



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.



PROPOSAL

Date: 01/05/26

Owner: Marble Falls ISD
1800 Colt Circle
Marble Falls, Texas 78654

Contractor: JC Commercial Services
16413 Bratton Lane
Austin, Texas 78728

Project: Marble Falls ISD Campus Wide Door Hardware

Scope of Work Includes:

1. Provide and install 29 Schlage cylindrical locks,
2. Provide and install 87 mortise locks
3. Provide and install 29 deadbolts
4. Provide and install 15 exit devices
5. Provide and install 15 mullions
6. Provide and install 18 closers.
7. Provide and install 1922 restricted cores. Keying meeting with Allegion included
8. Provide and install Items according to Scope of work as seen attached
9. Cleanup after all work is completed
10. Ensure that any existing holes are repaired or covered to ensure the integrity of the door and maintain any fire ratings that may be present.
11. Labor and materials and all necessary overtime hours needed to complete work per MFISD Representatives standards included.

Exclusions / Clarifications

1. Excludes testing, removal or abatement of existing hazardous materials
2. Excludes permitting and material testing
3. Excludes moving of existing furniture, fixtures and equipment.
4. Contractor is not responsible for any FF&E left in the work area
5. All work during hours agreed upon with school officials

Total Amount of Proposal

\$1,777,775.20

Proposal is valid for 30 days from the date listed. Proposal assumes all areas will be available so work can proceed, uninterrupted to completion. All work to be done during normal hours unless otherwise noted in the proposal.

Accepted by:

Signature

Date

Printed name

Title

Marble Falls ISD Door Hardware Scope of Work

SCOPE OF WORK

- JC Commercial will furnish and install all commercial door hardware as shown on the Drawings or specified herein, or as required to complete the Work. This work will be completed on campus wide throughout Marble Falls ISD. JC Commercial will provide new keys, and any additional items campuses will need to properly have access throughout each respectable campus.
 - JC Commercial provides a key cabinet Lund 1200 series for installation by the contractor as instructed by the Architect and Marble Falls Independent School District. Key Cabinet shall be of such size as to hold 150% of the total number of keys supplied for this project.
 - JC Commercial will assist Marble Falls Independent School District in the tagging of all keys and instruct the Marble Falls Independent School District staff as to the proper use of the key cabinet system at the project site. Training shall include industry standard procedures for maintaining a key system. JC Commercial provide Marble Falls Independent School District two- (2) complete full size copies of the floor plans complete with the door number and key symbol shown at each door opening. One- (1) copy shall be placed in the key cabinet and one- (1) copy shall be turned over to the Marble Falls Independent School District Representative. Training shall be based on eight- (8) hours maximum. JC Commercial will send a list of all staff members trained in the proper use of the key cabinet to the Marble Falls Independent School District Representative and the Architect.
 - Provide and install door hardware as specified herein and, on the drawings, including cores, levers, deadbolts, exit devices, door closers, hinges, strikes, cylinders, and all related accessories required for proper function, security, and code compliance.
 - Coordinate with school officials and provide hardware schedules to ensure proper operation and accessibility.
 - JC Commercial will hold OAC meetings throughout project duration and a PRE INSTALLATION MEETING
- A. Convene a preinstallation meeting not less than 30 days before start of installation of door hardware. Require attendance of parties directly affecting work of this section, including Contractor and Installer, Architect, Project Engineer and VA Locksmith, Hardware Consultant, and Hardware Manufacturer's Representative. Review the following:
1. Inspection of door hardware.
 2. Job and surface readiness.
 3. Coordination with other work.
 4. Protection of hardware surfaces.
 5. Substrate surface protection.
 6. Installation.
 7. Adjusting.
 8. Repair.

9. Field quality control.

10. Cleaning.

1.02 REFERENCES

- ANSI/BHMA A156 series (A156.1, A156.2, A156.3, A156.4, A156.9) as applicable to hardware types
- NFPA and local accessibility and life-safety codes as required
- IBC and project-specific standards as indicated by the Owner/Architect

1.03 DEFINITIONS

- Hardware: Hinges, lever sets, deadbolts, door closers, exit devices, latches, locks, cylinders, strikes, door sweeps, kick plates, privacy/indicator hardware, and trim
- Core: SFIC (Small Format Interchangeable Core) and associated temporary cores as listed per

1.04 SUBMITTALS

- Product data and installation instructions for all hardware items
- Finish schedules for hardware finishes
- Shop drawings showing locations, clearances, and required field modification

1.05 QUALITY ASSURANCE

- Manufacturer qualifications: Minimum 10 years' experience; products listed/accepted for life-safety and security applications
- Installer qualifications: Trained and authorized by hardware manufacturers and per JC Commercial standards and certifications

1.06 PROJECT CONDITIONS

- Store, handle, and protect hardware; protect finishes from damage during shipping and installation
- Verify door/frame openings and clearances prior to installation

1.07 COORDINATION

- Coordinate with door/frame shop drawings and hardware clearances

- Ensure compatibility with existing cores, mortise cylinders, and exit devices
- Verify compatibility with fire ratings, fire stops, and accessibility requirements

PART 2 PRODUCTS

2.01 MANUFACTURERS

- Acceptable manufacturers (or approved equivalents) for all hardware components: To install components approved by MFISD
- Provide products that meet BHMA/ANSI standards and project code requirements

2.02 MATERIALS AND FINISHES

- Cores: 80-037, 80-129, 80-103, 80-033 series as indicated per door
- Finishes: 626 and related BHMA finishes (e.g., 652, 625, etc.) as specified
- Levers, handles, and Deadbolts: lever sets and two-sided levers as listed
- Exit devices: LD-99, 99-NL, 99-L-NL-F-06, etc., with appropriate backsets
- Door closers: 4040XP-series, LCN 1460/1461 series as indicated
- Hinges: 4.5 x 4.5, 5BB1, etc., with appropriate backset and grade
- Accessories: Sprocket pins, blade stop spacers, door sweeps (8198AA), end caps, door top levers, privacy and indicator devices
- Cylinders and housings: SFIC housings, rim cylinders, mortise cylinders as listed (e.g., 80-037, 80-129, 80-103, 38-070, 32-etc.)
- Miscellaneous components: Channel end caps, dummy cylinders, 4-hole hinges, screws packs, and installation hardware

2.03 ACCESSORIES AND EQUIPMENT

- Door sweeps, weatherstripping, end caps, privacy/indicator hardware, and related installation hardware
- Drop plates, spacer kits, and mounting hardware
- Fire-rated and architectural trims as required

2.04 FINISH SCHEDULE

- Finish 626 (Satin Chrome) for most components; other finishes per project spec (652, 625, etc.)

PART 3 EXECUTION

3.01 EXAMINATION

- Inspect door assemblies, frames, and openings for proper dimensions and conditions before installation
- Verify cores, mortise mechanisms, and cylinders are compatible with door hardware

3.02 INSTALLATION

- Install hardware per manufacturer instructions and referenced standards
- Coordinate with core changes and temporary cores as applicable
- Ensure proper operation, clearance, and alignment of all devices
- Field modify only as approved by the hardware manufacturer

3.03 CLEANING AND PROTECTION

- Clean and protect hardware finishes after installation
- Remove packaging and debris; prevent damage to finishes during punch-list work

3.04 HANDING AND ADJUSTMENT

- Verify door swing, latch retraction, closing force, and hold-open functions
- Adjust closures, hinges, and strikes for optimal performance

3.05 DOCUMENTATION

- Maintain an As-Built Hardware Log noting installed hardware, locations, and any changes from submittals
- Update shop drawings and schedules accordingly
- Properly handover count