



November 4, 2010

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

RE: Oakwood Intermediate School and AMC Middle School Additions

Dear Jon,

Pepper-Lawson Construction is pleased to submit our GMP Estimate on the above referenced project.

This GMP Estimate is based on Pepper-Lawson's Estimate dated October 5, 2010 for the Work identified within the bidding documents prepared by VLK Architects dated September 9, 2010 and Addenda 1 and 2. Substantiating documentation is attached.

Our recommendation is that College Station ISD authorizes Pepper-Lawson Construction to proceed with the construction of the Oakwood Intermediate School and AMC Middle School Additions, base bid and Alternates 1, 2 and 3 for the GMP of \$4,461,550.00.

This GMP is comprised of the four components identified below:

Base Bid: Provide additions and renovations to Oakwood Intermediate School and AMC Middle School as identified within the Bidding documents. = \$3,971,336.00.

Alternate A1: Provide parking lot expansion at Oakwood Intermediate School, as identified within the Bidding drawings. = \$146,318.00

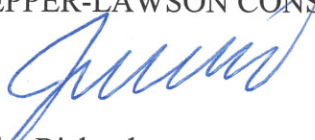
Alternate A2: Provide driveway extension and associated parking spaces at Oakwood Intermediate School, as identified within the Bidding drawings. = \$195,488.00

Alternate B1: Providing bus canopy at AMC Middle School, as identified within the Bidding drawings. = \$148,408.00

Should you have any questions, please don't hesitate to contact me. Pepper-Lawson Construction looks forward to providing you and College Station ISD with the successful additions to Oakwood Intermediate and AMC Middle Schools.

Respectfully Submitted,

PEPPER-LAWSON CONSTRUCTION, L.P.

A handwritten signature in blue ink, appearing to read 'John Richard', is written over the company name.

John Richard
Project Executive

Cc: Kenneth Hutchens, VLK
Glenn Saha, PLC
David Witcher, PLC
Joe Ayala, PLC
Bid File



Pepper Construction Company
 Job #: CSADD
 Rev #: 01 Dated: 10/05/2010
 Desc : GMP Estimate

College Station ISD

CSISD - Classroom Additions

November 02, 2010
 11:58

Estimate Summary Report

Data Includes:
 Phase: All
 Approved: None
 Pending: None

TI	Description	Total Cost	Cost / SF	Comments
Phase	AAA A&M Consolidated Middle School	Area: 7,625		SF
0100	Demolition	57,250	7.51	
0130	Allowances	60,500	7.93	
0200	Earthwork	58,130	7.62	
0210	Soil Treatment	1,050	0.14	
0220	Misc. Site Requirements	3,000	0.39	
0230	Site Utilities & Site Drainage	48,867	6.41	
0250	Landscaping	32,780	4.30	
0270	Site-Work Concrete	0	0.00	W/ Bldg Concrete
0310	Building Concrete	143,714	18.85	
0400	Masonry	30,345	3.98	
0500	Metals	77,214	10.13	
0520	Exp. Joint Covers	5,000	0.66	
0600	Carpentry	19,370	2.54	
0700	Moisture Protection	11,660	1.53	
0710	Building Insulation	1,726	0.23	
0730	Roofing & Sheetmetal	70,535	9.25	
0800	Doors, Frames, Hardware	17,880	2.34	
0880	Glass & Glazing	8,142	1.07	
0905	Plaster	9,850	1.29	
0910	Drywall	60,375	7.92	
0915	Hard Tile	25,250	3.31	
0925	Acoustical	11,315	1.48	
0930	Resilient Tile/Carpet	14,762	1.94	
0950	Paint/VWC	13,188	1.73	
1005	Visual Display Boards	4,780	0.63	
1010	Toilet Partitions & Accs.	5,168	0.68	
1015	Fire Ext & Cabinets	500	0.07	
1022	Lockers	8,988	1.18	
1035	Wall Protection System	1,000	0.13	
1048	Canopies	9,044	1.19	
1108	Kitchen Appliances	15,528	2.04	
1205	Draperies/Blinds	500	0.07	
1230	Casework	50,740	6.65	
1235	Entrance Floor Mats	0	0.00	W/Carpet
1405	Overhead Lift	16,100	2.11	
1510	Plumbing	0	0.00	W/Hvac
1515	Fire Protection	16,910	2.22	
1520	HVAC	238,000	31.21	
1600	Electrical	232,795	30.53	
1730	Additional Conditions	53,030	6.95	
Phase	AAA Subtotal	1,434,986		

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
	General Conditions	180,989		
	Contingency	50,000		
	Builders Risk	3,236		
	Performance Bond	21,134		
	AGC Fees	1,853		
	General Liability	12,376		
	Pepper Fee @ 3.45%	58,808		
	Phase AAA Total	1,763,382	\$ 231.26	SF



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 Approved: None
 Pending: None

TI	Description	Total Cost	Cost / SF	Comments
Phase	BBB Oakwood Intermediate School	Area: 10,050		SF
0100	Demolition	45,650	4.54	
0130	Allowances	85,500	8.51	
0200	Building Earthwork	61,870	6.16	
0210	Soil Treatment	1,500	0.15	
0220	Misc. Site Requirements	3,500	0.35	
0230	Site Utilities & Site Drainage	59,720	5.94	
0240	Fencing & Guardrail	10,000	1.00	
0250	Landscaping	0	0.00	W/Alternates
0270	SiteWork Concrete	0	0.00	W/Bldg Concrete
0280	Site Improvements	0	0.00	W/Alternates
0310	Concrete 44	195,115	19.41	
0400	Masonry	47,535	4.73	
0500	Metals	103,656	10.31	
0520	Exp. Joint Covers	10,000	1.00	
0600	Carpentry	15,366	1.53	
0700	Moisture Protection	13,940	1.39	
0710	Bldg & Spray Insulation	9,845	0.98	
0730	Roofing & Sheetmetal	86,497	8.61	
0800	Doors, Frames, Hardware	27,384	2.72	
0840	Louvres	676	0.07	
0880	Glass & Glazing	10,940	1.09	
0905	Plaster	3,050	0.30	
0910	Drywall	89,276	8.88	
0915	Hard Tile	23,430	2.33	
0925	Acoustical	79,445	7.90	
0930	Resilient Tile/Carpet	21,160	2.11	
0950	Paint/VWC	55,940	5.57	
1005	Visual Display Boards	4,780	0.48	
1010	Toilet Partitions & Accs.	8,082	0.80	
1015	Fire Ext & Cabinets	500	0.05	
1022	Lockers	10,000	1.00	
1035	Wall Protection System	1,000	0.10	
1048	Canopies	6,656	0.66	
1205	Draperies/Blinds	500	0.05	
1230	Casework	28,751	2.86	
1235	Entrance Flr Mats	0	0.00	W/Carpet
1240	Site Furnishings	2,000	0.20	
1510	Plumbing	0	0.00	W/Hvac
1515	Fire Protection	111,965	11.14	
1520	HVAC	357,000	35.52	
1600	Electrical	185,707	18.48	
1730	Additional Conditions	53,030	5.28	

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Estimate Summary Report

Data Includes:
Phase: All
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Pending: None

TI	Description	Total Cost	Cost / SF	Comments
Phase BBB	Subtotal	1,830,966		
	General Conditions	180,989		
	Contingency	75,000		
	Builders Risk	4,029		
	Performance Bond	25,580		
	AGC Fees	2,347		
	General Liability	15,409		
	Pepper Fee @ 3.45%	73,634		
Phase BBB	Total	2,207,954	\$ 219.70	SF

Comments:



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Phase: All

Approved: None

Pending: None

Estimate Summary Report Recap

Phase	Description	Phase Area	UM	Total Cost	Total Cost/QTY
AAA	A&M Consolidated Middle School	7,625	SF	1,763,382	231.26 SF
BBB	Oakwood Intermediate School	10,050	SF	2,207,954	219.70 SF
Job CSADD Total		3,971,336			



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Data Includes:
 Phase(s): All

Scope Alternate Detail Report

S.A. #	Owners Ref #	Description	Status	Cost Event #
1		Alt A1 - Add Parking Lot Addition	Not Submitted	00001

Cost Code	Description	Labor Cost	Material Cost	Equipment Cost	Sub Cost	Total	Vendor Name
Phase	BBB	Oakwood Intermediate Sc					
0100	010001	SITE DEMO	0	0	0	10,000	10,000
0200	020090	BLDG EARTHWORK	0	0	0	25,000	25,000
0200	020091	PROTECT TREES	3,500	5,000	0	0	8,500
0220	022001	SWPPP	0	0	0	2,000	2,000
0240	024007	CHAINLINK FENCE	0	0	0	10,000	10,000
0280	028001	WHLSTOPS/STRIPING	0	0	0	2,700	2,700
0310	031090	CONCRETE SUB	0	0	0	74,264	74,264
0700	070094	WATERPROOFING SUB	0	0	0	3,565	3,565
Subtotal		3,500	5,000	0	127,529	136,029	
		Builders Risk @ 0.00					274
		Performance Bond @ 0.00					3,195
		AGC Fees @ 0.00					893
		General Liability @ 0.00					1,047
		PLC Fee @ 3.45%					4,880
		Phase BBB Total					\$146,318

C.E. Comments:



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CSISD - Classroom Additions

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Data Includes:
 Phase(s): All

Scope Alternate Detail Report

S.A. #	Owners Ref #	Description	Status	Cost Event #
2		Alt A2 - Add Driveway Extension	Not Submitted	00002

Cost Code	Description	Labor Cost	Material Cost	Equipment Cost	Sub Cost	Total	Vendor Name
Phase BBB Oakwood Intermediate Sc							
0100	010001	SITE DEMO	0	0	0	10,000	10,000
0200	020090	BLDG EARTHWORK	2,100	2,000	0	32,000	36,100
0200	020091	PROTECT TREES	2,100	2,500	0	0	4,600
0220	022001	SWPPP	0	0	0	2,500	2,500
0230	023024	SITE UTILITY SUB	0	0	0	32,527	32,527
0240	024007	CHAINLINK FENCE	0	0	0	12,000	12,000
0250	025092	HYDROMULCH SUB	0	0	0	4,200	4,200
0280	028001	WHLSTOPS/STRIPING	0	0	0	2,700	2,700
0310	031090	CONCRETE SUB	0	0	0	74,473	74,473
0700	070094	WATERPROOFING SUB	0	0	0	2,955	2,955
Subtotal		4,200	4,500	0	173,355	182,055	
						Builders Risk @ 0.00	367
						Performance Bond @ 0.00	3,932
						AGC Fees @ 0.00	1,213
						General Liability @ 0.00	1,402
						PLC Fee @ 3.45%	6,519
						Phase BBB Total	\$195,488

C.E. Comments:



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Data Includes:
 Phase(s): All

Scope Alternate Detail Report

<u>S.A. #</u>	<u>Owners Ref #</u>	<u>Description</u>	<u>Status</u>	<u>Cost Event #</u>
3		Alt B1 - Add Bus Canopy	Not Submitted	00003

Cost Code	Description	Labor Cost	Material Cost	Equipment Cost	Sub Cost	Total	Vendor Name
Phase AAA A&M Consolidated Middle							
0100	010001	SITE DEMO	0	0	0	35,500	35,500
0100	010020	PROT EXISTING	2,800	5,000	0	0	7,800
0310	031090	CONCRETE SUB	0	0	0	11,649	11,649
0400	040090	MASONRY SUB	0	0	0	12,535	12,535
0500	050001	STRUCTURAL STEEL	0	9,650	0	0	9,650
0500	050010	STUD TRUSS	0	0	0	10,565	10,565
0500	050090	STEEL ERECT SUB	0	0	0	5,000	5,000
0600	060001	BLOCKING	2,800	1,500	0	0	4,300
0730	074001	METAL ROOFING	0	0	0	5,088	5,088
0905	090501	LATH & PLASTER	0	0	0	3,100	3,100
0950	095001	PAINT	0	0	0	1,000	1,000
1048	100080	WALKWAY CANOPIES	0	0	0	29,479	29,479
1048	100086	SALVAGE EXISTG	0	0	0	0	0
1600	160001	ELECTRICAL SUB	0	0	0	2,412	2,412
Subtotal		5,600	16,150	0	116,328	138,078	
						Builders Risk @ 0.00	278
						Performance Bond @ 0.00	3,226
						AGC Fees @ 0.00	814
						General Liability @ 0.00	1,063
						PLC Fee @ 3.45%	4,949
						Phase AAA Total	\$148,408

C.E. Comments: