

2021 Bond Update



ESC Region 13 and Sledge Engineering

Regular Board Meeting

10/12/2022

Agenda

1. Bond Projects Summary
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



Summary of 2021 Bond Projects (Page 1 of 2)

1. Double Creek ES (new ES #3) – 900 with Flex to 1,000 Students; 117,000 SF; CR307 Site
2. MS Expansion – Add 240 Students; 37,000 SF
3. HS Expansion – Add 300 Students; 57,000 SF
4. Transportation Expansion – Parking and Bay
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



Overall Bond Project Status– Current as of 10/05/22

Project	Design	Bid	Construct	Open
Athletics Turf Baseball/Softball	█	█	█	Jan-22
Safety/Security–Cameras HS&MS	█	█	█	Jan-22
HS Parking Lot & Transportation	█	█	█	Aug-22
HS Athletics Improvements	█	█	█	Dec-22
HS Stormwater	█	█	█	Dec-22
Double Creek Elem School	█	█	█	Aug-23
Middle School Expansion	█	█	█	Aug-23
1916 Building Renovations	█	█		Dec-23
High School Expansion	█			Mar-24
Transportation Expansion	█			Dec-23
Technology Infrastructure	█			Dec-23

Summary of Schedule – Current as of 10/05/22

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

HS Stormwater, Athletics, Parking Lot – Construction

Construction Schedule:

- Stormwater Pond Apr-Dec '22
- Athletics May-*Dec* '22
- Parking and Driveways Apr-*Oct* '22

• \$4.6 mil pay request through 8/31 (50%)

* FEMA Floodplain documentation will be post construction (Ready for as-built survey now)

** Elevator, Press Box, and Visitor bleachers to begin AFTER football season (November 2022)



Double Creek ES – Construction Phase

Drone photo 9/19/22



Recent Activity:

- a) Construction Meetings (on-going)
- b) Vertical Walls in Kitchen, Gym, and Classroom Wing
- c) Parking and Access Driveways Continue
- d) Masonry on-going

Financial & Schedule:

- a) Pay App #7 – Pending
- b) Total Paid to Date = \$9.6 million
- c) Percent Complete = 34%

9/29/22



Double Creek ES – Off-Site Road & Utilities Coordination

1. CR307 Re-construction – County & City
 1. Bid & Construction Schedule - **PENDING** (anticipate complete Apr 2023)
2. Sewer - City of Jarrell
 1. Ties to neighboring residential development to north then to City
 2. Developer Re-bid Lift Station & Forcemain; **need TCEQ approval to Proceed**
3. Water – JSWSC
 1. Confirmed water (domestic and fire) to be provided by JSWSC
 2. Design On-Going for CR305 Line; **Fee Swap for JHS Tank approved 8/17/22**
4. Electric – Bartlett Electric Coop
 1. Transformer Ordered for Permanent Power – **Delivery October 2022**
5. Fiber
 1. JISD Direct Item with Vendor

MS Expansion

1. Recent Construction Activities:

1. Site Utilities: **On-Going**
2. Site Electrical: **On-Going**
3. **Earthwork for Detention Pond**
4. **Site Grading for Expansion**



2. Financial & Schedule:

- a) Pay Application #4 - **Pending**
- b) Total Paid to Date = **\$1.1 million**
- c) Percent Complete = **12%**



1916 Building – Status



1. GMP Award Approved 08/24/22
(Re-construction option \$5.8 million)
2. CMR Amendment: Executed
(Subcontractor agreements on-going)
3. Construction Schedule: Issued "Notice to Proceed" 409 Days = 10/10/22 – 11/23/23
4. Huckabee issued revised construction plans 9/30/22
5. Wall Graphics to be selected later



High School Expansion – Design Status

1. Schematic Design Approved – 05/18/22
2. Design Floorplans Adjusted – Presentation by Huckabee at 10/12/22 Board Meeting
3. Schedule being finalized based on following:
 - a) Nov '22 Final Plans issued by Huckabee (deadline 11/17/22)
 - b) Dec '22 Bid Process by S&P
 - c) Jan '23 Final GMP consideration by Board (with bid alternates)
 - d) Feb '23 - May '24 Construction by S&P (education spaces by Dec '23)

Transportation Improvements – Status

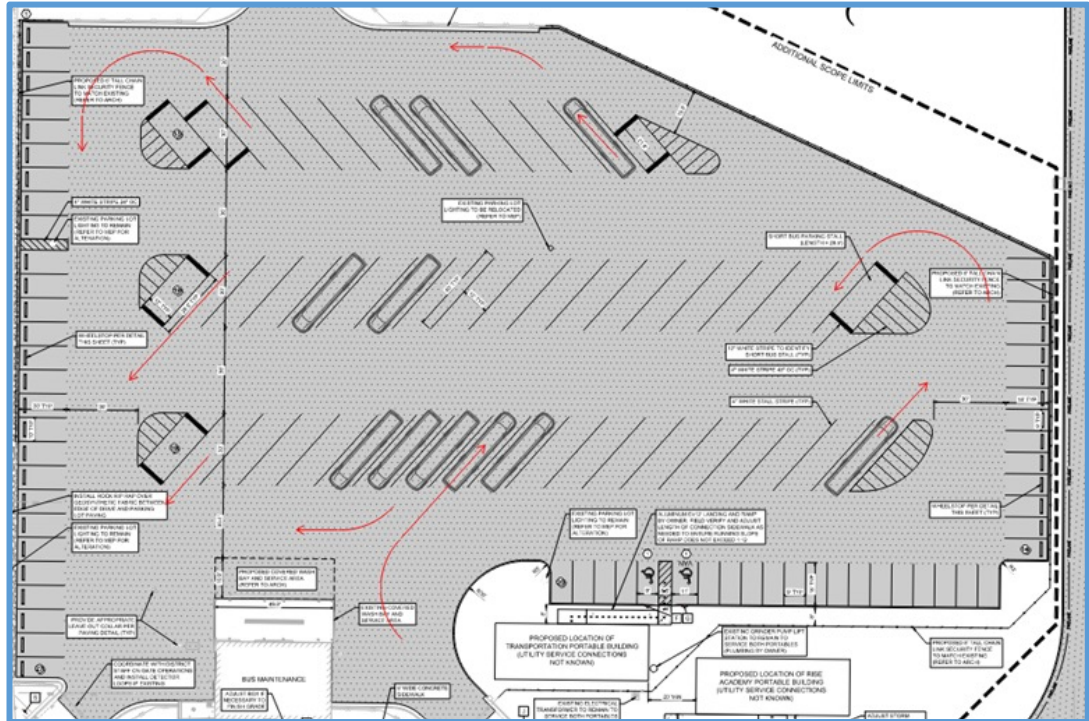
Miscellaneous Improvements:

- Expand Maintenance Shop with 1 Open Air Wash Bay (Schedule to be determined – likely 2023)
- Purchase equipment bus lift (under evaluation)



Transportation Parking Expansion:

- Concrete Paving – **Complete!**
- Remaining Items: *Stripe, Fence, and Cleanup*



Program Information

Budget & Project Accounting



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

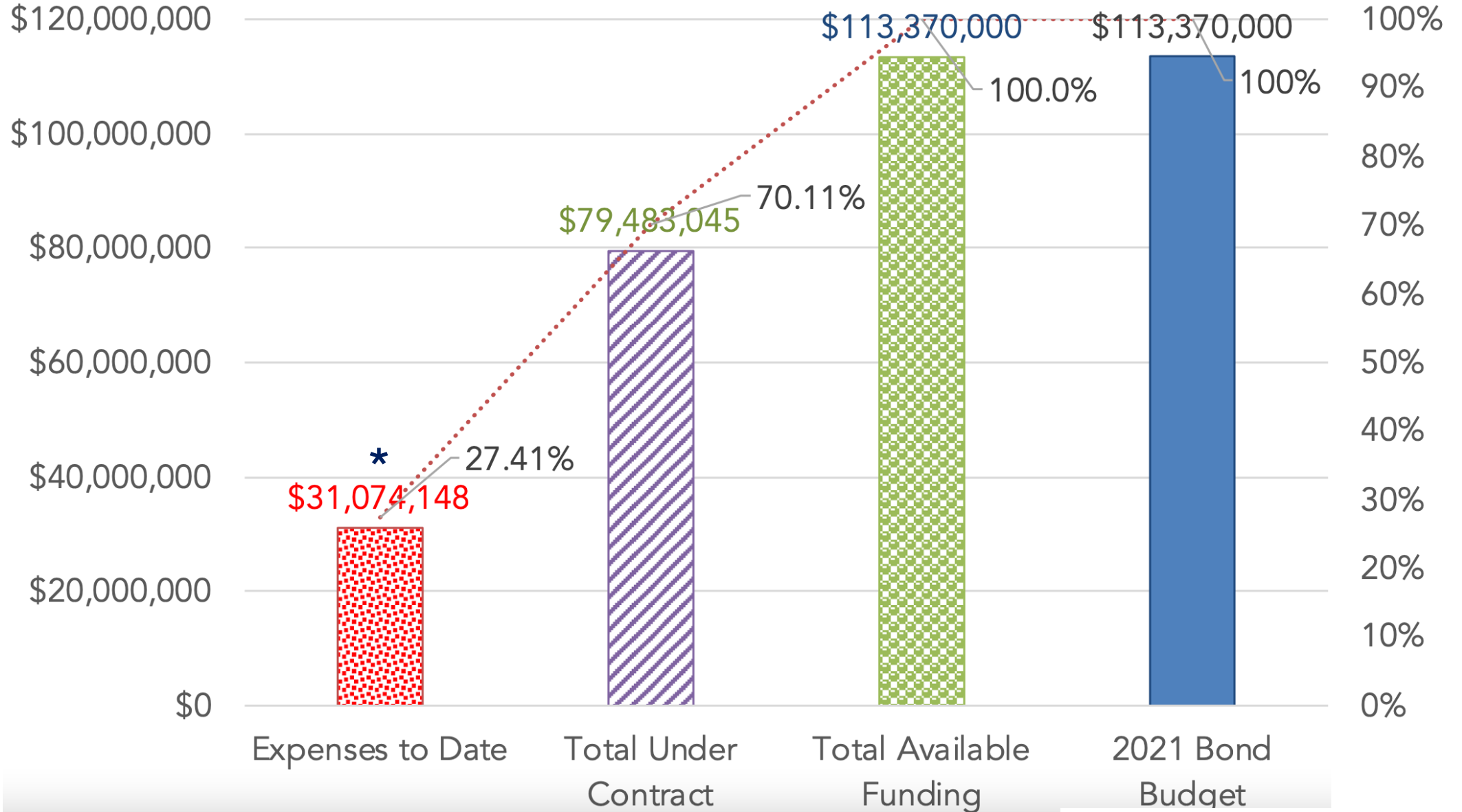
Category=	Construction	Fees/Soft Costs	FFE/Other Costs	Misc/Contingency	TOTAL
Item	\$ 86,322,107	\$ 8,182,589	\$ 11,124,480	\$ 7,740,824	\$ 113,370,000
Purchase Buses / White Fleet			\$ 2,460,000	\$ -	\$ 2,460,000
General Bond Expenses			\$ 29,434	\$ 602	\$ 30,036
Land Purchase for Future Sites (ISD has site for MS#2; ES3 Cost in ES3 Budget)			\$ 4,357,541	\$ -	\$ 4,357,541
Project 1 - ES#3 (New)	\$ 32,923,674	\$ 2,676,592	\$ 1,985,352	\$ 3,069,370	\$ 40,654,987
Project 2 - MS Expansion	\$ 12,786,863	\$ 1,296,939	\$ 551,303	\$ 740,290	\$ 15,375,395
Project 3 - HS Expansion	\$ 21,957,650	\$ 2,368,939	\$ 1,127,000	\$ 1,495,956	\$ 26,949,545
Project 4 - Transportation Expansion	\$ 350,000	\$ 56,469	\$ 100,000	\$ 57,408	\$ 563,877
Project 5 - Athletic Improvements	\$ 4,852,768	\$ 554,608	\$ 98,926	\$ 145,342	\$ 5,651,644
Project 5.5 - Athletic BB/SB Turf	\$ 2,959,306	\$ 11,500	\$ 10,285	\$ 67,075	\$ 3,048,166
Project 6 - District Wide Security	\$ -	\$ -	\$ -	\$ 1,070,038	\$ 1,070,038
Project 7 - 1916 Building Renovations	\$ 5,798,614	\$ 630,699	\$ 356,113	\$ 410,297	\$ 7,195,723
Project 8 - District Wide Technology Improvements	\$ -	\$ -	\$ -	\$ 562,375	\$ 562,375
Project 9 - HS Stormwater Project	\$ 1,737,005	\$ 344,470	\$ 22,057	\$ 48,507	\$ 2,152,039
Project 10 - High School Parking Lot (*Asphalt listed in original budget with concrete listed in current budget)	\$ 2,956,227	\$ 242,374	\$ 26,469	\$ 73,564	\$ 3,298,634

** Budget as of 10/05/22

Note on Land:
Includes estimated closing cost for Berry Creek Highlands Site

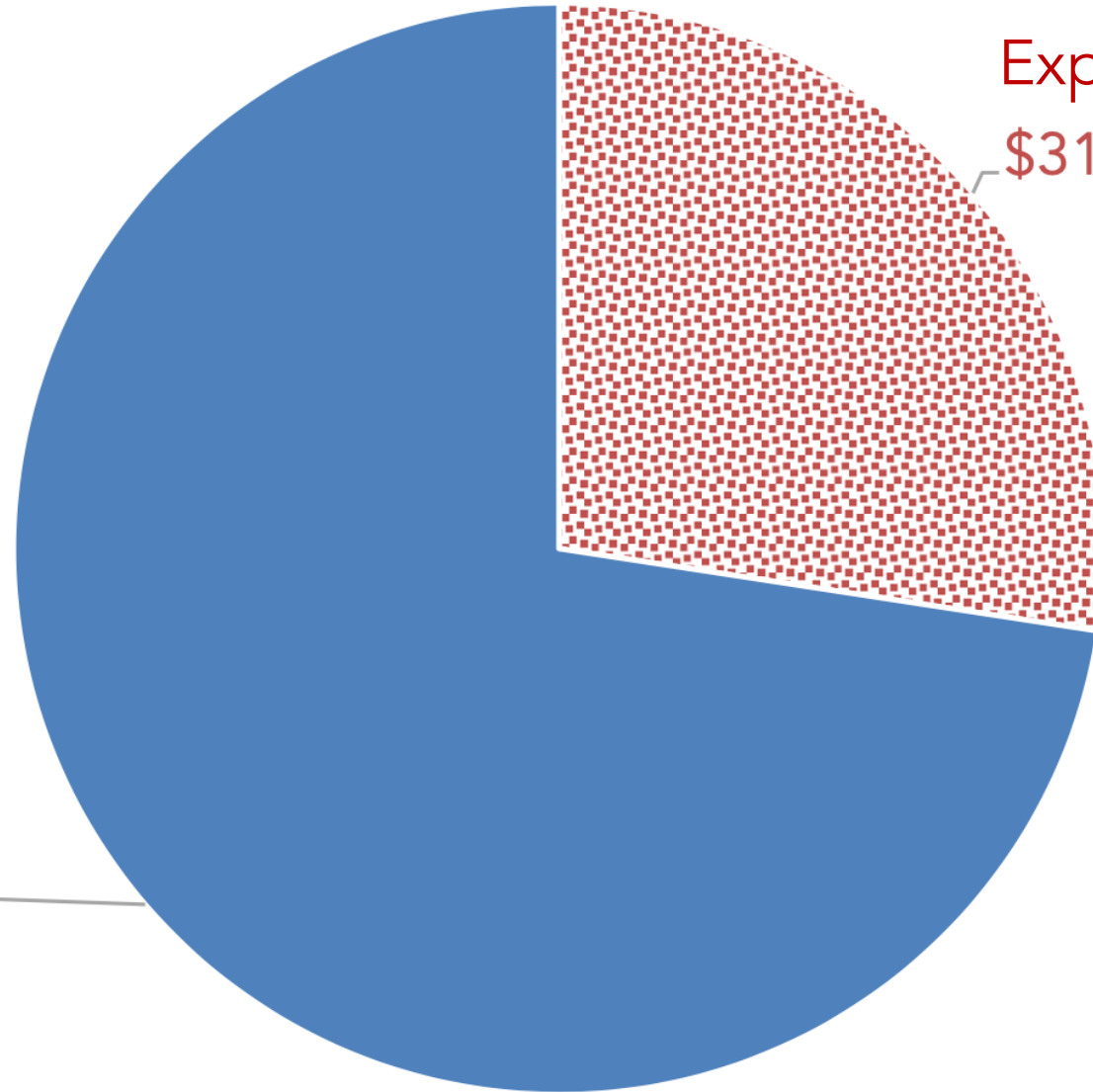


Project Accounting – Summary (10/05/22)



* Previous Report = \$28.3 million

Project Accounting – Expenditures to Date (10/05/22)



Expenditures to Date= 28%
\$31,074,148

Total Bond =
\$113,370,000

\$82,295,852

*Any
Questions?*



Jarrell
Independent School District



REGION 13
EDUCATION SERVICE CENTER

