

HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: August 24, 2026

Agenda Item: J.6

Board Goal: N/A

Subject: Consideration and possible approval of the Schematic Design for 2025 Bond-funded Design of Middle School #7

Administrator Responsible/Position: Max Cleaver, Chief Operations Officer
Nathan Wensowitch, Exec Dir of Facilities, Construction & Bond Programs

A. Purpose of Agenda Item:

☒ Action needed ☐ Information only ☐ Receive input

B. Authority for This Action:

☒ Local Policy: ☐ Law or Rule:
CVD – Facilities Construction: Construction Manager-at-Risk

C. Goal or Need Addressed: Provide safe, cost-effective facilities

D. Summary:

☒ Previous board action relating to this item:

Middle School #7	
July 2025	Assignment of OCR to design. OCR provided design and master planning services for Hays CISD middle school programs for both the 2021 and 2023 bonds
August 2025	Assignment of Core Construction to provide CMAR services
February 2026	Review of Schematic Design materials
April 2026	Approval of Schematic Design with cost estimate for further consideration

☐ Future action anticipated: N/A

☒ **Background information:** The 2025 Bond contained provisions for the design of future middle school 7, which is planned to be operational in Fall 2030. The school is designed for 1200 students and contains all the amenities that have been developed during the master planning process over the past several bond cycles. Funding for this school will require voter approval of a future bond. This agenda item establishes a baseline budget for a potential future bond proposition. O'Connell Robertson has prepared the DD materials and CORE Construction has prepared the cost estimate. Staff has provided this material to the FBOC and will tentatively review this package with the FBOC in August 2026.

E. Comments Received:

☒ Cabinet ☐ DLT ☒ FBOC ☐ Teacher Org. Reps. ☒ Other: Project Team

F. Administrative Recommendation: Administration recommends approval of the design

G. Fiscal Impact and Cost: No direct cost for approval. Schematic Design Estimate = \$105,866,316

H. Monitoring and Reporting Time Line:

Person responsible for evaluating this decision or action: Max Cleaver, Nate Wensowitch

I. Suggested Motion:

I move that the Hays CISD Board of Trustees approve the 2025 Bond-funded schematic design of Middle School #7, as provided by Core Construction and designed by O'Connell Robertson Architects, for the amount of \$105,866,316.00, as presented.