



April 9, 2024

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

Re: Guaranteed Maximum Price Proposal for the Hays CISD Hays High School Expansion Package

Dear Mr. Cleaver:

Bartlett Cocke General Contractors solicited and received Subcontractor and Supplier budgets for the 100% Construction Documents set for the above-referenced project. Based on the receipt of those budgets and subsequent analysis, we have assembled the GMP Report for the work included in this proposal package. We are pleased to offer for approval the following overall Proposal update:

Fourteen Million Five Hundred Thirteen Thousand, and Twenty Dollars
(\$14,513,020.00)

Included in this GMP:

• Owner Contingency.....	\$290,260
• CM Construction Contingency.....	\$290,260
• Escalation Allowance (Up to May 2024 NTP)	\$36,283
• Allowance #1 - Add an Owner's Closeout Betterment Fund Allowance	\$50,000
• Allowance #2 – Project Identification Sign (per Specs)	\$1,500
• Allowance #3 - Repair Ceiling at new HVAC Units (reroof area Section 3 at HHS).....	\$20,000
• Allowance #4 - Misc Patch & Repair at Joe Graham Gym Where Water Storage Tank is Being Removed.....	\$6,000
• Allowance #5 – Site Security Allowance (not currently in this scope / possible add).....	\$25,000
• Allowance #6 - Patch and Repair Metal Roof at PAC	\$25,000
• Allowance #7 - Patch and Repair Roof Areas at HHS (Section 4a, 4b & 13)	\$90,000
• Allowance #8 - U/G Fiber fun for Fire Alarm System.....	w/ Trades
• Allowance #9 - Exterior Graphics Allowance.....	\$30,000
• Allowance #10 - Interior Graphics Allowance.....	\$20,000
• Allowance #11 – PAC Internal Gutter Rework.....	\$25,000
• Allowance #12 – Barber Studio – Bldg C (not currently in our scope / possible add)	\$100,000
• Allowance #13 - Replacement of Blocking at Re-Roof Areas.....	\$60,000
• Allowance #14 – Fireproof Allowance	\$30,000
• Allowance #15 – Raise Scuppers at PAC	\$27,500

Alternates Included in this GMP:

• ALT-001: Storage Building	\$54,108
• ALT-002: Trane ILO Lennox per Specs	\$TBD

Cost Value Options Items Included in this GMP:

- None (See CVO Log for pending items)

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

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.
- All construction work per Plans and Specifications, unless specifically noted or excluded below and in submitted report.

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:

- See clarifications and assumptions document provided in the deliverable.

100% Construction Documents:

- Documents developed by Huckabee Architects:

100% Construction Drawings	February 9, 2024
Specifications	February 8, 2024
Geotechnical Report.....	August 31, 2023
Geotechnical Report Supplemental A	November 3, 2023
Geotechnical Report Supplemental B	January 22, 2024
Geotechnical Report Supplemental BR.....	February 6, 2024
Geotechnical Report Supplemental C	February 6, 2024
Addendum #1	March 5, 2024
Addendum #2	March 8, 2024

We have provided a GMP Preconstruction Report to assist you in moving forward on this project. We request that you review and approve that report, including the project GMP 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
Huckabee – Alex Araujo
Huckabee – Gigi Morgan