



November 19, 2025

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

Re: 100CD Estimate for Fuentes Elementary School Additions and Renovations

Dear Mr. Cleaver:

Bartlett Cocke General Contractors received Subcontractor and Supplier budgetary input for the 100% Contract Documents set for the above-referenced project on November 4, 2025. Based on the receipt of those budgets and subsequent analysis, we have assembled an estimate for the work included in this budget package. We are pleased to offer the following estimate:

**Sixteen Million, Six Hundred and Seventy-Five Thousand, Five Hundred and Sixty-Seven Dollars
(\$16,675,567)**

Included In This Estimate:

- Owner Contingency..... **\$333,511**
- Construction Manager Contingency..... **\$333,511**

Alternates Included In This Estimate:

- No Alternates included in this Estimate

CVO Items Included In This Estimate:

- No CVO included in this Estimate

Allowances Included In This Estimate:

- Temporary Road..... **\$250,000**
- Queuing Road – Per OCR Sketch..... **\$250,000**
- Construction Utility Consumption **\$30,000**
- Remove Suzie Fuentes Mural **\$20,000**

Items Included In This Estimate:

- 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 Estimate:

- Sales tax.
- Testing and inspections.
- Impact / Use / Development / Consultant / Jurisdictional / Agency fees.
- Environmental surveys and hazardous material identification, handling and/or removal.

BARTLETT COCKE GENERAL CONTRACTORS

Building Better Lives

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- 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.
- All items not shown or specified in the referenced Documents.

Clarifications and Assumptions:

- Per clarifications and assumptions log.

100CD Documents:

- Documents developed by O’Connell Robertson Architects:

100% Contract Documents Drawings & Specifications October 9, 2025

Construction Schedule Milestones:

Notice-to-Proceed March 30, 2026
Milestone – Area A Addition April 26, 2027
Milestone – Areas B/C/D/E Renovations..... July 29, 2027
Project Substantial Completion (16 Mos.) August 2, 2027

We request that you review the 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

Stefan Doerr

Stefan Doerr
Senior Estimator

CC: Nathan Wensowitch – Hays CISD
OCR – Doug Dawson
BCGC – Derek Even
BCGC – Zach Thompson