



**PepperLawson**  
CONSTRUCTION

December 20, 2017

Jon Hall  
College Station ISD

Theo Rouse  
College Station ISD

Melissa Fleming  
VLK Architects

Re: CSISD 2018 Summer Renovations – GMP Proposal Letter

Gentlemen & Lady

PepperLawson herewith submits our proposed GMP for the CSISD 2018 Summer Renovations. This proposal is based upon the following documents issued by VLK Architects ; 2018 Summer Renovation Drawings dated 10/9/17, Project Manual, dated 11/3/17, Addendum #1 dated 11/17/17, Addendum #2 dated 12/01/17 and Addendum #3 dated 12/11/17.

The proposed GMP is \$2,586,246. This GMP is a comprised total of the separate pricing for the 2018 Renovations at three schools. The individual pricing is as follows; A & M Consolidated Middle School @ \$467,185, College Station Middle School @ \$415,820 and South Knoll Elementary School @ \$1,703,241.

There was only one Alternate (#1) for the South Knoll Elementary School and that Alternate pricing is included in the GMP proposal. There are no other Alternates. There is an Allowance included in the A & M Consolidated Middle School pricing, that being \$45,000 for removing the temporary classroom trailers adjacent to the proposed work area. There is an Allowance at College Station Middle School for Lndscaping, that being \$40,000 and there is a \$50,000 Allowance for Asbestos removal at South Knoll Elementary School.

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 : **A&M Consolidated MS Renovations GMP**  
**POST BID with Allowance**

Bid Date :

Address : 105 Holik 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	024119	Demo & Protection of Existing	\$23,395	\$0	\$23,395	5.01%	\$12.78
2	021000	Relocate Temp. Bldgs	\$45,000	\$0	\$45,000	9.63%	\$24.59
3	033000	Concrete & Brick Work	\$36,795	\$0	\$36,795	7.88%	\$20.11
4	051200	Structural Steel	\$24,484	\$0	\$24,484	5.24%	\$13.38
5	061000	Rough Carpentry	\$0	\$0	\$0	0.00%	\$0.00
6	079200	Caulk/Sealants	\$571	\$0	\$571	0.12%	\$0.31
7	084113	Alum. Storefront & Glazing	\$66,680	\$0	\$66,680	14.27%	\$36.44
8	092116	Drywall	\$9,770	\$0	\$9,770	2.09%	\$5.34
9	095100	Acoustical Ceilings & Wall Panels	\$3,711	\$0	\$3,711	0.79%	\$2.03
10	096500	Flooring Systems	\$15,057	\$0	\$15,057	3.22%	\$8.23
11	099100	Painting/VWC	\$4,960	\$0	\$4,960	1.06%	\$2.71
12	101116	Markerboard Surfaces	\$17,600	\$0	\$17,600	3.77%	\$9.62
13	102239.13	Folding Glass Panel Partitions	\$0	\$0	\$0	0.00%	\$0.00
14	101400	Signage	\$3,236	\$0	\$3,236	0.69%	\$1.77
15	107326	Prefab. Canopies & Flashing	\$26,175	\$0	\$26,175	5.60%	\$14.30
16	122113	Horizontal Blinds	\$151	\$0	\$151	0.03%	\$0.08
17	123216	Mfrd. Plam Casework	\$0	\$0	\$0	0.00%	\$0.00
18	210000	Fire Sprinkler Systems	\$2,500	\$0	\$2,500	0.54%	\$1.37
19	220000	Plumbing	\$0	\$0	\$0	0.00%	\$0.00
20	230000	HVAC	\$9,624	\$0	\$9,624	2.06%	\$5.26
21	260000	Electrical	\$16,650	\$0	\$16,650	3.56%	\$9.10
22	328400	Irrigation & Sodding	\$6,068	\$0	\$6,068	1.30%	\$3.32
23	329213	Fencing	\$10,985	\$0	\$10,985	2.35%	\$6.00
10	1.20%	Sub Guard	\$1,574	\$0	\$1,574	0.34%	\$0.86
11		<b>Subtotal (Hard Costs)</b>	<b>\$324,985</b>	<b>\$0</b>	<b>\$324,985</b>	<b>69.56%</b>	<b>\$177.59</b>
12	26.27%	Gen'l Conds	\$85,370	\$0	\$85,370	18.27%	\$46.65
13	1.15%	CGL	\$5,373	\$0	\$5,373	1.15%	\$2.94
14	0.25%	Bldrs Risk	\$1,168	\$0	\$1,168	0.25%	\$0.64
15							
16		<b>Subtotal</b>	<b>\$416,895</b>		<b>\$416,895</b>	<b>89.24%</b>	<b>\$227.81</b>
17		P&P Bond Cost	\$8,008		\$8,008	1.71%	\$4.38
18		Contingency	\$30,000		\$30,000	6.42%	\$16.39
19		<b>Construction Total</b>	<b>\$454,903</b>		<b>\$454,903</b>	<b>97.37%</b>	<b>\$248.58</b>
20	2.70%	Fee	\$12,282		\$12,282	2.63%	\$6.71
21	0.00%	Remodel Tax	\$0		\$0	0.00%	\$0.00
22		<b>GRAND TOTAL</b>	<b>\$467,185</b>		<b>\$467,185</b>	<b>100%</b>	<b>\$255.29</b>





# Pepper Lawson CONSTRUCTION

## BUDGET SUMMARY

Project: **College Station MS Renovations GMP**  
**POST BID with Allowance**

Bid Date :

Address : 900 Rock Prairie Road  
College Station, TX 77845

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	024119	Demo & Protection of Existing	\$26,765	\$0	\$26,765	6.44%	\$13.52
2	033000	Concrete and Masonry Work	\$29,694	\$0	\$29,694	7.14%	\$15.00
3	051200	Structural Steel	\$3,331	\$0	\$3,331	0.80%	\$1.68
4	061000	Rough Carpentry	\$5,001	\$0	\$5,001	1.20%	\$2.53
5	079200	Caulk/Sealants	\$275	\$0	\$275	0.07%	\$0.14
6	084100	Alum. Storefront, Glass & Glazing	\$44,955	\$0	\$44,955	10.81%	\$22.70
7	092116	Drywall	\$15,362	\$0	\$15,362	3.69%	\$7.76
8	095100	Acoustical Ceilings & Wall Panels	\$9,388	\$0	\$9,388	2.26%	\$4.74
9	096500	Flooring Systems	\$11,926	\$0	\$11,926	2.87%	\$6.02
10	099100	Painting/VWC	\$8,930	\$0	\$8,930	2.15%	\$4.51
11	101116	Markerboard Surfaces	\$16,000	\$0	\$16,000	3.85%	\$8.08
12	102239.13	Folding Glass Panel Partitions	\$0	\$0	\$0	0.00%	\$0.00
13	101400	Signage	\$214	\$0	\$214	0.05%	\$0.11
14	107326	Prefab Canopies & Flashing	\$22,915	\$0	\$22,915	5.51%	\$11.57
15	122113	Horizontal Blinds	\$300	\$0	\$300	0.07%	\$0.15
16	123216	Mfrd. P'lam Casework	\$0	\$0	\$0	0.00%	\$0.00
17	210000	Fire Sprinkler Systems	\$4,200	\$0	\$4,200	1.01%	\$2.12
18	220000	Plumbing	\$0	\$0	\$0	0.00%	\$0.00
19	230000	HVAC	\$8,036	\$0	\$8,036	1.93%	\$4.06
20	260000	Electrical	\$11,205	\$0	\$11,205	2.69%	\$5.66
21	328000	Landscaping	\$40,000	\$0	\$40,000	9.62%	\$20.20
22	328400	Irrigation & Sodding	\$10,751	\$0	\$10,751	2.59%	\$5.43
23	329213	Fencing	\$5,900	\$0	\$5,900	1.42%	\$2.98
9	1.20%	Sub Guard	\$1,310	\$0	\$1,310	0.32%	\$0.66
10		<b>Subtotal (Hard Costs)</b>	\$276,459	\$0	\$276,459	66.49%	\$139.63
11	30.88%	Gen'l Conds	\$85,370	\$0	\$85,370	20.53%	\$43.12
12	1.15%	CGL	\$4,782	\$0	\$4,782	1.15%	\$2.42
13	0.25%	Bldrs Risk	\$1,040	\$0	\$1,040	0.25%	\$0.53
14							
15		<b>Subtotal</b>	\$367,651		\$367,651	88.42%	\$185.68
16		P&P Bond Cost	\$7,237		\$7,237	1.74%	\$3.66
17		Contingency	\$30,000		\$30,000	7.21%	\$15.15
18		<b>Construction Total</b>	\$404,888		\$404,888	97.37%	\$204.49
19	2.70%	Fee	\$10,932		\$10,932	2.63%	\$5.52
20	0.00%	Remodel Tax	\$0		\$0	0.00%	\$0.00
21		<b>GRAND TOTAL</b>	<b>\$415,820</b>		<b>\$415,820</b>	<b>100%</b>	<b>\$210.01</b>



# Pepper Lawson CONSTRUCTION

## BUDGET SUMMARY

Project: **South Knoll Elementary Renovations GMP  
POST BID with ALT.#1 and Allowance**

Bid Date :

Address : 1220 Boswell St.  
College Station, TX 77845

Floor Level :

Renovation Area :

Architect : VLK Architects, Inc.

Proposal Number :

NO.	CSI CAT	DESCRIPTION	BID AMOUNT	CUT / ADD VALUE	FINAL BID AMNT	% OF TOTAL	\$ PER SF
1	028200	Asbestos Removal	\$50,000	\$0	\$50,000	2.94%	\$1.77
2	024119	Demo & Protection of Existing	\$112,442	\$0	\$112,442	6.60%	\$3.99
3	033000	Concrete & Masonry	\$29,560	\$0	\$29,560	1.74%	\$1.05
4	051200	Structural Steel	\$665	\$0	\$665	0.04%	\$0.02
5	061000	Casework & Carpentry	\$65,540	\$0	\$65,540	3.85%	\$2.33
6	079200	Caulk/Sealants	\$3,901	\$0	\$3,901	0.23%	\$0.14
7	081100	Doors and Frames	\$49,264	\$0	\$49,264	2.89%	\$1.75
8	092116	Drywall	\$31,448	\$0	\$31,448	1.85%	\$1.12
9	095100	Acoustical Ceilings	\$71,887	\$0	\$71,887	4.22%	\$2.55
10	096500	Flooring Systems	\$140,385	\$0	\$140,385	8.24%	\$4.98
11	099100	Painting/VWC	\$41,150	\$0	\$41,150	2.42%	\$1.46
12	101116	Markerboard Surfaces	\$8,200	\$0	\$8,200	0.48%	\$0.29
13	101400	Signage	\$2,392	\$0	\$2,392	0.14%	\$0.08
14	102000	Toilet Partitions & Accessories	\$9,410	\$0	\$9,410	0.55%	\$0.33
15	122113	Horizontal Blinds	\$0	\$0	\$0	0.00%	\$0.00
16	210000	Fire Sprinklers	\$190,150	\$0	\$190,150	11.16%	\$6.75
17	220000	Plumbing	\$198,733	\$0	\$198,733	11.67%	\$7.05
18	230000	HVAC	\$0	\$0	\$0	0.00%	\$0.00
19	260000	Electrical	\$270,877	\$0	\$270,877	15.90%	\$9.61
20	1.20%	Sub Guard	\$14,712	\$0	\$14,712	0.86%	\$0.52
21		<b>Subtotal (Hard Costs)</b>	\$1,290,716	\$0	\$1,290,716	75.78%	\$45.81
22	13.43%	Gen'l Conds	\$173,369	\$0	\$173,369	10.18%	\$6.15
23	1.15%	CGL	\$19,587	\$0	\$19,587	1.15%	\$0.70
24	0.25%	Bldrs Risk	\$4,258	\$0	\$4,258	0.25%	\$0.15
25							
26		<b>Subtotal</b>	\$1,487,930		\$1,487,930	87.36%	\$52.80
27		P&P Bond Cost	\$20,532		\$20,532	1.21%	\$0.73
28		Contingency	\$150,000		\$150,000	8.81%	\$5.32
29		<b>Construction Total</b>	\$1,658,462		\$1,658,462	97.37%	\$58.86
30	2.70%	Fee	\$44,778		\$44,778	2.63%	\$1.59
31	0.00%	Remodel Tax	\$0		\$0	0.00%	\$0.00
32		<b>GRAND TOTAL</b>	\$1,703,241		\$1,703,241	100%	\$60.45





