



March 05, 2026

Mr. Max Cleaver
Hays Consolidated Independent School District
21003 Interstate 35
Kyle, Texas 78640

Re: Guaranteed Maximum Price for Fuentes Elementary School Additions and Renovations

Dear Mr. Cleaver:

Bartlett Cocke General Contractors received Subcontractor and Supplier bid input for the 100% Contract Documents set for the above-referenced project on February 17, 2026. Based on the receipt of those bids and subsequent analysis, we have assembled a guaranteed maximum price (GMP) for the work included in this bid package. We are pleased to offer the following GMP:

Seventeen Million, Two Hundred and Fifty-Six Thousand, Nine Hundred and Seventy-one Dollars
(\$17,256,971)

Included In This GMP:

- Owner Contingency..... \$338,197
Construction Manager Contingency..... \$338,197

Alternates Included in This GMP:

- Test and Balance ..... \$30,719
Condensate routed to Irrigation Tank ..... \$71,468
Repave and Restripe Existing Front Parking Lot ..... \$216,129
Provide HMAC drive at back parking lots ..... \$28,809

CVO Items Included in This GMP:

- No CVO included in this GMP

Allowances Included in This GMP:

- Construction Utility Consumption ..... \$30,000
Remove Suzie Fuentes Mural ..... \$20,000
New Signage for All Classrooms ..... \$12,000
Card Readers ..... \$20,000
ERRCS/DAS System ..... \$80,000
Freezer/Cooler Cycle Replacement ..... \$215,000

Items Included in This GMP:

- Payment and Performance Bond.
Construction Manager Fee
General Conditions Costs.
Cost-of-Work Items.
Payroll Taxes, Insurance, and other Costs.
Prevailing Wages and Benefits per Documents.
All construction work per Plans and Specifications, unless specifically noted or excluded below.

BARTLETT COCKE GENERAL CONTRACTORS

Building Better Lives

3330 CASEYBRIDGE COURT, AUSTIN, TEXAS 78704 TEL (512) 326-4223 FAX (512) 326-3990 website: www.bartlettcocke.com

**Items Excluded From This GMP:**

- Sales tax.
- Testing and inspections.
- Impact / Use / Development / Consultant / Jurisdictional / Agency fees.
- Environmental surveys and hazardous material identification, handling and/or removal.
- Adjustments, removal, or relocations to existing utilities, unless specifically shown or specified.
- Sub-surface investigations, test probe holes, geo-technical testing, and hidden conditions costs.
- All items not shown or specified in the referenced Documents.

**Clarifications and Assumptions:**

- Per clarifications and assumptions log.

**100CD Documents:**

- Documents developed by O’Connell Robertson Architects:

100% Contract Documents Drawings & Specifications .....	October 9, 2025
Addendum 01 Documents .....	November 17, 2025
Addendum 02 Documents .....	February 6, 2026

**Construction Schedule Milestones:**

Notice-to-Proceed .....	March 31, 2026
Milestone – Area A Addition .....	April 26, 2027
Milestone – Areas B/C/D/E Renovations.....	July 29, 2027
Project Substantial Completion (16 Mos.) .....	July 30, 2027

We request that you review the report including the project estimate in the above amounts. If you have any questions, please do not hesitate to call.

Sincerely,  
BARTLETT COCKE GENERAL CONTRACTORS

*Stefan Doerr*

Stefan Doerr  
Senior Estimator

CC: Nathan Wensowitch – Hays CISD  
OCR – Doug Dawson  
BCGC – Derek Even  
BCGC – Zach Thompson