



**PEPPER-LAWSON**  
CONSTRUCTION, L.P.

November 10, 2008

Mr. Jon Hall  
College Station ISD  
1812 Welsh  
College Station, Texas 77840

RE: Cypress Grove Intermediate School  
Classroom Additions

Dear Jon,

Attached is our Proposal for the above referenced project. It includes the Summary Report, Estimate Detail Report, and the Clarifications to this Proposal. The breakdown is as follows:

Base Bid	\$2,967,340.00
Alternate #1	\$ 45,000.00

After review, please comment back as to finalizing the GMP. Pepper-Lawson Construction looks forward to providing CSISD with another successful project.

Sincerely,  
PEPPER-LAWSON CONSTRUCTION, L.P.

Glenn Saha  
Chief Estimator

Cc: Steve Aloway, VLK  
John Richard, PLC  
Bid File



Pepper Lawson Construction  
 Job #: CYGRV  
 Rev #: 02 Dated: 11/06/2008  
 Desc: GMP Estimate

November 07, 2008  
 13:08

CSISD Cypress Grove Additions

**Estimate Summary Report**

Data Includes:  
 Phase: AAA  
 Approved: None  
 Pending: None

TI	Description	Total Cost	Cost / SF	Comments
Phase AAA Classroom Addition & Int. Renov.		Area: 17,550		SF
0100	Site Demolition	20,000	1.14	
0110	Interior Demolition	14,419	0.82	
0130	Allowances	59,000	3.36	
0200	Earthwork	49,000	2.79	
0210	Soil Treatment	1,163	0.07	
0220	Misc. Site Requirements	3,558	0.20	
0222	Dewatering	1,550	0.09	
0230	Site Utilities & Site Drainage	51,000	2.91	
0250	Landscaping	2,500	0.14	
0270	Site-Work Concrete	148,820	8.48	
0280	Site Improvements	2,620	0.15	
0310	Concrete Placement	367,000	20.91	
0400	Masonry	142,172	8.10	
0500	Metals	188,355	10.73	
0520	Exp. Joint Covers	2,616	0.15	
0600	Carpentry	13,438	0.77	
0700	Moisture Protection	32,850	1.87	
0710	Building Insulation	6,800	0.39	
0730	Roofing & Sheetmetal	151,163	8.61	
0800	Doors, Frames, Hardware	28,239	1.61	
0880	Glass & Glazing	41,000	2.34	
0905	Plaster	3,840	0.22	
0910	Drywall	169,737	9.67	
0915	Hard Tile	0	0.00	
0925	Acoustical	30,400	1.73	
0930	Resilient Tile/Carpet	76,500	4.36	
0950	Paint/VWC	19,600	1.12	
1005	Visual Display Boards	15,876	0.90	
1015	Toilet Accs / Fire Ext & Cabi	3,647	0.21	
1020	Graphics	1,610	0.09	
1022	Lockers	24,875	1.42	
1035	Wall Protection System	1,300	0.07	
1045	Misc. Specialties	7,430	0.42	
1048	Canopies	55,893	3.18	
1108	Kitchen Appliances	5,644	0.32	
1135	Projection Screens & Blinds	3,790	0.22	
1230	Casework & Millwork	76,968	4.39	
1235	Library Casework	16,430	0.94	
1405	Wheelchair Lifts	16,893	0.96	
1510	Plumbing/HVAC	466,840	26.60	
1515	Fire Protection	66,050	3.76	
1600	Electrical	220,443	12.56	

Please note that Line Items are not guaranteed. They are presented for information only.



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Data Includes:  
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TI	Description	Total Cost	Cost / SF	Comments
Phase AAA Classroom Addition & Int. Renov.		Area: 17,550		SF
1730	Additional Conditions	31,740	1.81	
Phase AAA Subtotal		2,642,770		
	General Conditions	118,567		
	Contingency	50,000		
	Builders Risk	2,389		
	Performance Bond	31,991		
	General Liability	22,664		
	Pepper Fee @ 3.45%	98,959		
	Phase AAA Total	2,967,340	\$ 169.08	SF

Comments:



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**Estimate Detail Report**

Cost Code	Description	Qty	U/M	Cost /UM	Total Cost	Cost / SF	Comments
Phase AAA Classroom Addition & Int. Ren							Area: 17,550 SF
0100	Site Demolition						
010001	SITE DEMO	1	LS	20,000.00	20,000		
	0100 Total				20,000	1.14	
0110	Interior Demolition						
011001	INT DEMO WORK	1	LS	14,419.20	14,419		
	0110 Total				14,419	0.82	
0130	Allowances						
013002	OWNER CONTING.	1	LS	50,000.00	50,000		
013006	GRAPHICS	1	LS	4,000.00	4,000		
013015	TAS INSPECT COMP	1	LS	5,000.00	5,000		
	0130 Total				59,000	3.36	
0200	Earthwork						
020090	SITWORK SUB	1	LS	49,000.00	49,000		
	0200 Total				49,000	2.79	
0210	Soil Treatment						
021001	TERMITE TREATMENT	1	LS	1,163.00	1,163		
	0210 Total				1,163	0.07	
0220	Misc. Site Requirements						
022002	INLET PROT BARR.	1	LS	1,008.00	1,008		
022003	WASH AREAS	1	LS	2,550.00	2,550		
	0220 Total				3,558	0.20	
0222	Dewatering						
022201	DEWATERING	3	WK	516.67	1,550		
	0222 Total				1,550	0.09	
0230	Site Utilities & Site Drainage						
023001	Demo Existing Storm	1	LS	0.00	0		W/Sub
023002	New Storm Sewer	1	LS	0.00	0		W/Sub
023024	SITE UTILITY SUB	1	LS	51,000.00	51,000		
	0230 Total				51,000	2.91	
0250	Landscaping						
025001	SOD	1	LS	2,500.00	2,500		Allowance
	0250 Total				2,500	0.14	
0270	Site-Work Concrete						
027090	SITE CONCRETE SUB	1	LS	146,500.00	146,500		
027095	MISC CONCRETE	1	LS	2,320.00	2,320		
	0270 Total				148,820	8.48	
0280	Site Improvements						
028001	STRIPING	1	LS	1,000.00	1,000		
028006	MISC SIGNAGE	6	EA	270.00	1,620		
	0280 Total				2,620	0.15	

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<b>Phase AAA Classroom Addition &amp; Int. Ren</b>							Area: 17,550 SF
<b>0310</b>	<b>Concrete Placement</b>						
031090	BLDG CONC. SUB	1	LS	367,000.00	367,000		
<b>0310</b>	<b>Total</b>				<b>367,000</b>	<b>20.91</b>	
<b>0400</b>	<b>Masonry</b>						
040090	MASONRY SUB	1	LS	140,672.00	140,672		
040092	MISC PATCH	1	LS	1,500.00	1,500		
<b>0400</b>	<b>Total</b>				<b>142,172</b>	<b>8.10</b>	
<b>0500</b>	<b>Metals</b>						
050001	STRUCTURAL STEEL	1	LS	135,000.00	135,000		
050018	BRACING	1	LS	3,600.00	3,600		
050021	SDWDLK TRENCH GRATE	2	EA	0.00	0		W/Site Conc Sub
050037	STAIRS NOSING	55	LF	16.36	900		
050090	STEEL ERECT SUB	1	LS	48,855.00	48,855		
<b>0500</b>	<b>Total</b>				<b>188,355</b>	<b>10.73</b>	
<b>0520</b>	<b>Exp. Joint Covers</b>						
052001	EXP JT COVERS	1	LS	2,616.00	2,616		
<b>0520</b>	<b>Total</b>				<b>2,616</b>	<b>0.15</b>	
<b>0600</b>	<b>Carpentry</b>						
060001	WINDOW BLOCKING	349	BF	4.29	1,496		
060002	MISC BLOCKING	100	BF	4.40	440		
060003	ROOF BLOCKING	765	BF	4.40	3,365		
060016	EXPANSION ANCHORS	765	EA	1.00	765		
060017	PLYWOOD	3,060	SF	2.20	6,732		
060020	NAILS/ROUGH HARDWARE	4,265	TB	0.15	640		
<b>0600</b>	<b>Total</b>				<b>13,438</b>	<b>0.77</b>	
<b>0700</b>	<b>Moisture Protection</b>						
070018	FIRE SAFING INSUL	1	LS	1,200.00	1,200		
070094	WATERPROOFING SUB	1	LS	31,650.00	31,650		
<b>0700</b>	<b>Total</b>				<b>32,850</b>	<b>1.87</b>	
<b>0710</b>	<b>Building Insulation</b>						
071002	BLDG INSULATION	1	LS	6,800.00	6,800		
<b>0710</b>	<b>Total</b>				<b>6,800</b>	<b>0.39</b>	
<b>0730</b>	<b>Roofing &amp; Sheetmetal</b>						
073001	ROOFING SUB	1	LS	151,163.00	151,163		
<b>0730</b>	<b>Total</b>				<b>151,163</b>	<b>8.61</b>	
<b>0800</b>	<b>Doors, Frames, Hardware</b>						
080001	DRS/FRMS/HDWR	25	EA	989.56	24,739		
080090	DR/HDWR INSTALLATION	1	LS	3,500.00	3,500		
<b>0800</b>	<b>Total</b>				<b>28,239</b>	<b>1.61</b>	

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<b>Phase AAA Classroom Addition &amp; Int. Ren</b>							Area: 17,550 SF
0880	Glass & Glazing						
088001	GLASS & GLAZING	1	LS	41,000.00	41,000		
0880	Total				41,000	2.34	
0905	Plaster						
090501	LATH & PLASTER	1	LS	3,840.00	3,840		
0905	Total				3,840	0.22	
0910	Drywall						
091001	DRYWALL	1	LS	169,737.00	169,737		
091006	TAPE & FLOAT	1	LS	0.00	0		W/Drywall
0910	Total				169,737	9.67	
0915	Hard Tile						
091501	CERAMIC TILE SUB	1	LS	0.00	0		W/Carpet
0915	Total				0	0.00	
0925	Acoustical						
092501	ACOUST CEILINGS	1	LS	30,400.00	30,400		
0925	Total				30,400	1.73	
0930	Resilient Tile/Carpet						
090087	CARPET/TILE SUB	1	LS	72,500.00	72,500		
093005	FLOOR PREP	1	LS	4,000.00	4,000		
0930	Total				76,500	4.36	
0950	Paint/VWC						
095001	PAINT	1	LS	19,000.00	19,000		
095008	FLOOR SEALER	813	SF	0.74	600		
0950	Total				19,600	1.12	
1005	Visual Display Boards						
100501	MB /TB SUB	1	LS	15,876.00	15,876		
1005	Total				15,876	0.90	
1015	Toilet Accs / Fire Ext & Cabinets						
101501	TOIL ACCS.	1	LS	3,423.00	3,423		
104201	FIRE EXT/CAB	4	EA	56.00	224		Mat'l With Toil Accs
1015	Total				3,647	0.21	
1020	Graphics						
102001	DOOR ID GRAPHICS	1	LS	1,610.00	1,610		Mat'l W/Allowance
1020	Total				1,610	0.09	
1022	Lockers						
102201	LOCKERS	1	LS	24,875.00	24,875		
1022	Total				24,875	1.42	

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Cost Code	Description	Qty	U/M	Cost /UM	Total Cost	Cost / SF	Comments
Phase AAA	Classroom Addition & Int. Ren						Area: 17,550 SF
1035	Wall Protection System						
103501	CORNER GUARDS	8	EA	162.50	1,300		
1035	Total				1,300	0.07	
1045	Misc. Specialties						
100085	CEILING PROJ MOUNTS	17	EA	400.00	6,800		Not Shown on Drwgs Furnished by Owner
104501	PENCIL SHARPENERS	18	EA	35.00	630		
1045	Total				7,430	0.42	
1048	Canopies						
104801	ALUM CANOPIES	1	LS	55,893.00	55,893		
1048	Total				55,893	3.18	
1108	Kitchen Appliances						
110801	APPLIANCES	7	EA	746.29	5,224		Residential Type in lieu of Commercial Excluded
110807	VENT HOOD	1	EA	420.00	420		
110812	FIRE SUPP. SYSTEM	1	LS	0.00	0		
1108	Total				5,644	0.32	
1135	Projection Screens & Blinds						
113501	PROJECTION SCREENS	17	EA	126.47	2,150		
120001	BLINDS	17	EA	96.47	1,640		
1135	Total				3,790	0.22	
1230	Casework & Millwork						
123001	CASEWORK SUB	1	LS	75,400.00	75,400		
123006	REL EXIST SHELVEING	1	LS	1,568.00	1,568		
1230	Total				76,968	4.39	
1235	Library Casework						
120017	BOOK DEPOSITORY	1	EA	1,190.00	1,190		
123501	LIBRARY FURNITURE	1	LS	15,240.00	15,240		
1235	Total				16,430	0.94	
1405	Wheelchair Lifts						
140501	OH BARRIER FREE LIFT	1	LS	16,893.00	16,893		
1405	Total				16,893	0.96	
1510	Plumbing/HVAC						
151001	PLUMBING & HVAC	1	LS	465,000.00	465,000		
151002	CEILING REMOVAL	1	LS	1,840.00	1,840		
1510	Total				466,840	26.60	
1515	Fire Protection						
151501	FIRE SPRINKLERS	1	LS	61,050.00	61,050		
151505	CEILING REMOVAL	1	LS	5,000.00	5,000		
1515	Total				66,050	3.76	

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Cost Code	Description	Qty	U/M	Cost /UM	Total Cost	Cost / SF	Comments
Phase AAA Classroom Addition & Int. Ren							Area: 17,550 SF
1600	Electrical						
160001	Electrical	1	LS	220,443.00	220,443		
1600	Total				220,443	12.56	
1730	Additional Conditions						
170007	FIELD ENGR & LAYOUT	3	WK	1,400.00	4,200		
170013	GENERAL CLEAN-UP	15	WK	750.00	11,250		
170016	TEMP FENCING	1,300	LF	5.10	6,630		
170017	INC BARRICADES	1	LS	200.00	200		
170018	EMG EXITS IN BLDG	2	EA	4,200.00	8,400		
170021	WEATHER PROTECTION	1	MO	560.00	560		
170030	ENGINEERING EQUIP	1	MO	300.00	300		
170031	INC LAYOUT EQUIP	1	LS	200.00	200		
170032	SAFETY RAILS	0	LF	0.00	0		
170066	TEMPORARY WATER	0	MO	0.00	0		By Owner - Existing
170067	TEMPORARY POWER	0	MO	0.00	0		By Owner - Existing
170077	BUILDERS RISK INSUR.	1	LS	0.00	0		
170078	INSURANCE (GEN LIAB)	1	LS	0.00	0		
170079	SECURITY SERVICE	0	WK	0.00	0		
170084	CONTR. CONTINGENCY	1	LS	0.00	0		
170195	P&P BOND	1	LS	0.00	0		
1730	Total				31,740	1.81	
AAA	Total				2,642,770	150.59	

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CSISD Cypress Grove Additions

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 Phase(s): AAA

**Scope Alternate Detail Report**

<u>S.A. #</u>	<u>Owners Ref #</u>	<u>Description</u>	<u>Status</u>	<u>Cost Event #</u>
1		Add Additional Sidewalks West Side	Not Submitted	00001

Cost Code	Description	Labor Cost	Material Cost	Equipment Cost	Sub Cost	Total	Vendor Name
Phase AAA	Classroom Addition & In						
0250	025001 SOD	0	0	0	1,850	1,850	
0270	027090 SITE CONCRETE SUB	0	0	0	41,000	41,000	
	Subtotal	0	0	0	42,850	42,850	
							Builders Risk @ 0.00 39
							Performance Bond @ 0.00 295
							General Liability @ 0.00 315
							PLC Fee @ 3.45% 1,501
							Phase AAA Total <u>\$45,000</u>

C.E. Comments:



**COLLEGE STATION ISD  
CYPRESS GROVE INTERMEDIATE SCHOOL CLASSROOM ADDITIONS**

**CLARIFICATIONS  
November 10, 2008**

1. Our Proposal is based on plans and specifications dated October 20, 2008, except for MEP drawings dated September 17, 2008. We have included Addenda # I - #3
2. Our Proposal includes an Owner and a Contractor contingency of \$50,000.00 each.
3. Our Proposal for paint texture is based on orange peel texture in lieu of sprayed splatter texture.
4. Our Proposal is based on providing the aluminum canopies from Avadek. The fascia of these canopies is being modified to use a 6" x 2" C in lieu of a 12" x 2" tube.
5. Our Proposal includes removing one tree in courtyard near Inlet 2 as shown on drawing C02 right above storm line.
6. We have included another trench grate at new sidewalk at circular drive to allow water to drain from science area over the new road and under sidewalk at new rip-rap area as shown on drawings A1.02 and C02.
7. Our Proposal is based on providing the C&A carpet.
8. Our Proposal includes providing 6" HDPE pipe for the underground roof drain piping that will tie to the 24" RCP Storm.
9. Our Proposal includes projector ceiling mounts in 17 classrooms. These are not shown or specified.

**P.O. Box 219227, Houston, Texas 77218-9227 TEL (281) 371-3100  
4555 Katy-Hockley Cut-Off Road, Katy Texas 77493 FAX (281) 371-2029**