



January 5, 2026

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

Re: Guaranteed Maximum Price (GMP) for New High School #4

Dear Mr. Cleaver:

Bartlett Cocke General Contractors received Subcontractor and Supplier proposals for the Contract Documents set for the above-referenced project on December 2, 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:

**Three hundred fifty-one million four hundred eighty-seven thousand five hundred eighty-six Dollars
(\$351,487,586.00)**

Included In This GMP:

• Main Building & Sitework	\$340,504,972
• Multipurpose Practice Activity Center (MPAC).....	\$8,552,968
• Total of Alternates.....	\$2,429,646
• Guaranteed Maximum Price (GMP).....	\$351,487,586

Alternates Included In This GMP:

• Alternate 1 Add Card Readers to Select Doors.....	\$266,485
• Alternate 4 - Add Operable Wall at Library Classroom.....	\$57,907
• Alternate 7 - DG ILO Mulch at Pocket Prairie Trails.....	\$58,545
• Alternate 8 - Full Pour Track System.....	\$426,865
• Alternate 9a - Add 12" Austin Water Line (Segment A).....	\$864,041
• Alternate 9b - Add off-site Traffic Improvements (S Turnersville Road).....	\$1,330,298
• Alternate 10 - Alum Feeders ILO Copper.....	(\$498,952)
• Alternate 11 - Alum Canopies for 1000 seat stadium.....	\$36,415
• Alternate M17 - Lennox ILO Daikin 1:1 Split VRF.....	(\$111,958)
• Total of Alternates.....	\$2,429,646

CVO Items Included In This GMP (Main Building & Site):

• CVO – G-001 Allowance for CoA Permit Comments.....	\$35,566
• CVO - C-001 Concrete Pavement ILO Asphalt.....	\$419,657
• CVO - A-001 Aluminum Schluter Trim ILO Stainless Steel.....	(\$115,417)
• CVO - FP-001 Eliminate Nitrogen Generators on Dry System.....	(\$216,520)

Items Included In This GMP:

• Owner Contingency.....	\$5,235,869
• CM Contingency	\$5,235,869
• Payment and Performance Bond.	
• Construction Manager Fee	

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

- 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.
- Sub-surface investigations, geo-technical testing, and hidden conditions costs.
- All items not shown or specified in the referenced Documents.
- 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	October 14, 2025
100% Contract Documents Drawings & Specifications – Addendum 1.....	October 24, 2025
100% Contract Documents Drawings & Specifications – Addendum 2.....	October 31, 2025
100% Contract Documents Drawings & Specifications – Addendum 3.....	November 11, 2025
100% Contract Documents Drawings & Specifications – Post Bid Addendum 1	December 5, 2025
100% Contract Documents Drawings & Specifications – Post Bid Addendum 2	December 12, 2025

Construction Schedule Milestones:

..... Limited Notice-to-Proceed	January 26, 2026
Site Development Permit Approved with Signatures.....	April 16, 2026
Building Permit Approved with Signatures.....	August 3, 2026
Project Substantial Completion (36 Mos.)	April 18, 2029

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

Gabriel Rodriguez

Gabriel Rodriguez
Project Executive

CC: Nathan Wensowitch – Hays CISD
Huckabee – Jason Andrus
BCGC – Chris Caddell, BCGC – Jake Hogan

BARTLETT COCKE GENERAL CONTRACTORS

Building Better Lives

3330 CASEYBRIDGE COURT, AUSTIN, TEXAS 78704 ▼ TEL (512) 326-4223 • FAX (512) 326-3990 ▼ website: www.bartlettockes.com