

2023 Bond Update



**Prepared By:
Sledge Engineering**

Board Meeting
May 15, 2024

2023 Bond Projects - Schedule Status as of 05/08/24

Large Capital Projects	Plan & Design	AHJ *	Bid	Construction	Open
Jarrell Ranch Middle School				23% Complete	Aug-25
New Elementary School #4		Under Review		2% Complete	Aug-25
New Operations Center		Under Review			Aug-25
Paw Prints & Admin Annex					Jan-26
JHS Expansion - Package 1 (Admin, Library, Fine Arts, Ag)	Plans Due 6/11				Aug-25
JHS Expansion - Package 2 (CTE & Gym)	Schematic Design				Aug-27
New Elementary School #5					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				
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)

Jarrell Ranch Middle School (JRMS)

Construction:

- a) Under slab plumbing continues
- b) Concrete foundation and paving
- c) CMU walls started
- d) Complete = \$13.3 mil (as of 04/30/24)



Offsite Coordination:

- a) TxDOT-Deceleration lane (80% design)
- b) TxDOT-Signal (80% design)
- c) Water—JSWSC (well location changing)
- d) Sewer—City (lift station & forcemain to City)



New Elementary School #4 (ES#4)

1. Site Coordination:

a) City of Georgetown Site & Building Permits:

- i. *Stormwater Permit – Issued 04/30/24!!*
- ii. *Site - comments round #3 issued 05/07/24*
- iii. *Building – Ready to issue AFTER Site Permit*

b) TCEQ Permit - approved 04/15/24!

* Stormwater Permit allowed activities per City:

- Install erosion controls
- Install tree protection
- Grade site (*except tree removal*)
- Grade detention pond

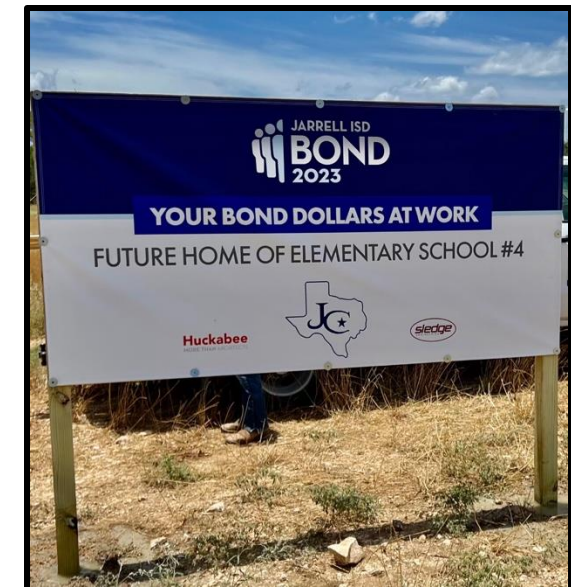
2. Construction:

a) GMP1 (11/15/23 Board approval)

- i. *Elevator and electrical switchgear - approved*
- ii. *HVAC equipment submittal version #3 under review*

b) GMP2 (04/17/24 Board approval)

- i. *CMR Amendment and Notice to Proceed – 05/01/24*
- ii. *Stormwater permit activities started*



New Operations Center

1. Bid:

- a) GMP2 Bids received 04/18/24
- b) Bid proposal submitted 05/07/24

2. Construction

- a) CMR=*American Constructors*
- 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. City issued site comments 04/22/24
 - ii. Anticipate approval end of May



High School Expansion - Package 1

1. Design Status:

a) Package 1 – Scope:

- i. Admin with PAC Group Restrooms
- ii. Fine Arts – Band, Choir, Art
- iii. Library – Expansion & Remodel
- iv. Ag Barn - Expansion

b) Design plans due **06/11/24**

2. Construction:

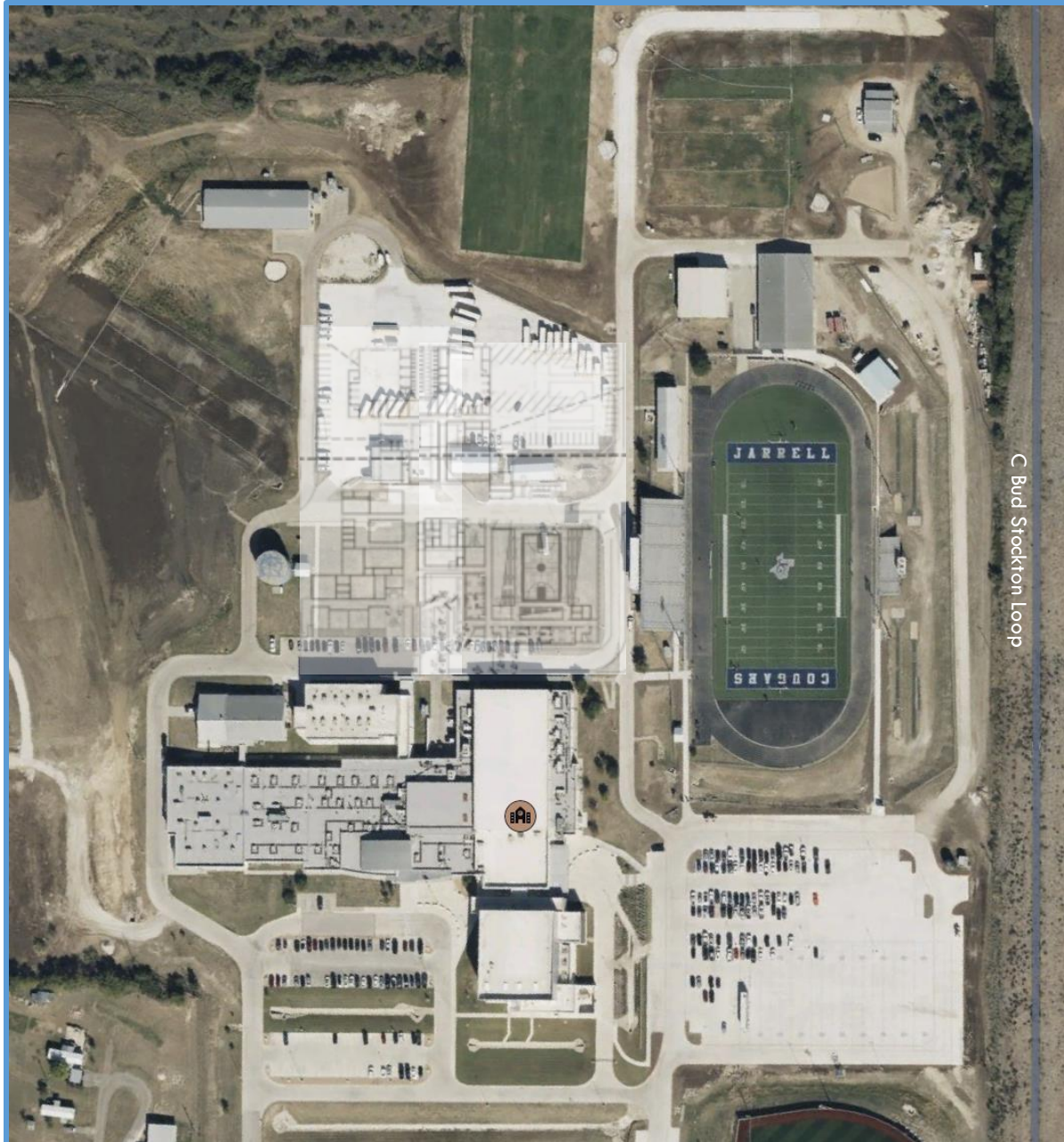
a) Relocate Admin to current Band Hall for 2024-2025 school year

b) Estimated start date 7/1/24

c) Estimated complete 7/1/25



High School Expansion - Package 2



1. Design Status:

a) Package 2 – Scope:

- i. New CTE Education Wing
(*Career & Technical Education*)
- ii. New Gym & Locker Rooms

b) Schematic Design continues

2. Bid/Construction:

- a) Timeline *to be determined*
- b) Goal to open in 2026/2027

Safety/Security and Technology

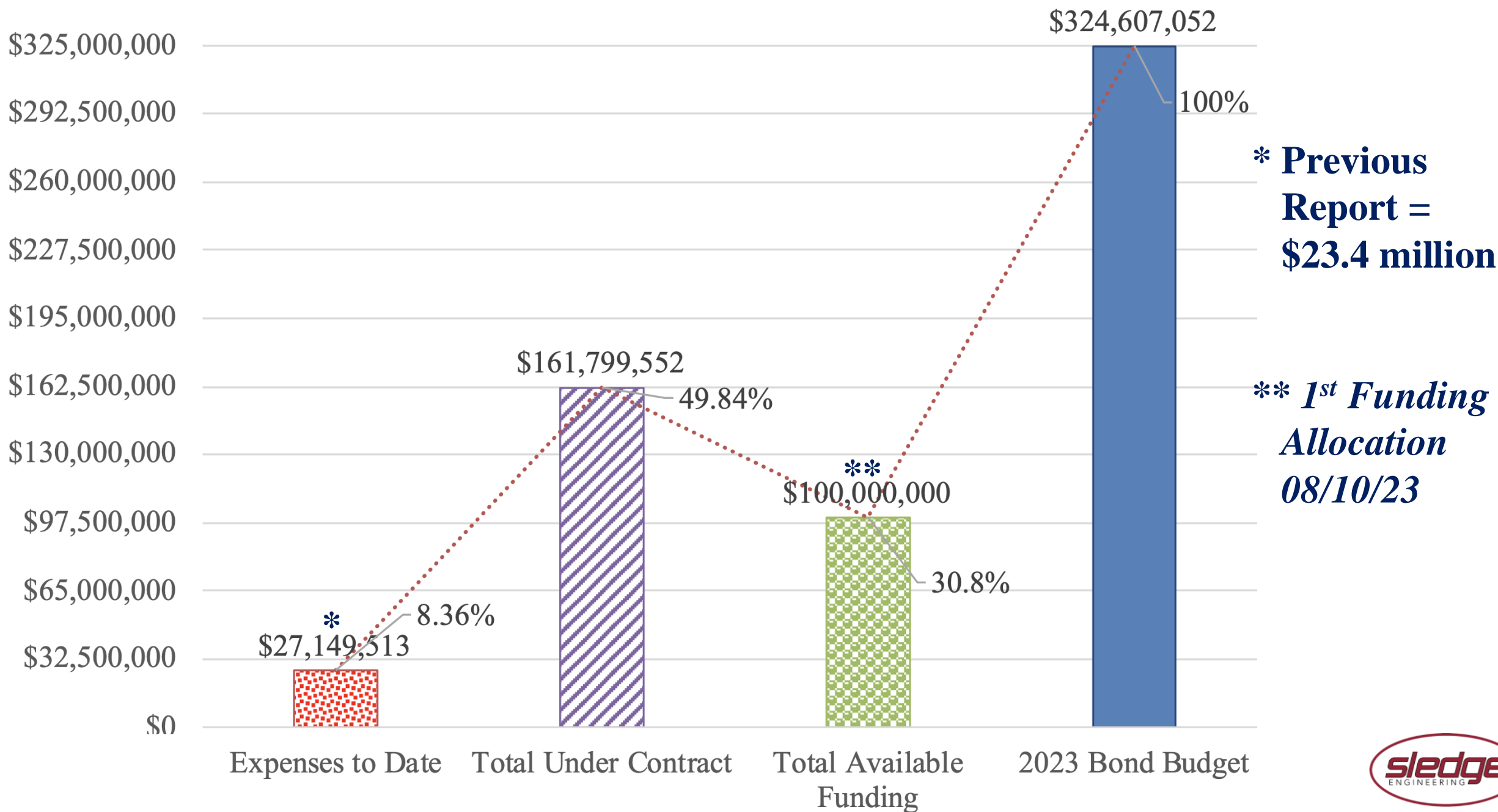
1. Safety/Security:

- a) Emergency radio booster systems:
 - i. JES complete!
 - ii. IES & JHS - Summer 2024
 - iii. DCES (2023) & JMS (Summer 2024) (*part of 2021 Bond Scope*)
 - iv. 1916 Building – *to be determined*
- b) Public Address (PA) system upgrades:
 - i. JES, IES, JMS - Summer 2024
 - ii. JHS – Summer 2024 (*part of 2021 Bond Scope*)
 - iii. DCES - Summer 2024 (add panic buttons - Alyssa's Law)

2. Transportation:

- a) Buses purchase approved by Board 12/13/23 - \$1.9 million
- b) Ordered and awaiting delivery

Project Accounting – Expense Summary as of 05/08/24



*Any
Questions?*



Jarrell
Independent School District



Jarrell High School

2023 Bond

Interior Rendering – Reception Area

By Huckabee

2023 Bond - Supplemental Information

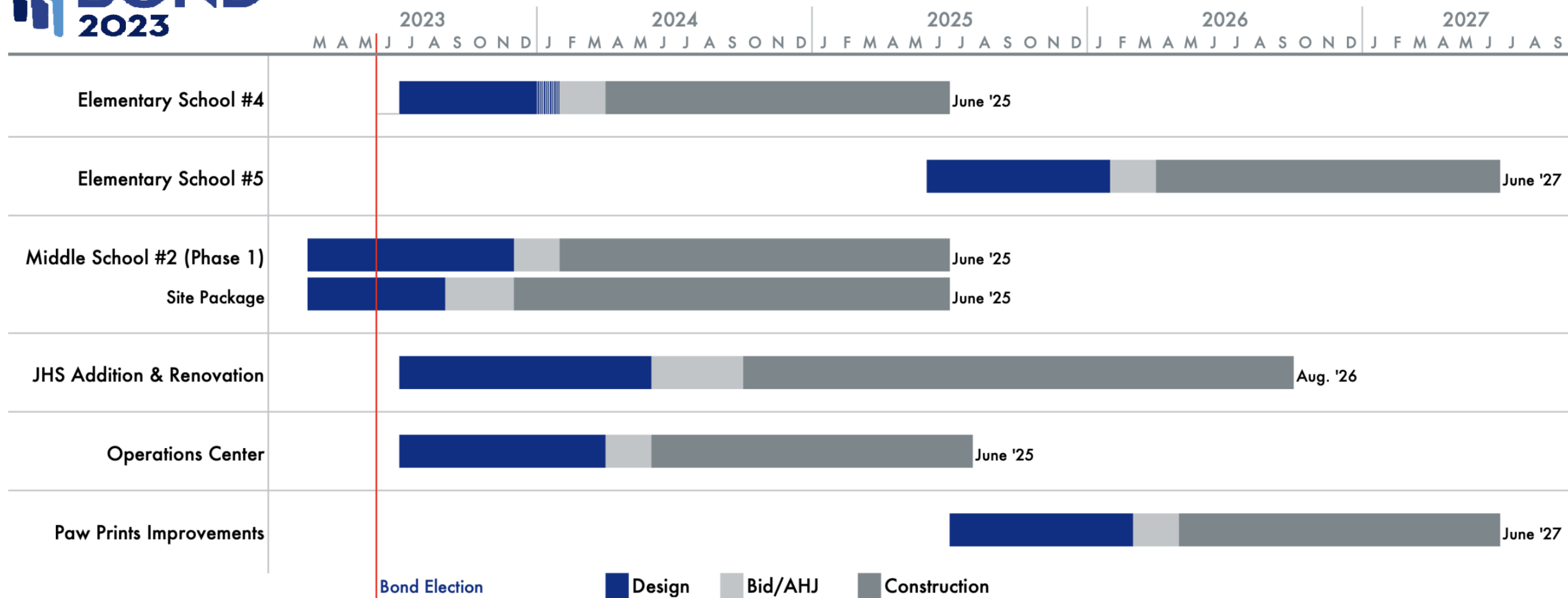
Agenda:

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



Architect:

Huckabee



Bond Program Manager:



2023 Bond Projects

Summary Descriptions



Jarrell Ranch Middle School (JRMS aka 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 05/08/24



Jarrell ISD
2023 Bond

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

Prepared By:



BOND BUDGET - SUMMARY

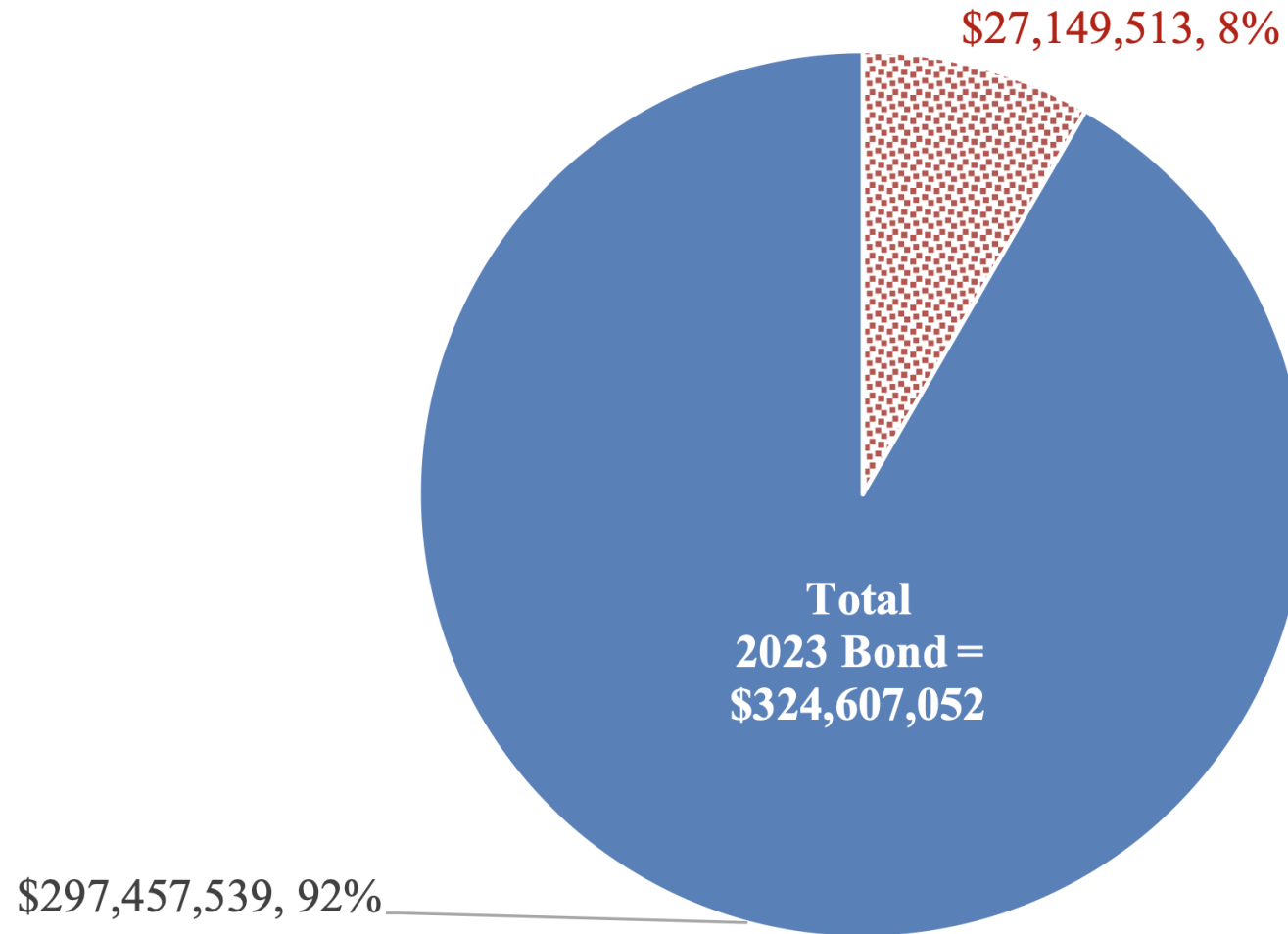
Updated= 05/08/24

Summary Budget Linked to Detailed Budget

Category=	Construction	Fees/Soft Costs	FFE/Other Costs	Misc/IT/Contingency	TOTAL
Item	\$ 257,550,409	\$ 22,617,094	\$ 19,892,407	\$ 25,537,590	\$ 325,597,500
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)	\$ 42,735,242	\$ 3,275,368	\$ 2,620,814	\$ 2,967,997	\$ 51,599,421
Project 3 - Operation Center	\$ 14,236,222	\$ 1,420,323	\$ 1,674,168	\$ 1,250,384	\$ 18,581,097
Project 4 - HS Expansion	\$ 75,291,663	\$ 8,068,475	\$ 3,959,000	\$ 3,906,864	\$ 91,226,002
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	\$ -	\$ -	\$ -	\$ 1,362,415	\$ 1,362,415
Project 8 - Technology Improvements	\$ -	\$ -	\$ -	\$ 1,237,761	\$ 1,237,761
Project 9 - Reserve for Other Projects	\$ -	\$ -	\$ -	\$ -	\$ -

2023 Bond Expenses as of 05/08/24

Bond Funds Spent to Date



Project Accounting—Expense Per Project as of 05/08/24