



March 05, 2026

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

Re: Guaranteed Maximum Price for Wallace Middle 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 10, 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:

Nineteen Million, Three Hundred and Fifty-One Thousand, Three Hundred and Ninety-Two Dollars
(\$19,351,392)

Included In This GMP:

- Owner Contingency..... \$377,136
Construction Manager Contingency..... \$377,136

Alternates Included in This GMP:

- Alternate #3 - Condensate to Irrigation Tank..... \$46,854
Alternate #4 - Electrical Upgrades.....\$359,974
Alternate #11 Test and Balance \$46,581
Alternate #14 New Ceiling Grid at Area D2nk \$41,167

CVO Items Included in This GMP:

- No CVO included in this GMP

Allowances Included in This GMP:

- Camera and Fix Blockage at Kitchen..... \$30,000
Temporary Road and Fire Egress During Construction \$75,000
Construction Utility Consumption..... \$40,000
Post-Bid Addendum Signage \$50,000
Post-Bid Addendum Door Card Readers \$15,000
Multicolor Custom Graphics. \$26,000
Removal of Low Voltage Cable \$15,000
ERRCS/DAS System \$80,000
Sewer Upgrades..... \$225,000

Items Included in This GMP:

- Payment and Performance Bond.
Construction Manager Fee
General Conditions Costs.
Cost-of-Work Items.

BARTLETT COCKE GENERAL CONTRACTORS

Building Better Lives

- 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.

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	April 16, 2025
Addendum 01 Documents	June 5, 2025
Addendum 03 Documents	January 21, 2026

Construction Schedule Milestones:

Notice-to-Proceed	March 31, 2026
Milestone – Area B, D2 and E2 Additions	May 3, 2027
Milestone – Areas D2 and Art Room 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 – Hans Schneider
BCGC – Tom Lewis