

Calallen ISD Wood River Elementary Renovations Project



Date: 4/14/26
 Duration: 2 Months
 Documents: Bid Documents Dated (3/6/26)
 Bid Date: 4/8/26

Calallen ISD Wood River Elementary Renovations Project - GMP

Allowances

Owner Contingency Allowance	\$	10,000
Construction Contingency Allowance	\$	15,000
Dumpster Allowance	\$	15,000
Gypsum Sub-Ceiling Repairs Allowance	\$	20,000
Building Permit Allowance	\$	12,000

Cost of Work

		Cost per Area
Wood River Elementary Renovations	\$	743,872
	Subtotal	\$ 815,872

Bonds-Insurance-General Conditions

Performance and Payment Bonds	\$	16,000
General Liability, Auto Liability, Umbrella Liability	\$	5,000
Builder's Risk Insurance	\$	2,000
Indirect Costs	\$	142,110
CMaR Fee	3.50% \$	28,556

Calallen ISD Wood River Elementary Renovations Project - GMP	\$	1,009,538
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ALTERNATES

Alternate No. 1 - Accessible Room Signage (Qty - 89 total @ lobby, corridors, cafeteria)	\$	9,580
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JOB: Calallen ISD Wood River Elementary Renovation

ADDENDUM 1

LOCATION: Corpus Christi, Texas

DATE: Tuesday, April 14, 2026



WEAVER & JACOBS
CONSTRUCTORS, INC.

JOB LEVEL	DESCRIPTION	LABOR	MATERIAL	SUBCONTR	REMARKS
DIVISION 1	GENERAL REQUIREMENTS				
	FINAL CLEAN & WAX VCT			\$17,744	GENTLE DIVINE
					\$17,744
DIVISION 2	SITE & EXISTING CONDITIONS				
02 41 00	DEMOLITION			\$32,445	J&J/MAJEK DEMOLITION
					\$32,445
DIVISION 3	CONCRETE				
03 20 00	CONCRETE REINFORCEMENT				NONE INCLUDED
03 33 00	CAST-IN-PLACE CONCRETE				NONE INCLUDED
					\$0
DIVISION 4	MASONRY				
04 20 00	UNIT MASONRY			\$38,371	BROKEN STONE MASONRY
04 23 00	REINFORCED UNIT MASONRY			w/042000	
					\$38,371
DIVISION 6	CARPENTRY				
06 10 00	ROUGH CARPENTRY	\$1,200	\$3,000		WEAVER & JACOBS
06 20 00	FINISH CARPENTRY				NONE INCLUDED
					\$4,200
DIVISION 7	THERMAL & MOISTURE PROTECTION				
07 84 00	FIRESTOPPING				NONE INCLUDED
07 90 00	JOINT SEALANTS			w/099000	ONLY AT CORRIDORS; MINOR HOLES
07 95 00	EXPANSION JOINT COVER ASSEMBLIES	\$1,800	\$3,100		FLAT PLATE AT FLOORS ONLY
					\$4,900
DIVISION 8	DOORS AND WINDOWS				
08 31 00	ACCESS DOORS AND FRAMES (QTY - 2)		\$750		WEAVER AND JACOBS
					\$750

JOB LEVEL	DESCRIPTION	LABOR	MATERIAL	SUBCONTR	REMARKS
DIVISION 9	FINISHES				
09 21 16	GYPHUM BOARD ASSEMBLIES			\$88,000	FIVE OAK CONSTRUCTION
09 30 00	TILING			\$42,764	M&D FLOORING
09 51 13	ACOUSTICAL PANEL CIELINGS			w/092116	
09 56 00	RESILIENT FLOORING			\$59,500	M&D FLOORING
	FLOOR PREP AND PATCH (XXX BAGS)			w/095600	
09 56 01	RESILIENT STAIR TREADS & RISERS			w/095600	
09 65 13	RESILIENT WALL BASE			w/095600	
09 90 00	PAINTING AND COATING			\$72,500	TRI-MEX PAINTING
					\$262,764
DIVISION 10	SPECIALTIES				
10 01 00	MISCELLANEOUS SPECIALTIES				
	WALL FILE COMPARTMENTS			\$1,291	KNEZEK CONSTRUCTION
	BACKPACK WALL HOOKS			\$14,325	GOEBEL WOODWORK
10 10 00	TACKSTRIPS			\$8,642	KNEZEK CONSTRUCTION
	REINSTALL SALVAGED TACKBOARDS - QTY 20 (EXCLUDES MIRRORS)	\$4,200			WEAVER & JACOBS
10 14 00	GRAPHICS			See Alternate #1	
10 21 13	SOLID PHENOLIC TOILET PARTITIONS			\$16,463	KNEZEK CONSTRUCTION
10 28 13	TOILET ROOM ACCESSORIES			\$4,487	KNEZEK CONSTRUCTION
	REINSTALL OWNER-FURNISHED ITEMS (PAPER/TISSUE/SOAP DISPENSERS)			w/102813	
					\$49,408
DIVISION 22	PLUMBING			\$78,000	MALEK PLUMBING
DIVISION 23	HVAC			\$60,700	MALEK HVAC
	TEST/ADJUST/BALANCE				NOT INCLUDED
DIVISION 26	ELECTRICAL			\$170,670	SCOTT ELECTRIC
DIVISION 27	TECHNOLOGY AND COMMUNICATIONS				
27 51 23	INTERCOMMUNICATION SYSTEM			\$7,335	AMERICAN INTEGRATED SOLUTIONS
					\$7,335
DIVISION 28	ELECTRIC SAFETY AND SECURITY				
28 31 00	FIRE DETECTION AND ALARM SYSTEM			\$13,849	PYE-BARKER
					\$13,849

Calallen ISD Wood River Elementary Renovation

	LABOR RECAP	\$7,200		
	MATERIAL RECAP	\$6,850		
	SUBCONTRACTOR RECAP	\$727,086		
			\$741,136	SUBTOTAL
38%	TAXES AND INSURANCE - LABOR	\$2,736		
			\$743,872	COST OF WORK

Calallen ISD Wood River Elementary Renovation

DIVISION	DESCRIPTION	VENDOR	PRICE	REMARKS
DIVISION 1	GENERAL CONSTRUCTION			
	FINAL CLEAN	Gentle Divine Touch Cleaning	\$17,744	Final clean all areas under construction to include: Admin, Corridors, Restrooms, Cafeteria, & Stage. Six (6) coats of wax on all newly installed VCT flooring.
DIVISION 2	SITE & EXISTING CONDITIONS			
	DEMOLITION	J&J Insulation / Majek Demolition	\$32,445	Includes: ceilings/grid, VCT/rubber base, ceramic floor/wall tile, tack strips, marker boards, mirrors, toilet accessories, toilet partitions, & EJC's.
		White Star Services	\$83,388	Includes: VCT/rubber base, ceramic floor/wall tile, ceilings/grid, & light fixtures. Excludes: glue/grout removal (no grinding), MEP demolition, repairs after any demo.
		Camacho Demolition	\$96,350	Includes: Plan sheet D1.1 note #'s - 1, 3, 4, 6, 7, 9, & 12. Excludes: floor prep, damage to CMU walls after thin set is removed, & removal of items that are to be salvaged and returned to owner.
		American Abatement	\$108,799	Includes: VCT/rubber base, ceilings/grid, ceramic floor/wall tile, mirrors, plumbing fixtures, EJC's, CMU openings, air devices, ductwork, tackboards, wall hooks,
DIVISION 4	MASONRY			
	MASONRY	Broken Stone Masonry	\$38,371	Includes: Demo CMU at restroom walls, tooting, and infill. Excludes wall prep of existing CMU where tile is demoed.
		Brazos Masonry	\$66,430	Includes: Demo CMU at restroom walls, tooting, and infill.
DIVISION 9	FINISHES			
	CERAMIC TILE	M&D Flooring	\$42,764	Includes: Ceramic floor/wall tile at restrooms and two (2) drinking fountains. Excludes: floating/leveling floors.
		GFCS	\$43,485	Includes: Ceramic floor/wall tile at restrooms and two (2) drinking fountains, Schluter trim, thinset, waterproofing. Excludes: grout/tile sealer, mudbed, wall prep.
		Jung Tile	\$51,687	Includes: Ceramic floor/wall tile at restrooms and two (2) drinking fountains, Schluter trim, thinset, waterproofing at floors & walls, six (6) bags of self leveling floor protection. Excludes: sealing of grout joints, demolition of existing, major floor prep.
		Majek Tile & Marble	\$56,497	Includes: Ceramic floor/wall tile, waterproofing floors & base, Schluter trim. Excludes: underlayments, floating/leveling/patching, & demolition. ADD \$7,350.00 for waterproofing walls if required.

	RESILIENT FLOORING & BASE	GFCS	\$47,545	Includes: VCT, rubber base, stair treads/risers, resilient transitions, (25) bags floor prep, moisture testing kits, attic stock.
		Jung Tile	\$54,589	Includes: VCT, rubber base, stair treads/risers, (80) bags floor prep. Excludes: demolition of existing, major floor prep.
		M&D Flooring	\$59,500	Includes: VCT, rubber base, stair treads/risers, (15) bags floor prep. Excludes demolition of existing, major floor/wall prep, waxing.
		San Antonio Floor Finishers	\$64,300	Includes: 10 moisture test kits, 225 bags floor prep, nosings/risers at stage, VCT, & rubber base. Excludes: demolition of existing floors, moisture mitigation, removal of curing compounds.
		Allison Flooring	\$89,500	Includes: VCT, rubber base, stair treads/risers. Excludes: moisture testing, waxing.
	DRYWALL / ACOUSTICAL CEILINGS	Five Oak Construction	\$88,000	Includes: Acoustical ceilings & grid, gypsum board ceilings. Excludes: patching at existing sub-ceiling, work at existing furdowns, tape/float/paint, demolition work, insulation above ceilings, fire-rated ceilings.
		Drywall Systems Inc.	\$109,300	Includes: Acoustical ceilings & grid, gypsum board ceilings with framing and fry reglet at perimeter. Excludes: patching at existing sub-ceiling, work at existing furdowns, EJC's, tape/float/paint, demolition work.
		Marek	\$284,688	Includes: Ceiling grid/tile and ALOT of drywall work that's
	PAINTING	Rhodes Painting	\$54,650	Includes: Repaint corridors/doors/frames, repaint exterior metal cap/gutters/downspouts/wainscot.
		Tri-Mex	\$72,500	Includes: Tape/float/paint new hard ceilings, prep/patch minor holes in walls, sand existing doors/frames, paint walls and doors/frames as shown, paint restroom logos, powerwash exterior downspouts/gutters/wainscot of building exterior and paint.
	DRYWALL / ACOUSTICAL CEILINGS / PAINTING COMBO	Kelly Paint & Drywall	\$286,669	Includes: framing/drywall at gypsum ceilings, prep/paint existing walls/doors/frames, prep/paint existing parapet/trim/gutters/downspout/wainscot, tape/float/paint new drywall, paint restroom logos, new acoustical ceilings. Excludes: demolition, caulking, vinyl graphics.
DIVISION 10	SPECIALTIES			
	TOILET PARTITIONS	Knezek Construction	\$16,463	ASI Accurate, HDPE
		Specialties Direct Inc	\$16,592	ASI Accurate, HDPE
		Spectrum Resource	\$20,889	ASI Accurate, HDPE
	TOILET ACCESSORIES	Coastal ADS	\$3,161	Bobrick, Excludes Installation
		Knezek Construction	\$4,487	American Specialties w/OFCI items
		Specialties Direct Inc	\$4,545	American Specialties w/OFCI items
		Spectrum Resource	\$5,898	American Specialties w/OFCI items

	TACK STRIPS	Knezek Construction	\$8,642	Best Rite, 3" tall x specified length, stone colored cork, aluminum trim
		Spectrum Resource	\$10,713	Best Rite
		Specialties Direct Inc	\$11,928	ASI standard 2" map rails ILO specified 3"
	WALL FILE COMPARTMENTS	Knezek Construction	\$1,291	Officemate, Qty 46
	BACKPACK HOOKS	Goebel Woodwork	\$14,325	456 LF plastic laminate hook strips with Mini Toughhooks on 6" centers.
	ROOM SIGNAGE	Corpus Christi Stampworks	\$9,256	(6) restroom signs, (83) room identification signs at lobby/corridors/cafeteria
	MEP			
DIVISION 22	PLUMBING			
		Malek Plumbing	\$78,000	Includes: demo fixtures, new fixtures, add strainers on floor drains. Excludes: floor/wall/ceiling demo, repair of any existing piping in walls.
		Gentry Plumbing	\$89,172	Includes: demo fixtures, new fixtures as shown. Excludes: floor/wall/ceiling demo, repair of any existing piping in walls.
		TL Plumbing	\$103,650	Includes: demo fixtures, new fixtures as shown. Excludes: floor/wall/ceiling demo, repair of any existing piping in walls.
DIVISION 23	HVAC			
		Malek	\$60,700	Includes: demo duct, install new duct/flex/grilles/dampers where shown. Excludes: HVAC T&B
		Comfort Design	\$82,000	Includes: install new duct/flex/grilles/dampers as shown. Excludes: all demo work, HVAC T&B
		Scott HVAC	\$85,067	Includes: demo duct, install new duct/flex/grilles/dampers where shown. Excludes: HVAC T&B
		Air Solutions	\$92,487	Includes: install new duct/flex/grilles/dampers as shown, HVAC T&B. Excludes: all demo work
		Rex Mechanical	\$165,186	Includes: demo duct, install new duct/flex/grilles/dampers where shown. Excludes: HVAC T&B, work labeled as "associated with separate projects", all gypsum board cutting/patching.
DIVISION 26	ELECTRICAL			
		Scott Electric	\$170,670	Demo and install electrical as shown on E sheets. Excludes: speakers, cameras, intercom, low voltage cabling/conduit/boxes.
		Govind Development	\$187,100	Includes: make safe, temporary power and lighting, demo, new electrical and lighting as shown.
		Malek Electric	\$197,000	New electrical and lighting as shown. Excludes: speakers, fire alarm, intercom
		Wendt Electrical	\$210,000	Includes: make safe, disconnecting of electrical items only, temp power and lighting, new electrical and lighting as shown. Excludes: speakers, fire alarm, intercom.
		T&B Electric	\$306,733	Includes: demo existing fixtures/conduit/wire back to j-box, make safe, temporary lighting, new electrical and lighting as shown. Excludes speakers, fire alarm, intercom

Division 27	TECHNOLOGIES AND COMMUNICATIONS			
	INTERCOMM	American Integrated Solutions	\$7,335	Demo (16) existing round intercom speakers, install (16) new 2x2 lay-in ceiling speakers at same location of existing. DEDUCT \$827.00 if re-using original round speakers.
Division 28	SAFETY & SECURITY			
	FIRE ALARM	Pye-Barker	\$13,849	Raise and make safe existing fire alarm devices in preparation to install new ceiling grid. Cut-in and drop down existing fire alarm devices once new grid is installed. Test system.

QUALIFICATIONS: Asbestos abatement; removal of furniture/equipment/personal belongings; CMU wall prep after tile is demoed; self-leveling of floors/walls beyond what was quoted by the awarded subcontractor; sealing of ceramic tile or grout; any drywall work except for the (2) new hard ceilings; expansion joint covers are to be replaced only at floors and will be flat plates anchored to one side of the joint; repairing of plumbing piping in walls that are in poor condition; HVAC test & balance; removal/reinstallation of all technology devices/equipment.