 2019 Bond



Jacobs

# Tarrant County College District

## 2019 Bond Capital Improvements Program

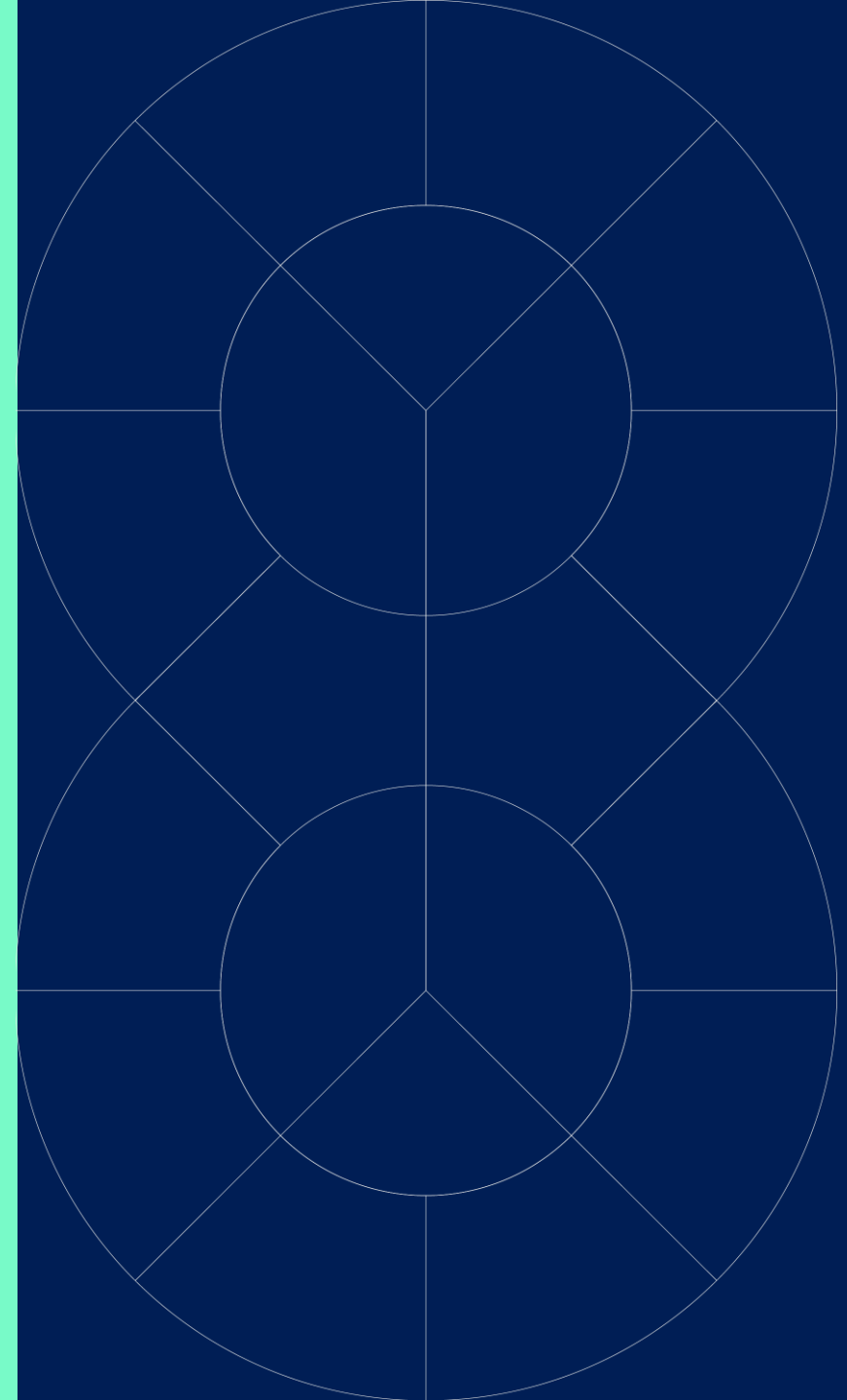
Progress through October 2021



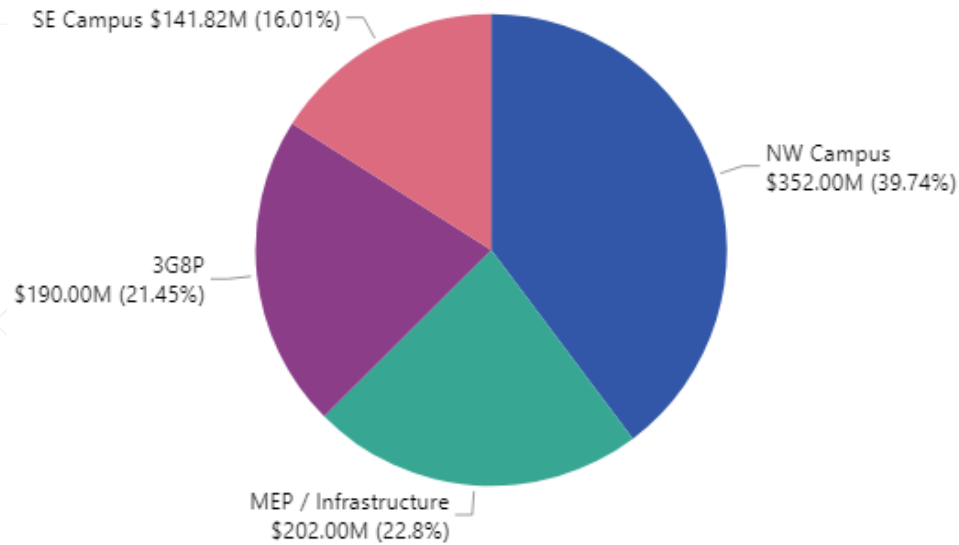
- Financial Update
- Project Updates
- MWBE/HUB Reporting
- Project Look-Ahead
- Upcoming Board Actions

# Financial Update

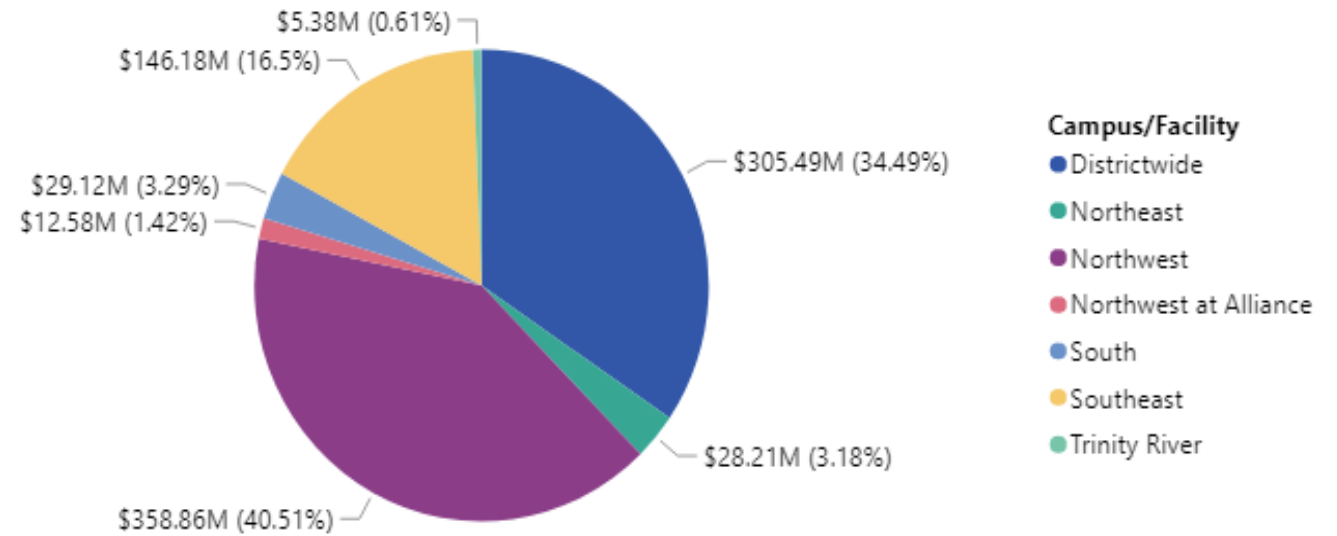
Summary and Statistics



### Budget by Bucket



### Budget by Campus



**\$825M = 2019 Bond Funding**  
**+\$49M = Pay-as-You-Go/Fund Balance**  
**+\$12M = Northwest Campus Early College High School Funding (FWISD)**  
**\$886M = Total Program Budget**

Financial Summary	Budget	Committed	Spent	Remaining
Northwest Campus Redevelopment	\$352M	\$162.3M	\$47.1M	\$189.7M
Southeast Campus Expansion	\$142M	\$15.5M	\$4.1M	\$126.5M
Mechanical Electrical Plumbing (Infrastructure)	\$202M	\$43.3M	\$35.4M	\$158.7M
3 Goals & 8 Principles	\$190M	\$27.2M	\$18.0M	\$162.8M
<b>Total</b>	<b>\$886M</b>	<b>\$248.3M</b>	<b>\$104.6M</b>	<b>\$637.7M</b>

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)	40	3	1	14	42	0	100
3 Goals & 8 Principles	19	1	0	2	5	0	27
<b>Total</b>	<b>59</b>	<b>4</b>	<b>2</b>	<b>17</b>	<b>47</b>	<b>0</b>	<b>129</b>

- **COST INCREASES** (Year over Year)

- Producer Price Index for construction materials up 29%
- Steel up 55%
- Plastics up 45%
- Gypsum materials up 25%



- **MATERIAL DELIVERY LEAD TIMES**

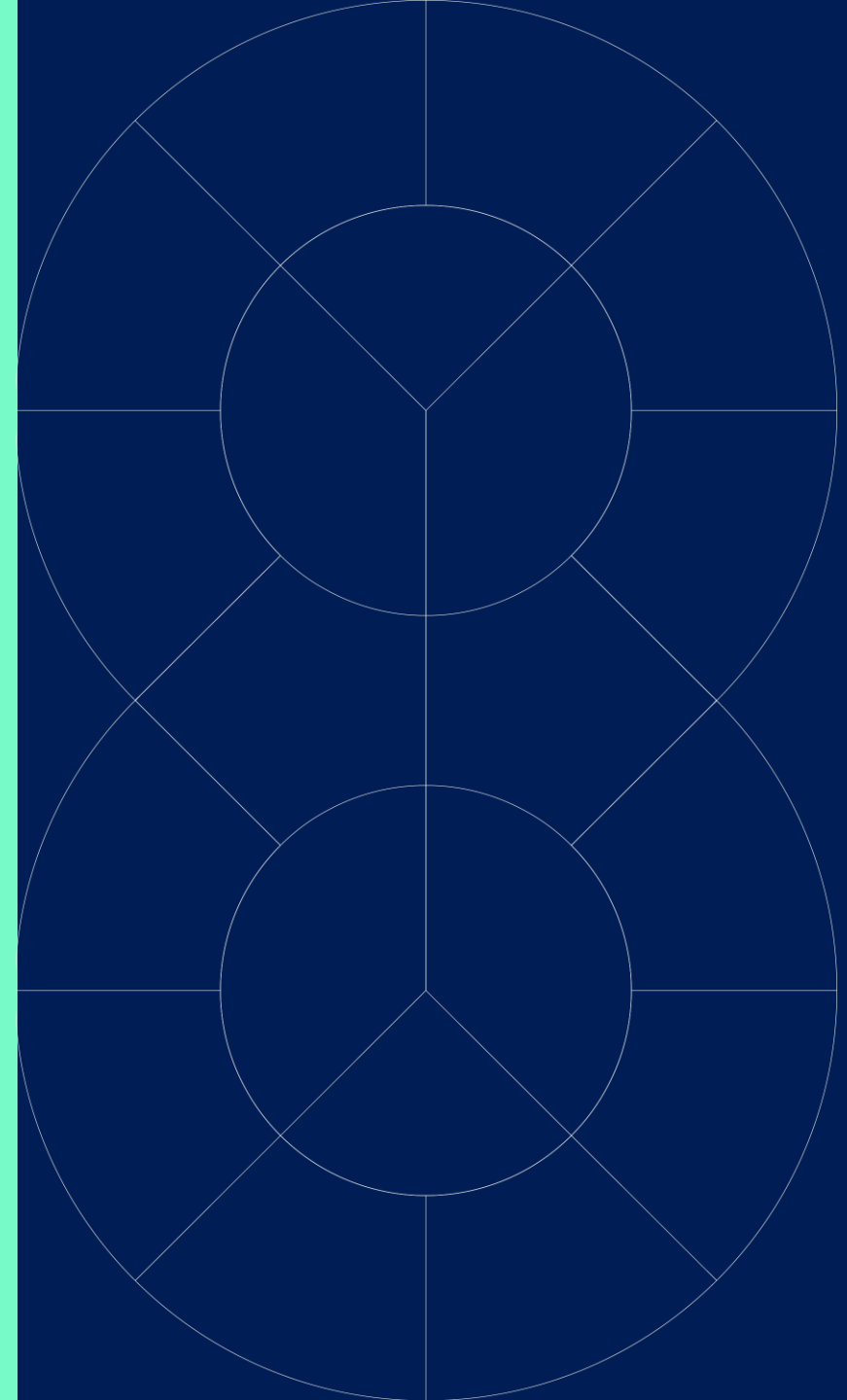
- Roofing: was 8-10 weeks, 7-8 months
- Steel: was 10-12 weeks, now 8 months
- HVAC Equipment
- Electrical Switchgear



## HOW ARE WE ADDRESSING THIS VOLATILITY?

- Construction Manager at Risk delivery method
  - Provides pricing/schedule/logistics information during design
- Competitive bids
- Market pricing updates at every stage of design
- Regular updates on market trends
- Continuous search for cost savings opportunities
- Scheduling strategies to ensure on-time deliveries of key materials

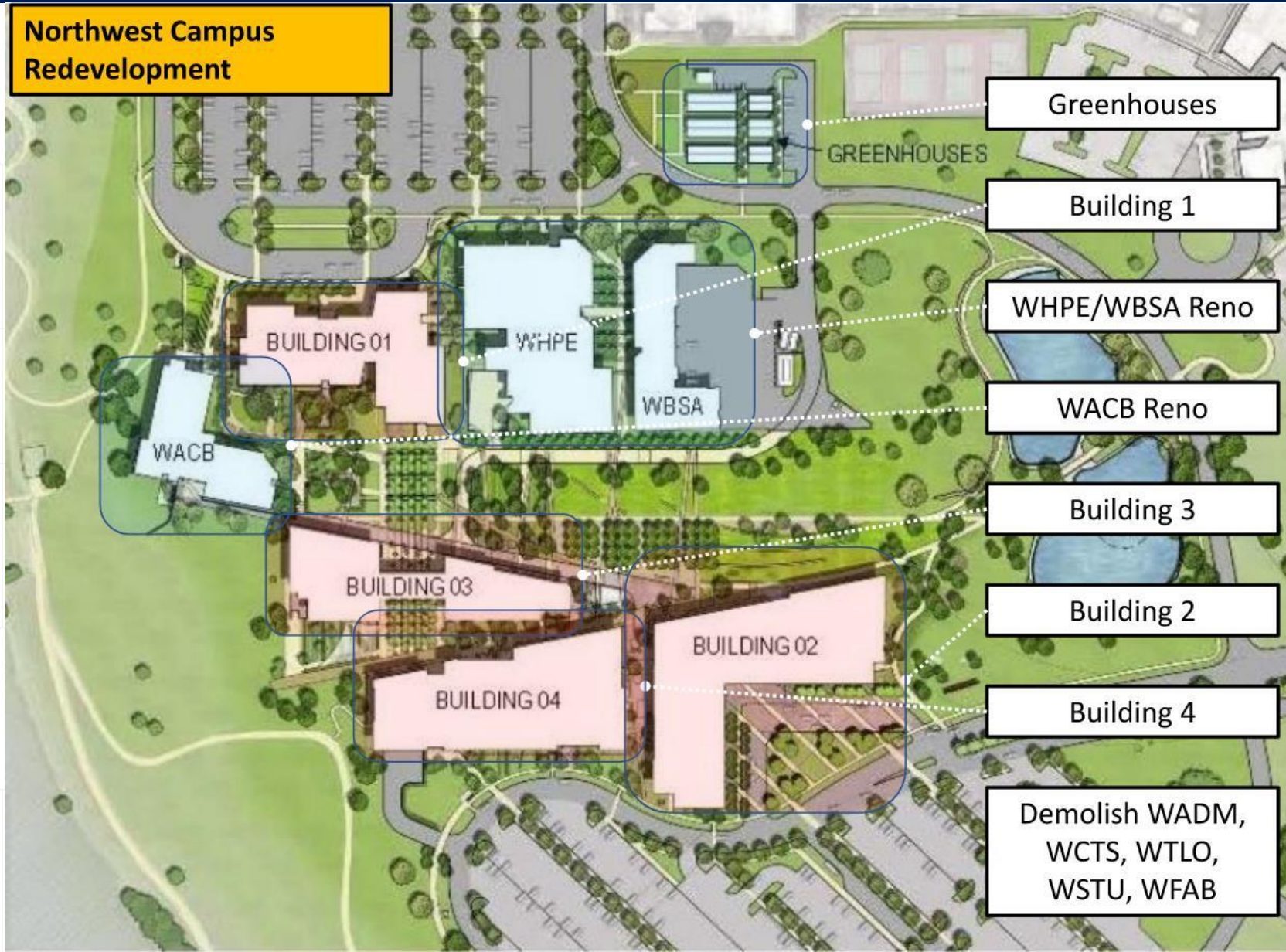




# Project Updates

Planning, Design and Construction Activities





- GMP-1
  - Site Utilities Phase 1 Complete
  - Construction Hub scheduled for completion by end of this year
- GMP-2
  - Site Utilities Phase 2 Complete
- Phase 2A, Buildings 1 and 2 (GMP-3):
  - GMP-3 amendment executed for Skanska June 2021
  - Skanska contracts with subcontractors (“buyout”) 95% complete
  - Foundations complete
  - Concrete column supporting second floor complete
  - Second floor slab placement nearing completion
  - Concrete columns supporting third floor started

- Phase 2B, Buildings 3 and 4 (GMP-4)
  - Construction Document phase design set 100% complete
  - Cost reduction measures continue
  - GMP-4 tentatively going to market in Spring 2022 for subcontractor bids
- Construction Quality Assurance Support Services
  - Materials Testing Services agreement executed
  - Commissioning Services agreement executed
  - HVAC Test and Balance Services to be recommended for approval in December



**GMP-3: (Looking Northwest) Building 1 second floor slab concrete placement ongoing; third floor concrete column rebar cages**



**GMP-3: (Looking East) Building 2 second floor slab rebar installation; rebar cages for concrete column supports for third floor slab starting**

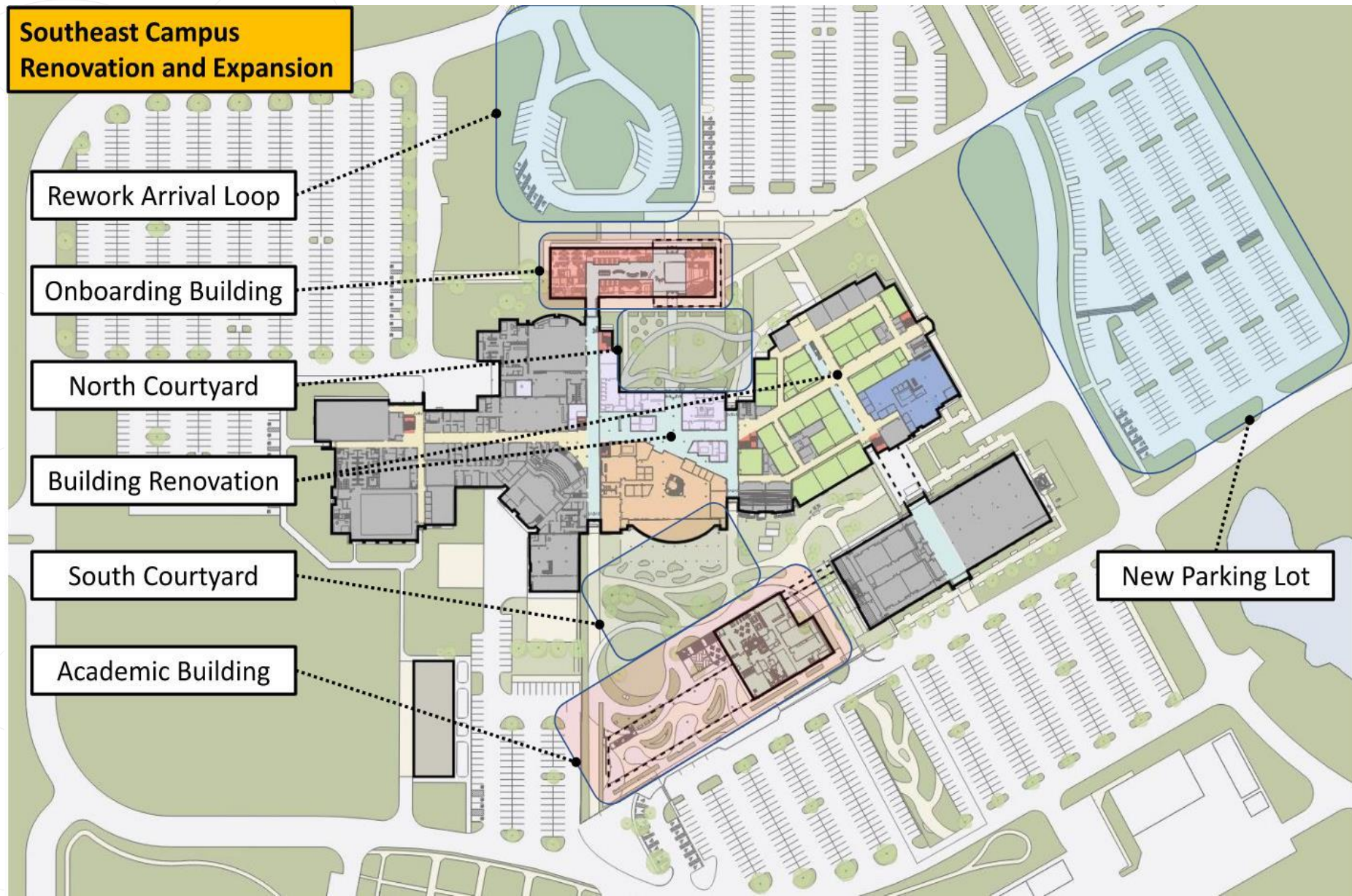
Skanska - CCIP Northwest Campus  
Camera 1 - October 26, 2021 13:31:30

## Northwest Campus Redevelopment Program

	2020												2021												2022												2023												2024												2025											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
<b>Phase 1A: Site Utilities, Sitework, WADM Demolition, WSTU and WACB Swing Space, WBSA Expansion for Main Distribution Frame</b>																																																																								
Design	█																																																																							
Construction													█												█																																															
<b>Phase 1A: Construction Hub (Skanska / TCCD Bond Team Construction Compound)</b>																																																																								
Design (Skanska)													█																																																											
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<b>Phase 1B: Site Utilities, Buildings 1 and 2 Sitework</b>																																																																								
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<b>Phase 2A: Buildings 1 and 2, WHPE and WBSA Renovation</b>																																																																								
Programming	█																																																																							
Design	█												█																																																											
Construction													█												█												█																																			
<b>Phase 2B: Buildings 3 and 4, WACB Renovation, WCTS Demolition, Greenhouses, and WTLO, WSTU, WFAB Demolition</b>																																																																								
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### Schedule Overview

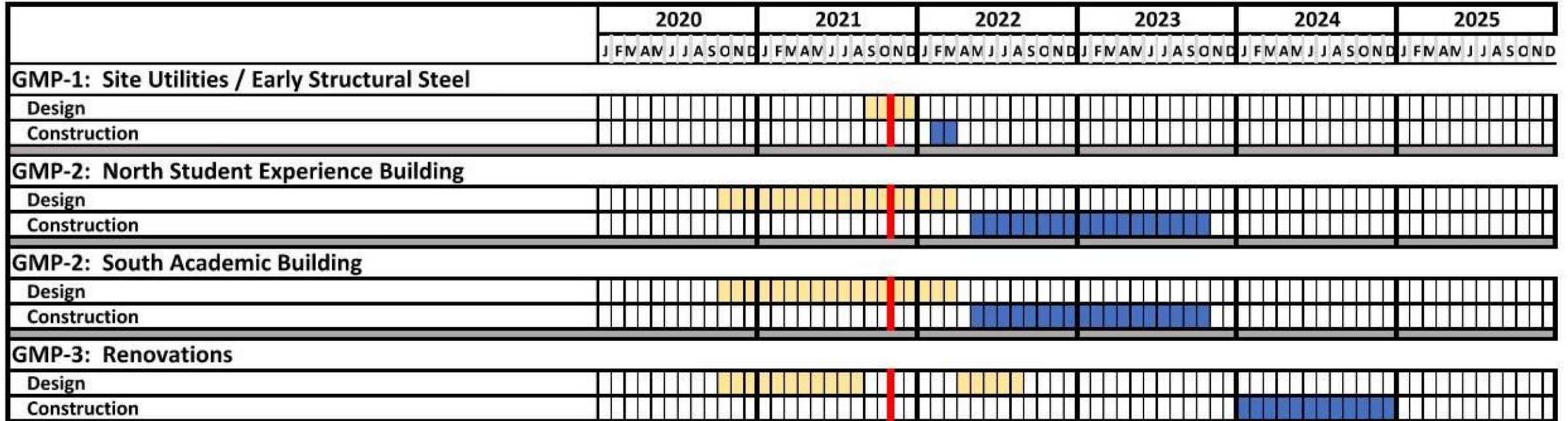




- **Design Phase**
  - Chancellor briefing of Design Development phase documents
  - Executed Perkins & Will amendment for design services
    - Construction Document design phase and construction administration services (authorized by the Board on June 17, 2021)
- **Construction Phase**
  - Preconstruction services Notice to Proceed issued to Byrne | Potere | Hunt, JV
  - Beginning cost, schedule, and constructability reviews
  - Construction Phase Logistics Plan presented to campus leadership team
- **Support Services - Procurement**
  - Commissioning Authority Services agreement executed October 2021
  - Materials Testing Services agreement tracking for approval December 2021
  - HVAC Test and Balance services agreement tracking for approval January 2022



## Southeast Campus Renovation and Expansion Program



### Schedule Overview



- Developed Request For Qualifications (RFQ) for professional services to provide District-wide Master Implementation Planning for Northeast, South, and Trinity River campuses
- Ongoing planning to incorporate projects into Bond Program Master Schedule
- Continue MEP implementation of projects not affected by future Master Implementation Planning efforts
- Currently 18 ongoing MEP bond projects district-wide

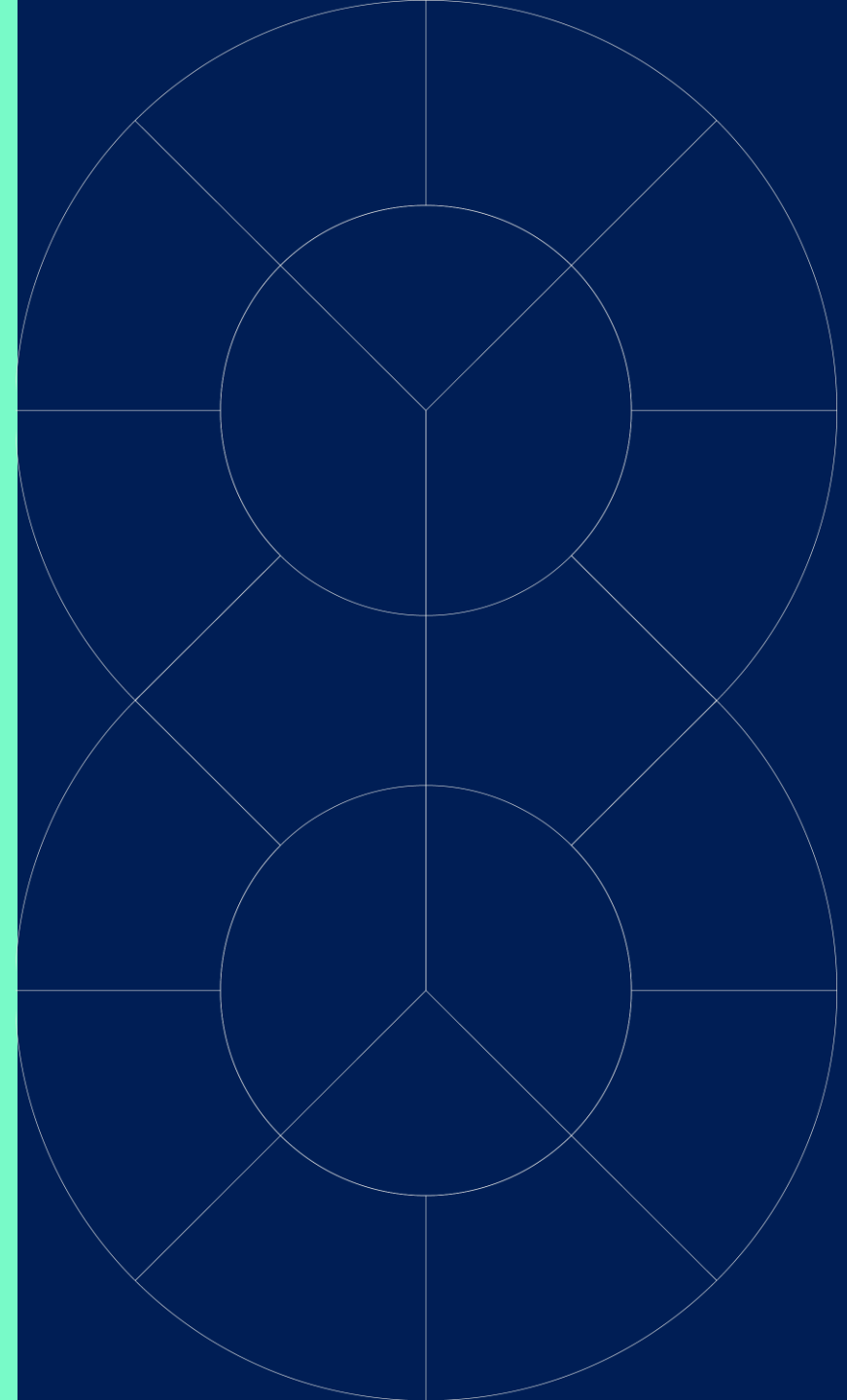
- **South Campus Emergency Power System Upgrades Phase III**
  - Generator installation and battery back-up upgrades to provide emergency back-up power campus-wide
  - Phases I and II are complete and operational
  - Phase III is in the early planning and design stage
- **Northeast Campus Emergency Power System Upgrades**
  - Generator installation and battery back-up upgrades to provide emergency back-up power campus-wide
  - Initial scope anticipates multiple generators across the campus, as well as all required supporting infrastructure
  - Project is in the early planning and budget verification stage

- Developed RFQ for professional services to provide District-wide Master Implementation Planning for Northeast, South, and Trinity River campuses
- Ongoing planning to incorporate projects into Bond Program Master Schedule
- Continue 3G8P implementation of projects
- Currently three ongoing 3G8P bond projects across the district.

- **Northeast Campus NTAB Renovation Project**
  - Project includes new IILE classrooms, IILE computer labs, upgrades to the hallways and common areas and the addition of a fire sprinkler system
- **South Campus SACB and SACD Renovation Project**
  - Project consists of the renovation of 13 classrooms to IILE standards, including one Tech + Experiential classroom

# MWBE/HUB Reporting

Bond MWBE/HUB Statistics



## 4th Quarter FY21: MWBE Spend vs. Goal

Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$ 4,391,683	\$ 12,623,531	34.8%	27.0%
Professional Services	\$ 1,750,943	\$ 5,015,270	34.9%	23.7%

\* Construction includes Special Trade Construction

## Bond Inception to Date: MWBE Spend vs. Goal

Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$ 17,166,538	\$ 53,270,895	32.2%	27.0%
Professional Services	\$ 5,546,504	\$ 36,160,820	15.3%	23.7%

## Bond Inception to Date: MWBE Commitments vs. Spending Goal

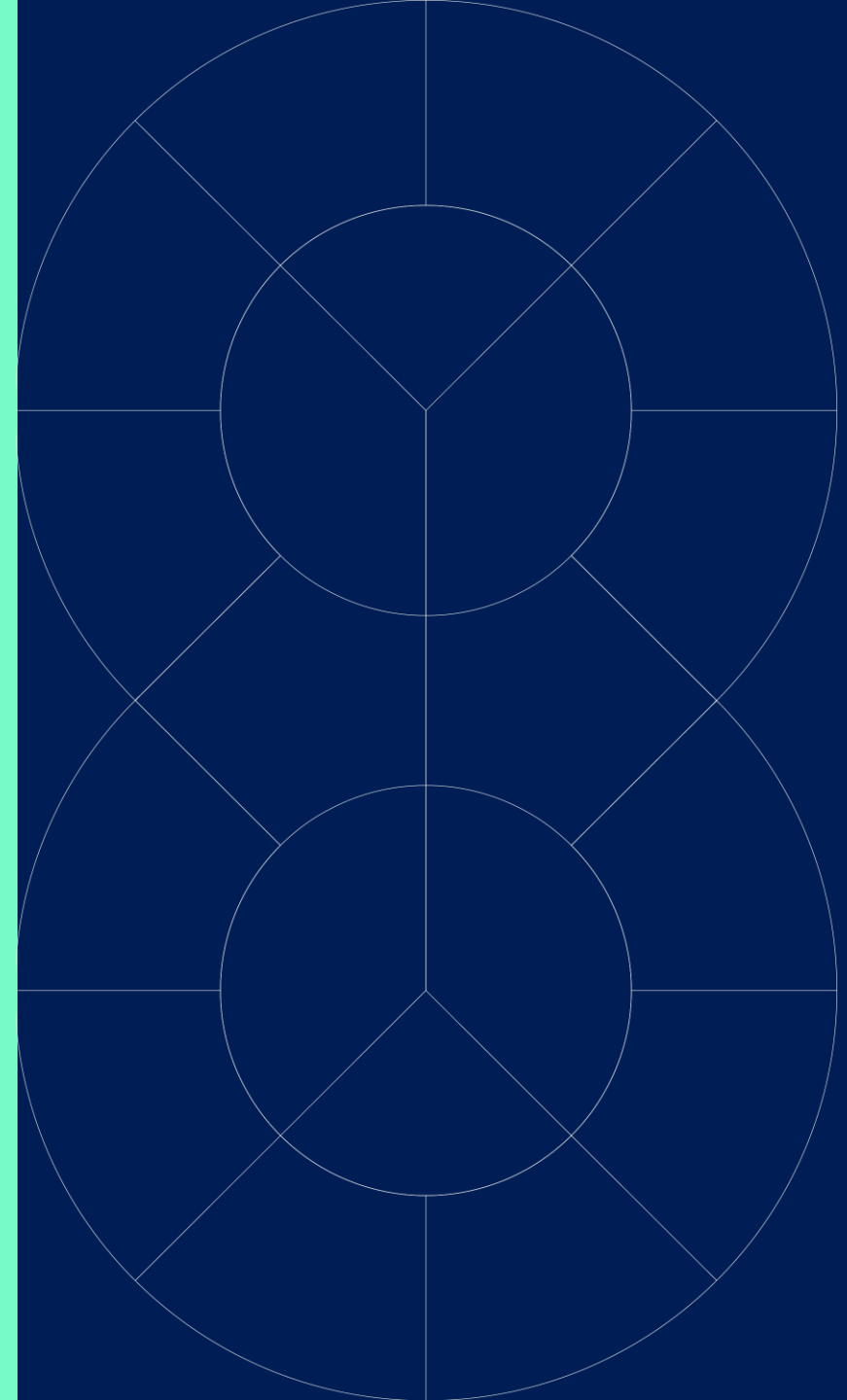
Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$ 47,724,501	\$ 161,537,238	29.5%	27.0%
Professional Services	\$ 17,694,887	\$ 73,875,516	24.0%	23.7%

\* Construction includes Special Trade Construction



# Project Look-Ahead

Summary by Sub-Program



- **November-December:**
  - **Building 1 and 2 Superstructure Construction**
    - Concrete support columns
    - Concrete slabs (All building levels complete)
    - Steel girders and main supports installed, steel stairways, etc.
  - **Begin wall framing in Buildings 1 and 2**
  - **GMP-4 Construction Document phase design set complete with cost reduction measures incorporated**

- **January-February:**
  - Continued wall framing Buildings 1 and 2
  - Start electrical rough-in, low voltage pathways Buildings 1 and 2
  - Start mechanical system (HVAC) rough-in Buildings 1 and 2
  - Start plumbing rough-in Buildings 1 and 2
- **March-April:**
  - Skanska solicitation of GMP-4 to the subcontract market for bids

- **November-December:**
  - Construction Document Phase Continues
  - Perkins+Will Design Contingency for Board Approval
  - Materials Testing Services Provider for Board Approval
  - GMP-1: Site Utilities/Early Structural Steel Go to Market
  - GMP-1: Site Utilities/Early Structural Steel Package to City of Arlington for Permit

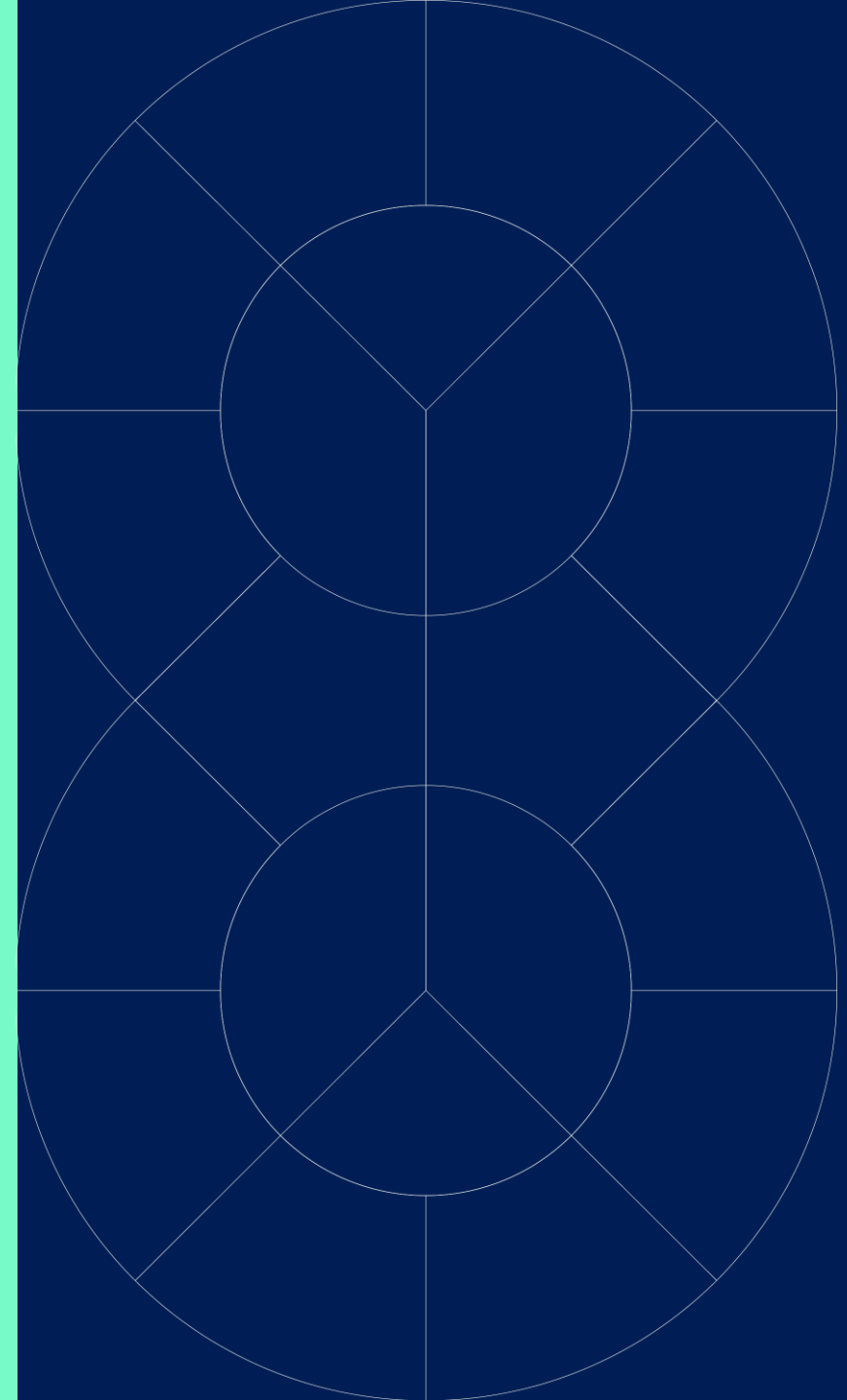
- January-February:
  - Construction Document Phase Continues
  - HVAC Test and Balance Services Provider for Board Approval
  - GMP-1: Site Utilities/Early Structural Steel for Board Approval
  - GMP-1: Site Utilities/Early Structural Steel Commences
  - GMP-2: South Academic Building Construction Go to Market
  - GMP-2: North Onboarding Building Construction Go to Market

- **November:**
  - Kick-off Master Implementation Plan Development Process.
  - Board Contract Approval for Construction for the SE Chiller Replacement Project
  - NE Campus Emergency Power Project in Initial Scoping Stages
- **December:**
  - Master Planning Efforts Continue
  - SE Chiller Replacement Project Construction Begins
- **January:**
  - Master Planning Efforts Continue
  - SE Chiller Replacement Project Construction Continues

- **November:**
  - Kick-off Master Implementation Plan development process.
  - Begin Programming and Schematic Design of the NTAB, SACB and SACD Project
- **December:**
  - Master Planning Efforts Continue
  - Schematic Design of the NTAB, SACB and SACD Project Continues
- **January:**
  - Master Planning Efforts Continue
  - Design Development for the NTAB, SACB and SACD Project Begins

# Upcoming Board Actions

Commitments and Briefings





- **November:**
  - SE Campus Expansion Program (\$125M Total Budget)
    - Perkins & Will Owner's Controlled Contingency amendment for approval
  - MEP/Infrastructure (\$202M Total Budget)
    - SE Campus Central Utility Plant Chiller Replacement (installation)
  - Quarterly Bond Program Update (information)
  - Southeast Campus Design update (information)
- **December:**
  - SE Campus Expansion Program (\$125M Total Budget)
    - Materials Testing Services professional services agreement for Board approval
  - NW Campus Redevelopment Program (\$320M Total Budget)
    - HVAC Test & Balance Services professional services agreement for Board approval

Thank You!

