



2019 Bond



Jacobs

Tarrant County College District

2019 Bond Capital Improvements Program

Bond Report 40
August 2024



Executive Summary

The 2019 Bond Program is moving forward on schedule. Construction continues for the two most significant components – the Northwest Campus Redevelopment and the Southeast Campus Renovation and Expansion.

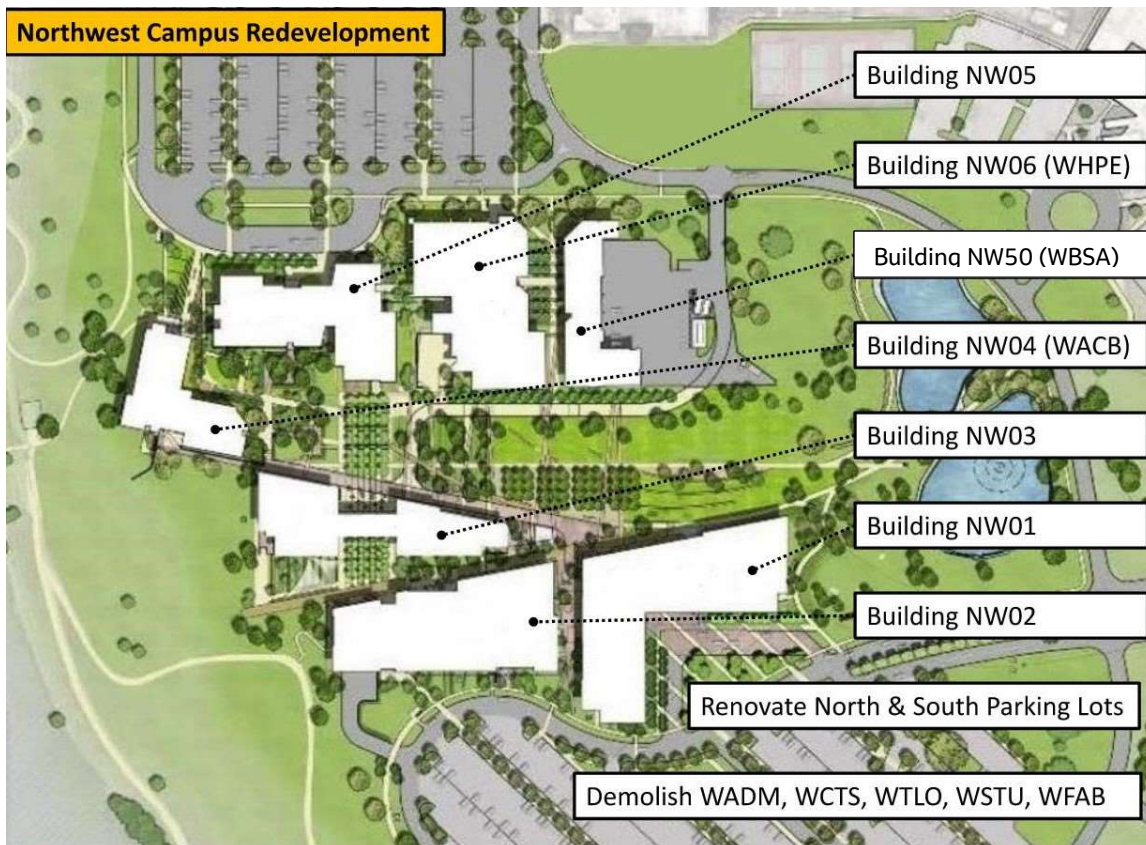
While the total Program budget remains at \$955 million, \$321 million of remaining MEP and 3G8P Program funds has been transferred to implement future projects defined in the Capital Improvement Plan. Of the remaining \$634 million, \$604.0 million (95.3%) has been committed, with \$383.1 million (60.4%) of that amount being spent to date (these totals represent 63.2% and 40.1%, respectively, of the total \$955 million).

The Northwest Campus Redevelopment Project continues. Buildings NW01 and NW05 are complete, and classes are ongoing. The concrete structures of NW02 and NW03 were completed this month, and the project team held a "Topping out" Ceremony. The Southeast Campus Renovation and Expansion Project moves into SE01 and SE07 are complete. Renovation is underway with framing of the interior walls and rough-in. The bond team is working with TCCD procurement on the Request for Qualifications (RFQ) for the furniture packages on both campuses.

The Bond Team is unwavering in its commitment to managing the volatile construction market and its impact on project costs and material delivery times. We are dedicated to driving for best value through diligent cost control and schedule management, ensuring the efficient use of resources and the timely completion of projects.

Following are highlights of the major projects and initiatives:

Northwest Campus Redevelopment



Skanska USA Buildings Inc. (Skanska) is CMaR (Construction Manager at Risk) for the Northwest Campus Redevelopment Project. GMP-3 Building NW01 and NW05 are in use.

GMP-4 Work Authorization Amendment TWO (WA-2) includes demolishing four existing buildings, constructing a new greenhouse, and renovating Building WATB for future swing space. The WATB classroom renovations are complete and used as swing space by staff and students. The demolition of the WFAB, WSTU, WTLO, and WCTS buildings is complete. The new greenhouse construction is complete.

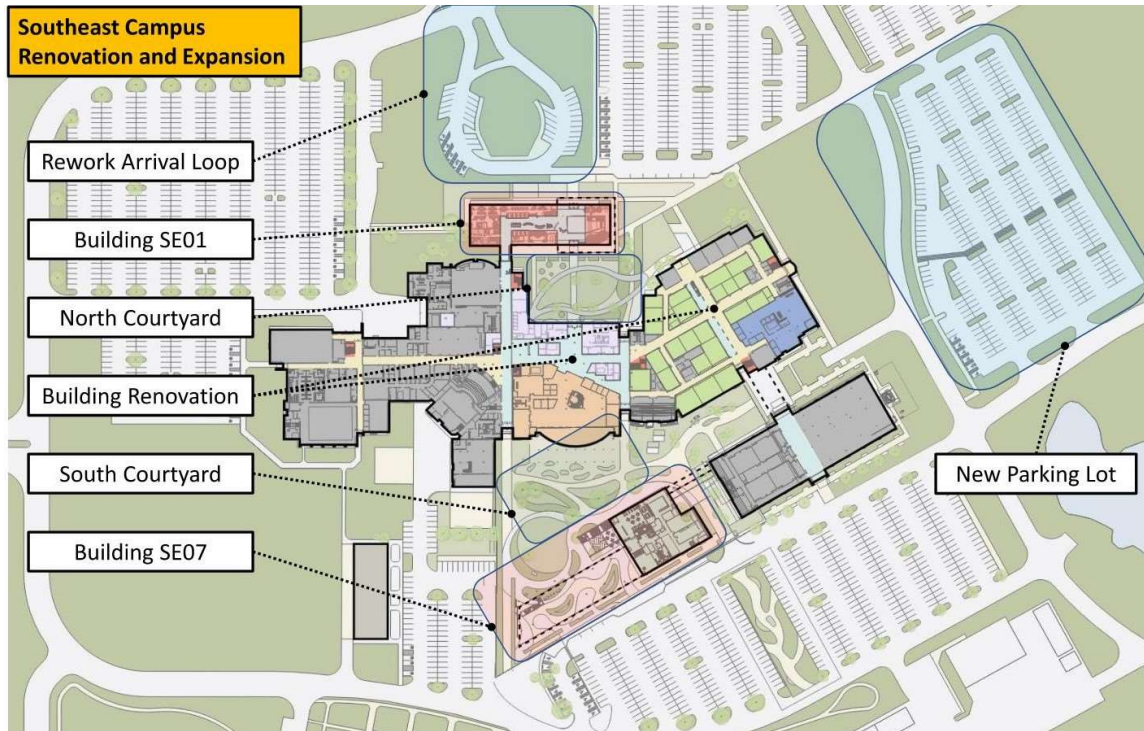
GMP-4 Work Authorization Amendment THREE (WA-3) includes the early procurement of electrical equipment for Buildings NW02 and NW03. The equipment to support the construction schedule of new Buildings NW02 and NW03 is ordered.

Skanska received a Notice-to-Proceed with Guaranteed Maximum Price FOUR (GMP-4), which includes the construction of new buildings NW02 and NW03 and associated site work on November 6, 2023. Skanska continues to progress at NW02, the concrete structure completed on August 23, 2024. They are removing forms and shoring to install interior metal framing and mechanical, electrical, and plumbing (MEP) rough-in work. Progress on NW03 continues; Skanska continues with interior metal framing and MEP rough-in work. Skanska notified TCCD (TARRANT COUNTY COLLEGE DISTRICT) of potential schedule impacts related to rain events in January, April, and May. Skanska is working to mitigate these impacts so as not to affect the overall timeline, but it is currently tracking 15 days late for the Substantial Completion schedule.

TCCD is exploring changes for GMP-4, including adding a cybersecurity classroom and food service adjustments to align with the academic programs and initiatives. The design and construction team are evaluating the impacts, and this information will be presented to the board for consideration.

GMP-4 includes the new signage for existing campus buildings. Skanska completed installation of interior building signage for the seven existing buildings in August. Exterior building signage for the seven existing buildings is in progress and will be completed in September. The site signage is anticipated to be completed before the end of the year.

Southeast Campus Renovation and Expansion



The SE Campus Renovation and Expansion Project is progressing per the construction schedule. Construction activities such as Electrical Rough-in, Overhead work, and Wall Framing are ongoing on Level 1 and Level 2. The furniture vendor selection process was recently completed, and recommendations will be submitted for Board approval in October 2024 Board Meeting.

Work Authorization Two (WA-2) includes procuring long-lead trades, and fire alarm system upgrades are in progress.

The Guaranteed Maximum Price Two (GMP-2) Amendment, which includes construction renovations for the existing Main Campus Building, was approved by the Board of Trustees in the January 2024 meeting. The Contract was executed, and construction started in April 2024. Construction is anticipated to be completed in the Summer of 2025, followed by activation and move activities later in 2025. Currently, wall framing, Electrical Rough-in, overhead ductwork, and Steel Installation are in progress. Clerestory work on the roof is also being completed.

The design effort for the furniture supporting the renovation of the Main Campus Building is in progress. The procurement process is complete and is scheduled for presentation to the Board of Trustees in October 2024.

Minority/Women Business Enterprise (MWBE) & Historically Underutilized Business (HUB) Outreach

The Bond Team continues to seek MWBE outreach opportunities. In August, the team was represented at eight meetings and five events, with eight meetings and three events scheduled for September.

For fiscal year 2024 through August 31, 2024 the MWBE spend for the Bond Program was \$ \$14,985,162.85 for construction, (21.7% of construction spend versus the goal of 21.1%), special trades construction was \$ 179,567.56 (100.0% of construction spend versus the goal of 32.9%), and \$2,850,492.10 for professional services (36.9% of professional services versus the goal of 23.7%). These metrics will be tracked and managed for the duration of the Bond Program.

Board Presentations and Bond Management Team Action Items

There are no items planned for August.

Attachments

Attached to this report is the Program Summary Report and Individual Project Reports.