



2019 Bond



Jacobs

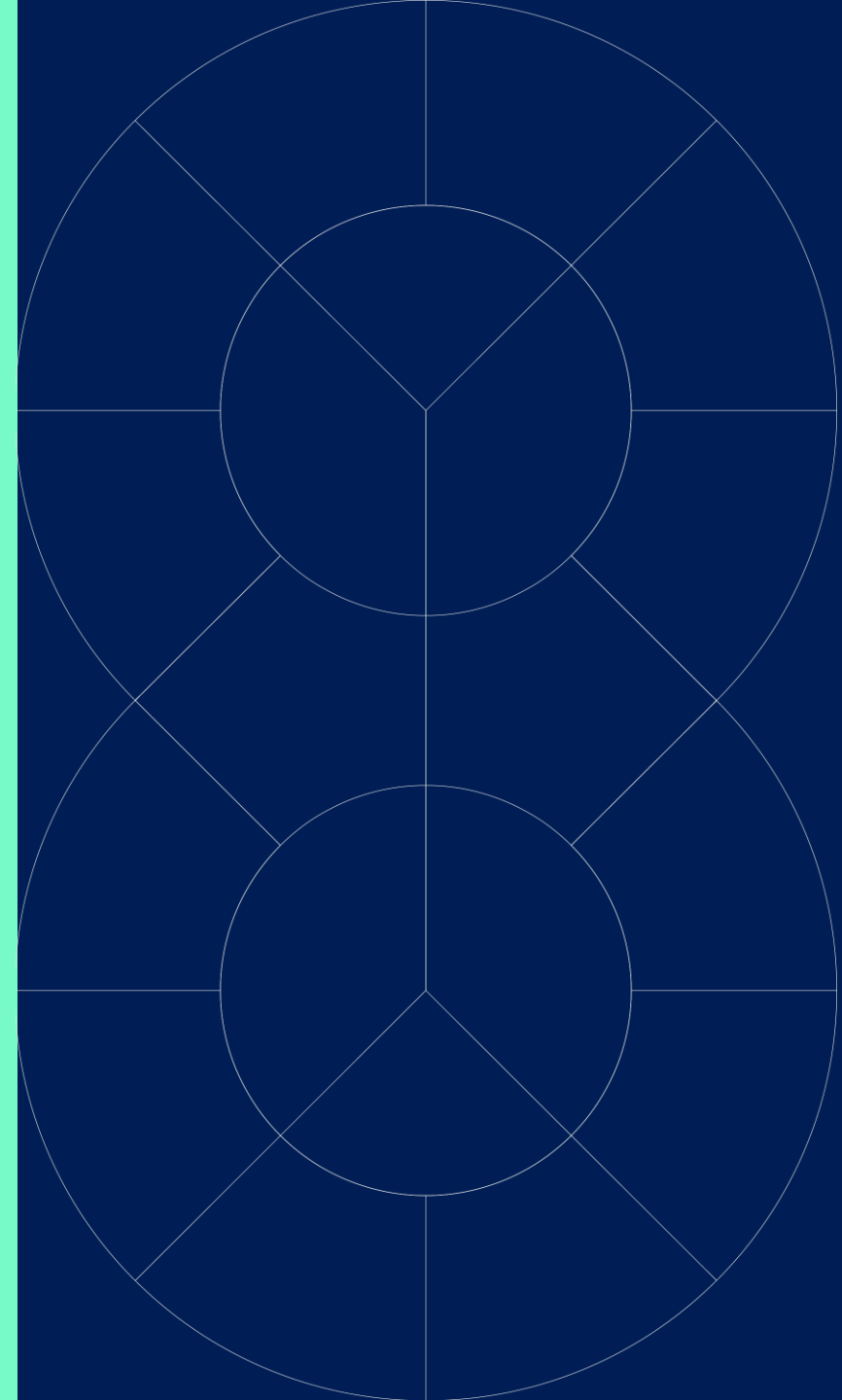
Tarrant County College District

2019 Bond Capital Improvements Program

April 2021 Update



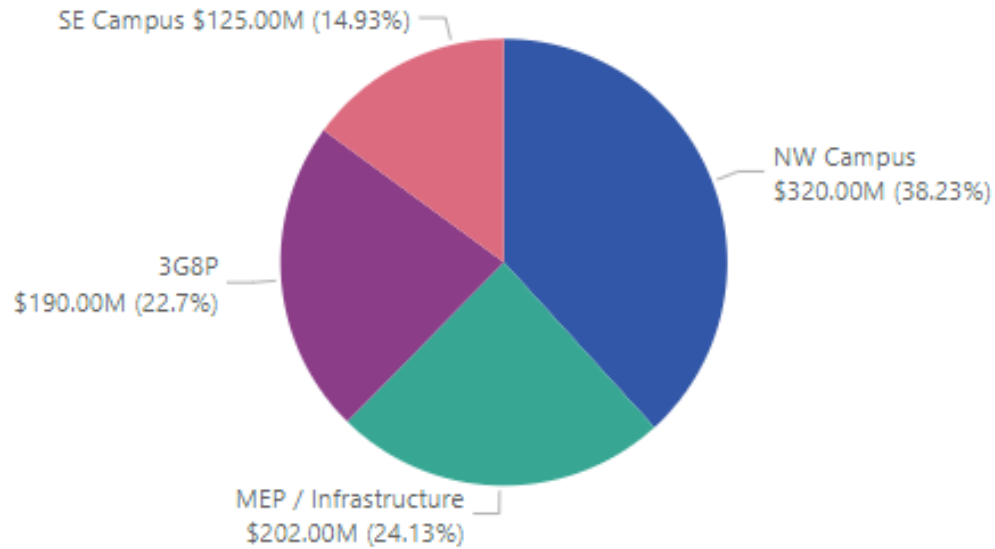
- Financial Update
- Project Updates
- MWBE/HUB Reporting
- Website Update
- Sample Monthly Reports
- Project Look-Ahead
- Upcoming Board Actions



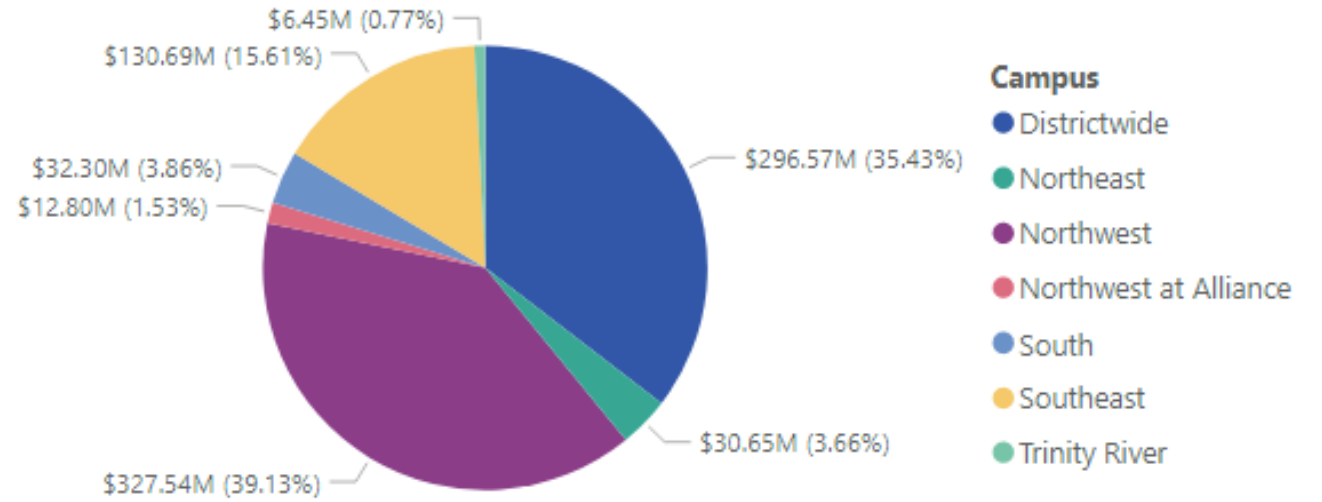
Financial Update

Summary and Statistics

Current Budget by Bucket



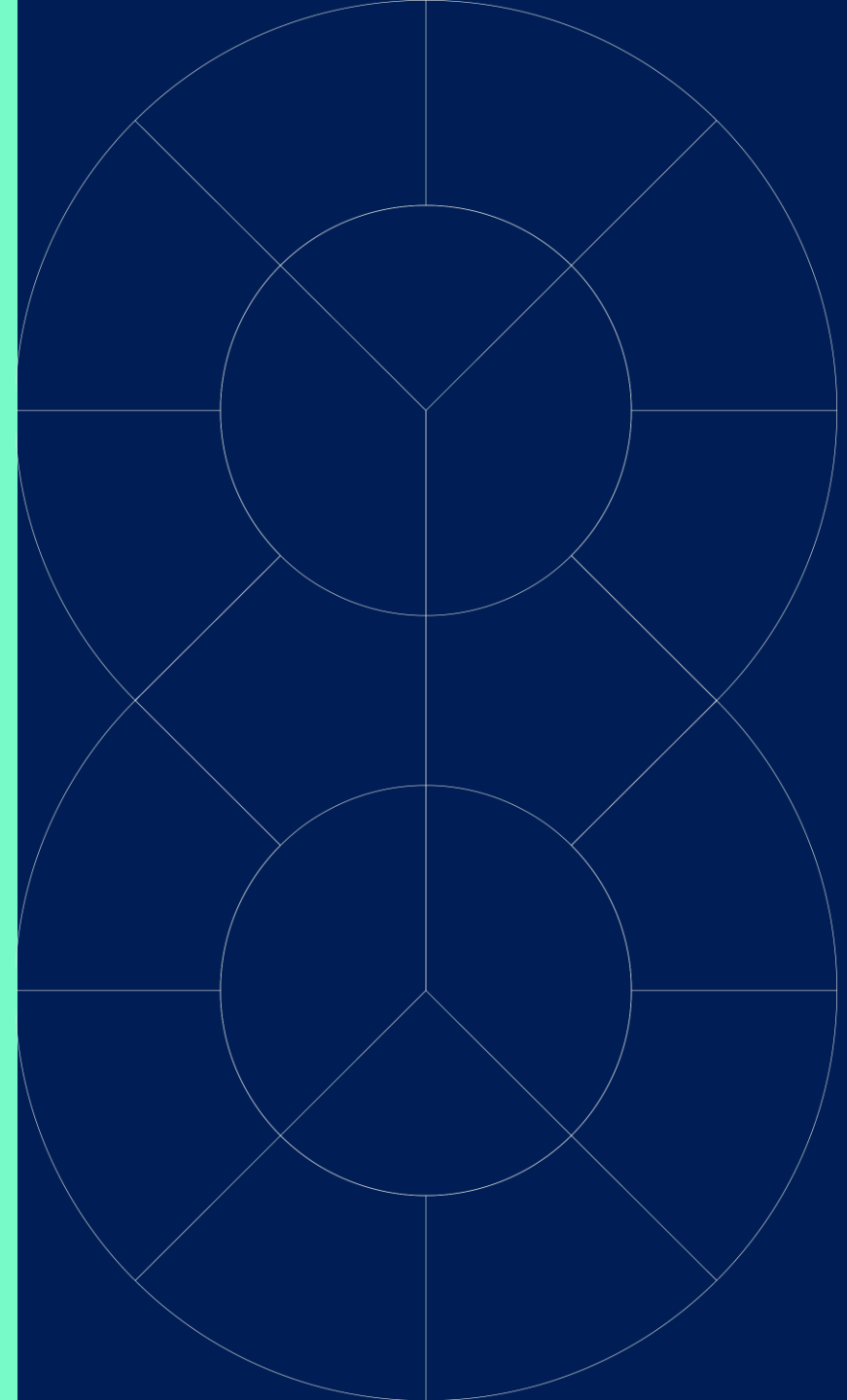
Budget by Campus



\$825M = 2019 Bond Funding
+\$12M = NW Campus ECHS Funding
\$837M = Total Program Budget

Financial Summary	Budget	Committed	Spent	Remaining
Northwest Campus Redevelopment	\$320M	\$56.2M	\$23.2M	\$263.8M
Southeast Campus Expansion	\$125M	\$7.9M	\$2.0M	\$117.1M
Mechanical Electrical Plumbing (Infrastructure)	\$202M	\$43.7M	\$33.3M	\$158.3M
3 Goals & 8 Principles	\$190M	\$21.8M	\$11.2M	\$168.2M
Total	\$837M	\$129.6M	\$69.7M	\$707.4M

Project Summary	Planned / Not Active	Pre-Design / Design	Procurement	Construction	Close-Out / Complete	Hold	Total
Northwest Campus Redevelopment	0	0	0	1	0	0	1
Southeast Campus Expansion	0	0	1	0	0	0	1
Mechanical Electrical Plumbing (Infrastructure)	37	26	4	26	42	3	138
3 Goals & 8 Principles	39	3	0	2	4	0	48
Total	76	29	5	29	46	3	188

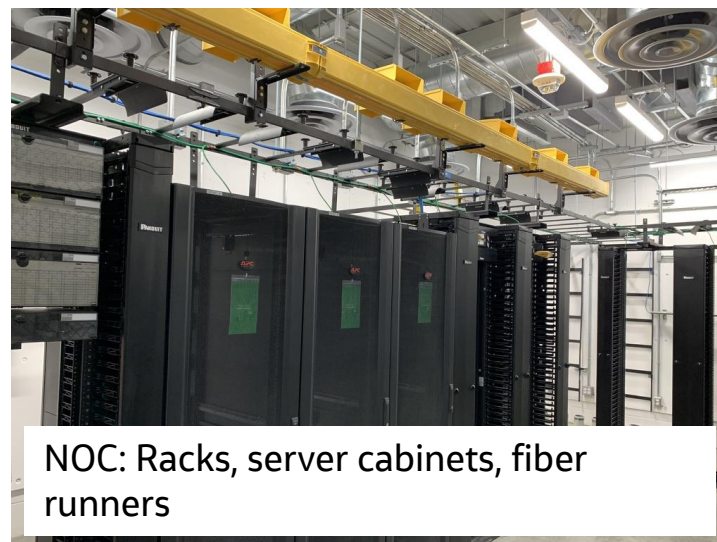
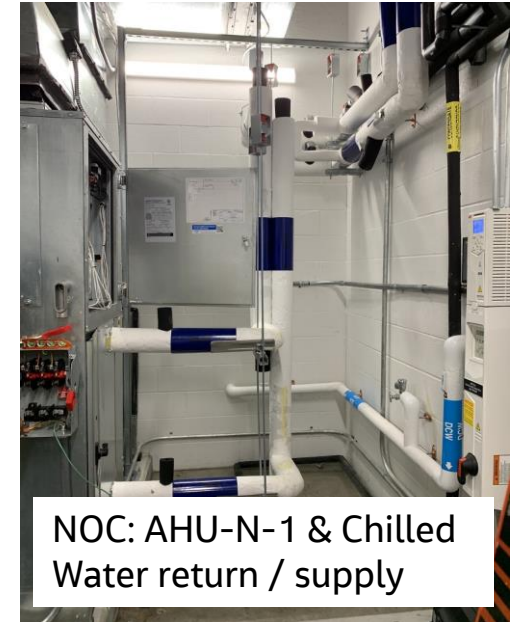


Project Updates

Planning, Design and Construction Activities

- **Network Operations Center / Stage 1 Site Utilities (GMP-1):**
 - Exterior metal panel and landscaping complete
 - Permanent power activated. Temporary network switch operational
 - Sanitary sewer (east/west) complete
 - Four-pipe thermal system and summit vault continuing
- **Stage 2/3 Site Utilities (GMP-2):**
 - Selective building demolition continues
 - Hydro-excavation continues ahead of utilities to identify potential conflicts
 - Utilities: Fire / domestic water main installation continues
 - Utilities: 8-inch sanitary sewer for Buildings 1 and 2 continues

- **Phase 2A, Buildings 1 & 2 (GMP-3):**
 - Subcontractor bids received April 13, 2021
 - Skanska post-bid interviews continue with subcontractors to build up to GMP-3
- **Phase 2B, Buildings 3 & 4 (GMP-4)**
 - Construction document design continues (roughly 50%)
 - Design workshop (04/08/2021)
 - Design workshop (04/22/2021)





GMP 1: (Looking East) Summit Vault between WBSA and WCTS is installed and the thermal 4-pipe system installation in progress.



GMP 2: (Looking South) Stage 2/3 Fire and domestic water main install in progress at southwest side of the WACB near Station +14.

Building 2: (Looking North) Selective demolition continues and building pad has been cut for utility installation. Exterior metal panel system installation is underway on south side of the WCTS where connector bridge between the WADM and WCTS was demolished.





Building 1: (Looking South) Selective demolition continues and building pad has been cut for utility installation.

Northwest Campus Redevelopment Program

	2020	2021	2022	2023	2024	2025
Phase 1A: Site Utilities; Sitework; WADM Demolition; WSTU, WACB Swing Space; WBSA Main Distribution Frame						
Design	██████████	██████████	██████████			
Construction		██████████	██████████			
Phase 1A: Construction Hub (Skanska / Bond Team Compound)						
Design (Skanska)		██████████	██████████			
Construction		██████████	██████████			
Phase 1B: Site Utilities; Building 1 / 2 Sitework						
Design	██████████	██████████	██████████			
Construction		██████████	██████████			
Phase 2A: Buildings 1 / 2; WHPE, WBSA Renovation						
Programming	██████████	██████████	██████████			
Design	██████████	██████████	██████████			
Construction			██████████	██████████		
Phase 2B: Buildings 3 / 4; WACB Renovation; WCTS Swing Space; WSTU, WFAB, WTLO, WCTS Demo; Greenhouses						
Programming	██████████	██████████	██████████			
Design	██████████	██████████	██████████			
Construction				██████████	██████████	██████████

Schedule Overview



- **Design Phase – Schematic Design**
 - Workshop facilitated by Perkins & Will (04/01/2021)
 - Final briefing to Chancellor (04/05/2021)
 - Submittal to TCCD for review (04/18/2021)
 - NTP issued to Perkins & Will to start Design Development Phase (04/28/2021)
- **Construction Phase - Procurement**
 - CMaR bid evaluation meeting (04/06/2021)
 - CMaR shortlist notifications (04/07/2021)
 - CMaR interviews and selection (04/29/2021)
 - RFP issued to selected CMaR for preconstruction services
- **Support Services - Procurement**
 - RFQ issued to market for Commissioning Agent Services (04/28/2021)

Southeast Campus Expansion Program

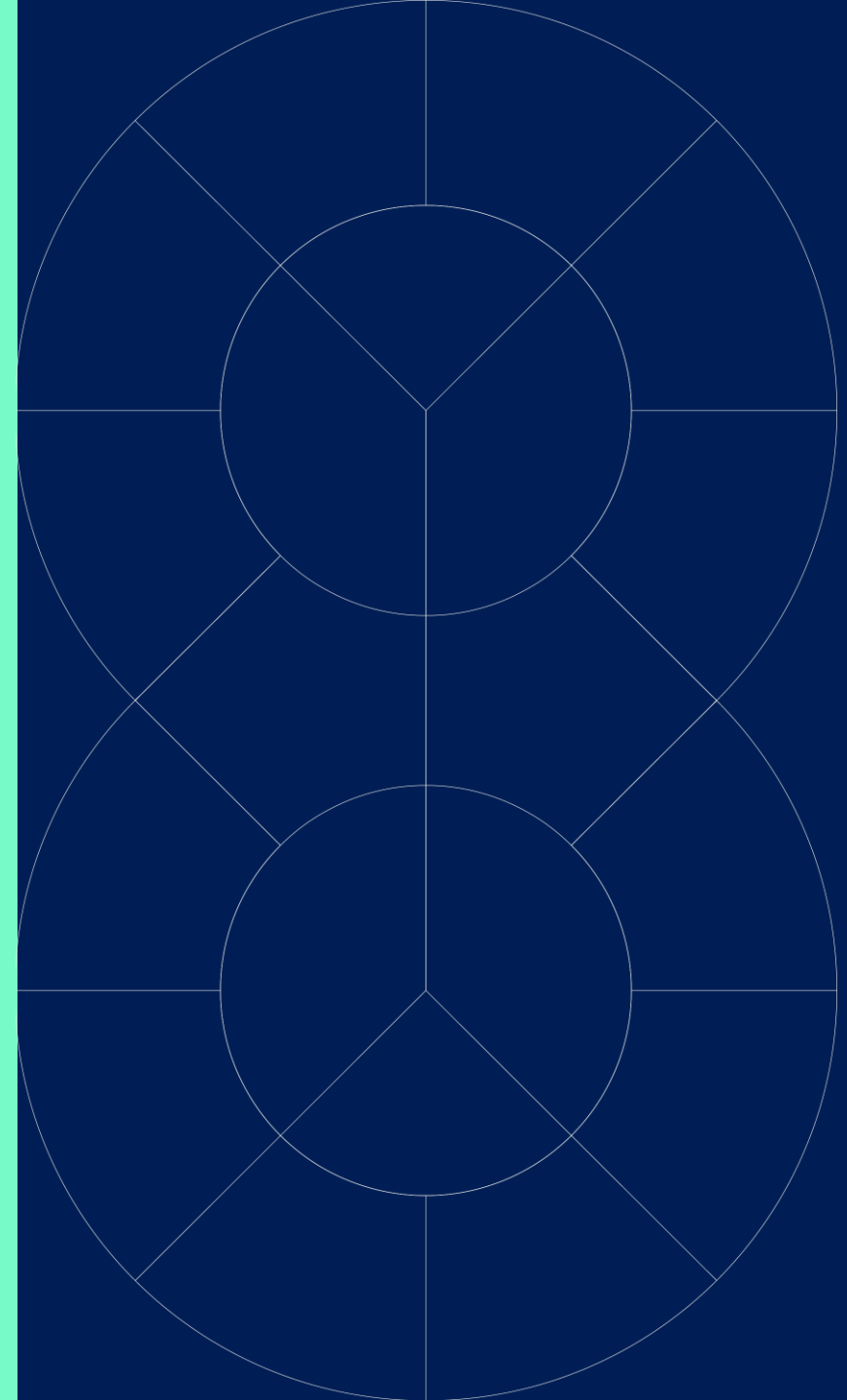


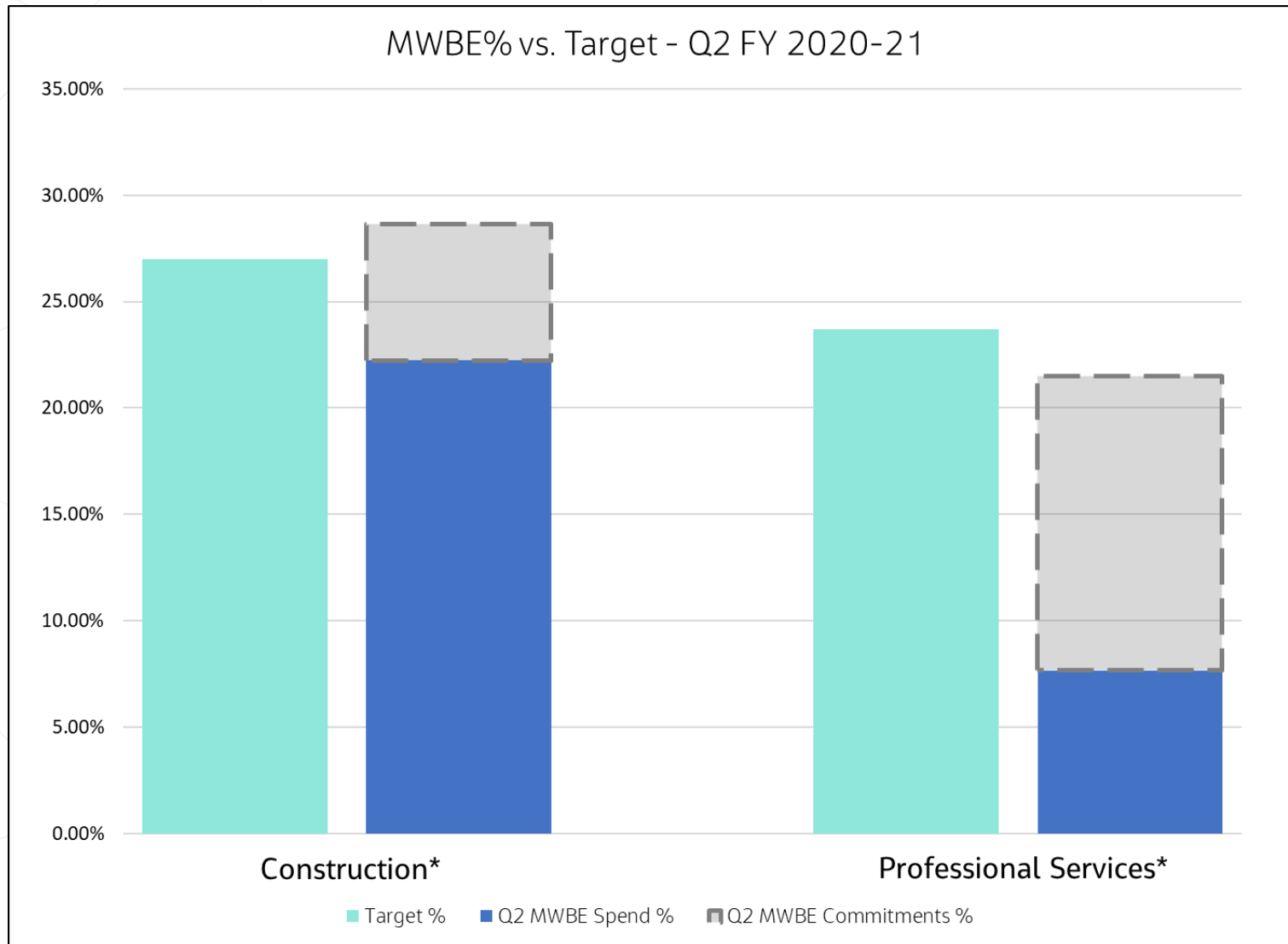
- Mini-Master Planning efforts completed for Northeast, South, and Trinity River campuses
- Developed RFQ for professional services to provide broader Master Implementation Planning for Northeast, South, and Trinity River campuses
- Started Bond / Non-Bond Project Funding Reconciliation
- Continuing commitment/acquisition planning to incorporate MEP projects into Bond Program Master Schedule
- Continue MEP implementation of projects not affected by future Master Implementation Planning efforts including development of requirements for Work Induction processing and approval

- Mini-Master Planning efforts completed for Northeast, South, and Trinity River campuses
- Developed RFQ for professional services to provide broader Master Implementation Planning for Northeast, South, and Trinity River campuses
- Started Bond / Non-Bond Project Funding Reconciliation
- Continuing commitment/acquisition planning to incorporate projects into Bond Program Master Schedule
- Continue 3G8P implementation of project not affected by future Master Implementation Planning efforts including development of requirements for Work Induction processing and approval

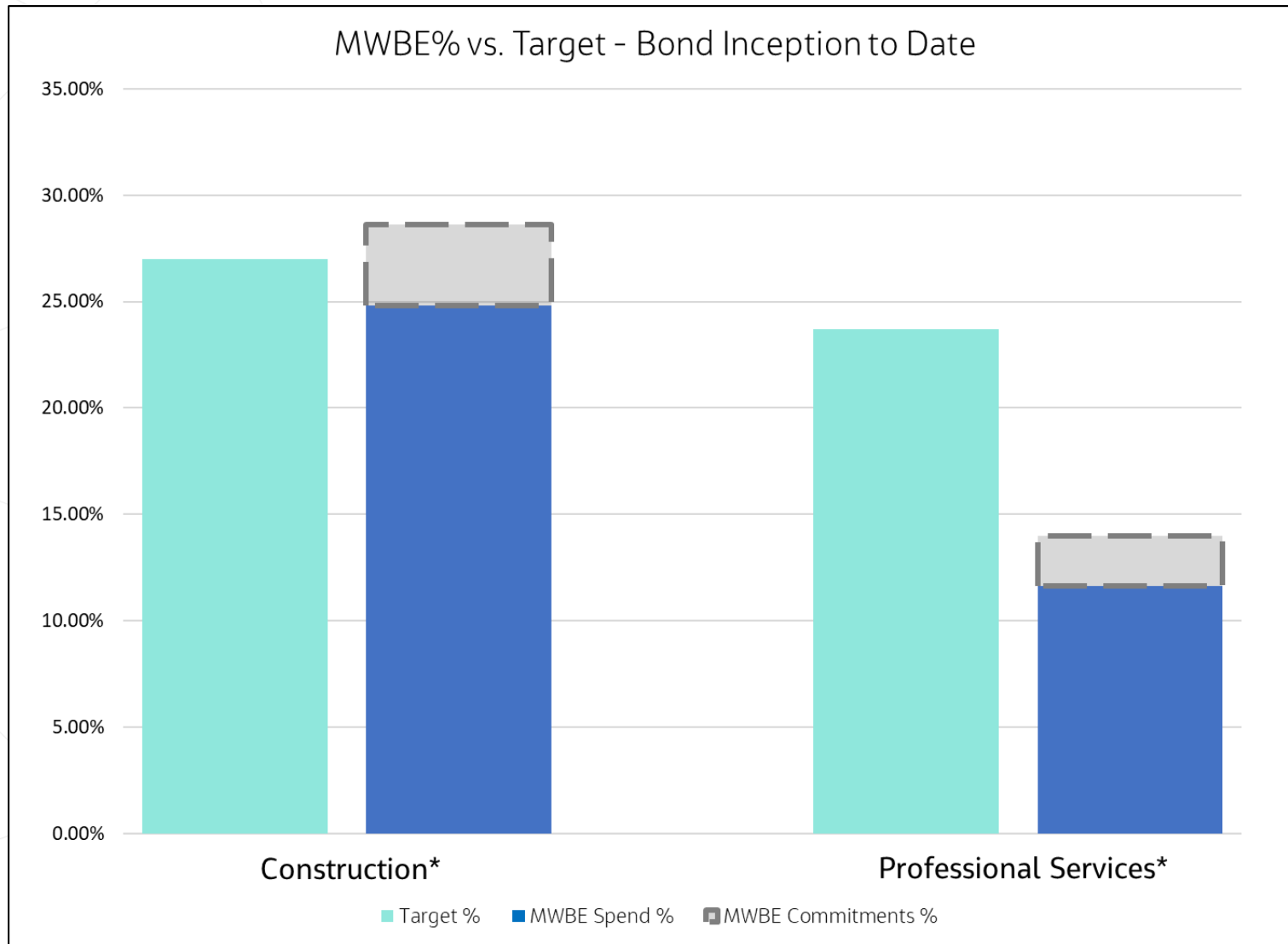
MWBE/HUB Reporting

Bond MWBE/HUB Statistics





* Construction includes Special Trade Construction



* Construction includes Special Trade Construction

Website Update

Bond Page Screenshots:

<https://sites.tccd.edu/bond/>

2019 Bond Program Updates

[All Updates](#) | [Upcoming Events](#) | [Monthly Bond Report](#) | [Construction](#) | [All Topics](#)



Mar 11

Connect4 General Contractor Outreach & Information Session on March 16

andrejuarez

2 months ago

Skanska, in association with ACARI, is hosting a Connect4 General Contractor Outreach & Information Session for Tarrant County College District [...]

[Upcoming Events](#)



Feb 3

TCC Northwest Bond Project Update for December 2020/January 2021

SAMANTHA WINDSCHITL

3 months ago

Project development and construction group Skanska recently provided December 2020 and January 2021 updates for the TCC Northwest bond project. [...]

[Monthly Bond Report](#)



Jan 21

Connect4 General Contractor/Subcontractor Virtual Matchmaking on January 28

SAMANTHA WINDSCHITL

3 months ago

Skanska, in association with ACARI, is hosting a Connect4 General Contractor/Subcontractor Virtual Matchmaking event for Tarrant County College District Northwest [...]

[Upcoming Events](#)

[View Bond Project Status Reports](#)


TCC | Tarrant County College
SUCCESS WITHIN REACH.

TCC Home | TCC News


Home | [Projects](#) | Dashboard/Reports | Working with TCC

Projects


Bucket **Campus** **Status**




Northwest Campus: Campus Re-Development




Southeast Campus: Southeast Campus Expansion




District Wide: Formal Learning and Formal Learning Tech Plus Classroom Upgrade



Southeast Campus: Emergency Power Upgrade - Generator



Southeast Campus: BAS Upgrades



Northwest at Alliance: OWTL AHU/VAV Replacements - Phase I

Dashboard/Reports

[Open the Dashboard](#) in a new tab (best for mobile users).

Clear Filters
TARRANT COUNTY COLLEGE 2019 BOND PROGRAM
Last Updated: April 28, 2021

Financials
Schedules

Bucket

3G8P

MEP / Infrastructure

NW Campus

SE Campus

Campus/Facility

All

Project Type

All

Status

All

Principle

All

Project Name

All

Project Id

All

of Projects

Project Type	On Hold	Planning	Design	Bidding	Construction	Close out	Completed	Total
Renovation	1		1		2	1	3	8
MEP	2	11	7	3	26	10	30	89
Consulting			1	3				4
Capital Improvement		3	5	1		1	1	11
Total	3	15	16	4	28	12	34	112

\$837.0M

Current Budget

\$707.32M

Estimate to Complete

\$129.7M

Current Commitments

\$69.7M

Spent to Date

Current Budget by Bucket

Budget by Campus

MWBE% vs. Target

Spent To Date

Program Financials

Campus/Facility	Budget	Commitments	Estimate to Complete	Spent to Date	% Complete	Project Phase
Districtwide	\$296,566,438.04	\$28,658,456.44	\$267,907,981.60	\$3,527,658.82	1.19%	
Northeast	\$30,651,391.85	\$6,568,366.08	\$24,083,025.77	\$6,175,630.83	20.15%	
Northwest	\$327,537,496.35	\$58,492,222.56	\$269,045,273.79	\$31,677,059.17	9.67%	
Northwest at Alliance	\$12,796,711.09	\$12,304,719.72	\$491,991.37	\$9,733,407.17	76.06%	
South	\$32,304,020.04	\$13,055,609.45	\$19,248,410.59	\$10,820,153.11	33.49%	
Southeast	\$130,694,446.38	\$9,244,348.89	\$121,450,097.49	\$6,678,061.79	5.11%	
Trinity River	\$6,449,496.25	\$1,360,207.96	\$5,089,288.29	\$1,119,829.15	17.36%	
Total	\$837,000,000.00	\$129,683,931.10	\$707,316,068.90	\$69,731,800.04	8.33%	



Sample Monthly Reports

Summary and Individual Project Reports

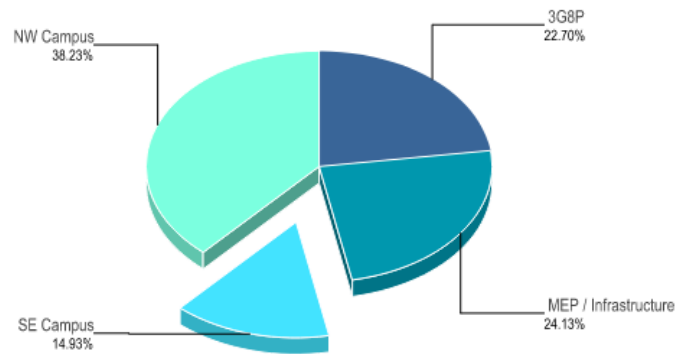
TARRANT COUNTY COLLEGES
Bond Capital Program
JACOBS

Financial Summary Report

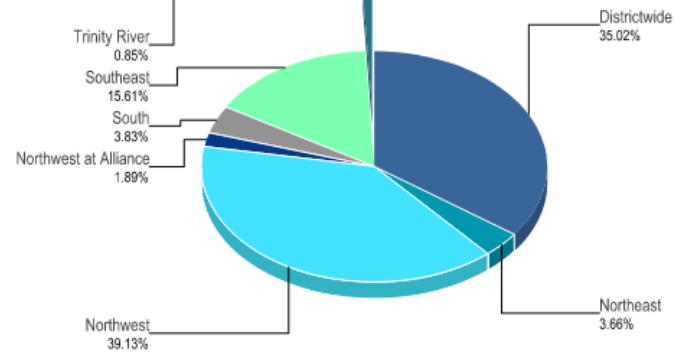


Report Date: 3/8/2021

Budget by Bucket



Budget by Campus




Description	Campus	BUDGET		COST COMMITMENTS			EXPENDITURES			
		A	B	C	D=B+C	E	F=D+E	G=A-F	H	I=H/A
		Current Budget	Commitments	Approved Changes	Total Committed	Pending Changes	Projected Costs	Estimate To Complete	Cost To Date	% Expended
3G8P										
Bucket - 3G8P Holding	Districtwide	149,653,508	0	0	0	0	0	149,653,508	0	0.00%
District Wide - Bond Program Manager Firm	Districtwide	7,781,919	7,781,919	0	7,781,919	0	7,781,919	0	334,875	4.30%
ESEE 21st Century Classroom Upgrades	Southeast	143,830	147,732	-3,902	143,830	0	143,830	0	143,830	100.00%
Formal Learning and Formal Learning Tech Plus Classroom Upgrade	Districtwide	8,494,245	278,080	0	278,080	0	278,080	8,216,165	0	0.00%
OWTL Corporate Services 3rd Floor Renovation	Northwest at Alliance	7,738,470	4,473,543	-109,749	4,363,794	0	4,363,794	3,374,676	2,712,407	35.05%
OWTL Welding Lab	Northwest at Alliance	4,404,841	4,369,571	0	4,369,571	0	4,369,571	35,269	2,251,817	51.12%
SACD_1403_1406_1407_1411_21st Century Classroom Upgrades	South	456,837	467,973	-11,136	456,837	0	456,837	0	456,837	100.00%
SELE Building Renovation	South	7,095,000	484,143	0	484,143	0	484,143	6,610,857	42,660	0.60%
STEC Welding Lab	South	3,500,000	3,501,607	-134,558	3,367,049	0	3,367,049	132,951	3,365,579	96.16%
Wayfinding and Signage Program	Districtwide	500,000	164,081	0	164,081	0	164,081	335,919	0	0.00%

Individual Project Reports (all projects >\$1M budget)

TARRANT COUNTY COLLEGES
Bond Capital Program
JACOBS


OWTL AHU/VAV Replacements – Phase I: 3rd Floor 91 Section

MEP / Infrastructure



Tarrant County College
SUCCESS WITHIN REACH.

PROJECT DESCRIPTION/TEAM				PROJECT SCOPE			
Project Name: Northwest at Alliance – OWTL AHU/VAV Replacements – Phase I: 3rd Floor 91 Section - Project #179-20614				Replacement of 1991 Air Handling Units and existing 1991 electric reheat VAV's with hot water reheat VAV's. This project is phase I to complete 3rd floor 91 section, phase II will be 1st and 2nd floor 91 section.			
Address: 2301 Horizon Drive Fort Worth TX							
Project Type: MEP							
Project Phase: Close out							
Architect: Summit Consultants							
CMAR: TD Industries, Inc.							




SCHEDULE				PROGRESS SUMMARY			
Description	Target Finish	Current Finish	Variance				
Close Out Finish	09-Apr-2021		↑	Apr 05, 2021: The month of March was spent on collecting close-out documentation and preparing the project for close-out. Close-out documentation has been submitted to Sr. Manager. for review and approval.			
Warranty Walk Due	05-Apr-2021		↑				
Project Created Date	28-Nov-2017	28-Nov-2017	0.00 ↑				
Design Start	19-Jan-2018	19-Jan-2018	0.00 ↑				
Design Finish	06-Sep-2019	06-Sep-2019	0.00 ↑				
Pre-construction Meeting	12-Dec-2019	12-Dec-2019	0.00 ↑				
Construction Start	12-Dec-2019	12-Dec-2019	0.00 ↑				
Substantial Completion Date	20-Mar-2020	20-Mar-2020	0.00 ↑				
Construction Finish (Final Completion)	09-Apr-2020	17-Apr-2020	-8.00 ↑				
Close Out Start	09-Apr-2020	20-Apr-2020	-11.00 ↑				

BUDGET/COST STATUS		
\$1,400,000	\$1,200,000	\$1,000,000
\$800,000	\$600,000	\$400,000
\$200,000	\$0	\$0
\$0	\$0	\$0
■ @Current Budget	■ @Total Committed	■ @Cost To Date

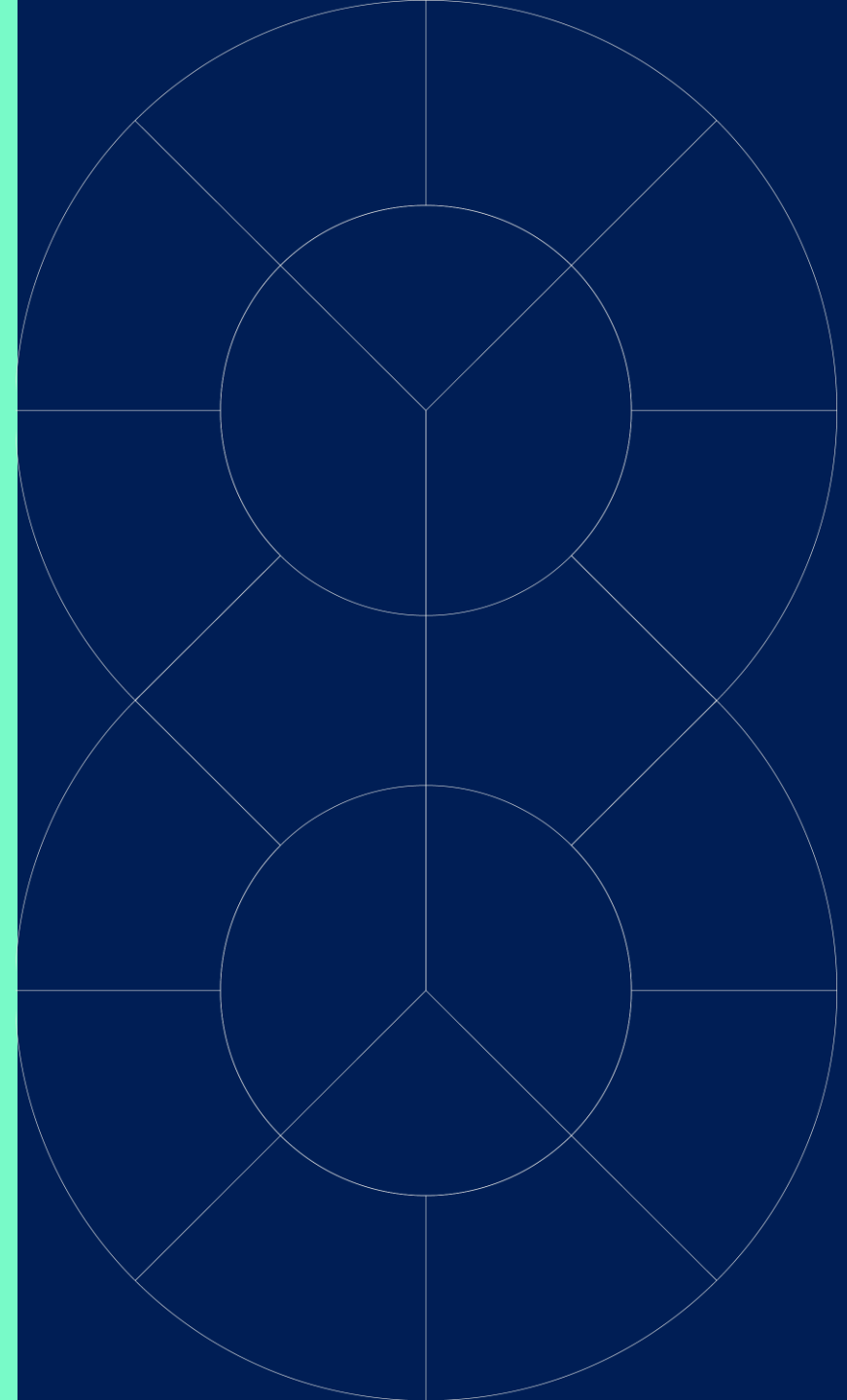
FINANCIAL STATUS								
BUDGET	COMMITMENT					EXPENDITURE		
A	B	C	D=B+C	E	F=D+E	G=A-F	H	I=H/A
Current Budget	Commitments	Approved Changes	Total Committed	Pending Changes	Projected Costs	Estimate To Complete	Cost To Date	% Expended
01. Soft Cost	194,721	196,967	-2,246	194,721	0	194,721	194,721	100.00%
02. Hard Cost	969,133	1,018,965	-49,831	969,133	0	969,133	969,133	100.00%
03. FF&E	96,428	96,428	0	96,428	0	96,428	96,428	100.00%
04. Project Contingency	0	0	0	0	0	0	0	0.00%
Total:	1,260,282	1,312,359	-52,078	1,260,282	0	1,260,282	1,260,282	100.00%

Northwest at Alliance



Project Look-Ahead

Summary by Sub-Program



■ May:

- GMP-1 WBSA Network Operation Center commissioning complete (05/03/2021)
- GMP-1 Stage 1 utilities complete (05/20/2021)
- GMP-2 Complete sanitary sewer. Continue fire/domestic water. Start storm sewer and underground electrical
- GMP-3 Skanska submit FINAL GMP-3 to TCCD
- GMP-4 Huckabee submit 50% Construction Documents for review

■ June (continue next slide):

- GMP-2 sanitary sewer at WFAB/ Building 2 / storm drain complete
- GMP-2 continue Domestic/Fire Water system and underground electrical
- GMP-2 start four-pipe thermal system
- GMP-2 continue underground ductbank for WACB transformer
- GMP-2 relocate trash compactors to WBSA

■ June (continued):

- GMP-2 continue sidewalks at WACB access path and north parking lot
- GMP-3 Board approve Phase 2A, Building 1/2, GMP-3 Amendment
- GMP-4 Design Workshop
- GMP-4 Phase 2B budget update from 50% CD w/market input submission

■ July:

- GMP-2 Continue Domestic/Fire Water system, underground electrical and thermal 4-pipe system
- GMP-3 Construction Start
- GMP-4 Deliver Phase 2B 100% CD, Buildings 3/4

■ May:

• Design

- Design Development Workshop (05/07/2021)
- Schematic Design Board Presentation (05/13/2021)
- Design Development Workshop (05/27/2021)

• Construction

- Conclude CMaR negotiations / submit preconstruction services contract for Board approval

• Support Services

- Pre-Bid Meeting (Virtual) for Commissioning Agent Services (05/06/2021)
- Qualifications Package due for Commissioning Agent Services (05/25/2021)
- Qualifications evaluation starts for Commissioning Agent Services (05/26/2021)
- RFQ issued to market for Materials Testing Services (05/07/2021)
- Pre-Bid Meeting (Virtual) for Materials Testing Services (05/13/2021)
- NTP to be issued to Geotechnical Services firm (05/07/2021)

■ June:

- Design Development phase continues with 50% submittal on 06/10/2021
- CMaR selection / preconstruction contract for Board approval 06/10/2021
 - Execute contract and issue NTP to CMaR
- Qualifications packages received for professional support services:
 - Commissioning Agent and Materials Testing Services Firms

■ July:

- Design Development phase continues
- CMaR mobilizes and starts delivering preconstruction services
- Evaluation and selection for professional support services:
 - Commissioning Agent and Materials Testing Services Firms

■ May:

- Continue Bond / Non-Bond Project Funding Reconciliation
- RFQ issued for Master Implementation Planning professional services for Northeast, South, and Trinity River campuses
- Continue MEP project implementation to include developing requirements for Work Induction planning and processing
- Begin commitment/acquisition planning and incorporate MEP projects into Master Bond Program Schedule

■ June:

- Qualifications packages received for Master Implementation Planning professional services
- Continue commitment/acquisition planning and incorporate MEP projects into Master Bond Program Schedule

■ May:

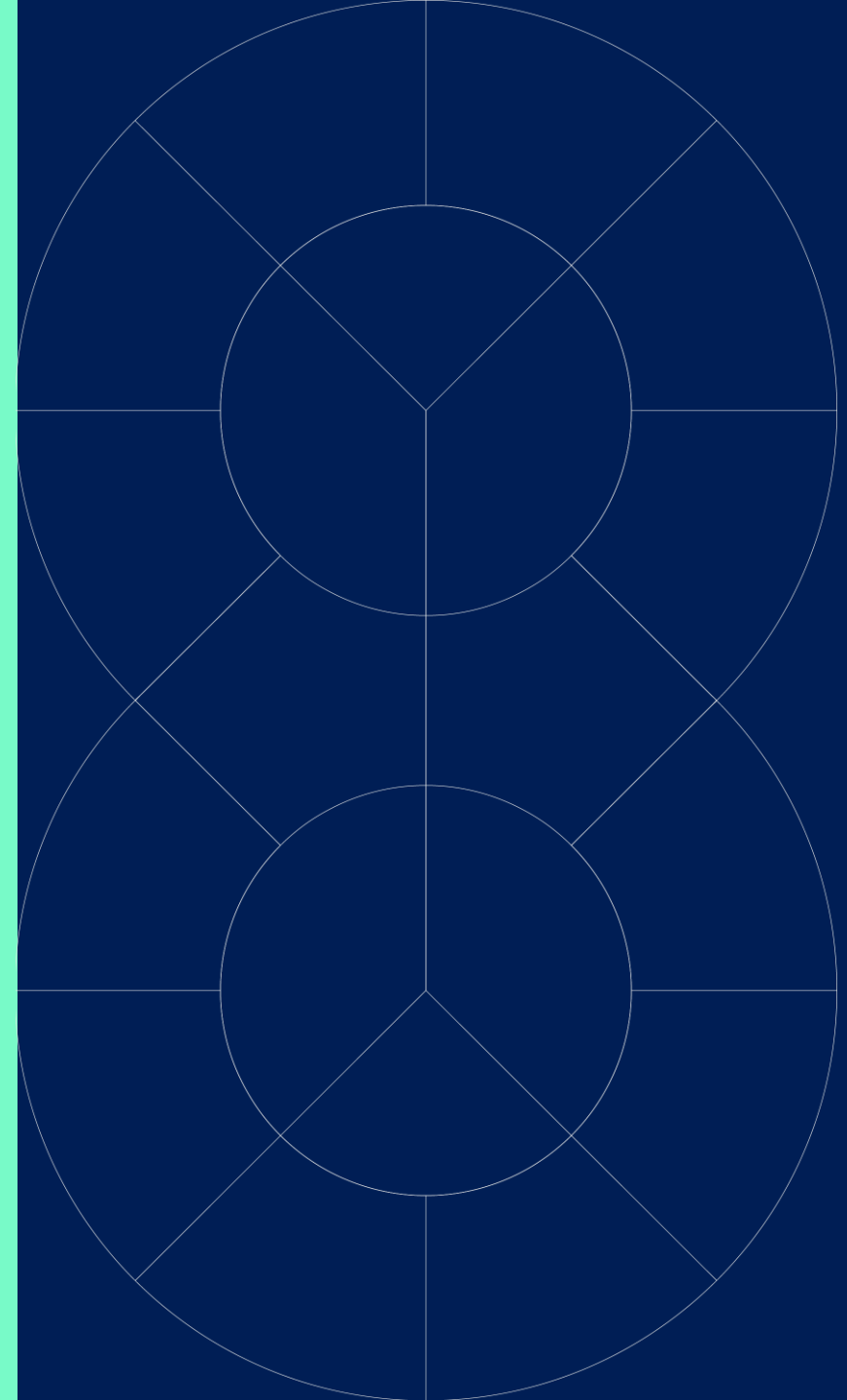
- Continue Bond / Non-Bond Project Funding Reconciliation
- RFQ issued for Master Implementation Planning professional services for Northeast, South, and Trinity River campuses
- Continue 3G8P project implementation to include developing requirements for Work Induction planning and processing
- Begin commitment/acquisition planning and incorporate 3G8P projects into Master Bond Program Schedule

■ June:

- Qualifications packages received for Master Implementation Planning professional services
- Continue commitment/acquisition planning and incorporate 3G8P projects into Master Bond Program Schedule

Upcoming Board Actions

Commitments and Briefings



■ June:

- SE Campus Expansion Program (\$125M Total Budget)
 - CMaR selection and contract for Board approval (\$1.6M preconstruction services)
 - Perkins & Will A/E contract amendment for Board approval (\$5.8M for completion of the Construction Documents and to provide Construction Administration Services)
- NW Campus Redevelopment Program (\$320M Total Budget)
 - Skanska CMaR GMP-3 contract amendment for Board approval (up to \$116M for Phase 2A, Buildings 1 and 2)
- Board Briefing
 - Results of the MEP / 3G8P Programs mini-master planning efforts
 - Smart Buildings Digital Roadmap Master Plan, focusing on findings

■ August:

- Board Briefing
 - 2019 Bond Capital Improvements Program, Quarterly Report
- Master Implementation Planning
 - Professional services agreement for Board approval
- SE Campus Expansion Program
 - Commissioning Agent Services professional services agreement for Board approval

Thank You!

