HUTTON

August 6, 2026

Mrs. Gillian Macias
USD 261 Haysville Schools
1745 W Grand Avenue
Haysville, KS 67060

Re: USD 261 Haysville Schools
GMP #1D – Storage Building

Guaranteed Maximum Price Proposal Summary

Dear Mrs. Macias,

We are excited to be partnering with you and your team on the USD 261 Haysville Schools bond projects! As always, thank you for selecting Hutton as your partner. 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 the Maintenance Storage Building which includes site grading, complete free-standing building, rock paving, etc.

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 #1D estimate is also attached to this proposal letter.

The formulation of GMP #1D is based on the construction documents provided by Alloy Architecture, dated July 6, 2026, and the assumptions that are listed after the guaranteed maximum price summary.

Guaranteed Maximum Price Summary

	GMP #1D	Approved GMPs	Control Budget	Owner Provided Material	Estimated Soft Costs	Estimated Total
Project	**Storage Building**	**GMP #1A, #1B.1, #1B.2, #1C**				
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	$ -	$ 14,091,331	$ -	$ 1,041,502	$ 1,684,284	$ 16,817,117
PH 1 Storage Building	$ 440,993	$ -	$ -	$ -	$ 49,083	$ 490,076
Ph 2 Projects	$ -	$ -	$ 30,805,885	$ -	$ 3,428,695	$ 34,234,580
Ph 3 Projects	$ -	$ -	$ 9,508,875	$ -	$ 1,058,338	$ 10,567,213
Cumulative Total	**$ 440,993**	**$ 28,422,542**	**$ 40,314,760**	**$ 4,444,613**	**$ 8,194,230**	**$ 81,817,138**

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GMP #1D – Storage Building $440,993

Assumptions & Clarifications

Earthwork:
- Site grading
- Drainage flume
- Gravel drive around the building

Concrete:
- Footings
- Slab on Grade

Structure:
- Free-standing building composed of wood framing with steel siding and roofing

Doors, Frames, Hardware:
- Overhead doors
- Standard exterior man door

Finishes:
- Interior sheet metal liner panels

Electrical
- Boring 540 LF of conduit for a service line
- Conduit stubbed up near the building and main electrical panel
- Wire and connection by owner

Allowances:
- 2000 SF of seeding

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:
- Sales tax (tax exempt)
- 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 August 10th, 2026, materials will be procured and work will commence. The substantial completion date is January 4th, 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
khaworth@huttonbuilds.com
316-258-8603

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Storage Building	
Scope of Work	Company
Free-Standing Building	Sunrise Structures
Earthwork	Sooter Excavating