

HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: February 26, 2024

Agenda Item: L.5

Board Goal: Community Relations

Subject: Consideration and possible approval of Guaranteed Maximum (GMP) 2 and Construction Document (CD)
Estimates to-date for 2023 Bond Bid Package 2 for Improvements at Johnson High School

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 assigned this project to Huckabee Architects. On August 28, 2023, the Board approved Schematic Design for this project. On November 28, 2023 the Board approved design development for the project. On January 22, 2024 the Board approved GMP 1 and 50% CD as shown in the following table:

**2023 Bond – Bid Package 2
Improvements at Johnson HS**

	Budget	SD	DD Estimate	GMP 1	GMP 1 plus 50 CD Estimate
Construction	\$49,281,675	\$49,979,485	\$49,254,587	\$4,262,313	\$49,167,563
Architect	\$3,449,717	\$3,498,564	\$3,447,821	\$0	\$3,441,729
FFE	\$3,449,717	\$3,449,717	\$3,449,717	\$0	\$3,449,717
Infr & Fees	\$1,848,063	\$1,848,063	\$1,848,063	\$0	\$1,848,063
Contingency	\$3,572,921	\$2,826,265	\$3,601,906	\$0	\$3,695,022
Total	\$61,602,094	\$61,602,094	\$61,602,094	\$4,262,313	\$61,602,094

☐ **Future action anticipated –**

☒ **Background information –**

The 2023 Bond contains provisions for Johnson High School Improvements including an Academic Expansion to accommodate 2,800 students with regular and CTE classrooms, an All-purpose Gym (Fine Arts Gym), a new Band Hall, driveway and drainage improvements, and master planning for future projects.

This is a separate project from the baseball and softball field improvements.

Huckabee and Core have provided GMP 2 and select construction documents (CD) to date for your review.

GMP 1 includes the structural steel package for this project.

GMP 2 includes the site package for the project such as site work, grading, utilities and signage

Staff reviews 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 this bid package as presented.

G. **Fiscal Impact and Cost: Amount: see below**
☐ Budget ☒ Bond 2023 ☐ Grant/Special Funds ☐ Other
Staff will provide most up to date 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:
Next report to the board: GMP 3 is tentatively scheduled for board consideration in March 2024.

Suggested Milestones	
Approval of SD	August 28, 2023
Approval of DD	November 28, 2023
Approval of GMP 1	January 22, 2024
Consideration of GMP 2	February 26, 2024
Consideration of GMP 3	April 22, 2024
Substantial Completion	December 1, 2025

I. **Suggested Motion:**
I move that the Hays CISD Board of Trustees approve GMP 2 for 2023 Bond Bid Package 2 for improvements at Johnson High School, from Core Construction in an amount not to exceed \$3,737,331 and approve their CD estimates to-date, as designed by Huckabee Architects, for an amount not to exceed \$40,534,654, as presented.