

AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 8th day of June in the year 2026, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 30th day of June in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT**:
(Name and address or location)

Alamo Heights Independent School District 2023 Bond Program CMAR Package 3 including the following:

Alamo Heights ISD new construction, additions, and renovations of projects at 7800 Broadway and 7607 N New Braunfels. The project includes up to 78,000 sf replacement campus, synthetic turf play fields, tennis courts, and associated parking at Howard Early Childhood Center; up to 21,500 sf classroom replacement building, up to 2,000 sf cafeteria expansion, up to 41,600 sf gym replacement, central plant replacement, up to 66,500 sf of renovated classroom, fine arts, auditorium, and administration spaces, track and synthetic turf replacement, and associated parking at Alamo Heights Junior School, and meeting any and all codes required.

This GMP No. 1 covers early site work, site demo, foundations and associated in-slab work, electrical sitework, and the Central Plant with associated MEP equipment at the Alamo Heights Junior School campus. The scope of work is more particularly described in the Clarifications and Assumptions of the Guaranteed Maximum Price Proposal attached hereto.

THE OWNER:
(Name, legal status, and address)

Alamo Heights Independent School District
7101 Broadway
San Antonio, Texas 78209
Phone (210) 824-2483

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Bartlett Cocke General Contractors LLC
8706 Lockway
San Antonio, Texas 78217
Phone (210) 655-1031
Fax (210) 655-1327

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Fourteen Million Four Hundred Seventy-Nine Thousand Nine Hundred Ninety Dollars and Zero Cents (\$ 14,479,990.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

Price is attached hereto as Attachment B.

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

N/A

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

N/A

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

N/A

Init.

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of execution of this Amendment.

☒ Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

May 14, 2026 per Notice to Proceed

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

☒ Not later than Nine Hundred Ten (910) calendar days from the permit date.

Pending Permit issuance on June 1, 2026, the Gymnasium and Sixth Grade Building shall have a Substantial Completion date of August 14, 2027, with the full project Substantial Completion 910 calendar days after receipt of permit.

☐ By the following date:

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

N/A

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

N/A

§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See List of Documents attached hereto as Attachment A.

§ A.3.1.3 The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

See List of Documents attached hereto as Attachment A.

§ A.3.1.4 The Sustainability Plan, if any:

N/A

(Row deleted)

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:

(Identify each allowance.)

N/A

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:

(Identify each assumption and clarification.)

See GMP Clarifications and Assumptions attached hereto as Attachment C.

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:

(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

Site Logistics, Utilization, and Phasing Plans from Bartlett Cocke attached hereto as Attachment D and Schedule from Bartlett Cocke attached hereto as Attachment E,

This Amendment to the Agreement entered into as of the day and year first written above.



OWNER *(Signature)*

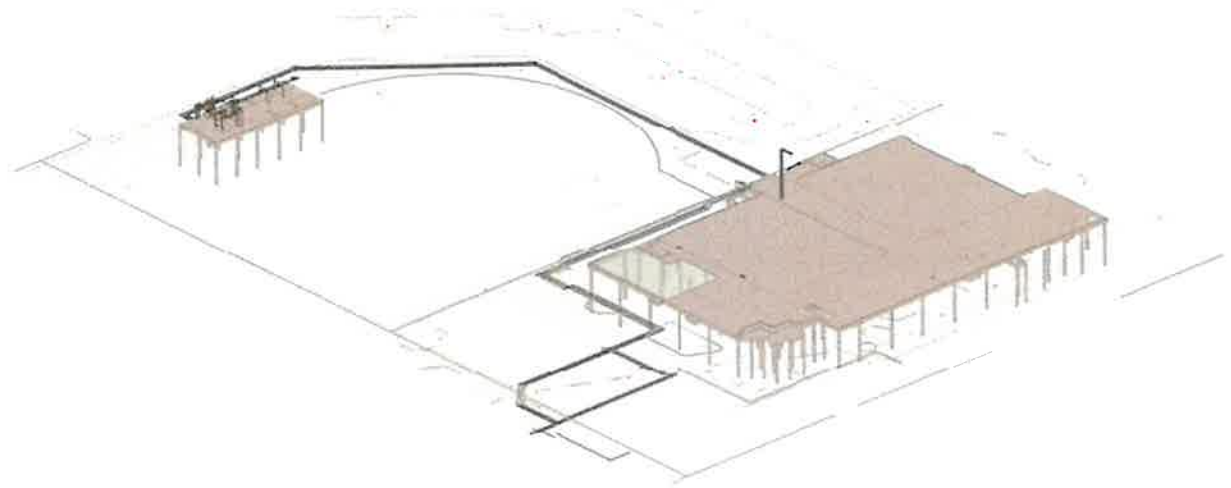
Carey Hildebrand AHISD Board President
(Printed name and title)



CONSTRUCTION MANAGER *(Signature)*

Bartlett Cocke General Contractors LLC
James Caraway, Vice President of Operations
(Printed name and title)

Init.



ALAMO HEIGHTS I.S.D.

2023 BOND PROGRAM CMAR PKG. 3

JUNIOR SCHOOL

PACKAGE 1
GUARANTEED MAXIMUM PRICE PROPOSAL
APRIL 28, 2026

8706 LOCKWAY, SAN ANTONIO, TEXAS 78217
(210) 655-1031
WWW.BARTLETTCOCKE.COM



ALAMO HEIGHTS I.S.D.

2023 BOND PROGRAM CMAR PKG. 3

JUNIOR SCHOOL

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6. SCHEDULE

EXECUTIVE SUMMARY

ALAMO HEIGHTS I.S.D. BOND PROGRAM CMAR PACKAGE 3 is a phased, multi-building project that begins with additions and renovations to the existing Alamo Heights Junior School. The scope of work includes Classroom replacement and renovations, a Cafeteria expansion, replacement of the Gymnasium and Central Plant, new Fine Arts, Auditorium, and Administration areas, Track and Synthetic Turf improvements, as well as construction of six Tennis Courts and associated parking drives and lots.

This project will be procured in 3 bid packages, with this report addressing Bid Package 1. This bid package includes Early Site Work, Site Demo, Foundations and associated in-slab work, Electrical Sitework, and the Central Plant with associated MEP Equipment. Bid Package 2 will include Structural Steel and Package 3 will be for the Balance of the Work.

Following is a GMP and schedule summary, both of which are further detailed within the Report.

GUARANTEED MAXIMUM PRICE AND SCHEDULE SUMMARY

COST OF WORK SUBTOTAL	\$12,729,539
SUBCONTRACTOR DEFAULT INSURANCE	158,355
CM CONSTRUCTION CONTINGENCY	294,030
OWNER CONTINGENCY	294,030
ESCALATION ALLOWANCE	<u>73,507</u>
COST OF WORK TOTAL	\$13,549,461
GENERAL CONDITIONS	574,249
CONSTRUCTION PHASE FEE	288,264
EXTENDED DURATION ADDITIONAL GCs	<u>68,016</u>
PACKAGE 1 GUARANTEED MAXIMUM PRICE TOTAL	\$14,479,990

CONSTRUCTION SCHEDULE SUMMARY	29.87 MONTHS
NOTICE TO PROCEED WITH CONSTRUCTION PACKAGE 1	05/19/2026
NOTICE TO PROCEED WITH CONSTRUCTION PACKAGE 2	06/16/2026
NOTICE TO PROCEED WITH CONSTRUCTION PACKAGE 3	08/18/2026
OVERALL PROJECT SUBSTANTIAL COMPLETION	11/14/2028



LIST OF DOCUMENTS

THE LIST OF DOCUMENTS tracks each document (Drawing, Specification, etc.) issued and received.

Document Number	Description	Issue		
		03/30/2026	04/15/2026	02/09/2026
		GMP PACKAGE 1	ADDENDUM 01 - PACKAGE 1	100% DESIGN DEVELOPMENT
General				
-	Associated CAD and RVT Files	-	X	
-	Architectural Bid Package Update 1 and Narrative of Revisions - Pkg. 1 Addendum 1	-	X	
-	Request for Information Log LPA Responses	-	X	
Drawings				
GENERAL				
G0.01	COVER SHEET - GMP PACKAGE 1	X		
G0.11	SHEET INDEX - GMP PACKAGE 1	X		
G0.21	GENERAL PROJECT INFORMATION - GMP PACKAGE 1	X		
CIVIL				
C0.1	CIVIL COVER SHEET	X		
C0.2	GENERAL NOTES	X		
C0.3	EXISTING CONDITIONS AND DEMOLITION PLAN - AREA A	X		
C0.4	EXISTING CONDITIONS AND DEMOLITION PLAN - AREA B	X		
C0.5	EXISTING CONDITIONS AND DEMOLITION PLAN - AREA C	X		
C0.6	EXISTING CONDITIONS AND DEMOLITION PLAN - AREA D	X		
C1.0	FIRE PROTECTION SITE PLAN	X		
C2.0	OVERALL SITE PLAN	X		
C2.1	KEYNOTE PLAN - AREA A	X		
C2.2	KEYNOTE PLAN - AREA B	X	X	
C2.3	KEYNOTE PLAN - AREA C	X		
C2.4	KEYNOTE PLAN - AREA D	X		
C2.5	SITE DETAILS 1	X		
C2.6	SITE DETAILS 2	X	X	
C3.0	DIMENSIONAL CONTROL PLAN - AREA A	X		
C3.1	DIMENSIONAL CONTROL PLAN - AREA B	X		
C3.2	DIMENSIONAL CONTROL PLAN - AREA C	X		
C3.3	DIMENSIONAL CONTROL PLAN - AREA D	X		
C7.0	OVERALL GRADING PLAN	X		
C7.1	GRADING PLAN - AREA A	X		
C7.2	GRADING PLAN - AREA B	X	X	
C7.3	GRADING PLAN - AREA C	X	X	
C7.4	GRADING PLAN - AREA D	X		
C7.5	NORTH WALL RETAINING WALL PLAN AND PROFILE	X	X	
C7.6	SOUTH WALL RETAINING WALL PLAN AND PROFILE	X		
C9.0	OVERALL UTILITY PLAN	X		
C9.1	WATER AND SANITARY SEWER PLAN - AREA A	X		
C9.2	WATER AND SANITARY SEWER PLAN - AREA B	X		
C9.3	WATER AND SANITARY SEWER PLAN - AREA C	X		
C9.4	WATER AND SANITARY SEWER PLAN - AREA D	X		
C9.5	WATER DETAILS (1)	X		
C9.6	WATER DETAILS (2)	X		
C9.7	SANITARY SEWER DETAILS	X		
C9.8	SANITARY SEWER PLAN AND PROFILE (1)	X		
C9.9	SANITARY SEWER PLAN AND PROFILE (2)	X		
C10.0	DRAINAGE PLAN - AREA A	X	X	
C10.1	DRAINAGE PLAN - AREA B	X		
C10.2	DRAINAGE PLAN - AREA C	X	X	
C10.3	DRAINAGE PLAN - AREA D	X	X	
C10.3.1	RETAINING WALL FRENCH DRAIN	-	X	
C10.4	DRAINAGE DETAILS (1)	X		
C10.5	DRAINAGE DETAILS (1)	X	X	
C10.6	DRAINAGE DETAILS (1)	X		
C10.7	POND PLAN - AREA C	X	X	
C10.8	POND DETAILS	X		
C10.9	DRAINAGE PLAN AND PROFILE (1)	X		
C10.10	DRAINAGE PLAN AND PROFILE (2)	X		
C10.11	DRAINAGE PLAN AND PROFILE (3)	X		
C10.12	DRAINAGE PLAN AND PROFILE (4)	X		
C10.13	DRAINAGE PLAN AND PROFILE (5)	X		
C11.1	STORMWATER POLLUTION PREVENTION PLAN -AREA A	X		
C11.2	STORMWATER POLLUTION PREVENTION PLAN -AREA B	X		
C11.3	STORMWATER POLLUTION PREVENTION PLAN -AREA C	X		

Document Number	Description	Issue		
		03/30/2026	04/15/2026	02/09/2026
		GMP PACKAGE 1	ADDENDUM 01 - PACKAGE 1	100% DESIGN DEVELOPMENT
C11.4	STORMWATER POLLUTION PREVENTION PLAN -AREA D	X		
C11.5	STORMWATER POLLUTION PREVENTION DETAILS	X		
C12.0	TRACK - FOOTBALL LAYOUT PLAN	X	X	
C12.1	TRACK - FOOTBALL SURFACE GRADING PLAN	X		
C12.2	TRACK - FOOTBALL SUBGRADE PLAN	X	X	
C12.3	TRACK - FOOTBALL DRAINAGE PLAN	X		
C12.4	TRACK - FOOTBALL WATER PLAN	X		
C13.0	COSA DTLS 1	X		
C13.1	COSA DTLS 2	X		
PH1-C1.0	PHASE 1 KEYNOTE PLAN	X		
PH1-C2.0	PHASE 1 DIMENSIONAL CONTROL PLAN	X		
PH1-C3.0	PHASE 1 GRADING & DRAINAGE PLAN	X		
PH1-C4.0	PHASE 1 UTILITY PLAN	X		
PH1-C5.0	PHASE 1 STORMWATER POLLUTION PREVENTION PLAN	X		
PH2-C1.0	PHASE 2 KEYNOTES PLAN	X		
PH2-C2.0	PHASE 2 DIMENSIONAL CONTROL PLAN	X		
PH2-C3.0	PHASE 2 GRADING & DRAINAGE PLAN	X		
ARCHITECTURAL				
A7.04	VERTICAL CIRCULATION	X		
A7.16	ELEVATOR DETAILS	X		
STRUCTURAL				
S0.01	GENERAL NOTES	X	X	
S0.03	SPECIAL INSPECTIONS	X		
S0.31	FIELD HOUSE AND MECHANICAL BUILDING - FOUNDATION PLAN	X		ISSUED TO SUBS TO SUPPLEMENT GMP PKG.1 DOCS.
S1.11	TYPICAL SITE FOUNDATION DETAILS	-	X	
S2.01	FIRST FLOOR FOUNDATION PLAN - OVERALL	X		
S2.01A	FIRST FLOOR FOUNDATION PLAN - NORTH	X		
S2.01B	FIRST FLOOR FOUNDATION PLAN - SOUTH	X		
S6.01	TYPICAL FOUNDATION AND SOG DETAILS	X		
S6.02	TYPICAL FOUNDATION DETAILS	X		ISSUED TO SUBS TO SUPPLEMENT GMP PKG.1 DOCS.
S6.03	COMMON FOUNDATION DETAILS	X		ISSUED TO SUBS TO SUPPLEMENT GMP PKG.1 DOCS.
S7.01	ENLARGED FIRST FLOOR FOUNDATION PLAN - SOUTH	X		
MECHANICAL				
MD0.21	MECHANICAL SITE DEMO PLAN	-	FOR REFERENCE ONLY	
M0.01	MECHANICAL SYMBOL LEGEND	-	FOR REFERENCE ONLY	
M0.11	MECHANICAL GENERAL NOTES	-	FOR REFERENCE ONLY	
M0.21	MECHANICAL SITE PLAN	-	FOR REFERENCE ONLY	
M3.11	MECHANICAL ENLARGED PLANS	X		
M4.01	MECHANICAL FLOW DIAGRAMS	X		
M4.02	MECHANICAL CONTROLS	X		
M4.03	MECHANICAL CONTROLS	-	FOR REFERENCE ONLY	
M5.01	MECHANICAL SCHEDULES	X	X	
M6.01	MECHANICAL DETAILS	X		
PLUMBING				
PD0.21	PLUMBING SITE DEMO PLAN	X		
P0.01	PLUMBING SYMBOL LEGEND	-	FOR REFERENCE ONLY	
P0.11	PLUMBING GENERAL NOTES	-	FOR REFERENCE ONLY	
P0.21	PLUMBING SITE PLAN	X		
P2.01A	PLUMBING PLAN LEVEL1 - NORTH DRAINPOINTS	X		
P2.01B	PLUMBING PLAN LEVEL1 - SOUTH DRAINPOINTS	X		
P3.11	PLUMBING ENLARGED PLANS - MECHANICAL YARD	X	X	
P3.12	PLUMBING ENLARGED PLANS	-	FOR REFERENCE ONLY	
P4.01	PLUMBING RISERS AND SCHEMATICS CENTRAL PLANT	X		
P5.01	PLUMBING SCHEDULES	X	X	
P5.02	PLUMBING SCHEDULES	-	FOR REFERENCE ONLY	
P6.01	PLUMBING DETAILS	-	X	
P6.01	PLUMBING DETAILS	-	FOR REFERENCE ONLY	
P6.02	PLUMBING DETAILS	X	FOR REFERENCE ONLY	

Document Number	Description	Issue		
		03/30/2026	04/15/2026	02/09/2026
		GMP PACKAGE 1	ADDENDUM 01 - PACKAGE 1	100% DESIGN DEVELOPMENT
ELECTRICAL				
ED0.21	ELECTRICAL SITE DEMO PLAN	X		
ED0.22	ELECTRICAL SITE DEMO PLAN	X		
E0.11	ELECTRICAL SYMBOL LEGEND	-	FOR REFERENCE ONLY	
E0.21	ELECTRICAL OVERALL NEW SITE PLAN	-	FOR REFERENCE ONLY	
E0.22	ELECTRICAL ENLARGED NEW SITE PLAN	X	X	
E0.23	ELECTRICAL ENLARGED NEW SITE PLAN	X	X	
E2.10	ELECTRICAL POWER PLAN LEVEL 1 - FOUNDATION	X		
E3.11	ELECTRICAL ENLARGED PLANS	X		
E4.11	ELECTRICAL ONE-LINE DIAGRAM	X	X	
E4.12	ELECTRICAL ONE-LINE DIAGRAM	X		
E4.13	ELECTRICAL ONE-LINE DIAGRAM	X		
E5.11	ELECTRICAL SCHEDULES	X		
E6.11	ELECTRICAL DETAILS	X		
LANDSCAPE				
	LANDSCAPE TRACK & FIELD SURFACE DETAILS	-	FOR REFERENCE ONLY	
L0.04	TREE MITIGATION PLAN	-	X	
L0.05	TREE MITIGATION SCHEDULE	-	X	
Specifications				
DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS				
000110	TABLE OF CONTENTS	X		
003100	AVAILABLE PROJECT INFORMATION	X		
003100.01	01 GEOTECHNICAL ENGINEERING STUDY	X		
008200	WAGE RATES	X		
DIVISION 01 - GENERAL REQUIREMENTS				
011000	SUMMARY	X		
012000	PRICE AND PAYMENT PROCEDURES	X		
012500	SUBSTITUTION PROCEDURES	X		
012500.01	LPA SUBSTITUTION REQUEST FORM	X		
013000	ADMINISTRATIVE REQUIREMENTS	X		
013000.01	LPA REQUEST FOR INTERPRETATION FORM	X		
13000.02	LPA DIGITAL DATA REQUEST FORM	X		
13000.03	LPA SUBMITTAL COVER SHEET	X		
013216	CONSTRUCTION PROGRESS SCHEDULE	X		
013553	SECURITY PROCEDURES	X		
014000	QUALITY REQUIREMENTS	X		
014219	REFERENCE STANDARDS	X		
015000	TEMPORARY FACILITIES AND CONTROLS	X		
015100	TEMPORARY UTILITIES	X		
015213	FIELD OFFICES AND SHEDS	X		
015500	VEHICULAR ACCESS AND PARKING	X		
015700	TRENCH AND EXCAVATION SAFETY PROGRAM	X		
015713	TEMPORARY EROSION AND SEDIMENT CONTROL	X		
016000	PRODUCT REQUIREMENTS	X		
017000	EXECUTION AND CLOSEOUT REQUIREMENTS	X		
017800	CLOSEOUT SUBMITTALS	X		
017800.01	01 LPA NOTICE OF COMPLETION WARRANTY FORM (PUBLIC CLIENT)	X		
017900	DEMONSTRATION AND TRAINING	X		
DIVISION 03 - CONCRETE				
031000	CONCRETE FORMING AND ACCESSORIES	X		
032000	CONCRETE REINFORCING	X		
033000	CAST-IN-PLACE CONCRETE	X	X	
DIVISION 14 - CONVEYING EQUIPMENT				
142400	HYDRAULIC ELEVATORS	X		
DIVISION 21 - FIRE SUPPRESSION				
210000	FIRE PROTECTION	X		
210529	HANGERS AND SUPPORTS FOR FIRE SUPPRESSION PIPING & EQUIPMENT	X		
211313	WET PIPE SPRINKLER SYSTEM	X		
211316	DRY PIPE SPRINKLER SYSTEM	X		
212323	FLOWABLE FILL	X		
DIVISION 22 - PLUMBING				
220200	BASIC MATERIALS AND METHODS FOR PLUMBING	X		

Document Number	Description	Issue		
		03/30/2026	04/15/2026	02/09/2026
		GMP PACKAGE 1	ADDENDUM 01 - PACKAGE 1	100% DESIGN DEVELOPMENT
220201	COORDINATION DRAWINGS	X		
220300	PLUMBING DEMOLITION FOR REMODELING	X		
220513	COMMON MOTOR REQUIREMENTS FOR PLUMBING EQUIPMENT	X		
220516	EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPING	X		
220529	HANGERS AND SUPPORT FOR PLUMBING PIPING AND EQUIPMENT	X		
220548	VIBRATION AND SEISMIC CONTROLS FOR PLUMBING PIPING	X		
220553	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT	X		
220716	PLUMBING EQUIPMENT INSULATION	X		
220719	PLUMBING PIPING INSULATION	X		
220800	COMMISSIONING OF PLUMBING SYSTEMS	X		
221000	PLUMBING PIPING	X		
221119	PLUMBING SPECIALTIES	X		
221121	NATURAL GAS PIPING SYSTEMS	X		
223000	PLUMBING EQUIPMENT	X		
224000	PLUMBING FIXTURES	X		
DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING				
230200	BASIC MATERIALS AND METHODS FOR HVAC	X		
230201	COORDINATION DRAWINGS	X		
230300	MECHANICAL DEMOLITION FOR REMODELING	X		
230513	COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT	X		
230516	EXPANSION FITTINGS AND LOOPS FOR HVAC PIPING	X		
230526	VARIABLE FREQUENCY MOTOR SPEED CONTROL FOR HVAC EQUIPMENT	X		
230529	HANGERS AND SUPPORTS FOR PIPING AND EQUIPMENT - HVAC	X		
230548	VIBRATION CONTROLS FOR HVAC PIPING AND EQUIPMENT	X		
230553	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	X		
230593	TESTING, ADJUSTING, AND BALANCING	X		
230713	DUCT INSULATION	X		
230716	HVAC EQUIPMENT INSULATION	X		
230719	HVAC PIPING INSULATION	X		
230800	COMMISSIONING OF HVAC SYSTEMS	X		
230963	ENERGY MANAGEMENT AND CONTROL SYSTEM (EMCS)	X		
232113	ABOVE GROUND HYDRONIC PIPING	X	X	
232116	UNDERGROUND HYDRONIC PIPING	X		
232119	HYDRONIC SPECIALTIES	X		
232123	HYDRONIC PUMPS	X		
232300	REFRIGERANT PIPING	X		
232513	WATER TREATMENT FOR CLOSED LOOP HYDRONIC SYSTEMS	X		
233113	METAL DUCTWORK	X		
233300	DUCTWORK ACCESSORIES	X		
233400	HVAC FANS	X		
233616	SINGLE DUCT VAV TERMINAL UNITS	X		
233713	AIR DISTRIBUTION DEVICES	X		
233723	HVAC GRAVITY VENTILATORS	X		
234100	AIR FILTERS	X		
235100	BREECHINGS, CHIMNEYS, AND STACKS	X		
235216	CONDENSING BOILERS	X		
236433	AIR COOLED ROTARY SCREW WATER CHILLERS	X		
237219	ENERGY RECOVERY VENTILATOR - CORE STYLE	X		
237313	MODULAR INDOOR CENTRAL STATION AIR HANDLING UNITS	X		
238126	SPLIT SYSTEM AIR-CONDITIONERS	X		
238219	FAN COIL UNIT	X		
238239	ELECTRIC UNIT HEATERS	X		
DIVISION 26 - ELECTRICAL				
260200	BASIC MATERIALS AND METHODS FOR ELECTRICAL	X		
260201	COORDINATION DRAWINGS	X		
260300	DEMOLITION WORK	X		

Document Number	Description	Issue		
		03/30/2026	04/15/2026	02/09/2026
		GMP PACKAGE 1	ADDENDUM 01 - PACKAGE 1	100% DESIGN DEVELOPMENT
260313	ELECTRICAL DEMOLITION FOR REMODELING	X		
260519	WIRE, CABLE AND RELATED MATERIALS	-	X	
260526	GROUNDING	-	X	
260533	RACEWAYS	-	X	
260573	SHORT CIRCUIT COORDINATION STUDY ARC FLASH HAZARD ANALYSIS	-	X	
260634	LOW VOLTAGE RACEWAY SYSTEM	-	X	
260800	COMMISSIONING OF ELECTRICAL SYSTEMS	-	X	
260936	COMMISSIONING OF ELECTRICAL SYSTEMS	-	X	
262113	ELECTRICAL SERVICE ENTRANCE	-	X	
262113	LOW VOLTAGE DISTRIBUTIONS TRANSFORMERS	-	X	
262222	LOW VOLTAGE HARMONIC MITIGATING DISTRIBUTION TRANSFORMERS	-	X	
262413.13	CIRCUIT BREAKER SWITCHBOARDS	-	X	
262416	PANELBOARDS	-	X	
262726	WIRING DEVICES	-	X	
262813	FUSES	-	X	
268116	SAFETY AND DISCONNECT SWITCHES	-	X	
262901	MOTORS AND STARTERS	-	X	
262913	MOTOR STARTERS	-	X	
262926	MISCELLANEOUS ELECTRICAL CONTROLS AND WIRING	-	X	
264313	SURGE PROTECTIVE DEVICE (SPD) - SERVICE ENTRANCE	-	X	
264313.13	SURGE PROTECTIVE DEVICES (SPD) - STANDARD INTERRUPTING	-	X	
265119	LIGHTING FIXTURES - LIGHT EMITTING DIODE (LED)	-	X	
265668	EXTERIOR ATHLETIC LIGHTING SYSTEM WITH LED LIGHT SOURCE	-	X	
DIVISION 27 - COMMUNICATIONS				
270200	BASIC MATERIALS AND METHODS FOR COMMUNICATIONS SYSTEMS	-	X	
275129	EMERGENCY RADIO COMMUNICATION ENHANCEMENT SYSTEM	-	X	
DIVISION 28 - COMMUNICATIONS				
280500	BASIC MATERIALS AND METHODS FOR FIRE ALARM	-	X	
284609	FIRE ALARM SYSTEM WITH VOICE EVACUATION	-	X	
DIVISION 31 - EARTHWORK				
311000	SITE CLEARING	X		
312300	EXCAVATION AND FILL	X		
313716	STONE (ROCK RUBBLE) RIPRAP	X		
316329	DRILLED CONCRETE PIERS AND SHAFTS	X		
DIVISION 32 - EXTERIOR IMPROVEMENTS				
321216	HOT-MIX ASPHALT PAVING	X		
321313	PORTLAND CEMENT CONCRETE PAVING	X		
321340	CONCRETE PAVING JOINT SEALANTS	X		
321723	PAVEMENT MARKINGS	X		
323353	ARCHITECTURAL SITE CONCRETE	-	X	
DIVISION 33 - UTILITIES				
331113	WATER SYSTEMS	X		
333100	SANITARY SEWERAGE	X		
334100	STORM SEWERAGE	X		
END OF THE PACKAGE 1 GMP LIST OF DOCUMENTS				



GUARANTEED MAXIMUM PRICE SUMMARY

OUR GMP SUMMARY shows our current GMP by CSI Divisional Breakdown and Major Trades. The GMP is based upon the List of Documents and Estimate Clarifications and Assumptions for the project.

AHISD Junior School - Bid Package 1 GMP

April 28, 2026

GMP Estimate	14,479,990
DESCRIPTION	Package 01
DIVISION 00 & 01 - GC's, MJC's and ALLOWANCES	
01.0000 Miscellaneous Job Costs	261,269
DIVISION 03 - CONCRETE	
03.3000 Cast-In-Place Concrete	1,970,352
DIVISION 14 - CONVEYING EQUIPMENT	
14.2000 Elevators	115,000
DIVISION 22 - PLUMBING	
22.0000 Plumbing	338,841
DIVISION 23 - HVAC	
23.0000 Mechanical	2,451,781
DIVISION 26 - ELECTRICAL	
26.0000 Electrical	2,910,012
DIVISION 28 - ELECTRONIC SAFETY & SECURITY	
28.4600 Fire Alarm	144,000
DIVISION 31 - EARTHWORK	
31.0000 Earthwork and Asphalt	2,709,966
31.2500 Erosion Controls	34,891
31.3100 Termite Control	4,656
DIVISION 32 - EXTERIOR IMPROVEMENTS	
32.1700 Pavement Markings and Signage	56,875
32.8000 Treatment of Existing Trees	224,160
DIVISION 33 - UTILITIES	
33.0000 Utilities	1,507,738
SUB-TOTAL	12,729,539
Subcontractor Default Insurance	158,355
2.00% CM Construction Contingency	294,030
CM Estimate Contingency	-
2.00% Owner Contingency	294,030
0.50% Escalation Allowance	73,507
SUB-TOTAL	13,549,461
General Conditions	574,249
2.00% Construction Phase Fee	288,264
Extended Duration Additional GCs	68,016
TOTAL	14,479,990
	Package 01

Attachment B

GUARANTEED MAXIMUM PRICE CLARIFICATIONS AND ASSUMPTIONS

The documents upon which this GMP is based do not include definitive information for all disciplines; accordingly listed below are clarifications, assumptions and exclusions for the products and systems that are included in this GMP. Should any conflicts or inconsistencies be discovered between these Clarifications and Assumptions and the Design Documents, these Clarifications and Assumptions will indicate what was included in the GMP.

Divisions 00 and 01 - General Assumptions

INITIAL ITEMS

1. This is not a line-item Guaranteed Maximum Price (GMP). The breakdown of cost is to show a path to the lump sum GMP and is for reference only.
2. Our GMP is based upon the documents issued by LPA as enumerated in the List of Documents.
3. Abbreviations used within this document include the following:
 - AHISD – Alamo Heights Independent School District, the Owner
 - LPA – LPA, Inc. and/or its design consultants
 - BCGC – Bartlett Cocke General Contractors and/or its subcontractors
 - The Project – 2023 Bond Program CMAR Package 3 (Junior School Only)
 - The Drawings – The plan sheets enumerated in the List of Documents
 - The Project Manual – The specifications enumerated in the List of Documents
 - The Design Documents – Collectively, the Drawings and Project Manual
 - COW – Cost of Work
4. This GMP Proposal is contingent upon the receipt of its acceptance and the issuance of an NTP with construction on or before May 19, 2026. After that date, BCGC reserves the right to adjust the GMP, as well as the schedule, based upon market conditions in effect at the time of final acceptance. This GMP is further contingent upon being fully able, on or before, May 19, 2026, to start construction without delay caused by issues outside of our control.
5. Project Construction Duration and Substantial Completion shall remain dependent upon the Site Development Approval and the following criteria:
 - a. The following milestone dates are to be met. The dates listed below are the latest possible dates to meet these milestones and any delays will impact the Substantial Completion Date.
 - a. Site Development Permit to be received no later than May 19, 2026.
 - b. Full Building Permit no later than June 01, 2026.

- c. CPS Energy gas line and meter installed at the Central Plant no later than November 11, 2026.
6. Our General Conditions are priced assuming concurrent construction of the Howard ECC and Junior School projects. If the projects are not constructed concurrently, or if Howard ECC is not constructed, BCGC will require additional General Conditions for the Junior School project. The Howard ECC General Conditions will be evaluated at Howard ECC GMP submission.
7. General Conditions cost is included as an allocated percentage, based on each Package's COW subtotal to the overall project COW subtotal and assuming that the entire project will be constructed.
8. Our GMP is based upon the understanding that the Wage Rate Determination provided in the Project Manual is to remain unchanged for the project's duration.

OWNER ITEMS

9. The construction industry in Texas is continuing to undergo price uncertainty and disruptions to the supply chain. These impacts to the market are caused in part by macro-economic and geopolitical factors including, but not limited to, tariffs, political unrest around the globe and wars in the Ukraine and the Middle-East. Environmental and market factors affecting the price and availability of material are unpredictable and out of the control of the contractors, subcontractors, and suppliers providing the labor and materials that drive the industry. BCGC will collaborate with AHISD to mitigate the effects of the market on the cost of, and time to build the project, but cannot accept all risk associated with the current market conditions."
10. Testing, as well as any Special Inspections, are by AHISD and are not included.
11. Sales tax for materials to be put into place, as well as use and remodel taxes are not included.
12. Building permit costs, plan expeditor fees, plan check fees, impact fees and their associated permits, site development permits/fees, gas and electrical purveyor service charges, utility pro-rata/capital recovery fees, water purveyor service and/or sanitary sewer charges, including water meter fees, shall be paid for by AHISD. Costs for these items have not been included.
13. Platting and/or re-platting, licensing agreements, land-use permitting, and site development permits as well as any costs related thereto, is not included. We assume AHISD to provide as-built surveys of the site and have not included land survey certifications of the elevations and locations of work.
14. Regarding the retainage release for phased projects where the owner occupies a portion of the build, please note that retainage will be released upon completion of each defined package of work as per the project schedule.
15. Regarding the warranty for phased projects where the owner occupies a portion of the build, please note that the warranty will start upon completion of each defined package of work as per the project schedule.

BC WORK/ LOGISTICS ITEMS

16. Our GMP is based upon the assumption that AHISD, LPA, and all other parties performing work for the project not under direct contract with BCGC will:

- a. Comply with BCGC's site-specific safety program.
 - b. Perform work according to BCGC's Project Schedule, and to achieve system and/or area completion dates according to that Schedule.
 - c. Perform work without impacting BCGC's own ability to perform its work according to its plans, or to affect BCGC's ability to maintain or accelerate its project schedule.
 - d. Provide detailed schedules, logistical plans, and technical information when and as requested by BCGC, to enable BCGC to maintain or accelerate elements of its own schedule, which may be required to maintain its overall schedule and/or achieve necessary milestone completion dates.
17. The schedule, as well as all updates thereto, shall be provided in an Asta Powerproject PDF. Cost and/or resource loaded schedules, as well as dollar value relations between the construction schedule and the schedule of values, are not included.
18. Pricing is based on conducting construction operations during normal working hours; however, work may be performed outside of normal working hours to maintain the schedule. BCGC will advise AHISD when work outside of normal working hours is to be performed.
19. Phasing and site utilization indicated in the attached Site Logistics, Utilization and Phasing Plan dated April 28, 2026 is under development and is assumed acceptable to AHISD. Changes to the phasing and site utilization may impact schedule and/or cost.
20. Our GMP assumes that street parking in adjacent neighborhoods will be acceptable to AHISD and the AHJ.
21. Temporary covered walks, sidewalks, parking areas, or any other temporary facilities for AHISD related entities are not included.
22. Construction waste recycling requirements are not included.
23. We anticipate obtaining power, water, telephone, and data utilities from the existing systems. Additionally, we have assumed that all utility consumption costs during construction, i.e., water, wastewater, and electricity, will be paid for directly by AHISD and accordingly, have not included such costs in our pricing. We will pay for all utilities to our construction trailer/yard in accordance with the General Conditions.

DESIGN CONSULTANT ITEMS

24. Costs or fees associated with design consultants are not included.
25. Electronic drawing files, (CAD files, CAD backgrounds, electronic copies of the specifications, and BIM/Revit models) costs, and/or fees are not included. BCGC will provide the appropriate release(s) and/or electronic document transfer agreement(s) for the use of these files.
26. It is assumed that the designers of record took the recommendations from the Geotechnical Engineering Study/Report under advisement when designing the Project. Our assumptions are based upon the Structural and Civil drawings and specifications and not the scope(s) of work and/or methodologies described in the Geotechnical Engineering Study/Report.
27. We will install building components and exterior improvements as shown in the 100% Construction Documents, which include, but are not limited to, components and

improvements with accessibility requirements. We and/or our agents do not accept liability for interpreting the design guidelines established by the Americans with Disabilities Act (ADA) and/or the Texas Accessibility Standards (TAS). Furthermore, we and/or our agents do not accept liability for complying with the opinions of the State Accessibility Inspector. We will make our best effort to point out any ADA and/or TAS issues that we become aware of.

28. We assume that every specification, either referenced by manufacturer or performance has been written so that more than one manufacturer for each specification will be able to meet the design intent of the Project, and that details shown in the Contract Documents will not preclude any manufacturer specified from participating in the proposal process. We have not included any provisions for sole source/proprietary specifications.
29. Administrative costs, as well as any requirements and/or costs for LEED and/or Green Building certification are not included.
30. Schedule based on 15 calendar days for submittal reviews and 7 calendar days for RFI reviews.
31. Our GMP does not include a survey of the site, nor does it include Land Surveyor or Engineer certification of the elevations and locations of the work.
32. Lines and grades shall be established and maintained based upon benchmarks and survey control points caused to be set at the Project site by LPA and/or AHISD.
33. Regarding delegated design, BCGC is a builder, not a designer, and will only provide design related services where such delegated services are a requirement of the Contract Documents. Where such services are required, we will endeavor to ensure that the products and/or systems to be provided under delegated design comply with the specific performance and design criteria specified; however, the verification that such delegated design products and/or systems comply with the specified design criteria and applicable Codes shall be by the Architect and/or Engineer of Record. Furthermore, BCGC's liability for the products and/or systems it provides under delegated design shall not exceed the value of said products and/or systems.
34. As Construction Manager, our role is to procure and install materials and products as specified by LPA and in accordance with the Design Documents. The responsibility for conducting Environmental Product Declarations, including compliance with the relevant Product Category Rules and any associated environmental data collection or reporting, is not included. Consequently, any risks, liabilities, or obligations related to the accuracy, completeness, or compliance of EPD's are not within our scope and should be managed by the parties responsible for their preparation and submission.

INSURANCE ITEMS

35. We have included an Allowance in our pricing to capture the cost of any insurance deductible expenditures. Our GMP includes the cost for Builder's Risk insurance and one deductible associated therewith. In the event of multiple insured losses, the cost(s) for the deductible(s) associated each additional insured loss shall be paid by AHISD.
36. BCGC has a policy to protect projects against subcontractor default risk. In preparation of the GMP, we have included Subcontractor Default Insurance on the estimated value of enrolled subcontractors (1.244%) into the COW.

Division 02 – Existing Conditions

1. Our pricing does not include any accommodations and/or costs for the survey of or remediation of any unforeseen, concealed, or hazardous materials and/or conditions not explicitly identified in the Documents; including, but not limited to, asbestos and other hazardous materials; contaminated soils; unknown underground features; location of existing utilities; sample wells or well monitoring; archaeological or antiquities studies; karst features; endangered species, etc.

Division 03 – Concrete

1. Pier casings are not included in the Base Scope.
2. Sides and soffits of grade beams are to be earth-formed.
3. Grade beams in slab-on-grade construction may be poured separately from the slab. At these locations, there will be no more than seven (7) days between placement of the grade beams and the slab.
4. Curing of concrete will be done in a two-coat application of an approved liquid curing compound in accordance with ACI 308. Wet curing of concrete is not included.
5. Special concrete mixes, which may include special aggregates, special admixtures, hot and cold weather admixtures, white cement and/or integral coloring, are not included.
6. Concrete mix for areas to receive a polished concrete floor finish shall be the same as and consistent with adjacent floor areas that do not receive a polished finish.
7. Despite the most stringent control measures, polished concrete will be imperfect. Cracks, color variations, visible aggregate, stains, and chips are all possibilities due to the nature of the material.
8. Concrete slab finish tolerances will comply with ACI standards. Floor flatness (FF) values that exceed FF 35 and floor levelness (FL) values that exceed 25 at slabs on grade are not included. ACI standards do not recognize FF/FL values for elevated slabs on metal deck due to allowable deflection tolerances in elevated structures, therefore we will endeavor to achieve FF value not to exceed 35 and exclude FL values at slabs on metal deck.
9. Architecturally exposed concrete finishes are not included.
10. All landscape and athletic related concrete is not included but will be included as part of Package 3.
11. Concrete slabs on metal deck and pan filled stairs are not included but will be included as part of Package 3.
12. The ABT poly drain system is not included as the detail removed the requirements in Addendum 1.
13. The ABT trench drain system is not included but will be included as part of Package 3.

Division 14 – Conveying Equipment

1. There appear to be discrepancies in the specifications listing hydraulic and electric traction elevators. Included is an Otis Hydrofit Model. Any differences will need to be reviewed and may result in cost changes as necessary upon final determination of system.
2. Elevator flooring is not included but will be included as part of Package 3.

Division 22 – Plumbing

1. For the new Athletic Building, all fixtures, equipment, and piping above the ground floor slab is not included but will be included as part of Package 3.
2. All work shown on PD0.21 is not included but will be included as part of Package 3.
3. In reference to the gas piping and systems, only work from the meter provided by the service provider into the new Physical Plant building is included. Site gas piping of any type is not included.
4. All work related to the New Concessions Building labeled as Alternate 2 on Sheet P0.21 is not included but will be included as part of Package 3.

Division 23 – Heating, Ventilating, and Air Conditioning

1. All work shown on MD0.21 is not included but will be included as part of Package 3.
2. Only Note M1.59 is included on Sheet M0.21. All other work is not included but will be included as part of Package 3.
3. All underground hydronic piping and systems greater than 05'00" outside of the new Physical Plant building footprint is not included but will be included as part of Package 3.
4. Only the controls scope of work related to the new Physical Plant is included. All other controls scope will be included as part of Package 3.

Division 26 – Electrical

1. Included is an allowance not to exceed \$20,000 for electrical permit costs since this cost cannot be determined at this time from the AHJ.
2. Attic stock for fixtures and gear is not included.
3. Mockups for this scope are not included.
4. Solar system equipment, wire, installation, and demolition is not included.

Division 27 & 28 – Communications, Electronic Safety and Security

1. New, repair, or replacement of all low voltage systems except for the fire alarm scope shown on the Drawings is not included but will be included as part of Package 3 as necessary.

Division 31 – Earthwork

1. Soils excavated on site will be used for general site fill as necessary. Excess soils will be hauled off.
2. Building(s), curbs, pavements, and sidewalks will be backfilled with materials from on-site excavations. Excess soils will be hauled off.
3. The new Athletic Building pad includes over excavation to elevation 825 and select fill replacement with select fill of PI<20.
4. The Central Plant pad includes over excavation and select fill replacement of 4.5 feet with select fill of PI<20.
5. Lime stabilization is included at the new Track section only. The new Football field turf area does not include stabilization of any kind.
6. Structural Building Pad notes include placement of compacted fill underneath footings but does not provide a depth. This depth is included at 6 inches max.
7. Site footings do not include over excavation and compacted fill as none is shown in the Drawings.
8. Termite control is included at the new Athletic Building and Central Plant slab-on-grade structures.
9. Nacogdoches Street asphalt patching is not included as this scope is anticipated to be performed by CPS Energy as part of their gas line installation.
10. Tennis Court and Field House Alternate areas are included as rough graded only. Building Pad and subgrade preparation for these areas will be included as part of Package 3.

Division 32 – Exterior Improvements

1. Traffic signal work or any improvements to adjacent city streets are not included.
2. Automated crosswalks across city streets are not included.
3. Street/road closure fees or any sidewalk, street, or right-of-way rental are not included except as necessary for the new water service tie-in.
4. Patching, repairing and/or re-paving public and/or private streets is not included except as necessary for the new water service tie-in.

Division 33 – Utilities

1. Repair and/or replacement of any damage to existing utilities and/or communication systems is not included. We will perform due diligence in locating and exercise due care when excavating for such systems.
2. Site fire line calculations shall be performed and implemented in the Contract Documents by the Engineer of Record.
3. Quantities of excavation, bedding gravel, filter fabric, and system media for the R-Tank Underground Detention System were calculated and priced per footprint and details in the



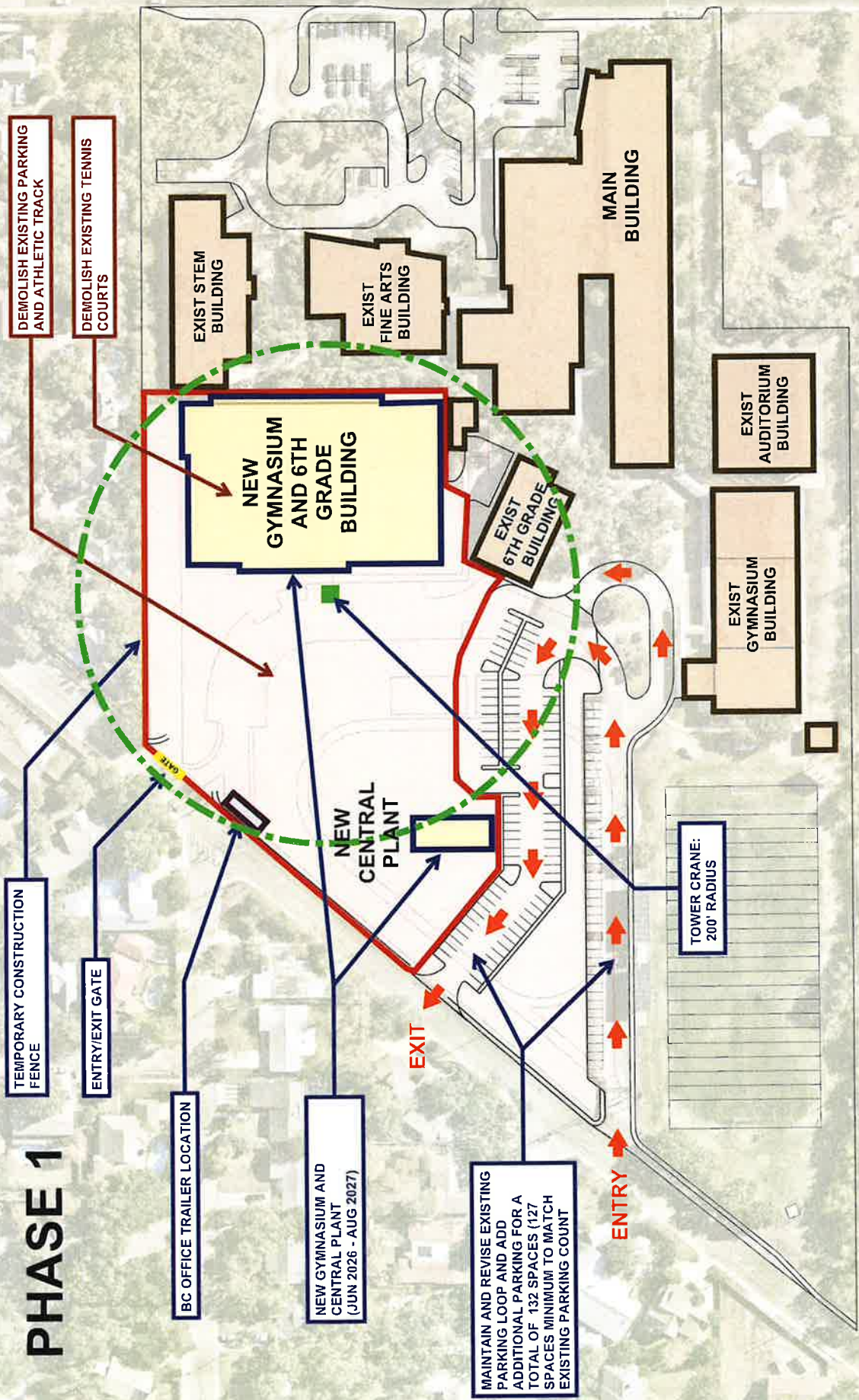
Drawings. Should the footprint require larger dimensions to attain the final required volume, costs will be updated accordingly.

END OF THE PACKAGE 1 GMP CLARIFICATION AND ASSUMPTIONS

SITE LOGISTICS PLAN

THE SITE LOGISTICS, UTILIZATION, AND PHASING PLAN is both a communication and planning tool that Bartlett Cocke General Contractors develops to convey our project approach. The plan is utilized to illustrate how we will phase the project, impact the project site, where temporary facilities, structures and equipment will be placed, how we plan to direct construction and pedestrian traffic and to highlight other important, construction site-related information. This plan reflects the entirety of the project, assuming that all Packages will be constructed.

PHASE 1



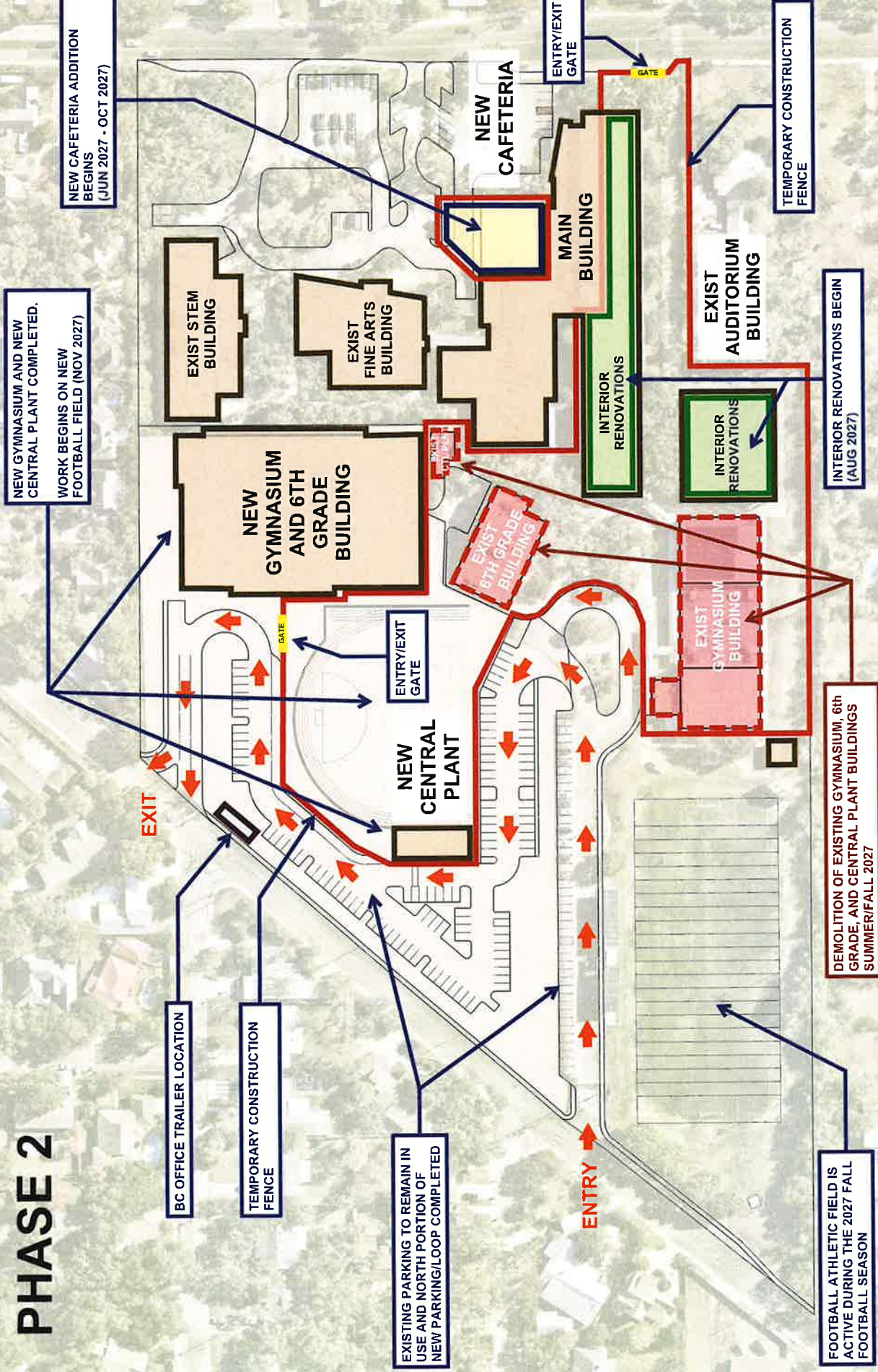
2023 Bond Program Package 3 - Junior School
 Preliminary Site Logistics, Utilization, and Phasing Plan



BARTLETT COCKE
 GENERAL CONTRACTORS

ALAMO HEIGHTS INDEPENDENT SCHOOL DISTRICT

PHASE 2



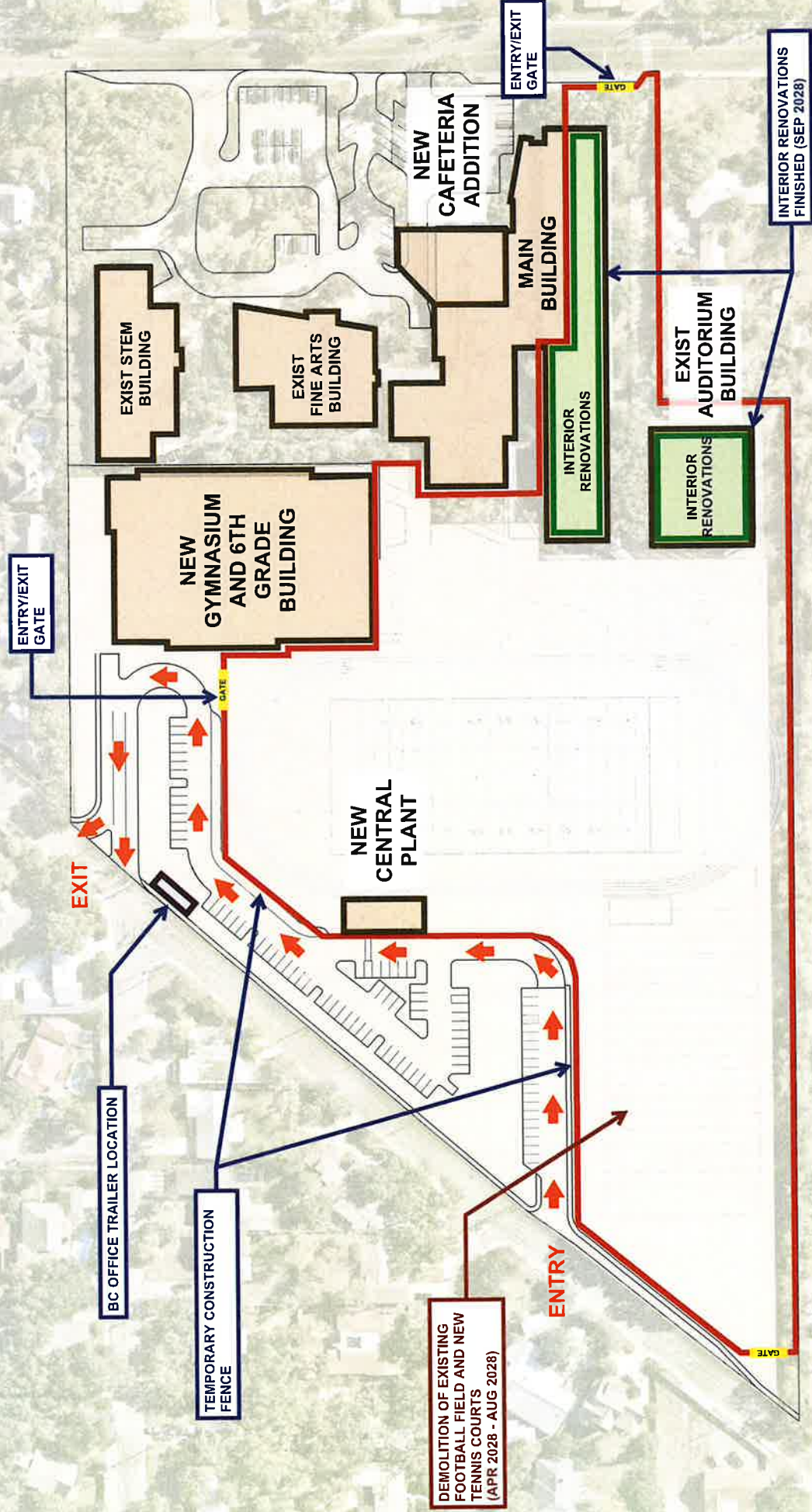
2023 Bond Program Package 3 - Junior School
Preliminary Site Logistics, Utilization, and Phasing Plan



BARTLETT COCKE
GENERAL CONTRACTORS

PHASE 3

PHASE 3 BEGINS IMMEDIATELY AFTER THE 2027 FOOTBALL SEASON IS OVER
NOV 2027 - AUG 2028



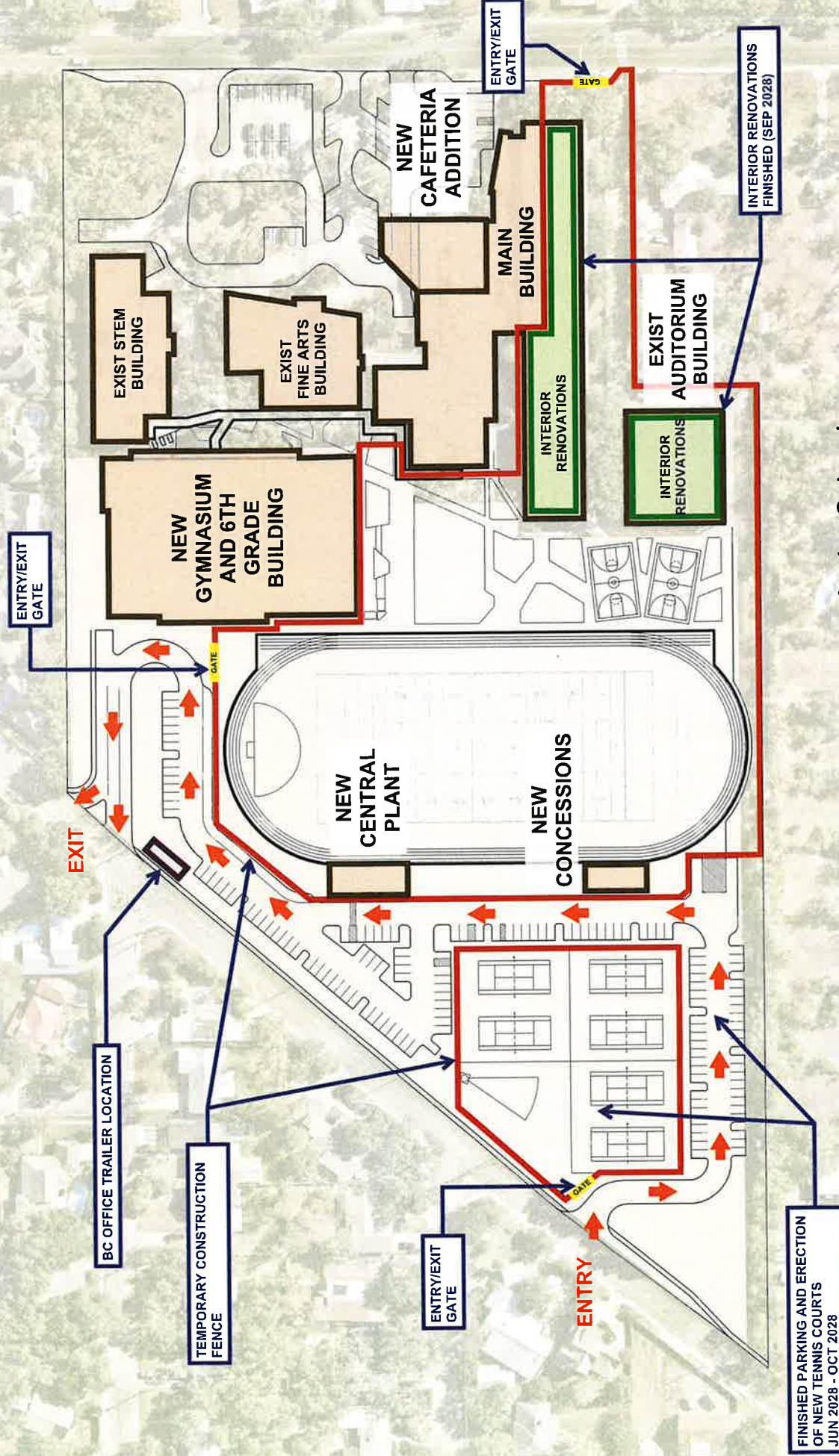
2023 Bond Program Package 3 - Junior School
Preliminary Site Logistics, Utilization, and Phasing Plan



BARTLETT COCKE
GENERAL CONTRACTORS

Attachment D
APRIL 28, 2026
ALAMO HEIGHTS INDEPENDENT SCHOOL DISTRICT

PHASE 4



2023 Bond Program Package 3 - Junior School
Preliminary Site Logistics, Utilization, and Phasing Plan

ALAMO HEIGHTS INDEPENDENT SCHOOL DISTRICT

Attachment D

APRIL 28, 2026

BARTLETT COCKE
GENERAL CONTRACTORS

SCHEDULE

PROJECT MILESTONES are per the summary below. Reference the attached schedule for additional details.

PRECONSTRUCTION

GMP – 100% CONSTRUCTION DOCUMENTS PACKAGE 1

ISSUE GMP PKG. 1 DOCUMENTS	03/30/2026
RECEIVE SUBCONTRACTOR & VENDOR PROPOSALS	04/22/2026
SUBMIT GMP PACKAGE 1 PROPOSAL	04/28/2026

50% CONSTRUCTION DOCUMENTS (50CD) – PACKAGE 3

ISSUE 50CD – PKG. 3 DOCUMENTS	05/05/2026
RECEIVE SUBCONTRACTOR & VENDOR BUDGETS	05/27/2026
SUBMIT 50CD – PACKAGE 3 PRECONSTRUCTION REPORT	06/02/2026

GMP – 100% CONSTRUCTION DOCUMENTS PACKAGE 2

ISSUE GMP PKG. 2 DOCUMENTS	05/05/2026
RECEIVE SUBCONTRACTOR & VENDOR PROPOSALS	05/27/2026
SUBMIT GMP PACKAGE 2 PROPOSAL	06/02/2026

GMP – 100% CONSTRUCTION DOCUMENTS PACKAGE 3

ISSUE GMP PKG. 3 DOCUMENTS	06/30/2026
RECEIVE SUBCONTRACTOR & VENDOR PROPOSALS	07/22/2026
SUBMIT GMP PACKAGE 3 PROPOSAL	07/28/2026

CONSTRUCTION

ISSUE NTP WITH CONSTRUCTION PACKAGE 1	05/19/2026
ISSUE NTP WITH CONSTRUCTION PACKAGE 2	06/16/2026
ISSUE NTP WITH CONSTRUCTION PACKAGE 3	08/18/2026
OVERALL PROJECT SUBSTANTIAL COMPLETION	11/14/2028

