

# HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: March 25, 2024

Agenda Item: L.10

Board Goal: Community Relations

Subject: Consideration and possible approval of Guaranteed Maximum Price (GMP) 2 and the Design to Date for 2023 Bond Bid Package 7 for Improvements at Tobias Elementary School and 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

**C. Goal or Need Addressed:**

Provide safe and clean facilities.

**D. Summary:**

☒ **Previous board action relating to this item** – In April 2023, the Board granted the Superintendent authority to assign minor 2023 Bond projects to the District's architects and construction managers.

On November 28, 2023 the board approved the schematic design for this project and approved the COOP purchase of HVAC equipment (instead of GMP 1) due to Lee Lewis Construction being unable to complete the project as the CMAR. Since that time Bartlett Cocke has agreed to advance the project.

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

☐ **Future action anticipated** –

☒ **Background information** –

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

The scope at the Impact Center includes parking improvements, HVAC replacement, school clinic, kitchen, and restroom improvements, additional classrooms, and walkway covers. Due to the site being located in the Edward's Aquifer Recharge Zone and the associated TCEQ design lead times, staff recommends proceeding with the interior renovations at the Impact Center in the summer of 2024, and complete the site improvements in the summer of 2025 or earlier if the facility can remain operational during the construction.

The scope at Tobias ES includes HVAC, roof, freezer/cooler, fire alarm, and sewer line repair, all of which is tentatively scheduled to be completed in the summer of 2024.

OCR and Bartlett Cocke have provided select CD documentation and construction cost information for your review.

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

**E. Comments Received:**

☒ Cabinet

☐ DLT

☒ FBOC

☐ Teacher Org. Reps.

☐ Other:

**F. Administrative Recommendation:**

Administration recommends approval of the project as presented.

**G. Fiscal Impact and Cost: Amount: See Table Below**

Staff will provide the most current cost information under separate cover.

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

Person responsible for evaluating this decision or action: Max Cleaver, COO; Nate Wensowitch, Ex. Dir. Facilities, Construction, and Bond Programs

Evaluation method and time line:

Suggested Milestones	
Consideration of SD and COOP Purchase for long lead HVAC items	November 2023
Consideration of DD	January 2024
Consideration of GMP 2 for Remaining Project	March 2024

**I. Suggested Motion:**

I move that the Hays CISD Board of Trustees consider and approve the 2023 Bond Bid Package 7 design-to-date from O'Connell Robertson Architects and Guaranteed Maximum Price (GMP) 2 from Bartlett Cocke, for an amount not to exceed \$7,114,230, as presented.