



November 7, 2014

Mr. Theo Rouse, Construction Coordinator  
College Station ISD  
1812 Welsh  
College Station, Texas

RE: Center for Alternative Learning Rebuild

Dear Mr. Rouse,

Joeris General Contractors Ltd. is pleased to submit our Guaranteed Maximum Price (GMP) for the above referenced project.

This GMP is based on Joeris General Contractors Estimate dated November 7, 2014 which utilized subcontractor bids received November 3, 2014, in accordance with the documents prepared by VLK Architects and in conjunction with the Value Engineering Log prepared by Joeris General Contractors. Substantiating documentation is attached.

The GMP for the Center for Alternative Learning is \$13,026,219.

Should you have any questions, please don't hesitate to contact me. Joeris General Contractors, Ltd. looks forward to providing you and College Station ISD with the successful completion of the Center for Alternative Learning Rebuild.

Respectfully Submitted,  
Joeris General Contractors, Ltd.

A handwritten signature in blue ink that reads "Curtis Cline".

Curtis Cline,  
Director of Preconstruction Services

11/7/2014

Revised Estimate Amount	13,268,246
Accepted VE Items	(242,027)
<b>Revised Estimate Amount</b>	<b>13,026,219</b>

Per GMP Review Meeting 11/6/2014  
Proposed Guaranteed Maximum Price (GMP)

VE Item #	Description	Rough Order Magnitude	VE Amount	Owner Decision			Comments
				Rejected	Pending	Accepted	
<b>Division 1</b>							
VE-1.01	Reduce Temporary Phasing Sidewalks	\$ (31,971)				(31,971)	Includes General Contractor's Bonds, Insurance & Fees
VE-1.02		\$ -					
<b>Division 2</b>							
VE-2.01		\$ -					
VE-2.02		\$ -					
<b>Division 3</b>							
VE-3.01	Remove Pier costs from Greenhouse Slab	\$ (5,109)				(5,109)	Create a monolithic, floating slab. Includes General Contractor's Bonds, Insurance & Fees
VE-3.02		\$ -					
<b>Division 4</b>							
VE-4.01	Remove Masonry at Green House	\$ (9,445)				(9,445)	Mutually Inclusive of VE-6.03 and VE-13.01. Includes General Contractor's Bonds, Insurance & Fees
VE-4.02		\$ -					
<b>Division 5</b>							
VE-5.01	Remove Roof Screen Supports	\$ (66,073)				(66,073)	This VE Item is to be taken should VE-8.01 be taken. Includes General Contractor's Bonds, Insurance & Fees
VE-5.02		\$ -					
<b>Division 6</b>							
VE-6.01	Remove Green House Framing	\$ (4,636)				(4,636)	Mutually Inclusive of VE-4.08 and VE-13.01
VE-6.02							
<b>Division 7</b>							
VE-7.01		\$ -					
VE-7.02		\$ -					

Division 8					
VE-8.01	Remove Roof Screens	\$	(97,151)	(97,151)	This VE Item is to be taken should VE-5.01 be taken. Includes General Contractor's Bonds, Insurance & Fees
VE-8.02		\$	-		
Division 9					
VE-9.01		\$	-		
VE-9.02		\$	-		
Division 10					
VE-10.01		\$	-		
VE-10.02		\$	-		
Division 11					
VE-11.01		\$	-		
VE-11.02		\$	-		
Division 12					
VE-12.01		\$	-		
VE-12.02		\$	-		
Division 13					
VE-13.01	Pre-Manufactured Greenhouse add-on	\$	6,181	6,181	Mutually Inclusive of VE-4.08 and VE-6.03. Includes General Contractor's Bonds, Insurance & Fees
VE-13.02		\$	-		
Division 14					
VE-14.01	Otis Machine-Roomless HydroFit Elevator in lieu of the Otis Electric Traction Elevator	\$	(26,642)	(26,642)	Includes General Contractor's Bonds, Insurance & Fees
VE-14.02		\$	-		
Division 21					
VE-21.01		\$	-		
VE-21.02		\$	-		
Division 22					
VE-22.01		\$	-		
VE-22.02		\$	-		
Division 23					
VE-23.01		\$	-		
VE-23.02		\$	-		

Division 26						
VE-26.01		\$	-			
VE-26.02		\$	-			
Division 27						
VE-27.01		\$	-			
VE-27.02		\$	-			
Division 28						
VE-28.01		\$	-			
VE-28.02		\$	-			
Division 31						
VE-31.01		\$	-			
VE-31.02		\$	-			
Division 32						
VE-32.01		\$	-			
VE-32.02		\$	-			
Division 33						
VE-33.01	Use HDPE in lieu of RCP up to curb inlet - Storm Sewer	\$	(7,182)		(7,182)	The City requires RCP under the street so must use 30" RCP across Holik to the Outfall Sloped End Structure.
VE-33.02		\$	-			
Base Bid VE Totals		\$	(242,027)	-	-	(242,027)

COLLEGE STATION INDEPENDENT SCHOOL DISTRICT

**Center for Alternative Learning Rebuild**

105 Timber Street, College Station, Texas 77840

ARCHITECT: VLK

ESTIMATE DATE: November 7, 2014

ESTIMATE #: 4

Addendum: 4

**Total Cost:** \$ **13,026,219**

**Cost per SF:** **237.19**

Building Area (SF) = 54,920

Project Duration (Mo) = 11

**ALLOWANCES:**

No. 1	Owner Contingency for Changes requested by Owner	\$	200,000	
No. 2	Post-Construction Changes requested by Owner related to TA	\$	15,000	
No. 3	Temporary Shoring, Pile, Sheeting of existing buildings	\$	-	Value Engineered Out
No. 4	Purchase and delivery of room identification signage (interior)	\$	10,000	
No. 5	Graphics at Reception A103	\$	7,500	
No. 6	Science Labs	\$	-	Addendums include Lab
No. 7	Landscape and Irrigation	\$	-	Addendum 1 include
No. 8	Barbara Bush Parent's Center Renovation Allowance	\$	75,000	Addendum #1
No. 9	Barbara Bush Parent's Center Electrical Re-route Allowance	\$	10,000	
No. 10	Contractor Contingency	\$	200,000	

	DESCRIPTION		TOTAL	DIVISION TOTAL
<b>DIV. 1</b>	<b>GENERAL REQUIREMENTS / MISC.</b>			<b>\$ 265,497</b>
01 10 00	General Project Requirements	\$	120,649	
01 10 05	Temporary Utilities	\$	70,092	
01 10 10	Site Security & Protection	\$	74,756	
01 10 30	Temporary Phasing Sidewalks	\$	30,000	
<b>VE-1.02</b>	<b>Reduce Temporary Phasing Sidewalks</b>	\$	<b>(30,000)</b>	
		\$	-	
<b>DIV. 2</b>	<b>EXISTING CONDITIONS</b>			<b>\$ 80,275</b>
02 10 00	Timber Academy, Venture and Leap Bldg. Demo.	\$	60,700	
02 10 10	Miscellaneous Demolition Protection	\$	3,125	
02 41 16	Structure Demolition - CS Conference Center	\$	-	
02 41 19	Selective Structure Demolition	\$	-	w/02 10 00
02 82 00	Asbestos Remediation	\$	10,000	
	Existing Greenhouse - Remove/ReInstall	\$	6,450	
		\$	-	
<b>DIV. 3</b>	<b>CONCRETE</b>			<b>\$ 1,431,113</b>
03 05 00	Concrete Spoils Haul Off	\$	40,585	
03 10 00	Miscellaneous Concrete Pads & Footings	\$	11,975	
03 10 50	Miscellaneous Concrete	\$	4,375	
03 11 00	Concrete Forming and Accessories	\$	-	w/03 30 00
03 20 00	Concrete Reinforcing	\$	-	w/03 30 00
07 26 00	Vapor Retarders	\$	-	w/03 30 00
03 25 00	Sand Beds, Wearing Beds & Grout Fill	\$	17,273	
03 30 00	Cast-In-Place Concrete:	\$	948,765	
	Grade Beams	\$	-	w/03 30 00
	Structural Suspended Slab	\$	-	w/03 30 00
	Mud Slab	\$	-	w/03 30 00
	Elevated Concrete over Metal Deck	\$	-	w/03 30 00
	Amphitheater Concrete over Metal Deck	\$	-	w/03 30 00
31 63 29	Drilled Concrete Piers	\$	-	w/03 30 00
<b>VE-3.01</b>	<b>Remove Pier costs from Greenhouse Slab</b>	\$	<b>(4,794)</b>	
32 10 00	Site Concrete:	\$	412,935	
	Concrete Paving	\$	-	w/32 10 00
	Concrete ADA Switchback Ramp	\$	-	w/32 10 00
	ADA Ramps	\$	-	w/32 10 00
	Cast-In-Place Risers	\$	-	w/32 10 00
	Concrete Sidewalk	\$	-	w/32 10 00
	Monolithic Curb	\$	-	w/32 10 00

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	Mow Strip	\$ -	w/32 10 00
		\$ -	
<b>DIV. 4</b>	<b>MASONRY</b>		<b>\$ 1,053,938</b>
04 05 00	Miscellaneous Masonry	\$ 4,375	
04 10 00	Installation of Doors & Window Frames	\$ 15,126	
04 20 00	Masonry Units	\$ 1,028,300	
04 72 00	Cast Stone Masonry	\$ -	w/04 20 00
07 21 19	Foamed-In-Place Insulation	\$ 15,000	
<b>VE-4.02</b>	<b>Remove masonry at Green House</b>	<b>\$ (8,863)</b>	
		\$ -	
<b>DIV. 5</b>	<b>METALS</b>		<b>\$ 1,397,059</b>
05 12 00	Structural Steel Fabrication	\$ 851,759	
05 12 01	Structural Steel Erection	\$ 567,000	
05 21 00	Steel Joists Framing	\$ -	w/05 12 00
05 31 00	Steel Decking	\$ -	w/05 12 00
05 50 00	Metal Fabrications	\$ -	w/05 12 00
05 50 05	Aluminum Railing	\$ -	w/05 12 00
05 51 05	Aluminum Railing Installation	\$ 3,866	
05 50 01	Misc. Metals Installation	\$ 33,509	
05 50 02	Floor Hatch Installation	\$ 325	
05 50 03	Ship's Ladder Installation	\$ 1,775	
05 50 04	Bike Rack Installation	\$ 825	
<b>VE-5.01</b>	<b>Remove Roof Screen Supports</b>	<b>\$ (62,000)</b>	
		\$ -	
<b>DIV. 6</b>	<b>WOODS &amp; PLASTICS</b>		<b>\$ 261,354</b>
06 10 00	Rough Carpentry	\$ 55,446	
06 10 01	Green House Framing	\$ 3,634	
06 10 02	Green House Roof Trusses	\$ 716	
<b>VE-6.01</b>	<b>Remove Green House Roof Framing &amp; Trusses</b>	<b>\$ (4,350)</b>	
06 10 05	Roof Carpentry	\$ 87,616	
06 40 00	Architectural Woodwork	\$ 118,293	
12 32 16	Manufactured Plastic-Laminate-Clad Casework	\$ -	w/06 40 00
		\$ -	
<b>DIV. 7</b>	<b>THERMAL &amp; MOISTURE PROTECTION</b>		<b>\$ 875,494</b>
07 05 00	Misc. Sealants & Metal Flashings	\$ 3,981	
07 09 00	Roof Hatch Installation	\$ 1,688	
07 10 00	Dampproofing and Waterproofing:	\$ 133,285	
07 11 13	Bituminous Dampproofing/Rigid Insulation	\$ -	w/07 10 00
07 11 19	Sheet Dampproofing	\$ -	w/07 10 00
07 13 26	Self-adhereing Sheet Waterproofing	\$ -	w/07 10 00
07 84 00	Firestopping	\$ -	w/07 10 00
07 92 00	Joint Sealants	\$ -	w/07 10 00
07 21 29	Sprayed Insulation	\$ 99,000	
07 41 00	Prefinished Aluminum Composite Wall Panels	\$ 159,605	
07 46 50	Aluminum Faced Composite Panel Soffit	\$ -	w/07 41 00
07 55 52	Modified Bituminous Membrane Roofing	\$ 467,700	
07 41 20	Prefinished Metal Roof Panels	\$ -	w/07 55 52
07 62 00	Sheet Metal Flashing and Trim	\$ -	w/07 55 52
07 72 13	Manufactured Roof Curbs and Portals	\$ -	w/07 55 52
07 72 33	Roof Hatches	\$ -	w/07 55 52
07 81 16	Cementitious Fireproofing	\$ 3,800	
07 95 13	Expansion Joint Cover Assemblies	\$ 6,435	
		\$ -	

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<b>DIV. 8 OPENINGS</b>			<b>\$ 723,220</b>
08 10 00	Door & Hardware Installation	\$ 11,970	
08 10 50	Door, Frame & Hardware Handling and Adjusting	\$ 5,904	
08 11 00	Hollow Metal Doors and Frames	\$ 1,521	
08 14 23	Plastic-laminate-Faced Wood Doors	\$ 16,816	
08 14 33	Stile and Rail Doors	\$ -	w/08 14 23
08 31 00	Access Doors	\$ 2,155	
08 33 23	Overhead Coiling Doors	\$ 4,522	
08 41 13	Aluminum-framed Entrances and Storefronts	\$ 421,700	
08 43 29	Sliding Mall Front	\$ -	w/08 41 13
08 44 13	Glazed Aluminum Curtain Wall	\$ -	w/08 41 13
08 80 00	Glazing	\$ -	w/08 41 13
08 51 16	Pass Window	\$ -	w/08 41 13
08 4115	Aluminum-Framed Folding Panel System	\$ 175,312	
08 71 00	Door Hardware	\$ 79,059	
08 91 00	Louvers	\$ 4,261	
	Mechanical Screens at Roof (No Specification)	\$ 91,163	
<b>VE-8.01</b>	<b>Remove Roof Screens</b>	<b>\$ (91,163)</b>	
		\$ -	
<b>DIV. 9 FINISHES</b>			<b>\$ 1,019,902</b>
09 10 00	Miscellaneous Finishes	\$ 5,250	
09 21 13	Plaster Assemblies	\$ -	w/09 21 16
09 21 16	Gypsum Board Assemblies:	\$ 447,002	
05 40 00	Cold-formed Metal Framing	\$ -	w/09 21 16
07 21 00	Building Insulation	\$ -	w/09 21 16
09 84 13	Fixed Sound-absorptive/Sound-reflective Panels	\$ -	w/09 21 16
09 51 00	Acoustical Ceilings	\$ -	w/09 21 16
09 30 13	Ceramic Tiling	\$ 49,290	
09 64 29	Wood Strip Flooring	\$ 26,100	
09 65 00	Resilient Flooring	\$ 155,683	
09 68 00	Carpeting	\$ 43,966	
09 67 23	Resinous Flooring	\$ 35,258	
09 70 00	Sealed Concrete	\$ 2,281	
09 71 00	Floor Protection	\$ 16,669	
09 72 16	Vinyl-coated Fabric Wall Covering	\$ -	w/09 91 00
09 81 29	Acoustic Insulation	\$ 42,200	
09 91 00	Painting	\$ 196,203	
		\$ -	
<b>DIV. 10 SPECIALTIES</b>			<b>\$ 107,730</b>
10 11 16	Chalkboards, Markerboards and Tackboards	\$ 13,595	
10 12 00	Display Cases	\$ 4,995	
10 14 00	Identifying Devices	\$ 8,324	
10 21 20	Toilet Partitions & Accessories Installation	\$ 31,365	
10 21 15	Solid Color Reinforced Composite Toilet Partitions	\$ -	w/10 21 15
10 28 00	Toilet Accessories	\$ -	w/10 21 15
10 21 23	Cubicle Curtains	\$ 976	
10 21 23.10	Cubicle Curtain & Track	\$ -	w/10 21 23
10 26 13	Corner Guards	\$ 3,292	
10 26 15	Corner Guard Installation	\$ -	w/10 26 15
10 44 13	Fire Extinguishers and Cabinets	\$ 1,877	
10 44 15	Fire Extinguisher Cabinet Installation	\$ -	w/10 44 13
10 56 26	Metal Storage Shelving	\$ 6,896	
10 73 26	Prefabricated Walkway Covers	\$ 24,915	
10 75 00	Flagpoles	\$ 3,040	

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10 75 15	Flagpole Installation	\$	-	w/10 75 00
10 82 13	Exterior Grilles and Screens	\$	-	w/32 31 13
10 99 00	Miscellaneous Specialties - Knox Boxes	\$	3,000	
10 99 10	Knox Box Installation	\$	455	
10 99 20	Miscellaneous Specialties - Kiln	\$	5,000	
		\$	-	
<b>DIV. 11</b>	<b>EQUIPMENT</b>			<b>\$ 295,902</b>
11 10 00	Ceiling Plate & Projector Mount Installation	\$	2,085	
11 13 13	Loading Dock Bumpers	\$	-	w/08 33 23
11 31 00	Appliances	\$	20,453	
11 40 00	Food Service Equipment	\$	244,930	
11 52 13	Projection Screens	\$	4,420	
11 53 13	Fume Hoods	\$	-	w/12 35 53
11 66 00	Athletic Equipment	\$	20,460	
11 69 00	Owner Furnished/Contractor Installed Items	\$	3,554	
		\$	-	
<b>DIV. 12</b>	<b>FURNISHINGS</b>			<b>\$ 109,011</b>
12 21 13	Horizontal Blinds	\$	5,200	
12 35 53	Laboratory Casework and Equipment	\$	86,285	
12 48 13	Entrance Floor Mats	\$	7,026	
12 93 00	Site Furnishings	\$	10,500	
		\$	-	
<b>DIV. 13</b>	<b>SPECIAL CONSTRUCTION</b>			<b>\$ 37,669</b>
<b>VE-13.01</b>	<b>Pre-Manufactured Greenhouse add-on</b>	\$	<b>5,800</b>	
13 34 23	Portable Classrooms	\$	31,869	
		\$	-	
<b>DIV. 14</b>	<b>CONVEYING EQUIPMENT</b>			<b>\$ 63,500</b>
14 21 00	Electric Traction Elevators	\$	88,500	
<b>VE-14.01</b>	<b>Otis Machine-Roomless HydroFit Elevator in lieu of Electric Traction Elevator</b>	\$	<b>(25,000)</b>	
		\$	-	
<b>DIV. 21</b>	<b>FIRE SUPPRESSION</b>			<b>\$ 123,800</b>
21 00 10	Basic Fire Protection System Requirements	\$	-	w/21 13 14
21 13 14	Fire Protection System	\$	123,800	
		\$	-	
<b>DIV. 22</b>	<b>PLUMBING</b>			<b>\$ 657,738</b>
22 00 01	Miscellaneous Plumbing	\$	460	
22 01 00	Plumbing Systems	\$	657,278	
		\$	-	
<b>DIV. 23</b>	<b>HVAC - Curtis</b>			<b>\$ 887,990</b>
23 01 00	HVAC Systems	\$	887,990	
23 02 00	Test & Balance	\$	-	BY OWNER
		\$	-	
<b>DIV. 26</b>	<b>ELECTRICAL</b>			<b>\$ 1,220,170</b>
26 00 01	Miscellaneous Electrical	\$	7,170	
26 01 00	Electrical Systems	\$	1,213,000	
		\$	-	
<b>DIV. 27</b>	<b>COMMUNICATIONS</b>			<b>\$ -</b>
27 00 00	NOT USED	\$	-	
		\$	-	
<b>DIV. 28</b>	<b>ELECTRONIC SAFETY &amp; SECURITY</b>			<b>\$ 42,831</b>
28 05 00	General Fire Alarm System Requirements	\$	-	w/28 31 21
28 31 21	Fire Detection and Alarm System	\$	42,831	
		\$	-	



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<b>DIV. 31 EARTHWORK</b>			<b>\$</b>	<b>419,865</b>
31 01 00	Storm Water Pollution Prevention Plan	\$	750	
31 05 00	Erosion Control	\$	7,305	
31 05 50	Erosion Control Maintenance	\$	11,875	
31 20 00	Tree Protection	\$	1,119	
31 23 10	Miscellaneous Sitework	\$	36,813	
31 23 13	Building Subgrade Preparation	\$	362,004	
31 31 00	Soil Treatment	\$	-	w/31 23 13
		\$	-	
<b>DIV. 32 EXTERIOR IMPROVEMENTS</b>			<b>\$</b>	<b>166,473</b>
32 17 23	Pavement Markings	\$	4,375	
32 31 13	Chain Link Fences and Gates	\$	36,620	
32 85 00	Landscape and Irrigation	\$	125,478	
32 85 10	Miscellaneous Landscape & Irrigation	\$	-	w/32 85 00
32 90 00	Geotextiles for Exterior Improvements	\$	-	w/32 85 00
32 92 13	Hydro-mulching	\$	-	w/32 85 00
32 92 23	Sodding	\$	-	w/32 85 00
32 93 43	Trees	\$	-	w/32 85 00
		\$	-	
<b>DIV. 33 UTILITIES</b>			<b>\$</b>	<b>303,633</b>
33 10 00	Utility Layout & Spoil Haul-Off	\$	6,250	
33 30 00	Site Utilities (NO SPECIFICATIONS):	\$	304,122	
	Testing for Sanitary Sewage Gravity System	\$	-	w/33 30 00
	Water Services	\$	-	w/33 30 00
	Main Line Valves	\$	-	w/33 30 00
	Fire Hydrants	\$	-	w/33 30 00
	Disinfection of Water Lines	\$	-	w/33 30 00
	Hydrostatic Tests	\$	-	w/33 30 00
	Sanitary Sewer System	\$	-	w/33 30 00
	Manholes	\$	-	w/33 30 00
	Sewer Services	\$	-	w/33 30 00
	Connection of New Lines to Existing Manholes	\$	-	w/33 30 00
	Storm Drainage System	\$	-	w/33 30 00
<b>VE-33.01</b>	<b>Use HDPE in lieu of RCP up to curb inlet - Storm Sewer</b>	\$	<b>(6,739)</b>	
	Reinforced Concrete Pipe	\$	-	w/33 30 00
	Standard Storm Sewer Inlets	\$	-	w/33 30 00
		\$	-	
	SUBTOTAL SUBCONTRACTOR WORK	\$	12,061,663	
	SUBCONTRACTOR BOND	\$	158,247	2.0000%
	Subcontractor OCP Allowance	\$	54,360	0.5000%
	Subcontractor General Liability	\$	10,228	0.0848%
	<b>SUBTOTAL (COST OF WORK)</b>	<b>\$</b>	<b>12,284,498</b>	
<b>BONDS / INSURANCE / PERMITS</b>				
	AGC / ABC Dues	\$	6,572	0.0500%
	BOND (Payment & Performance)	\$	-	0.7728%
	Builder's Risk Insurance Premiums	\$	-	0.1499%
	Umbrella Policy	\$	-	0.0600%
	OCP / Additional Insured	\$	-	0.1304%
	Building Permit - By Owner	\$	-	0.0000%
	Certificate Of Occupancy	\$	550	Lump Sum
	<b>SUBTOTAL</b>	<b>\$</b>	<b>12,291,620</b>	

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**Total Cost:** \$ **13,026,219**

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	General Conditions	\$	489,206	<b>3.98%</b>
	Profit / Fee	\$	245,392	<b>1.92%</b>
	<b>SUBTOTAL</b>	\$	<b>13,026,219</b>	
	Sales Tax / Remodel Tax	\$	-	0.000%
	<b>TOTAL BID =</b>	\$	<b>13,026,219</b>	
		\$	<b>13,026,219</b>	