

HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: March 25, 2024

Agenda Item: L.13

Board Goal: Community Relations

Subject: Consideration and possible approval of the Assignment of Construction Manager At-Risk (CMAR) for 2023 Bond Bid Package 12, Comprehensive High School #4

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

C. Goal or Need Addressed:

Build safe, cost-effective facilities

D. Summary:

Previous board action relating to this item

On April 25, 2023 the Board approved CMAR for the delivery of major 2023 Bond Projects, pending successful passage of a May 6, 2023 Bond Election and approved the use of four CMAR's including Bartlett Cocke, Core Construction, Jackson Construction, and Lee Lewis Construction for these projects.

Future action anticipated:

Staff will seek approval for milestone cost estimates (examples include SD, DD, CD, and/or design to date) and for the Guaranteed Maximum Price (GMP) proposals received from the CMAR's on all 2023 Bond construction projects.

Background information:

The proposed 2023 Bond contains provisions for the initial design fees for Comprehensive HS 4 in the amount of \$7,256,870. The concept is for the CMAR to provide pre-construction services and work with the District and selected architect to provide initial designs and sub-contractor pricing to inform cost estimates for the proposed May 2025 Bond. Staff recommends Bartlett Cocke to provide CMAR services for the 2023 Bond Comprehensive HS 4.

E. Comments Received:

Cabinet DLT FBOC Teacher Org. Reps. Other: Board

F. Administrative Recommendation:

Consideration and approval of the CMAR for Comprehensive HS 4.

G. Fiscal Impact and Cost: Amount: TBD, fee based on cost of construction

Budget Bond 2023 Grant/Special Funds : Other

Prior Year Spending – not applicable

Future/Ongoing – not applicable

H. Monitoring and Reporting Time Line:

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

Evaluation method and time line -

Next report to the board:

I. Suggested Motion:

I move that the Hays CISD Board of Trustees approve the assignment of Bartlett Cocke to provide CMAR services for the 2023 Bond Bid Package 12 comprehensive high school #4 project, and authorize the Superintendent to negotiate and execute a satisfactory contract for services, as presented.