



2019 Bond



Jacobs

# Tarrant County College District

## 2019 Bond Capital Improvements Program

Bond Report 42  
October 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.

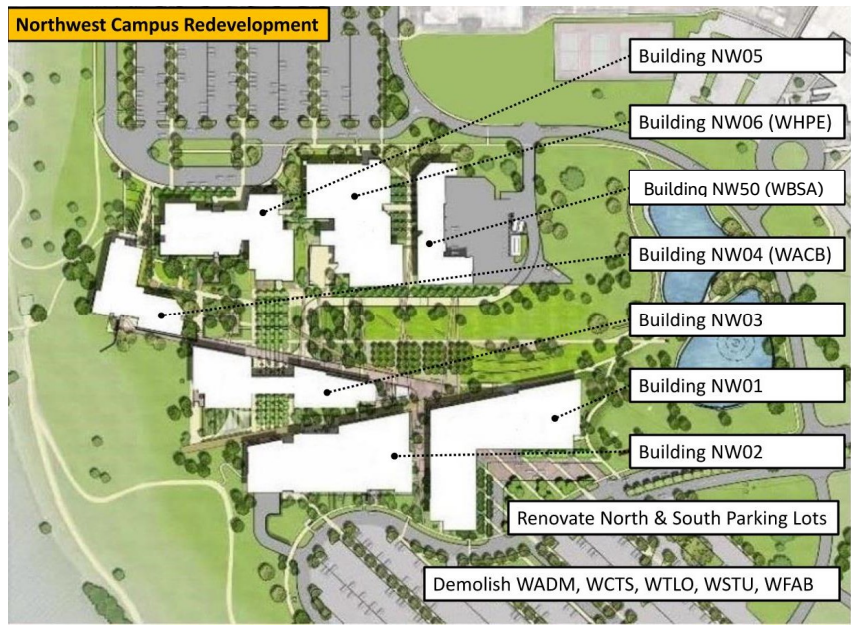
While the total Program budget remains at \$955 million, \$321 million of remaining MEP and 3G8P Program funds has been transferred to implement future projects defined in the Capital Improvement Plan. Of the remaining \$634 million, \$613.0 million (96.6%) has been committed, with \$406.9 million (66.4%) of that amount being spent to date (these totals represent 64.2% and 42.6%, 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 are complete and exterior/interior framing are progressing. The Southeast Campus Renovation and Expansion Project moves into SE01 and SE07 are complete. Renovation is underway with framing of the interior walls, above ceiling and ceiling work underway. Finished ceilings and walls have started. The Board authorized the furniture purchase to proceed in the October board meeting based on the outcome and recommendations from the Request for Qualifications (RFQ). The bond team and procurement are finalizing agreements.

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**



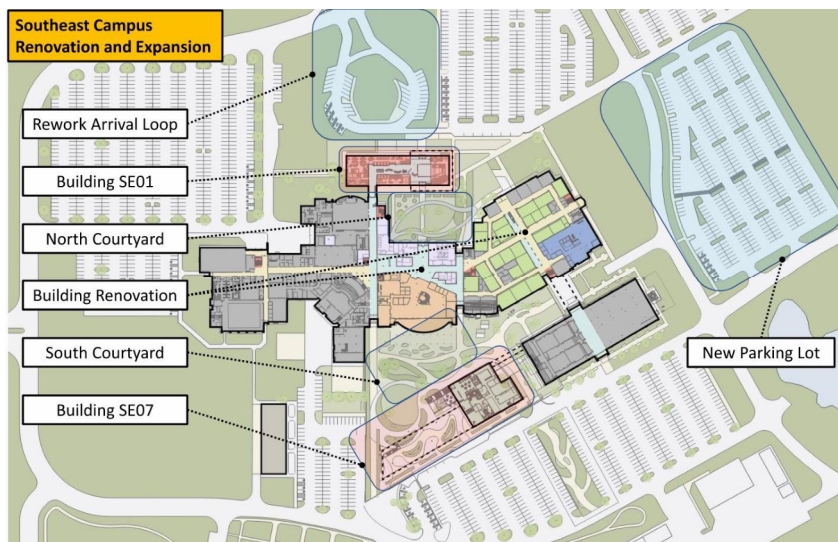
Skanska USA Buildings Inc. (Skanska) is CMaR (Construction Manager at Risk) for the Northwest Campus Redevelopment Project. GMP-4 Work Authorization Amendment THREE (WA-3) includes the early procurement of electrical equipment for Buildings NW02 and NW03. The equipment to support the construction schedule 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, they continue installing interior metal framing and mechanical, electrical, and plumbing (MEP) rough-in work. Roofing and exterior structural framing began in October. Progress on NW03 continues; Skanska continues with interior metal framing and MEP rough-in work and completed exterior metal framing. Roofing and exterior sheathing began in October. Skanska notified TCCD (TARRANT COUNTY COLLEGE DISTRICT) of potential schedule impacts related to rain events in January, April, and May. Skanska has mitigated these impacts so as not to affect the overall timeline and is currently tracking on schedule for Substantial Completion. Weather delays remain a risk to building dry-in and final landscaping completion.

TCCD is exploring changes for GMP-4, including adding food service, bookstore, art class and copy center adjustments to align with the academic programs and initiatives. The design proposals for this change are forthcoming and the construction team are evaluating the impact. 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 mounted signs are complete for seven of the nine buildings. Building NW01 and NW50 are in progress and will be finalized upon clarification of installation information. The remaining site signage is anticipated to be completed late December 2024.

**Southeast Campus Renovation and Expansion**



The SE Campus Renovation and Expansion Project is progressing per the construction schedule. Construction activities on the interior and exterior of the building are on-going. The stair installation in the Learning Area Comms on Level 1 has started, certain areas where painting, overhead framing, drywall installation, Mechanical System installation is underway. The project team is conducting kick-off meetings with the Commissioning Agent, Testing



Air Balancing Agent, and the furniture vendors to prepare for the operational readiness period. The procurement process for the Moving Company will start next month and will be scheduled for presentation to the Board of Trustees in April 2025. Construction is anticipated to be completed in the Summer of 2025 for the main renovation, followed by activation and move activities later in 2025. At the main renovation space's completion, work will return areas used for the swing space to their intended use.

#### 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 the start of the new fiscal year 2025, from September 1 to 30, 2024, there was no spending. Hence, the MWBE spend for the Bond Program for this period was \$0 for construction, (0% of construction spend versus the goal of 21.1%), special trades construction was \$0 (0% of construction spend versus the goal of 32.9%), and \$0 for professional services (0% 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

Approval of NWCR design changes to align with strategic plan at NWCR Huckabee – November 2024  
Terracon Testing Agency Services for NWCR GMP4 and SECRE GMP2 – December 2024  
Move Services (Movers) SECRE and NWCR – April 2025

#### Attachments

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

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