

HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: April 22, 2024

Agenda Item: K.12

Board Goal: Community Relations

Subject: Consideration and possible approval of Guaranteed Maximum Price (GMP) 1 for 2023 Bond Bid Package 3 for Improvements at Hays High School, Barton Middle School and the Hays CISD Performing Arts Center

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, either OCR or Huckabee
In October 2023, the Board approved SD for the 2023 Bond Bid Package 3.
In December 2023, the Board approved DD for the project.

☐ Future action anticipated –

☒ Background information –

The 2023 Bond Bid Package 3 contains provisions for the following improvements:

Hays HS scope includes HVAC, roofing, boiler replacement, additional parking and parking repair, walkway cover, a new weight room, and an allowance for a barbering lab.

Barton MS scope includes roofing and parking repair.

PAC scope includes roofing.

Huckabee and Bartlett Cocke have provided select GMP documents and cost information for this project.

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:

Administration recommends approval of this bid package as presented.

G. Fiscal Impact and Cost: Amount: see below

☒ ** Budget

☒ Bond 2023

☐ Grant/Special Funds

☐ Other

BP 3	Original Budget	SD	DD Estimate	GMP
Construction	\$14,295,525	\$16,733,096	\$14,806,886	\$14,513,020
Architect	\$1,000,687	\$1,171,317	\$1,036,482	\$1,015,911
FFE	\$1,000,687	\$1,000,687	\$1,000,687	\$1,000,687
Infr and Fees	\$536,082	\$536,082	\$536,082	\$536,082
Contingency	\$1,036,426	-\$1,571,776	\$489,269	\$803,706
Total	\$17,869,406	\$17,869,406	\$17,869,406	\$17,869,406

** Staff recommends utilizing general funds and considering a Reimbursement Resolution on a future agenda to include this expenditure on a future bond.

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:

Milestone	Anticipated Date
Discussion of SD	September 2023
Consideration of SD	October 2023
Consideration of DD	December 2024
Consideration of GMP	April 2024
Substantial Completion	Aug 2024: HHS Tennis Parking Lot and detention pond Aug 2025: HHS Weight room, driveway, parking lot improvements, barbering, BMS parking lot repair, PAC roof repair

I. Suggested Motion:

I move that the Hays CISD Board of Trustees approve GMP 1 for 2023 Bond Bid Package 3 for improvements at Hays HS, Barton MS and the Hays CISD Performing Arts Center from Bartlett Cocke Construction, as designed by Huckabee Architects, in an amount not to exceed \$14,513,020, as presented.