



2019 Bond



**Jacobs**

# Tarrant County College District

## 2019 Bond Capital Improvements Program

### Quarterly Report

Progress through January 2023



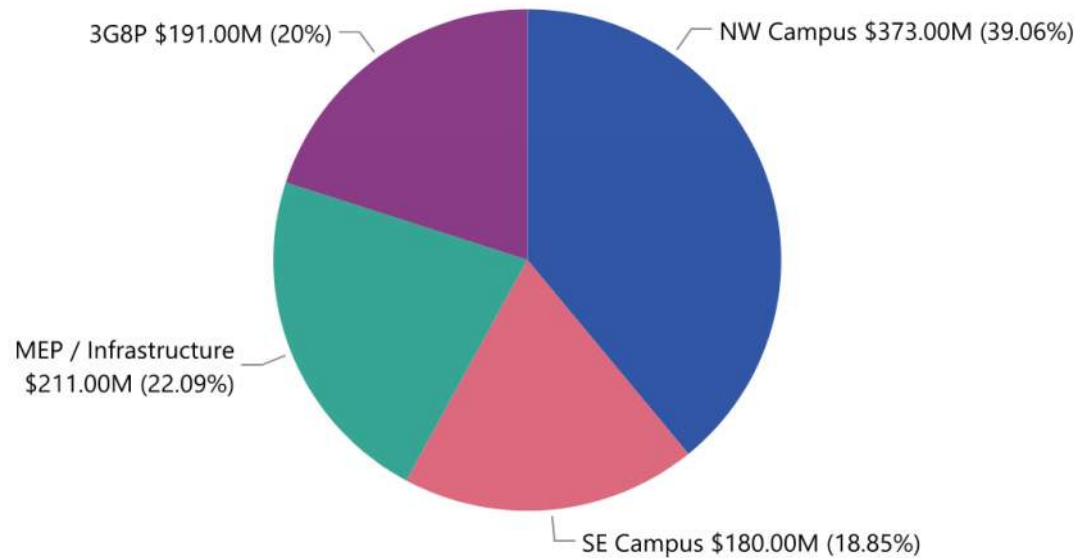
- 
- Financial Update – Summary and Statistics
  - Financial Update – Construction Market
  - Project Updates
  - MWBE/HUB Reporting
  - Upcoming Board Actions

# Financial Update

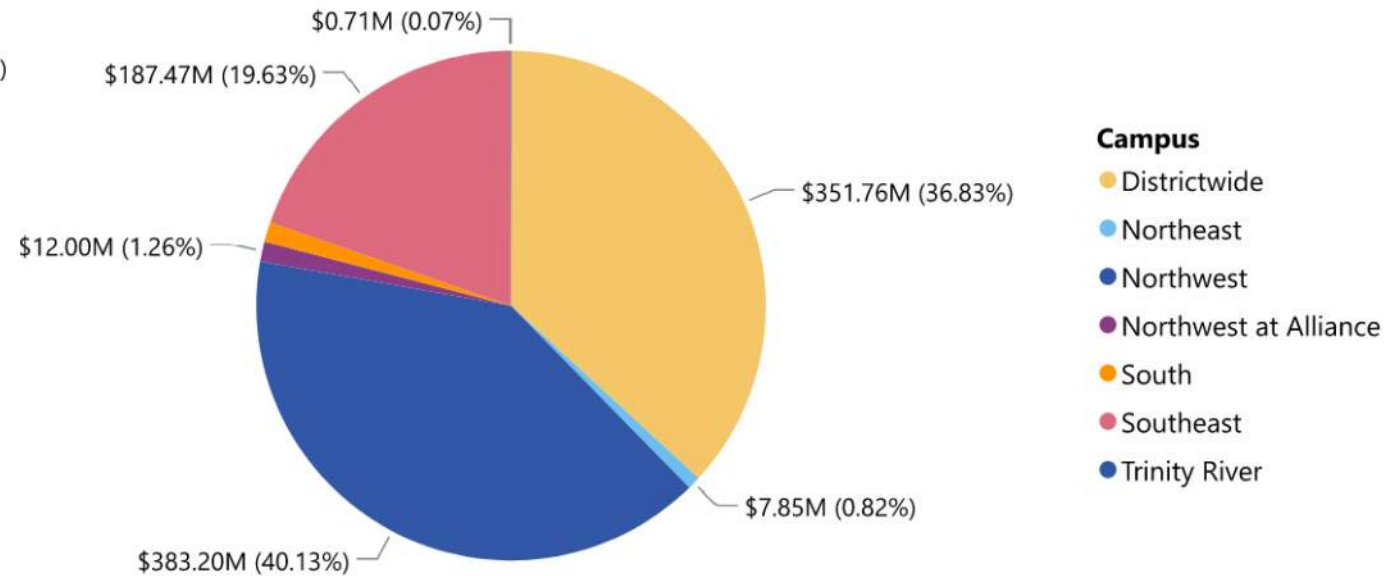
Summary and Statistics

# 2019 Bond Budget Overview

Budget by Bucket



Budget by Campus



$\$825.0M = 2019 \text{ Bond Funding}$   
 $+ \$118.8M = \text{Pay-as-You-Go/Fund Balance}$   
 $+ \$11.2M = \text{Northwest Campus Early College High School (FWISD)}$   
 **$\$955.0M = \text{Total Program Budget}$**

# 2019 Bond Financial Summary



Financial Summary	Budget	Committed	Spent	Remaining
Northwest Campus Redevelopment	\$373.0M	\$189.2M	\$129.1M	\$183.8M
Southeast Campus Expansion	\$180.0M	\$95.3M	\$32.0M	\$84.7M
Mechanical Electrical Plumbing (Infrastructure)	\$211.0M	\$44.2M	\$41.0M	\$166.8M
3 Goals & 8 Principles	\$191.0M	\$33.7M	\$26.3M	\$157.3M
Total	\$955.0M	38% \$362.4M	24% \$228.4M	\$592.6M


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)	2	0	0	0	58	3	0	63
3 Goals & 8 Principles	2	0	0	1	9	0	0	12
Total	4	0	0	3	67	5	0	79

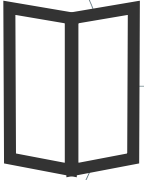




















# Financial Update

Construction Market Update

- **CONSTRUCTION COST INFLATION**: Leveling off
  - 8.3% year-over-year
  - 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
  - HVAC Equipment
  - Electrical Gear
- **LABOR COSTS** projected to increase
  - Typically, 5% per year. 2023 projected to be 10%+
- **ENERGY COSTS** projected to increase

# Construction Market Update

 2019 Bond

<p>Latest Quarter Trend</p> <p>Current Lead Time</p> <p>Expected Change (6-12 months)</p>														
	Architectural Interiors		Roofing Products		HVAC Equipment		Electrical Gear Generators		Wood-based Building Material		Structural Steel		Plumbing Items	
	Ceilings, drywall, etc.		PolyISO Insulation		AHUs/RTUs		UL 1558 Switchgear		Dimensional Lumber & Panels		Engineered Bar Joists		Pipe & Fittings	
	<u>Lead Time</u>	<u>Price</u>	<u>Lead Time</u>	<u>Price</u>	<u>Lead Time</u>	<u>Price</u>	<u>Lead Time</u>	<u>Price</u>	<u>Lead Time</u>	<u>Price</u>	<u>Lead Time</u>	<u>Price</u>	<u>Lead Time</u>	<u>Price</u>
														
	20 weeks		30-36 weeks		45-50 weeks		52-80 weeks		10-13 days		32 weeks		8-10 weeks	
	Down	+3-5%	Stable	0%	Up	+15%	Up	+15%	Down	-10%	Down	-5%	Down	-5%



- Since November 2019, construction inflation has diminished the Bond Program buying power by **29% - holding steady**
- Through the first two years of implementation, 38% of the Bond Program costs have been “locked in”, **62% remains**
- Remaining large contracts:
  - May 2023: Northwest early procurement items for NW02 & NW03
  - June 2023: Southeast early procurement/swing space
  - October 2023: Northwest GMP-4 for NW02 & NW03
  - January 2024: Southeast GMP-2 for renovations

# Project Updates

Planning, Design, and Construction Activities

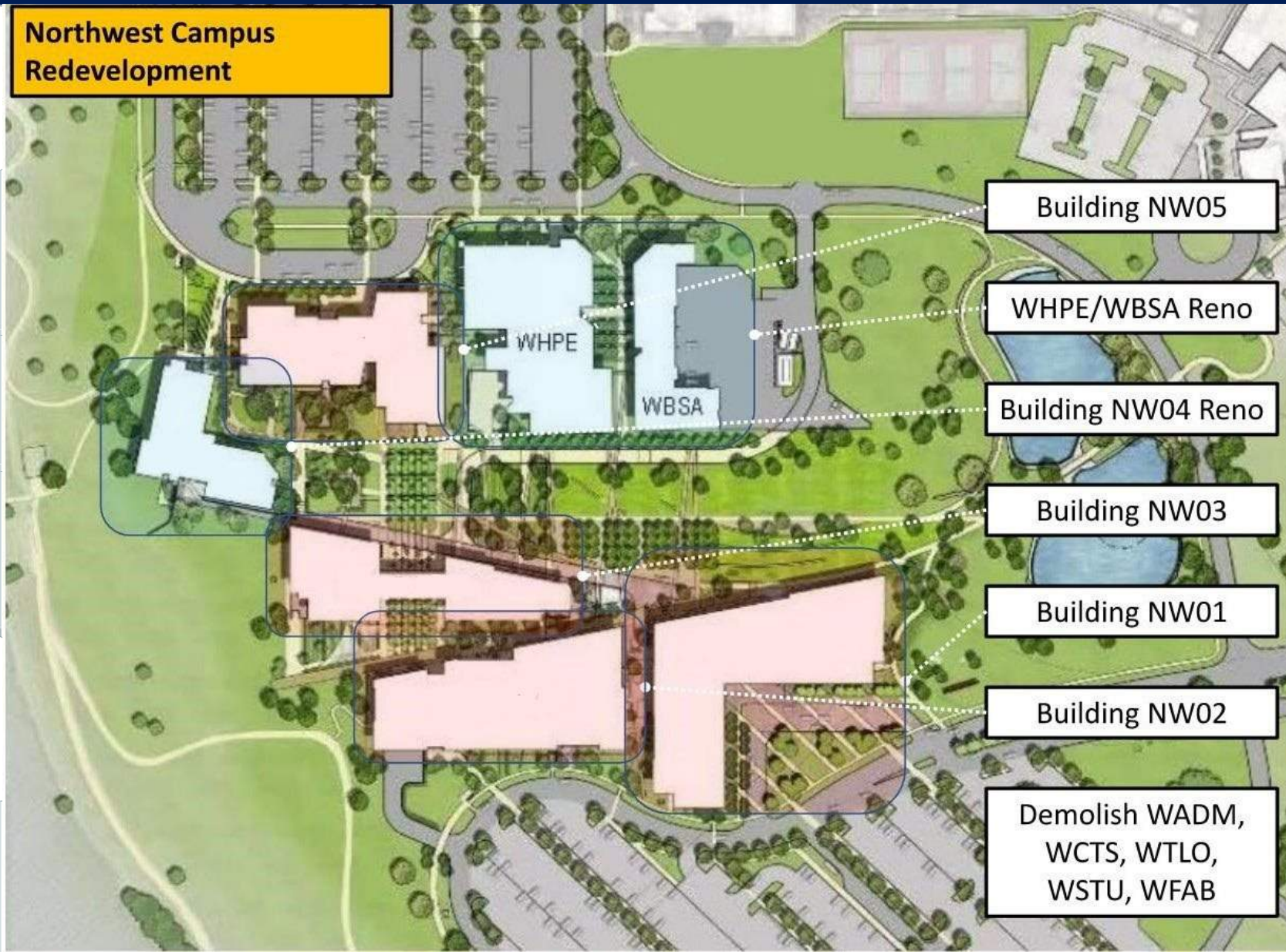


# Northwest Campus Redevelopment Program Update

 2019 Bond







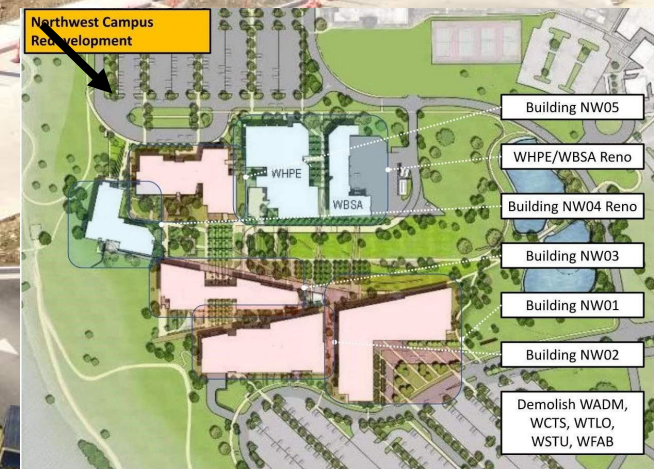


# Northwest Campus Redevelopment Program Update

 2019 Bond



**Building NW05**



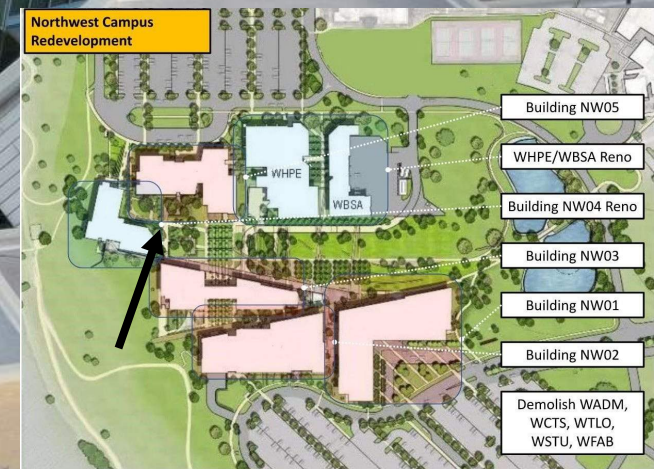


# Northwest Campus Redevelopment Program Update

 2019 Bond




**Building NW05**





# Northwest Campus Redevelopment Program Update

 2019 Bond



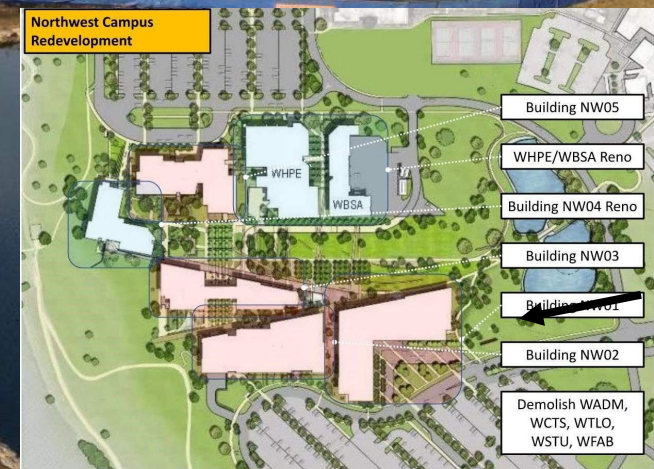


# Northwest Campus Redevelopment Program Update

 2019 Bond




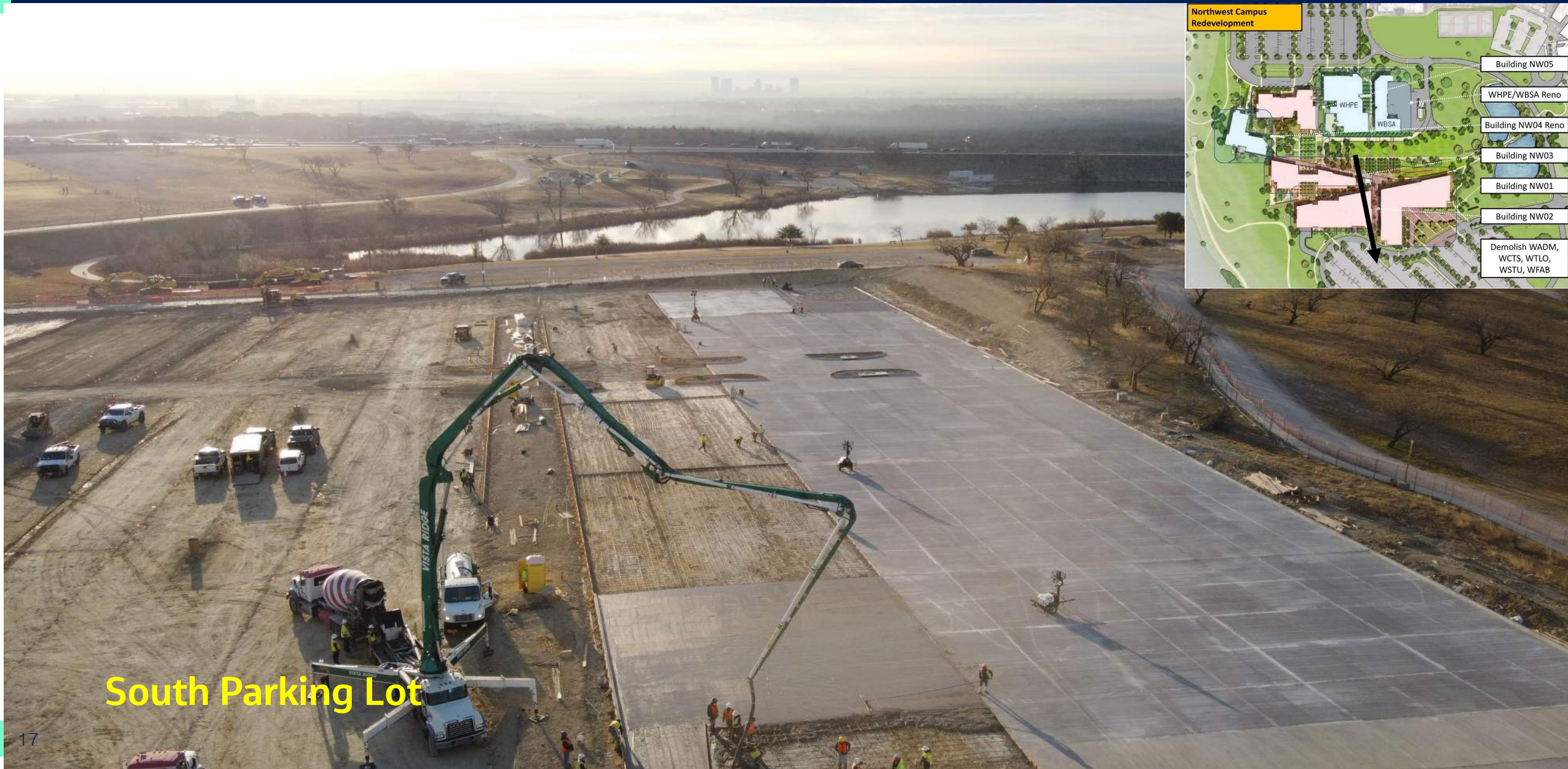
Building NW01, South Parking Lot





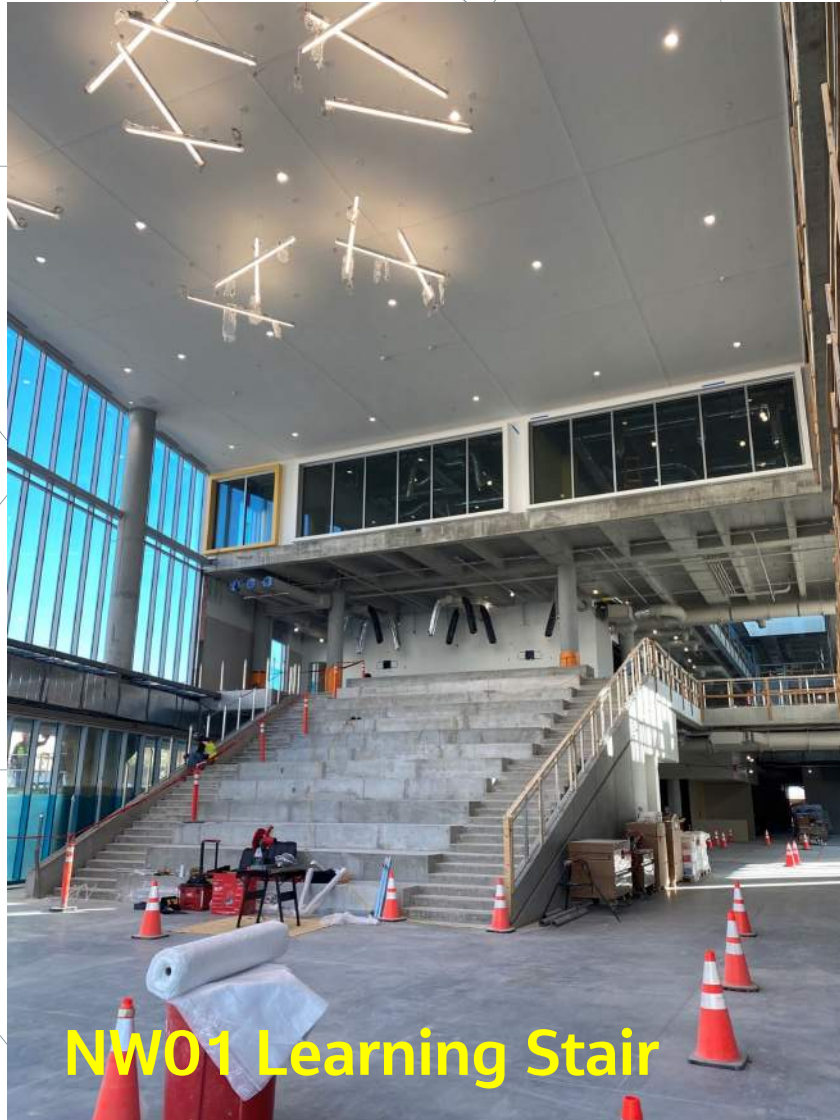
# Northwest Campus Redevelopment Program Update

 2019 Bond



South Parking Lot



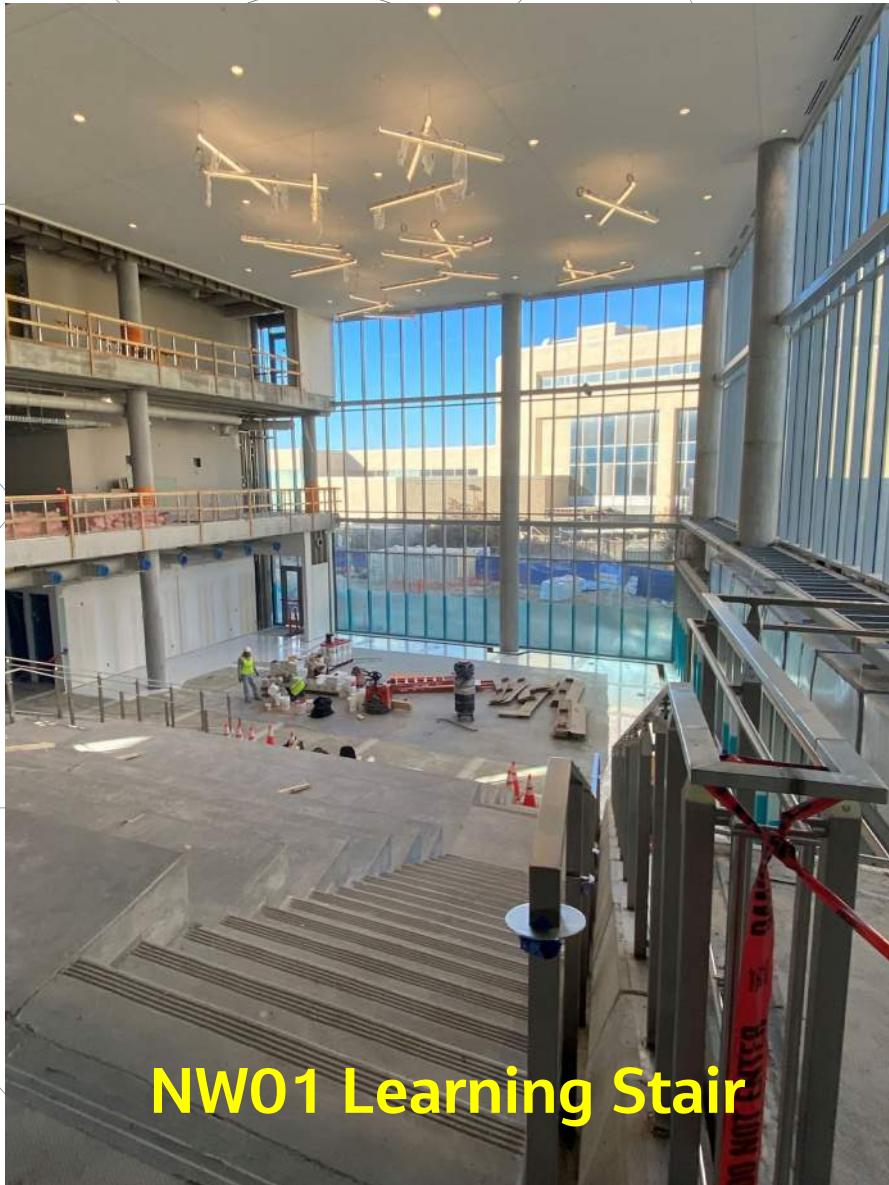






**NW01 Student Support, Gallery, Casual Study**

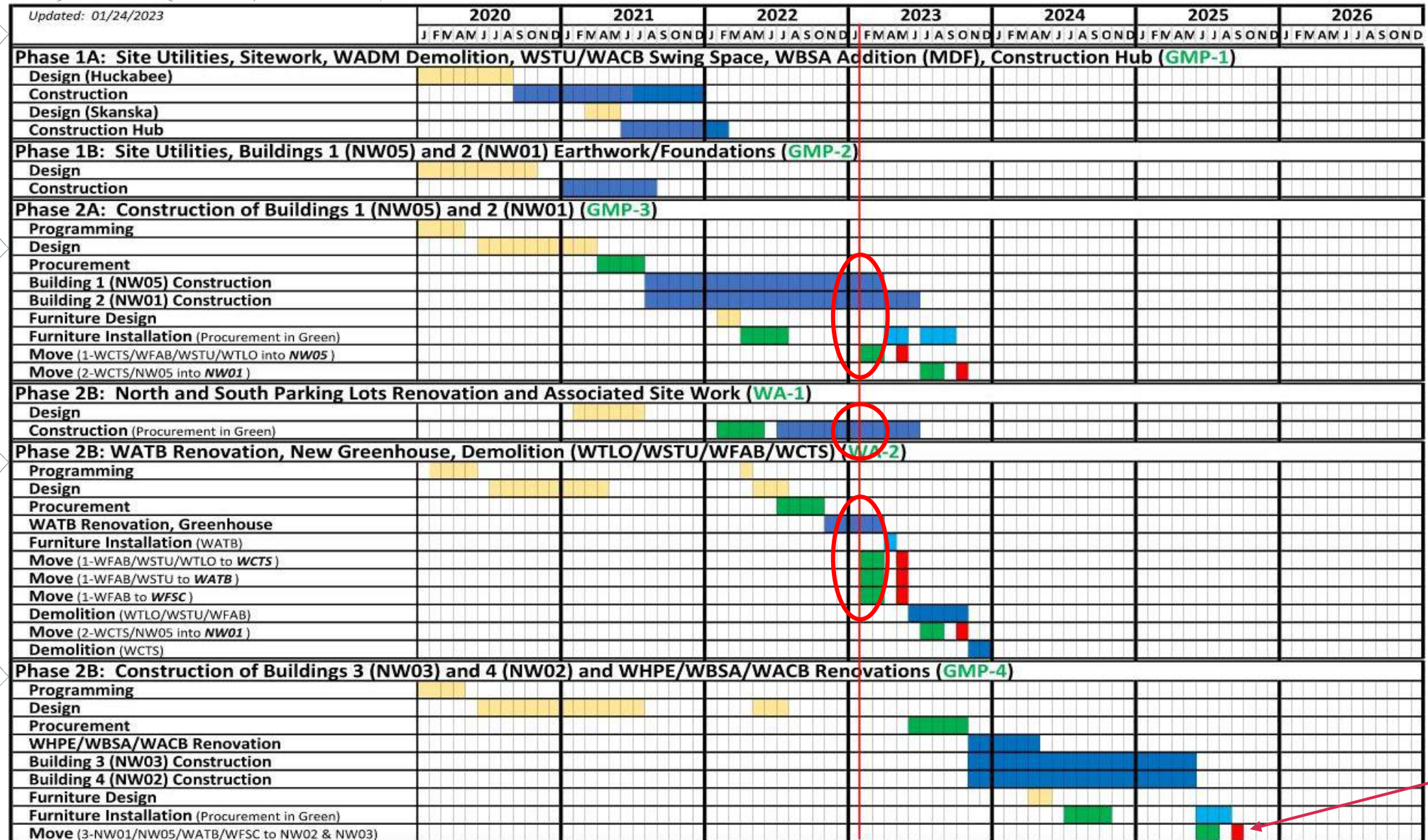




- **GMP-3 Phase 2A, Buildings NW01 and NW05**
  - Building NW05: Nearing completion. Move-in is scheduled for May 2023
  - Building NW01: Exterior façade, Mechanical/electrical/plumbing infrastructure, and finish work is ongoing. Move-in is scheduled for October 2023.
- **GMP 4 (Work Authorization 1) Phase 2B**
  - Early sitework package North and South parking lots continues, south lot is in progress.
  - June 2023 scheduled completion.
- **GMP-4 (Work Authorization 2) Phase 2B**
  - New greenhouse, demolition of existing buildings, WATB renovations
  - Work is underway and WATB renovations and Greenhouse are scheduled to be complete May 2023
  - Demolition is scheduled to begin in June 2023
- **GMP-4 Phase 2B Buildings NW02 & NW03**
  - To market in summer 2023 for subcontractor bids



# Northwest Campus Redevelopment Program Update



Saved 5 months

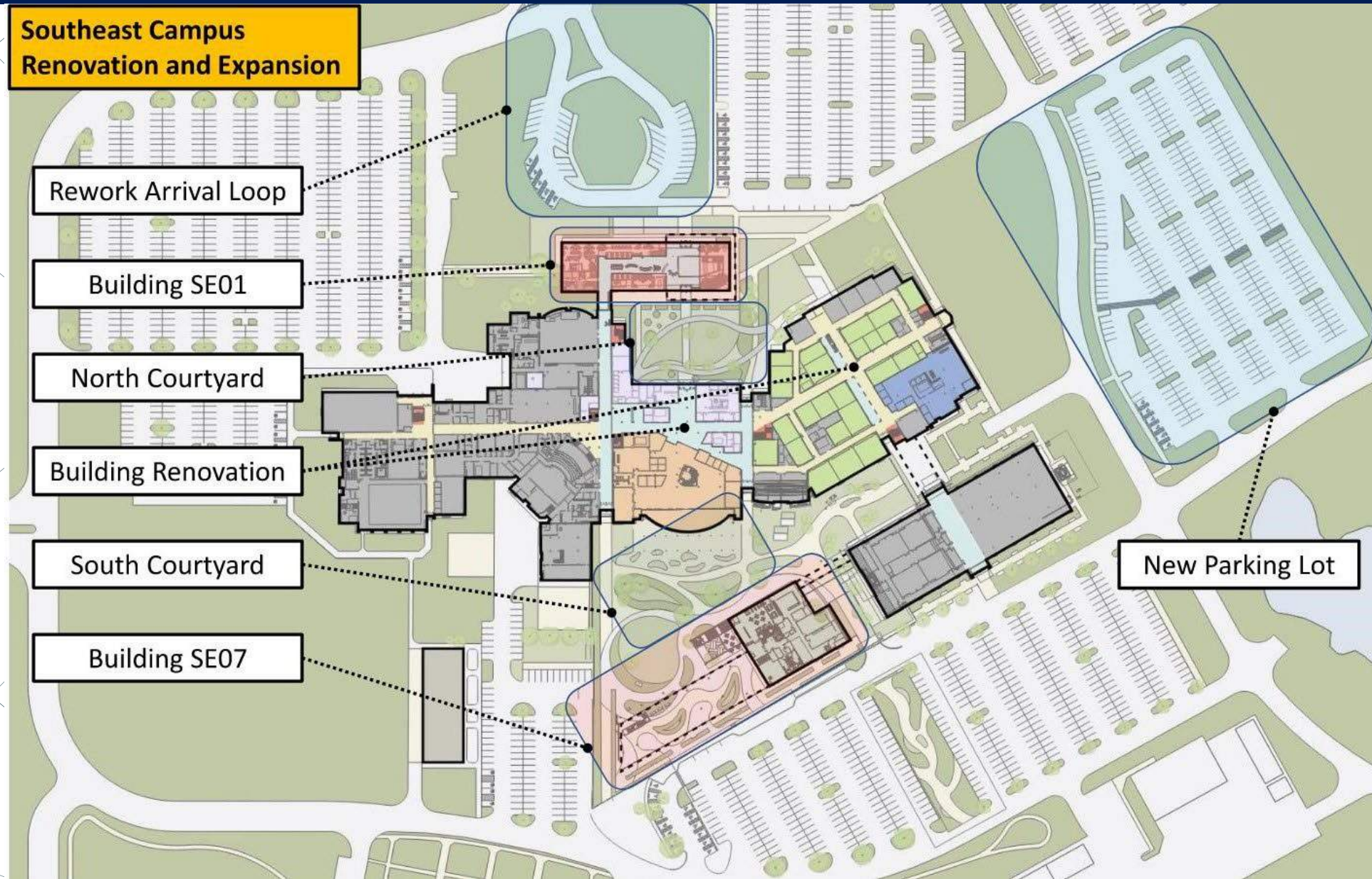


# Southeast Campus Expansion Program Update

 2019 Bond





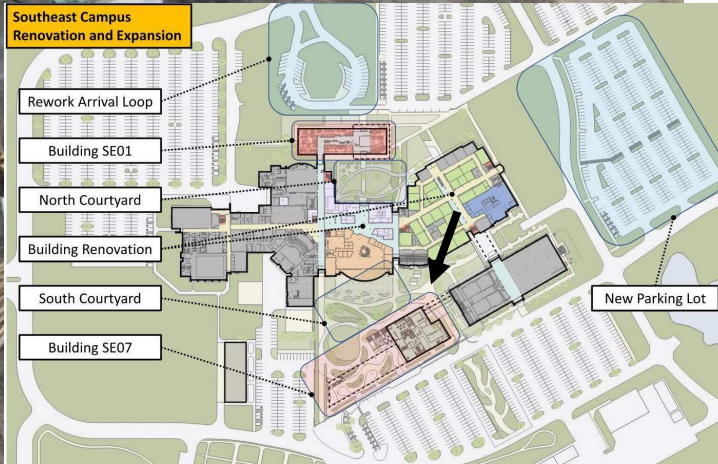




# Southeast Campus Expansion Program Update




**SOUTH ACADEMIC BUILDING SE07**



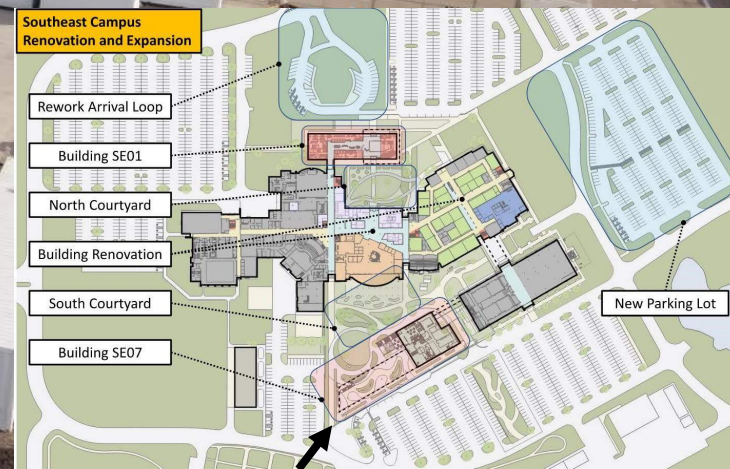


# Southeast Campus Expansion Program Update

 2019 Bond




**SOUTH ACADEMIC BUILDING SE07**



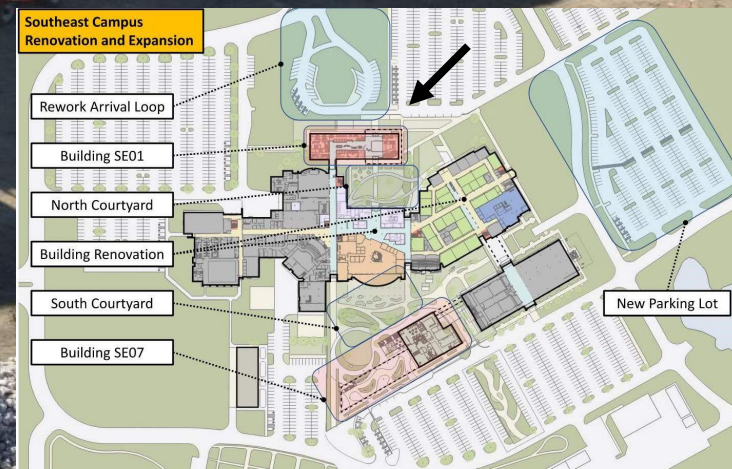


# Southeast Campus Expansion Program Update

 2019 Bond



**NORTH STUDENT SERVICES SE01**



## • Design Phase

- Recently completed:
  - 100% construction documents for GMP-2 renovations
  - Furniture design is complete and is in the TCCD procurement process.
  - Wayfinding and Signage design is complete and is in the contractor procurement process.
- In Progress:
  - Construction Documents for Work Authorization #2 package (early procurement)

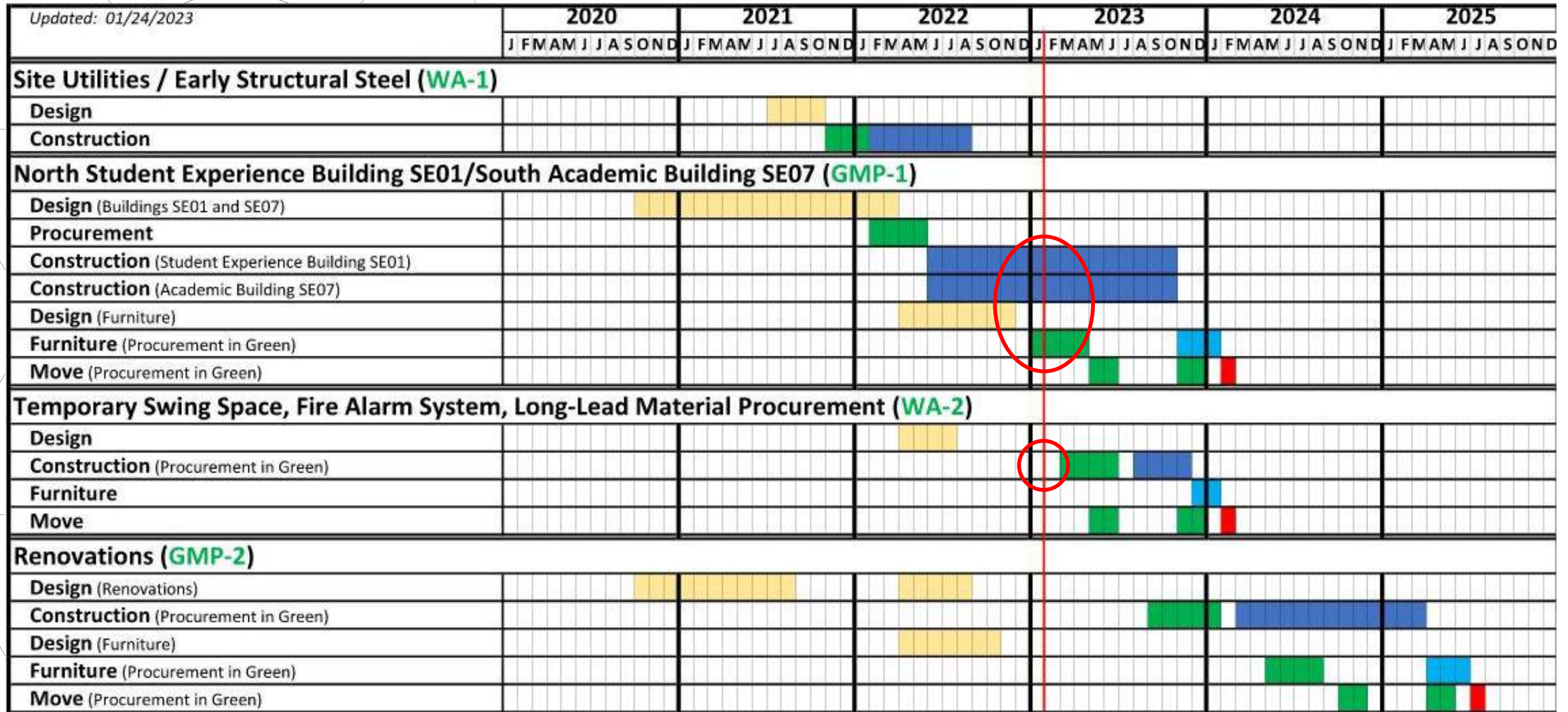
## • Construction Phase

- Building SE01 (Student Services) and Building SE07 (Academic Building) work in progress:
  - Interior wall and exterior waterproofing
  - Mechanical, plumbing and electrical rough-ins
  - Temporary roof is complete



# Southeast Campus Expansion Program Update

 2019 Bond



- **Completed implementation** of MEP/Infrastructure projects not affected by Master Planning efforts.
- Currently **one** active 3G8P Bond Program project district wide.

- **South Campus SACB and SACD Renovation**

- **IILE classroom upgrades** with one Tech + Experiential classroom.
- Renovations were complete as of October 2022. Furniture installation complete as of November 2022. **Classrooms ready for occupancy as of January 2023.**

- **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 complete as of January 2023 with furniture and move-in activities tracking to complete in February 2023. **Classrooms ready for occupancy as of February 2023.**

# MWBE/HUB Reporting

Bond MWBE/HUB Statistics



## 1st Quarter FY23: MWBE Spend vs. Goal

Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$ 4,953,350	\$ 10,668,245	46.4%	27.0%
Professional Services	\$ 541,904	\$ 1,622,752	33.4%	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*	\$ 51,015,095	\$ 161,408,795	31.6%	27.0%
Professional Services	\$ 10,387,043	\$ 50,680,855	20.5%	23.7%

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

Financial Summary	MWBE \$	Total \$	MWBE % of Total	Goal
Construction*	\$100,280,607	\$267,178,063	37.5%	27.0%
Professional Services	\$ 26,800,390	\$ 80,142,332	33.4%	23.7%

\* Construction includes Special Trade Construction

# Upcoming Board Actions

Commitments and Briefings

- **March:**

- NW Campus Redevelopment Program (\$373M Total Forecast)

- CMaR Contract Change Order 002 for Wayfinding and Signage
    - Move Management Consultant Contract Change Order 001 for Calendar Year 2023 Moving Services

- **April:**

- SE Campus Renovation and Expansion Program (\$180M Total Forecast)

- Purchase Order Agreement for Furniture Procurement for Buildings SE01 and SE07
    - CMaR Contract Change Order 001 for Wayfinding and Signage

- **May:**

- NW Campus Redevelopment Program (\$373M Total Forecast)

- CMaR Work Authorization THREE for Long-Lead Material Procurement

Thank You!

