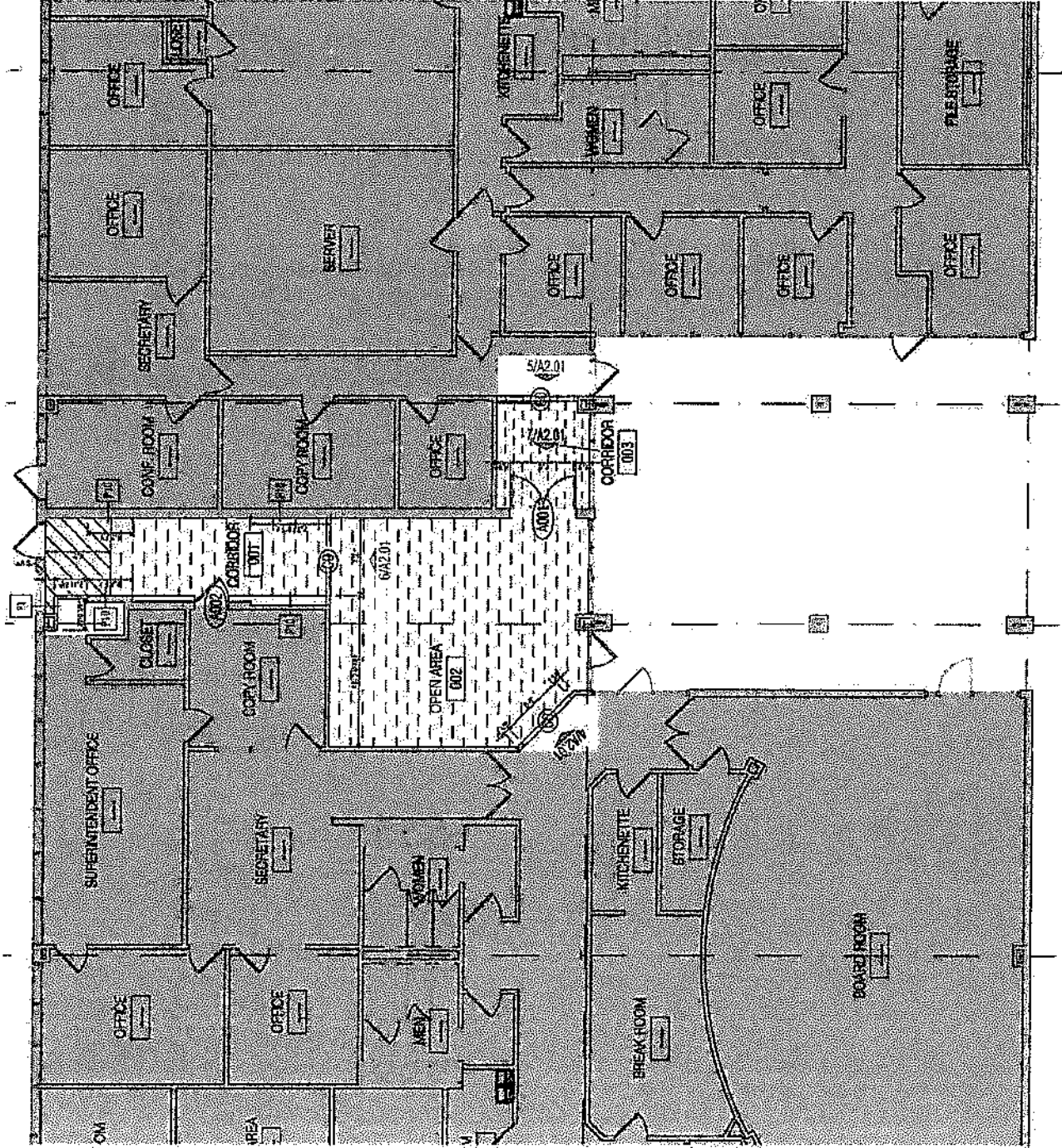


ARCHITECT

VLK Architects, Inc.
20445 State Hwy. 249, Suite 350
Houston, Texas 77070
Main Phone: 281.671.2300
www.vlkarchitects.com

M.E.P. ENGINEER

KME SALAS O'BRIEN
10930 W. Sam Houston Pkwy N.,
Suite 900
Houston, Texas 77064
Main Phone: 281.664.1800
www.salasobrien.com





PepperLawson
CONSTRUCTION

December 8, 2017

Jon Hall
College Station ISD

Theo Rouse
College Station ISD

Melissa Fleming
VLK Architects

Re: CSISD Central Office Modifications

Gentlemen,

PepperLawson herewith submits our proposed GMP for the CSISD Central Office Modifications. This proposal is based upon the following documents issued by VLK Architects ; Central Office Modifications Drawings dated November 13, 2017 and Addendum #1 dated Dec 4, 2017.

The proposed GMP is \$127,353. There were no Alternates or Allowances in the bid documents nor in this GMP proposal. I have attached the Budget Summary Sheet 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 : **CSISD Central Office Modifications**

Bid Date :

Address : 1812 Welch Street
College Station, TX 77840

Floor Level :

Architect : VLK Architects, Inc.

Renovation Area :

Proposal Number :

NO.	CSI CAT	DESCRIPTION	BID AMOUNT	CUT / ADD VALUE	FINAL BID AMNT	% OF TOTAL	\$ PER SF
1	0241	Demo & Protection of Existing	\$13,700	\$0	\$13,700	10.76%	\$15.22
2	0512	Struc. Steel / Masonry	\$1,470	\$0	\$1,470	1.15%	\$1.63
3	0610	Rough Carpentry	\$750	\$0	\$750	0.59%	\$0.83
4	0792	Caulk/Sealants	\$500	\$0	\$500	0.39%	\$0.56
5	0811	Doors, Frames, Hardware, Glass	\$8,339	\$0	\$8,339	6.55%	\$9.27
6	0921	Drywall	\$13,220	\$0	\$13,220	10.38%	\$14.69
7	0951	Acoustical Ceilings & Wall Panels	\$480	\$0	\$480	0.38%	\$0.53
8	0965	Flooring Systems	\$3,311	\$0	\$3,311	2.60%	\$3.68
9	0991	Painting/VWC	\$8,185	\$0	\$8,185	6.43%	\$9.09
10	1014	ID Devices	\$750	\$0	\$750	0.59%	\$0.83
11	2100	Fire Sprinkler Systems	\$0	\$0	\$0	0.00%	\$0.00
12	2200	Plumbing	\$6,838	\$0	\$6,838	5.37%	\$7.60
13	2300	HVAC	\$1,835	\$0	\$1,835	1.44%	\$2.04
14	2600	Electrical	\$4,370	\$0	\$4,370	3.43%	\$4.86
15	1.20%	Sub Guard	\$1,310	\$0	\$1,310	1.03%	\$1.46
16		Subtotal (Hard Costs)	\$65,058	\$0	\$65,058	51.08%	\$72.29
17		Gen'l Conds	\$40,300	\$0	\$40,300	31.64%	\$44.78
18	1.15%	CGL	\$1,212	\$0	\$1,212	0.95%	\$1.35
19	0.25%	Bldrs Risk	\$266	\$0	\$266	0.21%	\$0.30
20							
21		Subtotal	\$106,836		\$106,836	83.89%	\$118.71
22	1.20%	P&P Bond Cost	\$1,282		\$1,282	1.01%	\$1.42
23		Contingency	\$15,000		\$15,000	11.78%	\$16.67
24		Construction Total	\$123,118		\$123,118	96.67%	\$136.80
25	3.44%	Fee	\$4,235		\$4,235	3.33%	\$4.71
26	0.00%	Remodel Tax	\$0		\$0	0.00%	\$0.00
27		GRAND TOTAL	\$127,353		\$127,353	100%	\$141.50