



November 3, 2016

Jon Hall
College Station ISD

Theo Rouse
College Station ISD

Ken Hutchens
VLK Architects

Re: CSISD Re-Design and Repurpose Current Warehouse Building GMP Proposal

Gentlemen

PepperLawson herewith submits our proposed GMP for the CSISD Re-Design and Repurpose Current Warehouse Building. This proposal is based upon the following documents issued by VLK Architects ; Re-Design and Repurpose Current Warehouse Building Project Manual, dated October 4, 2016, Re-Design and Repurpose Current Warehouse Building Drawings dated October 4, 2016, Addendum #1 dated October 13, 2016, Addendum #2 dated October 19, 2016 and Addendum #3 dated October 24, 2016.

The proposed GMP is \$3,912,237. Alternate #1, Add Technology Building, as well as the electrical alternates are not included in this GMP. I have attached the Budget Summary which provides the detail for the GMP proposal. I have also attached our Assumptions and Clarifications .

If you have any questions, please contact me.

Respectfully,

A handwritten signature in black ink that reads "Joe E. Street". The signature is written in a cursive, flowing style.

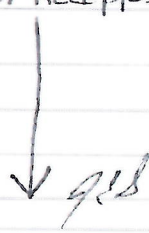
Joe E Street
Business Unit Manager, LEED AP

63		Subtotal (Hard Costs)	\$2,786,187	\$0	\$2,786,187	71.22%	\$145.11
64	17.05%	General Conditions	\$475,000	\$0	\$475,000	12.14%	\$24.74
65		Precon Services	\$20,000	\$0	\$20,000	0.51%	\$1.04
66	1.70%	BR/GL	\$55,440	\$0	\$55,440	1.42%	\$2.89
67		Subtotal	\$3,336,627		\$3,336,627	85.29%	\$173.78
68		P&P Bond Cost	\$45,504		\$45,504	1.16%	\$2.37
69	5.11%	Contractor Contingency	\$200,000		\$200,000	5.11%	\$10.42
70	5.11%	Owner Contingency	\$200,000		\$200,000	5.11%	\$10.42
71		Construction Total	\$3,782,131		\$3,782,131	96.67%	\$196.99
72	3.44%	Fee	\$130,105		\$130,105	3.33%	\$6.78
73		GRAND TOTAL	\$3,912,237		\$3,912,237	100%	\$203.76 per square foot

\$960,520	\$3,746,707
-----------	-------------

Total Cuts \$0.00 As Bid:

Combo Total Previous Total
5,131,703 \$5,999,817

74	ALTERNATE # 1 - ADD TECHNOLOGY BUILDOUT	\$1,219,467	\$0	\$1,219,467	63.51	<i>NOT ACCEPTED</i> 
75	ALTERNATE # 2A - Repl. Off./Conf Dimmers w/ Sgl Pole Sw.@ Warehouse	(\$5,986)	\$0	(\$5,986)	-0.31	
76	ALTERNATE # 2B - Repl. Off./Conf Dimmers w/ Sgl Pole Sw.@ Technology	(\$1,247)	\$0	(\$1,247)	-0.06	
77	ALTERNATE # 2 - Fluorescent Lighting ilo LED at Technology	(\$2,237)	\$0	(\$2,237)	-0.12	
78	ALTERNATE # 3 - Fluorescent Lighting ilo LED at Admin Warehouse	(\$5,862)	\$0	(\$5,862)	-0.305294	