

# 2023 Bond Update



**Prepared By:**  
**Sledge Engineering**

Board Meeting  
December 13, 2023

# 2023 Bond Projects - Schedule Status as of 12/05/23

Large Capital Projects	Plan & Design	AHJ *	Bid	Construction	Open
<b>New Middle School #2</b>	Package 3 100%	Review	GMP3	GMP1	<b>Aug-25</b>
<b>New Elementary School #4</b>	Design 75%		GMP1		<b>Aug-25</b>
<b>New Operations Center</b>	Design Development				<b>Aug-25</b>
<b>High School Expansion</b>	Schematic Design				<b>Aug-27</b>
<b>New Elementary School #5</b>					<b>Aug-27</b>
<b>Childcare Development Center</b>					<b>Aug-27</b>
<b>Safety/Security</b>	<i>Timeline and Scope Varies for District-Wide and Campus Enhancements</i>				
<b>Technology Infrastructure</b>	<i>Timeline and Scope Varies for District-Wide and Campus Enhancements</i>				
<b>Land Acquisition</b>	<i>Timeline Varies to Identify, Negotiate, Complete Due Diligence, Purchase</i>				
<b>New Buses &amp; Other Vehicles</b>	<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)

# New Middle School #2 (MS#2)

## 1. Early Site Package (GMP1):

a) Board Award **10/11/23; \$5.6 mil**

## 2. Foundation & Equipment Package (GMP2):

a) Board Consider GMP2 = **12/13/23**

## 3. Building Package (GMP3):

a) 100% Construction Documents

b) **Bids Due=12/14/23**; Board Consider Jan 2024

c) **Code Review by 3<sup>rd</sup> Party Submitted 12/05/23**

## 4. Offsite Coordination:

a) TxDOT - deceleration lane and possible signal

b) Water – on track with JSWSC (**agreement**)

c) Sewer – option with lift station likely



# New Elementary School #4 (ES#4)

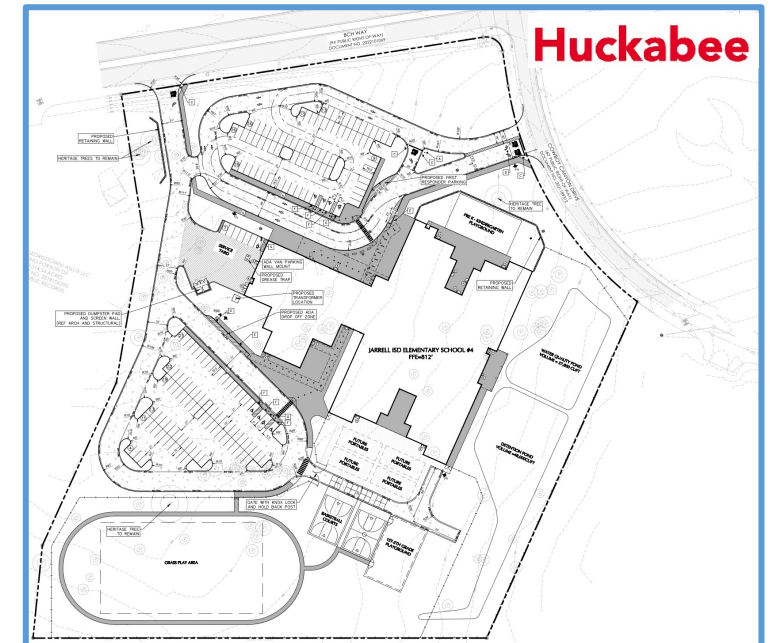
## 1. Site Coordination:

- a) Off-site utilities – City of Georgetown and Berry Creek Highlands MUD
- b) Coordination with City of Georgetown for Site and Building Permit – **On-Going**
- c) **TCEQ Permit required prior to work**



## 2. Design:

- a) Board approved Schematic Design **09/27/23**
- b) Construction Documents – **75%**
- c) GMP1=Equipment (Board approved 11/15/23)
- d) **GMP2=Structural Steel and Materials**
- e) GMP3=Site and Building



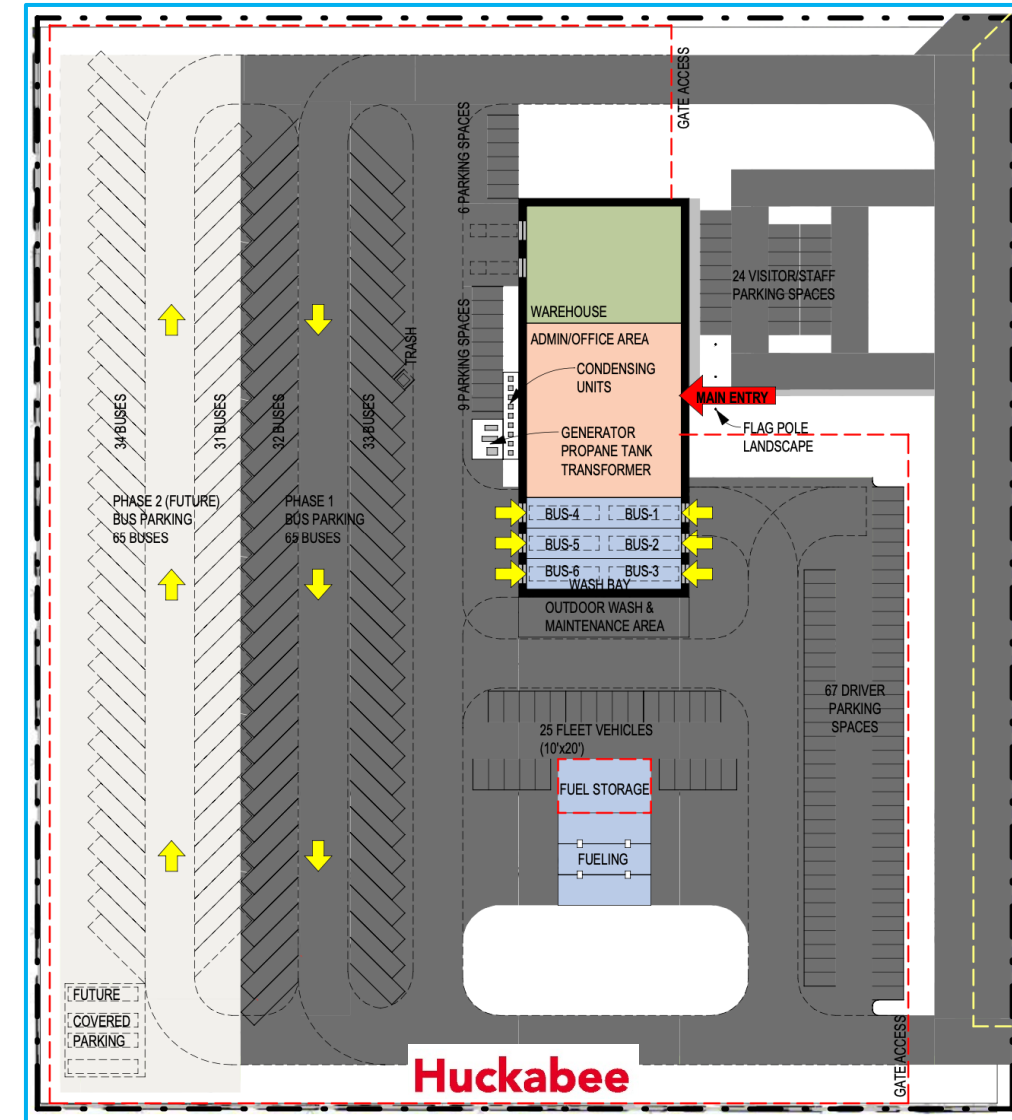
# New Operations Center

## 1. Design:

- a) Schematic Design Approved 10/25/23
- b) Design Development Due **01/22/24**
- c) Construction Documents Due **03/20/24**

## 2. Bid/Construction

- a) **TCEQ Permit required prior to work**



# Safety/Security and Technology

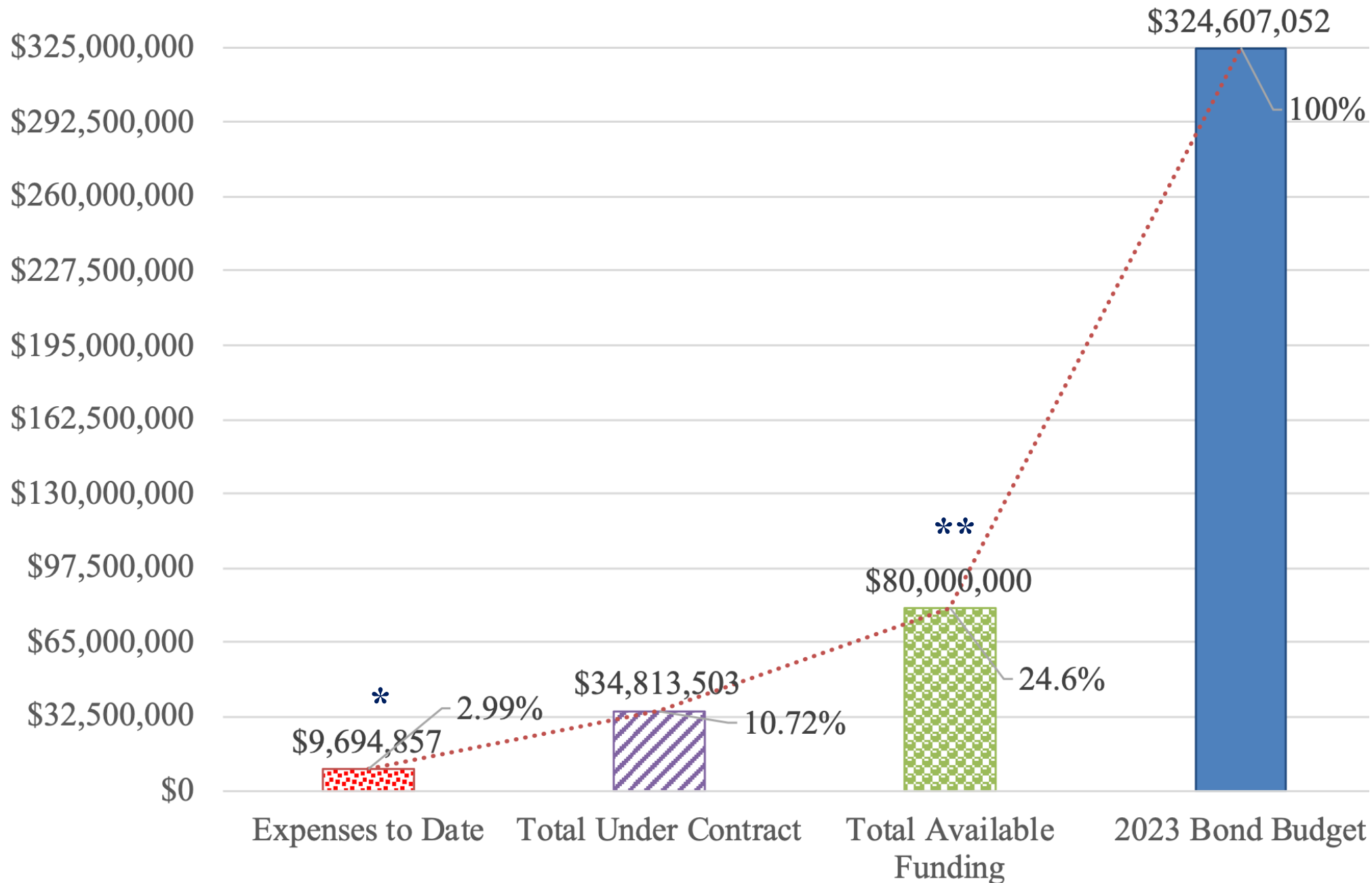
## 1. Safety/Security:

- a) Vendor approved for emergency radio booster system for IES, JES, JHS (*Board approved not to exceed of \$400k 09/06/23*) –  
Currently being designed for equipment order

## 2. Technology:

- a) District technology assessment complete (by Crux)
- b) On-Going Network upgrades for system reliability (\$100k):
  - i. District / Admin - Servers
  - ii. District / Admin – Network security
  - iii. District / Admin – Fiber Switch
  - iv. JMS – Network switches
  - v. JMS – UPS (battery backup) replace

# Project Accounting – Expense Summary as of 12/05/23



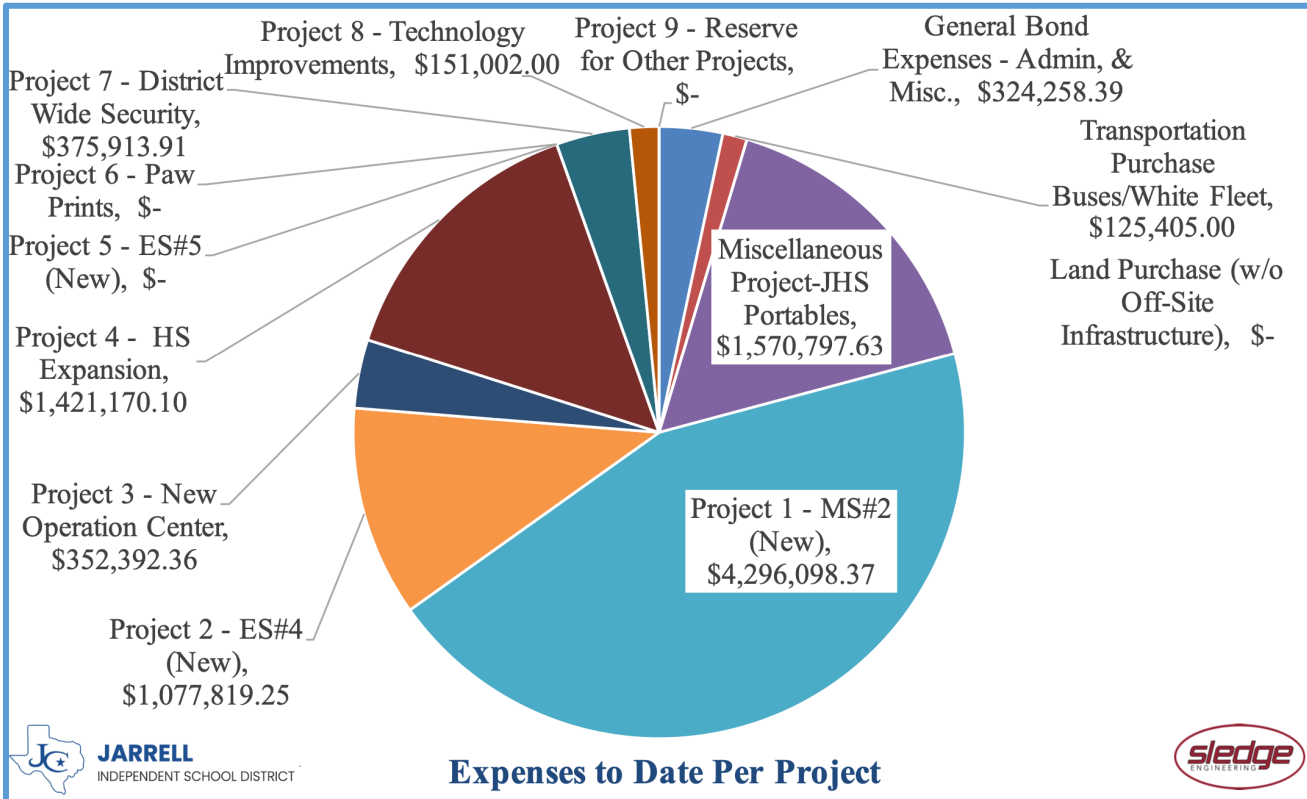
**\* Previous Report = \$8.4 million**

**\*\* 1st Funding Allocation 08/10/23**



# Project Accounting—Expense Per Project as of 12/05/23

Category and/or Project:	Expenses to Date
General Bond Expenses - Admin, & Misc	\$ 324,258.39
Transportation Purchase Buses/White Fleet	\$ 125,405.00
Land Purchase (w/o Off-Site Infrastructure)	\$ -
Miscellaneous Project-JHS Portables	\$ 1,570,797.63
Project 1 - MS#2 (New)	\$ 4,296,098.37
Project 2 - ES#4 (New)	\$ 1,077,819.25
Project 3 - New Operation Center	\$ 352,392.36
Project 4 - HS Expansion	\$ 1,421,170.10
Project 5 - ES#5 (New)	\$ -
Project 6 - Paw Prints	\$ -
Project 7 - District Wide Security	\$ 375,913.91
Project 8 - Technology Improvements	\$ 151,002.00
Project 9 - Reserve for Other Projects	\$ -
<b>Total Bond Funds Spent To Date:</b>	<b>\$ 9,694,857.01</b>





*Any  
Questions?*



**Jarrell  
Independent School District**



# 2023 Bond Update

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



# 2023 Bond - Supplemental Information

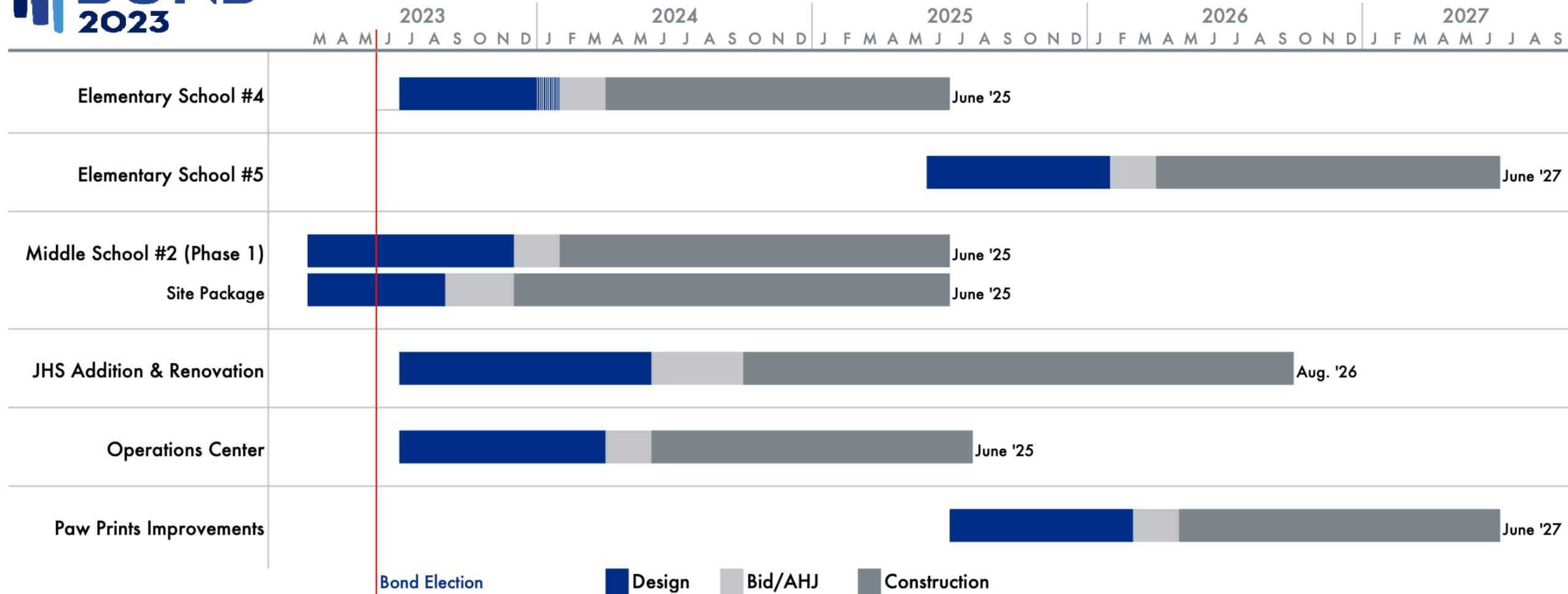
## Agenda:

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

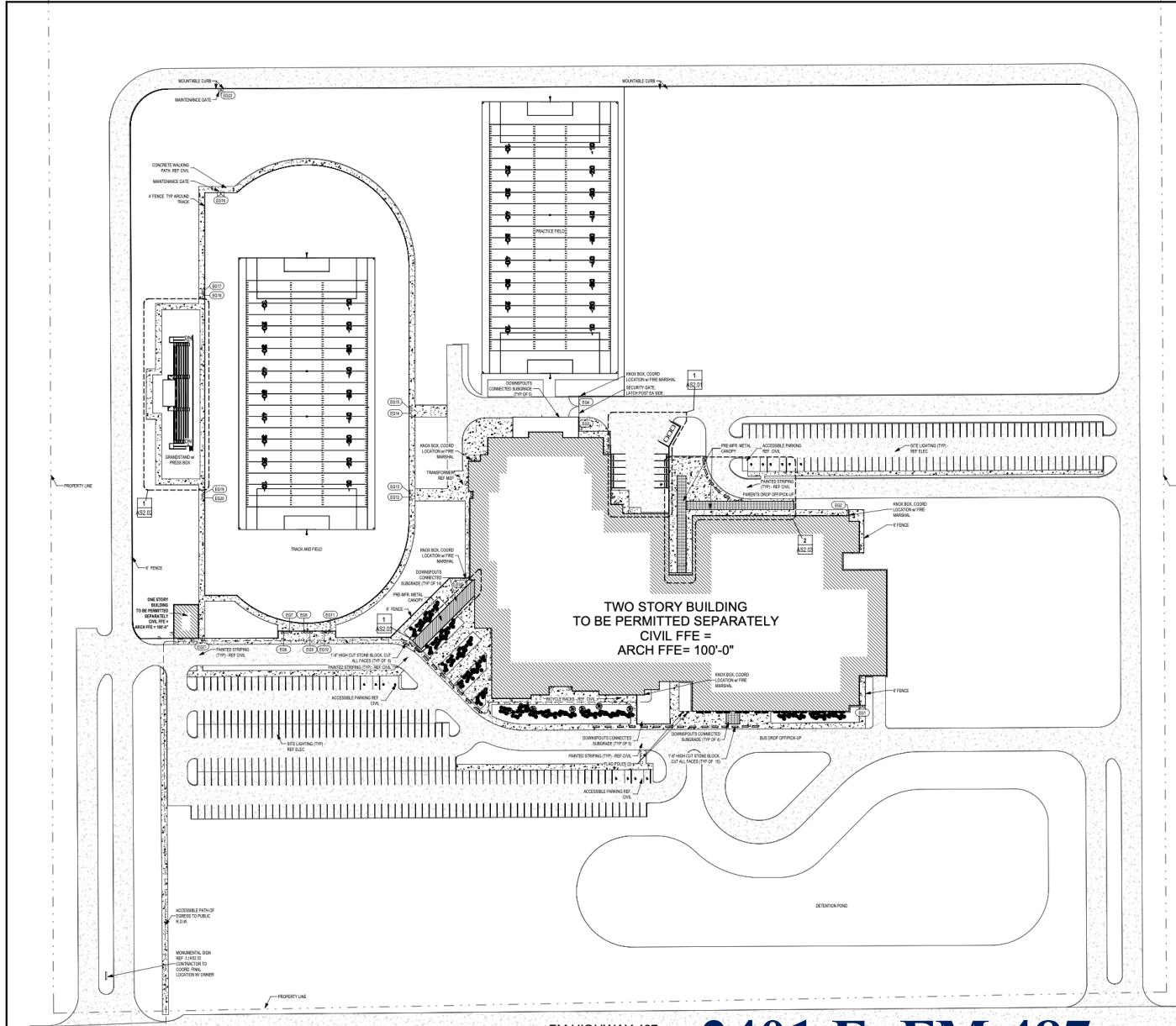
## Summary Descriptions



# 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 Middle School #2 (MS#2)



1. ALL SITE INFORMATION INCLUDING, BUT NOT LIMITED TO, PROPERTY, UTILITIES, EXISTING AND PROPOSED BUILDINGS, EXISTING AND PROPOSED FENCES, ETC., SHALL BE SHOWN ON THIS PLAN.
2. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PROVIDED BY THE SURVEY COMPANY AND SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.
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**GENERAL SITE NOTES**

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**PROPERTY & PARKING NOTES**

1. OWNER INFORMATION

2. NAME: JARRELL INDEPENDENT SCHOOL DISTRICT

3. ADDRESS: 2401 E. FM 487, JARRELL, TX 76763

4. PROJECT DESCRIPTION

5. NAME: NEW MIDDLE SCHOOL #2

6. ADDRESS: 2401 E. FM 487, JARRELL, TX 76763

**PARKING REQUIREMENTS**

7. ALL SPACES FROM CITY OF JARRELL UNLESS OTHERWISE SPECIFIED

8. SEE SECTION 10.0 FOR THE NUMBER OF SPACES AND OFF STREET PARKING SPACES IS DETERMINED AS FOLLOWS:

9. SPACES FOR EACH CLASSROOM

10. TOTAL SPACES

11. TOTAL SPACES

12. TOTAL SPACES

13. TOTAL SPACES

14. TOTAL SPACES

15. TOTAL SPACES

16. TOTAL SPACES

17. TOTAL SPACES

18. TOTAL SPACES

19. TOTAL SPACES

20. TOTAL SPACES

**A1 - GATES SCHEDULE**

DATE	GATE	SECURITY	FENCE	DETAILS AND NOTES
2023-01-01	1	Yes	Yes	
2023-01-01	2	Yes	Yes	
2023-01-01	3	Yes	Yes	
2023-01-01	4	Yes	Yes	
2023-01-01	5	Yes	Yes	
2023-01-01	6	Yes	Yes	
2023-01-01	7	Yes	Yes	
2023-01-01	8	Yes	Yes	
2023-01-01	9	Yes	Yes	
2023-01-01	10	Yes	Yes	
2023-01-01	11	Yes	Yes	
2023-01-01	12	Yes	Yes	
2023-01-01	13	Yes	Yes	
2023-01-01	14	Yes	Yes	
2023-01-01	15	Yes	Yes	
2023-01-01	16	Yes	Yes	
2023-01-01	17	Yes	Yes	
2023-01-01	18	Yes	Yes	
2023-01-01	19	Yes	Yes	
2023-01-01	20	Yes	Yes	

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NEW MIDDLE SCHOOL #2  
FOR  
JARRELL ISD  
2401 E FM 487 JARRELL, TEXAS 76763

DRAFT COPY ONLY

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Michael J. Hester  
12/2023

**Huckabee**

ARCHITECTURAL SITE PLAN

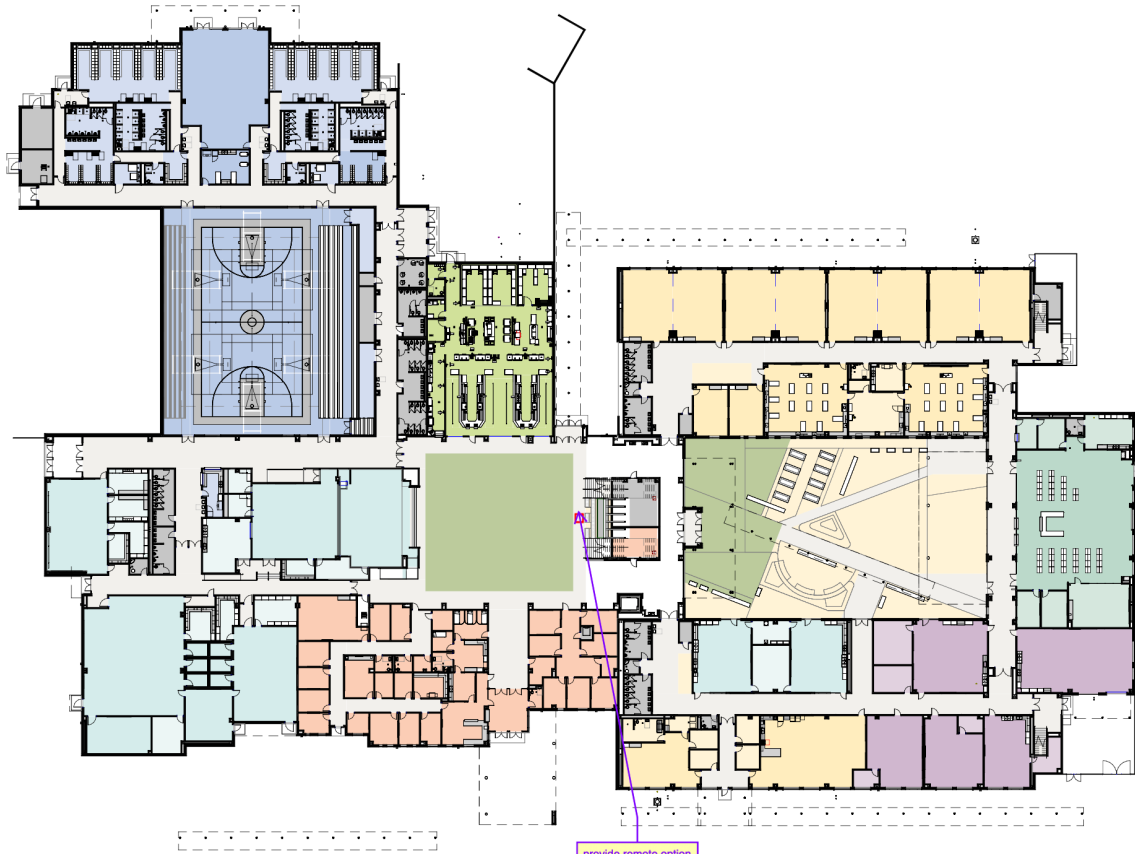
PACKAGE 1  
Sheet No. AS1-00

FM HIGHWAY 487 **2401 E. FM 487**





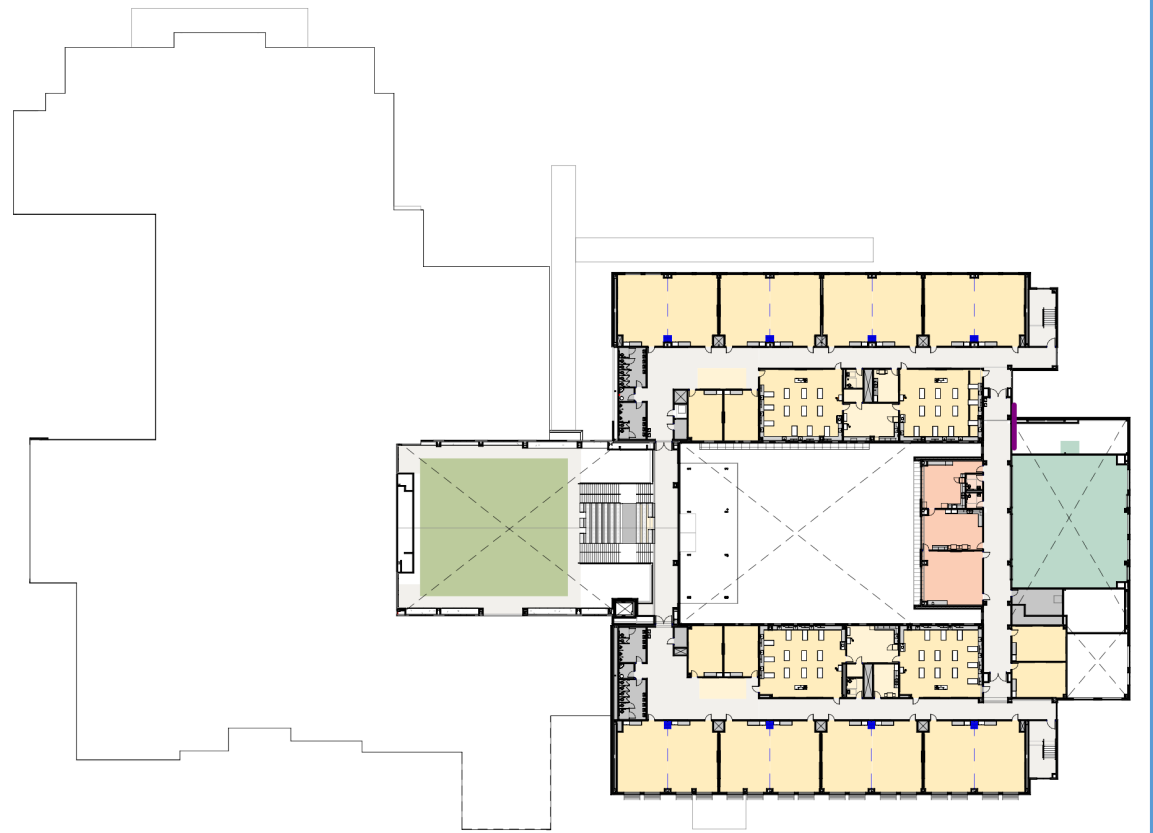
# New Middle School #2 (MS#2)



provide remote option  
for stag controls,  
center front of  
learning stair

*1st Floor*

Huckabee



*2nd Floor*

Huckabee

# New Middle School #2 (MS#2)

**Huckabee**

*\*\*\* 10/18/23 Version \*\*\**



# New Middle School #2 (MS#2)

**Huckabee**



*\*\*\* 10/18/23 Version \*\*\**



# 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 Elementary School #4 (ES#4)

## Huckabee



## Huckabee



# New Elementary School #4 (ES#4)

**Huckabee**

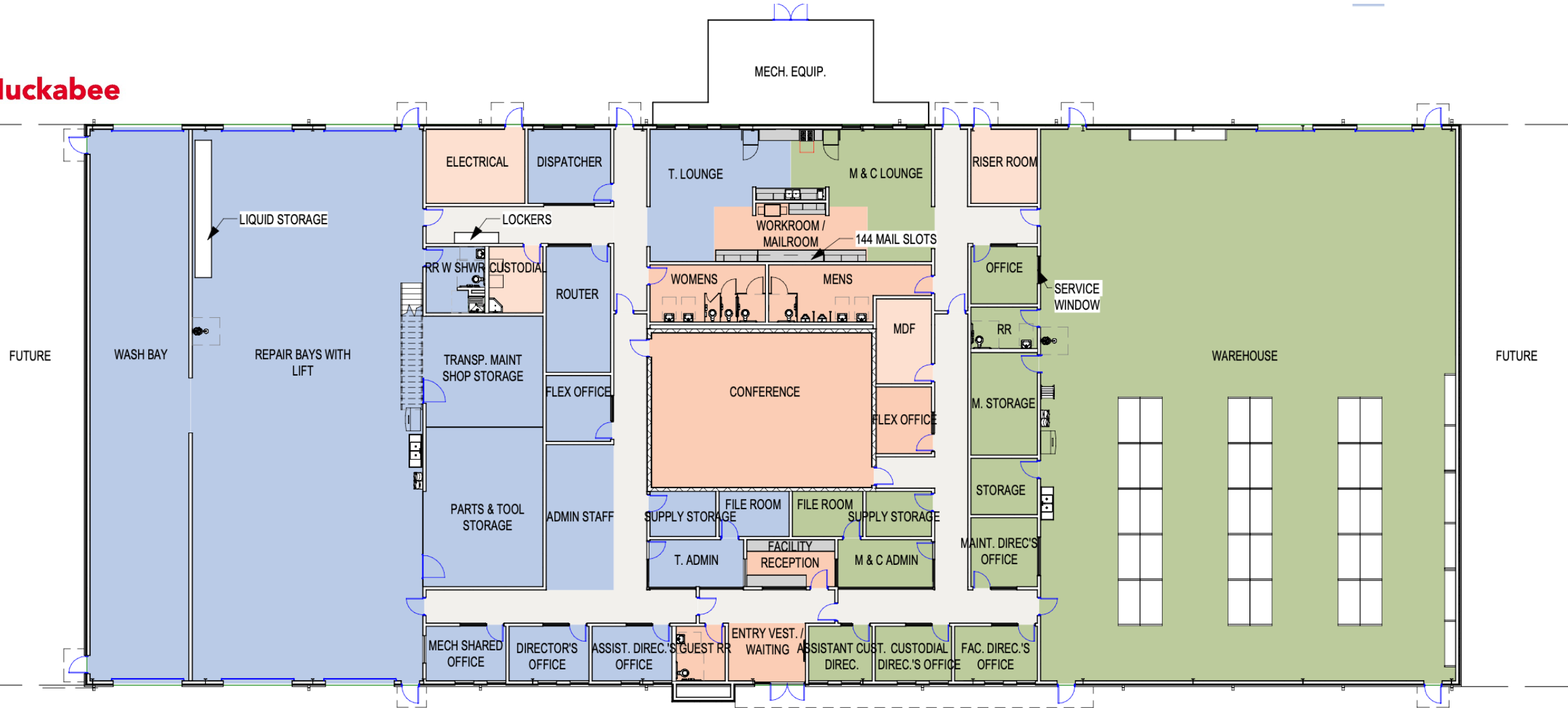


# New Operations Center (Ops Center)

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

# New Operations Center (Ops Center)

Huckabee





# 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 Competition 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*

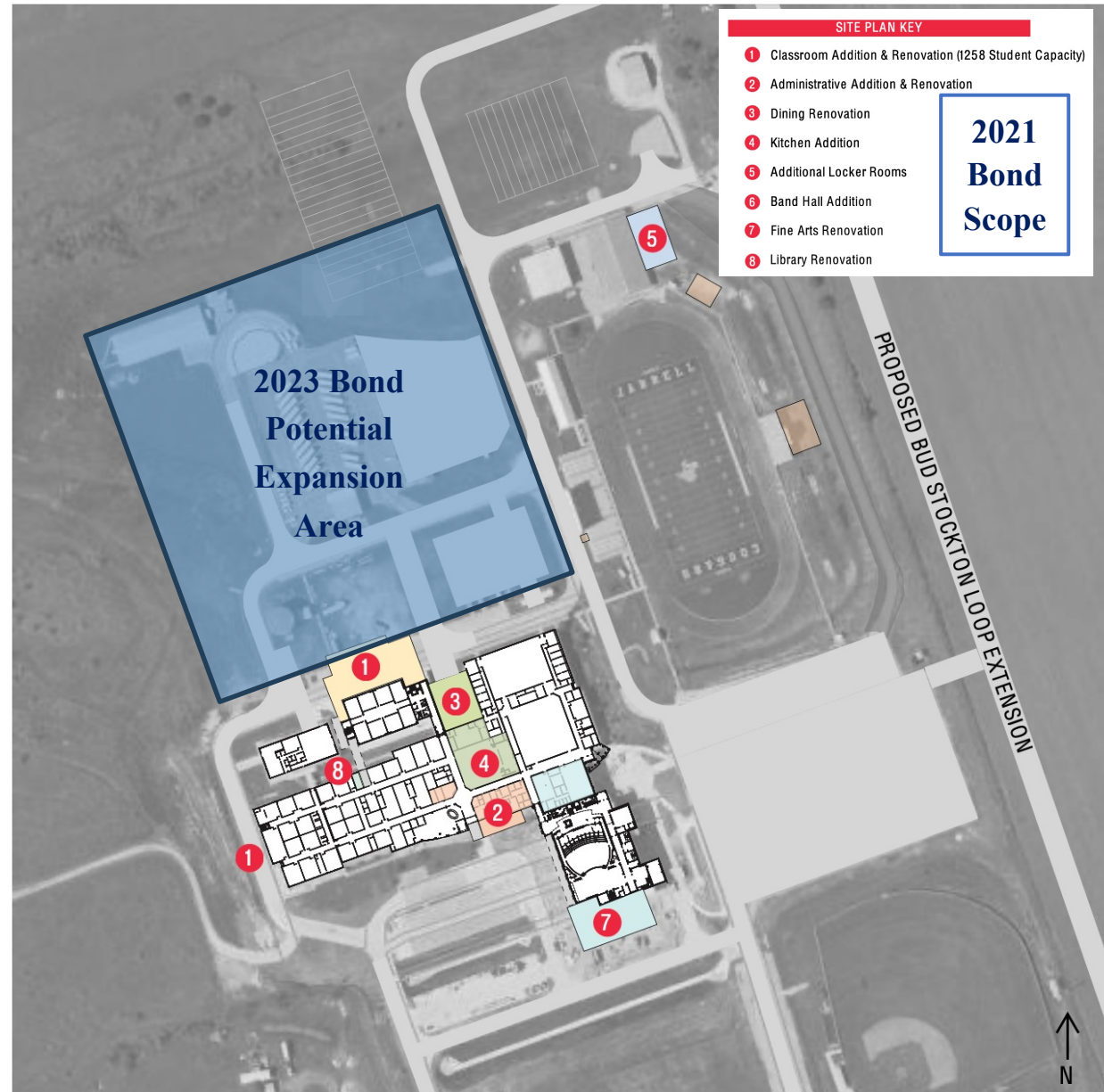
# JHS Expansion & Additions

Note:

**\*\*\* For Information Only\*\*\***

**Programming will likely Change  
Locations/Layouts**

**Schematic Design will be  
Developed and Presented to Board  
in Fall of 2023 for Consideration  
and Approval**



# 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 12/05/23



**Jarrell ISD**  
**2023 Bond**

Other Funding = \$ 750,000  
 2023 Bond = \$ 324,607,052  
Accrued Interest = \$ -  
**TOTAL FUNDS= \$ 325,357,052**

Prepared By:



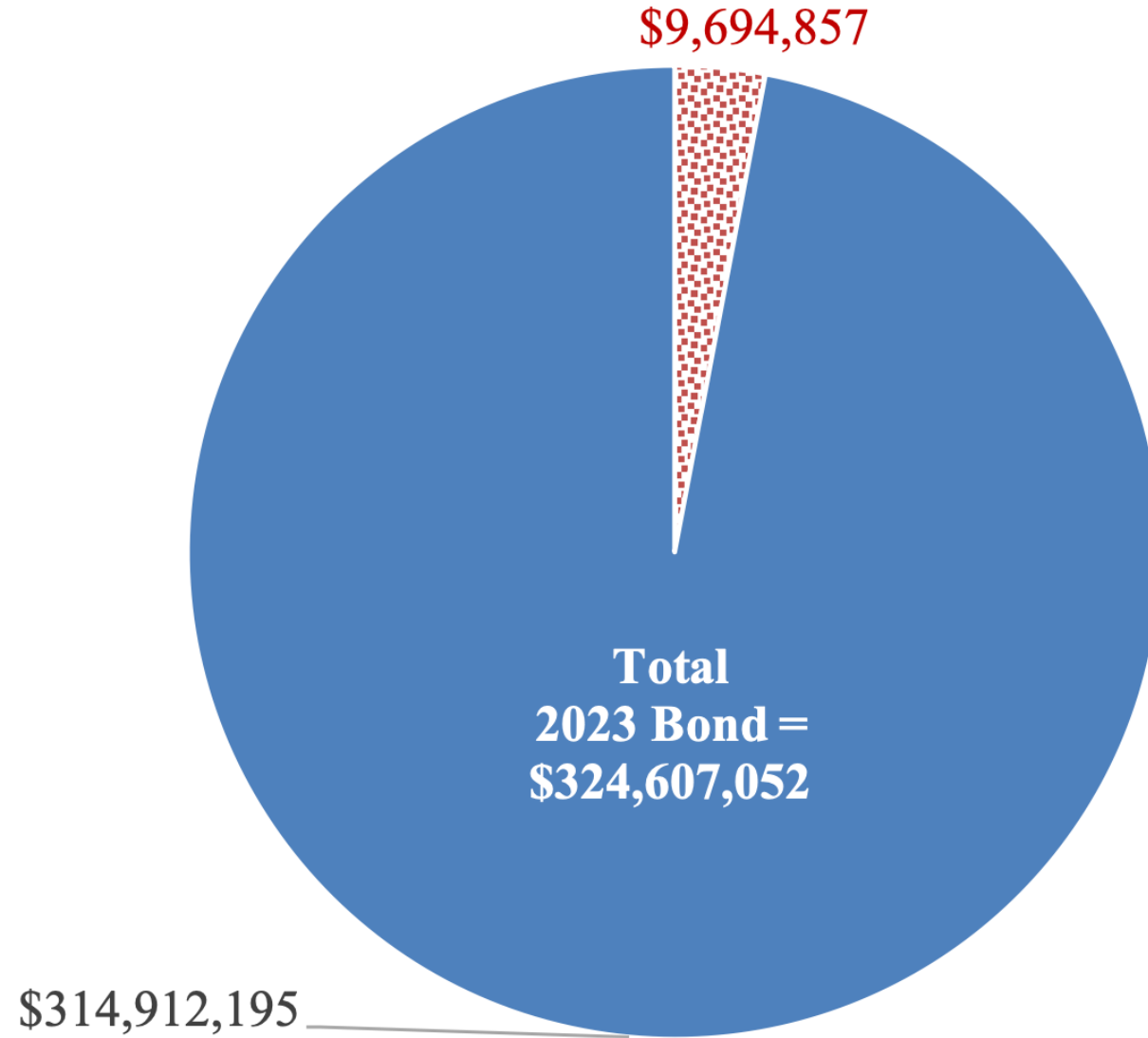
**BOND BUDGET - SUMMARY**

Updated= 12/06/23

*Summary Budget Linked to Detailed Budget*

Category=	Construction	Fees/Soft Costs	FFE/Other Costs	Misc/IT/Contingency	TOTAL
<b>Item</b>	<b>\$ 249,002,330</b>	<b>\$ 29,201,995</b>	<b>\$ 22,670,968</b>	<b>\$ 23,756,939</b>	<b>\$ 324,632,233</b>
Purchase Buses / White Fleet			\$ 3,000,000	\$ -	\$ 3,000,000
General Bond Expenses		\$ 154,621	\$ 44,900	\$ 3,308,330	\$ 3,507,851
Land Purchase (Less Infrastructure for Current Land Owned for 2023 Builds)			\$ 4,990,500	\$ -	\$ 4,990,500
Project 1 - MS#2 (New)	\$ 73,596,352	\$ 6,381,159	\$ 3,735,784	\$ 5,776,771	\$ 89,490,066
Project 2 - ES#4 (New)	\$ 38,636,860	\$ 5,299,000	\$ 2,544,784	\$ 3,022,382	\$ 49,503,026
Project 3 - Operation Center	\$ 13,810,692	\$ 1,910,542	\$ 2,006,000	\$ 1,242,632	\$ 18,969,866
Project 4 - HS Expansion	\$ 72,534,863	\$ 9,633,515	\$ 3,382,000	\$ 3,669,457	\$ 89,219,835
Project 5 - ES#5 (New)	\$ 43,911,872	\$ 5,149,087	\$ 2,576,000	\$ 5,547,902	\$ 57,184,861
Project 6 - Paw Prints	\$ 5,044,058	\$ 505,000	\$ 391,000	\$ 421,561	\$ 6,361,619
Project 7 - District Wide Security	\$ 369,608	\$ 42,721	\$ -	\$ 536,175	\$ 948,504
Project 8 - Technology Improvements	\$ 1,098,024	\$ 126,352	\$ -	\$ 231,730	\$ 1,456,106
Project 9 - Reserve for Other Projects	\$ -	\$ -	\$ -	\$ -	\$ -

# 2023 Bond Expenses as of 12/05/23



Expenses to Date

Bond Budget Remaining

