



July 10, 2025

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

**Re: Guaranteed Maximum Price (GMP) for Jack C. Hays High School Additions and Renovations**

Dear Mr. Cleaver:

Bartlett Cocke General Contractors received Subcontractor and Supplier proposals for the Contract Documents set for the above-referenced project on May 27, 2025. Based on the receipt of those 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:

**Forty-One Million, Eight Hundred Thirteen Thousand, Six Hundred Fifty-Four Dollars  
(\$41,813,654)**

**Included In This GMP:**

- Owner Contingency..... **\$836,273**
- CM Contingency ..... **\$836,273**

**Alternates Included In This GMP:**

- Construct Multipurpose Activity Center (MAC) ..... **\$10,041,107**
- Add Card Readers at Classrooms ..... **\$36,790**
- Refinish Wood Stage ..... **\$15,563**

**CVO Items Included In This GMP:**

- Allowance to add Classroom Millwork similar to Johnson HS ..... **\$373,750**
- Casing Allowance: Area A & B ..... **\$23,750**
- Casing Allowance: MAC ..... **\$19,375**

**Items Included In This GMP:**

- 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 GMP:**

- Sales tax.
- Testing and inspections.
- Impact / Use / Development / Consultant / Jurisdictional / Agency fees.
- Environmental surveys and hazardous material identification, handling and/or removal.
- Adjustments, removal, or relocations to existing utilities, unless specifically shown or specified.

**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](http://www.bartlettcocke.com)

- Sub-surface investigations, test probe holes, geo-technical testing, and hidden conditions costs.
- All items not shown or specified in the referenced Documents.
- Utility consumption costs, public utility applications, public utility construction costs and hookup fees.

**Clarifications and Assumptions:**

- Per clarifications and assumptions log.

**GMP Documents:**

- Documents developed by Huckabee Architects:

100% Contract Documents Drawings & Specifications .....	April 22, 2025
100% Contract Documents Drawings & Specifications – Addendum 1.....	May 09, 2025
100% Contract Documents Drawings & Specifications – Addendum 2.....	May 12, 2025
100% Contract Documents Drawings & Specifications – Addendum 3.....	May 15, 2025
100% Contract Documents Drawings & Specifications – Addendum 4.....	May 16, 2025

**Construction Schedule Milestones:**

Notice-to-Proceed .....	July 22, 2025
Notice-to-Proceed MAC.....	July 22, 2025
Substantial Completion – MAC .....	June 24, 2026
Substantial Completion – Academic Addition .....	October 30, 2026
Substantial Completion – Kitchen & Dining Addition/Renovation .....	August 12, 2027
Project Substantial Completion (24 Mos.) .....	August 12, 2027

We request that you review and approve that 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

*Geoffrey Sandars*

Geoffrey Sandars  
Lead Estimator

CC: Nathan Wensowitch – Hays CISD  
Huckabee – Jason Andrus  
BCGC – Gabriel Rodriguez  
BCGC – Stephen Moursund