

HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

Date: January 26, 2026

Agenda Item: K.8

Board Goal: N/A

Subject: Consideration and possible approval of the Guaranteed Maximum Price for 2025 Bond Comprehensive High School #4

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
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: On September 24, 2024, the Board reviewed the schematic designs for eleven potential 2025 Bond projects (2023 Bond BP 12 for planning) including Comprehensive HS 4. In October 2024, the Board approved schematic design and associated cost estimates for these projects. Staff and the FBOC utilized the approved SD estimates to develop the 2025 Bond Plan. In January 2025, the Board approved the expenditure of Bond interest earnings to continue the design of HS 4, the three existing high schools, KES, HES, and TGES in anticipation of the May 2025 Bond. On April 24, 2025, the Board approved the Design Development (DD) package for this project

Future action anticipated: N/A
 Background information: The 2025 Bond contains provisions for the construction of Comprehensive High School #4. Huckabee Architects will present select construction drawings to accompany the Guaranteed Maximum Price (GMP) from Bartlett Cocke. Staff intends to present this information to the FBOC at the January 2026 meeting.

E. Comments Received:

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

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

G. Fiscal Impact and Cost: \$351,487,586

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:

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 the Guaranteed Maximum Price for 2025 Bond Comprehensive High School #4 submitted by Bartlett Cocke Contractors, as designed by Huckabee Architects, of an amount not to exceed \$351,487,586, and authorize the Superintendent to negotiate a satisfactory contract, as presented and discussed.