



December 19th, 2025

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

Re: **Guaranteed Maximum Price No 2 (GMP2)** for the **Hays CISD McCormick Middle School**

Dear Mr. Cleaver:

Joeris General Contractors, LLC advertised for and received Subcontractor and Supplier proposals for the GMP 2 set for the above-referenced project on November 12, 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 GMP 2, Weight Room Addition and Renovation scope of work:

**Five Million, Three Hundred and Fifty-One Thousand, Nine Hundred and Fifty-Three Dollars
(\$5,353,991.00)**

Project Total:

• GMP 1 (approved in November 2025).....	\$1,049,175.00
• GMP 2	\$5,353,991.00
• Project Total	\$6,403,166.00

Included In GMP 2:

• Owner Contingency	\$180,121.00
• CM Contingency.....	\$115,903.00
• Repair Existing Damaged Sidewalks and Curbs - Allowance	\$40,000.00

Alternates Accepted and Included In GMP 2:

• Alternate 4: Test and Balance	\$12,038.00
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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.

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. .
- Third party environmental (i.e. asbestos, lead, mold, etc.) monitoring.
- 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, nonlocated, 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 October 1, 2025:

Hays ISD McCormick MS Combined Plans – GMP 2	October 1, 2025
Volume 1 Specifications for McCormick MS	October 1, 2025
Volume 2 Specifications for McCormick MS	October 1, 2025
Hays CISD McCormick MS – Addendum 01.....	November 10, 202

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Milestone Schedule:

- GMP1 Hays CISD Approvals and construction activities:

Preconstruction

Joeris Post Public Solicitation	October 26, 2025
Joeris Bid Date	November 12, 2025
Joeris GMP 2 Package Submission	December 15, 2025
Hays CISD Board Meeting	January 26, 2025
Hays CISD Issue Notice to Proceed.....	January 27, 2025

Construction

Mobilize for construction & install SWPPP	February 10, 2025
Utility Revision Finals	January 08, 2026
Art Room Finals.....	August 18, 2026
Weight Room Addition Building Finals	November 16, 2026
Existing Weight Room Remodel Finals	March 9, 2027

Close Out

Project Closeout Documents	June 23, 2027
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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
Randy Davis - O’Connell Robertson
Adam Shields - O’Connell Robertson