2023 Bond Update

Prepared By:
Sledge Engineering

Board Meeting

April 17, 2024

Prepared 04/10/24

2023 Bond Projects - Schedule Status as of 04/10/24

Large Capital Projects	Plan & Design	AHJ *	Bid	Construction	Open
New Middle School #2				19% Complete	Aug-25
New Elementary School #4		Under Review	GMP2	GMP1 Equipment Submitted	Aug-25
New Operations Center		Under Review	GMP1		Aug-25
High School Expansion	Schematic Design				Aug-27
New Elementary School #5					Aug-27
Childcare Development Center					Aug-27
Safety/Security	*Timeline and Scope Varies for District-Wide and Campus Enhancements*				
Technology Infrastructure	*Timeline and Scope Varies for District-Wide and Campus Enhancements*				
Land Acquisition/Infrastructure	*Timeline Varies to Identify, Negotiate, Complete Due Diligence, Purchase*				
New Buses & Other Vehicles	*Timeline Varies based on needs for each School Year*				

** AHJ=Authority Having Jurisdiction for Permit Review/Approval (City, Code, TCEQ, TDLR, Wilco Health)*

New Middle School #2 (MS#2)

Construction:

a) Site electrical work
b) Under slab plumbing continues
c) Concrete foundation and paving
d) Complete = $10.1 mil (as of 03/31/24)





Offsite Coordination:

a) TxDOT-Deceleration lane (60% design)
b) TxDOT-Signal (60% design)
c) Water – JSWSC (well location changing)
d) Sewer – City – (lift station & forcemain to City line near plant)

New Elementary School #4 (ES#4)

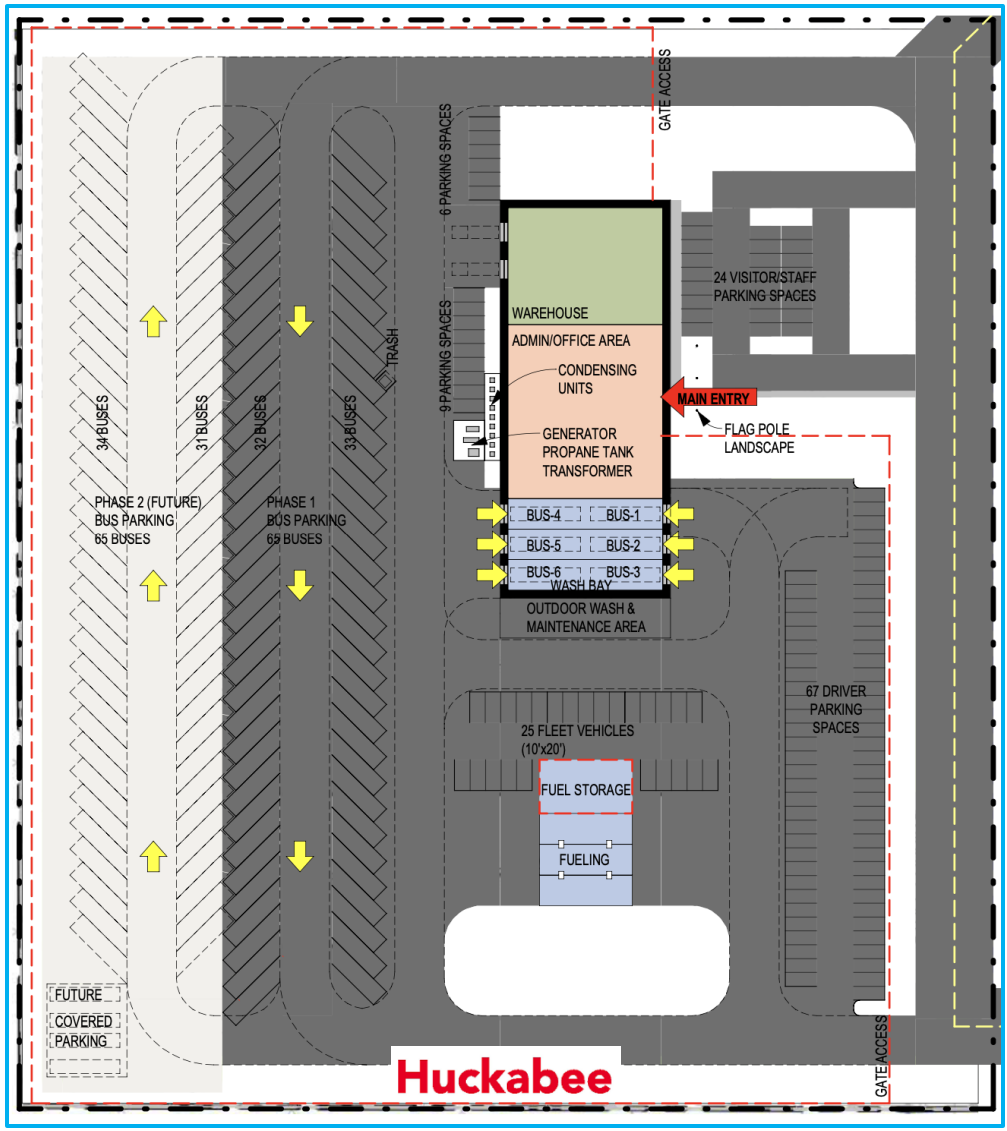
1. Site Coordination:
   a) Coordination with City of Georgetown Site and Building Permits
      i. Site - comments issued 03/14/24
         - *Response sent back to City 03/29/24*
         - *Review meeting 04/11/24*
      ii. Building – City review after Site Permit
   b) TCEQ Permit submitted on 01/04/24



2. Design:
   a) Board approved Schematic Design ***09/27/23***
   b) Construction Documents – 100%
   c) GMP1=Equipment (Board approved 11/15/23)
   d) GMP2=Site & Building (*04/17/24 Board Meeting*)

New Operations Center

1. Design:
   a) Schematic Design Approved ***10/25/23***
   b) Construction Documents - Complete!
2. Bid/Construction
   a) **** GMP2 Bids due 04/18/24; 2:00 pm ****
   b) TCEQ Permit required prior to work
      i. Submitted on 03/11/24
      ii. Anticipate 90 days for review
      iii. Cannot "move dirt" unit permit issued
   c) City of Jarrell Site and Building Permit
      i. Submitted to City 03/27/24
      ii. Anticipate 30 days for review



High School Expansion

Planning / Design Status:

a) Package 1 - Board approved Schematic Design 2/21/24
   i. Admin with PAC Group Restrooms
   ii. Fine Arts
   iii. Library
   iv. Ag Barn
   v. UPDATED Front Exterior Renderings to review with Board 3/27/24 & ***04/17/24***

b) Package 2 - Schematic Design - ***Programming Continues***
   i. CTE Addition
   ii. Gym



Safety/Security and Technology

1. Safety/Security:
   a) Vendor approved for emergency radio booster system for IES, JES, JHS – JES tested but need 1 power unit to complete; IES & JHS summer work (*Note: DCES & JMS part of 2021 Bond project*)
   b) RFP/CSP for Public Address (PA) system upgrades received and presented for consideration by Board ***04/17/24***

2. Technology:
   a) District technology assessment complete (by Crux) – priority recommendations being addressed
   b) Network upgrades for system reliability ($150k)

3. Transportation:
   a) Buses purchase approved by Board 12/13/23 - $1.9 million

Project Accounting – Budget Summary as of 04/10/24

Jarrell ISD
2023 Bond

Other Funding =	$	-
2023 Bond =	$	324,607,052
Accrued Interest =	$	1,000,000
TOTAL FUNDS=	**$**	**325,607,052**

Prepared By: sledge ENGINEERING

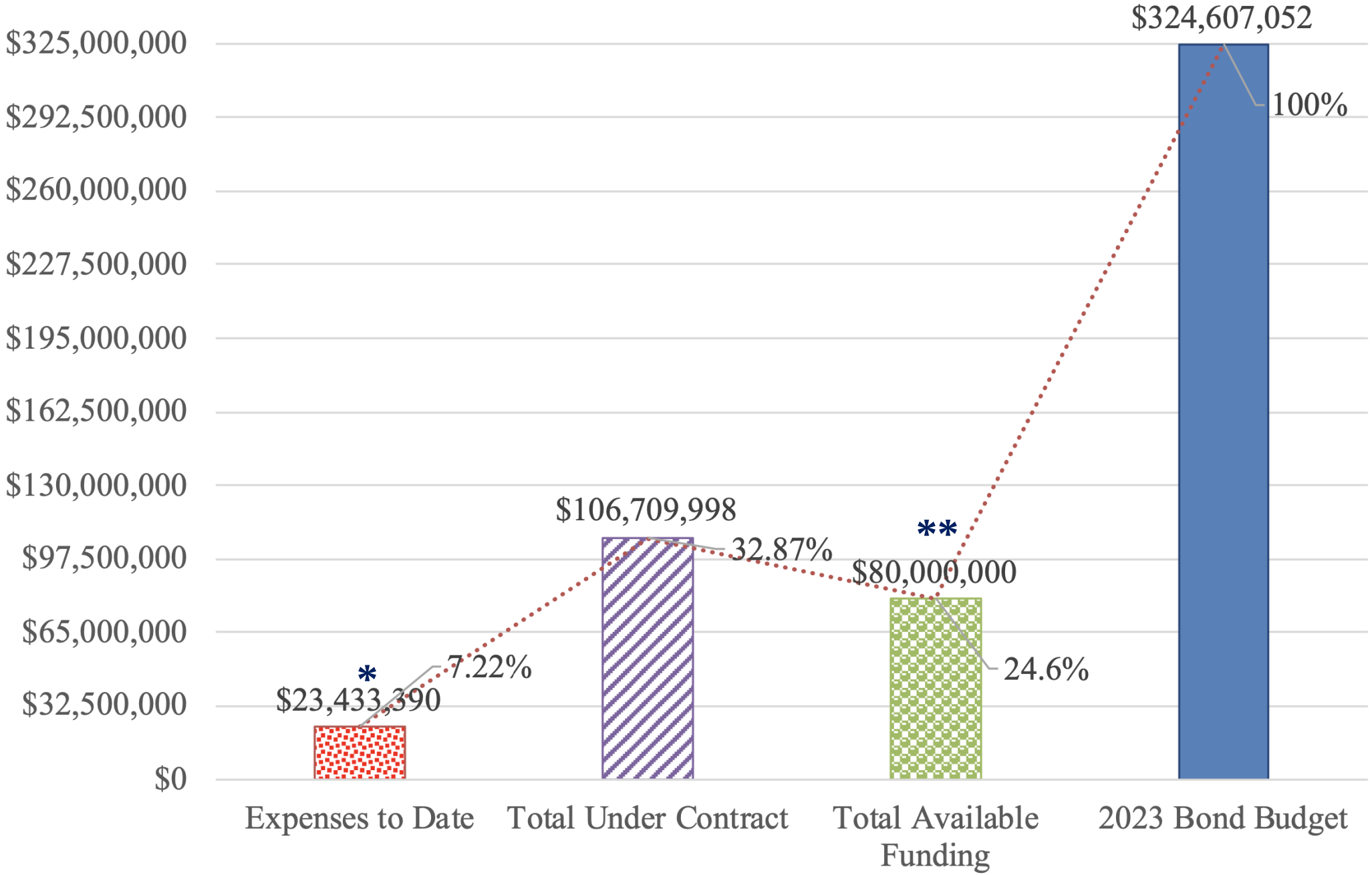
BOND BUDGET - SUMMARY

Updated= *04/10/24*

Summary Budget Linked to Detailed Budget

Category=	Construction	Fees/Soft Costs	FFE/Other Costs	Misc/IT/Contingency	TOTAL
Item	**$ 258,653,296**	**$ 21,982,188**	**$ 19,741,239**	**$ 25,219,653**	**$ 325,596,376**
Purchase Buses / White Fleet			$ 2,994,236	$ -	**$ 2,994,236**
General Bond Expenses		$ 134,455	$ 34,900	$ 2,611,521	**$ 2,780,876**
Land Purchase (Less Infrastructure for Current Land Owned for 2023 Builds)			$ 2,010,000	$ -	**$ 2,010,000**
Project 1 - MS#2 (New)	$ 74,551,352	$ 5,762,880	$ 3,538,789	$ 5,915,661	**$ 89,768,681**
Project 2 - ES#4 (New)	$ 43,105,136	$ 3,087,732	$ 2,620,814	$ 2,665,760	**$ 51,479,442**
Project 3 - Operation Center	$ 14,969,215	$ 1,473,053	$ 1,523,000	$ 1,247,156	**$ 19,212,424**
Project 4 - HS Expansion	$ 75,291,663	$ 7,568,475	$ 3,959,000	$ 3,693,564	**$ 90,512,702**
Project 5 - ES#5 (New)	$ 45,691,872	$ 3,658,594	$ 2,662,000	$ 5,867,236	**$ 57,879,702**
Project 6 - Paw Prints	$ 5,044,058	$ 297,000	$ 398,500	$ 417,752	**$ 6,157,310**
Project 7 - District Wide Security	$ -	$ -	$ -	$ 1,359,443	**$ 1,359,443**
Project 8 - Technology Improvements	$ -	$ -	$ -	$ 1,441,561	**$ 1,441,561**
Project 9 - Reserve for Other Projects	$ -	$ -	$ -	$ -	**$ -**

Project Accounting – Expense Summary as of 04/10/24



*** Previous Report = $19.2 million**

***** 1st Funding Allocation 08/10/23***

Any Questions?

Jarrell High School

2023 Bond

Exterior Rendering Options

By Huckabee

2023 Bond - Supplemental Information

Agenda:

1. Preliminary Information
    1. Abbreviations (For Reference)
    2. 2023 Bond - Schedule Overview

2. 2023 Bond Projects – Summary Descriptions

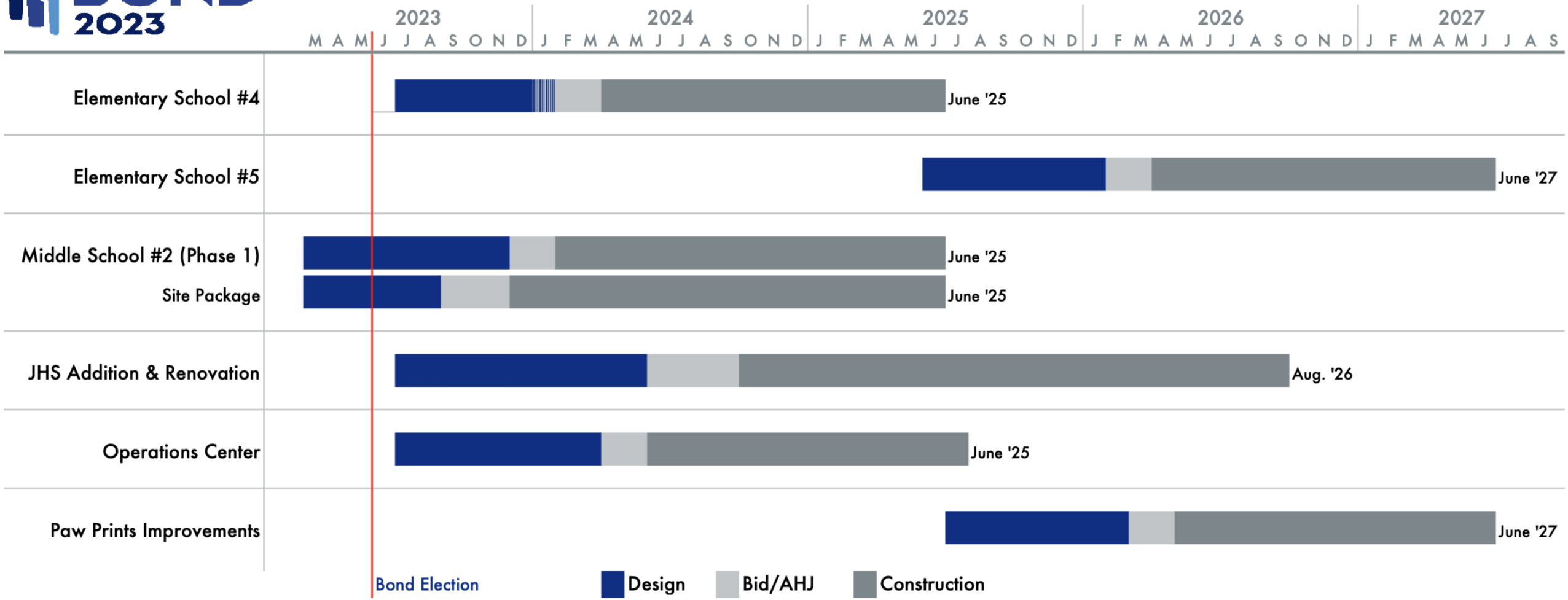
3. Program Information
    a) 2023 Bond Budget – Summary
    b) 2023 Bond Expenses

Abbreviations (For Reference)

	General Items		Design Terminology
AHJ	Authority Having Jurisdiction	CD	Construction Documents (Plans & Specs)
CIP	Capital Improvement Plan	CSP	Competitive Sealed Proposal
CMR	Construction Manager at Risk	DD	Design Development
EAPP	Edwards Aquifer Protection Plan	Env	Environmental
ES	Elementary School	ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency	Geo	Geotechnical Investigation
HS	High School	OPC	Opinion of Probable Cost
IC	Impervious Cover	P&Z	Planning & Zoning
LOMR	Letter of Map Revision	RFP	Request for Proposal
MS	Middle School	SCS	Sewer Collection System
RZ	Recharge Zone (in Edwards Aquifer)	SD	Schematic Design
SW	Stormwater	Surv	Survey (Boundary and Topographic)
TCEQ	Texas Commission on Environmental Quality	TIA	Traffic Impact Analysis
WPAP	Water Pollution Abatement Plan	Wilco	Williamson County

2023 Bond – Schedule Overview

JARRELL ISD BOND 2023



Architect:

Huckabee

Jarrell Independent School District — Jarrell, Texas

Bond Program Manager:

sledge ENGINEERING

2023 Bond Projects

Summary Descriptions

New Middle School #2 (MS#2)

1. 114-acre Site (*located on the north side of E FM 487 between Private Road 924 and County Road 303 in Jarrell*)
2. Main Address: **2401 E FM 487**, Jarrell, Texas 76537
   Football Field & Concession= **2275 E FM 487**
3. Phase 1 for the New MS #2 is planned for **700 students** but with all core spaces sized for ultimate buildout of 1,200 students
4. Project includes new competition and practice fields for football and other activities
5. Building Size: +/-170,000 SF (square feet)
6. Budget: Construction=$72 million; Total= $89 million
7. Schedule: Construction Complete by **June 2025** for August 2025 School Operation

New Elementary School #4 (ES#4)

1. New site located on 13-acre property in the Berry Creek Highlands Subdivision (*located near 2145 SH 195 and CR 143 on the West Side of IH-35 in Georgetown*)
2. Address: **1301 BCH Way**, Georgetown, TX
3. New ES #4 is planned for **900 students** but with flex space capable of serving 1,000 students when necessary
4. Design based on DCES ”Prototype”
5. Building Size: +/-120,000 SF (square feet)
6. Budget: Construction=$41 million; Total= $49 million
7. Schedule: Construction Complete by **June 2025** for August 2025 School Operation

New Operations Center (Ops Center)

1. JHS Site Selection by Board 08/16/23
2. New Ops Center to include **Maintenance**, **Transportation** including multiple maintenance bays and fueling station, and **Shipping & Receiving (S&R)**
    1. Transportation will move from current JHS location to accommodate the JHS CTE and Ag Additions
    2. Maintenance and S&R will move from current JMS location to accommodate future needs at the JMS
3. Building Size: +/-38,0000 SF
4. Budget: Construction=$14 million; Total= $19 million
5. Schedule: Construction Complete by **June 2025** for August 2025 Operation

JHS Expansion & Additions

1. Project will increase capacity from 1,258 to 2,200 students
2. Expansion/additions and renovations will provide:
   a) General Education Classrooms
   b) Dedicated CTE Wing and/or Building
   c) Ag Barn Expansion
   d) New Gym and Locker Rooms
   e) Fine Arts Addition
   f) Administration & Library Addition (*including new group restroom near PAC as bid alternate*)
3. Building Size: +/-160,000 SF (square feet)
4. Budget: Construction=$73 million; Total= $89 million
5. Schedule: Construction Complete by **June 2026** (or June 2027*) for August 2026 (or 2027*) School Operation

** Schedule critical path determined by SD approval date*

New Elementary School #5 (ES#5)

1. Site location To Be Determined (*possible new land purchase or donation*)
2. Address: TBD
3. New ES #5 is planned for **900 students** but with flex space capable of serving 1,000 students when necessary
4. Design basis To Be Determined; ***options to consider***:
    1. Igo ES / DCES / New ES#4 ”Prototype”
    2. New design
5. Building Size: +/-120,000 SF (square feet)
6. Budget: Construction=$44 million; Total= $55 million
7. Schedule: Construction Complete by **June 2027** for August 2027 School Operation

Child Development Center (Paw Prints)

1. Site location To Be Determined
2. Bond Committee listed scope options:
   a) Update existing Paw Prints Facility
   b) Relocate to new location with possible new construction
3. Building Size: +/-TBD SF (To Be Determined square feet)
4. Budget: Construction=$5 million; Total= $6.5 million
5. Schedule: Construction Complete by **June 2027** for August 2027 School Operation

Other 2023 Bond Funding Projects / Items

1. Safety/Security: ***$1 million***
   a) Access Controls
   b) Security Cameras
   c) Other Projects as may be identified and needed
2. Technology Infrastructure: ***$1.4 million***
   a) District wide infrastructure improvements
   b) 2023 Bond funds ***cannot*** be used for 1-to-1 devices
3. Land & Infrastructure Off-Site Costs: ***$10 million***
   a) Land acquisition for future facilities
   b) Construction of off-site utility improvements to District sites
4. Transportation Fleet: ***$3 million***
   a) 16 Buses
   b) 8 White Fleet

Project Accounting

Budget & Expenses to Date

Project Accounting – Budget Summary as of 04/10/24

Jarrell ISD
2023 Bond

Other Funding =	$	1,000,000
2023 Bond =	$	324,607,052
Accrued Interest =	$	-
TOTAL FUNDS=	**$**	**325,607,052**

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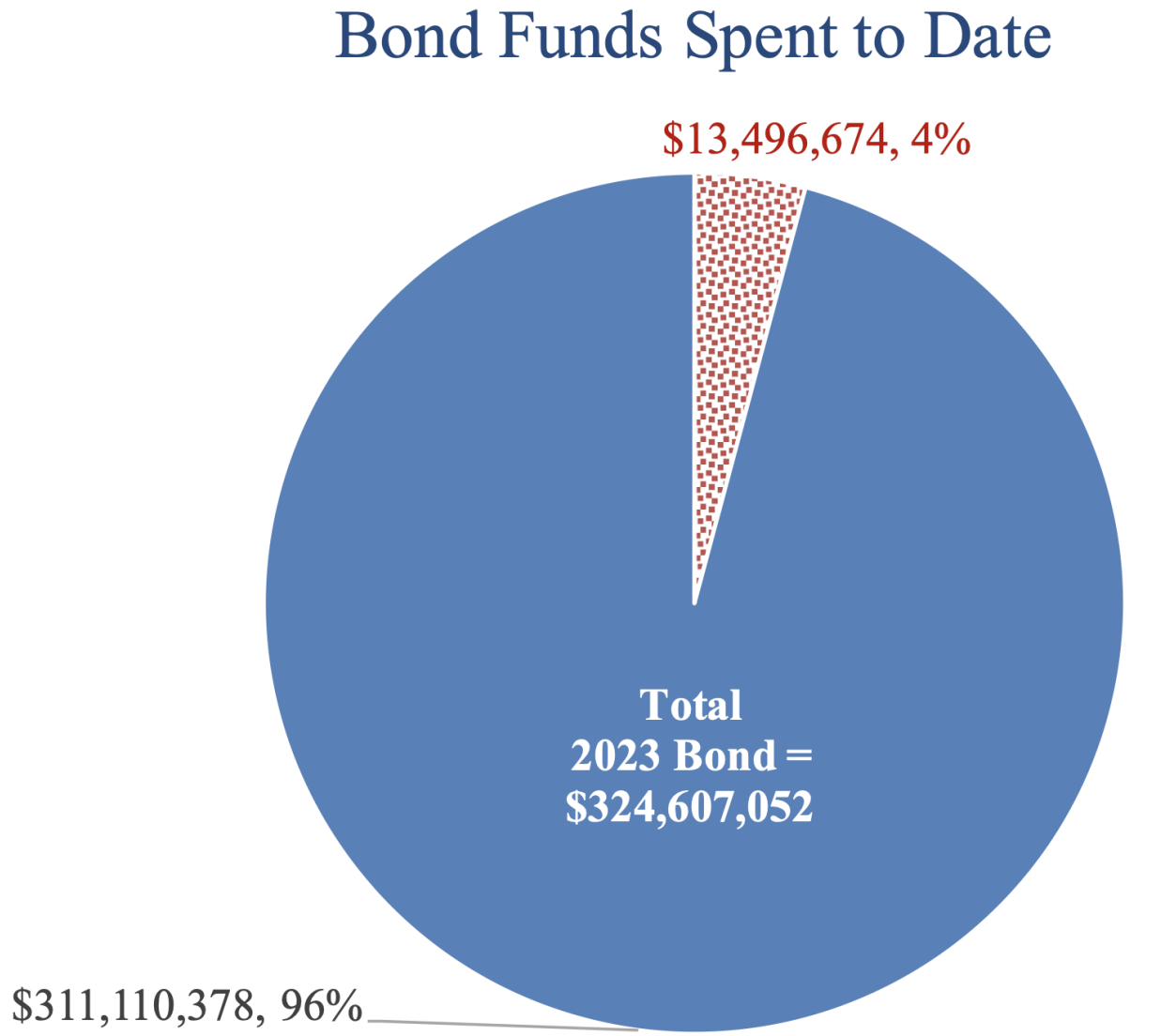
BOND BUDGET - SUMMARY

Updated= *02/14/24*

Summary Budget Linked to Detailed Budget

Category=	Construction	Fees/Soft Costs	FFE/Other Costs	Misc/IT/Contingency	TOTAL
Item	**$ 249,647,364**	**$ 29,351,845**	**$ 22,172,067**	**$ 24,425,687**	**$ 325,596,962**
Purchase Buses / White Fleet			$ 2,994,236	$ -	**$ 2,994,236**
General Bond Expenses		$ 143,384	$ 44,900	$ 2,811,521	**$ 2,999,805**
Land Purchase (Less Infrastructure for Current Land Owned for 2023 Builds)			$ 4,650,000	$ -	**$ 4,650,000**
Project 1 - MS#2 (New)	$ 74,610,995	$ 5,892,038	$ 3,583,147	$ 6,024,309	**$ 90,110,488**
Project 2 - ES#4 (New)	$ 38,636,860	$ 6,124,280	$ 2,544,784	$ 2,637,113	**$ 49,943,037**
Project 3 - Operation Center	$ 13,810,692	$ 1,910,542	$ 2,006,000	$ 1,242,632	**$ 18,969,866**
Project 4 - HS Expansion	$ 72,534,863	$ 9,633,515	$ 3,382,000	$ 3,669,457	**$ 89,219,835**
Project 5 - ES#5 (New)	$ 43,911,872	$ 5,149,087	$ 2,576,000	$ 5,627,002	**$ 57,263,961**
Project 6 - Paw Prints	$ 5,044,058	$ 499,000	$ 391,000	$ 421,447	**$ 6,355,505**
Project 7 - District Wide Security	$ -	$ -	$ -	$ 1,744,724	**$ 1,744,724**
Project 8 - Technology Improvements	$ 1,098,024	$ -	$ -	$ 247,483	**$ 1,345,507**
Project 9 - Reserve for Other Projects	$ -	$ -	$ -	$ -	**$ -**

2023 Bond Expenses as of 04/10/24

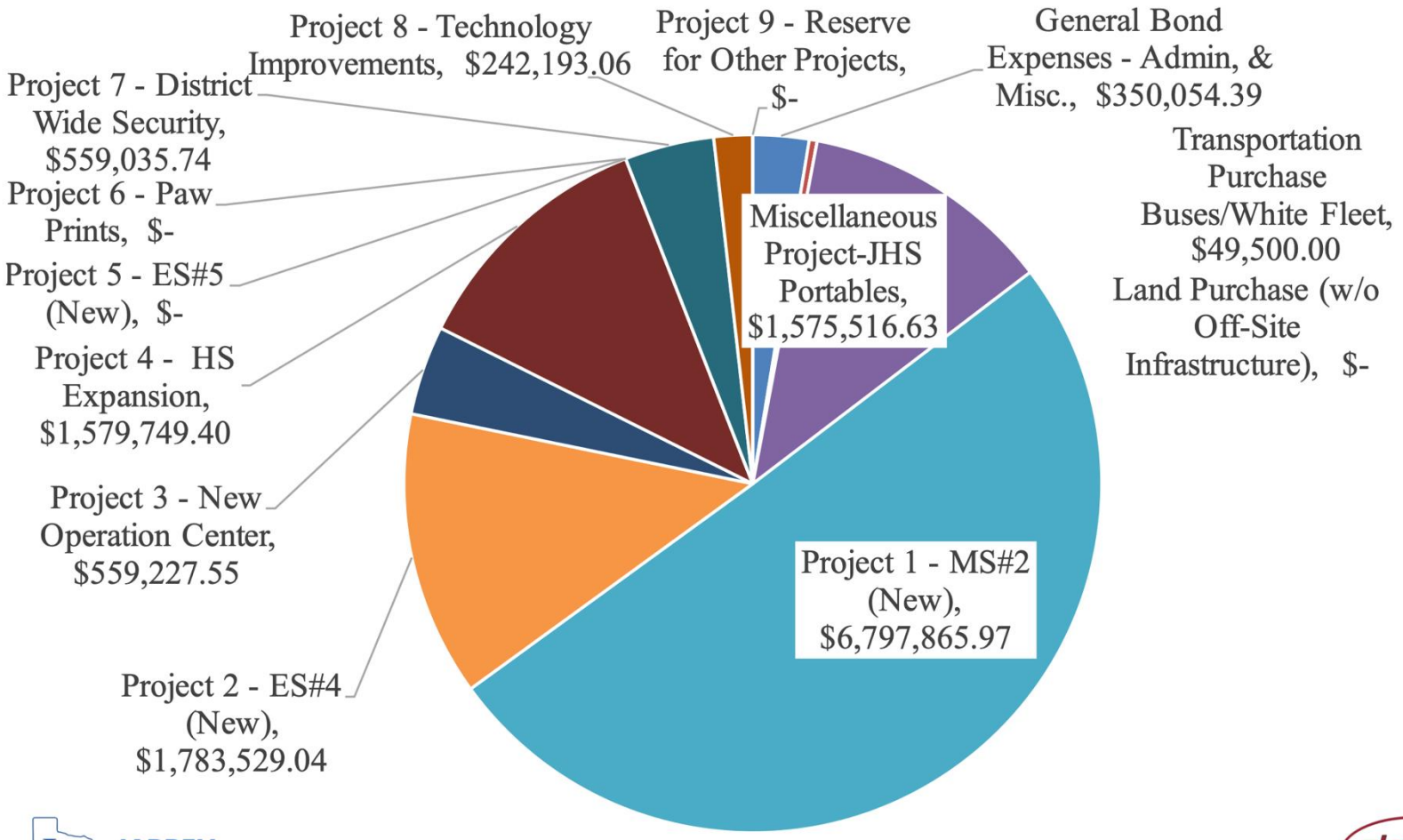


JARRELL INDEPENDENT SCHOOL DISTRICT

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Project Accounting–Expense Per Project as of 04/10/24

Category and/or Project:	Expenses to Date
General Bond Expenses - Admin, & Misc	$ 350,054.39
Transportation Purchase Buses/White Flee	$ 49,500.00
Land Purchase (w/o Off-Site Infrastructur	$ -
Miscellaneous Project-JHS Portables	$ 1,575,516.63
Project 1 - MS#2 (New)	$ 6,797,865.97
Project 2 - ES#4 (New)	$ 1,783,529.04
Project 3 - New Operation Center	$ 559,227.55
Project 4 - HS Expansion	$ 1,579,749.40
Project 5 - ES#5 (New)	$ -
Project 6 - Paw Prints	$ -
Project 7 - District Wide Security	$ 559,035.74
Project 8 - Technology Improvements	$ 242,193.06
Project 9 - Reserve for Other Projects	$ -
Total Bond Funds Spent To Date:	$ 13,496,671.78



Expenses to Date Per Project

JARRELL INDEPENDENT SCHOOL DISTRICT

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