

HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: August 25, 2025

Agenda Item: K.21

Board Goal: Community Relations

Subject: Consideration and possible approval of the Assignment of Construction Manager-at-Risk 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
CVD – Facilities Construction –
Construction Manager-at-Risk ☐ N/A

C. Goal or Need Addressed: Provide safe, cost-effective facilities

D. Summary:

- ☒ **Previous board action relating to this item:** On April 25, 2023 the Board approved four CMAR for the delivery of major 2023 Bond Projects, pending successful passage of a May 6, 2023 Bond Election. On June 24, 2024 the Board formally assigned Jackson Construction to complete the work at Kyle ES and Tom Green ES which Lee Lewis construction forfeited due to personnel issues.
- ☒ **Future action anticipated:** Staff will make a recommendation for CMAR service for ES 18 and MS 7 in the near future.
- ☒ **Background information:** Staff has conducted RFP # 28-052502AS to solicit and select Construction Managers at Risk (CMAR) for 2025 Bond Projects at Fuentes ES, McCormick MS, Elementary School 18, and Middle School 7. A committee consisting of Hays staff and architect consultants scored the responses included with this agenda item. Staff will be prepared to make a recommendation for the CMAR for Fuentes ES and McCormick MS at the August 2025 meeting and to make a recommendation for ES 18 and MS 7 to the Board in the near future.

E. Comments Received:

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

F. Administrative Recommendation: Administration recommends approval of the request.

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: There is no cost associated with the selection of the construction manager at-risk

☐ Budget ☒ 2025 Bond ☐ Grant/Special Funds: ☐ Other

☐ Budget Amendment Needed

Prior Year Spending for this item/service: N/A

Bid/Contract Information: RFP #28-052502AS

Reasons for rejecting alternatives: N/A

Future/Ongoing: N/A

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: We will make a recommendation for CMAR at Elementary #18 and Middle School #7 in the coming months.

I. Suggested Motion:

I move that the Hays CISD Board of Trustees approve the assignment of construction manager-at-risk for 2025 Bond renovations and additions at Fuentes ES to Bartlett Cocke General Contractors and McCormick MS to Joeris General Contractor, and authorize the Superintendent to negotiate and execute satisfactory contracts for services, as presented.