



April 7, 2009

Mr. Jon Hall
College Station ISD
1812 Welsh
College Station, Texas

RE: Cypress Grove Intermediate School Re-Roofing

Dear Jon,

Pepper-Lawson Construction is pleased to submit our GMP Estimate on the above referenced project.

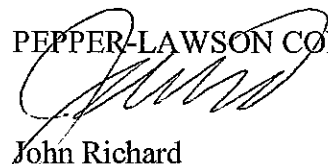
This GMP Estimate is based on Pepper-Lawson's Proposal dated April 7, 2009. Substantiating documentation is attached.

Our recommendation is that College Station ISD authorizes Pepper-Lawson Construction to proceed with the construction of the Cypress Grove Intermediate School Re-Roofing using the Johns Mansville Modified Bitumen material, as specified, for the GMP of \$1,389,447.00.

Should you have any questions, please don't hesitate to contact me. Pepper-Lawson Construction looks forward to providing you and College Station ISD with a successful addition to Cypress Grove Intermediate School.

Respectfully Submitted,

PEPPER-LAWSON CONSTRUCTION, L.P.



John Richard
Project Executive

Cc: Steve Aloway, VLK
Steve Pittman, PLC
Bid File



Pepper Lawson Construction

Job #: CGRMB

Rev #: 01 Dated: 04/06/2009

Desc: Initial Budget

College Station ISD

Cypress Grove Mod Bit Roof

April 07, 2009

9:54

Data Includes:

Phase: AAA

Approved: None

Pending: None

Estimate Detail Report

| Cost Code | Description | Qty | U/M | Cost /UM | Total Cost | Cost / SF | Comments |
|------------------|---------------------------------|-----------|-----|------------|------------------|-------------|------------|
| Phase AAA | General Construction | | | | | | Area: 0 SF |
| 0130 | Allowances | | | | | | |
| 013002 | Owner Contingency | 1 | LS | 30,000.00 | 30,000 | | |
| 0130 | Total | | | | 30,000 | 0.00 | |
| 0600 | Carpentry | | | | | | |
| 060003 | ROOF BLOCKING | 2,000 | BF | 12.00 | 24,000 | | |
| 0600 | Total | | | | 24,000 | 0.00 | |
| 0730 | Roofing & Sheetmetal | | | | | | |
| 073001 | Modified Bitumen Roofing | 77,050 | SF | 11.02 | 849,000 | | |
| 073002 | Prime Exist. Deck (Allow) | 2,500 | LS | 4.00 | 10,000 | | |
| 073008 | Replace Rotten Mtl Deck (A | 2,500 | SF | 10.00 | 25,000 | | |
| 073010 | Replace Rotten Tectum (All | 2,500 | SF | 11.00 | 27,500 | | |
| 0730 | Total | | | | 911,500 | 0.00 | |
| 0810 | Glass | | | | | | |
| 081001 | Window Remove/Replace | 2 | EA | 5,000.00 | 10,000 | | |
| 0810 | Total | | | | 10,000 | 0.00 | |
| 0925 | Acoustical | | | | | | |
| 092501 | ACOUST CEILINGS | 1 | SF | 10,000.00 | 10,000 | | |
| 0925 | Total | | | | 10,000 | 0.00 | |
| 1520 | HVAC | | | | | | |
| 152002 | HVAC SUB | 1 | LS | 198,525.00 | 198,525 | | |
| 1520 | Total | | | | 198,525 | 0.00 | |
| 1600 | Electrical | | | | | | |
| 160032 | MISC ELECT. | 58 | EA | 250.00 | 14,500 | | |
| 1600 | Total | | | | 14,500 | 0.00 | |
| 1730 | Additional Conditions | | | | | | |
| 170013 | GENERAL CLEAN-UP | 8 | WK | 840.00 | 6,720 | | |
| 170016 | TEMPORARY FENCING | 1 | LF | 2,000.00 | 2,000 | | |
| 170017 | INCIDENTAL material | 1 | LS | 1,000.00 | 1,000 | | |
| 170019 | TEMPORARY STAIR Tower | 1 | LS | 12,000.00 | 12,000 | | |
| 170021 | WEATHER PROTECTION | 77,050 | SF | 0.03 | 1,926 | | |
| 170077 | BUILDERS RISK/OCF | 1,400,000 | LS | 0.00 | 4,564 | | |
| 170078 | INSURANCE (GEN LIAB) | 1,400,000 | LS | 0.01 | 14,000 | | |
| 170084 | CONTR. CONTINGENCY | 1 | LS | 30,000.00 | 30,000 | | |
| 170127 | AGC DUES | 1,400,000 | LS | 0.00 | 2,500 | | |
| 170195 | P&P BOND | 1,400,000 | LS | 0.01 | 14,000 | | |
| 1730 | Total | | | | 88,710 | 0.00 | |
| AAA | Total | | | | 1,287,235 | 0.00 | |

Please note that line items are not guaranteed. They are presented for information only.



Pepper Lawson Construction

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Rev #: 01 Dated: 04/06/2009

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College Station ISD

Cypress Grove Mod Bit Roof

April 07, 2009

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Data Includes:

Phase: AAA

Approved: None

Pending: None

Estimate Detail Report

| Cost Code | Description | Qty | U/M | Cost /U/M | Total Cost | Cost / SF | Comments |
|--------------|--------------------|-----|-----|-----------|-------------|-----------|----------|
| | General Conditions | | | | 55,874 | | |
| | Pepper Fee @ 3.45% | | | | 46,337 | | |
| | Phase AAA Total | | | | \$1,389,447 | \$ 0.00 | SF |
| Job Comments | | | | | | | |

Please note that line items are not guaranteed. They are presented for information only.

Cypress Grove Re-Roof Project
List of Assumptions for GMP Estimate 4/7/09

1. The scope of this project is based upon VLK Architects drawings A5.02 and A5.03, both dated 2/16/09 and prepared as bid documents for this project. Specifications used for bidding of this project were from the VLK Project Manual for "Cypress Grove Intermediate School Classroom Addition And Orchestra Hall Addition At College Station Middle School", including Sections reasonably inferred for the scope of Work, specifically Sections:
07 4600 – Preformed Metal Siding
07 5552 – Modified Bituminous Membrane Roofing
07 5900 – Roofing Repair
07 6200 – Sheet Metal Flashing and Trim
2. Alternate Bid #1 and #2 do not apply to this GMP Estimate.
3. The roofing subcontractor proposed for use on this project is Advantage USAA Inc. A copy of their 2/28/09 bid is attached.
4. Roofing material to be used will be Johns Manville.
5. A 20-year NDL Warranty will be provided.
6. Gas piping will not be painted.
7. Rooftop units will be raised to remove/replace roofing material on existing curbs.
8. We have assumed that all existing curbs will be used and remain unmodified.
9. We have provided an allowance for the replacement of 2,000 board feet of roof blocking that will be replaced as necessary during the re-roofing.
10. We have provided an allowance for the replacement of 2,500 SF of metal decking that will be replaced as necessary during the re-roofing.
11. We have assumed that the school will remain vacant from school activities and personnel during the months of June and July, 2009.
12. We will require access to all sides of the building for stocking of roofing material.
13. We have assumed that all rooftop units are in reasonable working condition, and have not included any cost for post project check-ups or servicing.
14. The GMP estimate includes \$30,000 each for Owner and Contractor Contingency costs.
15. All project savings will revert to the Owner.

ADVANTAGE USAA INC.

FEBRUARY 28,2009

Jon E. Hall
3.3.09

TO : MISS KARLI FRAZIER
PROJECT ENGINEER
PEPPER-LAWSON CONSTRUCTION, LP.
1001 EAGLE AVE.
COLLEGE STATION, TX 77845

PROJECT: CYPRESS GROVE INTERMEDIATE SCHOOL ROOF REPLACEMENT

DEAR MISS FRAZIER:

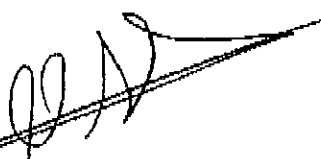
WE PROPOSE TO DO THE ABOVE MENTION PROJECT AT THE FOLLOWING PRICES:

BASE BID : \$ 849,000.00 (INCLUDES 2% FOR P/P BONDS AND 20 NDL MANUFACTURERS WTY)

ALTERNATE BID NO. 1: \$ 425,000.00 (INCLUDES 10 YEAR NDL MANUFACTURERS WTY)

ALTERNATE BID NO. 2: \$ 68,750.00

VOLUNTARY ALTERNATE: FOR THE BASE BID DEDUCT \$150,000.00 BY REUSING THE EXISTING INSULATION. REMOVE THE SINGLE PLY, INSTALL THE NEW PERLITE INSULATION AND NEW SBS ROOF SYSTEM AS SPEC. THE MANUFACTURER WARRANTY WILL BE 20 YEARS NDL.


OSCAR GALVAN

PRESIDENT

13350 rebecca creek rd
Spring Branch tx 78070
210-7710720