



February 13, 2023

Mr. Max Cleaver

**Hays Consolidated Independent School District**

21003 Interstate 35

Kyle, Texas 78460

**Re: Guaranteed Maximum Price #2 for BP #5 – Dahlstrom MS & Wallace MS Improvements**

Dear Mr. Cleaver:

Jackson Construction has solicited and received Subcontractor proposals for the Construction Documents for the Bid Package #5 improvements. Based upon the analysis of the budgets received, we have assembled this GMP deliverable for the work included in this proposal package. We are pleased to offer the following GMP update:

**Ten Million Seven Hundred Forty Five Thousand and Three Dollars and No/100  
(\$10,745,003)**

**Included in the GMP:**

- Owner Contingency.....**\$200,000**
- CM Contingency .....**\$297,130**

**Cost Value Options Items Included in this GMP:**

- Remove Water Source Heat Pump Hanging Material & place on existing platforms (\$151,500)
- Remove Additional Water Source Heat Pump Piping (\$189,300)

**Items Included in this GMP:**

- Payment and Performance Bond and Insurance
- 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 estimate.



**Items Excluded from this GMP:**

- Sales Tax for all incorporated materials.
- Testing and Inspections
- Design / Impact / Use / Development / Consultant / Jurisdictional / Agency Fees
- Building Permit Fee
- 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.
- Utility consumption costs, public utility applications, public utility construction costs and hook up fees.
- Modification of any existing system or conditions to bring them up to code compliance unless the scope of such modifications is clearly shown in the Construction Documents.
- All items not shown or specified in the referenced Proposal Documents.

**Clarifications and Assumptions:**

- This GMP is based on a schedule of Dahlstrom MS being completed in Summer 2024 and Wallace MS being started and completed in Summer 2025.
- A portable cooling allowance has been included for \$15,000 for temporary cooling of IDF rooms, library, and band instrument storage during replacement of HVAC units.
- The coverage of Jackson Construction's builder's risk insurance policy applies to the new construction and portions of the existing buildings Jackson Construction is renovating. The portion of the existing buildings or structures that are not being renovated or added on to under the contract documents is covered solely by the owner's own policy.
- A curb replacement allowance of \$20,000 has been included in this GMP. This will be for damaged curb during construction in an allowance of \$30/LF or approximately 660 LF.

**GMP2 Documents:**

- Documents developed by O'Connell Robertson:

100% CD GMP2 Drawings .....	January 15, 2024
100% CD GMP2 Project Manual.....	January 15, 2024
Addendum 1.....	January 26, 2024
Addendum 2.....	February 2, 2024

We have provided this GMP Deliverable to assist you in moving forward with the construction of this project. We request that you review and approve this report, including the project GMP in the above amounts. If you have any questions, please do not hesitate to contact us.



Sincerely,

Jackson Construction Co. Inc.

A handwritten signature in black ink, appearing to read 'Bryan Parma'.

Bryan Parma

Vice President of Pre-Construction

CC: Nathan Wensowitch – Hays CISD  
Jarrod Sterzinger – O'Connell Robertson  
Alma Evans – O'Connell Robertson

# BID PACKAGE 5 - DAHLSTROM & WALLACE MS IMPROVEMENTS

HAYS CONSOLIDATED ISD

2/13/2024



**JACKSON**  
CONSTRUCTION

## GUARANTEED MAXIMUM PRICE - MULTI-AREA SUMMARY

CSI	BID PACKAGE DESCRIPTION	TOTAL COST	AREA 1	AREA 2
			DAHLSTROM MS	WALLACE MS
01	GENERAL REQUIREMENTS	\$95,870	\$54,560	\$41,310
02	EXISTING CONDITIONS	\$55,809	\$40,797	\$15,012
03	CONCRETE	\$570,263	\$546,976	\$23,287
05	METALS	\$30,000	\$15,000	\$15,000
06	WOODS & PLASTICS	\$20,000	\$10,000	\$10,000
07	THERMAL & MOISTURE PROTECTION	\$519,708	\$51,058	\$468,650
09	DRYWALL & FINISHES	\$370,000	\$197,500	\$172,500
10	SPECIALTIES	\$218,306	\$218,306	\$0
22	PLUMBING	\$481,950	\$229,500	\$252,450
23	HVAC	\$5,570,079	\$2,878,527	\$2,691,552
26	ELECTRICAL	\$602,259	\$362,569	\$239,690
27	COMMUNICATIONS	\$6,864	\$3,506	\$3,358
28	ELECTRONIC SAFETY AND SECURITY	\$83,805	\$46,820	\$36,985
31	EARTHWORK	\$277,123	\$277,123	\$0
32	EXTERIOR IMPROVEMENTS	\$64,640	\$64,640	\$0
33	UTILITIES	\$75,000	\$75,000	\$0
ALW	ALLOWANCES	\$200,000	\$100,000	\$100,000
SUBTOTAL		\$9,241,676	\$5,171,882	\$4,069,794
GENERAL CONDITIONS		\$662,662	\$357,434	\$305,228
CONTRACTORS CONTINGENCY		\$297,130	\$165,879	\$131,251
GENERAL LIABILITY		\$69,843	\$38,982	\$30,861
BUILDER'S RISK INSURANCE		\$10,745	\$5,997	\$4,748
PERFORMANCE BOND		\$99,589	\$54,230	\$45,358
CONSTRUCTION MANAGER FEE		\$363,358	\$202,804	\$160,553
TOTAL GMP2 COST		\$10,745,003	\$5,997,210	\$4,747,793
GMP 1 (APPROVED 11-28-2023)		\$2,252,970	\$1,327,508	\$925,462
TOTAL BID PACKAGE 5 COST (INCLUDING GMP1)		\$12,997,973	\$7,324,718	\$5,673,255

# BID PACKAGE 5 - DAHLSTROM & WALLACE MS IMPROVEMENTS

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February 13, 2024



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## GUARANTEED MAXIMUM PRICE - DETAILED BREAKOUT

AREA NUMBER	AREA DESCRIPTION	CODE	ITEM	COMMENTS	BASE PROPOSAL
		<b>01</b>	<b>GENERAL REQUIREMENTS</b>		
01	DAHLSTROM MS	01A	TEMPORARY FENCING		6,500
02	WALLACE MS	01A	TEMPORARY FENCING		6,500
01	DAHLSTROM MS	01B	DUMPSTERS		21,060
02	WALLACE MS	01B	DUMPSTERS		21,060
01	DAHLSTROM MS	01C	UTILITY LOCATES		10,500
01	DAHLSTROM MS	01E	TOOLS & EQUIPMENT		16,500
02	WALLACE MS	01E	TOOLS & EQUIPMENT		13,750
		<b>02</b>	<b>EXISTING CONDITIONS</b>		
01	DAHLSTROM MS	02A	DEMOLITION		21,727
02	WALLACE MS	02A	DEMOLITION		15,012
		02B	ASBESTOS ABATEMENT	BY OWNER	0
01	DAHLSTROM MS	02C	SWPPP		19,070
		<b>03</b>	<b>CONCRETE</b>		
01	DAHLSTROM MS	03A	CONCRETE TURN-KEY		526,976
02	WALLACE MS	03A	CONCRETE TURN-KEY		23,287
01	DAHLSTROM MS	03A	CURB DAMAGE ALLOWANCE		20,000
		<b>04</b>	<b>MASONRY</b>	<b>NONE</b>	
		<b>05</b>	<b>METALS</b>		
01	DAHLSTROM MS	05E	METAL FABRICATIONS		15,000
02	WALLACE MS	05E	METAL FABRICATIONS		15,000
		<b>06</b>	<b>WOODS &amp; PLASTICS</b>		
01	DAHLSTROM MS	06A	ROUGH CARPENTRY		10,000
02	WALLACE MS	06A	ROUGH CARPENTRY		10,000
		<b>07</b>	<b>THERMAL &amp; MOISTURE PROTECTION</b>		
01	DAHLSTROM MS	07A	WATERPROOFING		7,283
01	DAHLSTROM MS	07D	ROOFING		43,775
02	WALLACE MS	07D	ROOFING		468,650
		<b>08</b>	<b>DOORS &amp; WINDOWS</b>	<b>NONE</b>	
		<b>09</b>	<b>FINISHES</b>		
01	DAHLSTROM MS	09A	DRYWALL & CEILINGS		95,000
02	WALLACE MS	09A	DRYWALL & CEILINGS		70,000
01	DAHLSTROM MS	09L	FLOOR PROTECTION		52,500
02	WALLACE MS	09L	FLOOR PROTECTION		52,500
01	DAHLSTROM MS	09K	PAINTING		20,000
02	WALLACE MS	09K	PAINTING		20,000
01	DAHLSTROM MS	09R	FINAL CLEAN		30,000
02	WALLACE MS	09R	FINAL CLEAN		30,000

# BID PACKAGE 5 - DAHLSTROM & WALLACE MS IMPROVEMENTS

HAYS CONSOLIDATED ISD

February 13, 2024



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## GUARANTEED MAXIMUM PRICE - DETAILED BREAKOUT

AREA NUMBER	AREA DESCRIPTION	CODE	ITEM	COMMENTS	BASE PROPOSAL
		10	SPECIALTIES		
01	DAHLSTROM MS	10F	CANOPIES		218,306
		11	EQUIPMENT	NONE	
		12	FURNISHINGS	NONE	
		13	SPECIAL CONSTRUCTION	NONE	
		14	CONVEYING SYSTEMS	NONE	
		21	FIRE SUPPRESSION	NONE	
		22	PLUMBING		
01	DAHLSTROM MS	22A	PLUMBING		229,500
02	WALLACE MS	22A	PLUMBING		252,450
		23	HVAC		
01	DAHLSTROM MS	23A	HVAC		2,953,527
01	DAHLSTROM MS	23A	REMOVE WSHP HANGING MATERIAL		(80,000)
01	DAHLSTROM MS	23A	REMOVE ADDITIONAL WSHP PIPING		(100,000)
01	DAHLSTROM MS	23A	PORTABLE COOLER ALLOWANCE		15,000
02	WALLACE MS	23A	HVAC		2,767,352
02	WALLACE MS	23A	REMOVE WSHP HANGING MATERIAL		(71,500)
02	WALLACE MS	23A	REMOVE ADDITIONAL WSHP PIPING		(89,300)
01	DAHLSTROM MS	23C	HVAC CONTROLS	IN 23A	0
02	WALLACE MS	23C	HVAC CONTROLS	IN 23A	0
01	DAHLSTROM MS	23D	TEST & BALANCE		90,000
02	WALLACE MS	23D	TEST & BALANCE		85,000
		26	ELECTRICAL		
01	DAHLSTROM MS	26A	ELECTRICAL		362,569
02	WALLACE MS	26A	ELECTRICAL		239,690
		27	COMMUNICATIONS		
01	DAHLSTROM MS	27A	DATA CABLING		3,506
02	WALLACE MS	27A	DATA CABLING		3,358
		28	ELECTRONIC SAFETY AND SECURITY		
01	DAHLSTROM MS	28A	FIRE ALARM		46,820
02	WALLACE MS	28A	FIRE ALARM		36,985
		31	EARTHWORK		
01	DAHLSTROM MS	31A	EARTHWORK		141,280
01	DAHLSTROM MS	31B	ASPHALT PAVING		135,843



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# BID PACKAGE 5 - DAHLSTROM & WALLACE MS IMPROVEMENTS

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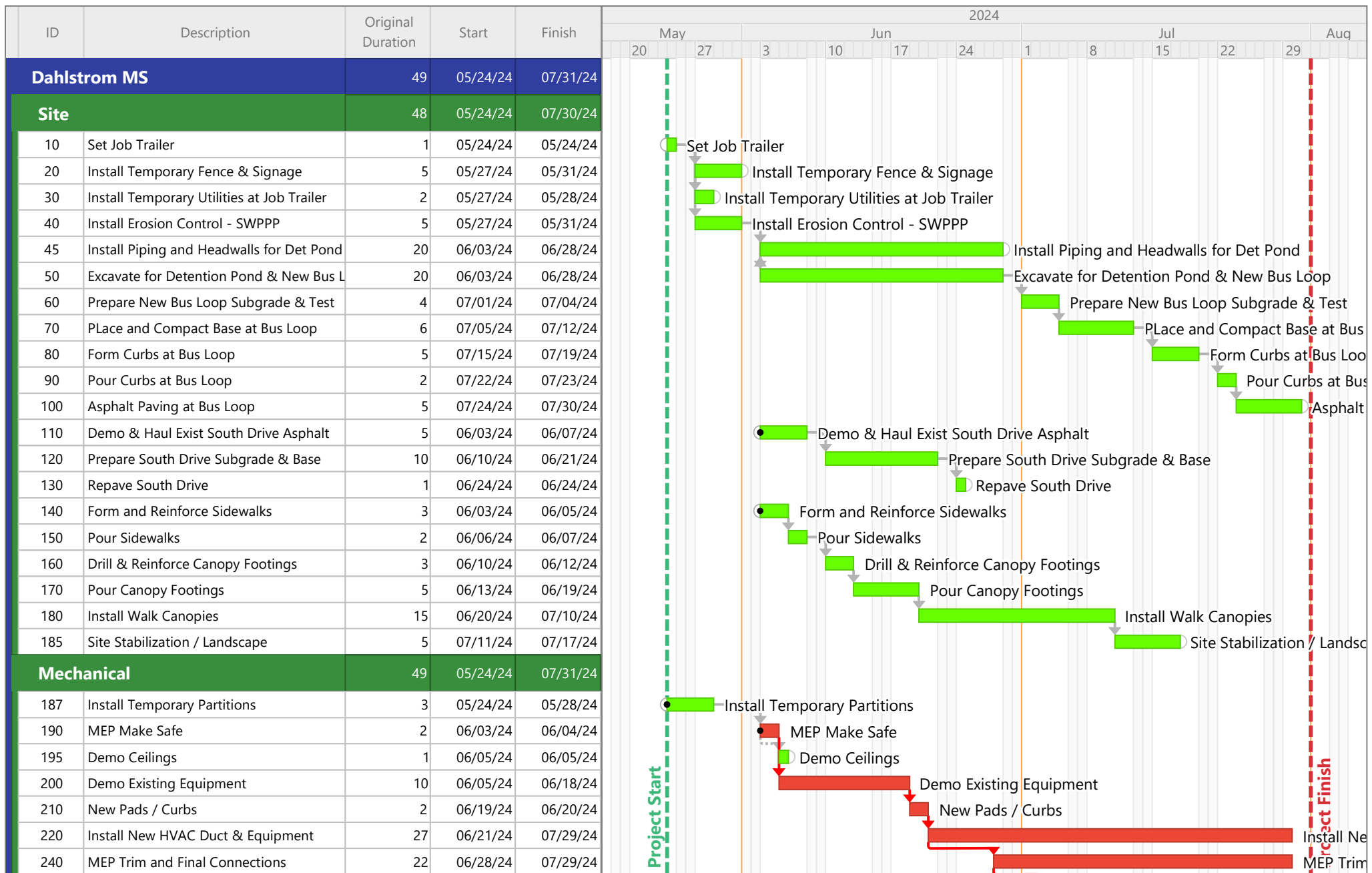
February 13, 2024



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## GUARANTEED MAXIMUM PRICE - DETAILED BREAKOUT

AREA NUMBER	AREA DESCRIPTION	CODE	ITEM	COMMENTS	BASE PROPOSAL
		<b>32</b>	<b>EXTERIOR IMPROVEMENTS</b>		
01	DAHLSTROM MS	32A	LANDSCAPING & IRRIGATION		10,000
01	DAHLSTROM MS	32B	FENCING		48,490
01	DAHLSTROM MS	32C	PAVEMENT MARKINGS		6,150
		<b>33</b>	<b>UTILITIES</b>		
01	DAHLSTROM MS	33A	SITE UTILITIES		75,000
		<b>ALW</b>	<b>ALLOWANCES</b>		
01	DAHLSTROM MS	ALW	OWNERS CONTINGENCY		100,000
02	WALLACE MS	ALW	OWNERS CONTINGENCY		100,000
			<b>SUBTOTAL</b>		<b>9,241,676</b>
			GENERAL CONDITIONS - DAHLSTROM MS		357,434
			GENERAL CONDITIONS - WALLACE MS		305,228
			CONTRACTORS CONTINGENCY		297,130
			GENERAL LIABILITY INSURANCE		69,843
			BUILDERS RISK		10,745
			PAYMENT & PERFORMANCE BOND		99,589
			CONSTRUCTION MANAGER FEE		363,358
			<b>GMP2 BASE BID</b>		<b>10,745,003</b>
			GMP PACKAGE 1 (APPROVED 11-28-2023)		2,252,970
			<b>TOTAL BASE BID INCLUDING GMP1</b>		<b>12,997,973</b>

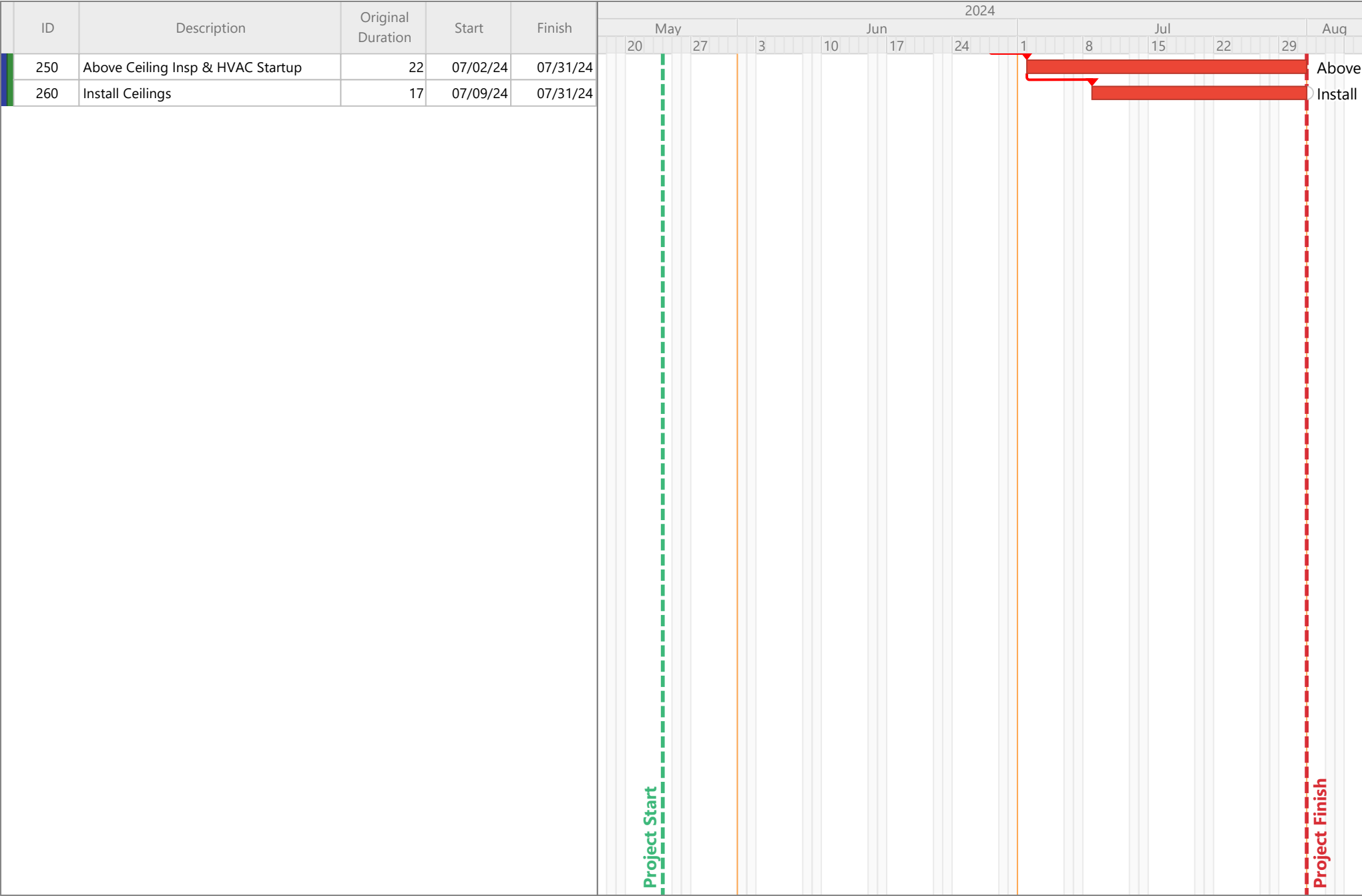


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 INDEPENDENT SCHOOL DISTRICT  
 PRELIMINARY SCHEDULE



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 CONSTRUCTION



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HAYS CONSOLIDATED  
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