



MARBLE FALLS

Independent School District

Meeting Date:

Meeting Type:

LOVE & INSPIRE

Marble Falls ISD has an unyielding commitment to love every child and inspire them to achieve their fullest potential.



Marble Falls Independent School District
Marble Falls High School Baseball Facility
Marble Falls, Texas

GMP Proposal Summary

March 9, 2026

American Constructors is pleased to present for your consideration the proposed Guaranteed Maximum Price (**GMP**) for Marble Falls ISD's **Marble Falls High School Baseball Facility**. Our proposed GMP amount is **\$7,152,778**.

The project scope consists of the baseball clubhouse and field package including excavation, detention pond, construction of new baseball field, dugouts, and clubhouse facility.

Updated pricing from subcontractors were received on February 17, 2026. It is anticipated that any permits necessary to begin work will be provided prior to start of construction activities. Construction to begin April 1, 2026 and completion date is December 31, 2026. Duration of work is to be a minimum of 10 months from the anticipated start date, and is subject to sequencing and procurement impacts.

Clarifications and a breakdown of the GMP are provided on the accompanying pages.

The following Documents are attached:

- Exhibit A-1: GMP Estimate
- Exhibit A-2: GMP Amount Summary
- Exhibit B-1: Qualifications & Exclusions
- Exhibit B-2: Wage Scale
- Exhibit B-3: Owner Coordination List
- Exhibit C: Document List

We respectfully request your approval of this GMP.

Marble Falls High School - Baseball Facility

Exhibit "A-1"

11900 West Parmer Lane, Suite 200
Cedar Park, Texas 78613

GMP

0978.001

Div	Spec	Description	TOTAL
01		GENERAL REQUIREMENTS	
	01300	Administrative Requirements	16,600
	01530	First Aid / Safety	10,000
		01 GENERAL REQUIREMENTS	26,600
03		CONCRETE	
	03005	Structural Concrete Turnkey	344,859
		03 CONCRETE	344,859
04		MASONRY	
	04210	Masonry - Brick and CMU	192,708
		04 MASONRY	192,708
05		METALS	
	05120	Structural Steel Framing	182,305
		05 METALS	182,305
06		WOOD, PLASTICS, AND COMPOSITES	
	06410	Casework / Cabinets / Countertops	61,255
		06 WOOD, PLASTICS, AND COMPOSITES	61,255
07		THERMAL AND MOISTURE PROTECTION	
	07120	Waterproofing	45,844
	07510	Membrane Roofing	74,371
		07 THERMAL AND MOISTURE PROTECTION	120,215
08		OPENINGS	
	08110	Metal Doors and Frames	58,885
	08330	Coiling Doors and Grilles	11,387
		08 OPENINGS	70,272
09		FINISHES	
	09220	Drywall	49,551
	09310	Thin-Set Tile	4,100
	09610	Specialty Flooring	32,800
	09670	Fluid Applied Flooring	15,918

Marble Falls High School - Baseball Facility

Exhibit "A-1"

11900 West Parmer Lane, Suite 200
Cedar Park, Texas 78613

GMP

0978.001

Div	Spec	Description	TOTAL
	09910	Painting	40,804
	09	FINISHES	143,172
10		SPECIALTIES	
	10141	Signage	1,274
	10511	Lockers	82,315
	10910	Miscellaneous Specialties	56,027
	10	SPECIALTIES	139,615
11		EQUIPMENT	
	11310	Residential Appliances	15,150
	11	EQUIPMENT	15,150
13		SPECIAL CONSTRUCTION	
	13340	Fabricated Engineered Structures	73,580
	13	SPECIAL CONSTRUCTION	73,580
22		PLUMBING	
	22100	Building Plumbing	124,230
	22	PLUMBING	124,230
23		HEATING, VENTILATING AND AIR CONDITIONING	
	23100	Building HVAC	121,542
	23	HEATING, VENTILATING AND AIR CONDITIONING	121,542
26		ELECTRICAL	
	26100	Building Electrical	895,073
	26	ELECTRICAL	895,073
27		COMMUNICATIONS	
	27100	Structured Cabling	58,431
	27400	Audio-Visual Communications	100,738
	27531	Clock / Intercom System	22,313
	27	COMMUNICATIONS	181,482
28		ELECTRONIC SAFETY AND SECURITY	

Marble Falls High School - Baseball Facility

Exhibit "A-1"

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Cedar Park, Texas 78613

GMP

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Div	Spec	Description	TOTAL
	28130	Access Control	85,175
	28310	Fire Detection and Alarm	21,261
		28 ELECTRONIC SAFETY AND SECURITY	106,436
31		EARTHWORK	
	31230	Grading, Excavation and Fill	383,700
	31250	Erosion Controls	26,670
		31 EARTHWORK	410,370
32		EXTERIOR IMPROVEMENTS	
	32172	Traffic Control Markings	7,070
	32240	Bleachers	299,415
	32250	Artificial Turf	1,628,931
	32310	Fences and Gates	63,637
		32 EXTERIOR IMPROVEMENTS	1,999,053
33		UTILITIES	
	33099	Site Utilities	535,300
		33 UTILITIES	535,300

Marble Falls High School - Baseball Facility

Exhibit "A-1"

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Estimate Totals

Description	Amount	Totals
Subtotal	5,743,217	5,743,217
Bond/Insurance Subtotal	127,320	5,870,537
Escalation and Contingency	300,000	
Contingency	300,000	6,170,537
Fee	283,845	
General Conditions and Precon	698,396	
Subtotal	982,241	7,152,778
Total		7,152,778

**Marble Falls High School – Baseball Facility
GMP Amount Summary**

GMP Proposal Summary

Previously submitted and current GMP totals:

GMP this Proposal	\$7,152,778
<hr/> Total GMP	<hr/> \$7,152,778

Contingencies

The following Contingencies are included in the GMP:

Escalation and Contingency	\$300,000
<hr/> Total	<hr/> \$300,000

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Marble Falls High School Baseball Facility

GMP Qualifications & Exclusions

1. The GMP is based on the following documents:
 - a. Marble Falls 2025 Bond Projects – Baseball Facility Plan Set dated 8/29/2025 (Pfluger), Addendum 1 dated 9/9/2025 (Pfluger), Addendum 2 dated 9/18/2025 (Pfluger), Post Bid Addendum 1 dated 2/3/2026 (Huckabee), and Post Bid Addendum 2 dated 3/2/2026 (Huckabee).
 - b. Marble Falls 2025 Bond Projects – Baseball Facility Project Manual dated 8/29/2025 (Pfluger), Addendum 1 dated 9/9/2025 (Pfluger), Addendum 2 dated 9/18/2025 (Pfluger), Post Bid Addendum 1 dated 2/3/2026 (Huckabee), and Post Bid Addendum 2 dated 3/2/2026 (Huckabee).

2. Div. 02 – Existing Conditions
 - a. The GMP is based on the site being free from hazardous and contaminated materials including contaminated water and soil regardless of classification. Hazardous and contaminated materials testing, monitoring and abatement, as well as any required environmental investigations and insurance if required is outside of this GMP and will be addressed by the Owner.
 - b. Fees or costs for rehabilitation or repair of existing paved areas and concrete flatwork that are degraded due to normal construction activities are not included.
 - c. Demolition of existing baseball field, bleachers, press box, batting cages, bullpens, dugouts, and flatwork are excluded.

3. Div 03 – Concrete
 - a. Footings included at scheduled/detailed depth and thickness. Additional excavation or material to reach specific stratum is excluded.
 - b. Temperature control for concrete is not included.
 - c. Fly ash or cement supply shortages and aggregate material availability issues may occur and are subject to cost increase to accommodate mix design changes.
 - d. Structural slab at Bleacher Pad is not included. Bleacher pad included as concrete flatwork.

4. Div 04 – Masonry
 - a. Water repellent and/or graffiti coatings at masonry are not included.
 - b. Masonry layout shop drawings are not included for standard CMU.
 - c. Mortar pigment is to be selected from standard color selections.

5. Div 05 – Metals
 - a. Standard AISC tolerances are included for steel fabrication and erection.
 - b. Galvanizing is an industrial coating, and normal burrs, blemishes, vent holes, slag, and other imperfections can be expected.
 - c. Plugging or patching vent holes, grinding, or sanding galvanized members is not included.
 - d. AESS finishes, standards, or certifications are not included.

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6. Div 06 – Wood and Plastic
 - a. Casework will be fabricated and installed to current AWI standards and tolerances. AWI certifications or labels are not included.
 - b. SCS and FSC certification of wood products is excluded.
 - c. Any requirement for climatization of building, prior to installation of casework is not included.
 - d. Semi-exposed and concealed surfaces are included as melamine for all casework.

7. Div 07 – Thermal and Moisture Protection
 - a. Project will be installed to ABAA standards. ABAA certification and testing for project is not included.
 - b. Sheet metal flashing and trim is non-proprietary and may be fabricated by roofing contractor.

8. Div 08 – Openings
 - a. Field leakage (air & water) testing of windows, doors, or other entrances is not included.
 - b. STC-34 rating for overhead coiling door is not included.
 - c. Overhead coiling door includes standard enamel color. Custom color is not included.

9. Div 09 – Finishes
 - a. Moisture control systems outside the scope of testing slab moisture and using appropriately tolerant adhesives for installation of flooring are not included.
 - b. Metal soffit ceilings in Home and Visitor's dugouts are not included. Ceilings in Home and Visitor's dugouts are to be exposed structure.
 - c. Painting of pre-engineered metal structure at Batting Cages is not included.

10. Div 10 – Specialties
 - a. Supply of AED's is not included.
 - b. Exterior architectural signage is not included.
 - c. Custom graphics are not included.
 - d. Dimensional lettering and/or signage is not included.
 - e. Exterior aluminum canopies are not included.

11. Div 11 – Athletic Equipment
 - a. Proteam Taping Table by Hausman referenced in the CFCI Specialty Baseball Schedule, on Sheet A09.00 is not included.
 - b. Existing scoreboard to be relocated and reused at new baseball field location.

12. Div. 12 – Furnishings
 - a. Interior Manually Operated Roller Window Shades are excluded.

13. Div 13 – Special Construction
 - a. New, elevated angle frame bleachers and press box are included.
 - b. New bleachers include approximate capacity of 306 seats, assuming 22" wide seat per person.

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- c. Layout of new bleachers will be as follows: One (1) five (5) row elevated bleacher behind home plate, one (1) five (5) row elevated bleacher along third base line, and one (1) five (5) row elevated bleacher along first base line with continuous walkway.
 - d. Press Box includes aluminum interior floor, vinyl covered gypsum walls, and aluminum counter top.
 - e. Pre-engineered metal structure at Batting Cages included with galvanized structural framing and galvalume finished standing seam metal roofing.
 - f. 20 year Single-Source III weather-tightness warranty is not included.
14. Div. 22 – Plumbing
- a. New gas meters and gas lines are not included.
15. Div. 23 – HVAC
- a. 3rd party commissioning is not included.
 - b. R410a refrigerant is not included.
 - c. Local, stand alone HVAC controls are included. BMS/DDC controls are not included.
16. Div. 26 - Electrical
- a. PEC fees are not included.
 - b. Lightning protection is not included.
 - c. Energy Modeling is not included.
 - d. Permanent power consumption is not included.
 - e. Electrical panels, disconnects, or other equipment for future building additions or renovations are not included.
 - f. Existing Musco sports lighting fixtures and lighting controls to be reused at new baseball field location. Existing lighting fixtures will be installed on new pole bases at new field location. New sports lighting fixtures are not included.
 - g. New underground electrical will originate from existing pole mounted utilities as shown in Option 2 on Dry Utility Plan sheet C8.20.
17. Div. 27 – Data Cabling
- a. Low voltage and technology systems and components listed below are not included:
 - i. Uninterruptible Power Supplies (UPS)
 - ii. Wi-Fi Access Point (WAP) layout, drawings, or hardware. Cable provisions are included.
 - iii. Telephone Equipment
 - iv. CATV Equipment
 - v. Servers, Switches, and Other Data Systems
 - vi. Network Electronics
 - b. Data cabling for baseball clubhouse to be fed from existing IDF in existing Concessions building. Data cabling will be routed through junction box and conduit surface mounted to existing Concessions building. Underground routing of new data cabling from existing IDF in Concessions building is excluded.
 - c. New IDF Room is not included for the Clubhouse. Wall mounted data cabling racks are included at the Clubhouse and the Press Box.
 - d. PA System included as Telecor eSeries with eSIP support to work with existing Singlewire/Informcast system.

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18. Div. 28 – Fire Alarm and Security
 - a. Fire alarm system is per NFPA and AHJ requirements.
 - b. DAS and/or ERRCS system is not included.
 - c. New Fire Alarm Control Panel with built in communicator is included.
 - d. Access control and video surveillance systems included with on-premise server. Cloud based servers and storage are not included.

19. Div. 31 – Earthwork
 - a. Structural pad preparation to include 2'-0" of select fill beneath slab per Geotech requirements at the following locations: Clubhouse, Batting Cages, Bleachers, and Visitor Dugout.
 - b. Playing Field, Bullpen, Discus, and Shot-Put preparation to include removal of topsoil/inorganic material and cut/fill subgrade to 6" below finish grade.
 - c. Base at sidewalks is not included.
 - d. Demolition, regrading, and repaving existing Band Practice lot is not included.
 - e. Termite treatment and/or barrier is not included.

20. Div. 32 – Site Improvements
 - a. Baseball turf by Symmetry Sports Construction includes Astro Turf Diamond Professional "Legend" Series Synthetic Turf Systems:
 - i. **Rootzone Diamond | 60oz:** Clay infield and clay bullpen areas
 - ii. **Rootzone 3DM 52oz:** Infield grass and bullpen grass areas
 - iii. **Rhino Blend 42oz, 2" Pile Height:** at outfield and foul territory grass areas.
 - iv. **Rhino Blend 42oz, 1.5" Pile Height:** Clay warning track.
 - v. **Rootzone Diamond ERA 90oz:** Entirety of pitcher mound & Homeplate circle. Includes Seven (7) additional inserts; one for each year of warranty for the pitcher, batter, and catcher areas.
 - vi. 8-year warranty with no exceptions.
 - vii. SBR Rubber & Sand infill, in specific mix ratios recommended by the synthetic turf manufacturer.
 - viii. Pull behind turf field groomer, vehicle excluded.
 - b. Baseball turf system exclusions:
 - i. Concrete slab at Homeplate circle and required American Floor Mats ½" thick rubber mat are excluded.
 - ii. Brockfill cooling infill and required Brock SP14 field shock pad are excluded.
 - iii. The turf and drainage system is included per the same standards as was installed for Softball. All conflicting specifications as well as pre-bid and pre-installation samples/testing are excluded.
 - c. Baseball equipment and products included in this proposal are qualified "as-equal" to manufacturers and products outlined in spec 321823 section 2.7 A.
 - i. Backstop net system by Nets of Texas ILO Sportsfield Specialties.
 - ii. Batting cage net system by Nets of Texas ILO Sportsfield Specialties.
 - iii. Batting Storage: Beacon Black Jack Bat Rack at Clubhouse Corridor - 2 ea
 - iv. Dugout Bench: Beacon MLB Style 2-Tier – 6 ea
 - v. Dugout Rack: Beacon Gandolfi Rack (cubbies) - 6 ea
 - vi. Set of bases, w/double 1st base – 1 set
 - vii. Home Plate – 5 ea

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- viii. Pitching Rubber, 24" w/anchors– 5 ea
 - ix. Foul Poles with wing, 40' – 1 set
 - x. Backstop wall padding
 - d. Shot Put includes the construction of two (2) 10' x 10' concrete pads, shot put area side concrete curbs, and drainage placement and connection to civil storm drain.
 - e. UCS Shot Put Cage with Ground Sleeves, Model No. 570-0400R, as referenced in Specification 321823 Section 2.7.B.a, is excluded.
 - f. UCS Shot Put Ring Form (prefabricated concrete form), Model No. 725-2592, as referenced in Specification 321823 Section 2.7.B.b, is excluded.
 - g. Shot Put toe boards and rings are included.
 - h. Decomposed granite landing pits are included in lieu of specified Pro Gold Shot Put Mix in landing areas.
21. Div. 33 – Utilities
- a. Adequate water volume and pressure shall be available for domestic and fire flow for the project without the use of pumps or water storage tanks.

General Qualifications:

- a. The cost of utility usage for permanent meters is to be paid by the owner.
- b. General Conditions & Preconstruction Services are a cost of the work and are included at amount not to exceed \$698,396.
- c. GMP pricing based on receiving approval to move forward with project as currently designed and clarified in this document within 60 days of bid date – project was bid on 2/17/2026.
- d. Construction schedule, sequencing, and completion milestones are based on receiving notice to proceed (construction start) by March 24th, 2026.
- e. All general qualifications listed in Amendment 1 are hereby included by reference in this GMP. The items listed in this section are supplemental to those listed in Amendment 1.

General Exclusions:

- a. Any allowances described in the plans and specifications but not listed in Exhibit A-2.
- b. All general exclusions listed in Amendment 1 are hereby included by reference in this GMP. The items listed in this section are supplemental to those listed in Amendment 1.

**ATTACHMENT A
PREVAILING WAGE RATE SCHEDULE**



**MARBLE FALLS ISD
PREVAILING WAGE RATE SCHEDULE (as of May 20, 2025)**

Please note that fringes are only required to be paid on projects that involve federal funds. If you are unsure about whether the project will be using federal funds, please inquire and seek clarification.

General Decision Number: TX20250123 05/16/2025

Superseded General Decision Number: TX20240123

State: Texas

Construction Type: Building

County: Burnet County in Texas.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658.

Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	. Executive Order 14026 generally applies to the contract. The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and	. Executive Order 13658 generally applies to the

January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	contract.	
	The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.	

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025
1	03/14/2025
2	05/16/2025

ASBE0087-002 06/03/2024

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR.....	\$ 29.50	8.79

BOIL0074-003 01/01/2025

	Rates	Fringes
BOILERMAKER.....	\$ 33.17	24.92

IRON0482-013 06/01/2024

	Rates	Fringes
IRONWORKER, REINFORCING AND STRUCTURAL.....	\$ 27.10	7.73

LABO0154-001 05/01/2024

	Rates	Fringes
Laborers: (Mason Tender - Cement/Concrete).....	\$ 25.27	9.57

* PLUM0286-007 03/03/2025

	Rates	Fringes
PLUMBER, Excludes HVAC Pipe Installation.....	\$ 37.15	15.92

* SUTX2009-010 04/20/2009

	Rates	Fringes
BRICKLAYER.....	\$ 19.67	0.00
CARPENTER, Includes Acoustical Ceiling Installation, Drywall Hanging, and Metal Stud Installation.....	\$ 13.13 **	0.00
CEMENT MASON/CONCRETE FINISHER.....	\$ 13.27 **	0.00
ELECTRICIAN.....	\$ 20.00	3.11
GLAZIER.....	\$ 17.20 **	1.59
HVAC MECHANIC (HVAC Duct and Pipe Installation).....	\$ 14.21 **	0.77
INSTALLER - OVERHEAD DOOR.....	\$ 11.63 **	6.26
LABORER: Common or General.....	\$ 9.73 **	0.00
LABORER: Landscape & Irrigation.....	\$ 8.50 **	0.22
LABORER: Mason Tender - Brick.....	\$ 12.02 **	0.00
LABORER: Mortar Mixer.....	\$ 12.00 **	0.00
LABORER: Plaster Tender.....	\$ 9.00 **	0.00
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 13.75 **	0.00
OPERATOR: Bulldozer.....	\$ 12.80 **	0.43
OPERATOR: Crane.....	\$ 21.33	0.00
	Rates	Fringes
OPERATOR: Forklift.....	\$ 14.58 **	0.00
OPERATOR: Loader (Front End).....	\$ 10.54 **	0.00
PAINTER: Brush, Roller and Spray.....	\$ 12.26 **	0.00
PLASTERER.....	\$ 15.50 **	0.00
ROOFER.....	\$ 13.64 **	1.80
SHEET METAL WORKER, Excludes HVAC Duct Installation.....	\$ 17.00 **	0.00
TILE SETTER.....	\$ 15.00 **	0.00
TRUCK DRIVER.....	\$ 11.24 **	0.35
<hr/>		
WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.		

** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this

classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
 Wage and Hour Division
 U.S. Department of Labor
 200 Constitution Avenue, N.W.
 Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
 Wage and Hour Division
 U.S. Department of Labor
 200 Constitution Avenue, N.W.
 Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
 U.S. Department of Labor
 200 Constitution Avenue, N.W.

Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

END OF GENERAL DECISION"



Owner Coordination List
Marble Falls High School - Baseball Facility

ITEM						Comments
	CM CFCI	Owner OFOI	Owner OFCI	Other	N/A	
Drive Way Permit(s)					X	
Permits and Fees		X				
Water Capital Recovery Fees/Meters		X				
Sewer Tap Fees		X				
SWPPP or WAPAP	X					
LCRA Site Permit (if required)					X	
Utility Services & Offsite Costs						
Roadways to Site					X	
Signalization of Intersection(s)					X	
Gasline and meter to Site					X	
Electrical Service to Site	X					
Conduit and pathways	X				X	
Transformer pad(s) for svc provider	X					
Transformer & wiring to svc provider transformer			X			PEC
Phone Svc to Site					X	Existing
CATV Svc to Site					X	Existing
Fiber Optic Svc to Site					X	Existing
Water Svc to Site					X	Existing
Sewer Svc to Site					X	Existing
On-Site Utility Costs						
Gasline and meter from Property Boundary to Building					X	
Electrical Service to building						
Conduit and pathways					X	Existing
Transformer pad(s) for svc provider					X	Existing
HV OH/UG Service along property line			X			PEC
Transformer & HV wiring to svc provider transformer			X			PEC
Demo and remove existing power poles					X	
Water Svc from Property Boundary to Building					X	Existing
Sewer Svc from Property Boundary to Building					X	Existing
Pathways for Phone, Fiber, and CATV Svc					X	Existing
Phone, Fiber, and CATV Cabling to Demark					X	
Electrical Usage During Construction			X			
Water Usage During Construciton			X			
HVAC Test and Balance	X					Test and Balance at Clubhouse Only
Moving In & Setup		X				
Moving out of existing items & FFE prior to renovation/Demo					X	
Inspections/Commissioning		X				
Material Testing - earthwork, welding, concrete, etc...		X				
Geotechnical Investigation		X				
A-E Design						
Civil		X				
Landscape		X				
Architectural		X				
Structural		X				
MEP		X				
Technology		X				
Culinary					X	
A-E Construction Admin						
Architectural		X				
Structural		X				
Roofing		X				
Technology		X				
Kitchen					X	
Furnishings						
Conference Room Furniture					X	
Classroom Desks/Chairs/Moveable Shelving					X	
Office Furniture/Desks/Moveable Shelving					X	
Furniture in Commons Areas					X	
Clinic Cots					X	
Clinic cubical track and drapes					X	
Metal Storage Room Shelving					X	
Main Entry Reception Desk					X	
Artwork					X	
File Cabinets					X	

ITEM	CM	Owner	Owner	Other	N/A	Comments
	CFCI	OFOI	OFCI			
Markerboards / Tackboards	X					
Premanufactured Casework and Equipment	X					
Science room fume hood					X	
Science room teacher work station					X	
Science room student work tables					X	
Office Safe					X	
HSC Simulation Beds					X	
HSC Sim lab Cubical Curtains					X	
Teacher Desk & Chair, Mobile A-V Computer Cart					X	
Existing student worktables					X	
ADA student worktable					X	
Student Stools					X	
Signage						
Room Signage	X					
Reception Signage					X	
Interior Wayfinding Signage					X	
Exterior Wayfinding Signage					X	
Building Letters & Building Mtd Signage					X	
Marquee Sign					X	
Safety Equipment						
Eyewash Units					X	
Fire Extinguishers & Cabinets	X					
Miscellaneous						
Classroom Books					X	
Pots/Pans/Utensils in Culinary					X	
VCT Waxing					X	
Carpet Cleaning					X	
Bathroom Accessories						
Toilet Paper Dispensers			X			
Paper Towel Dispensers					X	
Soap Dispensers			X			
Paper Towel Disposal	X					
Sanitary Napkin Disposal	X					
Hand Dryers	X					
Locker benches	X					
Equipment						
Microwaves					X	
Coffee Makers					X	
Residential Ice Machines	X					Ice Machine and Bin for Clubhouse Only
Vending Machines					X	
A/V Equipment						
Televisions	X					
Projectors					X	
TV Mounts	X					
TV & Projector power and data					X	
A/V Systems for Conference Rooms					X	
Video Conferencing					X	
Projection Screens					X	
Technology Equipment						
Intercom System/PA	X					
Access Control System	X					
Security System	X					
CCTV cameras and head end equipment	X					
CCTV rough-in and cabling	X					
Computers - Desktop & Laptop					X	
Computer on wheel carts					X	
Phone Switch (VOiP, other)					X	
Phone Instruments (list locations)					X	
Copiers					X	
Laminators					X	
Fax Machines					X	
Network Cabling	X					

ITEM	CM	Owner	Owner	Other	N/A	Comments
	CFCI	OFOI	OFCI			
Patch cords for each Jack location (phones, computers)	X					
FiberOptic Patch cords	X					
CAT6 patch cords at network server racks	X					
Network Racks & Grounding	X					
Network Servers		X				
Network UPS system(s)		X				
Wireless Network - Cabling		X				
Wireless Network Device Layout and Coverage		X				
Wireless Network Devices and Install - WAPs		X				
Sound and Video recording/production equip					X	
Building Management System Computer access					X	
Check-In Kiosks					X	
Local Sound Systems					X	

**Marble Falls ISD Baseball Facility
Current Drawing Log**

03/02/26

Sheet Number	INDEX OF DRAWINGS	Current Date
	SPECIFICATIONS	
	SPECIFICATIONS (VOL. 1 & 2)	08/29/25
	SPECIFICATIONS ADDENDUM 01	09/09/25
	SPECIFICATIONS ADDENDUM 02	09/18/25
	POST BID ADDENDUM 01	02/03/26
	POST BID ADDENDUM 02 (GEO REPORT)	03/02/26
	GENERAL	
G0.00	COVER	02/03/26
G0.01	TAS	08/29/25
G0.02	CODE ANALYSIS PLAN	02/03/26
	ARCHITECTURAL	
A00.00	SYMBOLS & ABBREVIATIONS	08/29/25
A00.01	PARTITION TYPES- MASONRY	08/29/25
A00.10	COMCHECK	08/29/25
A01.00	ARCHITECTURAL SITE PLAN	01/29/26
A01.01	SITE DETAILS	02/03/26
A01.02	MARCHING STRIPING PLAN	08/29/25
A02.01	FLOOR PLAN - BASEBALL CLUBHOUSE	01/29/26
A02.03	FLOOR PLAN -FIRST FLOOR - BATTING CAGES	02/03/26
A02.04	FLOOR PLAN- PRESSBOX AND BLEACHERS	02/03/26
A03.01	ENLARGED RESTROOM PLANS	02/03/26
A05.01	ROOF PLAN	01/29/26
A05.11	ROOF DETAILS	02/03/26
A06.00	EXTERIOR ELEVATIONS	01/29/26
A06.02	EXTERIOR ELEVATIONS	08/29/25
A07.01	BUILDING AND WALL SECTIONS	01/29/26
A07.10	MISC. DETAILS	01/29/26
A07.20	SECTION DETAILS	02/03/26
A08.01	EXTERIOR OVERHEAD DOORS	08/29/25
A09.00	INTERIOR FINISH SCHEDULE AND FINISH FLOOR PLAN	02/03/26
A09.01	FINISH PLAN - BASEBALL CLUBHOUSE	01/29/26
A09.03	INTERIOR DETAILS	02/03/26
A10.01	MASTER REFLECTED CEILING PLAN	01/29/26
A10.02	REFLECTED CEILING PLN-BAT. CAGE & BLEACHER CAN.	02/03/26
A11.00	SIGNAGE & LOCKER PLANS AND DETAILS	02/03/26
AD1.00	DEMOLITION SITE PLAN	09/08/25
	STRUCTURAL	
S0.01	STRUCTURAL NOTES	01/29/26
S0.02	STRUCTURAL NOTES	01/29/26
S0.03	SUMMARY OF SPECIAL INSPECTIONS	01/29/26
S0.04	TYPICAL DETAILS	02/01/26
S0.05	TYPICAL DETAILS	01/29/26
S1.01	BASEBALL SITE PLAN	02/27/26

Sheet Number	INDEX OF DRAWINGS	Current Date
S2.01	BASEBALL CLUBHOUSE & DUGOUT FOUNDATION PLAN	01/29/26
S2.02	BASEBALL CLUBHOUSE & DUGOUT FRAMING PLAN	01/29/26
S3.01	FOUND. SECTIONS & DTLs BASEBALL CLUBHSE & DUGOUT	01/29/26
S4.01	FRAM. SECTIONS & DTLs-BASEBALL CLUBHSE & DUGOUT	01/29/26
S4.02	FRAM. SECTIONS & DTLs BASEBALL CLUBHSE & DUGOUT	01/29/26
S5.01	EXISTING BAND TOWER & DEMOLITION PLAN	01/29/26
S5.02	BAND TOWER- NEW FOUNDATION PLAN AND SECTIONS	01/29/26
S6.01	FOUNDATION PLAN- BASEBALL BATTING CAGE	01/29/26
S6.02	ROOF FRAMING PLAN- BASEBALL BATTING CAGE	01/29/26
S6.03	FOUNDATION SECTIONS & DETAILS-BASEBALL BAT. CAG	01/29/26
S7.01	RELOCATED BASEBALL SCOREBOARD PLAN & DETAILS	01/29/26
	MECHANICAL	
M00.01	MECHANICAL LEGEND & ABBREVIATIONS	08/29/25
M00.02	MECHANICAL SCHEDULES	01/29/26
M02.01A	FLOOR PLAN -CLUBHOUSE AND VISITOR DUGOUT -HVAC	01/30/26
M03.01A	ROOF PLAN -CLUBHOUSE AND VISITOR'S DUGOUT -HVAC	01/30/26
M06.01A	MECHANICAL DETAILS	01/30/26
	ELECTRICAL	
E00.02	LIGHT FIXTURE SCHEDULE & INTER. LIGHTING CONTROL	08/29/25
E0.01	ELECTRICAL LEGEND & ABBREVIATIONS	01/29/26
E0.02	ELECTRICAL ONE-LINE DIAGRAM	02/26/26
E0.03	PANEL SCHEDULES	02/26/26
E1.01	ELECTRICAL SITE PLAN	01/29/26
E1.02	ELECTRICAL SITE PLAN- BASEBALL	01/29/26
E2.01	CEILING PLAN LIGHTING	01/29/26
E3.01	FLOOR PLAN -POWER	01/29/26
E3.02	ROOF PLAN -POWER	01/29/26
E4.01	FLOOR PLAN -FIRE ALARM	01/29/26
E5.01	LIGHTING CONTROL DETAILS -ELECTRICAL	01/29/26
	PLUMBING	
P00.01	LEGEND, ABBREV., AND GENERAL NOTES -PLUMBING	01/30/26
P00.02	PLUMBING SCHEDULES	01/30/26
P01.01A	UNDERFLR FLR PLN-CLUBHSE & VIS. DUGOUT-PLMBING	01/30/26
P02.01A	FIRST FLR PLAN-CLUBHSE & VISITOR DUGOUT-PLUMBING	01/30/26
P04.01	RISER DIAGRAMS -PLUMBING	01/30/26
P05.01A	ROOF PLAN-CLUBHOUSE & VISITORS DUGOUT-PLUMBING	01/30/26
P06.01	DETAILS PLUMBING	01/30/26
	TECHNOLOGY	
T00.00	TECHNOLOGY- INDEX SHEET	01/29/26
T1.01	TECHNOLOGY -FLOOR PLAN -BASEBALL CLUBHOUSE	01/29/26
T04.00	TECHNOLOGY - ENLARGEMENTS	08/29/25
T5.00	TECHNOLOGY -DETAILS	01/29/26
T05.01	TECHNOLOGY- DETAILS	08/29/25
T5.02	TECHNOLOGY - DETAILS	01/29/26
T06.00	TECHNOLOGY- SECURITY DETAILS	08/29/25
T06.01	TECHNOLOGY- SECURITY DETAILS	08/29/25

Sheet Number	INDEX OF DRAWINGS	Current Date
T06.02	TECHNOLOGY- SECURITY DETAILS	09/16/25
T7.00	TECHNOLOGY- AV DETAILS	01/29/26
T07.01	TECHNOLOGY- AV DETAILS	08/29/25
TS1.01	TECHNOLOGY - CAMPUS SITE PLAN	01/29/26
	CIVIL	
C0.00	COVER SHEET	01/29/26
C0.10	CITY OF MARBLE FALLS NOTES	01/29/26
C0.20	KIMLEY-HORN GENERAL NOTES	01/29/26
C1.00	EXISTING CONDITIONS AND DEMOLITION PLAN	01/29/26
C2.00	EROSION CONTROL PLAN	01/29/26
C3.00	OVERALL SITE PLAN	03/02/26
C3.10	DIMENSION CONTROL PLAN	03/02/26
C4.00	GRADING PLAN	01/29/26
C5.00	EXISTING DRAINAGE AREA MAP	01/29/26
C5.10	PROPOSED DRAINAGE AREA MAP	01/29/26
C6.00	MODIFIED POND 1 PLAN	01/29/26
C6.10	POND 2 PLAN	01/29/26
C6.20	POND DETAILS	01/29/26
C7.00	STORM PLAN	01/29/26
C8.00	WASTEWATER PLAN	01/29/26
C8.10	WATER PLAN	01/29/26
C8.20	DRY UTILITY PLAN	01/29/26
C9.00	EROSION CONTROL DETAILS (1 OF 2)	01/29/26
C9.01	EROSION CONTROL DETAILS (2 OF 2)	01/29/26
C9.10	SITE DETAILS	01/29/26
C9.20	STORM DRAIN DETAILS	01/29/26
C9.30	UTILITY DETAILS (1 OF 2)	01/29/26
C9.31	UTILITY DETAILS (2 OF 2)	01/29/26
PF1	LAYOUT AND MATERIALS	01/29/26
PF1.1	LAYOUT AND MATERIALS	01/29/26
PF2	GRADING	01/29/26
PF2.1	GRADING	01/29/26
PF3	SUBDRAINAGE	02/02/26
PF3.1	SUBDRAINAGE	01/29/26
PF4	DETAILS	01/29/26
PF5	DETAILS	01/29/26
PF6	DETAILS	01/29/26
PF7	CUTSHEETS	01/29/26
PF8	CUTSHEETS	01/29/26



GMP Proposal Summary

Marble Falls High School Baseball Facility

March 23, 2026

Project Overview

Proposed GMP

\$7,152,778

Schedule

Start: April 1, 2026

Complete: December 31, 2026

Duration: ~10 months

Scope

Baseball field, dugouts, clubhouse, detention pond, and excavation

Updated subcontractor pricing received February 17, 2026. Permits anticipated prior to construction start. GMP approval requested within 60 days of bid date.



GMP Estimate — Exhibit A-1

Division	Amount
01 General Requirements	\$26,600
03 Concrete	\$344,859
04 Masonry	\$192,708
05 Metals	\$182,305
06 Wood, Plastics & Composites	\$61,255
07 Thermal & Moisture Protection	\$120,215
08 Openings	\$70,272
09 Finishes	\$143,172
10 Specialties	\$139,615
11 Equipment	\$15,150
13 Special Construction	\$73,580

Division	Amount
22 Plumbing	\$124,230
23 HVAC	\$121,542
26 Electrical	\$895,073
27 Communications	\$181,482
28 Electronic Safety & Security	\$106,436
31 Earthwork	\$410,370
32 Exterior Improvements	\$1,999,053
33 Utilities	\$535,300
Subtotal	\$5,743,217

GMP Amount Summary — Exhibit A-2

\$5.74M

Base Subtotal

\$127K

Bond & Insurance

\$300K

Escalation &
Contingency

\$982K

Fee & General
Conditions

\$7.15M

Total GMP

General Conditions & Preconstruction Services are included as a cost of the work at an amount not to exceed \$698,396. Fee is \$283,845. Total GMP for this proposal: \$7,152,778.

Key Qualifications & Exclusions

Existing Conditions (Div. 02)

Hazardous materials testing and abatement excluded. Demolition of existing baseball field, bleachers, press box, batting cages, and dugouts excluded.

Electrical (Div. 26)

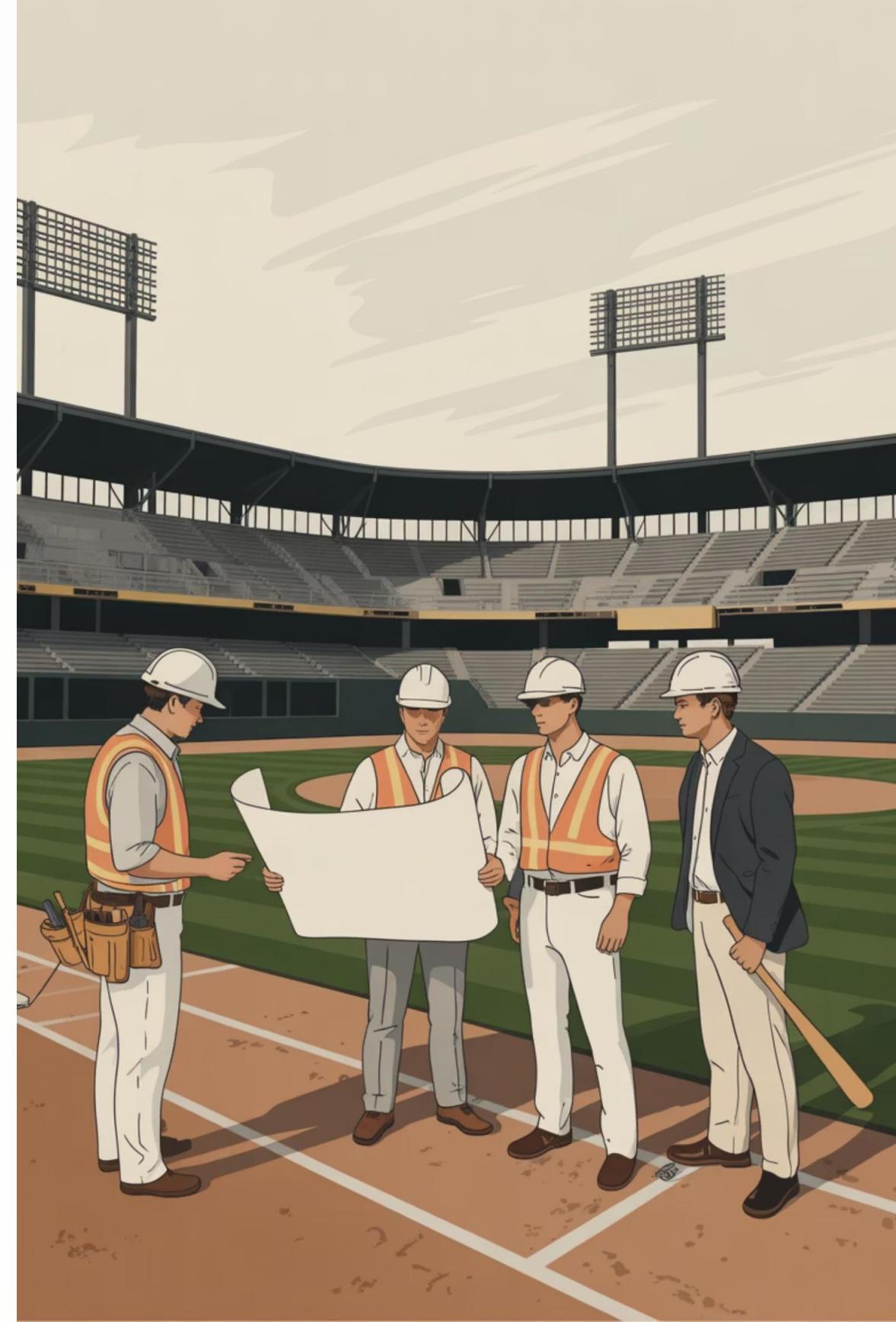
Existing Musco sports lighting to be reused at new field location on new pole bases. New underground electrical from existing pole-mounted utilities per Option 2, Sheet C8.20. PEC fees excluded.

Special Construction (Div. 13)

Three (3) five-row elevated bleachers (~306 seats). Press box with aluminum floor, vinyl-covered gypsum walls. Pre-engineered batting cage structure with galvalume standing seam roof.

Communications (Div. 27)

PA system included as Telecor eSeries. Wall-mounted data racks at Clubhouse and Press Box. UPS, WAP hardware, telephone, CATV, and network electronics excluded.



Baseball Turf System



Turf by **Symmetry Sports Construction** — AstroTurf
Diamond Professional "Legend" Series:

Infield & Bullpen Clay

Rootzone Diamond | 60oz

Infield & Bullpen Grass

Rootzone 3DM 52oz

Outfield & Foul Territory

Rhino Blend 42oz, 2" pile

Warning Track

Rhino Blend 42oz, 1.5" pile

Pitcher Mound & Home Plate

Rootzone Diamond ERA 90oz — 8-year warranty,
no exceptions

Owner Coordination List

Key responsibilities assigned between American Constructors (CM) and Marble Falls ISD (Owner):

Owner Responsibility

- Permits, fees, and utility capital recovery fees
- A-E design and construction administration
- Geotechnical investigation
- Furnishings, AV equipment, and technology hardware
- Electrical usage during construction
- HVAC test and balance (Clubhouse only)
- Material testing (earthwork, welding, concrete)

CM Responsibility

- SWPPP / WAPAP
- Conduit and pathways (shared with Owner)
- On-site utility construction per scope
- Access control system and CCTV rough-in and cabling
- Network cabling infrastructure
- Intercom / PA system rough-in

Current Drawing Log — Exhibit C

Drawing set current as of **March 2, 2026**. Key disciplines included:



Architectural

- Site plan, floor plans, elevations
- Clubhouse, batting cages, press box & bleachers
- Finish schedules, reflected ceiling plans



Structural

- Foundation and framing plans
- Clubhouse, dugouts, batting cage
- Scoreboard relocation details



Electrical / MEP

- One-line diagram, panel schedules
- Mechanical, plumbing, fire alarm plans
- Technology, AV, and security details



Civil / Field

- Grading, drainage, erosion control
- Utility plans (water, sewer, dry utilities)
- Playing field layout, subdrainage, details

We Respectfully Request Your Approval

GMP Amount

\$7,152,778

Construction Start

April 1, 2026

Completion

December 31, 2026

Exhibits attached: A-1 GMP Estimate · A-2 GMP Amount Summary · B-1 Qualifications & Exclusions · B-2 Wage Scale · B-3 Owner Coordination List · C Document List

