



June 8, 2026

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

Re: Design Development Estimate for Elementary School #18

Dear Mr. Cleaver:

Bartlett Cocke General Contractors received Subcontractor and Supplier bid input for the Design Development set for the above-referenced project on May 28, 2026. Based on the receipt of those bids and subsequent analysis, we have assembled an estimate for the work included in this bid package. We are pleased to offer the following DD Estimate:

**FIFTY-SIX MILLION, EIGHT-HUNDRED SIXTY-ONE THOUSAND, FOUR HUNDRED SEVENTY-TWO
DOLLARS
(\$56,861,472)**

Included In This Estimate:

- Construction Manager Contingency..... **\$852,922**
- Construction Manager Estimate Contingency..... **\$852,922**
- Owner Contingency **\$852,922**
- Escalation Allowance (0.3% per month to January 2027 NTP) **\$1,194,091**

Alternates Included in This Estimate:

- No Alternates included in this Estimate

CVO Items Included in This Estimate:

- No CVO included in this Estimate

Allowances Included in This Estimate:

- Project Identification Sign **\$750**
- ERRCS (DAS) **\$225,000**

Items Included in This Estimate:

- 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.

Items Excluded from This Estimate:

- Sales tax.
- Testing and inspections.
- Impact / Use / Development / Consultant / Jurisdictional / Agency fees.
- Environmental surveys and hazardous material identification, handling and/or removal.

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

- 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.

DD Documents:

- Documents developed by Huckabee Architects:

Design Development Drawings May 5, 2026

Construction Schedule Milestones:

Limited Notice-to-Proceed October 27, 2026
Notice-to-Proceed January 4, 2027
Project Substantial Completion (16 Mos.) May 4, 2028

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

Tina Gordon

Tina Gordon
Senior Estimator

CC: Nathan Wensowitch – Hays CISD
Huckabee – Jason Andrus
BCGC – Derek Even