



January 10, 2013

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

RE: A&M Consolidated High School 2013 Renovations - GMP Recommendation

Dear Jon,

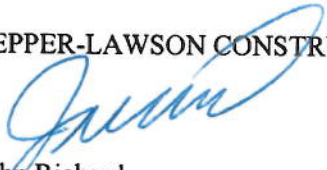
Pepper-Lawson Construction, LP is pleased to offer to the College Station ISD for consideration and acceptance our recommendation of a Guaranteed Maximum Price (GMP) of \$3,896,000.00 for the construction of A&M Consolidated High School 2013 Renovations per the November 29, 2012 bidding documents issued by SHW Group with Addendums 1, 2 and 3. This GMP recommendation includes the Base Bid and Alternate 1 – Add HVAC unit in Old Gym and Alternate 2 - Allowance for Electrical Gear Upgrades. (Base Bid-\$3,103,137.00; Alternate 1-\$92,863.00; Alternate 2-\$700,000.00).

Our recommendation is that College Station ISD authorizes Pepper-Lawson Construction to proceed with the 2013 Renovations to A&M Consolidated High School for the GMP of \$3,896,000.00 as described in the bidding documents issued by SHW Group with Addendums 1, 2, 3; Alternates 1 and 2.

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 a successful renovation to this portion of A&M Consolidated High School.

Respectfully Submitted,

PEPPER-LAWSON CONSTRUCTION, L.P.



John Richard  
Project Executive

Cc: Rayce Boyter – SHW Group  
Sylvia Cancinco – SHW Group  
Joe Street - PLC  
Bid File



Pepper Lawson Construction  
 Job #: 00AAA  
 Rev #: 00 Dated: 01/02/2013  
 Desc : Initial Budget

**A&M Consolidated HS**  
 A&M Consolidated 2013 Additions & R

January 10, 2013  
 12:19

**Estimate Summary Report**

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

TI	Description	Total Cost	Cost / SF	Comments
<b>Phase AAA General Construction</b>		<b>Area: 43,100</b>		<b>SF</b>
0110	Interior Demolition	60,000	1.39	
0130	Allowances	215,000	4.99	
0270	Site-Work Concrete	3,200	0.07	
0400	Masonry	12,900	0.30	
0500	Metals	157,447	3.65	
0520	Exp. Joint Covers	4,000	0.09	
0600	Carpentry	19,480	0.45	
0610	Millwork	76,500	1.77	
0710	Building Insulation	4,690	0.11	
0720	Spray Fireproofing	9,288	0.22	
0730	Roofing & Sheetmetal	10,000	0.23	
0800	Doors, Frames, Hardware	39,502	0.92	
0810	Glass	36,445	0.85	
0830	Overhead Rolling Doors	4,876	0.11	
0840	Misc. Doors	1,200	0.03	
0910	Drywall	184,534	4.28	
0925	Acoustical	8,500	0.20	
0930	Resilient Tile/Carpet	198,778	4.61	
0935	Wood Flooring	300	0.01	
0940	Misc. Flooring	2,400	0.06	
0950	Paint/VWC	58,659	1.36	
1000	Specialties	8,006	0.19	
1005	Visual Display Boards	1,880	0.04	
1020	Graphics	14,848	0.34	
1042	Fire Ext/Cabinets	725	0.02	
1045	Misc. Specialties	15,600	0.36	
1048	Canopies	64,915	1.51	
1135	Misc. Equipment	21,995	0.51	
1205	Draperies/Blinds	12,824	0.30	
1240	Misc. Furnishings	54,117	1.26	
1515	Fire Protection	26,500	0.61	
1520	HVAC	468,000	10.86	
1600	Electrical	927,471	21.52	
1730	Additional Conditions	140,507	3.26	
<b>Phase AAA Subtotal</b>		<b>2,864,887</b>		

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



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### Estimate Summary Report

Data Includes:  
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TI	Description	Total Cost	Cost / SF	Comments
	General Conditions	714,870		
	Contingency	125,000		
	Builders Risk	6,036		
	Performance Bond	49,802		
	General Liability	18,582		
	Pepper Fee @ 3.10%	116,824		
	Phase AAA Total	3,896,001	\$ 90.39	SF

Comments:



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**Estimate Detail Report**

Cost Code	Description	Qty	U/M	Cost /UM	Total Cost	Cost / SF	Comments
<b>Phase AAA</b>	<b>General Construction</b>						<b>Area: 43,100 SF</b>
<b>0110</b>	<b>Interior Demolition</b>						
011001	Interior Demolition	1	LS	60,000.00	60,000		
<b>0110</b>	<b>Total</b>				<b>60,000</b>	<b>1.39</b>	
<b>0130</b>	<b>Allowances</b>						
013006	Graphics	1	LS	40,000.00	40,000		
013007	Plaster	1	LS	20,000.00	20,000		
013008	Auditorium Stage Curtains & f	1	LS	30,000.00	30,000		
013047	Owners Contingency	1	LS	125,000.00	125,000		
<b>0130</b>	<b>Total</b>				<b>215,000</b>	<b>4.99</b>	
<b>0270</b>	<b>Site-Work Concrete</b>						
027001	Concrete	1	LS	3,200.00	3,200		
<b>0270</b>	<b>Total</b>				<b>3,200</b>	<b>0.07</b>	
<b>0400</b>	<b>Masonry</b>						
040001	Masonry	1	LS	12,900.00	12,900		
<b>0400</b>	<b>Total</b>				<b>12,900</b>	<b>0.30</b>	
<b>0500</b>	<b>Metals</b>						
050001	Steel Fabrication & Erection	1	LS	155,280.00	155,280		
<b>0500</b>	<b>Total</b>				<b>155,280</b>	<b>3.60</b>	
<b>0520</b>	<b>Exp. Joint Covers</b>						
052001	Expansion Joint Covers	1	LS	4,000.00	4,000		
<b>0520</b>	<b>Total</b>				<b>4,000</b>	<b>0.09</b>	
<b>0600</b>	<b>Carpentry</b>						
060001	Misc. Rough Carpentry	1	LS	12,000.00	12,000		
<b>0600</b>	<b>Total</b>				<b>12,000</b>	<b>0.28</b>	
<b>0610</b>	<b>Millwork</b>						
061003	Millwork, Casework & Display	1	LS	76,500.00	76,500		
<b>0610</b>	<b>Total</b>				<b>76,500</b>	<b>1.77</b>	
<b>0710</b>	<b>Building Insulation</b>						
071001	Insulation	1	LS	4,690.00	4,690		
<b>0710</b>	<b>Total</b>				<b>4,690</b>	<b>0.11</b>	
<b>0720</b>	<b>Spray Fireproofing</b>						
072001	Fireproofing	1	LS	9,288.00	9,288		
<b>0720</b>	<b>Total</b>				<b>9,288</b>	<b>0.22</b>	
<b>0730</b>	<b>Roofing &amp; Sheetmetal</b>						
073001	Roofing	1	LS	7,000.00	7,000		
<b>0730</b>	<b>Total</b>				<b>7,000</b>	<b>0.16</b>	
<b>0800</b>	<b>Doors, Frames, Hardware</b>						
080001	Doors / Frames / Hardware	1	LS	39,502.00	39,502		
<b>0800</b>	<b>Total</b>				<b>39,502</b>	<b>0.92</b>	

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<b>Phase AAA</b>	<b>General Construction</b>						<b>Area: 43,100 SF</b>
<b>0810</b>	<b>Glass</b>						
081001	Storefront System & Glass	1	LS	36,445.00	36,445		
<b>0810</b>	<b>Total</b>				<b>36,445</b>	<b>0.85</b>	
<b>0830</b>	<b>Overhead Rolling Doors</b>						
083001	Roll Up Counter Doors	1	LS	4,876.00	4,876		
<b>0830</b>	<b>Total</b>				<b>4,876</b>	<b>0.11</b>	
<b>0840</b>	<b>Misc. Doors</b>						
084002	Access Doors	1	LS	1,200.00	1,200		
<b>0840</b>	<b>Total</b>				<b>1,200</b>	<b>0.03</b>	
<b>0910</b>	<b>Drywall</b>						
091001	Drywall & Acoustical Ceiling	1	LS	184,534.00	184,534		
<b>0910</b>	<b>Total</b>				<b>184,534</b>	<b>4.28</b>	
<b>0925</b>	<b>Acoustical</b>						
092501	Acoustical Wall Panels	1	LS	8,500.00	8,500		
<b>0925</b>	<b>Total</b>				<b>8,500</b>	<b>0.20</b>	
<b>0930</b>	<b>Resilient Tile/Carpet</b>						
093001	Carpet / VCT / Tile / Base	1	LS	198,778.00	198,778		
<b>0930</b>	<b>Total</b>				<b>198,778</b>	<b>4.61</b>	
<b>0935</b>	<b>Wood Flooring</b>						
093501	Stage Flooring	1	LS	300.00	300		
<b>0935</b>	<b>Total</b>				<b>300</b>	<b>0.01</b>	
<b>0940</b>	<b>Misc. Flooring</b>						
094001	Sealed Concrete Flooring	1	LS	2,400.00	2,400		
<b>0940</b>	<b>Total</b>				<b>2,400</b>	<b>0.06</b>	
<b>0950</b>	<b>Paint/VWC</b>						
095001	Painting	1	LS	58,659.00	58,659		
<b>0950</b>	<b>Total</b>				<b>58,659</b>	<b>1.36</b>	
<b>1000</b>	<b>Specialties</b>						
100002	Toilet Partitions & Accessorie	1	LS	8,006.00	8,006		
<b>1000</b>	<b>Total</b>				<b>8,006</b>	<b>0.19</b>	
<b>1005</b>	<b>Visual Display Boards</b>						
100501	Marker & Tack Boards	1	LS	1,680.00	1,680		
<b>1005</b>	<b>Total</b>				<b>1,680</b>	<b>0.04</b>	
<b>1020</b>	<b>Graphics</b>						
102001	Interior & Exterior Signage	1	LS	14,848.00	14,848		
<b>1020</b>	<b>Total</b>				<b>14,848</b>	<b>0.34</b>	

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Cost Code	Description	Qty	U/M	Cost /UM	Total Cost	Cost / SF	Comments
<b>Phase AAA</b>	<b>General Construction</b>						Area: 43,100 SF
<b>1042</b>	<b>Fire Ext/Cabinets</b>						
104201	Fire Extinguisher & Cabinet	1	EA	725.00	725		
<b>1042</b>	<b>Total</b>				<u>725</u>	<u>0.02</u>	
<b>1045</b>	<b>Misc. Specialties</b>						
102215	Metal Storage Shelving	1	LS	1,600.00	1,600		
104501	Big Ass Fan	1	LS	14,000.00	14,000		
<b>1045</b>	<b>Total</b>				<u>15,600</u>	<u>0.36</u>	
<b>1048</b>	<b>Canopies</b>						
104801	Drop Off Canopy	1	LS	64,915.00	64,915		
<b>1048</b>	<b>Total</b>				<u>64,915</u>	<u>1.51</u>	
<b>1135</b>	<b>Misc. Equipment</b>						
114001	Library Book Anti-Theft Devic	1	LS	21,995.00	21,995		
<b>1135</b>	<b>Total</b>				<u>21,995</u>	<u>0.51</u>	
<b>1205</b>	<b>Draperies/Blinds</b>						
120501	Blinds	1	LS	12,824.00	12,824		
<b>1205</b>	<b>Total</b>				<u>12,824</u>	<u>0.30</u>	
<b>1240</b>	<b>Misc. Furnishings</b>						
120015	Classroom Sealing	1	LS	54,117.00	54,117		
<b>1240</b>	<b>Total</b>				<u>54,117</u>	<u>1.26</u>	
<b>1515</b>	<b>Fire Protection</b>						
151501	Fire Sprinkler System	1	BS	26,500.00	26,500		
<b>1515</b>	<b>Total</b>				<u>26,500</u>	<u>0.61</u>	
<b>1520</b>	<b>HVAC</b>						
152001	HVAC & Plumbing	1	BS	399,000.00	399,000		
<b>1520</b>	<b>Total</b>				<u>399,000</u>	<u>9.26</u>	
<b>1600</b>	<b>Electrical</b>						
160001	Electrical & Fire Alarm	1	LS	252,235.00	252,235		
<b>1600</b>	<b>Total</b>				<u>252,235</u>	<u>5.85</u>	
<b>1730</b>	<b>Additional Conditions</b>						
170013	GENERAL CLEAN-UP	1	LS	48,640.00	48,640		
170014	FINAL CLEAN-UP	1	LS	11,200.00	11,200		
170015	Salvage Wall Tile For Owner	1	LS	8,000.00	8,000		
170016	TEMPORARY FENCING	1	LS	1,016.00	1,016		
170020	Temporary Partitions	1	LS	4,324.00	4,324		
170031	Wall Demolition @ Cafeteria	1	LS	5,920.00	5,920		
170032	SAFETY Equipment	1	LS	3,687.00	3,687		
170033	SMALL TOOLS	1	LS	1,800.00	1,800		
170041	BOBCAT	1	LS	9,800.00	9,800		
170079	SECURITY	1	LS	11,200.00	11,200		
170106	Wall & Floor Protection	1	LS	34,920.00	34,920		
<b>1730</b>	<b>Total</b>				<u>140,507</u>	<u>3.26</u>	

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Data Includes:  
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 Pending: None

**Estimate Detail Report**

Cost Code	Description	Qty	U/M	Cost /UM	Total Cost	Cost / SF	Comments
AAA	Total				2,108,004	48.91	
	General Conditions				714,548		
	Contingency				125,000		
	Builders Risk				3,900		
	Performance Bond				43,680		
	General Liability				14,700		
	Pepper Fee @ 3.10%				93,305		
	Phase AAA Total				\$3,103,137	\$ 72.00	SF
<b>Job Comments</b>							

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Data Includes:  
 Phase(s): AAA

**Scope Alternate Detail Report**

S.A. #	Owners Ref #	Description	Status	Cost Event #
1		Alt. #1 - New Roof Mounted RTU Unit @ Gym H10	Pending Owner Change	00001

Cost Code	Description	Qty	U/M	Total	Vendor Name	Cost Code Comments
<b>Phase AAA General Construction</b>						
0500	050001	Steel Fabrication & Erection	1.00	LS	2,167	
0600	060001	Misc. Rough Carpentry	1.00	LS	7,480	
0730	073001	Roofing	1.00	LS	3,000	
1520	152001	HVAC & Plumbing	1.00	LS	69,000	
1600	160001	Electrical & Fire Alarm	1.00	LS	6,936	
<b>Subtotal</b>					<b>88,583</b>	
Builders Risk @ 0.00					250	
Performance Bond @ 0.00					784	
General Liability @ 0.00					454	
PLC Fee					2,792	
<b>Phase AAA Total</b>					<b>\$92,863</b>	

C.E. Comments:





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Data Includes:  
 Phase(s): AAA

## Scope Alternate Detail Report

S.A. #	Owners Ref #	Description	Status	Cost Event #
2		Alt. #2 - Electrical Gear Upgrade Allowance	Pending Owner Change	00002

Cost Code	Description	Qty	U/M	Total	Vendor Name	Cost Code Comments
<b>Phase AAA General Construction</b>						
1600	160050	Electric Gear Upgrade Allowance		1.00	LS	668,300
<b>Subtotal</b>				<b>668,300</b>		
Builders Risk @ 0.00				1,886		
Performance Bond @ 0.00				5,338		
General Liability @ 0.00				3,428		
PLC Fee @ 3.10%				21,048		
<b>Phase AAA Total</b>				<b>\$700,000</b>		

C.E. Comments: