

Jarrell ISD

Admin Annex
&
Child Development Center

GMP 1

March 28, 2025



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Balfour Beatty

1114 Lost Creek Blvd.
Suite 500
Austin, TX 78756

Mr. Stephen P. Dorman
Vice President
Sledge engineering, LLC
City, State Zip

April 9, 2024

Re: Jarrel ISD – Paw Prints and Admin Annex Renovations – GMP Proposal

Mr. Dorman,

GMP Proposal Summary

We are pleased to present our Guaranteed Maximum Price (GMP) proposal for the Jarrell ISD Paw Prints and Admin Annex Renovations. Our proposed total project cost is \$7,151,275. The pricing breakdown is as follows:

- Paw Prints Section: \$5,396,991
- Administrative Annex: \$1,754,283

Additionally, we have provided pricing for three project alternates:

- Alternate #1: Demolition of three buildings, including site work and landscaping around the annex – \$1,140,984
- Alternate #2: Installation of brick pavers around pathways – \$16,157
- Alternate #3: Replacement of pole light heads in the existing parking lot – \$33,367

Proposals were received on March 21, 2025, and Balfour Beatty conducted project leveling and clarification from March 24 through March 28, 2025. To ensure comprehensive coverage of all project requirements, we engaged 440 subcontractors across 24 scopes of work, with 39 subcontractors submitting bids.

We acknowledge receipt of Addenda 1 and Addenda 2 and have incorporated all relevant updates into our proposal.

The following documents are attached:

- Tab 1 - GMP Pricing Summary with Alternates
- Tab 2 - GMP Estimate Summary for each building
- Tab 3 - Clarifications and Assumptions
- Tab 4 - Document Log

We appreciate the opportunity to collaborate with Jarrell ISD on this important project and look forward to further discussions.

1

GMP Pricing Summary



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PRICING SUMMARY

9-Apr-25

CSI	BID PACKAGE DESCRIPTION	TOTAL COST	\$ / SF
01 21 00	ALLOWANCES	\$ 6,500	\$ 0.28
02 26 00	HAZARDOUS MATERIAL ASSESSMENT	\$ -	\$ -
02 40 00	SELECTIVE DEMOLITION	\$ 155,599	\$ 6.81
02 60 00	HAZARDOUS MATERIAL REMOVAL / ABATEMENT	\$ -	\$ -
03 00 00	CONCRETE	\$ 182,454	\$ 7.99
04 00 00	MASONRY / CAST STONE	\$ 182,596	\$ 7.99
05 50 00	STRUCTURAL / METAL FABRICATIONS	\$ 458,700	\$ 20.08
06 22 00	ARCHITECTURAL WOODWORK	\$ 139,655	\$ 6.11
06 83 00	WOOD FRAMING	\$ 191,269	\$ 8.37
07 10 00	DAMP-PROOFING & WATERPROOFING	\$ 30,550	\$ 1.34
07 50 00	MEMBRANE ROOFING	\$ 229,657	\$ 10.05
08 10 00	DOORS / FRAMES / HARDWARE	\$ 297,493	\$ 13.02
08 80 00	GLASS / GLAZING	\$ 134,571	\$ 5.89
09 21 16	DRYWALL / ACOUSTICAL	\$ 522,300	\$ 22.86
09 30 00	TILING	\$ 77,270	\$ 3.38
09 67 00	FLUID-APPLIED FLOORING	\$ 86,870	\$ 3.80
09 68 00	RESILIENT FLOORING & CARPET	\$ 150,247	\$ 6.58
09 90 00	PAINTING & WALLCOVERING	\$ 117,994	\$ 5.16
09 94 00	DECORATIVE WALL FINISHING	\$ -	\$ -
10 11 00	VISUAL DISPLAY SURFACES	\$ 8,589	\$ 0.38
10 14 00	SIGNAGE / IDENTIFICATION DEVICES	\$ -	\$ -
10 22 26	OPERABLE PARTITIONS	\$ 38,041	\$ 1.67
10 26 00	WALL & DOOR PROTECTION	\$ -	\$ -
10 28 00	TOILET, BATH & LAUNDRY SPECIALTIES	\$ 31,199	\$ 1.37
10 44 00	FIRE PROTECTION SPECIALTIES	\$ 3,074	\$ 0.13
10 73 00	AWNINGS / CANOPIES	\$ 45,140	\$ 1.98
11 30 00	APPLIANCES	\$ -	\$ -
11 40 00	FOOD SERVICE EQUIPMENT	\$ -	\$ -
11 52 00	AUDIO-VISUAL EQUIPMENT	\$ -	\$ -
12 20 00	WINDOW TREATMENTS	\$ 18,454	\$ 0.81
12 36 00	COUNTERTOPS	\$ -	\$ -
12 90 00	SITE FURNISHINGS	\$ -	\$ -
21 13 00	FIRE SUPPRESSION SPRINKLER SYSTEMS	\$ -	\$ -
22 00 00	PLUMBING	\$ 434,700	\$ 19.03
23 05 93	TESTING, ADJUSTING & BALANCING	\$ -	\$ -
23 09 23	DIRECT-DIGITAL CONTROL SYSTEM	\$ -	\$ -
23 30 00	HVAC	\$ 664,516	\$ 29.09
26 00 00	ELECTRICAL	\$ 903,458	\$ 39.55
27 10 00	STRUCTURED CABLING	\$ -	\$ -
27 41 00	A/V SYSTEMS	\$ -	\$ -
28 10 00	ELECTRONIC ACCESS CONTROL	\$ -	\$ -
28 31 00	FIRE DETECTION & ALARM	\$ 68,538	\$ 3.00
31 00 00	EARTHWORK	\$ 164,500	\$ 7.20
32 13 13	CONCRETE PAVING	\$ 209,250	\$ 9.16
32 17 00	PAVEMENT MARKINGS & SPECIALTIES	\$ -	\$ -
32 31 00	FENCES & GATES	\$ 131,879	\$ 5.77
32 80 00	LANDSCAPE / IRRIGATION	\$ 68,732	\$ 3.01
33 00 00	UTILITIES	\$ 188,500	\$ 8.25
TOTAL COST OF WORK		\$ 5,942,295	\$ 260.10
GENERAL REQUIREMENTS		\$ 193,595	
GENERAL CONDITIONS		\$ 461,204	
TOTAL COST OF WORK & GEN. CONDITIONS		\$ 6,597,094	
GENERAL LIABILITY 0.90%		\$ 64,361	
BUILDER'S RISK INSURANCE 0.09%		\$ 6,079	
BUILDING PERMIT		\$ -	
SDI 1.35%		\$ 80,221	
PERFORMANCE BOND 0.73%		\$ 52,204	
SUBTOTAL		\$ 6,799,959	
CONTRACTOR CONTINGENCY 2.00%		\$ 143,025	
SUBTOTAL		\$ 6,942,985	
FEE 3.00%		\$ 208,290	
SALES TAX 8.25%		\$ -	
PRECONSTRUCTION FEE		\$ -	
GRAND TOTAL COST		\$ 7,151,275	\$ 313.02

ALTERNATES SUMMARY

ALT NO.	DESCRIPTION		
ALT 1 -	Demolition of existing buildings as indicated in the drawings. New drives, paving and landscaping as shown in drawings.	\$	1,140,984
ALT 2 -	Installation of new brick pavers and concrete border along pathways as shown	\$	16,157
ALT 3 -	Replace Pole light heads in existing parking lot	\$	33,367

2

GMP Estimate Summary by Building



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CONFIDENTIAL ESTIMATE SUMMARY

DATE: 9-Apr-25

CSI	CATEGORY	Paw Prints	Annex	TOTAL	COMMENTS / NOTES
01 21 00	ALLOWANCES	\$ 1,500	\$ 5,000	\$ 6,500	
02 26 00	HAZARDOUS MATERIAL ASSESSMENT	\$ -	\$ -	\$ -	Excluded
02 40 00	SELECTIVE DEMOLITION	\$ 99,475	\$ 56,124	\$ 155,599	
02 60 00	HAZARDOUS MATERIAL REMOVAL / ABATEMENT	\$ -	\$ -	\$ -	Excluded
03 00 00	CONCRETE	\$ 182,454	\$ -	\$ 182,454	
04 00 00	MASONRY / CAST STONE	\$ 157,040	\$ 25,556	\$ 182,596	
05 50 00	STRUCTURAL / METAL FABRICATIONS	\$ 458,700	\$ -	\$ 458,700	
06 22 00	ARCHITECTURAL WOODWORK	\$ 105,874	\$ 33,781	\$ 139,655	
06 83 00	WOOD FRAMING	\$ -	\$ 191,269	\$ 191,269	
07 10 00	DAMP-PROOFING & WATERPROOFING	\$ 30,550	\$ -	\$ 30,550	
07 50 00	MEMBRANE ROOFING	\$ 229,657	\$ -	\$ 229,657	Metal panels and Standing seam roofing
08 10 00	DOORS / FRAMES / HARDWARE	\$ 202,685	\$ 94,808	\$ 297,493	
08 80 00	GLASS / GLAZING	\$ 64,364	\$ 70,207	\$ 134,571	
09 21 16	DRYWALL / ACOUSTICAL	\$ 467,450	\$ 54,850	\$ 522,300	Includes metal stud framing and acoustical ceiling
09 30 00	TILING	\$ 34,800	\$ 42,470	\$ 77,270	
09 67 00	FLUID-APPLIED FLOORING	\$ 86,870	\$ -	\$ 86,870	
09 68 00	RESILIENT FLOORING & CARPET	\$ 102,715	\$ 47,532	\$ 150,247	
09 90 00	PAINTING & WALLCOVERING	\$ 84,000	\$ 33,994	\$ 117,994	
10 11 00	VISUAL DISPLAY SURFACES	\$ -	\$ 8,589	\$ 8,589	
10 22 26	OPERABLE PARTITIONS	\$ 38,041	\$ -	\$ 38,041	
10 28 00	TOILET, BATH & LAUNDRY SPECIALTIES	\$ 10,277	\$ 20,922	\$ 31,199	
10 44 00	FIRE PROTECTION SPECIALTIES	\$ 2,139	\$ 935	\$ 3,074	
10 73 00	AWNINGS / CANOPIES	\$ 45,140	\$ -	\$ 45,140	
12 20 00	WINDOW TREATMENTS	\$ 10,407	\$ 8,047	\$ 18,454	
22 00 00	PLUMBING	\$ 324,600	\$ 110,100	\$ 434,700	
23 05 93	TESTING, ADJUSTING & BALANCING	\$ -	\$ -	\$ -	In HVAC
23 09 23	DIRECT-DIGITAL CONTROL SYSTEM	\$ -	\$ -	\$ -	In HVAC
23 30 00	HVAC	\$ 402,266	\$ 262,250	\$ 664,516	
26 00 00	ELECTRICAL	\$ 537,147	\$ 366,311	\$ 903,458	
27 10 00	STRUCTURED CABLING	\$ -	\$ -	\$ -	By Owner
27 41 00	A/V SYSTEMS	\$ -	\$ -	\$ -	By Owner
28 10 00	ELECTRONIC ACCESS CONTROL	\$ -	\$ -	\$ -	By Owner
28 31 00	FIRE DETECTION & ALARM	\$ 43,575	\$ 24,963	\$ 68,538	
31 00 00	EARTHWORK	\$ 164,500	\$ -	\$ 164,500	
32 13 13	CONCRETE PAVING	\$ 209,250	\$ -	\$ 209,250	
32 31 00	FENCES & GATES	\$ 131,879	\$ -	\$ 131,879	
32 80 00	LANDSCAPE / IRRIGATION	\$ 68,732	\$ -	\$ 68,732	
33 00 00	UTILITIES	\$ 188,500	\$ -	\$ 188,500	
TOTAL COST OF WORK		\$ 4,484,587	\$ 1,457,708	\$ 5,942,295	
	GENERAL REQUIREMENTS	\$ 146,104	\$ 47,491	\$ 193,595	
	GENERAL CONDITIONS	\$ 348,066	\$ 113,138	\$ 461,204	
TOTAL COST OF WORK + GENERAL CONDITIONS		\$ 4,978,757	\$ 1,618,337	\$ 6,597,094	
	GENERAL LIABILITY 0.90%	\$ 48,573	\$ 15,789	\$ 64,361	
	BUILDER'S RISK INSURANCE 0.085%	\$ 4,587	\$ 1,491	\$ 6,079	
	BUILDING PERMIT	\$ -	\$ -	\$ -	
	SDI 1.35%	\$ 60,542	\$ 19,679	\$ 80,221	
	PERFORMANCE BOND 0.73%	\$ 39,398	\$ 12,806	\$ 52,204	
SUBTOTAL		\$ 5,131,857	\$ 1,668,102	\$ 6,799,959	
	DESIGN CONTINGENCY 0.00%	\$ -	\$ -	\$ -	
	CONTRACTOR CONTINGENCY 2.00%	\$ 107,940	\$ 35,086	\$ 143,025	
SUBTOTAL		\$ 5,239,797	\$ 1,703,188	\$ 6,942,985	
	FEE 3.00%	\$ 157,194	\$ 51,096	\$ 208,290	
	SALES TAX 8.25%	\$ -	\$ -	\$ -	
	Pre-Construction Fee	\$ -	\$ -	\$ -	
GRAND TOTAL COST		\$5,396,991	\$1,754,283	\$ 7,151,275	

3

Clarifications and Assumptions



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GUARANTEED MAXIMUM PRICE

CLARIFICATIONS & ASSUMPTIONS

DATE:

April 9, 2025

General Notes

- 0.1 This Proposal is based upon the Construction Bid Documents as prepared by Huckabee Architects dated 02/25/2025
- 0.2 This Proposal includes Construction areas of work defined by Construction Documents.
- 0.3 It is assumed that coordination has occurred between the Design Professionals, and if discrepancies occur between the MEP (including Technology) and Architectural Drawings, an RFI will be requested, and if RFI is not available and clarification is not feasible, the Contractor will use MEP drawings and specifications as the controlling documents.
- 0.4 Because STC and other similar acoustical performance specifications generally are laboratory standards that cannot be verified by field measurements, we assume that the Architect and/or their consultant(s) have provided all sound-rated assembly details as indicated by the Contract Documents. Any responsibility for STC or other acoustical performance specifications is excluded. Final field results are to be verified by Owner and Architect or their consultants at the completion of the Work as necessary. In summary, all assemblies will be constructed as indicated in the Contract Documents.
- 0.5 This proposal includes design responsibility for elements specifically identified in the specifications as "delegated design". Subcontractors for BBC will provide design services for such delegated design elements, in accordance with the performance requirements and design criteria indicated in the Contract Documents. All other design responsibility that is not explicitly designated as delegated design in the specifications is excluded from this proposal.

This includes design associated with:

- *Assemblies or interfaces that span multiple trades and are not clearly identified as delegated design.
- *Performance specifications not customary to proprietary systems provided by a single manufacturer.
- *General Code compliance or performance-based requirements stated as applicable "whether or not indicated on the drawings"
- *Notes in the drawings or specifications referring to design "by others."

For delegated design elements that fall within BBC's included scope, design services will be performed by licensed professional engineer, and associated shop drawings will be sealed as required. BBC's liability for design errors or omissions for these delegated design components is limited to the amount recoverable from the professional engineer or applicable

- 0.6 Not used
- 0.7 Allowances have been included in the GMP total for undefined scopes of work or for items that cannot be reasonably quantified and/or qualified at the time that the GMP was established. If for any reason the cost of work is over the corresponding Allowance, the GMP will be increased for the difference in the total cost and the Allowance. Any line item savings will be converted to GMP Contingency. Any line item overruns will be funded through the project Contingency or Owner; no costs will be passed through to Balfour Beatty.
- 0.8 This GMP is based on the following definition for Contingency: Contingency shall be accessible to Balfour Beatty for its exclusive use for any costs not otherwise reimbursable as cost of the work, except due to Balfour Beatty's or a Subcontractor's gross negligence or willful misconduct. The construction Contingency shall be used to cover increases to the Cost of the Work, which may occur during actual construction (excluding added costs resulting from corrective work caused by Contractor/Subcontractors, Construction Manager, Owner, Design Firm or Consultant scope changes and/or increases to the General Conditions/General Requirements). Balfour Beatty shall notify Construction Manager of the intent to utilize Contingency funds prior to performing any work. Upon receipt of Construction Manager direction (i.e. price and proceed, proceed and price) Balfour Beatty shall perform the work. All disbursements will require appropriately detailed support that substantiates the added costs by formal change request. Balfour Beatty will inform Construction Manager of the status of Contingency funds on a monthly basis.

Division 1 - General Requirements & General Conditions

General Clarifications

- 1.1 Proposal is based on a Preliminary Construction Schedule with the following milestones:
 - On-Site Mobilization and Permit In-Hand: May 12, 2025
 - Completion of Annex Building for move in: December 2025
 - Completion of Paw Prints for move in: May 2026
- 1.2 Construction Schedule will be adjusted upon final lead times established from vendors after Notice of Award.
- 1.3 Construction schedule is based upon a normal five (5) day, forty (40) hour work week. No shift work or scheduled overtime is included. However, Balfour Beatty has the ability to perform work 24 hours per day, seven days per week without restrictions if Balfour Beatty, in its sole discretion, deems it necessary.
- 1.5 Proposal is based on 100% on-site supervision.
- 1.6 General liability insurance at a fixed rate of 1.01% based on the total project cost.
- 1.7 Builder's risk insurance at a fixed rate of .085% based on the total project cost.
- 1.8 Payment and Performance Bond at a fixed rate of 0.73% based on total project cost.
- 1.9 Sales tax is excluded.
- 1.10 Proposal specifically excludes construction and material testing. Testing assumed to be paid for by the Owner.
- 1.11 Balfour Beatty Construction, its owners, and agents are not responsible for errors or omissions in construction documents provided by others.
- 1.12 Proposal specifically excludes temporary utility consumption costs for electricity, water or other utilities. All utility costs assumed to be paid for by the Owner.
- 1.13 Proposal specifically excludes building charges including but not limited to elevator use, elevator operator, building engineering, firewatch and
- 1.14 Proposal specifically excludes expediting fees for AHJ permitting process.
- 1.15 Proposal specifically excludes design work or engineering work for this project except for delegated design items determined within the contract documents.
- 1.16 Proposal specifically excludes any ADA or TAS modifications, repairs or upgrades unless specific instruction is indicated on construction drawings.
- 1.17 Proposal specifically excludes the costs of a commissioning agent. It is also assumed that the review and work by the owners commissioning agent will be completed per the construction schedule included in the proposal.
- 1.18 Proposal assumes all furniture is to be provided outside of this contract. Proposal specifically excludes costs associated with the delivery, handling, uncrating, debris removal, installation, etc. associated with the furniture unless specifically noted.
- 1.19 Proposal assumes any/all products pre-purchased or negotiated by Owner will be delivered per Balfour Beatty Construction Schedule. BBC will coordinate with the Owner and provide reasonable lead time notification. Off-site storage of early delivered product is specifically excluded.
- 1.20 A burden rate for each Balfour Beatty salaried employee at a fixed rate of 59.92% of the rates being charged for the employee.
- 1.21 A burden rate for each Balfour Beatty hourly employee at a fixed rate of 59.92% of the rates being charged for the employee.
- 1.22 Pricing includes a Construction Contingency in the amount of 2% of the Contract Sum to deal with items associated with performance of the Work, including but not limited to, estimating accuracies/inaccuracies based on quantities assumed or measured, lack of bidding competition, Subcontractor defaults, interfacing omissions between work categories, schedule performance, replacement of defective work, expediting material deliveries or labor to install late delivered item(s), and other items associated with matters that were unforeseen by Balfour Beatty. Any use of the Construction Contingency will be at Balfour Beatty's discretion. No amounts have been included for unforeseen conditions, Owner-initiated changes, scope changes, design changes, etc. Additionally, the Construction Contingency is not to be used for items described in Allowances.
- 1.23 Not Used

- 1.24 An assumption that savings achieved through the purchasing of the subcontracts will be for the use of Balfour Beatty. All remaining savings after substantial completion will be returned to the Owner.
- 1.25 The Project Schedule assumes there will be no weather impact to the scheduled construction. Any weather impact will entitle Balfour Beatty to a day-for-day extension of the Contract Time.
- 1.26 The schedule is based upon all submittal reviews being processed within 10 Business days.
- 1.27 It is assumed Balfour Beatty and its subcontractors will park on-site at no cost.
- 1.28 Proposal excludes mock-ups.
- 1.29 Proposal excludes removal of surface dust from limited access spaces to include roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
- 1.30 Proposal excludes modification of any existing systems or conditions to bring them up to code compliance unless the scope of such modifications is clearly shown in these Clarification and Assumptions or Construction Documents.
Proposal is based on the assumption that any delays in deliveries, labor shortages, unavailability of materials or equipment, and/or cost escalation attributable to the Coronavirus outbreak or other similar epidemic, pandemic or public health emergencies are considered unavoidable delays and/or change events that could not reasonably have been foreseen by Balfour Beatty and will result in a change in the Contract Time and Contract Sum.
Division 1 "Allowances" include the below items:
- 1.32 -\$3,000 for purchase of project identification sign for each building - per Section 01 5000 in Spec Book
-\$3,500 to work around the Existing Canopy at the Annex building (refresh/ protect)

Division 2 - Existing Conditions

General Clarifications

- 2.1 Proposal specifically excludes Hazardous Material Assessment, Recovery, Handling or Remediation.
- 2.2 Proposal specifically excludes floor leveling or major floor preparation.
- 2.3 Proposal specifically excludes repair/replacement of existing doors, frames, window sills, or mullions.
- 2.4 Proposal specifically excludes repairs/replacement of existing window treatments unless specifically noted in this proposal.
- 2.5 Proposal specifically excludes any repairs, replacement, code required upgrades of existing Electrical equipment, fixtures, panels or materials unless specifically directed by engineered drawings.
- 2.6 Proposal specifically excludes any repairs, replacement, code required upgrades of existing HVAC equipment or materials unless specifically directed by engineered drawings.
- 2.7 Proposal specifically excludes relocation of existing HVAC equipment, fire sprinkler lines or light fixtures unless specifically directed by engineered drawings.
- 2.8 Proposal specifically excludes inventory of items to be removed and salvaged.
- 2.9 Proposal specifically excludes temporary partitions or enclosures.
- 2.10 Proposal specifically excludes the demolition of items not shown in plans.

Admin Annex Clarifications

- 2.11 Proposal included an allowance of \$3,500 for salvage of canopy.
- 2.12 Proposal specifically excludes bracing roofing members due to roofing replacement. All bracing assumed to be by contractor working on roof.

Paw Prints Clarifications

- 2.13 We include \$3,500 to cap and infill "septic well" outside of building.
- 2.14 Proposal excludes any and all mold mitigation.

Division 3 - Concrete

Paw Prints Clarifications

- 3.2 Specifications for concrete slab at play area and basketball court not provided. Pricing is included for a 6" slab in these locations.

Division 4 - Masonry

Site Specific Clarifications

- 4.1 Monument signage is included
- 4.2 We include CMU, veneer based on elevations.

Paw Prints Clarifications

- 4.3 Proposal excludes all masonry scope for the Admin Building. (None shown)

Division 5 - Metals

General Clarifications

- 5.1 Any structural or decorative metal work not clarified above, is excluded.

Division 6 - Wood, Plastics and Composites

General Clarifications

- 6.1 Typically PVC edgebanding is manufactured by a different company than the plastic laminate. Therefore, some color discrepancies may occur.
- 6.2 Self closing hinges, cabinet locking hardware, spring-loaded elbow catches, magnetic catches, and surface bolts are excluded.
- 6.3 FSC Material is excluded.
- 6.4 AWI QCP certifications and requirements are excluded.

Division 7 - Membrane Roofing, Firestopping & Insulation

General Clarifications

Paw Prints Clarifications

- 7.0 Snow melt system is excluded at this time (no specification)
- 7.1 Any roofing scope not clarified above is excluded.

Admin Annex Clarifications

- 7.2 Roofing is excluded from this proposal. (No scope in plans.)
- 7.3 Roofing insulation is excluded from this proposal.

Division 8 - Openings

General Clarifications

- 8.1 Security integration/access control, including installation of electrified hardware, are assumed to be by Owner.
- 8.2 Final keying of locks assumed to be by Owner.
- 8.4 Only hardware items listed in the contract documents are included. Any additional hardware needed, incorrectly specified, or omitted from the contract documents is excluded.
- 8.5 Warranties are subject to manufacturer warranty duration only.

Division 9 - Finishes

General Clarifications

- 9.1 Not used
- 9.2 Not used
- 9.3 All tile to be thinset with standard prep only.
- 9.4 Grout sealer is excluded.
- 9.5 Any mud work for tile scope is excluded.
- 9.6 Moisture tests assumed to be by owner.
- 9.7 Slab/crack repairs, joint fill/sealants, water proofing and crack isolation membranes, moisture suppression systems, underlayment, leveling, grout coats, sanding, and testing/sampling at flooring locations are excluded.
- 9.8 Not used
- 9.9 Proposal specifically excludes stripping, sealing, waxing, or buffing of new or existing VCT.
- 9.1 Flooring materials are subject to manufacturers warranty durations only.
- 9.1 Not used
- 9.12 Tape, float, paint of any surfaces above ceilings are excluded.
- 9.13 Painting of pre-finished or galvanized items are excluded (i.e. canopy, gutters, downspouts, flashing, metal panels, doors, fencing, millwork, lockers, handrails, retaining walls, exterior

Division 10 - Specialties

Paw Prints Clarifications

- 10.1 Visual Display Surfaces are excluded. (None shown)
- 10.2 Not Used
- 10.2 Supply and installation of bathroom accessories per schedule is included.

Admin Clarifications

- 10.1 Supply and installation of bathroom accessories per schedule is included.

General Clarifications

- 10.3 Signage, lockers, and awnings are excluded.

Division 11 - Appliances & Equipment

- 11.1 Proposal specifically excludes any appliances and kitchen equipment.

Division 12 - Furnishings

- 12.1 No scope of work to be clarified.

Division 13 - Special Construction

- 13.1 No scope of work to be clarified.

Division 14 - Conveying Equipment

- 14.1 No scope of work to be clarified.

Division 21 - Fire Suppression

General Clarifications

- 21.1 No fire suppression or fire sprinkler work is included per drawings.

Division 22 - Plumbing

General Clarifications

- 22.1 Proposal includes PVC for DMW underground lines and copper for domestic water. Any cast iron pipe is excluded.
- 22.2 Allowances are included for sawcut removal and pourback of existing slabs for new plumbing work
- 22.3 Proposal specifically excludes any relocations, modifications and/or rehabilitation - including repairs, maintenance and modifications, of existing plumbing systems or their components to remain, except as specifically indicated on the drawings.

Division 23 - Heating Ventilating and Air Conditioning

General Clarifications

- 23.1 Proposal assumes Owner to provide refrigerant tanks for refrigerant recovery.
- 23.2 Proposal excludes cleaning exterior or interior of existing duct.
- 23.3 Proposal excludes sealing existing duct except at new tie-in points.
- 23.4 Proposal excludes repairing existing insulation unless noted on construction drawings.
- 23.5 Proposal excludes temporary controls for HVAC systems.
- 23.6 Proposal includes NEBB test and balance.
- 23.7 Proposal specifically excludes 3rd party testing, commissioning, or duct cleaning.
- 23.8 Proposal specifically excludes any relocations, modifications and/or rehabilitation - including repairs, maintenance and modifications, of existing HVAC systems or their components to remain, except as specifically indicated on the drawings.
- 23.9 Proposal specifically excludes fire dampers, smoke dampers or return air boots not specifically indicated on construction drawings.
- 23.10 Controls by Syntergy are excluded.
- 23.11 Controls by Daikan are included.

Division 26 - Electrical

General Clarifications

- 26.1 Proposal excludes conduit for any special system (i.e. fire alarm, security, data/communication, AV, etc.).
- 26.2 Proposal excludes acoustical pads for electrical boxes.
- 26.3 Proposal excludes new lamps, ballasts, lenses, etc. for existing fixtures.
- 26.4 Proposal excludes access panels.
- 26.5 Proposal specifically excludes any relocations, modifications and/or rehabilitation - including repairs, maintenance and modifications, of existing electrical systems or their components to remain, except as specifically indicated on the drawings.

Division 27 - Communications

General Clarifications

- 27.1 Any data cabling work is excluded per matrix.
- 27.2 Any Audio/Visual work is excluded per matrix.

Division 28 - Electronic Safety and Security

General Clarifications

- 28.1 Any access control or fire alarm scope is excluded per matrix.

Division 31 - Earthwork

General Clarifications

- 31.1 Soil hauls and fill are based on geotech report.
- 31.2 Proposal includes demolition as shown on civil drawings
- 31.3 We include 415 CY of organic topsoil excavation
- 31.4 We have included 300CY of added fill for parking lot and 3,375 tons of general fill for remaining areas.
- 31.5 Any prep work for future Portable buildings is excluded.
- 31.6 Lime stabilization is excluded.

Division 32 - Exterior Improvements

- 32.1 We have included 6" and 7" paving where shown along with monolithic/ribbon curbs.
- 32.2 Sidewalks are included at 4" thickness along with ADA ramps, dumpster pad, and striping
- 32.3 Proposal includes concrete foundation for new expansion with shown grade beams.
- 32.4 Proposal includes native seed areas, artifical turf, and trees/groundcoverings (where shown) only.
- 32.5 Any work with existing limestone hardscape blocks is excluded. 7 block are located close to the construction area and currently should not be removed.

Division 33 - Utilities

- 33.1 No scope of work to be clarified.

4

Document Log



Photo Credit: <https://www.facebook.com/JarrellISD>



Balfour Beatty

Jarrell ISD - Document Log- Drawings

Paw Prints Early Childhood Center Additions and Renovations		
GENERAL		
G1.01	COVER SHEET	2/25/2025
G1.02	GENERAL DATA	2/25/2025
G2.01	CODE ANALYSIS PLAN	2/25/2025
G3.01	EXTERIOR WALL, INTERIOR PARTITION, AND ROOF	2/25/2025
G3.02	TYPICAL INTERIOR PARTITION DETAILS	2/25/2025
G3.04	WALL PENETRATIONS - GYP BD	2/25/2025
G5.01	SCHEDULE OF MATERIALS AND COLORS	2/25/2025
G5.02	SCHEDULE OF MATERIALS AND COLORS	2/25/2025
CIVIL		
C1.00	SURVEY	Feb-25
C2.00	GENERAL NOTES	Feb-25
C3.00	KIMLEY-HORN GENERAL NOTES	Feb-25
C4.00	EXISTING CONDITIONS AND DEMO PLAN	Feb-25
C5.00	EROSION CONTROL PLAN	Feb-25
C6.00	RESTABILIZATION PLAN	Feb-25
C7.00	OVERALL SITE & PAVING PLAN	Feb-25
C8.00	GRADING PLAN	Feb-25
C9.00	EXISTING DRAINAGE AREA MAP	Feb-25
C10.00	PROPOSED DRAINAGE AREA MAP	Feb-25
C11.00	POND PLAN	Feb-25
C12.00	OVERALL UTILITY PLAN	Feb-25
C13.00	OVERALL STORM PLAN	Feb-25
C14.00	PAVING DETAILS	Feb-25
C15.00	UTILITY DETAILS	Feb-25
C16.00	STORM DETAILS	Feb-25
ARCHITECTURAL SITE		
AS1.00	DEMOLITION SITE PLAN	2/25/2025
AS1.01	ARCHITECTURAL SITE PLAN	2/25/2025
AS1.03	PRE-MANUF CANOPY & DETAILS	2/25/2025
STRUCTURAL		
S0.00	GENERAL NOTES	2/25/2025
S0.01	STRUCTURAL DEMOLITION PLAN	2/25/2025
S1.01	FOUNDATION PLAN AND ROOF FRAMING PLAN	2/25/2025
S2.01	TYPICAL FOUNDATION DETAILS	2/25/2025
S2.02	TYPICAL FOUNDATION DETAILS	2/25/2025
S3.01	FRAMING SECTIONS	2/25/2025
S4.01	NON-LOAD BEARING WALL BRACING DETAILS	2/25/2025
S3.02	TYPICAL FRAMING DETAILS	2/25/2025
S3.03	FRAMING SECTIONS AND TYPICAL FRAMING DETAILS	2/25/2025
S3.04	FRAMING ELEVATIONS	2/25/2025
ARCHITECTURAL		
AD1.02	DEMOLITION FLOOR PLAN	2/25/2025
AD1.03	DEMOLITION WALL SECTIONS & DETAILS	2/25/2025
A1.01	FLOOR PLAN	2/25/2025
A1.30	ENLARGED PLANS	2/25/2025
A1.31	TOILET ACCESSORIES, PLUMBING FIXTURES, TOILET	2/25/2025
A2.01	REFLECTED CEILING PLAN	2/25/2025

A2.41	CEILING DETAILS	2/25/2025
A3.01	DOOR SCHEDULES AND CONFIGURATIONS	2/25/2025
A3.03	OPENING DETAILS	2/25/2025
A3.04	OPENING DETAILS	2/25/2025
A4.01	FINISH PLAN	2/25/2025
A4.02	INTERIOR ELEVATIONS	2/25/2025
A4.03	INTERIOR ELEVATIONS	2/25/2025
A4.21	TYP FINISH DETAILS	2/25/2025
A4.22	MARKER BOARDS, D.E. WALLS & PROJECTOR SCREENS	2/25/2025
A5.01	EXTERIOR ELEVATIONS	2/25/2025
A6.01	WALL SECTIONS	2/25/2025
A6.02	WALL SECTION DETAILS	2/25/2025
A6.03	WALL SECTION DETAILS	2/25/2025
A7.01	ROOF PLAN	2/25/2025
A7.02	TYPICAL ROOFING DETAILS METAL BUILDING &	2/25/2025
A8.01	CASEWORK LEGENDS AND ELEVATIONS	2/25/2025
A8.02	MILLWORK ELEVATIONS & DETAILS	2/25/2025
A9.01	TYPICAL & EXPANSION JOINT DETAILS	2/25/2025
PLUMBING		
P1.01	SCHEDULES, NOTES, AND DETAILS - PLUMBING	2/25/2025
P1.10	DETAILS - PLUMBING	2/25/2025
P2.10	FIRST FLOOR PLAN - PLUMBING - WASTE	2/25/2025
P3.10	FIRST FLOOR PLAN - PLUMBING - SUPPLY	2/25/2025
MECHANICAL		
M1.01	SCHEDULES, NOTES, AND LEGENDS - MECHANICAL	2/25/2025
M1.02	SCHEDULES - MECHANICAL	2/25/2025
M1.03	MISCELLANEOUS EQUIPMENT SCHEDULES -	2/25/2025
M1.10	DETAILS - MECHANICAL	2/25/2025
M1.11	DETAILS - MECHANICAL	2/25/2025
M2.10	FIRST FLOOR PLAN - MECHANICAL	2/25/2025
ELECTRICAL		
E1.00	SITE PLAN - ELECTRICAL	2/25/2025
E1.01	SCHEDULES, NOTES, AND LEGENDS - ELECTRICAL	2/25/2025
E1.02	SCHEDULES - ELECTRICAL	2/25/2025
E1.03	RISER DIAGRAMS - ELECTRICAL	2/25/2025
E1.04	PANEL SCHEDULES - ELECTRICAL	2/25/2025
E1.10	DETAILS - ELECTRICAL	2/25/2025
E3.01	FIRST FLOOR PLAN - POWER	2/25/2025
LIGHTING		
E2.01	FIRST FLOOR PLAN - LIGHTING	2/25/2025
TECHNOLOGY		
T0.00	GENERAL NOTES AND SYMBOLS	2/25/2025
T0.01	RESPONSIBILITY SCHEDULE	2/25/2025
TS1.01	SITE PLAN	2/25/2025
TD1.02	DEMOLITION FLOOR PLAN	2/25/2025
T1.01	FLOOR PLAN	2/25/2025
T2.01	REFLECTED CEILING PLAN	2/25/2025
T4.01	ENLARGED PLANS AND ELEVATIONS	2/25/2025
T5.01	TECHNOLOGY - DETAILS	2/25/2025
T5.02	TECHNOLOGY - DETAILS	2/25/2025
T5.03	CAMERA INSTALLATION DETAILS & SCHEDULE	2/25/2025
T5.04	ACCESS CONTROL SYSTEM - DOOR TYPES	2/25/2025

Jarrell ISD - Document Log - Drawings

Admin Annex Renovation		
GENERAL		
G1.01	COVER SHEET	2/25/2025
G1.02	GENERAL DATA	2/25/2025
G2.02	CODE ANALYSIS PLAN	2/25/2025
G3.02	INTERIOR PARTITION TYPES & DETAILS	2/25/2025
G3.03	TYPICAL INTERIOR PARTITION DETAILS	2/25/2025
G5.01	SCHEDULE OF MATERIALS AND COLORS	2/25/2025
CIVIL		
C1.00	SURVEY	Feb-25
C2.00	GENERAL NOTES	Feb-25
C3.00	KIMLEY-HORN GENERAL NOTES	Feb-25
C4.00	EXISTING CONDITIONS AND DEMO PLAN	Feb-25
C5.00	EROSION CONTROL PLAN	Feb-25
C6.00	RESTABILIZATION PLAN	Feb-25
C7.00	OVERALL SITE AND PAVING PLAN	Feb-25
C8.00	GRADING PLAN	Feb-25
C9.00	EXISTING DRAINAGE AREA MAP	Feb-25
C10.00	PROPOSED DRAINAGE AREA MAP	Feb-25
C11.00	OVERALL UTILITY PLAN	Feb-25
C12.00	OVERALL STORM PLAN	Feb-25
C13.00	PAVING DETAILS	Feb-25
C14.00	STORM DETAILS	Feb-25
LANDSCAPE		
L1.00	LANDSCAPE PLAN	2/25/2025
L2.00	LANDSCAPE DETAILS	2/25/2025
L3.00	LANDSCAPE SPECIFICATIONS	2/25/2025
LI1.00	IRRIGATION PLAN	2/25/2025
LI2.00	IRRIGATION DETAILS	2/25/2025
LI3.00	IRRIGATION SPECIFICATIONS	2/25/2025
ARCHITECTURAL SITE		
AS1.00	BASE BID - DEMOLITION SITE PLAN	2/25/2025
AS1.01	BASE BID - ARCHITECTURAL SITE PLAN	2/25/2025
AS3.01	ALTERNATE 01 - SITE DEMOLITION	2/25/2025
AS3.02	ALTERNATE 01 - ARCHITECTURAL SITE PLAN	2/25/2025
AS3.03	ALTERNATE 02 - ARCHITECTURAL SITE PLAN	2/25/2025
STRUCTURAL		
S0.00	GENERAL NOTES	2/25/2025
S1.00	STRUCTURAL DEMOLITION PLAN	2/25/2025
S1.01	FRAMING PLAN	2/25/2025
S1.02	SITE DETAILS	2/25/2025
ARCHITECTURAL		
AD1.01	DEMOLITION FLOOR PLAN & DETAILS	2/25/2025
AD1.02	EXTERIOR DEMOLITION ELEVATIONS	2/25/2025
A1.01	FLOOR PLAN	2/25/2025
A1.31	TOILET ROOMS, ACCESSORIES, AND PLUMBING	2/25/2025
A2.01	REFLECTED CEILING PLAN	2/25/2025
A3.01	DOOR SCHEDULES AND STOREFRONT	2/25/2025
A3.02	OPENINGS	2/25/2025
A4.01	FINISH PLAN	2/25/2025

A4.21	TYP INTERIOR FINISH DETAILS	2/25/2025
A5.01	EXTERIOR ELEVATIONS & WALL SECTIONS	2/25/2025
A8.01	CASEWORK ELEVATIONS & DETAILS	2/25/2025
PLUMBING		
P1.01	SCHEDULES, NOTES, AND DETAILS - PLUMBING	2/25/2025
P1.10	DETAILS - PLUMBING	2/25/2025
P2.12	FIRST FLOOR PLAN - AREA B - PLUMBING - WASTE	2/25/2025
P3.12	FIRST FLOOR PLAN - AREA B - PLUMBING - SUPPLY	2/25/2025
MECHANICAL		
M1.01	SCHEDULES, NOTES, AND LEGENDS - MECHANICAL	2/25/2025
M1.02	SCHEDULES - MECHANICAL	2/25/2025
M1.03	MISCELLANEOUS EQUIPMENT SCHEDULES -	2/25/2025
M1.10	DETAILS - MECHANICAL	2/25/2025
M1.11	DETAILS - MECHANICAL	2/25/2025
M2.12	FIRST FLOOR PLAN - AREA B - MECHANICAL	2/25/2025
ELECTRICAL		
E1.00	SITE PLAN - ELECTRICAL	2/25/2025
E1.01	SCHEDULES, NOTES, AND LEGENDS - ELECTRICAL	2/25/2025
E1.02	SCHEDULES - ELECTRICAL	2/25/2025
E1.03	RISER DIAGRAMS - ELECTRICAL	2/25/2025
E1.04	PANEL SCHEDULES - ELECTRICAL	2/25/2025
E1.10	DETAILS - ELECTRICAL	2/25/2025
E3.12	FIRST FLOOR PLAN - AREA B - POWER	2/25/2025
LIGHTING		
E2.12	FIRST FLOOR PLAN - AREA B - LIGHTING	2/25/2025
TECHNOLOGY		
T0.00	GENERAL NOTES AND SYMBOLS	2/25/2025
T0.01	RESPONSIBILITY SCHEDULE	2/25/2025
TD1.03	DEMOLITION FLOOR PLAN	2/25/2025
T1.04	FLOOR PLAN	2/25/2025
T2.04	REFLECTED CEILING PLAN	2/25/2025
T4.01	ENLARGED PLANS AND ELEVATIONS	2/25/2025
T5.01	TECHNOLOGY - DETAILS	2/25/2025
T5.02	CAMERA INSTALLATION DETAILS & SCHEDULE	2/25/2025
T5.03	ACCESS CONTROL SYSTEM - DOOR TYPES	2/25/2025
T6.21	A/V FUNCTIONALS & DETAILS	2/25/2025