

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 the Design-to-Date (DD) and Guaranteed Maximum Price (GMP) 2 for 2023 Bond Bid Package 6 for Improvements at Kyle Elementary, Tom Green Elementary, Elm Grove Elementary, Hemphill Elementary, Fuentes Elementary, Pfluger Elementary and Simon Middle 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 granted the Superintendent authority to assign minor 2023 Bond projects to the District's architects and construction managers. In November 2023, the Board approved schematic design for this project provided by Lee Lewis Construction and approved the COOP purchase of HVAC equipment due to Lee Lewis not being able to complete the project. Jackson Construction has since picked up this work and the project is moving forward. On December 11, 2023 the Board approved the Design-to-Date and Design Development (DD) cost estimate for the project contained in the following table:

2023 Bond – Bid Package 6

	Original Budget	COOP Equip Purchase	SD Estimate plus COOP Equip	DD estimate incl COOP Equip
Construction	\$5,179,848	\$112,239	\$8,986,521	\$8,017,910
Architect	\$362,589	Incl w SD	\$629,056	\$561,254
FFE	\$1,500,000	Incl w SD	\$1,500,000	\$1,500,000
Infrastructure and Fees	\$250,494	Incl w SD	\$250,494	\$250,494
Contingency	\$1,056,878	Incl w SD	-\$3,016,262	-\$1,979,848
Total	\$8,349,810	\$112,239	\$8,349,810	\$8,349,810

On January 22, 2024, the Board approved the purchase of school furniture for KES and TGES.

☐ **Future action anticipated –**

☒ **Background information –** The 2023 Bond contains provisions for improvements at Kyle ES, Tom Green ES, Elm Grove ES, Hemphill ES, Fuentes ES, Pfluger ES and Simon MS as outlined below.

- **Kyle ES:** The scope of work includes furniture replacement, HVAC, roofing, and minor cosmetic improvements which will be identified in the upcoming planning effort to modernize and expand that campus to 900 students.
- **Tom Green ES:** The scope of work includes furniture replacement, parking lot repair, and minor cosmetic improvements which will be identified in the upcoming planning effort to modernize and expand that campus to 900 students.
Staff recommends deferring the parking lot work until a master plan is developed.
- **Elm Grove ES and Hemphill ES:** The scope of work includes repair of the freezer/cooler mechanical units.
- **Fuentes ES:** The scope of work includes freezer/cooler mechanical units and parking lot repair.
Staff recommends deferring the parking lot work until a master plan is developed.
- **Pfluger ES:** The scope of work includes roofing and parking lot repair.
- **Simon MS:** The scope of work of work includes re-roofing. Staff recommends deferring the roofing work until the HVAC units are replaced due to the cost of disconnecting and reconnecting the gas and electric service and the disruption to the campus twice. The DD estimate includes a \$100,000 roof patching allowance.

OCR and Jackson Construction have provided plans and cost estimates for your review.

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:

Staff recommends approval of this bond package as presented.

G. Fiscal Impact and Cost: Amount: See Below

☐ Budget ☒ Bond 2023 ☐ Grant/Special Funds ☐ Other

Staff will provide the most up to date cost information under separate cover.

Prior Year Spending – Not applicable

Future/Ongoing -

H. Monitoring and Reporting Time Line:

Person responsible for evaluating this decision or action: Max Cleaver, COO: Nate Wensowitch, Ex Dir Bond Planning

Evaluation method and time line:

Suggested Milestones	
Consideration of SD and COOP Purchase of long-lead items (HVAC)	November 2023
Consideration of Design to Date and DD Cost Estimate	December 2023
Consideration of GMP 2 for Remaining Project	March 2024

I. Suggested Motion:

I move that the Hays CISD Board of Trustees approve the Design-to-Date for 2023 Bond Bid Package 6 for Improvements at Kyle Elementary, Tom Green Elementary, Elm Grove Elementary, Hemphill Elementary, Fuentes Elementary, Pfluger Elementary and Simon Middle School as designed by O'Connell Robertson Architects, and GMP 2 provided by Jackson Construction in the amount not to exceed \$7,593,858, as presented.