



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 – Tom Green 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 Tom Green 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:

Thirty -Four Million Two Hundred Seventeen Thousand, Three Hundred Eleven Dollars and no/100
(\$34,217,311)

Included in the GMP:

- Owner Contingency.....**\$850,000**
- Tarriff Allowance (1%)**\$341,301**
- CM Contingency**\$948,138**

Alternates Included in GMP:

- Alternate No. 4 – Demolish, Remove, & Relocate 2 Additional Portables
- Alternate No. 6 – Conduit Replacement
- Alternate No. 7 – Cafetorium Ceiling and Lighting Replacement
- Alternate No. 8 – Site Lighting Upgrades
- Alternate No. 9 – Condensate Recovery System
- Alternate 11A: Climatec IP Base Controls
- Alternate 12B: RTUS by Daikin
- Alternate 13B: Split Systems by Daikin
- Alternate 15B: DOAS RTUs by Daikin with Energy Recovery Core
- Alternate 16: Test and Balance
- Alternate 17: Asphalt Resurfacing (from 2023 Bond)



- Alternate 18: (2) 4" Schedule PVC Sleeves Under Driveway
- Alternate 19: Replace Existing Panelboard with New

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 cooling during renovations.

Clarifications and Assumptions:

- Schedule for this project is June 2025 until August 27, 2027.
- This GMP includes payment & performance bond at a fixed cost of \$274,174. 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 \$188,195. 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 \$88,315. 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 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 was no water in these buildings), new ramps or decking, new canopies or new concrete foundations.
- 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 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 a memorial tree of \$75,000.
- This GMP includes spray insulation underneath the crawlspace to meet an R-30 rating.
- This GMP includes the retaining wall on the southwest of the site as an allowance of \$45,000. Once more information is provided on if this wall is required and the materials specified, pricing can be confirmed.

GMP Documents:

- Documents developed by O’Connell Robertson:
100% CD GMP DrawingsMarch 3, 2025
100% CD GMP Project Manual.....March 3, 2025
Addendum 1.....March 20, 2025
Addendum 2..... April 2, 2025
Addendum 3..... April 4, 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 that reads 'Bryan Parma'.

Bryan Parma

Vice President of Pre-Construction

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

TOM GREEN ELEMENTARY ADDITIONS & RENOVATIONS

HAYS CONSOLIDATED ISD

5/2/2025


JACKSON
CONSTRUCTION

GUARANTEED MAXIMUM PRICE - SUMMARY

CSI	BID PACKAGE DESCRIPTION	TOTAL COST	COMMENTS
01	GENERAL REQUIREMENTS	\$490,050	
02	EXISTING CONDITIONS	\$419,470	
03	CONCRETE	\$3,829,508	
04	MASONRY	\$675,538	
05	METALS	\$1,866,405	
06	WOODS & PLASTICS	\$1,119,357	
07	THERMAL & MOISTURE PROTECTION	\$3,692,389	
08	DOORS & WINDOWS	\$869,564	
09	DRYWALL & FINISHES	\$2,421,111	
10	SPECIALTIES	\$995,348	
11	EQUIPMENT	\$186,007	
12	FURNISHINGS	\$93,480	
21	FIRE SUPPRESSION	\$675,186	
22	PLUMBING	\$1,523,000	
23	HVAC	\$3,564,900	
26	ELECTRICAL	\$2,108,475	
27	COMMUNICATIONS	\$697,974	
28	ELECTRONIC SAFETY AND SECURITY	\$554,810	
31	EARTHWORK	\$740,807	
32	SITE IMPROVEMENTS	\$878,385	
33	UTILITIES	\$747,500	
ALW	ALLOWANCES	\$1,767,173	
SUBTOTAL		\$29,916,437	
GENERAL CONDITIONS		\$1,769,024	
CONTRACTORS CONTINGENCY		\$950,564	
GENERAL LIABILITY		\$188,195	
BUILDER'S RISK INSURANCE		\$88,315	
PERFORMANCE BOND		\$274,174	
CONSTRUCTION MANAGER FEE		\$995,601	
PRECONSTRUCTION FEE		\$35,000	
GRAND TOTAL COST		\$34,217,311	

ALTERNATES		RECOMMENDED
ALTERNATE NO. 4 PORTABLES (MOVING 2 EXTRA)		INCLUDED ABOVE
ALTERNATE NO. 6 CONDUIT REPLACEMENT		INCLUDED ABOVE
ALTERNATE NO. 7: CAFETORIUM CEILING AND LIGHTING		INCLUDED ABOVE
ALTERNATE NO. 8 SITE LIGHTING UPGRADES		INCLUDED ABOVE
ALTERNATE NO. 9 CONDENSATE COLLECTION SYSTEM		INCLUDED ABOVE
ALTERNATE NO.11A : CLIMATEC IP BASE CONTROLS		INCLUDED ABOVE
ALTERNATE NO. 12B : DAIKIN RTUs		INCLUDED ABOVE
ALTERNATE NO. 13B : DAIKIN SPLIT SYSTEMS		INCLUDED ABOVE
ALTERNATE NO. 14A: WSHPs BY DAIKIN		INCLUDED ABOVE
ALTERNATE NO. 15B : DAIKIN WITH ENERGY RECOVERY CORE		INCLUDED ABOVE
ALTERNATE NO. 16 TEST AND BALANCE		INCLUDED ABOVE
ALTERNATE NO. 17 ASPHALT RESURFACING		INCLUDED ABOVE
ALTERNATE NO. 18 (2) 4" SCHEDULE 40 PVC SLEEVES UNDER DRIVEWAY		INCLUDED ABOVE
ALTERNATE NO. 19 REPLACE EXISTING PANELBOARDS WITH NEW		INCLUDED ABOVE
GRAND TOTAL COST (ALTERNATES)		\$34,217,311
DD ESTIMATE		\$34,820,308
VARIANCE TOTAL		\$602,997

TOM GREEN ELEMENTARY ADDITIONS & RENOVATIONS

HAYS CONSOLIDATED ISD

May 2, 2025



JACKSON
CONSTRUCTION

GMP - DETAILED BREAKOUT

CODE	ITEM	COMMENTS	BASE PROPOSAL
01	GENERAL REQUIREMENTS		
01A	GENERAL REQUIREMENTS		215,050
01A	SETUP OF PORTABLES (INCLUDING ALTERNATE 4)		275,000
02	EXISTING CONDITIONS		
02A	DEMOLITION		375,000
02A	DEMOLITION - ALTERNATE 7 - REMOVE CAFETERIA CEILING		7,500
02B	ASBESTOS ABATEMENT	BY OWNER	0
02C	SWPPP / EROSION CONTROL		36,970
03	CONCRETE		
03A	CONCRETE TURN-KEY		3,678,527
03A	CONCRETE TURN-KEY - ALTERNATE 9 - CONCRETE PAD		3,500
03F	POLISHED/STAINED CONCRETE		147,481
04	MASONRY		
04A	MASONRY		675,538
05	METALS		
05B	STEEL FABRICATION		1,005,737
05C	STEEL ERECTION		731,050
05D	ORNAMENTAL RAILINGS		22,958
05E	METAL FABRICATIONS		106,660
06	WOODS & PLASTICS		
06A	ROUGH CARPENTRY		133,325
06B	MILLWORK		986,032
07	THERMAL & MOISTURE PROTECTION		
07A	WATERPROOFING		331,905
07B	SPRAYED INSULATION		165,000
07C	FIRESTOPPING		45,000
07D	ROOFING		3,089,484
07G	EXPANSION JOINT COVERS		61,000
08	DOORS & WINDOWS		
08A	DOORS, FRAMES, & HARDWARE		478,384
08B	DOOR INSTALLATION		44,480
08D	GLASS & GLAZING		346,700
09	FINISHES		
09A	DRYWALL & CEILINGS		1,497,190

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GMP - DETAILED BREAKOUT

CODE	ITEM	COMMENTS	BASE PROPOSAL
09A	DRYWALL & CEILINGS - ALTERNATE 7 - CAFETERIA CEILING		17,485
09D	TILE		285,000
09F	RESILIENT FLOORING		105,896
09F	MOISTURE MITIGATION		80,000
09K	PAINTING		260,540
09K	PAINTED GRAPHICS		175,000
10	SPECIALTIES		
10A	SPECIALTIES		265,000
10F	CANOPIES		517,478
10H	SIGNAGE		81,993
10J	OPERABLE WALLS		58,577
10R	SPECIALTIES INSTALLATION		72,300
11	EQUIPMENT		
11A	STAGE EQUIPMENT	IN 12A	0
11B	FOOD SERVICE EQUIPMENT		87,250
11B	TEMPORARY COOLER / FREEZER (8 MONTHS)		45,000
11D	ATHLETIC EQUIPMENT		10,000
11F	KILN		8,757
11G	RESIDENTIAL APPLIANCES		35,000
11H	COMMERCIAL LAUNDRY EQUIPMENT	EXCLUDED	0
12	FURNISHINGS		
12A	BLINDS		43,480
12E	LIBRARY FURNITURE		50,000
12G	FURNITURE MOVING	BY OWNER	0
13	SPECIAL CONSTRUCTION	NONE	
14	CONVEYING SYSTEMS	NONE	
21	FIRE SUPPRESSION		
21A	FIRE PROTECTION SYSTEM		675,186
22	PLUMBING		
22A	PLUMBING		1,523,000
23	HVAC		
23B	HVAC		3,850,000
23B	HVAC - ALTERNATE 9 - CONDENSATE TO IRRIGATION TANK		10,000
23B	HVAC - ALTERNATE 12B - DAIKIN RTUs		(275,000)

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GMP - DETAILED BREAKOUT

CODE	ITEM	COMMENTS	BASE PROPOSAL
23B	HVAC - ALTERNATE 13B - DAIKIN SPLIT SYSTEM		(1,500)
23B	HVAC - ALTERNATE 14A - DAIKIN WSHPs		(10,600)
23B	HVAC - ALTERNATE 15B - DAIKIN WITH ENERGY RECOVERY CORE		(63,000)
23C	HVAC CONTROLS	IN 23B	0
23D	TEST & BALANCE		55,000
23E	COMMISSIONING	BY OWNER	0
26	ELECTRICAL		
26A	ELECTRICAL		1,920,000
26A	ELECTRICAL - RELOCATION ALLOWANCES		75,000
26A	ELECTRICAL - ALTERNATE 6 - CONDUIT REPLACEMENT		51,800
26A	ELECTRICAL - ALTERNATE 7 - CAFETERIA CEILING & LIGHTING		13,600
26A	ELECTRICAL - ALTERNATE 8 SITE LIGHTING UPGRADES		48,075
27	COMMUNICATIONS		
27A	DATA CABLING		420,000
27A	DATA CABLING - ALTERNATE 7 - CAFETERIA CEILING		15,000
27B	AUDIO-VIDEO		126,300
27C	INTERCOM / PA		136,674
28	ELECTRONIC SAFETY AND SECURITY		
28A	FIRE ALARM		234,019
28B	SECURITY		235,791
28E	ERRS		85,000
31	EARTHWORK		
31A	EARTHWORK		565,000
31B	ASPHALT PAVING		171,607
31C	TERMITE CONTROL		4,200
32	EXTERIOR IMPROVEMENTS		
32A	LANDSCAPING & IRRIGATION		343,385
32A	MEMORIAL TREE RELOCATION ALLOWANCE		75,000
32B	FENCING		80,000
32C	PAVEMENT MARKINGS		12,500
32D	RETAINING WALLS		45,000
32E	PLAYGROUND EQUIPMENT		315,000
32J	BICYCLE RACKS		7,500
33	UTILITIES		
33A	SITE UTILITIES		700,000
33B	IRRIGATION TANK - ALTERNATE 9		47,500

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GMP - DETAILED BREAKOUT

CODE	ITEM	COMMENTS	BASE PROPOSAL
01	ALLOWANCES		
ALW	OWNERS CONTINGENCY		850,000
ALW	TARIFF ALLOWANCE - 1%		342,173
ALW	HVAC CONTROLS (ALTERNATE 11A)		400,000
ALW	GRAPHICS		50,000
ALW	PLAN REVIEW COMMENTS		125,000
	SUBTOTAL		29,916,437
	GENERAL CONDITIONS		1,769,024
	CONTRACTORS CONTINGENCY		950,564
	GENERAL LIABILITY INSURANCE		188,195
	BUILDERS RISK		88,315
	PAYMENT & PERFORMANCE BOND		274,174
	CONSTRUCTION MANAGER FEE		995,601
	PRECONSTRUCTION FEE		35,000
	TOTAL BASE BID		34,217,311
			RECOMMENDED
	ALTERNATE NO. 4 PORTABLES (MOVING 2 EXTRA)		INCLUDED ABOVE
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	TOTAL INCLUDING ALTERNATES		34,217,311
	DD ESTIMATE		\$ 34,820,308
	VARIANCE TOTAL		\$ 602,997