

2019 Bond



Jacobs

Tarrant County College District

2019 Bond Capital Improvements Program

Progress through April 2022



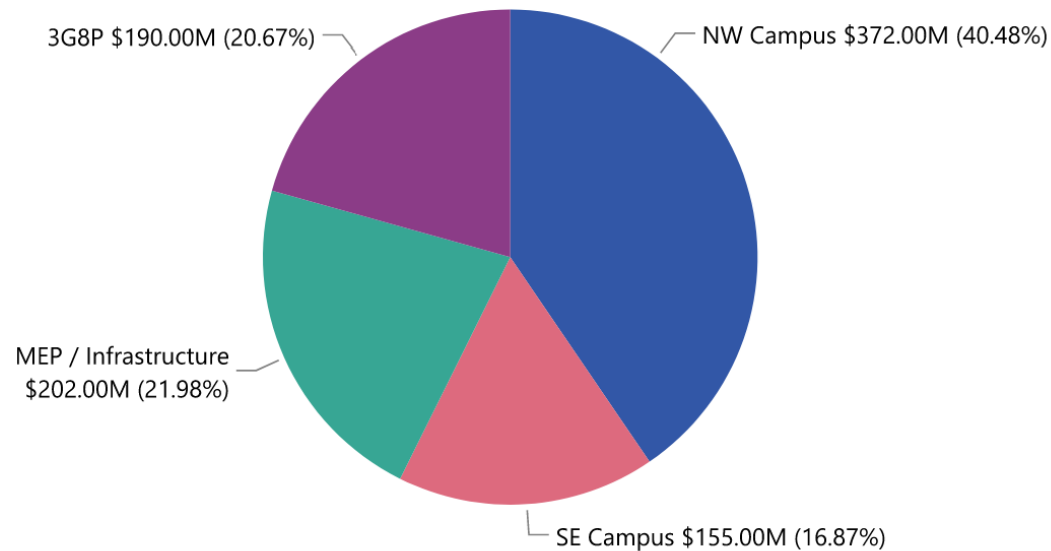
- Financial Update – Summary and Statistics
- Financial Update – Construction Market Volatility
- Project Updates
- MWBE/HUB Reporting
- Project Look-Ahead
- Upcoming Board Actions

Financial Update

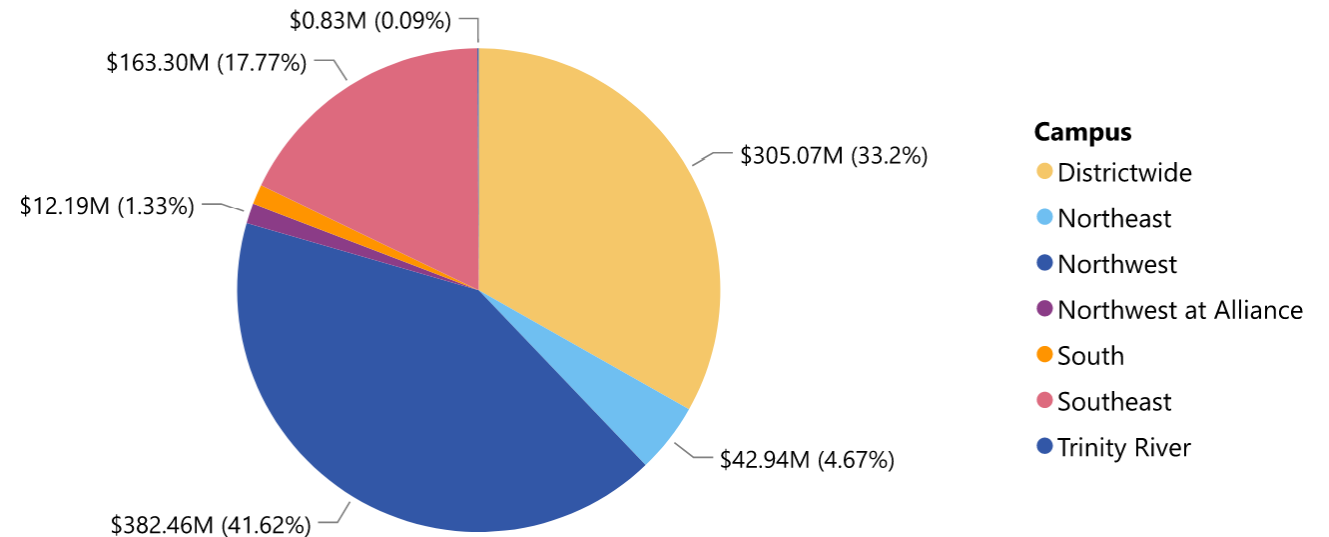
Summary and Statistics

2019 Bond Budget Overview

Budget by Bucket

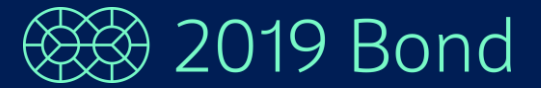


Budget by Campus



$\$825\text{M} = 2019 \text{ Bond Funding}$
 $+ \$103\text{M} = \text{Pay-as-You-Go/Fund Balance}$
 $+ \$12\text{M} = \text{Northwest Campus Early College High School Funding (FWISD)}$
 $\$940\text{M} = \text{Total Program Budget}$

2019 Bond Financial Summary



Financial Summary	Budget	Committed	Spent	Remaining
Northwest Campus Redevelopment	\$373M	\$163.1M	\$79.4M	\$209.9M
Southeast Campus Expansion	\$175M	\$24.1M	\$6.6M	\$150.9M
Mechanical Electrical Plumbing (Infrastructure)	\$202M	\$44.7M	\$36.6M	\$157.3M
3 Goals & 8 Principles	\$190M	\$26.6M	\$20.1M	\$163.4M
Total	\$940M	\$258.5M	\$142.7M	\$681.5M

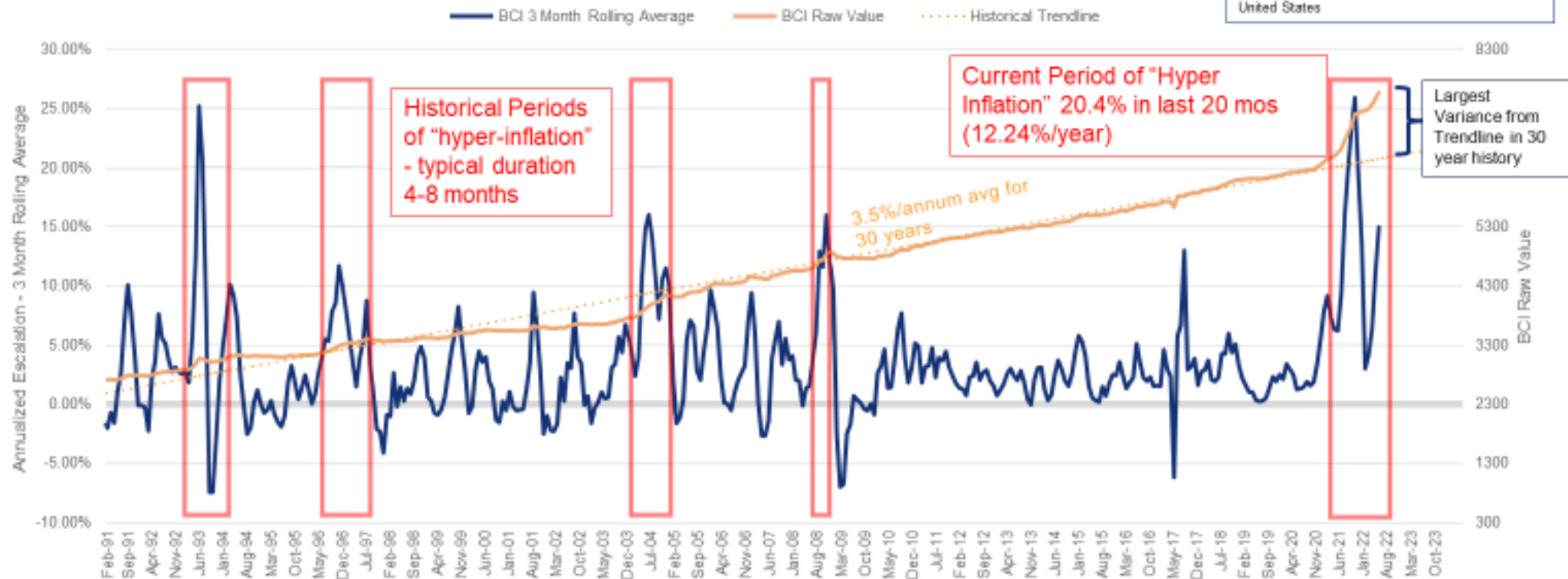
Project Summary	Planned / Not Active	Pre-Design / Design	Procurement	Construction	Close-Out / Complete	Hold	Total
Northwest Campus Redevelopment	0	0	0	1	0	0	1
Southeast Campus Expansion	0	0	1	0	0	0	1
Mechanical Electrical Plumbing (Infrastructure)	37	3	0	3	53	1	97
3 Goals & 8 Principles	16	2	0	0	7	1	26
Total	53	5	1	4	60	2	125



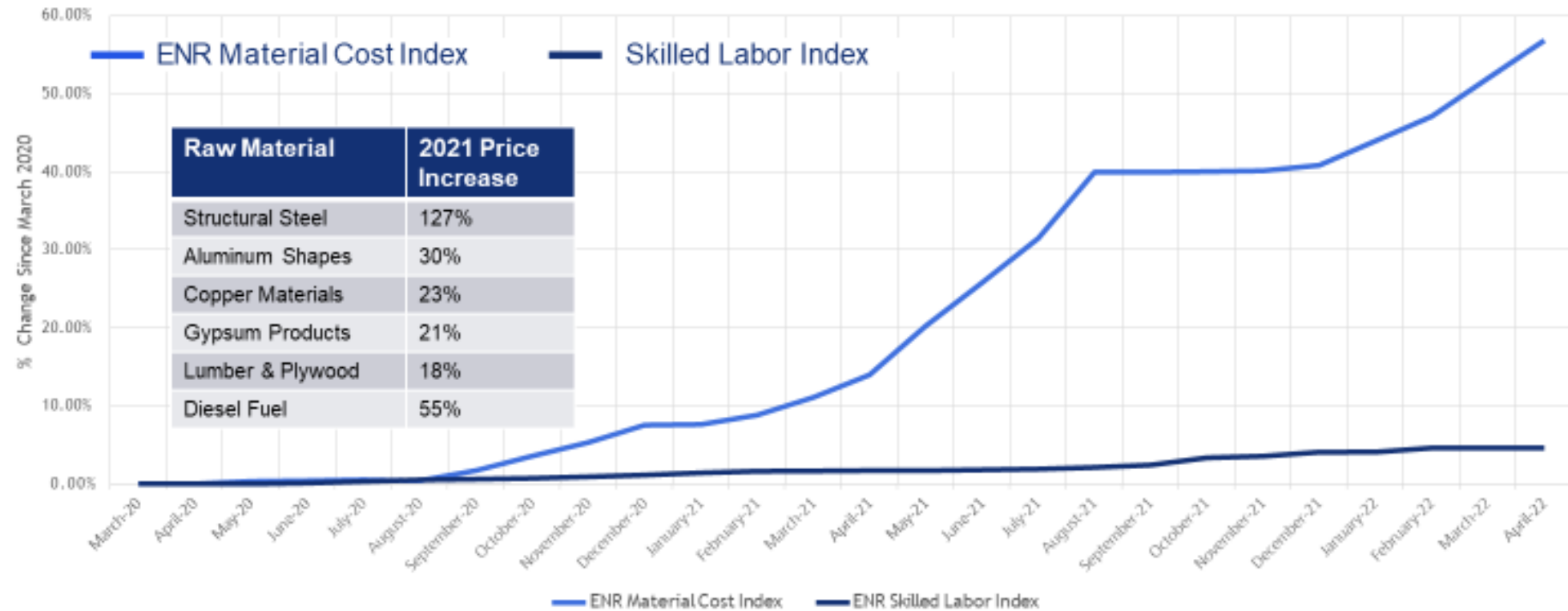
Financial Update

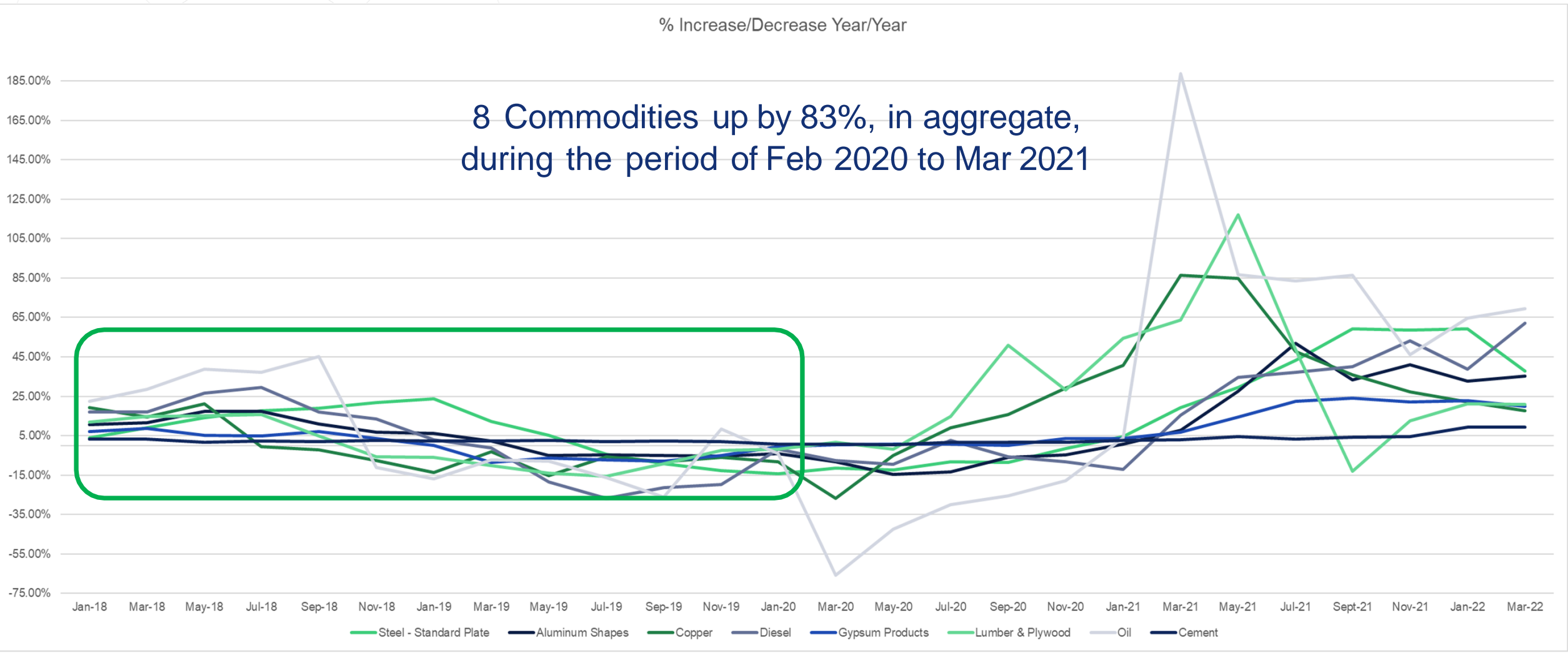
Construction Market Volatility

Building Construction Cost Index and Monthly Escalation – 30 Year History



Construction Input Costs Comparison





COMMODITIES IMPACTED BY WAR IN UKRAINE

- Cement/Concrete:
 - Shortage of domestic cement production
 - Cement is being imported from Turkey
 - Energy costs in Turkey have risen, kilns are shutting down
 - Exacerbated by shipping problems
- Powder Charges:
 - Shortage of casings for pins used to attach metal deck and steel
 - Material is being diverted for ammunition production








HOW DOES THIS AFFECT OUR BOND PROGRAM?



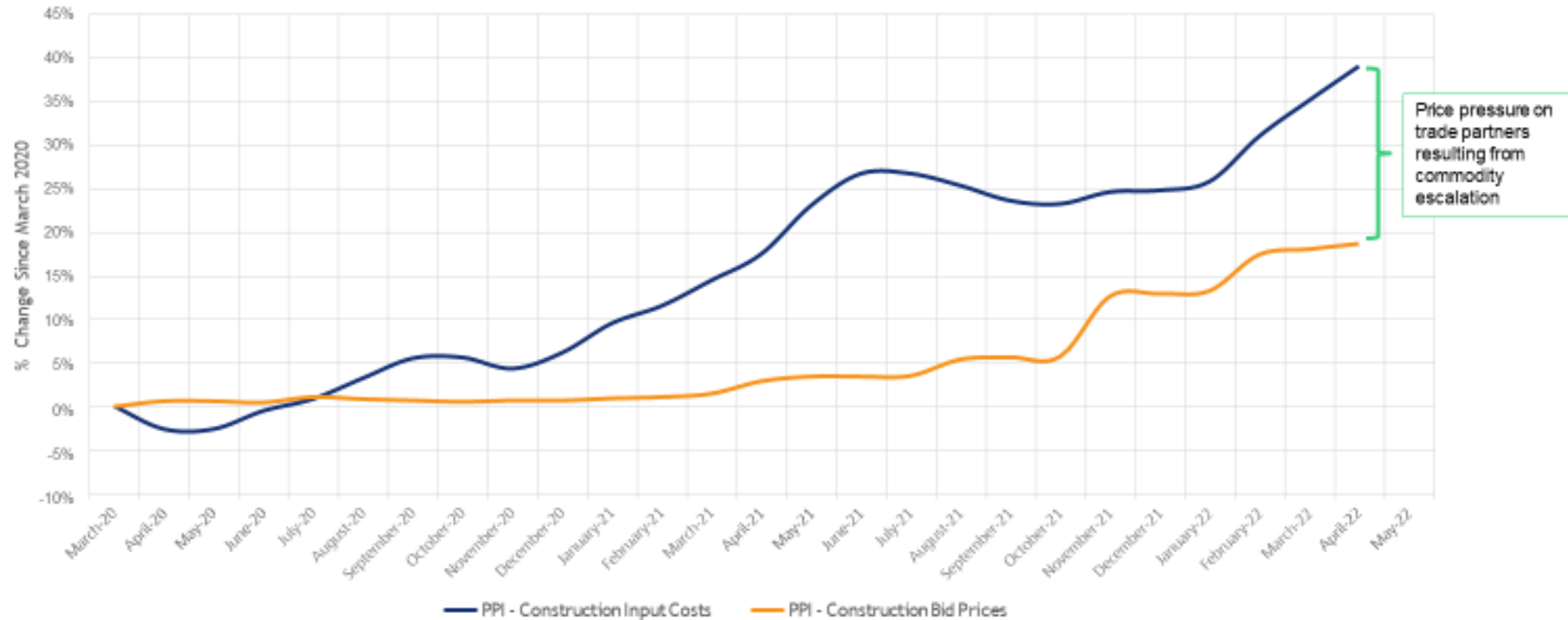
2022 Material and Equipment Supply Chain Outlook

Most Troublesome Categories During 2021 & 2022

				
Structural Steel	Roofing	HVAC	Electrical Gear	Plumbing
Engineered Bar Joists	PolyISO Insulation	AHUs/RTUs	UL 1558 Switchgear	Pipe & Fittings
<u>Lead Time</u>	<u>Lead Time</u>	<u>Lead Time</u>	<u>Lead Time</u>	<u>Lead Time</u>
<u>Price</u>	<u>Price</u>	<u>Price</u>	<u>Price</u>	<u>Price</u>
Expected Trend	Expected Trend	Expected Trend	Expected Trend	Expected Trend
Current Lead Time	Current Lead Time	Current Lead Time	Current Lead Time	Current Lead Time
Expected Change (6-12 months)	Expected Change (6-12 months)	Expected Change (6-12 months)	Expected Change (6-12 months)	Expected Change (6-12 months)
Lead times do not include 3-4 months time to get an approved submittal	Cover board lead times – 5-6 months XPS & EPS lead times – 4-5 months			Ductile Iron Pipe – 35-45 weeks HDPE Pipe – 12-35 weeks

2. Price Pressure on Subcontractors

Input Costs vs. Bid Prices



- Subcontractor bidders are requiring consideration for potential future escalation
- This creates challenges:
 - How to predict final costs?
 - How to validate claims for escalation?

4. Diminished Buying Power

- Since November 2019, inflation has diminished the Bond Program buying power by **27.5%** *(2 months ago this was 21%)*
- Through the first year+ of implementation, 28% of the Bond Program costs have been “locked in”, **72% remains**

HOW ARE WE ADDRESSING THIS VOLATILITY?

- Establish commodity prices up front based on industry indices
- Continue key strategies:
 - 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

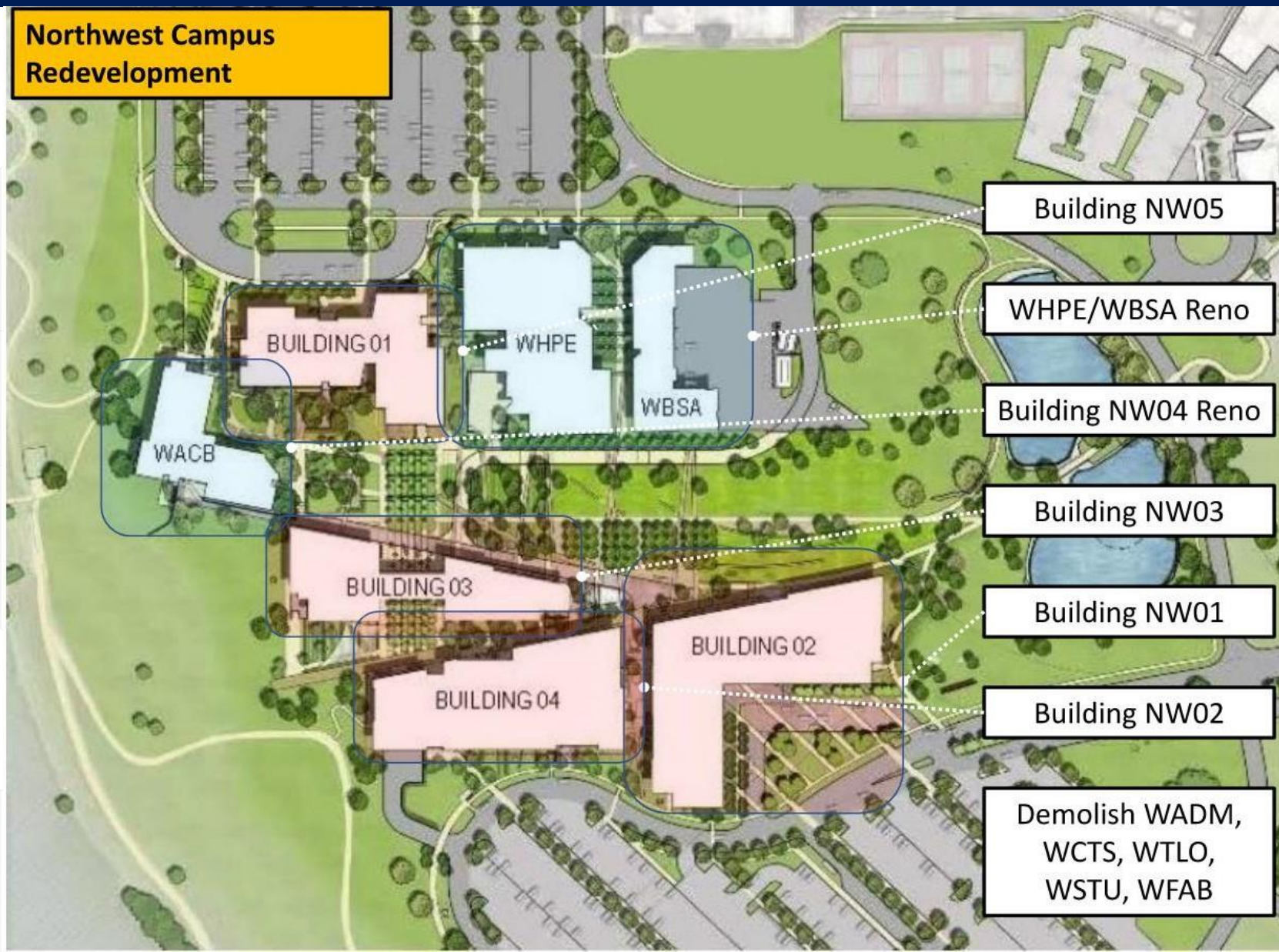


Project Updates

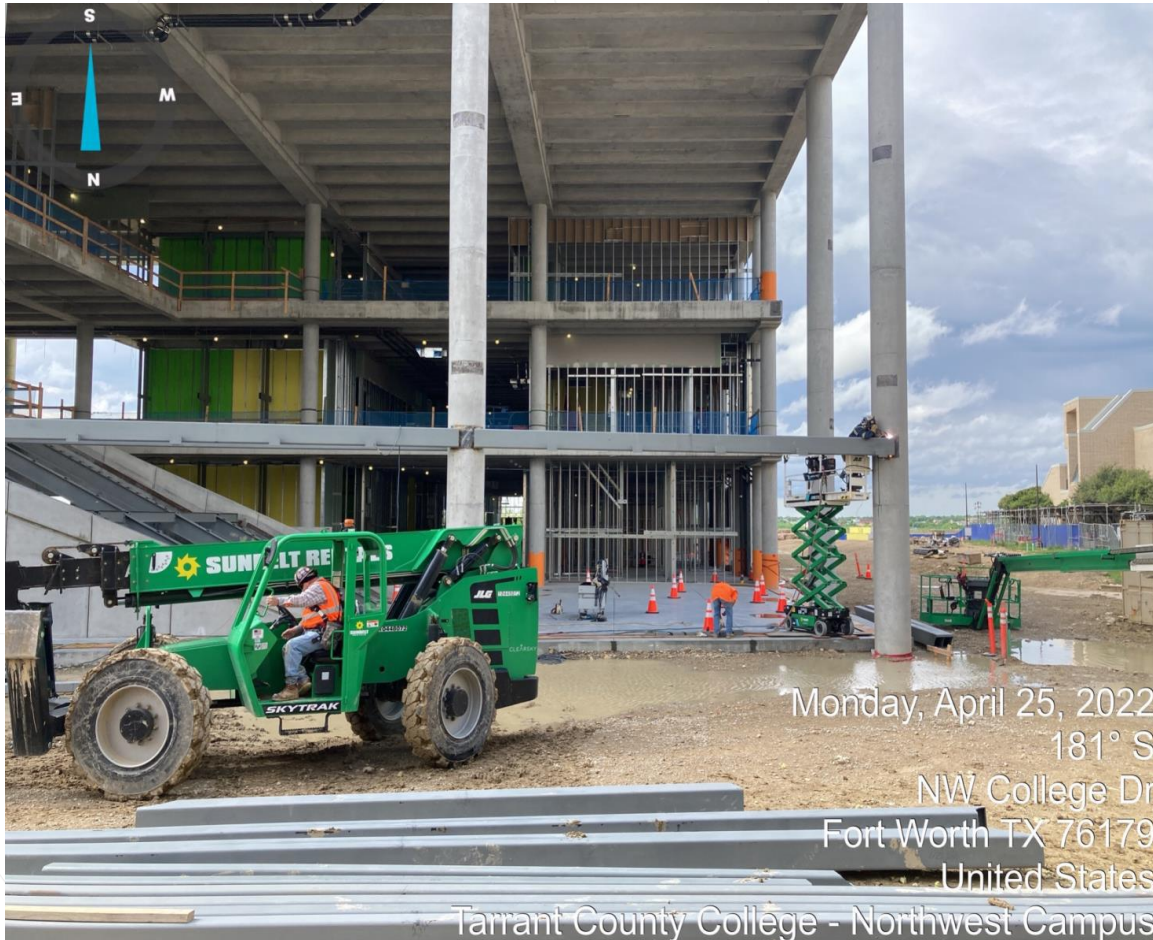
Planning, Design, and Construction Activities

Northwest Campus Redevelopment Program Update





Buildings NW01 & NW05 Interior



Buildings NW01 & NW05 Exterior



Renderings




- GMP-1
 - Site Utilities Phase 1 **Complete**
 - Construction Hub **Complete**
- GMP-2
 - Site Utilities Phase 2 **Complete**
- GMP-3 Phase 2A, Buildings NW01 and NW05
 - Cast-in-place concrete **Complete**
 - Underground utilities including electrical, plumbing **Complete**
 - Slab on grade **Complete**
 - Internal and exterior framing in progress
 - Internal mechanical, plumbing, and electrical infrastructure in progress

- **GMP 4 (Work Authorization 1) Phase 2B**
 - Early sitework package to begin construction July 2022
- **GMP-4 Phase 2B Buildings NW02 & NW03**
 - To market in early 2023 for subcontractor bids
- **GMP-5 Phase 2B**
 - WHPE, WBSA, WACB building renovations, new greenhouse, demolition of existing buildings, WATB renovations
 - To be recommended for approval at August 2022 Board meeting.
- The Bond Team is generating a Request For Proposals and scope of work for Moving Consultant and Moving Services.

Updated: 04/28/2022


	2020	2021	2022	2023	2024	2025	2026
	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	J F M A M J J A S O N D
Phase 1A: Site Utilities, Sitework, WADM Demolition, WSTU/WACB Swing Space, WBSA Addition (MDF), Construction Hub (GMP-1)							
Design (Huckabee)	■ ■ ■ ■ ■ ■ ■ ■ ■ ■						
Construction		■ ■ ■ ■ ■ ■ ■ ■ ■ ■					
Design (Skanska)		■ ■ ■ ■ ■ ■ ■ ■ ■ ■					
Construction Hub		■ ■ ■ ■ ■ ■ ■ ■ ■ ■					
Phase 1B: Site Utilities, Buildings 1 and 2 Earthwork/Foundations (GMP-2)							
Design	■ ■ ■ ■ ■ ■ ■ ■ ■ ■						
Construction		■ ■ ■ ■ ■ ■ ■ ■ ■ ■					
Phase 2A: Construction of Buildings 1 (NW05) and 2 (NW01) (GMP-3)							
Programming	■ ■ ■ ■ ■ ■ ■ ■ ■ ■						
Design	■ ■ ■ ■ ■ ■ ■ ■ ■ ■						
Procurement		■ ■ ■ ■ ■ ■ ■ ■ ■ ■					
Building 1 (NW05) Construction		■ ■ ■ ■ ■ ■ ■ ■ ■ ■					
Building 2 (NW01) Construction		■ ■ ■ ■ ■ ■ ■ ■ ■ ■					
Furniture Installation (Procurement in Green)			■ ■ ■ ■ ■ ■ ■ ■ ■ ■				
Move (1-into NW05 / 2-into NW01)				■ ■ ■ ■ ■ ■ ■ ■ ■ ■			
Phase 2B: North and South Parking Lots Renovation and Associated Site Work (WA-1)							
Design		■ ■ ■ ■ ■ ■ ■ ■ ■ ■					
Construction (Procurement in Green)			■ ■ ■ ■ ■ ■ ■ ■ ■ ■				
Phase 2B: Demolition (WTLO/WSTU/WFAB/WCTS), and New Greenhouse, WATB/WHPE/WBSA/WACB Renovations (GMP-5)							
Programming	■ ■ ■ ■ ■ ■ ■ ■ ■ ■						
Design	■ ■ ■ ■ ■ ■ ■ ■ ■ ■						
Procurement		■ ■ ■ ■ ■ ■ ■ ■ ■ ■					
WATB Renovation			■ ■ ■ ■ ■ ■ ■ ■ ■ ■				
Demolition (WTLO/WSTU/WFAB/WCTS)				■ ■ ■ ■ ■ ■ ■ ■ ■ ■			
WHPE/WBSA Renovation					■ ■ ■ ■ ■ ■ ■ ■ ■ ■		
WACB Renovation						■ ■ ■ ■ ■ ■ ■ ■ ■ ■	
Furniture Installation (1-WATB / 2-WACB)							■ ■ ■ ■ ■ ■ ■ ■ ■ ■
Move (1-WFAB/WTLO to WATB / 2-NW01&05 to WACB)							
Phase 2B: Construction of Buildings 3 (NW03) and 4 (NW02) (GMP-4)							
Programming	■ ■ ■ ■ ■ ■ ■ ■ ■ ■						
Design	■ ■ ■ ■ ■ ■ ■ ■ ■ ■						
Procurement		■ ■ ■ ■ ■ ■ ■ ■ ■ ■					
Building 3 (NW03) Construction			■ ■ ■ ■ ■ ■ ■ ■ ■ ■				
Building 4 (NW02) Construction				■ ■ ■ ■ ■ ■ ■ ■ ■ ■			
Furniture Installation (Procurement in Green)					■ ■ ■ ■ ■ ■ ■ ■ ■ ■		
Move (NW01&05 Swing Space to NW02&03)						■ ■ ■ ■ ■ ■ ■ ■ ■ ■	

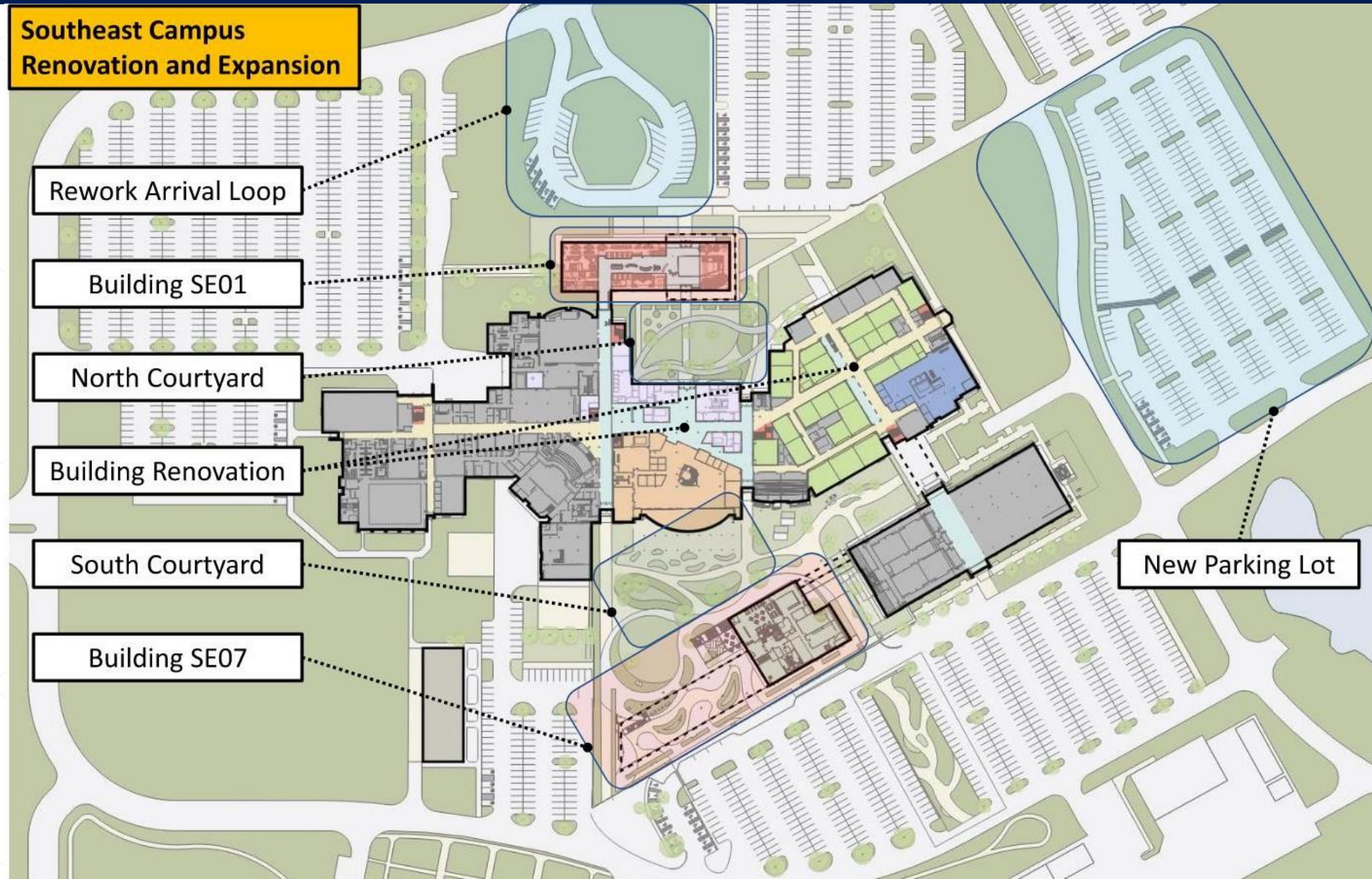
Southeast Campus Expansion Program Update

 2019 Bond



Southeast Campus Expansion Program Update

 2019 Bond





Temporary sidewalk at Building SE07



Gas line relocation in progress

• Design Phase

- Perkins & Will (PW) submitted 100% Construction Documents (Construction of Buildings SE01 and SE07) for GMP-1 subcontractor bidding; will recommend approval at May 2022 Board meeting.
- PW continues 50% construction documents for GMP-2 renovations and WA-2 temporary swing renovations.
- Bond Team generating RFP and scope of work for Moving Consultant and Moving Services.

• Construction Phase

- Byrne | Potere | Hunt, a Joint Venture (BPH) continues cost, schedule, and constructability reviews.
- BPH continues progress for the WA-1 Early Site Utility Relocation and Structural Steel Long-Lead Package for Buildings SE01 and SE07.
- Bond Team conducting analysis and negotiations with BPH on GMP 1 (Buildings SE01 and SE07)




Building SE01 – North Onboarding Building



Building SE07 – Classroom Entry Floor 2

Southeast Campus Expansion Program Update

 2019 Bond

Updated: 04/28/2022	2020					2021					2022					2023					2024					2025										
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Site Utilities / Early Structural Steel (WA-1)																																				
Design																																				
Construction (Procurement in Green)																																				
North Student Experience Building SE01/South Academic Building SE07 (GMP-1)																																				
Design (Buildings SE01 and SE07)																																				
Procurement																																				
Construction (Student Experience Building SE01)																																				
Construction (Academic Building SE07)																																				
Design (Furniture)																																				
Furniture (Procurement in Green)																																				
Move																																				
Temporary Swing Space (WA-2)																																				
Design																																				
Construction (Procurement in Green)																																				
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Renovations (GMP-2)																																				
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Design (Furniture)																																				
Furniture (Procurement in Green)																																				
Move																																				

- 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

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- 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

3 Goals & 8 Principles Program Update

Updated: 05/02/2022	2020												2021												2022												2023												2024												2025												2026																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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MWBE/HUB Reporting

Bond MWBE/HUB Statistics

2nd Quarter FY22: MWBE Spend vs. Goal

Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$ 3,184,997	\$ 11,908,506	26.7%	27.0%
Professional Services	\$ 738,089	\$ 2,272,022	32.5%	23.7%

* Construction includes Special Trade Construction

Bond Inception to Date: MWBE Spend vs. Goal

Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$ 21,470,489	\$ 69,221,415	31.0%	27.0%
Professional Services	\$ 7,720,415	\$ 39,953,802	19.3%	23.7%

Bond Inception to Date: MWBE Commitments vs. Spending Goal

Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$ 51,140,759	\$ 168,085,455	30.4%	27.0%
Professional Services	\$ 25,215,976	\$ 76,425,634	33.0%	23.7%

* Construction includes Special Trade Construction

Project Look-Ahead

Summary by Sub-Program



- **May-August:**

- 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, Drywall and paint started, Ceiling grids started.
- Work Authorization 1 (WA-1) GMP 4 Early Site Package to begin construction July 2022
- GMP 5 WHPE, WBSA, WACB building renovations, new greenhouse, existing building demolitions, WATB renovations to be recommended for approval at August 2022 Board meeting.

- **May-June:**
 - WA-1: Site Utilities/Early Structural Steel Package continue.
 - WA-2: Temporary Swing Space and GMP-2: Renovation designs continue.
 - GMP-1: Buildings 1 and 7 presented to TCCD Board of Trustees for approval.
 - WA-2: Temporary Swing Space and GMP-2: Renovation designs continue.
- **June-July:**
 - WA-1: Site Utilities/Early Structural Steel Package complete.
 - GMP-1: Buildings 1 and 7: start construction.
 - WA-2: Temporary Swing Space and GMP-2: Renovation designs continue.
- **July-August:**
 - GMP-1: Buildings 1 and 7 continue construction.
 - WA-2: Temporary Swing Space and GMP-2: Renovation designs completed.

- **May - June:**

- District-Wide Emergency Power Project planning and scope definition continues
- SE Chiller Replacement Project construction continues

- **June - July:**

- District-Wide Emergency Power Project planning continues with advertisement to select a Design Professional and Construction Manager for the project
- SE Chiller Replacement Project Construction Completes

- **July - August:**

- District-Wide Emergency Power Project RFQ/RFP submissions due
- SE Chiller Replacement Project Construction in closeout

- **May - June:**

- Master Planning efforts continue, initial progress draft document anticipated for internal review
- NTAB, SACB and SACD Project RFP for Construction Services bids received, and contractor selected. Presented to May Board for approval
- Construction Documents for the Wayfinding and Signage Project begin

- **June - July:**

- Master Planning Efforts Continue
- Anticipate completion of Wayfinding and Signage Design phase
- NTAB, SACB and SACD Project construction begins

- **July - August:**

- Final Master Planning Document is assembled for Board presentation
- NTAB, SACB and SACD Project construction continues

Upcoming Board Actions

Commitments and Briefings

- **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)
 - Scope Reduction for Buildings WACB, WHPE, and WBSA
- 3G8P: (\$190M Total Budget)
 - GC Agreement for FY-22 IILE Classroom Renovation
- Quarterly Bond Program Update (information)

- **June:**

- No items planned

Thank You!

