

webber commercial

January 09, 2020

Jon Hall
College Station ISD

Theo Rouse
College Station ISD

Melissa Fleming
VLK Architects

RE: CSISD 2020 Renovations & Rebranding Phase II – GMP Proposal Letter

Gentlemen and Lady,

Webber Construction, formerly Pepper-Lawson Construction (PLC), herewith submits our proposed GMP for the CSISD 2020 Renovations and Rebranding Phase II projects. This proposal is based upon the following documents issued by VLK Architect:

- Permit Documents dated 12/18/2019
- Project Manuals dated 12/18/2019
- Addendum #1 dated 12/06/2019
- Addendum #2 dated 12/13/2019

The proposed GMP is \$4,421,736. This GMP is a comprised total of the separate pricing for each of the two schools. The individual pricing is as follows:

- A&M Consolidated Middle School \$2,134,921 which includes Alternates 1, 2, 3 & 4
- College Station Middle School \$2,286,815

There is an allowance included in the A&M Consolidated Middle School pricing, that being of \$50,000 for Choir Room Structural Slab and an allowance included in the College Station Middle School pricing of \$100,000 for underbuilding plumbing systems replacements.

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,



Garth Hammett
Sr. Project Manager



ESTIMATE SUMMARY

Project: **CSMS Summer 2020 Renovations**
 Address: 900 Rock Prairie Road
 College Station, TX 77845
 Architect: VLK

Bid Date: 12/17/19
 Floor Level: 1
 Square Footage: 50,177
 Proposal Number: 2019-063

NO.	CSI CAT	DESCRIPTION	BID AMOUNT	CUT / ADD VALUE	FINAL BID AMNT	% OF TOTAL	\$ PER SF	REMARKS
1	012000	Allowances	\$113,000	\$0	\$113,000	4.94%	\$2.25	
2	023000	Demolition	\$94,000	\$0	\$94,000	4.11%	\$1.87	
3	051220	Misc Steel	\$7,520	\$0	\$7,520	0.33%	\$0.15	
4	061000	Millwork	\$221,456	\$0	\$221,456	9.88%	\$4.41	
5	081100	HM Door / Frames	\$257,313	\$0	\$257,313	11.25%	\$5.13	
6	088000	Glass and Glazing	\$4,040	\$0	\$4,040	0.18%	\$0.08	
7	092116	Drywall and Acoustical	\$286,090	\$0	\$286,090	12.51%	\$5.70	
8	093013	Tile	\$10,000	\$0	\$10,000	0.44%	\$0.20	
9	096500	Resinous Flooring	\$0	\$0	\$0	0.00%	\$0.00	
10	096600	Flooring	\$429,225	\$0	\$429,225	18.77%	\$8.55	
11	099100	Paint	\$0	\$0	\$0	0.00%	\$0.00	
12	122113	Horizontal Blinds	\$1,500	\$0	\$1,500	0.07%	\$0.03	
13	101423	Signage	\$4,029	\$0	\$4,029	0.18%	\$0.08	
14	102115	Toilet Accessories & Gear Boss Shelv	\$7,651	\$0	\$7,651	0.33%	\$0.15	
15	105600	Storage Assemblies	\$71,137	\$0	\$71,137	3.11%	\$1.42	
16	103000	Lockers	\$115,970	\$0	\$115,970	5.07%	\$2.31	
17	125000	Library Shelving	\$100,000	\$0	\$100,000	4.37%	\$1.99	
18	220000	Plumbing	\$32,696	\$0	\$32,696	1.43%	\$0.65	
19	260000	Electrical	\$7,305	\$0	\$7,305	0.32%	\$0.15	
20	323113	Fence & Gates	\$3,221	\$0	\$3,221	0.14%	\$0.06	
21	1.20%	Sub Guard	\$21,194	\$0	\$21,194	0.93%	\$0.42	
22		Subtotal (Hard Costs)	\$1,787,347	\$0	\$1,787,347	78.16%	\$35.62	
23	10.73%	General Conditions	\$191,710	\$0	\$191,710	8.38%	\$3.82	
	1.32%	CGL / BR	\$28,764		\$28,764	1.26%	\$0.57	
24		Subtotal	\$2,007,820		\$2,007,820	87.80%	\$40.01	
25	0.94%	P&P Bond Cost	\$18,874		\$18,874	0.83%	\$0.38	
26		Contingency	\$200,000		\$200,000	8.75%	\$3.99	
27		Construction Total	\$2,226,694		\$2,226,694	97.37%	\$44.38	
28	2.70%	Fee	\$60,121		\$60,121	2.63%	\$1.20	
29		GRAND TOTAL	\$2,286,815		\$2,286,815	100%	\$45.57	per square foot

Total Cuts \$0.00

As Bid:

30	ALTERNATE # 1 -	\$0.00	\$0	\$0.00	0	
31	ALTERNATE # 2	\$0.00	\$0	\$0.00	0	
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	



ESTIMATE SUMMARY

Project: **AMCMS Summer 2020 Renovations** Bid Date: 12/17/19
 Address: 105 Holik St Floor Level: 1
 College Station, TX 77840 Square Footage: 66,108
 Architect: VLK Proposal Number: 2019-062

NO.	CSI CAT	DESCRIPTION	BID AMOUNT	CUT / ADD VALUE	FINAL BID AMNT	% OF TOTAL	\$ PER SF	REMARKS
1	012000	Allowances	\$50,000	\$0	\$50,000	2.34%	\$0.76	
2	023000	Demolition	\$79,600	\$0	\$79,600	3.73%	\$1.20	
3	051220	Misc Steel	\$0	\$0	\$0	0.00%	\$0.00	
4	081000	Rough Carpentry	\$0	\$0	\$0	0.00%	\$0.00	
5	051000	Millwork	\$363,070	\$0	\$363,070	17.01%	\$5.49	
6	081100	HM Door / Frames	\$243,502	\$0	\$243,502	11.41%	\$3.68	
7	088000	Glass and Glazing	\$10,450	\$0	\$10,450	0.49%	\$0.16	
8	093013	Ceramic Tile	\$0	\$0	\$0	0.00%	\$0.00	
9	095123	Drywall & Acoustical	\$259,430	\$0	\$259,430	12.15%	\$3.92	
10	096500	Resinious Flooring	\$38,059	\$0	\$38,059	1.78%	\$0.58	
11	096600	Flooring	\$380,154	\$0	\$380,154	17.81%	\$5.75	
12	099100	Paint	\$0	\$0	\$0	0.00%	\$0.00	
13	101000	Visual Display Surfaces	\$0	\$0	\$0	0.00%	\$0.00	
14	101423	Signage	\$49,212	\$0	\$49,212	2.31%	\$0.74	
15	102000	Appliances	\$0	\$0	\$0	0.00%	\$0.00	
16	102115	Toilet Partitions / Misc. Accessories	\$7,800	\$0	\$7,800	0.37%	\$0.12	
17	103000	Lockers	\$90,580	\$0	\$90,580	4.24%	\$1.37	
18	220000	Plumbing	\$39,264	\$0	\$39,264	1.84%	\$0.59	
19	260000	Electrical	\$8,180	\$0	\$8,180	0.38%	\$0.12	
20	1.20%	Sub Guard	\$19,432	\$0	\$19,432	0.91%	\$0.29	
21		Subtotal (Hard Costs)	\$1,638,733	\$0	\$1,638,733	76.76%	\$24.79	
22	11.94%	General Conditions	\$195,710	\$0	\$195,710	9.17%	\$2.96	
	1.32%	CGL / BR	\$26,855	\$0	\$26,855	1.26%	\$0.41	
					\$0	0.00%	\$0.00	
23		Subtotal	\$1,861,297		\$1,861,297	87.18%	\$28.16	
24	0.94%	P&P Bond Cost	\$17,496		\$17,496	0.82%	\$0.26	
25		Contingency	\$200,000		\$200,000	9.37%	\$3.03	
26		Construction Total	\$2,078,793		\$2,078,793	97.37%	\$31.45	
27	2.70%	Fee	\$56,127		\$56,127	2.63%	\$0.85	
28		GRAND TOTAL	\$2,134,921		\$2,134,921	100%	\$32.29	per square foot

Total Cuts \$0.00 As Bid:

29	ALTERNATE # 1 - Remove...existing epoxy flooring & provide New...	\$38,059.40	\$0	\$38,059.40	0.57571544
30	ALTERNATE # 2 - Repainting of existing Corridor & Athletic lockers	\$0.00	\$0	\$0.00	0
31	ALTERNATE # 3 - Renovate Existing Marquee	\$46,108.80	\$0	\$46,108.80	0.69747687
32	ALTERNATE # 4 - Providing New Doors and Hardware	\$212,034.06	\$0	\$212,034.06	3.20738889
33	ALTERNATE # 5 -	\$0.00	\$0	\$0.00	0
34	ALTERNATE # 6	\$0.00	\$0	\$0.00	0
35	ALTERNATE # 7	\$0.00	\$0	\$0.00	0
36	ALTERNATE # 8	\$0.00	\$0	\$0.00	0
37	ALTERNATE # 9	\$0.00	\$0	\$0.00	0

ALL ALTERNATES 1, 2, 3 & 4 ARE INCLUDED IN GMP AMOUNT

EXHIBIT D

Project Clarifications & Assumptions

GMP Estimate

Project: College Station ISD Renovations & Rebranding Phase II

A & M Consolidated Middle School - AMCMS

College Station Middle School - CSMS

Owner: College Station ISD

Location: College Station, TX

BID Date: December 17, 2019

GMP Date: January 10, 2020

General

Webber Construction, formally Pepper-Lawson (PLC), has developed this GMP utilizing the 100% CD documents issued by VLK dated on 11/18/19, Addendum 1 dated 12/06/2019 and Addendum 2 dated 12/13/2019.

Insurance, Bonds, and Permits:

PLC has included General Liability Insurance and has included the cost of Builders Risk Insurance.

PLC has included the cost of Payment and Performance Bonds for the General Contractor contract only.

The costs of Subcontractor Default Insurance (CDI or Subguard) have been included in the cost of work as a fixed rate of 1.2% at the AMCMS and CSMS projects.

The Subcontractors will provide and pay for the basic, major trade permits (Site Utilities, Fire Protection, Plumbing, Mechanical and Electrical).

PLC has not included the cost associated with utility service connection fees. The cost of permits, coordination fees, tap fees, public space permits, etc. or any other non-primary major trade permits are all assumed to be provided and paid for by the Owner unless agreed to otherwise.

This Proposal excludes any administration costs associated with achieving LEED registration, LEED contributing materials not currently specified or shown in the documents and commissioning beyond the scope currently shown in the documents.

PLC has excluded construction permit fees.

PLC has included all accepted Alternates for the AMCMS project in the GMP.

Third party Inspections, Testing Services and Consultants

PLC has excluded any costs associated with Materials Testing & Inspections services for soils, concrete, masonry, steel and fireproofing, etc. It is assumed that the Owner will retain the services of an independent testing agency that will provide these services.

PLC has excluded any costs associated with a building envelope or waterproofing consultant. It is strongly recommended that the owner retain the services of a design consultant with this expertise to review the final construction documents and provide quality control services during construction.

PLC has excluded any costs associated with asbestos testing and/or removal/abatement.

PLC has excluded any costs associated with impact fees assessed by City, County, MUD or State agencies, except as outlined above.

General

PLC has excluded any hazardous waste or contaminated soil removal (including mold/mildew) or the inspection and monitoring of same.

PLC has excluded provisions for relocating existing site and/or off-site utilities.

PLC has excluded provisions for concealed or unforeseen conditions.

Division 1

PLC has included the following Allowances per direction of CSISD for a total of \$150,000 as broken out below.

1. AMCMS – Choir Room Structural Allowance \$50,000
2. CSMS – Underbuilding Plumbing Systems Allowance \$100,000

Division 2 – Existing Conditions:

PLC has included demo of Science Lab teacher work stations (AMCMS). Work Stations are to be replaced with new units.

At (CSMS), PLC has included an Allowance of \$10,000 for any mold remediation and an allowance of \$3,000 for temporary dust walls

PLC has included floor protection budget for both projects. This includes floor protection for the AMCMS gymnasium for Owner stored furniture.

Division 3 - Concrete:

N/A.

Division 4 - Masonry:

N/A

Division 5 - Metals:

PLC has included the tube steel supports for lavatory sinks at CSMS

PLC has included the stainless cover plates at restrooms to cover holes

Division 6 – Wood, Plastics and Composites:

PLC has not included rough carpentry for blocking at drywalls. We assume existing blocking is sufficient for new casework installation.

Division 7 - Thermal & Moisture Protection:

PLC has included joint sealants as required

Division 8 - Openings:

PLC has included glazing for door vision panels at both projects

PLC has included new doors and hardware at both projects

Division 9 - Finishes:

PLC has included thinset tile, and has included floating of walls to receive ceramic tile.

PLC has excluded epoxy grout.

PLC has included moisture mitigation for flooring systems •

Division 10 - Specialties:

PLC has included 40 stainless steel corner guards for AMCMS Cafetorium and X Corridor areas.

PLC has included pressure wash of grout at AMCMS restrooms.

Division 11 - Equipment:

PLC has excluded any A/V Equipment, either new or relocated.

PLC has not included any ice machines. PLC does include an allowance of \$2,000 for ice machine drain.

Division 12 - Furnishing:

PLC has excluded temporary relocation of any furniture, wall mounted art, schedules, maps, projectors, smart boards and other educational materials, and contents of shelves and closets, and is not responsible for the salvage of any such material inadvertently left in place. .

Division 13 – Special Construction:

NA

Division 14 – Conveying Equipment:

NA

Division 21, 22, 23 – Mechanical, Plumbing, Fire Protection

The fire protection system is based on the water supply, quantity and pressure, being adequate to provide coverage to meet code requirements.

PLC excludes any utility impact fees except as stated in the General section above.

PLC has excluded test and balance of the HVAC Systems as this work will be provided by the owner.

Division 26 - Electrical

PLC has included electrical and data conduits per the Electrical plans.

PLC has excluded primary conductors.

Division 28 – Sound System

PLC has excluded work for A/V, Telephone, Data Cabling, Communication and Security Systems.

Division 31 – Earthwork:

N/A

Division 32 – Exterior Improvements

PLC has included new fencing and gates as shown and specified at CSMS.