



February 10, 2016

Jon Hall
College Station ISD

Theo Rouse
College Station ISD

Ken Hutchens
VLK Architects

Re: CSISD Intermediate #3 GMP Proposal

Gentlemen

PepperLawson herewith submits our proposed GMP for the new College Station ISD Intermediate School #3. This proposal is based upon the following documents issued by VLK Architects ; New Intermediate School #3 Project Manual, dated January 11, 2016, New Intermediate School #3 Drawings dated December 31, 2015, Addendum #1 dated January 18, 2016, Addendum #2 dated January 25, 2016 and Addendum #3 dated January 28, 2016.

The proposed GMP is \$28,638,932 and includes Alternate #1 LED Lighting and Alternate #4 Linoleum Tile as well as specified Allowances. I have attached the Budget Summary (Exhibit A) and backup which includes bid detail.

If you have any questions, please contact me.

Respectfully,

A handwritten signature in blue ink, appearing to read "Joe E. Street".

Joe E Street
Business Unit Manager, LEED AP



Pepper Lawson CONSTRUCTION

EXHIBIT A

B U D G E T S U M M A R Y

Project : **CSISD Intermediate School 3 - GMP**

02/05/16

Address : Greens Prairie Road

2

College Station. TX 77840

122,500

Architect : VLK

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NO.	CSI CAT	DESCRIPTION	BID AMOUNT	\$ PER SF	REMARKS
1	01100	Allowances	\$140,000	\$1.14	
2	02100	Site Preparation	\$1,084,688	\$8.85	
3	02180	Erosion Control	\$84,500	\$0.69	
4	02510	Paving	\$999,258	\$8.16	
5	02580	Pavement Markings	\$9,240	\$0.08	
6	02600	Site Utilities	\$873,250	\$7.13	
7	02830	Fences & Gates	\$28,082	\$0.23	
8	02900	Landscaping	\$154,245	\$1.26	
9	03100	Concrete	\$3,133,918	\$25.58	
10	04200	Unit Masonry	\$1,043,136	\$8.52	
11	05010	Structural Steel Fabrication	\$1,089,700	\$8.90	
12	05100	Structural Steel Erection	\$473,200	\$3.86	
13	05700	Misc & Ornamental Metals	\$202,947	\$1.66	
14	05800	Expansion Joint Covers	\$8,973	\$0.07	
15	06100	Rough Carpentry	\$183,747	\$1.50	
16	06200	Millwork & P'lam Casework	\$322,400	\$2.63	
17	07100	Waterproofing, Damproofing, Sealant	\$207,947	\$1.70	
18	07200	Building Insulation	\$108,353	\$0.88	
19	07500	Membrane & Metal Roofing	\$948,777	\$7.75	
20	07250	Fireproofing & Firestop	\$298,831	\$2.44	
21	08100	HM Doors & Frames	\$355,935	\$2.91	
22	08340	STC Doors	\$6,500	\$0.05	
23	08200	Wood Doors	\$0	\$0.00	
24	08330	Over Head Doors	\$5,775	\$0.05	
25	08350	Access Doors	\$6,000	\$0.05	
26	08400	Glass & Glazing	\$443,500	\$3.62	
27	08700	Finish Hardware	\$6,000	\$0.05	
28	08950	Translucent Roof & Wall Assys	\$0	\$0.00	
29	09200	Lath & Plaster / EFIS	\$16,630	\$0.14	
30	09250	Drywall	\$983,680	\$8.03	
31	09300	Tile	\$36,350	\$0.30	
32	09500	Acoustical	\$261,700	\$2.14	
33	09600	Flooring & Base	\$593,322	\$4.84	
34	09650	Resilient Sheet Flooring	\$204,954	\$1.67	
35	09670	Epoxy Flooring	\$43,078	\$0.35	
36	09840	Sound Absorb. & Reflect. Panels	\$0	\$0.00	
37	09900	Painting & Wallcoverings	\$409,246	\$3.34	
38	09960	Special (Ped. Traffic) Coatings	\$15,840	\$0.13	
39	10001	Misc. Specialties	\$24,603	\$0.20	
40	10115	Visual Display Boards	\$28,995	\$0.24	
41	10160	Toilet Partitions & Accessories	\$66,795	\$0.55	

42	10200	Louvers & Vents	\$0	\$0.00
43	10260	Wall & Corner Guards	\$3,972	\$0.03
44	10350	Flagpoles	\$3,183	\$0.03
45	10400	Signage	\$15,069	\$0.12
46	10500	Metal Lockers	\$72,304	\$0.59
47	10520	Fire Extinguishers & Cabinets	\$3,825	\$0.03
48	10670	Shelving	\$21,211	\$0.17
49	10920	Entrance Mats	\$4,944	\$0.04
50	11050	Library Equipment & Furniture	\$60,355	\$0.49
51	11060	Stage Equipment	\$9,702	\$0.08
52	11130	Audio / Visual Equipment	\$0	\$0.00
53	11140	Projection Screens	\$0	\$0.00
54	11400	Food Service Equipment	\$729,900	\$5.96
55	11450	Residential Appliances	\$35,680	\$0.29
56	11480	Athletic Equipment	\$23,785	\$0.19
57	11600	Laboratory Equipment	\$0	\$0.00
58	12300	Musical Instrument Cabinets	\$40,147	\$0.33
59	12500	Window Treatment	\$10,606	\$0.09
60	12567	Changing Table	\$5,000	\$0.04
61	12930	Site Furnishing	\$15,465	\$0.13
62	13125	Prefabricated Walkway Covers	\$159,029	\$1.30
63	13135	Sun Control Devices	\$0	\$0.00
64	14200	Traction Elevator	\$107,075	\$0.87
65	14410	Barrier-Free Lift	\$18,000	\$0.15
66	15100	Mechanical	\$2,627,000	\$21.44
67	15300	Fire Protection	\$390,025	\$3.18
68	15400	Plumbing	\$1,026,215	\$8.38
69	16100	Electrical	\$2,396,815	\$19.57
70	16150	Fire Alarm	\$0	\$0.00
71	16650	Educational AV Cabling	\$15,000	\$0.12
72	16700	Telephone / Data Cabling	\$15,000	\$0.12
73	16700	Security Systems	\$15,000	\$0.12
74	2.00%	Sub Guard	\$454,568	\$3.71
75		Subtotal (Hard Costs)	\$23,182,970	\$189.25
76		General Conditions (incl Pre Con)	\$1,515,000	\$12.37
77		Subtotal	\$24,697,970	\$201.62
78		P&P Bond Cost	\$204,994	\$1.67
79		General Liability	\$315,028	\$2.57
80		Builders Risk	\$68,017	\$0.56
81		Contractors Contingency	\$1,300,000	\$10.61
82		Owner Contingency	\$1,300,000	\$10.61
83		Construction Total	\$27,886,010	\$227.64
84	2.70%	Fee	\$752,922	\$6.15
85		GRAND TOTAL	\$28,638,932	\$233.79 per square foot

#REF!	ALTERNATE # 1 - LED Lighting	\$163,315.52	1.33319	Accepted
#REF!	ALTERNATE # 2 - HydroStop Roofing ilo Mod. Bitumen	(\$82,067.83)	-0.6699	Rejected
#REF!	ALTERNATE # 3 - LVT ilo No Flooring	\$256,149.02	2.09101	Rejected
#REF!	ALTERNATE # 4 - Linoleum Tile ilo No Flooring	\$214,221.99	1.74875	Accepted
#REF!	ALTERNATE # 5	\$0.00	0	
#REF!	ALTERNATE # 6	\$0.00	0	
#REF!	ALTERNATE # 7	\$0.00	0	