



March 11, 2015

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

RE: New Purchasing Warehouse

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 March 5, 2015 which utilized subcontractor bids received March 5, 2015, in accordance with the documents prepared by VLK Architects dated February 9, 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 New Purchasing Warehouse for the GMP of \$5,829,731.00.

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 New Purchasing Warehouse.

Respectfully Submitted,
Joeris General Contractors, Ltd.

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

Curtis Cline,
Director of Preconstruction Services

San Antonio | Austin | Dallas | Fort Worth | Houston

Austin: 11500 Metric Blvd., Suite 410, Austin, TX 78758

☎. 512.920.0338 ✉. 512.920.0339

New Purchasing Warehouse					
9304 Rock Prairie Rd., College Station, Texas 77840				Total Cost: \$ 5,829,731	
ARCHITECT: VLK				Cost per SF: 195.92	
BID DATE: March 5, 2015				Building Area (SF) = 29,756	
Addendum: (1) (2) (3)				Project Duration (Mo) = 9	
ALLOWANCES:					
No. 1	1. Owner Contingency for Changes requested by Owner	\$	180,000		
No. 2	2. Post-Construction Changes requested by Owner related to TAS accessibility requirements	\$	15,000		
No. 3	3. Purchase and Delivery of Building Dedication Plaque	\$	2,500		
No. 4	4. Contractor Contingency	\$	180,000		
No. 5	5. City of College Station Tree Preservation	\$	50,000		
No. 6	6. Future Perimeter Fence	\$	50,000		
DESCRIPTION		TOTAL		DIVISION TOTAL	
DIV. 1	GENERAL REQUIREMENTS / MISC.			\$ 154,996	
01 10 00	General Project Requirements	\$	78,788		
01 10 05	Temporary Utilities	\$	41,893		
01 10 10	Site Security & Protection	\$	25,695		
	Construction Documentation	\$	8,620		
DIV. 2	EXISTING CONDITIONS			\$ -	
02 41 13	Selective Site Demolition	\$	-		
DIV. 3	CONCRETE			\$ 1,047,393	
03 05 00	Concrete Spoils Haul Off	\$	-		
03 10 00	Concrete Pads and Footings	\$	2,054		
03 25 00	Grout, Sand and Wearing Beds, Topping Slabs	\$	19,044		
03 30 00	Cast-In-Place Concrete:	\$	730,450		
07 26 00	Vapor Retarders	\$	-	w/03 30 00	
03 11 00	Concrete Forming and Accessories	\$	-	w/03 30 00	
03 20 00	Concrete Reinforcing	\$	-	w/03 30 00	
	Grade Beams	\$	-	w/03 30 00	
	Slab on Carton Forms	\$	-	w/03 30 00	
	Topping Slabs	\$	-	w/03 30 00	
31 63 24	Drilled and Underreamed Piers	\$	-	w/03 30 00	
32 13 13	Site Concrete:	\$	295,825		
	Concrete Paving	\$	-	w/32 13 13	
	Trench Drain	\$	-	w/32 13 13	
	Concrete Sidewalk	\$	-	w/32 13 13	
	Concrete Paving w/ Loading Dock	\$	-	w/32 13 13	
DIV. 4	MASONRY			\$ 405,392	
04 05 00	Masonry (Unload, Distribute, Layout, Etc.)	\$	9,278		
04 10 00	Installation of Door & Window Frames/Grout	\$	4,114		
04 22 00	Concrete Unit Masonry	\$	392,000		
04 22 13	Structural Reinforced Concrete Unit Masonry	\$	-	w/04 22 00	
04 73 00	Manufactured Stone Masonry Veneer	\$	-	w/04 22 00	
DIV. 5	METALS			\$ 45,866	
05 50 01	Metal Fabrication Installation	\$	19,046		
05 12 00	Structural Steel Framing	\$	-	w/13 34 19	
05 21 00	Steel Joists Framing	\$	-	w/13 34 19	
05 31 00	Steel Roof Decking	\$	-	w/13 34 19	
05 50 00	Metal Fabrications	\$	26,820		
DIV. 6	WOODS & PLASTICS			\$ 27,758	
06 10 00	Rough Carpentry	\$	27,758		
06 40 00	Architectural Woodwork	\$	-	w/12 32 16	
DIV. 7	THERMAL & MOISTURE PROTECTION			\$ 68,446	
07 84 13	Penetration Firestopping	\$	7,501		
07 92 13	Sealants & Metal Flashings	\$	-		
07 11 13	Bituminous Dampproofing	\$	60,945		
07 11 19	Sheet Dampproofing	\$	-	w/07 11 13	
07 21 00	Building Insulation	\$	-	w/13 34 19	
07 62 00	Sheet Metal Flashing and Trim	\$	-	w/07 11 13	
07 84 00	Firestopping	\$	-	w/07 84 13	
07 92 00	Joint Sealants	\$	-	w/07 11 13	
DIV. 8	OPENINGS			\$ 153,252	
08 20 00	Door & Hardware Installation	\$	4,234		
08 30 00	Door, Frame & Hardware Handling	\$	2,308		
08 11 00	Hollow Metal Doors and Frames	\$	35,319		
08 14 23	Plastic-laminate-Faced Wood Doors	\$	-	w/08 11 00	
08 31 00	Access Doors	\$	-	w/22 00 00	
08 33 23	Overhead Colling Doors	\$	44,806		
08 34 56	Security Gates	\$	-	w/11 13 00	
08 41 13	Aluminum-framed Entrances and Storefronts	\$	51,000		
08 71 00	Door Hardware	\$	-	w/08 11 00	
08 80 00	Glazing	\$	-	w/08 41 13	
08 91 00	Louvers	\$	10,585		
08 91 01	Install Louvers	\$	5,000		
DIV. 9	FINISHES			\$ 416,707	
09 10 00	Finishes	\$	12,755		
09 70 00	Sealed Concrete	\$	12,640		
09 71 00	Floor Protection	\$	610		
09 21 16	Gypsum Board Assemblies:	\$	285,180		
	Cold-formed Metal Framing	\$	-	w/09 21 16	
07 21 00	Building Insulation	\$	-	w/09 21 16	
09 51 00	Acoustical Ceilings	\$	-	w/09 21 16	
09 30 13	Ceramic Tiling	\$	9,900		
09 65 00	Resilient Flooring (Base & Trims)	\$	16,998		
09 68 00	Carpeting	\$	-	w/09 65 00	
09 91 00	Painting	\$	78,624		
09 99 00	Color Schedule	\$	-	Deleted by Adm. No. 2	

COLLEGE STATION INDEPENDENT SCHOOL DISTRICT

New Purchasing Warehouse

9304 Rock Prairie Rd., College Station, Texas 77840

ARCHITECT: VLK

BID DATE: March 5, 2015

Total Cost: \$ 5,829,731

Cost per SF: 195.92

Building Area (SF) = 29,756

Project Duration (Mo) = 9

Addendum: (1) (2) (3)

ALLOWANCES:				
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No. 6	6. Future Perimeter Fence	\$	50,000	
	DESCRIPTION		TOTAL	DIVISION TOTAL
				of Cost % of Total
DIV. 10	SPECIALTIES			\$ 219,201
10 11 16	Markerboards	\$	527	\$0.02 0.1%
10 11 15	Visual Display Board Installation	\$	141	\$0.06 0.1%
10 14 00	Identifying Devices	\$	11,396	\$0.52 0.2%
10 14 20	Architectural Signage Installation	\$	3,414	\$0.16 0.2%
10 21 15	Solid Phenolic Toilet Compartments (None Shown)	\$	-	None Shown
10 21 20	Toilet Partitions & Accessories Installation	\$	344	\$0.02 0.0%
10 26 15	Corner Guard Installation	\$	543	\$0.03 0.0%
10 28 00	Toilet Accessories	\$	535	\$0.02 0.0%
10 44 13	Fire Extinguishers and Cabinets	\$	691	\$0.03 0.0%
10 44 15	Fire Extinguisher Cabinet Installation	\$	496	\$0.02 0.0%
10 56 00	Storage Assemblies	\$	103,368	\$4.74 0.2%
10 73 26	Prefabricated Walkway Covers	\$	96,812	\$4.36 0.2%
10 99 00	Miscellaneous Specialties - Knox Boxes	\$	725	\$0.03 0.0%
10 99 10	Knox Box Installation	\$	210	\$0.01 0.0%
		\$	-	\$0.00 0.0%
DIV. 11	EQUIPMENT			\$ 42,117
11 69 00	Owner Furnished/Contractor Installed Items	\$	134	\$0.00 0.0%
11 13 00	Dock Equipment	\$	38,424	\$1.66 0.0%
11 31 00	Appliances	\$	3,559	\$0.16 0.0%
		\$	-	\$0.00 0.0%
DIV. 12	FURNISHINGS			\$ 14,165
12 21 13	Horizontal Blinds	\$	1,865	\$0.08 0.0%
12 32 16	Manufactured Plastic Laminate Clad Casework	\$	9,800	\$0.43 0.0%
12 48 13	Entrance Floor Mats	\$	-	w/09 65 00
12 93 00	Site Furnishings	\$	2,500	\$0.11 0.0%
		\$	-	\$0.00 0.0%
DIV. 13	SPECIAL CONSTRUCTION			\$ 799,035
13 21 23	Insulated Rooms	\$	300,000	\$13.00 0.2%
13 34 19	Pre-Engineered Steel Building Systems	\$	499,035	\$21.77 0.4%
		\$	-	\$0.00 0.0%
DIV. 21	FIRE SUPPRESSION			\$ 75,720
21 10 00	Fire Sprinkler System	\$	75,720	\$3.34 0.1%
		\$	-	\$0.00 0.0%
DIV. 22	PLUMBING			\$ 86,028
22 00 01	Plumbing	\$	3,248	\$0.14 0.0%
22 01 00	Plumbing Systems	\$	67,780	\$2.97 0.0%
	Plumbing Contingency	\$	15,000	\$0.66 0.0%
DIV. 23	HVAC			\$ 292,836
23 00 01	HVAC	\$	3,897	\$0.17 0.0%
23 01 00	HVAC Systems	\$	288,939	\$12.74 0.2%
23 05 93	Test & Balance	\$	-	w/23 01 00
DIV. 26	ELECTRICAL			\$ 544,216
26 00 01	Electric	\$	5,846	\$0.25 0.0%
26 01 00	Electrical Systems	\$	538,370	\$23.64 0.4%
		\$	-	\$0.00 0.0%
DIV. 27	COMMUNICATIONS			\$ -
	Telecommunications, CaTv, Voice Data, Video Utility			
	Coordination and Service Entrance/CONDUITS ONLY	\$	-	w/26 01 00
		\$	-	\$0.00 0.0%
DIV. 28	ELECTRONIC SAFETY & SECURITY			\$ -
28 31 00	Fire Detection and Alarm System	\$	-	w/26 00 01
		\$	-	\$0.00 0.0%
DIV. 31	EARTHWORK			\$ 178,869
31 00 00	Earthwork:	\$	148,000	\$6.57 0.1%
31 10 00	Site Clearing	\$	-	w/31 00 00
31 23 00	Excavation and Fill	\$	-	w/31 00 00
31 23 13	Building Subgrade Preparation	\$	-	w/31 00 00
31 23 33	Trenching and Backfill	\$	-	w/31 00 00
31 32 00	Soil Stabilization	\$	-	w/31 00 00
31 31 00	Soil Treatment	\$	4,200	\$0.18 0.0%
31 80 00	Sitework - Core Drill for Signage/Street Clean Up	\$	4,131	\$0.18 0.0%
31 82 00	Flex Base at Sidewalks	\$	4,177	\$0.18 0.0%
31 85 00	Erosion Control	\$	11,918	\$0.53 0.0%
31 85 05	Erosion Control Maintenance	\$	6,444	\$0.28 0.0%
		\$	-	\$0.00 0.0%
DIV. 32	EXTERIOR IMPROVEMENTS			\$ 70,799
32 17 23	Pavement Markings	\$	3,000	Allowance
32 31 13	Chain-Link Fences and Gates	\$	15,911	\$0.70 0.0%
32 40 00	Site Furniture Installation	\$	388	\$0.02 0.0%
32 92 13	Hydro-mulching / Landscape	\$	51,500	\$2.27 0.0%
32 92 23	Sodding	\$	-	w/32 92 13
		\$	-	\$0.00 0.0%

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DESCRIPTION			
		TOTAL	DIVISION TOTAL
DIV. 33	UTILITIES		\$ 266,495
33 00 00	Site Utilities :	\$ 260,000	
33 00 01	Utility Layout & Staking	\$ 6,495	
33 01 30 .13	Testing for Sanitary Sewer Gravity System	\$ -	w/33 00 00
33 11 13.1	PVC Pipe and Fittings	\$ -	w/33 00 00
33 12 13	Water Services	\$ -	w/33 00 00
33 12 16	Main Line Valves	\$ -	w/33 00 00
33 12 19	Fire Hydrants	\$ -	w/33 00 00
33 13 00	Disinfection of Water Lines	\$ -	w/33 00 00
33 13 10	Hydrostatic Tests	\$ -	w/33 00 00
33 31 13	Sanitary Sewage System	\$ -	w/33 00 00
33 39 13	Manholes	\$ -	w/33 00 00
33 39 14	Sewer Services	\$ -	w/33 00 00
33 45 00	Storm Drainage Structures	\$ -	w/33 00 00
SUBTOTAL SUBCONTRACTOR WORK		\$ 5,386,792	OK
SUBCONTRACTOR BOND		\$ 88,600	\$2.98 1.52%
Subcontractor OCP		\$ 22,200	
Subcontractor General Liability		\$ 4,568	0.0848%
SUBTOTAL (COST OF WORK)		\$ 5,502,160	
BONDS / INSURANCE / PERMITS			
AGC / ABC Dues		\$ 2,944	0.0500% Bond
BOND (Payment & Performance)		\$ -	0.9101% Bond Calculation
Builder's Risk Insurance Premiums		\$ -	0.1499% Bond Calculation
Umbrella Policy		\$ -	0.0600% Bond Calculation
OCP / Additional Insured		\$ -	0.1304% Bond Calculation
Building Permit - By Owner		\$ -	0.0000% Bond Calculation
Certificate Of Occupancy		\$ -	Lump Sum
SUBTOTAL		\$ 5,505,103	
General Conditions		\$ 218,986	3.98%
Profit / Fee		\$ 105,641	1.92%
SUBTOTAL		\$ 5,829,731	
Sales Tax / Remodel Tax		\$ -	0.000%
TOTAL BID =		\$ 5,829,731	
add / (cut)		\$ -	
		\$ 5,829,731	FINAL BID AMOUNT
		\$ 6,026,137	BOND BUDGET