



JARRELL INDEPENDENT SCHOOL DISTRICT

Memo to the Board of Trustees



Date: April 16, 2025
Reported by: Sledge Engineering
Subject: Consideration and possible approval of 2023 Bond Paw Prints, Administration Annex, and Parking Lot Guaranteed Maximum Price as presented by Sledge Engineering

Background Information:

The 2023 Bond includes additions and renovations to existing buildings for Administration Annex and Paw Prints.

The 2023 Bond includes funding for Paw Prints. Board previously selected the previous Administration Building property for this project (108 E Avenue F). The “Schematic Design” (SD) documents prepared by Huckabee were presented to the Board as Communication Item on September 18, 2024 and approved by October 16, 2024. The goal is to open Summer 2026.

At the March 27, 2024 meeting, the Board selected the option to retain the “Tech Building” next to the 1916 Building for use as the Administration Annex. The “Schematic Design” (SD) documents prepared by Huckabee were presented to the Board as Communication Item on August 21, 2024 and approved on September 18, 2024. The goal is to occupy the remodeled space by January 2026.

The 1916 Building, Annex, and JMS parking lot addition was also presented as part of the above Administration Annex design and updates. This parking lot addition will be in the current location occupied by DAEP, Paw Prints and After-School Program buildings. The removal of these buildings will provide the much needed parking and to open the view up to clearly see the 1916 Building and front of JMS.

Huckabee issued construction plans and specifications dated February 26, 2025. Balfour Beatty Construction was approved by the Board on October 16, 2024 as the Construction-Manager-at-Risk (CMR) for the above listed scope. Balfour on behalf of JISD publicly advertised the project as required by law with bids due March 21, 2025. There was good vendor participation with coverage of the scopes and competitive pricing.

Sledge Engineering worked with Balfour Beatty to evaluate various bid strategies to allow construction to commence as soon as possible at the best possible value. The combined bid or “Guaranteed Maximum Price (GMP)” for the 3 scope items follow:

1. \$5,411,042 Paw Prints
2. \$1,737,503 Administration Annex
3. \$1,140,984 1916/JMS Parking Lot and Driveway Addition (includes existing building removal).

This totals \$8,289,529.

The final bid proposal representing the Guaranteed Maximum Price for the 2023 Bond Annex and Paw Prints will be reviewed with the board. The final document will be reviewed by the project team and legal prior to execution of a GMP amendment.

Strategic Goal:

Item Addressed:

Action item provides approval of the bid price or GMP as part of the 2023 Bond Paw Prints, Administration Annex, and Parking Lot.

Budget Information:

The cost of the Paw Prints, Administration Annex, and Parking Lot is funded via the 2023 Bond. The recommended not to exceed value is \$8,400,000 is based on final GMP presented by Balfour Beatty.

Recommended Action:

Staff recommends approval of the Guaranteed Maximum Price. Suggested motion:

I move to approve the 2023 Bond Paw Prints, Administration Annex, and Parking Lot Guaranteed Maximum for a not to exceed \$8,400,000 based on the bid proposal from Balfour Beatty as competitively bid through the Construction Manager at Risk construction delivery method and authorize the Superintendent to complete final contract amendment negotiations.