



June 3, 2026

VIA ELECTRONIC MAIL

Mr. Max Cleaver
Chief Operation Officer
HAYS CISD
21003 Interstate 35 Frontage Road
Kyle, TX 78640

RE: SCHEMATIC DESIGN ESTIMATE | 25-10-034 HAYS NEW MIDDLE SCHOOL #7

Dear Max,

On behalf of CORE Construction, I am pleased to submit our Schematic Design Estimate for Hays Consolidated Independent School District New Middle School #7.

Schematic Design Estimate Summary:

HAYS CISD – MIDDLE SCHOOL #7 SD ESTIMATE	\$105,866,316
Alternate #1 – ‘Restroom Crawl Spaces’	Included in Base Bid
Add Alternate #2 – ‘Transportation Roadway Modifications’	\$114,033.93
Add Alternate #3 – ‘UES + Transportation Center Natural Gas Conversion’	\$482,872.27
Add Alternate #4A – ‘UES ISP Relocation – Overhead Fiber’	(\$1,639.13)
Add Alternate #4B – ‘UES ISP Relocation’	(\$120,478.42)

We look forward to a successful and enjoyable project together. Thank you for this opportunity, please do not hesitate to contact me directly with any questions or comments.

Respectfully submitted,

Trevor Flinn

Trevor Flinn
Preconstruction Manager
CORE Construction

ASSUMPTIONS, CLARIFICATIONS, & EXCLUSIONS

Schedule

Project Construction Duration and Substantial Completion shall remain dependent upon the Site Development Approval and the following criteria:

- The following milestones are to be met. The dates listed below are the latest possible dates to meet these milestones and any delays will impact the Substantial Completion Date and potentially additional costs to General Conditions.
 - NTP to be received no later than XX/XX/XXXX
 - Building Construction to start by XX/XX/XXXX
 - Substantial Completion: XX/XX/XXXX

Contingency, Fee, and Allowances (Included in Base Bid)

- **Construction Contingency of 2%** is included in this proposal – Construction Contingency is intended to be used at CORE's discretion to cover costs that have not been identified as a trade specific scope on the GMP setting documents and may require further clarification or coordination. These costs may include scope gap, coordination issues between trades, and missed scope during the subcontractor bidding process.
- **Owner Contingency of 2%** is included in this proposal – Owner contingency is intended to be used at the owner's discretion to cover design revisions, or additional scope requests made by the Owner.
- **Design Contingency of 3%** is included in this proposal – Design contingency is intended to be used at the owner's discretion to cover unforeseen conditions, design progression, or additional scope requests made by the Owner and/or Design Team. This contingency will be removed as design will be completed at the time of a GMP.
- **Escalation Contingency of 2.5%** is included in this proposal – This contingency shall account for an increase in price of materials, equipment or products between the date of this proposal and the time when the job is ready for the installation of the affected material. This contingency will be removed, and material costs will be fully incorporated at the time of a GMP.
- **Allowance No. 1: \$50,000** for Athletic Plaza Design for Pavers, Decorative Concrete, and Seating.
- **Allowance No. 2: \$103,150** for Distributed Antennae (DAS) System.
- **Allowance No. 3: \$206,300** for Emergency Responder Communication Enhancement System (ERCES).
- **Allowance No. 4: \$200,000** for Pier Casings at 25% of Drilled Piers.
- **Allowance No. 5: \$35,000** for Plan Review.

Alternates (Not Included in Base Bid)

- **Add Alternate #1** – Restroom Crawl Spaces - In Base Bid
- **Add Alternate #2** – Transportation Roadway Modifications - \$114,033.93
- **Add Alternate #3** – UAS + Transportation Center Natural Gas Conversion - \$482,872.27
- **Deductive Alternate #4a** – UES ISP Relocation Overhead Fiber - (\$1,639.13)
- **Deductive Alternate #4b** – UES ISP Relocation - (\$120,478.42)

