



July 10, 2025

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

**Re: Guaranteed Maximum Price (GMP) for Lehman 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-Eight Million, Five Hundred Seventeen Thousand, Seven Hundred Twenty-Eight Dollars  
(\$48,517,728)**

**Included In This GMP:**

- Owner Contingency..... **\$970,335**
- CM Contingency ..... **\$970,335**

**Alternates Included In This GMP:**

- Construct Multipurpose Activity Center (MAC) ..... **\$9,404,356**
- Add Card Readers at Classrooms ..... **\$62,014**
- Construct North Parking Lot ..... **\$634,760**
- DX Units by Trane ..... **\$8,344**

**CVO Items Included In This GMP:**

- Install 3' of Select Fill ILO PVR Plan (Base Bid) ..... **(\$435,015)**
- Install 3' of Select Fill ILO PVR Plan (MAC) ..... **(\$372,600)**
- Allowance for Classroom Millwork similar to Johnson HS ..... **\$345,000**
- Provide Spray Foam Insulation at Area B & E Crawl Space ..... **\$74,973**
- Remove Lightning Protection from Area B, C, D & E ..... **(\$93,762)**
- Remove Lightning Protection from the MAC ..... **(\$43,560)**
- Add Allowance to Re-Program Fire Alarm & Controls for Signage ..... **\$150,000**

**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:**

**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)

- 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 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
Milestone – North Parking Extension .....	August 14, 2026
Milestone – East Parking Extension .....	August 14, 2026
Milestone – Fine Arts Gym .....	September 1, 2026
Milestone - MAC .....	September 30, 2026
Milestone – Weightroom and Concessions .....	September 30, 2026
Milestone – Academic Addition .....	August 13, 2027
Milestone – Kitchen & Dining Addition .....	August 13, 2027
Project Substantial Completion (24 Mos.) .....	August 13, 2027

\*NOTE: Utility Locates in the area of construction for the MAC must be received by 8/1/2025 to meet schedule

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 – Derek Even  
BCGC – Zach Thompson