



February 11, 2015

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

RE: A&M Consolidated High School Renovations

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 February 10, 2015 which utilized subcontractor bids received February 10, 2015, in accordance with the documents prepared by VLK Architects dated January 19, 2015 including Addendum #1, Addendum #2 and Addendum #3. Substantiating documentation is attached.

Our recommendation is that College Station ISD authorizes Joeris General Contractors, Ltd. to proceed with the A&M Consolidated High School Renovations for the GMP of \$4,033,959.00. This GMP includes the acceptance of alternates 1A and 2A.

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 construction effort for the A & M Consolidated High School Renovations.

Respectfully Submitted,
Joeris General Contractors, Ltd.

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

Curtis Cline,
Director of Preconstruction Services

College Station ISD, Bid Pkg B, A&M Consolidated High School Renes

1801 Harvey Mitchell Parkway South, College Station, Texas 77840

ARCHITECT: VIK

BID DATE: February 10, 2015

ESTIMATE #: CMF

Addendum: (1)(2)(3)

Total Cost:

Cost per SF:

Building Area (SF) =

Project Duration (Mo) =

No.	Description	Amount	Cost Breakdown				
			OAU by Acn	OAU by Carrier	OAU by Trane	RTU by Carrier	RTU by Trane
			AR No. 1A	AR No. 1B	AR No. 1C	AR No. 2A	AR No. 2B
No. 1	Changes requested by the Owner related to IAS accessibility requirements	\$ 30,000					
No. 2	Owner's Contingency for the changes requested by the Owner	\$ 100,000					
No. 3	Contractor Contingency	\$ 75,000					
No. 4	Painted Wall Graphics	\$ 10,000					
No. 5	City of College Station Impact Fee	\$ 10,000					
SECTION							
GENERAL REQUIREMENTS / INDC		SECTION		TOTAL			
GENERAL PROJECT REQUIREMENTS							
	TEMPORARY UTILITIES	\$ 55,820	\$ 55,820				
	SITE SECURITY	\$ 2,596	\$ 2,596				
		\$ 16,630	\$ 16,630				
INSTALLATION CONDITIONS (Down)							
	SELECTIVE DEMOLITION	\$ 8,984	\$ 8,984				
	DEMOLITION PROTECTION	\$ 11,300	\$ 11,300				
02 41 19	Selective Structure Demolition	\$ 72,200	\$ 72,200				
No Spec	Move Existing Beams & Relocate after Renovations	\$ 3,000	\$ 3,000				
CONCRETE (Curbs)							
CONCRETE SPOIL HAUL OFF							
	GROUT, SAND & WEARING BED, TOPPING SLABS	\$ 5,274	\$ 5,274				
	Cast-In-Place Concrete:	\$ 3,591	\$ 3,591				
03 30 00	Drilled Concrete Piers	\$ 495,685	\$ 495,685				
03 16 32	Concrete Forming and Accessories						
03 10 00	Concrete Reinforcing						
03 20 00	Concrete Reinforcing						
07 26 00	Vapor Retarders						
No Spec	Concrete Sidewalk & Paving						
09 35 19	Colored Concrete Finishing						
03 35 43	Polished Concrete Floor Finish						
MASONRY (Brick)							
MASONRY (DOWELS, LAYOUT, ETC)							
	SETTING OF DOOR & WINDOW FRAMES	\$ 7,961	\$ 7,961				
04 20 00	Masonry Units	\$ 3,875	\$ 3,875				
04 22 13	Structural Reinforced Concrete Unit Masonry	\$ 464,649	\$ 464,649				
04 72 00	Cast Stone Masonry						
07 21 19	Foamed-In-place Insulation						
METALS (Zash)							
METAL FABRICATION INSTALLATION							
	SHIP'S LADDER INSTALLATION	\$ 9,529	\$ 9,529				
05 12 00	Structural Steel Framing	\$ 420	\$ 420				
05 21 00	Steel Joist Framing	\$ 102,000	\$ 102,000				
05 31 25	Steel Roof Decking						
05 50 00	Metal Fabricators						
WOODS & PLASTICS (Curbs)							
ROUGH CARPENTRY - Interior							
	ROOF CARPENTRY	\$ 8,033	\$ 8,033				
12 82 14	Manufactured Plastic-Laminate-Clad Casework	\$ 15,513	\$ 15,513				
06 40 00	Architectural Woodwork	\$ 18,398	\$ 18,398				
THERMAL & MOISTURE PROTECTION (Ashley)							
FIRESTOPPING							
	SEALANTS & METAL FLASHINGS	\$ 3,891	\$ 3,891				
	ROOF HATCH INSTALLATION	\$ 640	\$ 640				
	EXPANSION JOINT COVER INSTALLATION	\$ 550	\$ 550				
	Dampproofing	\$ 146	\$ 146				
07 11 00	Air Barrier	\$ 34,470	\$ 34,470				
07 27 00	Firestopping						
07 84 00	Joint Sealants						
07 92 00	Membrane Flashing						
No Spec	Roofing						
07 12 00	Roofing	\$ 139,777	\$ 139,777				
07 45 00	Prefabricated Siding						
07 56 00	Fluid Applied Roofing						
07 62 00	Sheet Metal Flashing and Trim						
07 72 30	Roof Hatches						
07 81 16	Cementitious Fireproofing	\$ 20,448	\$ 20,448				
07 81 23	Intumescent Fireproofing						
07 98 13	Expansion Joint Cover Assemblies	\$ 1,473	\$ 1,473				
OPENINGS (Curbs)							
DOOR & HARDWARE INSTALLATION							
	DOOR, FRAME, & HARD HANDLING & ADJUST	\$ 4,082	\$ 4,082				
08 11 00	Hollow Metal Doors and Frames	\$ 1,546	\$ 1,546				
08 14 23	Plastic-Laminate-Faced Wood Doors	\$ 61,648	\$ 61,648				
08 71 00	Door Hardware						
08 31 00	Access Doors	\$ 1,800	\$ 1,800				
08 35 13	Colling Counter Grilles	\$ 4,882	\$ 4,882				
08 41 13	Aluminum-framed Entrances and Storefronts	\$ 141,970	\$ 141,970				
08 51 16	Pass Window						
08 80 00	Glazing						
07 46 50	Aluminum Faced Composite Panel System (ADD. 1)						
FINISHES (Down)							
FLOORS							
	FLOOR PROTECTION	\$ 11,469	\$ 11,469				
09 21 13	Plaster Assemblies	\$ 9,836	\$ 9,836				
09 21 16	Gypsum Board Assemblies	\$ 124,680	\$ 124,680				

College Station ISD, Bid Pkg 8, A&M Consolidated High School Renos

1801 Harvey Mitchell Parkway South, College Station, Texas 77840

ARCHITECT: VJK

BID DATE: February 10, 2015

ESTIMATE #: GMP

Addendum: (1) (2) (3)

Total Cost

Cost per SF:

Building Area (SF) =

Project Duration (Mo) =

		OAU by Acon	OAU by Carter	OAU by Trane	RTU by Carter	RTU by Trane
		AR No. 1A	AR No. 1B	AR No. 1C	AR No. 2A	AR No. 2B
05 40 00	Cold-formed Metal Framing					
07 21 00	Building Insulation					
09 51 00	Acoustical Ceilings					
09 84 13	Fixed Sound-absorptive/Sound-reflective Panels					
09 30 13	Ceramic Tile					
09 44 83	Resilient Wood Flooring System	\$ 90,461	\$ 90,461			
09 48 00	Resilient Flooring	\$ 134,700	\$ 134,700			
09 60 00	Carpets	\$ 46,148	\$ 46,148			
12 48 13	Entrance Floor Mats					
09 67 23	Rubber Floor	\$ 7,180	\$ 7,180			
09 81 29	Sprayed Acoustic Insulation					
09 91 00	Painting	\$ 84,630	\$ 84,630			
Div. 10	SPECIALTIES (Ashley)					
	TOILET PARTITIONS & ACCESSORIES INSTALLATION					
	ARCHITECTURAL SIGNAGE INSTALLATION	\$ 1,571	\$ 1,571			
	CORNER GUARD INSTALLATION	\$ 543	\$ 543			
	FIRE EXTINGUISHER CABINETS INSTALLATION	\$ 420	\$ 420			
	STORAGE FOR DIV 10 ITEMS	\$ 520	\$ 520			
10 11 16	Markerboards and Taskboards					
10 13 16	Bulletin Boards					
10 12 00	Display Cases	\$ 21,647	\$ 21,647			
10 14 00	Identifying Devices	\$ 5,481	\$ 5,481			
10 21 18	Solid Color Interlocked Composite Toilet Compartments	\$ 37,273	\$ 37,273			
10 26 00	Toilet Accessories					
10 26 13	Corner Guards	\$ 16,249	\$ 16,249			
10 44 13	Fire Extinguishers and Cabinets	\$ 1,240	\$ 1,240			
10 61 00	Lockers	\$ 89,984	\$ 89,984			
10 73 36	Prefinished Walkway Covers	\$ 93,805	\$ 93,805			
Div. 11	EQUIPMENT (Zach)					
11 31 00	Appliances	\$ 8,830	\$ 8,830			
11 52 13	Projection Screens					
11 66 00	Athletic Equipment					
Div. 12	FURNISHINGS (Ashley)	\$ 17,402	\$ 17,402			
12 21 13	Horizontal Blinds	\$ 670	\$ 670			
Div. 13	SPECIAL CONSTRUCTION					
13 00 00	NOT USED					
Div. 14	CONVEYING EQUIPMENT					
14 00 00	NOT USED					
Div. 21	FIRE SUPPRESSION (Zach)					
21 10 00	Fire Sprinkler Systems	\$ 41,400	\$ 41,400			
Div. 22	PLUMBING (Zach)					
22 01 00	HVAC					
22 01 00	Plumbing Systems	\$ 3,360	\$ 3,360			
Div. 23	HVAC (Zach)	\$ 322,300	\$ 322,300			
23 01 00	PLUMBING	\$ 1,680	\$ 1,680			
23 01 00	HVAC Systems	\$ 98,026	\$ 98,026	\$ 49,434	\$ 72,568	\$ 59,191
07 72 13	Manufactured Roof Curbs and Panels					
Div. 24	ELECTRICAL (Zach)					
24 01 00	ELECTRICAL	\$ 4,200	\$ 4,200			
24 01 00	Electrical Systems	\$ 288,214	\$ 288,214			
Div. 27	COMMUNICATIONS					
26 05 13	Telecommunications, C&V, Voice Data, Video Utility Coordination and Service Entrance/CONDUITS ONLY					
Div. 28	ELECTRONIC SAFETY & SECURITY (Zach)					
28 01 00	Fire Detection and Alarm System					
Div. 29	EARTHWORK (Curtis)					
29 01 00	SITEWORK	\$ 3,897	\$ 3,897			
	FLEX BASE AT SIDEWALK & PAVERS	\$ 1,194	\$ 1,194			
	EROSION CONTROL	\$ 3,535	\$ 3,535			
	EROSION CONTROL MAINTENANCE	\$ 4,576	\$ 4,576			
No Spec	Erosion Control Plan	\$ 1,000	\$ 1,000			
31 23 00	Excavation and Fill					
31 23 13	Building Subgrade Preparation					
31 31 00	Soil Treatment	\$ 2,000	\$ 2,000			
Div. 32	EXTERIOR IMPROVEMENTS (Curtis)					
32 01 19	LANDSCAPE & IRRIGATION	\$ 11,455	\$ 11,455			
	SITE FURNITURE	\$ 194	\$ 194			
32 01 19	Decorations for Exterior Improvements					
32 92 13	Hydro-mulching					
32 92 23	Sodding					
Div. 33	UTILITIES (Curtis)					
33 00 00	UTILITY LAYOUT & SPOIL HAUL OFF	\$ 9,149	\$ 9,149			
	Site Utilities	\$ 88,000	\$ 88,000			
SUBTOTAL SUBCONTRACTOR WORK		\$ 3,456,362	\$ 3,681,362	\$ 49,434	\$ 72,568	\$ 59,191
SUBCONTRACTOR BOND			\$ 20,000			
Subcontractor OCP Allowance			\$ 8,000	\$ 247	\$ 363	\$ 296
Subcontractor General Liability			\$ 3,122	\$ 42	\$ 82	\$ 50
SUBTOTAL (COST OF WORK)			\$ 3,712,485	\$ 49,723	\$ 72,992	\$ 59,537
BONDS / INSURANCE / PERMITS						
AGC / ABC Dues			\$ 1,966	\$ 27	\$ 39	\$ 32
BOND (Payment & Performance)						
Builder's Risk Insurance Premiums						

College Station ISD, Bld Pks B, ARM Consolidated High School Renov

1801 Harvey Mitchell Parkway South, College Station, Texas 77840

ARCHITECT: VIA

BID DATE: February 10, 2015

ESTIMATE #: GMP

Addendum: (1)(2)(3)

Total Cost:

Cost per SF:

Building Area (SF) =

Project Duration (Mo) =

	OAU by		OAU by		OAU by		RTU by		RTU by	
	Aacon	Carrier	Carrier	Trane	Carrier	Carrier	Carrier	Trane	Trane	
	AR No. 1A	AR No. 1B	AR No. 1C	AR No. 2A	AR No. 2B					
Umbrella Policy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OCF / Additional Insured	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building Permit - By Owner	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Certificate Of Occupancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 550									
SUBTOTAL	\$ 3,716,020	\$ 49,780	\$ 73,031	\$ 59,569	\$ 41,765	\$ 48,408				
General Conditions	\$ 147,358	\$ 1,980	\$ 2,907	\$ 2,371	\$ 1,642	\$ 1,807				
Profit / Fee	\$ 74,167	\$ 955	\$ 1,402	\$ 1,144	\$ 802	\$ 872				
SUBTOTAL	\$ 3,937,045	\$ 52,685	\$ 77,340	\$ 63,084	\$ 44,229	\$ 48,067				
Sales Tax / Remodel Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
TOTAL BID =	\$ 3,937,045	\$ 52,685	\$ 77,340	\$ 63,084	\$ 44,229	\$ 48,067				
add / (cut)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Total w/ AB 1A, 2A	\$ 4,033,959	\$ 52,685	\$ -	\$ -	\$ 44,229	\$ -				
		AR No. 1A	AR No. 1B	AR No. 1C	AR No. 2A	AR No. 2B				