

HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: February 24, 2025

Agenda Item: L.5

Board Goal: Community Engagement

Subject: Consideration and possible approval of Design-to-Date and Guaranteed Maximum Price 3 for 2023 Bond Bid Package 7 for Improvements at Impact Center

Administrator Responsible/Position: Max Cleaver, Chief Operations Officer

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 and Acquisition

CV – Facilities Construction

C. Goal or Need Addressed:

Provide safe, cost-effective facilities.

D. Summary:

Previous board action relating to this item – On November 28, 2023 the board approved the schematic design for this project and approved the COOP purchase of HVAC equipment (GMP 1) due to Lee Lewis Construction being unable to complete the project as the CMAR. Bartlett Cocke picked it up and advanced the project from that point as the CMAR.

On January 22, 2024 the Board approved DD for the project.

On March 25, 2024, the Board approved GMP 2.

Future action anticipated – None, this is the final GMP for this project.

Background information – The 2023 Bond contains provisions for improvements at Tobias ES and the Impact Center.

- GMP 1 scope was a coop purchase for the HVAC equipment at both campuses.
- GMP 2 scope at Tobias ES included HVAC replacement labor, roof repair, freezer/cooler, fire alarm, and sewer line repair, which was completed in the summer of 2024.
Due to the Impact Center site being located in the Edward's Aquifer Recharge Zone and the associated TCEQ permitting and design lead times, staff recommended proceeding with the interior renovations at the Impact Center in the summer of 2024, and completing the site improvements in the summer of 2025.
The GMP 2 scope at the Impact Center was approximately \$1.7 M and included HVAC replacement labor, school clinic upgrades, kitchen upgrades, restroom improvements, and the relocation of additional portable classrooms.
- GMP 3 scope at the Impact Center includes parking and traffic flow improvements, stormwater improvements, walkway covers, security fencing, and the relocation of an additional portable classroom.
O'Connell Robertson and Bartlett Cocke have provided select CD documentation and GMP 3 cost information for your review.
- Deficit for this bid project will be taken from contingency funds. Please refer to the Bond Look-ahead document provided in dais folders for details.

(See next page)

2023 Bond BP7 – All Projects							
	Original Budget	SD Estimate	GMP 1 Coop Equip Purchase	GMP 2	GMP 3	Total Over Budget	GMP1 GMP2 GMP3
Construction	\$6,824,332	\$8,474,090	\$1,385,297	\$7,114,230	\$3,575,077	-\$3,544,189	\$12,074,604
Architect	\$477,703	\$593,186	Incl w/ final	Incl w/ final	Incl w/ final	-\$845,222	\$845,222
FF&E	\$477,703	\$477,703	Incl w/ final	Incl w/ final	Incl w/ final	-\$362,238	\$362,238
Infr & Fees	\$255,912	\$255,912	Incl w/ final	Incl w/ final	Incl w/ final	-\$362,238	\$362,238
Contingency	\$494,764	-\$1,270,476	Incl w/ final	Incl w/ final	Incl w/ final	TOTAL	-\$5,113,887
Total	\$8,530,415	\$8,530,415	Incl w/ final	Incl w/ final	Incl w/ final	-\$5,113,887	\$8,530,415

2023 Bond BP 7 By Project – Construction Costs Only						
	Budget	GMP 1 (Coop)	GMP 2	GMP 3	Total	Overage
Tobias ES	\$6,334,153	\$1,298,639	\$5,424,009	\$0	\$6,722,648	-\$388,495
Impact Center	\$2,196,262	\$86,658	\$1,690,221	\$3,575,007	\$5,351,956	-\$3,155,694
Total	\$8,530,415	\$1,385,297	\$7,114,230	\$3,575,007	\$12,074,604	-\$3,544,189

E. Comments Received:

Cabinet
 DLT
 FBOC
 Teacher Org. Reps.
 Other:

Staff discusses each bond project with the FBOC as they appear on the Board agenda.

F. Administrative Recommendation: Administration recommends approval of the project as presented.

Advantages and benefits of this proposal: N/A

Expected results in terms of student benefit/achievement: N/A

Effect of this action on other parts of the system: N/A

Consequences of not approving this action: Project does not occur

G. Fiscal Impact and Cost:

Total Amount of Purchase: \$3,575,077

Funding Source

Budget
 2023 Bond
 Grant / Special Funds
 Other
 N/A

Budget Amendment Needed

Prior Year Spending: N/A

Bid/Contract Information: N/A

Reasons for rejecting alternatives: N/A

Future/Ongoing: None. N/A

H. Monitoring and Reporting Timeline

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

Evaluation method and timeline: This is a 2023 Bond project

Next report to Board: N/A

I. Suggested Motion

I move that the Hays CISD Board of Trustees approve the design-to-date from O'Connell Robertson Architects for 2023 Bond Bid Package 6 for improvements at the Impact Center, and approve GMP 3 from Bartlett Cocke for an amount not to exceed \$3,575,007, as presented.