



PepperLawson
CONSTRUCTION

October 7, 2016

Jon Hall
College Station ISD

Theo Rouse
College Station ISD

Ken Hutchens
VLK Architects

Re: CSISD Middle School #3 GMP Proposal

Gentlemen

PepperLawson herewith submits our proposed GMP for the new College Station ISD Middle School #3. This proposal is based upon the following documents issued by VLK Architects ; New Middle School #3 Project Manual dated 9/1/2016, 2016, New Middle School #3 Drawings dated 9/1/2016, Addendum #1 dated 9/13/2016, Addendum #2 dated 9/19/2016, Addendum #3 dated 9/22/ 2016 and Addendum #4 dated 9/26/2016.

The proposed GMP is \$43,488,226 and includes Alternate #1 LED Lighting at Sports Field and Alternate #3 Linoleum Tile as well as specified Allowances (see Exhibit E) and VE #3 (Hydroseed in lieu of turf at Practice field) (see VE list following Summary Sheet). I have additionally included our Assumptions and Clarifications (Exhibit D).

If you have any questions, please contact me.

Respectfully,

Joe E Street
Business Unit Manager, LEED AP



Pepper Lawson CONSTRUCTION

ESTIMATE SUMMARY

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

Bid Date : 10/07/16

Address :

Floor Level : 0

College Station, TX 77840

Square Footage : 176,805

Architect : VLK

Proposal Number : 2

NO.	CSI CAT	DESCRIPTION	BID AMOUNT	CUT / ADD VALUE	FINAL BID AMNT	% OF TOTAL	\$ PER SF	REMARKS
1	012100	Allowances	\$450,000	\$0	\$450,000	1.03%	\$2.55	
2	033000	Building Concrete	\$4,836,722	\$0	\$4,836,722	11.12%	\$27.36	MCM
3	03370	Concrete Paving	\$2,011,375	\$0	\$2,011,375	4.63%	\$11.38	Tucker
4	04200	Unit Masonry	\$2,035,868	\$0	\$2,035,868	4.68%	\$11.51	QBL
5	051200	Structural Steel Fabrication	\$1,702,100	\$0	\$1,702,100	3.91%	\$9.63	Bludau
6	05100	Structural Steel Erection	\$679,500	\$0	\$679,500	1.56%	\$3.84	BCS
7	055000	Miscellaneous Metal Fabrications	\$51,701	\$0	\$51,701	0.12%	\$0.29	Bludau
8	061000	Rough Carpentry	\$185,893	\$0	\$185,893	0.43%	\$1.05	Oxford
9	064000	Millwork	\$497,076	\$0	\$497,076	1.14%	\$2.81	Stevens
10	071113	Waterproofing/Damproofing	\$263,490	\$0	\$263,490	0.61%	\$1.49	TDC
11	071813	Pedestrian Coating	\$18,150	\$0	\$18,150	0.04%	\$0.10	NAH
12	072100	Building Insulation	\$111,200	\$0	\$111,200	0.26%	\$0.63	TDC
13	072400	EIFS - DELETED BY ADM.#1	\$0	\$0	\$0	0.00%	\$0.00	
14	074120	Prefinished Metal Roof Panels	\$0	\$0	\$0	0.00%	\$0.00	See Roofing
15	074646	Fiber Cement Siding	\$11,715	\$0	\$11,715	0.03%	\$0.07	PLC
16	075552	Modified Bitumen Roofing	\$1,072,500	\$0	\$1,072,500	2.47%	\$6.07	Permabond
17	078116	Cementitious Fireproofing	\$290,818	\$0	\$290,818	0.67%	\$1.64	Certified
18	078400	Firestopping	\$35,361	\$0	\$35,361	0.08%	\$0.20	PLC
19	079200	Caulking & Sealants	\$0	\$0	\$0	0.00%	\$0.00	with waterproofing
20	079513	Expansion Joint Covers	\$52,500	\$0	\$52,500	0.12%	\$0.30	PLC
21	081100	HM Doors and Frames	\$308,402	\$0	\$308,402	0.71%	\$1.74	Summit
22	081423	PLAM Wood Doors	\$0	\$0	\$0	0.00%	\$0.00	with HM
23	083100	Access Doors	\$0	\$0	\$0	0.00%	\$0.00	with trades
24	083323	OH Coiling Doors	\$7,315	\$0	\$7,315	0.02%	\$0.04	Lagrange
25	083473	Sound Control Door Assemblies	\$0	\$0	\$0	0.00%	\$0.00	with HM
26	084113	Glass & Glazing	\$477,484	\$0	\$477,484	1.10%	\$2.70	Bell Glass
27	087100	Finish Hardware	\$62,050	\$0	\$62,050	0.14%	\$0.35	with HM
28	092113	Lath & Plaster / EFIS	\$82,225	\$0	\$82,225	0.19%	\$0.47	
29	092116	Drywall	\$1,148,074	\$0	\$1,148,074	2.64%	\$6.49	TX Premier
30	093013	Tile	\$369,248	\$0	\$369,248	0.85%	\$2.09	Kellen
31	095100	Acoustical	\$375,700	\$0	\$375,700	0.86%	\$2.12	Applied
32	096429	Wood Strip Flooring	\$16,985	\$0	\$16,985	0.04%	\$0.10	Bauer
33	096453	Resilient Wood Flooring	\$141,500	\$0	\$141,500	0.33%	\$0.80	Bauer
34	096500	Flooring and Base	\$572,165	\$0	\$572,165	1.32%	\$3.24	Kellen
35	096566	Resilient Athletic Flooring	\$0	\$0	\$0	0.00%	\$0.00	with flooring
36	096723	Resinous Flooring	\$145,019	\$0	\$145,019	0.33%	\$0.82	Decocrete
37	098129	Sprayed Acoustic Insulation	\$22,600	\$0	\$22,600	0.05%	\$0.13	Payless
38	099100	Paint and Wallcoverings	\$498,907	\$0	\$498,907	1.15%	\$2.82	PHD
39	101116	Markerboards and Tackboards	\$31,312	\$0	\$31,312	0.07%	\$0.18	Nelson Adams
40	101400	Signage	\$26,241	\$0	\$26,241	0.06%	\$0.15	Sign Pro
41	102115	Toilet Compartments and Accessories	\$78,557	\$0	\$78,557	0.18%	\$0.44	Knezek
42	102123	Cubicle Curtains	\$850	\$0	\$850	0.00%	\$0.00	Knezek
43	102613	Corner Guards	\$13,500	\$0	\$13,500	0.03%	\$0.08	Custom Fab
44	104413	FEC	\$5,674	\$0	\$5,674	0.01%	\$0.03	Knezek

45	105100	Metal Lockers	\$169,666	\$0	\$169,666	0.39%	\$0.96	List
46	105626	Metal Storage Shelving	\$25,766	\$0	\$25,766	0.06%	\$0.15	NTBS Filing
47	107326	Prefabricated Walkway Covers	\$199,940	\$0	\$199,940	0.46%	\$1.13	Avadek
48	107500	Flagpoles	\$3,716	\$0	\$3,716	0.01%	\$0.02	G&M
49	109900	Misc Specialties	\$18,975	\$0	\$18,975	0.04%	\$0.11	
50	113100	Appliances	\$29,950	\$0	\$29,950	0.07%	\$0.17	
51	114000	Food Service	\$753,500	\$0	\$753,500	1.73%	\$4.26	Don
52	116162	Theatrical Lighting, Rigging, Drapery	\$108,280	\$0	\$108,280	0.25%	\$0.61	TX Scenic
53	116600	Athletic Equipment	\$151,539	\$0	\$151,539	0.35%	\$0.86	Key
54	116800	Play Field Equip / Structures	\$0	\$0	\$0	0.00%	\$0.00	Various
55	119513	Kilns	\$22,000	\$0	\$22,000	0.05%	\$0.12	
56	122113	Blinds & Shades	\$14,820	\$0	\$14,820	0.03%	\$0.08	Longhorn
57	123220	Musical Instrument Cabinet	\$109,462	\$0	\$109,462	0.25%	\$0.62	Wenger
58	123553	Laboratory Casework and Equipment	\$0	\$0	\$0	0.00%	\$0.00	with millwork
59	124813	Entrance Mats	\$0	\$0	\$0	0.00%	\$0.00	wth flooring
60	125651	Library Furniture and Equipment	\$53,514	\$0	\$53,514	0.12%	\$0.30	Library Design
61	125670	Changing Tables	\$5,000	\$0	\$5,000	0.01%	\$0.03	
62	126613	Telescoping and Fixed Bleachers	\$62,950	\$0	\$62,950	0.14%	\$0.36	Irwin
63	129300	Site Furnishings	\$20,000	\$0	\$20,000	0.05%	\$0.11	PLC
64	132148	Sound-Conditioned Rooms	\$0	\$0	\$0	0.00%	\$0.00	in x123220
65	133416	Bleachers (Grandstands)	\$58,720	\$0	\$58,720	0.14%	\$0.33	StrudiSteel
66	142100	Electric Traction Elevators	\$127,617	\$0	\$127,617	0.29%	\$0.72	Otis
67	144100	OH Barrier Free Lift	\$30,000	\$0	\$30,000	0.07%	\$0.17	
68	210000	Fire Protection System	\$533,217	\$0	\$533,217	1.23%	\$3.02	American Fire Protection
69	220000	Plumbing	\$1,572,500	\$0	\$1,572,500	3.62%	\$8.89	Bateman
70	230000	HVAC	\$3,754,173	\$0	\$3,754,173	8.63%	\$21.23	Kilgore
71	260000	Electrical	\$4,866,007	\$0	\$4,866,007	11.19%	\$27.52	Britt Rice
72	280000	Fire Alarm	\$0	\$0	\$0	0.00%	\$0.00	with Electrical
73	285000	Sound Systems	\$0	\$0	\$0	0.00%	\$0.00	BY OWNER
74	311000	Erosion Control	\$108,660	\$0	\$108,660	0.25%	\$0.61	PLC
75	312301	Sitework	\$1,486,235	\$0	\$1,486,235	3.42%	\$8.41	Ranger
76	315000	Site Utilities	\$1,060,283	\$0	\$1,060,283	2.44%	\$6.00	DD
77	321823	Natural Sports Turf and Running Track	\$1,243,440	\$0	\$1,243,440	2.86%	\$7.03	Mid America Golf
78	321825	Tennis Court Surfacing	\$213,870	\$0	\$213,870	0.49%	\$1.21	TransTX Tennis
79	323113	Fences and Gates	\$94,938	\$0	\$94,938	0.22%	\$0.54	Anchor
80	325000	Pavement Markings	\$22,630	\$0	\$22,630	0.05%	\$0.13	Precision
81	329213	Landscaping	\$518,024	\$0	\$518,024	1.19%	\$2.93	Prince
82	1.20%	Sub Guard	\$433,550	\$0	\$433,550	1.00%	\$2.45	
83		Subtotal (Hard Costs)	\$36,562,719	\$0	\$36,562,719	84.07%	\$206.80	
84		General Conditions (inc \$15k Precon)	\$2,598,960	\$0	\$2,598,960	5.98%	\$14.70	
		Subtotal	\$39,161,679		\$39,161,679			
85	0.60%	P&P Bond	\$234,970		\$234,970			
86	1.20%	General Liability	\$469,940		\$469,940			
87	0.20%	Builders Risk	\$78,323		\$78,323			
88		Contractors Contingency	\$1,000,000		\$1,000,000			
89		Owners Contingency	\$1,400,000		\$1,400,000			
90		Construction Total	\$42,344,913		\$42,344,913	97.37%	\$239.50	
91	2.70%	Fee	\$1,143,313		\$1,143,313	2.63%	\$6.47	
92		GRAND TOTAL	\$43,488,226		\$43,488,226	100%	\$245.97	per square foot