

2023 Bond Update



**Prepared By:
Sledge Engineering**

Board Meeting
August 21, 2024

2023 Bond Projects - Schedule Status as of 08/12/24

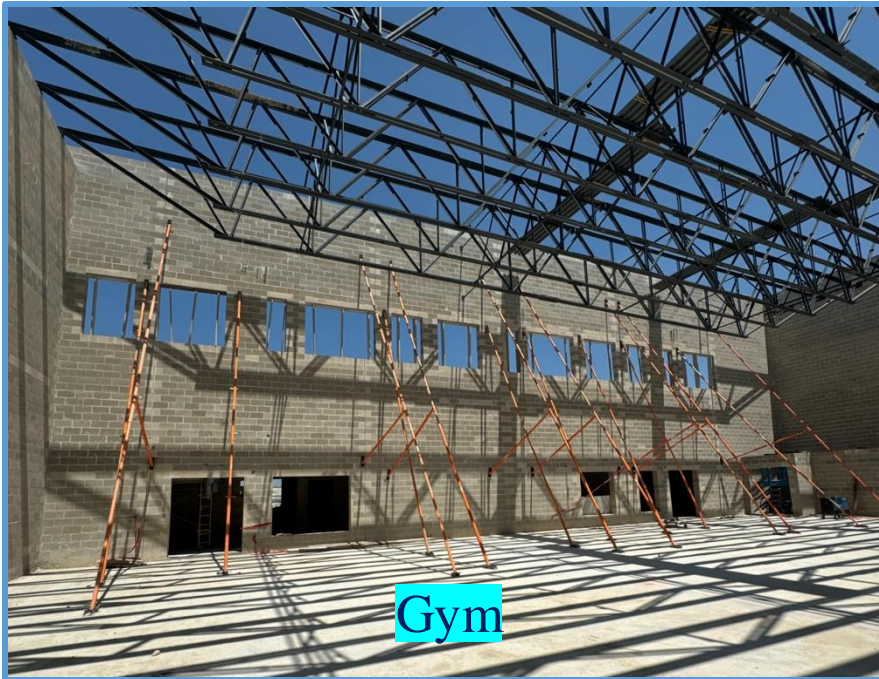
Large Capital Projects	Plan & Design	AHJ *	Bid	Construction	Open
Jarrell Ranch Middle School				40% Complete	Aug-25
New Operations Center				5% Complete	Aug-25
JHS Expansion - Package 1 <i>(Admin, Library, Fine Arts, Ag)</i>			Bid GMP2	1% Complete	Sep-25
Paw Prints & Admin Annex	Schematic Design				Dec-25
Berry Creek Elementary School				5% Complete	Aug-26
JHS Expansion - Package 2 <i>(CTE & Gym)</i>	Schematic Design				Aug-27
New Elementary School #5					Aug-28
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 (MS#2)

Construction:

- a) Concrete foundation – Complete!
- b) Structural steel continues
- c) Framing continues
- d) Construction **40%** complete
- e) Paid To Date = **\$26.5 mil** (as of 07/31/24)



Gym



Classroom Wing & Courtyard

Offsite Coordination:

- a) TxDOT-Deceleration lane (**under review**)
- b) Water–JSWSC (**well location NW Corner**)
- c) Sewer–City (lift station & forcemain to City)

Berry Creek Elementary School (ES#4)

1. Site Coordination:

- a) City of Georgetown Permits:
 - i. *Stormwater** – *issued 04/30/24*
 - ii. *Site* – ***issued 08/01/24!!***
 - iii. *Building* – *Ready to issue*
- 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:

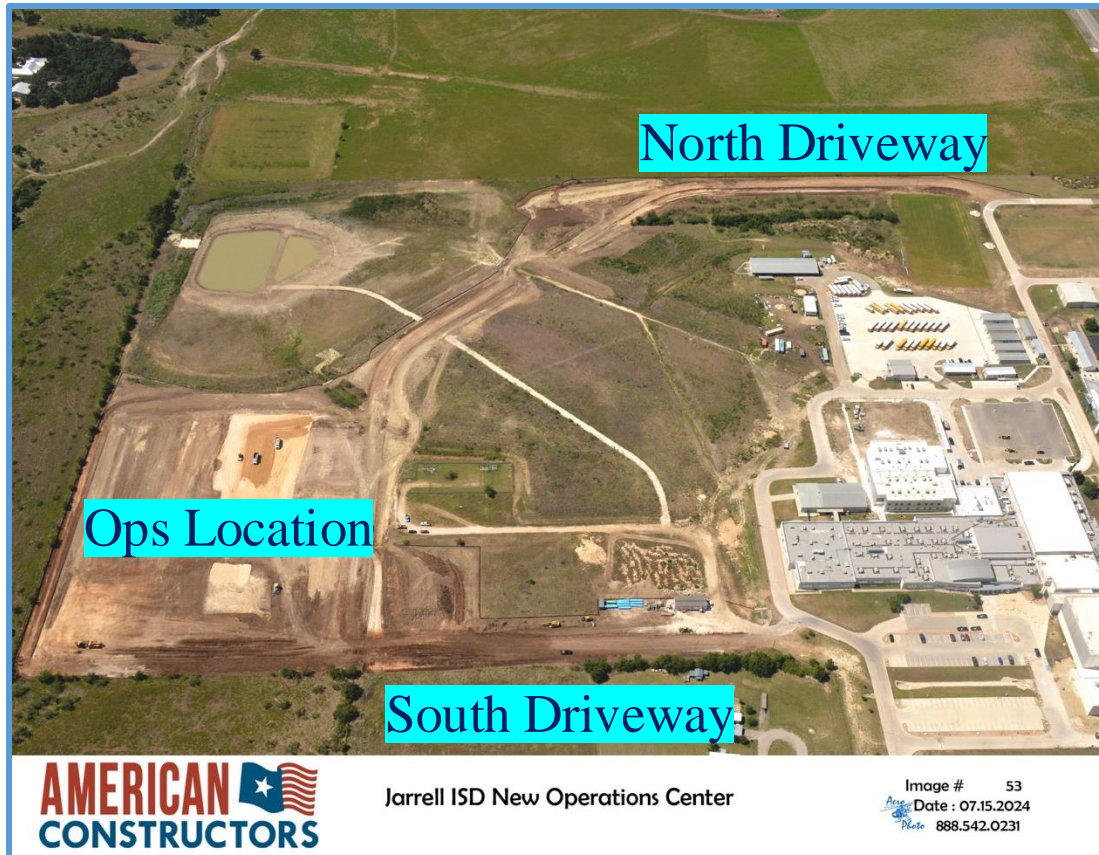
- a) Major equipment approved & ordered
- b) Grading and dirt work to start soon
- c) Schedule tracking for Dec '25 completion based on timeline adjustment with permit
- d) Construction **5%** complete
- e) Paid To Date = **\$800k** (as of 06/30/24)



Operations Center

Construction

- a) Foundation prep and piers
- b) North and south roads rough grade and partial concrete completion
- c) Construction **5%** complete
- d) Paid To Date = **\$1.2 mil** (as of 07/31/24)



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) GMP1 Board approved 06/19/24

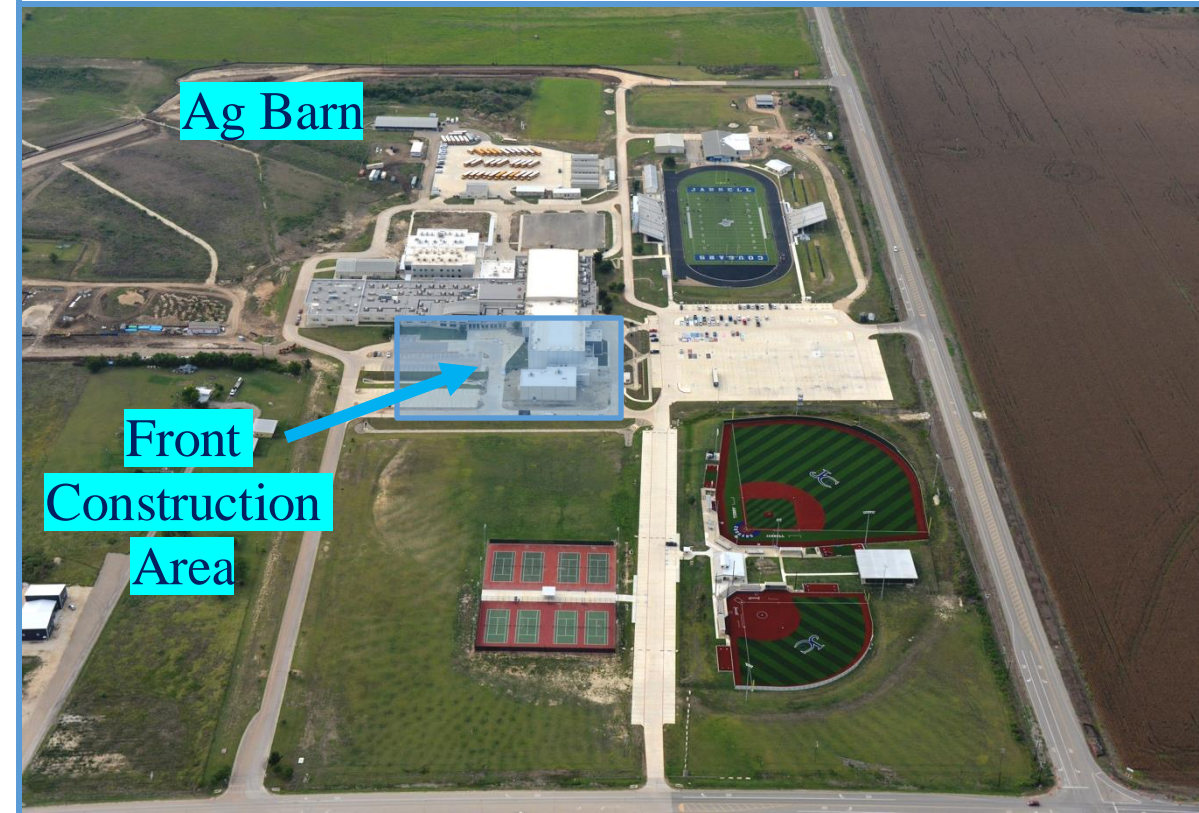
c) GMP2 Board considers 08/21/24

2. Construction:

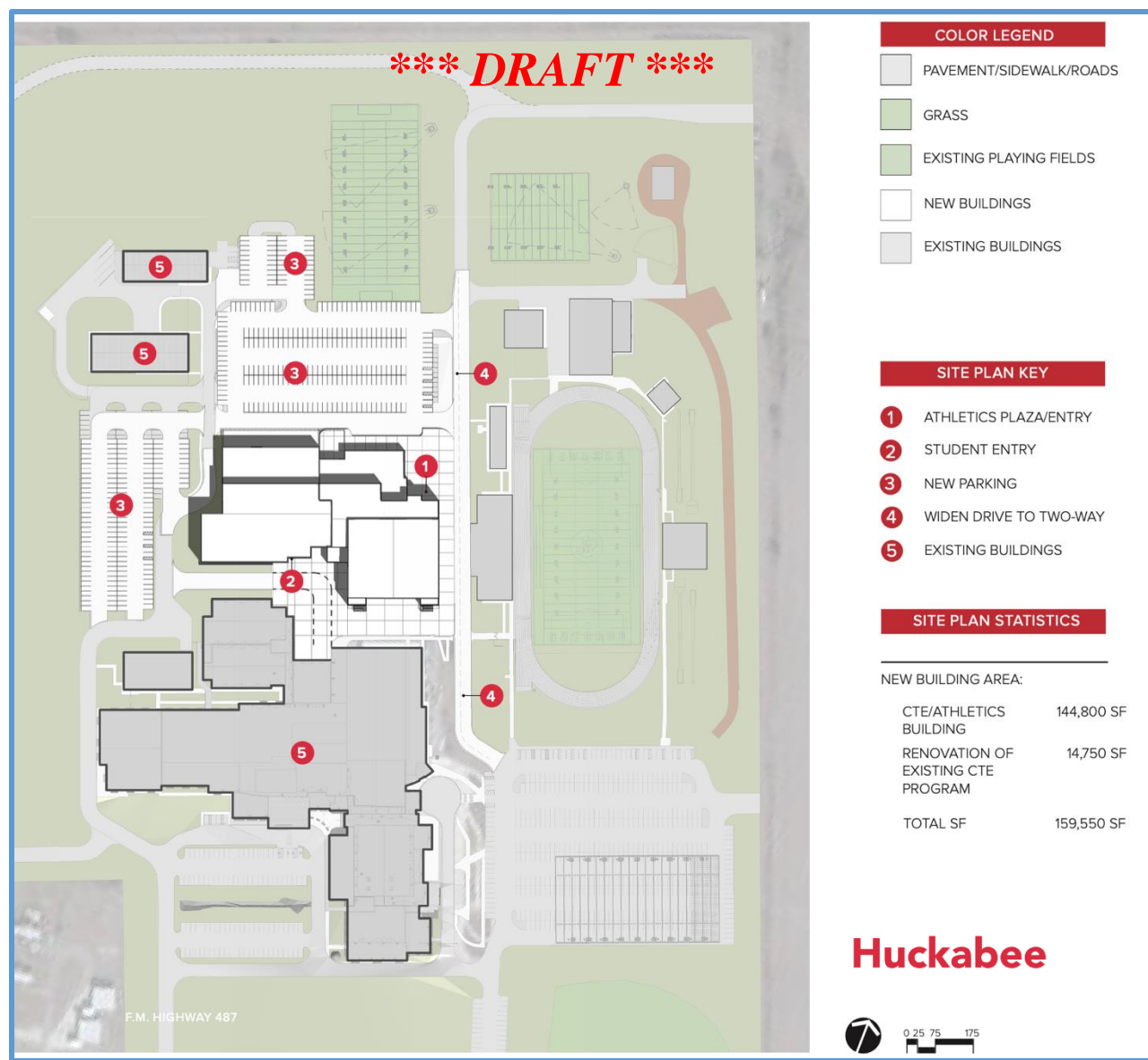
a) Relocated admin & library for 2024-2025 school year

b) Demising wall installed at entrance

c) Construction 1% complete



High School Expansion - Package 2



1. Design Status:

a) Package 2 – Scope:

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

b) Schematic Design continues –

- Board update on 08/21/24
- Board consider approval on 09/18/24

2. Bid/Construction:

- Construction begins June 2025
- Open Aug 2027

Admin Annex and Paw Prints



1. Scope

- a) Admin Annex – remodel “Tech Building”
 - i. Abatement scheduled for Thanksgiving Break
 - ii. Design-Build RFQ for roof & solar scope due 08/29/24
- b) Paw Prints – remodel and expand Admin Building

2. Design

- a) Schematic Design continues
- b) Board update on 08/21/24
- c) Board consider approval on 09

Safety/Security and Technology

1. Safety/Security:

a) Emergency radio booster systems:

- i. DCES & JES complete!
- ii. IES & JHS - Summer 2024, 75% complete
- iii. JMS - Summer 2024, 75% complete (*part of 2021 Bond Scope*)
- iv. 1916 Building – *booster system install start date to be determined*

b) Public Address (PA) system upgrades:

- i. JES, IES, JMS complete! (including DCES panic buttons)
- ii. JHS – (*part of 2021 Bond Scope*) – Hybrid system first of scope; full switchover from Extron to Valcom early September

2. Technology:

a) RFP issued for JISD directly contracted “tech items” for JRMS, Ops Center, JHS Package 1, BCES

b) Bids due 08/29/24

Project Accounting – Budget Summary as of 08/12/24



Jarrell ISD
2023 Bond

Other Funding = \$ -
2023 Bond = \$ 324,607,052
Accrued Interest = \$ 4,486,466
TOTAL FUNDS= \$ 329,093,518

Prepared By:



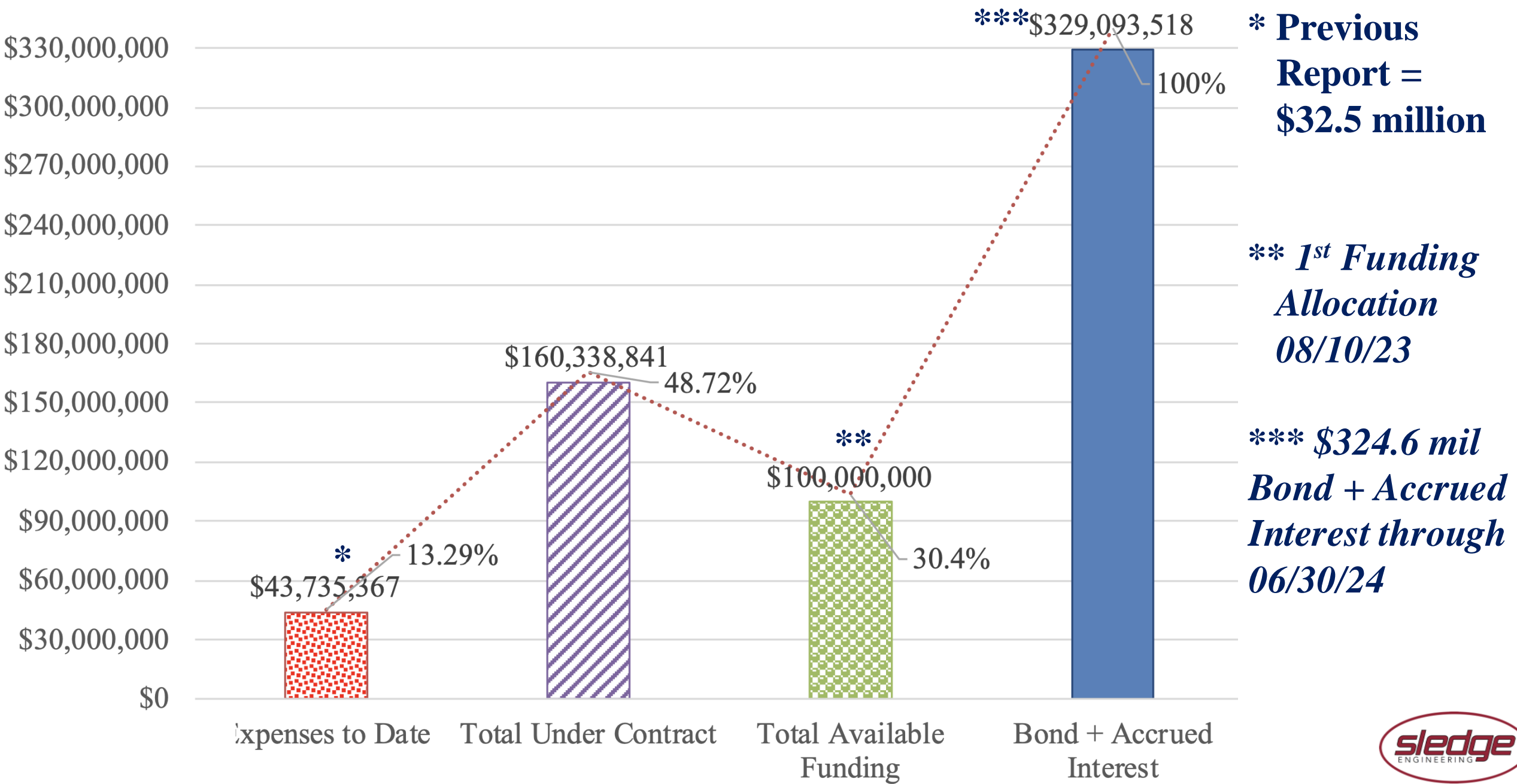
BOND BUDGET - SUMMARY

Updated= 08/09/24

Summary Budget Linked to Detailed Budget

Category=	Construction	Fees/Soft Costs	FFE/Other Costs	Misc/IT/Contingency	TOTAL
Item	\$ 263,786,922	\$ 22,220,447	\$ 17,500,907	\$ 25,590,597	\$ 329,098,873
Purchase Buses / White Fleet			\$ 2,994,236	\$ -	\$ 2,994,236
General Bond Expenses		\$ 125,660	\$ 34,900	\$ 2,374,011	\$ 2,534,571
Land Purchase (Less Infrastructure for Current Land Owned for 2023 Builds)			\$ 882,000	\$ -	\$ 882,000
Project 1 - MS#2 (New)	\$ 74,551,352	\$ 5,762,880	\$ 2,600,789	\$ 5,427,054	\$ 88,342,074
Project 2 - ES#4 (New)	\$ 42,735,242	\$ 3,274,372	\$ 1,570,814	\$ 2,948,028	\$ 50,528,456
Project 3 - Operation Center	\$ 14,236,222	\$ 1,420,323	\$ 1,624,168	\$ 1,249,434	\$ 18,530,147
Project 4 - HS Expansion	\$ 78,528,176	\$ 7,296,213	\$ 4,478,000	\$ 4,269,245	\$ 94,571,634
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	\$ 292,000	\$ 398,500	\$ 417,656	\$ 6,152,214
Project 7 - District Wide Security	\$ -	\$ -	\$ -	\$ 1,454,952	\$ 1,454,952
Project 8 - Technology Improvements	\$ -	\$ -	\$ -	\$ 1,513,710	\$ 1,513,710
Project 9 - Reserve for Other Projects	\$ 3,000,000	\$ 390,405	\$ 255,500	\$ 69,272	\$ 3,715,177

Project Accounting – Expense Summary as of 08/12/24



*Any
Questions?*



Jarrell
Independent School District



2023 Bond Update

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



2023 Bond - Supplemental Information

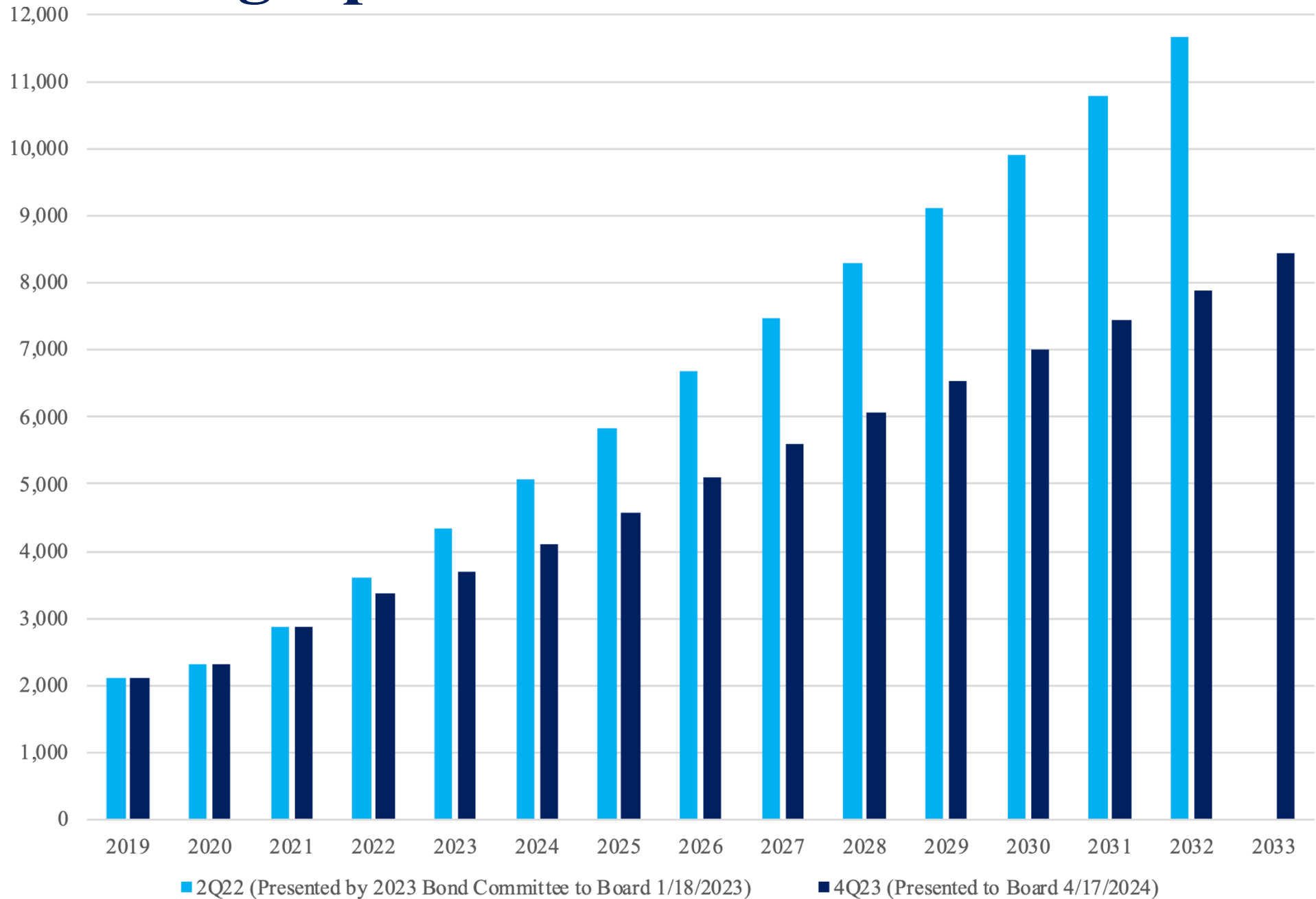
Agenda:

1. Preliminary Information
 1. Abbreviations (For Reference)
 2. Demographer student growth projections
 3. 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

Demographer's 2022 vs 2023 Enrollment Projections



Fall Enrollment	2Q22	4Q23
2019	2,107	2,107
2020	2,305	2,305
2021	2,885	2,885
2022	3,604	3,364
2023	4,326	3,703
2024	5,061	4,112
2025	5,830	4,588
2026	6,682	5,095
2027	7,485	5,589
2028	8,302	6,062
2029	9,108	6,525
2030	9,920	7,000
2031	10,787	7,446
2032	11,658	7,899
2033		8,436

2023 Bond – Schedule Adjusted May 2024

Large Capital Projects	Original Open	<i>Adjusted</i> Open
Jarrell Ranch Middle School (MS3)	Aug-25	Aug-25
New Operations Center	Aug-25	Aug-25
JHS Expansion - Package 1 <i>(Admin, Library, Fine Arts, Ag)</i>	Aug-26	Aug-25
Paw Prints & Admin Annex	Aug-27	Jan-26
Berry Creek Elementary School (ES4)	Aug-25	Aug-26
JHS Expansion - Package 2 <i>(CTE & Gym)</i>	Aug-26	Aug-27
New Elementary School #5	Aug-27	Aug-29

Punch List

84%

49%

23%

5%

2023 Bond Projects

Summary Descriptions



Jarrell Ranch Middle School (new 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=\$75 million; Total= \$89 million
7. Schedule: Construction Complete by **June 2025** for August 2025 School Operation

Berry Creek Elementary School (new 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=\$43 million; Total= \$50 million
7. Schedule: Construction Complete by **January 2026** for August 2026 School Operation

Operations Center (new 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) Package 1 Ag Barn Expansion
 - b) Package 1 Administration & Library Addition (*including new group restroom near PAC as bid alternate*)
 - c) Package 1 Fine Arts Addition
 - d) Package 2 General Education Classrooms
 - e) Package 2 Dedicated CTE Wing and/or Building
 - f) Package 2 New Gym and Locker Rooms
3. Building Size: +/-160,000 SF (square feet)
4. Budget: Construction=\$80 million; Total= \$95 million
5. Schedule: Construction Complete by **Package 1 Fall 2025** and **Package 2 Fall 2027**

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=\$46 million; Total= \$58 million
7. Schedule: Construction Complete by **June 2028** for August 2028 School Operation

Child Development Center (Paw Prints)

1. Site location To Be Determined
2. Bond Committee listed scope options:
 - a) Remodel Existing Admin Building to Paw Prints Facility
 - b) Expansion needed
3. Building Size: 10,000 SF (To Be Determined square feet)
4. Budget: Construction=\$5 million; Total= \$6 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 08/12/24



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Prepared By:





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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	Admin Annex					
		Description:	2023 Bond		Reimbursement	Fall 2025	Aug 2025/2026	Fall 2025	Fall '26 & Jan '27	Fall 2027/2029	Jan 2026	Date(s) Varies	Date(s) Varies	Jan 2026					
* Budget Subject to Change ***		Date:	8/9/24	Total Per Project=	\$ 6,410,807	\$ 88,342,074	\$ 50,528,456	\$ 18,530,147	\$ 94,571,634	\$ 57,879,702	\$ 6,152,214	\$ 1,454,952	\$ 1,513,710	\$ 3,715,177					
DETAILED BUDGET:					Total	Misc Info / Notes		BUDGET	BUDGET	BUDGET	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					\$ 1,973,348.00	Transportation-Buses-Large 10 in 2025		\$ 1,973,348.00											
Misc Purchases - Buses Small					\$ 450,888.00	Transportation-Buses-Small 2 in 2025		\$ 450,888.00											
Misc Purchases - White Fleet					\$ 270,000.00	White Fleet # TBD		\$ 270,000.00											
Misc Purchases - Vehicles Contingencies					\$ 300,000.00	Contingencies for Direct Purchase		\$ 300,000.00											
Subtotal Vehicles:																			
\$ 2,994,236.00																			
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					\$ 10,692,288.27	Separate from Contractor GMP		\$ 2,000,000.00	\$ 2,000,000.00	\$ 900,000.00	\$ 2,500,000.00	\$ 2,000,000.00	\$ 300,000.00			\$ 992,288.27			
Technology Items - Misc. Projects					\$ -	\$ 447,445.65				* 4/10 Added PA System Not in "Construction GMP"									
Amazon					\$ 413.39	Misc Supplies										\$ 413.39			
Admin Network Upgrades - Equipment 1					\$ 49,995.00	Intech Southwest										\$ 49,995.00			
Admin Network Upgrades - Equipment 2					\$ 40,284.00	Intech Southwest										\$ 40,284.00			
Admin Network Upgrades - Racks					\$ 4,800.00	Intech Southwest										\$ 4,800.00			
Admin Network Upgrades - Aruba UPS System					\$ 9,419.00	Intech Southwest										\$ 9,419.00			
Admin Network - Switches Installation WAP. UPS					\$ 4,335.00	Intech Southwest										\$ 4,335.00			
Admin Network - Network Upgrades					\$ 3,036.00	Intech Southwest										\$ 3,036.00			
Admin Network Upgrades					\$ 51,958.00	CDW Government										\$ 51,958.00			
Admin Network Upgrades - Fiber					\$ 13,743.00	Intech Southwest										\$ 13,743.00			
JMS Switch Upgrades 1					\$ 1,152.00	Intech Southwest										\$ 1,152.00			
JMS Switch Upgrades 2					\$ 9,200.00	Intech Southwest										\$ 9,200.00			
JMS Switch Upgrades 3					\$ 8,050.00	Intech Southwest										\$ 8,050.00			
JMS UPS Upgrade					\$ 11,771.00	Intech Southwest										\$ 11,771.00			
JHS Door Upgrades					\$ 1,960.00	Intech Southwest										\$ 1,960.00			
Erate Services					\$ 60.00	Intech Southwest										\$ 60.00			
JES Gym PA System Replace					\$ 23,747.03	Piraino										\$ 23,747.03			
Misc District Wide Upgrades (11/1/24 - 7/15/24)					\$ 176,073.00	Intech Southwest										\$ 176,073.00			
Misc District Wide Upgrades (11/1/24 - 7/15/24)					\$ 26,070.50	P&C Communications										\$ 26,070.50			
Admin Insta-Cast for Conference Rooms					\$ 8,378.73	Piraino										\$ 8,378.73			
IT Study to Migrate Infrastructure to Microsoft Acure/365					\$ 3,000.00	Freied Consulting										\$ 3,000.00			
Misc.					\$ -	Reserved for Future If Needed										\$ -			
Technology Items - District Wide Technology Assessment					\$ 31,390.00	Crux										\$ 31,390.00			
Technology Items - District Wide Sustainability Assessment					\$ 12,400.00	McKinstry										\$ 12,400.00			
Safety/Security - ERRCS (Radio Booster System)					\$ -	\$ 273,186.50									\$ -				
Safety/Security - ERRCS - Survey					\$ 9,044.00	ERRCS Survey IES, JES, JHS - Piercon									\$ 9,044.00				
Safety/Security - ERRCS - Install JES					\$ 62,973.00	ERRCS Install JES - Piercon									\$ 62,973.00				
Safety/Security - ERRCS - Install IES					\$ 72,098.00	ERRCS Install IES - Piercon									\$ 72,098.00				
Safety/Security - ERRCS - Install JHS					\$ 87,953.00	ERRCS Install JHS - Piercon									\$ 87,953.00				
Safety/Security - ERRCS - Roofer					\$ 18,000.00	ERRCS Install - Roofer - Montgomery Roofing									\$ 18,000.00				
Safety/Security - ERRCS - Elec					\$ 10,658.50	ERRCS Install - Electrician - Gerald Nunn Elec									\$ 10,658.50				
Safety/Security - ERRCS - Fire Alarm					\$ 12,460.00	ERRCS Install - Fire Alarm - Alliance Fire Protection									\$ 12,460.00				
Safety/Security - Misc. Projects					\$ -	Window Safety Film, Fire Extinguishers, Aerowave Radios									\$ -				
Window Safety Film - All Campuses 2023					\$ 116,671.00	Glass Safety Solutions									\$ 116,671.00				
Window Safety Film - Others 2024					\$ -	Glass Safety Solutions									\$ -				
Radios Reprogramming					\$ 1,210.00	Aerowave									\$ 1,210.00				
Radios					\$ 11,077.75	Aerowave									\$ 11,077.75				
JHS Temp Admin Partitions					\$ 11,628.72	Amazon									\$ 11,628.72				
Police Department (Computers, Etc.)					\$ 37,500.00	CDW Government									\$ 37,500.00				
Police Department (Outfit Cars)					\$ 75,905.00	Emergency Fleet Services									\$ 75,905.00				
Police Department (Supplies, Uniforms, Etc.)					\$ 31,907.56	G T Distributors, Inc									\$ 31,907.56				
Police Department (Radios)					\$ 44,550.66	Motorola Solutions									\$ 44,550.66				
Police Department (Vehicles Decals and Graphics)					\$ 6,150.00	Perez Signs & Graphix									\$ 6,150.00				
Guide to Emergency Procedures					\$ 5,505.69	Guest Communications Corporation									\$ 5,505.69				
Weapon Detection System					\$ 110,500.00	Skyline Technology Solutions (Omni-Alert System)									\$ 110,500.00				
Weapon Detection System					\$ 33,600.00	Omnilert									\$ 33,600.00				
PA System Upgrades Including Classroom Panic Buttons					\$ 31,780.00	Crux Design Services									\$ 31,780.00				
PA System Upgrades Including Classroom Panic Buttons					\$ 626,488.00	JHS, JMS, IES, JES (including DCES Panic Buttons)									\$ 626,488.00				
Teller Windows at JES and DCDES					\$ 9,866.66	KYA									\$ 9,866.66				
Misc.					\$ -	Reserved for Future If Needed									\$ -				
Safety/Security - Not Included in CMR GMP					\$ -	Reserved for Future If Needed									\$ -				
Tech Infrastructure - Not Included in CMR GMP					\$ -	Server Upgrades, Etc.									\$ -				

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ISD Direct Program Costs & Miscellaneous P	DETAILED BUDGET:			BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET				
	Total	Misc Info / Notes															
	Subtotal Tech/Security (Direct by ISD):																
	\$ 12,611,051.46																
	Newspaper / Advertisements - Various	\$ 8,300.00	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	\$ 300.00	\$ 1,000.00					
	Newspaper / Advertisements - Bond Election Notices	\$ 6,000.00	Bond Ads + Future Estimate	\$ 6,000.00													
	Williamson County Elections	\$ 10,187.58	Paid by ISD to Wilco 4/14/23	\$ 10,187.58													
	Legal Review Fees (Land, Construction)	\$ 15,000.00	New Land, Bond Related Advice	\$ 15,000.00													
	Legal Review Fees (Misc) - Project Related Costs	\$ 26,425.00	Thompson & Horton	\$ 2,712.50	\$ 2,712.50	\$ 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 B	\$ -	Outside of Bond-Paid at Closing	\$ -													
	Bond Issuance Fees (Paid from Premium-Does not reduce B	\$ -	Outside of Bond-Paid at Closing	\$ -													
	LAND ACQUISITION - Land + Easements	\$ 1,200,000.00	Future School Site(s)	\$ -	\$ -				\$ 1,200,000.00								
	LAND ACQUISITION - Land + Easements	\$ 700,000.00	Future School Site(s)	\$ 700,000.00													
	LAND ACQUISITION - Land Agents	\$ 72,000.00	Brokers, Legal, Etc.	\$ 72,000.00	\$ -												
	Subtotal Land Costs (Due Diligence and Infrastructure listed in Separately):			* Consultants and Infrastructure Listed in Other Soft Costs													
	\$ 1,972,000.00			* Bond Land Budget=\$10M (includes soft and off-site utilities, roads)													
	LAND ACQUISITION - Due Diligence Consultants	\$ 100,000.00	Environmental, Arch, Etc.	\$ 100,000.00													
	LAND ACQUISITION - Preliminary Design of Site	\$ 10,000.00	Layout with Initial SD If Needed	\$ 10,000.00	\$ -												
	LAND ACQUISITION - Off-Site Utilities to Site - Water	\$ 375,325.00	MS2 Water JSWSC (with Meter)	\$ -	\$ 375,325.00												
	LAND ACQUISITION - Off-Site Utilities to Site - Water	\$ 390,000.00	MS2 - Future HS Capacity Buy-In	\$ -	\$ 390,000.00												
	LAND ACQUISITION - Off-Site Utilities to Site - Sewer	\$ 750,000.00	MS2-Sewer Lift Station & Forcemain	\$ 750,000.00													
	LAND ACQUISITION - Off-Site Roads to Site	\$ 200,000.00	MS2-Pay City/Util - Contingency	\$ 200,000.00													
	LAND ACQUISITION - Off-Site Utilities Consultants	\$ 87,500.00	MS2-Sewer Lift Station and Forcemain Design - Langan	\$ 87,500.00													
	LAND ACQUISITION - Off-Site Roads Consultants	\$ -	MS2-TxDOT Deceleration Lane and Signal Design - Langan	\$ -													
	LAND ACQUISITION-INFRASTRUCTURE ITEMS	\$ -	ES4 - City Infrastructure		* Moved to GMP	\$ -											
	LAND ACQUISITION-INFRASTRUCTURE ITEMS	\$ -	ES4 - Site City UDC Compliance			* Moved to "Construction for GMP"											
	LAND ACQUISITION - Off-Site Utilities to Site - Water	\$ 750,000.00	ES5 - JSWSC (assumed)						\$ 750,000.00								
	LAND ACQUISITION - Off-Site Utilities to Site - Sewer	\$ 885,000.00	ES5 - City or Developer (assume)						\$ 885,000.00								
	LAND ACQUISITION - Off-Site Utilities to Site	\$ -	Future School Site(s)	\$ -													
	LAND ACQUISITION - Off-Site Roads to Site	\$ -	Future School Site(s)	\$ -													
	LAND ACQUISITION - Off-Site Utilities Consultants	\$ -	Future School Site(s)	\$ -													
	LAND ACQUISITION - Off-Site Roads Consultants	\$ -	Future School Site(s)	\$ -													
	Subtotal Land + Consultants + Off-Site Utilities:			Includes Infrastructure													
	\$ 5,519,825.00																
	Total Land+Infrastructure (Original Budget=\$10mil):																
	\$ 7,491,825.00																
	CONTINGENCY for ISD Direct Items/Escalation	\$ -	Budget 0% for Misc/Buses/Land/E	\$ -	\$ -												
	Portables at JHS 2023 (Bond Eligible)	\$ -	\$ 1,329,314.63														
	Electrician	\$ 137,080.00	Doyle Electric	\$ 137,080.00													
	Furniture	\$ 122,352.43	Meteor Education	\$ 122,352.43													
	Plumbing - Eliminate Grinder Lift Station	\$ 32,000.00	Metro Services	\$ 32,000.00													
	Plumbing - Portables	\$ 43,000.00	Metro Services	\$ 43,000.00													
	Portable Supplier / Installer	\$ 629,001.58	Shultz House Moving	\$ 629,001.58													
	Fencing (Gate, Fix Existing, Fix Transportation Gate)	\$ 42,275.00	Viking Fence	\$ 42,275.00													
	Cameras and Access Control	\$ 102,683.19	Brightwatch	\$ 102,683.19													
	Fiber and Copper Cabling	\$ 67,269.80	P&C Communications	\$ 67,269.80													
	Displays on Carts	\$ 55,210.63	Piraino	\$ 55,210.63													
	Fire Alarm System	\$ 32,647.00	Alliance Fire Protection	\$ 32,647.00													
	Fire Extinguishers	\$ 2,015.00	Alliance Fire Protection	\$ 2,015.00													
	Network Switchers and AP's	\$ 58,660.00	Intech Southwest	\$ 58,660.00													
	PA System	\$ 1,620.00	Technology For Education	\$ 1,620.00													
	MEP Engineering / Consulting	\$ 3,500.00	HCE	\$ 3,500.00													
	Misc.	\$ -	Reserved for Future If Needed	\$ -													
	Portables at Campuses (Bond Eligible) -'24 or '25	\$ 750,000.00	Relocate JHS Portables and 18+ Port	\$ 750,000.00													
	Misc Projects Associated with Various Projects	\$ 33,001.87	Includes, Logo Film, Concession C	\$ 33,001.87													
	JHS Stadium Stands Modifications	\$ 35,640.00	Hellas Construction	\$ 35,640.00													
	JHS & Athletics Sidewalk Repairs	\$ 44,282.00	CJ Concrete	\$ 44,282.00													
	JHS Student Parking Lot Repairs after Light Pole Repari	\$ 4,685.00	MM Concrete Construction	\$ 4,685.00													
	JHS Stadium Track Fence Demo Existing	\$ 18,750.00	Viking Fence	\$ 18,750.00													
	JHS Stadium Track Fence Replace	\$ 49,500.00	Viking Fence	\$ 49,500.00													
	JHS Stadium Visitor Side Handrail	\$ 2,900.00	Viking Fence	\$ 2,900.00													
	JHS Stadium Picnic Tables	\$ 11,016.52	Meteor Education	\$ 11,016.52													
	JHS Repair Access Control Door	\$ 865.66	Brightwatch	\$ 865.66													
	JHS Booster Shop Door Replace	\$ 2,729.87	Integrity Door Solutions	\$ 2,729.87													
	JHS Stadium Concession - Gutters and Downspouts Replace	\$ 10,850.00	Montgomery Construction & Roofing	\$ 10,850.00													

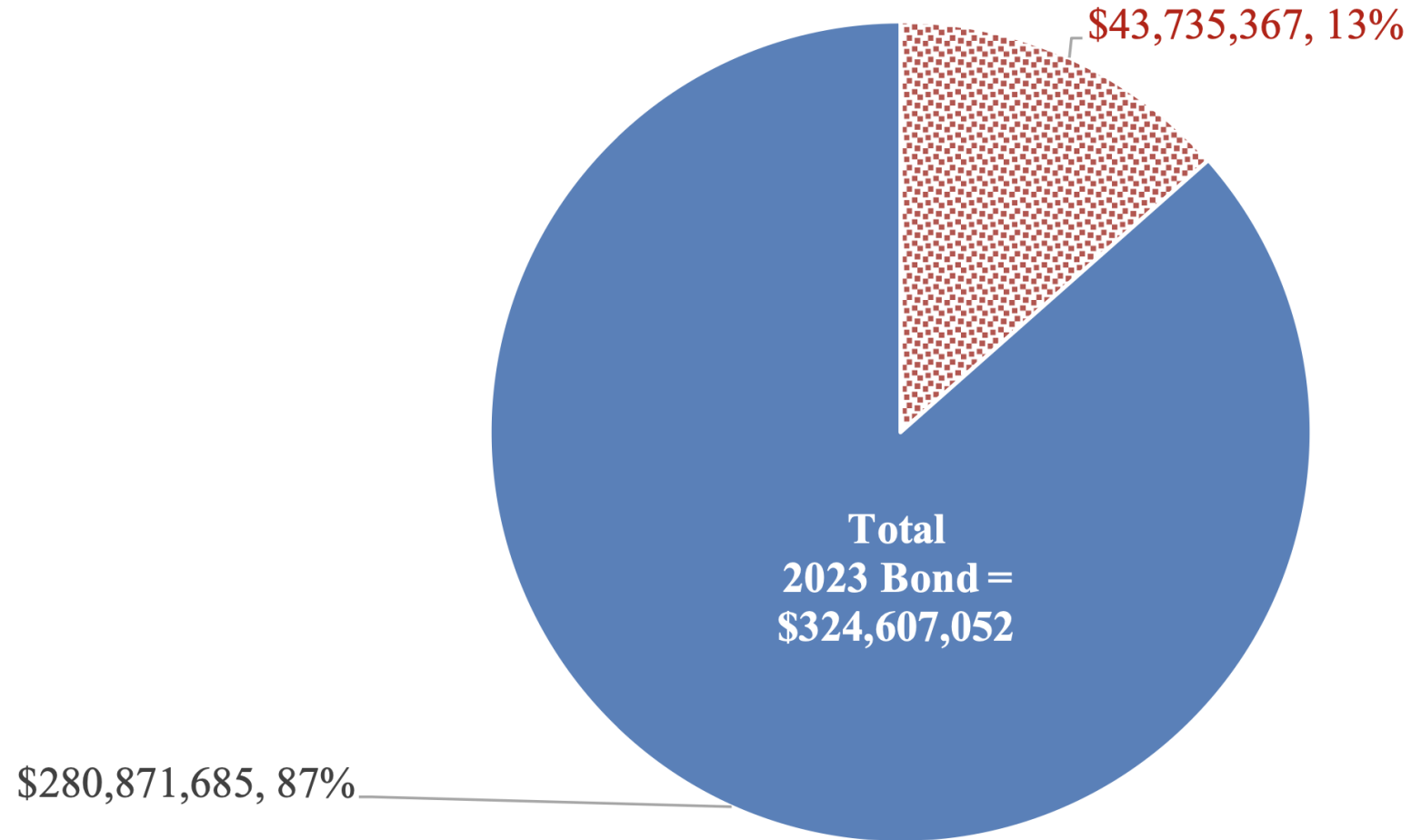
General Info	Jarrell ISD - 2023 Bond			CMR		CMR	CMR	CMR	CMR	CMR	CMR/CSP	CMR/CSP	CSP	
	Total Bond: \$ 324,607,052		Prepared By:	Owner Items	Project 1	Project 2	Project 3	Project 4	Project 5	Project 6	Project 7	Project 8	Project 9	
	Owner: Jarrell ISD			Admin & M&O	MS #2 (New)	ES #4 (New)	Operation Center	HS Expansion	ES #5 (New)	Paw Prints	District Security	Tech Infrastructure	Admin Annex	
	Description: 2023 Bond			Reimbursement	Fall 2025	Aug 2025/2026	Fall 2025	Fall '26 & Jan '27	Fall 2027/2029	Jan 2026	Date(s) Varies	Date(s) Varies	Jan 2026	
' Budget Subject to Change ***		Date: 8/9/24	Total Per Project=	\$ 6,410,807	\$ 88,342,074	\$ 50,528,456	\$ 18,530,147	\$ 94,571,634	\$ 57,879,702	\$ 6,152,214	\$ 1,454,952	\$ 1,513,710	\$ 3,715,177	
DETAILED BUDGET:				TOTAL	Misc Info / Notes	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
Design Fees, Permitting Fees, Consultants, Other Soft Costs	JHS Stadium - Visitor Safety Handrail		\$ 2,900.00	Viking Fence	\$ 2,900.00									
	JES Site Fencing Addition		\$ 16,522.00	Viking Fence	\$ 16,522.00									
	JHS Transportation Walk Gate		\$ 7,200.00	Viking Fence	\$ 7,200.00									
	Misc. Printing		\$ 3,853.17	D&L Printing (from Reconciliation R	\$ 3,853.17									
	Misc.		\$ -	Reserved for Future If Needed	\$ -									
	Reserve For Other Misc. Tasks Associated with Projects		\$ 50,000.00	Reserved for Future If Needed	\$ 50,000.00									
	Owner Rep / Program Manager - Sledge Engineering:		\$ -	1.9%; Excludes Applicable Direct Cost										
	Programming/Schematic/Design Development Phases		\$ 1,496,339.00	25%	\$ 12,165.00	\$ 405,129.00	\$ 235,507.00	\$ 86,358.00	\$ 440,811.00	\$ 256,559.00	\$ 28,664.00	\$ 6,781.00	\$ 7,047.00	\$ 17,318.00
	Construction Document Phase		\$ 2,992,679.00	50%	\$ 24,330.00	\$ 810,258.00	\$ 471,014.00	\$ 172,717.00	\$ 881,623.00	\$ 513,118.00	\$ 57,328.00	\$ 13,562.00	\$ 14,093.00	\$ 34,636.00
	Bidding/Procurement Phase		\$ 299,268.00	5%	\$ 2,433.00	\$ 81,026.00	\$ 47,101.00	\$ 17,272.00	\$ 88,162.00	\$ 51,312.00	\$ 5,733.00	\$ 1,356.00	\$ 1,409.00	\$ 3,464.00
	Construction/Closeout Phases		\$ 1,197,071.00	20%	\$ 9,732.00	\$ 324,103.00	\$ 188,406.00	\$ 69,087.00	\$ 352,649.00	\$ 205,247.00	\$ 22,931.00	\$ 5,425.00	\$ 5,637.00	\$ 13,854.00
	Total Misc. Costs:		\$ 29,550,392.76	Misc Costs Per Project:	\$ 6,333,806.80	\$ 5,427,053.50	\$ 2,948,028.00	\$ 1,249,434.00	\$ 4,269,245.00	\$ 5,867,236.00	\$ 417,656.00	\$ 1,454,951.54	\$ 1,513,709.92	\$ 69,272.00
	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		\$ 36,000.00									
	Huckabee Pre-Bond Planning		\$ 41,000.00		\$ 41,000.00									
	Architect Fee - New Construction (Prototype)		\$ 4,421,355.70	5.0%			\$ 2,136,762.10			\$ 2,284,593.60				
	Architect Fee - New Construction		\$ -	6.0%							\$ -			
	Schematic Design		\$ 1,598,176.33	30.0%	\$ 1,341,924.34			\$ 256,252.00						
	Design Development		\$ 1,331,813.61	25.0%	\$ 1,118,270.28			\$ 213,543.33						
	Construction Documents		\$ 1,065,450.89	20.0%	\$ 894,616.22			\$ 170,834.66						
	Bidding/Procurement		\$ 266,362.72	5.0%	\$ 223,654.06			\$ 42,708.67						
	Construction Administration		\$ 958,905.80	18.0%	\$ 805,154.60			\$ 153,751.20						
	Project Completion/Closeout		\$ 106,545.09	2.0%	\$ 89,461.62			\$ 17,083.47						
	Architect Fee - Renovations / Expansions		\$ -	7.5%						* confirm prototype	\$ -	* confirm design needed for Security/IT		
	Schematic Design		\$ 1,834,383.96	30.0%				\$ 1,766,883.96			\$ -	\$ -	\$ 67,500.00	
	Design Development		\$ 1,528,653.30	25.0%				\$ 1,472,403.30			\$ -	\$ -	\$ 56,250.00	
	Construction Documents		\$ 1,222,922.64	20.0%				\$ 1,177,922.64			\$ -	\$ -	\$ 45,000.00	
	Bidding/Procurement		\$ 305,730.66	5.0%				\$ 294,480.66			\$ -	\$ -	\$ 11,250.00	
Construction Administration		\$ 1,100,630.38	18.0%				\$ 1,060,130.38			\$ -	\$ -	\$ 40,500.00		
Project Completion/Closeout		\$ 122,292.26	2.0%				\$ 117,792.26			\$ -	\$ -	\$ 4,500.00		
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		\$ 1,601,000.00	Supplemental Services under AIA	\$ 400,000.00	\$ 306,000.00	\$ 150,000.00	\$ 315,000.00	\$ 330,000.00	\$ 50,000.00			\$ 50,000.00		
Subconsultant - Landscape Architect		\$ 101,000.00	Supplemental Services under AIA	\$ 14,000.00	\$ 12,000.00	\$ 10,000.00	\$ 12,000.00	\$ 33,000.00	\$ 10,000.00			\$ 10,000.00		
Subconsultant - Technology Design		\$ 358,530.00	Supplemental Services under AIA	\$ 85,500.00	\$ 55,250.00	\$ 20,000.00	\$ 122,780.00	\$ 55,000.00	\$ 10,000.00			\$ 10,000.00		
Subconsultant - Security Design		\$ 197,870.00	Supplemental Services under AIA	\$ 45,500.00	\$ 29,750.00	\$ 20,000.00	\$ 52,620.00	\$ 30,000.00	\$ 10,000.00			\$ 10,000.00		
Architect Printing / Reimbursables		\$ 108,000.00	Supplemental Services under AIA	\$ 20,000.00	\$ 20,000.00	\$ 10,000.00	\$ 20,000.00	\$ 18,000.00	\$ 10,000.00			\$ 10,000.00		
ADA, Energy, Jurisdiction Review		\$ 264,000.00	Supplemental Services under AIA	\$ 65,000.00	\$ 20,000.00	\$ 15,000.00	\$ 100,000.00	\$ 44,000.00	\$ 10,000.00			\$ 10,000.00		
Consultant - Roofing Envelope Consultant		\$ 416,400.00	Supplemental Services under AIA	\$ 86,800.00	\$ 73,400.00	\$ 50,000.00	\$ 89,200.00	\$ 77,000.00	\$ 20,000.00			\$ 20,000.00		
Consultant - Food Service Design		\$ 100,375.00	Supplemental Services under AIA	\$ 29,750.00	\$ 23,625.00	\$ 25,000.00	\$ -	\$ 22,000.00	\$ -			\$ -		
Consultant - Sports Field Design		\$ 70,000.00	Supplemental Services under AIA	\$ 70,000.00	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -		
Consultant - COMCheck		\$ 9,700.00	Supplemental Services under AIA	\$ 9,700.00	\$ 9,700.00	\$ -	\$ -	\$ -	\$ -			\$ -		
Consultant - Fuel Design and Construction Observation		\$ 60,000.00	Supplemental Services under AIA	\$ 60,000.00										
Consultant - Acoustical Design		\$ 21,900.00	Separate Subcontractor Not Anticipated	\$ -	\$ 21,900.00									
Consultant - Arborist		\$ 3,000.00	ES4		\$ 3,000.00									
Consultant - TxDOT Permit/Other Civil Design Fee		\$ 75,000.00	Reserved for Future If Needed	\$ -					\$ 75,000.00					
Surveying - Boundary New Land		\$ -	Typically Part of Land Acquisition	\$ -	\$ -	\$ -			\$ -					
Surveying -Plats: Prelim/Minor/Final or Easements		\$ 43,500.00	Plat/Elec Easement/Water Easement -	\$ -	\$ 5,000.00	\$ 3,500.00	\$ 10,000.00	\$ 25,000.00	\$ 25,000.00					
Surveying - Topo New Land		\$ 73,320.00	New Land - Topo - Quick Survey	\$ 28,800.00	\$ 14,520.00			\$ 30,000.00	\$ 30,000.00					
Surveying - Topo Existing Sites		\$ 160,000.00	Existing Sites - Topo			\$ 50,000.00	\$ 100,000.00	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -			
Traffic Impact Assessment Study		\$ 25,000.00	New Sites - IF REQUIRED	\$ -	\$ -			\$ 25,000.00	\$ 25,000.00					
Geotechnical Report - Design Phase		\$ 122,300.00	Geotechnical Engineer - Raba Kistner	\$ 25,500.00	\$ 21,900.00	\$ 9,900.00	\$ 25,000.00	\$ 30,000.00	\$ 10,000.00	\$ -	\$ -			
Phase I and II Environmental		\$ 14,000.00	ES 4 - Rowden Consulting 8/21/23		\$ 14,000.00									
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											

Prepared By: Sledge Engineering, LLC Page 4 of 5 Print Date: 8/9/24

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 Reimbursement		MS #2 (New) Fall 2025		ES #4 (New) Aug 2025/2026		Operation Center Fall 2025		HS Expansion Fall '26 & Jan '27		ES #5 (New) Fall 2027/2029		Paw Prints Jan 2026		District Security Date(s) Varies		Tech Infrastructure Date(s) Varies		Admin Annex Jan 2026				
	Description: 2023 Bond																									
* Budget Subject to Change *** Date: 8/9/24				Total Per Project=		\$ 6,410,807		\$ 88,342,074		\$ 50,528,456		\$ 18,530,147		\$ 94,571,634		\$ 57,879,702		\$ 6,152,214		\$ 1,454,952		\$ 1,513,710		\$ 3,715,177		
DETAILED BUDGET:				Total		Misc Info / Notes		BUDGET		BUDGET		BUDGET		BUDGET		BUDGET		BUDGET		BUDGET		BUDGET		BUDGET		
Hard Costs (Construction)	Project 4.2- HS Expansion - GMP2 Package 2B (CTE&Gym)		\$ -		GMP Approval Date = TBD										\$ -											
	Project 4.2 - 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		\$ 34,780,000.00		GMP2 Approval Date = TBD										\$ 34,780,000.00											
	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		\$ -		GMP Approval Date = TBD																					
	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		\$ -		GMP Approval Date = TBD																\$ -					
	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		\$ 3,000,000.00		Project with Remaining Contingency																		\$ 3,000,000.00			
	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:		\$ 263,786,922.00		Construction Per Project:		\$ -		\$ 74,551,352.00		\$ 42,735,242.00		\$ 14,236,222.00		\$ 78,528,176.00		\$ 45,691,872.00		\$ 5,044,058.00		\$ -		\$ -		\$ 3,000,000.00	
			\$ 329,098,872.67		Total Project Cost Per Project:		\$ 6,410,806.80		\$ 88,342,074.32		\$ 50,528,455.94		\$ 18,530,147.35		\$ 94,571,634.20		\$ 57,879,701.60		\$ 6,152,214.00		\$ 1,454,951.54		\$ 1,513,709.92		\$ 3,715,177.00	
			OK		Total Project Costs - All Projects:		\$ 329,098,872.67		SF		SF		SF		SF		SF		SF		SF		SF		SF	
			PROJECT FUNDING: (as of 8/1/2024)		2023 Bond:		\$ 324,607,052.00		169,690		127,000		30,000		170,000		120,000		15,000		1		1		8,000	
			Other Funding (Interest Earned as of 6/30/24 to Cover Safety & PA Items & Admin Annex):		\$ 4,486,466.00				Const \$/SF		Const \$/SF		Const \$/SF		Const \$/SF		Const \$/SF		Const \$/SF		Const \$/SF		Const \$/SF		Const \$/SF	
			Total Funding:		\$ 329,093,518.00				\$439.34		\$336.50		\$474.54		\$461.93		\$380.77		\$336.27		\$0.00		\$0.00		\$375.00	
			Balance:		\$ (5,354.67)				Total \$/SF		Total \$/SF		Total \$/SF		Total \$/SF		Total \$/SF		Total \$/SF		Total \$/SF		Total \$/SF		Total \$/SF	
			check summation-->		\$ 329,098,872.67		0.00%		\$520.61		\$397.86		\$617.67		\$556.30		\$482.33		\$410.15		\$1,454,951.54		\$1,513,709.92		\$464.40	

2023 Bond Expenses as of 08/12/24

Bond Funds Spent to Date



Project Accounting—Expense Per Project as of 08/12/24

Category and/or Project:	Expenses to Date
General Bond Expenses - Admin, & Misc	\$ 337,504.39
Transportation Purchase Buses/White Fleet	\$ 49,500.00
Land Purchase (w/o Off-Site Infrastructure)	\$ -
Miscellaneous Project-JHS Portables	\$ 1,424,730.63
Project 1 - MS#2 (New)	\$ 33,676,609.16
Project 2 - ES#4 (New)	\$ 3,465,367.26
Project 3 - New Operation Center	\$ 1,089,892.69
Project 4 - HS Expansion	\$ 1,880,191.73
Project 5 - ES#5 (New)	\$ -
Project 6 - Paw Prints	\$ 28,693.75
Project 7 - District Wide Security	\$ 1,249,579.51
Project 8 - Technology Improvements	\$ 518,372.95
Project 9 - Reserve for Other Projects	\$ 14,918.75
Total Bond Funds Spent To Date:	\$ 43,735,360.82

