

# 2023 Bond Update



**Prepared By:  
Sledge Engineering**


Board Meeting  
June 21, 2023

# 2023 Bond Projects - Schedule Status as of 06/14/23

Large Capital Projects	Plan & Design	AHJ *	Bid	Construction	Open
New Middle School #2					Aug-25
New Elementary School #4					Aug-25
New Operations Center					Aug-25
High School Expansion					Aug-26
New Elementary School #5					Aug-27
Childcare Development Center					Aug-27
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/or Campus Upgrades</i>				
Land Acquisition	<i>Timeline Varies to Identify, Negotiate, Complete Due Diligence, Purchase</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)


# Site Signs for MS2 and ES4 – Pending Install



**YOUR BOND DOLLARS AT WORK**




**FUTURE HOME OF NEW MIDDLE SCHOOL #2**

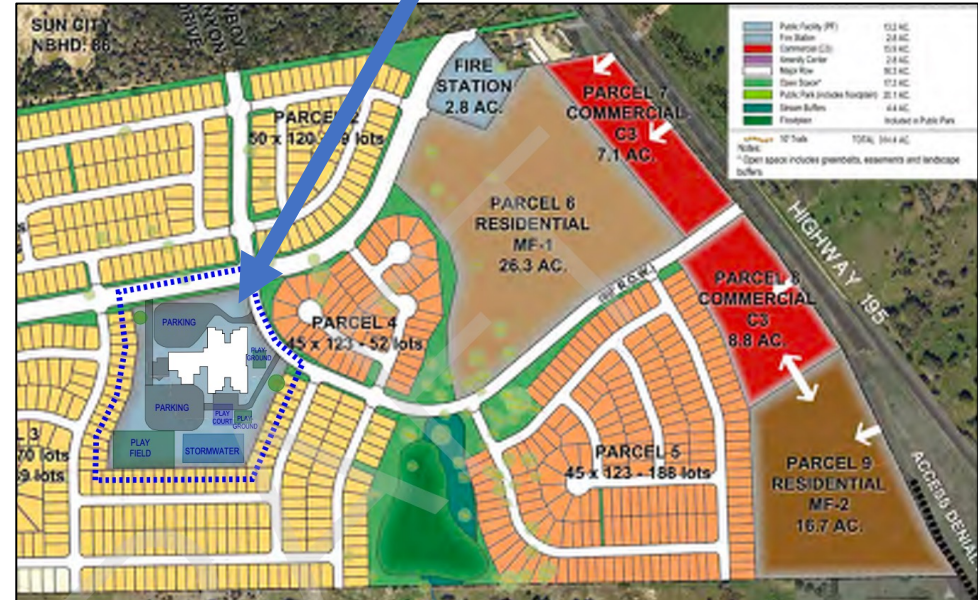
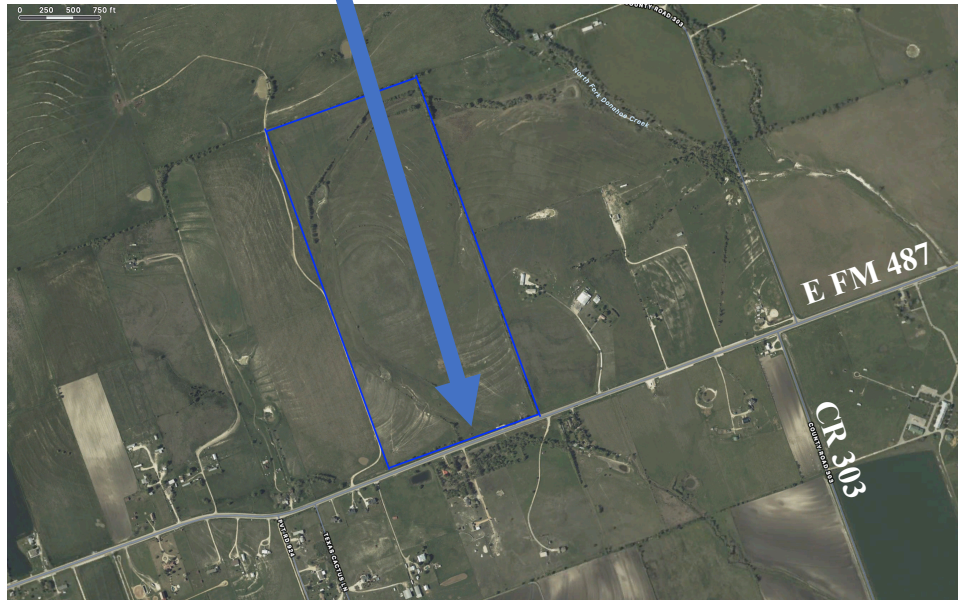






**YOUR BOND DOLLARS AT WORK**

**FUTURE HOME OF ELEMENTARY SCHOOL #4**



# Project Accounting – Budget Summary as of 06/14/23



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

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

Prepared By:



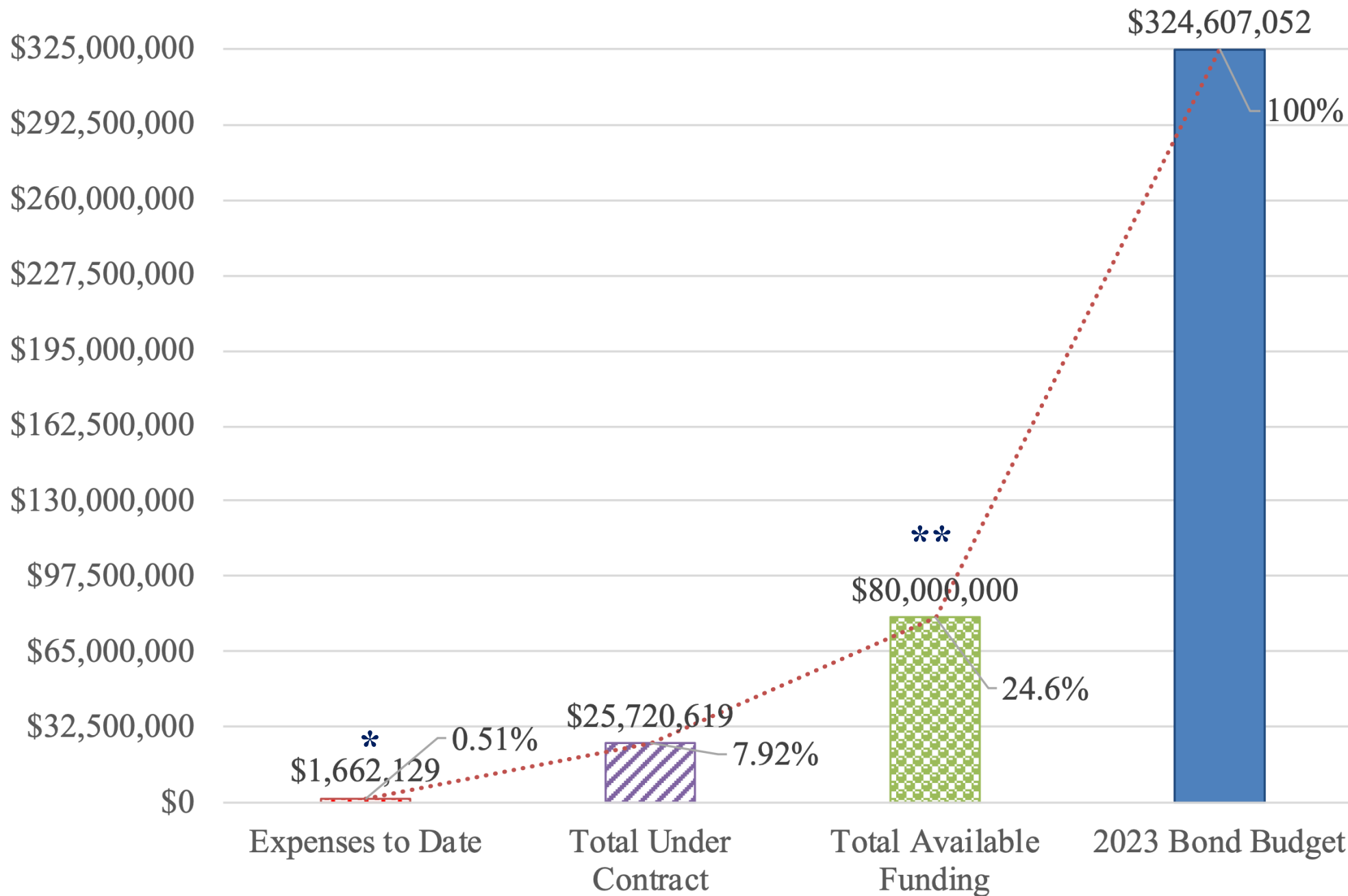
**BOND BUDGET - SUMMARY**

Updated= 06/14/23

*Summary Budget Linked to Detailed Budget*

Category=	Construction	Fees/Soft Costs	FFE/Other Costs	Misc/IT/Contingency	TOTAL
<b>Item</b>	<b>\$ 248,194,990</b>	<b>\$ 30,731,836</b>	<b>\$ 25,892,000</b>	<b>\$ 19,788,226</b>	<b>\$ 324,607,052</b>
Purchase Buses / White Fleet			\$ 3,000,000	\$ -	\$ 3,000,000
General Bond Expenses		\$ 163,964	\$ 49,000	\$ 3,800,000	\$ 4,012,964
Land Purchase (Less Infrastructure for Current Land Owned for 2023 Builds)			\$ 8,200,000	\$ -	\$ 8,200,000
Project 1 - MS#2 (New)	\$ 72,173,594	\$ 8,768,450	\$ 3,731,000	\$ 4,315,138	\$ 88,988,182
Project 2 - ES#4 (New)	\$ 38,636,860	\$ 4,421,843	\$ 2,548,000	\$ 2,757,677	\$ 48,364,380
Project 3 - Operation Center	\$ 13,810,692	\$ 1,925,642	\$ 2,007,000	\$ 1,242,939	\$ 18,986,273
Project 4 - HS Expansion	\$ 72,534,863	\$ 9,581,115	\$ 3,386,000	\$ 3,668,538	\$ 89,170,516
Project 5 - ES#5 (New)	\$ 43,911,872	\$ 5,125,594	\$ 2,579,000	\$ 3,534,213	\$ 55,150,679
Project 6 - Paw Prints	\$ 5,044,058	\$ 505,000	\$ 392,000	\$ 421,580	\$ 6,362,638
Project 7 - District Wide Security	\$ 816,331	\$ 94,225	\$ -	\$ 19,300	\$ 929,856
Project 8 - Technology Improvements	\$ 1,266,720	\$ 146,004	\$ -	\$ 28,841	\$ 1,441,565
Project 9 - Reserve for Other Projects	\$ -	\$ -	\$ -	\$ -	\$ -

# Project Accounting – Expense Summary as of 06/14/23



**\* Previous Report = \$0 million**

**\*\* Estimated 1<sup>st</sup> Allocation in August or September 2023**



*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. 2023 Bond Projects – Status Updates
4. Program Information
  - a) 2023 Bond Detailed Budget
  - b) Project Accounting – Expenses to Date



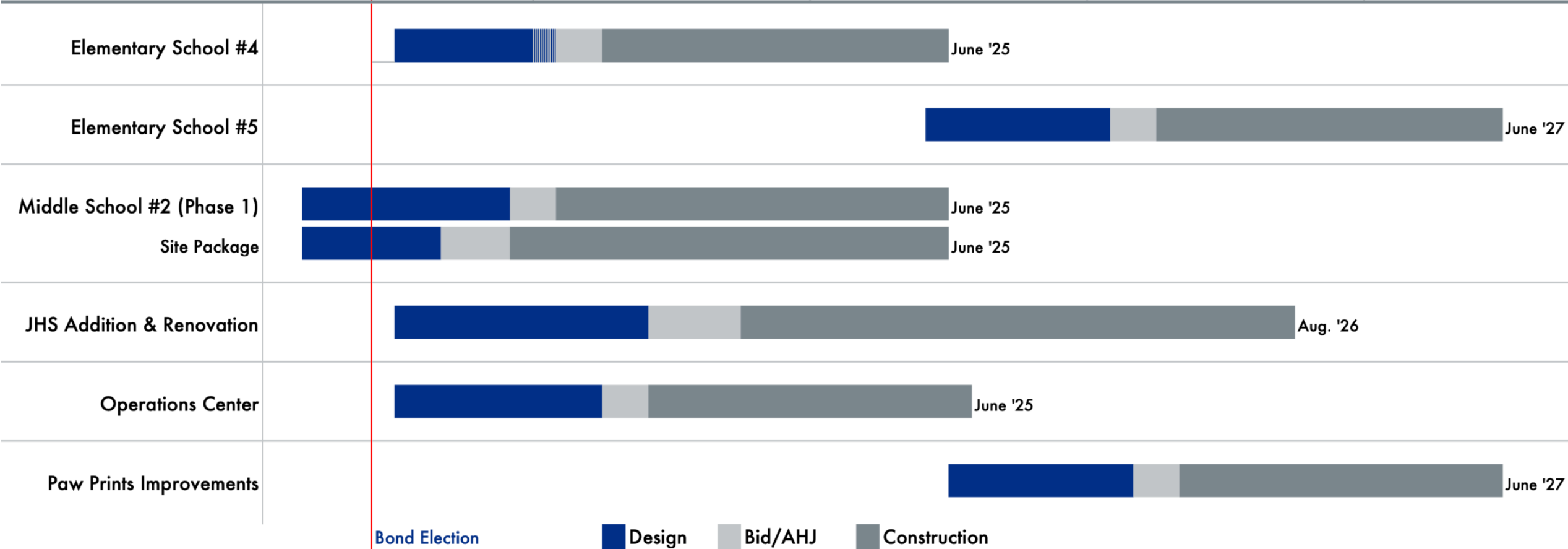
# Abbreviations (For Reference)

	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



2023 2024 2025 2026 2027  
 M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S



**Architect:**

**Huckabee**



**Bond Program Manager:**



# 2023 Bond Projects

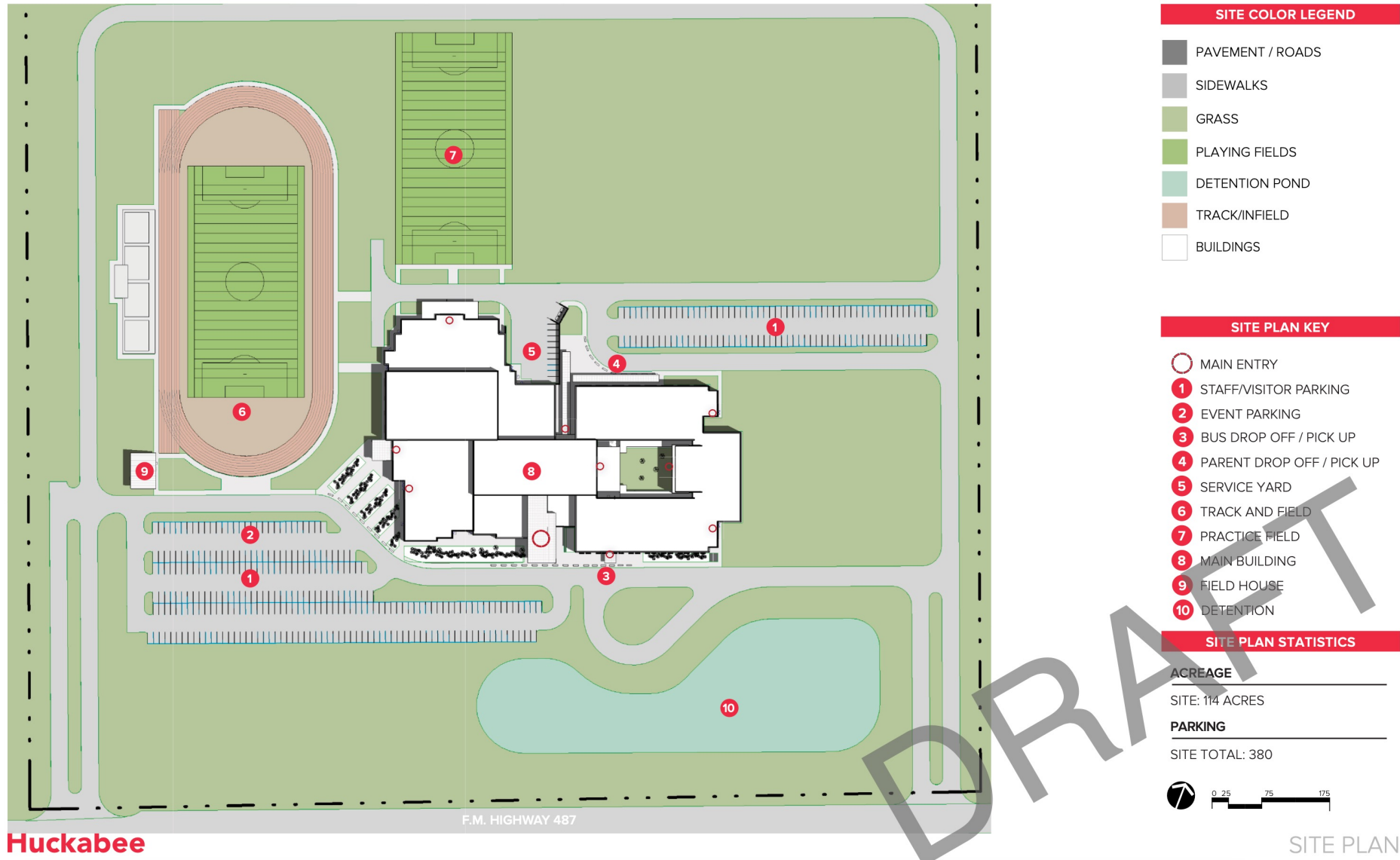
## Summary Descriptions



# New Middle School #2 (MS#2)

1. New site located on 114-acre property (*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
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: +/-150,000 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)



E. FM 487 Property for MS#2



# New Middle School #2 (MS#2)

PHYSICAL EDUCATION

EVENTS ENTRANCE

FINE ARTS

ADMINISTRATION

VISITOR ENTRANCE

DINING

COURTYARD

SPED CLASSROOMS

CTE CLASSROOMS

SERVICE YARD

6TH GRADE CLASSROOMS

LIBRARY

**COLOR LEGEND**

- ACADEMIC SPACE
- ACADEMIC SUPPORT
- ADMINISTRATION
- ADMINISTRATION SUPPORT
- ATHLETIC SPACE
- ATHLETIC SUPPORT
- CIRCULATION
- DINING
- DINING SUPPORT (KITCHEN)
- FINE ARTS
- FINE ARTS SUPPORT
- LIBRARY
- SUPPORT SPACE
- CTE CLASSROOMS



OVERALL FIRST FLOOR

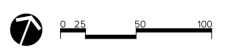
7TH GRADE CLASSROOM WING

WORKROOM/PLC

8TH GRADE CLASSROOM WING

**COLOR LEGEND**

- ACADEMIC SPACE
- ACADEMIC SUPPORT
- ADMINISTRATION
- ADMINISTRATION SUPPORT
- ATHLETIC SPACE
- ATHLETIC SUPPORT
- CIRCULATION
- DINING
- DINING SUPPORT (KITCHEN)
- FINE ARTS
- FINE ARTS SUPPORT
- LIBRARY
- SUPPORT SPACE
- CTE CLASSROOMS



OVERALL SECOND FLOOR

Huckabee

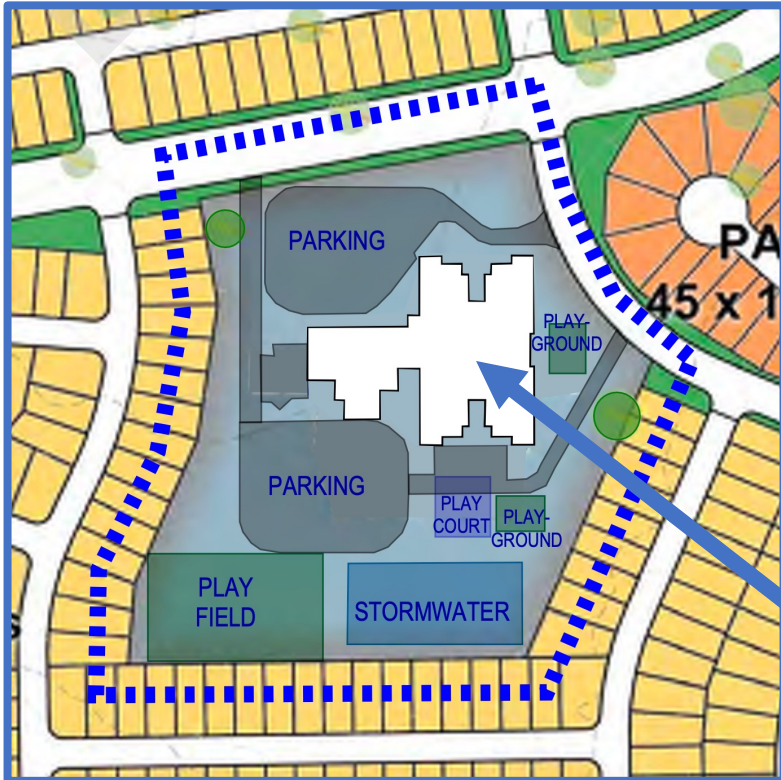
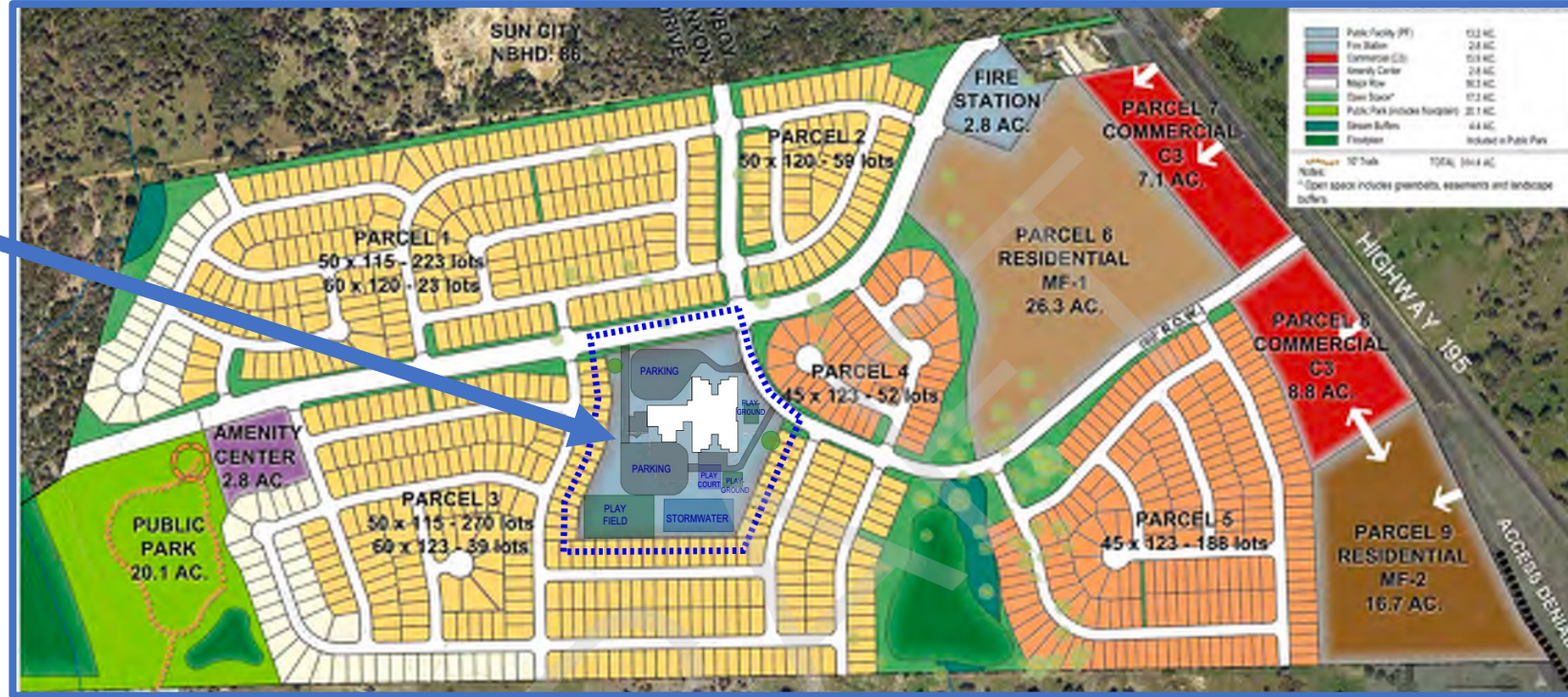
Huckabee

# 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: **TBD** Berry Creek Highlands Way, Georgetown
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=\$38 million; Total= \$48 million
7. Schedule: Construction Complete by **June 2025** for August 2025 School Operation

# New Elementary School #4 (ES#4)

*Berry Creek Highlands Property*



**DCES "Prototype" Shown on Property**





# New Operations Center (Ops Center)

1. The final site selection is still under review and options will be shared with Board August 2023 for possible site selection.  
*Bond Committee discussed the west side of JHS Property.*
2. New Ops Center to include Maintenance, Transportation including multiple maintenance bays and fueling station, and Shipping & Receiving (S&R) (*subject to final verification*)
  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: +/-TBD SF (To Be Determined square feet)
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 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** for August 2026 School Operation

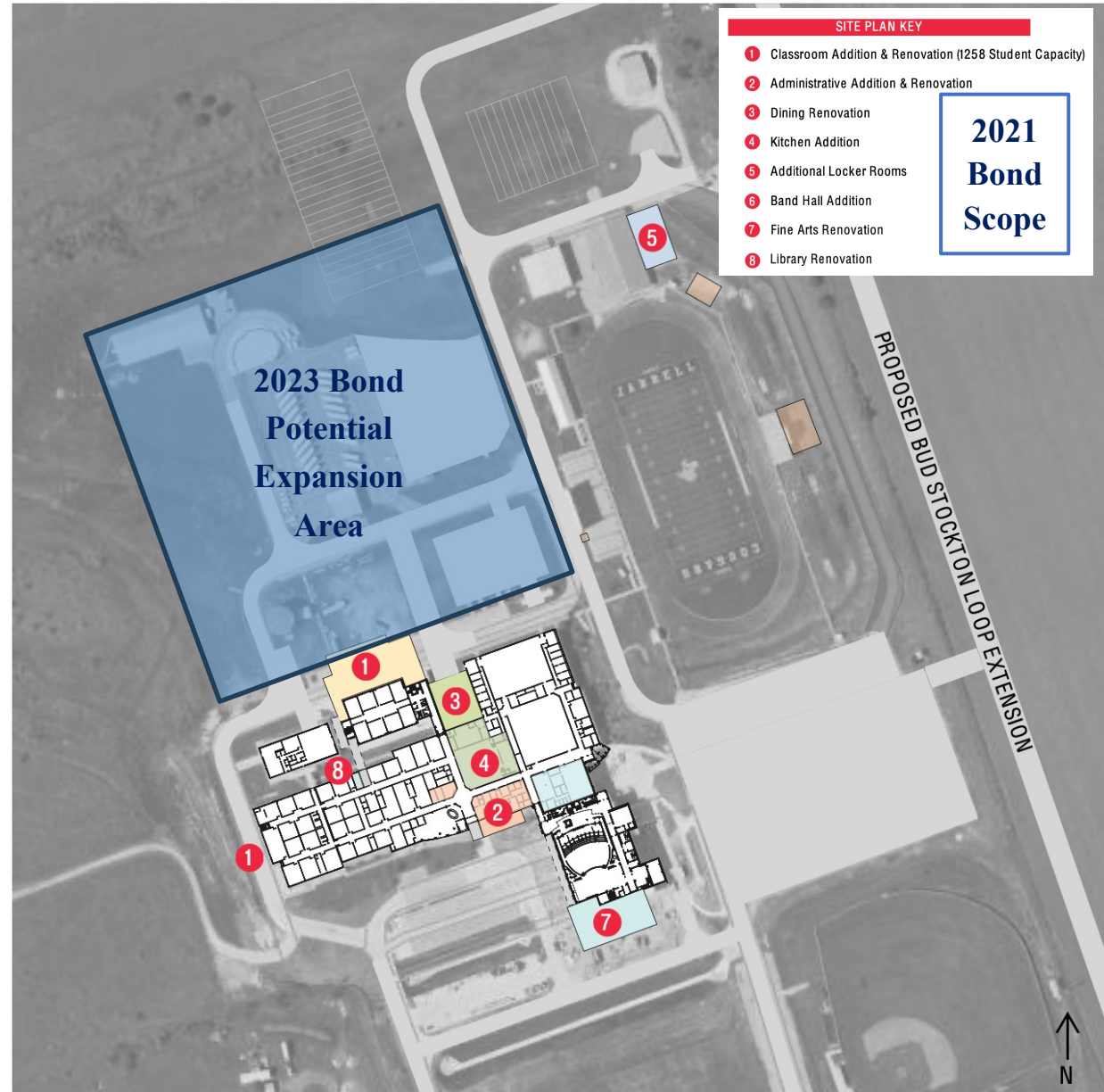
# JHS Expansion & Additions

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: *\$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

# 2023 Bond Projects

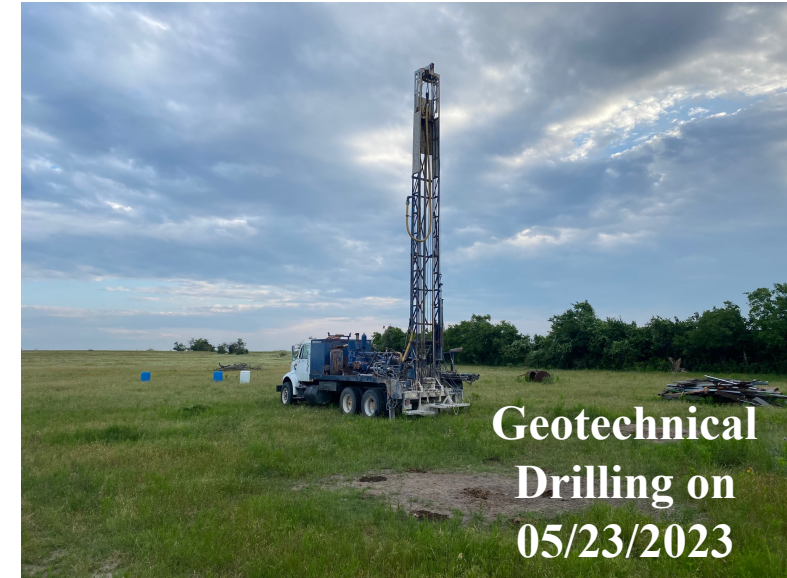
## Status Updates



# 2023 Bond Projects – Design Status as of 06/14/23

## 1. New Middle School #2

1. Huckabee approved as architect by Board 02/15/23
2. Site location approved by Board 05/17/23
3. 911 Address assigned by Wilco:
  - a) MS2 = **2401 E FM 487, Jarrell, Texas**
  - b) MS2 Football Field and Concession = **2275 E FM 487**
4. Geotechnical drilling for soil evaluation completed
5. Schematic Design Update presented to Board 06/07/23
6. Schematic Design – ***Board consider approval 06/21/23***



## 2. New Elementary School #4

1. Huckabee approved as architect by Board 05/17/23 (*contract execution pending*)
2. Site location approved by Board 05/17/23
3. 911 Address to be assigned by City of Georgetown:
  - a) XXX *Berry Creek Highlands Way, Georgetown, Texas (XXX = Pending)*
4. Geotechnical drilling for soil evaluation completed
5. Preliminary programming and planning to commence 07/01/23



# 2023 Bond Projects – Upcoming Projects

## A. JHS Expansion & Renovations

1. Huckabee approved as architect by Board 02/15/23
2. Architect agreement *pending* final review, approval, and notice to proceed
3. Preliminary programming and planning to commence 07/01/23
  - a) Form committee
  - b) Tour example CTE facilities

## B. New Operations Center

1. Architect agreement approval – *Board possible action Aug '23*
2. Preliminary programming and planning to commence 07/01/23
  - a) Form committee
  - b) Tour example Ops Center facilities
3. Site selection
  - a) Preliminary information presented to Board on 05/17/23
  - b) Board to consider options and site selection at future board meeting (*Aug '23*)

# Project Accounting

## Budget & Expenses to Date




# Project Accounting – Budget as of 06/14/23

**2023 Bond**


**Detailed Budget**

*(4 Pages)*

General Info.	Jarrell ISD - 2023 Bond		CMR		CMR		CMR		CMR		CMR/CSP		CMR/CSP		CSP	
	Total Bond:	\$ 324,607,052	Owner:	Jarrell ISD	Project 1	Project 2	Project 3	Project 4	Project 5	Project 6	Project 7	Project 8	Project 9	Project 10	Project 11	Project 12
	Description:	2023 Bond	Prepared By:		Admin & M&O Reimbursement	MS #2 (New) Fall 2025	ES #4 (New) Fall 2025	Operation Center Fall 2025	HS Expansion Fall 2026	ES #5 (New) Fall 2027	Paw Prints Fall 2027	District Security Date(s) Varies	Tech Infrastructure Date(s) Varies	Reserve IF Funds Available		
	* Budget Subject to Change ***	Date: 6/14/23	Total Per Project=	\$ 15,212,964	\$ 88,988,182	\$ 48,364,380	\$ 18,986,273	\$ 89,170,516	\$ 55,150,679	\$ 6,362,638	\$ 929,856	\$ 1,441,565	\$ -			
	<b>DETAILED BUDGET:</b>	<b>Total</b>	<b>Misc Info / Notes</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>
	<b>Jarrell ISD - Direct Program Costs (Typically no or little consultant input needed for these items)</b>															
	M&O Reimbursement	\$ -	N/A for 2023 Bond - Pre-Bond Services from Operating Budget													
	Misc Purchases - Buses Large	\$ 2,000,000.00	Transportation-Buses-Large # TBD	\$ 2,000,000.00												
	Misc Purchases - Buses Small	\$ 500,000.00	Transportation-Buses-Small # TBD	\$ 500,000.00												
	Misc Purchases - White Fleet	\$ 270,000.00	White Fleet # TBD	\$ 270,000.00												
	Misc Purchases - Vehicles Contingencies	\$ 230,000.00	Contingencies for Direct Purchase	\$ 230,000.00												
	<b>Subtotal Vehicles:</b>															
	\$ 3,000,000.00															
	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	\$ 8,385,000.00	Separate from Contractor GMP	\$ 2,000,000.00	\$ 1,500,000.00	\$ 885,000.00	\$ 2,000,000.00	\$ 1,700,000.00	\$ 300,000.00							
	Safety/Security - Not Included in CMR GMP	\$ -	Separate from GMP - Camera Upgrades													
	Safety/Security - Not Included in CMR GMP	\$ -	Separate from GMP - Access Card Readers Upgrades													
	Tech Infrastructure - Not Included in CMR GMP	\$ -	RESERVED = TBD													
	<b>Subtotal Tech/Security (Direct by ISD):</b>															
	\$ 8,385,000.00															
	Newspaper / Advertisements - Various	\$ 9,000.00	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	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
	Newspaper / Advertisements - Bond Election Notices	\$ 6,000.00	Bond Ads + Future Estimate	\$ 6,000.00												
	Williamson County Elections	\$ 12,000.00	Paid by ISD to Wilco	\$ 12,000.00												
	Legal Review Fees (Land, Construction)	\$ 25,000.00	New Land, Bond Related Advice	\$ 25,000.00												
	Legal Review Fees (Misc)	\$ 32,000.00	Project Related Costs	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 3,000.00	\$ 5,000.00	\$ 5,000.00	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
	Financial Advisor Bond (Paid from Premium-Does not reduce H	\$ -	Outside of Bond-Paid at Closing	\$ -												
	Bond Issuance Fees (Paid from Premium-Does not reduce H	\$ -	Outside of Bond-Paid at Closing	\$ -												
	LAND ACQUISITION - Land + Easements	\$ 3,500,000.00	Future School Site(s)	\$ 3,500,000.00												
	LAND ACQUISITION - Land + Easements	\$ 3,500,000.00	Future School Site(s)	\$ 3,500,000.00												
	LAND ACQUISITION - Land Agents	\$ 500,000.00	Brokers, Legal, Etc.	\$ 500,000.00	\$ -											
	<b>Subtotal Land Costs (Due Diligence and Infrastructure listed in Soft Costs):</b>		* Consultants and Infrastructure Listed in Other Soft Costs													
	\$ 7,500,000.00		* Bond Land Budget=\$10M (includes soft and off-site utilities, roads)													
	LAND ACQUISITION - Due Diligence Consultants	\$ 400,000.00	Environmental, Arch, Etc.	\$ 400,000.00												
	LAND ACQUISITION - Preliminary Design of Site	\$ 300,000.00	Layout with Initial SD If Needed	\$ 300,000.00	\$ -											
	LAND ACQUISITION - Off-Site Utilities / Roads / Elec to	\$ 1,400,000.00	Pay City/Util or Bid	\$ -	\$ 500,000.00	\$ 300,000.00			\$ 600,000.00							
	LAND ACQUISITION - Off-Site Projects Consultants	\$ 400,000.00	For New Sites	\$ -	\$ 150,000.00	\$ 50,000.00			\$ 200,000.00							
	<b>Subtotal Land + Consultants + Off-Site Utilities:</b>		<b>Includes Infrastructure</b>													
	\$ 10,000,000.00															
	<b>CONTINGENCY for ISD Direct Items/ Escalation</b>	\$ 200,000.00	<b>Budget 0% for Misc/Buses/Land/E</b>	\$ 200,000.00	\$ -											
	<b>Portables at Campuses (Bond Eligible)</b>	\$ 3,600,000.00	<b>Includes Applicable Campuses</b>	\$ 3,600,000.00												
	<b>Owner Rep / Program Manager - Sledge Engineering:</b>	\$ -	1.9%, Excludes Applicable Direct Cost													
	Programming/Schematic/Design Development Phases	\$ 1,463,796.00	25%	\$ 21,741.00	\$ 414,784.00	\$ 225,419.00	\$ 88,485.00	\$ 415,634.00	\$ 257,053.00	\$ 29,645.00	\$ 4,325.00	\$ 6,710.00	\$ -	\$ -	\$ -	\$ -
	Construction Document Phase	\$ 2,927,595.00	50%	\$ 43,482.00	\$ 829,569.00	\$ 450,839.00	\$ 176,969.00	\$ 831,269.00	\$ 514,106.00	\$ 59,290.00	\$ 8,650.00	\$ 13,421.00	\$ -	\$ -	\$ -	\$ -
	Bidding/Procurement Phase	\$ 292,760.00	5%	\$ 4,348.00	\$ 82,957.00	\$ 45,084.00	\$ 17,697.00	\$ 83,127.00	\$ 51,411.00	\$ 5,929.00	\$ 865.00	\$ 1,342.00	\$ -	\$ -	\$ -	\$ -
	Construction/Closeout Phases	\$ 1,171,039.00	20%	\$ 17,393.00	\$ 331,828.00	\$ 180,335.00	\$ 70,788.00	\$ 332,508.00	\$ 205,643.00	\$ 23,716.00	\$ 3,460.00	\$ 5,368.00	\$ -	\$ -	\$ -	\$ -
	<b>Total Misc. Costs:</b>	\$ 31,124,190.00	<b>Misc Costs Per Project:</b>	\$ 15,135,964.00	\$ 4,315,138.00	\$ 2,757,677.00	\$ 1,242,939.00	\$ 3,668,538.00	\$ 3,534,213.00	\$ 421,580.00	\$ 19,300.00	\$ 28,841.00	\$ -	\$ -	\$ -	\$ -

General Info.

**Jarrell ISD - 2023 Bond**

**Total Bond:** \$ 324,607,052 *Prepared By:* 



**Owner:** Jarrell ISD  
**Description:** 2023 Bond

**Date:** 6/14/23 **Total Per Project=** \$ 15,212,964

Owner Items	Project 1	Project 2	Project 3	Project 4	Project 5	Project 6	Project 7	Project 8	Project 9
Admin & M&O Reimbursement	MS #2 (New) Fall 2025	ES #4 (New) Fall 2025	Operation Center Fall 2025	HS Expansion Fall 2026	ES #5 (New) Fall 2027	Paw Prints Fall 2027	District Security Date(s) Varies	Tech Infrastructure Date(s) Varies	Reserve IF Funds Available
\$ 15,212,964	\$ 88,988,182	\$ 48,364,380	\$ 18,986,273	\$ 89,170,516	\$ 55,150,679	\$ 6,362,638	\$ 929,856	\$ 1,441,565	\$ -

Design Fees, Permitting Fees, Consultants, Other Soft Costs

DETAILED BUDGET:	Total	Misc Info / Notes	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
<b>Design Fees, Permitting Fees, Consultants, Other Soft Costs</b>												
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)	\$ 4,127,436.60	5.0%		\$ 1,931,843.00			\$ 2,195,593.60					
Architect Fee - New Construction	\$ -	6.0%					\$ -					
Schematic Design	\$ 1,547,717.15	30.0%		\$ 1,299,124.69		\$ 248,592.46					\$ -	
Design Development	\$ 1,289,764.29	25.0%		\$ 1,082,603.91		\$ 207,160.38					\$ -	
Construction Documents	\$ 1,031,811.43	20.0%		\$ 866,083.13		\$ 165,728.30					\$ -	
Bidding/Procurement	\$ 257,952.86	5.0%		\$ 216,520.78		\$ 41,432.08					\$ -	
Construction Administration	\$ 928,630.29	18.0%		\$ 779,474.82		\$ 149,155.47					\$ -	
Project Completion/Closeout	\$ 103,181.14	2.0%		\$ 86,608.31		\$ 16,572.83					\$ -	
Architect Fee - Renovations / Expansions	\$ -	7.5%					\$ -				\$ -	
Schematic Design	\$ 1,678,903.07	30.0%				\$ 1,632,034.42		\$ 18,367.45	\$ 28,501.20	\$ -	\$ -	
Design Development	\$ 1,399,085.89	25.0%				\$ 1,360,028.68		\$ 15,306.21	\$ 23,751.00	\$ -	\$ -	
Construction Documents	\$ 1,119,268.71	20.0%				\$ 1,088,022.95		\$ 12,244.97	\$ 19,000.80	\$ -	\$ -	
Bidding/Procurement	\$ 279,817.18	5.0%				\$ 272,005.74		\$ 3,061.24	\$ 4,750.20	\$ -	\$ -	
Construction Administration	\$ 1,007,341.84	18.0%				\$ 979,220.65		\$ 11,020.47	\$ 17,100.72	\$ -	\$ -	
Project Completion/Closeout	\$ 111,926.87	2.0%				\$ 108,802.29		\$ 1,224.50	\$ 1,900.08	\$ -	\$ -	
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	\$ 1,430,000.00	Supplemental Services under AIA	\$ 400,000.00	\$ 300,000.00	\$ 150,000.00	\$ 200,000.00	\$ 330,000.00	\$ 50,000.00				
Subconsultant - Landscape Architect	\$ 107,000.00	Supplemental Services under AIA	\$ 14,000.00	\$ 30,000.00	\$ 10,000.00	\$ 10,000.00	\$ 33,000.00	\$ 10,000.00				
Subconsultant - Technology Design	\$ 245,500.00	Supplemental Services under AIA	\$ 85,500.00	\$ 50,000.00	\$ 20,000.00	\$ 25,000.00	\$ 55,000.00	\$ 10,000.00				
Subconsultant - Security Design	\$ 155,500.00	Supplemental Services under AIA	\$ 45,500.00	\$ 25,000.00	\$ 20,000.00	\$ 25,000.00	\$ 30,000.00	\$ 10,000.00				
Architect Printing / Reimbursables	\$ 83,000.00	Supplemental Services under AIA	\$ 15,000.00	\$ 15,000.00	\$ 10,000.00	\$ 15,000.00	\$ 18,000.00	\$ 10,000.00				
ADA, Energy, Jurisdiction Review	\$ 209,000.00	Supplemental Services under AIA	\$ 50,000.00	\$ 40,000.00	\$ 15,000.00	\$ 50,000.00	\$ 44,000.00	\$ 10,000.00				
Consultant - Roofing Envelope Consultant	\$ 393,800.00	Supplemental Services under AIA	\$ 86,800.00	\$ 70,000.00	\$ 50,000.00	\$ 90,000.00	\$ 77,000.00	\$ 20,000.00				
Consultant - Food Service Design	\$ 106,750.00	Supplemental Services under AIA	\$ 29,750.00	\$ 20,000.00	\$ 25,000.00	\$ 10,000.00	\$ 22,000.00	\$ -				
Consultant - Sports Field Design	\$ 160,000.00	Supplemental Services under AIA	\$ 70,000.00	\$ -	\$ -	\$ 90,000.00	\$ -	\$ -				
Consultant - Acoustical Design	\$ -	Separate Subcontractor Not Anticipated	\$ -									
Consultant - TxDOT Permit/Other Civil Design Fee	\$ 175,000.00	Reserved for Future If Needed	\$ 100,000.00	\$ -			\$ 75,000.00					
Surveying - Boundary New Land	\$ -	Typically Part of Land Acquisition	\$ -	\$ -	\$ -		\$ -					
Surveying -Plats: Prelim/Minor/Final or Easements	\$ 85,000.00	Plat/Elec Easement/Water Easement	\$ -	\$ 30,000.00	\$ 20,000.00	\$ 10,000.00	\$ 25,000.00					
Surveying - Topo New Land	\$ 69,950.00	New Land - Topo	\$ 19,950.00	\$ 20,000.00			\$ 30,000.00					
Surveying - Topo Existing Sites	\$ 160,000.00	Existing Sites - Topo			\$ 50,000.00	\$ 100,000.00	\$ -	\$ 10,000.00	\$ -	\$ -		
Traffic Impact Assessment Study	\$ 100,000.00	New Sites - IF REQUIRED	\$ 50,000.00	\$ 25,000.00			\$ 25,000.00					
Geotechnical Report - Design Phase	\$ 140,500.00	Geotechnical Engineer	\$ 25,500.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 30,000.00	\$ 10,000.00	\$ -	\$ -		
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										
Fault Study	\$ -	Part of Land Acquisition Due Diligence Item										
Asbestos Sampling/Report	\$ 50,000.00	Sampling / Reports for Clearance				\$ 25,000.00		\$ 25,000.00				
Asbestos Bid Package & Abatement Monitoring	\$ 50,000.00	Consultant Costs				\$ 25,000.00		\$ 25,000.00				
Asbestos Post Abatement	\$ -	Reserved for Future If Needed	\$ -									
Capital Recovery Fees - Included with Land Acquisition It	\$ -	Assume none or Part of Land										
City Permit or 3rd Party Code Review	\$ 245,000.00	City May Review at No Cost as per 2021 Bond Agreement	\$ 60,000.00	\$ 40,000.00	\$ 20,000.00	\$ 60,000.00	\$ 50,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	
City Inspection or 3rd Party Code Inspection	\$ 490,000.00	City May Review at No Cost as per 2021 Bond Agreement	\$ 120,000.00	\$ 80,000.00	\$ 40,000.00	\$ 120,000.00	\$ 100,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	
TCEQ Edwards Aquifer Permit Fees	\$ 110,000.00	TCEQ Review/Approval	\$ 30,000.00	\$ 15,000.00	\$ 15,000.00	\$ 30,000.00	\$ 20,000.00	\$ -				
Wilco Emergency Services District (Fire Marshal)	\$ 105,000.00	Fire Marshal Reviews	\$ 25,000.00	\$ 15,000.00	\$ 10,000.00	\$ 25,000.00	\$ 25,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	
Other Permit Fees / Other County Fees	\$ 90,000.00	City May Review at No Cost as per 2021 Bond Agreement	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	
Energy Model	\$ -	If Required	\$ -	\$ -	\$ -	\$ -						
Commissioning - Buildings	\$ 850,000.00	Separate from Architect/GMP	\$ 250,000.00	\$ 120,000.00	\$ 50,000.00	\$ 250,000.00	\$ 140,000.00	\$ 40,000.00			\$ -	
Testing and Balance (T&B, TAB)	\$ 168,000.00	If Owner Direct and not in GMP	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 30,000.00	\$ 8,000.00				
<b>ISD CONTINGENCY/Reserve for Escalation:</b>	\$ 9,906,034.69	Original Budget 4% of Constr. - Reduce with Bids	\$ 2,866,034.69	\$ 1,545,000.00	\$ 552,000.00	\$ 2,901,000.00	\$ 1,756,000.00	\$ 202,000.00	\$ 33,000.00	\$ 51,000.00	\$ -	
<b>Total Soft Costs:</b>	\$ 30,644,872.00	<b>Soft Costs Per Project:</b>	\$ 77,000.00	\$ 8,768,450.33	\$ 4,421,843.00	\$ 1,925,641.52	\$ 9,581,114.73	\$ 5,125,593.60	\$ 505,000.00	\$ 94,224.83	\$ 146,004.00	\$ -

General Info.		Jarrell ISD - 2023 Bond		CMR		CMR		CMR		CMR		CMR		CMR/CSP		CMR/CSP		CSP	
 <b>Total Bond:</b> \$ 324,607,052 <b>Owner:</b> Jarrell ISD <b>Description:</b> 2023 Bond <b>Budget Subject to Change *** Date:</b> 6/14/23		Prepared By: 		Owner Items	Project 1	Project 2	Project 3	Project 4	Project 5	Project 6	Project 7	Project 8	Project 9						
		Admin & M&O Reimbursement	MS #2 (New) Fall 2025	ES #4 (New) Fall 2025	Operation Center Fall 2025	HS Expansion Fall 2026	ES #5 (New) Fall 2027	Paw Prints Fall 2027	District Security Date(s) Varies	Tech Infrastructure Date(s) Varies	Reserve IF Funds Available								
				<b>Total Per Project=</b>	\$ 15,212,964	\$ 88,988,182	\$ 48,364,380	\$ 18,986,273	\$ 89,170,516	\$ 55,150,679	\$ 6,362,638	\$ 929,856	\$ 1,441,565						
DETAILED BUDGET:				Total	Misc Info / Notes	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
Other Soft/Hard Costs (Not in GMP)	Electrical Service Charges (by ISD)	\$ 198,000.00	Included in GMP or By ISD As Part of Existing Meter Cost	\$ 54,000.00	\$ 36,000.00	\$ 18,000.00	\$ 54,000.00	\$ 36,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Gas Service or Propane During Construction	\$ -	Included in GMP or By ISD As Part of Existing Meter Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water During Construction	\$ 175,000.00	Also Repair of Unknown Lines	\$ 50,000.00	\$ 25,000.00	\$ 25,000.00	\$ 50,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Irrigation Relocate at Existing Sites	\$ 25,000.00	Meters or Others				\$ 25,000.00												
	Asbestos Abatement - Bid Separately	\$ 50,000.00	Contractor				\$ -			\$ 50,000.00									
	Misc. Paving Repair by ISD	\$ -	Reserved for Future If Needed																
	FFE - Furniture	\$ 9,150,000.00	<b>Total FFE (Budget \$15/SF):</b>	\$ 2,550,000.00	\$ 1,800,000.00	\$ 525,000.00	\$ 2,250,000.00	\$ 1,800,000.00	\$ 225,000.00										
	FFE - Equipment / Playgrounds	\$ 2,957,000.00	\$ <b>12,107,000.00</b>	\$ 638,000.00	\$ 450,000.00	\$ 800,000.00	\$ 563,000.00	\$ 450,000.00	\$ 56,000.00										
	Kitchen Equipment	\$ -	Part of GMP/Equipment Budget		*Playground&Orbit	*Existing/New Tools	* CTE Items	*Playground&Orbit											
	Moving Contractor	\$ 75,000.00	Furniture Moving for Construction			\$ 50,000.00				\$ 25,000.00									
	Copier Contractor	\$ 9,000.00	Copier Remove for Construction			\$ 3,000.00	\$ 3,000.00			\$ 3,000.00									
	Misc HVAC Purchase Direct by ISD	\$ -	Reserved for Future If Needed																
	Misc. Plumbing by ISD	\$ 500,000.00	HS Lift Station Assessment & Reroute			\$ 500,000.00													
	Signs (Not Included in GMP)	\$ 28,000.00	Banners/Signs Pre-Construction (not in GMP)	\$ 6,000.00	\$ 5,000.00	\$ 3,000.00	\$ 6,000.00	\$ 5,000.00	\$ 3,000.00										
	Material Testing (Steel Inspections+Site Civil)	\$ 1,476,000.00	By Original Geotech Firm, Typically	\$ 433,000.00	\$ 232,000.00	\$ 83,000.00	\$ 435,000.00	\$ 263,000.00	\$ 30,000.00										
<b>Total Hard Costs (Non Construction):</b>				\$ 14,643,000.00	<b>Hard Costs Per Project:</b>	\$ -	\$ 3,731,000.00	\$ 2,548,000.00	\$ 2,007,000.00	\$ 3,386,000.00	\$ 2,579,000.00	\$ 392,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

General Info.



**Jarrell ISD - 2023 Bond**

Total Bond: \$ 324,607,052  
 Owner: Jarrell ISD  
 Description: 2023 Bond  
 \* Budget Subject to Change \*\*\* Date: 6/14/23

Prepared By:



Owner Items	Project 1	Project 2	Project 3	Project 4	Project 5	Project 6	Project 7	Project 8	Project 9
Admin & M&O Reimbursement	MS #2 (New) Fall 2025	ES #4 (New) Fall 2025	Operation Center Fall 2025	HS Expansion Fall 2026	ES #5 (New) Fall 2027	Paw Prints Fall 2027	District Security Date(s) Varies	Tech Infrastructure Date(s) Varies	Reserve IF Funds Available
\$ 15,212,964	\$ 88,988,182	\$ 48,364,380	\$ 18,986,273	\$ 89,170,516	\$ 55,150,679	\$ 6,362,638	\$ 929,856	\$ 1,441,565	\$ -

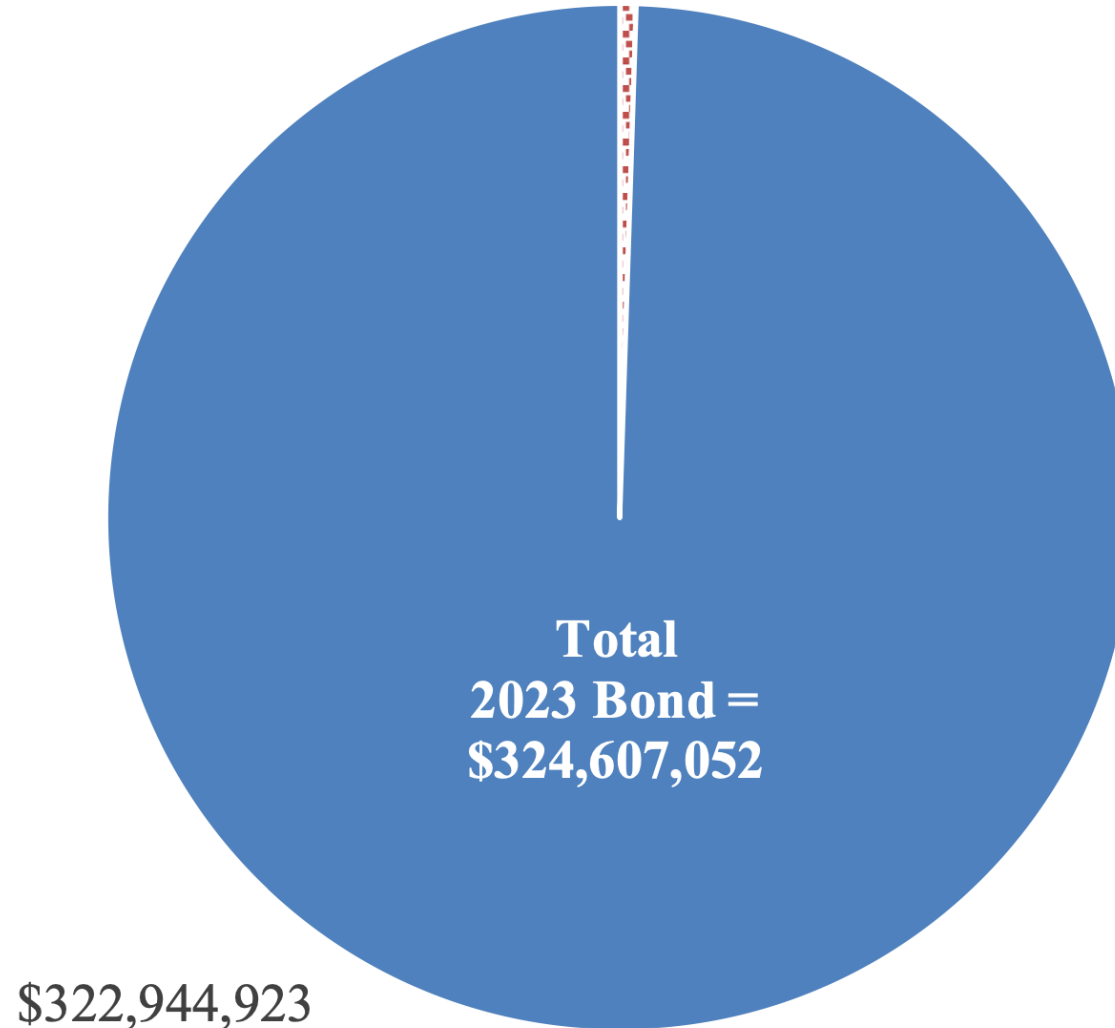
Hard Costs (Construction GMP + Change Orders)

DETAILED BUDGET:	Total	Misc Info / Notes	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
<b>Hard Costs (Construction GMP's + Change Orders)</b>											
<b>Project 1 - MS #2 (New) - GMP1 Site Work</b>	\$ 12,173,594.00	GMP1 Approval Date = TBD		\$ 12,173,594.00							
Project 1 - MS#2 - GMP2 Building	\$ 60,000,000.00	GMP2 Approval Date = TBD		\$ 60,000,000.00							
Project 1 - MS#2 - Reserve for Change Orders	\$ -	COs, Return Savings, Buyout		\$ -							
<b>Project 2 - ES #4 (DCES Prototype) GMP1 Site Work</b>	\$ 8,636,860.00	GMP1 Approval Date = TBD		\$ 8,636,860.00							
Project 2 - ES#4 - GMP2 Building	\$ 30,000,000.00	GMP2 Approval Date = TBD		\$ 30,000,000.00							
Project 2 - ES#4 - Reserve for Change Orders	\$ -	COs, Return Savings, Buyout		\$ -							
<b>Project 3 - Operations Center - GMP Site + Bldg</b>	\$ 13,810,692.00	GMP Approval Date = TBD			\$ 13,810,692.00						
Project 3 - Ops - Bid Alternates	\$ -	Reserve for Bid Alternates			\$ -						
Project 3 - Ops - Reserve for Change Orders	\$ -	COs, Return Savings, Buyout			\$ -						
<b>Project 4 - HS Expansion - GMP Site + Bldg</b>	\$ 72,534,863.00	GMP Approval Date = TBD			\$ 72,534,863.00						
Project 3 - HS Expansion - Bid Alts	\$ -	Reserve for Bid Alternates			\$ -						
Project 3 - HS Expansion - Reserve for Change Orders	\$ -	COs, Return Savings, Buyout			\$ -						
<b>Project 5 - ES #5 (DCES Prototype) GMP1 Site Work</b>	\$ 10,911,872.00	GMP1 Approval Date = TBD				\$ 10,911,872.00					
Project 5 - ES#5 - GMP2 Building	\$ 33,000,000.00	GMP2 Approval Date = TBD				\$ 33,000,000.00					
Project 5 - ES#5 - Reserve for Change Orders	\$ -	COs, Return Savings, Buyout				\$ -					
<b>Project 6 - Paw Prints - GMP Site + Bldg</b>	\$ 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					\$ -				
<b>Project 7 - District Wide Security</b>	\$ 816,331.00	GMP Approval Date = TBD						\$ 816,331.00			
Project 7 - Security - Bid Alternates	\$ -	Reserve for Bid Alternates						\$ -			
Project 7 - Security - Reserve for Change Orders	\$ -	COs, Return Savings, Buyout						\$ -			
<b>Project 8 - District Wide Technology Infrastructure</b>	\$ 1,266,720.00	GMP Approval Date = TBD							\$ 1,266,720.00		
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	\$ -	Project with Remaining Contingency								\$ -	
Reserve-Other Projects for Possible Future Funding	\$ -	Project with Remaining Contingency								\$ -	
Reserve-Other Projects for Possible Future Funding	\$ -	Project with Remaining Contingency								\$ -	
<b>Total Construction Cost:</b>	\$ 248,194,990.00	<b>Construction Per Project:</b>	\$ -	\$ 72,173,594.00	\$ 38,636,860.00	\$ 13,810,692.00	\$ 72,534,863.00	\$ 43,911,872.00	\$ 5,044,058.00	\$ 816,331.00	\$ 1,266,720.00
	\$ 324,607,052.00	<b>Total Project Cost Per Project:</b>	\$ 15,212,964.00	\$ 88,988,182.33	\$ 48,364,380.00	\$ 18,986,272.52	\$ 89,170,515.73	\$ 55,150,678.60	\$ 6,362,638.00	\$ 929,855.83	\$ 1,441,565.00
<b>PROJECT FUNDING:</b>	OK	<b>Total Project Costs - All Projects:</b>	\$ 324,607,052.00	SF	SF	SF	SF	SF	SF	SF	SF
		2023 Bond:	\$ 324,607,052.00	170,000	120,000	35,000	150,000	120,000	15,000	1	1
		Other Funding:	\$ -	Const \$/SF	Const \$/SF	Const \$/SF	Const \$/SF	Const \$/SF	Const \$/SF	Const \$/SF	Const \$/SF
		<b>Total Funding:</b>	\$ 324,607,052.00	\$424.55	\$321.97	\$394.59	\$483.57	\$365.93	\$336.27	\$816,331.00	\$1,266,720.00
		<b>Balance:</b>	\$ -	Total \$/SF	Total \$/SF	Total \$/SF	Total \$/SF	Total \$/SF	Total \$/SF	Total \$/SF	Total \$/SF
	check summation-->	\$ 324,607,052.00	0.00%	\$523.46	\$403.04	\$542.46	\$594.47	\$459.59	\$424.18	\$929,855.83	\$1,441,565.00

# Project Accounting – Expenses to Date as of 06/14/23

\$1,662,129

Expenditures  
to Date = 0.5%



▣ Expenses to Date

■ Bond Budget Remaining