

January 7, 2019

Jon Hall
College Station ISD

Theo Rouse
College Station ISD

Melissa Fleming
VLK Architects

CSISD 2019 Renovations to South Knoll and Middle School Rebranding – GMP Proposal Letter

Gentlemen & Lady

Pepper Lawson Construction herewith submits our proposed GMP for the CSISD 2019 Renovation to South Knoll Elementary and Rebranding Middle Schools. This proposal is based upon the following documents issued by VLK Architects ; Permit Documents dated 11/13/2018, Project Manuals, dated 11/13/18, Addendum #1 dated 12/07/2018, Addendum #2 dated 12/12/2018 and Addendum #3 dated 12/14/2018.

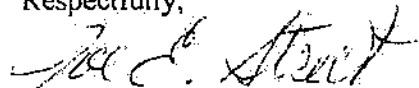
The proposed GMP is \$4,177,226. This GMP is a comprised total of the separate pricing for each of the three schools. The individual pricing is as follows; A & M Consolidated Middle School @ \$988,156 which includes Alternate #1, #3 and #4. College Station Middle School @ \$801,483 which includes Alternate #1 and South Knoll Elementary School @ \$2,387,587 which includes Alternates #1 and #2.

There is an Allowance included in the A & M Consolidated Middle School pricing, that being \$15,000 (\$15,000 for Alternate #4 – Grey Canopy with Logo). There are no Allowances in the South Knoll Elementary and College Station Middle School budgets.

I have attached the Budget Summary Sheet for each school which provides the detail for the GMP proposal.

If you have any questions, please contact me.

Respectfully,



Joe E Street
Project Executive, LEED AP



00110101

ESTIMATE SUMMARY

Project: **AM Consolidated MS Renovations**
 Address: 105 Holik St
 College Station, TX 77840
 Architect: VLK

Bid Date: 12-18-18
 Floor Level: 1
 Square Footage: 29,130
 Proposal Number: 46

NO.	CSI CAT	DESCRIPTION	BID AMOUNT	CUT / ADD VALUE	FINAL BID AMNT	% OF TOTAL	\$ PER SF	REMARKS
1	012000	Allowances	\$15,000	\$0	\$15,000	1.52%	\$0.51	
2	023000	Demolition	\$46,470	\$0	\$46,470	4.70%	\$1.60	
3	061000	Millwork	\$23,420	\$0	\$23,420	2.37%	\$0.80	
4	071000	Gutters/Downspouts	\$25,485	\$0	\$25,485	2.58%	\$0.87	
5	081100	HM Door / Frames	\$0	\$0	\$0	0.00%	\$0.00	
6	092116	Drywall and Acoustical	\$53,520	\$0	\$53,520	5.42%	\$1.84	
7	093013	Tile	\$45,090	\$0	\$45,090	4.56%	\$1.55	
8	096500	Resinous Flooring	\$18,573	\$0	\$18,573	1.88%	\$0.64	
9	096600	Flooring	\$271,089	\$0	\$271,089	27.43%	\$9.31	
10	099100	Paint	\$103,295	\$0	\$103,295	10.45%	\$3.55	
11	101000	Visual Display Surfaces	\$8,400	\$0	\$8,400	0.85%	\$0.29	
12	102115	Toilet Partitions	\$37,130	\$0	\$37,130	3.76%	\$1.27	
13	101400	Signage	\$7,576	\$0	\$7,576	0.77%	\$0.26	
14	103000	Lockers	\$0	\$0	\$0	0.00%	\$0.00	
15	116100	Stage Curtain	\$15,000	\$0	\$15,000	1.52%	\$0.51	
16	116600	Gym Equipment	\$49,500	\$0	\$49,500	5.01%	\$1.70	
17	121000	Window Treatments	\$0	\$0	\$0	0.00%	\$0.00	
18	123000	Site Furnishing	\$350	\$0	\$350	0.04%	\$0.01	
19	220000	Plumbing	\$28,217	\$0	\$28,217	2.86%	\$0.97	
20	260000	Electrical	\$9,055	\$0	\$9,055	0.92%	\$0.31	
21	· 20%	Sub Guard	\$9,086	\$0	\$9,086	0.92%	\$0.31	
22		Subtotal (Hard Costs)	\$766,256	\$0	\$766,256	77.54%	\$26.30	
23	11 14%	General Conditions	\$85,370	\$0	\$85,370	8.64%	\$2.93	
	· 32%	CGL / BR	\$12,429		\$12,429	1.26%	\$0.43	
					\$0	0.00%	\$0.00	
24		Subtotal	\$864,055		\$864,055	87.44%	\$29.66	
25	0 94%	P&P Bond Cost	\$8,122		\$8,122	0.82%	\$0.28	
26		Contingency	\$90,000		\$90,000	9.11%	\$3.09	
27		Construction Total	\$962,177		\$962,177	97.37%	\$33.03	
28	2.70%	Fee	\$25,979		\$25,979	2.63%	\$0.89	
29		GRAND TOTAL	\$988,156		\$988,156	100%	\$33.92	per square foot

Total Cuts \$0.00

As Bid:

30	ALTERNATE # 1 Provide Marmoleum Flooring (Forbo)	\$173,176.58	\$0	\$173,176.58	5.94496	ACCEPTED - with cost of work
31	ALTERNATE # 2 Provide LVT Flooring	\$173,815.47	\$0	\$173,815.47	5.96689	DECLINED
32	ALTERNATE # 3 Provide New Plumbing Fixtures, Finishes, and Hard Ceilings at B224/225, C150/152 Resrooms	\$34,199.69	\$0	\$34,199.69	1.17404	ACCEPTED - with cost of work
33	ALTERNATE # 4 Provide Grey Canopy with Logo Outside of the Cafeteria.	\$15,814.15	\$0	\$15,814.15	0.54288	ALLOWANCE - with cost of work
34	ALTERNATE # 5	\$0.00	\$0	\$0.00	0	
35	ALTERNATE # 6	\$0.00	\$0	\$0.00	0	
36	ALTERNATE # 7	\$0.00	\$0	\$0.00	0	
37	ALTERNATE # 8	\$0.00	\$0	\$0.00	0	
38	ALTERNATE # 9	\$0.00	\$0	\$0.00	0	

ESTIMATE SUMMARY

Project **College Station Middle School**
 Address **900 Rock Prairie Road**
College Station, TX 77845
 Architect **VLK**

Bid Date : **12/18/18**
 Floor Level : **1**
 Square Footage : **42,490**
 Proposal Number : **46**

NO.	CSI CAT	DESCRIPTION	BID AMOUNT	CUT / ADD VALUE	FINAL BID AMNT	% OF TOTAL	\$ PER SF	REMARKS
1	012000	Allowances	\$0	\$0	\$0	0.00%	\$0.00	
2	023000	Demolition	\$40,000	\$0	\$40,000	4.99%	\$0.94	
3	033000	Concrete	\$0	\$0	\$0	0.00%	\$0.00	
4	061000	Millwork	\$0	\$0	\$0	0.00%	\$0.00	
5	081100	HM Door / Frames	\$43,530	\$0	\$43,530	5.43%	\$1.02	
6	092116	Drywall and Acoustical	\$55,900	\$0	\$55,900	6.97%	\$1.32	
7	093013	Tile	\$0	\$0	\$0	0.00%	\$0.00	
8	096500	Resinous Flooring	\$0	\$0	\$0	0.00%	\$0.00	
9	096600	Flooring	\$318,076	\$0	\$318,076	39.69%	\$7.49	
10	099100	Paint	\$49,120	\$0	\$49,120	6.13%	\$1.16	
11	102115	Toilet Partitions	\$0	\$0	\$0	0.00%	\$0.00	
12	101400	Signage	\$12,923	\$0	\$12,923	1.61%	\$0.30	
13	103000	Lockers	\$80,350	\$0	\$80,350	10.03%	\$1.89	
14	116100	Stage Curtain	\$8,000	\$0	\$8,000	1.00%	\$0.19	
15	116600	Gym Equipment	\$0	\$0	\$0	0.00%	\$0.00	
16	121000	Window Treatments	\$1,500	\$0	\$1,500	0.19%	\$0.04	
17	220000	Plumbing	\$0	\$0	\$0	0.00%	\$0.00	
18	260000	Electrical	\$1,523	\$0	\$1,523	0.19%	\$0.04	
19	1.20%	Sub Guard	\$7,331	\$0	\$7,331	0.91%	\$0.17	
20		Subtotal (Hard Costs)	\$618,253	\$0	\$618,253	77.14%	\$14.55	
21	13.81%	General Conditions	\$85,370	\$0	\$85,370	10.65%	\$2.01	
	1.32%	CGL / BR	\$10,080		\$10,080	1.26%	\$0.24	
22		Subtotal	\$713,703		\$713,703	89.05%	\$16.80	
23	0.94%	P&P Bond Cost	\$6,709		\$6,709	0.84%	\$0.16	
24		Contingency	\$60,000		\$60,000	7.49%	\$1.41	
25		Construction Total	\$780,412		\$780,412	97.37%	\$18.37	
26	2.70%	Fee	\$21,071		\$21,071	2.63%	\$0.50	
27		GRAND TOTAL	\$801,483		\$801,483	100%	\$18.86	per square foot

Total Cuts \$0.00 As Bid:

28	ALTERNATE # 1	Provide Marmoleum Flooring (FORBO)	\$216,288.07	\$0	\$216,288.07	5.09033	ACCEPTED - with cost of
29	ALTERNATE # 2	Provide LVT Flooring	\$215,578.54	\$0	\$215,578.54	5.07363	DECLINED
30	ALTERNATE # 3		\$0.00	\$0	\$0.00	0	
31	ALTERNATE # 4		\$0.00	\$0	\$0.00	0	
32	ALTERNATE # 5		\$0.00	\$0	\$0.00	0	
33	ALTERNATE # 6		\$0.00	\$0	\$0.00	0	
34	ALTERNATE # 7		\$0.00	\$0	\$0.00	0	
35	ALTERNATE # 8		\$0.00	\$0	\$0.00	0	
36	ALTERNATE # 9		\$0.00	\$0	\$0.00	0	

ESTIMATE SUMMARY

Project **South Knoll Elem Renovations**
 Address 1220 Boswell
 College Station, TX 77840
 Architect VLK

Bid Date : 12/18/18
 Floor Level : 1
 Square Footage : 57,125
 Proposal Number : 46

NO.	CSI CAT	DESCRIPTION	BID AMOUNT	CUT / ADD VALUE	FINAL BID AMNT	% OF TOTAL	\$ PER SF	REMARKS
1	012000	Allowances	\$0	\$0	\$0	0.00%	\$0.00	
2	023000	Demolition	\$96,100	\$0	\$96,100	4.02%	\$1.68	
3	033000	Concrete	\$12,300	\$0	\$12,300	0.52%		
4	061000	Millwork	\$403,960	\$0	\$403,960	16.92%	\$7.07	
5	071000	Metal Panels	\$253,093	\$0	\$253,093	10.60%	\$4.43	
6	082000	HM Door / Frames	\$78,241	\$0	\$78,241	3.28%	\$1.37	
7	092000	Drywall and Acoustical	\$125,150	\$0	\$125,150	5.24%	\$2.19	
8	930000	Tile	\$75,100	\$0	\$75,100	3.15%	\$1.31	
9	096000	Flooring	\$372,714	\$0	\$372,714	15.61%	\$6.52	
10	097500	Resinous Flooring	\$3,750	\$0	\$3,750	0.16%		
11	099000	Paint	\$125,182	\$0	\$125,182	5.24%	\$2.19	
12	101000	Misc Specialties	\$33,710	\$0	\$33,710	1.41%	\$0.59	
13	102000	Signage	\$6,096	\$0	\$6,096	0.26%	\$0.11	
14	105000	Prefab Canopy	\$19,600	\$0	\$19,600	0.82%		
15	121000	Stage Curtains	\$0	\$0	\$0	0.00%	\$0.00	
16	220000	Plumbing	\$152,000	\$0	\$152,000	6.37%	\$2.66	
17	230000	Mechanical	\$0	\$0	\$0	0.00%	\$0.00	
18	260000	Electrical	\$123,195	\$0	\$123,195	5.16%	\$2.16	
19	270000	Fire Alarm	\$0	\$0	\$0	0.00%	\$0.00	
20	320000	Fencing	\$1,080	\$0	\$1,080	0.05%	\$0.02	
21	1.20%	Sub Guard	\$22,575	\$0	\$22,575	0.95%	\$0.40	
22		Subtotal (Hard Costs)	\$1,903,847	\$0	\$1,903,847	79.74%	\$33.33	
23	10.03%	General Conditions	\$190,969	\$0	\$190,969	8.00%	\$3.34	
	1.32%	CGL / BR	\$30,028		\$30,028	1.26%	\$0.53	
					\$0	0.00%	\$0.00	
24		Subtotal	\$2,124,843		\$2,124,843	89.00%	\$37.20	
25	0.94%	P&P Bond Cost	\$19,974		\$19,974	0.84%	\$0.35	
26		Contingency	\$180,000		\$180,000	7.54%	\$3.15	
27		Construction Total	\$2,324,817		\$2,324,817	97.37%	\$40.70	
28	2.70%	Fee	\$62,770		\$62,770	2.63%	\$1.10	
29		GRAND TOTAL	\$2,387,587		\$2,387,587	100%	\$41.80	per square foot

Total Cuts \$0.00

As Bid:

30	ALTERNATE # 1 - Replace Existing Canopy Soffits	\$74,584.82	\$0	\$74,584.82	1.30564	ACCEPTED - with cost of work
31	ALTERNATE # 2 -Provide New Canopy and Sidewalk at Drop Off	\$33,631.43	\$0	\$33,631.43	0.58873	ACCEPTED - with cost of work
32	ALTERNATE # 3	\$0.00	\$0	\$0.00	0	
33	ALTERNATE # 4	\$0.00	\$0	\$0.00	0	
34	ALTERNATE # 5	\$0.00	\$0	\$0.00	0	
35	ALTERNATE # 6	\$0.00	\$0	\$0.00	0	
36	ALTERNATE # 7	\$0.00	\$0	\$0.00	0	
37	ALTERNATE # 8	\$0.00	\$0	\$0.00	0	
38	ALTERNATE # 9	\$0.00	\$0	\$0.00	0	