HUTTON

May 8, 2026

Mr. Jeff Hersh
USD 261 Haysville Schools
1745 W Grand Avenue
Haysville, KS 67060

Re: USD 261 Haysville Schools
GMP #1A - Campus HS Renovations
GMP #1C - FANO Mechanical & Roofing Projects

Guaranteed Maximum Price Proposal Summary

Dear Mr. Hersh,

We are thrilled to be partnering with you and your team on the upcoming USD 261 Haysville Schools bond projects! Thank you for selecting Hutton as your partner, and we look forward to making the projects a reality for this community.

The following is a Guaranteed Maximum Price (GMP) proposal, for your approval, for scopes related to Campus High School Renovations as well as the Freeman, Admin, Nelson, & Oatville (FANO) Mechanical and Roofing projects. This package includes bids from multiple trade partners including roofing, mechanical, electrical, finish carpentry, demolition contractors and more.

Due to the phasing of the projects, as well as the timing of construction documents and bidding, the overall guaranteed maximum price will be culminated in stages. Please see the attached overall budget summary for more detailed information on current and past budget estimates including soft costs. A summary breakdown of the GMP #1A and #1C estimates are also provided attached to this proposal letter.

The formulation of GMP #1A and #1C is based on the construction documents provided by Alloy Architecture, dated April 3, 2026, three addendums for FANO, one addendum for Campus High School, and the assumptions that are listed after the guaranteed maximum price summary.

Guaranteed Maximum Price Summary

	GMP #1A	GMP #1C	Control Budget	Owner Provided Material	Estimated Soft Costs	Estimated Total
Project	Campus Reno	FANO				
Ph 1 Campus HS Reno	$ 6,549,439	$ -	$ -	$ 1,636,675	$ 911,114	$ 9,097,228
Ph 1 FANO Projects	$ -	$ 7,781,772	$ -	$ 1,766,436	$ 1,062,716	$ 10,610,924
Ph 1 Campus HS CTE	$ -	$ -	$ 14,868,351	$ -	$ 1,654,847	$ 16,523,198
PH 1 Storage Building	$ -	$ -	$ 450,000	$ -	$ 50,085	$ 500,085
Ph 2 Projects	$ -	$ -	$ 21,621,424	$ -	$ 2,406,464	$ 24,027,888
Ph 3 Projects	$ -	$ -	$ 18,693,335	$ -	$ 2,080,568	$ 20,773,903
Cumulative Total	**$ 6,549,439**	**$ 7,781,772**	**$ 55,633,110**	**$ 3,403,111**	**$ 8,165,795**	**$ 81,533,228**

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GMP #1A – Campus High School Roofing, Rooftop Unit Replacements, and Interior Renovations — $6,549,439

Roofing work will take place at Buildings B and C while rooftop unit replacements will occur over Buildings B, C, D, and the Commons. Interior renovations will take place in the locker rooms along with some miscellaneous work through the corridors. Owner will furnish and install flooring and wall tile through corridors.

Assumptions & Clarifications

Demolition:
- Locker room interiors
- Corridor door openings
- **Existing floor and wall tile demolition outside of the locker rooms is owner provided**

Concrete:
- Locker room slab on grade
- Sidewalk stoops at two entrances

Masonry:
- Locker room masonry block walls

Steel:
- Structural steel support for masonry block walls
- Roof access ladder

Carpentry:
- Wood blocking at parapets and roof edges
- Wood blocking for cabinets, doors, and accessories
- Cabinets in locker rooms

Thermal:
- Demo existing roof materials
- Interior caulking in locker rooms
- Seal all control and expansion joints
- Cold-applied SBS modified bitumen roofing system

Doors, Frames, Hardware:
- Hollow metal frames
- Wood and hollow metal doors
- Aluminum doors and glazing
- Finish hardware

Finishes:
- Metal stud framing, insulation, gypsum board
- Epoxy flooring in locker rooms
- **Flooring and wall tile materials and installation in all corridors are owner provided. Supervision and coordination provided by Hutton.**
- Painting walls, soffits, and door frames in locker rooms

Furnishings:
- Remove existing gymnasium bleachers
- Install new bleachers

Mechanical:
- Remove and dispose of existing mechanical rooftop units
- Installation of new mechanical rooftop units
- **Mechanical rooftop equipment and accessories are owner provided**
- Mechanical controls
- Test and balance

Electrical and Low Voltage:
- Demolition of existing circuits to mechanical equipment
- Electrical systems including power, lighting, and fire alarm
- Access controls

Allowances:
- Additional Slab on Grade Replacement - $12,000
- Acoustical Ceiling Repair (MEP OH Work) - $12,500
- Overseeding After Construction - $20,000
- Repair Damaged Pavement - $20,000

GMP #1C – Freeman, Admin, Nelson, and Oatville (FANO) $7,781,772

Includes roofing and rooftop unit replacements at all locations, as well as a new walkway connecting Freeman Elementary and the Administration Building.

Assumptions & Clarifications

Freeman Elementary and Administration Building:

Demolition:
- Demolition of existing canopy, sidewalks, and associated footings at the connecting walkway

Concrete:
- Footings and foundations
- Slab on grade
- Sidewalks, ADA Ramp, and Stairs

Steel:
- Steel structure includes columns, beams, deck, and miscellaneous steel
- Steel railings at ramps and stairs
- Roof access ladder

Carpentry:
- Wood blocking at parapets and roof edges

Thermal:
- Demo existing roof
- Air barrier and caulking
- Seal all control and expansion joints

- Hot-applied SBS Modified Bitumen Roofing System
- Exterior metal wall and soffit system
- Roof Hatch

Doors, Frames, Hardware:

- Hollow metal frames
- Wood doors
- Finish hardware
- Aluminum storefronts and doors

Finishes:

- Metal stud framing, insulation, gypsum board
- **Flooring and wall tile materials and installation in all corridors are owner provided. Supervision and coordination provided by Hutton.**
- Painting

Mechanical

- Demolition of existing rooftop units
- Installation of new rooftop units
- **Mechanical rooftop equipment and accessories provided by owner**
- Mechanical controls
- Test and balance

Electrical and Low Voltage

- Demolition of existing circuits to mechanical equipment
- Electrical systems include power, lighting, and fire alarm
- Access controls

Earthwork/Exterior Improvements

- Termite treatment

Nelson Elementary:

Carpentry:

- Wood blocking at parapets and roof edge
- Additional 2x12 structural wood framing under new mechanical equipment

Steel:

- Roof access ladder

Thermal:

- Demo existing roof
- Cold-applied SBS Modified Bitumen Roofing System
- Roof Hatch

Mechanical

- Demolition of existing rooftop units
- Installation of new rooftop units
- **Mechanical rooftop equipment and accessories provided by owner**
- Mechanical controls
- Test and balance

Electrical and Low Voltage
- Demolition of existing circuits to mechanical equipment
- Electrical connection for mechanical equipment

Oatville Elementary:

Carpentry:
- Wood blocking at parapets and roof edges

Thermal:
- Demo existing roof
- Cold-applied SBS Modified Bitumen Roofing System

Mechanical:
- Demolition of existing rooftop units
- Installation of new rooftop units
- **Mechanical rooftop equipment and accessories provided by owner**
- Mechanical controls
- Test and balance

Electrical and Low Voltage:
- Demolition of existing circuits to mechanical equipment
- Electrical connection for mechanical equipment

Allowances:
- Wood Roof Deck Replacement - $15,000
- Temporary Roofing Around Existing Units - $130,000
- Overseeding After Construction - $20,000
- Repair Damaged Pavement - $20,000
- Acoustical Ceiling Repair - $105,000
- Transporting RTUs to Site - $29,500

General Requirements

General Inclusions:
- Supervision and management, temporary facilities necessary for listed scope of work
- General liability insurance, performance & payment bonds, builders risk insurance
- Third party material testing for concrete
- Sub Assurance program, Project Closeout, Small Tools
- Temporary fencing
- Project clean-up
- Plan review and permit fee
- Construction contingency
- CMAR Fees

General Exclusions:
- Davis-Bacon Prevailing Wages
- LEED requirements
- Sales tax (tax exempt)

- **Mechanical Equipment and accessories provided by owner**
- **Flooring and wall tile complete provided by owner**
- Any items not specifically mentioned above

Contingencies, Alternates, Allowances

- The allowance items noted above are included in the GMP amount. These items are intended to cover project risk. The final specific scope of work associated with these items has not been determined and will require additional design and documentation to confirm the final cost. Items may be reallocated to other scopes of work. If budget goes uncommitted, it will be returned to project contingency, unless requested to be returned as a deductive change order.
- The Construction Contingency covers unknown factors that may adversely affect costs such as bidding of subcontracts and major material supply items; estimating assumptions and ambiguities; construction scheduling challenges (manufacturer's delays, strikes, disruptions, work area conflicts); weather; labor and equipment availability; and productivity. In general, Construction Contingency is to be used for cost overruns not generated or initiated by the Owner or its agents. All unused contingency monies not spent will accrue 100% to the owner.
- Not included within the Construction Contingency is the Owner's contingency/Design Contingency, which would be used to pay for scope changes. A scope change is defined as any change that increases size, value, operational efficiency, and quality of materials of the facility, time of performance, and sequence of work, and is most generally initiated by the Owner or Architect. Construction Contingency may also be used for project scope at Hutton's discretion.
- Any alternates, scope modifications for cost savings, or allowances as proposed for the project are identified for cost parameters only. All appropriate approvals and design (i.e., owner, architect, engineers, authority having jurisdiction, etc.) must be made before acceptance and proceeding.
- The estimate of the Cost of the Work in this Proposal is based on federal, state, and local taxes, duties, and tariffs in effect on the date of this Proposal that the applicable taxing authority is imposing and collecting on the work, transactions, or property covered by this Proposal.

Schedule

Pending approval of this GMP on May 11th, materials will be procured in preparation for a June 1st, 2026 start. The substantial completion date is August 31st, 2027.

Thank you again for this opportunity to build life into your district's vision and the future of the Haysville community. If you have any questions, please feel free to call.

Sincerely,

Kyle Haworth
Project Manager
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316-258-8603

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FANO - Proposed Trade Partners	
Scope of Work	Company
Demolition	FirstCon Inc.
Concrete	Harbinger Concrete
Steel Supply	KML Steel
Steel Erection	FirstCon Inc.
Roofing (Freeman/Admin)	Wray Roofing
Roofing (Nelson/Oatville)	Martin Roofing
Metal Panels	Martin Roofing
Waterproofing	Restoration Waterproofing
Doors and Hardware	Resource Door Products
Storefronts	Higgins Group
Drywall and Framing	Midwest Drywall
Painting	Koehn Painting
Mechanical	Kruse Corporation
Electrical	Linder & Associates

Campus HS - Proposed Trade Partners	
Scope of Work	Company
Final Clean	Superior Cleaning Service
Demolition	Integrated Solutions
Concrete	Harbinger Concrete
Masonry	Perfection Masonry
Millwork Supply	Salina Planing Mill
Finished Carpentry	Hutton Self Perform
Roofing	Martin Roofing
Doors and Hardware	Engineered Door Products
Storefronts	Hopper's Glass
Drywall and Framing	Midwest Drywall
Painting	PrimeCo Painting
Epoxy	Higgins Group
Specialties	Czarniecki Construction
Lockers	Carroll Seating
Bleachers	SOPA Inc
Mechanical	Kruse Corporation
Electrical	Linder & Associates