

# HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: May 19, 2025

Agenda Item: J.7

Board Goal: Community Relations

Subject: Consideration and possible approval of the Guaranteed Maximum Price for 2025 Bond Renovations and Additions to Hemphill Elementary School and Simon Middle School

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

**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 –  
Construction Manager-at-Risk

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

**D. Summary:**

☒ **Previous board action relating to this item:** On September 24, 2024, the Board reviewed the schematic designs and associated pricing for potential 2025 Bond projects (2023 Bond BP 12 for planning) including Simon MS and Hemphill ES. On October 28, 2024, the Board approved for further consideration the schematic design for the 2023 Bond Bid Package 12 Projects and middle school renovations and additions. On January 27, 2025 the Board approved for further consideration the design development (DD) for 2023 Bond Bid Package 12 Projects at Kyle ES, Tom Green ES, Hemphill ES, Fuentes ES, Wallace MS, Chapa MS, and Simon MS.

☒ **Future action anticipated:** N/A

☒ **Background information:** The 2023 Bond BP 12 contained provisions for design work at multiple campuses that generated real cost estimates for the 2025 Bond Program. In April 2023, the Board selected Construction Manager at Risk (CMAR) as the method of procurement and Bartlett Cocke as the contractor for this work. Due to the proximity of these campuses, staff recommends utilizing a single contractor and one GMP contract to complete the work as one project. OCR will provide select construction documents, and Bartlett Cocke will provide updated pricing information. Staff anticipates reviewing this information with the FBOC on May 14, 2025.

**E. Comments Received:**

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

**F. Administrative Recommendation:** Administration recommends approval of the GMP

**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:** \$26,929,942

**Hemphill ES:** \$14,886,437; **Simon MS:** \$12,043,505

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

☐ Budget Amendment Needed

**Prior Year Spending:** 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 time line:** N/A

**Next report to the board:** The project team will post weekly project reports once construction begins

**I. Suggested Motion:**

I move that the Hays CISD Board of Trustees approve the Guaranteed Maximum Price (GMP) from Bartlett Cocke Construction Company in the amount of \$26,929,942 for the 2025 Bond Renovations and Additions to Simon Middle School and Hemphill Elementary School, designed by O'Connell Robertson Architects, as presented.