

Proj: Mansfield ISD - Pkg. 11 Timberview HS & Della Icenhower IS Renovations

Total Bldg Area: 548,301 sf

Loc: Arlington, TX 76002

Total Site Area: 39,544 sf

Owner: Mansfield Independent School District

Arch: Huckabee

ADDENDA (ADDM 01,PB-ADDM 01, PB-ADDM 02, PB-ADDM 03)

Bid Date: 1/13/2026



		Bldg Areas:		425,627	122,674		
Code	Description	Timberview HS	Icenhower IS	Matl's	Labor	Total	\$/Sf
Div 1 Costs						0	0.00
	GENERAL CONDITIONS	548,590	450,322			998,912	1.82
	PROJECT STAFF	824,019	824,019			1,648,037	3.01
	COST OF WORK	201,362	149,607			350,969	0.64
	PRECONSTRUCTION	SEPARATE PO	SEPARATE PO			0	0.00
	BUILDING PERMIT	BY OWNER	BY OWNER			0	0.00
	IMPACT FEES	BY OWNER	BY OWNER			0	0.00
	SURVEY AND LAYOUT	N/A	N/A			0	0.00
	TESTING LAB	BY OWNER	BY OWNER			0	0.00
	TRAFFIC CONTROL MEASURES	2,500	2,500			5,000	0.01
						0	0.00
						0	0.00
	TEMPORARY FACILITIES AND CONTROL ALLOWANCE PER SPEC 01 2100 ALLOWANCE	1,500	1,500			3,000	0.01
	ICEMAKER ALLOWANCE PER SPEC 01 2100 ALLOWANCES	11,000	N/A			11,000	0.02
	PAVEMENT IMPROVEMENT ALLOWANCE PER SPEC 01 2100 ALLOWANCES	W/ TRADES	W/ TRADES			0	0.00
	GREENSCAPE SITEWORK UPGRADES ALLOWANCE	OMITTED	N/A			0	0.00
	COMPETITION GYM SCOREBOARDS ALLOWANCE	OMITTED	N/A			0	0.00
	RUST ISSUE AT SWITCHGEAR ALLOWANCE	OMITTED	N/A			0	0.00
	TEMP SHORING ALLOWANCE	50,000	50,000			100,000	0.18
	OWNER CONTINGENCY ALLOWANCE	2%	SEE BELOW	SEE BELOW		0	0.00
	CONSTRUCTION CONTINGENCY ALLOWANCE	2%	SEE BELOW	SEE BELOW		0	0.00
						0	0.00
Site Costs						0	0.00
						0	0.00
31A	EARTHWORK	35,391	21,774			57,165	0.10
32A	LANDSCAPING	170,524	95,171			265,695	0.48
32B	LANDSCAPE REMEDIATION	20,617	11,638			32,255	0.06
32B	PLAYGROUND SURFACING	N/A	118,953			118,953	0.22
32C	FENCES & GATES	30,179	N/A			30,179	0.06
32D	PAVEMENT MARKINGS	3,151	1,945			5,096	0.01
32E	PAVING	348,840	78,681			427,521	0.78
33A	UTILITIES	EXCLUDED	EXCLUDED			0	0.00
						0	0.00
Bldg. Costs						0	0.00
						0	0.00
01A	FURNITURE MOVING / STORAGE / PROTECTION	22,523	22,523			45,047	0.08
02A	DEMOLITION	298,435	277,140			575,575	1.05
02B	MISCELLANEOUS SITE DEMOLITION	10,606	6,454			17,060	0.03
03A	CONCRETE	19,182	6,324			25,506	0.05
03B	MISC CAST IN PLACE CONCRETE & LEVELING	88,939	29,811			118,750	0.22
04A	MASONRY	81,078	8,098			89,175	0.16
04B	MATERIAL HOISTING & TRANSPORT	49,543	40,514			90,057	0.16
05A	STEEL	354,498	696,321			1,050,819	1.92
	NEW STAIRS & RAILINGS	51,422	N/A			51,422	0.09
05B	STEEL ERECTION	W/ STEEL	W/ STEEL			0	0.00
05C	METAL STAIR NOSINGS	W/ STEEL	W/ STEEL			0	0.00
05D	FALL PROTECTION	34,634	26,479			61,113	0.11
05E	MISC STEEL	16,960	48,457			65,418	0.12
06A	ROUGH CARPENTRY & TEMPORARY ROUGH CARPENTRY	126,660	39,388			166,049	0.30
06B	MILLWORK	W/ FLOORING	W/ FLOORING			0	0.00
07A	WATERPROOFING	94,646	67,193			161,839	0.30
07B	ROOFING MANAGEMENT / COORDINATION	INCLUDED	INCLUDED			0	0.00
07C	EXPANSION JOINTS	W/ WP	W/ WP			0	0.00
07D	MISC JOINT SEALANTS	10,193	8,978			19,172	0.03
08A	DOORS, FRAMES, HARDWARE	5,896	N/A			5,896	0.01
08B	GLASS & GLAZING	2,060	N/A			2,060	0.00
08C	WALL & DOOR PROTECTION	123,312	41,834			165,146	0.30
09B	DRYWALL	30,273	291,793			322,066	0.59
09C	DRYWALL PATCH & REPAIR	18,122	5,223			23,345	0.04
09D	TILING	12,753	45,548			58,301	0.11
09E	RESILIENT AND CARPET	1,173,073	422,649			1,595,722	2.91
09F	RESILIENT ATHLETIC FLOORING	60,014	170,673			230,687	0.42
09G	TERRAZZO	15,450	N/A			15,450	0.03
09H	PAINTING	32,511	50,070			82,581	0.15
09I	MISCELLANEOUS TOUCH UP PAINTING	24,269	18,148			42,416	0.08
09J	FLOOR PROTECTION	62,376	39,791			102,167	0.19
10A	TOILET ACCESSORIES	9,126	3,142			12,267	0.02
11A	FOODSERVICE	177,515	123,156			300,671	0.55
11B	INTERIOR SCOREBOARDS	37,867	N/A			37,867	0.07
11C	THEATER EQUIPMENT	369,970	N/A			369,970	0.67
11D	AUDITORIUM SEATING	15,759	N/A			15,759	0.03
21A	FIRE SPRINKLER	19,364	96,820			116,184	0.21
22A	PLUMBING	914,640	635,585			1,550,225	2.83
23A	MECHANICAL	4,294,993	2,825,400			7,120,393	12.99
23B	HVAC CONTROLS	1,091,229	360,247			1,451,476	2.65
23C	TAB	200,747	108,562			309,309	0.56
26A	ELECTRICAL	335,091	339,421			674,512	1.23
	LIGHTS REPLACEMENT AT KITCHEN	11,144	11,144			22,287	0.04
	POWER TO BAND	11,179	N/A			11,179	0.02
	COOLER / FREEZER	35,291	25,705			60,996	0.11
27A	INTERCOM MAKE SAFE	22,052	41,767			63,819	0.12
28A	FIRE ALARM	983,842	301,338			1,285,180	2.34
	ERRCS	EXCLUDED	EXCLUDED			0	0.00
	ERRCS SURVEY	EXCLUDED	EXCLUDED			0	0.00

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28B	SECURITY	EXCLUDED	EXCLUDED			0	0.00		
						0	0.00		
	OK	13,596,907	9,041,806	0	0	22,638,713	41.29		
		60.1%	39.9%	0.0%	0.0%				
	LAB BURDEN			45.00%	45.00%	0	0.00		
	Sales Tax	0	0	EXEMPT	0.00%	0	0.00		
	Sub Total	13,596,907	9,041,806			22,638,713	41.29		
	B.R./G.L.	238,356	158,504			396,861	0.72		
	Owner Contingency	276,705	184,006		2.0%	460,711	0.84		
	Construction Contingency	276,705	184,006		2.0%	460,711	0.84		
	Fee	568,353	377,949		3.95%	946,301	1.73		
	Project Specific Total w/o Bond	14,957,027	9,946,272			24,903,298	45.42		
	Project Specific P & P Bond (Time Adjusted)	112,975	75,127			188,102	0.34		
	Project Specific Total w/ Bond	15,070,001	10,021,399			25,091,400	45.76		
	Accepted VE #2 to Reduce HVAC Controls	(283,272)	(91,171)			(374,443)	(0.68)		
	Accepted VE #2 Omit Replacing Entire Gas Piping & Condensate Piping at Roof	N/A	(180,150)			(180,150)	(0.33)		
	Accept VE #4 to Omit Air Handlers SOW in its Entirety	(1,083,563)	N/A			(1,083,563)	(1.98)		
	Project Specific Total w/ Bond	13,703,166	9,750,078			23,453,244	42.77		

Timberview HS Icenhower IS

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ALTERNATES

Alt. # 1	Description	Subs	Subs	Mat'l's	Labor	Total	\$/Sf	
1	REPLACE SHADE STRUCTURE FABRIC AT PLAYGROUND					0	0.00	
	GENERAL CONDITIONS	N/A	N/A			0	0.00	
32B	PLAYGROUND SURFACING	N/A	20,502			20,502	0.04	
						0	0.00	
	OK	0	20,502	0	0	20,502	0.52	
		0.0%	100.0%	0.0%	0.0%			
	LAB BURDEN			45.00%	45.00%	0	0.00	
	Sales Tax	0	0		0.00%	0	0.00	
	Sub Total	0	20,502			20,502	0.04	
	B.R./G.L.	0	359			359	0.00	
	Owner Contingency	0	417		2.0%	417	0.00	
	Construction Contingency	0	417		2.0%	417	0.00	
	Fee	0	857		3.95%	857	0.00	
	Project Specific Total w/o Bond	0	22,553			22,553	0.04	
	Project Specific P & P Bond (Time Adjusted)	0	170	P & P Bond (Time Adjusted)		170	0.00	
	Project Specific Total w/ Bond	0	22,723	Grand Total With Bond		22,723	0.04	
		Timberview HS	Icenhower IS					

Alt. # 2	Description	Subs	Subs	Mat'l's	Labor	Total	\$/Sf	
2	REPLACE BACKFLOW PREVENTION DEVICES					0	0.00	
	GENERAL CONDITIONS	N/A	N/A			0	0.00	
32A	LANDSCAPING	19,890	19,890			39,780	0.07	
						0	0.00	
	OK	19,890	19,890	0	0	39,780	1.01	
		50.0%	50.0%	0.0%	0.0%			
	LAB BURDEN			45.00%	45.00%	0	0.00	
	Sales Tax	0	0		0.00%	0	0.00	
	Sub Total	19,890	19,890			39,780	0.07	
	B.R./G.L.	349	349			697	0.00	
	Owner Contingency	405	405		2.0%	810	0.00	
	Construction Contingency	405	405		2.0%	810	0.00	
	Fee	831	831		3.95%	1,663	0.00	
	Project Specific Total w/o Bond	21,880	21,880			43,759	1.11	
	Project Specific P & P Bond (Time Adjusted)	165	165	P & P Bond (Time Adjusted)		331	0.00	
	Project Specific Total w/ Bond	22,045	22,045	Grand Total With Bond		44,090	0.08	
		Timberview HS	Icenhower IS					

Grand Total If Alternates are Accepted 23,520,057

42.90

Mansfield ISD - Pkg. 11 Timberview HS & Della Icenhower IS Renovations

100%CD - VE LOG

VE Item #	THS Status	DIIS Status	Design Package			Cost Impact	THS ROM (\$)	DIIS ROM (\$)	Grand Total
1			100% CD	Plumbing	WF3s ILO WF4s 4 user hand washing stations.	DEDUCT	\$ (25,935)	N/A	\$ (25,935)
2			100% CD	HVAC Controls	Reducing HVAC controls and reusing existing where feasible	DEDUCT	\$ (283,272)	\$ (91,171)	\$ (374,443)
					Mansfield ISD has coordinated with Enviromatics regarding reducing the amount of HVAC controls to be replaced, and this option reflects those adjustments, PENDING narrative/revisions from IEG Engineering.				
3			100% CD	Plumbing	Omit replacing entire natural gas piping and condensate piping at roof as shown on roof plans.	DEDUCT	N/A	\$ (180,150)	\$ (180,150)
					This VE still includes condensate piping and gas piping as required for new and RTU swap-outs.				
4			100% CD	HVAC	Omit Air Handling Units in its entirety and controls for the Air Handling Units.	DEDUCT	\$ (1,083,563)	N/A	\$ (1,083,563)
					Move this scope to next bond.				
5			100% CD	HVAC Commissioning	Omit spec section 23 0800 Commissioning of HVAC in its entirety.	DEDUCT	\$ (99,640)	\$ (49,764)	\$ (149,404)
6			100% CD	Electrical	Omit power to band in its entirety	DEDUCT	\$ (12,140)	N/A	\$ (12,140)
7			100% CD	Electrical	Omit replacing the lights within the kitchens	DEDUCT	\$ (11,991)	\$ (11,991)	\$ (23,982)
<i>Total Possible VE Pending (Yellow)</i>							\$ (149,706)	\$ (61,756)	\$ (211,461)
<i>Total VE Rejected (Red)</i>							\$ -	\$ -	\$ -
Current GMP							\$ 15,070,001	\$ 10,021,399	\$ 25,091,400
<i>Total Actual VE Accepted (Green)</i>							\$ (1,366,835)	\$ (271,321)	\$ (1,638,156)
GMP with All Possible VE							\$ 14,920,295	\$ 9,959,643	\$ 24,879,938
GMP with Actual VE accepted							\$ 13,703,166	\$ 9,750,078	\$ 23,453,244