



**JARRELL INDEPENDENT SCHOOL DISTRICT**  
**Memo to the Board of Trustees**



**Date:** May 20, 2026  
**Reported by:** Sledge Engineering and Huckabee  
**Subject:** Consideration and Possible Action to approve the 2023 Bond Atlas Ranch Elementary School Schematic Design, TEA Education Delivery Method, Long-Range Plan, and Building Code presented by Sledge Engineering and Huckabee

**Background Information:**

The 2023 Bond includes funding for the new Elementary School #5 named Atlas Ranch Elementary School (ARES). Board previously selected the Atlas Ranch development property for this project. The purpose of this item to approve the schematic design developed for ARES including related matters. Details for this action item follow:

1) Schematic Design

Sledge Engineering developed an elementary school design guidance document based on existing JISD schools as well as previous tours conducted by JISD staff. This document was provided to Huckabee to assist in the initial planning for ARES. A JISD design committee was formed to provide further guidance and input to the design team. The committee consisted of administration and teachers. The committee and Sledge Engineering worked with Huckabee to develop preliminary floorplans, site layout, and preliminary exterior renderings.

This project process included general visioning meetings, tours to other school districts, and input to the design team through various meetings and communications.

“Schematic Design” (SD) documents were finalized by Huckabee. The draft documented was presented to the Board as a communication item at the April 15, 2026 meeting.

Schematic Design approval is required per Huckabee’s Agreement with the District. Schematic Design includes building size, building floorplan, and preliminary site layout. After Schematic Design is approved, the next phase is Design Development where details of site layout, building interior layout, and finishes will be developed.

2) TEA Education Delivery Method and Long Range Plan

TEA Rules for School Safety and Facilities Standards Effective November 1<sup>st</sup>, 2021 lists specific requirements for Long Range Facility Plan and Educational Specification. The TEA rules can be found at §61.1040, School Facilities Standards for Construction on or after November 1, 2021 . The TEA requirements for Long Range Facility Plan and Educational Specification apply to all 2023 Bond Projects.

Since ARES is a new facility, the Long Range Facility Plan is primarily represented by the Schematic Design documents considered by the Board. Additional information is attached pertinent to the TEA requirements for Educational Specification. The building is planned as “Quantitative” method a the “Flexibility Level 3”. Flexibility Level 3 is defined as “*Multiple student/teacher presentation spaces; organization of spaces allows for proximal outdoor access that is visible from classrooms; flexible and mobile furniture that is easily rearranged; high use of multipurpose walls, including digital touchscreen and other functionalities; learner-centric*

*digital instruction with high levels of access to a range of mobile devices.”* This method was previously approved by the board for Berry Creek Elementary School and maintains consistent method across all elementary campuses.

Compliance with TEA rule is met when the school district delivers the board approved Educational Specifications to the Architect. This action item formalizes board approval of previous discussions held during the Schematic Design process.

### 3) Building Code Adoption

Atlas Ranch Elementary School is located outside of the City of Jarrell. Williamson County does not regulate building codes for Jarrell ISD. TEA rules allow two options for adoption of building codes:

- a) *“A school district located in an area that has not adopted local building codes shall adopt and use the building code and related fire, plumbing, mechanical, fuel gas, and energy conservation codes from the latest edition of the family of International Codes as published by the ICC; and the National Electric Code as published by the NFPA...”*
- b) *“As an alternative, a school district may adopt the building code and related fire, plumbing, mechanical, fuel gas, and energy conservation codes as adopted by a nearby municipality or county. A qualified, independent third party, not employed by the design architect or engineer, shall review the plans and specifications for compliance with the requirements of the adopted building code.”*

The most recent projects within the City of Jarrell were Paw Prints and Jarrell High School – CTE & Gym. These projects used the following codes:

- 2018 International Building Code (IBC)
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2023 National Electrical Code (NEC)
- 2018 International Fire Code
- Elimination of Architectural Barriers Act; Texas Department of Licensing and Regulation
- 2018 International Energy Conservation Code

These collective “building codes” are recommended for ARES which maintains consistency across 2023 Bond projects (Jarrell Ranch Middle School, Paw Prints and Jarrell High School, etc.). The “building codes” adoption is required to provide guidance to the design team.

### **Strategic Goal:**

### **Item Addressed:**

This item addresses the Schematic Design of the new Elementary School #5 (named Atlas Ranch Elementary School) part of the 2023 Bond.

### **Budget Information:**

There are no direct costs associated with this approval. All pricing for this project will be competitively bid through the Construction Manager at Risk and brought to the Board for consideration prior to construction.

### **Recommended Action:**

Staff recommends approval of the Schematic Design and related matters for the new Elementary School #5 (Atlas Ranch Elementary School). Suggested motion:

I move to approve the 2023 Bond Atlas Ranch Elementary School Schematic Design, TEA Instructional Delivery as the Quantitative Method at Flexibility Level 3, Long-Range Plan, and Building Codes as presented.