

# HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: October 27, 2025

Agenda Item: L.7

Board Goal: N/A

Subject: Consideration and possible approval of Guaranteed Maximum Price 1 for 2025 Bond Renovations and Additions at McCormick Middle School

Administrator Responsible/Position: Max Cleaver, Chief Operations Officer  
Nathan Wensowitch, Exec Dir of Facilities Construction and 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  
CVD – Facilities Construction:  
Construction Manager-at-Risk

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

**D. Summary:**

- ☒ **Previous board action relating to this item:** In October 2024 the Board approved the original SD package with cost estimate provided by Bartlett Cocke. This was from 2023 Bond design funds. In June 2025, the Board approved SD for the Bus Loop and Utility Improvements, which was not included in the previous design effort. In August 2025 the Board approved the DD package for both design efforts with estimate provided by OCR, and assigned Joeris Construction to complete the entire project.
- ☒ **Future action anticipated:** Staff anticipates recommending Guaranteed Maximum Price (GMP) 2 for consideration in Spring 2026. GMP 2 will include the balance of the school building work.
- ☒ **Background information:** The 2025 McCormick MS Additions and Renovations include a new weight room, renovated art rooms, a new bus drive, and connection to the sanitary sewer. **GMP 1 includes the bus drive and site utility items to complete the upcoming weight room construction.** GMP 2 will include the balance of the school building work. The artificial turf and track project is a separate work effort, coming soon for Board consideration. OCR will provide select GMP 1 materials and Joeris Construction will provide pricing details. Staff will present this item to the FBOC on October 22, 2025.

**E. Comments Received:**

☒ Cabinet ☐ DLT ☒ FBOC ☒ Other: Design Team

**F. Administrative Recommendation:** Administration recommends approval of GMP 1 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 recommendation: N/A

**G. Fiscal Impact and Cost: \$1,049,175**

☐ Budget

☒ 2025 Bond

☐ Grant/Special Funds:

☐ Other

☐ Budget Amendment Needed

Prior Year Spending for this item/service: N/A

Reasons for rejecting alternatives: N/A

Future/Ongoing: N/A

| 2025 Bond MMS            | SD Estimate<br>10/14/24 | GMP 1<br>9/29/2025 |
|--------------------------|-------------------------|--------------------|
| Construction Additions   | \$4,920,000             | \$1,049,175        |
| Construction Renovations | \$1,292,729             | \$6,212,729        |
| Architect                | \$434,891               | \$508,333          |
| FFE                      | \$434,891               | \$434,891          |
| Infrastructure and Fees  | \$186,382               | \$186,382          |
| Contingency              | \$514,327               | (\$608,290)        |
| Total                    | \$7,783,220             | \$7,783,220        |

*Bus Drive GMP Only*

*Sum of SD Estimate*

**H. Monitoring and Reporting Time Line:**

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

**Evaluation method and timeline:** N/A

**Next report to the Board:** Staff anticipates recommending 2025 Bond MMS Additions and Renovations GMP 2 for consideration in Spring 2026.

**I. Suggested Motion:**

I move that the Hays CISD Board of Trustees approve GMP 1 from Joeris Construction, as designed by O'Connell Robertson Architects, for 2025 Bond Renovations and Additions at McCormick Middle School for an amount not to exceed \$1,049,175, as presented.