



PEPPER-LAWSON CONSTRUCTION, L.P.

May 14, 2008

Mr. Jon Hall
College Station I.S.D.
1812 Welsh
College Station, Texas 77840

Reference: College Hills Elementary

Dear Jon:

Attached is our proposed GMP estimate and detail backup on the above referenced project. This GMP is based on drawings and specifications dated April 15, 2008 along with Addendas #1 - #6 in the amount of \$17,043,350.00 We have included the following modifications per your directions and as noted on our Clarifications Sheet:

Item #2 – Carpet Modification
Item #4 – Demolition Addition
Item #7 – Fire Alarm Modification
Item #16 – RTU Modification

The following information recaps all the attached backup:

Base Bid	\$17,008,000.00
Collins & Akins Carpet	15,000.00
Additional Demolition	10,500.00
Trane RTU's	6,000.00
Silent Knight Fire Alarm	<u>3,850.00</u>
Total GMP	\$17,043,350.00

Should you have any questions or comments, please don't hesitate to contact me. All of us at Pepper-Lawson look forward to providing another successful project for College Station I.S.D.

Sincerely,

PEPPER-LAWSON CONSTRUCTION, L.P.

Glenn Saha
Chief Estimator

cc: CSISD
Steve Aloway, VLK
John Richard, PLC
Bid File 18863

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



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COLLEGE STATION ISD
GMP Estimate
May 15, 2008

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Pepper Lawson Construction
 Job #: 18863
 Rev #: 04 Dated: 04/29/2008
 Desc : 100% GMP Estimate

College Station ISD

College Station ISD

May 14, 2008
 14:35

Estimate Summary Report

Data Includes:
 Phase: CHE
 Approved: SA
 Pending: None

TI	Description	Total Cost	Cost / SF	Comments
Phase	CHE	Area: 88,361		SF
0100	Demolition	729,900	8.26	
0130	Allowances	372,600	4.22	
0200	Sitework	424,065	4.80	
0220	Misc. Site Requirements	30,600	0.35	
0222	Dewatering	11,000	0.12	
0225	Road Repair/Reseal	106,205	1.20	
0230	Site Utilities & Site Drainage	262,469	2.97	
0240	Fencing	83,625	0.95	
0250	Landscape & Irrigation	200,095	2.26	
0260	Misc. Site Items	2,200	0.02	
0270	Site-Work Concrete	580,236	6.57	
0280	Site Improvements	5,310	0.06	
0310	Concrete Placement	2,542,535	28.77	
0400	Masonry	702,000	7.94	
0500	Metals	933,692	10.57	
0520	Exp. Joint Covers	1,700	0.02	
0600	Carpentry	88,504	1.00	
0700	Moisture Protection	147,850	1.67	
0710	Building Insul.	80,106	0.91	
0730	Roofing & Sheetmetal	514,500	5.82	
0800	Doors, Frames, Hardware	149,277	1.69	
0830	Overhead Rolling Doors	4,858	0.05	
0840	Access Doors	4,590	0.05	
0880	Glass & Glazing	154,500	1.75	
0890	Louvres	3,078	0.03	
0905	Plaster	24,500	0.28	
0910	Drywall	811,259	9.18	
0915	Hard Tile	161,000	1.82	
0925	Acoustical	125,100	1.42	
0930	Resilient Tile/Carpet	273,786	3.10	
0935	Wood Flooring	15,612	0.18	
0940	Misc. Flooring	20,004	0.23	
0950	Paint/VWC	152,200	1.72	
1005	Visual Display Boards	20,628	0.23	
1010	Toilet Partitions & Accs.	26,363	0.30	
1020	Graphics	10,703	0.12	
1022	Lockers & Mtl Shelving	8,000	0.09	
1025	Folding Partitions	26,450	0.30	
1028	Flagpoles	2,128	0.02	
1032	Projection Screens	16,599	0.19	
1042	Fire Ext/Cabinets	9,796	0.11	
1045	Misc Specialties	36,257	0.41	

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



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TI	Description	Total Cost	Cost / SF	Comments
Phase	CHE College Hills Elem School	Area: 88,361		SF
1048	Canopies	117,022	1.32	
1105	Food Service Equipment	309,900	3.51	
1108	Kitchen Appliances	5,314	0.06	
1112	Athletic Equipment	18,580	0.21	
1130	Stage Equipment	7,016	0.08	
1200	Entrance Mats	0	0.00	
1205	Draperies/Blinds	4,220	0.05	
1210	Library Furniture	60,875	0.69	
1230	Casework	369,293	4.18	
1510	Plumbing / HVAC Systems	2,322,700	26.29	
1515	Fire Protection	239,800	2.71	
1600	Electrical	1,383,355	15.66	
1730	Additional Conditions	256,815	2.91	
1770	Escalation & Phasing	136,000	1.54	
Phase	CHE Subtotal	15,106,770		
	Contingency	300,000		
	Builders Risk	27,640		
	Performance Bond	132,038		
	General Conditions	761,636		
	AGC Dues	16,724		
	General Liability	130,156		
	PLC Fee @ 3.45%	568,385		
Phase	CHE Total	17,043,350	\$ 192.88	SF



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 Approved: None
 Pending: None

TI	Description	Total Cost	Cost / SF	Comments
Phase	CHE	Area: 88,361		SF
0100	Demolition	719,900	8.15	
0130	Allowances	372,600	4.22	
0200	Sitework	424,065	4.80	
0220	Misc. Site Requirements	30,600	0.35	
0222	Dewatering	11,000	0.12	
0225	Road Repair/Reseal	106,205	1.20	
0230	Site Utilities & Site Drainage	262,469	2.97	
0240	Fencing	83,625	0.95	
0250	Landscape & Irrigation	200,095	2.26	
0260	Misc. Site Items	2,200	0.02	
0270	Site-Work Concrete	580,236	6.57	
0280	Site Improvements	5,310	0.06	
0310	Concrete Placement	2,542,535	28.77	
0400	Masonry	702,000	7.94	
0500	Metals	933,692	10.57	
0520	Exp. Joint Covers	1,700	0.02	
0600	Carpentry	88,504	1.00	
0700	Moisture Protection	147,850	1.67	
0710	Building Insul.	80,106	0.91	
0730	Roofing & Sheetmetal	514,500	5.82	
0800	Doors, Frames, Hardware	149,277	1.69	
0830	Overhead Rolling Doors	4,858	0.05	
0840	Access Doors	4,590	0.05	
0880	Glass & Glazing	154,500	1.75	
0890	Louvres	3,078	0.03	
0905	Plaster	24,500	0.28	
0910	Drywall	811,259	9.18	
0915	Hard Tile	161,000	1.82	
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1205	Draperies/Blinds	4,220	0.05	
1210	Library Furniture	60,875	0.69	
1230	Casework	369,293	4.18	
1510	Plumbing / HVAC Systems	2,317,000	26.22	
1515	Fire Protection	239,800	2.71	
1600	Electrical	1,379,695	15.61	
1730	Additional Conditions	256,815	2.91	
1770	Escalation & Phasing	136,000	1.54	
Phase CHE Subtotal		15,073,240		
	Contingency	300,000		
	Builders Risk	27,494		
	Performance Bond	131,798		
	General Conditions	761,636		
	AGC Dues	16,725		
	General Liability	129,900		
	PLC Fee @ 3.45%	567,206		
Phase CHE Total		17,008,000	\$ 192.48	SF

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Estimate Detail Report

Cost Code	Description	Qty	U/M	Cost /UM	Total Cost	Cost / SF	Comments
Phase CHE	College Hills Elem School						Area: 88,361 SF
0100	Demolition						
010002	BLDG DEMO SUB	1	LS	219,300.00	219,300		
010004	DEMO S.WK&PAVING	1	LS	0.00	0		W/Above
010005	REM/REINST TNT/TBLES/E	1	LS	3,600.00	3,600		
010007	SALVAGE BRK/VENTS	1	LS	1,800.00	1,800		
010009	SALVAGE ITEMS	1	LS	7,200.00	7,200		
010010	MISC DEMO	1	LS	12,000.00	12,000		
010011	BKFL CRAWL SPACE	1	LS	170,000.00	170,000		Allowance
010015	MISC SITE IMP.	1	LS	48,000.00	48,000		
010090	ASBESTOS ABATEMENT	1	LS	258,000.00	258,000		
0100	Total				719,900	8.15	
0130	Allowances						
013006	DED PLAQUE ALLOW	1	LS	1,600.00	1,600		
013007	ID GRAPHICS ALLOW	1	LS	8,000.00	8,000		
013009	REL FF&E,BOOKS,ETC	1	LS	30,000.00	30,000		
013017	BRICK PAVERS	1	LS	3,000.00	3,000		
013047	OWNER CONTINGENCY	1	LS	330,000.00	330,000		
0130	Total				372,600	4.22	
0200	Sitework						
020016	STABILIZE BLDG PAD	1	LS	30,000.00	30,000		
020019	DEMO SAN SEWER	1	LS	16,940.00	16,940		
020055	MISC HAND GRADE	1	LS	8,200.00	8,200		
020086	REARRANGE EXIST PRKG	1	LS	21,676.00	21,676		
020095	OFF SITE PRKG LOT	1	LS	29,468.00	29,468		
020096	REM OFF SITE PRKG	1	LS	6,500.00	6,500		
020097	DIRTWORK SUB	1	LS	311,281.00	311,281		
0200	Total				424,065	4.80	
0220	Misc. Site Requirements						
022001	FILTER FAB. FENCE	3,900	LF	1.40	5,460		
022002	INLET PROT BARRIER	20	EA	92.00	1,840		
022003	WASH AREAS	2	EA	3,050.00	6,100		
022006	STABILIZED ENT.	2	EA	2,000.00	4,000		
022008	WASHOUT DISPOSAL	1	LS	5,000.00	5,000		
022009	HYDROMULCH	1	LS	1,000.00	1,000		
022010	MAINT EROS. PLAN	16	MO	450.00	7,200		
0220	Total				30,600	0.35	
0222	Dewatering						
022201	DEWATERING	20	WK	550.00	11,000		
0222	Total				11,000	0.12	
0225	Road Repair/Reseal						
022501	ROAD REPAIR WK	1	LS	81,205.00	81,205		
022508	REP SOFT SPOTS	1	LS	0.00	0		W/Above
022510	EXTRA REPAIR ALLOW	1	LS	25,000.00	25,000		Allowance
0225	Total				106,205	1.20	

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Phase CHE	College Hills Elem School						Area: 88,361 SF
0230	Site Utilities & Site Drainage						
023024	SITE UTILITY SUB	1	LS	232,469.00	232,469		
023026	HAUL SPOILS	5,000	CY	6.00	30,000		
023028	REMV EXIST SEWER	1	LS	0.00	0		W/Sitework
0230	Total				262,469	2.97	
0240	Fencing						
024007	CHAINLINK FENCE	1	LS	55,800.00	55,800		
024008	WD FENCE @ PRKG	150	LF	24.50	3,675		
024009	TEMP 8 FT H PW FENCE	1	LS	20,400.00	20,400		
024013	REM CL FENCE	1	LS	3,750.00	3,750		
0240	Total				83,625	0.95	
0250	Landscape & Irrigation						
025001	LANDSCAPE	1	LS	18,500.00	18,500		
025003	SOD	26,650	SY	3.10	82,615		
025004	PLANTS @ TMP PRKG	1	LS	720.00	720		
025006	IRRI. SYSTEM	1	LS	26,500.00	26,500		
025010	IRRIGATION SLEEVES	700	LF	7.80	5,460		
025025	TREE PROT FENCE	1	LS	0.00	0		W/Pruning
025026	PRUNING WORK	1	LS	40,300.00	40,300		
025093	WATER & MAINT	1	LS	26,000.00	26,000		
0250	Total				200,095	2.26	
0260	Misc. Site Items						
025020	BIKE RACKS	1	LS	2,200.00	2,200		
0260	Total				2,200	0.02	
0270	Site-Work Concrete						
027088	SITE CONC SUB	1	LS	539,345.00	539,345		
027090	MISC.SITE CONC.	1	LS	20,000.00	20,000		
027091	HAUL SPOILS	1	LS	10,852.80	10,853		
027092	PATCH EXIST SLABS	14,340	SF	0.70	10,038		
0270	Total				580,236	6.57	
0280	Site Improvements						
028001	STRIPING	1	LS	3,150.00	3,150		
028002	H.C.SIGNS	6	EA	0.00	0		W/Above
028003	CAR STOPS	6	EA	0.00	0		W/Above
028006	TRAFFIC SIGNS	8	EA	270.00	2,160		
0280	Total				5,310	0.06	
0310	Concrete Placement						
031028	PIER CASING ALLOW	1	LS	80,000.00	80,000		
031060	MISC CONCRETE	1	LS	2,000.00	2,000		
031092	BLDG CONCRETE	91,877	SF	26.78	2,460,535		
031099	INT RAMPS/WALLS	1	LS	0.00	0		W/Above
0310	Total				2,542,535	28.77	

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Estimate Detail Report

Cost Code	Description	Qty	U/M	Cost /UM	Total Cost	Cost / SF	Comments
Phase CHE College Hills Elem School							Area: 88,361 SF
0400	Masonry						
040090	MASONRY SUB	90,500	SF	7.76	702,000		
0400	Total				<u>702,000</u>	<u>7.94</u>	
0500	Metals						
050001	STRUCTURAL STEEL	1	LS	650,674.00	650,674		
050014	MISC LINTELS	1	LS	4,004.00	4,004		
050015	INT TRENCH COVER	10	SF	210.00	2,100		
050018	CMU BRACING	1	LS	13,680.00	13,680		
050021	SDWLK TRNCH GRATE	20	LF	85.00	1,700		
050024	DOWNSPOUT BOOTS	27	EA	131.00	3,537		
050029	STEEL PLT DOGHSES	16	EA	177.75	2,844		
050037	STAIRS NOSING	126	LF	46.23	5,825		
050038	WALL MTD RAILS/BRKTS	230	LF	14.00	3,220		
050040	REM & FIXED BOLLARDS	12	EA	35.00	420		
050045	PLC BRACING	1	LS	7,000.00	7,000		
050090	STEEL ERECT SUB	1	LS	238,688.00	238,688		
0500	Total				<u>933,692</u>	<u>10.57</u>	
0520	Exp. Joint Covers						
052001	EXP JT COVERS	20	LF	85.00	1,700		
0520	Total				<u>1,700</u>	<u>0.02</u>	
0600	Carpentry						
060003	ROOF BLOCKING	12,305	BF	4.51	55,517		
060005	FRAMING	60	BF	2.90	174		
060010	MISC BLOCKING	2,300	BF	4.30	9,890		
060016	EXPANSION ANCHORS	5,700	EA	0.50	2,850		
060017	PLYWOOD	6,382	SF	2.55	16,274		
060020	NAILS/ROUGH HDWR	25,329	TB	0.15	3,799		
0600	Total				<u>88,504</u>	<u>1.00</u>	
0700	Moisture Protection						
070008	WATERPROOF EDGES	1,180	LF	7.75	9,150		
070009	SHOWER PANS	1	LS	500.00	500		
070094	WATERPROOFING SUB	90,500	BS	1.53	138,200		
0700	Total				<u>147,850</u>	<u>1.67</u>	
0710	Building Insul.						
071001	BLDG INSULATION	90,500	BS	0.29	26,106		
071002	FIRE SAFING	1	LS	12,000.00	12,000		
072001	SPRAY FIREPRFG	1	LS	18,000.00	18,000		
072002	FIRESTOPPING	1	LS	24,000.00	24,000		
0710	Total				<u>80,106</u>	<u>0.91</u>	
0730	Roofing & Sheetmetal						
073001	ROOFING & SM SUB	90,500	SF	5.63	509,500		
073010	ADDL WALK PADS	1	LS	5,000.00	5,000		
0730	Total				<u>514,500</u>	<u>5.82</u>	

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Phase CHE	College Hills Elem School						Area: 88,361 SF
0800	Doors, Frames, Hardware						
080001	HM/WD DR/HDWR	1	LS	121,352.00	121,352		
080002	H.M. DR/WNDW FRMS	0	EA	0.00	0		W/Above
080006	H.M. DOORS	0	LV	0.00	0		W/Above
080009	PL DOORS	0	LV	0.00	0		W/Above
080010	S.C. WOOD DOORS	0	LV	0.00	0		W/Above
080018	FINISH HARDWARE	0	ST	0.00	0		W/Above
080019	UNLOAD	1	LS	6,475.00	6,475		
080096	DOOR/HDWR INSTALL	1	LS	21,450.00	21,450		
0800	Total				<u>149,277</u>	<u>1.69</u>	
0830	Overhead Rolling Doors						
083003	ROLLING CNTR DRS	1	EA	4,858.00	4,858		
0830	Total				<u>4,858</u>	<u>0.05</u>	
0840	Access Doors						
084002	ACCESS DOORS	30	EA	153.00	4,590		
0840	Total				<u>4,590</u>	<u>0.05</u>	
0880	Glass & Glazing						
081095	GLASS & GLAZING SUB	1	LS	154,500.00	154,500		
0880	Total				<u>154,500</u>	<u>1.75</u>	
0890	Louvres						
089001	LOUVRES	3	EA	914.00	2,742		
100027	INST SALVAGE VENTS	16	EA	21.00	336		
0890	Total				<u>3,078</u>	<u>0.03</u>	
0905	Plaster						
090092	PLASTER SUB	1	LS	24,500.00	24,500		
0905	Total				<u>24,500</u>	<u>0.28</u>	
0910	Drywall						
091001	DRYWALL	90,500	BS	8.68	785,552		
091006	TAPE & FLOAT	1	LS	0.00	0		W/Above
091008	IN WALL STRAPING	1	LS	25,707.00	25,707		
0910	Total				<u>811,259</u>	<u>9.18</u>	
0915	Hard Tile						
090088	HARD TILE SUB	1	LS	161,000.00	161,000		
091510	WTRPRF EDGES	1	LS	0.00	0		W/Wtrprfg
0915	Total				<u>161,000</u>	<u>1.82</u>	
0925	Acoustical						
092501	ACOUST CEILINGS	1	LS	125,100.00	125,100		
092505	ACOUS WL PNLS	1	LS	0.00	0		W/Above
0925	Total				<u>125,100</u>	<u>1.42</u>	

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0930	Resilient Tile/Carpet						
090012	RESIL/CARPET SUB	1	LS	219,791.00	219,791		
093505	FLOOR PREP	66,375	SF	0.60	39,825		
0930	Total				<u>259,616</u>	<u>2.94</u>	
0935	Wood Flooring						
093502	WD FLR @ STAGE	1	LS	15,612.00	15,612		
0935	Total				<u>15,612</u>	<u>0.18</u>	
0940	Misc. Flooring						
094002	CONC FLOOR SEALER	2,860	SF	1.80	5,148		
094003	RESINOUS FLRG	1	LS	14,856.00	14,856		
0940	Total				<u>20,004</u>	<u>0.23</u>	
0950	Paint/VWC						
090086	PAINT SUB	1	LS	130,000.00	130,000		
095005	VWC	1	LS	0.00	0		W/Above
095006	PNT EXT SLABS	14,800	SF	1.50	22,200		
0950	Total				<u>152,200</u>	<u>1.72</u>	
1005	Visual Display Boards						
100503	MRKRBD	1	LS	17,628.00	17,628		
100505	DISPLAY CASES	1	LS	3,000.00	3,000		
1005	Total				<u>20,628</u>	<u>0.23</u>	
1010	Toilet Partitions & Accs.						
100003	TOILET ACCESSORIES	1	LS	7,829.00	7,829		
101001	TOILET PART	1	LS	18,534.00	18,534		
1010	Total				<u>26,363</u>	<u>0.30</u>	
1020	Graphics						
102001	BLDG LETTERS	32	EA	123.53	3,953		
102010	MARQUEE SIGN	1	LS	6,750.00	6,750		
1020	Total				<u>10,703</u>	<u>0.12</u>	
1022	Lockers & Mtl Shelving						
100004	LOCKER SUB	1	LS	2,500.00	2,500		
100050	MTL SHLVING	53	LF	103.77	5,500		
1022	Total				<u>8,000</u>	<u>0.09</u>	
1025	Folding Partitions						
102501	FOLDING PART.	975	SF	27.13	26,450		
1025	Total				<u>26,450</u>	<u>0.30</u>	
1028	Flagpoles						
102801	FLAGPOLE	1	EA	2,128.00	2,128		
1028	Total				<u>2,128</u>	<u>0.02</u>	

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Pepper Lawson Construction

Job #: 18863

Rev #: 04 Dated: 04/29/2008

Desc: 100% GMP Estimate

College Station ISD

College Station ISD

Data Includes:

Phase: CHE

Approved: None

Pending: None

May 14, 2008

9:19

Estimate Detail Report

Cost Code	Description	Qty	U/M	Cost /UM	Total Cost	Cost / SF	Comments
Phase CHE	College Hills Elem School						Area: 88,361 SF
1032	Projection Screens						
100019	ELECT PROJ SCREEN	1	LS	16,599.20	16,599		
103201	MAN. PROJ SCRNS	46	EA	0.00	0		W/Above
1032	Total				16,599	0.19	
1042	Fire Ext/Cabinets						
104201	FIRE EXT/CAB	19	EA	515.58	9,796		
1042	Total				9,796	0.11	
1045	Misc Specialties						
100006	TV CEILING MTS	46	EA	500.00	23,000		
100007	PENCIL SHARPENERS	41	EA	28.00	1,148		Furnish by Owner
100009	KNOX BOX	1	EA	605.00	605		
100028	CORNER GUARDS	126	EA	62.03	7,816		
100046	CUB. CRTN & TRACKS	1	LS	2,088.00	2,088		
100070	KILN VENT	1	EA	640.00	640		
100086	PROPANE LOCKER	1	EA	960.00	960		
1045	Total				36,257	0.41	
1048	Canopies						
104801	ALUM WALKWAY CVRS	1	LS	117,022.00	117,022		
1048	Total				117,022	1.32	
1105	Food Service Equipment						
110501	FOODSERVICE EQP.	1	LS	309,900.00	309,900		
1105	Total				309,900	3.51	
1108	Kitchen Appliances						
110801	OVEN/MW COMBO	2	EA	70.00	140		
110802	MICROWAVE	3	EA	35.00	105		W/Above
110803	U/C REF	1	EA	70.00	70		W/Above
110805	GARBAGE DISPOSALS	1	EA	70.00	70		W/Above
110806	APPLIANCES	7	EA	704.14	4,929		
1108	Total				5,314	0.06	
1112	Athletic Equipment						
111201	ATHLETIC EQUIP	1	LS	18,580.00	18,580		
111202	VB INSERTS	5	EA	0.00	0		W/Above
111204	WALL PADDING	1	LS	0.00	0		W/Above
111205	BASKETBALL GOALS	6	EA	0.00	0		W/Above
111206	EXT BSKTBL GOALS	4	EA	0.00	0		Deleted
1112	Total				18,580	0.21	
1130	Stage Equipment						
113001	STAGE CURTAIN&TRACK	1	LS	7,016.00	7,016		
1130	Total				7,016	0.08	
1200	Entrance Mats						
120001	ENTRANCE MATS	10	EA	0.00	0		W/Carpet
1200	Total				0	0.00	

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College Station ISD

College Station ISD

May 14, 2008

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Data Includes:

Phase: CHE

Approved: None

Pending: None

Estimate Detail Report

Cost Code	Description	Qty	U/M	Cost /UM	Total Cost	Cost / SF	Comments
Phase CHE	College Hills Elem School						Area: 88,361 SF
1205	Draperies/Blinds						
120501	MINI-BLINDS	72	EA	58.61	4,220		
1205	Total				4,220	0.05	
1210	Library Furniture						
121001	LIBRARY FURNITURE	1	LS	60,875.00	60,875		
1210	Total				60,875	0.69	
1230	Casework						
120020	P.L. CSWK & MLWK	1	LS	369,293.00	369,293		
1230	Total				369,293	4.18	
1510	Plumbing / HVAC Systems						
151005	PLBG/HVAC SUB	1	LS	2,295,000.00	2,295,000		
152001	MECHANICAL EQUIP	1	LS	0.00	0		W/Above
152005	DEMO/FREON AC UNITS	1	LS	10,000.00	10,000		
152009	MEP COORD.	1	LS	12,000.00	12,000		
1510	Total				2,317,000	26.22	
1515	Fire Protection						
151501	FIRE SPRINKLERS	1	LS	239,800.00	239,800		
151502	FDC @ EXT SYSTEM	1	LS	0.00	0		W/Above
1515	Total				239,800	2.71	
1600	Electrical						
160090	ELECTRICAL SUB	1	LS	1,367,695.00	1,367,695		
160095	ELECTRICAL COORD	1	LS	12,000.00	12,000		
1600	Total				1,379,695	15.61	

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Data Includes:

Phase: CHE

Approved: None

Pending: None

Estimate Detail Report

Cost Code	Description	Qty	U/M	Cost /UM	Total Cost	Cost / SF	Comments
Phase CHE	College Hills Elem School						Area: 88,361 SF
1730	Additional Conditions						
170007	FIELD ENGR & LAYOUT	18WK		2,100.00	37,800		
170013	GENERAL CLEAN-UP	48WK		750.00	36,000		
170016	TEMPORARY FENCING	1 LS		10,900.00	10,900		
170017	INC BARRICADES	1 LS		2,000.00	2,000		
170021	WEATHER PROTECTION	1 LS		2,400.00	2,400		
170030	ENGR EQUIPMENT	4 MO		700.00	2,800		
170031	INC LAYOUT EQUIP	88,361 SF		0.01	1,325		
170032	SAFETY RAILS	1 LS		5,800.00	5,800		
170066	TEMPORARY WATER	15 MO		550.00	8,250		
170067	TEMPORARY POWER	15 MO		1,500.00	22,500		
170070	TEMPORARY ROADS	1 LS		5,000.00	5,000		
170071	START UP ENERGY	4 MO		15,000.00	60,000		
170077	BUILDERS RISK	0 LS		0.00	0		
170078	INSURANCE (GEN LIAB)	0 LS		0.00	0		
170079	SECURITY SERVICE	30WK		600.00	18,000		
170084	CONTR. CONTINGENCY	0 LS		0.00	0		
170118	BOX BLADE/FUEL	3 MO		3,000.00	9,000		
170119	SWEEPER	12 MO		2,920.00	35,040		
170127	AGC DUES	0 LS		0.00	0		
170195	P&P BOND	0 LS		0.00	0		
1730	Total				256,815	2.91	
1770	Escalation & Phasing						
177220	ESCALATION	1 LS		50,000.00	50,000		
177240	CONSTRUCT PHASES	1 LS		86,000.00	86,000		
1770	Total				136,000	1.54	
CHE	Total				15,073,240	170.59	
	Contingency				300,000		
	Builders Risk				27,494		
	Performance Bond				131,798		
	General Conditions				761,636		
	AGC Dues				16,725		
	General Liability				129,900		
	PLC Fee @ 3.45%				567,206		
	Phase CHE Total				\$17,008,000	\$ 192.48	SF

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Pepper Lawson Construction
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 Rev #: 04 Dated: 04/29/2008
 Desc : 100% GMP Estimate

College Station ISD

College Station ISD

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Data Includes:
 Phase(s): CHE

Scope Alternate Detail Report

<u>S.A. #</u>	<u>Owners Ref #</u>	<u>Description</u>	<u>Status</u>	<u>Cost Event #</u>
2		Alt #1 Use C&A Carpet in lieu of Mannington	Approved Owner Change	00002

Cost Code	Description	Labor Cost	Material Cost	Equipment Cost	Sub Cost	Total	Vendor Name
Phase CHE College Hills Elem School							
0930	090012 RESIL/CARPET SUB	0	0	0	14,170	14,170	
Subtotal		0	0	0	14,170	14,170	
						Builders Risk @ 0.00	112
						Performance Bond @ 0.00	102
						General Liability @ 0.00	116
						PLC Fee @ 3.45%	500
						Phase CHE Total	\$15,000

C.E. Comments:



Pepper Lawson Construction
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College Station ISD

College Station ISD

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Data Includes:
 Phase(s): CHE

Scope Alternate Detail Report

S.A. #	Owners Ref #	Description	Status	Cost Event #
3		Alt #2 - Include Interior Demoliton	Approved Owner Change	00003

Cost Code	Description	Labor Cost	Material Cost	Equipment Cost	Sub Cost	Total	Vendor Name
Phase CHE College Hills Elem School							
0100	010002	BLDG DEMO SUB	0	0	0	10,000	10,000
		Subtotal	0	0	0	10,000	10,000
						Builders Risk @ 0.00	18
						Performance Bond @ 0.00	72
						General Liability @ 0.00	60
						PLC Fee @ 3.45%	350
						Phase CHE Total	\$10,500

C.E. Comments:

S.A.
3



Pepper Lawson Construction
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 Rev #: 04 Dated: 04/29/2008
 Desc : 100% GMP Estimate

College Station ISD

College Station ISD

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Data Includes:
 Phase(s): CHE

Scope Alternate Detail Report

<u>S.A. #</u>	<u>Owners Ref #</u>	<u>Description</u>	<u>Status</u>	<u>Cost Event #</u>
5		Alt #4 - Use Silent Knight Fire Alarm System	Approved Owner Change	00005

Cost Code	Description	Labor Cost	Material Cost	Equipment Cost	Sub Cost	Total	Vendor Name
Phase CHE College Hills Elem School							
1600	160090 ELECTRICAL SUB	0	0	0	3,660	3,660	
Subtotal		0	0	0	3,660	3,660	
						Builders Risk @ 0.00	6
						Performance Bond @ 0.00	25
						General Liability @ 0.00	31
						PLC Fee @ 3.45%	128
						Phase CHE Total	\$3,850

C.E. Comments:



Pepper Lawson Construction
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 Desc : 100% GMP Estimate

College Station ISD

College Station ISD

May 14, 2008
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Data Includes:
 Phase(s): CHE

Scope Alternate Detail Report

S.A. #	Owners Ref #	Description	Status	Cost Event #
6		Alt #5 - Use Trane RTUs in lieu of York	Approved Owner Change	00006

Cost Code	Description	Labor Cost	Material Cost	Equipment Cost	Sub Cost	Total	Vendor Name
Phase CHE College Hills Elem School							
1510	151005 PLBG/HVAC SUB	0	700	0	5,000	5,700	
Subtotal		0	700	0	5,000	5,700	
						Builders Risk @ 0.00	10
						Performance Bond @ 0.00	41
						General Liability @ 0.00	49
						PLC Fee @ 3.45%	200
						Phase CHE Total	\$6,000

C.E. Comments:

1510
151005



PEPPER-LAWSON CONSTRUCTION, L.P.

COLLEGE STATION ISD COLLEGE HILLS ELEMENTARY REPLACEMENT

CLARIFICATIONS May 15, 2008

1. Our Proposal includes the Owner contingencies of \$330,000.00 and the contractor contingency of \$300,000.00.
2. Our Proposal includes the carpet by Mannington. Should Collins & Aikman carpet as specified be required, Add \$15,000.00. (This has been Accepted and Incorporated in GMP.)
3. Our proposal excludes detail 2 on sheet A8.01 regarding typical bookshelves at classrooms due to the reference of "Alt. Bid" being shown.
Should this be added to our proposal Add \$16,500.00. (Not Accepted)
4. Our proposal excludes the interior building demolition as noted per Addendum #3. Should this be included, Add \$10,500.00. (This has been Accepted and Incorporated in GMP.)
5. Our Proposal includes a \$25,000.00 Allowance to address the asphalt/base at Williams Street should repairs be required prior to resurfacing up and beyond what is indicated.
6. We have included an allowance of \$80,000.00 for the possible casing of some drill piers based on the soils report
7. Our Proposal is based on using Edwards as specified for the Fire Alarm System. Should Silent Knight be required, Add \$3,850.00. (This has been Accepted and Incorporated in GMP.)
8. Our Proposal includes add-on concrete curbs in lieu of monolithic poured curbs at the paving.
9. Our Proposal includes sidewalk expansion joints at 30' on center per the civil drawings.
10. Our Proposal does not include the joint sealant in the sidewalk control joints.
11. Our Proposal excludes furnishing the irrigation meter. This is to be provided through owner.
12. Fire Sprinkler Work value engineering to be considered:
 - A) Install Schedule 10 pipe on all pipe sizes versus Schedule 40, Deduct \$20,000.00. (Not Accepted)
 - B) Eliminate centering on tile of sprinkler heads, Deduct \$12,500.00. (Not Accepted)
13. Our paint proposal is based on orange peel texture in lieu of sprayed splatter texture as specified.
14. Our proposal excludes painting of any louvers, roof top mechanical units, or canopy components.
15. Our proposal includes backfilling of interior grade beams with excavated materials without density testing.

College Hills Elementary Replacement
Clarifications
May 15, 2008

16. Our Proposal includes using Aaron as specified for the Specialized RTU's and Outside Air RTU's. This is identical to the Creekview Elementary School.
Should Reznor be required, Add \$48,000.00. (Not Accepted)
Should Addison be required, Add \$75,000.00. (Not Accepted)
All the remaining RTU's are proposed to be by York, as specified. This is also like Creekview Elementary. Should Trane be required, Add \$6,000.00. (This has been Accepted and Incorporated in GMP.)