



Pepper Lawson Construction
1725 Hughes Landing Blvd. Suite 1200
The Woodlands, Texas 77380

Date: June 8, 2017

To: Jon Hall
CSISD
Theo Rouse
CSISD
Melissa Fleming
VLK Architects

Subject: GMP Proposal for Technology Building Renovation

Pepper Lawson Construction herewith submits our proposed GMP for the Technology Building Renovations. This proposal is based upon VLK bid documents as follows: Technology Building Renovations drawings dated April 7, 2017, Project Manual dated May 9, 2017, Addendum #1 dated May 26, 2017 and Addendum #2 dated June 1, 2017.

The proposed GMP is \$1,572,981. There were no Alternates specified and none are included. There is an Allowance of \$20,000 for TAS items included in the GMP as well as \$150,000 contingency total. I have attached the Budget Summary Sheet which provides the details of the proposed GMP.

If you have any questions, please contact me.

Respectfully,

Joe E Street
Business Unit Manager, LEEDAP



BUDGET SUMMARY

Project : **Technology Bldg Renovations**
 Address : 2000 Welsh Street
 College Station, TX 77840
 Architect : VLK

Bid Date : 06/06/17
 Floor Level : 1
 Actual Square Footage : 8,011
 Proposal Number : 00024A

NO.	CSI CAT	DESCRIPTION	REVISED WAREHOUSE	CUT / ADD VALUE	FINAL BID AMNT	% OF TOTAL	\$ PER SF	REMARKS
1	012100	Allowances	\$20,000	\$0	\$20,000	1.27%	\$2.50	
2	024119	Selective Structure Demolition	\$37,845	\$0	\$37,845	2.41%	\$4.72	ALBO
3	033000	Concrete	\$46,325	\$0	\$46,325	2.95%	\$5.78	Tucker
4	055000	Misc. Metal Fabrications	\$2,901	\$0	\$2,901	0.18%	\$0.36	PLC
5	061000	Rough Carpentry	\$4,083	\$0	\$4,083	0.26%	\$0.51	PLC
6	064000	Arch. Woodwork	\$9,500	\$0	\$9,500	0.60%	\$1.19	Lanehart Cab't
7	071000	Waterproofing & Damproofing	\$5,400	\$0	\$5,400	0.34%	\$0.67	Schulte
8	072100	Building Insulation	\$49,257	\$0	\$49,257	3.13%	\$6.15	Eskimo Insul
9	074213	Metal Wall Panels	\$9,250	\$0	\$9,250	0.59%	\$1.15	BIG
10	075900	Membrane / Built Up Roofing Repair	\$4,750	\$0	\$4,750	0.30%	\$0.59	Schulte
11	081100	HM Doors & Frames	\$5,129	\$0	\$5,129	0.33%	\$0.64	Summit
12	081216	Int. Alum. Doors & Frames	\$7,774	\$0	\$7,774	0.49%	\$0.97	Summit
13	081423	P'lam Faced Wood Doors	\$12,086	\$0	\$12,086	0.77%	\$1.51	Summit
14	083323	Overhead Doors	\$8,270	\$0	\$8,270	0.53%	\$1.03	OH Door S TX
15	083600	Access Doors & Panels	\$0	\$0	\$0	0.00%	\$0.00	by MEP
16	084113	Alum. Storefront, Glass & Glazing	\$31,346	\$0	\$31,346	1.99%	\$3.91	A+ Glass & Mirror
17	087100	Door Hardware	\$16,170	\$0	\$16,170	1.03%	\$2.02	Summit
18	092116	Drywall	\$95,500	\$0	\$95,500	6.07%	\$11.92	Rhodes
19	093013	Ceramic Tiling	\$56,703	\$0	\$56,703	3.60%	\$7.08	Kellen
20	095100	Acoustical Ceilings	\$22,500	\$0	\$22,500	1.43%	\$2.81	Rhodes
21	096500	Flooring & Base	\$1,667	\$0	\$1,667	0.11%	\$0.21	Kellen
22	099100	Painting & Wallcoverings	\$37,029	\$0	\$37,029	2.35%	\$4.62	Rhodes
23	101116	Marker- & Tackboards	\$1,450	\$0	\$1,450	0.09%	\$0.18	Fast Track
24	101400	Identifying Devices	\$1,695	\$0	\$1,695	0.11%	\$0.21	AGP
25	104413	Fire Extinguishers & Cabinets	\$276	\$0	\$276	0.02%	\$0.03	NEW ?
26	102115	Toilet Partitions & Accessories	\$6,883	\$0	\$6,883	0.44%	\$0.86	Fast Track
27	102613	Corner Guards	\$1,950	\$0	\$1,950	0.12%	\$0.24	PLC
28	107326	Prefab Walkway Covers	\$8,267	\$0	\$8,267	0.53%	\$1.03	AVAddek
29	124813	Entrance Mats	\$0	\$0	\$0	0.00%	\$0.00	in x096500
30	113100	Residential Appliances	\$2,501	\$0	\$2,501	0.16%	\$0.31	PLC
31	123216	Mfrd P'lam Casework	\$0	\$0	\$0	0.00%	\$0.00	in x064000
32	122113	Horizontal Blinds	\$1,631	\$0	\$1,631	0.10%	\$0.20	Cap Blind
33	131200	Pre-Engineered Structures	\$71,000	\$0	\$71,000	4.51%	\$8.86	BIG
34	211000	Fire Sprinkler Systems	\$0	\$0	\$0	0.00%	\$0.00	Omitted
35	220000	Plumbing	\$288,809	\$0	\$288,809	18.36%	\$36.05	REC
36	230000	HVAC	\$2,495	\$0	\$2,495	0.16%	\$0.31	REC
37	260000	Electrical	\$172,400	\$0	\$172,400	10.96%	\$21.52	Britt Rice
38	270000	Datacom, Sound & Video Systems	\$0	\$0	\$0	0.00%	\$0.00	by Owner
39	263100	Fire Alarm	\$19,500	\$0	\$19,500	1.24%	\$2.43	AFPG
41	312301	Excavation & Fill	\$3,691	\$0	\$3,691	0.23%	\$0.46	PLC
42	1 20%	Sub Guard	\$12,792	\$0	\$12,792	0.81%	\$1.60	
43		Subtotal (Hard Costs)	\$1,078,825	\$0	\$1,078,825	68.58%	\$134.67	
44	23 17%	General Conditions - 5 mos.	\$250,000	\$0	\$250,000	15.89%	\$31.21	TBD
45	1.50%	BR/GL	\$19,932	\$0	\$19,932	1.27%	\$2.49	
46		Subtotal	\$1,348,758	\$0	\$1,348,758	85.75%	\$168.36	
47		P&P Bond Cost	\$21,912	\$0	\$21,912	1.39%	\$2.74	

50	Contractor Contingency	\$75,000	\$75,000	4.77%	\$9.36	
51	Owner Contingency	\$75,000	\$75,000	4.77%	\$9.36	
48	Construction Total	\$1,520,670	\$1,520,670	96.67%	\$189.82	
49	3.44% Fee	\$52,311	\$52,311	3.33%	\$6.53	
52	GRAND TOTAL	\$1,572,981	\$1,572,981	100%	\$196.35	per square foot