



2019 Bond



Jacobs

Tarrant County College District

2019 Bond Capital Improvements Program

Progress through August 2022



- Demonstration: Bond-Related Board Item Dashboard
- Video – Southeast Campus Renovation & Expansion - Interiors
- Financial Update – Summary and Statistics
- Financial Update – Construction Market Volatility
- Project Updates
- MWBE/HUB Reporting
- Upcoming Board Actions

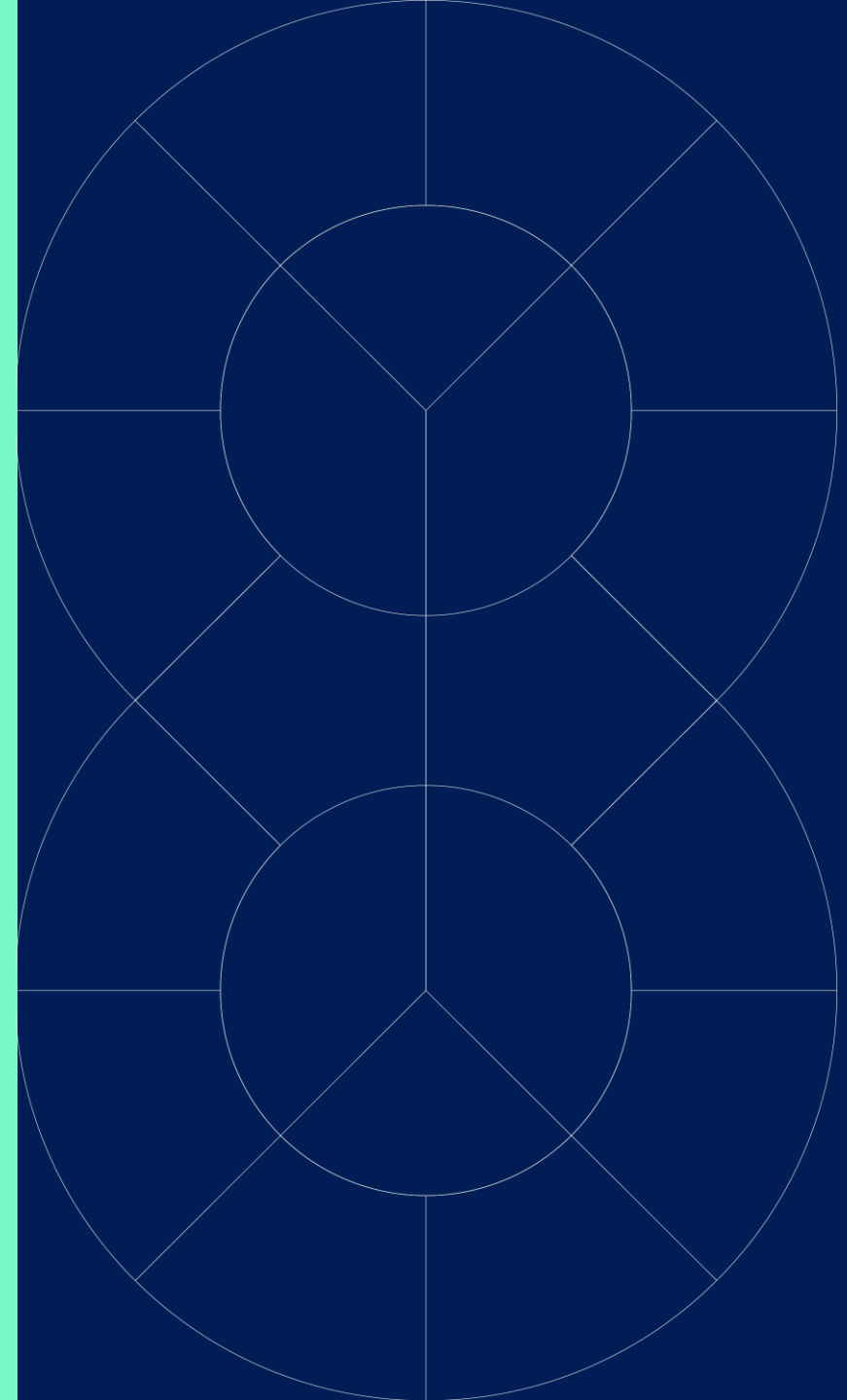


Demonstration: Bond-Related Board Item Dashboard

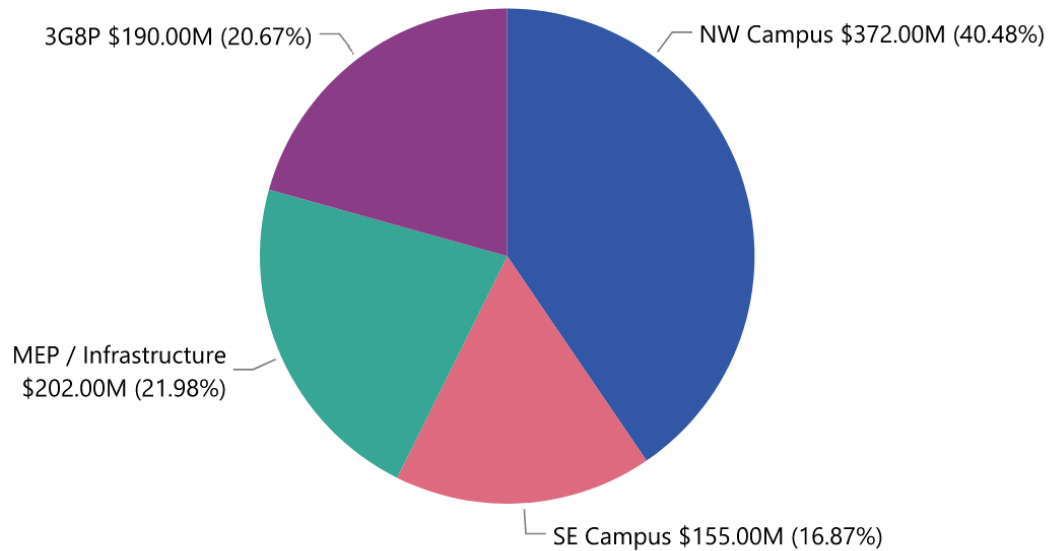
Video – Southeast Campus - Interiors

Financial Update

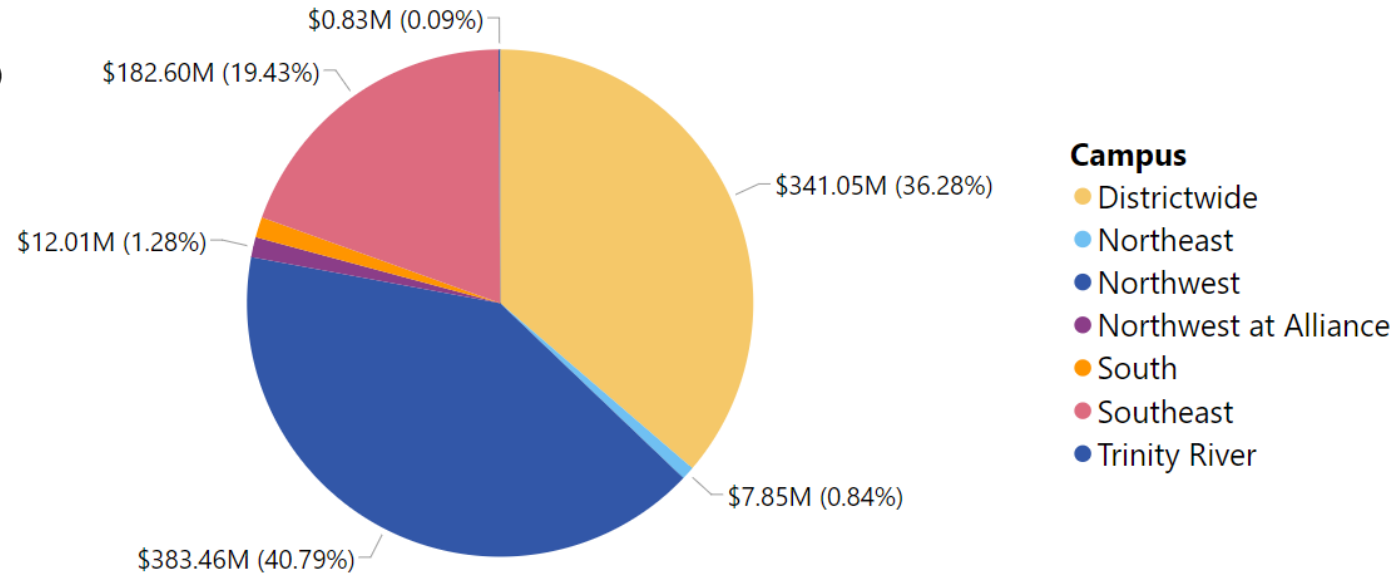
Summary and Statistics



Budget by Bucket



Budget by Campus

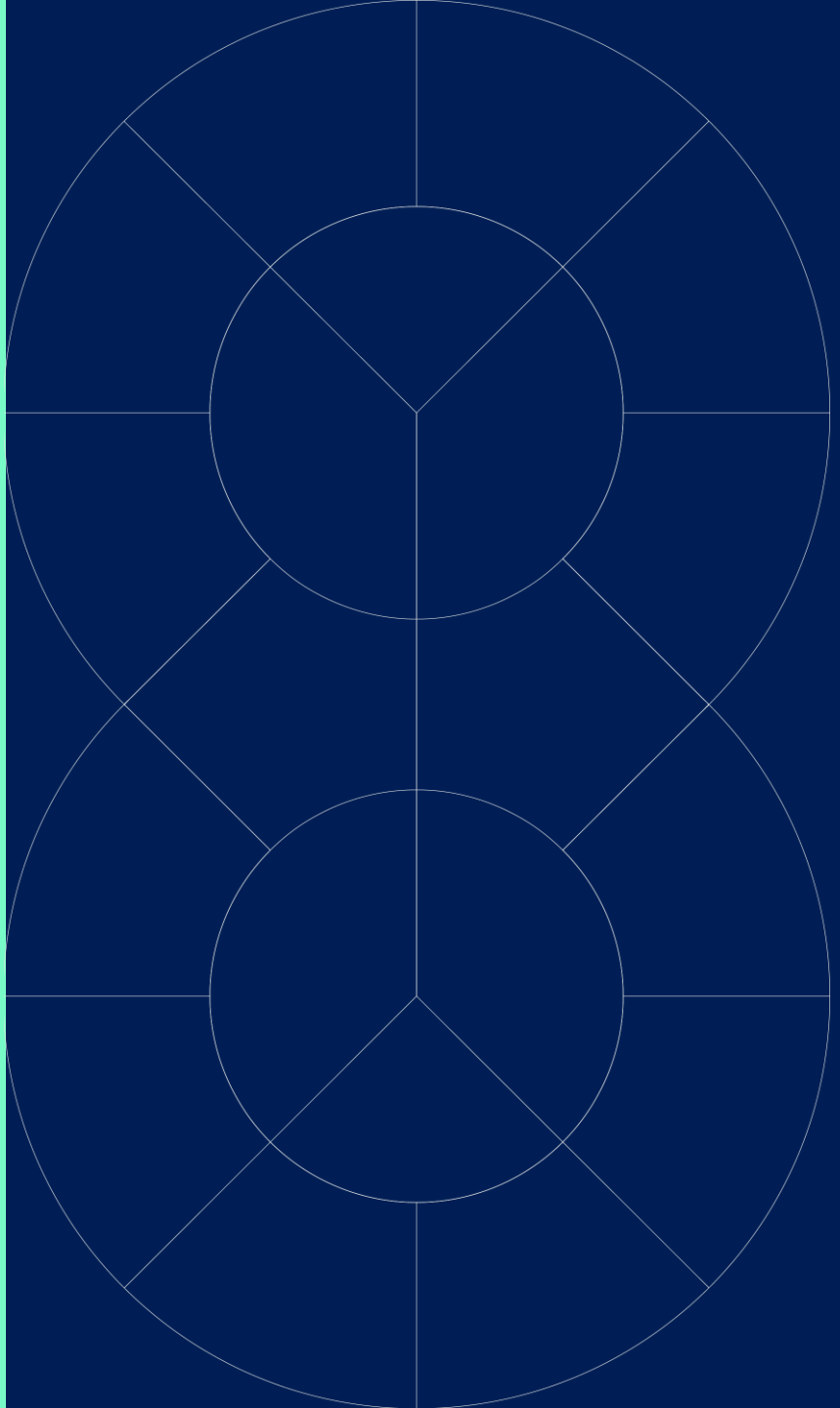


- Campus**
- Districtwide
 - Northeast
 - Northwest
 - Northwest at Alliance
 - South
 - Southeast
 - Trinity River

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

Financial Summary	Budget	Committed	Spent	Remaining
Northwest Campus Redevelopment	\$373M	\$193.9M	\$99.8M	\$179.1M
Southeast Campus Expansion	\$175M	\$95.3M	\$13.4M	\$79.7M
Mechanical Electrical Plumbing (Infrastructure)	\$202M	\$44.4M	\$40.4M	\$157.6M
3 Goals & 8 Principles	\$190M	\$33.5M	\$21.7M	\$156.5M
Total	\$940M	39% \$367.1M	19% \$175.3M	\$572.9M

Project Summary	Planned / Not Active	Pre-Design / Design	Procurement	Construction	Close-Out / Complete	Cancel	Hold	Total
Northwest Campus Redevelopment	0	0	0	1	0	1	0	2
Southeast Campus Expansion	0	0	0	1	0	1	0	2
Mechanical Electrical Plumbing (Infrastructure)	1	2	0	3	54	3	0	63
3 Goals & 8 Principles	1	2	0	1	7	0	1	12
Total	2	4	0	6	60	2	2	79



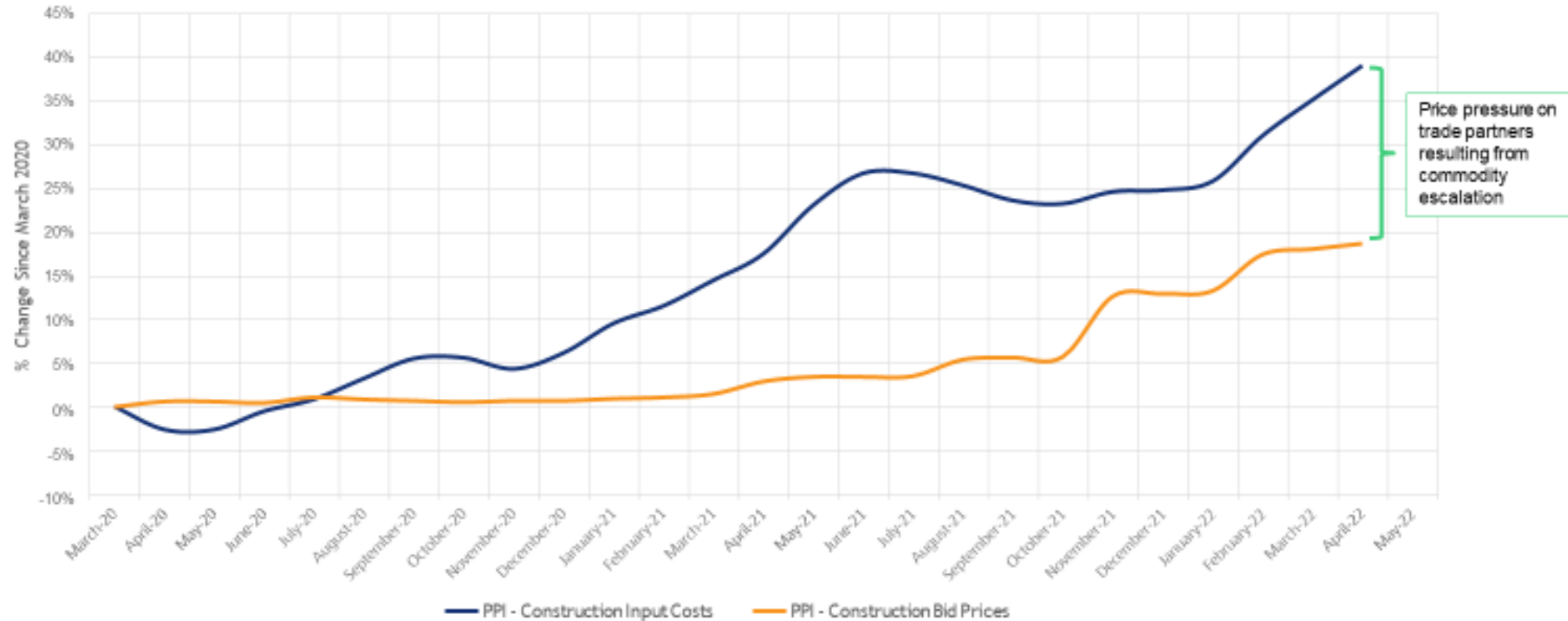
Financial Update

Construction Market Volatility

- Since November 2019, construction inflation has diminished the Bond Program buying power by **28.7%**
- Through the first year+ of implementation, 39% of the Bond Program costs have been “locked in”, **61% remains**

- **CONSTRUCTION COST INFLATION**: Leveling off
 - 10.4% year over year
 - 8.6% annualized last quarter
 - Still expected to continue through mid-2024
- **MATERIAL SHORTAGES** due to increased demand, supply chain issues
 - Metals (steel, aluminum, piping)
 - Paint/coatings
 - Cement
 - Electronics
- **LABOR COSTS** projected to increase
 - Typically 5% per year. 2022 projected to be 10%+
- **ENERGY COSTS** projected to increase

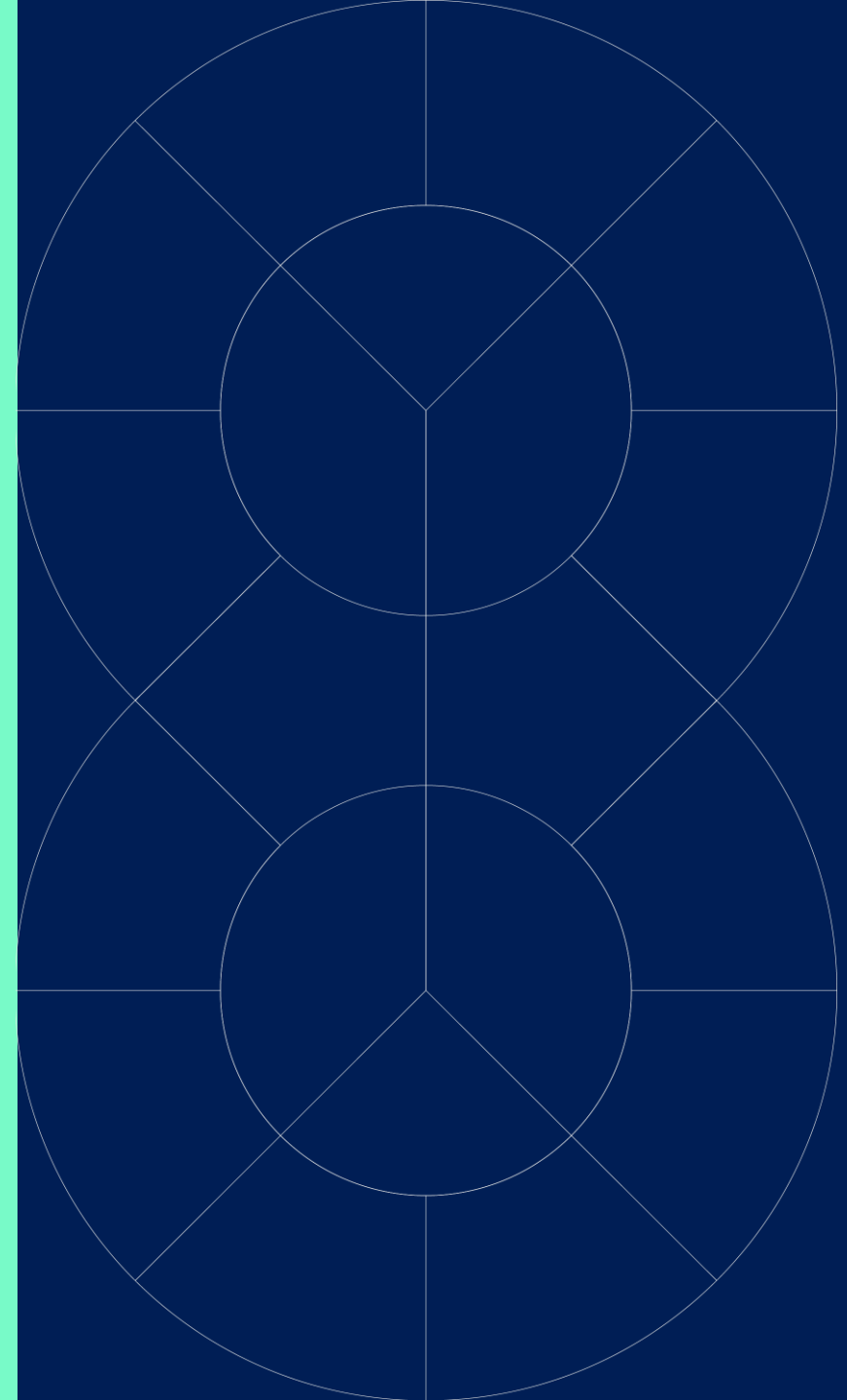
Input Costs vs. Bid Prices



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
 - Scheduling strategies to ensure on-time deliveries of key materials
 - Continuous search for cost savings opportunities (\$25M+ in savings so far)

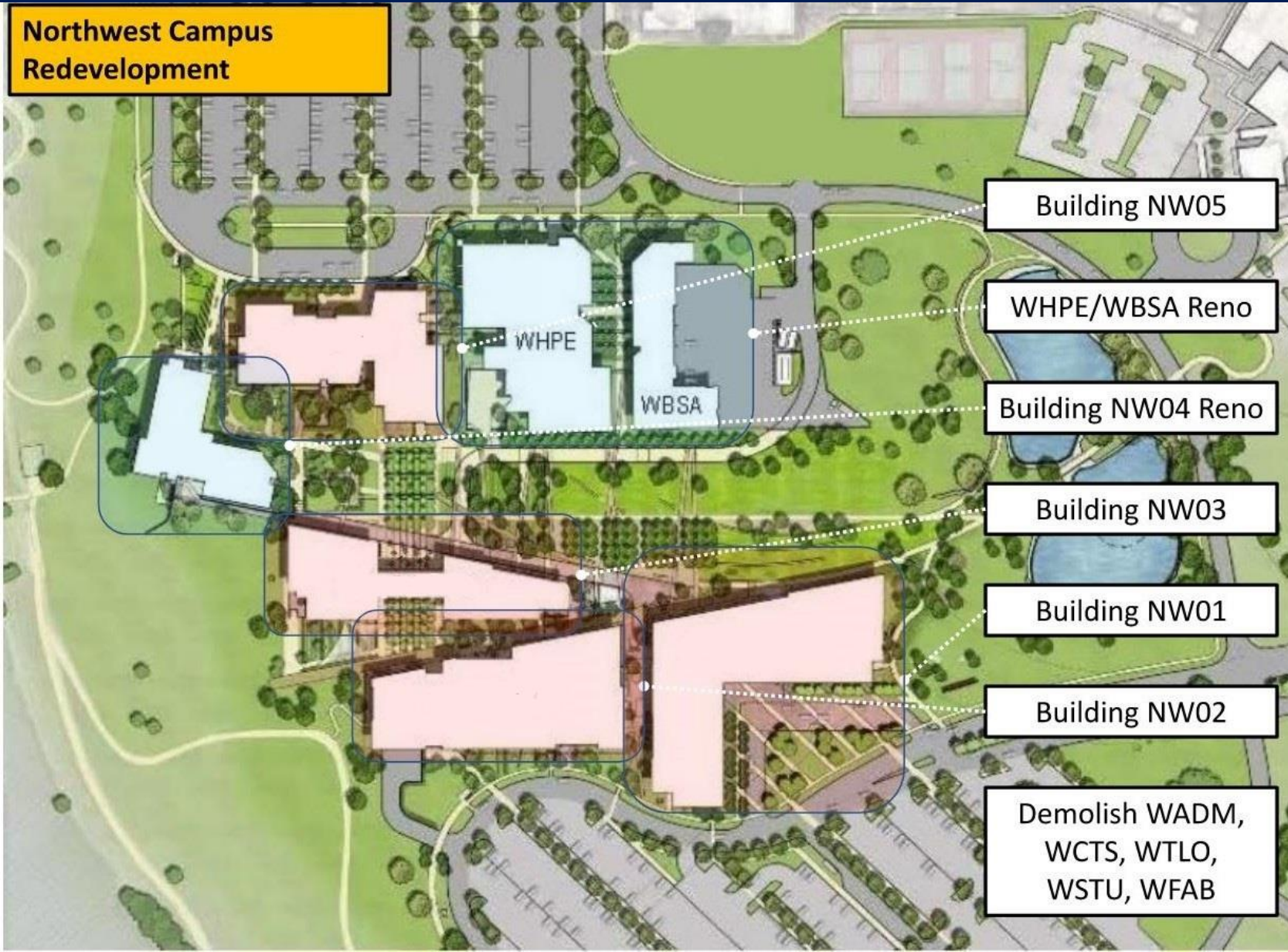





Project Updates

Planning, Design, and Construction Activities





Northwest Campus Redevelopment Program Update


 2019 Bond



BUILDING NW05



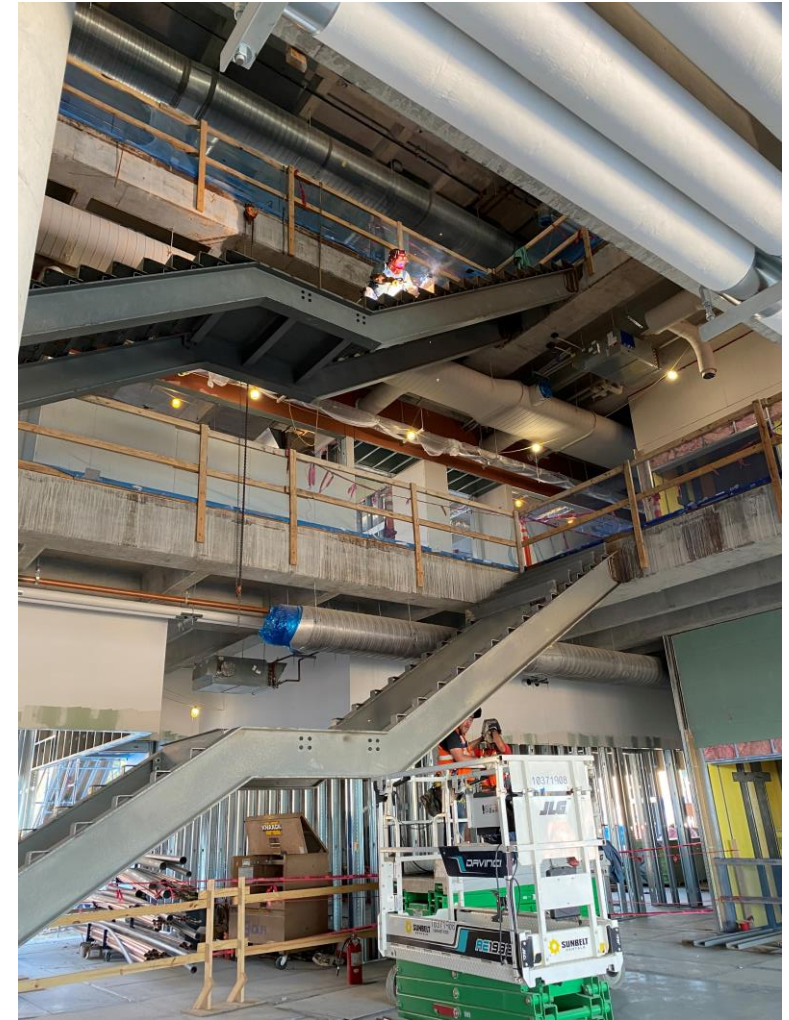
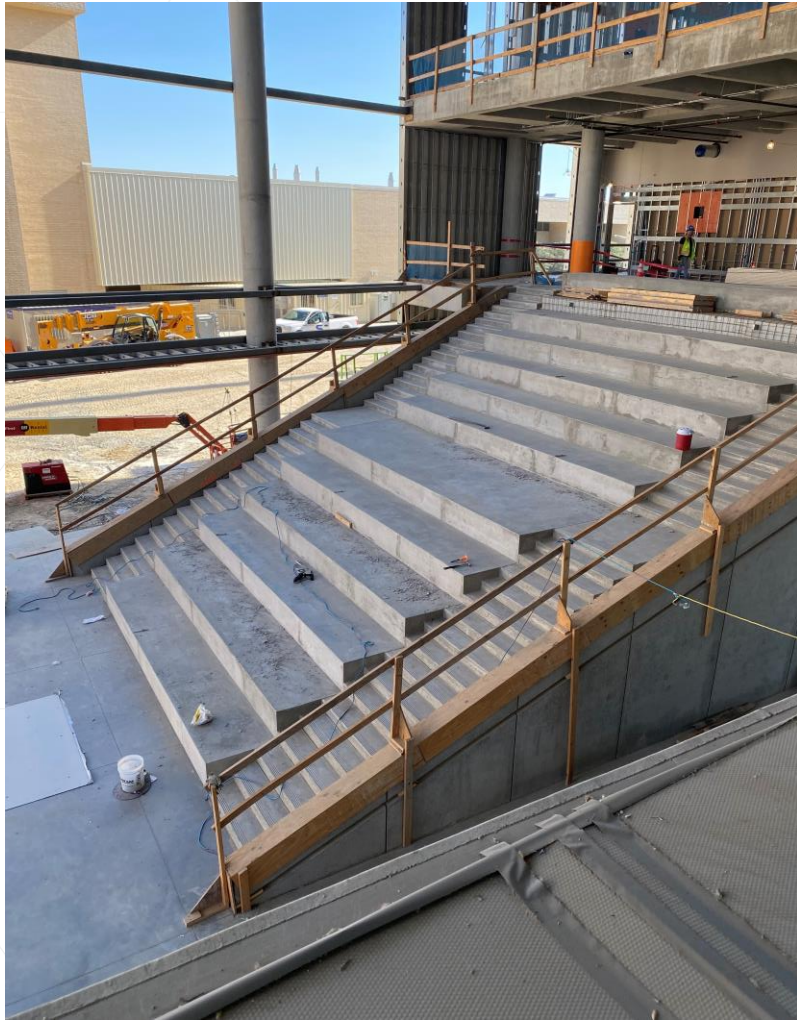
Northwest Campus Redevelopment Program Update

 2019 Bond



BUILDING NW01





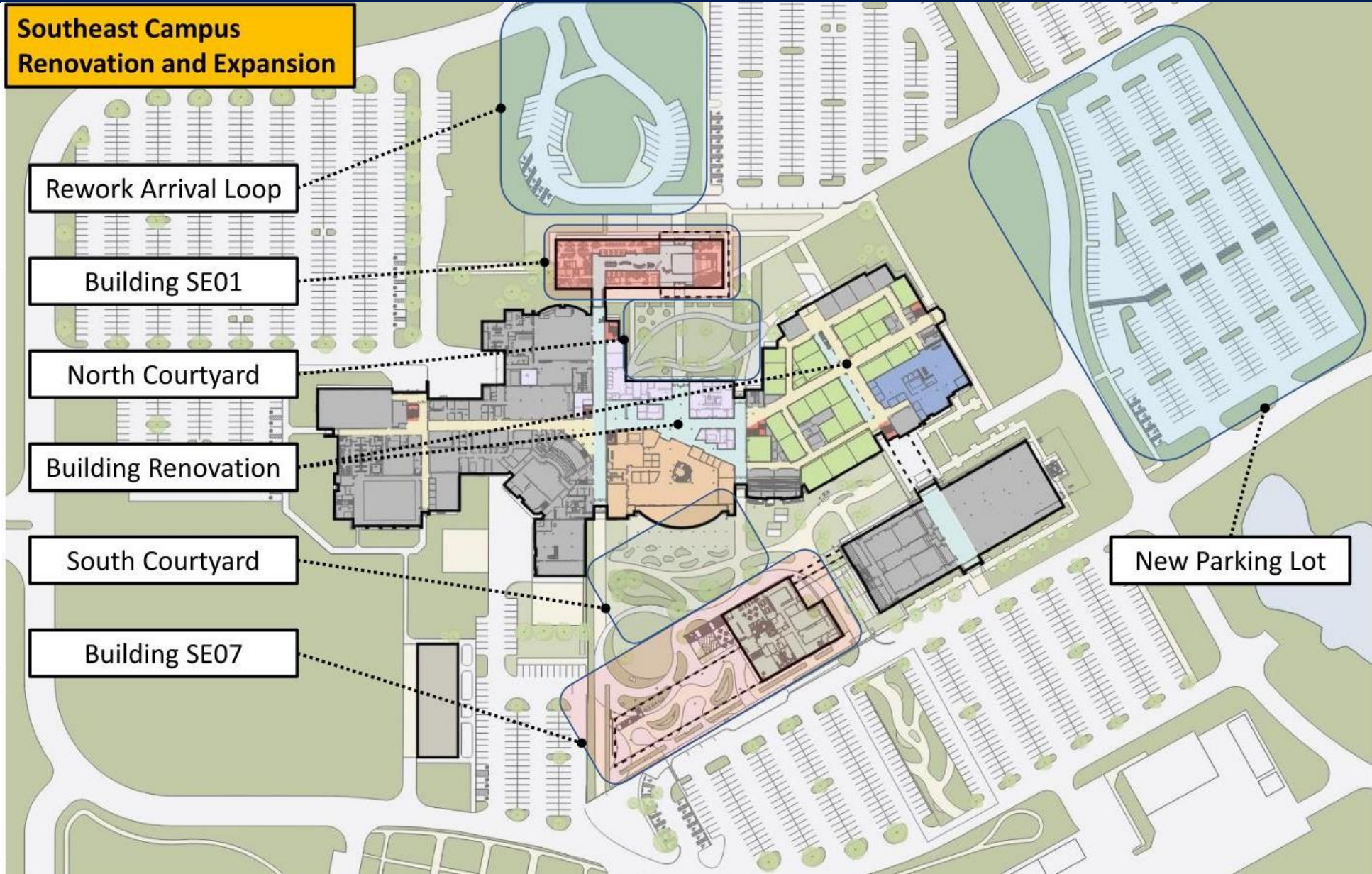
- **GMP-3 Phase 2A, Buildings NW01 and NW05**
 - Interior and exterior framing **Complete**
 - Permanent power to Building NW05 **Complete.**
 - Mechanical, plumbing, and electrical infrastructure in progress
 - Exterior curtain wall, brick veneer in progress
- **GMP 4 (Work Authorization 1) Phase 2B**
 - Early sitework package North and South parking lots continues. North parking lot to be completed September 9th. South lot to begin September 15th.
- **GMP-4 (Work Authorization 2) Phase 2B**
 - New greenhouse, demolition of existing buildings, WATB renovations
 - To be recommended for approval at October 2022 Board meeting.
- **GMP-4 Phase 2B Buildings NW02 & NW03**
 - To market in summer 2023 for subcontractor bids

Updated: 08/15/2022

	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
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 (NW05) and 2 (NW01) 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 Design																																															
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: WATB Renovation, New Greenhouse, Demolition (WTLO/WSTU/WFAB/WCTS) (WA-2)																																															
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Design																																															
Procurement																																															
WATB Renovation, Greenhouse																																															
Furniture Installation (WATB)																																															
Move (WFAB/WTLO to WATB)																																															
Demolition (WTLO/WSTU/WFAB/WCTS)																																															
Phase 2B: Construction of Buildings 3 (NW03) and 4 (NW02) and WHPE/WBSA/WACB Renovations (GMP-4)																																															
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WHPE/WBSA/WACB Renovation																																															
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Move (NW01 & NW05 Swing Space into NW02 & NW03)																																															

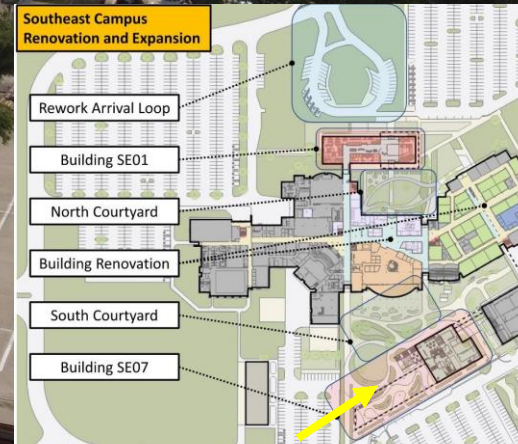
Southeast Campus Expansion Program Update







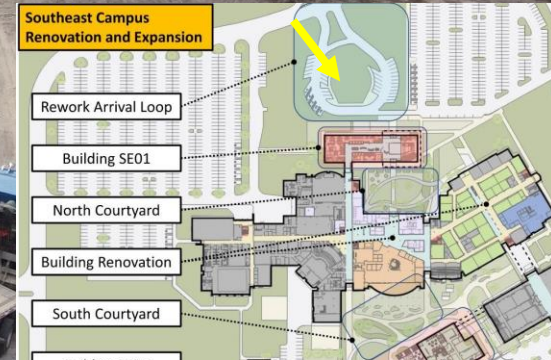
SOUTH ACADEMIC BUILDING SE07



Southeast Campus Expansion Program Update



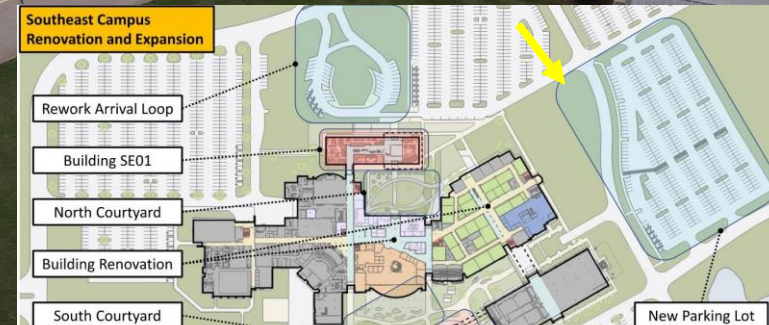
NORTH STUDENT SERVICES SE01



Southeast Campus Expansion Program Update



EAST PARKING LOT



• **Design Phase**

- Perkins & Will (PW) completed 100% construction documents for GMP-2 renovations.
- PW continues Furniture, Fixture and Equipment (FFE) design for TCCD procurement.
- Bond Team in procurement phase for *Moving Services Consultant*.

• **Construction Phase**

- BPH has completed WA-1 Early Site Utility Relocation and Structural Steel Long-Lead Package for Buildings SE01 and SE07.
- Building SE01 (Student Services) pier drilling and foundation work underway.
- Building SE07 (Academic Building) foundation work underway and beginning structural steel erection
- BPH completing construction of new east parking lot.

- **Master Implementation Planning** for Northeast, South, and Trinity River campuses is nearing completion and preparing for presentation to the Board of Trustees for adoption in September 2022.
- **Ongoing planning** to incorporate projects from the resulting Capital Improvements Plan into the Bond Program.
- **Continue implementation** of MEP /Infrastructure Program projects not affected by future Master Implementation Planning efforts
- Currently **three active** MEP bond projects district-wide

- **District-Wide Emergency Power System Upgrade**
 - Generator installation to provide emergency power to all District facilities campus-wide.
 - Project is in the planning stage
- **Northeast Campus Sewer Rehabilitation**
 - Project is in the close-out phase: Construction was complete in August
- **Southeast Campus Chiller Replacement**
 - Project is in the activation phase: Construction was complete in August.

MEP and Infrastructure Program Update

Updated: 08/22/2022

	2020					2021					2022					2023					2024					2025					2026									
	J	F	M	A	M	J	F	M	A	M	J	F	M	A	M	J	F	M	A	M	J	F	M	A	M	J	F	M	A	M	J	F	M	A	M	J	F	M	A	M
SE Campus Chiller Replacement																																								
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Procurement (Design and CMaR)																																								
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Design (WA-1 Long-Lead Procurement)																																								
Procurement (WA-1)																																								
Long-Lead Equipment Release (WA-1)																																								
Procurement (GMP-1)																																								
Construction (GMP-1)																																								

- **Master Implementation Planning** for Northeast, South, and Trinity River campuses is nearing completion and preparing for presentation to the Board of Trustees for adoption in September 2022.
- **Ongoing planning** to incorporate projects from the resulting Capital Improvements Plan into the Bond Program.
- Continue 3G8P implementation of projects
- Currently two ongoing 3G8P bond projects across the district.

- **Northeast Campus NTAB Renovation Project**

- Project includes **new ILE classroom upgrades**, ILE computer labs, upgrades to the hallways and common areas, and the addition of a fire sprinkler system.
- Renovations are underway and tracking to complete in January 2023 with furniture and move-in activities **tracking to complete in March 2023**.

- **South Campus SACB and SACD Renovation Project**

- Project includes **new ILE classroom upgrades**, with one Tech + Experiential classroom.
- Renovations are underway and tracking to complete in September 2022 with furniture and move-in activities **tracking to complete in November 2022**.

- **District-Wide Wayfinding and Signage Program**

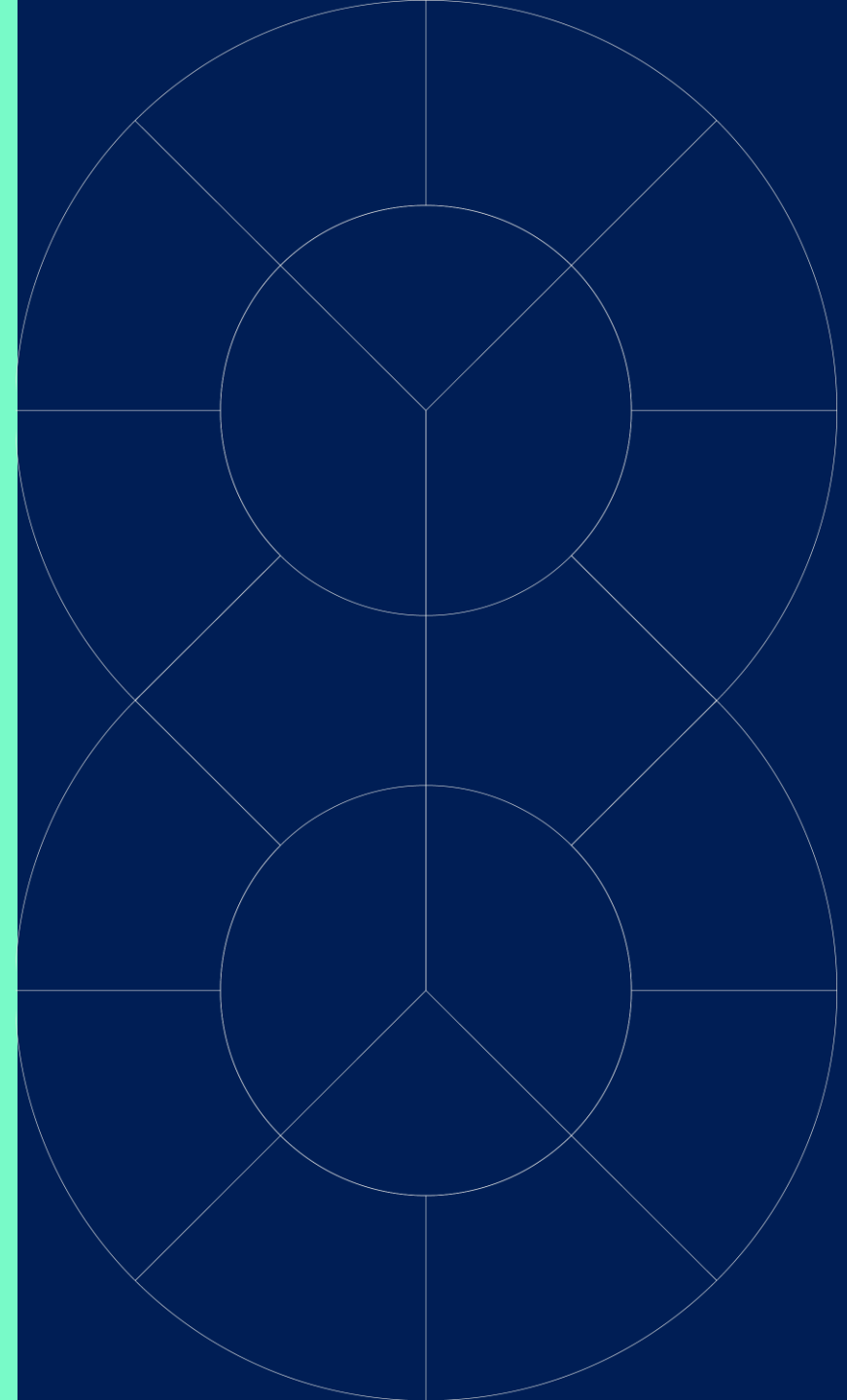
- Design Development phase is complete and work to complete the Technical Design Guidelines is underway for implementation of wayfinding criteria in the various subsequent Bond Program projects.

3 Goals & 8 Principles Program Update

Updated: 08/22/2022	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
Building NTAB and SACB & SACD Renovations (FY-22 IILE Classroom Upgrades)																																																																																			
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Construction (NE NTAB)																																																																																			
Furniture/Move-In (South Campus)																																																																																			
Construction (SO SACB & SACD)																																																																																			
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Design Development																																																																																			
Design - NWCR																																																																																			
Construction - NWCR																																																																																			
Design - SECRE																																																																																			
Construction - SECRE (Procurement in Green)																																																																																			
Design - District-Wide (TBD)																																																																																			
Construction - District-Wide (TBD)																																																																																			

MWBE/HUB Reporting

Bond MWBE/HUB Statistics



3rd Quarter FY22: MWBE Spend vs. Goal

Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$ 6,353,015	\$ 25,122,404	26.0%	27.0%
Professional Services	\$ 888,856	\$ 2,621,476	33.9%	23.7%

* Construction includes Special Trade Construction

Bond Inception to Date: MWBE Spend vs. Goal

Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$ 30,247,938	\$ 101,412,510	29.8%	27.0%
Professional Services	\$ 8,876,538	\$ 44,372,171	20.0%	23.7%

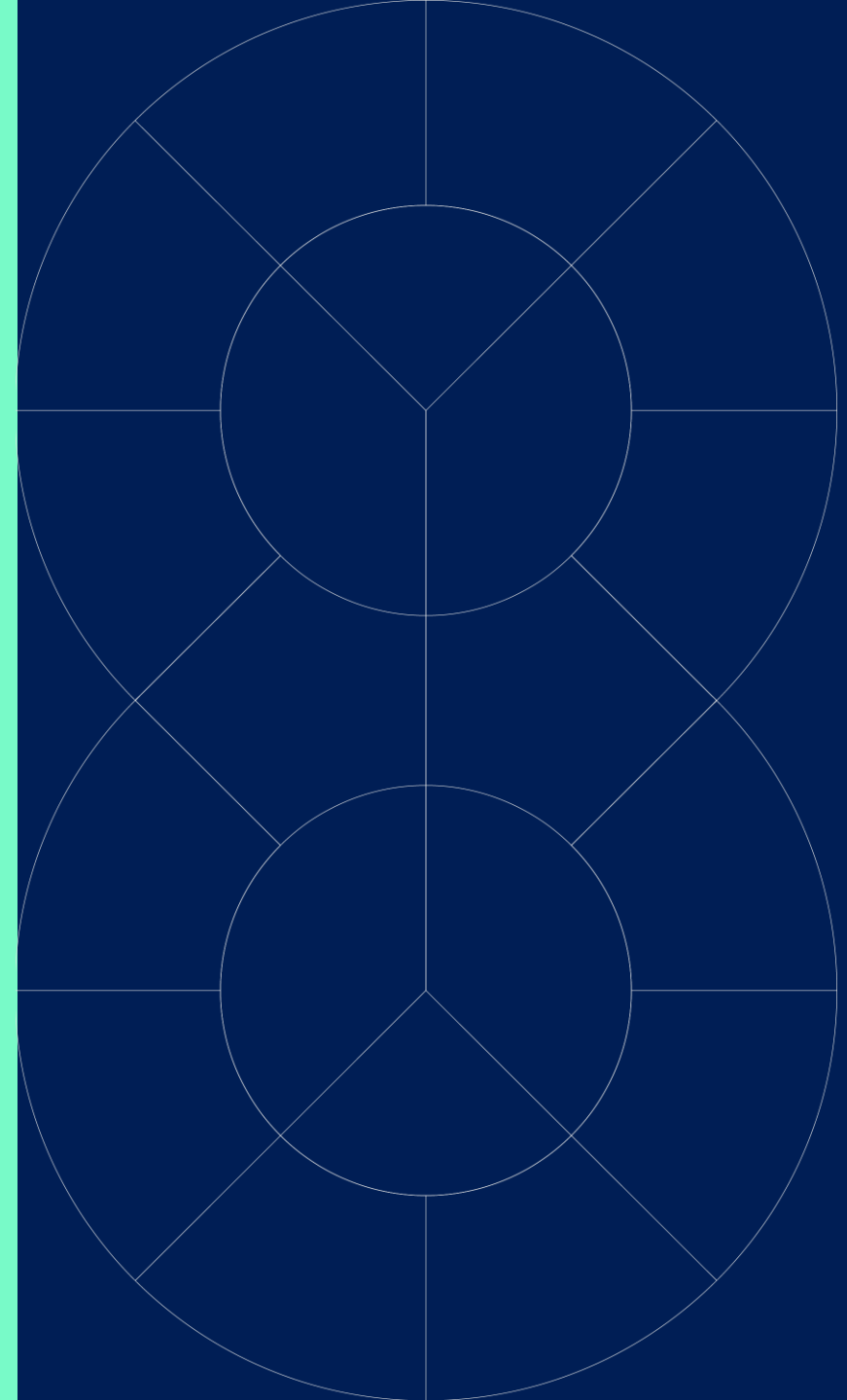
Bond Inception to Date: MWBE Commitments vs. Spending Goal

Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$ 47,623,157	\$ 169,496,098	28.1%	27.0%
Professional Services	\$ 25,197,517	\$ 76,351,729	33.0%	23.7%

* Construction includes Special Trade Construction

Upcoming Board Actions

Commitments and Briefings



- **October:**

- NW Campus Redevelopment Program (\$373M Total Budget)
 - CMaR (Skanska) WA-2 Amendment (WATB Renovation, New Greenhouse, Demolition)

- **November:**

- NW Campus Redevelopment Program (\$373M Total Budget)
 - Professional Services Agreement for Move Management Consultant Services
- Quarterly Bond Program Update (information)

Thank You!

