

# 2021 Bond Update



**Presented By:  
ESC Region 13 and Sledge Engineering**

Board Meeting  
December 13, 2023

# Overall Bond Project Status– Current as of 12/06/23

Project	Design	Bid	Construct	Open
Athletics Turf Baseball/Softball				Jan-22
Safety/Security–Cameras HS&MS				Jan-22
Safety/Security–Cameras JES&IES				Feb-23
HS Parking Lot & Transportation				Dec-22
HS Athletics Improvements				Apr-23
HS Stormwater				Dec-22
Double Creek Elem School			* Punch List *	Aug-23
Middle School Expansion			* Punch List *	Aug-23
1916 Building Renovations			80%	Jan-24 *
High School Expansion			43%	Jun-24
Transportation Expansion				Dec-23

***\* As of 12/06/23, Power Delay Continues - Deadline to Extend***

# Summary Status of Construction Projects:

## 1. JHS Stormwater, Athletics, Parking Lot

1. Finalizing closeout documentation
2. Tracking LOMR (i.e., *floodplain modification approval process*)

## 1. DCES

1. Addressing punch list items
2. Finalizing closeout documentation

## 2. JMS

1. Working on punch list:
  - a) Classroom
  - b) Cafeteria
  - c) Locker Room
2. Exterior – finishing concrete flatwork
3. Preparing closeout documentation



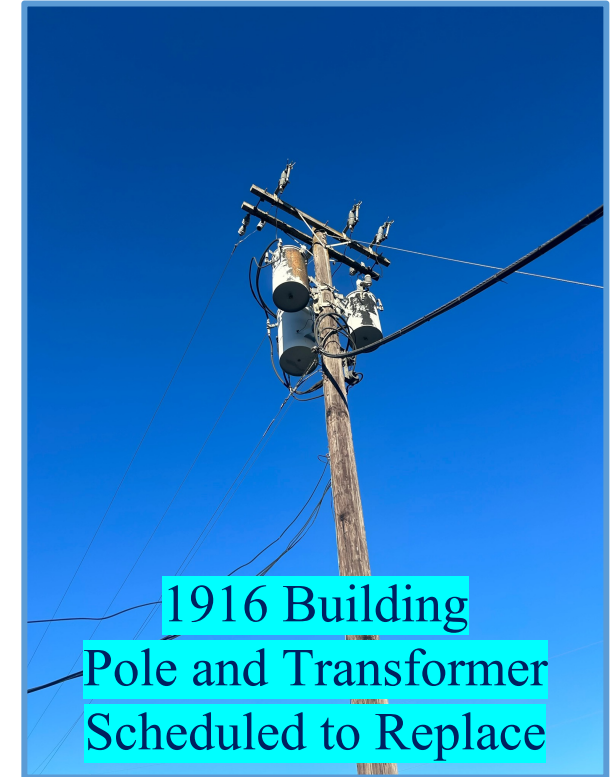
# Summary Status of Construction Projects (*continued*):

## 4. 1916

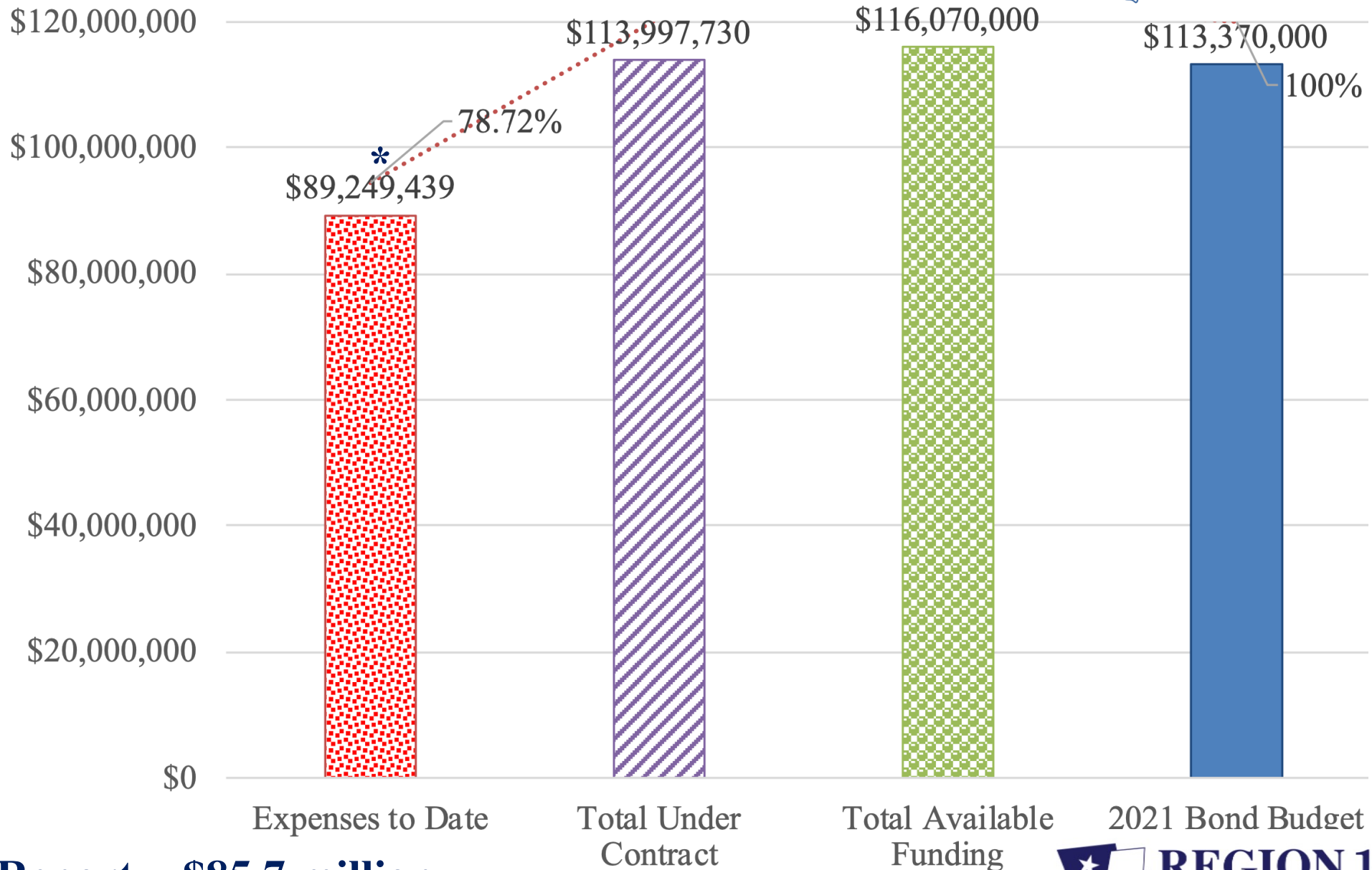
1. Completion Date = **To Be Determined**
2. *As of 12/06/23, Power Delay Continues – Need New Oncor Pole and Transformer Installed*

## 5. JHS Additions and Renovations

1. Kitchen – **Interior walls construction**
2. Classroom Addition – **Roof installation**
3. Band Hall – **Foundation preparation**
4. Tracking completion = **June 2024**



# Project Accounting – Summary (12/06/23)



\* Previous Report = \$85.7 million

*Any  
Questions?*



**Jarrell  
Independent School District**



**REGION 13**  
EDUCATION SERVICE CENTER



# 2021 Bond Update

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



# Supplement Information

1. Bond Projects Summary Description
2. Bond Projects Update
  - a) Summary of Schedule – 2021 Bond Scope
  - b) Status of Bond Projects
3. Program Information
  - a) Current Budget Summary
  - b) Project Accounting Summary



# Abbreviations (For Reference)

	General Items		Design Terminology
CSP	Competitive Sealed Proposal	CD	Construction Documents
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	S&P	Satterfield & Pontikes
WPAP	Water Pollution Abatement Plan	TIA	Traffic Impact Analysis

# Bond Projects Summary Description



# Summary of 2021 Bond Projects (Page 1 of 2)

1. Double Creek ES (new ES #3) – 1,000 Students
2. MS Expansion – Add 240 Students to 1,004
3. HS Expansion – Add 300 Students to 1,258
4. Transportation Expansion – Parking
5. Athletics – HS sport fields improvements (batting cages, stadium visitor seating, stadium visitor restrooms, 4 new tennis and lights for 4 existing) & Baseball & Softball turf

\* Projects listed to match Website / Dropbox link folders

# Summary of 2021 Bond Projects (Page 2 of 2)

6. Safety/Security – Various throughout Campuses
7. 1916 Building – Community Rooms + Admin Offices
8. Technology Infrastructure – District IT
9. HS Stormwater Improvements – Water Quality, Detention Pond(s), & Recapture 100-Year Floodplain (TCEQ-EAPP RZ & FEMA-LOMR)
10. HS Student/Athletic Parking Lot Reconstruction including Transportation Existing Lot Reconstruction plus Expansion

\* Projects listed to match Website / Dropbox link folders

# Bond Projects Update



# Summary of Schedule – Current as of 12/06/23

Year=	2021	2022	2023	2024
Purchase Buses / White Fleet (Exact #/Year To Be Determined)	Buses/White Fleet	Buses/White Fleet	Buses/White Fleet	
Purchase Tech/Security (direct by ISD) <b>Project 6 - District Wide Security</b>	HS Cameras	MS Cameras Door Access Control	ES Cameras	
Land Purchase for Future Sites (ISD has site for MS#2; Other ES sites in Developments)	ES#3 & Future MS#2/HS#2	ES#4		
<b>Project 5.5 - Athletic Turf Baseball/Softball</b>	Construction Aug - Dec '21	<b><i>Open Jan '22</i></b>	Warranty	
<b>Project 1 – Double Creek ES (New ES#3)</b>	SD/DD/CD/ Permitting/Bid	Construction Jan '22 -	Construction Complete Jul '23; <b>Open Aug '23</b>	Warranty
<b>Project 2 - MS Expansion</b>	SD & Master Plan	DD Jan '22; CD Feb - '22; Permitting Mar - Apr '22 CMR Bid Apr '22; Construction Start May '22 -	Construction Complete Jul '23; <b>Open Aug '23</b>	Warranty
<b>Project 7 - 1916 Building Renovations (Combine with MS Project for Construction Efficiencies)</b>	SD Planning Start Dec '21	SD Jan - Feb '22; DD Feb - Mar '22; CD Apr - May '22 CMR Bid Jun – Aug '22; Construct Start Sep '22	Construction Complete Dec '23; <b>Open Jan '24</b> <b>***As of 12/06/23, Power Delay - Deadline to Extend ***</b>	Warranty
<b>Project 5 - Athletic Improvements Project 9 - HS Stormwater Project Project 10 - HS Parking Lot</b>	SD/DD/CD and Permitting	Permitting/Bid Jan-Feb '22;  Construction Mar '22	Construction Complete <b>Apr '23</b> Warranty	
<b>Project 3 - HS Expansion Project 4 - Transportation Expansion</b>	SD Phase Begins Dec '21	SD Jan-Apr '22 DD Jun '22; CD Oct '22; Permitting/Bid Nov '22 – Jan '23	Construction Phase Feb '23 -	June '24; <b>Open Summer '24</b>
<b>Project 8 - District Wide Technology Improvements (Scope under review so schedule subject to change)</b>		Planning '22	Design, Bidding, Construction <b>Dec '23</b>	Warranty

# HS Stormwater, Athletics, Parking Lot – Closeout

## Schedule:

- Finalizing closeout documentation

## Regulatory Coordination:

- FEMA Floodplain boundary adjustment – Paperwork submitted to FEMA – **UNDER REVIEW**



**Drain Line for Baseball 1<sup>st</sup>  
Base Dugout Complete;  
Concrete Re-poured**

# Double Creek ES – Closeout



Kitchen – Adjusted Drain  
Flooring to be Patched

## Recent Activity:

- a) Working on punch list
- b) Finalizing closeout documents



## Financial & Schedule:

- a) Pay App #18 (Aug) – PENDING (*JISD up to date on payments*)
- b) Total Paid to Date = **\$31.24 million**
- c) Balance Remaining = \$1.68 million



# JMS Expansion – Construction Phase

## Financial & Schedule:

- a) Pay Application #18 (Nov)  
– PENDING (*JISD up to date on payments*)
- b) Total Paid to Date =  
**\$11.5 million**
- c) Percent Paid =  
**95% as of 10/31**  
**(\$1.3 million retainage held)**

## Upcoming Construction Activities:

1. Finishing Exterior Areas
2. **Finishing Punch List**



# 1916 Building – Construction Phase



## Recent Activity:

1. Construction Schedule: Original Substantial Completion = **12/04/23**  
*\* Delayed due to power – need Oncor new pole and transformer*
2. Interior work in progress

## Financial & Schedule:

- a) Pay Application #13 (Oct) – **PENDING**
- b) Total Paid to Date = **\$3.9 million**
- c) Percent Paid = **72% as of 09/30**
- d) **Percent Complete = 80%**

# JHS Additions/Renovations – Construction Phase

## Recent Activity:

1. Kitchen – Interior walls construction
2. Classroom Addition – Roof installation
3. Band Hall – Foundation preparation

## Financial & Schedule:

- a) Pay Application #9 (Nov) – PENDING
- b) Total Paid to Date = \$7 million
- c) Percent Complete = 33% as of 09/30
- d) Substantial Completion Date = 06/08/24



# Program Information

## Budget & Project Accounting



# Current Budget – Summary \* See Website for current, detailed budget

Jarrell ISD  
2021 Bond

2017 Bond =	\$	2,300,000
2021 Bond =	\$	113,370,000
TDA or Accrued Interest =	\$	400,000
<b>TOTAL FUNDS=</b>	<b>\$</b>	<b>116,070,000</b>

**BOND BUDGET - SUMMARY**

Updated= 12/06/23

Summary Budget Linked to Detailed Budget by ESC13/Sledge

\*\* Budget  
as of  
12/06/23

Item	Category=	Construction	Fees/Soft Costs	FFE/Other Costs	Misc/Contingency	TOTAL
		\$ 89,154,752	\$ 8,050,745	\$ 10,965,900	\$ 7,750,356	\$ 115,921,753
Purchase Buses / White Fleet				\$ 2,460,000	\$ -	\$ 2,460,000
General Bond Expenses				\$ 33,497	\$ 1,051	\$ 34,548
Land Purchase for Future Sites (ISD has site for MS#2; ES3 Cost in ES3 Budget)				\$ 4,354,670	\$ -	\$ 4,354,670
Project 1 - ES#3 (New)		\$ 32,923,674	\$ 2,450,212	\$ 2,209,537	\$ 3,176,476	\$ 40,759,898
Project 2 - MS Expansion		\$ 12,786,863	\$ 1,292,939	\$ 566,227	\$ 731,162	\$ 15,377,191
Project 3 - HS Expansion		\$ 25,140,295	\$ 2,460,337	\$ 865,893	\$ 1,545,409	\$ 30,011,934
Project 4 - Transportation Expansion		\$ -	\$ 56,523	\$ -	\$ 1,272	\$ 57,795
Project 5 - Athletic Improvements		\$ 4,852,768	\$ 561,578	\$ 101,389	\$ 171,792	\$ 5,687,527
Project 5.5 - Athletic BB/SB Turf		\$ 2,959,306	\$ 11,500	\$ 10,285	\$ 67,075	\$ 3,048,166
Project 6 - District Wide Security		\$ -	\$ -	\$ -	\$ 1,223,686	\$ 1,223,686
Project 7 - 1916 Building Renovations		\$ 5,798,614	\$ 630,813	\$ 290,876	\$ 613,647	\$ 7,333,950
Project 8 - District Wide Technology Improvements		\$ -	\$ -	\$ -	\$ 98,153	\$ 98,153
Project 9 - HS Stormwater Project		\$ 1,737,005	\$ 344,470	\$ 22,057	\$ 47,507	\$ 2,151,039
Project 10 - High School Parking Lot (*Asphalt listed in original budget with concrete listed in current budget)		\$ 2,956,227	\$ 242,374	\$ 51,469	\$ 73,127	\$ 3,323,197

**Funding:**

**2017 Bond**

\$2.3 mil

**2021 Bond**

\$113.37 mil

**TDA or Interest**

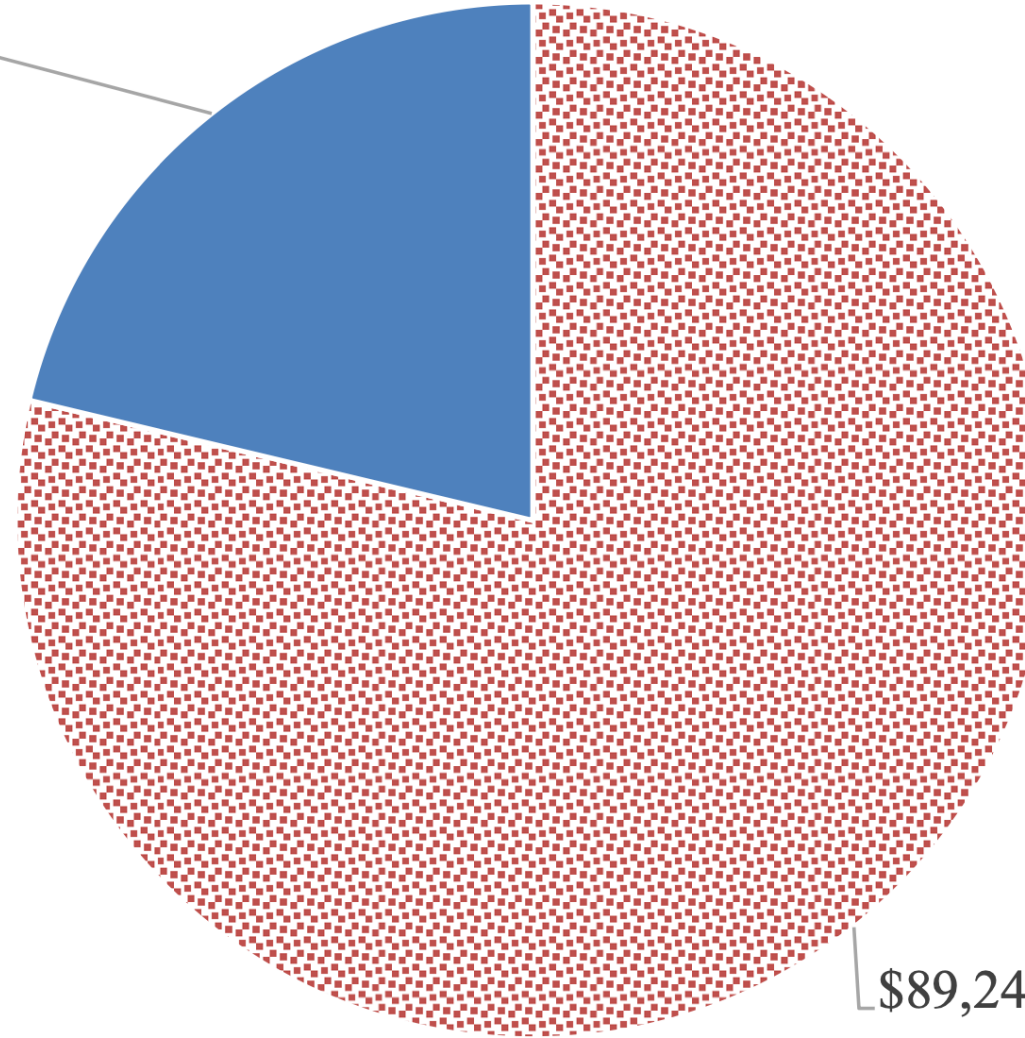
\$0.4 mil

**Total Funds = \$116.07 million**



# Project Accounting – Expenditures to Date (12/06/23)

\$24,120,561



**Total Bond =  
\$113,370,000**

**Expenditures to Date =  
79%  
(Based on Total Bond)**

\$89,249,439