



**the BUILDING
VISION**
Fort Worth ISD

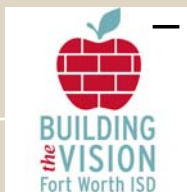
FWISD 2007 Capital Improvement Program Update

Citizens Oversight Committee Meeting - July 14, 2008

DMJM MANAGEMENT | AECOM

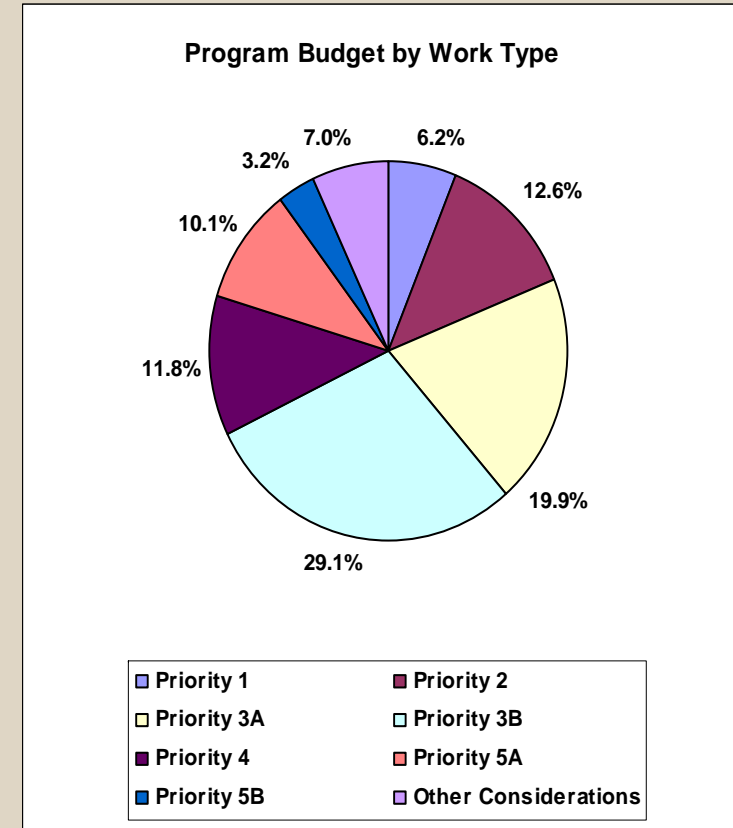
CIP Outline

- **Objectives**
 - Improve school safety and security
 - Renovate critical building systems
 - Emphasis on 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**
 - \$593.6M



CIP Scope & Budget – *By Priorities*

- **1: Safety and Security \$36.7M**
- **2: Critical Building Systems \$75M**
- **3A: Improve Existing Learning Environments \$117.9M**
- **3B: Build New Sustainable Schools and Additions \$172.9M**
- **4: Equity in Classroom Improvements Throughout FWISD \$70.3M**
- **5A: Classroom and School Enhancements \$60.1M**
- **5B: Life Cycle Needs that will develop while the program is ongoing \$18.9M**
- **Non-construction related \$41.7M**



**CIP Budget: \$593.6M
(\$551.9M – Construction)**



CIP Implementation

PRELIMINARY TIME LINE

| | 2007 | 2008 | | | | 2009 | | | | 2010 | | | | 2011 | | | | |
|----------------|--------------|--------------|------|----------|--------------|------------|--------------------|--------------------|--------------------|------------|--------------------|-----------|------------|-----------|------|-----|-------------------|--|
| | QT4 | QT1 | QT 2 | QT3 | QT4 | QT1 | QT 2 | QT3 | QT4 | QT1 | QT 2 | QT3 | QT4 | QT1 | QT 2 | 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.

| % Complete By Phase | 2008 | | | | 2009 | | | | 2010 | | | | 2011 | | | |
|---------------------|---------------------------|------|-----|-----|------|------|-----|-----|------|------|-----|-----|------|------|-----|-----|
| | QT1 | QT 2 | QT3 | QT4 | QT1 | QT 2 | QT3 | QT4 | QT1 | QT 2 | QT3 | QT4 | QT1 | QT 2 | QT3 | QT4 |
| | Phase 1 Renovation | | | | | | | | | | | | | | | |
| | Phase 1a New Construction | | | | | | | | | | | | | | | |
| | Phase 2 New Construction | | | | | | | | | | | | | | | |
| | Phase 2 New Construction | | | | | | | | | | | | | | | |
| | Phase 3 | | | | | | | | | | | | | | | |

June 30, 2008

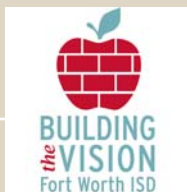


CIP Execution Status – Overall

- **Architect/ Engineers on board**
 - 35 A/E firms – 41 contracts
- **Other Design Consultants selected**
 - Geotechnical, Surveyors, Environmental & Materials Testing, Printing, Hazmat, Technology, Cost Estimating
- **Competitive Sealed Proposals**
 - “Best Value” method approved to procure construction
- **Sustainable Design Initiatives**
 - First policy for a Texas School District
- **Over 100 projects in progress at this time**
- **One project under construction**
 - Track renovation & new (16 sites)



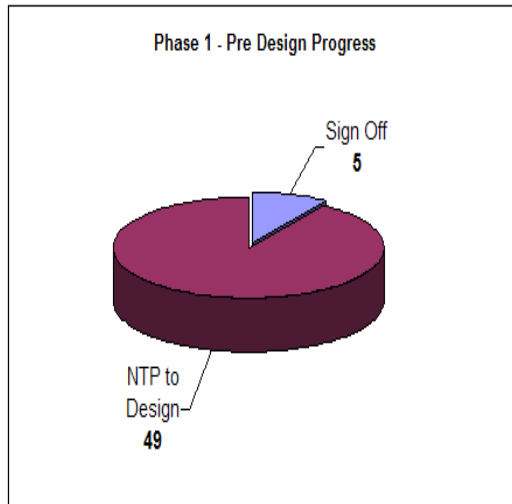
Opportunities for all vendors and service providers



CIP Execution by Phase: Pre-Design

PHASE 1 - PRE-DESIGN REPORT

| | |
|---------------------------|-----------|
| Pre-Design Not Started | 0 |
| Orientation Meeting | 0 |
| Principal Introduction | 0 |
| Site Visits | 0 |
| Issues Resolution Meeting | 0 |
| STB Sign-Off | 5 |
| NTP to Design | 49 |
| Total projects | 54 |



Completion target date:

July 23, 2008

| | | |
|--------------|----|------------|
| Phase 1, 1A: | 22 | BPs |
| | 54 | Projects * |
| | 22 | A/E Firms |

* All track projects (16 Sites), are listed as one project

| Phase | New | Add./Reno. | Reno. | Total |
|----------|-----|------------|-------|-------|
| Phase 1 | 0 | 1 | 52 | 53 |
| Phase 1A | 1 | 0 | 0 | 1 |

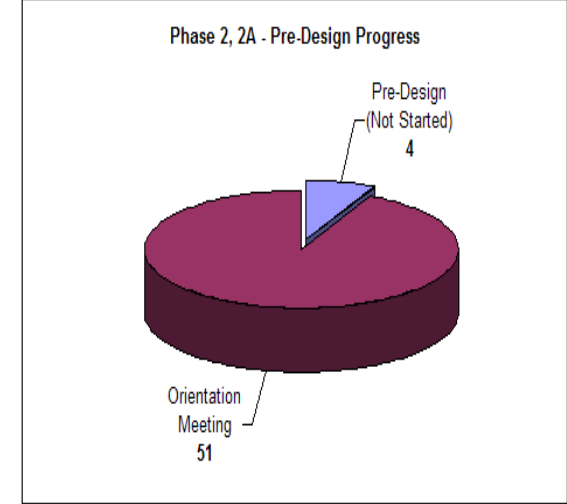
Look Ahead:

For the week of July 14, 2008, the sign-off and approval of the STB at Arlington Heights H.S. is scheduled to occur.

The STB sign-off and approval meetings for South Hi Mount, Carlson, Stripling and Boulevard Heights will be confirmed the week of July 14.

PHASE 2, 2A - PRE-DESIGN REPORT

| | |
|---------------------------|-----------|
| Pre-Design Not Started | 4 |
| Orientation Meeting | 51 |
| Principal Introduction | 0 |
| Site Visits | 0 |
| Issues Resolution Meeting | 0 |
| STB Sign-Off | 0 |
| NTP to Design | 0 |
| Total projects | 55 |



Completion target date:

September 30, 2008

| | | |
|--------------|----|----------|
| Phase 2, 2A: | 19 | BPs |
| | 55 | projects |
| | 19 | firms |

| Phase | New | Add./Reno. | Reno. | Total |
|----------|-----|------------|-------|-------|
| Phase 2 | 0 | 3 | 47 | 50 |
| Phase 2A | 5 | 0 | 0 | 5 |

Look Ahead:

The week of July 14, 2008, the A/E Orientation Meeting for URS will take place.

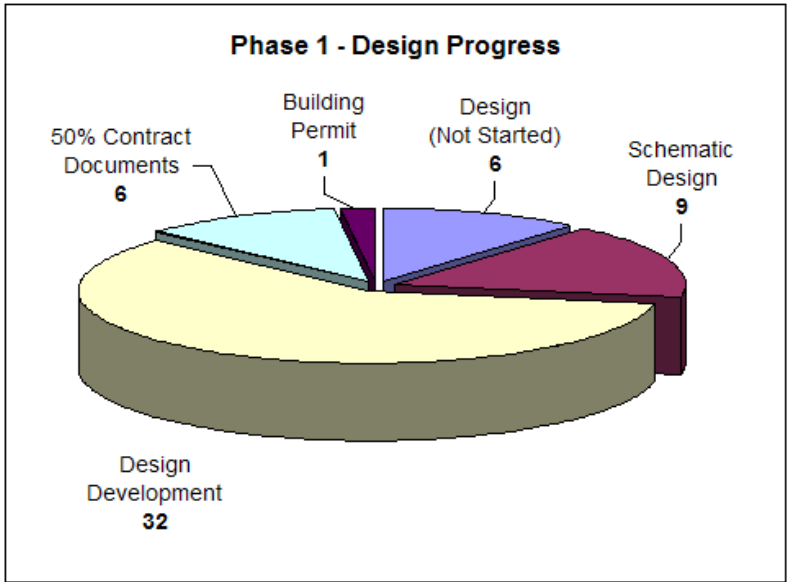
In July 2008, the documentation for A/E agreements will take place.

As soon as Purchase Orders are issued for Phase 2/2A A/Es, Principal Introduction Meetings will take place.

CIP Execution by Phase: Design

PHASE 1, 1A - DESIGN REPORT

| | |
|-------------------------|-----------|
| Design Not Started | 6 |
| Conceptual Design | 0 |
| Schematic Design | 9 |
| Design Development | 32 |
| 50% Contract Documents | 6 |
| 95% Contract documents | 0 |
| 100% Contract Documents | 0 |
| NTP to Construction | 1 |
| Total projects | 54 |



| | | |
|---------------------|----|------------|
| Phase 1, 1A: | 22 | BPs |
| | 54 | Projects * |
| | 22 | A/E Firms |

* All track projects (16 Sites), are listed as one project

| Phase | New | Add./Reno | Reno. | Total |
|----------|-----|-----------|-------|-------|
| Phase 1 | 0 | 1 | 52 | 53 |
| Phase 1A | 1 | 0 | 0 | 1 |

Look Ahead:

The week of July 14, 2008, the following submittals are expected:

- One (1) Schematic Design submittal
- Four (4) Design Development submittal
- One (1) 50% Construction Document submittal



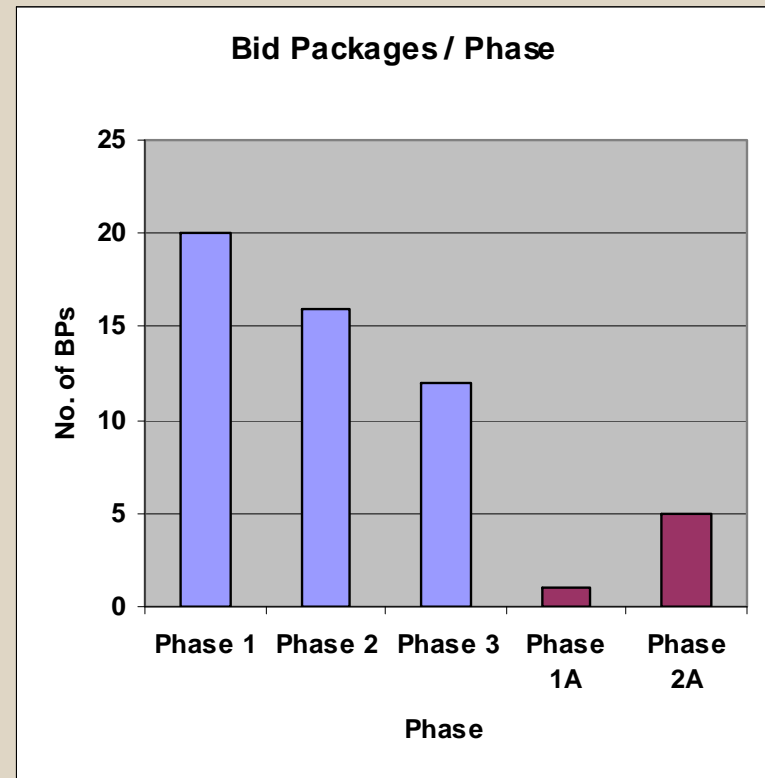
Construction Look-Ahead

Phase 1/1A Construction Procurement

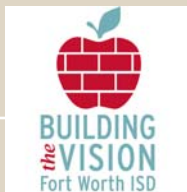
- 20 Renovations BPs (4th Qtr 08 – 1st Qtr 09)
- 1 New Construction BP (1st Qtr 09)
- 1 Addition/Renovation BP (1st Qtr 09)
- Technology BPs – throughout 2008 & 2009

Bid Package Ranges

| BP \$ Range | | Range | No. of BP / Range |
|--------------|--------------|-------|-------------------|
| \$0 | \$1,999,999 | A | 4 |
| \$2,000,000 | \$4,999,999 | B | 21 |
| \$5,000,000 | \$9,999,999 | C | 19 |
| \$10,000,000 | \$13,999,999 | D | 8 |
| \$14,000,000 | \$25,000,000 | E | 3 |
| | | | 55 |

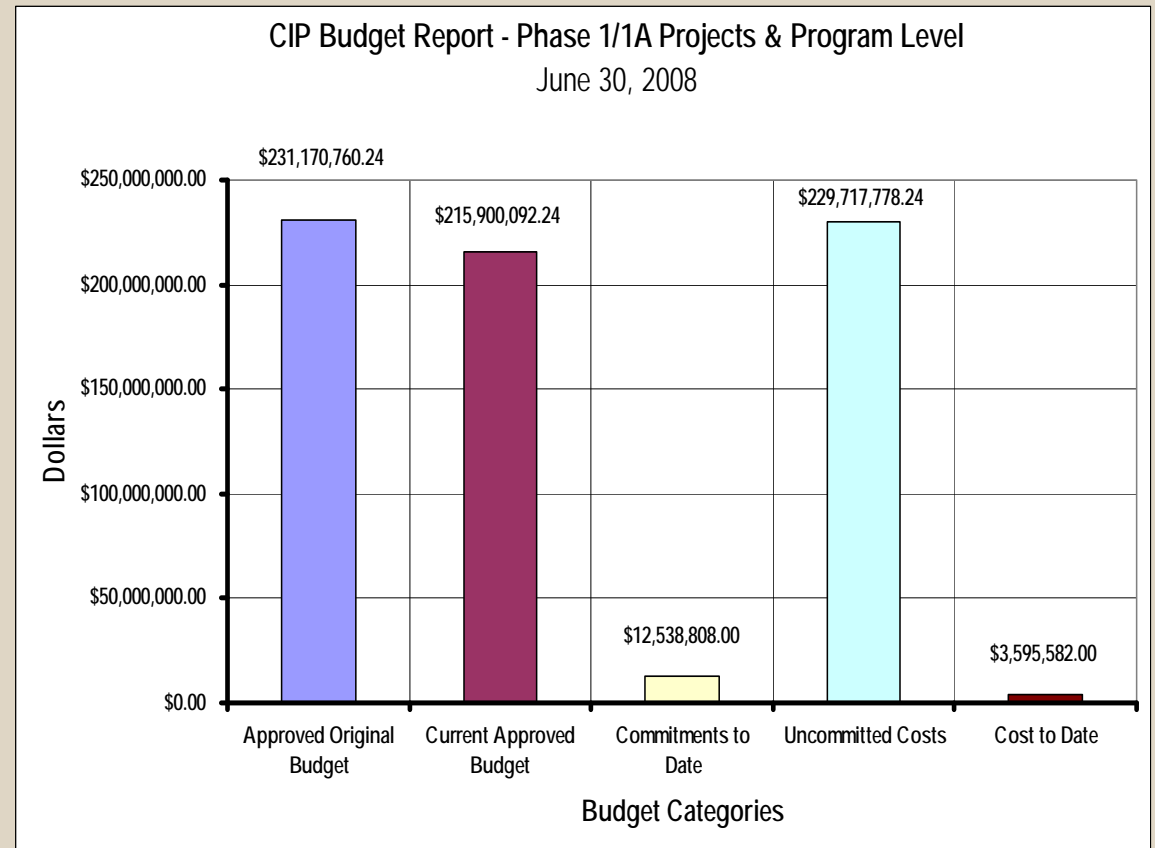


Phase 1 Construction Procurement
Oct 08 – Mar 09



CIP Controls Status

- **Budget**
 - Phase 1/1A represents 41% of total CIP Budget
 - Committed To date is 5.8%
 - Paid to date is 1.6%
 - Preparing 1st reconciliation with MUNIS
- **Information Management in place**
- **Management Software**
 - ePM has been launched
- **Background Checks and Related Safety**
 - All vendors undergoing safety screening



CIP HUB Status

- HUB Participation expectation is 25%
- PM services achieved:
 - 34.9% HUB participation in pre-bond contract
 - Hiring one more HUB consultant for structural reviews
- A/E firms overall participation
 - 8 HUB prime firms out of 22 (36%)
 - 46 HUB sub-consultants out of 72 (63%)
- Started tracking other design consultants
- Construction Services Participation
 - Limited by the specialized tracks work
 - GC working with FWISD HUB Dept. to increase participation



First project bid on budget and it is progressing on schedule

Support Activities

Quarterly Workshops & Training – Starting July 24, 2008

- Elements of running a successful Construction Business & Developing a Business Plan
- Financial Management
- Understanding Contracts
- Doing Business with Fort Worth ISD
- Bidding & Estimating
- Project Schedule
- Project Management
- Insurance & Bonds
- Safety, Health and Environmental Services
- Marketing and the Art of Networking
- NCTRCA and State HUB Certification



Keeping the industry and community based organizations informed at all times



Support Activities

- **Developing Procedures and Policies**
 - Prompt Payment
- **Community and Industry Outreach**
 - Quarterly CIP Updates
- **Enhancing the CIP Website**
 - www.fwisd.org
- **Updating the Form of Agreement between the Contractor and the FWISD**
- **Ongoing consultation with industry organizations and community at large**
- **Expanding opportunities**
 - A win-win for all

