



February 3, 2023

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

Re: Guaranteed Maximum Price for the Hays CISD Academic Support Center – Package 2

Dear Mr. Cleaver:

Bartlett Cocke General Contractors advertised for, and received Supplier proposals for the 100% Construction Document set for the above-referenced project on January 19, 2023. 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:

Thirty-Six Million Seventeen Thousand Two Hundred and Fifty-Seven Dollars
(\$36,017,257.00)

Items Included In This GMP:

- Construction Manager Fee.
Cost-of-Work Items.
General Conditions Costs.
Payment and Performance Bond.
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, test probe holes, geo-technical testing, and hidden conditions costs.
All items not shown or specified in the referenced Proposal Documents.
Utility consumption costs, public utility applications, public utility construction costs and hookup fees.

Clarifications and Assumptions:

- Per clarifications and assumptions log.

Proposal Documents:

- Documents developed by O’Connell Robertson Architects:

100% Construction Documents.....December 16, 2022
Addendum #1 January 09, 2023
Addendum #2 January 13, 2023

BARTLETT COCKE GENERAL CONTRACTORS

Building Better Lives



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,
BARTLETT COCKE GENERAL CONTRACTORS

Geoffrey Sandars

Geoffrey Sandars
Senior Estimator

CC: Hays CISD – Nathan Wensowitch
O’Connell Robertson – James Moore
O’Connell Robertson – Jayna Duke
BCGC – Hans Schneider
BCGC – Dominique Revada
File

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