

2023 Bond Update



Prepared By:
Sledge Engineering

Board Meeting
August 16, 2023

2023 Bond Projects - Schedule Status as of 08/09/23

Large Capital Projects	Plan & Design	AHJ *	Bid	Construction	Open
New Middle School #2	<div><div></div></div>				Aug-25
New Elementary School #4	<div><div></div></div>				Aug-25
New Operations Center	<div><div></div></div>				Aug-25
High School Expansion	<div><div></div></div>				Aug-26
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/or Campus Upgrades				
Land Acquisition	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/Appproval (City, Code, TCEQ, TDLR, Wilco Health)

New Middle School #2 (MS#2)

1. Early Site Package (GMP1)

- a) Plans +50% Construction Documents
- b) Geotechnical Report – DRAFT issued to design team
- c) Working with TxDOT on deceleration lane for property
- d) Off-site water – on track with JSWSC
- e) Off-site sewer – options being explored with City



2. Building Package (GMP2)

- a) 50% Design Development
- b) Completed plan reviews with JISD staff
- c) Will hire 3rd Party for Plan / Code Review

Address:

MS2 = 2401 E FM 487

Football Field &
Concession= **2275 E FM
487**



New Elementary School #4 (MS#4)

1. Site Coordination

- a) Off-site utilities – available via City of Georgetown and Berry Creek Highlands Municipal Utility District (MUD)
- b) Environmental - Due to the date of the previous reports, JISD is required to complete updated study:
 - i. Archeological field work completed
 - ii. Assessment being completed



2. Design

- a) Topographic Survey – complete by 08/11/23
- b) Geotechnical Report – DRAFT issued to design team
- c) Schematic Design underway with DCES as prototype
- d) **Update on Schematic Design – Board Communication Item 08/16/23**

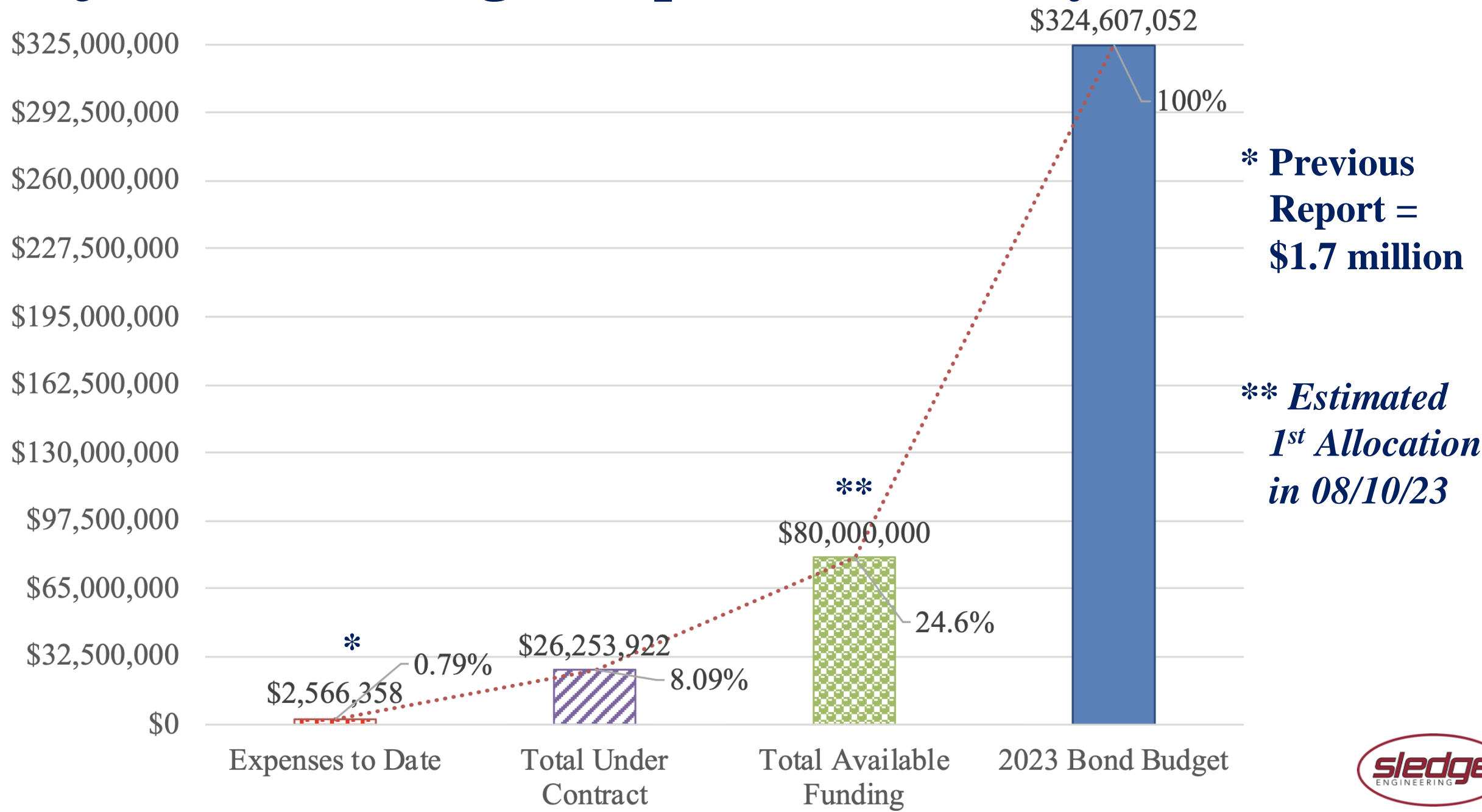
Address:

**ES4 = 1301 BCH Way,
Georgetown, TX**

New Operations Center

1. Architect agreement approved on 08/02/23
2. Preliminary programming and planning efforts to date:
 1. Formed committee
 2. Toured example Ops Center facilities (Marble Falls and Killeen)
 3. Several meetings with JISD staff to develop program and floorplan
 4. Schematic Design progressing for presentation to Board in September
3. Site selection
 - a) Preliminary information presented to Board on 08/02/23
 - b) Board to consider site selection – **Board Action Item 08/16/23**

Project Accounting – Expense Summary as of 08/09/23



*Any
Questions?*



Jarrell
Independent School District



2023 Bond Update

***** Supplemental Information *****



2023 Bond - Supplemental Information

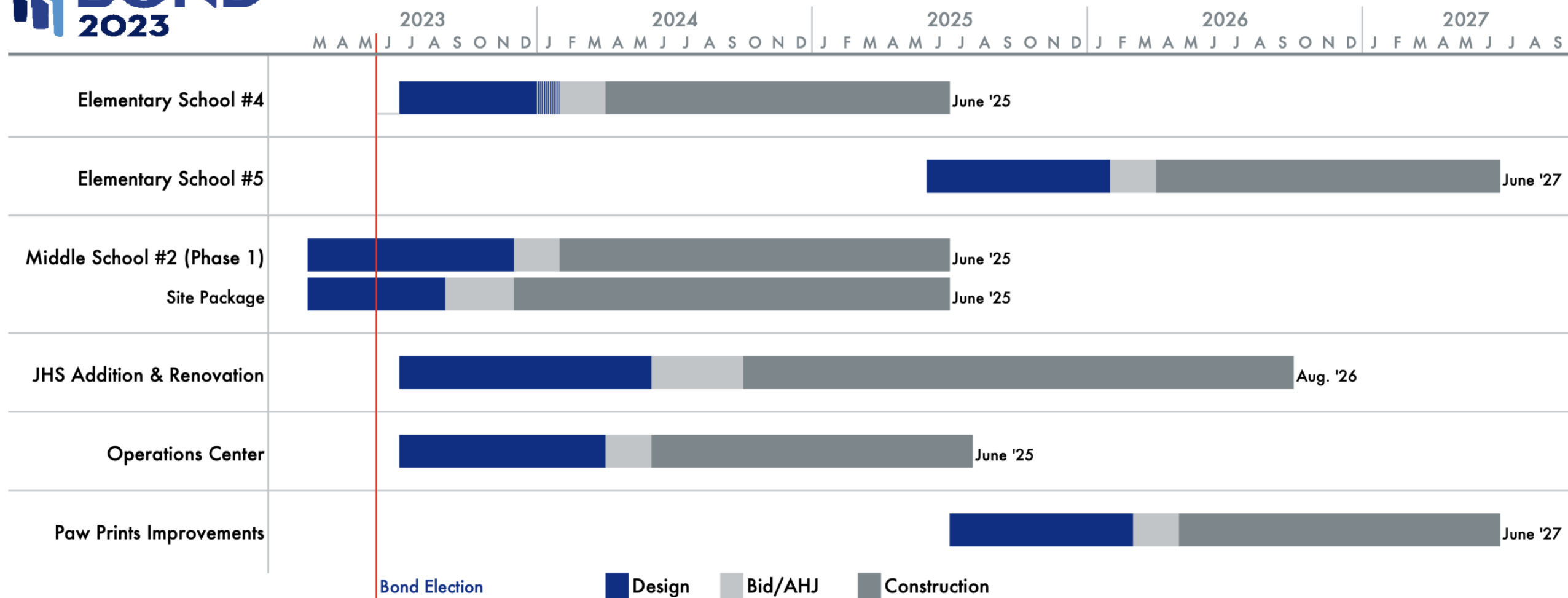
Agenda:

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 (1 page)
 - b) 2023 Bond Budget – Detailed (4 pages)

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



Architect:

Huckabee



Bond Program Manager:



2023 Bond Projects

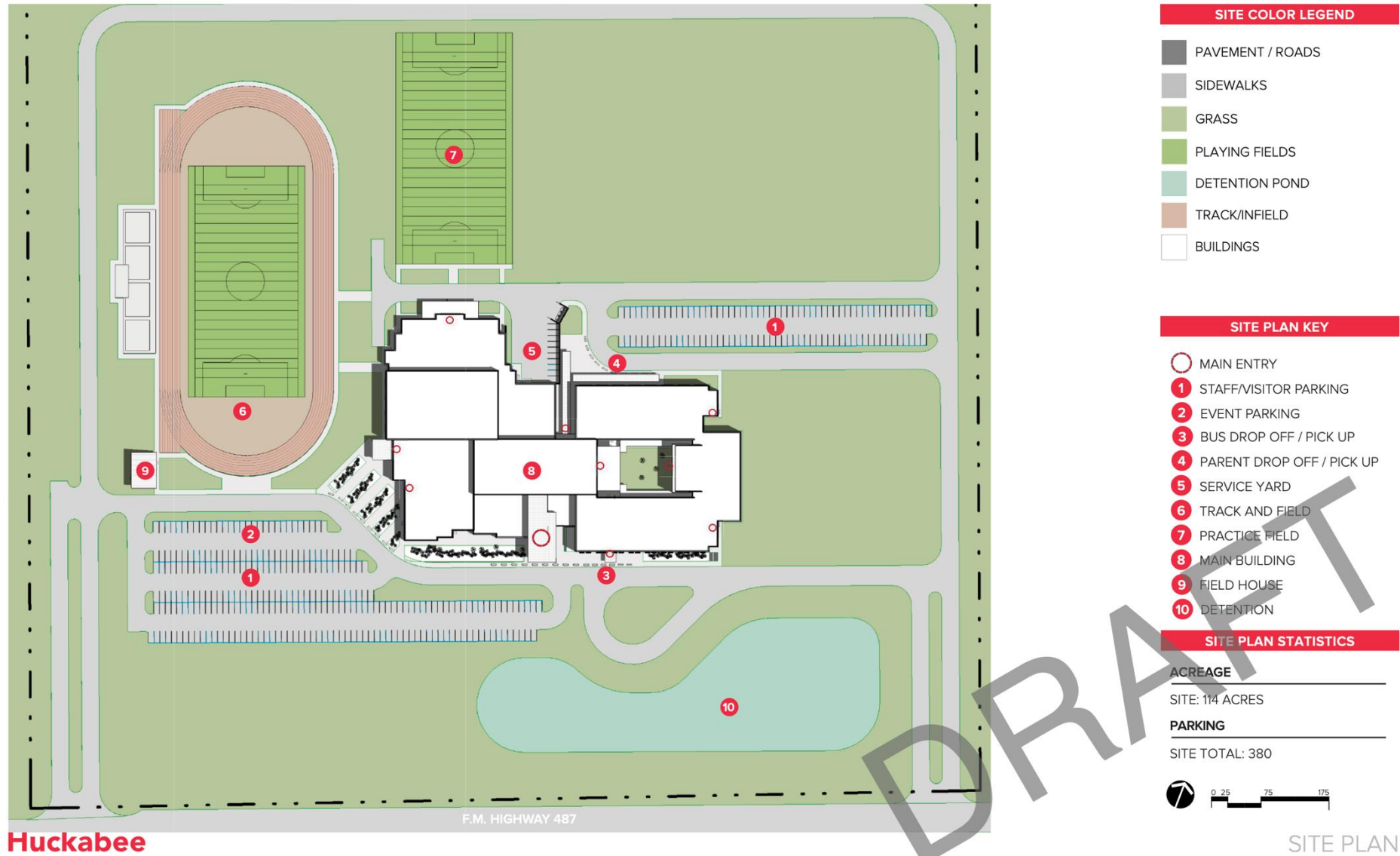
Summary Descriptions



New Middle School #2 (MS#2)

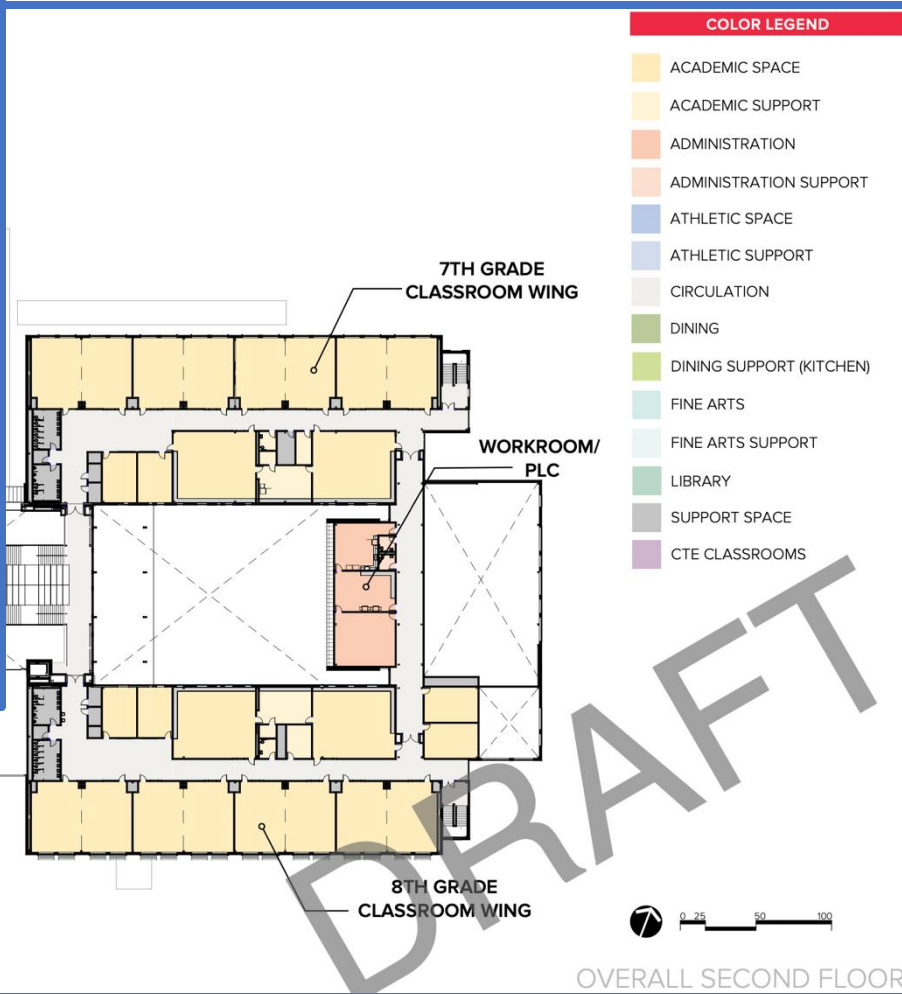
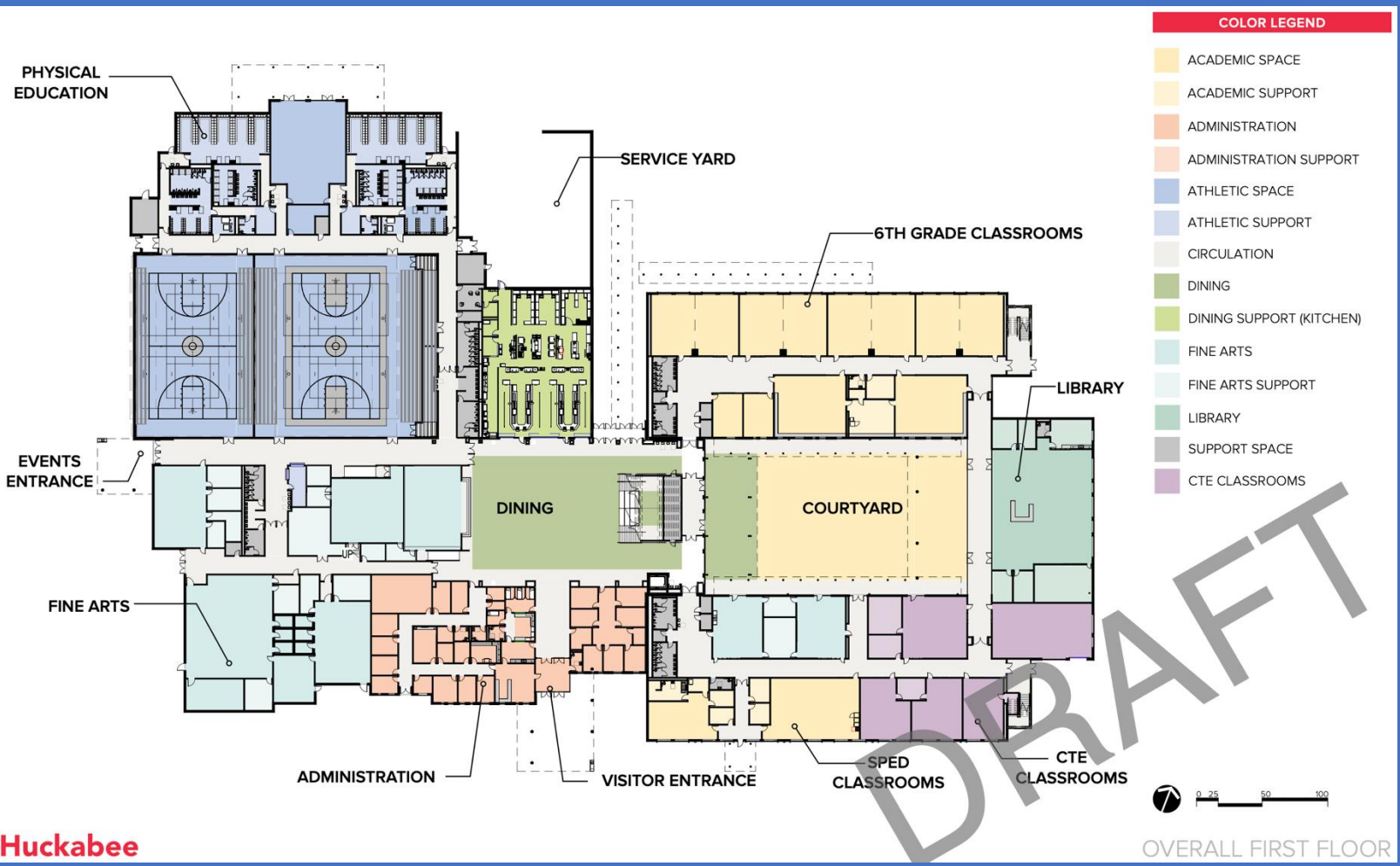
1. New site located on 114-acre property (*located on the north side of E FM 487 between Private Road 924 and County Road 303 in Jarrell*)
2. Main Address: 2401 E FM 487, Jarrell, Texas 76537
3. Phase 1 for the New MS #2 is planned for **700 students** but with all core spaces sized for ultimate buildout of 1,200 students
4. Project includes new competition and practice fields for football and other activities
5. Building Size: +/-150,000 SF (square feet)
6. Budget: Construction=\$72 million; Total= \$89 million
7. Schedule: Construction Complete by **June 2025** for August 2025 School Operation

New Middle School #2 (MS#2)



E. FM 487 Property for MS#2

New Middle School #2 (MS#2)

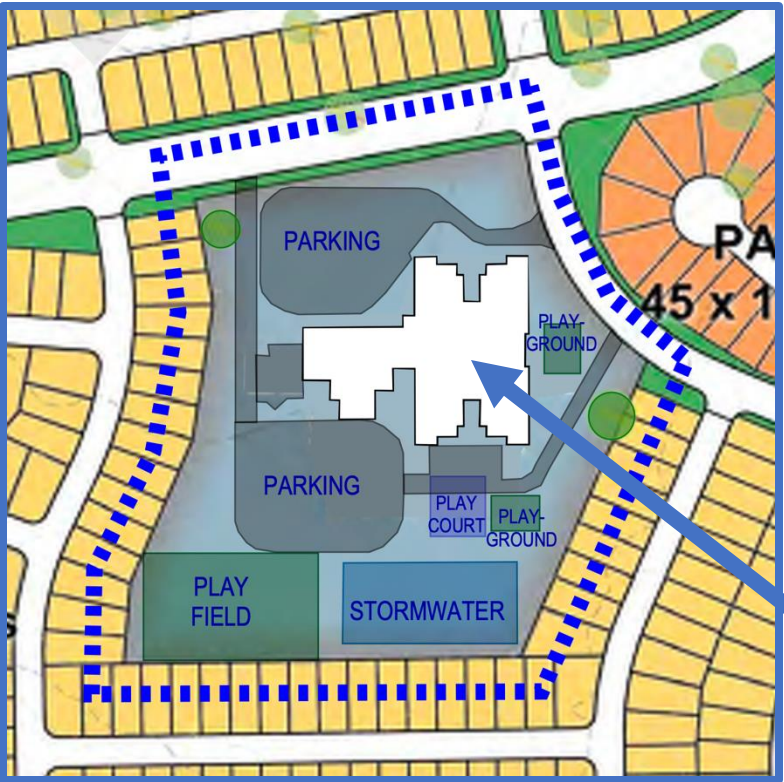


New Elementary School #4 (ES#4)

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=\$38 million; Total= \$48 million
7. Schedule: Construction Complete by **June 2025** for August 2025 School Operation

New Elementary School #4 (ES#4)

*Berry Creek Highlands
Property*



**DCES "Prototype"
Shown on Property**



New Operations Center (Ops Center)

1. The final site selection is still under review and options will be shared with Board August 2023 for possible site selection.
Bond Committee discussed the west side of JHS Property.
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** for August 2026 School Operation

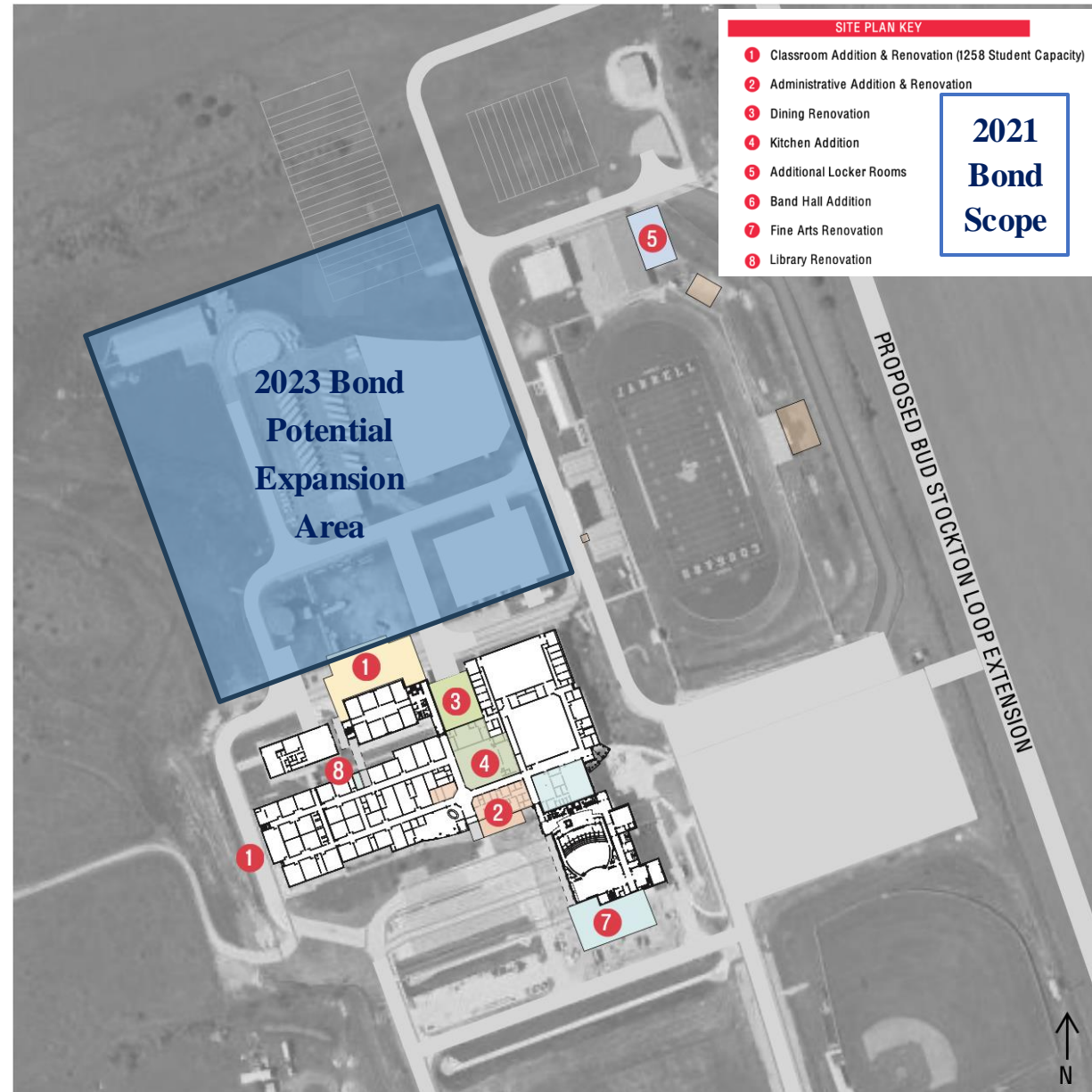
JHS Expansion & Additions

Note:

***** For Information Only*****

***Programming will likely Change
Locations/Layouts***

***Schematic Design will be
Developed and Presented to Board
in Fall of 2023 for Consideration
and Approval***



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: \$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 08/09/23



Jarrell ISD 2023 Bond

Other Funding = \$ -
 2023 Bond = \$ 324,607,052
Accrued Interest = \$ -
TOTAL FUNDS= \$ 324,607,052

Prepared By:



BOND BUDGET - SUMMARY

Updated= 06/14/23

Summary Budget Linked to Detailed Budget


Category=	Construction	Fees/Soft Costs	FFE/Other Costs	Misc/IT/Contingency	TOTAL
Item	\$ 248,194,990	\$ 30,731,836	\$ 25,892,000	\$ 19,788,226	\$ 324,607,052
Purchase Buses / White Fleet			\$ 3,000,000	\$ -	\$ 3,000,000
General Bond Expenses		\$ 163,964	\$ 49,000	\$ 3,800,000	\$ 4,012,964
Land Purchase (Less Infrastructure for Current Land Owned for 2023 Builds)			\$ 8,200,000	\$ -	\$ 8,200,000
Project 1 - MS#2 (New)	\$ 72,173,594	\$ 8,768,450	\$ 3,731,000	\$ 4,315,138	\$ 88,988,182
Project 2 - ES#4 (New)	\$ 38,636,860	\$ 4,421,843	\$ 2,548,000	\$ 2,757,677	\$ 48,364,380
Project 3 - Operation Center	\$ 13,810,692	\$ 1,925,642	\$ 2,007,000	\$ 1,242,939	\$ 18,986,273
Project 4 - HS Expansion	\$ 72,534,863	\$ 9,581,115	\$ 3,386,000	\$ 3,668,538	\$ 89,170,516
Project 5 - ES#5 (New)	\$ 43,911,872	\$ 5,125,594	\$ 2,579,000	\$ 3,534,213	\$ 55,150,679
Project 6 - Paw Prints	\$ 5,044,058	\$ 505,000	\$ 392,000	\$ 421,580	\$ 6,362,638
Project 7 - District Wide Security	\$ 816,331	\$ 94,225	\$ -	\$ 19,300	\$ 929,856
Project 8 - Technology Improvements	\$ 1,266,720	\$ 146,004	\$ -	\$ 28,841	\$ 1,441,565
Project 9 - Reserve for Other Projects	\$ -	\$ -	\$ -	\$ -	\$ -


Project Accounting – Budget as of 08/09/23



2023 Bond



Detailed Budget

(4 Pages)

General Info.	Jarrell ISD - 2023 Bond			CMR		CMR		CMR		CMR		CMR		CMR/CSP		CMR/CSP		CSP	
	Total Bond: \$ 324,607,052		Prepared By: 	Owner Items	Project 1	Project 2	Project 3	Project 4	Project 5	Project 6	Project 7	Project 8	Project 9						
	Owner: Jarrell ISD			Admin & M&O	MS #2 (New)	ES #4 (New)	Operation Center	HS Expansion	ES #5 (New)	Paw Prints	District Security	Tech Infrastructure	Reserve IF						
	Description: 2023 Bond			Reimbursement	Fall 2025	Fall 2025	Fall 2025	Fall 2026	Fall 2027	Fall 2027	Date(s) Varies	Date(s) Varies	Funds Available						
* Budget Subject to Change *** Date: 6/14/23		Total Per Project=		\$ 15,212,964	\$ 88,988,182	\$ 48,364,380	\$ 18,986,273	\$ 89,170,516	\$ 55,150,679	\$ 6,362,638	\$ 929,856	\$ 1,441,565	\$ -						
ISD Direct Program Costs & Miscellaneous Purchases	DETAILED BUDGET:			Total	Misc Info / Notes	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET						
	Jarrell ISD - Direct Program Costs (Typically no or little consultant input needed for these items)																		
	M&O Reimbursement	\$ -	N/A for 2023 Bond - Pre-Bond Services from Operating Budget																
	Misc Purchases - Buses Large	\$ 2,000,000.00	Transportation-Buses-Large # TBD			\$ 2,000,000.00													
	Misc Purchases - Buses Small	\$ 500,000.00	Transportation-Buses-Small # TBD			\$ 500,000.00													
	Misc Purchases - White Fleet	\$ 270,000.00	White Fleet # TBD			\$ 270,000.00													
	Misc Purchases - Vehicles Contingencies	\$ 230,000.00	Contingencies for Direct Purchase			\$ 230,000.00													
	Subtotal Vehicles:																		
	\$ 3,000,000.00											*Move \$ below for Non-Contractor Cos	*Move \$ below for Non-Contractor Cost						
	Technology - 1 to 1 Devices - N/A	\$ -	N/A-Separate Bond Proposition in Future																
	Technology - A/V Equipment / Data for Projects	\$ -	Direct Tech Items																
	Technology Items - Not Included in CMR GMP	\$ 8,385,000.00	Separate from Contractor GMP			\$ 2,000,000.00	\$ 1,500,000.00	\$ 885,000.00	\$ 2,000,000.00	\$ 1,700,000.00	\$ 300,000.00								
	Safety/Security - Not Included in CMR GMP	\$ -	Separate from GMP - Camera Upgrades									\$ -							
	Safety/Security - Not Included in CMR GMP	\$ -	Separate from GMP - Access Card Readers Upgrades									\$ -							
	Tech Infrastructure - Not Included in CMR GMP	\$ -	RESERVED = TBD										\$ -						
	Subtotal Tech/Security (Direct by ISD):																		
	\$ 8,385,000.00																		
	Newspaper / Advertisements - Various	\$ 9,000.00	Bond Ads + Future Estimate			\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00						
	Newspaper / Advertisements - Bond Election Notices	\$ 6,000.00	Bond Ads + Future Estimate			\$ 6,000.00													
	Williamson County Elections	\$ 12,000.00	Paid by ISD to Wilco			\$ 12,000.00													
	Legal Review Fees (Land, Construction)	\$ 25,000.00	New Land, Bond Related Advice			\$ 25,000.00													
	Legal Review Fees (Misc)	\$ 32,000.00	Project Related Costs			\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 3,000.00	\$ 5,000.00	\$ 5,000.00	\$ 2,000.00	\$ 1,000.00						
	Financial Advisor Bond (Paid from Premium-Does not reduce E)	\$ -	Outside of Bond-Paid at Closing			\$ -													
	Bond Issuance Fees (Paid from Premium-Does not reduce E)	\$ -	Outside of Bond-Paid at Closing			\$ -													
	LAND ACQUISITION - Land + Easements	\$ 3,500,000.00	Future School Site(s)			\$ 3,500,000.00													
	LAND ACQUISITION - Land + Easements	\$ 3,500,000.00	Future School Site(s)			\$ 3,500,000.00													
	LAND ACQUISITION - Land Agents	\$ 500,000.00	Brokers, Legal, Etc.			\$ 500,000.00	\$ -												
	Subtotal Land Costs (Due Diligence and Infrastructure listed in Soft Costs):		* Consultants and Infrastructure Listed in Other Soft Costs																
	\$ 7,500,000.00		* Bond Land Budget=\$10M (includes soft and off-site utilities, roads)																
	LAND ACQUISITION - Due Diligence Consultants	\$ 400,000.00	Environmental, Arch, Etc.			\$ 400,000.00													
	LAND ACQUISITION - Preliminary Design of Site	\$ 300,000.00	Layout with Initial SD If Needed			\$ 300,000.00	\$ -												
	LAND ACQUISITION - Off-Site Utilities / Roads / Elec to	\$ 1,400,000.00	Pay City/Util or Bid			\$ -	\$ 500,000.00	\$ 300,000.00		\$ 600,000.00									
	LAND ACQUISITION - Off-Site Projects Consultants	\$ 400,000.00	For New Sites			\$ -	\$ 150,000.00	\$ 50,000.00		\$ 200,000.00									
	Subtotal Land + Consultants + Off-Site Utilities:		Includes Infrastructure																
	\$ 10,000,000.00																		
	CONTINGENCY for ISD Direct Items/Escalation	\$ 200,000.00	Budget 0% for Misc/Buses/Land/E			\$ 200,000.00	\$ -												
	Portables at Campuses (Bond Eligible)	\$ 3,600,000.00	Includes Applicable Campuses			\$ 3,600,000.00													
	Owner Rep / Program Manager - Sledge Engineering:	\$ -	1.9%; Excludes Applicable Direct Cost																
	Programming/Schematic/Design Development Phases	\$ 1,463,796.00	25%	\$ 21,741.00	\$ 414,784.00	\$ 225,419.00	\$ 88,485.00	\$ 415,634.00	\$ 257,053.00	\$ 29,645.00	\$ 4,325.00	\$ 6,710.00	\$ -						
	Construction Document Phase	\$ 2,927,595.00	50%	\$ 43,482.00	\$ 829,569.00	\$ 450,839.00	\$ 176,969.00	\$ 831,269.00	\$ 514,106.00	\$ 59,290.00	\$ 8,650.00	\$ 13,421.00	\$ -						
	Bidding/Procurement Phase	\$ 292,760.00	5%	\$ 4,348.00	\$ 82,957.00	\$ 45,084.00	\$ 17,697.00	\$ 83,127.00	\$ 51,411.00	\$ 5,929.00	\$ 865.00	\$ 1,342.00	\$ -						
	Construction/Closeout Phases	\$ 1,171,039.00	20%	\$ 17,393.00	\$ 331,828.00	\$ 180,335.00	\$ 70,788.00	\$ 332,508.00	\$ 205,643.00	\$ 23,716.00	\$ 3,460.00	\$ 5,368.00	\$ -						
Total Misc. Costs:	\$ 31,124,190.00	Misc Costs Per Project:			\$ 15,135,964.00	\$ 4,315,138.00	\$ 2,757,677.00	\$ 1,242,939.00	\$ 3,668,538.00	\$ 3,534,213.00	\$ 421,580.00	\$ 19,300.00	\$ 28,841.00	\$ -					

General Info.	Jarrell ISD - 2023 Bond				CMR		CMR		CMR		CMR		CMR		CMR/CSP		CMR/CSP		CSP				
	Total Bond: \$ 324,607,052		Prepared By: 	Owner Items		Project 1		Project 2		Project 3		Project 4		Project 5		Project 6		Project 7		Project 8		Project 9	
	Owner: Jarrell ISD Description: 2023 Bond * Budget Subject to Change *** Date: 6/14/23			Admin & M&O Reimbursement		MS #2 (New) Fall 2025		ES #4 (New) Fall 2025		Operation Center Fall 2025		HS Expansion Fall 2026		ES #5 (New) Fall 2027		Paw Prints Fall 2027		District Security Date(s) Varies		Tech Infrastructure Date(s) Varies		Reserve IF Funds Available	
			Total Per Project= \$ 15,212,964		\$ 88,988,182	\$ 48,364,380	\$ 18,986,273	\$ 89,170,516	\$ 55,150,679	\$ 6,362,638	\$ 929,856	\$ 1,441,565	\$ -										
DETAILED BUDGET:			Total	Misc Info / Notes	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET		BUDGET	BUDGET	BUDGET									
Design Fees, Permitting Fees, Consultants, Other Soft Costs	Design Fees, Permitting Fees, Consultants, Other Soft Costs																						
	ARCHITECT Basic Fees:				\$ -	Percent Fee Same Per Project																	
	ARCHITECT Basic Fees:				\$ -	Percent Fee Same Per Project																	
	Huckabee Pre-Bond Coordination				\$ 36,000.00																		
	Huckabee Pre-Bond Planning				\$ 41,000.00																		
	Architect Fee - New Construction (Prototype)				\$ 4,127,436.60	5.0%			\$ 1,931,843.00		\$ 2,195,593.60												
	Architect Fee - New Construction				\$ -	6.0%						\$ -											
	Schematic Design				\$ 1,547,717.15	30.0%	\$ 1,299,124.69		\$ 248,592.46					\$ -									
	Design Development				\$ 1,289,764.29	25.0%	\$ 1,082,603.91		\$ 207,160.38					\$ -									
	Construction Documents				\$ 1,031,811.43	20.0%	\$ 866,083.13		\$ 165,728.30					\$ -									
	Bidding/Procurement				\$ 257,952.86	5.0%	\$ 216,520.78		\$ 41,432.08					\$ -									
	Construction Administration				\$ 928,630.29	18.0%	\$ 779,474.82		\$ 149,155.47					\$ -									
	Project Completion/Closeout				\$ 103,181.14	2.0%	\$ 86,608.31		\$ 16,572.83					\$ -									
	Architect Fee - Renovations / Expansions				\$ -	7.5%					* confirm prototype	\$ -	* confirm design needed for Security/IT										
	Schematic Design				\$ 1,678,903.07	30.0%			\$ 1,632,034.42				\$ 18,367.45	\$ 28,501.20	\$ -								
	Design Development				\$ 1,399,085.89	25.0%			\$ 1,360,028.68				\$ 15,306.21	\$ 23,751.00	\$ -								
	Construction Documents				\$ 1,119,268.71	20.0%			\$ 1,088,022.95				\$ 12,244.97	\$ 19,000.80	\$ -								
	Bidding/Procurement				\$ 279,817.18	5.0%			\$ 272,005.74				\$ 3,061.24	\$ 4,750.20	\$ -								
	Construction Administration				\$ 1,007,341.84	18.0%			\$ 979,220.65				\$ 11,020.47	\$ 17,100.72	\$ -								
	Project Completion/Closeout				\$ 111,926.87	2.0%			\$ 108,802.29				\$ 1,224.50	\$ 1,900.08	\$ -								
	Arch. Fee Adjustment Based on Change Order				\$ -	Included in Above for Final GMP																	
	Subconsultant - MEP Engineer				\$ -	Included in Architect Fee																	
	Subconsultant - Structural Engineer				\$ -	Included in Architect Fee																	
	Subconsultant - Interior Design				\$ -	Included in Architect Fee																	
	Architect Provided Record Drawings				\$ -	Included in Architect Fee or Contractor Provided																	
	Architect Fee for FFE Coordination				\$ -	Owner Direct so Not Anticipated	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -								
	Subconsultant - Civil Engineer				\$ 1,430,000.00	Supplemental Services under AIA	\$ 400,000.00	\$ 300,000.00	\$ 150,000.00	\$ 200,000.00	\$ 330,000.00	\$ 50,000.00											
	Subconsultant - Landscape Architect				\$ 107,000.00	Supplemental Services under AIA	\$ 14,000.00	\$ 30,000.00	\$ 10,000.00	\$ 10,000.00	\$ 33,000.00	\$ 10,000.00											
	Subconsultant - Technology Design				\$ 245,500.00	Supplemental Services under AIA	\$ 85,500.00	\$ 50,000.00	\$ 20,000.00	\$ 25,000.00	\$ 55,000.00	\$ 10,000.00											
	Subconsultant - Security Design				\$ 155,500.00	Supplemental Services under AIA	\$ 45,500.00	\$ 25,000.00	\$ 20,000.00	\$ 25,000.00	\$ 30,000.00	\$ 10,000.00											
	Architect Printing / Reimbursables				\$ 83,000.00	Supplemental Services under AIA	\$ 15,000.00	\$ 15,000.00	\$ 10,000.00	\$ 15,000.00	\$ 18,000.00	\$ 10,000.00											
	ADA, Energy, Jurisdiction Review				\$ 209,000.00	Supplemental Services under AIA	\$ 50,000.00	\$ 40,000.00	\$ 15,000.00	\$ 50,000.00	\$ 44,000.00	\$ 10,000.00											
	Consultant - Roofing Envelope Consultant				\$ 393,800.00	Supplemental Services under AIA	\$ 86,800.00	\$ 70,000.00	\$ 50,000.00	\$ 90,000.00	\$ 77,000.00	\$ 20,000.00											
	Consultant - Food Service Design				\$ 106,750.00	Supplemental Services under AIA	\$ 29,750.00	\$ 20,000.00	\$ 25,000.00	\$ 10,000.00	\$ 22,000.00	\$ -											
	Consultant - Sports Field Design				\$ 160,000.00	Supplemental Services under AIA	\$ 70,000.00	\$ -	\$ -	\$ 90,000.00	\$ -	\$ -											
	Consultant - Acoustical Design				\$ -	Separate Subcontractor Not Anticipated	\$ -																
	Consultant - TxDOT Permit/Other Civil Design Fee				\$ 175,000.00	Reserved for Future IF Needed	\$ 100,000.00	\$ -			\$ 75,000.00												
	Surveying - Boundary New Land				\$ -	Typically Part of Land Acquisition	\$ -	\$ -	\$ -		\$ -												
	Surveying -Plats: Prelim/Minor/Final or Easements				\$ 85,000.00	Plat/Elec Easement/Water Easement	\$ -	\$ 30,000.00	\$ 20,000.00	\$ 10,000.00		\$ 25,000.00											
	Surveying - Topo New Land				\$ 69,950.00	New Land - Topo	\$ 19,950.00	\$ 20,000.00				\$ 30,000.00											
	Surveying - Topo Existing Sites				\$ 160,000.00	Existing Sites - Topo			\$ 50,000.00	\$ 100,000.00		\$ 10,000.00	\$ -	\$ -									
	Traffic Impact Assessment Study				\$ 100,000.00	New Sites - IF REQUIRED	\$ 50,000.00	\$ 25,000.00			\$ 25,000.00												
	Geotechnical Report - Design Phase				\$ 140,500.00	Geotechnical Engineer	\$ 25,500.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 30,000.00	\$ 10,000.00	\$ -	\$ -									
	Phase I and II Environmental				\$ -	Part of Land Acquisition Due Diligence Item																	
	Wetland and/or Geological Report				\$ -	Part of Land Acquisition Due Diligence Item																	
	Archeological Survey / Historical Commission Review				\$ -	Part of Land Acquisition Due Diligence Item																	
	Fault Study				\$ -	Part of Land Acquisition Due Diligence Item																	
	Asbestos Sampling/Report				\$ 50,000.00	Sampling / Reports for Clearance				\$ 25,000.00		\$ 25,000.00											
	Asbestos Bid Package & Abatement Monitoring				\$ 50,000.00	Consultant Costs				\$ 25,000.00		\$ 25,000.00											
	Asbestos Post Abatement				\$ -	Reserved for Future IF Needed	\$ -																
	Capital Recovery Fees - Included with Land Acquisition It				\$ -	Assume none or Part of Land																	
	City Permit or 3rd Party Code Review				\$ 245,000.00	City May Review at No Cost as per 2021 Bond Agreeemen	\$ 60,000.00	\$ 40,000.00	\$ 20,000.00	\$ 60,000.00	\$ 50,000.00	\$ 15,000.00	\$ -	\$ -	\$ -								
	City Inspection or 3rd Party Code Inspection				\$ 490,000.00	City May Review at No Cost as per 2021 Bond Agreeemen	\$ 120,000.00	\$ 80,000.00	\$ 40,000.00	\$ 120,000.00	\$ 100,000.00	\$ 30,000.00	\$ -	\$ -	\$ -								
	TCEQ Edwards Aquifer Permit Fees				\$ 110,000.00	TCEQ Review/Approval	\$ 30,000.00	\$ 15,000.00	\$ 15,000.00	\$ 30,000.00	\$ 20,000.00	\$ -											
	Wilcoo Emergency Services District (Fire Marshal)				\$ 105,000.00	Fire Marshal Reviews	\$ 25,000.00	\$ 15,000.00	\$ 10,000.00	\$ 25,000.00	\$ 25,000.00	\$ 5,000.00	\$ -	\$ -									
	Other Permit Fees / Other County Fees				\$ 90,000.00	City May Review at No Cost as per 2021 Bond Agreement	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -								
	Energy Model				\$ -	If Required	\$ -	\$ -	\$ -														
	Commissioning - Buildings				\$ 850,000.00	Separate from Architect/GMP	\$ 250,000.00	\$ 120,000.00	\$ 50,000.00	\$ 250,000.00	\$ 140,000.00	\$ 40,000.00		\$ -									
	Testing and Balance (T&B, TAB)				\$ 168,000.00	If Owner Direct and not in GMP	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 30,000.00	\$ 8,000.00											
	ISD CONTINGENCY/Reserve for Escalation:				\$ 9,906,034.69	Original Budget 4% of Constr. Reduce with Bids	\$ 2,866,034.69	\$ 1,845,000.00	\$ 552,000.00	\$ 2,901,000.00	\$ 1,756,000.00	\$ 202,000.00	\$ 33,000.00	\$ 51,000.00	\$ -								
	Total Soft Costs:				\$ 30,644,872.00	Soft Costs Per Project:	\$ 77,000.00	\$ 8,768,450.33	\$ 4,421,843.00	\$ 1,925,641.52	\$ 9,581,114.73	\$ 5,125,593.60	\$ 505,000.00	\$ 94,224.83	\$ 146,004.00	\$ -							

General Info	Jarrell ISD - 2023 Bond				CMR		CMR	CMR	CMR	CMR	CMR	CMR/CSP	CMR/CSP	CSP	
		Total Bond:	\$ 324,607,052	Prepared By: 	Owner Items	Project 1	Project 2	Project 3	Project 4	Project 5	Project 6	Project 7	Project 8	Project 9	
		Owner:	Jarrell ISD		Admin & M&O	MS #2 (New)	ES #4 (New)	Operation Center	HS Expansion	ES #5 (New)	Paw Prints	District Security	Tech Infrastructure	Reserve IF	
	Description:	2023 Bond		Reimbursement	Fall 2025	Fall 2025	Fall 2025	Fall 2026	Fall 2027	Fall 2027	Date(s) Varies	Date(s) Varies	Funds Available		
	Budget Subject to Change ***	Date: 6/14/23		Total Per Project=	\$ 15,212,964	\$ 88,988,182	\$ 48,364,380	\$ 18,986,273	\$ 89,170,516	\$ 55,150,679	\$ 6,362,638	\$ 929,856	\$ 1,441,565	\$ -	
Other Soft/Hard Costs (Not in GMP)	DETAILED BUDGET:				Total	Misc Info / Notes	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
	Electrical Service Charges (by ISD)	\$ 198,000.00	Included in GMP or By ISD As Part of Existing Meter Cost	\$ 54,000.00	\$ 36,000.00	\$ 18,000.00	\$ 54,000.00	\$ 36,000.00	\$ -	\$ -					
	Gas Service or Propane During Construction	\$ -	Included in GMP or By ISD As Part of Existing Meter Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
	Water During Construction	\$ 175,000.00	Also Repair of Unknown Lines	\$ 50,000.00	\$ 25,000.00	\$ 25,000.00	\$ 50,000.00	\$ 25,000.00	\$ -						
	Irrigation Relocate at Existing Sites	\$ 25,000.00	Meters or Others				\$ 25,000.00								
	Asbestos Abatement - Bid Separately	\$ 50,000.00	Contractor				\$ -		\$ 50,000.00						
	Misc. Paving Repair by ISD	\$ -	Reserved for Future If Needed												
	FFE - Furniture	\$ 9,150,000.00	Total FFE (Budget \$15/SF):	\$ 2,550,000.00	\$ 1,800,000.00	\$ 525,000.00	\$ 2,250,000.00	\$ 1,800,000.00	\$ 225,000.00						
	FFE - Equipment / Playgrounds	\$ 2,957,000.00	\$ 12,107,000.00	\$ 638,000.00	\$ 450,000.00	\$ 800,000.00	\$ 563,000.00	\$ 450,000.00	\$ 56,000.00						
	Kitchen Equipment	\$ -	Part of GMP/Equipment Budget			*Playground&Orbit	*Existing/New Tools	* CTE Items	*Playground&Orbit						
	Moving Contractor	\$ 75,000.00	Furniture Moving for Construction				\$ 50,000.00		\$ 25,000.00						
	Copier Contractor	\$ 9,000.00	Copier Remove for Construction				\$ 3,000.00	\$ 3,000.00	\$ 3,000.00						
	Misc HVAC Purchase Direct by ISD	\$ -	Reserved for Future If Needed												
	Misc. Plumbing by ISD	\$ 500,000.00	HS Lift Station Assessment & Reroute			\$ 500,000.00									
	Signs (Not Included in GMP)	\$ 28,000.00	Banners/Signs Pre-Construction (not in GMP)	\$ 6,000.00	\$ 5,000.00	\$ 3,000.00	\$ 6,000.00	\$ 5,000.00	\$ 3,000.00						
	Material Testing (Steel Inspections+Site Civil)	\$ 1,476,000.00	By Original Geotech Firm, Typically	\$ 433,000.00	\$ 232,000.00	\$ 83,000.00	\$ 435,000.00	\$ 263,000.00	\$ 30,000.00						
	Total Hard Costs (Non Construction):				\$ 14,643,000.00	Hard Costs Per Project:	\$ -	\$ 3,731,000.00	\$ 2,548,000.00	\$ 2,007,000.00	\$ 3,386,000.00	\$ 2,579,000.00	\$ 392,000.00	\$ -	\$ -

General Info.	Jarrell ISD - 2023 Bond			CMR		CMR		CMR		CMR		CMR		CMR/CSP		CMR/CSP		CSP	
		Total Bond:	\$ 324,607,052	Prepared By: 	Owner Items	Project 1	Project 2	Project 3	Project 4	Project 5	Project 6	Project 7	Project 8	Project 9					
		Owner:	Jarrell ISD		Admin & M&O	MS #2 (New)	ES #4 (New)	Operation Center	HS Expansion	ES #5 (New)	Paw Prints	District Security	Tech Infrastructure	Reserve IF					
		Description:	2023 Bond		Reimbursement	Fall 2025	Fall 2025	Fall 2025	Fall 2026	Fall 2027	Fall 2027	Date(s) Varies	Date(s) Varies	Funds Available					
* Budget Subject to Change ***			Date:	6/14/23	Total Per Project=		\$ 15,212,964	\$ 88,988,182	\$ 48,364,380	\$ 18,986,273	\$ 89,170,516	\$ 55,150,679	\$ 6,362,638	\$ 929,856	\$ 1,441,565	\$ -			
DETAILED BUDGET:			Total	Misc Info / Notes	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET		BUDGET	BUDGET	BUDGET					
Hard Costs (Construction GMP + Change Orders)	Hard Costs (Construction GMP's + Change Orders)																		
	Project 1 - MS #2 (New) - GMP1 Site Work			\$ 12,173,594.00	GMP1 Approval Date = TBD	\$ 12,173,594.00													
	Project 1 - MS#2 - GMP2 Building			\$ 60,000,000.00	GMP2 Approval Date = TBD	\$ 60,000,000.00													
	Project 1 - MS#2 - Reserve for Change Orders			\$ -	COs, Return Savings, Buyout	\$ -													
	Project 2 - ES #4 (DCES Prototype) GMP1 Site Work			\$ 8,636,860.00	GMP1 Approval Date = TBD	\$ 8,636,860.00													
	Project 2 - ES#4 - GMP2 Building			\$ 30,000,000.00	GMP2 Approval Date = TBD	\$ 30,000,000.00													
	Project 2 - ES#4 - Reserve for Change Orders			\$ -	COs, Return Savings, Buyout	\$ -													
	Project 3 - Operations Center - GMP Site + Bldg			\$ 13,810,692.00	GMP Approval Date = TBD		\$ 13,810,692.00												
	Project 3 - Ops - Bid Alternates			\$ -	Reserve for Bid Alternates		\$ -												
	Project 3 - Ops - Reserve for Change Orders			\$ -	COs, Return Savings, Buyout		\$ -												
	Project 4 - HS Expansion - GMP Site + Bldg			\$ 72,534,863.00	GMP Approval Date = TBD			\$ 72,534,863.00											
	Project 3 - HS Expansion - Bid Alts			\$ -	Reserve for Bid Alternates			\$ -											
	Project 3 - HS Expansion - Reserve for Change Orders			\$ -	COs, Return Savings, Buyout			\$ -											
	Project 5 - ES #5 (DCES Prototype) GMP1 Site Work			\$ 10,911,872.00	GMP1 Approval Date = TBD				\$ 10,911,872.00										
	Project 5 - ES#5 - GMP2 Building			\$ 33,000,000.00	GMP2 Approval Date = TBD				\$ 33,000,000.00										
	Project 5 - ES#5 - Reserve for Change Orders			\$ -	COs, Return Savings, Buyout				\$ -										
	Project 6 - Paw Prints - GMP Site + Bldg			\$ 5,044,058.00	GMP Approval Date = TBD					\$ 5,044,058.00									
	Project 6 - Paw - Bid Alternates			\$ -	Reserve for Bid Alternates					\$ -									
	Project 6 - Paw - Reserve for Change Orders			\$ -	COs, Return Savings, Buyout					\$ -									
	Project 7 -District Wide Security			\$ 816,331.00	GMP Approval Date = TBD							\$ 816,331.00							
	Project 7- Security- Bid Alternates			\$ -	Reserve for Bid Alternates							\$ -							
	Project 7 - Security - Reserve for Change Orders			\$ -	COs, Return Savings, Buyout							\$ -							
	Project 8 -District Wide Technology Infrastructure			\$ 1,266,720.00	GMP Approval Date = TBD								\$ 1,266,720.00						
	Project 8- Tech - Bid Alternates			\$ -	Reserve for Bid Alternates								\$ -						
	Project 8 - Tech - Reserve for Change Orders			\$ -	COs, Return Savings, Buyout								\$ -						
	Reserve-Other Projects for Possible Future Funding			\$ -	Project with Remaining Contingency									\$ -					
	Reserve-Other Projects for Possible Future Funding			\$ -	Project with Remaining Contingency									\$ -					
	Reserve-Other Projects for Possible Future Funding			\$ -	Project with Remaining Contingency	\$ -								\$ -					
	Total Construction Cost:			\$ 248,194,990.00	Construction Per Project:	\$ -	\$ 72,173,594.00	\$ 38,636,860.00	\$ 13,810,692.00	\$ 72,534,863.00	\$ 43,911,872.00	\$ 5,044,058.00	\$ 816,331.00	\$ 1,266,720.00	\$ -				
				\$ 324,607,052.00	Total Project Cost Per Project:	\$ 15,212,964.00	\$ 88,988,182.33	\$ 48,364,380.00	\$ 18,986,272.52	\$ 89,170,515.73	\$ 55,150,678.60	\$ 6,362,638.00	\$ 929,855.83	\$ 1,441,565.00	\$ -				
	OK			Total Project Costs - All Projects:	\$ 324,607,052.00	SF	SF	SF	SF	SF	SF	SF	SF	SF					
	PROJECT FUNDING:			2023 Bond:	\$ 324,607,052.00	170,000	120,000	35,000	150,000	120,000	15,000	1	1	1					
				Other Funding:	\$ -	Const \$/SF	Const \$/SF	Const \$/SF	Const \$/SF	Const \$/SF	Const \$/SF	Const \$/SF	Const \$/SF	Const \$/SF					
				Total Funding:	\$ 324,607,052.00	\$424.55	\$321.97	\$394.59	\$483.57	\$365.93	\$336.27	\$816,331.00	\$1,266,720.00	\$0.00					
				Balance:	\$ -	Total \$/SF	Total \$/SF	Total \$/SF	Total \$/SF	Total \$/SF	Total \$/SF	Total \$/SF	Total \$/SF	Total \$/SF					
check summation--> \$ 324,607,052.00					0.00%	\$523.46	\$403.04	\$542.46	\$594.47	\$459.59	\$424.18	\$929,855.83	\$1,441,565.00	\$0.00					