

# 2023 Bond Update



**Prepared By:  
Sledge Engineering**

Board Meeting  
September 27, 2023

# 2023 Bond Projects - Schedule Status as of 09/20/23

Large Capital Projects	Plan & Design	AHJ *	Bid	Construction	Open
New Middle School #2	Site 100%; Building 50%		GMP1		Aug-25
New Elementary School #4	Schematic Design				Aug-25
New Operations Center	Schematic Design				Aug-25
High School Expansion	Schematic Design				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):

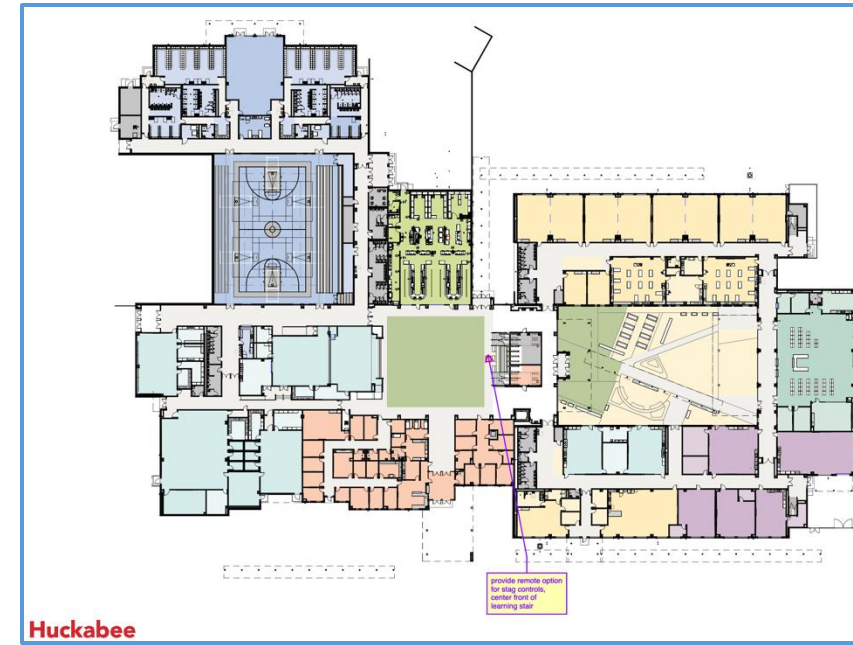
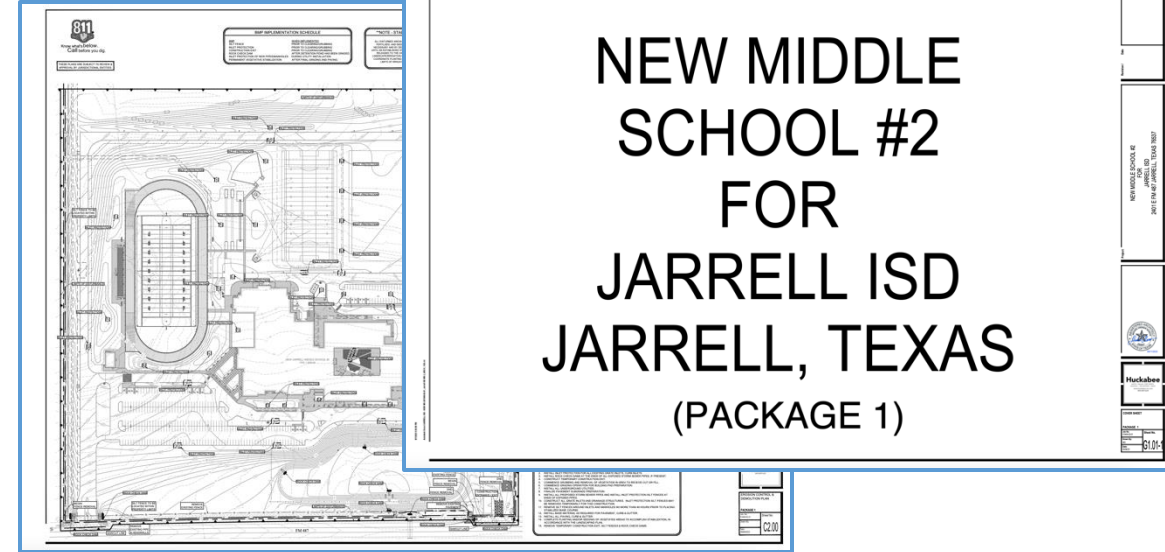
- a) Plans 100% Construction Documents
- b) Bids Due **10/03/23**

## 2. Building Package (GMP2):

- a) 50% Construction Documents
- b) Completed plan reviews with JISD staff 9/18
- c) PENDING Code Review by 3<sup>rd</sup> Party (JISD)

## 3. Offsite Coordination:

- a) TxDOT - deceleration lane and possible signal
- b) Water – on track with JSWSC
- c) Sewer – options being finalized with City



# New Elementary School #4 (ES#4)

## 1. Site Coordination:

- a) Off-site utilities – available via City of Georgetown and Berry Creek Highlands Municipal Utility District (MUD)
- b) Site layout updated by Huckabee design team  
(*recommendation in Schematic Design package*)

## 2. Design:

- a) Update on Schematic Design presented to Board as Communication Item 08/16/23
- b) Consideration and possible approval of Schematic Design – **Board Action Item 09/27/23**



## 1. Design:

- 
- The site plan illustrates the proposed bus station layout. Key features include:
- Parking Areas:**
    - COVERED PARKING:** Located at the top left.
    - PHASE 2 (FUTURE) BUS PARKING:** 65 BUSES, shown as a long yellow area on the left.
    - PHASE 1 BUS PARKING:** 65 BUSES, shown as a long yellow area on the left.
    - 34 BUSES:** A designated area on the left side.
    - 31 BUSES:** A designated area on the left side.
    - 30 BUSES:** A designated area on the left side.
    - 20 BUSES:** A designated area on the left side.
    - 20 DRIVER PARKING SPACES:** Located near the central building.
    - 50 VISITOR/STAFF PARKING SPACES:** Located on the right side.
    - 80 DRIVER PARKING SPACES:** Located on the right side.
    - 31 FLEET VEHICLES (10'x20'):** Located near the central building.
    - 9 FLEET VEHICLES (10'x20'):** Located near the central building.
  - Buildings and Structures:**
    - WAREHOUSE:** A large green building footprint.
    - ADMIN/OFFICE AREA:** An orange building footprint.
    - FUEL STORAGE:** A blue rectangular area.
    - FUELING:** A blue rectangular area.
    - WASH BAY:** A green rectangular area.
    - GROUPS:** A yellow rectangular area.
    - COVERED:** A yellow rectangular area.
  - Access and Circulation:**
    - TRASH:** Two locations marked with trash can icons.
    - VEHICLE ENTRY:** Indicated by a red arrow pointing towards the Admin/Office Area.
    - VEHICLE ACCESS:** Indicated by a red dashed line at the top right.
    - PEDESTRIAN ACCESS:** Indicated by a red dashed line at the bottom right.
    - Yellow Arrows:** Indicate the flow of vehicle movement through the bus parking areas.





# Safety/Security and Technology

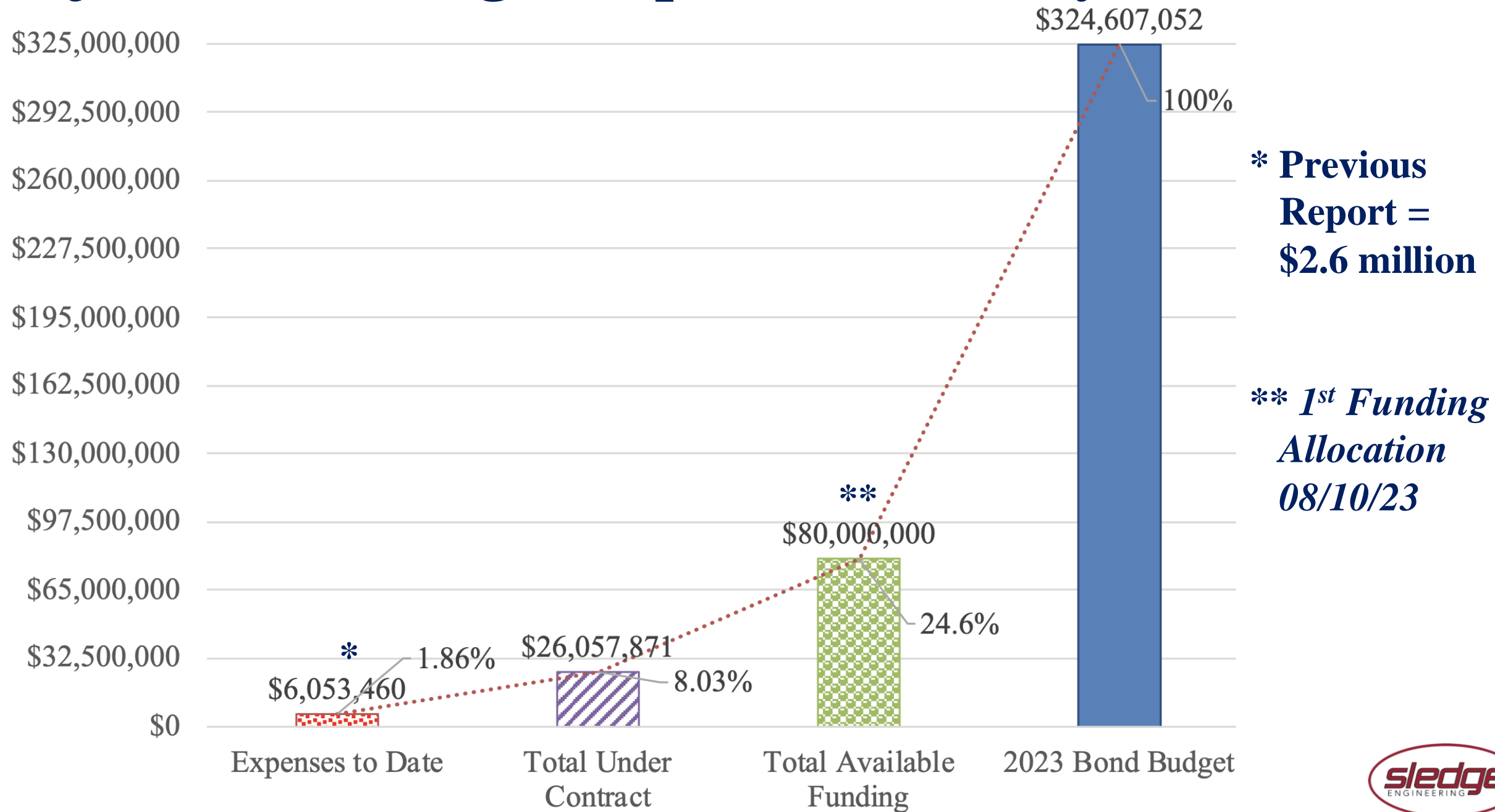
## 1. Safety/Security:

- a) Finalizing vendor for emergency radio booster system for IES, JES, JHS (*Board approved not to exceed of \$400k 09/06/23*)
- b) Safety window film installed

## 2. Technology:

- a) District technology assessment in progress (Crux)
- b) Network upgrades for system reliability (\$132k total):
  - i. District / Admin - Servers
  - ii. District / Admin – Network security
  - iii. District / Admin – Fiber Switch
  - iv. JMS – Network switches

# Project Accounting – Expense Summary as of 09/20/23



*Any  
Questions?*



**Jarrell**  
Independent School District





# 2023 Bond Update

**\*\*\* Supplemental Information \*\*\***



# 2023 Bond - Supplemental Information

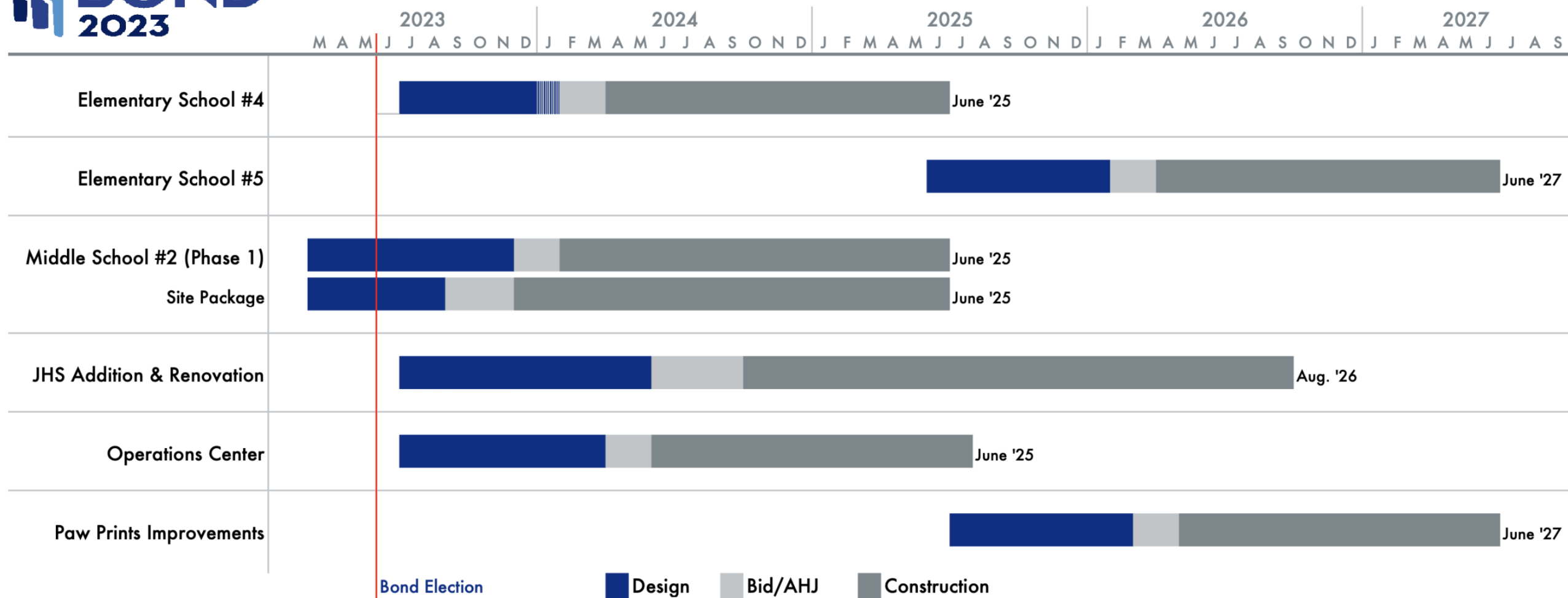
## Agenda:

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
  - 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



Architect:

**Huckabee**



Bond Program Manager:



# 2023 Bond Projects

## Summary Descriptions

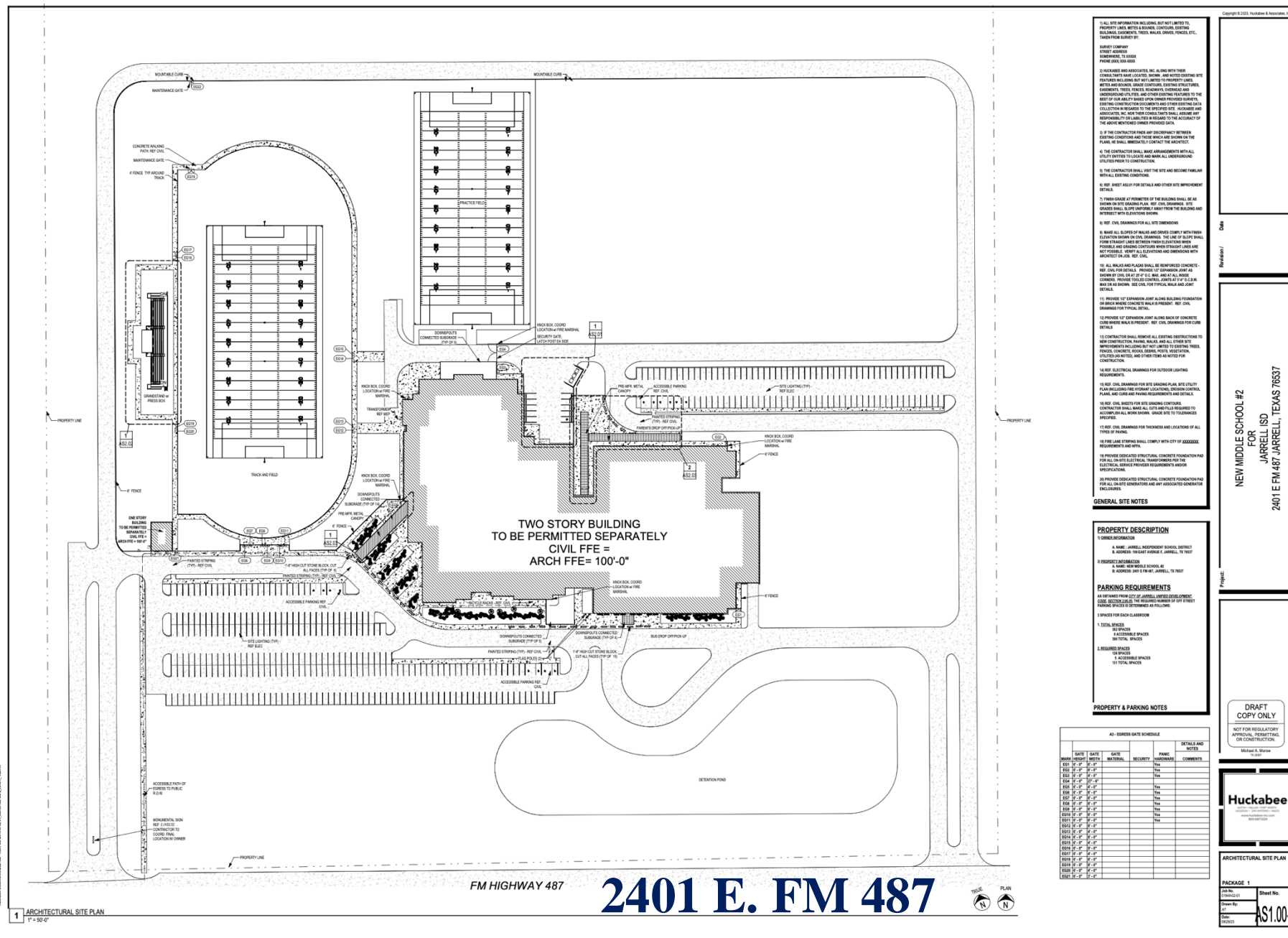


# **New Middle School #2 (MS#2)**

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: +/-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

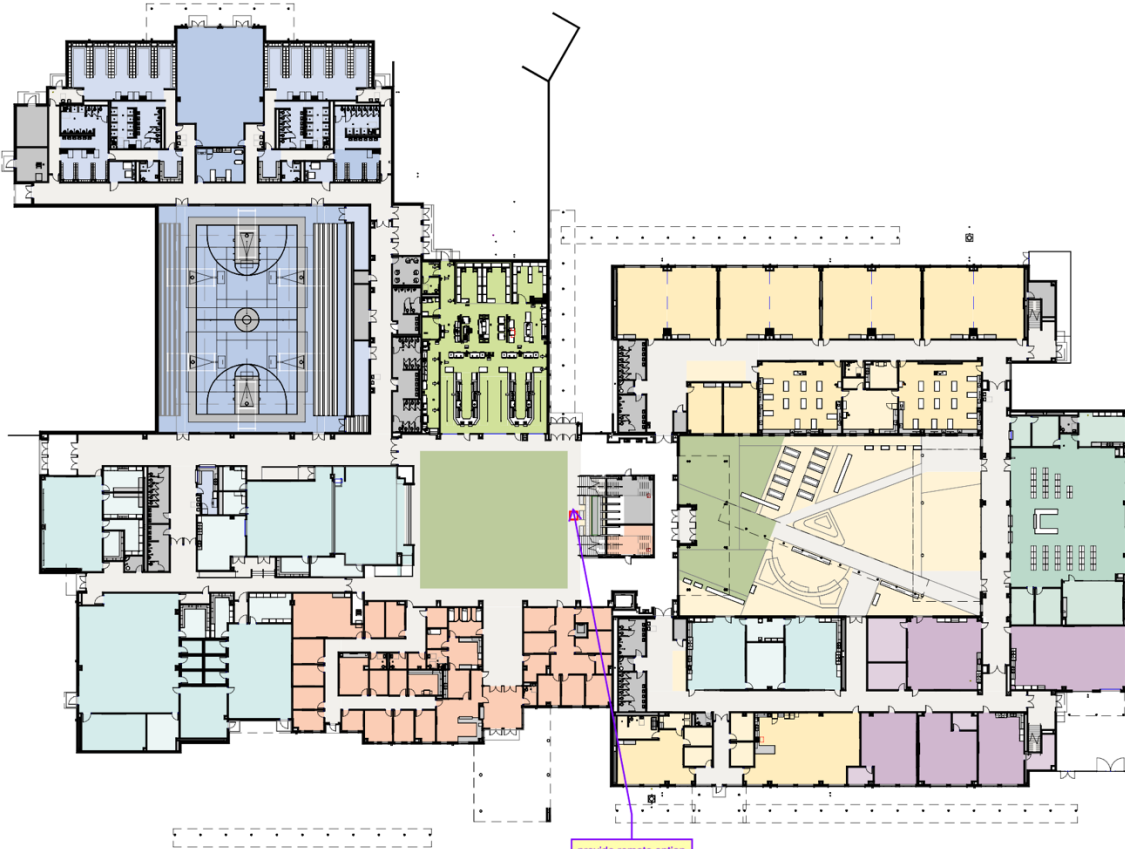


# New Middle School #2 (MS#2)



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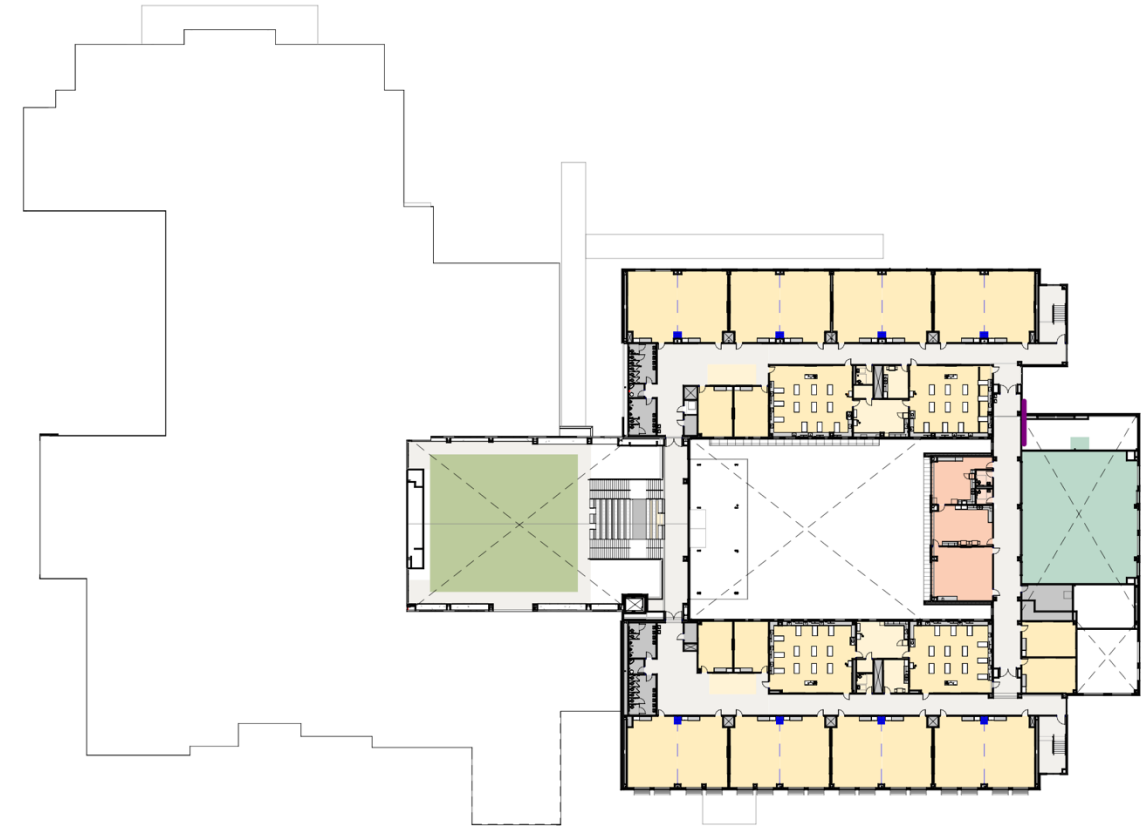
\*\*\* 09/18/23 Version \*\*\*



provide remote option  
for stag controls,  
center front of  
learning stair

*1<sup>st</sup> Floor*

Huckabee



*2<sup>nd</sup> Floor*

Huckabee



# New Middle School #2 (MS#2)



**Huckabee**

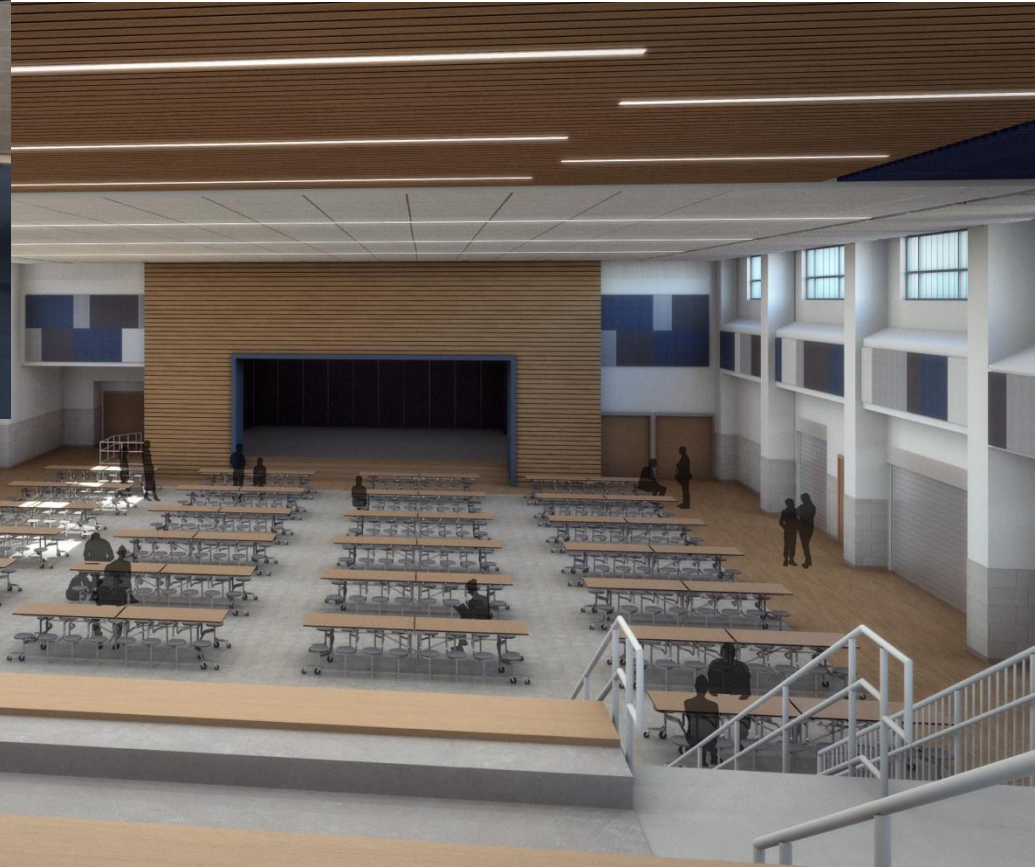




# New Middle School #2 (MS#2)



**Huckabee**

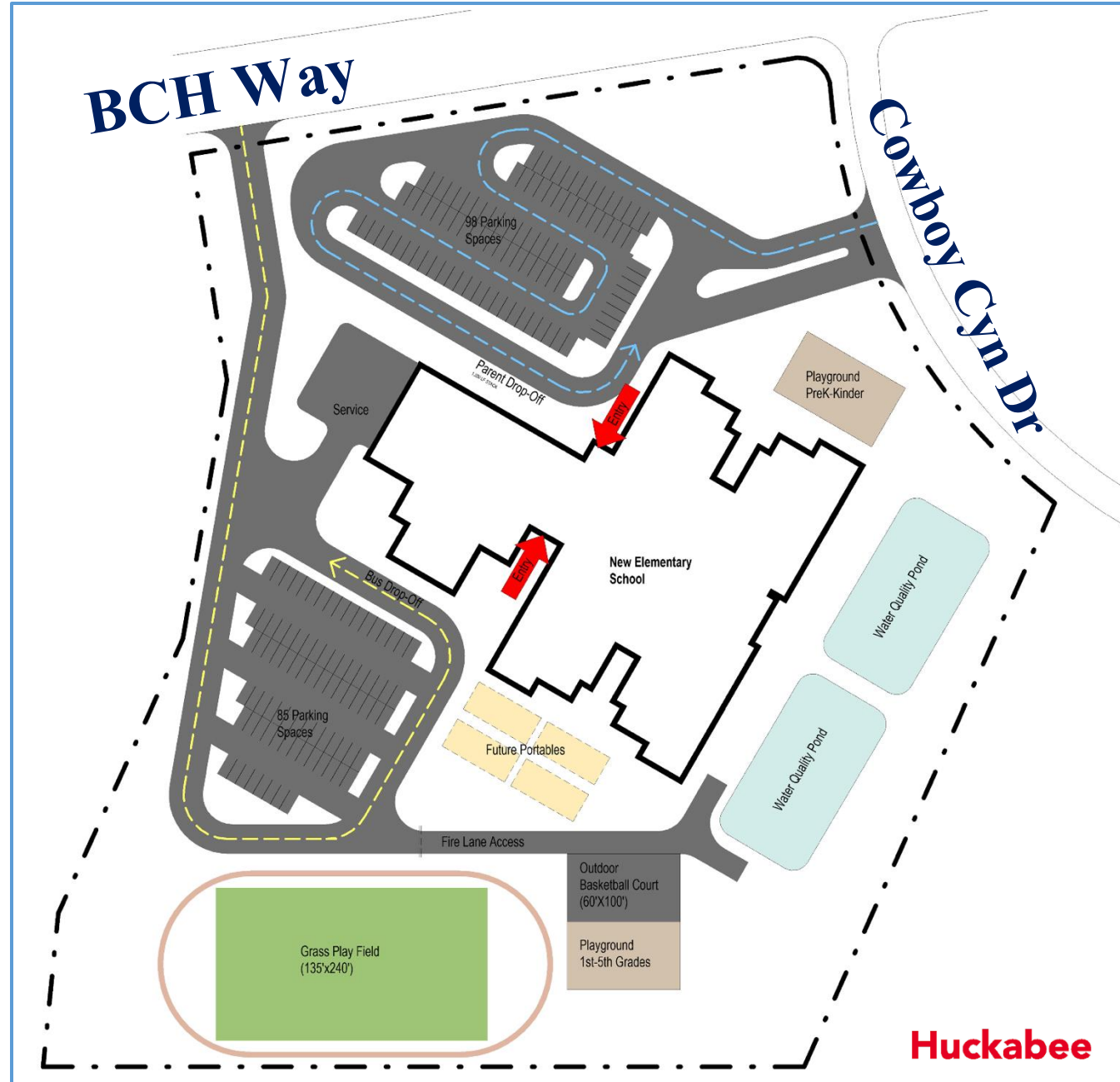


# **New Elementary School #4 (ES#4)**

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)

1301 BCH Way  
Georgetown, TX



\*\*\*  
**DRAFT**  
*Dated 09/12/23*  
\*\*\*



# **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** for August 2026 School Operation

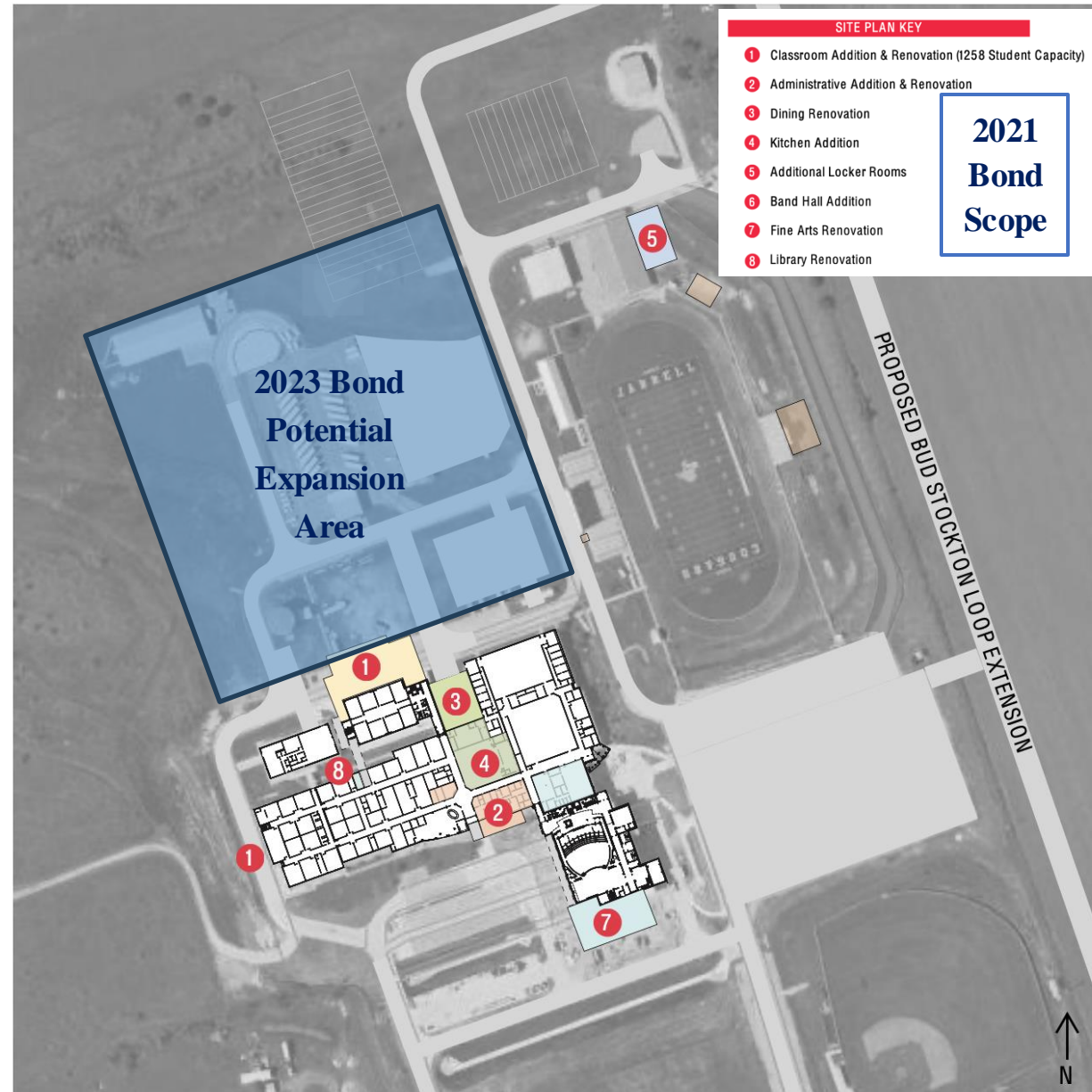
# JHS Expansion & Additions

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 09/20/23



**Jarrell ISD**  
**2023 Bond**

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

Prepared By:



**BOND BUDGET - SUMMARY**

Updated= 09/20/23

*Summary Budget Linked to Detailed Budget*

Category=	Construction	Fees/Soft Costs	FFE/Other Costs	Misc/IT/Contingency	TOTAL
Item	\$ 247,579,572	\$ 30,710,959	\$ 24,884,568	\$ 21,431,953	\$ 324,607,052
Purchase Buses / White Fleet			\$ 3,000,000	\$ -	\$ 3,000,000
General Bond Expenses		\$ 162,214	\$ 49,000	\$ 3,707,914	\$ 3,919,128
Land Purchase (Less Infrastructure for Current Land Owned for 2023 Builds)			\$ 7,200,000	\$ -	\$ 7,200,000
Project 1 - MS#2 (New)	\$ 72,173,594	\$ 8,823,080	\$ 3,726,784	\$ 5,436,996	\$ 90,160,454
Project 2 - ES#4 (New)	\$ 38,636,860	\$ 4,421,843	\$ 2,544,784	\$ 2,757,616	\$ 48,361,103
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	\$ 9,578,515	\$ 3,386,000	\$ 3,668,488	\$ 89,167,866
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	\$ 369,608	\$ 42,721	\$ -	\$ 465,044	\$ 877,373
Project 8 - Technology Improvements	\$ 1,098,024	\$ 126,352	\$ -	\$ 197,164	\$ 1,421,540
Project 9 - Reserve for Other Projects	\$ -	\$ -	\$ -	\$ -	\$ -

# 2023 Bond Expenses as of 09/20/23

