



April 14, 2026

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

Re: Schematic Design Estimate for Elementary School #18

Dear Mr. Cleaver:

Bartlett Cocke General Contractors received Subcontractor and Supplier bid input for the Schematic Design set for the above-referenced project on April 2, 2026. Based on the receipt of those bids and subsequent analysis, we have assembled an estimate for the work included in this bid package. We are pleased to offer the following SD Estimate:

FIFTY-SIX MILLION, NINE-HUNDRED SIXTY-THREE THOUSAND, SEVEN HUNDRED NINETY-EIGHT DOLLARS (\$56,963,798)

Included In This Estimate:

- Construction Manager Contingency..... \$854,457
Construction Manager Estimate Contingency..... \$854,457
Owner Contingency \$854,457
Escalation Allowance (to January 2027 NTP) \$1,139,276

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:

- Project Identification Sign \$750
ERRCS (DAS) \$225,000

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.

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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.

SD Documents:

- Documents developed by Huckabee Architects:

Schematic Design Drawings March 25, 2026

Construction Schedule Milestones:

Limited Notice-to-Proceed October 27, 2026
Notice-to-Proceed January 4, 2027
Project Substantial Completion (16 Mos.) May 4, 2028

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

Tina Gordon

Tina Gordon
Senior Estimator

CC: Nathan Wensowitch – Hays CISD
Huckabee – Jason Andrus
BCGC – Derek Even