CITIZENS' OVERSIGHT COMMITTEE MEETING FORT WORTH INDEPENDENT SCHOOL DISTRICT 2017 Bond - October 23, 2023

PROCEDEO

Presented by

Program Director – Brian Johnson

Deputy Program Director - Madeleine Sara



CAPITAL IMPROVEMENT PROGRAM

PROCEDEO

FORT WORTH INDEPENDENT SCHOOL DISTRICT 2017 Bond

Agenda

2017 Bond Schedule Update 2017 Bond HUB Update 2017 Bond Construction Update 2017 Bond Betterment Update





BOND 2017 – CONSTRUCTION STATUS

	2017 Projects
Total 2017 Bond Projects	31
Total Substantially Completed Projects	30 (2 out of 30 in closeout phase)
Projects under construction	1

Projects in construction (1)	Status of Substantial Completion
South Hills Add/Reno	Expected in October 2023

	2017 Betterments Projects
Total 2017 Betterments Projects	15
Projects in Design	0
Projects in Procurement	2
Projects under construction	6
Projects in Closeout	2
GC Closed	5

In Construction Phase

% Construction Progress

003-102 South Hills

Additions & Renovations

85%

Status of Scope of Work

Building H:

Substantial completion issued by Kline Hardin.
The remaining punch list items in Bldg H and A1 are nearing completion.

Building E2-Addition:

MEP rough-in wrapping up. Sprinklers, overhead MEP is ongoing. Framing and sheetrock ongoing. Paint nearing completion.

Buildings C, E1, E2:

Drywall is wrapping up in E-1. Painting ongoing in E-2 existing building. Electrical and Mechanical trim out ongoing in E-2 existing building. Tape/bed/paint nearing completion in Bldg C. Exterior storefront installation nearing completion in Bldg C. Light fixture install ongoing in Bldg C. Framing in existing SPED area underway in Bldg C.

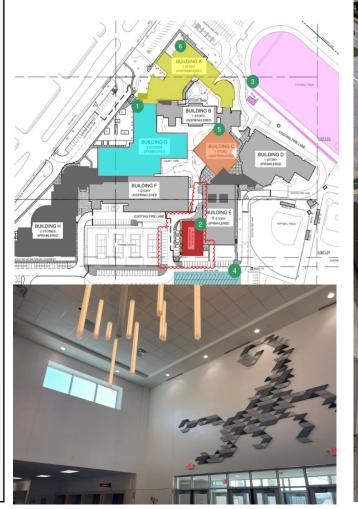
Building B:

Abatement complete in Area B. Demo ongoing following abatement. Framing/drywall ongoing in Bldg B. Overhead Electrical/Plumbing/Sprinklers ongoing in Area B.

Buildings A, F, G:

New flooring/paint in Admin/Counseling suite is complete. Go Center demo complete in G Bldg, temporary shoring in place. A2 framing is ongoing in new Art rooms.

As approved by the Board on May 23, 23, Change Order for betterment of \$510K is added with a time extension for Sub Com anticipated in October 2023.





083-131 YMLA



BOND 2017 - CONSTRUCTION CLOSEOUT STATUS

COMPLETED 2017 Bond PROJECTS - 30			PROJECTS IN CONSTRUCTION - 1
Closed Projects (28)	Projects in the process of Closing the GC (2)	Closeout Status	Projects in construction (1)
Arlington Heights Athletics	Paschal Add/Reno	Anticipated on Dec 2023 BOE	South Hills Add/Reno
Dunbar Athletics	YMLA	Anticipated on Jan 2024 BOE	
Eastern Hills Athletics			
North Side Athletics			
Poly Athletics			
Paschal Athletics			
Southwest Athletics			
Overton Park			
Southwest Add/Reno			
Western Hills Athletics			
O.D. Wyatt Athletics			
Benbrook Baseball/Softball			
Benbrook Athletics			
Waverly Park ES			
North Side Mariachi			
Western Hills Add/Reno			
Diamond Hill Add/Reno			
Benbrook Add/Reno			
Tanglewood ES Reno			
Eastern Hills Add/Reno			
North Side Add/Reno			
Trimble Tech Add/Reno			
Amon Carter Riverside			
South Hills Athletics			
Dunbar Add/Reno			
Arlington Heights Add/Reno			
O.D. Wyatt Add/Reno			
Poly Add/Reno			

PROCEDEO

2017 BOND BETTERMENT STATUS

2017 BOND BETTERMENT PROJECTS - 15				
In Design (0)	In Procurement (2)	In Construction (6)	In Closeouts (2)	GC Closed (5)
	Arlington Heights Locker Room Improvement – JOC	Diamond Hill Jarvis Cafeteria -CSP	North side - JOC	Southwest FEC - JOC
	Polytech – JOC	OD Wyatt - JOC	Western Hills – JOC	Dunbar 9th Grade Floor - JOC
		Dunbar main Betterment - CSP		Amon Carter Sewer Line - JOC
		Amon Carter Main Betterment - JOC		Overton Park - JOC
		Trimble Tech - JOC		Arlington Heights Gym Improvement - JOC
		Eastern Hills - CSP		

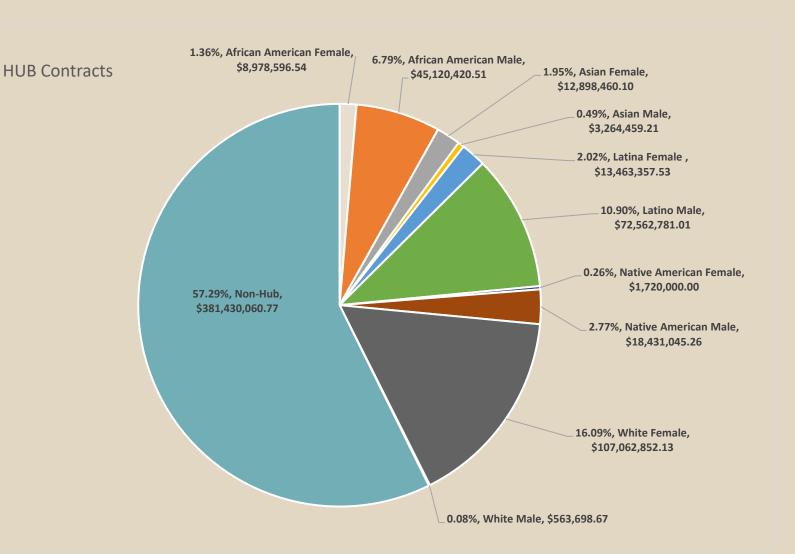
2017 Bond Program Status – Schedule Update





HUB UPDATE





COMMITTED

42.68%

HUB contracts to date

\$284,065,670.96

As of September 30, 2023

HUB Quarterly Breakdown



	SEPT 2022	JAN 2023	SEPT 2023
African American Female	\$8,949,382	\$8,949,382	\$8,978,596.54
African American Male	\$42,511,192	\$42,468053	\$45,120,420.51
Asian Female	\$13,173,206	\$13,181,606	\$12,898,460.10
Asian Male	\$3,569,959	\$3,569,959	\$3,264,459.21
Latina Female	\$12,754,132	\$12,755,787	\$13,463,357.53
Latino Male	\$69,019,073	\$70,480,276	\$72,562,781.01
Native American Female	\$1,720,000	\$1,720,000	\$1,720,000
Native American Male	\$18,290,536	\$18,294,316	\$18,431,045.26
White Female	\$106,642,542	\$106,008,994	\$107,062,852.13
White Male	\$563,699	\$563,699	\$563,698.67
NON-HUB	\$378,850,791	\$377,326,784	\$381,430,060.77
Total HUB Percentage	42.25%	42.42%	42.68%

HUB Outreach







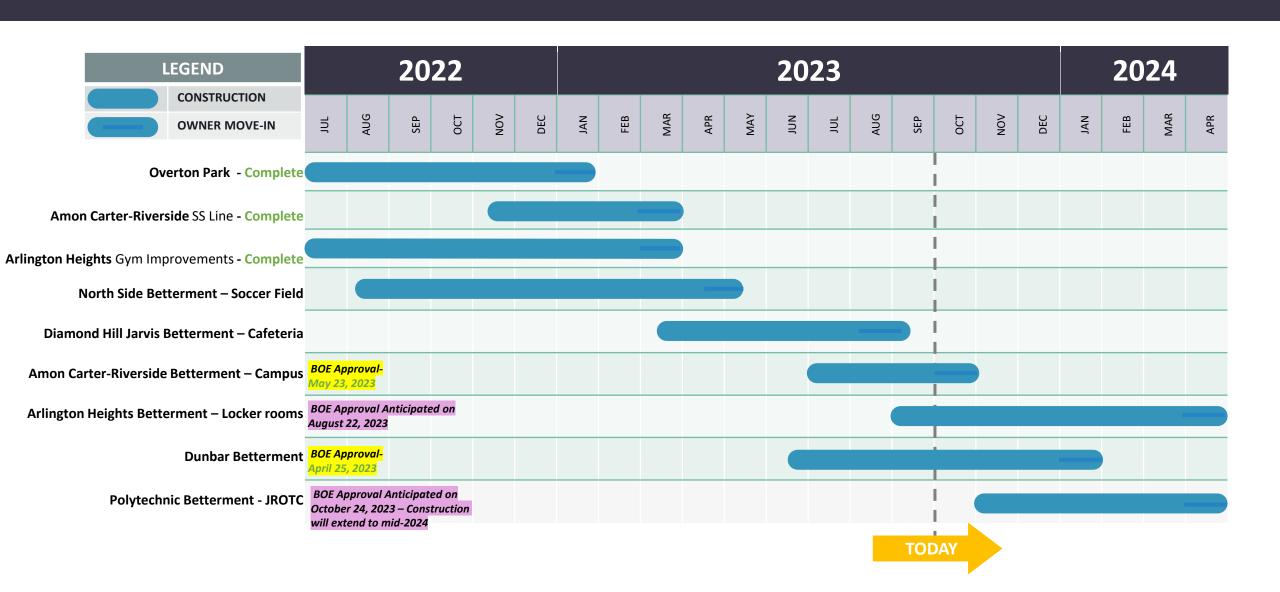




- June 1st | Doing Business with FWISD Workshop
- June 1st | Young Men's Leadership Academy Senior Gala
- June 2nd | Greater Dallas Hispanic Chamber of Commerce Excellence Awards
- June 13th | Irving Hispanic Chamber of Commerce "Café Con Nosotros"
- June 14th | Regional Hispanic Contractors Association (RHCA) Quarterly Luncheon
- June 20th | RHCA Economic & Business Development Committee Meeting
- June 23rd | Building B.I.G. Construction Mixer
- June 29th | FW Metropolitan Black Chamber of Commerce Annual Luncheon
- June 30th | FW Hispanic Chamber of Commerce (FWHCC) "Coffee with The Chamber"
- July 6th | Doing Business with FWISD Workshop
- July 21st | FWISD Lunch & Learn with United Black Contractors
- July 25th | DFW Minority Supplier Development Council "Fort Worth ISD Day"
- July 27th | FWISD Lunch & Learn with Regional Black Contractors Association (RBCA)
- August 2nd | Doing Business with FWISD Workshop
- August 10th | Tri Chamber Business After-Hours Mixer
- August 15th | RHCA Economic & Business Development Committee Meeting
- August 18th | RHCA & FWHCC Build Fort Worth Construction Expo
- August 22nd | Doing Business with FWISD Workshop
- September 13th | RHCA Volunteer
- September 29th | FWHCC Coffee with the Chamber

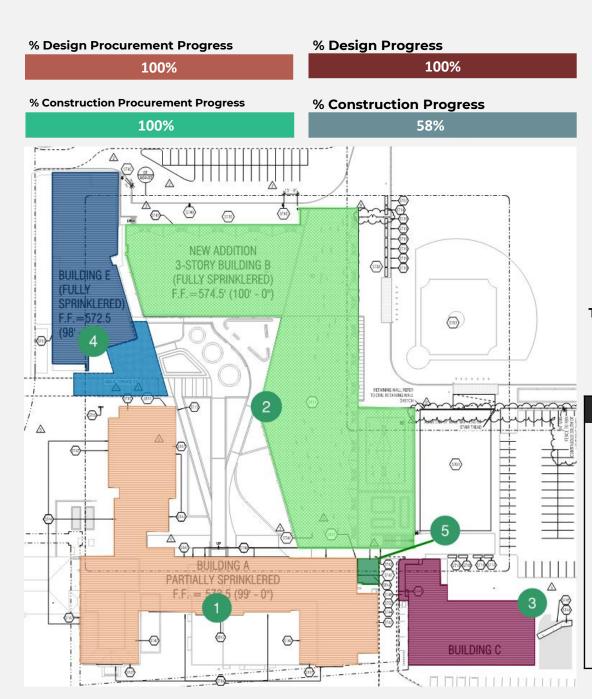


2017 Bond Program Status – Owner Betterment Schedule Update



2017 Bond Program Status – Owner Betterment Schedule Update





001-504 Amon Carter Riverside

Betterment Project (ACRHS)

Owner Representative	Drew Schott
Architect	Glenn Partners
Contractor	Reeder
Design Value	\$192,150 (New Design Agreement), PO# 32200138
Construction Cost	\$2,072,563 (includes \$100K contingency), PO #22300095
Construction Funding	Project Contingency (no need for external funds)
Betterment Delivery Method	JOC
JOC NTP Approval	Executed NTP June 21, 2023
Tentative Substantial Completion	October 2023

Betterment Scope of Work

- **1. Bldg. A. (Academic):** Refurbish Existing Windows as needed, Clean Exterior Brick, Repair Downspouts as needed.
- **2. Bldg. B (New Classroom):** Install new Clay Traps at Art Sinks and address Kiln Hoods at Art Rooms (4 classrooms/two Kiln rooms)
- 3. Bldg. C. (Gym): Paint Gym Exterior
- 4. Bldg. E. (Cafeteria and CR): Paint Exterior Stucco
- 5. Storage Shed: Demolish and rebuild as an alternate if budget allows.

OCEDEO

002-503 Arlington Heights
Betterment Project(AHHS)

% Design Procurement Progress

100%

% Design Progress

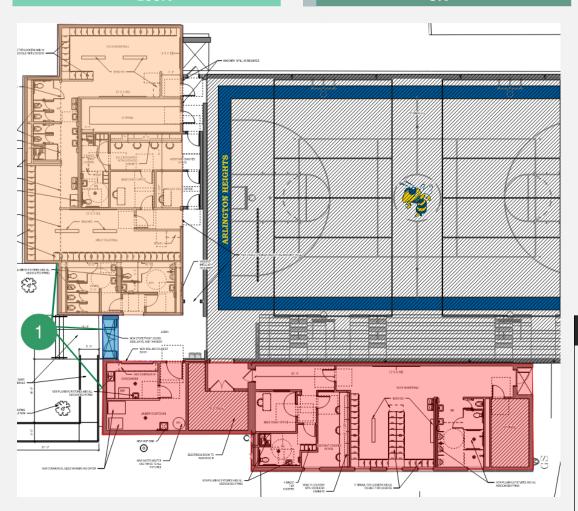
% Construction Procurement Progress

100%

% Construction Progress

5%

100%



Owner Representative	Cale Wilkinson
Architect	Hahnfeld Hoffer Stanford
Contractor	Big Sky
Design Value	\$17,320 for planning, add services PO# 31800058 \$144,750 for design phases - New Agreement PO# 32300044 (NTP Nov 10, 2022) \$80,891 Amendment to the AE (executed as of 5/23/23 PO# 32300044)
Construction Cost Estimate	\$2,467,000 (includes 10% Contingency)
Construction Funding	\$2.5M from Program Contingency/Admin
Betterment Delivery Method	JOC – Pricing anticipated on July 18, 2023
JOC Bid	July 2023
BOE Approval	August 22, 2023
Construction Start	Sep 29, 2023 – date of NTP
Tentative Substantial Completion	Q3-2024

Betterment Scope of Work

1. Locker Room Improvements:

- Remodel of new girls and boy's locker rooms, coaches' offices, public restrooms, entry vestibule, concession, laundry, and athletic storage rooms.
- New Storefront Doors
- New Plumbing Fixtures & Associated Piping
- Minor Interior Adds: Benches, Cabinet, Countertops Scope Of Work is subject to change contingent upon receiving bids.

004-502 Diamond Hill Jarvis

Betterment Project (DHJHS)

% Design Procurement Progress

100%

100%

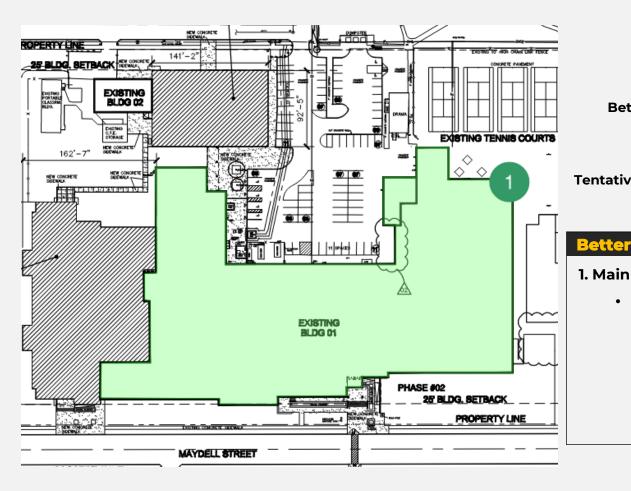
% Construction Procurement Progress

100%

% Construction Progress

% Design Progress

57%



Owner Representative	Edsel Gaitonde
Architect	WRA Architects
Contractor	SDB
Design Value	\$58,362.50 (New Design Agreement), PO# 32200142
Construction Cost	\$1,084,872
Construction Funding	Project Contingency (no need for external funds)
Betterment Delivery Method	CSP
Construction Start	NTP Issued March 4, 2023, construction started on May 30, 2023
tative Substantial Completion	Sep 30, 2023

Betterment Scope of Work

1. Main Building - Existing

- Cafeteria (Dining Room) to be Completely Renovated:
 - New Storefront
 - Windows to improve visibility
 - New Ceiling tiles
 - New Flooring
 - Paint Dining Room
 - New canopy for the outdoor patio area.

005-503 **Dunbar**

Betterment Project (DHS)

% Design Procurement Progress

100%

% Design Progress

100%

% Construction Procurement Progress

100%

% Construction Progress

16%



VIK **Architect** Philips May Contractor **Design Value** \$274,777.08 (CDs due 9/8/2022), PO# 32200149 \$20,000 (Add services for Geotech and Surveys) PO# 32200149 \$5,198,933.5 (includes \$481,746 Contingency) **Construction Cost** Abatement consulting: \$5.440 PO #32300091 \$5M from Program Contingency/Admin **Construction Funding CSP Delivery Method** April 25, 2023 **BOE Approval** NTP Issued on June 13, 2023 **Construction NTP Tentative** December 31, 2023 **Substantial Completion**

Edsel Gaitonde (Interim)

Permit is approved by the city

Betterment Scope of Work

1. Main Building

- Miscellaneous Storefront & Window Replacements
- Renovate Ramp between library and cafeteria.
- Selective Corridor Wall finishes
- Nurse Suite Renovations
- Replace Corridor Interior Doors & Needed Hardware
- Additional Electric Outlets in Corridors
- New Graphics in the 9th grade wing
- New hot water heater to Cosmetology

2. Basketball Gym

- New Acoustic Panels
- Locker Rooms to be Renovated
- New Bleachers
- New Paint and Floor Refinish

3. Automotive Area

- Paint Wall at Electric Water Cooler
- Install New Eyewash Station

4. Existing Tennis Courts

 To be demolished and re-used as a Multi-Sport Court

Owner Representative

5. Existing Tennis Courts

• Re- surface, and new netting - Either part of the betterment or FWISD maintenance

6. Existing Parking Lot

Pave and re-strip

7. Existing Baseball Batting Cages

 To be renovated, new netting and new chainlink fence and gate

8. Existing Dugouts

Paint interior/exterior CMU walls + new bench

9. Existing Concession Building

 New restroom doors, plumbing, fixture and paint interior. Paint exterior CMU wall at the concession facade.

(items in Blue are no longer included in the scope due to budget constraint)

008-504 - North Side

Betterment Project (NSHS)

% Design Procurement Progress

100%

Mosign Progress

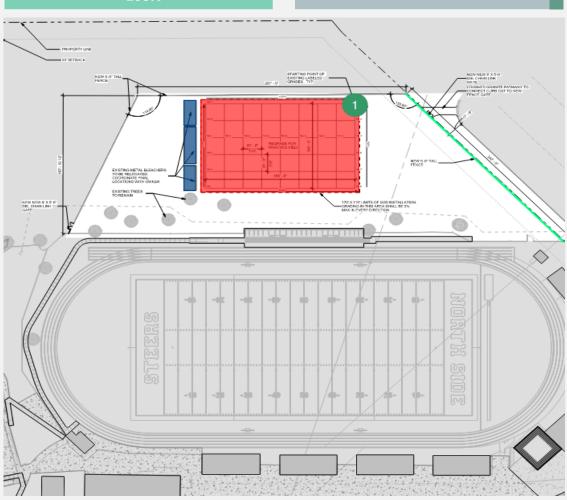
100%

% Construction Procurement Progress

100%

% Construction Progress

95%



Owner Representative	Edsel Gaitonde
Architect	WRA Architects
Contractor	SDB
Design	\$9,000, (New Agreement) PO#322000143
Construction Contract Value	\$171,767, PO#32300020
Construction Funding	Project Contingency (no need for external funds)
Betterment Delivery Method	JOC
Construction NTP	August 16, 2022
Substantial Completion	Achieved! May 25, 2023
Final Completion Certification	July 2, 2023

Betterment Scope of Work

Athletics

1. Soccer Practice Field to be renovated

- New Fence to be Installed
- Grading, Topsoil
- New SOD
- Temporary Irrigation District to maintain irrigation after completion

In Closeout Phase

009-503 – Polytechnic Betterment Project (PHS)

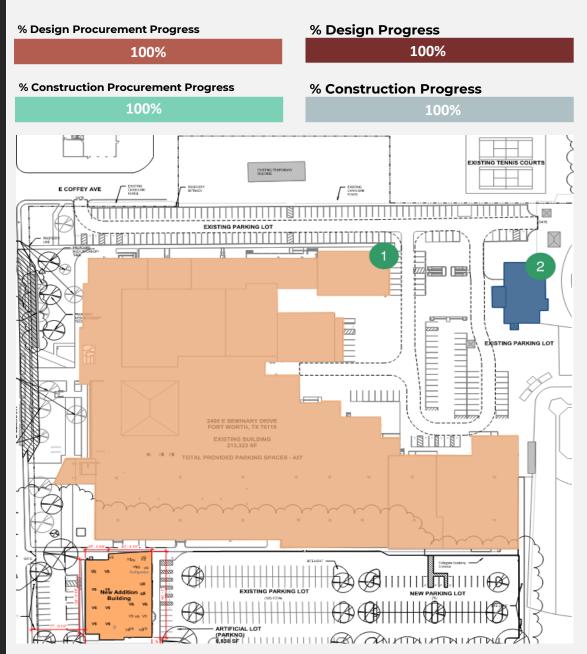
Edsel Gaitonde (Interim) **Owner Representative Architect BRW Architects** 1st Ranked - SDB Contractor **Design Value** \$79,413 add services to original contract - PO# 31800084. Amendment of \$22,075 (PO#31800084) approved on 5/24/23. **Construction Cost Budget** \$1,036,899 for New JROTC and Reno to art rooms. JOC - Pricing anticipated on July 18, 2023 **Betterment Delivery Method** JOC Bid July 2023 – received and above budget **Tentative BOE Approval** October 2023 **Tentative Construction Start** November 2023 **Tentative Substantial Completion** Q2 - 2024

% Design Procurement Progress % Design Progress 100% 90%

% Construction Procurement Progress % Construction Progress 50% 0% BUILDING 5 1 STORY 2018 ADDITION (SPRINKLERED)

Betterment Scope of Work

- 1. New ROTC Bldg.
- 2. Additional Cabinets, sinks, and installing new kilns in Arts classrooms.



016-503 – O.D. Wyatt Betterment Project (ODWHS)

Architect Contractor Phillips May Design Value \$12,740.00 (Add Services), PO#32000120 Construction Cost \$488,000 includes \$25K contingency – Philips May, PO# 32300062. Construction Funding Project Contingency (no need for external funds) Betterment Delivery Method JOC Construction NTP Issued on January 4, 2023 Substantial Completion June 29, 2023. sub com certification achieved!	Owner Representative	Edsel Gaitonde (<i>Interim</i>)
Design Value \$12,740.00 (Add Services), PO#32000120 Construction Cost \$488,000 includes \$25K contingency – Philips May, PO# 32300062. Construction Funding Project Contingency (no need for external funds) Betterment Delivery Method JOC Construction NTP Issued on January 4, 2023	Architect	Harrison Kornberg
Construction Cost \$488,000 includes \$25K contingency – Philips May, PO# 32300062. Project Contingency (no need for external funds) Betterment Delivery Method Construction NTP Issued on January 4, 2023	Contractor	Phillips May
Construction Cost 32300062. Construction Funding Project Contingency (no need for external funds) Betterment Delivery Method Construction NTP Issued on January 4, 2023	Design Value	\$12,740.00 (Add Services), PO#32000120
Betterment Delivery Method Construction NTP Issued on January 4, 2023	Construction Cost	
Construction NTP Issued on January 4, 2023	Construction Funding	Project Contingency (no need for external funds)
issassi sirisarigi iyasas	Betterment Delivery Method	JOC
Substantial Completion June 29, 2023. sub com certification achieved!	Construction NTP	Issued on January 4, 2023
	Substantial Completion	June 29, 2023. sub com certification achieved!

Betterment Scope of Work

1. Main Building:

Auditorium

- New display case at the front entry of Auditorium
- New water fountain with bottle filler
- Install new wall panels in the corridors around Auditorium
- Selective door replacements.

2. Fieldhouse

- HVAC unit for Coaches Training Room
- Install new door in the storage room 113 to be utilized from the locker room area.

015-503 – Western Hills

Betterment Project (WHHS)

% Design Procurement Progress

100%

% Design Progress

% Construction Procurement Progress

100%

% Construction Progress

3%

100%

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BANGOR RD	
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Owner Representative	Garrett North
Architect	Huckabee
Contractor	Reeder
Design Fee	\$171,920 - PO #22300038 (NTP: Oct 21, 2022 - CDs submitted: March 20, 2023)
Construction Cost Estimate	\$1,915,173.00 (includes \$133,617 Contingency)
Construction Funding	Project Contingency (no need for external funds)
Betterment Delivery Method	JOC – closed bid on 4/28/23
JOC Bid	April 2023
BOE Approval	May 23, 2023, Approved
Construction NTP	June 15, 2023, NTE - \$1,915,173, PO #32300092
Construction Start	Summer 2023
Substantial Completion	September 7, 2023, sub com certification achieved!

Betterment Scope of Work

• 1. Main Building:

- Add downspouts as needed
- Add new flooring at band and adjacent corridor
- Paint both gyms
- Add new choir door
- · Add some directional signage
- · Add a new trainer ice machine
- Paint Auditorium ceiling
- Paint interior back of school stair risers

2. Fieldhouse

- Investigate rusted plumbing
- Epoxy flooring
- ADA at showers/ restrooms upgrades

In Closeout Phase

006-504 - Eastern Hills

Betterment Project (EHHS)

% Design Procurement Progress

100%

Mesign Progress

100%

% Construction Procurement Progress % Construction

% Construction Progress



Owner Representative Stoney Crump **Architect VLK Architects** Wesson Construction Services Contractor **Design Value** \$263,984.36 New Design Agreement PO#32200145 VE List submitted to FWISD CIP \$3,348,951 (includes \$304,450.5 Contingency), **Construction Cost** PO #32300098 **Construction Funding** Project Contingency (no need for external funds) **Betterment Delivery Method** CSP Feb 14, 2023 (First Add) - Two Proposals received **Bid Advertisement** April 25, 2023 **BOE Approval Construction NTP** June 28, 2023 **Substantial Completion** December 31, 2023

Betterment Scope of Work

1. Athletics – Renovation and Improvement

- Women's Basketball Locker Room Main Level
- Women's Locker Room Lower Level
- · Men's Locker Room Lower Level
- Gym Corridor flooring and new Bleachers
- Corridor slab replacement Lower Level
- Installation of elevator/lift for accessibility
- New HVAC at Locker Rooms Area A Main Level
- Fire Alarm upgrades

2. Main Building:

- Remove and relocate double doors with some rework of tile and flooring Lower Level
- Selective Window Replacement (west/south near front entry & over dining)
 Permit is complete

011-503 - Trimble Tech

Betterment Project (TTHS)

% Design Procurement Progress

100%

100%

% Construction Procurement Progress

100%

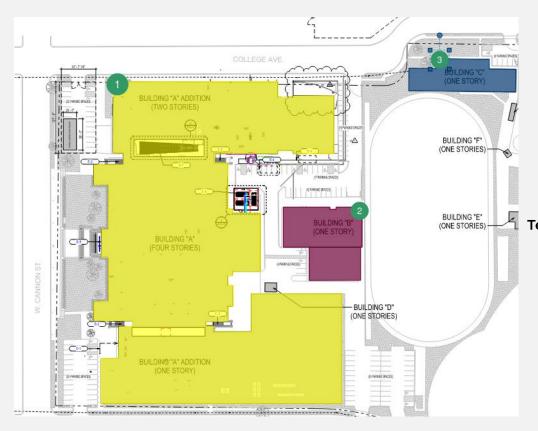
% Construction Progress

% Design Progress

70%



Cale Wilkinson



Update: submitted add services to investigate the parapets at the old gym: \$4,230K

Betterment Scope of Work

1. . Existing Bldg. A:

Owner Representative

- Staff restroom at northwest quadrant: New partitions, ADA upgrade.
- Counselor, Attendance office, Administration, Data Center, and GO Center: new floor, new lighting, paint and new ceiling tiles.
- Old Gym: Roof leak investigation, Repair and Refinish existing floor, new paint and new acoustical wall panels.
- Existing Window AC units: survey to determine removal feasibility.

Scope Of Work is subject to change contingent upon receiving bids.



010-212 - Paschal

Betterment Project (PHS)

% Design Procurement Progress

100%

% Design Progress

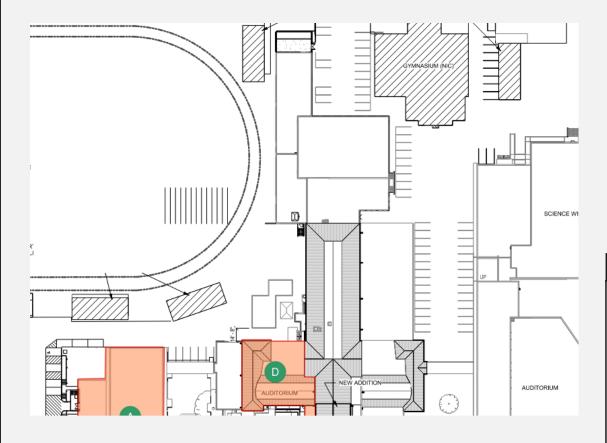
100%

% Construction Procurement Progress

100%

% Construction Progress

00%



Owner Representative	Cale Wilkinson
Architect	Hahnfeld Hoffer Stafford (HHS)
Contractor	Sedalco
Design Value	\$66,214.14 – PO# 31900050-05
Construction Contract Cost	\$1,600,000 total cost including abatement. \$865,544 was Added as Change Order to GC
Construction Funding	Project Contingency (no need for external funds)
Betterment Delivery Method	Change Order
BOE Approval	August 2022
Construction Start	May 30, 2023
Substantial Completion	Achieved! September 1, 2023

Betterment Scope of Work

- 1. Replacement of 61 Exterior Windows at Areas A, B, and D of the campus.
 - Abatement around existing windows
 - Demolition of existing windows
 - Installation of 61 new aluminum exterior windows in areas A, B & D

In Closeout Phase

003-102 - South Hills

Betterment Project (SHHS)

% Design Progress

% Construction Progress

100%

Owner Representative | Garr

Garrett North

Architect

Kline Harden

Contractor

Steele & Freeman

Design Value

\$0 – included in the original AE agreement

Construction Contract Estimate

\$356,026 – Potential Change Order from Athletic

Contract.

Construction Funding

Construction Contract Allowance

\$3,138,896 - Add & Reno allowance

Betterment Delivery Method

Within the contract allowance & Potential Change Order from the athletic contact to the add & reno

Construction Start

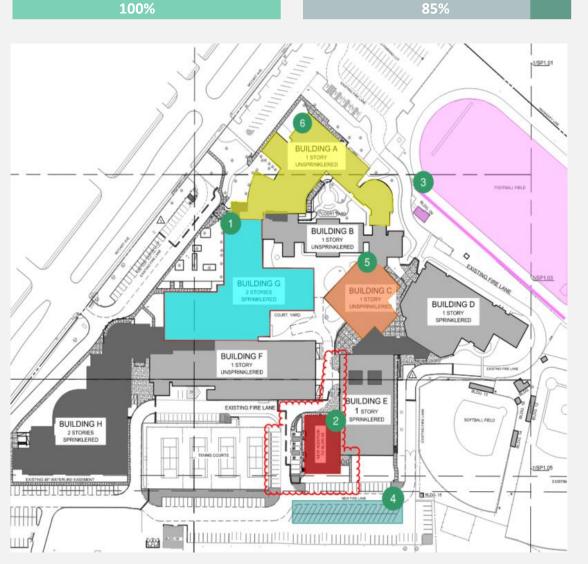
Started – simultaneously with the GC current contract

Tentative Substantial Completion

October 2023 – time extension \$510K

Betterment Scope of Work

- 1. Building G:
 - Move Existing Orchestra Room to Building G
 - New Doors between G & F bldgs.
- 2. Welding Lab new addition of 3600 SF (Work Started)
- 3. Football Field
 - · New Fencing around Football Field
 - Upgrade Existing Concession
 - New Concrete Walk Ramp to Field
 - · Painting Press Box
- 4. Parking Lot Striping
- 5. Building C:
 - New SPED Classrooms in bldg. C
- 6. Building A:
 - Additional Campus Branding
 - · New Go Center in Bldg. A.
 - Administration Area Minor Upgrades (Paint & Carpet)



% Design Procurement Progress

100%

% Construction Procurement Progress

