



GMP for Softball Facility Project

Marble Falls ISD

Board Meeting October 20, 2025

*American Constructors has submitted a proposed GMP for the MFHS Softball Facility Project in the amount of **\$1,060,617.***

Project Scope:

- *Excavation*
- *Installation of synthetic turf*
- *Detention pond*

Pre-Bond Budget

\$1,185,000

GMP (with additional scope of pond)

\$1,060,617

Remaining funds (to cover soft costs)

\$124,383

Key Inclusions:

The following items **are included** in the GMP:

- Replacement of the softball field turf with the **AstroTurf Diamond Professional “Legend” Series system**, which includes multiple turf types tailored to specific zones of the field.
- Excavation and grading for the new detention pond.
- Removal of the existing softball field surface and fencing.
- Subgrade compaction and proof rolling to prepare the field base.
- All general conditions, liability insurance, builder’s risk insurance, and bonds are included and calculated as fixed percentages.
- A turf field groomer is also included; however, the vehicle to operate it is **not** included.

Notable Exclusions & Qualifications

Site and Existing Conditions

- Hazardous material abatement and testing are excluded and will be the Owner's responsibility.
- There will be no demolition beyond the field surface and fencing.
- Existing bleachers, dugouts, backstop netting, and the scoreboard will remain in place — with no repair or replacement included.

Utilities and Electrical

- There is no new electrical equipment or sports lighting included in this scope since we are renovating the existing facility.
- PEC fees, utility upgrades, permanent power consumption, and any work on scoreboard power are excluded.
- Site utilities are included only for the detention pond work.
- Gas utilities and associated contractor fees are also excluded.

Turf System Exclusions

- The shock pad and Brockfill cooling infill are excluded from this proposal.
- Testing of turf system materials — including samples, washed stone, and percolation testing — is not included.
- The concrete slab under the home plate and the associated mat are also excluded.

General Project Delivery Assumptions

- The GMP is **not a line-item GMP**, meaning that savings or overruns in one area may be balanced across the total project budget.
- The GMP assumes **approval to proceed within 60 days of the bid date**, which was September 25, 2025.
- Anticipated Notice to Proceed - **October 20, 2025**
- Anticipated Construction to Begin - **October 21, 2025**
- Anticipated Completion - **January 30, 2026.**



Marble Falls High School

Exhibit "A-1"

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

GMP-1 - Softball Field

0978.001

Estimate Totals

Description	Amount	Totals
Subtotal	829,449	829,449
Bond/Insurance Subtotal	18,072	847,521
Escalation and Contingency	100,000	
Contingency	100,000	947,521
Fee	43,586	
General Conditions and Precon	69,510	
Subtotal	113,096	1,060,617
Total		1,060,617

Other Exclusions

The following are **not included** within the GMP: **(Remaining funds to cover soft costs- \$124,383)**

- Permit and plan review fees
- Design fees
- Performance or fiscal sureties required by agencies having jurisdiction
- Third-party testing or inspections
- Offsite drainage or utility improvements
- LEED or green building requirements
- Furniture, fixtures, and equipment (unless specifically noted)
- Stormwater management or repairs to existing storm lines outside of the detention pond scope

Softball Turf

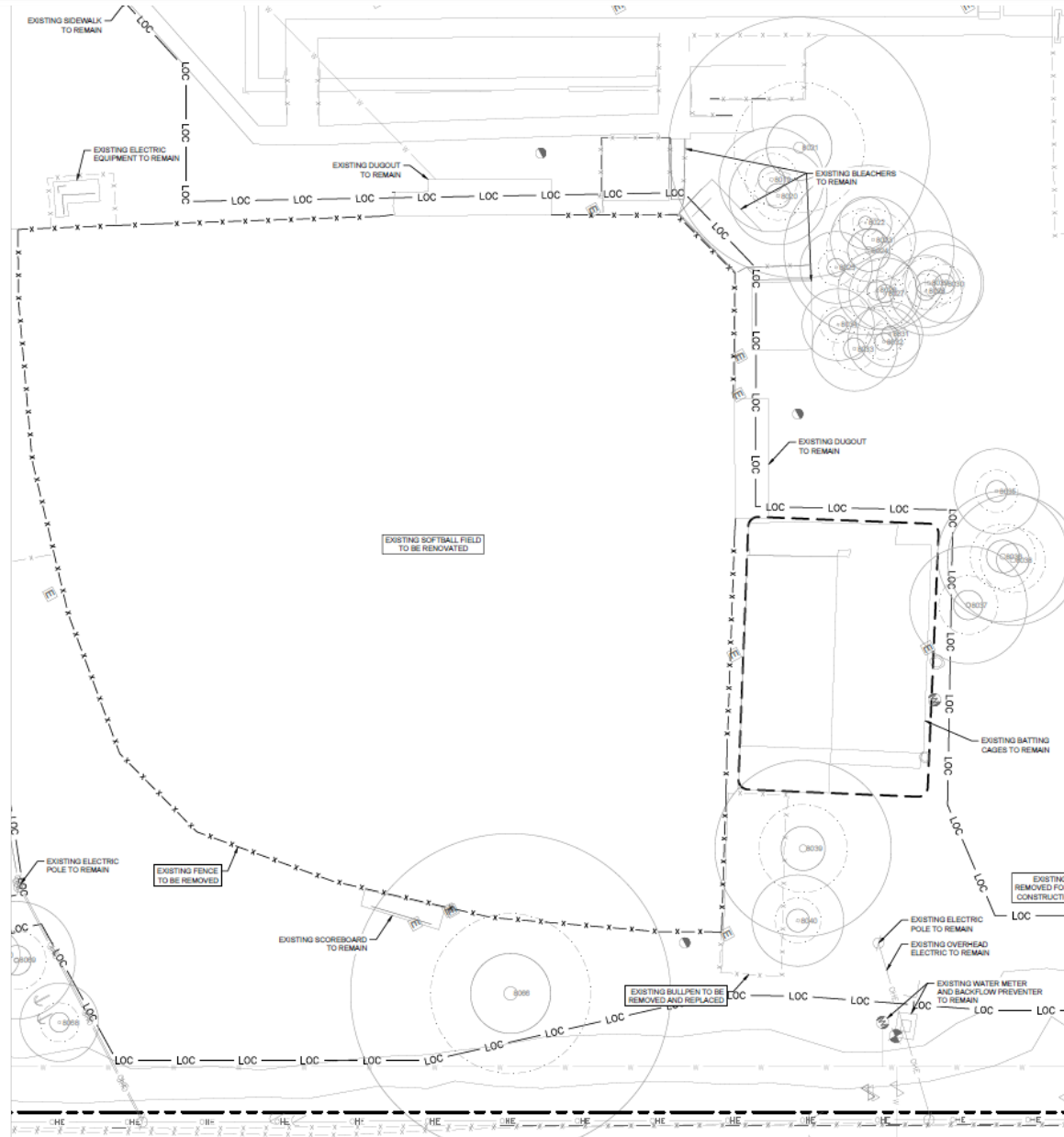
Softball turf by Symmetry Sports Construction includes Astro Turf Diamond Professional “Legend” Series Synthetic Turf Systems:

- 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 included, vehicle excluded.

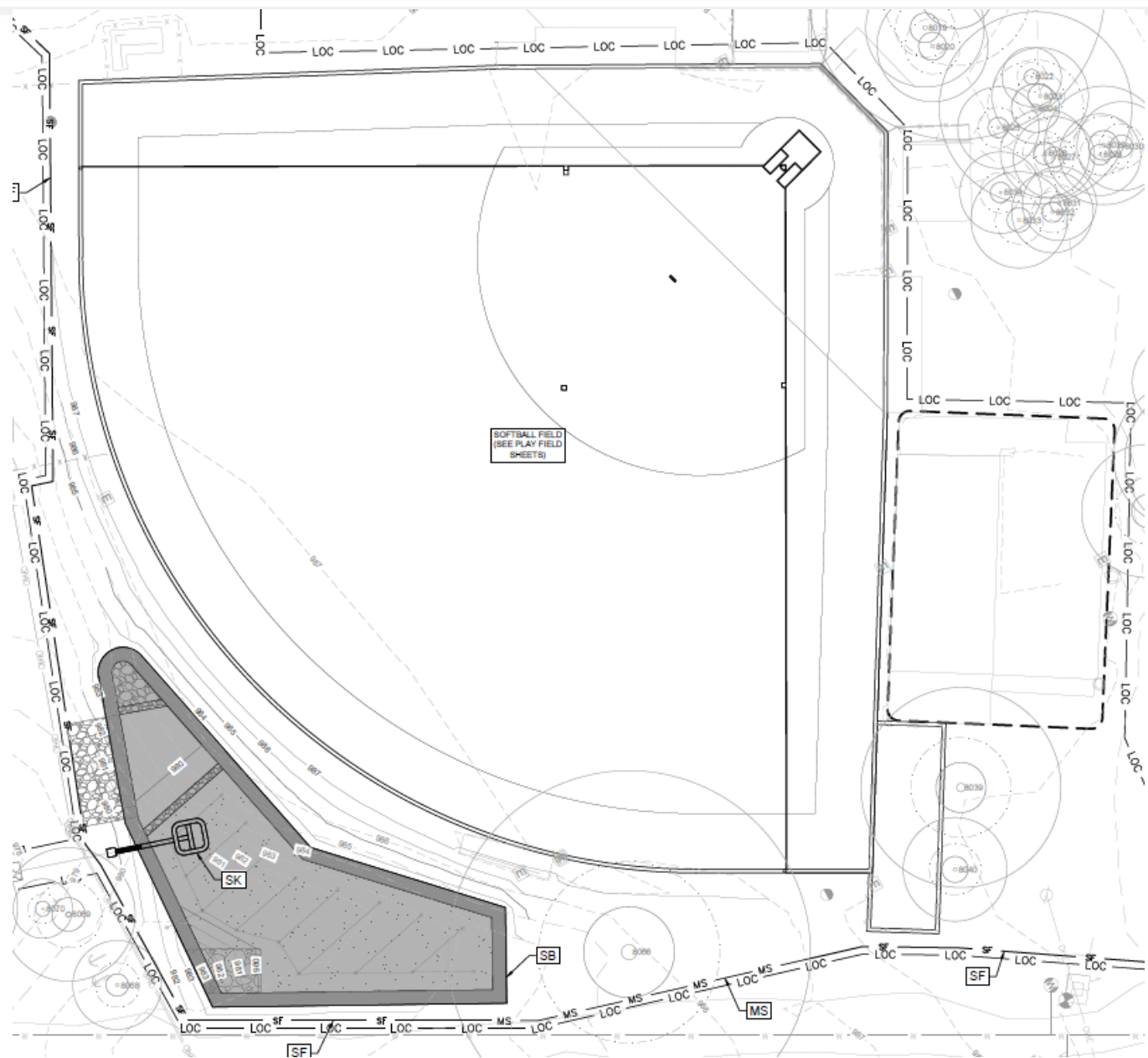
Softball Turf Finished Product



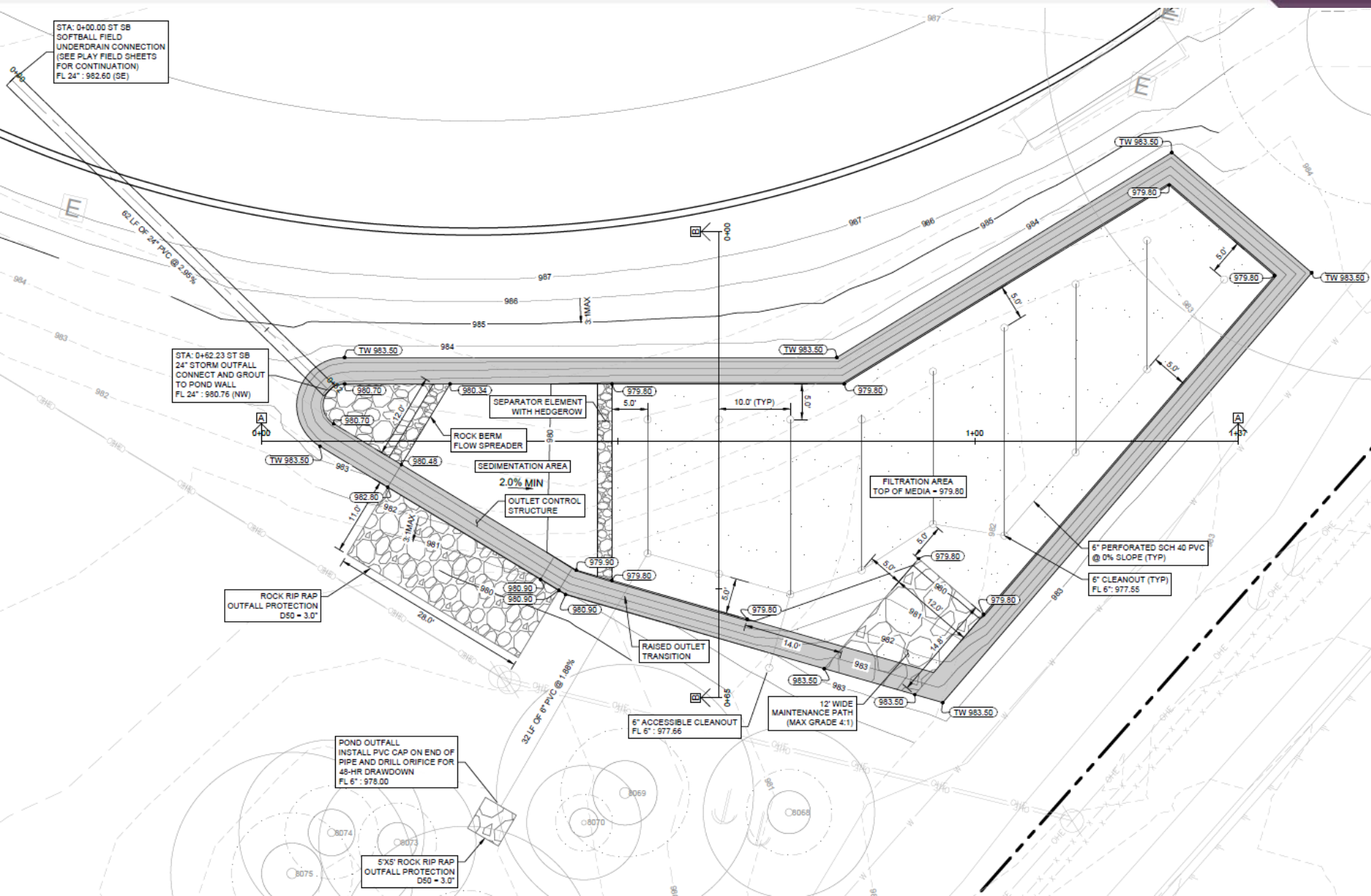
Softball Existing layout



Erosion Control Plan



Pond Plan



Softball Turf Finished Product



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MARBLE FALLS

Independent School District

Questions