



Straight to the Classroom

Capital Improvement Program (CIP) Update

Fort Worth Independent School District

October 2007



Fort Worth
Independent School District

1882 125 YEARS 2007

CIP Outline

Objectives

- Improve school safety and security
- Renovate critical building systems
- Emphasis in classroom technology
- Comparable classrooms & schools district wide
- Modernize Athletic Facilities
- Build New Sustainable/Cost Effective Schools

Scope

- Renovations to all existing schools and athletic facilities
- 342 new classrooms
- Other bond considerations

Budget & Construction Costs

- \$593.6M - \$366.8M

92% Straight to the Classroom





**Improving the District's
Facilities in support of
Vision 2010**



CIP Update

- **Needs Assessment and Preliminary Budget completed**
- **Pre-Construction Support Services Ongoing**
 - **Developing Organization, Procedures, Control Systems and Procurement Strategy for Implementation of the CIP**
- **Seeking input from all sectors of the community and local organizations**
 - **School Flyers**
 - **Town Hall Meetings**
 - **CIP Preview & Updates**
- **Committed to developing and maintaining constant and effective Communication at all levels**

Pre-Construction Support Services

Task: Organizational Structure

- Based on the Mission & Objectives of the CIP
- Developed CIP Organizational Chart
- Identified New Positions
 - Job Descriptions
- Defined CIP Office
 - Led by FWISD staff
 - Supported by Program Manager
 - Office Layout and Equipment Needs
- Recommended M/WBE Policy
- Recommended Citizens Oversight Committee Policy and Bylaws
- Task 95% complete



Operational Efficiency
and Effectiveness

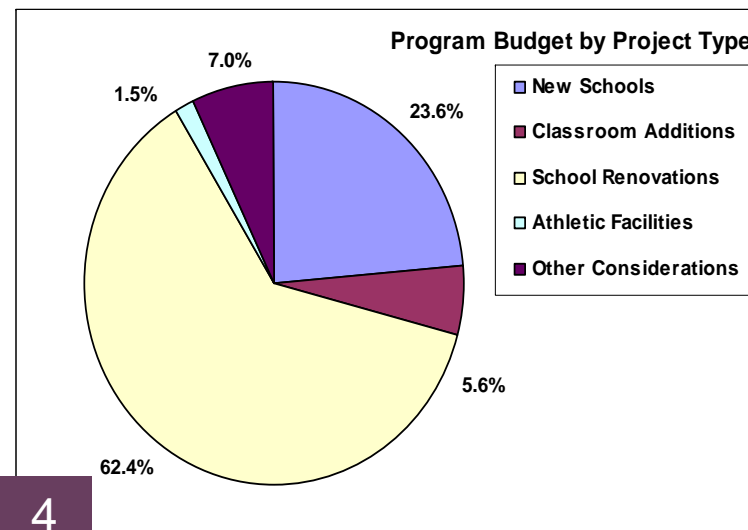
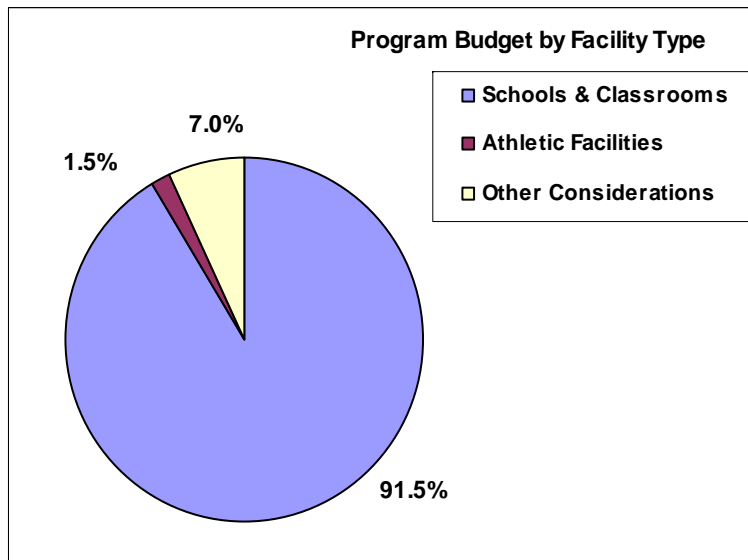


Fort Worth
Independent School District

1882 125 YEARS 2007

Pre-Construction Support Services

Task: Program Controls



- **Defining Budget Model & Developing Master Budget**

- 36 Budget Line Codes per Project
- Program wide & Individual Budgets
- Hard and Soft Costs
- Specific Costs and Allowances

- **Cash Flow Analysis**

- **Implementing Documentation System**

- Document Controls
- Electronic and Hard Copy Filing System

- **Tailoring Information Management System**

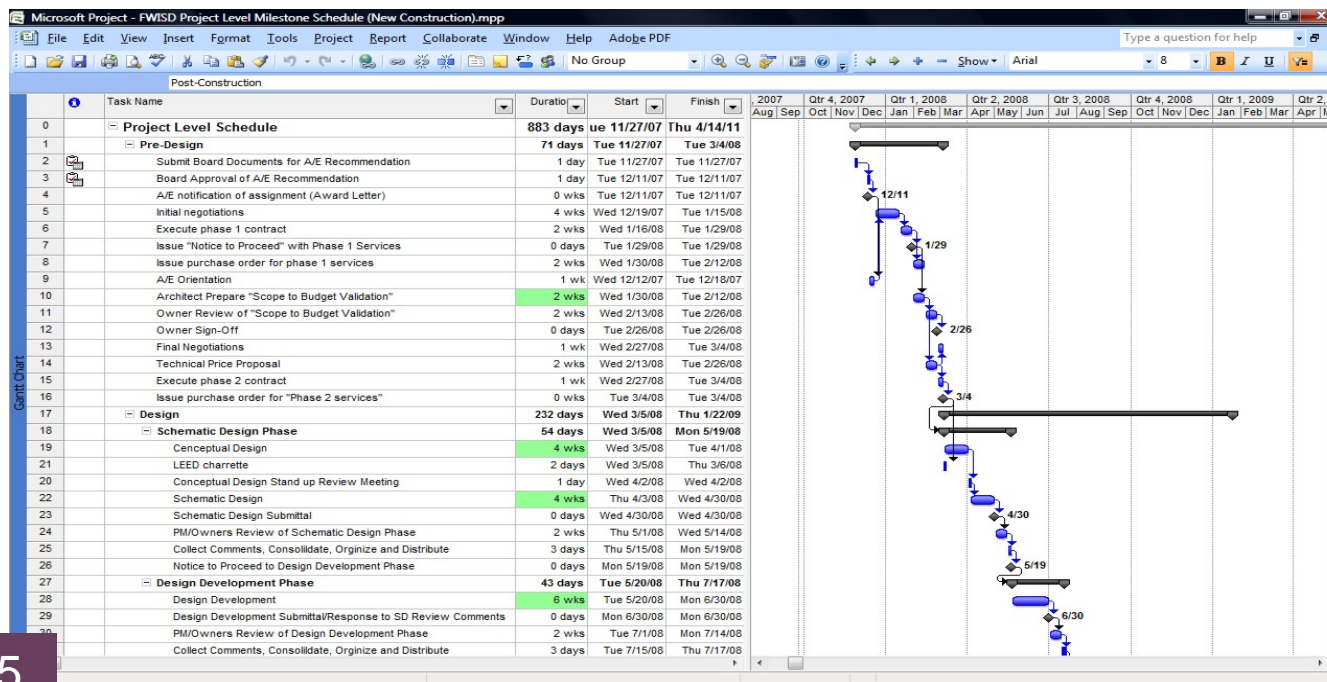
- Standard Reporting Templates
- User Access and Levels
- Public Information



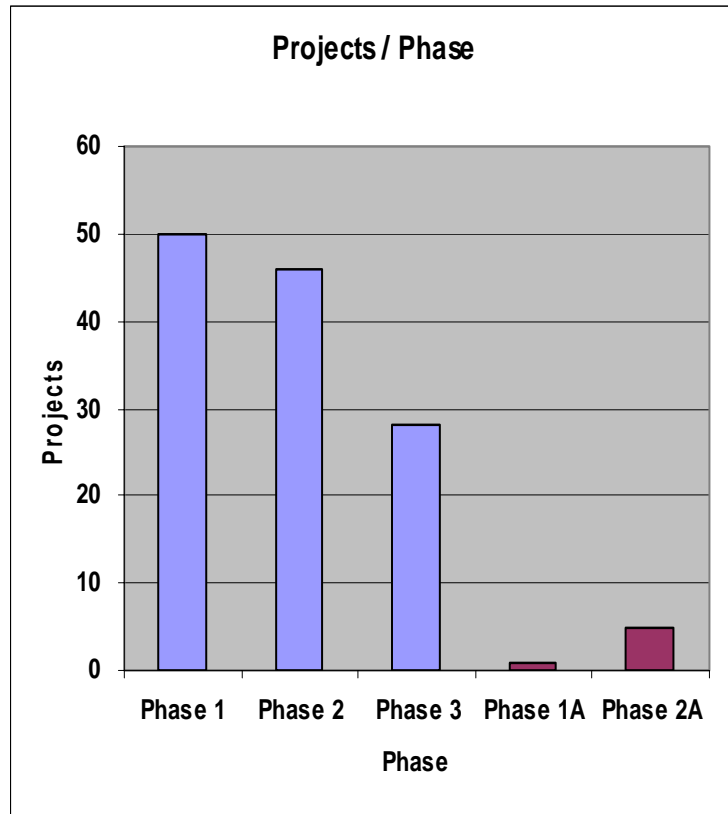
Pre-Construction Support Services

Task: Program Controls

- Defining Schedule Time Line & Developing Master Schedule
 - Program Level, BP Level, Project Level
- Phasing, Priorities and Critical Path Activities
- Task 80% complete



Pre-Construction Support Services



All schools will benefit

Task: Construction Coordination

- Procurement Strategy
 - 4 Year Program
 - Start 2008
 - 3 Phases of Construction
 - Phase 1 – Completion 2009
 - Phase 2 – Completion 2010
 - Phase 3 – Completion 2011
 - 130 Projects Grouped in 54 Bid Packages
 - Grouping Based on Location and Size
 - Phasing Based on Critical Needs



Fort Worth
Independent School District

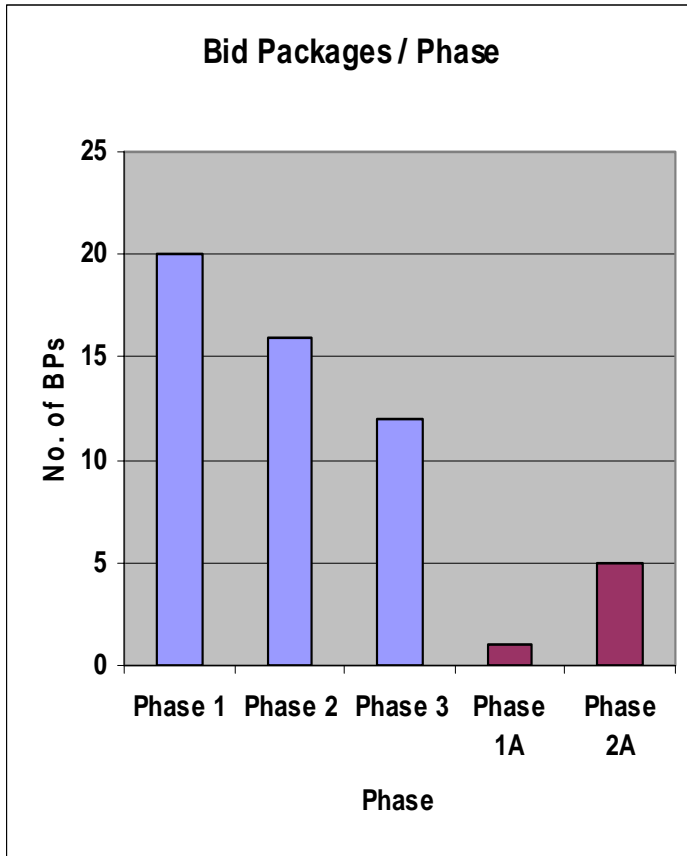
1882 125 YEARS 2007

Pre-Construction Support Services

Task: Construction Coordination

- **Bid Package Types**
 - 6 New Construction BPs
 - 8 Addition/Renovation BPs
 - 40 Renovation BPs
- **Bid Package Ranges**

BP \$ Range		Range Code	No. of Bid Pkgs / Range
\$0	\$1,999,999	A	4
\$2,000,000	\$4,999,999	B	20
\$5,000,000	\$9,999,999	C	19
\$10,000,000	\$13,999,999	D	8
\$14,000,000	\$25,000,000	E	3
			54



Opportunities for all Service Providers and Vendors

Pre-Construction Support Services

PRELIMINARY TIME LINE

	2007	2008				2009				2010				2011				
	QT4	QT1	QT2	QT3	QT4	QT1	QT2	QT3	QT4	QT1	QT2	QT3	QT4	QT1	QT2	QT3	QT4	
Ph 1 Renov.	AE Sel/Award	Design Phase			GC Procure	Construction Phase			Final Insp	Close Out								
Ph 1 New Const	AE Sel/Award	Design Phase			GC Procure	Construction Phase			Final Insp	Close Out								
Ph 2 Renov.	AE Selection			AE Award	Design Phase		GC Procure	Construction Phase			Final Insp	Close Out						
Ph 2 New Const	AE Selection			AE Award	Design Phase		GC Procure	Construction Phase			Final Insp	Close Out						
Ph 3 Renov.	AE Selection					AE Award	Design Phase		GC Procure	Construction Phase		Final Insp	Close Out					Program Close Out

The Program Schedule is in process. The above time line is preliminary and subject to change.

CIP Time Line

- Phase 1A: Renovation Projects
- Phase 1B: New Construction Projects
- Phase 2A: Renovation Projects
- Phase 2B: New Construction Projects
- Phase 3: Renovation Projects

CIP Time Strategy

- Staggered Procurement
- Completion of New Construction in the Spring
- Spread Out Permitting and Inspection
- Manageable volume at peak



Fort Worth
Independent School District

1882 125 YEARS 2007

Pre-Construction Support Services



Minimize impact of escalation and other market conditions

Task: Construction Coordination

- **Evaluating Delivery Methods**
 - **Conventional Design Bid Build**
 - **Competitive Sealed Proposals**
 - **Design/Build**
 - **CM at Risk**
- **Developing Procurement and Selection Criteria for Contractors**
- **Analyzing Market Conditions**
- **Updating Construction Contract**
- **Construction Strategy in Occupied Facilities**
- **Task: 60% complete**



Fort Worth
Independent School District

1882 125 YEARS 2007

Pre-Construction Support Services

Over 20 A/Es will be hired
for Phase 1
Work will start in January
2008



Task: A/E Coordination & Management

- Developed RFQ, Criteria for Selection and Weight
 - Firm Profile and Educational Project Experience
 - Organization Plan and Approach to the Project
 - Personnel Qualifications
 - Workload
 - Consultants
 - M/WBE and HUB Utilization
 - References
- RFQ under review by Purchasing

Pre-Construction Support Services

Task: A/E Coordination & Management

- **RFQ Milestones:**
 - **Issuance: November 7**
 - **Pre-Submittal Mtg: November 14**
 - **SOQs due: November 21**
 - **Notifications: December 12**
- **Updating A/E Contract for Conformance to CIP Scope and Requirements**
 - **Providing Recommendations to Legal**
 - **Reviewing Design Deliverables**
 - **Analyzing Fee Structure**
- **Consolidating the A/E Orientation Package**

**Schedule Driven A/E
Selection**

**Limited time to prepare
Statement of Qualifications
in response to the RFQ**

Be Ready!

Pre-Construction Support Services

**One Time Selection of A/Es
for Phases 1 and 2**

**Phase 2 A/Es will start in
October 2008**



Task: A/E Coordination & Management

- **Plan to include several services under prime A/E:**
 - **GeoTech, Land Surveyors etc.**
- **Reviewing procurement, selection and contracts for other vendors:**
 - **HazMat, Movers, FF&E etc.**
- **Started coordination with City and other local authorities**
 - **Consistent and Organized plan review and inspection processes**
- **Task 80% complete**

Pre-Construction Support Services

Task: Communications

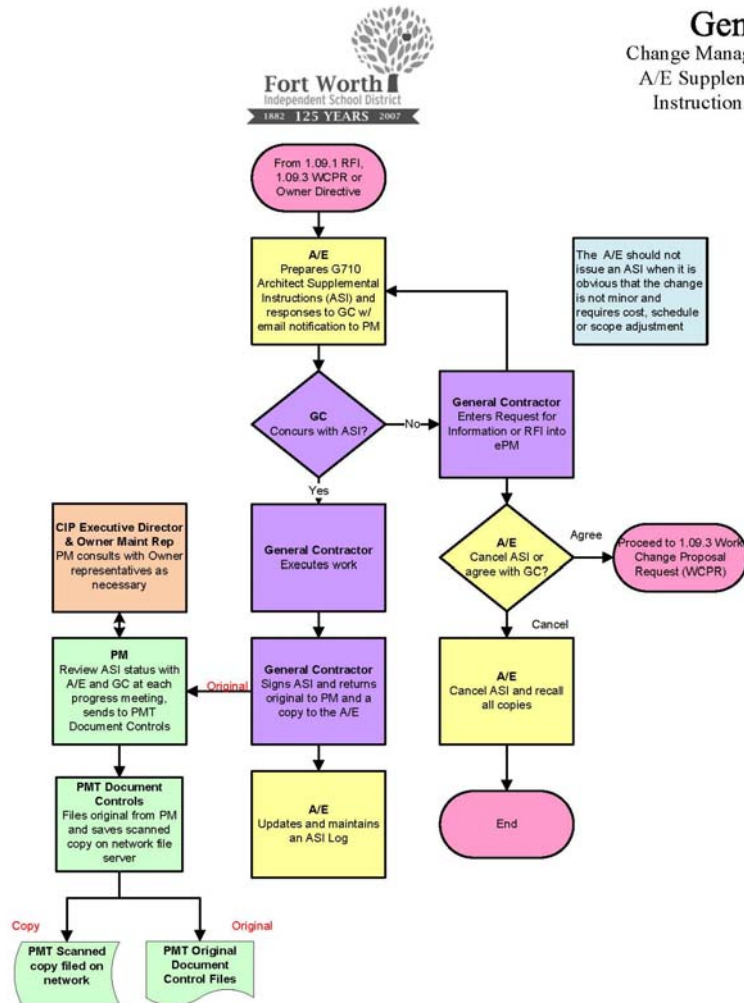
- Assisted with school flyers and posters
- Organized Principal Orientation Sessions
- Conducting CIP Preview and Updates for:
 - Community
 - Chambers of Commerce
 - Architects/Engineers & Contractors
- Attending Media Briefings & Town Hall Meetings
- Preparing News Conferences
 - Sustainable Design
 - Classroom Technology
- Working closely with FWISD Communications Dept.
- Task: 80% Complete



Strengthening the relationship between the District and community based organizations



Pre-Construction Support Services



General Change Management A/E Supplementary Instructions (ASI)

Task: Policies and Procedures

- Developing processes and flow charts for the CIP implementation
- Relationships, duties and responsibilities of parties
- Lines of authority and approval
- P & P Manual is 75% complete
- Sample sections:
 - Scope to Budget Validation
 - AE and GC Payment
 - Change Management
 - Controls Systems, reporting and distribution
 - Forms and Templates

Pre-Construction Support Services

Look Ahead

- Continue to support and work with FWISD Departments
- Complete Phase 1 of Pre-Construction Support Services (PCSS) by November 15
- Proceed with Phase 2 of PCSS
- Initiate the Procurement of A/Es immediately after the Bond election
- Complete the revisions to the Forms of Agreement
- Present Delivery Methods to Board of Education
- Organize Facilities Task Force
- Implement Master Budget, Schedule and other Control Systems
- Implement Electronic Management System and Document Control
- Establish CIP Office
- Define 90 Day Action Plan (Nov 7 – Feb 7)

Early Voting Starts: October 22

Bond Election: November 6

Pre-Construction Support Services

We need your input

- Technical Design Guidelines
- MasterFormat 2004
- Sustainable Design
- Delivery Methods
- Owner Controlled Insurance Program
- Bonding Assistance
- Other Comments

Q & A