

**HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
BOARD OF TRUSTEES**

Date: September 22, 2025

Agenda Item: K.5

Board Goal: N/A

Subject: Consideration and possible approval of the Assignment of Manager-at-Risk for 2025 Bond Elementary School #18 and 2025 Bond Middle School #7

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 safe, cost-effective facilities

D. Summary:

- ☒ **Previous board action relating to this item:** On August 25, 2025 the Board assigned Bartlett Cocke to the 2025 Bond Fuentes ES Renovation Project and Joeris Construction to the 2025 Bond McCormick MS Renovation Project.
- ☐ **Future action anticipated:** N/A
- ☒ **Background information:** Staff has conducted RFQ # 28-052502AS to solicit and select Construction Managers at Risk (CMAR) for 2025 Bond Projects at Fuentes ES, McCormick MS, Elementary School 18, and Middle School 7. A committee consisting of Hays staff and architects scored the thirteen (13) responses included with this agenda item.

E. Comments Received:

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

F. Administrative Recommendation: Administration recommends approval of CMAR assignments

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: N/A

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

Bid/Contract Information: HAYS CISD RFQ #28-052502AS

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: Hays CISD RFQ #28-052502AS

Next report to the Board: The next report will be our standard schematic design (SD) package

I. Suggested Motion:

I move the Hays CISD Board of Trustees approve the assignment of Construction Manager at Risk (CMAR) for 2025 Bond Elementary School #18 to Bartlett Cocke Construction and the assignment of 2025 Bond Middle School #7 to Core Construction, and authorize the Superintendent to negotiate and execute satisfactory contracts for services, as presented.