



November 19, 2025

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

Re: 100CD Estimate for Wallace Middle School Additions and Renovations

Dear Mr. Cleaver:

Bartlett Cocke General Contractors received Subcontractor and Supplier budgetary input for the 100% Contract Documents set for the above-referenced project on October 30, 2025. Based on the receipt of those budgets and subsequent analysis, we have assembled an estimate for the work included in this budget package. We are pleased to offer the following estimate:

**Eighteen Million, Six Hundred and Eighty-Five Thousand, Five Hundred and Fifty-One Dollars
(\$18,685,551)**

Included In This Estimate:

- Owner Contingency..... **\$373,711**
- Construction Manager Contingency..... **\$373,711**

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:

- Fire Pump Power **\$20,000**
- Temp Road During Construction **\$50,000**
- Window Film/Roof Access **\$30,000**
- Construction Utility Consumption **\$40,000**

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.

100CD Documents:

- Documents developed by O’Connell Robertson Architects:

100% Contract Documents Drawings & Specifications	September 17, 2025
100% Contract Documents Drawings & Specifications – Addendum 01	October 9, 2025

Construction Schedule Milestones:

Notice-to-Proceed	April 13, 2026
Milestone – Driveway	August 12, 2026
Milestone – Weight Room.....	March 31, 2027
Milestone – Classroom Addition Area D2	April 2, 2027
Milestone – Classroom Addition Area E2	July 30, 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 – Jake Hogan