



May 2, 2025

Mr. Max Cleaver

**Hays Consolidated Independent School District**

21003 Interstate 35

Kyle, Texas 78460

For Board Meeting dated May 19, 2025

Re: **Guaranteed Maximum Price for BP12 – Kyle Elementary Additions & Renovations**  
(Submittal #1)

Dear Mr. Cleaver:

Jackson Construction has solicited and received Subcontractor proposals for the Construction Documents for the Bid Package 12 Kyle Elementary Additions & Renovations project. Based upon the analysis of the budgets received, we have assembled this GMP deliverable for the work included in this proposal package. We are pleased to offer the following GMP update:

**Forty Three Million Six Hundred Twenty-Nine Thousand, Four Hundred Fifty-Six Dollars and no/100**  
**(\$43,629,456)**

**Included in the GMP:**

- Owner Contingency.....**\$1,000,000**
- Tariff Allowance (1%) .....**\$436,295**
- CM Contingency .....**\$1,405,524**

**Alternates Included in GMP:**

- Alternate No. 1 – Demolish, Remove, & Relocate 2 Additional Portables
- Alternate No. 3 – Condensate Recovery System
- Alternate 5: RTUs by Daikin
- Alternate 6: Split Systems by Daikin
- Alternate 7: DOAS RTUs by Daikin with Energy Recovery Core
- Alternate 8: Test and Balance

**Cost Value Options Items Included in this GMP:**

- None

**Items Included in this GMP:**

- Payment and Performance Bond and Insurance
- Construction Manager Fee
- General Conditions Costs
- Cost -of-Work Items
- Payroll Taxes, Insurance, and other Costs
- All Construction work per plans and specifications, unless specifically noted or excluded below and in submitted estimate.

**Items Excluded from this GMP:**

- Sales Tax for all incorporated materials.
- Testing and Inspections
- Asbestos Abatement
- Design / Impact / Use / Development / Consultant / Jurisdictional / Agency Fees
- Building Permit Fee
- 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.
- Utility consumption costs, public utility applications, public utility construction costs and hook up fees.
- Modification of any existing system or conditions to bring them up to code compliance unless the scope of such modifications is clearly shown in the Construction Documents.
- All Soft Costs (Design/Engineering Fees, FF&E, Building Permit or Plan Review Costs, Geotech, Survey, Testing, Technology, Engineering) outside of the Construction GMP.
- All items not shown or specified in the referenced Proposal Documents.
- Temporary cooler / freezer or temporary cooling during renovations.

**Clarifications and Assumptions:**

- Schedule for this project is June 2025 until December 31, 2027.
- This GMP includes payment & performance bond at a fixed cost of \$353,518. This cost will be billed in full within the first 90 days of the project start date and is not subject to retainage calculations.
- This GMP includes general liability at a fixed cost of \$283,591. This cost will be billed in full within the first 90 days of the project start date and is not subject to retainage calculations.
- This GMP includes a builders' risk policy at a fixed cost of \$124,257. This cost will be billed in full within the first 90 days of the project start date and is not subject to retainage. The coverage of the builder's risk insurance policy applies to the new construction and portions of the existing buildings Jackson Construction is renovating. The portion of the existing buildings or structures that are not being renovated or added on to under the contract documents is covered solely by

the owner’s own policy.

- This GMP includes the capital improvements that were shown in the contract documents.
- This GMP includes the recovering of the existing roof at the kitchen and cafeteria building. The recover includes ½” coverboard with new modified bitumen roofing system on top. This GMP includes 50,000 allowance for investigative work for this roofing area.
- This GMP includes allowances for portable & ramp relocations. Once final locations are determined, final pricing can be confirmed. Allowances include electrical hookups and fire alarm hookups (pending AHJ). Allowances do not include new electrical panels, water & sewer hookups (under the assumption there were no water in these buildings), new ramps or decking, new canopies or new concrete foundations.
- This GMP includes an allowance of \$155,000 that will include relocation of furniture for renovations and relocating existing library into Kimbrough building for temporary library space.
- This GMP excludes an AISC certified Steel Fabricator.
- This GMP excludes an AWI certified millwork fabricator and installer.
- This GMP includes playground equipment that is a substitution to the specifications. The boat is a Rockin’ Glide and hip shade product manufactured by Superior Products.
- This GMP includes a \$50,000 escalator allowance for all rebar that will be installed after January 1, 2026.
- This GMP includes an ornamental railing manufactured by Listro Railings.
- This GMP includes importing topsoil for new landscape areas.
- This GMP includes an allowance for moisture mitigation of the existing flooring in the renovation areas of \$80,000.
- This GMP includes an allowance to relocate existing playgrounds that conflict with new additions for \$125,000.

**GMP Documents:**

- Documents developed by O’Connell Robertson:
 

100% CD GMP Drawings .....	March 20, 2025
100% CD GMP Project Manual.....	March 20, 2025
Addendum 1.....	April 15, 2025



We have provided this GMP Deliverable to assist you in moving forward with the construction of this project. We request that you review and approve this report, including the project GMP in the above amounts. If you have any questions, please do not hesitate to contact us.

Sincerely,

Jackson Construction Co. Inc.

A handwritten signature in black ink, appearing to read 'Bryan Parma'.

Bryan Parma

Vice President of Pre-Construction

CC: Nathan Wensowitch – Hays CISD  
Joe Alexandre – Hays CISD  
Doug Dawson – O'Connell Robertson

**KYLE ELEMENTARY ADDITIONS & RENOVATIONS**  
**HAYS CONSOLIDATED ISD**  
**5/2/2025**



**GUARANTEED MAXIMUM PRICE - SUMMARY**

CSI	BID PACKAGE DESCRIPTION	TOTAL COST	COMMENTS
01	GENERAL REQUIREMENTS	\$643,000	
02	EXISTING CONDITIONS	\$439,500	
03	CONCRETE	\$2,030,000	
04	MASONRY	\$1,879,291	
05	METALS	\$2,851,060	
06	WOODS & PLASTICS	\$1,094,351	
07	THERMAL & MOISTURE PROTECTION	\$3,383,106	
08	DOORS & WINDOWS	\$1,410,297	
09	DRYWALL & FINISHES	\$3,716,361	
10	SPECIALTIES	\$712,255	
11	EQUIPMENT	\$248,038	
12	FURNISHINGS	\$266,107	
13	SPECIAL CONSTRUCTION	\$0	
14	CONVEYING SYSTEMS	\$102,508	
21	FIRE SUPPRESSION	\$1,269,566	
22	PLUMBING	\$3,261,106	
23	HVAC	\$5,090,000	
26	ELECTRICAL	\$3,401,425	
27	COMMUNICATIONS	\$970,483	
28	ELECTRONIC SAFETY AND SECURITY	\$887,413	
31	EARTHWORK	\$954,200	
32	SITE IMPROVEMENTS	\$710,219	
33	UTILITIES	\$880,352	
ALW	ALLOWANCES	\$1,661,295	
SUBTOTAL		\$37,861,933	
GENERAL CONDITIONS		\$2,295,892	
CONTRACTORS CONTINGENCY		\$1,405,524	
GENERAL LIABILITY		\$283,591	
BUILDER'S RISK INSURANCE		\$124,257	
PERFORMANCE BOND		\$353,518	
CONSTRUCTION MANAGER FEE		\$1,269,741	
PRECONSTRUCTION FEE		\$35,000	
GRAND TOTAL COST		\$43,629,456	
ALTERNATES		RECOMMENDED	NOT RECOMMENDED
ALTERNATE NO. 1 - DEMOLISH, REMOVE, & RELOCATE 2 ADDITIONAL PORTABLES		INCLUDED ABOVE	
ALTERNATE NO. 3 - CONDENSATE RECOVERY SYSTEM		INCLUDED ABOVE	
ALTERNATE NO. 5: RTUs BY DAIKIN		INCLUDED ABOVE	
ALTERNATE NO. 6: SPLIT SYSTEMS BY DAIKIN		INCLUDED ABOVE	
ALTERNATE NO. 7: DOAS RTUs BY DAIKIN WITH ENERGY RECOVERY CORE		INCLUDED ABOVE	
ALTERNATE NO. 8 - TEST AND BALANCE		INCLUDED ABOVE	
GRAND TOTAL COST (ALTERNATES)		\$43,629,456	
DD ESTIMATE		\$45,337,184	
VARIANCE		\$1,707,728	

# KYLE ELEMENTARY ADDITIONS & RENOVATIONS

HAYS CONSOLIDATED ISD

May 2, 2025



**JACKSON**  
CONSTRUCTION

## GMP - DETAILED BREAKOUT

CODE	ITEM	COMMENTS	BASE PROPOSAL
<b>01</b>	<b>GENERAL REQUIREMENTS</b>		
01A	GENERAL REQUIREMENTS		393,000
01A	PORTABLES RELOCATION (INCLUDING ALTERNATE 1		250,000
<b>02</b>	<b>EXISTING CONDITIONS</b>		
02A	DEMOLITION		404,500
02B	ASBESTOS ABATEMENT	BY OWNER	0
02C	SWPPP / EROSION CONTROL		35,000
<b>03</b>	<b>CONCRETE</b>		
03A	CONCRETE TURN-KEY		1,745,000
03A	CONCRETE TURN-KEY - ALTERNATE 3 - CONCRETE PAD FOR COLLECTION TANK		10,000
03F	POLISHED/STAINED CONCRETE		275,000
<b>04</b>	<b>MASONRY</b>		
04A	MASONRY		1,879,291
<b>05</b>	<b>METALS</b>		
05B	STEEL FABRICATION		1,831,130
05C	STEEL ERECTION		725,120
05D	ORNAMENTAL RAILINGS		100,000
05E	METAL FABRICATIONS		194,810
<b>06</b>	<b>WOODS &amp; PLASTICS</b>		
06A	ROUGH CARPENTRY		243,513
06B	MILLWORK		850,838
06C	PANELING	IN 06B	0
<b>07</b>	<b>THERMAL &amp; MOISTURE PROTECTION</b>		
07A	WATERPROOFING		498,106
07B	FIRESTOPPING	IN 07A	
07D	ROOFING		2,820,000
07G	EXPANSION JOINT COVERS		65,000
<b>08</b>	<b>DOORS &amp; WINDOWS</b>		
08A	DOORS, FRAMES, & HARDWARE		910,297
08B	DOOR INSTALLATION	IN 08A	
08D	GLASS & GLAZING		500,000
<b>09</b>	<b>FINISHES</b>		
09A	DRYWALL & CEILINGS		2,498,460
09D	TILE		395,699
09F	RESILIENT FLOORING		113,840
09F	MOISTURE MITIGATION		80,000

# KYLE ELEMENTARY ADDITIONS & RENOVATIONS

HAYS CONSOLIDATED ISD

May 2, 2025



**JACKSON**  
CONSTRUCTION

## GMP - DETAILED BREAKOUT

CODE	ITEM	COMMENTS	BASE PROPOSAL
09G	WOOD FLOORING		32,500
09H	RESILIENT ATHLETIC FLOORING		63,362
09K	PAINTING		532,500
<b>10</b>	<b>SPECIALTIES</b>		
10A	SPECIALTIES		282,962
10F	CANOPIES		118,340
10H	SIGNAGE		109,429
10J	OPERABLE WALLS		76,524
10R	SPECIALTIES INSTALLATION		125,000
<b>11</b>	<b>EQUIPMENT</b>		
11A	STAGE EQUIPMENT		21,698
11B	FOOD SERVICE EQUIPMENT		102,040
11D	ATHLETIC EQUIPMENT		69,300
11E	SCOREBOARD	IN 11D	
11F	KILN		10,000
11G	RESIDENTIAL APPLIANCES		45,000
<b>12</b>	<b>FURNISHINGS</b>		
12A	BLINDS		61,107
12G	LIBRARY FURNITURE		50,000
12H	KIMBROUGH BUILDING RELOCATION & FURNITURE MOVING		155,000
<b>13</b>	<b>SPECIAL CONSTRUCTION</b>	<b>NONE</b>	
<b>14</b>	<b>CONVEYING SYSTEMS</b>		
14A	ELEVATORS		102,508
<b>21</b>	<b>FIRE SUPPRESSION</b>		
21A	FIRE PROTECTION SYSTEM		1,269,566
<b>22</b>	<b>PLUMBING</b>		
22A	PLUMBING		3,261,106
<b>23</b>	<b>HVAC</b>		
23B	HVAC		5,245,000
23B	HVAC - ALTERNATE 3 CONDENSATE COLLECTION SYSTEM		18,000
23B	HVAC - ALTERNATE 5B DAIKIN RTUs		(195,000)
23B	HVAC - ALTERNATE 6B DAIKIN SPLIT SYSTEMS		3,000
23B	HVAC - ALTERNATE 7B DAIKIN DOAS WITH ENERGY CORE		(50,000)
23C	HVAC CONTROLS	IN 23B	0
23D	TEST & BALANCE		69,000
23E	COMMISSIONING	BY OWNER	0

# KYLE ELEMENTARY ADDITIONS & RENOVATIONS

HAYS CONSOLIDATED ISD

May 2, 2025



**JACKSON**  
CONSTRUCTION

## GMP - DETAILED BREAKOUT

CODE	ITEM	COMMENTS	BASE PROPOSAL
<b>26</b>	<b>ELECTRICAL</b>		
26A	ELECTRICAL		3,401,425
<b>27</b>	<b>COMMUNICATIONS</b>		
27A	DATA CABLING		353,137
27B	AUDIO-VIDEO		448,856
27C	INTERCOM / PA		168,490
<b>28</b>	<b>ELECTRONIC SAFETY AND SECURITY</b>		
28A	FIRE ALARM		478,155
28B	SECURITY		409,258
<b>31</b>	<b>EARTHWORK</b>		
31A	EARTHWORK		950,000
31B	ASPHALT PAVING	NONE	0
31C	TERMITE CONTROL		4,200
<b>32</b>	<b>EXTERIOR IMPROVEMENTS</b>		
32A	LANDSCAPING & IRRIGATION		298,899
32B	FENCING		174,690
32C	PAVEMENT MARKINGS		11,630
32E	PLAYGROUND EQUIPMENT		100,000
32E	PLAYGROUND RELOCATION		125,000
32J	CONCRETE PAVERS	IN 32A	
<b>33</b>	<b>UTILITIES</b>		
33A	SITE UTILITIES		835,352
33B	IRRIGATION TANK		45,000
<b>01</b>	<b>ALLOWANCES</b>		
ALW	OWNERS CONTINGENCY		1,000,000
ALW	TARIFF ALLOWANCE		436,295
ALW	GRAPHICS		75,000
ALW	PLAN REVIEW COMMENTS		150,000
	<b>SUBTOTAL</b>		<b>37,861,933</b>
	GENERAL CONDITIONS		2,295,892
	CONTRACTORS CONTINGENCY		1,405,524
	GENERAL LIABILITY INSURANCE		283,591
	BUILDERS RISK		124,257
	PAYMENT & PERFORMANCE BOND		353,518
	CONSTRUCTION MANAGER FEE		1,269,741
	PRECONSTRUCTION FEE		35,000



# KYLE ELEMENTARY ADDITIONS & RENOVATIONS

HAYS CONSOLIDATED ISD

May 2, 2025



**JACKSON**  
CONSTRUCTION

## GMP - DETAILED BREAKOUT

CODE	ITEM	COMMENTS	BASE PROPOSAL
	TOTAL BASE BID		43,629,456
			<b>RECOMMENDED</b>
	ALTERNATE NO. 1 - DEMOLISH, REMOVE, & RELOCATE 2 ADDITIONAL PORTABLES		INCLUDED ABOVE
	ALTERNATE NO. 3 - CONDENSATE RECOVERY SYSTEM		INCLUDED ABOVE
	ALTERNATE NO. 5: RTUs BY DAIKIN		INCLUDED ABOVE
	ALTERNATE NO. 6: SPLIT SYSTEMS BY DAIKIN		INCLUDED ABOVE
	ALTERNATE NO. 7: DOAS RTUs BY DAIKIN WITH ENERGY RECOVERY CORE		INCLUDED ABOVE
	ALTERNATE NO. 8 - TEST AND BALANCE		INCLUDED ABOVE
	TOTAL INCLUDING ALTERNATES		43,629,456
	DD ESTIMATE		45,337,184
	VARIANCE		1,707,728.22