



DRAFT GUARANTEED MAXIMUM PRICE (GMP)

APRIL 2, 2026

Fernley High School

Single Point of Entry, Culinary, and Commons Improvements

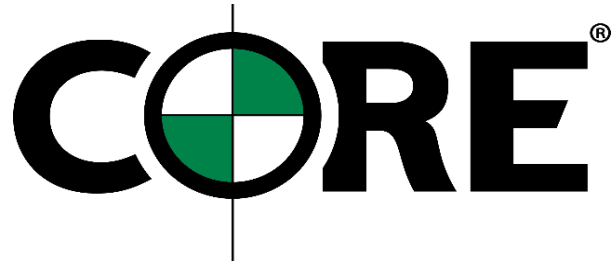


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DRAFT GMP



FHS Single Point Entry, Culinary Renovations, and Commons Improvements

Lyon County School District

Draft Guaranteed Maximum Price (GMP)

Prepared on: 4/2/2026

#	Description	Base Price	BREAKOUTS			
			Single Point Entry Remodel	Culinary Renovations	Commons Improvements	Entrance (Drama/MPR)
	GENERAL	\$109,132				
GEN1	Temporary Construction Requirements	\$83,351	\$80,003	\$27,629	\$0	\$0
GEN3	Waste Management Requirements	\$25,781	\$65,271	\$16,580	\$0	\$0
	DEMOLITION / OFF-SITE INFRASTRUCTURE	\$255,291	\$14,732	\$11,049	\$0	\$0
2	Hazardous Material Abatement	\$22,938	\$41,267	\$177,885	\$19,645	\$16,494
3	Selective Demolition	\$232,353	\$0	\$22,938	\$0	\$0
	SITE WORK (ROUGH)	\$57,000	\$41,267	\$154,947	\$19,645	\$16,494
8	Earthwork & Utilities	\$57,000	\$0	\$57,000	\$0	\$0
	SITE WORK (FINISH)	\$0	\$0	\$0	\$0	\$0
	STRUCTURE	\$110,794	\$13,300	\$97,494	\$0	\$0
30	Concrete	\$61,000	\$13,300	\$47,700	\$0	\$0
33	Structural Steel	\$49,794	\$0	\$49,794	\$0	\$0
	ENCLOSURE	\$352,751	\$125,010	\$46,456	\$2,337	\$178,948
40	Caulking & Sealants	\$2,500	\$250	\$1,000	\$625	\$625
44	Thermal & Sound Insulation	\$6,725	\$710	\$1,320	\$1,712	\$2,983
45	Roofing	\$24,086	\$0	\$24,086	\$0	\$0
52	Aluminum, Glass, & Glazing	\$319,440	\$124,050	\$20,050	\$0	\$175,340
	INTERIOR FINISHES	\$366,509	\$91,340	\$140,322	\$124,381	\$10,466
56	Doors, Frames, & Hardware	\$30,190	\$9,070	\$12,040	\$9,080	\$0
58	Interior Layout & Coordination	\$6,500	\$6,500	\$0	\$0	\$0
59	Casework & Finished Carpentry	\$9,300	\$9,300	\$0	\$0	\$0
60	Framing, Drywall, & ACT	\$162,224	\$35,056	\$60,674	\$64,128	\$2,366
61	Paint & High Performance Coatings	\$19,605	\$3,464	\$6,718	\$7,423	\$2,000
64	Tile	\$53,390	\$0	\$53,390	\$0	\$0
65	Carpet & Resilient Flooring	\$71,800	\$21,950	\$0	\$43,750	\$6,100
70	Final Clean	\$13,500	\$6,000	\$7,500	\$0	\$0
	SPECIALTIES	\$3,500	\$1,500	\$2,000	\$0	\$0
72	Building Signage	\$1,500	\$1,500	\$0	\$0	\$0
74	Toilet, Bath, & Laundry Accessories	\$2,000	\$0	\$2,000	\$0	\$0
	EQUIPMENT	\$240,274	\$0	\$240,274	\$0	\$0
85	Food Service Equipment	\$240,274	\$0	\$240,274	\$0	\$0
	MEP SYSTEMS	\$1,569,409	\$93,450	\$1,318,124	\$141,799	\$16,036
97	Fire Suppression System	\$37,875	\$9,838	\$14,757	\$13,280	\$0
98	Plumbing Systems	\$462,380	\$0	\$462,380	\$0	\$0
100	HVAC, Controls, & TAB	\$729,304	\$16,612	\$647,637	\$52,519	\$12,536
103	Electrical & Low Voltage Systems	\$339,850	\$67,000	\$193,350	\$76,000	\$3,500
	UNIQUE FEATURES OF WORK	\$0	\$0	\$0	\$0	\$0
Subtotal		\$3,064,661	\$445,870	\$2,107,185	\$288,162	\$221,944
	CONTINGENCIES & ALLOWANCES	SUB TOTAL				
5.0%	Contractor Construction Contingency	\$153,234	\$33,744	\$96,830	\$12,763	\$9,830
0.0%	Owner Contingency	\$0	\$0	\$0	\$0	\$0
1.0%	Allowance #1: Plan Check & Permit Review Comments	\$30,647	\$6,749	\$19,366	\$2,553	\$1,966
Subtotal		\$3,248,542	\$486,363	\$2,223,380	\$303,478	\$233,740
	RATE GENERAL CONDITIONS	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL
LS	General Conditions	\$395,000	\$316,000	\$79,000	\$0	\$0
Subtotal		\$3,643,542	\$802,363	\$2,302,380	\$303,478	\$233,740
	RATE INSURANCE, BONDS, AND BUILDERS RISK	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL
1.10%	General Liability Insurance - Standard	\$66,000	\$14,534	\$41,706	\$5,497	\$4,234
1.50%	Subcontractor Default Insurance	\$48,729	\$10,731	\$30,792	\$4,059	\$3,126
0.80%	Payment and Performance Bond	\$32,710	\$7,203	\$20,670	\$2,724	\$2,098
0.52%	Builders Risk Insurance	\$21,261	\$4,682	\$13,435	\$1,771	\$1,364
Subtotal		\$3,812,241	\$839,513	\$2,408,983	\$317,529	\$244,562
	RATE CONTRACTOR'S FEE	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL	SUB TOTAL
7.25%	CMAR Fee	\$276,388	\$60,865	\$174,652	\$23,021	\$17,731
Subtotal		\$4,088,629	\$900,378	\$2,583,634	\$340,550	\$262,293
Guaranteed Maximum Price (GMP)		\$4,088,629	Single Point Entry Remodel	Culinary Renovations	Commons Improvements	Entrance (Drama/MPR)
Draft GMP Total		\$4,088,629	\$900,378	\$2,583,634	\$340,550	\$262,293

BASIS OF GMP

BASIS OF GMP

Lyon County School District - Fernley High School Single Point Entry,
Culinary Renovation, & Commons Improvements
April 02, 2026



The Basis of GMP is a written explanation clarifying the scope, assumptions and exclusions used in establishing the Guaranteed Maximum Price (GMP) for the Lyon County School District Fernley High School Single Point of Entry, Culinary Renovation, and Commons Improvements Project in Fernley, NV dated April 02, 2026. The GMP is presented in a ten group, systems format best utilized for analyzing and comparing project costs during design and preconstruction. This GMP is based on CORE's incorporation of the scope shown on the Construction Documents dated February 20, 2026, from Paul Cavin Architect LLC, as well as the assumptions, clarifications, and exclusions outlined in this Basis of GMP.

Assumptions, Clarifications, & Exclusions

SCHEDULE

This GMP is based upon performance of the work per the enclosed Preliminary Construction Schedule, which is an integral part of this deliverable.

Schedule Clarifications:

- Microsoft Project Professional for Office 365 will be used as the schedule management program and updated monthly.
- We anticipate normal working hours from 7:00 AM to 4:00 PM, Monday through Friday.

Key Milestone Dates:

- Notice to Proceed: April 28, 2026
- Construction Start: June 12, 2026
- Anticipated Substantial Completion (Single Point of Entry, Entrance, & Commons): September 1, 2026
- Anticipated Substantial Completion (Culinary Renovation): October 16, 2026

Weather:

The following table represents a mutual understanding of the number of reasonable days of adverse weather per month where no weather dependent construction activities may occur due to unworkable field conditions. Upon development of the GMP Schedule, CORE will evaluate the effect of these days of adverse weather on critical path activities, adjust the table accordingly, and assume the risk to make up for lost days per month. CORE shall be granted an extension of time for delays resulting from additional lost days per calendar month beyond what is illustrated in the table in the GMP Proposal. The lost days illustrated in this schedule are per calendar month and shall not accrue from month to month.

(Fernley, NV)

Month	Number of Reasonably Anticipated Days of Adverse Weather Per Month	Average Precipitation (in.)
June	1	0.44
July	1	0.47
August	0	0.19
September	1	0.48
October	1	0.58
November	1	0.68

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Lyon County School District - Fernly High School Single Point Entry,
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April 02, 2026



Cost Clarifications

This GMP is based on 2026 Northern Nevada Rural County Prevailing Wage Rates and includes Nevada sales tax. The value provided in the GMP includes all direct and indirect construction costs but does not include typical project "soft costs". These costs include, but are not limited to design professional fees, permits and plan review fees, utility connection fees, land acquisition costs, "loose" furniture, fixtures and equipment (FF&E), special inspections, etc.

MATERIALS ECONOMIC IMPACTS

The parties acknowledge that some of the materials and products to be used and installed in the construction of this project may become unavailable, delayed in shipment and/or subject to price increases due to circumstances beyond the control of the CMAR. If a specified product is unavailable or shipment is delayed, CMAR shall provide written notice and shall be afforded additional time and substitute products may be considered. If there is an increase in price of materials, equipment or products between the date of this contract and the time when the job is ready for the installation of the affected material, the amount of this contract shall be increased to reflect the additional cost to obtain the materials, provided that the CMAR gives the Owner written notice and documentation of the increased costs.

CONTINGENCIES & ALLOWANCES

- **Contractor Construction Contingency** – Contractor Construction Contingency is included in this GMP and is intended to be used at CORE's discretion to cover costs that have not been completely identified as trade specific scope on the GMP setting documents may require further clarification or coordination. These costs include, but not limited to, scope gaps, coordination issues between trades, and missed scope during the bidding process. The Contractor Construction Contingency is not intended to account for design revisions or additional scope requests by the design / owner during construction.
- **Owner Project Contingency** – An owner's contingency is currently not included in this GMP. If an owner's contingency is not included within the project cost, it is recommended that funds are carried separately to be used at the owner's sole discretion during construction.
- **Allowance #1: Plan Check & Permit Review Comments** – An allowance is included for anticipated revisions to the Construction Documents due to Plan Check Review comments issued from the AHJs.

SUBCONTRACTORS

All subcontractors will be properly licensed, have bid within their license limits and are prequalified. Please refer to the 1% Listing for subcontractors with contracts over \$50,000 or 1% of the GMP total.

HOURLY RATES

The following agreed to hourly rates will be used to determine and define "Actual Costs". The Actual Costs for each of the agreed to rates includes all normal and customary payroll paid by the Contractor plus all fringe benefits, taxes and insurances.

BASIS OF GMP

Lyon County School District - Fernly High School Single Point Entry,
Culinary Renovation, & Commons Improvements
April 02, 2026



	<u>Standard Rate</u>	<u>Overtime Rate</u>
Project Management:		
Director of Operations	203	-
Project Director	193	-
Sr. Project Manager	178	-
Project Manager	143	-
Assistant Project Manager	123	-
Project Engineer	108	-
MEP Manager	143	-
BIM Manager	128	-
Contracts Manager	90	-
Assistant Contracts Manager	70	-
Project Coordinator	90	-
Project Accountant	90	-
Intern	50	75
Field Operations:		
General Superintendent	193	-
Senior Superintendent	178	-
Superintendent	143	-
Asst. Superintendent	123	-
Carpenters	85	128
Laborers	78	117

Assumptions & Exclusions

GENERAL ASSUMPTIONS

- This GMP is considered lump sum, not line itemed. Scope values are provided for transparency and as a contract schedule of values. Any line item cost variances will be carried across the duration of the entire project, and the net savings (if any) will be split with the Owner per the terms of the contract at final completion. Costs for any individual line items are not guaranteed within this GMP, but rather the bottom-line cost of the GMP. Any cost savings from any individual line items will be offset against possible overruns of any other line items throughout the duration of the project.
- Building permits are to be procured by the Owner and in hand prior to CORE Construction mobilizing on site and Contract Time commencing. CORE shall be granted an extension of time for delays resulting from not having an approved grading / building permit in place on the anticipated start date.
- CORE will coordinate the work with the Owner's contractors and agencies' services, etc., with their respective scopes as it pertains to this project. The Owner will provide direction related to any conflict. The project schedule has been developed assuming these contractors/agencies will be able to meet all required scheduled installation and/or utility turn-on dates, and these dates will be communicated through the Owner. Any costs due to changes made by the permitting agencies after submission of the GMP are subject to change.
- CORE does not warrant or guarantee that the Contract Documents comply with Authorities Having Jurisdiction (AHJ), or local regulations or requirements. This is the responsibility of the Architect, and we assume all requirements have been incorporated into the Contract Documents.

BASIS OF GMP

Lyon County School District - Fernly High School Single Point Entry,
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April 02, 2026



- Mechanical and electrical systems components will become operational before Substantial Completion and/or commencement of commissioning. CORE will require the use of certain components of these systems as they become available for use in temporary climatization of the building as well as temporary construction heating, cooling, and supply/waste discharge, etc. The warranties for any such equipment and/or systems will still commence upon Substantial Completion per the terms of the contract.
- Normal shrinkage cracking of all cementitious material, such as slabs, concrete walls, fully grouted CMU walls, etc. is expected and shall not be cause for removal or replacement of structurally sound slabs.

SPECIFIC EXCLUSIONS

Typical Project "Soft Costs" unless otherwise specified. These include, but are not limited to: design professional costs, permits and fees, utility connection charges, land acquisition, legal fees, equipment and furnishings, etc.

- "Loose" furniture, fixtures and equipment (FF&E) except as noted in the Contract Documents.
- Power company / communication companies (telephone / internet) / gas company costs other than trenching, backfill, conduits and coordination.
- Servers, equipment, etc. (outlets, cabling, pathways and cable tray included).
- Testing and inspection services of special inspectors.
- Services of a commissioning agent.
- Excludes Bullet Resistant (BR) Glass.
- Per Addendum #04, excludes abatement for VCT in the Nurse room 114, Corridors (except as noted for the Vestibule 100), and at the Commons.
- Black-out or perforated film at exterior side of storefront glazing.
- Specification 09 30 13.1.8 - IMI foreman certification and/or CTEF certified installers.
- Kitchen Equipment Schedule items that may need to be replaced in lieu of reinstallation: Item #6, 3-compartment sink with faucets, Item #12, Dry storage Shelving, Item #34, Convection Oven, Item #35, Heated cabinet

Scope-Specific Clarifications


CORE Construction's GMP is based upon plans and documentation received as well as the following Scope-Specific Assumptions and Clarifications. The scope-specific items identified below are elements of the project that are specifically excluded and therefore identified in their respective trade categories.

MP&E SYSTEMS

103 | ELECTRICAL & LOW VOLTAGE SYSTEMS

- Includes Rough-in only for clocks, paging, audio visual systems, access control, CCTV, & security. Excludes all new cabling, devices, and equipment for those systems, as well as installation of new systems.
- Excludes centralized lighting controls. It is assumed that the current lighting controls infrastructure and devices are in working order.

END OF BASIS OF GMP

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ENUMERATION OF DOCUMENTS (EOD)



**ATTACHMENT C
ENUMERATION OF DOCUMENTS**

PROJECT MANUAL					
Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision
Volume 1					
Division 0	Procurement and Contracting Requirements				
000000	Cover	20-Feb-26	20-Feb-26	24-Feb-26	NONE
000001	Project Design Team	20-Feb-26	20-Feb-26	24-Feb-26	NONE
000010	Project Index	20-Feb-26	20-Feb-26	24-Feb-26	15-Mar-26
000020	Hazardous Material Report	20-Feb-26	20-Feb-26	24-Feb-26	NONE
Division 1	General Requirements				
010000	Summary	20-Feb-26	20-Feb-26	24-Feb-26	NONE
012500	Substitution Procedures	20-Feb-26	20-Feb-26	24-Feb-26	NONE
012600	Contract Modification Procedures	20-Feb-26	20-Feb-26	24-Feb-26	NONE
012900	Payment Procedures	20-Feb-26	20-Feb-26	24-Feb-26	NONE
013100	Project Management and Coordination	20-Feb-26	20-Feb-26	24-Feb-26	NONE
013200	Construction Progress Documentation	20-Feb-26	20-Feb-26	24-Feb-26	NONE
013233	Photographic Documentation	20-Feb-26	20-Feb-26	24-Feb-26	NONE
013300	Submittal Procedures	20-Feb-26	20-Feb-26	24-Feb-26	NONE
014000	Quality Requirements	20-Feb-26	20-Feb-26	24-Feb-26	NONE
014200	References	20-Feb-26	20-Feb-26	24-Feb-26	NONE
015000	Temporary Facilities and Controls	20-Feb-26	20-Feb-26	24-Feb-26	NONE
016000	Product Requirements	20-Feb-26	20-Feb-26	24-Feb-26	NONE
017300	Execution	20-Feb-26	20-Feb-26	24-Feb-26	NONE
017419	Construction Waste Management and Disposal	20-Feb-26	20-Feb-26	24-Feb-26	NONE
017510	Electrical Systems Commissioning	20-Feb-26	20-Feb-26	24-Feb-26	NONE
017700	Closeout Procedures	20-Feb-26	20-Feb-26	24-Feb-26	NONE
017823	Operation and Maintenance Data	20-Feb-26	20-Feb-26	24-Feb-26	NONE
017839	Project Record Documents	20-Feb-26	20-Feb-26	24-Feb-26	NONE
Division 2	Existing Conditions				
024119	Selective Demolition	20-Feb-26	20-Feb-26	24-Feb-26	NONE
024126	Selective Electrical Demolition	20-Feb-26	20-Feb-26	24-Feb-26	NONE
Division 6	Woods, Plastics, and Composites				
066400	Plastic Paneling (FRP)	20-Feb-26	20-Feb-26	24-Feb-26	NONE
Division 7	Thermal and Moisture Protection				
072100	Thermal Insulation	20-Feb-26	20-Feb-26	24-Feb-26	NONE
077200	Roof Accessories	20-Feb-26	20-Feb-26	24-Feb-26	NONE
079200	Joint Sealants	20-Feb-26	20-Feb-26	24-Feb-26	NONE
Division 8	Openings				
081113	Hollow Metal Doors and Frames	20-Feb-26	20-Feb-26	24-Feb-26	NONE
081416	Flush Wood Doors	20-Feb-26	20-Feb-26	24-Feb-26	NONE
083113	Access Doors and Frames	20-Feb-26	20-Feb-26	24-Feb-26	NONE
084113	Aluminum Framed Entrances and Storefronts	20-Feb-26	20-Feb-26	24-Feb-26	NONE
087100	Door Hardware	20-Feb-26	20-Feb-26	24-Feb-26	NONE
087113	Power Door Operators	20-Feb-26	20-Feb-26	24-Feb-26	NONE
088000	Glazing	20-Feb-26	20-Feb-26	24-Feb-26	NONE
Division 9	Finishes				
092216	Non-Structural Metal Framing	20-Feb-26	20-Feb-26	24-Feb-26	NONE
092900	Gypsum Board	20-Feb-26	20-Feb-26	24-Feb-26	NONE
093013	Ceramic Tiling	20-Feb-26	20-Feb-26	24-Feb-26	NONE
095123	Acoustical Tile Ceilings	20-Feb-26	20-Feb-26	24-Feb-26	NONE
096513	Resilient Base and Accessories	20-Feb-26	20-Feb-26	24-Feb-26	NONE
096800	Carpeting	15-Mar-26	15-Mar-26	16-Mar-26	NONE
096813	Tile Carpeting	20-Feb-26	20-Feb-26	24-Feb-26	REMOVED
099123	Interior Painting	20-Feb-26	20-Feb-26	24-Feb-26	NONE
Division 10	Specialties				
102800	Toilet, Bath, and Laundry Accessories	20-Feb-26	20-Feb-26	24-Feb-26	NONE
104413	Fire Protection Cabinets	20-Feb-26	20-Feb-26	24-Feb-26	NONE
104416	Fire Extinguishers	20-Feb-26	20-Feb-26	24-Feb-26	NONE
Division 11	Equipment				
114000	Food Service Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
Division 12	Furnishings				
123661.16	Solid Surfacing Countertops	20-Feb-26	20-Feb-26	24-Feb-26	NONE
Division 21	Fire Suppression				
210000	Fire Suppression Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
210530	Hangers and Supports for Fire Suppression Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
210540	Seismic Bracing for Fire Suppression Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
Division 22	Plumbing				
220000	Plumbing	20-Feb-26	20-Feb-26	24-Feb-26	NONE
220500	Basic Materials and Methods for Plumbing Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE



**ATTACHMENT C
ENUMERATION OF DOCUMENTS**

Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision
220510	Valves for Plumbing Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
220520	Operation and Maintenance of Plumbing Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
220530	Hangers and Supports for Plumbing Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
220540	Seismic Bracing for Plumbing Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
220700	Insulation for Plumbing Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
220800	Testing, Adjusting, and Balancing of Plumbing Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
220900	Plumbing Fixtures and Trim	20-Feb-26	20-Feb-26	24-Feb-26	NONE
221000	Facility Water Distribution	20-Feb-26	20-Feb-26	24-Feb-26	NONE
221300	Facility Sanitary Sewerage	20-Feb-26	20-Feb-26	24-Feb-26	NONE
221310	Facility Sanitary Sewerage (Coated Piping)	20-Feb-26	20-Feb-26	24-Feb-26	NONE
221330	Waste Interceptors	20-Feb-26	20-Feb-26	24-Feb-26	NONE
221500	Facility Natural Gas Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
223400	Gas Fired Domestic Water Heaters	20-Feb-26	20-Feb-26	24-Feb-26	NONE
Volume 2					
Division 23	Mechanical				
230000	Heating, Ventilating, and Air Conditioning	20-Feb-26	20-Feb-26	24-Feb-26	NONE
230500	Basic Materials and Methods for HVAC Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
230520	Operation and Maintenance of HVAC Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
230530	Hangers and Supports for HVAC Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
230540	Seismic Bracing for HVAC Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
230550	Seismic Bracing for HVAC Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
230700	Insulation for HVAC Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
230800	Testing, Adjusting, and Balancing of HVAC Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
230900	Temperature Controls	20-Feb-26	20-Feb-26	24-Feb-26	NONE
230910	Sequence of Operation	20-Feb-26	20-Feb-26	24-Feb-26	12-Mar-26
233100	HVAC Ductwork	20-Feb-26	20-Feb-26	24-Feb-26	NONE
233110	HVAC Ductwork Accessories	20-Feb-26	20-Feb-26	24-Feb-26	NONE
233400	HVAC Fans and Hoods	20-Feb-26	20-Feb-26	24-Feb-26	NONE
233500	Air Filters	20-Feb-26	20-Feb-26	24-Feb-26	NONE
233700	Air Outlets and Inlets	20-Feb-26	20-Feb-26	24-Feb-26	NONE
238100	Make-Up Air Units (DX Cooling - Gas Heat)	20-Feb-26	20-Feb-26	24-Feb-26	NONE
Division 26	Electrical				
260001	Electrical General Provisions	20-Feb-26	20-Feb-26	24-Feb-26	NONE
260002	Electrical Submittals	20-Feb-26	20-Feb-26	24-Feb-26	NONE
260503	Equipment Wiring Connections	20-Feb-26	20-Feb-26	24-Feb-26	NONE
260519	Low-Voltage Electrical Power Conductors and Cable	20-Feb-26	20-Feb-26	24-Feb-26	NONE
260526	Grounding and Bonding for Electrical Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
260529	Hangers, Supports and Firestopping	20-Feb-26	20-Feb-26	24-Feb-26	NONE
260533	Raceway and Boxes for Electrical Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
260553	Electrical Identification	20-Feb-26	20-Feb-26	24-Feb-26	NONE
260573.13	Short-Circuit Studies	20-Feb-26	20-Feb-26	24-Feb-26	NONE
260573.16	Coordination Studies	20-Feb-26	20-Feb-26	24-Feb-26	NONE
260573.19	Arc-Flash Hazard Analysis	20-Feb-26	20-Feb-26	24-Feb-26	NONE
260923	Lighting Control Devices	20-Feb-26	20-Feb-26	24-Feb-26	NONE
262416	Panelboards	20-Feb-26	20-Feb-26	24-Feb-26	NONE
262716	Electrical Cabinets And Enclosures	20-Feb-26	20-Feb-26	24-Feb-26	NONE
262726	Wiring Devices	20-Feb-26	20-Feb-26	24-Feb-26	NONE
262813	Fuses	20-Feb-26	20-Feb-26	24-Feb-26	NONE
262916	Enclosed Contactors	20-Feb-26	20-Feb-26	24-Feb-26	NONE
265100	Interior Lighting	20-Feb-26	20-Feb-26	24-Feb-26	NONE
266000	Electrical Systems Testing	20-Feb-26	20-Feb-26	24-Feb-26	NONE
Division 27	Communications				
270528	Interior Communication Pathways	20-Feb-26	20-Feb-26	24-Feb-26	NONE
270800	Commissioning of Communications	20-Feb-26	20-Feb-26	24-Feb-26	NONE
271500	Communications Horizontal Cabling	20-Feb-26	20-Feb-26	24-Feb-26	NONE
274100	Audio Visual Systems	20-Feb-26	20-Feb-26	24-Feb-26	NONE
DRAWINGS					
Specification/ Drawing	Description	Drawing Date	Stamp Date	CORE Received Date	Revision
	General				
A000	Cover Sheet	20-Feb-26	24-Feb-26	24-Feb-26	NONE
G102	Code Analysis and Exiting Plan	20-Feb-26	24-Feb-26	24-Feb-26	NONE
G101	Sheet Index	20-Feb-26	24-Feb-26	24-Feb-26	15-Mar-26
G103	Exiting Plan	20-Feb-26	24-Feb-26	24-Feb-26	NONE
G104	Accessibility Details	20-Feb-26	24-Feb-26	24-Feb-26	NONE
G105	Accessibility Details	20-Feb-26	24-Feb-26	24-Feb-26	NONE
	Architectural				



**ATTACHMENT C
ENUMERATION OF DOCUMENTS**

Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision
A001	Partial Architectural Site Plan	15-Mar-26	15-Mar-26	16-Mar-26	NONE
A100	Overall Floor Plan -Main Building -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A111	Partial Demolition Floor Plan -Offices -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A112	Partial Demolition Floor Plan -Entrance -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A113	Partial Demolition Floor Plan -Commons -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A114	Partial Demolition Floor Plan -Culinary -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A115	Photos of Existing Conditions -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A116	Photos of Existing Conditions -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A121	Partial Alteration Floor Plan -Offices -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A122	Partial Alteration Floor Plan -Entrance -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A123	Partial Alteration Floor Plan -Commons -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A124	Partial Alteration Floor Plan -Culinary -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A201	Overall Roof Plan -Main Building -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A202	Partial Demolition Roof Plan -Main Building -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A203	Partial Alteration Roof Plan -Main Building -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A451	Wall Sections -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A452	Wall Sections -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A453	Wall Sections -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A454	Wall Sections -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A511	Partial Demolition Reflected Ceiling Plan -Offices -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A512	Partial Demolition Reflected Ceiling Plan -Entrance -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A513	Partial Demolition Reflected Ceiling Plan -Commons -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A514	Partial Demolition Reflected Ceiling Plan -Culinary -FHS	20-Feb-26	24-Feb-26	24-Feb-26	12-Mar-26
A521	Partial Alteration Reflected Ceiling Plan -Offices -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A522	Partial Alteration Reflected Ceiling Plan -Entrance -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A523	Partial Alteration Reflected Ceiling Plan -Commons -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A524	Partial Alteration Reflected Ceiling Plan -Culinary -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A581	Ceiling Details -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A681	Glazing Details -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A601	Door Schedules, Door Types, Door Hardware Groups -FHS	20-Feb-26	24-Feb-26	24-Feb-26	25-Mar-26
A602	Glazing Types -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A682	Glazing Details -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A711	Partial Demolition Finish Plan -Offices -FHS	20-Feb-26	24-Feb-26	24-Feb-26	18-Mar-26
A712	Partial Demolition Finish Plan -Entrance -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A713	Partial Demolition Finish Plan -Commons -FHS	20-Feb-26	24-Feb-26	24-Feb-26	18-Mar-26
A714	Partial Demolition Finish Plan -Culinary -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A721	Partial Alteration Finish Plan and Finish Schedule -Offices -FHS	20-Feb-26	24-Feb-26	24-Feb-26	18-Mar-26
A722	Partial Alteration Finish Plan and Finish Schedule -Entrance -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A723	Partial Alteration Finish Plan and Finish Schedule -Commons -FHS	20-Feb-26	24-Feb-26	24-Feb-26	18-Mar-26
A724	Partial Alteration Finish Plan and Finish Schedule -Culinary -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A751	Interior Elevations -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A752	Interior Elevations -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A753	Interior Elevations -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A754	Interior Elevations -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A900	Culinary Equipment Plan -FHS	20-Feb-26	24-Feb-26	24-Feb-26	25-Mar-26
A901	Culinary Equipment Schedule -FHS	20-Feb-26	24-Feb-26	24-Feb-26	12-Mar-26
A910	Culinary Equipment Interior Elevations -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
A911	Culinary Equipment Interior Elevations -FHS	20-Feb-26	24-Feb-26	24-Feb-26	NONE
	Structural				
S001	Structural Coversheet & General Notes	20-Feb-26	20-Feb-26	24-Feb-26	NONE
S002	Structural Typical Details	20-Feb-26	20-Feb-26	24-Feb-26	NONE
S100	Structural Framing Plan & Details	20-Feb-26	20-Feb-26	24-Feb-26	NONE
	Mechanical				
M001	Mechanical Legends & Notes	20-Feb-26	20-Feb-26	24-Feb-26	12-Mar-26
M002	Mechanical Schedules	20-Feb-26	20-Feb-26	24-Feb-26	12-Mar-26
M100	Mech Overall Floor Plan -FHS	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M111	Mech Partial Demolition Floor Plan -Offices -FHS	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M113	Mech Partial Demolition Floor Plan -Commons -FHS	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M114	Mech Partial Demolition Floor Plan -Culinary -FHS	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M121	Mech Partial Alteration Floor Plan -Offices -FHS	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M123	Mech Partial Alteration Floor Plan -Commons -FHS	20-Feb-26	20-Feb-26	24-Feb-26	12-Mar-26
M124	Mech Partial Alteration Floor Plan -Culinary -FHS	20-Feb-26	20-Feb-26	24-Feb-26	12-Mar-26
M401	Mechanical Roof Plans	20-Feb-26	20-Feb-26	24-Feb-26	12-Mar-26
M501	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M502	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M503	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M504	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE



**ATTACHMENT C
ENUMERATION OF DOCUMENTS**

Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision
M505	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M506	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M507	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M508	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M509	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M510	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M511	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M512	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M513	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M514	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M515	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M516	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M517	Mechanical Kitchen Equipment	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M601	Mechanical Details	20-Feb-26	20-Feb-26	24-Feb-26	NONE
M602	Mechanical Details	20-Feb-26	20-Feb-26	24-Feb-26	NONE
Plumbing					
P001	Plumbing Schedules, Legends & Notes	20-Feb-26	20-Feb-26	24-Feb-26	12-Mar-26
P100	Plumbing Overall Floor Plan -FHS	20-Feb-26	20-Feb-26	24-Feb-26	12-Mar-26
P114	Plumbing Partial Demoliton Floor Plan -Culinary -FHS W&V	20-Feb-26	20-Feb-26	24-Feb-26	NONE
P115	Plumbing Partial Demoliton Floor Plan -Culinary -FHS DW&U	20-Feb-26	20-Feb-26	24-Feb-26	25-Mar-26
P124	Plumbing Partial Alteration Floor Plan -Culinary -FHS W&V	20-Feb-26	20-Feb-26	24-Feb-26	12-Mar-26
P125	Plumbing Partial Alteration Floor Plan -Culinary -FHS DW&U	20-Feb-26	20-Feb-26	24-Feb-26	12-Mar-26
P401	Plumbing Roof Plans	20-Feb-26	20-Feb-26	24-Feb-26	12-Mar-26
P601	Plumbing Details	20-Feb-26	20-Feb-26	24-Feb-26	NONE
P602	Plumbing Details	20-Feb-26	20-Feb-26	24-Feb-26	NONE
P603	Plumbing Details	20-Feb-26	20-Feb-26	24-Feb-26	12-Mar-26
Fire Protection					
FP001	Mech Overall Floor Plan -FHS	20-Feb-26	20-Feb-26	24-Feb-26	NONE
Electrical					
E001	Legends and Drawing Schedule	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E002	Demolition Oneline Diagram	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E003	New Work Oneline Diagram	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E004	Panel Schedules	20-Feb-26	23-Feb-26	24-Feb-26	12-Mar-26
E005	Lighting Schedule and Sequence of Operation	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E006	Electrical Details	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E101	Overall Electrical Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E201	Offices Demolition Electrical Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E202	Commons Demolition Electrical Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E203	Culinary Demolition Electrical Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E301	Offices Lighting Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E302	Commons Lighting Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E303	Culinary Lighting Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E401	Offices Power Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E402	Commons Power Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E403	Culinary Power Plan	20-Feb-26	23-Feb-26	24-Feb-26	12-Mar-26
E404	Entry Power Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E503	Culinary Roof Mechanical Power Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E601	Offices Fire Alarm Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E602	Commons Fire Alarm Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
E603	Culinary Fire Alarm Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
Telecom					
T001	General Notes, Legend, and Drawing Schedule	20-Feb-26	23-Feb-26	24-Feb-26	NONE
T002	Telecom Details	20-Feb-26	23-Feb-26	24-Feb-26	NONE
T003	Access Control Details	20-Feb-26	23-Feb-26	24-Feb-26	NONE
T004	CCTV Details	20-Feb-26	23-Feb-26	24-Feb-26	NONE
T005	Audio / Visual Details	20-Feb-26	23-Feb-26	24-Feb-26	NONE
T101	Overall Telecom Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
T201	Offices Demolition Telecom Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
T202	Commons Demolition Telecom Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
T203	Culinary Demolition Telecom Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
T301	Offices Telecom Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
T302	Commons Telecom Plan	20-Feb-26	23-Feb-26	24-Feb-26	NONE
T303	Culinary Telecom Plan	20-Feb-26	23-Feb-26	24-Feb-26	12-Mar-26



ATTACHMENT C
ENUMERATION OF DOCUMENTS

Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision
ADDENDUMS					
Addendums	Description	Drawing Date	Stamp Date	CORE Received Date	Revision
NONE	Addendum #1	12-Mar-26	NONE	13-Mar-26	NONE
NONE	Addendum #2	12-Mar-26	NONE	13-Mar-26	NONE
NONE	Addendum #3	15-Mar-26	NONE	16-Mar-26	NONE
NONE	Addendum #4	18-Mar-26	NONE	19-Mar-26	NONE
NONE	Addendum #5	25-Mar-26	NONE	25-Mar-26	NONE

PROJECT SCHEDULE



LCSO FHS SPOE, Culinary, & Commons

ID	Task Name	Duration	Start	Finish	Qtr 2, 2026			Qtr 3, 2026			Qtr 4, 2026				
					Apr	May	Jun	Jul	Aug	Sep	Oct	Nov			
0	LCSO FHS SPOE, Culinary, & Commons	256 d	Fri 11/14/25	Fri 11/13/26	[Gantt bar spanning from start to finish]										
1	<i>Pre-Construction start</i>	<i>0 d</i>	<i>Fri 11/14/25</i>	<i>Fri 11/14/25</i>	[Milestone diamond]										
2	Design & Preconstruction	115 d	Fri 11/14/25	Tue 4/28/26	[Gantt bar with milestone diamond at 4/28]										
32	<i>Notice to Proceed</i>	<i>0 d</i>	<i>Tue 4/28/26</i>	<i>Tue 4/28/26</i>	[Milestone diamond]										
33	Permitting	45 d	Tue 4/7/26	Wed 6/10/26	[Gantt bar with milestone diamond at 6/10]										
37	<i>Permits Received</i>	<i>0 d</i>	<i>Wed 6/10/26</i>	<i>Wed 6/10/26</i>	[Milestone diamond]										
38	LCSO Milestones	57 d	Fri 6/12/26	Tue 9/1/26	[Gantt bar with milestone diamond at 9/1]										
39	<i>Last Day of School 2025-2026</i>	<i>0 d</i>	<i>Fri 6/12/26</i>	<i>Fri 6/12/26</i>	[Milestone diamond]										
40	<i>First Day of School 2026-2027</i>	<i>0 d</i>	<i>Tue 9/1/26</i>	<i>Tue 9/1/26</i>	[Milestone diamond]										
41	Procurement	105 d	Wed 4/29/26	Thu 9/24/26	[Gantt bar with milestone diamond at 9/24]										
101	Construction	90 d	Fri 6/12/26	Fri 10/16/26	[Gantt bar with milestone diamond at 6/12]										
102	<i>Construction Start</i>	<i>0 d</i>	<i>Fri 6/12/26</i>	<i>Fri 6/12/26</i>	[Milestone diamond]										
103	Offices	47 d	Fri 6/12/26	Mon 8/17/26	[Gantt bar]										
118	Entrance	16 d	Wed 8/5/26	Wed 8/26/26	[Gantt bar]										
124	Commons	44 d	Fri 6/12/26	Wed 8/12/26	[Gantt bar]										
135	Culinary	86 d	Fri 6/12/26	Mon 10/12/26	[Gantt bar]										
152	Start-up and Punch List	36 d	Thu 8/27/26	Fri 10/16/26	[Gantt bar]										
153	Punch List - Offices, Entrance, JROTC	2 d	Thu 8/27/26	Fri 8/28/26	[Gantt bar]										
154	<i>Set HVAC Equipment</i>	<i>0 d</i>	<i>Thu 9/24/26</i>	<i>Thu 9/24/26</i>	[Milestone diamond]										
155	HVAC Start Up	5 d	Fri 9/25/26	Thu 10/1/26	[Gantt bar]										
156	Test and Balance	5 d	Fri 10/2/26	Thu 10/8/26	[Gantt bar]										
157	Commissioning	5 d	Fri 10/9/26	Thu 10/15/26	[Gantt bar]										
158	Punch List - Kitchen	1 d	Fri 10/16/26	Fri 10/16/26	[Gantt bar]										
159	<i>Substantial Completion</i>	<i>0 d</i>	<i>Fri 10/16/26</i>	<i>Fri 10/16/26</i>	[Milestone diamond]										
160	Complete Punch List	10 d	Mon 10/19/26	Fri 10/30/26	[Gantt bar]										
161	Contractual Close Out	20 d	Mon 10/19/26	Fri 11/13/26	[Gantt bar]										
162	<i>Final Completion</i>	<i>0 d</i>	<i>Fri 11/13/26</i>	<i>Fri 11/13/26</i>	[Milestone diamond]										

Task [blue bar] Milestone [red diamond] Summary [black bar] Project Summary [grey bar] Deadline [green arrow] Critical [red bar] Progress [blue bar]

1%

SUBCONTRACTOR
LISTING



1% Subcontractor Listing
Lyon CSD Fernley HS Single Point Entry, Culinary Renovation, & Commons Improvements
April 2, 2026

Trade Description	Name of Subcontractor	License No.
General Requirements	CORE West, Inc.	0006144A
Selective Demolition	Professional Asbestos Removal Corporation (PARC)	0034638
Selective Demolition	Morgan Construction Nevada, LLC	0094818
Earthwork & Utilities	Peek Brothers Construction	0077037
Concrete	Morgan Construction Nevada, LLC	0094819
Aluminum, Glass & Glazing	Capital Glass, LLC	0010139
Metal Framing, Drywall, & ACT	Criterion Contracting	0091802
Ceramic Tile Flooring	Quality Tile & Marble Co. Inc.	0024150
Carpet & Resilient Flooring	SI Legacy Floor Finishing	0075964
Food Service Equipment	East Bay Restaurant Supply Inc.	0015723
Fire Suppression System	Overhead Fire Protection, Inc.	0016599
Plumbing Systems	J.W. McClenahan Co.	0069836 0069837
HVAC, Controls, & TAB	Mt. Rose Heating	0032146
Electrical & Low Voltage Systems	Triumph Electric	0067820