5211	Site Lighting Upgrades	5d	02/27/26	03/05/26																								
841	5160	Pour Curbs and Sidewalks - Site	5d	03/06/26	03/12/26																								
842	5120	Irrigation (# SF)	2d	03/13/26	03/16/26																								
843	5200	Install Step and Ramp Handrails - Site	5d	03/13/26	03/19/26																								
844	5180	Landscape-Install Planter Mix - Site (# SF)	5d	03/17/26	03/23/26																								
845	5130	Landscape-Install Topsoil - Site (# SF)	5d	03/17/26	03/23/26																								
846	5190	Landscape-Install Plants - Site (#)	5d	03/24/26	03/30/26																								
847	5170	Landscape-Install Sod - Site (# SF)	10d	03/24/26	04/06/26																								
848	5220	Strip Parking Lot	5d	03/31/26	04/06/26																								
849	5240	New Seal Coat Asphalt	15d	04/07/26	04/27/26																								
850	5100	Restripe Parking Lot	5d	04/28/26	05/04/26																								
851	9120	BCGC Pre - Punch - Site	5d	05/05/26	05/11/26																								
852		Closeout	138d	03/02/26	09/09/26																								
853	7460	Pre-Functional Testing	30d	03/02/26	04/10/26																								
854	7470	Functional Testing	30d	04/13/26	05/22/26																								
855	7480	Test and Balance	15d	04/20/26	05/08/26																								
856	7490	Indoor Air Quality Testing	5d	05/11/26	05/15/26																								
857	7411	Fire Final	5d	05/12/26	05/18/26																								
858	19560	Signage - Order and Del (#)	1d	05/14/26	05/14/26																								
859	19570	Signage - Install (#)	5d	05/15/26	05/21/26																								
860	7520	Training (by item)	15d	05/25/26	06/12/26																								
861	7510	Closeout Documents (30 days prior to Substantial)	5d	05/25/26	05/29/26																								
862	7410	Final Clean	5d	07/01/26	07/07/26																								
863	7430	A/E Punchlist	5d	07/08/26	07/14/26																								
864	7431	BCGC A/E Punch Corrections*	6d	07/15/26	07/22/26																								
865	7440	Substantial Completion		07/30/26	07/30/26																								
866	7550	Owner Furnished Furnishings / Equipment Install	30d	07/30/26	09/09/26																								
867	7560	Owner Move-In Activities	30d	07/30/26	09/09/26																								

Responsibility

Fire Sprinkler

Drywall

Drywall & Paint

MEP

Electrical

Paint

Pipefitters

Elevator

Roofing

Inspection

Masonry

Landscape

Bartlett Cocke General Contractors

Mechanical

Sitework

Concrete

Millwork

Utilities

Low Voltage Systems

Flooring

Windows

Demolition

Paving

Waterproofing

Doors/Frames/Hardware

Plumbing

Insulation

Milestone Appearances

Diamond

Killeen ISD Admin Reno

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BARTLETT COCKE

GENERAL CONTRACTORS

KILLEEN

INDEPENDENT SCHOOL DISTRICT

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KEY PLAN - LEVEL 1