

2023 Bond Update



**Prepared By:
Sledge Engineering**

Board Meeting
October 25, 2023

2023 Bond Projects - Schedule Status as of 10/18/23

Large Capital Projects	Plan & Design	AHJ *	Bid	Construction	Open
New Middle School #2	Site 100%; Building 75%		GMP1		Aug-25
New Elementary School #4	Design Development				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	Network Upgrades; Fiber to Campuses				
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/Approval (City, Code, TCEQ, TDLR, Wilco Health)

New Middle School #2 (MS#2)

1. Early Site Package (GMP1):

a) Board Award **10/11/23; \$5.6 mil**

2. Building Package (GMP2/3):

a) 75% Construction Documents

b) GMP2 = Foundation and Equipment

c) GMP3 = Building

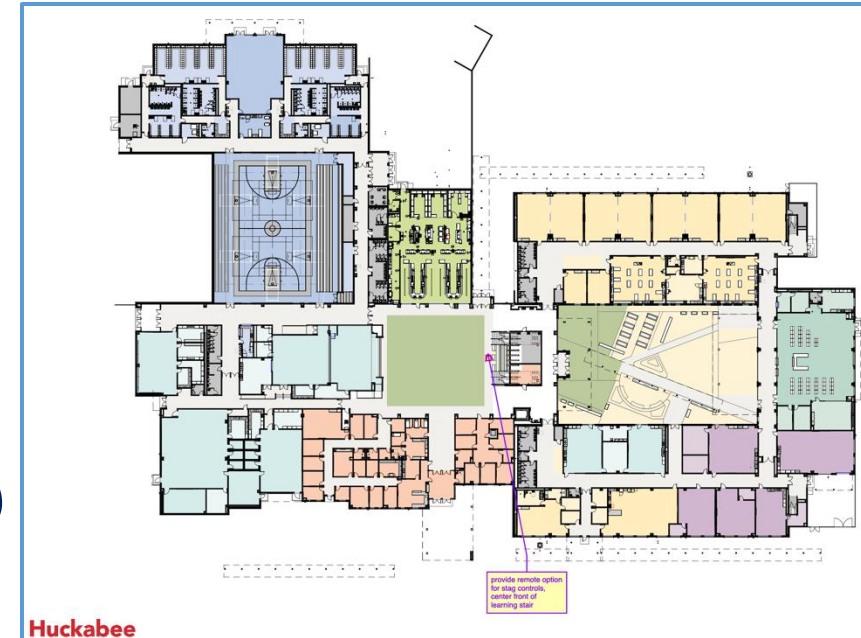
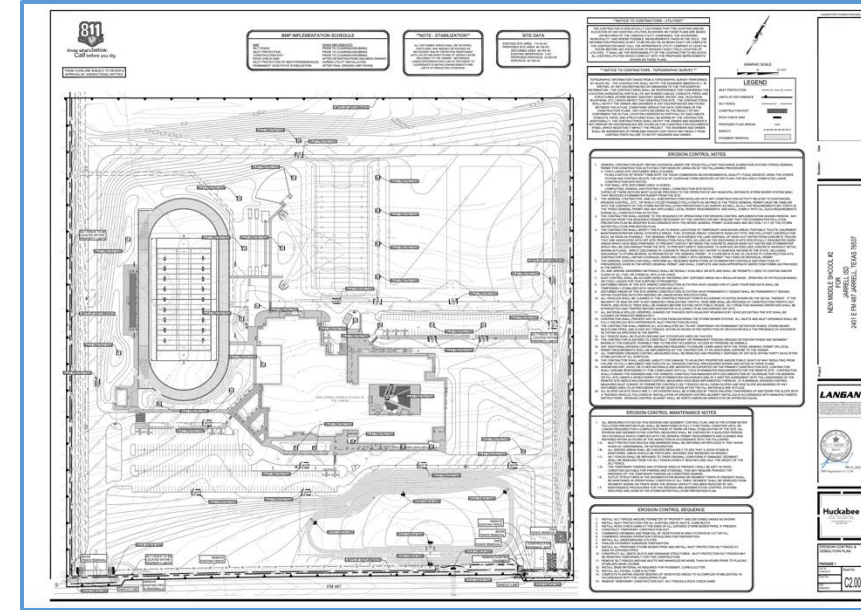
d) PENDING Code Review by 3rd Party (JISD)

3. Offsite Coordination:

a) TxDOT - deceleration lane and possible signal

b) Water – on track with JSWSC (**need agreement**)

c) Sewer – **option with lift station likely**



New Elementary School #4 (ES#4)

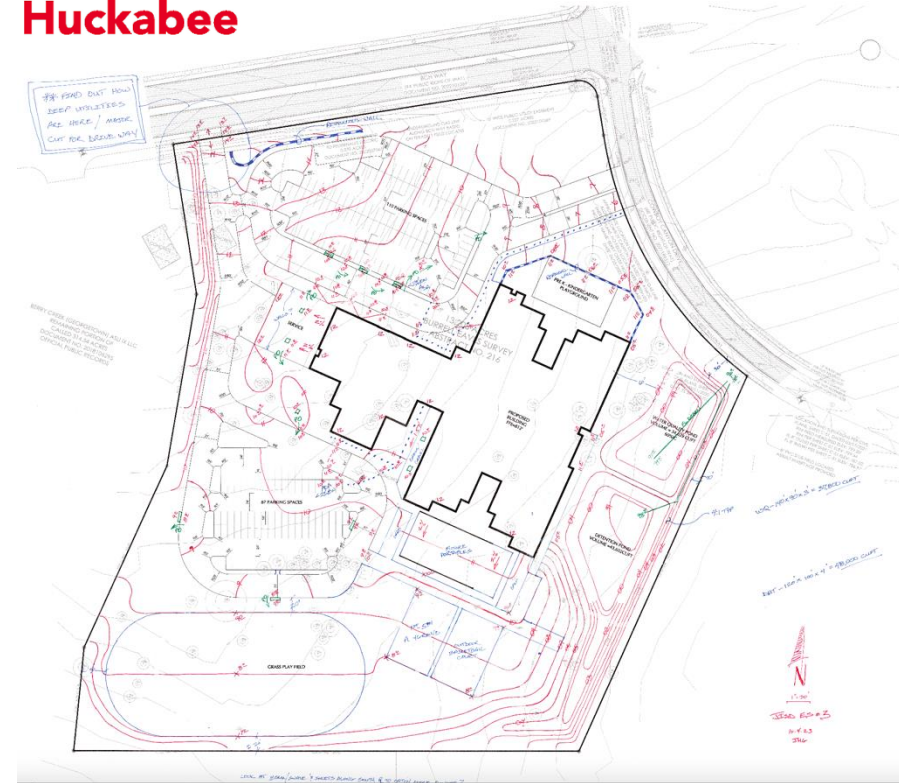
1. Site Coordination:

- 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 (*see image*)
- c) Pre-Development Meeting with City of Georgetown 10/18/23

2. Design:

- a) Board approved Schematic Design 09/27/23
- b) Design Development on-going
- c) GMP1 = Equipment Package (*likely 11/15/23*)
- d) GMP2 = Site and Building (*Need TCEQ permit*)

Huckabee

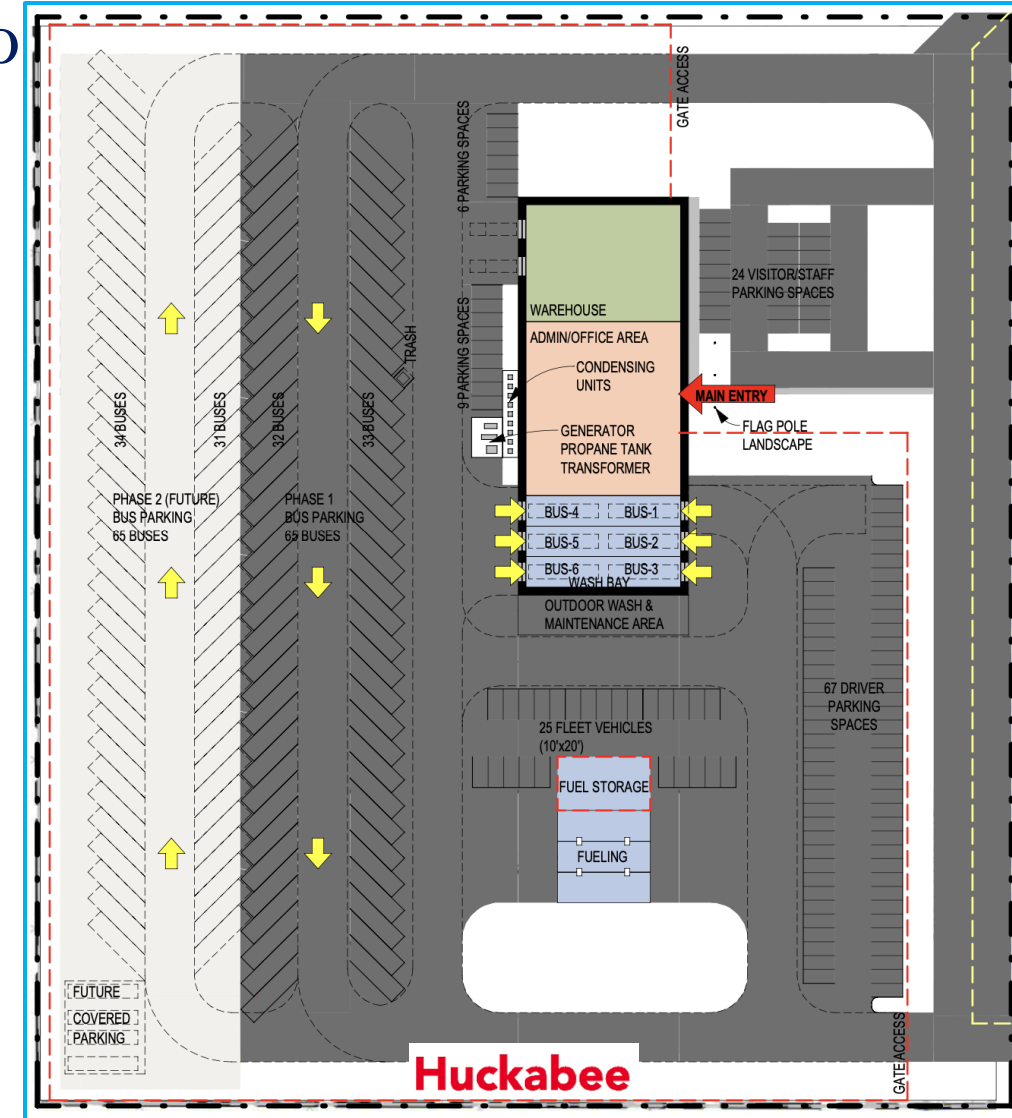


***** DRAFT 10/05/23 *****

New Operations Center

1. Design:

- a) Update on Schematic Design presented to Board as Communication Item 09/06/23
- b) Consideration and possible approval of Schematic Design – **Board Action Item 10/27/23**



Safety/Security and Technology

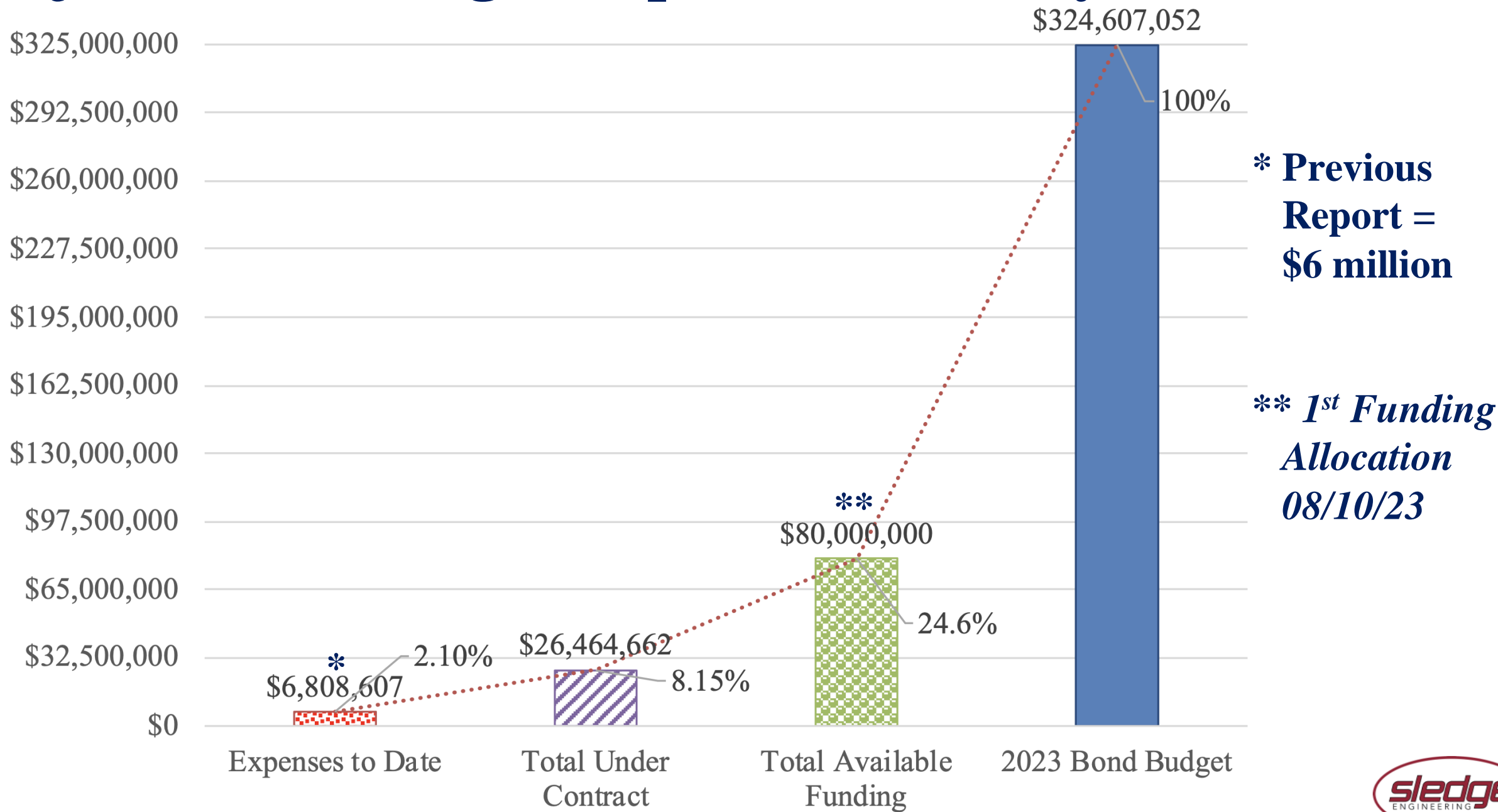
1. Safety/Security:

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

2. Technology:

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

Project Accounting – Expense Summary as of 10/18/23



*Any
Questions?*



Jarrell
Independent School District



2023 Bond Update

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



2023 Bond - Supplemental Information

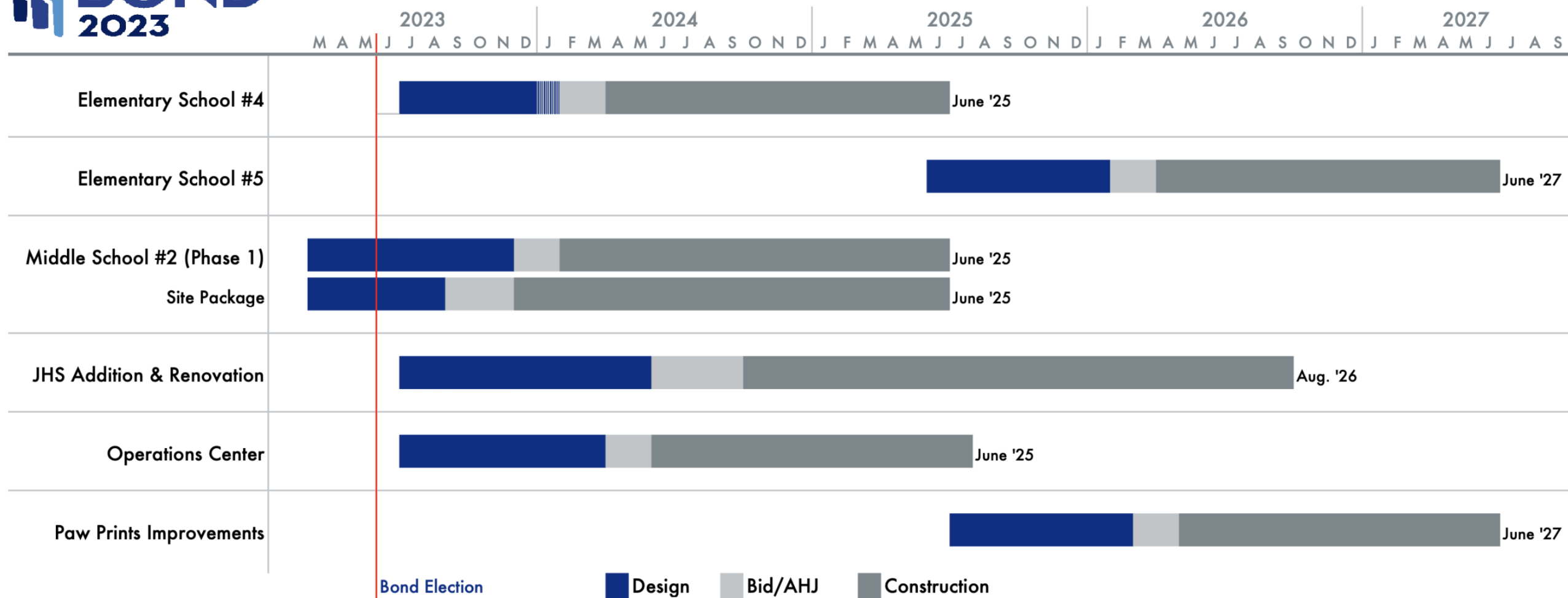
Agenda:

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

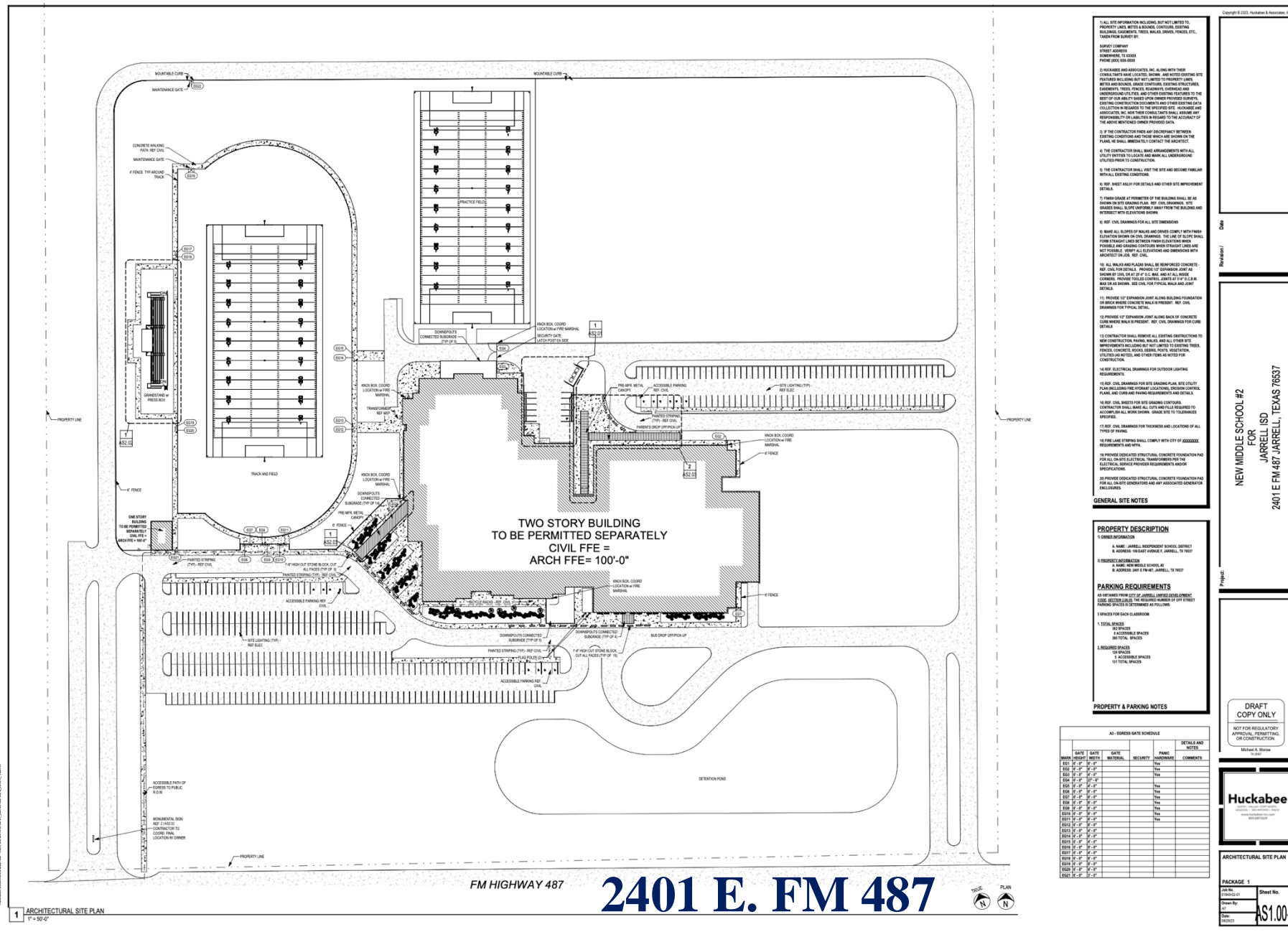
Summary Descriptions



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)



New Middle School #2 (MS#2)

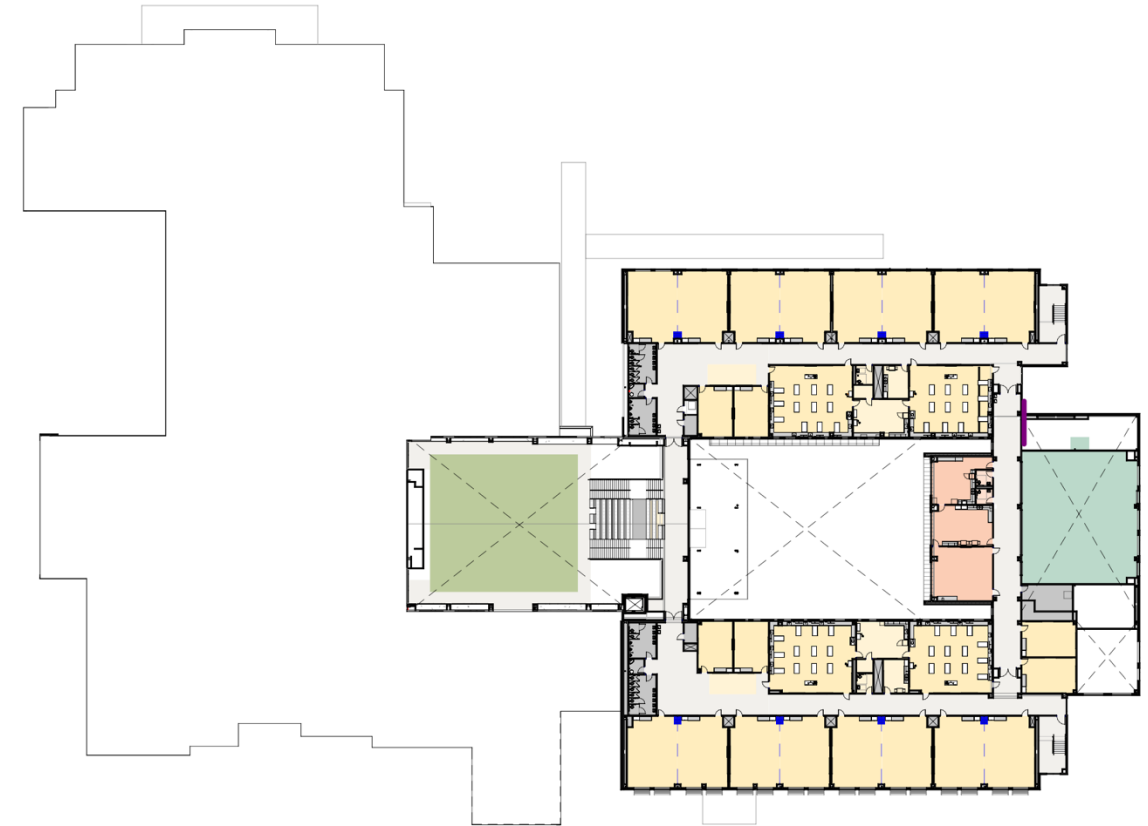
*** 09/18/23 Version ***



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

1st Floor

Huckabee



2nd Floor

Huckabee

New Middle School #2 (MS#2)



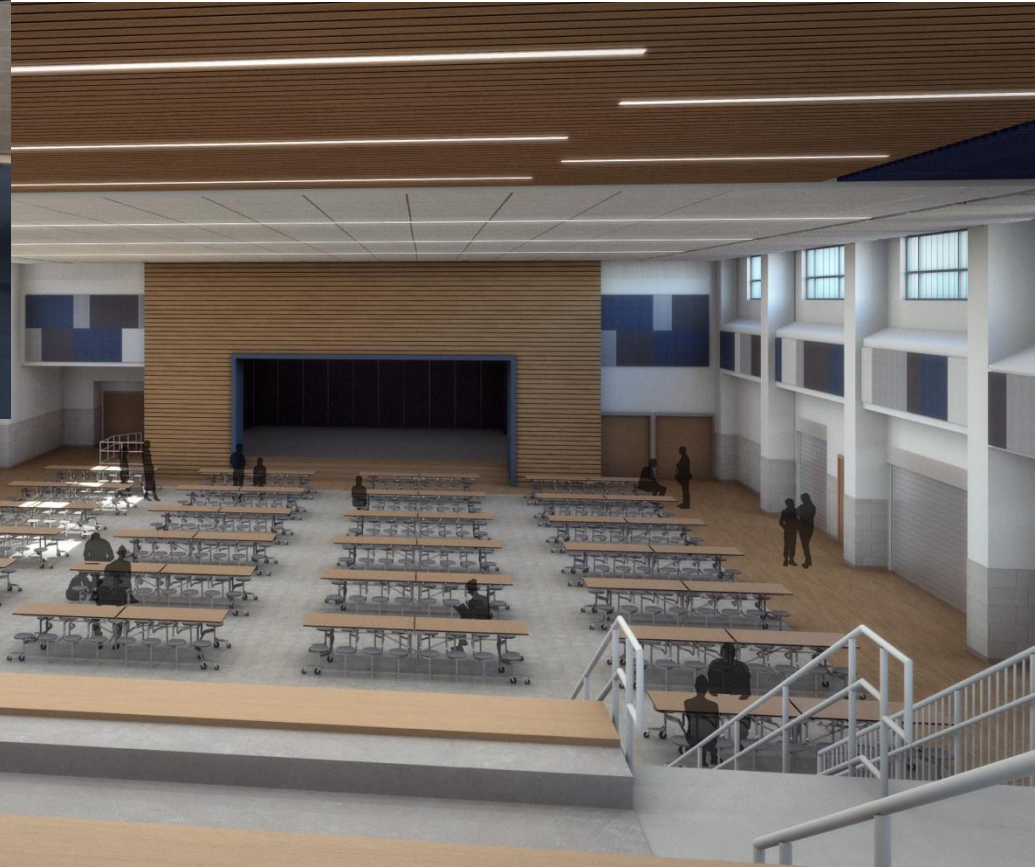
Huckabee



New Middle School #2 (MS#2)



Huckabee

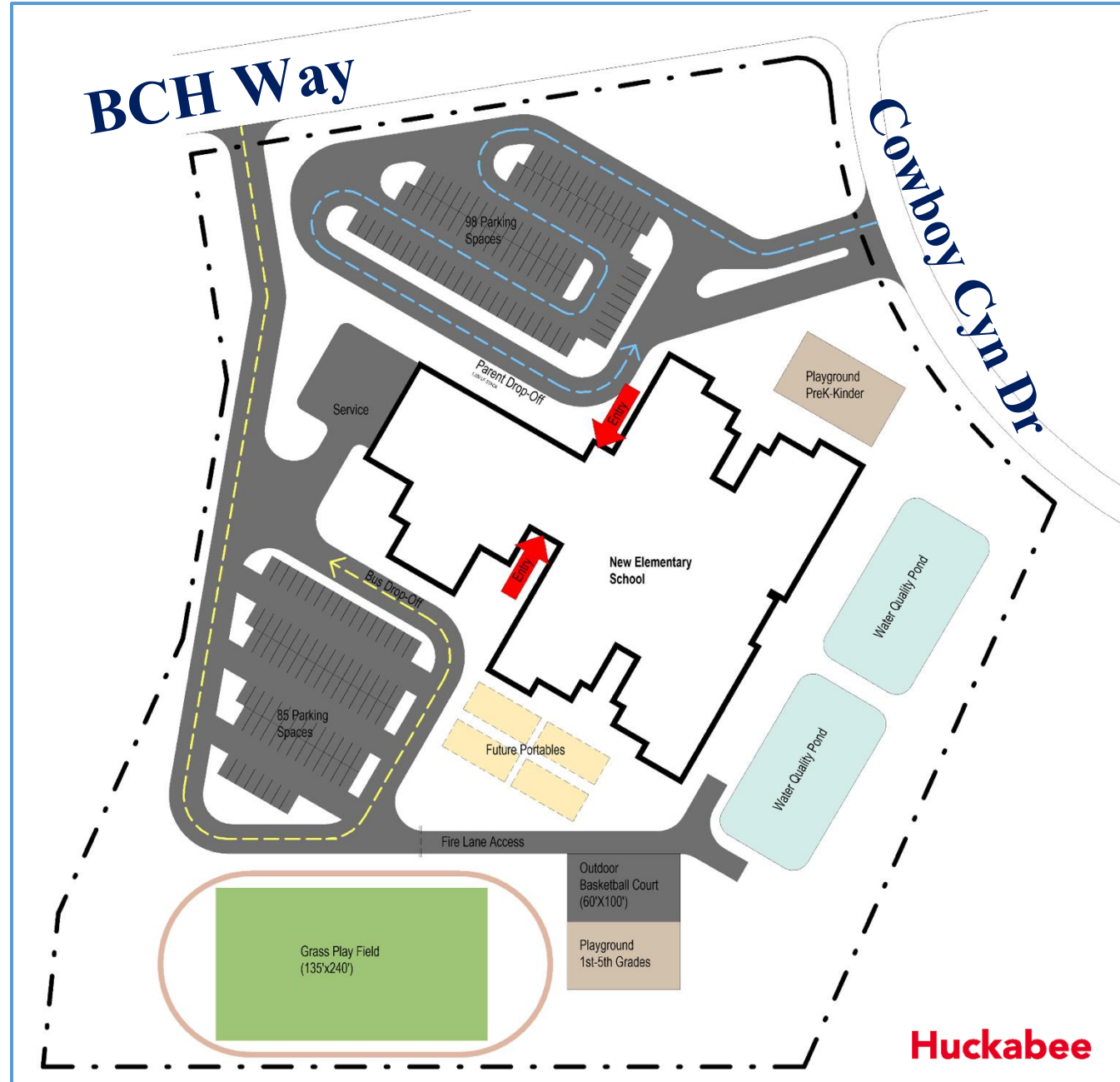


New Elementary School #4 (ES#4)

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
Site
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** (or June 2027) for August 2026 (or 2027) School Operation

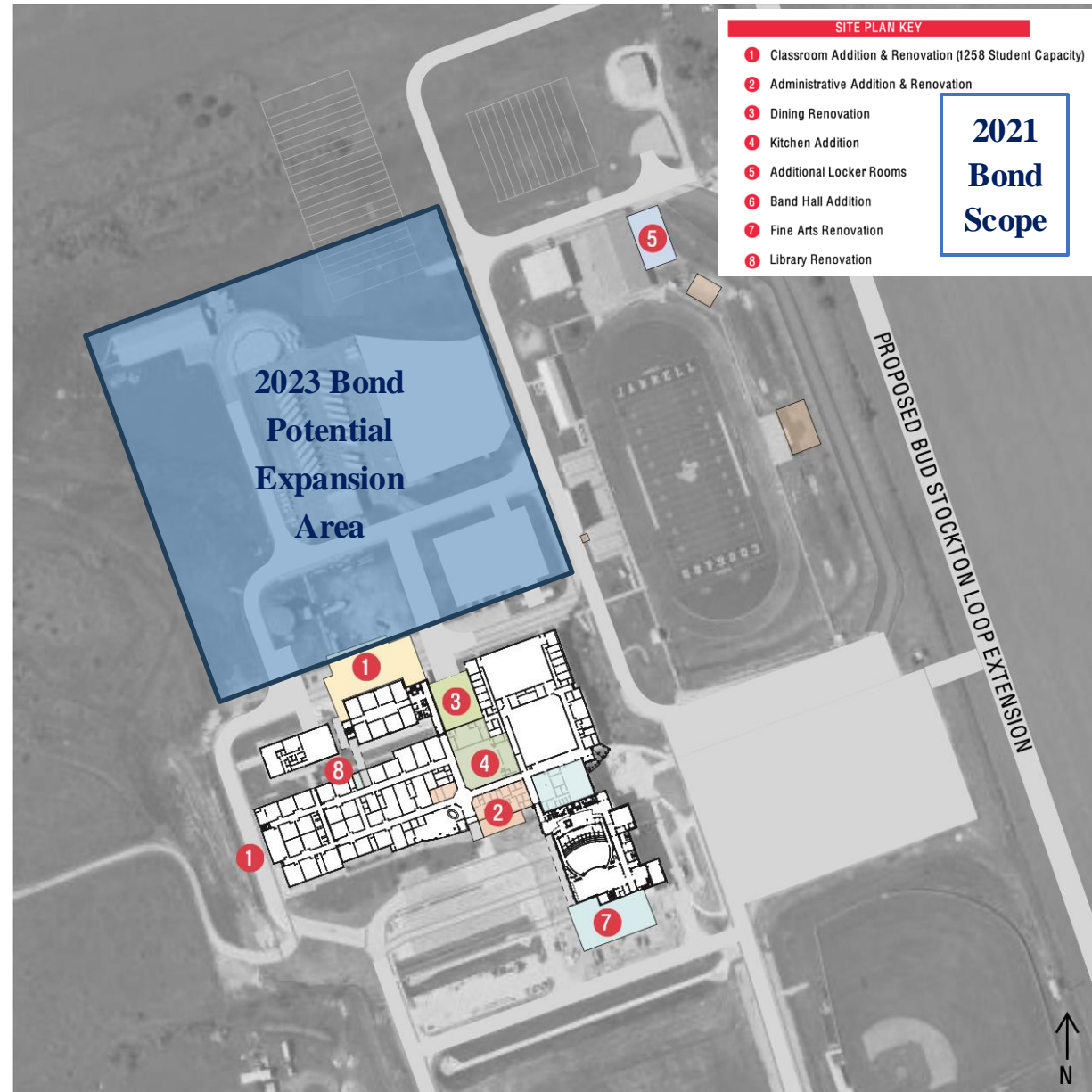
JHS Expansion & Additions

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 10/18/23

