



2019 Bond



Jacobs

Tarrant County College District

2019 Bond Capital Improvements Program

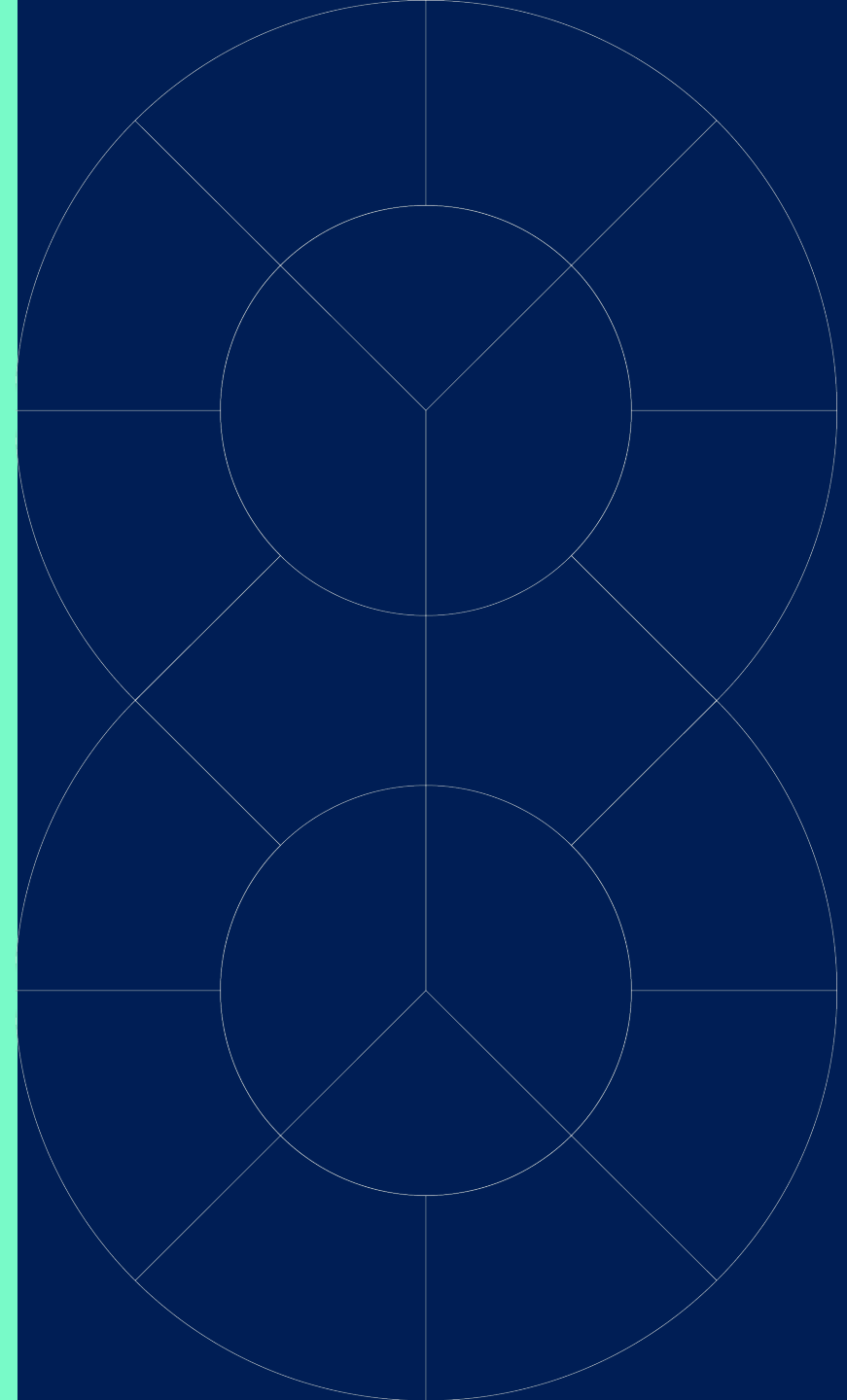
Progress through October 2022



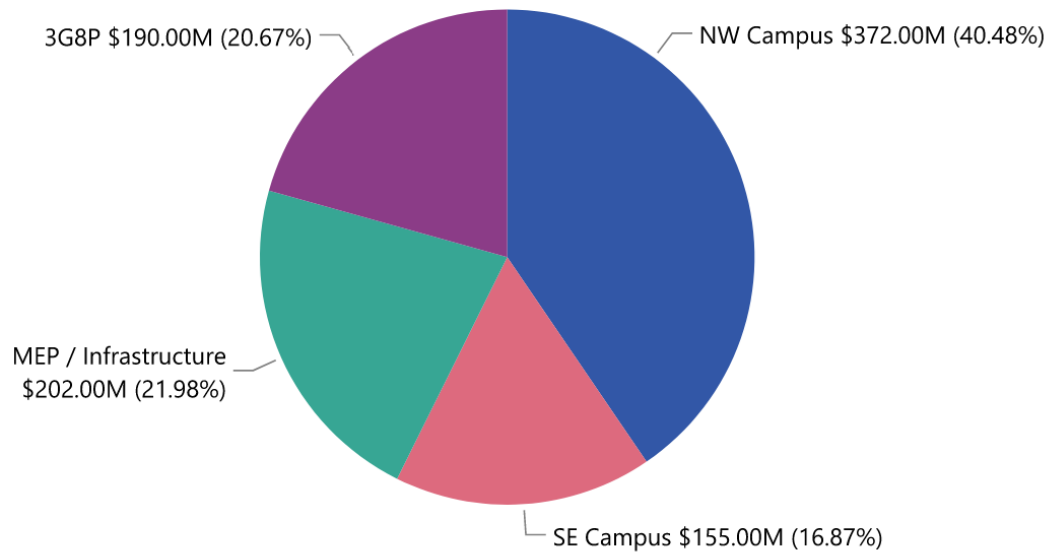
- Financial Update – Summary and Statistics
- Financial Update – Construction Market
- Project Updates
- MWBE/HUB Reporting
- Upcoming Board Actions

Financial Update

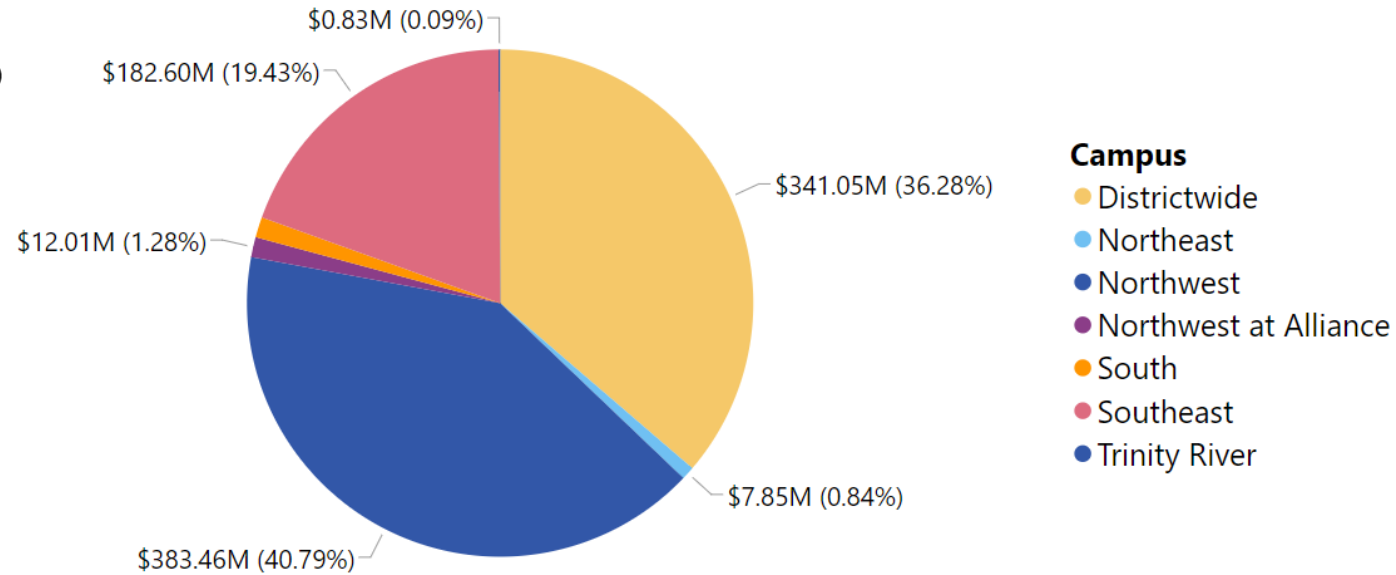
Summary and Statistics



Budget by Bucket



Budget by Campus



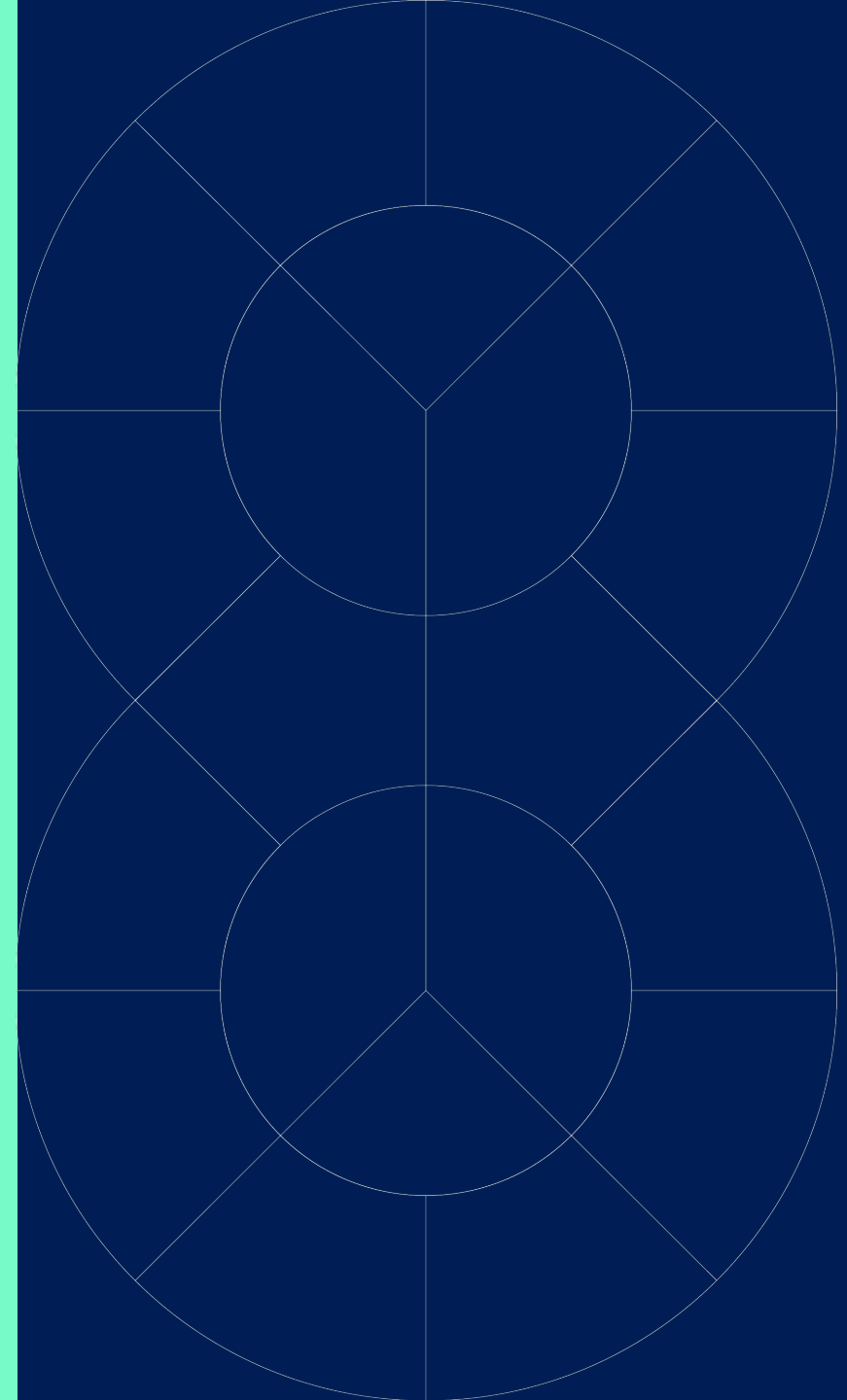
\$825M = 2019 Bond Funding
+\$113M = Pay-as-You-Go/Fund Balance
+ \$12M = Northwest Campus Early College High School Funding (FWISD)
\$950M = Total Program Budget

Financial Summary	Budget	Committed	Spent	Remaining
Northwest Campus Redevelopment	\$373M	\$209.8M	\$114.6M	\$163.2M
Southeast Campus Expansion	\$175M	\$95.3M	\$20.9M	\$79.7M
Mechanical Electrical Plumbing (Infrastructure)	\$211M	\$44.3M	\$40.3M	\$166.7M
3 Goals & 8 Principles	\$191M	\$33.6M	\$24.4M	\$157.4M
Total	\$950M	40% \$383.0M	21% \$200.3M	\$567.0M

Project Summary	Planned / Not Active	Pre-Design / Design	Procurement	Construction	Close-Out / Complete	Cancelled	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	0	0	2	57	3	0	63
3 Goals & 8 Principles	1	0	0	3	8	0	0	12
Total	2	0	0	7	65	5	0	79

Financial Update

Construction Market Update



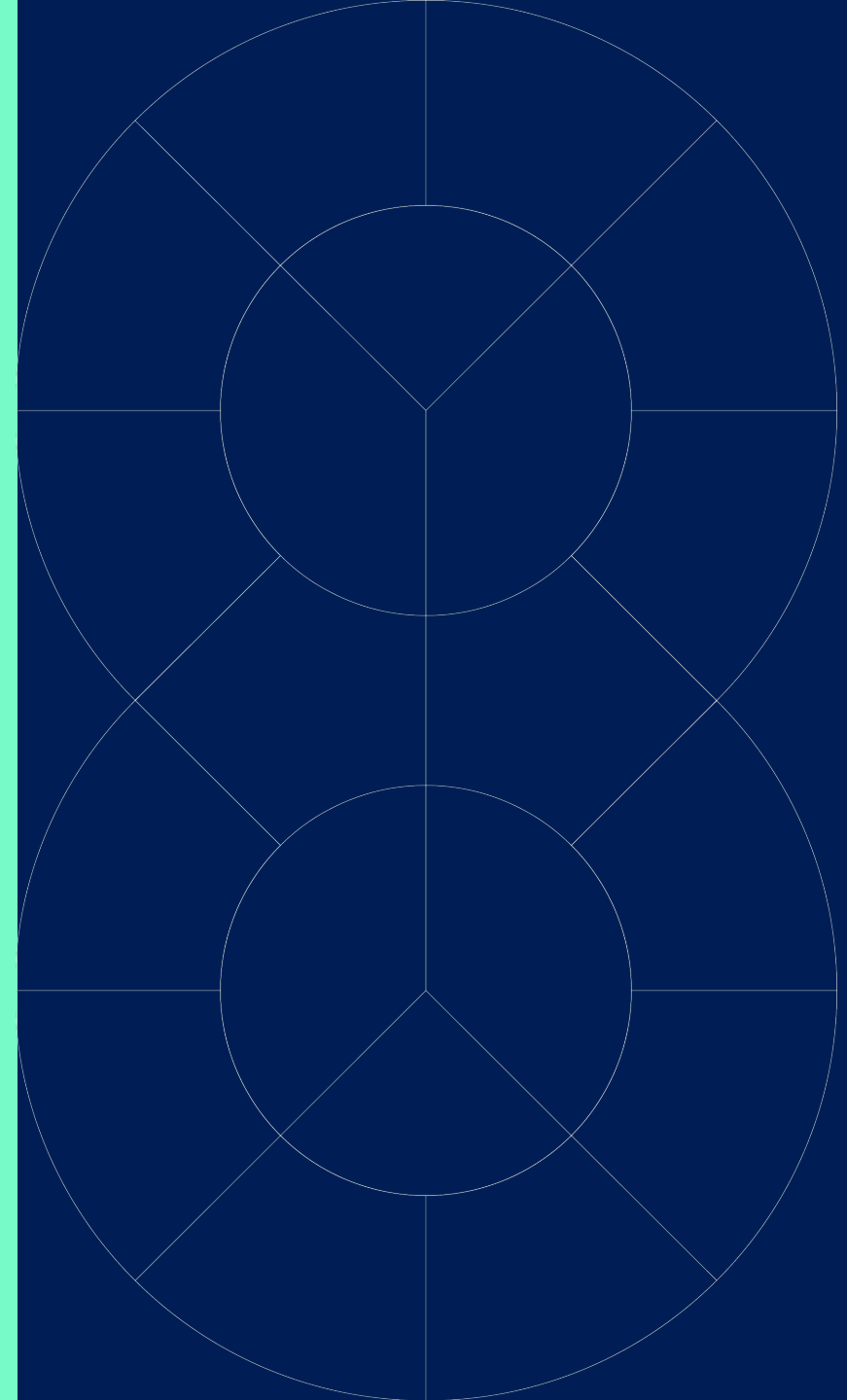
- **CONSTRUCTION COST INFLATION**: Leveling off
 - 10.4% year-over-year
 - 8.6% annualized last quarter
 - We are including in our projections:
 - 10% for next 12 months
 - 5% for following 12 months
 - We estimate to the midpoint of construction
- **MATERIAL SHORTAGES** due to increased demand, supply chain issues
 - Metals (steel, aluminum, piping)
 - Paint/coatings
 - Cement
 - Electronics
- **LABOR COSTS** projected to increase
 - Typically, 5% per year. 2023 projected to be 10%+
- **ENERGY COSTS** projected to increase

- Since November 2019, construction inflation has diminished the Bond Program buying power by **28.8% - holding steady**
- Through the first two years of implementation, 40% of the Bond Program costs have been “locked in”, **60% 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
 - Scheduling strategies to ensure on-time deliveries of key materials
 - Continuous search for cost savings opportunities (\$25M+ in savings so far)

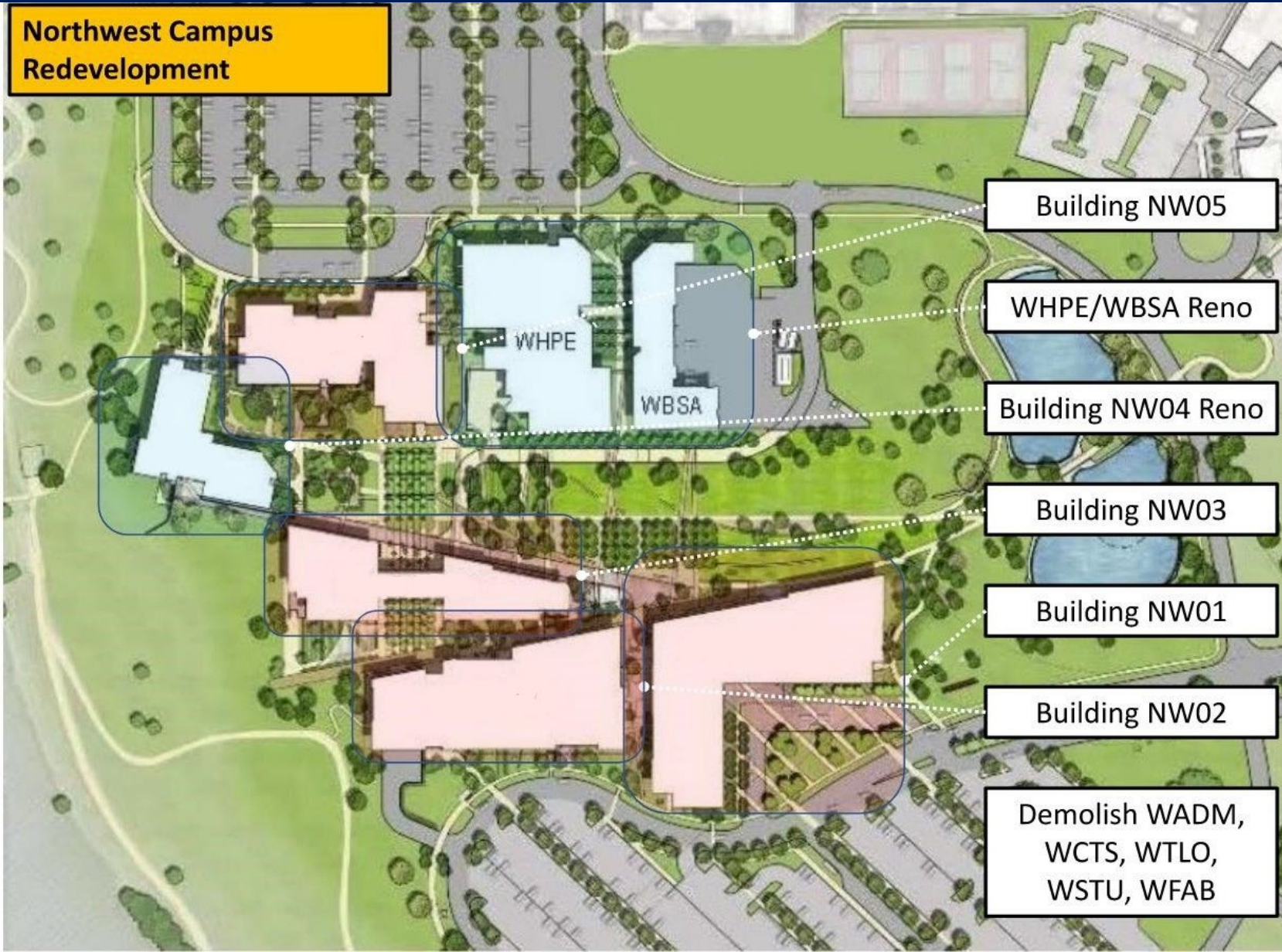




Project Updates

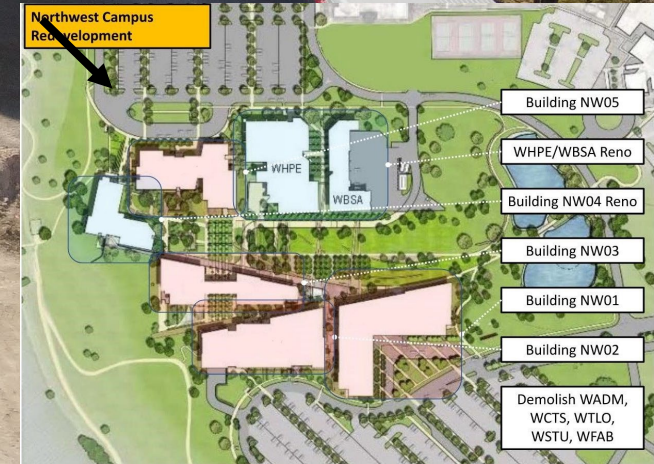
Planning, Design, and Construction Activities





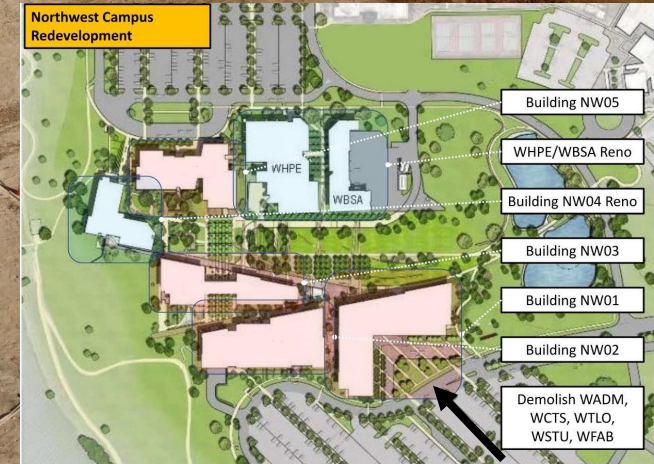
Northwest Campus Redevelopment Program Update

2019 Bond



Northwest Campus Redevelopment Program Update

2019 Bond



Northwest Campus Redevelopment Program Update

 2019 Bond



Northwest Campus Redevelopment Program Update

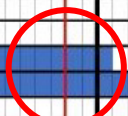
 2019 Bond



- **GMP-3 Phase 2A, Buildings NW01 and NW05**
 - Both buildings completely dried in. **Complete**
 - Permanent power to Building NW05 **Complete**
 - Permanent power to building NW01 **In Progress**
 - Mechanical, plumbing, and electrical infrastructure **In Progress**
 - Exterior façade **In Progress** (90% complete)
- **GMP 4 (Work Authorization 1) Phase 2B**
 - Early sitework package North and South parking lots continues. North parking lot **Complete**
South lot to be completed June 2023
- **GMP-4 (Work Authorization 2) Phase 2B**
 - New greenhouse, demolition of existing buildings, WATB renovations **Approved at October Board**
 - Work begun late October 2022
- **GMP-4 Phase 2B Buildings NW02 & NW03**
 - To market in summer 2023 for subcontractor bids

Updated: 10/26/2022

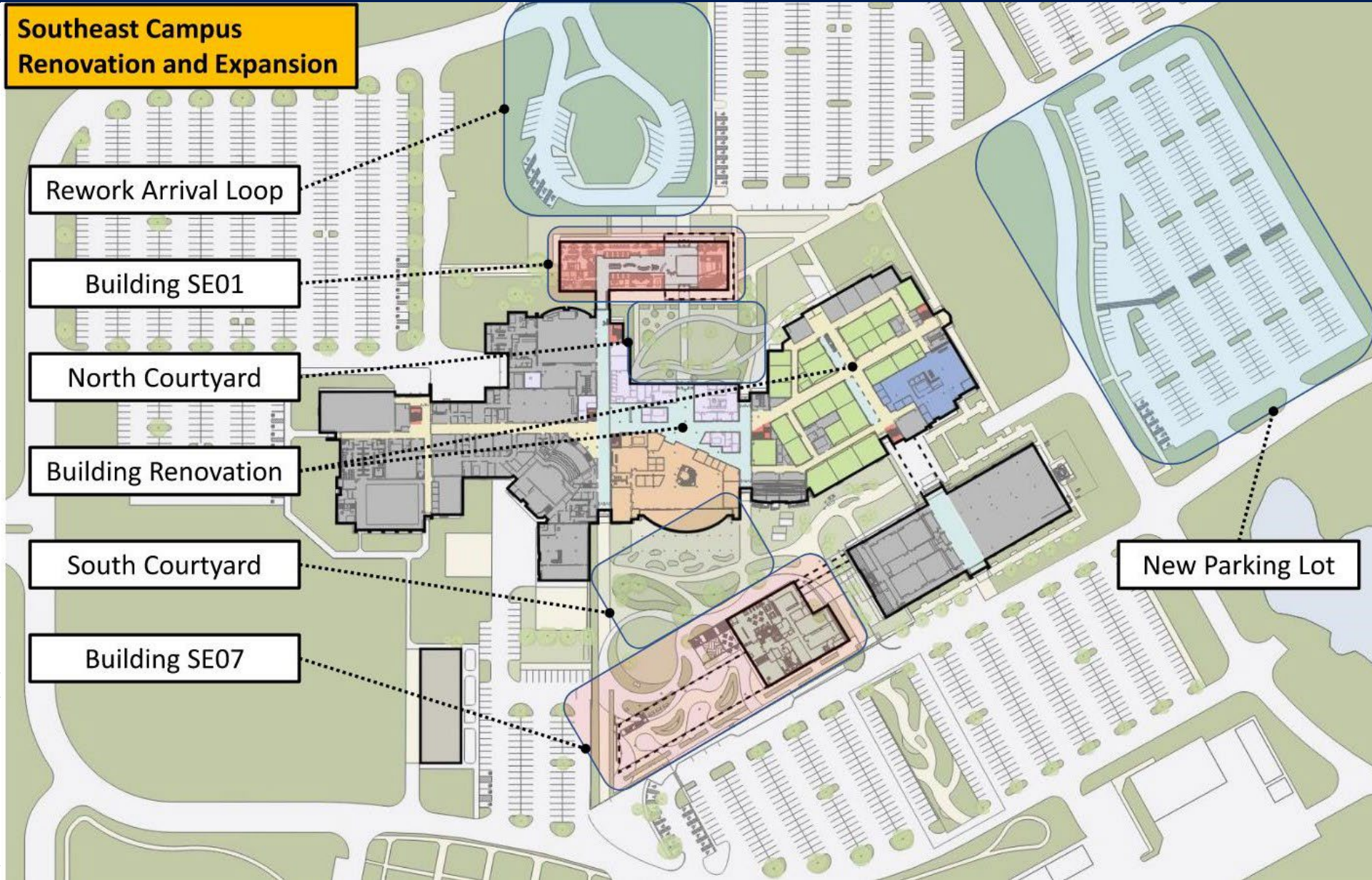
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Phase 1A: Site Utilities, Sitework, WADM Demolition, WSTU/WACB Swing Space, WBSA Addition (MDF), Construction Hub (GMP-1)																																																																																				
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Move (2-WCTS/NW05 into NW01)																																																																																				
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Saved 5 months

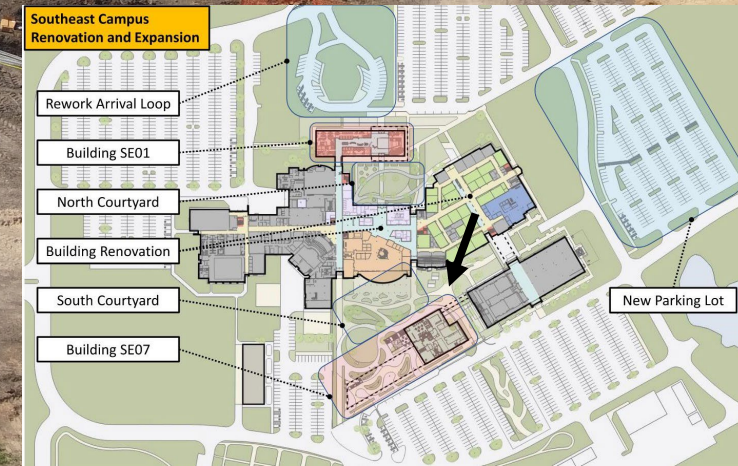
Southeast Campus Expansion Program Update







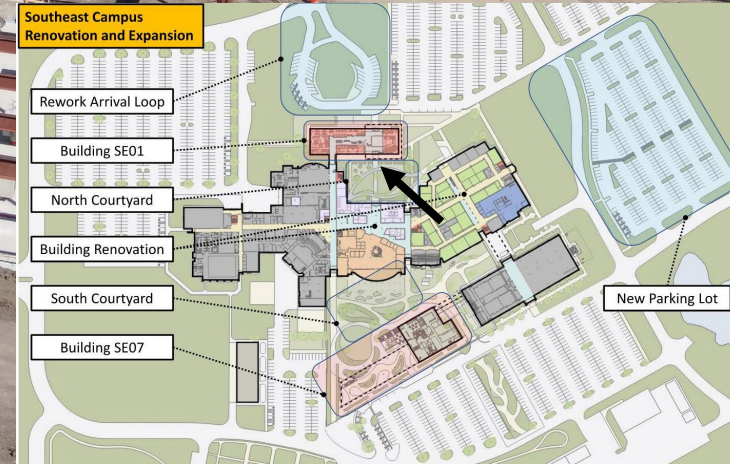
SOUTH ACADEMIC BUILDING SE07



Southeast Campus Expansion Program Update



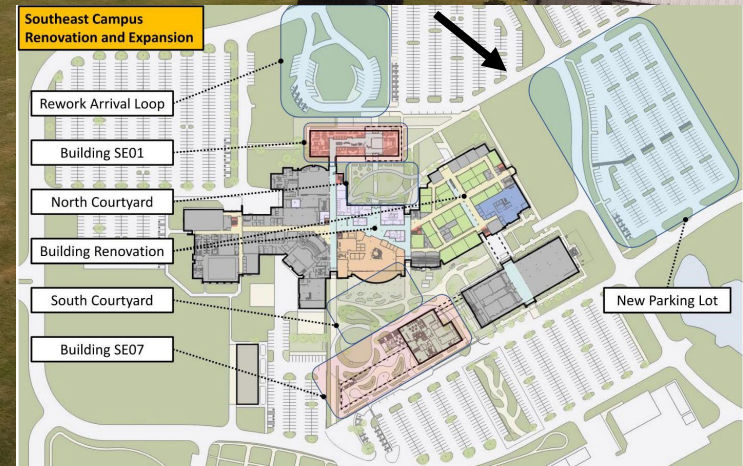
NORTH STUDENT SERVICES SE01



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.
- PW continues Wayfinding and Signage design.
- Bond Team in procurement phase for Moving Services Consultant.

• Construction Phase

Building SE01 (Student Services) structural steel erection in progress.

Building SE07 (Academic Building) structural steel erection in progress.

Building SE07 (Academic Building) mechanical, plumbing and electrical rough-ins in progress.

New East Parking Lot in progress.

Southeast Campus Expansion Program Update

Updated: 10/26/2022

	2020					2021					2022					2023					2024					2025									
	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
Site Utilities / Early Structural Steel (WA-1)																																			
Design																																			
Construction																																			
North Student Experience Building SE01/South Academic Building SE07 (GMP-1)																																			
Design (Buildings SE01 and SE07)																																			
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Move																																			

- **Master Plan and Capital Improvement Plan** adopted by the Board at October 2022 meeting
- **Ongoing planning** to incorporate projects from the resulting Capital Improvements Plan into the Bond Program
- **Continue implementation** of MEP /Infrastructure projects not affected by Master Planning efforts.
- Currently **two active** MEP/Infrastructure projects district wide

- **Northeast Campus Sewer Rehabilitation**

- Project is in the close-out phase: Construction was complete in September

- **Southeast Campus Chiller Replacement**

- Project is in the activation phase: Construction was complete in August

- **Master Plan and Capital Improvement Plan** adopted by the Board at October 2022 meeting.
- **Ongoing planning** to incorporate projects from the resulting Capital Improvements Plan into the Bond Program.
- **Continue implementation** of 3G8P projects not affected by Master Implementation Planning efforts.
- Currently **two** active 3G8P bond projects district wide.

- **Northeast Campus NTAB Renovation**

- **IILE classroom upgrades** includes IILE 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**

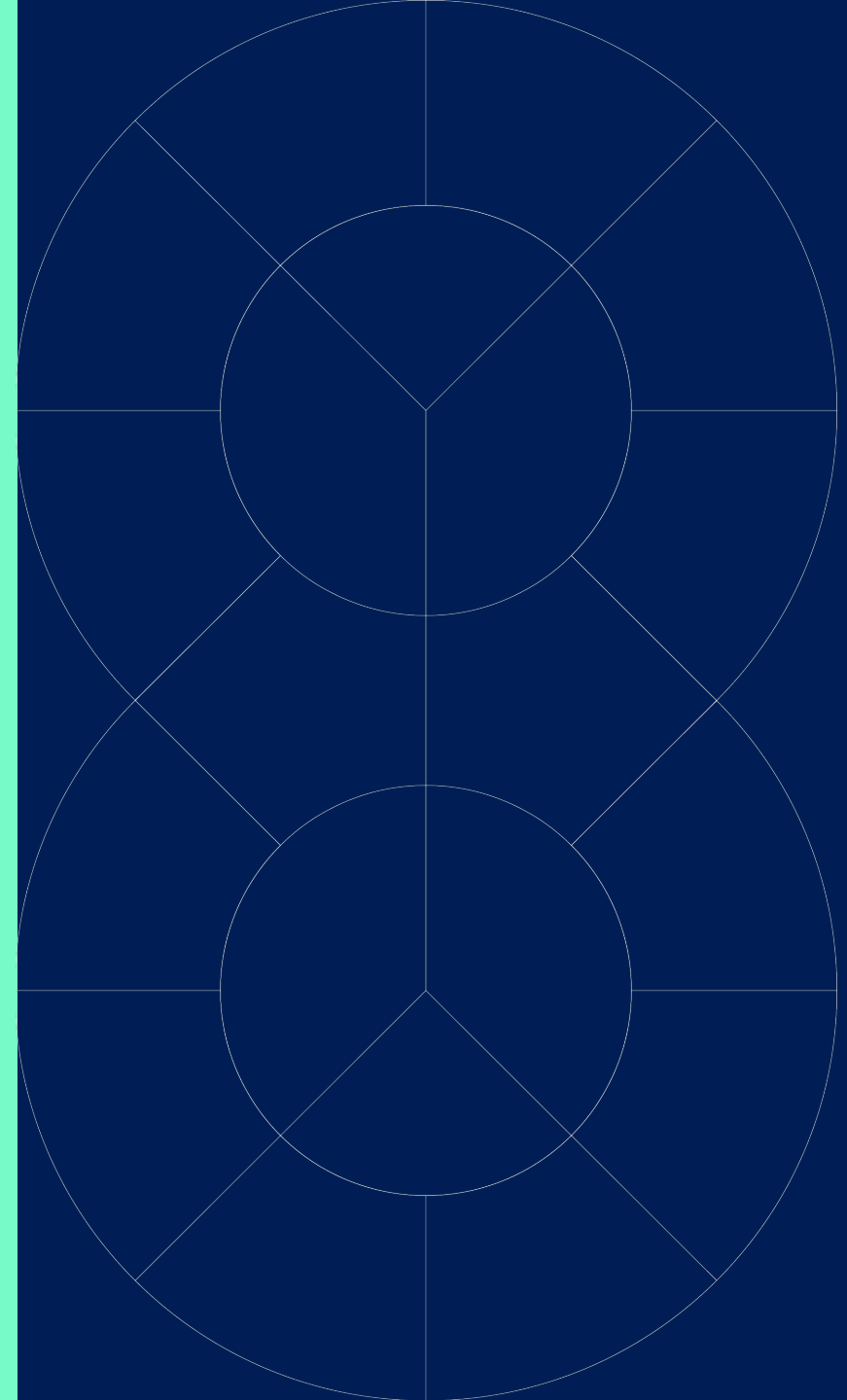
- **IILE classroom upgrades** with one Tech + Experiential classroom.
- Renovations are underway and tracking to complete in September 2022 with furniture and move-in activities **tracking to complete in November 2022**.

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

- **Technical Design Guidelines complete** with implementation underway at the Southeast and Northwest campus and planning for future projects.

MWBE/HUB Reporting

Bond MWBE/HUB Statistics



4th Quarter FY22: MWBE Spend vs. Goal

Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$ 5,738,170	\$ 17,596,445	32.6%	27.0%
Professional Services	\$ 866,045	\$ 2,669,785	32.4%	23.7%

* Construction includes Special Trade Construction

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

Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$ 40,532,635	\$ 131,213,458	30.9%	27.0%
Professional Services	\$ 9,153,416	\$ 45,435,994	20.1%	23.7%

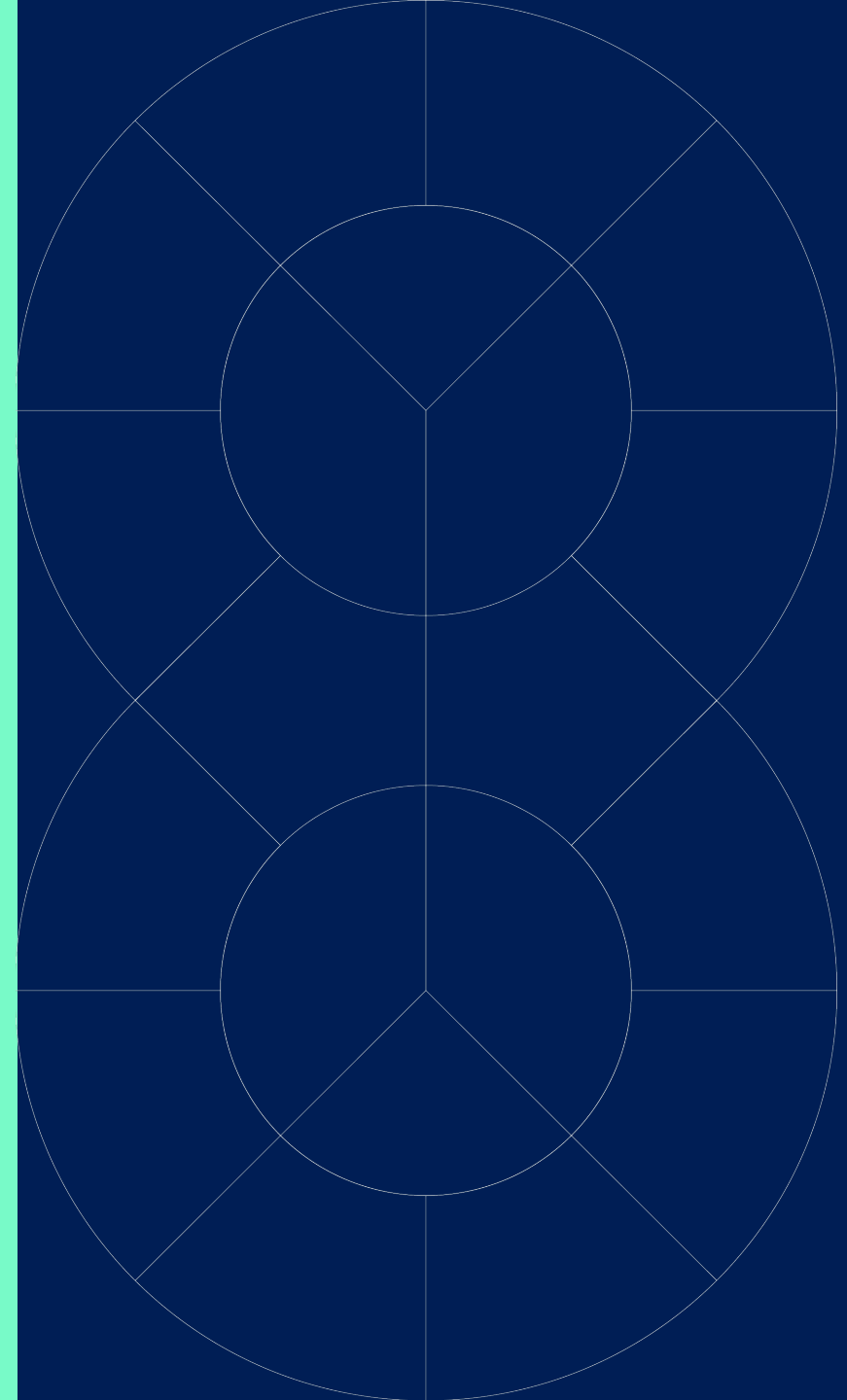
Bond Inception to Date: MWBE Commitments vs. Spend Goal

Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$95,421,278	\$266,249,160	35.8%	27.0%
Professional Services	\$25,819,766	\$79,500,278	32.5%	23.7%

* Construction includes Special Trade Construction

Upcoming Board Actions

Commitments and Briefings



- **November:**

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

Thank You!

