

# 2023 Bond Update



**Prepared By:  
Sledge Engineering**

Board Meeting  
June 19, 2024

# 2023 Bond Projects - Schedule Status as of 06/12/24

Large Capital Projects	Plan & Design	AHJ *	Bid	Construction	Open
Jarrell Ranch Middle School				30% Complete	Aug-25
New Operations Center		Under Review		2% Complete	Aug-25
JHS Expansion - Package 1 <i>(Admin, Library, Fine Arts, Ag)</i>		Under Review	Bid GMP2		Sep-25
Paw Prints & Admin Annex	Schematic Design				Jan-26
New Elementary School #4		Under Review		5% Complete	Aug-26
JHS Expansion - Package 2 <i>(CTE &amp; Gym)</i>	Schematic Design				Aug-27
New Elementary School #5					Aug-28
Safety/Security	<i>Timeline and Scope Varies for District-Wide and Campus Enhancements</i>				
Technology Infrastructure	<i>Timeline and Scope Varies for District-Wide and Campus Enhancements</i>				
New Buses & Other Vehicles	<i>Timeline Varies based on needs for each School Year</i>				

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

# Jarrell Ranch Middle School

## Construction:

- a) Under slab plumbing continues
- b) Concrete foundation last section continues
- c) CMU walls
- d) Complete = \$17.6 mil (as of 05/31/24)



## Offsite Coordination:

- a) TxDOT-Deceleration lane (90% design)
- b) TxDOT-Signal (pending funding decision)
- 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 Permits:

i. *Stormwater – issued 04/30/24*

ii. *Site - PENDING building articulation exception with use of trees*

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) Stormwater permit activities started

b) Grading and dirt work to start soon

c) Schedule to be adjusted and finalized after all permits issued



# New Operations Center

## 1. Construction

- a) CMR amendment executed 6/11/24  
with *American Constructors*
- b) TCEQ Permit required prior to work
  - i. Submitted on 03/11/24
  - ii. Anticipate approval 6/15/24
  - iii. Cannot “move dirt” unit permit issued
- c) City of Jarrell Site and Building Permit
  - i. Anticipate approval 6/22/24
  - ii. Site grading and preliminary can proceed



# 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 finalized **06/11/24**

## 2. Construction:

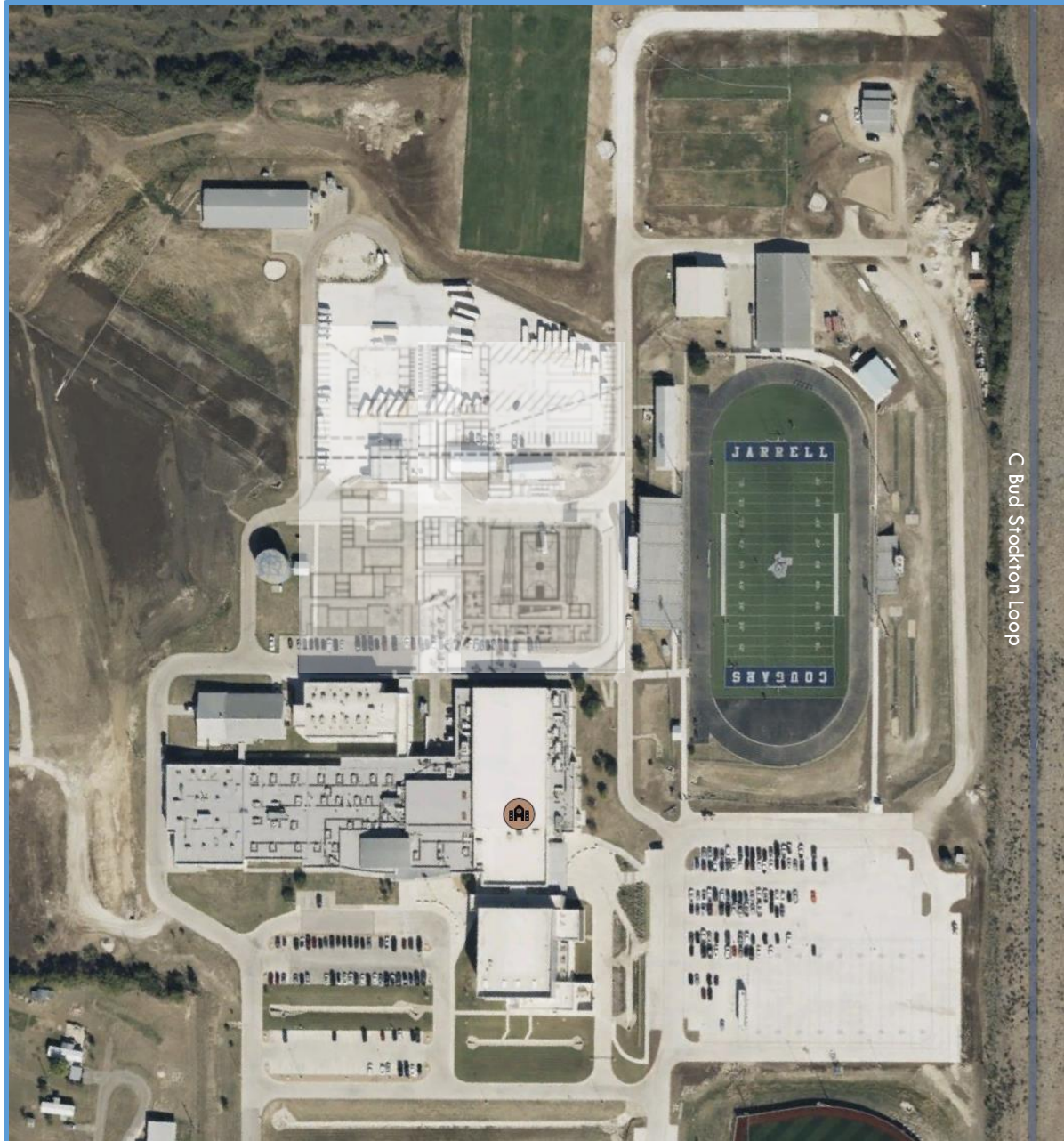
- a) Relocate Admin & Library for 2024-2025 school year
- b) Estimated start date 7/15/24
- c) Estimated complete 8/15/25



The banner features the Jarrell Independent School District logo on the left. The main title reads "JARRELL ISD JARRELL HIGH SCHOOL ADDITIONS AND RENOVATIONS". Below the title is a photograph of the school building. On the right side, a dark blue box lists the Board of Trustees: Crystal Phalen (President), Jenny Arnold (Vice President), Tamara Dozier (Secretary), Jennifer Gadison, Dave Lovelace, Ginger Martinez, and Cliff Tschorner. Below this, it lists the Superintendent, Dr. Toni Hicks. At the bottom right, there is a logo for "JARRELL ISD BOND 2023". The bottom of the banner contains logos for the Architect (Huckabee), Program Manager (Sledge), Contractor (American Constructors), and another contractor (American Constructors).



# 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 – Next meet with Committee 6/19/24; 3:00 p.m.

## 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 – *survey complete and booster system required*

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)

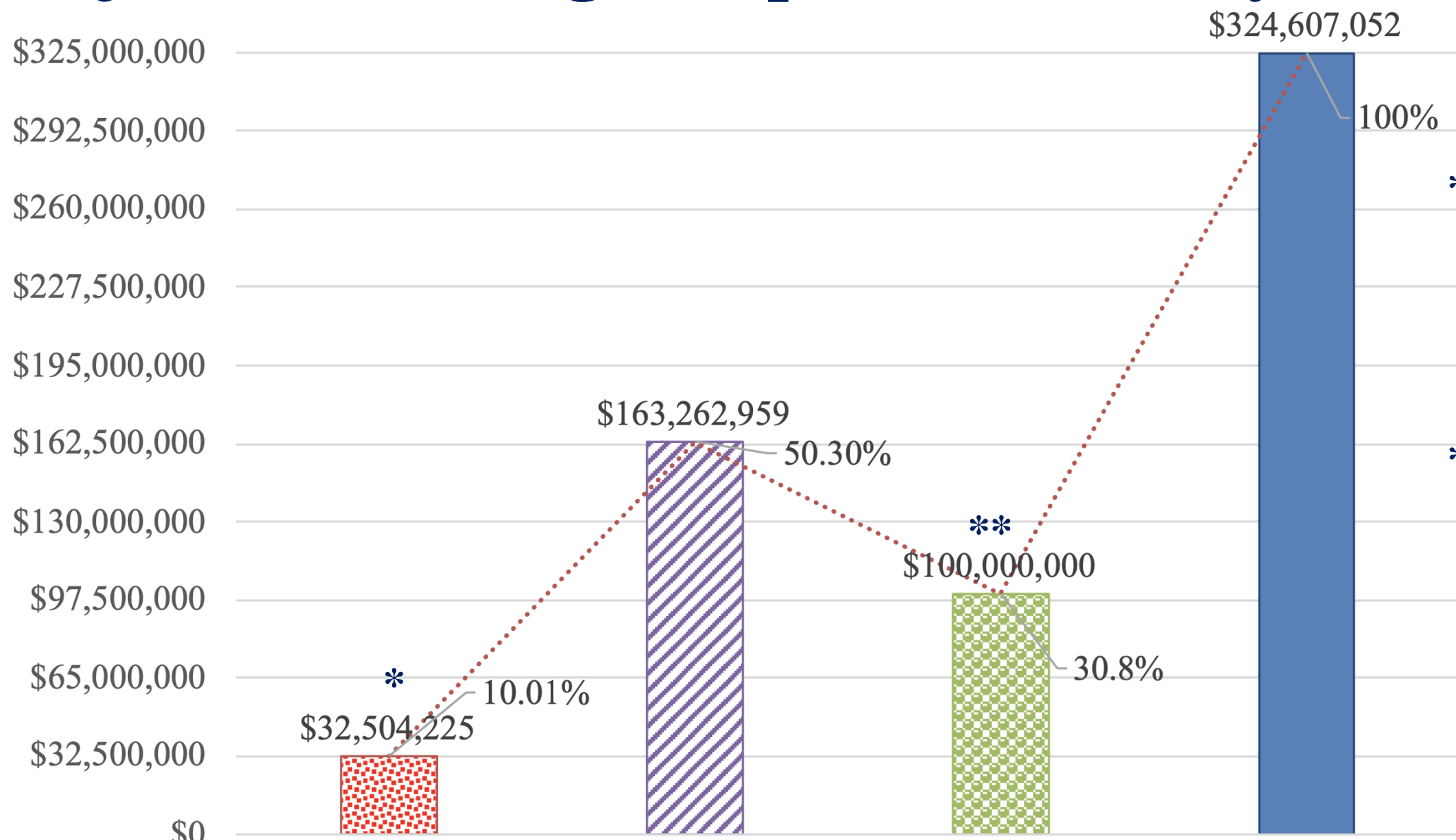
## 2. Transportation:

a) Buses purchase approved by Board 12/13/23 - \$1.9 million

b) Ordered and awaiting delivery



# Project Accounting – Expense Summary as of 06/12/24



**\* Previous Report = \$27.1 million**

**\*\* 1<sup>st</sup> Funding Allocation 08/10/23**



*Any  
Questions?*



**Jarrell**  
Independent School District

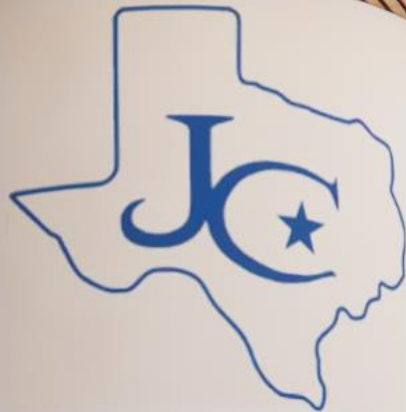


# **Jarrell High School**

**2023 Bond**

***Interior Rendering – Reception Area***

**By Huckabee**



JHS  
COUGAR

# 2023 Bond - Supplemental Information

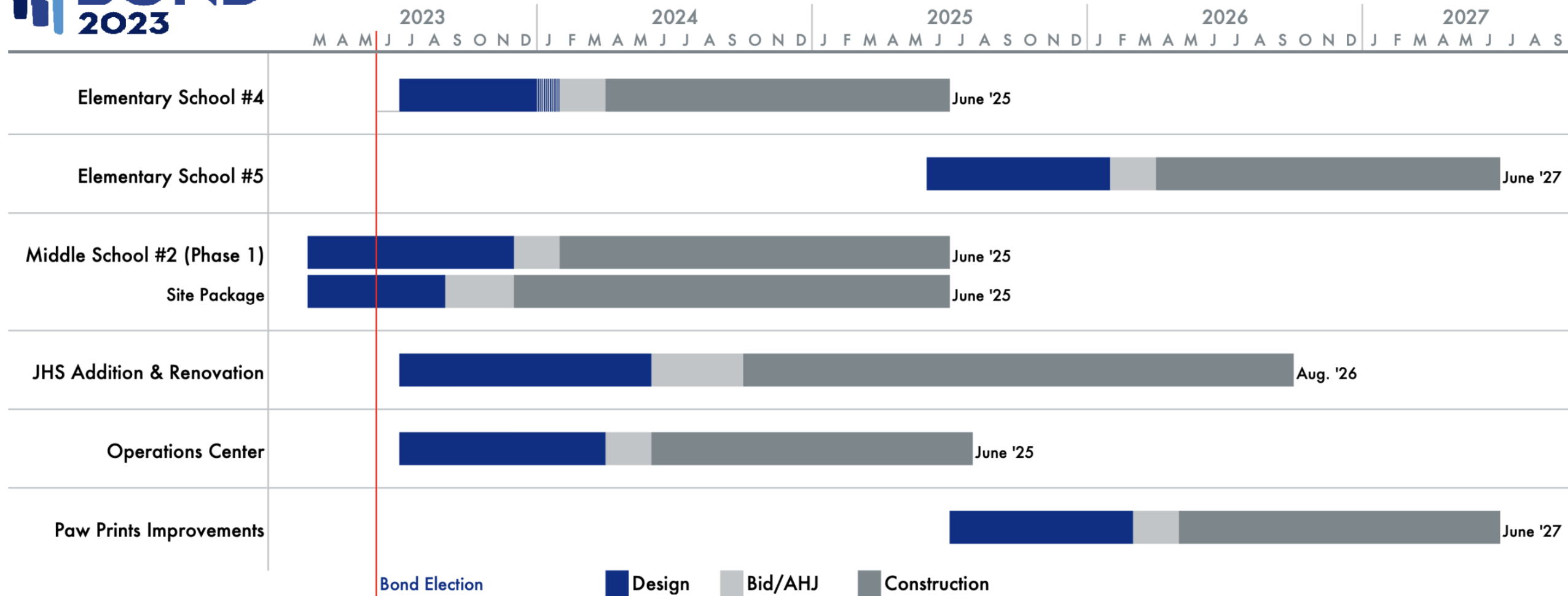
## Agenda:

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: +/-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 06/12/24**

# **2023 Bond Expenses as of 06/12/24**

# Project Accounting—Expense Per Project as of 06/12/24