

**HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
BOARD OF TRUSTEES**

Date: February 21, 2023

Agenda Item: M.8

Board Goal: Board/Staff/Community Relations

Subject: 2022 Bond Project – Academic Support Center GMP 2

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:

Deliver timely, cost-effective facilities.

D. Summary:

Previous board action relating to this item

On August 29, 2022, the Board approved the Schematic Design (SD) for the project.

On September 26, 2022, October 24, 2022, and November 14, 2022, the Board had discussions about the design.

On December 12, 2022 the Board approved GMP 1 for HVAC equipment, electrical equipment, structural steel, roofing package, select demolition, and site work.

Future action anticipated -

Background information –

The 2022 Bond contains provisions for the construction of a new Academic Support Center (ASC) which will become the new home for the Board, Superintendent, Curriculum & Instruction, Special Education, Human Resources, Benefits, Finance, Payroll, Safety & Security, Communications, Technology, and Operations. The proximity of these workspaces will enhance productivity and increase customer satisfaction.

The programming for this building began in 2020 with the A&E Design Group.

The original schematic design (SD) was presented to the voters in a 2021 Bond proposition, which was not successful.

The A&E Design Group continued the design process and produced a revised layout which was approved by the voters in May 2022. Since that time, A&E Design Group partnered with OCR to deliver the project.

In December 2022, the Board approved GMP 1 for HVAC equipment, electrical equipment, structural steel, roofing package, select demolition, and site work.

The purpose of this agenda item is for consideration of approval of GMP 2 for the balance of the work.

Staff presented this project to the FBOC on August 24, 2022 and provided an update on September 21, 2022.

E. Comments Received:

Cabinet DLT FBOC Teacher Org. Reps. Other: Staff

F. Administrative Recommendation:

Staff recommends approval of the project as presented.

G. Fiscal Impact and Cost: Amount: Estimated in table below
 Budget Bond 2022 Grant/Special Funds Other

Hays CISD ASC	Estimate 50SD	Estimate 100SD	Estimate 100DD	GMP 1	GMP 2	Total GMP
Construction	\$47,608,908	\$48,701,215	\$46,961,119	\$11,552,361	\$36,017,257	\$47,569,618
Architect	\$3,332,624	\$3,409,085	\$3,287,278			\$3,329,873
FFE	\$3,332,624	\$3,409,085	\$3,287,278			\$3,329,873
Infrastructure and Fees	\$1,428,267	\$1,461,036	\$1,408,834			\$1,427,089
Project Contingency	\$1,428,267	\$150,268	\$2,186,181			\$1,474,237
Total	\$57,130,690	\$57,130,690	\$57,130,690			\$57,130,690

Prior Year Spending – Not applicable
 Future/Ongoing -

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:

Date	Action
February 2024	Substantial Completion of Phase 1 (Main Building, Data Center, Parking, Fuel Point)
June 2024	Substantial Completion of Phase 2 (Demolition of other structures and parking)

I. Suggested Motion:
 I move that the Hays CISD Board of Trustees approve GMP 2 for the Hays CISD Academic Support Center from Bartlett Cocke Construction, as designed by O'Connell Robertson Architects, in the amount of \$36,017,257, as presented.