

HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: October 26, 2026

Agenda Item: L.6

Board Goal: N/A

Subject: Consideration and possible approval of 50% Construction Documents 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: ☐ N/A
CH – Purchasing & Acquisition

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

D. Summary:

☒ Previous board action relating to this item:

Date	Action
July 2025	Assignment of O'Connell Robertson Architects (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 Construction Manager At-Risk services for Middle School #7
February 2026	Review of Schematic Design materials
April 2026	Approval of Schematic Design with cost estimate for further consideration
June 2026	Approval of Schematic Design

☐ Future action anticipated: N/A

☒ **Background information:** The 2025 Bond contains provisions for the design of future middle school 7, which is planned 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. The master plan originally showed this project in a potential 2027 Bond election, but that process has been postponed due to a reduction of bonding capacity.

This agenda item establishes a baseline budget for a potential future bond proposition, whenever that might occur. O'Connell Robertson has prepared the 50% CD materials, and CORE Construction has prepared the cost estimate. Staff has shared this material with the FBOC and will tentatively review this package again at the October 2026 meeting.

E. Comments Received:

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

F. Administrative Recommendation: Administration recommends approval of the design

G. Fiscal Impact and Cost: No direct cost for approval. *See cost tabulation in details for \$106,794,743.00*

☐ **Bond**

☒ **Other:** A future bond will be required to fund the construction of this school.

H. Monitoring and Reporting Time Line:

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

I. Suggested Motion:

I move that the Hays CISD Board of Trustees approve, for further consideration, the 2025 Bond-funded 50% construction documents for Hays CISD Middle School #7, as provided by Core Construction and designed by O'Connell Robertson Architects, for the amount of \$106,794,743, as presented.