



JARRELL INDEPENDENT SCHOOL DISTRICT
Memo to the Board of Trustees



Date: February 19, 2025
Reported by: Sledge Engineering
Subject: Consideration and possible approval of 2023 Bond Admin Annex Roof & Solar Guaranteed Maximum Price as presented by Sledge Engineering

Background Information:

A “Green Energy Study” was completed by McKinstry for JISD dated 2/28/24. The report findings:

1. Identified solar projects that could provide return on investment in less than 10 years
2. Highlighted the federal program available under the Inflation Reduction Act to provide reimbursements to governmental entities for green projects (30% to 50%).
3. Projects can include roof replacement if directly associated with solar addition

Two buildings have roof areas that are in poor condition and need partial or full replacement including:

1. Jarrell High School – in particular, the low sloped roofs for the original construction
2. Administration Annex

It is possible to replace the roof and possibly receive federal dollars in the form of reimbursement as long the roof & solar projects meet all criteria.

At the 10/16/24 meeting, the board approved the Design Build construction delivery method for the roof & solar projects via award of the project to McKinstry. Design has been underway. Pricing for the Admin Annex was provided on 2/12/25 (proposal summary attached). Pricing for the High School will follow at a later date.

The “Guaranteed Maximum Price (GMP)” (i.e., pricing breakdown) follows:

Scope	Bid Price / GMP
Roof replacement	\$284,593
Rigid insulation & deck	\$278,502
Rooftop Solar	\$577,722
Total	\$1,140,817
<i>Potential Federal Credit</i>	<i>\$450k to \$550k</i>
Net Cost to JISD with Credit	\$590,000 to \$690,000
Payback period with federal credit	2 to 11 years

A not to exceed value of \$1.2 million is recommended by Sledge Engineering to provide some project contingency with this existing building.

The final bid representing the Admin Annex Roof & Solar Guaranteed Maximum Price will be reviewed with the board. The final document will be reviewed by the project team and legal prior to execution of any GMP amendment.

Strategic Goal:

Item Addressed:

Action item provides approval of the bid price of the GMP for the Admin Annex Roof & Solar as part of the 2023 Bond.

Budget Information:

The cost of Admin Annex Roof & Solar is funded via the 2023 Bond. The recommended not to exceed value is \$1,200,000. Application will be made to the federal government under the Inflation Reduction Act to provide reimbursement between 40% to 50% pending approval of all expenses submitted.

Recommended Action:

Staff recommends approval of the Guaranteed Maximum Price for the Admin Annex Roof & Solar.
Suggested motion:

I move to approve the 2023 Bond Admin Annex Roof & Solar Guaranteed Maximum Price for a not to exceed \$1,200,000 based on the bid proposal from McKinstry as competitively bid through the Design Build construction delivery method and authorize the Superintendent to complete final contract amendment negotiations.