

April 9, 2014

Mr. Theo Rouse, Construction Coordinator
College Station ISD
1812 Welsh
College Station, Texas

RE: New Elementary School No. 9

Dear Mr. Rouse,

Joeris General Contractors Ltd. is pleased to submit our Guaranteed Maximum Price (GMP) for the above referenced project.

This GMP is based on Joeris General Contractors Estimate dated April 02, 2014 which utilized subcontractor bids received April 02, 2014, in accordance with the documents prepared by VLK Architects including Addendum #1, Addendum #2 and Addendum #3. Substantiating documentation is attached.

Our recommendation is that College Station ISD authorizes Joeris General Contractors, Ltd. to proceed with the New Elementary School No. 9 for the GMP of \$16,815,913. This GMP includes the following:

- Base Bid \$16,213,838.00
- Alternate No. 1 \$224,516.00
- Alternate No. 2 \$240,837.00
- Alternate No. 4 \$59,895.00
- Alternate No. 5 \$15,365.00
- Alternate No. 6 \$61,462.00

Alternate No. 3 – Provide Classroom A139 and Classroom A100A, with associated extension of Corridor A102 in the amount of \$237,355.00 was not accepted.

Alternate No. 4 originally provided Resilient Tile and Porcelain Tile in lieu of Composition Tile (VCT) where shown on the drawings. Joeris General Contractors has been directed to provide 2.0 MM Forbo Flooring throughout including the cafeteria and the associated hallway.

San Antonio | Austin | Dallas | Fort Worth | Houston

Austin: 11500 Metric Blvd., Suite 410, Austin, TX 78758

o. 512.920.0338 f. 512.920.0339

Also note that the Bid Alternate – 37' Street Section on Sheet C3.3, W.S. Phillips Parkway Plan & Profile, requiring 8" reinforced concrete paving in lieu of 2" HMA Pavement is included in the Base Bid pricing above.

Should you have any questions, please don't hesitate to contact me. Joeris General Contractors, Ltd. looks forward to providing you and College station ISD with the successful completion of the New Elementary School No. 9.

Respectfully Submitted,
Joeris General Contractors, Ltd.



Curtis Cline,
Director of Preconstruction Services

College Station ISD New Elementary School No. 9

CSISD New Elementary No. 9

W.S. Phillips Parkway and Brewster Drive

Architect: VLK

Bid Date: April 2, 2014 2:00 PM CST; Alternates 4:00 PM CST

ESTIMATE #:1

Addendum: 1, 2, 3

Total Cost: \$ **16,213,838**

Cost per SF: **188.93**

Building Area (SF) = 85,819

Project Duration (Mo) = 12

ALLOWANCES:

No. 1	Post-construction TAS Inspection and Building Code compliance	\$	30,000
No. 2	Owner's Contingency for Owner directed Change Orders	\$	277,000
No. 3	Landscaping and Irrigation	\$	200,000
No. 4	Contractor Contingency	\$	277,000
No. 5	Natural-Gas Distribution	\$	40,000

	DESCRIPTION	TOTAL	DIVISION TOTALS
DIV. 1	GENERAL REQUIREMENTS / MISC.		\$ 340,530
01 10 00	Miscellaneous General Requirements	\$ 340,530	
		\$ -	
DIV. 2	EXISTING CONDITIONS		\$ -
02 00 00	NOT USED	\$ -	
		\$ -	
DIV. 3	CONCRETE - Bob		\$ 2,823,740
03 30 00	Cast-In-Place Concrete	\$ 2,823,740	
03 11 00	Concrete Forming and Accessories	\$ -	
07 26 00	Vapor Retarders	\$ -	
03 20 00	Concrete Reinforcing	\$ -	
03 35 19	Colored Concrete Finishing	\$ -	
31 63 29	Drilled Concrete Piers	\$ -	
32 13 13	Concrete Paving	\$ -	
32 16 13	Concrete Curb and Gutter	\$ -	
32 16 13.01	Concrete Sidewalk	\$ -	
		\$ -	
DIV. 4	MASONRY - Bob		\$ 677,811.00
04 20 00	Masonry Units	\$ 677,811	
04 43 00	Stone Masonry	\$ -	
04 72 00	Cast Stone Masonry	\$ -	
		\$ -	
DIV. 5	METALS - Zach		\$ 860,307
05 12 00	Structural Steel Fabrication	\$ 838,912	
05 12 01	Structural Steel Erection	\$ -	
05 21 00	Steel Joists Framing	\$ -	
05 31 00	Steel Decking	\$ -	
05 50 00	Metal Fabrications	\$ 13,923	
05 51 00	Aluminum Railing	\$ 7,472	
		\$ -	
DIV. 6	WOODS & PLASTICS - Devin		\$ 354,800
06 10 00	Rough Carpentry	\$ 85,402	
06 40 00	Architectural Woodwork	\$ 269,398	
12 32 16	Manufactured Plastic-laminate-clad Casework	\$ -	
		\$ -	
DIV. 7	THERMAL/MOISTURE PROTECTION - Devin/Tom		\$ 883,586
07 11 13	Bituminous Dampproofing/Ridgid Insulation	\$ 146,005	
07 11 19	Sheet Dampproofing	\$ -	
07 21 19	Foamed-in-place Insulation	\$ 5,833	
07 41 00	Prefinished Metal Roof Panels	\$ -	
07 46 46	Fiber-Cement Soffits	\$ 5,000	
07 55 52	Modified Bituminous Membrane Roofing	\$ 688,750	
07 62 00	Sheet Metal Flashing and Trim	\$ -	
07 72 13	Manufactured Roof Curbs and Portals	\$ -	
07 72 33	Roof Hatches	\$ -	
07 81 16	Cementitious Fireproofing	\$ 6,700	
07 84 00	Firestopping	\$ 26,225	
07 92 00	Joint Sealants	\$ 3,600	
07 95 13	Expansion Joint Cover Assemblies	\$ 1,473	
		\$ -	

College Station ISD New Elementary School No. 9

	DESCRIPTION	TOTAL	DIVISION TOTALS
DIV. 8	DOORS & WINDOWS - Alicia		\$ 370,666
08 11 00	Hollow Metal Doors and Frames	\$ 173,167	
08 14 00	Wood Doors	\$ -	
08 14 23	Plastic-laminate-Faced Wood Doors	\$ -	
08 31 00	Access Doors	\$ 5,015	
08 33 13	Coiling Counter Door	\$ 4,560	
08 41 13	Aluminum-framed Entrances and Storefronts	\$ 161,287	
08 71 00	Door Hardware	\$ 22,978	
08 80 00	Glazing	\$ -	
08 91 00	Louvers	\$ 3,659	
		\$ -	
DIV. 9	FINISHES - Devin		\$ 1,554,084
09 21 13	Plaster Assemblies	\$ 17,511	
09 21 16	Gypsum Board Assemblies	\$ 760,346	
05 40 00	Cold-formed Metal Framing	\$ -	
07 21 00	Building Insulation	\$ -	
09 84 13	Fixed Sound-absorptive/Sound-reflective Panels	\$ -	
09 51 00	Acoustical Ceilings	\$ -	
09 30 13	Ceramic Tiling	\$ 229,600	
09 64 29	Wood Strip Flooring	\$ 12,395	
09 65 00	Resilient Flooring	\$ 75,316	
09 65 16	Resilient Sheet Flooring	\$ 21,298	
09 67 23	Resinous Flooring	\$ 15,786	
09 68 00	Carpeting	\$ 126,960	
09 68 13	Tile Carpeting - ADDENDUM No. 2	\$ 23,470	
09 72 16	Vinyl-coated Fabric Wall Covering	\$ -	
09 91 00	Painting	\$ 271,402	
		\$ -	
DIV. 10	SPECIALTIES - Alicia		\$ 240,082
10 11 10	Chalkboards, Markerboards and Tackboards	\$ 22,563	
10 12 00	Display Cases	\$ 16,272	
10 14 00	Identifying Devices	\$ 19,055	
10 21 15	Solid Phenolic Toilet Compartments	\$ 35,916	
10 21 23	Cubicle Curtains	\$ 2,500	
10 26 13	Corner Guards	\$ 9,188	
10 28 00	Toilet accessories	\$ -	
10 44 13	Fire Extinguishers and Cabinets	\$ 2,405	
10 51 00	Lockers	\$ 1,468	
10 73 26	Prefabricated Walkway Covers	\$ 121,590	
10 75 00	Flagpoles	\$ 3,983	
10 99 00	Miscellaneous Specialties	\$ 5,142	
		\$ -	
DIV. 11	EQUIPMENT- Zach		\$ 431,997
11 31 00	Appliances	\$ 7,903	
11 40 00	Food Service Equipment	\$ 384,614	
11 52 13	Projection Screens	\$ 2,420	
11 61 00	Stage Curtains	\$ 10,650	
11 66 00	Athletic Equipment	\$ 26,410	
		\$ -	
DIV. 12	FURNISHINGS - Zach		\$ 72,193
12 21 13	Horizontal Blinds	\$ 3,650	
12 48 13	Entrance Floor Mats	\$ 6,404	
12 56 51	Library Furniture and Equipment	\$ 54,198	
12 93 00	Site Furnishings	\$ 7,941	
		\$ -	
DIV. 13	SPECIAL CONSTRUCTION		\$ -
13 00 00	NOT USED	\$ -	
		\$ -	
DIV. 14	CONVEYING SYSTEMS		\$ -
14 41 00	Overhead Barrier-free Lift	\$ -	
		\$ -	
DIV. 21	FIRE SUPPRESSION - Bob		\$ 223,900
21 10 00	Standpipe and Sprinkler Systems	\$ 223,900	
		\$ -	

College Station ISD New Elementary School No. 9

	DESCRIPTION	TOTAL	DIVISION TOTALS
DIV. 22	PLUMBING - Curtis		\$ 2,495,000
22 01 00	Plumbing Operating and Maintenance Manuals	\$ 2,495,000	
22 05 00	Plumbing General Provisions	\$ -	
22 05 10	Plumbing Contract Quality Control	\$ -	
22 05 12	Plumbing Shop Drawings, Coordination Drawings...	\$ -	
22 05 13	Electrical Provisions of Plumbing Work	\$ -	
22 05 15	Plumbing Earthwork	\$ -	
22 05 16	Excavating, Backfilling and Compacting for...	\$ -	
22 05 17	Plumbing Access Doors	\$ -	
22 05 19	Pressure and Temperature Instruments	\$ -	
22 05 23	Valves, Strainers and Vents	\$ -	
22 05 33	Pipe Heat Tracing	\$ -	
22 07 19	Plumbing Piping Insulation	\$ -	
22 11 16	Domestic Water Piping and Appurtenances	\$ -	
22 11 23	Piping and Piping Appurtenances for Cold Water...	\$ -	
22 13 16	Soil, Waste and Sanitary Drain Piping, Vent Piping...	\$ -	
22 14 13	Roof Drainage Piping and Appurtenances	\$ -	
22 20 00	Plumbing Pipe and Fittings - General	\$ -	
22 33 13	Instantaneous Electric Water Heater	\$ -	
22 34 36	Gas-Fired Domestic Water Heater	\$ -	
22 40 00	Plumbing Fixtures and Fixture Carriers	\$ -	
22 63 11	Gas Piping and Appurtenances	\$ -	
DIV. 23	HVAC - Curtis		\$ -
23 01 00	HVAC Operating and Maintenance Manuals	\$ -	w/ 22 01 00
23 05 00	Mechanical General Provisions	\$ -	
23 05 10	HVAC Contract Quality Control	\$ -	
23 05 12	Shop Drawings, Coordination Drawings and Product Data	\$ -	
23 05 13	Electrical Provision of HVAC Work	\$ -	
23 05 14	HVAC Condensate Drain Piping System	\$ -	
23 05 17	HVAC Access Doors	\$ -	
23 05 93	Testing, Balancing and Adjusting (TAB) of Environmental Systems	\$ -	By Owner
23 05 94	Coordination of Testing and Balancing	\$ -	
23 07 13	External Duct Insulation	\$ -	
23 09 33	Building Management and Control System	\$ -	
23 31 13	Ductwork	\$ -	
23 34 16	Fans	\$ -	
23 36 16	Variable Volume Terminal Units	\$ -	
23 37 13	Air Devices	\$ -	
23 41 00	Air Filtration	\$ -	
23 55 33	Gas Fired Unit Heaters	\$ -	
23 74 17	Single package Rooftop Air Conditioners (SRTU)	\$ -	
23 81 18	Single package Rooftop Air Conditioners (100% Outside Air)	\$ -	
23 81 21	Single package Rooftop Air Conditioners (w/Gas Fired Heat)	\$ -	
23 81 26	Plumbing Fixtures and Fixture Carriers	\$ -	
23 82 16	Heating and Cooling Coils	\$ -	
DIV. 26	ELECTRICAL - Curtis		\$ 1,227,180
26 01 00	Electrical Operating and Maintenance Manual	\$ 1,227,180	
26 05 00	Electrical General Provisions	\$ -	
26 05 09	Electrical Utility Coordination and Service Entrance	\$ -	
26 05 10	Contract Quality Control	\$ -	
26 05 12	Shop Drawings, Coordination Drawings and Product Data	\$ -	
26 05 13	Telecommunications, CaTv, Voice, Data, Video Utility Coordination and Service Entrance	\$ -	
26 05 15	Earthwork	\$ -	
26 05 19	Conductors and Connectors - 600 Volt	\$ -	
26 05 20	Steel Metal Clad Cables	\$ -	
26 05 26	Electrical Grounding System	\$ -	
26 05 33	Conduit Systems	\$ -	
26 05 35	Electrical Connectors for Equipment	\$ -	
26 05 37	Electrical Boxes and Fittings	\$ -	

College Station ISD New Elementary School No. 9

	DESCRIPTION	TOTAL	DIVISION TOTALS
26 05 38	Electrical Floor Boxes and Fittings	\$ -	
26 05 39	Manufactured Wiring Systems	\$ -	
26 05 40	Electrical Gutters and Wireways	\$ -	
26 05 45	Cable Tray	\$ -	
26 05 50	Firestops	\$ -	
26 09 25	Electrical Contactors	\$ -	
26 09 26	Lighting Occupancy Sensors (ceiling mount only)	\$ -	
26 12 17	Ultra High Efficiency K-7 Transformers (w/Us DOE 2016 Efficiency)	\$ -	
26 19 13	Combination Motor Controllers	\$ -	
26 24 13	Switchboards	\$ -	
26 24 16	Panelboards and Enclosures	\$ -	
26 24 25	Enclosed Switches and Circuit Breakers	\$ -	
26 24 30	Fuses	\$ -	
26 27 73	Wiring Devices	\$ -	
26 43 00	Surge Protection Devices	\$ -	
26 51 13	Lighting Fixtures and Lamps	\$ -	
26 56 00	Site Lighting	\$ -	
26 82 00	Fire Detection and Alarm System	\$ -	
		\$ -	
DIV. 27	COMMUNICATIONS		\$ -
	NOT USED	\$ -	
		\$ -	
DIV. 28	ELECTRONIC SAFETY & SECURITY		\$ -
	NOT USED	\$ -	
		\$ -	
DIV. 31	EARTHWORK - Tom		\$ 594,397
31 10 00	Site Clearing	\$ 594,397	
31 23 00	Excavation and Fill	\$ -	
31 23 13	Building Subgrade Preparation	\$ -	
31 23 33	Trenching and Backfill	\$ -	
31 31 00	Soil Treatment	\$ -	
31 32 00	Soil Stabilization	\$ -	
		\$ -	
DIV. 32	EXTERIOR IMPROVEMENTS - Tom		\$ 394,853
32 01 00	Roadway Construction	\$ -	
32 11 14	Flexible Base Crushed Stone Limestone	\$ -	
32 11 29	8" Lime Stabilization	\$ -	
32 12 16	8" Concrete Pavement/W.S. Phillips Parkway	\$ 182,224	
32 16 13	Concrete Curb and Gutter	\$ -	
32 17 23	Pavement Markings	\$ 10,579	
	Modular Retaining wall	\$ 111,800	
32 31 13	Chain Link Fences and Gates	\$ 40,250	
32 92 13	Hydro-mulching	\$ 50,000	
32 92 23	Sodding	\$ -	with LandscapeALLOWANCE
32 93 43	Trees	\$ -	with LandscapeALLOWANCE
		\$ -	
DIV. 33	UTILITIES - Tom		\$ 403,100
33 00 00	Site Utilities	\$ 403,100	
33 01 30.13	Testing for Sanitary Sewage Gravity System	\$ -	
33 11 13.1	Water Main Construction	\$ -	
32 12 13	Water Services	\$ -	
33 12 16	Main Line Valves	\$ -	
33 12 19	Fire Hydrants	\$ -	
33 13 00	Disinfection of Water Lines	\$ -	
33 13 10	Hydrostatic Tests	\$ -	
33 31 13	Sanitary Sewer System	\$ -	
33 39 13	Manholes	\$ -	
33 39 14	Sewer Services	\$ -	
33 39 14.01	Connection of New Lines to Existing Manholes	\$ -	
33 40 01	Storm Drainage System	\$ -	
33 40 02	Reinforced Concrete Pipe	\$ -	
33 40 03	Standard Storm Sewer Inlets	\$ -	
33 40 05	Reinforced Concrete Headwalls and Endwalls	\$ -	
33 41 16	Concrete Drainage Channel	\$ -	
33 42 16 .13	Precast Reinforced Concrete Box Culverts	\$ -	

College Station ISD New Elementary School No. 9

DESCRIPTION	TOTAL	DIVISION TOTALS
SUBTOTAL SUBCONTRACTOR WORK	\$ 14,772,226	OK
SUBCONTRACTOR BOND	\$ 443,167	3.0000%
Subcontractor OCP Allowance	\$ 73,861	0.5000%
Subcontractor General Liability	\$ 12,527	0.0848%
SUBTOTAL (COST OF WORK)	\$ 15,301,781	
BONDS / INSURANCE / PERMITS		
AGC / ABC Dues	\$ 8,186	0.0500%
BOND (Payment & Performance)	\$ -	0.7711%
Builder's Risk Insurance Premiums	\$ -	0.1499%
Umbrella Policy	\$ -	0.0600%
OCP / Additional Insured	\$ -	0.1304%
Building Permit - By Owner	\$ -	0.0000%
Certificate Of Occupancy	\$ 550	Lump Sum
SUBTOTAL	\$ 15,310,517	
General Conditions	\$ 609,359	3.98%
Profit / Fee	\$ 293,962	1.92%
SUBTOTAL	\$ 16,213,838	
Sales Tax / Remodel Tax	\$ -	0.000%
	\$ -	
TOTAL BID =	\$ 16,213,838	
add / (cut)		
	\$ 16,213,838	

College Station ISD New Elementary School No. 9

ALLOWANCES:		<u>Alternate No.1</u>	<u>Alternate No.2</u>	<u>Alternate No.3</u>	<u>Alternate No.4</u>	<u>Alternate No.5</u>	<u>Alternate No.6</u>
No. 1	Post-construction TAS Inspection and Building Code compliance	Provide Classroom A139 and Classroom A140, with associated extension of Corridor A137	Provide Classroom B100A and Classroom A140, with associated extension of Corridor B103	Provide Classroom A139 and Classroom A100A, with associated extension of Corridor A102	Provide Resilient Tile Flooring and Porcelain Tile in lieu of Composition Tile (VCT)	Provide LED Fixtures in lieu of Fluorescent Fixtures in the Gym and Cafetorium	Provide a variable Air Volume Outside Air System in lieu of a Constant Volume Outside Air System
No. 2	Owner's Contingency for Owner directed Change Orders						
No. 3	Landscaping and Irrigation						
No. 4	Contractor Contingency						
No. 5	Natural-Gas Distribution						
DESCRIPTION							
33 39 14	Sewer Services						
33 39 14.01	Connection of New Lines to Existing Manholes						
33 40 01	Storm Drainage System						
33 40 02	Reinforced Concrete Pipe						
33 40 03	Standard Storm Sewer Inlets						
33 40 05	Reinforced Concrete Headwalls and Endwalls						
33 41 16	Concrete Drainage Channel						
33 42 16 .13	Precast Reinforced Concrete Box Culverts						
	SUBTOTAL SUBCONTRACTOR WORK	\$ 204,565	\$ 219,436	\$ 216,263	\$ 54,573	\$ 14,000	\$ 56,000
	SUBCONTRACTOR BOND	\$ 6,137	\$ 6,583	\$ 6,488	\$ 1,637	\$ 420	\$ 1,680
	Subcontractor OCP Allowance	\$ 1,023	\$ 1,097	\$ 1,081	\$ 273	\$ 70	\$ 280
	Subcontractor General Liability	\$ 173	\$ 186	\$ 183	\$ 46	\$ 12	\$ 47
	SUBTOTAL (COST OF WORK)	\$ 211,898	\$ 227,302	\$ 224,016	\$ 56,529	\$ 14,502	\$ 58,007
	BONDS / INSURANCE / PERMITS						
	AGC / ABC Dues	\$ 113	\$ 122	\$ 120	\$ 30	\$ 8	\$ 31
	BOND (Payment & Performance)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Builder's Risk Insurance Premiums	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Umbrella Policy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	OCP / Additional Insured	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Building Permit - By Owner	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Certificate Of Occupancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	SUBTOTAL	\$ 212,012	\$ 227,424	\$ 224,135	\$ 56,560	\$ 14,510	\$ 58,039
	General Conditions	\$ 8,434	\$ 9,047	\$ 8,916	\$ 2,250	\$ 577	\$ 2,309
	Profit / Fee	\$ 4,071	\$ 4,367	\$ 4,303	\$ 1,086	\$ 279	\$ 1,114
	SUBTOTAL	\$ 224,516	\$ 240,837	\$ 237,355	\$ 59,895	\$ 15,365	\$ 61,462
	Sales Tax / Remodel Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL BID =	\$ 224,516	\$ 240,837	\$ 237,355	\$ 59,895	\$ 15,365	\$ 61,462
	add / (cut)						
		\$ 224,516	\$ 240,837	\$ 237,355	\$ 59,895	\$ 15,365	\$ 61,462