

# HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: August 25, 2025

Agenda Item: K.20

Board Goal: Community Relations

Subject: Consideration and possible approval of the Design Development for 2025 Bond Renovations and Additions at Fuentes Elementary School and 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 safe, cost-effective facilities

**D. Summary:**

- ☒ **Previous board action relating to this item:** On September 24, 2024, the Board reviewed the schematic designs for eleven potential 2025 Bond projects including Fuentes ES and McCormick MS. On October 28, 2024 the Board approved the SD's.
- ☒ **Future action anticipated:** Staff anticipates the GMP will be delivered in November 2025.
- ☒ **Background information:** The 2025 Bond contains provisions for Renovations and Additions at Fuentes ES and McCormick MS. The schematic design (SD) estimates that informed the 2025 Bond budgets were provided by Jackson Construction for Fuentes ES and Bartlett Cocke Construction for McCormick MS. The design development (DD) cost estimates and select design development materials are being provided by O'Connell Robertson (OCR) for your review.

**E. Comments Received:**

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

**F. Administrative Recommendation:** Administration recommends approval of the design development.

**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:** Estimates are provided below

☐ 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

<b>2025 Bond: McCormick MS Cost Journey</b>			
	SD Estimate 10/14/24	DD Estimate 7/30/25	
Construction: Additions	\$4,920,000	<b>\$7,007,215</b>	OCR Data
Construction: Renovations	\$1,292,729	\$0	Included Above
Construction: Turf Field	\$2,029,454	\$2,029,454	
Architect	\$403,827	\$587,383	
FFE	\$486,462	\$632,567	
Infr & Fees	\$208,484	\$271,100	
Contingency	\$899,664	(\$287,099)	
Total	\$10,240,620	\$10,240,620	

<b>2025 Bond: Fuentes ES Cost Journey</b>			
	SD Estimate 10/08/24	DD Estimate 7/30/25	
Construction: CR Add & Parking	\$11,347,030	<b>\$15,613,836</b>	OCR Data
Construction: Café Reno	\$1,446,971	\$0	Included Above
Construction: Library Reno	\$1,556,400	\$0	Included Above
Construction: Art Music Reno	\$668,137	\$0	Included Above
Construction: Admin CR Reno	\$827,423	\$0	Included Above
Construction: Cap Improvements	\$184,831	\$0	Included Above
Architect	\$1,042,131	\$1,014,899	
FFE	\$1,122,295	\$1,092,969	
Infr & Fees	\$480,984	\$468,415	
Contingency	\$73,647	\$561,731	
Total	\$18,751,850	\$18,751,850	

**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:** The guaranteed maximum price (GMP) is anticipated to be delivered in November

**I. Suggested Motion:**

I move that the Hays CISD Board of Trustees approve for further consideration the design development for 2025 Bond renovations and additions at Fuentes ES and McCormick MS, designed by O'Connell Robertson Architects, as presented.