



2019 Bond



Jacobs

# Tarrant County College District

## 2019 Bond Capital Improvements Program

Bond Report 12  
February 2022



## Executive Summary

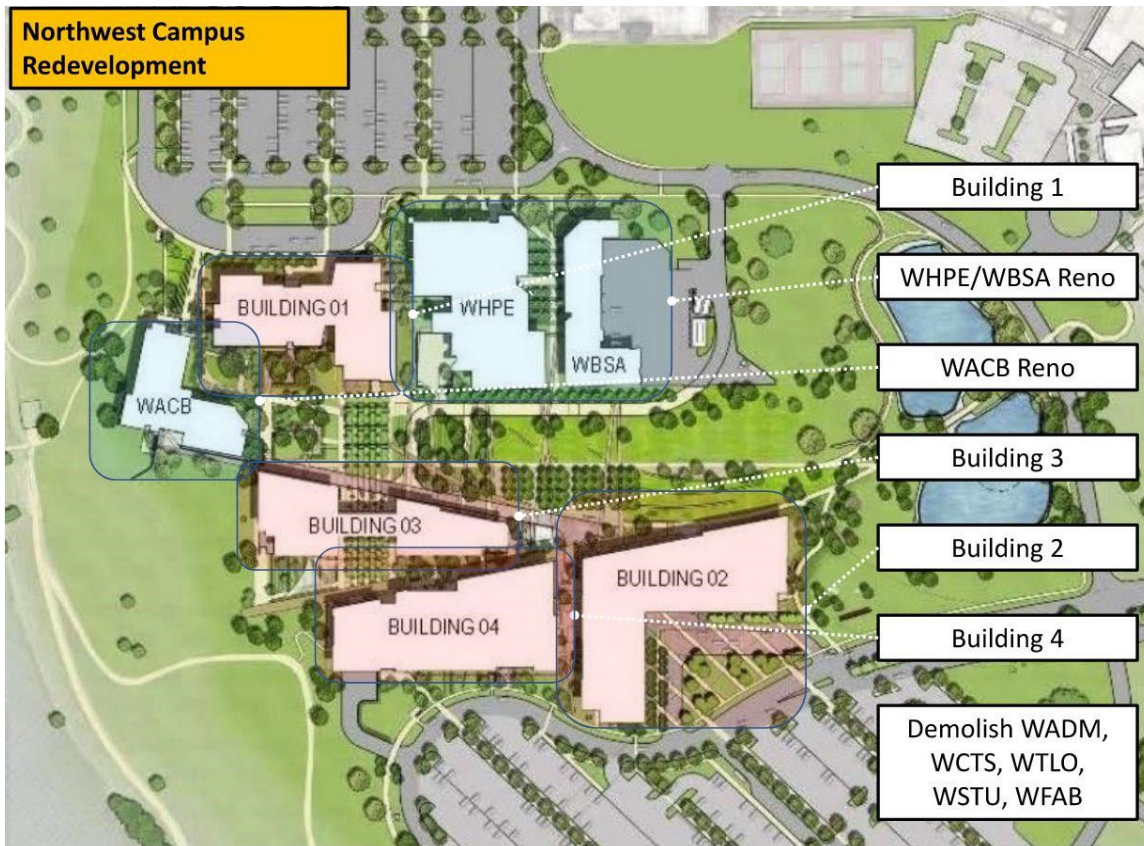
The 2019 Bond Program is moving forward on schedule. Progress continues on the two largest components – construction of the Northwest Campus Redevelopment and completion of construction documents on the Southeast Campus Renovation and Expansion. Additionally, early projects within the MEP Infrastructure (MEP) and 3 Goals and 8 Principles (3G8P) programs are underway. A total of 129 projects are scheduled in the \$919 million program with \$258.2 million (28.1% of program) committed and \$123.2 million (13.4% of program) spent to date. The \$919M budget represents an increase of \$20M over the previous cost estimate. This is primarily due to the impact of market escalation on the Northwest Campus Redevelopment work, as reflected in a current updated estimate from the Construction Manager.

The Northwest Campus Redevelopment construction progress continued, with the exterior building skin and interior mechanical, electrical, and plumbing components progressing in Buildings 1 and 2. At the Southeast Campus Renovation and Expansion project, site mobilization continued. Behind the scenes, planning for upcoming renovation work continues, including swing space, furnishings, and logistics.

The Bond Team also continues to track the volatile construction market and its impact on project costs and material delivery times. The emphasis continues to be on a constant drive for best value through diligent cost control and schedule management.

Following are highlights of the major projects and initiatives:

### Northwest Campus Redevelopment





February continued to be a very efficient month of construction with steel stud framing beginning in Buildings 1 and 2. Interior infrastructure is well under way with roof drains, plumbing, and HVAC all starting installations. Additionally, by mid-March the remaining slab on grade will be completed. Roofing is now ready to be installed on both buildings 1 and 2. Exterior siding has also begun to be installed in sections and it is anticipated that windows and aluminum frames will begin installation soon.

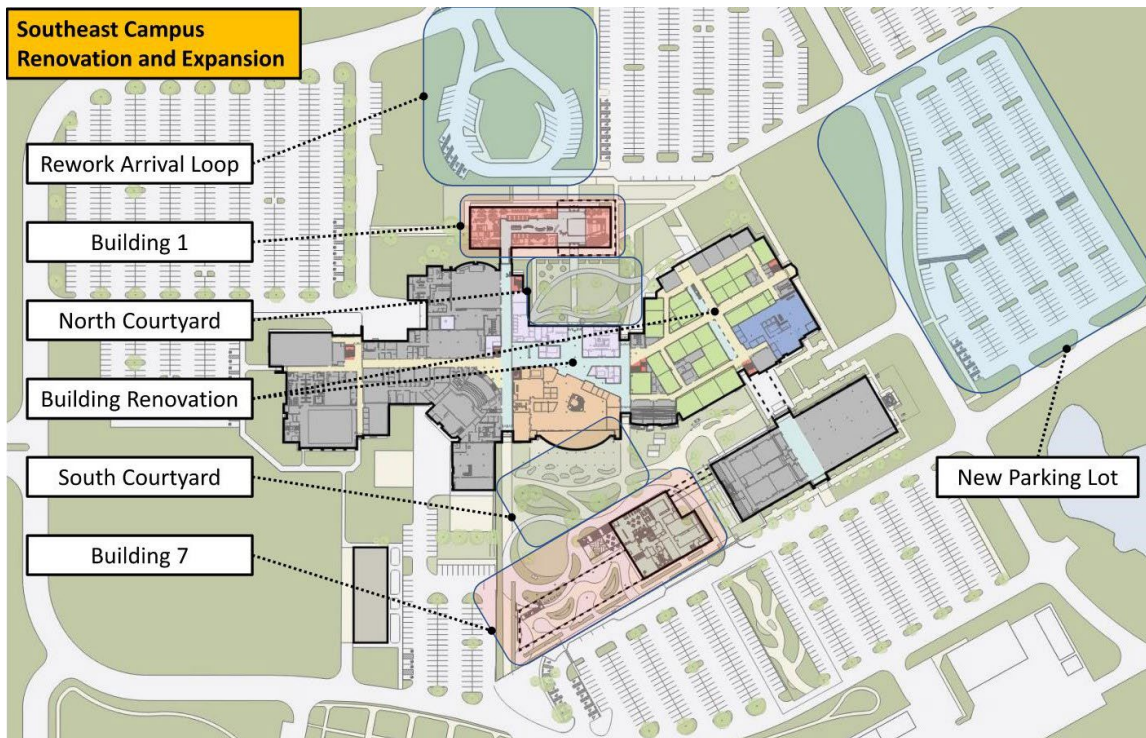
The Construction Hub (pre-engineering metal building for the CMaR and TCCD construction teams) is progressing and with the interior framing and ceiling grid complete, it is estimated that it will be move-in ready by mid-March.

The Bond Team continues working closely with campus leadership to mitigate any area closures and/or utility outages. The south parking lot fencing was relocated per the published Site Logistics Plan and a portion of the parking lot was restriped to allow for an electrical duct bank to be installed over the winter break to mitigate impacts to the campus academic operations.

The Bond Team and Huckabee Associates (Huckabee), the Project Architect, continue to engage with the Real Estate and Facilities Department’s Interiors Design Group for procurement planning and budget management of Furniture, Fixtures, and Equipment, Audio-Visual Equipment, Information Technology Equipment, and Specialty Educational Equipment to clarify processing, coordination efforts, and future implementation of those processes and procedures into the design documents.

An early Site Work package is being developed ahead of the last major construction package for Buildings 3 and 4, to mitigate scheduling and phasing impacts to the Northwest Campus. This Site Work package consists of renovations to the existing north and south parking lots, installation of site utilities (primary electrical ductbanks and storm drainage) under those parking lots, as well as parking lot lighting. This early package is anticipated to be presented to the Board of Trustees for approval at the May 2022 Board meeting.

**Southeast Campus Renovation and Expansion**



Perkins & Will (P&W), as Project Architect, was issued a notice to proceed with the Construction Document Phase for Buildings 1 and 7 on November 1, 2021. Although the Design Development Phase is complete for the Building Renovations component of the program, further design progress is on hold pending completion of the Construction Documents Phase for Buildings 1 and 7, per the original Program schedule.

The 80% Construction Documents submittal for Buildings 1 and 7 was submitted on February 16, 2022 and is currently under review. In parallel, this document set is currently being advertised to the subcontractor market to establish a Guaranteed Maximum Price ONE (GMP-1) for construction of Buildings 1 and 7 and will be presented to the TCCD Board of Trustees in May 2022 for consideration and approval.

In parallel with the design effort to complete the Construction Documents, the Project Team has developed an early Site Utilities Relocation and Long-Lead Structural Steel Procurement package (Work Authorization Number ONE [WA-1] Amendment) for solicitation to the subcontractor market by the Construction Manager at Risk (CMaR) (Byrne | Potere | Hunt, a Joint Venture). Release of this work in an early package, separate from construction of Buildings 1 and 7, was developed as a scheduling strategy to relocate existing utilities, currently in the footprint of Buildings 1 and 7, and to mitigate the market risk regarding ordering, manufacturing, and delivery of structural steel members.

From the 50% Construction Document Phase document set, BPH completed the third detailed estimate update for the project. The results showed a continued escalation in the cost of construction resulting primarily from a variety of volatile market factors including escalation, inflationary pressure, labor shortages, commodity and material shortages, and increased material and equipment delivery timelines.

The Bond Team received approval from Southeast Campus leadership for the Construction Site Logistics Plan in anticipation of a February 2022 construction start for the WA-1 Site Utilities Relocation and Early Structural Steel Package for the North Student Onboarding (Building 1) and South Academic Building (Building 7).

With this approval, BPH was released to start the work with a Limited Notice to Proceed (LNTP), in the Not to Exceed amount of \$100,000, for site mobilization, implementation of the site logistics plan, and development of engineering drawings for review and approval of the structural steel submittals.

On February 10, 2022 the TCCD Board of Trustees approved the WA-1 Site Utilities Relocation and Early Structural Steel Package for the North Student Onboarding (Building 1) and South Academic Building (Building 7). Subsequent to the TCCD Board of Trustees approval, BPH has been released to start work with a Notice to Proceed (NTP), in the Not To Exceed amount of \$7,669,959, for the entire early WA-1 Site Utilities Relocation and Early Structural Steel Package for the North Student Onboarding (Building 1) and South Academic Building (Building 7).

The Project Team is also planning pre-construction activities for commencement of the existing building renovations. This plan is scheduled for presentation to the Board at the March 2022 meeting as part of the Quarterly Bond Update presentation. BPH continues to provide schedule development support and participation in permit coordination and other project-related conversations with the City of Arlington as the Building Code Official.

P&W and the Bond Team continue to engage with the Real Estate and Facilities Department's Interiors Design Group for procurement planning and budget management of Furniture, Fixtures, and Equipment, Audio-Visual Equipment, Information Technology Equipment, Emergency Alert Systems, and Specialty Educational Equipment to clarify processing, coordination efforts, and future implementation of those processes and procedures into the design documents.

The Bond Team is also working towards fabrication of a moving services scope. Activities include drafting a moving services and moving consulting services agreement, and the procurement of Moving and Moving Consulting services, which will be completed through the Request for Qualifications (RFQ) and Request for Proposal (RFP) processes outlined by TCCD.

### **3 Goals & 8 Principles and MEP Infrastructure Programs**

The Bond Team continues work a variety of 3G8P and MEP Infrastructure projects (16 in the active status and 9 in closeout) that will not be directly affected by the forthcoming Master Implementation Planning efforts being performed by Corgan. These projects include the 2021 IILE Classroom Renovations; 2022 IILE Classroom Renovations; and the District-Wide Emergency Power System Upgrades, as well as the planning and execution of several MEP Infrastructure upgrades across the District.

New projects under these two Programs that have recently started include the 2022 IILE Classroom Renovations at the Northeast Campus NTAB building and South Campus SACB and SACD buildings (Construction Documents phase underway); District-Wide Emergency Power System Upgrades (scoping and planning phase), the SE Campus Chiller Upgrades (construction recently started), and the SO Campus SHPE Building Renovations (early planning phase).

The Bond Team is continuing to coordinate with the TCCD Real Estate and Facilities Department's Executive Director for Strategic and Institutional Planning for the Master Implementation Planning effort. This effort will address existing facilities at the Northeast, South, Trinity River, and Alliance at Northwest Campuses, as well as the remaining portions of the existing Northwest and Southeast Campuses that have not undergone the master planning process. The contract for these services was approved by the Board of Trustees at the October 2021 meeting to be performed by Corgan.

### **M/WBE & HUB Outreach**

The Bond Team continues to maintain a highly visible presence in the M/WBE contracting community. On March 2 the Southeast Campus Renovation & Expansion project team held a successful MWBE Outreach event at the campus. Additionally, the team has participated in nine regional events in February, with another four events scheduled so far for March.

For the fiscal year to date, the M/WBE spend for the Bond program is \$1,650,078 for construction, including special trades, (40.7% of construction spend versus the goal of 27.0%) and \$453,042 for professional services (35.8% of professional services versus the goal of 23.7%). These metrics will be tracked and managed for the duration of the bond program.

Upcoming Board Presentations and Bond Management Team Action Items:

- In March:
  - Quarterly Report of the 2019 Bond Capital Improvements Program, for Board information
- In April:
  - Mechanical, Electrical, Plumbing/Infrastructure Program: Standard form of Agreement Between Owner and Contractor Agreement for Northeast Campus Sewer Rehabilitation, for Board approval.
- In May:
  - Southeast Campus Renovation and Expansion: Guaranteed Maximum Price ONE (GMP-1) Amendment with Construction Manager at Risk (Byrne | Potere | Hunt, a Joint Venture) for construction of new Buildings 1 and 7, for Board approval.
  - Northwest Campus Redevelopment: Work Authorization ONE (WA-1) Amendment with Construction Manager at Risk (Skanska Buildings, USA) for Civil Site Package, for Board approval.
  - 3 Goals and 8 Principles: Standard form of Agreement Between Owner and Contractor for Bond-Funded FY-22 IILE Classroom Renovations (Buildings NTAB, SCAB, and SCAD)

**Attachments**

Attached to this report is the Program Summary Report and Individual Project Reports.