



PepperLawson CONSTRUCTION

April 6, 2016

Jon Hall
College Station ISD

Theo Rouse
College Station ISD

Ken Hutchens
VLK Architects

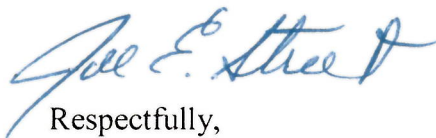
Re: CSISD Pebble Creek, Southwood Valley and South Knoll Elementary Schools Renovation -
GMP Proposal

Gentlemen

PepperLawson herewith submits our proposed GMP for the Renovations of Pebble Creek, Southwood Valley and South Knoll Elementary schools. This proposal is based upon the following documents issued by VLK Architects ; Project Manual, dated March 10, 2016, Drawings dated March 10, 2016, Addendum #1, Addendum #2 dated March 24, 2016 and Addendum #3 dated March 28, 2016.

The proposed GMP is \$1,439,095 and does not include any Alternates. The GMP includes the budget for each school as follows: Pebble Creek - \$462,904, Southwood Valley - \$287,663, South Knoll - 688,528. I have attached the Budget Summary (Exhibit A) for each school and clarifications.

If you have any questions, please contact me.



Respectfully,

Joe E Street
Business Unit Manager, LEED AP



PepperLawson CONSTRUCTION

BUDGET SUMMARY

Project : **A. Pebble Creek Elem Renovs.**

Bid Date : 04/05/16

Address : Project Address

FINAL BID

Floor Level : 1

College Station, TX

Square Footage : 55,910

Architect : VLK Architects, Inc.

Proposal Number : 2016-0001C-A

NO.	CSI CAT	DESCRIPTION	BID AMOUNT	CUT / ADD VALUE	FINAL BID AMNT	% OF TOTAL	\$ PER SF	REMARKS
1	02050	Demolition	\$11,250	\$0	\$11,250	2.43%	\$0.20	
2	092116	Drywall	\$0	\$0	\$0	0.00%	\$0.00	
3	093013	Tile	\$78,000	\$0	\$78,000	16.85%	\$1.40	Kellen
4	095100	Acoustical	\$0	\$0	\$0	0.00%	\$0.00	ALT. 1
5	096500	Flooring & Base	\$4,221	\$0	\$4,221	0.91%	\$0.08	Kellen
6	099100	Painting & Wallcoverings	\$102,850	\$0	\$102,850	22.22%	\$1.84	Taylor Bros.
7	10100	Visual Display Boards	\$9,800	\$0	\$9,800	2.12%	\$0.18	
8	102613	Wall & Corner Guards	\$6,350	\$0	\$6,350	1.37%	\$0.11	[Custom Fab]
9	10400	Signage	\$8,135	\$0	\$8,135	1.76%	\$0.15	
10	102800	Toilet Accessories	\$0	\$0	\$0	0.00%	\$0.00	None
11	15100	Mechanical	\$2,850	\$0	\$2,850	0.62%	\$0.05	ALT. 1
12	15300	Fire Protection	\$0	\$0	\$0	0.00%	\$0.00	ALT. 1
13	DIV. 22	Plumbing	\$0	\$0	\$0	0.00%	\$0.00	None
14	16100	Electrical	\$5,000	\$0	\$5,000	1.08%	\$0.09	
15	16150	Fire Alarm	\$2,600	\$0	\$2,600	0.56%	\$0.05	ALT. 1
16	16750	Security Systems (if any)	\$0	\$0	\$0	0.00%	\$0.00	ALT. 1
17	1.20%	Sub Guard	\$2,773	\$0	\$2,773	0.60%	\$0.05	
18		Subtotal (Hard Costs)	\$233,829	\$0	\$233,829	50.51%	\$4.18	
19	68.43%	General Conditions	\$160,000	\$0	\$160,000	34.56%	\$2.86	
20		CGL	\$5,092	\$0	\$5,092	1.10%	\$0.09	
21		Bldrs Risk	\$116	\$0	\$116	0.03%	\$0.00	
22								
23		Subtotal	\$399,036		\$399,036	86.20%	\$7.14	
24		P&P Bond Cost	\$7,944		\$7,944	1.72%	\$0.14	
25		Contingency	\$40,000		\$40,000	8.64%	\$0.72	
26		Construction Total	\$446,980		\$446,980	96.56%	\$7.99	
27	3.44%	Fee	\$15,924		\$15,924	3.44%	\$0.28	
28	0.00%	Remodel Tax	\$0		\$0	0.00%	\$0.00	
29		GRAND TOTAL	\$462,904		\$462,904	100%	\$8.28	per square foot

Total Adjustment (\$2,163.21)

As Bid: \$465,067

30	ALTERNATE # 1 - REPLACE CEILING TILES	\$286,930.41	\$0	\$286,930.41	5.13201	NOT ACCEPTED
31	ALTERNATE # 2	\$0.00	\$0	\$0.00	0	
32	ALTERNATE # 3	\$0.00	\$0	\$0.00	0	
33	ALTERNATE # 4	\$0.00	\$0	\$0.00	0	
34	ALTERNATE # 5	\$0.00	\$0	\$0.00	0	
35	ALTERNATE # 6	\$0.00	\$0	\$0.00	0	
36	ALTERNATE # 7	\$0.00	\$0	\$0.00	0	
37	ALTERNATE # 8	\$0.00	\$0	\$0.00	0	
38	ALTERNATE # 9	\$0.00	\$0	\$0.00	0	



Pepper Lawson CONSTRUCTION

BUDGET SUMMARY

Project : **B. Southwood Valley Elem. Renovs.**

Address : Project Address

College Station, TX

Architect : VLK Architects, Inc.

FINAL BID

Bid Date :

04/05/16

Floor Level :

1

Square Footage :

0

Proposal Number :

2016-0001C-B

NO.	CSI CAT	DESCRIPTION	BID AMOUNT	CUT / ADD VALUE	FINAL BID AMNT	% OF TOTAL	\$ PER SF	REMARKS
1	02050	Demolition	\$11,250	\$0	\$11,250	3.91%	\$0.00	by Trades
2	061000	Rough Carpentry	\$6,800	\$0	\$6,800	2.36%	\$0.00	
3	079200	Caulking & Sealants	\$0	\$0	\$0	0.00%	\$0.00	A+ Glass
4	084113	Glass & Glazing	\$24,674	\$0	\$24,674	8.58%	\$0.00	A+ Glass
5	092116	Drywall	\$3,032	\$0	\$3,032	1.05%	\$0.00	
6	096500	Flooring & Base	\$0	\$0	\$0	0.00%	\$0.00	OMITTED
7	096501	Flooring Allowance under ADA Sinks	\$5,000	\$0	\$5,000	1.74%	\$0.00	
8	099100	Painting & Wallcoverings	\$8,270	\$0	\$8,270	2.87%	\$0.00	Rhodes
9	102800	Toilet Accessories	\$1,280	\$0	\$1,280	0.44%	\$0.00	
10	123216	Manufactured Casework	\$41,100	\$0	\$41,100	14.29%	\$0.00	Keystone
11	122113	Window Treatment	\$2,750	\$0	\$2,750	0.96%	\$0.00	Service Shade
12	DIV. 22	Plumbing	\$45,555	\$0	\$45,555	15.84%	\$0.00	Plumbing Works
13		Hauloff ACM Sinks	\$10,000	\$0	\$10,000	3.48%	\$0.00	ALBO
14	16100	Electrical	\$0	\$0	\$0	0.00%	\$0.00	None
15	1.20%	Sub Guard	\$1,917	\$0	\$1,917	0.67%	\$0.00	
16		Subtotal (Hard Costs)	\$161,628	\$0	\$161,628	56.19%	\$0.00	
17	40.22%	General Conditions	\$65,000	\$0	\$65,000	22.60%	\$0.00	
18		CGL	\$5,753	\$0	\$5,753	2.00%	\$0.00	
19		Bldrs Risk	\$72	\$0	\$72	0.03%	\$0.00	
20								
21		Subtotal	\$232,453		\$232,453	80.81%	\$0.00	
22		P&P Bond Cost	\$5,315		\$5,315	1.85%	\$0.00	
23		Contingency	\$40,000		\$40,000	13.91%	\$0.00	
24		Construction Total	\$277,768		\$277,768	96.56%	\$0.00	
25	3.44%	Fee	\$9,896		\$9,896	3.44%	\$0.00	
26	0.00%	Remodel Tax	\$0		\$0	0.00%	\$0.00	
25		GRAND TOTAL	\$287,663		\$287,663	100%	\$0.00	per square foot

Total Adds

\$16,316

Revised Bid 4-01-16:

\$271,347

26	ALTERNATE # 1 - Add High Moisture Adhesive as required	\$59,071.04	\$0	\$59,071.04	#DIV/0!	MOOT
27	ALTERNATE # 2	\$0.00	\$0	\$0.00	#DIV/0!	
28	ALTERNATE # 3	\$0.00	\$0	\$0.00	#DIV/0!	
29	ALTERNATE # 4	\$0.00	\$0	\$0.00	#DIV/0!	
30	ALTERNATE # 5	\$0.00	\$0	\$0.00	#DIV/0!	
31	ALTERNATE # 6	\$0.00	\$0	\$0.00	#DIV/0!	
32	ALTERNATE # 7	\$0.00	\$0	\$0.00	#DIV/0!	
33	ALTERNATE # 8	\$0.00	\$0	\$0.00	#DIV/0!	
34	ALTERNATE # 9	\$0.00	\$0	\$0.00	#DIV/0!	



Pepper Lawson CONSTRUCTION

BUDGET SUMMARY

Project : **C. South Knoll Elem. Renovs.**
 Address : Project Address
 College Station, TX
 Architect : VLK Architects, Inc.

FINAL BID

Bid Date : 04/05/16
 Floor Level : 1
 Square Footage : 0
 Proposal Number : 2016-0001C-C

NO.	CSI CAT	DESCRIPTION	BID AMOUNT	CUT / ADD VALUE	FINAL BID AMNT	% OF TOTAL	\$ PER SF	REMARKS
1	02050	Demolition	\$11,250	\$0	\$11,250	1.63%	\$0.00	Bell Glass
2	061000	Rough Carpentry	\$27,373	\$0	\$27,373	3.98%	\$0.00	
3	06420	Solid Surface	\$0	\$0	\$0	0.00%	\$0.00	None
4	079200	Caulking & Sealants	\$0	\$0	\$0	0.00%	\$0.00	by Storefront
5	08100	Hollow Metal	\$4,800	\$0	\$4,800	0.70%	\$0.00	
6	084113	Glass & Glazing	\$301,845	\$0	\$301,845	43.84%	\$0.00	Bell Glass
7		ACM Removal - wdo caulk & transite	\$115,000	\$0	\$115,000	16.70%	\$0.00	
8	087100	Finish Hardware	\$0	\$0	\$0	0.00%	\$0.00	Bell Glass
9	092116	Drywall	\$28,100	\$0	\$28,100	4.08%	\$0.00	
10	099100	Painting & Wallcoverings	\$3,600	\$0	\$3,600	0.52%	\$0.00	Taylor Bros.
11	122113	Window Treatment	\$21,065	\$0	\$21,065	3.06%	\$0.00	Service Shade
12	16100	Electrical	\$6,250	\$0	\$6,250	0.91%	\$0.00	
13	1.20%	Sub Guard	\$6,231	\$0	\$6,231	0.91%	\$0.00	
14		Subtotal (Hard Costs)	\$525,515	\$0	\$525,515	76.32%	\$0.00	
15	12.37%	General Conditions	\$65,000	\$0	\$65,000	9.44%	\$0.00	
16		CGL	\$13,771	\$0	\$13,771	2.00%	\$0.00	
17		Bldrs Risk	\$172	\$0	\$172	0.03%	\$0.00	
18								
19		Subtotal	\$604,458		\$604,458	87.79%	\$0.00	
20		P&P Bond Cost	\$10,385		\$10,385	1.51%	\$0.00	
21		Contingency	\$50,000		\$50,000	7.26%	\$0.00	
22		Construction Total	\$664,843		\$664,843	96.56%	\$0.00	
23	3.44%	Fee	\$23,685		\$23,685	3.44%	\$0.00	
24	0.00%	Remodel Tax	\$0		\$0	0.00%	\$0.00	
25		GRAND TOTAL	\$688,528		\$688,528	100%	\$0.00	per square foot

Total Add \$124,958

Revised Bid 4-01-16: \$563,570

26			\$0.00	\$0	\$0.00		#DIV/0!	
27			\$0.00	\$0	\$0.00		#DIV/0!	
28			\$0.00	\$0	\$0.00		#DIV/0!	
29			\$0.00	\$0	\$0.00		#DIV/0!	
30			\$0.00	\$0	\$0.00		#DIV/0!	
31			\$0.00	\$0	\$0.00		#DIV/0!	
32			\$0.00	\$0	\$0.00		#DIV/0!	
33			\$0.00	\$0	\$0.00		#DIV/0!	
34			\$0.00	\$0	\$0.00		#DIV/0!	

Project Clarifications & Assumptions

GMP Estimate

Project: College Station ISD Pebble Creek, SW Valley, S. Knoll
Owner: College Station ISD
Location: College Station, TX
Date: April 06, 2016

General

Pepper-Lawson (PLC) has developed this GMP utilizing the documents issued by VLK dated on Mar 10, 2016.

Insurance, Bonds, and Permits:

PLC has included General Liability Insurance and has included the cost of Builders Risk Insurance.

We have included the cost of Payment and Performance Bond on the General Contractor for the project.

The costs of Subcontractor Default Insurance (CDI or Subguard) have been included in the cost of work.

The Subcontractors will provide and pay for the basic, major trade permits (Site Utilities, Fire Protection, Plumbing, Mechanical and Electrical).

PLC has not included the cost associated with utility service connection fees. The cost of permits, coordination fees, tap fees, public space permits, etc. or any other non-primary major trade permits are all assumed to be provided and paid for by the Owner unless agreed to otherwise.

This Proposal excludes any administration costs associated with achieving LEED registration, LEED contributing materials not currently specified or shown in the documents and commissioning beyond the scope currently shown in the documents.

PLC has not included construction permit fees.

Third party Inspections, Testing Services and Consultants

PLC has not included any costs associated with Materials Testing & Inspections services for soils, concrete, masonry, steel and fireproofing, etc. It is assumed that the Owner will retain the services of an independent testing agency that will provide these services.

PLC has not included any costs associated with a building envelope or waterproofing consultant. It is strongly recommended that the owner retain the services of a design consultant with this expertise to review the final construction documents and provide quality control services during construction.

PLC has not included any costs associated with asbestos except as noted on the South Knoll project budget.

PLC has not included any costs associated with impact fees assessed by City, County, MUD or State agencies.

General

We have not included any hazardous waste removal (including mold/mildew) or the inspection and monitoring of same.

PLC has not included provisions for relocating existing site utilities.

PLC has not included provisions for concealed or unforeseen conditions.

Pebble Creek

PLC includes temporary floor protection during wall tile installations.

The new resilient base below the new ceramic tile walls is figured as 4".

PLC includes removal of the VWC and sealing of the exposed gypsum board to provide a sound surface for new finishes.

We exclude replacement of concealed gypsum board that is decayed or damaged beyond repair.

We include removal and reinstallation of framed tack boards and wood chair rail (removal only) in the corridors.

We include removal and reinstallation of wall mounted room plaques and electrical fixture trim and escutcheon plates. Those items which cannot be removed and salvaged will be painted around.

PLC excludes removal of other miscellaneous wall art, appliqués, smart boards and the like.

We exclude removal or abatement of any lead paint of hazardous materials.

Southwood Valley

PLC includes the cost of minor repairs to adjacent materials caused by the removal of windows and millwork and sinks.

We exclude repairs to decayed or deteriorated adjacent materials

This bid is based on reusing the existing sill pans. The costs of any new sill pans that may be required will be extra to the contract.

The removal and replacement of VCT Flooring has been omitted from the bid as directed.

The plastic laminate countertops are plywood substrate (not exterior grade) with 1 1/8" thick square edges with 3mm PVC edging and field applied back and side splashes.

ADA sink base cabinets will have particle board cores with 3mm PVC edge banding.

The horizontal louver blinds will be Spring Classic 1" blinds.

We exclude any work on the existing zone water valves that may not be working properly.

We exclude removal of any lead paint, ACM or other hazardous materials, glues, mastics or chemicals. Note that the budget does include \$10,000 for the disposal of sinks contaminated with asbestos insulation/mastic.

South Knoll

PLC includes the removal of aluminum storefront, glass and glazing and doors with related hardware. Access control hardware will be salvaged for reuse in as-is condition. Reprogramming and interlock to be by CSISD.

We include the erection of temporary plywood and felt or poly closures until the new storefront framing can be installed

The storefront framing and glass must be ordered early as the glass may be a 6-8 week delivery

PLC includes the estimated cost to modify existing hollow metal frames to receive new aluminum and glass storefront doors and hardware. One of the bidders quoted replacing the seven (7) HMF (assuming not grouted in masonry) with new AL storefront framing. One other bidder quoted in accordance with Addendum 3, but may prefer to replace the HMF with AL storefront as well. The job is priced to allow either method. Job duration may be the deciding criterion and whether storefronts should be replaced consecutively.

PLC has included cost to modify drywall that intersects storefront and to provide a matching aluminum end cap at such places.

The horizontal blind bid is based on a count of 257 blinds. It was confirmed that the "HB" symbol on Addendum 3 plans does not occur at every existing horizontal blind.