

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

Date: March 25, 2024

Agenda Item: L.7

Board Goal: Community Relations

Subject: Consideration and possible approval of the assignment of an Architect to provide Design Services through 50% Construction Documents (CD) for 2021 Bond-Interest-Earnings-funded Additions and Renovations at Barton Middle School, Chapa Middle School, Simon Middle School, and Wallace Middle School, Utilizing 2021 Bond Interest Earnings

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, cost-effective facilities.

D. Summary:

Previous board action relating to this item

In January 2018, the Board Approved O'Connell Robertson (OCR) for architectural services, and in December 2019, Huckabee Architects and A&E Design Group were approved for the same.

On April 25, 2023 the Board assigned major 2023 Bond projects to Huckabee and OCR and granted the Superintendent authority to assign minor projects.

Future action anticipated:

Background information:

Staff recommends utilizing bond interest earnings to advance the design for the classroom additions at the remaining middle schools including CMS, SMS, WMS, and BMS to bring the student capacity to approximately 1,200 students and to be near shovel ready for a Fall 2027 opening, pending a successful May 2025 Bond Election.

The rationale is to delay the opening of MS 7 to be in sync with the opening of Comprehensive High School #4 in 2029 and to coordinate the rezoning effort that will require.

Staff recommends OCR for this design work. Based on a fee of 6.5% and total estimated construction costs of \$70,000,000, staff anticipates a total fee of approximately \$4.5 million and an initial fee of approximately \$2.4 million to bring the designs to 50% CD. This work would be completed by September/October 2024 in order to inform the cost estimates for the proposed 2025 Bond.

The current projection for the total number of geocoded students by attendance zone for the 2027-28 school year is 7,153 students. Six middle schools with a capacity of approximately 1,200 students is 7,200 students.

Campus	Capacity	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Barton	1167	888	982	1066	1149	1213	1288	1350	1425	1437	1459
Chapa	1057	791	830	947	977	1018	1046	1062	1114	1133	1179
Dahlstrom	1243	781	735	716	728	757	831	902	1005	1048	1115
McCormick	1236	1192	1360	1567	1744	1892	2072	2299	2540	2689	2892
Simon	1074	933	1031	1220	1413	1526	1679	1862	2062	2180	2328
Wallace	1042	871	963	1065	1142	1196	1292	1391	1503	1548	1626
Total	6819	5456	5901	6581	7153	7602	8208	8866	9649	10035	10599

With the exception of MMS and SMS, a middle school capacity of approximately 1,200 students will be sufficient to support the student projections. At MMS and SMS we could consider pre-zoning scenarios.

Staff shared this information with the Board and FBOC in an informational item on February 5, 2024, and reviewed with the FBOC again at the lunch time zoom on March 1, 2024.

E. Comments Received:

Cabinet DLT FBOC Teacher Org. Reps. Other: Board

F. Administrative Recommendation:

Consideration and approval of architectural assignments.

G. Fiscal Impact and Cost: Amount: TBD, fee based on cost of construction, estimated at \$2.4 million.

Budget Bond Grant/Special Funds: Other: 2021 Bond Interest Earnings

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 the Hays CISD Board of Trustees approve the assignment of O'Connell Robertson Architects to provide design services through 50% CD for 2021 Bond-Interest-Earnings-funded Additions and Renovations at Barton Middle School, Chapa Middle School, Simon Middle School, and Wallace Middle School, in an amount not to exceed \$2,400,000, and authorize the Superintendent to negotiate fees and execute a satisfactory contract, as presented.