

# 2021 Bond Update



**ESC Region 13 and Sledge Engineering**

Regular Board Meeting

01/18/2023

# 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) – 1,000 Students; 117,000 SF; CR307 Site
2. MS Expansion – Add 240 Students to 1,004; 37,000 SF
3. HS Expansion – Add 300 Students to 1,258; 57,000 SF
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

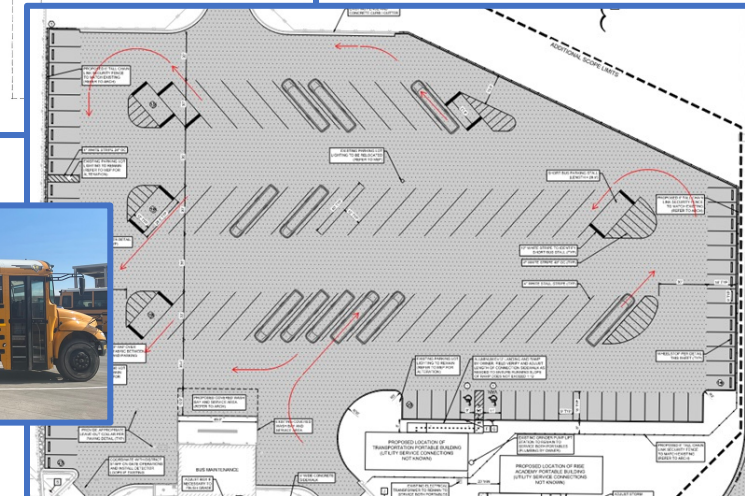
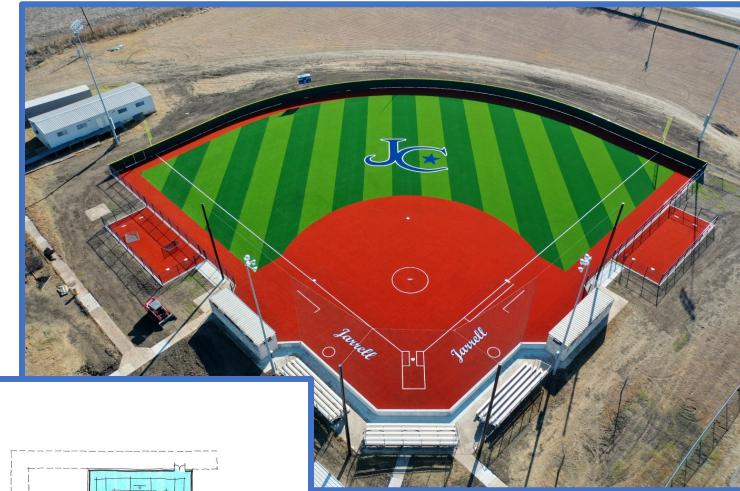
# Bond Projects Update



# 2021 Bond – Celebrations for 2021 - 2022

- 1) Expanded website to enhance accountability and transparency including project files & Board Bond Updates provided on website
- 2) Hosted monthly Public Community Meetings for Bond Updates
- 3) Accelerated project schedules saving \$5 mil in cost escalations (reduced total bond timeline by 2 years)
- 4) Completed baseball/softball turf prior to 2022 seasons
- 5) Added classrooms to DCES within same footprint originally planned to provide full 1,000 student capacity
- 6) Worked with City to annex JHS and DCES properties
- 7) Created design committees to work with consultants for each bond project to maximize funds being spent on direct educational impacts
- 8) Negotiated agreements for utilities to DCES (saving net \$300k)
- 9) Secured 3 properties for school sites (including donated land for future Elementary School #4)
- 10) Purchased buses to improve transportation service
- 11) Changed parking lots for all projects from ASPHALT to CONCRETE saving long-term maintenance costs
- 12) Enhanced security and safety for each campus
- 13) Purchased technology components direct by District to better control quality of equipment and save \$600k across all projects

Verkada





# Overall Bond Project Status– Current as of 01/11/23

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				Feb-23
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

# Summary of Schedule – Current as of 01/11/23

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) <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 HS#2			
<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 Nov '23; <b>Open Dec '23</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>Feb '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 - Mar '24; <b>Open Spring '24</b>	Warranty
<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 – Construction

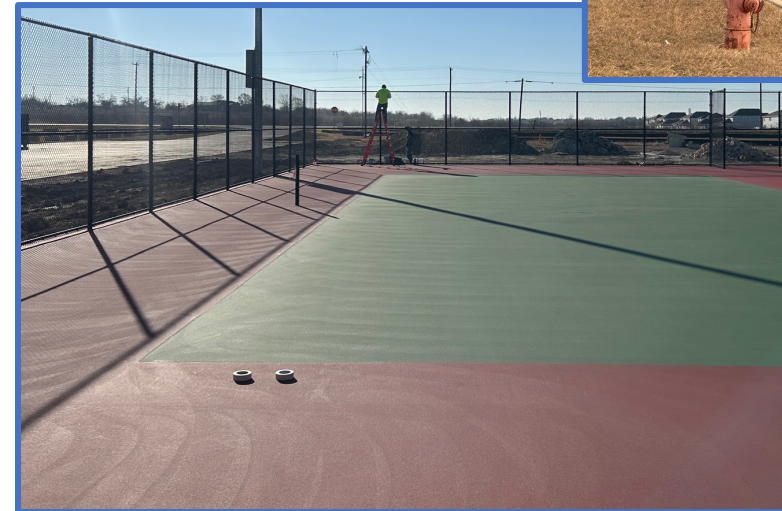
## Construction Schedule:

- Stormwater Pond Apr-Dec '22
- Athletics May-**Jan '23**
- Parking and Driveways Apr-**Dec '22**

• **\$8 mil pay request through 11/30 (86%)**

\* FEMA Floodplain and TCEQ closeout documentation **on-going**

\*\* Stadium Elevator and Press Box on-going  
(complete = **Feb 2023**)



# Double Creek ES – Construction Phase

## Recent Activity:

- Framing continues in Kitchen, Gym, and Classroom Wing
- Structural Steel on-going
- Masonry on-going
- Equipment/material delivery on schedule

01/10/23



01/10/23



## Financial & Schedule:

- Pay App #9 (Nov) – Approved
- Total Paid to Date = \$17.4 million
- Percent Complete = 53%

# Double Creek ES – Off-Site Road & Utilities Coordination

1. CR307 Re-construction – County & City
  1. Bid & Construction Schedule – Construct Start - Spring 2023
2. Sewer - City of Jarrell
  1. Ties to neighboring residential development to north then to City
  2. Developer Lift Station & Forcemain; Construction On-Going
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 declined so negotiating alternative with JSWSC
4. Electric – Bartlett Electric Coop
  1. Transformer Ordered for Permanent Power – Ready to install!
5. Fiber
  1. JISD Direct Item with Vendor

# MS Expansion

## 1. Recent Construction Activities:

1. Foundation Prep for Classrooms: Complete
2. Concrete pour for Classroom Addition: 01/16/23
3. Structural Steel: Starting 01/20/23



## 2. Financial & Schedule:

- a) Pay Application #6 (Nov) - Approved
- b) Total Paid to Date = \$1.7 million
- c) Percent Complete = 17%

# 1916 Building – Status

COMPLETED 1916 BUILDING



## Recent Activity:

1. Construction Schedule: 409 Days = 10/10/22 – 11/23/23
2. Subgrade Prep: Complete
3. Other: Wall Graphics to be selected later

## Financial & Schedule:

- a) Pay Application #2 (Nov) - Approved
- b) Total Paid to Date = \$0.2 million
- c) Percent Complete = 4%



# High School Expansion – Design Status

## 1. GMP1 - Food Service Package (Kitchen Equipment):

- a) Approved 12/14/2022
- b) Material procurement: on-going

## 2. GMP2 Package - Building Additions and Renovations Schedule:

- a) 01/18/23 Action Item for GMP consideration by Board
- b) Feb '23 - May '24 Construction by S&P



# 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
<b>Item</b>	<b>\$ 89,254,252</b>	<b>\$ 8,207,920</b>	<b>\$ 10,803,827</b>	<b>\$ 7,800,153</b>	<b>\$ 116,066,152</b>
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	\$ 2,600,092	\$ 2,026,174	\$ 3,068,568	\$ 40,618,507
Project 2 - MS Expansion	\$ 12,786,863	\$ 1,292,939	\$ 580,075	\$ 740,847	\$ 15,400,724
Project 3 - HS Expansion	\$ 25,189,795	\$ 2,464,050	\$ 856,990	\$ 1,564,744	\$ 30,075,578
Project 4 - Transportation Expansion	\$ -	\$ 56,469	\$ -	\$ 47,283	\$ 103,752
Project 5 - Athletic Improvements	\$ 4,902,768	\$ 565,328	\$ 98,926	\$ 146,708	\$ 5,713,730
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	\$ 310,876	\$ 409,279	\$ 7,149,468
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	\$ 51,469	\$ 74,127	\$ 3,324,197

\*\* Budget as of 1/11/23

**Funding:**

**2017 Bond**  
\$2.3 mil

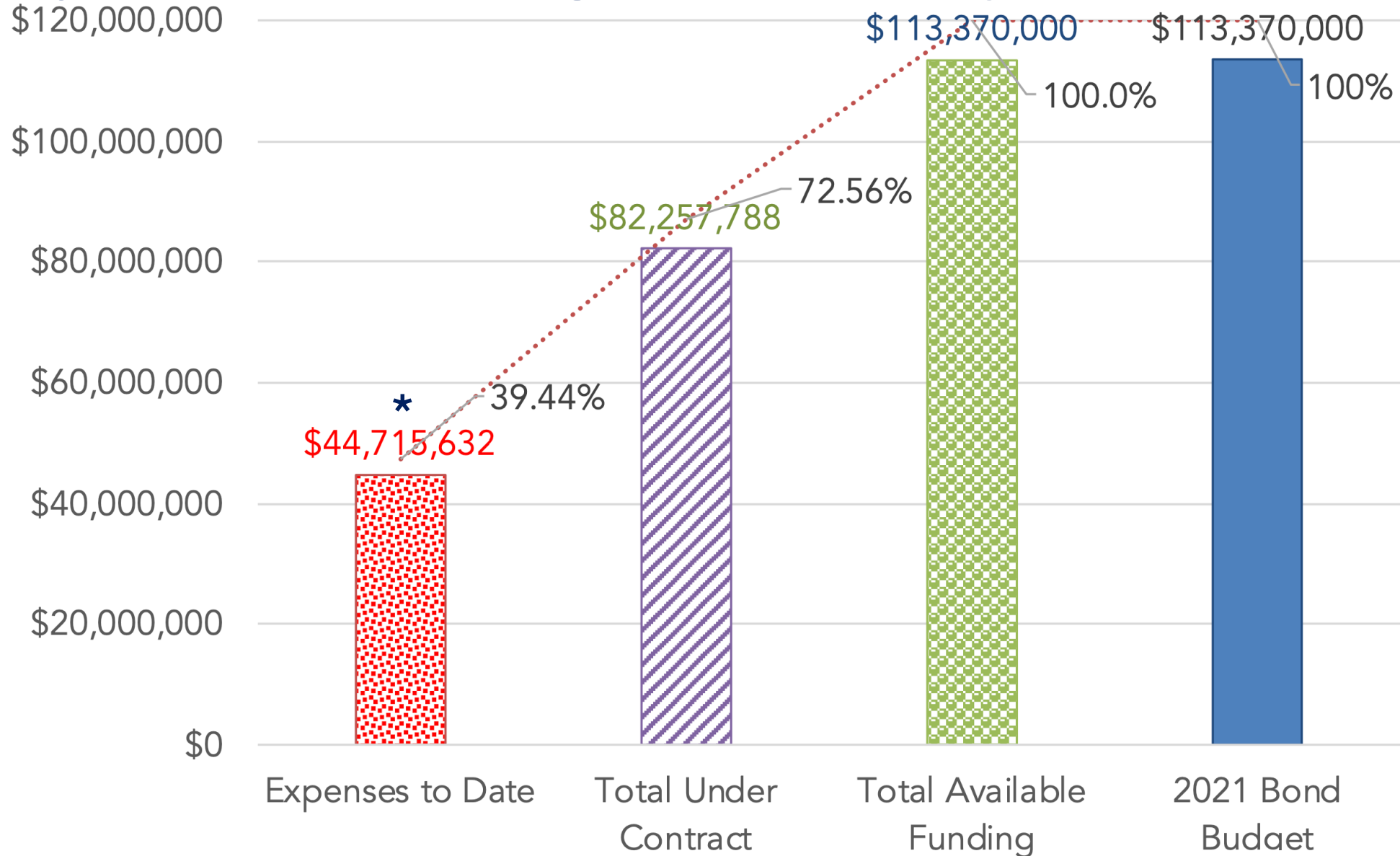
**2021 Bond**  
\$113.37 mil

**TDA or Interest**  
\$0.5 mil

**Note on JHS:**  
Assumes GMP2 Base Bid Awarded



# Project Accounting – Summary (01/11/23)

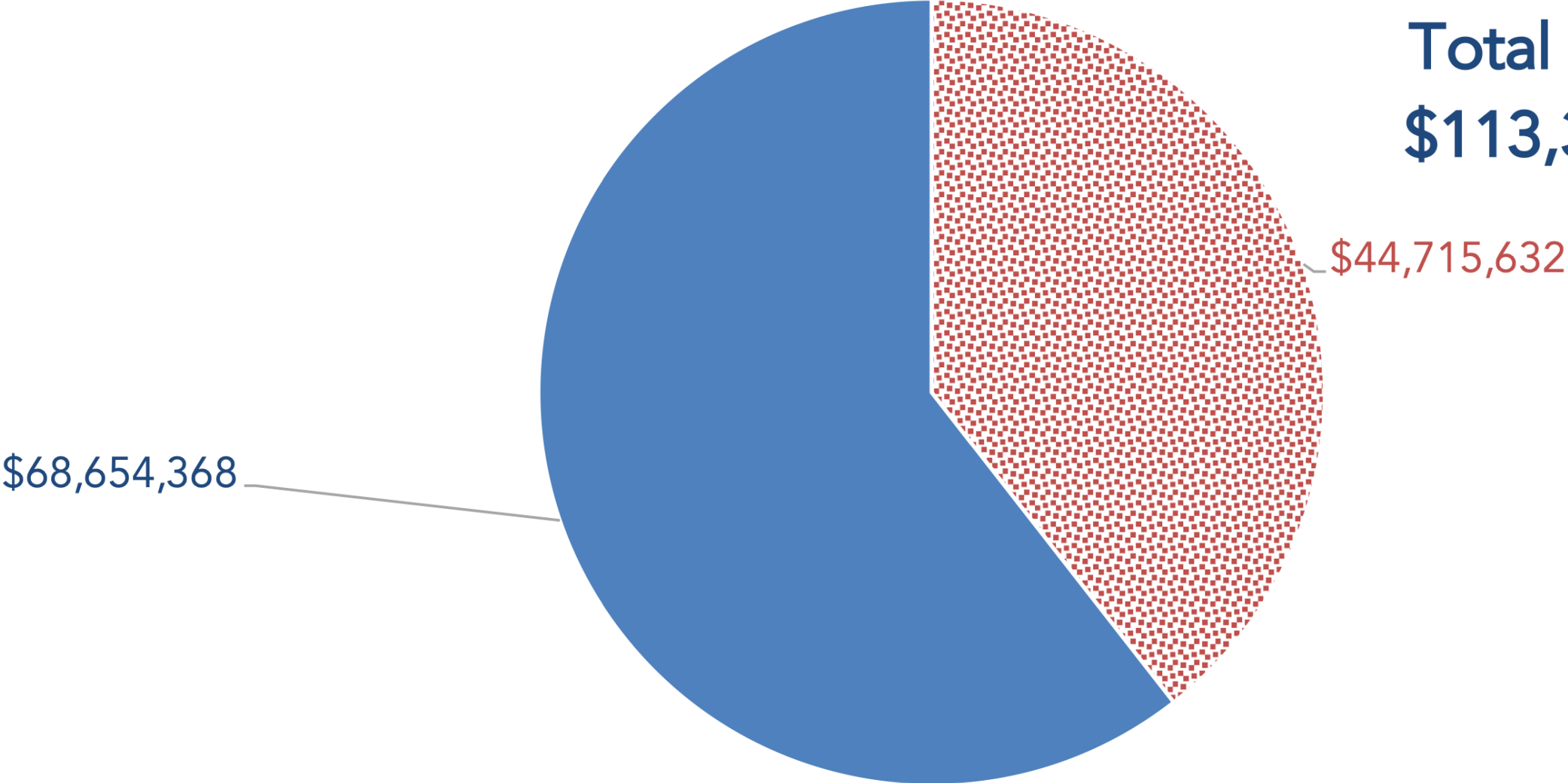


\* Previous Report = \$43 million

# Project Accounting – Expenditures to Date (01/11/23)

Expenditures to Date= 40%

Total Bond =  
\$113,370,000



*Any  
Questions?*



**Jarrell**  
Independent School District



**REGION 13**  
EDUCATION SERVICE CENTER

