 2019 Bond



Jacobs

Tarrant County College District

2019 Bond Capital Improvements Program

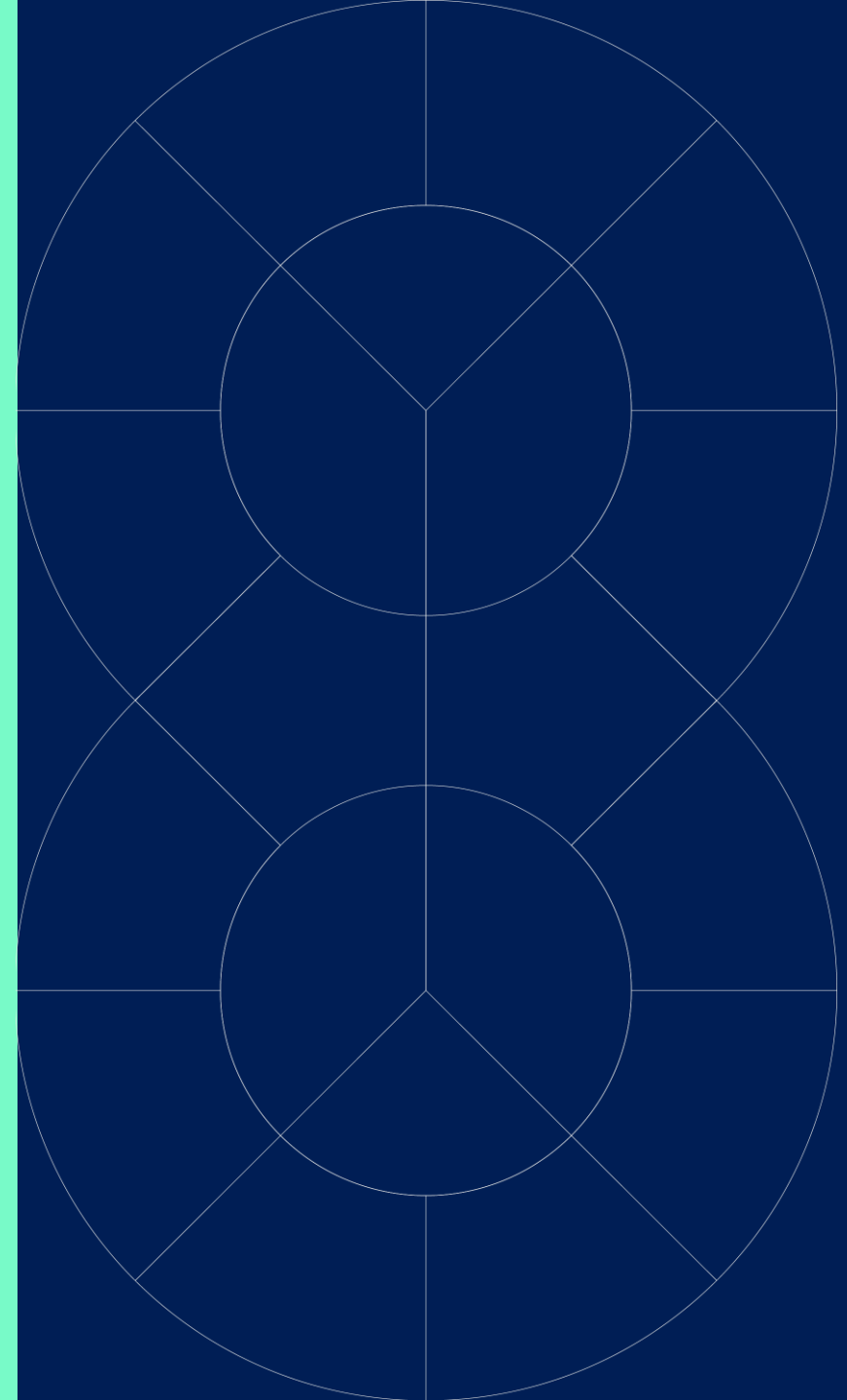
Progress through February 2022



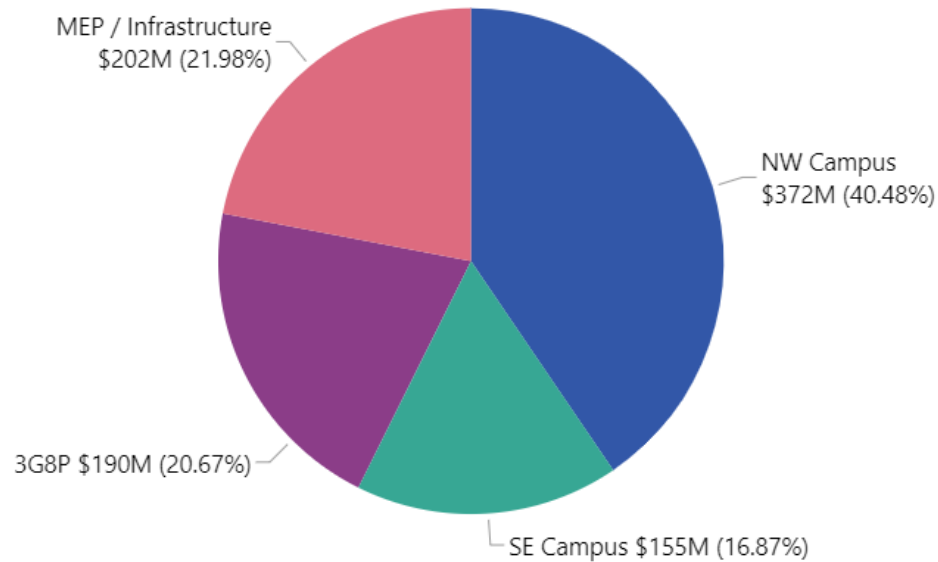
- Financial Update – Summary and Statistics
- Financial Update – Construction Market Volatility
- Project Updates
- MWBE/HUB Reporting
- Project Look-Ahead
- Upcoming Board Actions

Financial Update

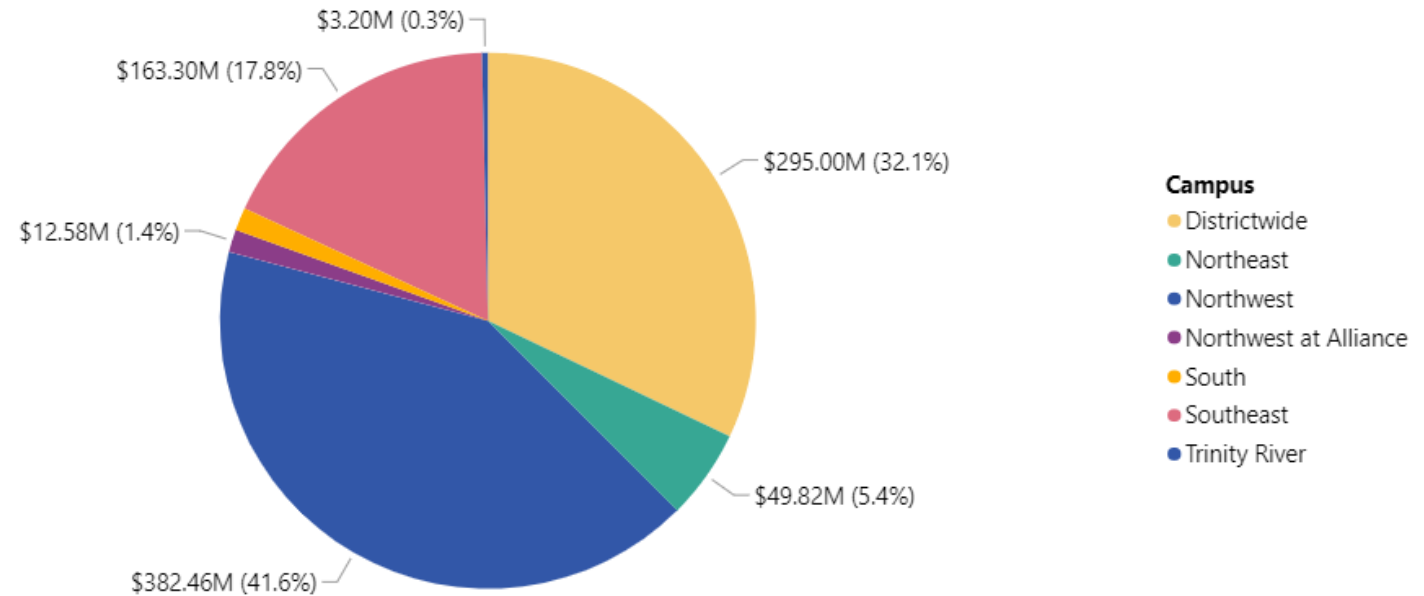
Summary and Statistics



Budget by Bucket



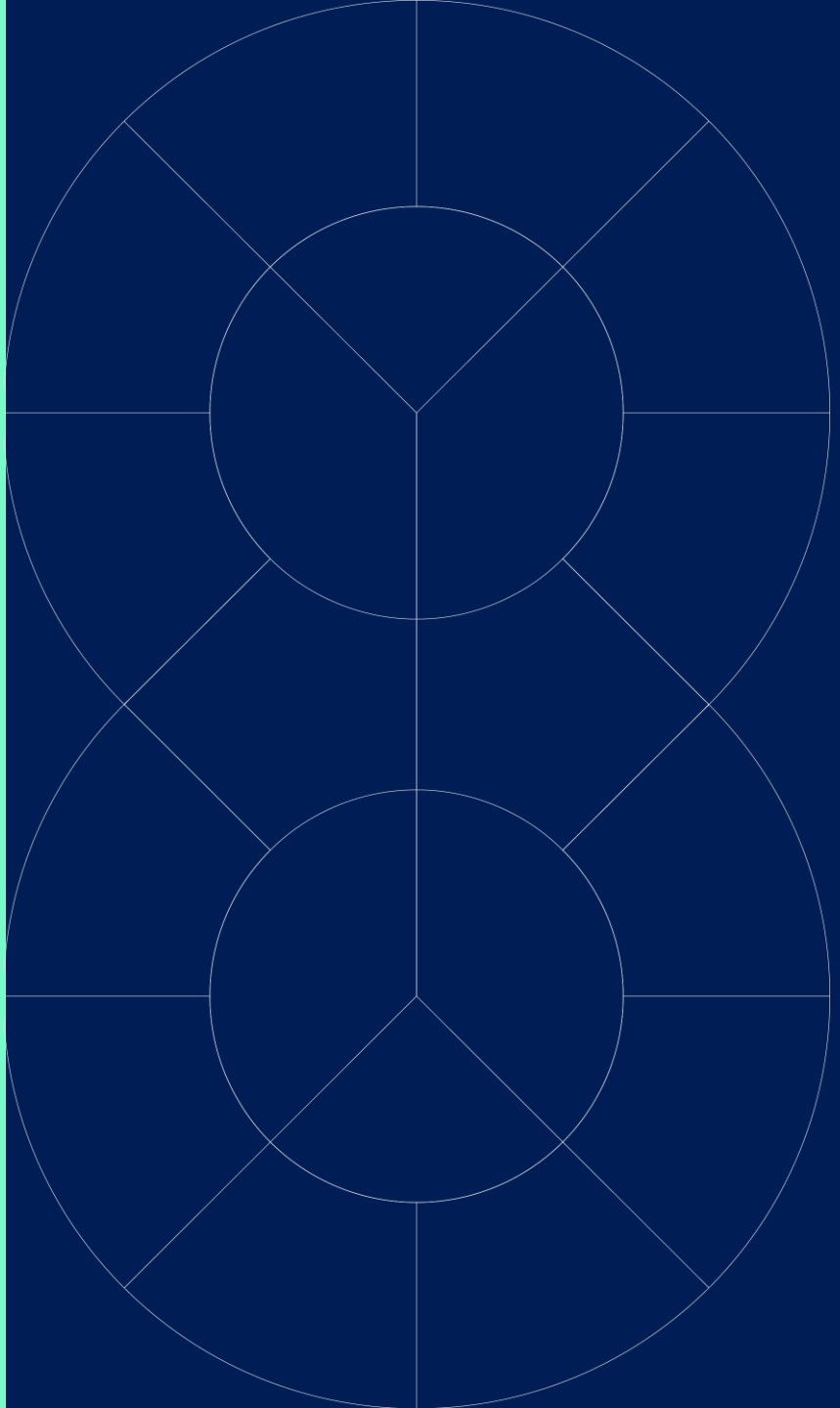
Budget by Campus



\$825M = 2019 Bond Funding
+\$82M = Pay-as-You-Go/Fund Balance
+\$12M = Northwest Campus Early College High School Funding (FWISD)
\$919M = Total Program Budget

Financial Summary	Budget	Committed	Spent	Remaining
Northwest Campus Redevelopment	\$372M	\$163.2M	\$61.4M	\$208.8M
Southeast Campus Expansion	\$155M	\$24.1M	\$5.7M	\$130.9M
Mechanical Electrical Plumbing (Infrastructure)	\$202M	\$43.7M	\$36.6M	\$158.3M
3 Goals & 8 Principles	\$190M	\$27.2M	\$19.4M	\$162.8M
Total	\$919M	\$258.2M	\$123.1M	\$660.8M

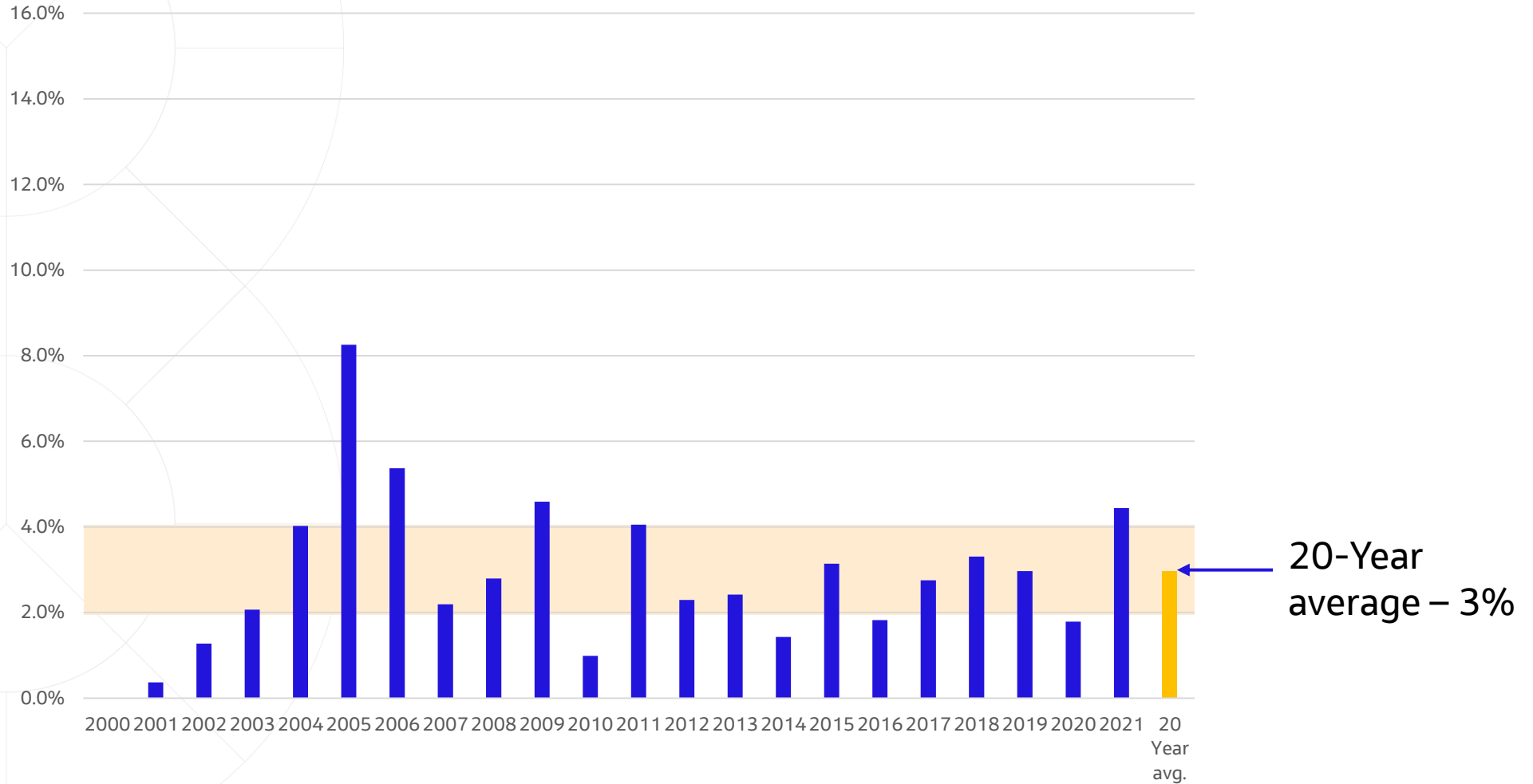
Project Summary	Planned / Not Active	Pre-Design / Design	Procurement	Construction	Close-Out / Complete	Hold	Total
Northwest Campus Redevelopment	0	0	0	1	0	0	1
Southeast Campus Expansion	0	0	1	0	0	0	1
Mechanical Electrical Plumbing (Infrastructure)	37	4	1	8	49	1	100
3 Goals & 8 Principles	16	3	0	0	7	1	27
Total	53	7	2	9	56	2	129



Financial Update

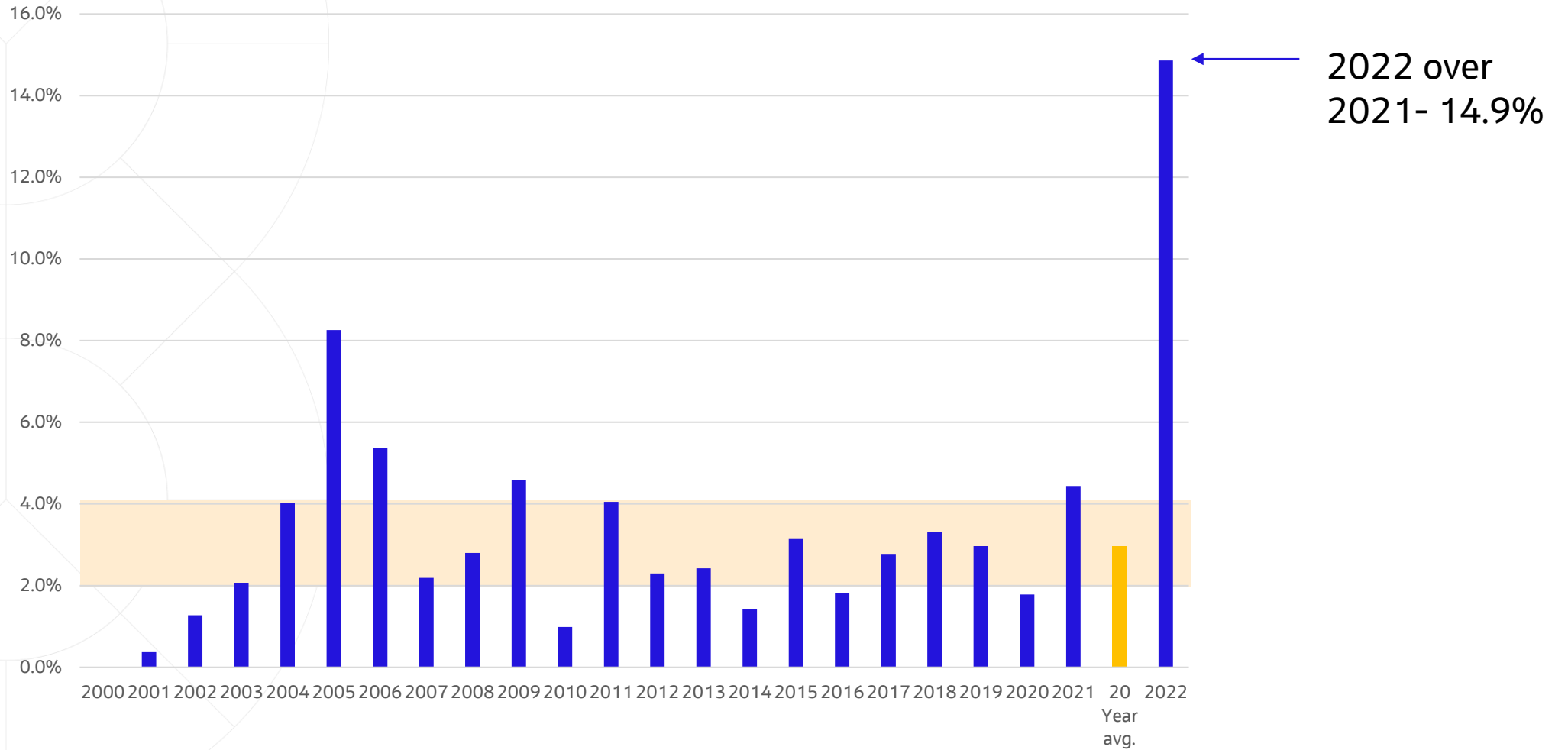
Construction Market Volatility

Year-Over-Year Construction Inflation



Source: Engineering News-Record "Building Cost index"

Year-Over-Year Construction Inflation



Source: Engineering News-Record "Building Cost index"

DIMINISHED BUYING POWER

- Since November 2019, inflation has diminished the Bond Program buying power by **21%**

DIMINISHED BUYING POWER

- Since November 2019, inflation has diminished the Bond Program buying power by **21%**
- Through the first year+ of implementation, 28% of the Bond Program costs have been “locked in”, **72% remains**

COST INCREASES (Year over Year)

- Material Price Index **up 31%**
- Structural Steel **up 35%**
- Pipe Material **up 60 - 100%**
- Fuel **up 51%**
- Gypsum materials **up 21%**
- Northwest Campus Redevelopment: **11% increase** in estimated construction cost (\$17M) since July 2021, strictly due to escalation.



MATERIAL DELIVERY LEAD TIME ISSUES

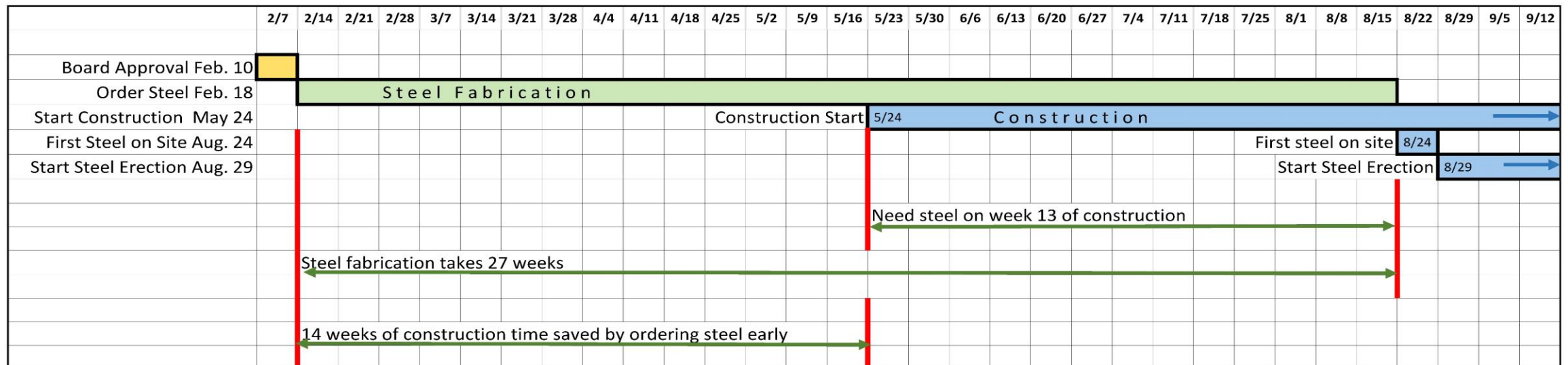
- Roofing
- Steel
- HVAC Equipment
- Appliances
- Electrical Gear



Southeast Campus Expansion & Renovation:

Early procurement of structural steel saves 14 weeks of construction time

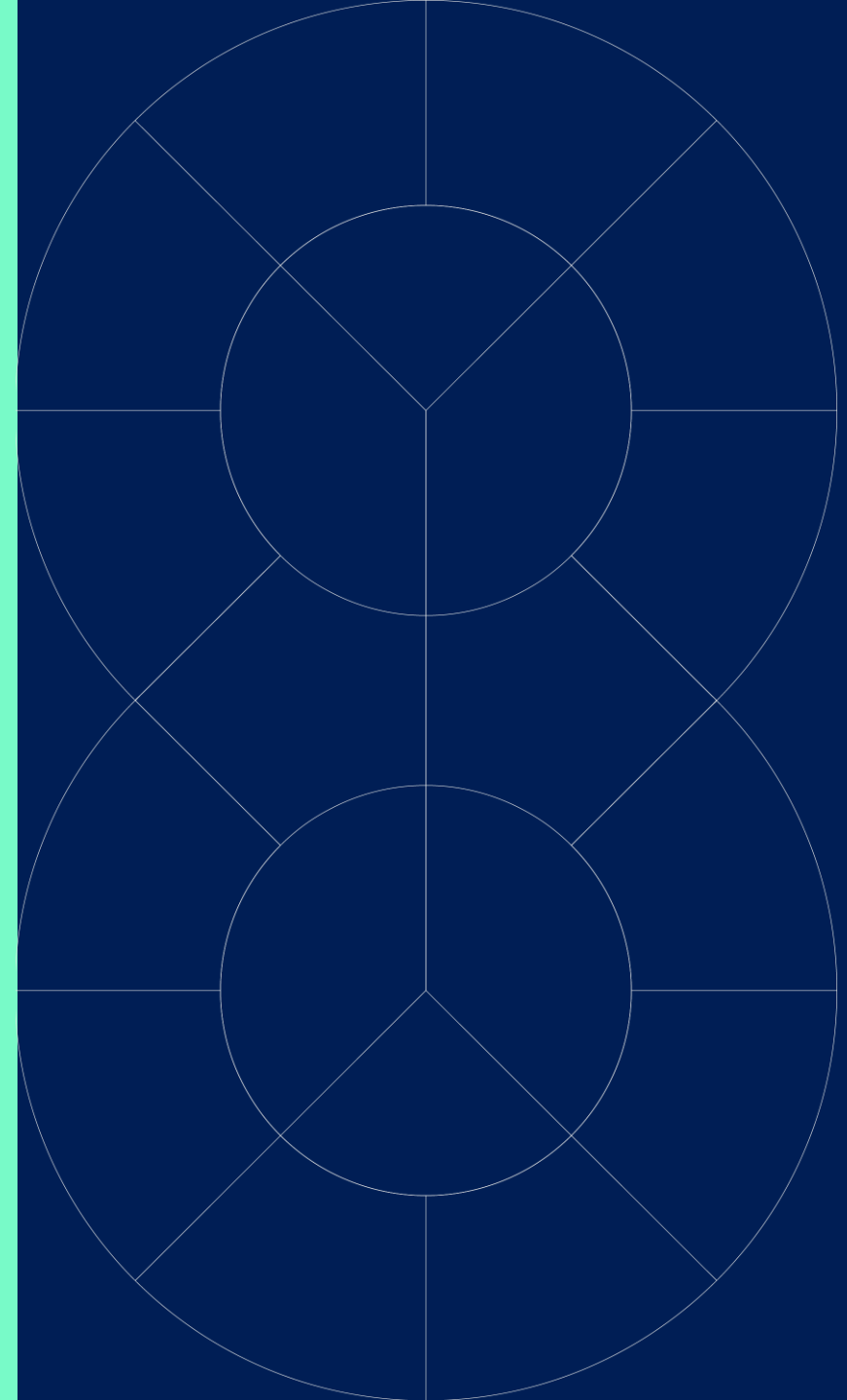
Timeline for Structural Steel Fabrication:



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

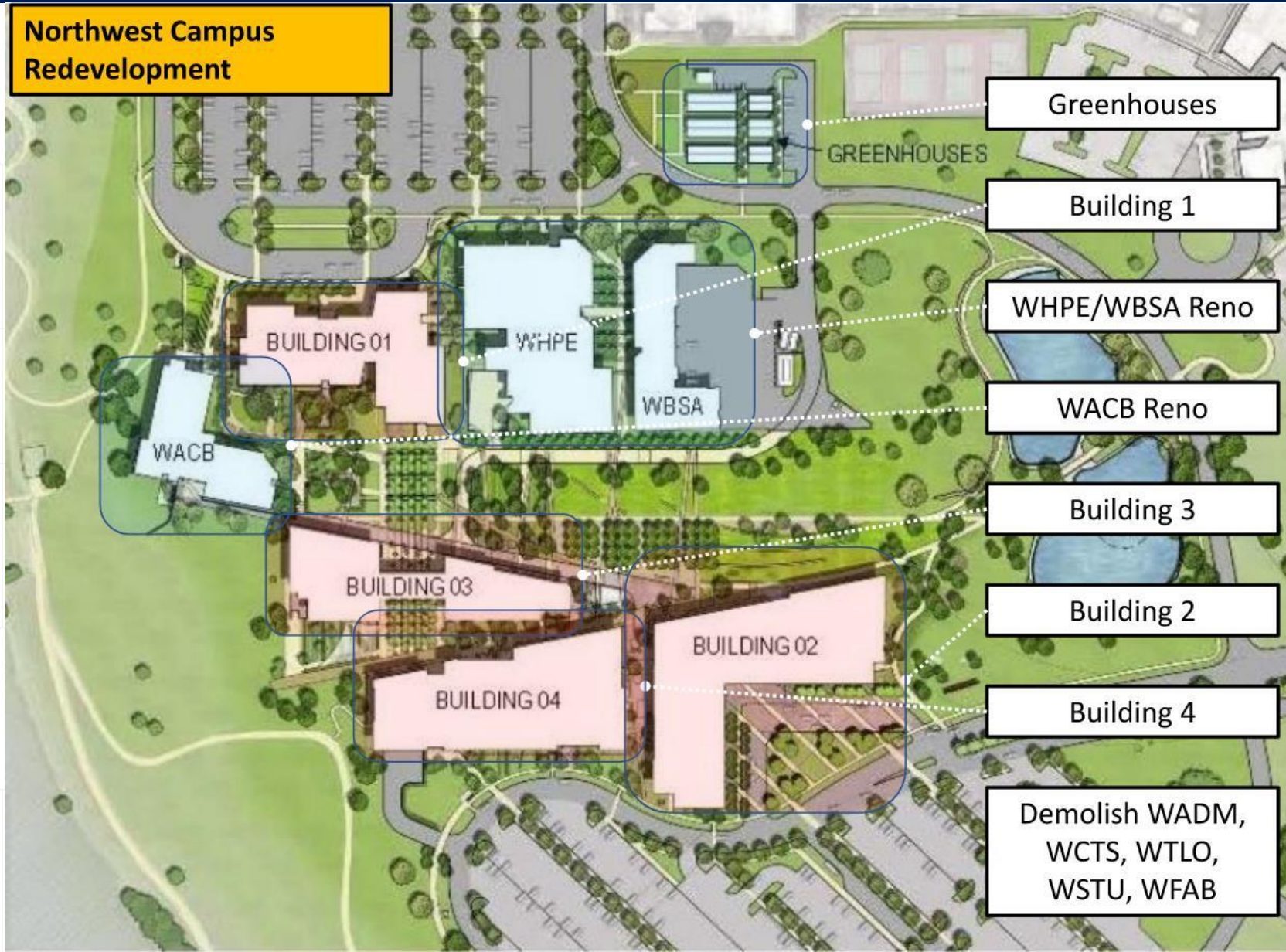




Project Updates

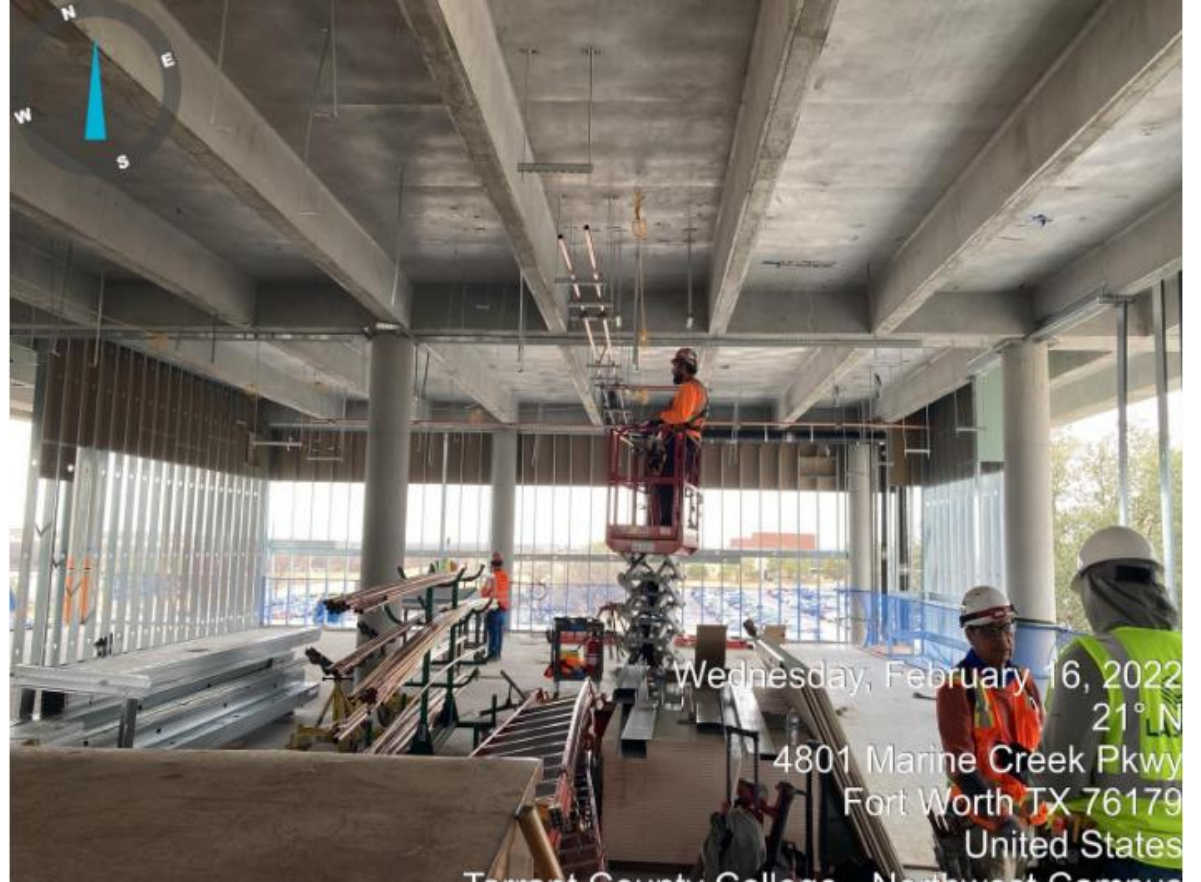
Planning, Design, and Construction Activities







Buildings 1 and 2 as of 2-21-2022





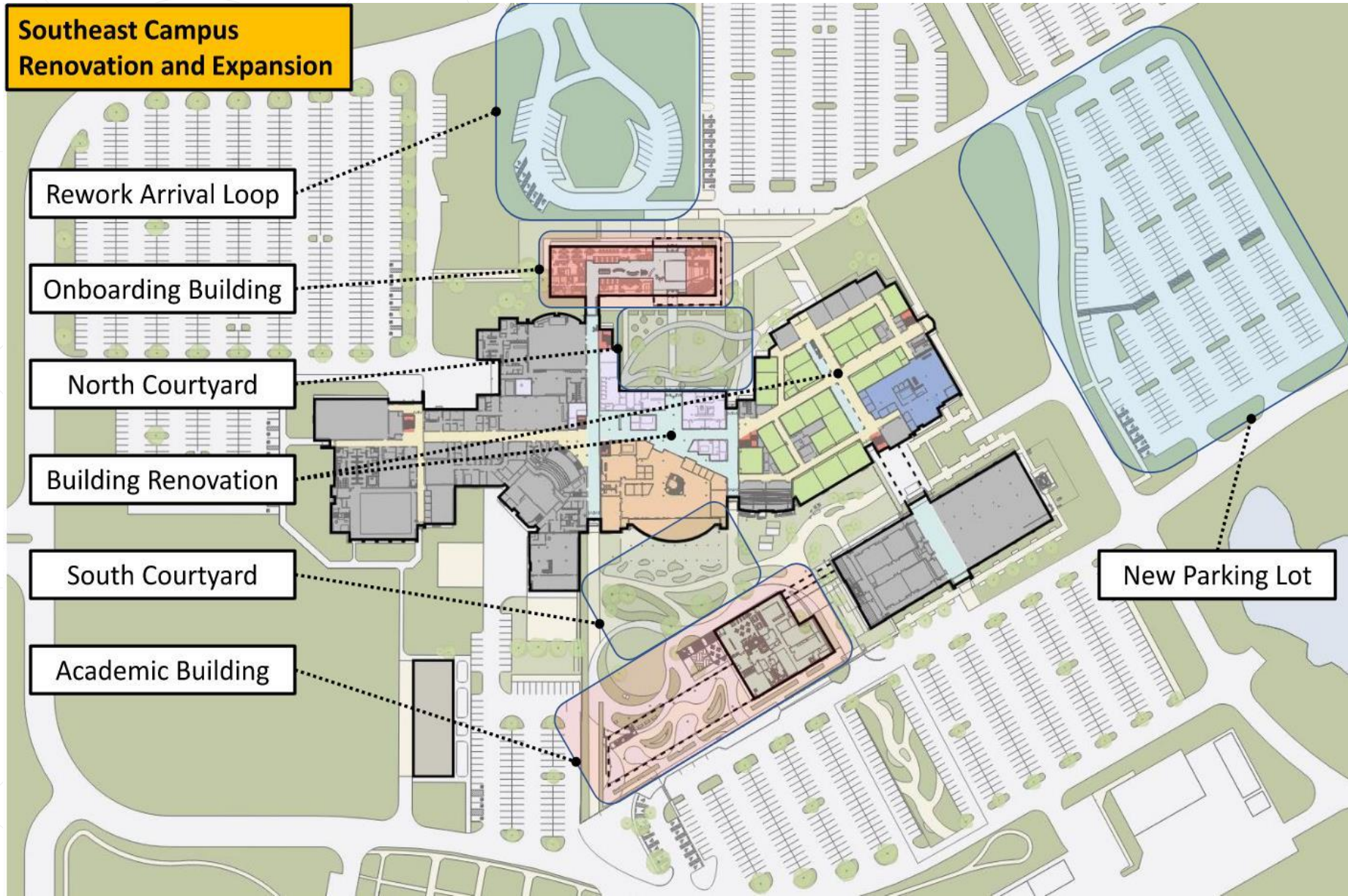
- **GMP-1**
 - Site Utilities Phase 1 **Complete**
 - Construction Hub scheduled for completion by March 25, 2022
- **GMP-2**
 - Site Utilities Phase 2 **Complete**
- **Phase 2A, Buildings 1 and 2 (GMP-3):**
 - Cast-in-place concrete **Complete**
 - Underground utilities including electrical, plumbing **Complete**
 - Slab on grade complete March 11, 2022
 - Internal and exterior framing in progress
 - Internal mechanical, plumbing, and electrical in progress

- Phase 2B, Buildings 3 and 4 (GMP-4)
 - Cost reduction measures continue
 - Early sitework package is being bid – to be recommended for approval at May Board meeting
 - GMP-4 will go to market in early 2023 for subcontractor bids
- Construction Quality Assurance Support Services
 - Contracts for commissioning and HVAC Test and Balance Services have been executed.

	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
Phase 1A: Site Utilities, Sitework, WADM Demolition, WSTU and WACB Swing Space, WBSA Expansion for Main Distribution Frame																																																																							
Design	■																																																																						
Construction					■																																																																		
Phase 1A: Construction Hub (Skanska / TCCD Bond Team Construction Compound)																																																																							
Design (Skanska)					■																																																																		
Construction					■																																																																		
Phase 1B: Site Utilities, Buildings 1 and 2 Sitework																																																																							
Design	■																																																																						
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Phase 2A: Buildings 1 and 2																																																																							
Programming	■																																																																						
Design	■				■																																																																		
Construction					■				■																																																														
Phase 2B: Buildings 3 and 4, WACB Renovation, WCTS Demolition, Greenhouses, and WTLO, WSTU, WFAB Demolition																																																																							
Programming	■																																																																						
Design	■				■																																																																		
Construction													■				■				■																																																		
NOTE: Timing of WHPE and WBSA Renovation TBD																																																																							

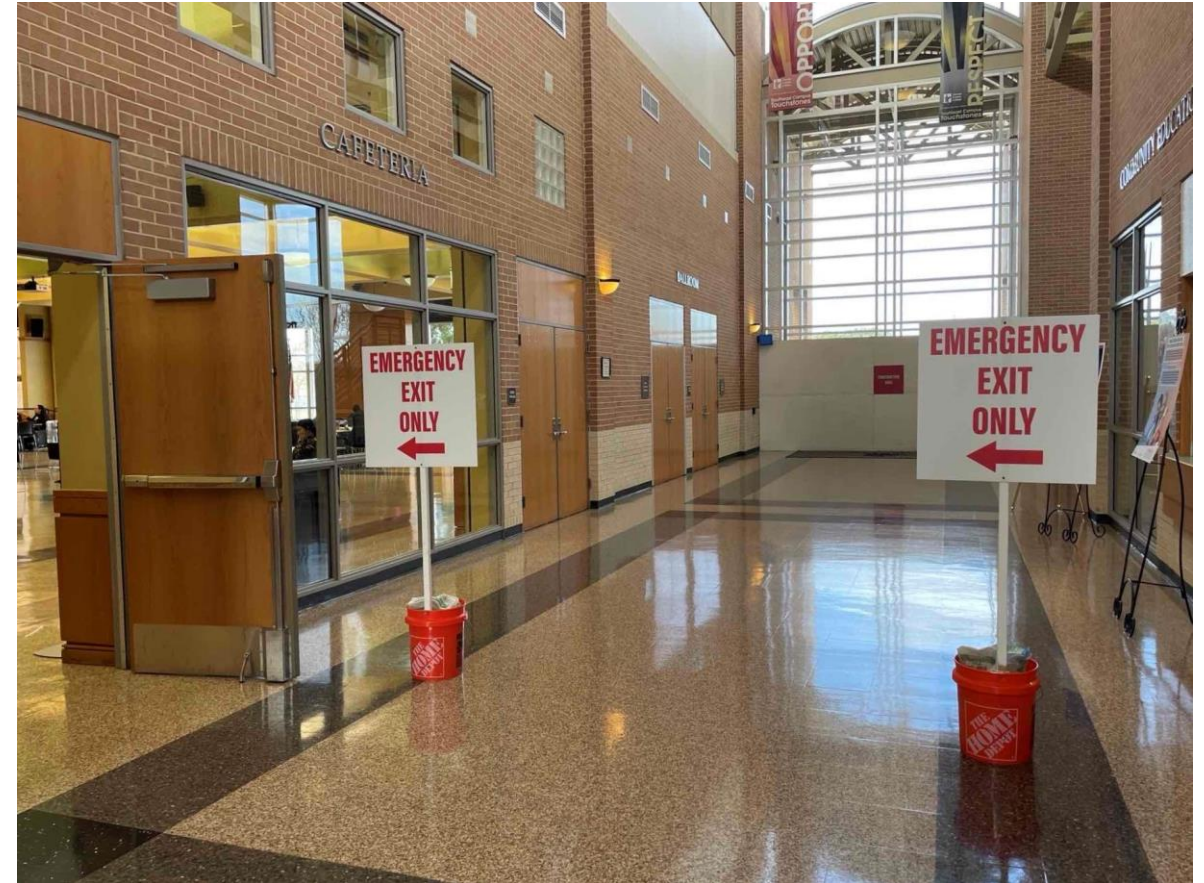
Southeast Campus Expansion Program Update







North Main Entrance Fencing



North Main Entrance Corridor

- Design Phase

- Perkins & Will submitted 80% Construction Documents (Construction of Buildings 1 and 7) for GMP-1 contractor bidding; will recommend approval at May 2022 Board meeting.

- Construction Phase

- Continue cost, schedule, and constructability reviews
- WA #1-Early Site Utility Relocation and Structural Steel Long-Lead Package for Buildings 1 and 7 approved by TCCD Board of Trustees on February 10, 2022
- Construction Manager released to start site logistics mobilization and WA-1 scope of work
- Construction Manager mobilized and installing temporary facilities and started site demolition

- **Support Services - Procurement**

- Materials Testing Services agreement executed (authorized by the Board on December 16, 2021)
- HVAC Test and Balance services agreement executed (authorized by the Board on December 16, 2021)
- Project Team generating renovations phasing plan for TCCD approval

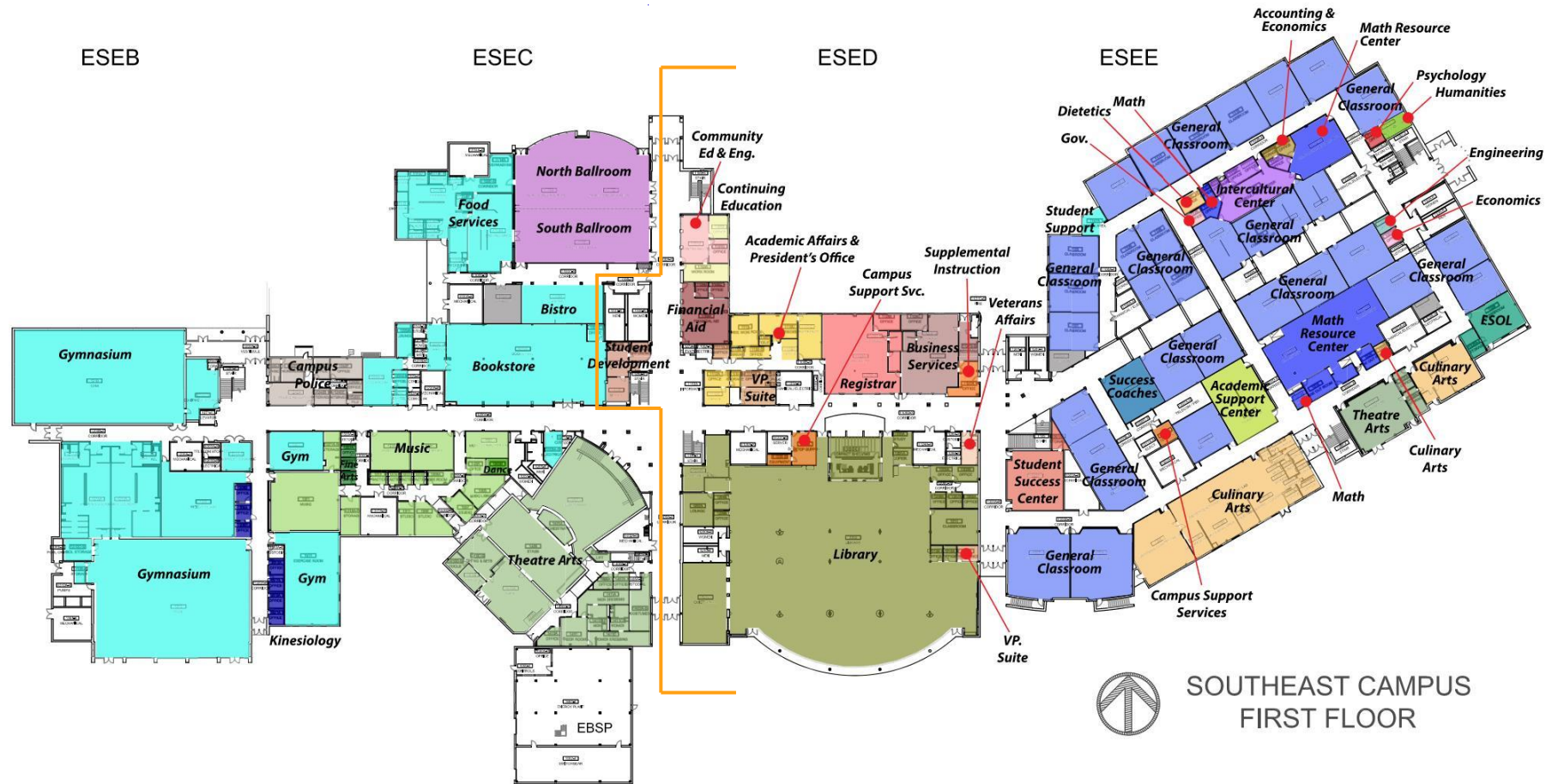


Building 7 – South Academic Building



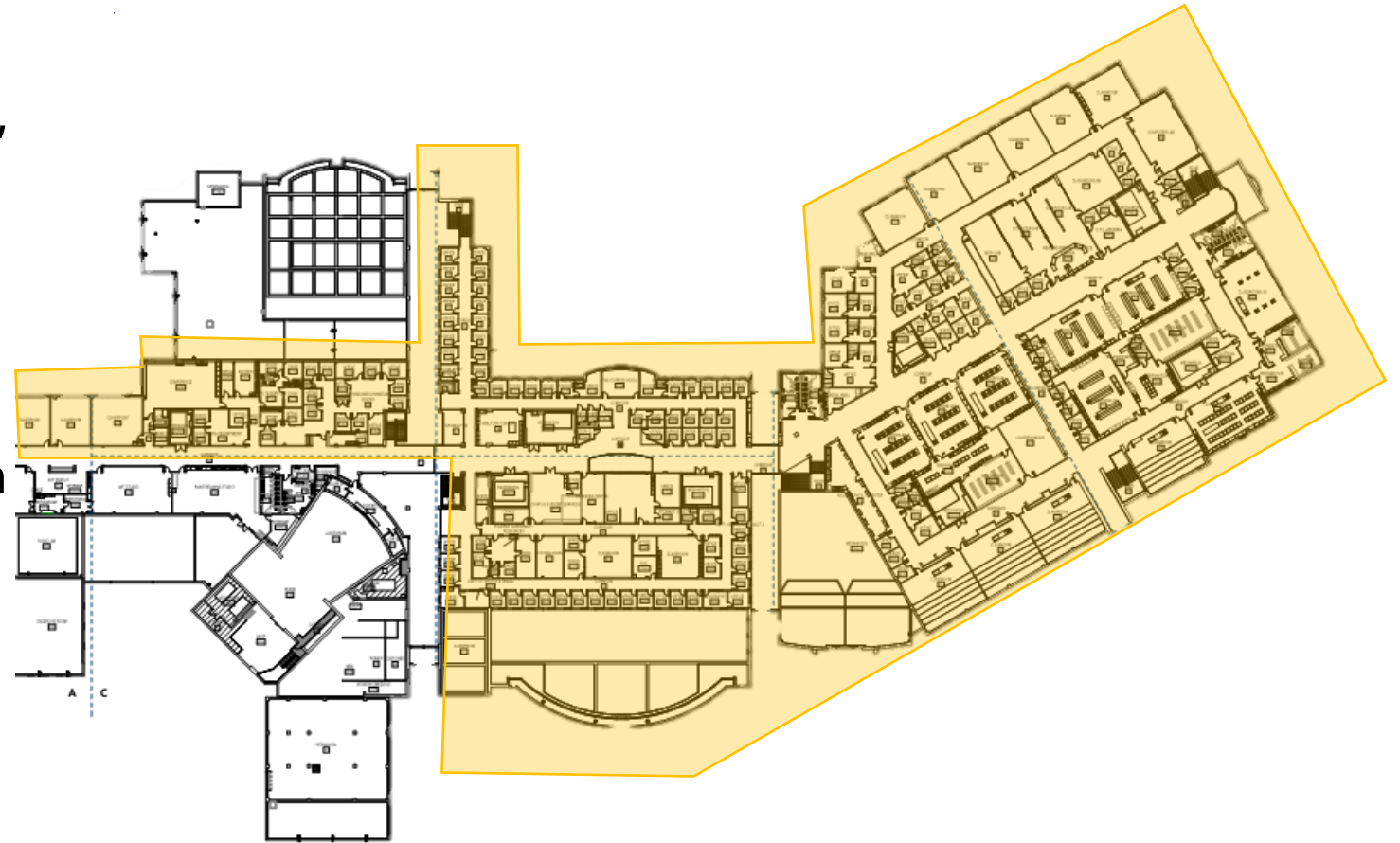
Building 7 – Culinary Dining Area

RENOVATION



RENOVATION

- Construction: January – December 2024, after new buildings complete
- Swing space is areas of building outside renovated area.
- Some remote learning during renovation
- **“Online Learning”**



Yellow represents extent of renovation (both floors)

RENOVATION *Multiple options were studied*

OPTION	DESCRIPTION	Analysis	Cost	Duration (PRELIMINARY) No portables	Completion Date (PRELIMINARY)	Required swing space	Disruption level during construction	Other factors
1A	Single Phase, done in 2023	Lowest cost, shortest timeline, earliest completion. Construction disruption less impactful. But requires a lot of swing space (remote or portables)	Lowest	16 months	Apr-24	Most needed	Least	Requires swing space for all classrooms & most services
1B	Single Phase, done in 2024	Same as 1A but a year later, after new building complete. Same factors as 1A but more time to plan, less swing space needed, higher cost (inflation).	Cost higher than 1A (inflation)	16 months	Apr-25	Less than 1A (buildings are complete)	Least	Requires some swing space, but some can go into completed new building
2A	Two phase: north, then south	Only half of classrooms off line at a time. Second Phase classrooms move directly into new building. Construction is close to classrooms.	Higher than single phase	28 months	Apr-25	Less than 1A (buildings are complete)	More than 1 or 2B (construction near classes)	Only half classrooms off line at a time, and some go into new building when complete
2B	Two phase: center, then east	Center area done first, then classrooms. All classrooms off line at one time - less impact of construction	Higher than single phase	28 months	Apr-25	Less than 1A (buildings are complete)	More than single phase	All classrooms off line, but some are in new building. Noise and egress preferable over 2A, but impacts all classrooms at a time.
3	Six phases (studied, but not feasible from noise and disruption standpoint)	"Surgical" renovation, to minimize need for swing space. But most impact of construction issues, more moves	Highest	TBD (longest)	TBD (latest)	Least	Most disruptive	Extensive construction work in the midst of teaching classrooms

RENOVATION

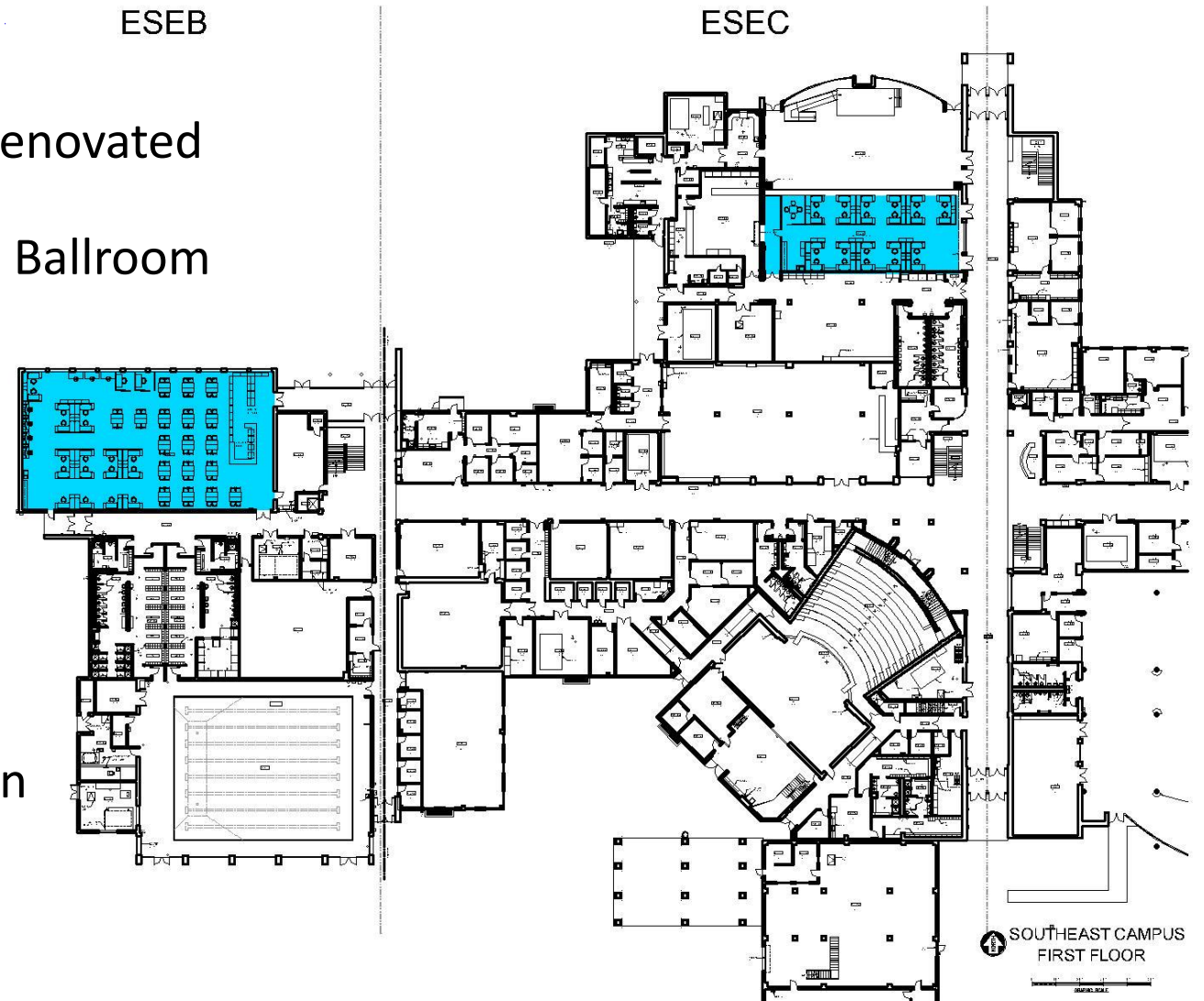
- **Recommended solution (1B) is Single phase, done in 2024 after construction of new buildings**
- Single phase:
 - + Minimizes inconvenience to occupants
 - + Shortest duration
 - + Lower cost than multiple phases
- Timing in 2024 vs. 2023:
 - + New buildings complete – eliminates need for portable buildings
 - + More time to plan
 - - Added cost of extending project team
 - - Added cost for construction inflation

Option 1B: Impacts

- **Academic:**
 - 727 Sections need space.
 - 597 (75%) are accommodated in the new academic building, plus other spaces on campus not impacted by the renovation.
 - The remaining 130 would be online learning
 - The **Culinary Program** is preserved throughout – it moves from current location into the new building.
 - The **Gym** would not be available for the Summer Conditioning Class, if it is used for staff swing space
- **Operational:**
 - **Some staff** would need to be temporarily housed in the Gym & South Ballroom, or work from home **remotely**
 - **College for Kids** could still operate in spaces other than the Gym.

RENOVATION: Operational Impact

- Swing space needed in areas outside the renovated area.
- 58 workstations + 3 focus rooms in Gym & Ballroom
- Departments in these spaces:
 - ESOL
 - Intercultural Center
 - Student Activities
 - SARS
 - Library Stacks/Student Study
 - CSS
- Cost for partitions/power/data/furniture:
 - \$650k to \$800k, depending on inflation



RENOVATION: Operational Impact

Tarrant County College - Southeast Campus		
Space	Existing Location	Swing Location
DEPARTMENTS TO BUILDING 1		
Admissions	ESED 1st Floor	Building #1
Advising	ESEC Second Floor	Building #1
Testing Center	EMOD	Building #1
Student Success Coaches		Building #1
Orientation	ESEC Ballroom	Building #1
Registrar	ESED 1st Floor	Building #1
Financial Aid	ESED 1st Floor	Building #1
Business Services	ESED 1st Floor	Building #1
Student Success Center		Building #1
Career Center		Building #1
Transfer Center		Building #1
DEPARTMENTS TO BUILDING 7		
Culinary Arts	ESEE 1st Floor	New Academic Building
Dietetics	ESEE 1st Floor	New Academic Building
10 Classrooms	ESEE	New Academic Building
36 Faculty Work Areas	ESEE	New Academic Building
Technical Advisors		New Academic Building
Linda Fox Arnold		New Academic Building
N. Haliburton		New Academic Building
J. Smith		New Academic Building
12 Adjunct Work Areas	ESEE	New Academic Building

Tarrant County College - Southeast Campus		
Space	Existing Location	Swing Location
DEPARTMENTS TO OTHER AREAS:		
ESOL/ESL		South Ballroom
Intercultural Center		South Ballroom
Student Activities		South Ballroom
SARS		South Ballroom
Library Stacks/Student Study	ESED 1st Floor	Gym
CSS	ESED 2nd Floor	Gym
President's Office	ESED 1st Floor	ESCT Student Activities Suite
Languague		Computer Lab ESCT
Reading/Writing		Computer Lab ESCT
Accounting Econ Tutor		Computer Lab ESCT
Graphics/Inventory	ESED 2nd Floor	EBSB
Divisional Deans		EMOD East (Touchdown Hoteling Space)
Academic Support Staff		EMOD East (Touchdown Hoteling Space)
Copy Center		EMOD East Entry Window
SI		EMOD East Small Room
Community Ed.	ESED 1st Floor	EMOD West
Sr. Education	EMOD West	EMOD West
Health Services	ESED	EMOD West
Veteran's Success Center		Existing Modular
Community Partnerships		Existing Modular
Faculty Offices	ESED/ESEE	From Home
Math Lab/Math Testing		Science Open Lab ESCT

- Master Implementation Planning for Northeast, South, and Trinity River campuses is in progress
- 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

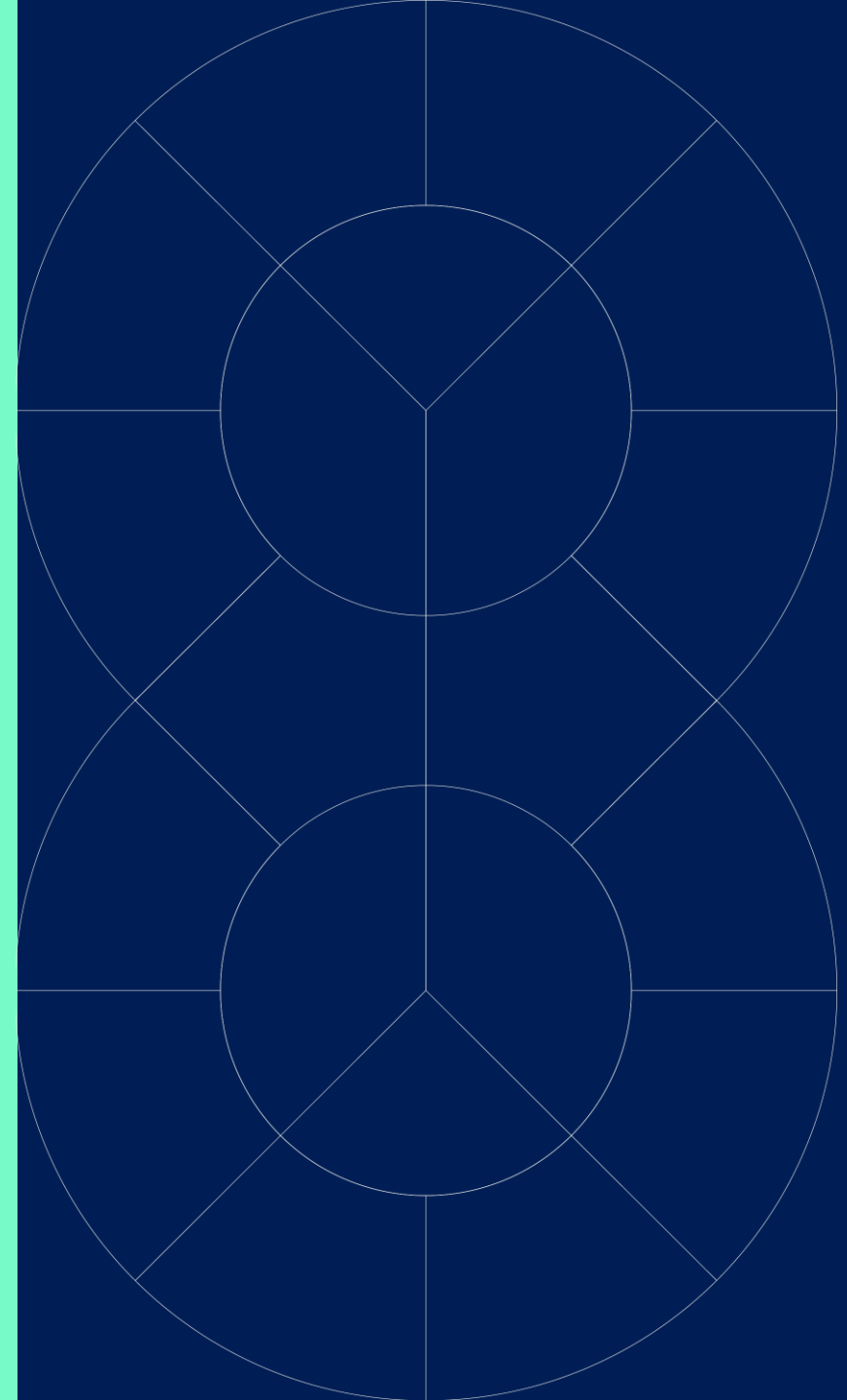
- **South Campus Emergency Power System Upgrades Phase III**
 - Generator installation and battery back-up upgrades to provide emergency back-up power campus-wide
 - Phases I and II are complete and operational
 - Phase III is in the early planning and design stage
- **Northeast Campus Emergency Power 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

- Master Implementation Planning for Northeast, South, and Trinity River campuses is in progress
- 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



1st Quarter FY22: MWBE Spend vs. Goal

Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$ 1,650,078	\$ 4,057,260	40.7%	27.0%
Professional Services	\$ 453,042	\$ 1,264,882	35.8%	23.7%

* Construction includes Special Trade Construction

Bond Inception to Date: MWBE Spend vs. Goal

Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$ 19,268,803	\$ 60,802,338	31.7%	27.0%
Professional Services	\$ 7,066,707	\$ 38,457,363	18.4%	23.7%

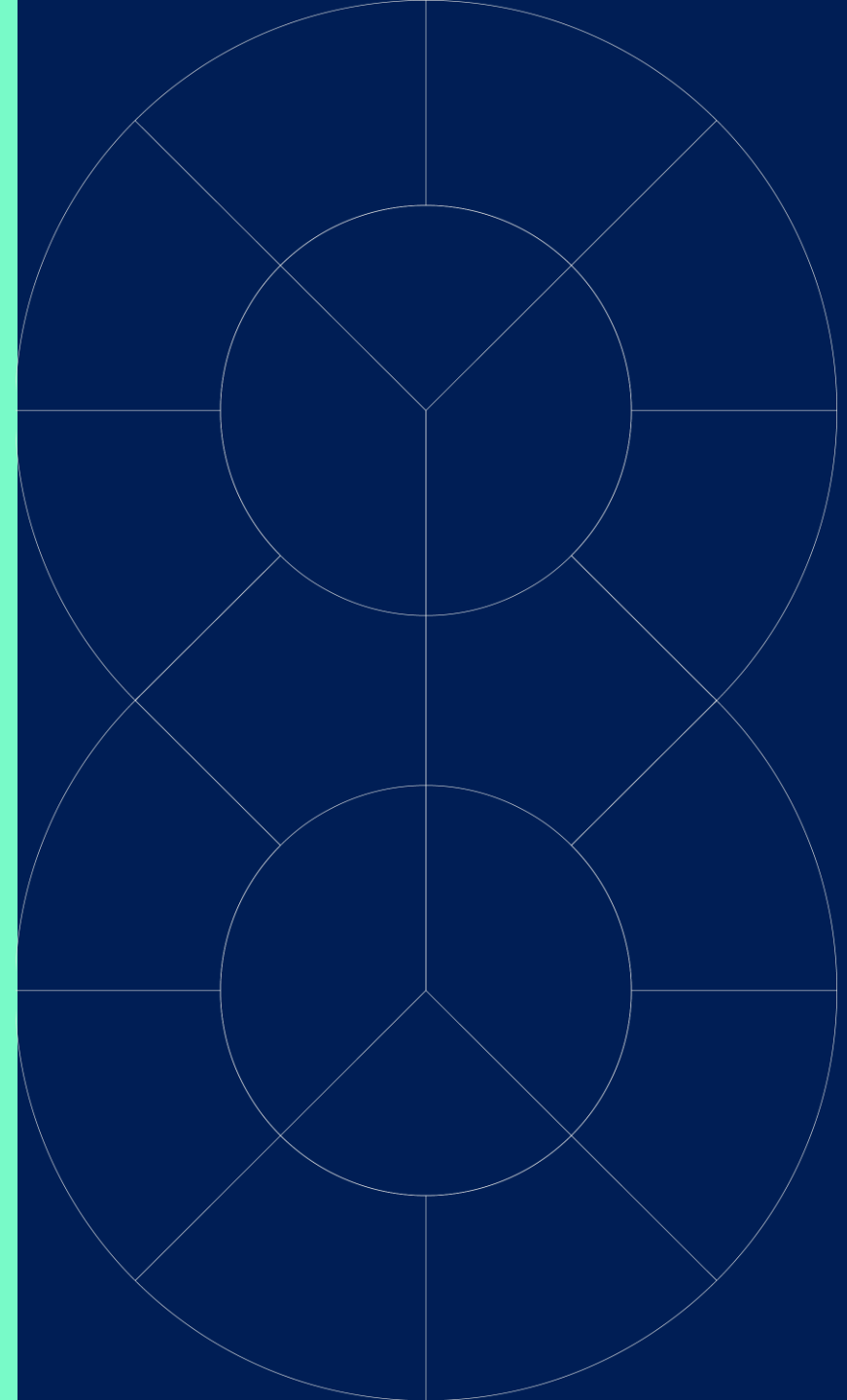
Bond Inception to Date: MWBE Commitments vs. Spending Goal

Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$ 47,724,501	\$ 161,085,821	29.6%	27.0%
Professional Services	\$ 22,655,555	\$ 76,366,140	29.7%	23.7%

* Construction includes Special Trade Construction

Project Look-Ahead

Summary by Sub-Program



- **March-May:**
 - Building 1 and 2 Superstructure Construction
 - Interior infrastructure continues
 - Framing, Stairs, Mechanical, Electrical, Plumbing overhead
 - Exterior Framing, sheathing, waterproofing
 - Canopy steel framing
 - Curtain wall and glass installation
- Skanska solicitation of GMP-4 Work Authorization-1 (Civil Package) to the subcontractor market for bids.
- Work Authorization 1 to May Board for approval

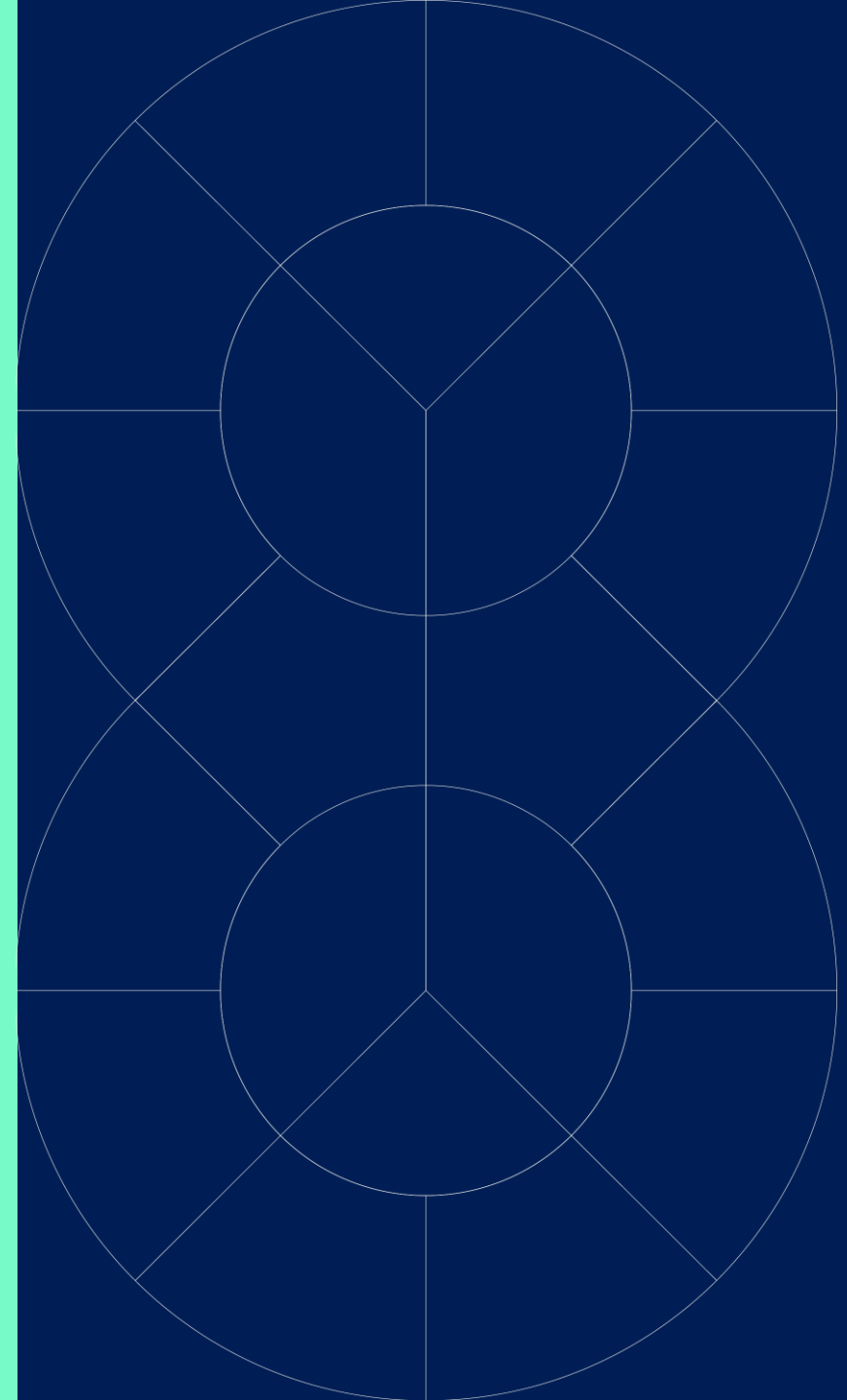
- **March:**
 - Construction Document Phase complete for Buildings 1 and 2
 - Construction Document Phase continues for renovation areas
 - WA-1: Site Utilities/Early Structural Steel Package permit release from City of Arlington
- **April - May:**
 - Construction Document Phase continues for renovation areas
 - GMP-1: Buildings 1 and 7 GMP presented for May Board approval
 - Issue Notice to Proceed for GMP-1
 - Begin procurement of moving consultant services

- **February - March:**
 - District-Wide Emergency Power Project planning and scope definition continues
 - SE Chiller Replacement Project construction continues
- **April - May:**
 - District-Wide Emergency Power Project planning continues with Work Induction Board approval of project scope and initial budget
 - SE Chiller Replacement Project Construction continues
- **June - July:**
 - District-Wide Emergency Power Project RFP for Design Services to be issued
 - SE Chiller Replacement Project Construction is anticipated to complete

- **February - March:**
 - Master Planning efforts continue, initial progress draft document anticipated for internal review
 - 100% Construction Documents for the NTAB, SACB and SACD Project issued, and RFP for Construction Services is posted for bid
 - Design Development for the Wayfinding and Signage Project continues
- **April - May:**
 - Master Planning Efforts Continue
 - Final Guidelines and Specifications package for the Wayfinding and Signage Project continues
- **June - July:**
 - Final Master Planning Document is assembled for internal review
 - NTAB, SACB and SACD Project construction begins

Upcoming Board Actions

Commitments and Briefings



- April:
 - MEP/Infrastructure (\$202M Total Budget)
 - GC Agreement for Northeast Campus Sewer Rehabilitation **slipping to May**
- May:
 - SE Campus Expansion Program (\$125M Total Budget)
 - CMaR (BPH) GMP-1 Amendment for Buildings 1 and 7
 - NW Campus Redevelopment Program (\$320M Total Budget)
 - CMaR (Skanska) WA-1 Amendment (Civil Package)
 - 3G8P: (\$190M Total Budget)
 - GC Agreement for FY-22 IILE Classroom Renovation
- June:
 - Quarterly Bond Program Update (information)

Thank You!

