



# JARRELL INDEPENDENT SCHOOL DISTRICT

## Memo to the Board of Trustees



**Date:** May 21, 2025  
**Reported by:** Sledge Engineering  
**Subject:** Consideration and possible approval of the 2023 Bond High School Package 2 CTE & Gym as presented by Sledge Engineering

### **Background Information:**

The 2023 Bond includes additions and renovations to Jarrell High School (JHS). JHS will expand to 2,200 students. The construction budget is \$75 million with a total project budget of \$90 million. The timeline involves phased openings of the various scopes.

The JHS expansion scope generally includes additions to the following areas:

1. Administration (including Auditorium Group Restrooms as part of Admin expansion)
2. Library
3. Fine Arts
4. Ag Barn
5. Classrooms
6. Career and Technical Education (CTE) Classroom Wing
7. Gym and Lockers

Phase 1 or Package 1 scope includes Administration, Library, Fine Arts, and Ag Barn. Construction started in late Summer 2024 and will complete in Fall 2025. Phase 2 includes the additions for CTE Program and Gym as well as remodel of certain classrooms inside the building for general education spaces once CTE classes move to the new spaces. This Phase 2 or Package 2 scope is currently ready for consideration by the Board.

American Constructors is the Construction-Manager-at-Risk (CMR) for the JHS Package 1 and Package 2 scopes of work as approved by the Board on August 16, 2023. American bid scope to vendors, suppliers, and subcontractors based on the design plans by Huckabee dated March 5, 2025. Bids were received in early April 2025. American, Huckabee, and Sledge have reviewed the bids. The project includes \$49 million for the base bid, all bid alternatives including the large west parking lot, and approximate allowance budget of \$4,000,000 for utilities adjustments, interior remodel, and contingency for a total \$53,000,000.

The final bid proposal representing the JHS Package 2 for CTE & Gym - Guaranteed Maximum Price for the 2023 Bond 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.

Construction of the JHS Package 2 CTE & Gym also requires material testing by a 3<sup>rd</sup> party professional engineering firm. The firm cannot be a subcontractor to the designers nor the contractor and must be hired directly by Jarrell ISD. The construction material testing will be under a qualified professional engineer licensed in the State of Texas. Services are qualification based selection and not bid to comply with state law regarding procurement of professional engineering services. This is normal and customary service required for all publicly funded projects.

Jarrell ISD's Bond Program Manager - Sledge Engineering – has negotiated a proposal with the same firm who completed the initial soil bores and geotechnical investigation for the Operations Center. The firm's name is Raba Kistner. The final professional engineering services agreement has also been reviewed by staff.

The total contract price is estimated as pricing is paid per test. The total estimated cost across all phases as listed in Raba's proposal is \$249,640.60.

Energy Code also requires 3rd-party Building Commissioning services to verify proper operations and efficiencies of installed HVAC, electrical, and other systems. Commissioning not only allows JISD to comply with Energy Codes but also provides assurance that the building systems as designed and constructed are: a) operable, b) maintainable, and c) functioning according to design. The Commissioning services ensures the new building systems are operating at prime efficiencies to save operational costs and ensure optimal life of equipment. This service is normal and customary required for all publicly funded projects.

Commissioning Services is considered a professional service similar to architect selection; as such, selection is via a Qualification process without price or fee consideration. JISD is allowed to select the vendor based on qualifications and then negotiate professional services fee.

Hendrix Consulting Engineers (HCE) is currently serving as Commissioning Agent for JHS Package 1 , Admin Annex, and Paw Prints. HCE is also served as the mechanical, electrical, and plumbing engineering on various projects for JISD since 2020.

Jarrell ISD's Bond Program Manager - Sledge Engineering – has negotiated a proposal with HCE specific to the JHS Package 2 CTE & Gym in the amount of \$147,800. The final professional engineering services agreement has also been reviewed by staff.

A combined not to exceed of \$54,000,000 is recommended for bid price, material testing, and commissioning to allow additional contingencies for unknown conditions and project betterments. This project is below original budget estimates!

**Strategic Goal:**

**Item Addressed:**

Action item provides approval of the bid price of the GMP, Material Testing and Commissioning for the High School Package 2 as part of the 2023 Bond.

**Budget Information:**

The cost of JHS expansion and renovations is funded via the 2023 Bond. The total project is below original budget estimates.

**Recommended Action:**

Staff recommends approval of the JHS Package 2 CTE & Gym. Suggested motion:

I move to approve the 2023 Bond High School Package 2 CTE & Gym Guaranteed Maximum Price for a not to exceed \$54,000,000 for construction, material testing, and commissioning and authorize the Superintendent to complete final contract negotiations.