

HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: July 21, 2025

Agenda Item: J.6

Board Goal: Community Relations

Subject: Consideration and possible approval of the Guaranteed Maximum Prices for 2025 Bond Additions and Renovations at Hays High School, Johnson High School, and Lehman High School

Administrator Responsible/Position: Max Cleaver, Chief Operations Officer
Nathan Wensowitch, Exec Dir of Facilities Construction & Bond Projects

A. Purpose of Agenda Item:

☒ Action needed ☐ Information only ☐ Receive input

B. Authority for This Action:

☒ Local Policy: ☒ Law or Rule ☐ N/A
CVD – Facilities Construction CVD – Facilities Construction

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

D. Summary:

- ☒ **Previous board action relating to this item:** In May 2024, the Board approved the design to date for these projects. In October 2024 the Board reviewed the most recent designs and cost estimates. On December 16, 2024, the Board approved the Design Development (DD) for the projects.
- ☒ **Future action anticipated:** N/A
- ☒ **Background information:** The 2025 Bond contains provisions for Additions and Renovations at HHS, JHS LHS. These projects were designed from the master planning effort funded by the 2023 Bond. Huckabee will provide select construction documents for all three projects. Bartlett Cocke will provide GMP documents for HHS and LHS, and Core Construction will provide GMP documents for JHS.

E. Comments Received:

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

F. Administrative Recommendation: Administration recommends approval of the GMPs, as presented.

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: \$117,771,525

Bartlett Cocke: \$41,813,645 for Hays HS

Bartlett Cocke: \$48,517,728 for Lehman HS

Core Construction: \$27,440,143 for Johnson HS

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

☐ Budget Amendment Needed

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

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: Staff will schedule project tours at project completion.

I. Suggested Motion:

I move that the Hays CISD Board of Trustees approve the 2025 Bond Renovations and Additions at Hays HS, Johnson HS, and Lehman HS, as designed by Huckabee Architects, and approve the Guaranteed Maximum Price (GMP) from Bartlett Cocke in the amount of \$41,395,988 for Hays HS and \$48,791,665 for Lehman HS, and from Core Construction in the amount of \$27,440,143 for Johnson HS, for a total cost not to exceed \$117,627,796, as presented.