

HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: January 26, 2026

Agenda Item: K.9

Board Goal: Community Relations

Subject: Consideration and possible approval of Guaranteed Maximum Price 2 for 2025 Bond Additions and Renovations at 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

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

D. Summary:

☒ **Previous board action relating to this item:** In October 2024 the Board approved the original SD package with estimate provided by Bartlett Cocke. This was 2023 Bond design funds. In June 2025, the Board approved SD for the Bus Loop and Utility Improvements, which was not included in the previous design effort. In August 2025 the Board approved the DD package for both design efforts with estimate provided by OCR, and assigned Joeris Construction to complete the entire project. On October 27, 2025, the Board approved GMP 1 for the Bus Loop.

☐ **Future action anticipated:** N/A

☒ **Background information:** The 2025 McCormick MS Additions and Renovations include a new weight room, renovated art rooms, a new bus loop, and connection to the sanitary sewer. GMP 1 includes the bus drive and site utility items to complete the upcoming weight room construction. GMP 2 includes the balance of the school building work. The artificial turf and track project is a separate work effort, which was also approved by the Board in October 2025

OCR will provide select construction drawings related to GMP 2 and Joeris Construction will provide details. Staff will present this item to the FBOC at the next scheduled meeting.

E. Comments Received:

☒ Cabinet ☐ DLT ☒ FBOC ☐ Teacher Org. Reps. ☒ Other: Architects & Engineers

F. Administrative Recommendation: Staff recommends approval of GMP 2.

G. Fiscal Impact and Cost: \$5,353,991

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

H. Monitoring and Reporting Time Line:

Person responsible for evaluating this decision or action: Max Cleaver, Nate Wensowitch

Evaluation method and timeline: N/A

Next report to the Board: CMAR will provide routine reports during construction.

I. Suggested Motion:

I move that the Hays CISD Board of Trustees approve Guaranteed Maximum Price 2 for 2025 Bond Additions and Renovations at McCormick Middle School submitted by Joeris Construction, as designed by O'Connell Robertson Architects, for an amount not to exceed \$5,353,991, and authorize the Superintendent to negotiate a satisfactory contract, as presented and discussed.