



October 2, 2025

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

Re: **Guaranteed Maximum** Price No 1 (GMP1) for the Hays CISD **McCormick Middle School**

Dear Mr. Cleaver:

Joeris General Contractors, LLC advertised for and received Subcontractor and Supplier proposals for the GMP1 set for the above-referenced project on September 18, 2025. Based on the receipt of proposals and subsequent analysis, we have assembled the Guaranteed Maximum Price (GMP) for the work included in this proposal package. We are pleased to offer for approval the following overall GMP1, Bus Loop Drive scope of work:

One Million, Forty-Nine Thousand, One Hundred and Seventy-Five Dollars
(\$1,049,175.00)

Project Total:

• GMP1 (approved in November 2023)	\$1,049,175.00
• Total of GMP1	\$1,049,175.00

Included In GMP 1:

• Owner Contingency.....	\$30,000.00
• CM Contingency	\$20,000.00
• Off Site Temporary Water Source For Landscape - Allowance	\$50,000.00
• McCormick Addition Utility Improvement that are a part of GMP 2 scope - Allowance.....	\$90,000.00

Alternates Included In This GMP:

- None

Items Included In This GMP:

- Payment and Performance Bond
- Construction Manager Fee
- General Conditions Costs
- Subcontracted Cost-of-Work Items.
- Prevailing Wages and Benefits per Documents
- All construction work per Plans and Specifications, unless specifically noted or excluded below.

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Items Excluded From This GMP:

- Sales tax.
- Construction and material testing, and inspections. Testing and inspections assumed to be paid for by the Owner. Third party environmental (i.e. asbestos, lead, mold, etc.) monitoring.
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- All municipal utility fees, water impact, or sewage fees.
- Creation of Geo-Technical Report, Soils Testing, Energy Compliance Inspections, and all costs associated with any testing or inspection by a third party.
- Provisions for unusual, undocumented, or unanticipated subsurface conditions. We will make reasonable efforts to locate and protect any existing underground utilities and facilities, but cannot accept responsibility for damage, or the impacts from damage, to unknown, unforeseen, non-located, or incorrectly located underground utilities or facilities.
- Adjustments, removal, or relocations to existing utilities, unless specifically shown or specified.
- All items not shown or specified in the referenced Proposal Documents.

Clarifications and Assumptions:

- Per clarifications and assumptions log.

Proposal Documents:

- Documents proposal based on and received on September 2, 2025:

Hays ISD McCormick MS Civil Plans..... July 29, 2025
LR04.30191048 - McCormick Middle School AdditionsAugust 07, 2025
RK Final Report AAA25-071-00 McCormick Middle School Service Drive 8-21-2025.....August 21, 2025
Topographic Survey..... September 2, 2025
FINAL R04 30141075 - Hays MS6 School Geotech Report-Final pdfSeptember 18, 2025

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Milestone Schedule:

- GMP1 Hays CISD Approvals and construction activities:

Preconstruction

Joeris Post Public Solicitation	September 03, 2025
Joeris Bid Date	September 18, 2025
Hays CISD / OCR / Joeris Pre-submission Meeting.....	September 29, 2025
Joeris GMP1 Package Submission	October 02, 2025
Hays CISD Board Meeting.....	October 27, 2025
Hays CISD Issue Notice to Proceed.....	October 28, 2025
Hays CISD & Joeris Execute Contract	October 31, 2025

Construction

Joeris Issue Subcontracts	November 03, 2025
Mobilize for construction & install SWPPP	November 19, 2025
Start Clear / Grub / Excavation / Fill.....	December 01, 2025
Start culvert pipe and head wall	December 04, 2025
Start Roadway Subgrade	December 11, 2025
Start Concrete Drive	January 08, 2026
Bus Drive Ready for Traffic.....	January 28, 2026

Close Out

Start Establish Vegetation	February 02, 2026
Remove SWPPP devices	March 04, 2026

We have provided a GMP Summary for your assistance in preparing the Contract Amendment. At this time, we are requesting that you review and approve our GMP for the project in the above amounts. Upon approval, we will need a Contract Amendment to our Contract by the stated amounts and a Contract Notice to Proceed for this package. If you have any questions, please do not hesitate to call.

Sincerely,
Joeris General Contractors, LLC



Randy Martinez
Project Executive

CC: Max Cleaver – Hays CISD
Nathan Wensowitch - Hays CISD
Joe Alexandre – Hays CISD
O’Connell Robertson – Randy Davis
O’Connell Robertson – Adam Shields