



CONSTRUCTION CO., INC.
2435 109TH ST. | GRAND PRAIRIE, TX. 75050
T.214-324-4779 FALKENBERGCONSTRUCTION.COM

December 4, 2025

City of Mesquite

757 N S Galloway Ave
Mesquite, TX 75149

Reference: 823 Galloway Renovations GMP
Proposal No.: 306.25

Attention: Maria Martinez

Below is a breakdown of the GMP for the 823 Galloway Avenue Renovations CMAR Project:

Proposal Breakdown		
Division 1 - General Conditions		\$383,092.29
Division 2 - Existing Conditions		\$82,000.00
Division 3 - Concrete (Included in Div. 32)		\$0.00
Division 4 - Masonry		\$148,300.00
Division 5 - Metals		\$321,260.00
Division 6 - Wood & Plastics		\$28,865.00
Division 7 - Thermal & Moisture Protection		\$491,242.00
Division 8 - Openings		\$245,684.95
Division 9 - Finishes (Framing, Drywall, Ceilings, Paint, Flooring, Tile)		\$485,987.00
Division 10 - Specialties		\$140,703.38
Division 11 - Equipment		\$16,200.00
Division 12 - Furnishings		\$30,280.00
Division 21 - Fire Suppression		\$40,188.69
Division 22 - Plumbing		\$414,220.00
Division 23 - HVAC		\$404,210.00
Division 26 - Electrical		\$455,325.00
Division 27 - Communications		\$65,727.82
Division 28 - Electronic Safety & Security		\$145,162.65
Division 31 - Earthwork		\$15,000.00
Division 32 - Exterior Improvements		\$461,627.00
Division 33 - Utilities		\$67,430.00
Sub Total		\$4,442,505.78
Pre-Construction Services		\$20,000.00
Construction Management Fee	9%	\$399,825.52
Sub Total		\$4,862,331.30
Owners Contingency	5%	\$243,116.56
Contractors Contingency	5%	\$243,116.56
Sub Total		\$5,348,564.43
Payment & Performance Bond	2.5%	\$133,714.11
Insurance	1%	\$53,485.64
TOTAL		\$5,535,764.18

I. Documents: Drawings Dated: 10/30/25
Specifications Dated: 10/30/25

II. Exclusions:
Permit fees (paid by owner)
Sales Tax

Sincerely,

FALKENBERG CONSTRUCTION COMPANY, INC.

A handwritten signature in blue ink, appearing to read 'W. Schaule', with a stylized flourish at the end.

Will Schaule
Director of Pre-Construction



GMP Top Sheet

Date: 12/4/25

Client: City of Mesquite
Project Name: 823 Galloway Renovations GMP
Contact: Maria Martinez
Project Address: 823 N. Galloway
City, State: Mesquite, TX 75149

Estimate No.: 306.25
Estimator: WS
Checked By: RK, CA, NW

CSI	DESCRIPTION	Cost per SF	Cost	% of Divs.Total
Cost Code		7527		
Direct Costs				
Division 1	General Requirements		\$ 383,092.29	8.62%
For CC see Div.1	General Cond., Project Management & Coordination	\$ 37.15	\$ 279,650.75	6.29%
For CC see Div.1	Professional Services	\$ 13.74	\$ 103,441.54	2.33%
Division 2	Existing Conditions		\$ 82,000.00	1.85%
2-400	Selective Demolition	\$ 10.89	\$ 82,000.00	1.85%
2-820	Hazardous Materials Demolition	\$ -	\$ -	0.00%
2-400	Misc. Demolition	\$ -	\$ -	0.00%
Division 3	Concrete		\$ -	0.00%
3-100	Structural Concrete	\$ -	\$ -	0.00%
3-100	Specialty Placed Concrete	\$ -	\$ -	0.00%
3-800	Concrete Cutting & Boring	\$ -	\$ -	0.00%
3-100	Misc. Cast-in-Place Concrete	\$ -	\$ -	0.00%
Division 4	Masonry		\$ 148,300.00	3.34%
4-100	Unit Masonry	\$ 19.70	\$ 148,300.00	3.34%
4-100	Stone Masonry	\$ -	\$ -	0.00%
4-100	Cast-Stone Masonry	\$ -	\$ -	0.00%
4-100	Misc. Masonry	\$ -	\$ -	0.00%
Division 5	Metals		\$ 321,260.00	7.23%
5-120	Structural Metal Framing, Erection, Handrails, Dumpsters	\$ 42.68	\$ 321,260.00	7.23%
5-510	Metal Fabrications	\$ -	\$ -	0.00%
5-120	Cold Formed Metal Framing	\$ -	\$ -	0.00%
5-200	Metal Decking & Joists	\$ -	\$ -	0.00%
5-700	Decorative Metals	\$ -	\$ -	0.00%
5-500	Misc. Metals	\$ -	\$ -	0.00%
Division 6	Wood, Plastics, & Composites		\$ 28,865.00	0.65%
6-100	Rough Carpentry	\$ -	\$ -	0.00%
6-170	Shop Fabricated Structural Wood	\$ -	\$ -	0.00%
6-400	Architectural Woodwork	\$ 3.83	\$ 28,865.00	0.65%
6-830	Fiberglass Reinforced Paneling (FRP)	\$ -	\$ -	0.00%
	Miscellaneous	\$ -	\$ -	0.00%
Division 7	Thermal & Moisture Protection		\$ 491,242.00	11.06%
7-100	Damp Proofing and Waterproofing	\$ -	\$ -	0.00%
7-210	Building Insulation	\$ -	\$ -	0.00%
7-240	Exterior Insulation & Finish Systems	\$ 39.59	\$ 298,000.00	6.71%
7-250	Firestopping	\$ 1.22	\$ 9,219.00	0.21%
7-300	Roofing	\$ 19.79	\$ 148,950.00	3.35%

7-900	Joint Sealants	\$	4.66	\$	35,073.00	0.79%
	Miscellaneous	\$	-	\$	-	0.00%
Division 8	Openings			\$	245,684.95	5.53%
8-100	Doors & Hardware	\$	11.90	\$	89,550.00	2.02%
8-400	Entrances Storefronts & Curtain Wall	\$	20.74	\$	156,134.95	3.51%
8-420	Automatic Entrance Doors	\$	-	\$	-	0.00%
4-500	Windows	\$	-	\$	-	0.00%
8-800	Glazing Only	\$	-	\$	-	0.00%
8-900	Louvers & Vents	\$	-	\$	-	0.00%
	Miscellaneous	\$	-	\$	-	0.00%
Division 9	Finishes			\$	485,987.00	10.94%
9-260	Metal Stud Framing & Drywall	\$	37.41	\$	281,587.00	6.34%
9-500	Acoustical Ceilings	\$	-	\$	-	0.00%
9-540	Specialty Ceilings	\$	-	\$	-	0.00%
9-900	Painting	\$	6.11	\$	46,000.00	1.04%
9-300	Tiling (Large Format Tile @ Columns)	\$	3.86	\$	29,040.00	0.65%
For CC see Div.9	Flooring & Tile	\$	17.19	\$	129,360.00	2.91%
For CC see Div.9	Miscellaneous	\$	-	\$	-	0.00%
Division 10	Specialties			\$	140,703.38	3.17%
10-100	Visual Display Boards	\$	0.59	\$	4,461.60	0.10%
10-140	Signage	\$	7.59	\$	57,162.06	1.29%
10-210	Toilet Partitions	\$	1.42	\$	10,725.00	0.24%
10-220	Flag Pole	\$	1.31	\$	9,860.40	0.22%
10-260	Wall & Door Protection	\$	0.73	\$	5,517.60	0.12%
10-280	Restroom & Bath Accessories	\$	0.47	\$	3,540.92	0.08%
10-500	Operable Partition	\$	4.30	\$	32,390.00	0.73%
10-520	Fire Protection Specialties	\$	0.16	\$	1,240.80	0.03%
10-900	Canopy	\$	2.10	\$	15,805.00	0.36%
Division 11	Equipment			\$	16,200.00	0.36%
11-400	Food Service Equipment	\$	2.15	\$	16,200.00	0.36%
11-520	A/V Equipment	\$	-	\$	-	0.00%
11-530	Lab Equipment	\$	-	\$	-	0.00%
11-660	Athletic Equipment	\$	-	\$	-	0.00%
11-700	Healthcare Equipment	\$	-	\$	-	0.00%
11-900	Misc. Equipment	\$	-	\$	-	0.00%
Division 12	Furnishings			\$	30,280.00	0.68%
12-200	Window Treatments	\$	2.15	\$	16,217.00	0.37%
12-300	Casework	\$	-	\$	-	0.00%
12-360	Countertops	\$	1.87	\$	14,063.00	0.32%
12-480	Entrance Mats	\$	-	\$	-	0.00%
12-540	Furniture & Equipment	\$	-	\$	-	0.00%
12-900	Misc. Furnishings	\$	-	\$	-	0.00%
Division 13	Special Construction			\$	-	0.00%
13-120	Fountains & Water Features	\$	-	\$	-	0.00%
13-340	Pre-Engineered Structures (PEMB)	\$	-	\$	-	0.00%
13-420	Modular Building Components	\$	-	\$	-	0.00%
13-480	Sound, Vibration & Seismic Control	\$	-	\$	-	0.00%
13-490	Radiation Protection	\$	-	\$	-	0.00%
	Misc. Special Construction	\$	-	\$	-	0.00%

Division 14	Conveying Systems		\$	-	0.00%
14-200	Elevators	\$	-	\$	0.00%
14-400	Lifts	\$	-	\$	0.00%
14-910	Chutes	\$	-	\$	0.00%
14-920	Pneumatic Tube Conveying Systems	\$	-	\$	0.00%
	Misc. Conveying Systems	\$	-	\$	0.00%
Division 20	MEP General Requirements		\$	-	0.00%
	MEP General Requirements	\$	-	\$	0.00%
Division 21	Fire Suppression		\$	40,188.69	0.90%
21-100	Water-Based Fire Suppression	\$	5.34	\$	0.90%
21-200	Fire-Extinguishing Systems	\$	-	\$	0.00%
	Misc. Conveying Systems	\$	-	\$	0.00%
Division 22	Plumbing		\$	414,220.00	9.32%
22-100	Plumbing Subcontractors	\$	55.03	\$	9.32%
22-105	Plumbing Materials & Equipment	\$	-	\$	0.00%
	Misc. Plumbing	\$	-	\$	0.00%
Division 23	HVAC		\$	404,210.00	9.10%
23-100	Mechanical Subcontractors	\$	48.82	\$	8.27%
23-105	HVAC Materials & Equipment	\$	-	\$	0.00%
23-200	TAB	\$	-	\$	0.00%
23-300	Commissioning Systems	\$	-	\$	0.00%
23-500	Integrated Automation Facility Controls	\$	4.88	\$	0.83%
	Misc. HVAC	\$	-	\$	0.00%
Division 26	Electrical		\$	455,325.00	10.25%
26-100	Electrical Subcontractors	\$	60.49	\$	10.25%
26-105	Electrical Materials & Equipment	\$	-	\$	0.00%
	Misc. Electrical	\$	-	\$	0.00%
Division 27	Communications		\$	65,727.82	1.48%
27-200	Data & Voice Communications	\$	5.60	\$	0.95%
27-400	Audio-Video Communications	\$	3.14	\$	0.53%
27-520	Healthcare Communications	\$	-	\$	0.00%
	Misc. Communications	\$	-	\$	0.00%
Division 28	Electronic Safety & Security		\$	145,162.65	3.27%
28-100	Electrical Security & Access Control	\$	16.60	\$	2.81%
28-200	Video Surveillance	\$	-	\$	0.00%
28-300	Security Detention Alarm Monitor	\$	-	\$	0.00%
28-460	Fire Alarm Systems	\$	2.68	\$	0.45%
	Misc. Electronic Safety & Security	\$	-	\$	0.00%
Division 31	Earthwork		\$	15,000.00	0.34%
31-100	Earthwork Subcontractors	\$	1.99	\$	0.34%
31-150	Site Clearing	\$	-	\$	0.00%
31-230	Trucking & Hauling	\$	-	\$	0.00%
31-310	Soil Treatment & Stabilization	\$	-	\$	0.00%
31-350	Slope Protection & Riprap	\$	-	\$	0.00%
	Misc. Earthwork	\$	-	\$	0.00%
Division 32	Exterior Improvements		\$	461,627.00	10.39%
32-120	Asphalt Paving	\$	18.27	\$	3.10%
32-130	Concrete Paving	\$	-	\$	0.00%

32-160	Curbs, Gutters, Sidewalks & Driveways	\$ 26.05	\$ 196,042.00	4.41%
32-170	Pavement Markings	\$ 0.63	\$ 4,750.00	0.11%
32-180	Athletic Surfacing	\$ -	\$ -	0.00%
32-185	Synthetic Grass	\$ -	\$ -	0.00%
32-310	Fences & Gates	\$ -	\$ -	0.00%
32-320	Retaining Walls	\$ -	\$ -	0.00%
32-330	Site Furnishings	\$ -	\$ -	0.00%
32-900	Landscaping & Irrigation	\$ 15.54	\$ 116,972.00	2.63%
	Pavers	\$ 0.84	\$ 6,350.00	0.14%
Division 32	Utilities		\$ 67,430.00	1.52%
33-100	Utility Subcontractors	\$ 8.96	\$ 67,430.00	1.52%
33-150	Wet Utilities	\$ -	\$ -	0.00%
33-200	Electrical Utilities	\$ -	\$ -	0.00%
	Misc. Utilities	\$ -	\$ -	0.00%
	SUBTOTAL		\$ 4,442,505.78	
G.C. FEES, Contingencies and Allowances		Percentage	Cost	% of Total
Subtotal			\$ 4,442,505.78	80.25%
Pre-Construction Services			\$ 20,000.00	0.36%
1-910				
Construction Management Fee		9.00%	\$ 399,825.52	7.22%
1-910				
Subtotal Trades + Fee			\$ 4,862,331.30	87.83%
Contingencies			\$ 486,233.13	8.78%
1-850	Contractor Contingency	5.00%	\$ 243,116.56	
1-800	Owner Contingency	5.00%	\$ 243,116.56	
Owner's Allowances			\$ -	0.00%
1-800	Allowance 1:	0.00%	\$ -	
1-800	Allowance 2:	0.00%	\$ -	
1-800	Allowance 3:	0.00%	\$ -	
1-800	Allowance 4:	0.00%	\$ -	
Subtotal with GC / Owner Contingency & Owner's Allows.			\$ 5,348,564.43	96.62%
Bonds			\$ 133,714.11	2.42%
1-200	Payment & Performance Bond	2.50%	\$ 133,714.11	
Insurance			\$ 53,485.64	0.97%
1-220	Insurance	1.00%	\$ 53,485.64	
	SUBTOTAL		\$ 5,535,764.18	100.00%
	SALES TAX - Choose YES/NO ->	NO	\$ -	
	SUBTOTAL W/Sales TAX		\$ 5,535,764.18	
	GRAND TOTAL		\$ 5,535,764.18	