



September 12, 2017

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College Station, TX 77840

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Melissa Fleming
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20445 SH 249, Suite 350
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Re: CSISD New Elementary School #10 – GMP Proposal

Gentlemen

PepperLawson herewith submits our proposed GMP for the CSISD New Elementary School #10 . This proposal is based upon the following documents issued by VLK Architects; Drawings dated January 27, 2017, Project Manual, dated August 3, 2017, Addendum #1 dated 2/20/2017, Addendum #2 dated 2/23/2017, Addendum #3 dated 8/16/2017, Addendum #4 dated 8/23/2017, Addendum #5 dated 8/25/2017, Addendum #6 dated 8/28/2017 and Addendum #7 dated 9/01/2017.

The proposed GMP is \$22,559,379. The proposed GMP does not include Alternates #1 or #2.

If the CSISD would like to accept Alternates #1 and #2, the proposed GMP would be \$23,040,052. I have attached the Budget Summary Sheet which provides the detail for the GMP proposal.

If you have any questions, please contact me.

Respectfully,

A handwritten signature in black ink, appearing to read 'Joe E. Street'.

Joe E Street
Business Unit Manager, LEED AP



PepperLawson CONSTRUCTION

BUDGET SUMMARY

Project : **Final CSISD Elem.#10**

POST BID 9/11/17

Bid Date :

09/07/17

Address :

Floor Level :

1

Square Footage :

90,134

Architect : VLK Architects, Inc.

Proposal Number :

2017-0031

NO.	CSI CAT	DESCRIPTION	BID AMOUNT	CUT / ADD VALUE	FINAL BID AMNT	% OF TOTAL	\$ PER SF	REMARKS
1	012100	Allowances	\$170,000	\$0	\$170,000	0.75%	\$1.89	ALLOWANCES
2	033000	Concrete	\$3,281,151	\$0	\$3,281,151	14.54%	\$36.40	
3	[03370]	Concrete Paving	\$0	\$0	\$0	0.00%	\$0.00	
4	042000	Unit Masonry	\$976,250	\$0	\$976,250	4.33%	\$10.83	
5	051200	Structural Steel Fabrication	\$664,925	\$0	\$664,925	2.95%	\$7.38	
6	051000	Structural Steel Erection	\$387,280	\$0	\$387,280	1.72%	\$4.30	
7	055000	Miscellaneous Metal Fabrications	\$18,086	\$0	\$18,086	0.08%	\$0.20	
8	061000	Rough Carpentry	\$243,106	\$0	\$243,106	1.08%	\$2.70	
9	064000	Arch. Woodwork	\$316,740	\$0	\$316,740	1.40%	\$3.51	
10	071113	Dampproofing / Joint Sealants	\$239,800	\$0	\$239,800	1.06%	\$2.66	
11	072100	Building Insulation	\$31,805	\$0	\$31,805	0.14%	\$0.35	
12	074120	Prefinished Metal Roof Panels	\$47,251	\$0	\$47,251	0.21%	\$0.52	
13	074646	Fiber Cement Soffits	\$61,501	\$0	\$61,501	0.27%	\$0.68	
14	075552	Modified Bitumen Roofing	\$678,000	\$0	\$678,000	3.01%	\$7.52	
15	078116	Cementitious Fireproofing	\$0	\$0	\$0	0.00%	\$0.00	Omitted
16	078400	Firestopping	\$1,250	\$0	\$1,250	0.01%	\$0.01	
17	079200	Caulking & Sealants	\$0	\$0	\$0	0.00%	\$0.00	See Dampproofing
18	079513	Expansion Joint Covers	\$6,321	\$0	\$6,321	0.03%	\$0.07	
19	081100	HM Doors and Frames	\$175,974	\$0	\$175,974	0.78%	\$1.95	
20	081400	Wood & PLAM Doors	\$0	\$0	\$0	0.00%	\$0.00	
21	083100	Access Doors	\$0	\$0	\$0	0.00%	\$0.00	with trades
22	083323	OH Coiling Door	\$1	\$0	\$1	0.00%	\$0.00	Omitted
23	084113	Alum. Storefront, Glass & Glazing	\$256,010	\$0	\$256,010	1.13%	\$2.84	
24	087100	Finish Hardware	\$36,635	\$0	\$36,635	0.16%	\$0.41	
25	089100	Louvers	\$0	\$0	\$0	0.00%	\$0.00	Omitted
26	092113	Lath & Plaster	\$43,675	\$0	\$43,675	0.19%	\$0.48	
27	092116	Drywall	\$795,820	\$0	\$795,820	3.53%	\$8.83	
28	093013	Tile	\$618,040	\$0	\$618,040	2.74%	\$6.86	
29	095100	Acoustical Ceilings	\$179,600	\$0	\$179,600	0.80%	\$1.99	
30	096429	Wood Strip Flooring	\$15,900	\$0	\$15,900	0.07%	\$0.18	
31	096500	Flooring and Base	\$2,500	\$0	\$2,500	0.01%	\$0.03	
32	096723	Resinous Flooring	\$80,300	\$0	\$80,300	0.36%	\$0.89	
33	097221	Sanitary Wall Panels (FRP)	\$2,065	\$0	\$2,065	0.01%	\$0.02	
34	098413	Fixed Acoustic Panels	\$0	\$0	\$0	0.00%	\$0.00	in x095100
35	099100	Paint and Wallcoverings	\$343,388	\$0	\$343,388	1.52%	\$3.81	
36	101110	CB, MB, TB, Display Cases	\$25,000	\$0	\$25,000	0.11%	\$0.28	
37	101400	Signage	\$24,214	\$0	\$24,214	0.11%	\$0.27	
38	102115	Toilet Compartments and Accessories	\$40,800	\$0	\$40,800	0.18%	\$0.45	
39	102123	Cubicle Curtains	\$2,450	\$0	\$2,450	0.01%	\$0.03	
40	102613	Corner Guards	\$13,810	\$0	\$13,810	0.06%	\$0.15	
41	104413	FEC	\$4,685	\$0	\$4,685	0.02%	\$0.05	
42	105100	Metal Lockers (& Metal Shelving)	\$7,655	\$0	\$7,655	0.03%	\$0.08	
43	107326	Prefabricated Walkway Covers	\$196,875	\$0	\$196,875	0.87%	\$2.18	
44	107500	Flagpoles	\$6,104	\$0	\$6,104	0.03%	\$0.07	
45	109900	Misc Specialties	\$18,926	\$0	\$18,926	0.08%	\$0.21	
46	113100	Appliances	\$13,476	\$0	\$13,476	0.06%	\$0.15	
47	114000	Foodservice Equipment	\$434,922	\$0	\$434,922	1.93%	\$4.83	
48	115213	Projection Screens	\$0	\$0	\$0	0.00%	\$0.00	BY OWNER

49	116100	Stage Curtains	\$9,719	\$0	\$9,719	0.04%	\$0.11	
50	116600	Athletic Equipment	\$28,616	\$0	\$28,616	0.13%	\$0.32	
51	122113	Horiz. Blinds	\$6,580	\$0	\$6,580	0.03%	\$0.07	
52	123216	Mfrd. P'lam Casework	\$0	\$0	\$0	0.00%	\$0.00	See Arch.Wdwk
53	124813	Entrance Mats	\$0	\$0	\$0	0.00%	\$0.00	See Flooring
54	125651	Library Furniture and Equipment	\$52,111	\$0	\$52,111	0.23%	\$0.58	
55	129300	Site Furnishings	\$16,539	\$0	\$16,539	0.07%	\$0.18	
56	144100	Overhead Barrier Free Lift	\$0	\$0	\$0	0.00%	\$0.00	NONE
57	211000	Fire Protection System	\$268,793	\$0	\$268,793	1.19%	\$2.98	
58	220000	Plumbing	\$872,500	\$0	\$872,500	3.87%	\$9.68	
59	230000	HVAC	\$2,418,837	\$0	\$2,418,837	10.72%	\$26.84	
60	260000	Electrical	\$1,475,380	\$0	\$1,475,380	6.54%	\$16.37	
61	263100	Fire Alarm	\$133,641	\$0	\$133,641	0.59%	\$1.48	
62	[285000]	Sound Systems	\$0	\$0	\$0	0.00%	\$0.00	BY OWNER
63	[311000]	Erosion Control	\$83,803	\$0	\$83,803	0.37%	\$0.93	
64	312301	Sitework	\$1,934,380	\$0	\$1,934,380	8.57%	\$21.46	
65	[315000]	Site Utilities	\$504,700	\$0	\$504,700	2.24%	\$5.60	
66	323113	Fences and Gates	\$69,994	\$0	\$69,994	0.31%	\$0.78	
67	321723	Pavement Markings	\$11,325	\$0	\$11,325	0.05%	\$0.13	
68	328000	Irrigation & Landscaping	\$253,556	\$0	\$253,556	1.12%	\$2.81	
69	1.20%	Sub Guard	\$223,233	\$0	\$223,233	0.99%	\$2.48	
70		Subtotal (Hard Costs)	\$18,825,998	\$0	\$18,825,998	83.45%	\$208.87	Total GCs lines 70 thru 73
71		General Conditions	\$1,650,360	\$0	\$1,650,360	7.32%	\$18.31	per Joe
		Subtotal	\$20,476,358		\$20,476,358			
72	1.01%	P&P Bond - RECALC	\$206,000		\$206,000			
73	1.10%	General Liability	\$227,506		\$227,506			per Todd & Joe
74	0.20%	Builders Risk	\$41,820		\$41,820			
75	2.44%	Contractors Contingency	\$500,000		\$500,000			Contingency % per Theo
76	2.44%	Owners Contingency	\$500,000		\$500,000			Contingency % per Theo
77		Construction Total	\$21,951,684		\$21,951,684	97.31%	\$243.54	
78	2.70%	Fee	\$592,695		\$592,695	2.63%	\$6.58	Fee per 2015 CMAA
79		Pre-Construction Services	\$15,000		\$15,000	0.07%	\$0.17	
79		GRAND TOTAL	\$22,559,379		\$22,559,379	100%	\$250.29	per square foot

Total Cuts \$0.00

As Bid 9/07/17: \$23,969,185

As Presented 9/11/17: \$22,559,379

80		ALT.#1 - Add Kindergarten Rooms B100A & B100B with toilet rooms	\$248,782.12	\$0	\$248,782.12		\$ 120.53	
81		ALT.#2 - Add Classrooms A141 & A142, extend Corr. A137	\$231,891.06	\$0	\$231,891.06		\$ 119.84	
82	0		\$0.00	\$0	\$0.00		\$ -	