



PepperLawson
CONSTRUCTION

February 2, 2017

Jon Hall
College Station ISD

Theo Rouse
College Station ISD

Melissa Fleming
VLK Architects

Re: CSISD Renovations to Oakwood and Cypress Grove Intermediate Schools

Gentlemen

PepperLawson herewith submits our proposed GMP for the CSISD Renovations to Oakwood and Cypress Grove Middle Schools . This proposal is based upon the following documents issued by VLK Architects ; Renovations to Oakwood and Cypress Grove Middle Schools Project Manual, dated January 5, 2017, Drawings dated January 5, 2017, Addendum #1 dated January 13, 2017 and Addendum #2 dated January 19, 2017.

The proposed GMP is \$1,606,502. The proposed GMP is the total for both Oakwood Intermediate renovations, including accepted Alternates 4,6 and 9 and Cypress Grove Intermediate renovations , including accepted Alternates 1A, 2 and 8. I have attached the Budget Summary Sheet for each school which provides the detail for the GMP proposal.

If you have any questions, please contact me.

Respectfully,

Joe E Street
Business Unit Manager, LEED AP



Pepper Lawson CONSTRUCTION

BUDGET SUMMARY

Project : **Oakwood Int. Renov. w/ Alts.4,6,9**
 Address : 106 Holik Street
 College Station, TX
 Architect : VLK Architects, Inc.

Bid Date : 01/30/17
 Floor Level : 1
 Square Footage : 21,462
 Proposal Number : 2017-0003F-A.1

| NO. | CSI CAT | DESCRIPTION | BID AMOUNT | CUT / ADD VALUE | FINAL BID AMNT | % OF TOTAL | \$ PER SF | REMARKS |
|-----|------------|---------------------------------------|------------------|--------------------|-------------------|---------------|----------------|-----------------|
| 1 | 020500 | Demolition | \$30,776 | \$0 | \$30,776 | 3.88% | \$1.43 | PLC/Albo |
| 2 | 033000 | Concrete | \$13,805 | \$0 | \$13,805 | 1.74% | \$0.64 | Tucker |
| 3 | 055000 | Metal Fabrications | \$7,500 | \$0 | \$7,500 | 0.95% | \$0.35 | [Custom Fab] |
| 4 | 064000 | Millwork & Carpentry | \$39,811 | \$0 | \$39,811 | 5.02% | \$1.85 | Keystone |
| 5 | 084000 | Aluminum Storefront | \$11,900 | \$0 | \$11,900 | 1.50% | \$0.55 | Acme Glass |
| 6 | 092116 | Drywall | \$17,466 | \$0 | \$17,466 | 2.20% | \$0.81 | Rhodes |
| 7 | 093013 | Tile | \$45,327 | \$0 | \$45,327 | 5.72% | \$2.11 | Kellen |
| 8 | 095100 | Acoustical | \$0 | \$0 | \$0 | 0.00% | \$0.00 | Rhodes |
| 9 | 096500 | Flooring, Base, Entry Mats | \$133,027 | \$0 | \$133,027 | 16.78% | \$6.20 | Kellen |
| 10 | 099100 | Painting & Wallcoverings | \$34,358 | \$0 | \$34,358 | 4.33% | \$1.60 | Taylor |
| 11 | 101000 | Visual Display Boards | \$1,251 | \$0 | \$1,251 | 0.16% | \$0.06 | PLC |
| 12 | 102613 | Wall & Corner Guards | \$11,330 | \$0 | \$11,330 | 1.43% | \$0.53 | [Custom Fab] |
| 13 | 104000 | Signage | \$1,580 | \$0 | \$1,580 | 0.20% | \$0.07 | Sign Pro |
| 14 | 102800 | Toilet Accessories | \$0 | \$0 | \$0 | 0.00% | \$0.00 | None |
| 15 | 105000 | Metal Lockers | \$125,000 | \$0 | \$125,000 | 15.77% | \$5.82 | Allow 9 |
| 16 | 107600 | Aluminum Canopy | \$10,740 | \$0 | \$10,740 | 1.35% | \$0.50 | AVAddek |
| 17 | 151000 | Mechanical | \$8,300 | \$0 | \$8,300 | 1.05% | \$0.39 | ACO |
| 18 | 153000 | Fire Protection | \$24,477 | \$0 | \$24,477 | 3.09% | \$1.14 | Impact |
| 19 | DIV. 22 | Plumbing | \$0 | \$0 | \$0 | 0.00% | \$0.00 | ACO |
| 20 | 161000 | Electrical | \$9,975 | \$0 | \$9,975 | 1.26% | \$0.46 | Britt Rice |
| 21 | 161500 | Fire Alarm | \$6,750 | \$0 | \$6,750 | 0.85% | \$0.31 | Plug |
| 22 | 167500 | Security Systems (if any) | \$0 | \$0 | \$0 | 0.00% | \$0.00 | By Owner |
| 23 | 310000 | Sitework | \$1,760 | \$0 | \$1,760 | 0.22% | \$0.08 | PLC |
| 23 | 1.20% | Sub Guard | \$6,400 | \$0 | \$6,400 | 0.81% | \$0.30 | |
| 24 | | Subtotal (Hard Costs) | \$541,533 | \$0 | \$541,533 | 68.32% | \$25.23 | |
| 25 | 16.86% | Gen'l Conds. (split w/ Cypress Grove) | \$91,296 | \$0 | \$91,296 | 11.52% | \$4.25 | |
| 26 | | CGL | \$15,853 | \$0 | \$15,853 | 2.00% | \$0.74 | |
| 27 | | Bldrs Risk | \$1,982 | \$0 | \$1,982 | 0.25% | \$0.09 | |
| 28 | | | | | | | | |
| 29 | | Subtotal | \$650,664 | | \$650,664 | 82.09% | \$30.32 | |
| 30 | | P&P Bond Cost | \$11,031 | | \$11,031 | 1.39% | \$0.51 | |
| 31 | | Contingency | \$80,000 | | \$80,000 | 10.09% | \$3.73 | |
| 32 | | Additional GCs from Alternates 4,6,9 | \$30,135 | | \$30,135 | | | |
| 33 | | Construction Total | \$771,830 | | \$771,830 | 97.37% | \$35.96 | |
| 34 | 2.70% | Fee | \$20,839 | | \$20,839 | 2.63% | \$0.97 | |
| 35 | 0.00% | Remodel Tax | \$0 | | \$0 | 0.00% | \$0.00 | |
| 36 | | GRAND TOTAL | \$792,670 | | \$792,670 | 100% | \$36.93 | per square foot |



PepperLawson CONSTRUCTION

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

Project : **Cypress Grove I.S. Renovs. w/ Alts. 1A, 2, 8** Bid Date : 01/30/17
 Address : 900 Graham Road Floor Level : 1
 College Station, TX Renovation Area : 16,894
 Architect : VLK Architects, Inc. Proposal Number : 2017-0003F-A.2

| NO. | CSI CAT | DESCRIPTION | BID AMOUNT | CUT / ADD VALUE | FINAL BID AMNT | % OF TOTAL | \$ PER SF | REMARKS |
|-----|---------|---|------------------|-----------------|------------------|------------|----------------|-------------------|
| 1 | 020500 | Demolition | \$44,387 | \$0 | \$44,387 | 5.45% | \$2.63 | PLC/Albo |
| 2 | 033000 | Concrete, Site Prep & Masonry | \$24,895 | \$0 | \$24,895 | 3.06% | \$1.47 | Tucker |
| 3 | 062000 | Rough Carpentry | \$0 | \$0 | \$0 | 0.00% | \$0.00 | w/ Drywall |
| 4 | 075900 | Roof Repair | \$1,701 | \$0 | \$1,701 | 0.21% | \$0.10 | PLC/Schulte |
| 5 | 081000 | Doors, Frames, Hardware | \$0 | \$0 | \$0 | 0.00% | \$0.00 | OMIT (Adm.1) |
| 6 | 064000 | Millwork | \$1,350 | \$0 | \$1,350 | 0.17% | \$0.08 | Keystone |
| 7 | 092116 | Drywall & Blocking | \$59,428 | \$0 | \$59,428 | 7.30% | \$3.52 | Rhodes |
| 8 | 093013 | Tile | \$51,112 | \$0 | \$51,112 | 6.28% | \$3.03 | Kellen |
| 9 | 095100 | Acoustical | \$46,320 | \$0 | \$46,320 | 5.69% | \$2.74 | Rhodes |
| 10 | 096500 | Flooring & Base | \$130,958 | \$0 | \$130,958 | 16.09% | \$7.75 | Kellen |
| 11 | 096700 | Resinous Flooring | \$0 | \$0 | \$0 | 0.00% | \$0.00 | None |
| 12 | 099100 | Painting & Wallcoverings | \$20,772 | \$0 | \$20,772 | 2.55% | \$1.23 | Taylor |
| 13 | 101000 | Visual Display Boards | \$0 | \$0 | \$0 | 0.00% | \$0.00 | OMITTED (Adm.1) |
| 14 | 102613 | Wall & Corner Guards | \$0 | \$0 | \$0 | 0.00% | \$0.00 | None |
| 15 | 104000 | Signage | \$501 | \$0 | \$501 | 0.06% | \$0.03 | Sign Pro |
| 16 | 102800 | Toilet Accessories & Partitions | \$19,605 | \$0 | \$19,605 | 2.41% | \$1.16 | MCS |
| 17 | 105000 | Lockers | \$1,940 | \$0 | \$1,940 | 0.24% | \$0.11 | PLC/Glaze/Klinger |
| 18 | 107600 | Canopies | \$18,365 | \$0 | \$18,365 | 2.26% | \$1.09 | AVAdek |
| 19 | 151000 | Mechanical | \$110,300 | \$0 | \$110,300 | 13.55% | \$6.53 | ACO |
| 20 | 153000 | Fire Protection | \$6,800 | \$0 | \$6,800 | 0.84% | \$0.40 | Impact |
| 21 | 154000 | Plumbing & Storm Drainage | \$9,800 | \$0 | \$9,800 | 1.20% | \$0.58 | ACO |
| 22 | 161000 | Electrical | \$23,811 | \$0 | \$23,811 | 2.93% | \$1.41 | Britt Rice |
| 23 | 161500 | Fire Alarm | \$12,036 | \$0 | \$12,036 | 1.48% | \$0.71 | Plug |
| 24 | 167500 | Security Systems (if any) | \$0 | \$0 | \$0 | 0.00% | \$0.00 | By Owner |
| 25 | 1.20% | Sub Guard | \$7,009 | \$0 | \$7,009 | 0.86% | \$0.41 | |
| 26 | | Subtotal (Hard Costs) | \$591,090 | \$0 | \$591,090 | 72.63% | \$34.99 | |
| 27 | 15.45% | Gen'l Conds (split w/ Oakwood) | \$91,296 | \$0 | \$91,296 | 11.22% | \$5.40 | |
| 28 | | CGL | \$16,277 | \$0 | \$16,277 | 2.00% | \$0.96 | |
| 29 | | Bldrs Risk | \$2,035 | \$0 | \$2,035 | 0.25% | \$0.12 | |
| 30 | | | | | | | | |
| 31 | | Subtotal | \$700,697 | | \$700,697 | 86.10% | \$41.48 | |
| 32 | | P&P Bond Cost | \$11,639 | | \$11,639 | 1.43% | \$0.69 | |
| 33 | | Contingency | \$60,000 | | \$60,000 | 7.37% | \$3.55 | |
| 34 | | Additional GCs from Alternates 1A, 2, 8 | \$20,100 | | \$20,100 | 2.47% | | |
| 35 | | Construction Total | \$792,436 | | \$792,436 | 97.37% | \$46.91 | |
| 36 | 2.70% | Fee | \$21,396 | | \$21,396 | 2.63% | \$1.27 | |
| 37 | 0.00% | Remodel Tax | \$0 | | \$0 | 0.00% | \$0.00 | |
| 38 | | GRAND TOTAL | \$813,831 | | \$813,831 | 100% | \$48.17 | per square foot |