

FORT WORTH INDEPENDENT SCHOOL DISTRICT CITIZENS OVERSIGHT COMMITTEE (COC) Meeting 2021 Bond Program – December 18, 2023

FWISD

Superintendent – Dr. Angélica Ramsey

Deputy Chief of District Operations – Kellie Spencer

Chief Financial Officer – Carmen Arrieta-Candelaria

PROCEDEO

Program Director – Brian Johnson

Deputy Program Director – Madeleine Sara

PROCEDEO



**CAPITAL IMPROVEMENT
PROGRAM**



FORT WORTH INDEPENDENT SCHOOL DISTRICT
CITIZENS OVERSIGHT COMMITTEE (COC) Meeting
2021 Bond Program – December 18, 2023

AGENDA

Call to Order

Libby Willis

2021 Bond Program Update

Brian Johnson + Madeleine Sara

Project & Location
Program Status Update
Schedule Update
Budget Update
HUB Update

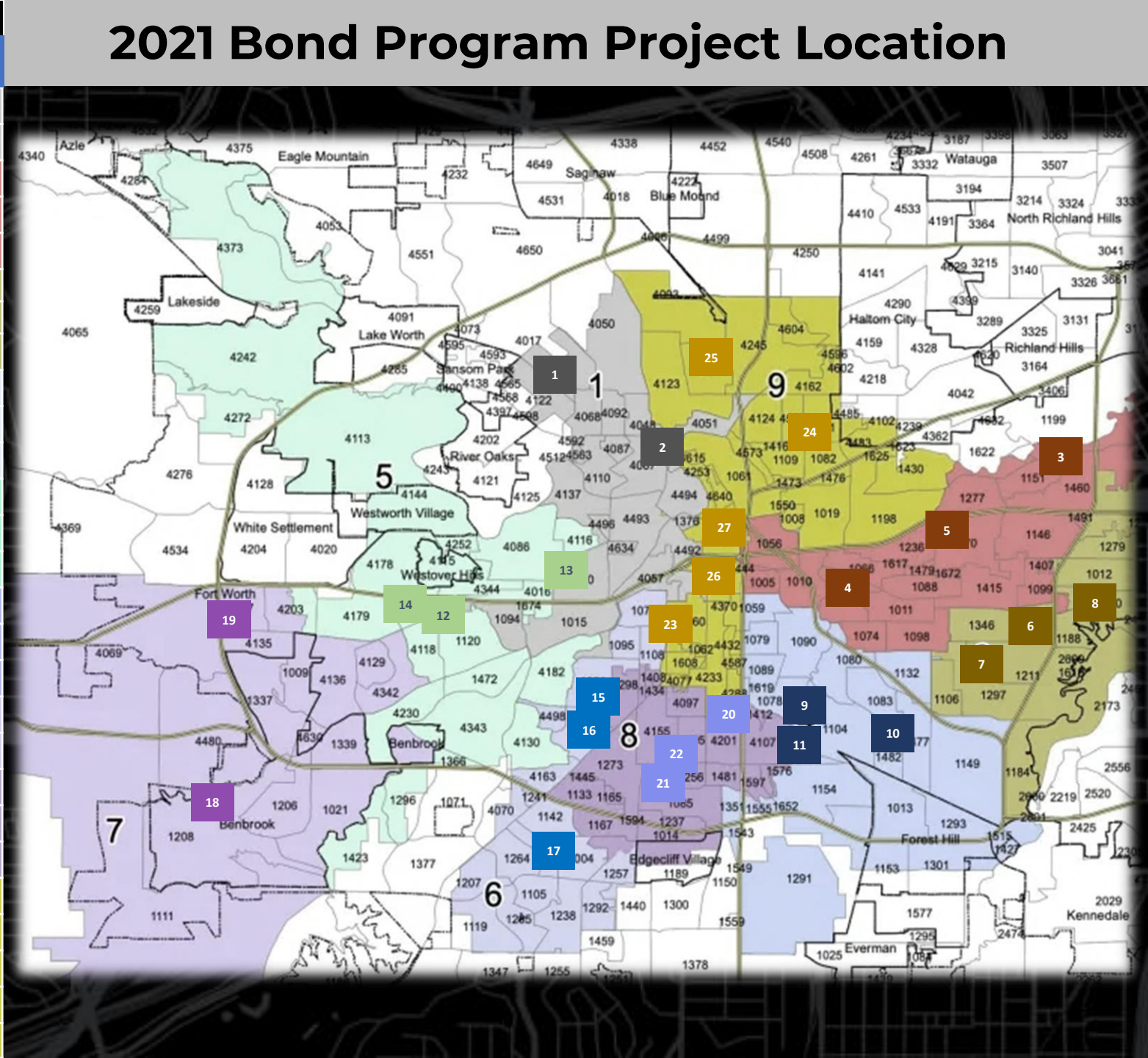
Next Meeting & Adjourn

Libby Willis

Total Projects

27

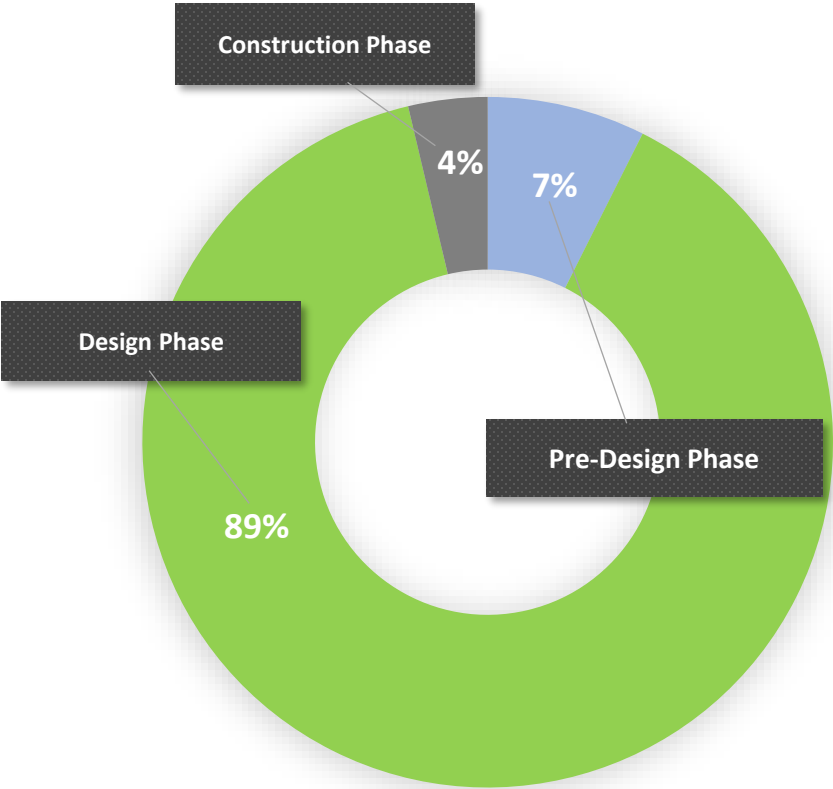
1	M. L. Kirkpatrick Middle School	District 1
2	J.P. Elder Middle School	District 1
3	New Elementary Campus #1 Eastern Hills ES	District 2
4	William James Middle School	District 2
5	Meadowbrook Middle School	District 2
6	New Elementary Campus #2 Maudrie Walton ES	District 3
7	J. Martin Jacquet Middle School	District 3
8	Jean McClung Middle School	District 3
9	Early Childhood Center's (Morningside Annex)	District 4
10	Forest Oak Middle School	District 4
11	Morningside Middle School	District 4
12	Workforce Based High School	District 5
13	W.C. Stripling Middle School	District 5
14	William Monnig Middle School	District 5
15	W.P. McLean Middle School	District 6
16	McLean 6th Grade Center	District 6
17	Wedgwood Middle School	District 6
18	Westpark Relief Elementary School	District 7
19	Leonard Middle School	District 7
20	New Elementary Campus #3 Worth Heights ES	District 8
21	Applied Learning Academy ALA	District 8
22	Rosemont Middle School	District 8
23	Daggett Montessori	District 9
24	Riverside Middle School	District 9
25	W.A. Meacham Middle School	District 9
26	E.M. Daggett Middle School	District 9
27	Young Women's Leadership Academy YWLA	District 9



2021 Bond Program Status – Program Status Update

Total Construction Projects	Projects Pending Design *NTP	Design Phase	Construction Phase
27	2	24	1

M. L. Kirkpatrick MS	Workforce Based HS (Success HS at Como Montessori)	Rolling Hills ES (formerly Westpark Relief ES)
Daggett MS	Wedgwood MS	
	W.C. Stripling MS	
	J. Martin Jacquet MS	
	Forest Oak MS	
	Meadowbrook MS	
	Early Childhood Center's (Morningside Annex)	
	W.P. McLean MS	
	McLean 6th Grade Center	
	New ES#1 Eastern Hills	
	New ES#2 Maudrie Walton	
	New ES#3 Worth Heights	
	Daggett Montessori	
	J.P. Elder MS	
	Applied Learning Academy	
	Rosemont MS	
	Leonard MS	
	Morningside MS	
	Riverside MS	
	William Monnig MS	
	W.A. Meacham MS	
	Jean McClung MS	
	William James MS	
	YWLA	



*NTP - Notice to Proceed.

2021 Bond Program Status

Total Projects currently in Design and Construction Phase: 25				Guaranteed Maximum Price GMP @ 75%	
12	4	1	4	3	1
Scope to Budget or Programing	Schematic Design	Design Development	Construction Documents	Bidding - Guaranteed Maximum Price	Construction Administration
STB	SD	DD	CD	GMP	CA
Meadowbrook MS	W.P. McLean MS *	Leonard MS	Wedgwood MS	W.C. Stripling MS	Rolling Hills ES (formerly Westpark Relief ES)
Eastern Hills ES	McLean 6th Grade Center *		Forest Oak MS	Workforce Based HS (Success HS at Como Montessori)	
Maudrie Walton ES	Morningside MS*		Rosemont MS	J. Martin Jacquet MS	
Worth Heights ES *	William Monnig MS		Early Childhood Center's (at Morningside Annex)		
J.P. Elder MS					
Daggett Montessori					
Applied Learning Academy					
Riverside MS					
W.A. Meacham MS					
Jean McClung MS					
William James MS					
YWLA					

* **Note:** Worth Heights ES, Morningside, McLean MS & McClean 6th Grade Design Phase on hold.

- As of October 31, 2023, the 2021 Bond Program has fully executed CMAR pre-con agreements for **11** projects.
- Board Meeting of December 12, 2023 – Leonard MS CMAR Pre-Con services

April 25, 2023 BOE

W.C. Stripling – CMAR: Sedalco / Post L (JV)
Contract executed, Pre-Construction NTP issued on 6/28/23.

J. Martin Jacquet – CMAR: Con-Real
Contract executed, Pre-Construction NTP issued on 6/27/23.

Workforce Based HS – CMAR: Teinert
Contract executed, Pre-Construction NTP issued on 6/26/23.

May 23, 2023 BOE

Forest Oak – CMAR: Horus / EJ Smith (JV)
Contract executed, Pre-Construction NTP issued on 8/7/2023.

Wedgwood MS – CMAR: Cadence / Morales (JV)
Contract executed, Pre-Construction NTP issued on 9/18/2023.

June 27, 2023 BOE

Eastern Hills ES -- (New ES #1) – CMAR: Sedalco/Post L (JV)
Contract executed, Pre-Construction NTP issued on 8/7/23.

Maudrie Walton ES -- (New ES #2) – CMAR: Con Real Contract Executed, Pre-Construction NTP issued 7/28/23.

July 25, 2023 BOE

N/A

Aug 22, 2023 BOE

Meadowbrook MS – CMAR: Reeder General Contractors / Summit (JV)
Pre-construction NTP in issued on 8/22/23

ECC at Morningside Annex – CMAR: Morales Construction Services Contract executed, Pre-Construction NTP issued on 9/21/2023

Sept 26, 2023 BOE

Daggett Montessori – CMAR: Philips May
Contract executed, Pre-Construction NTP issued 10/23/2023.

Oct 24, 2023 BOE

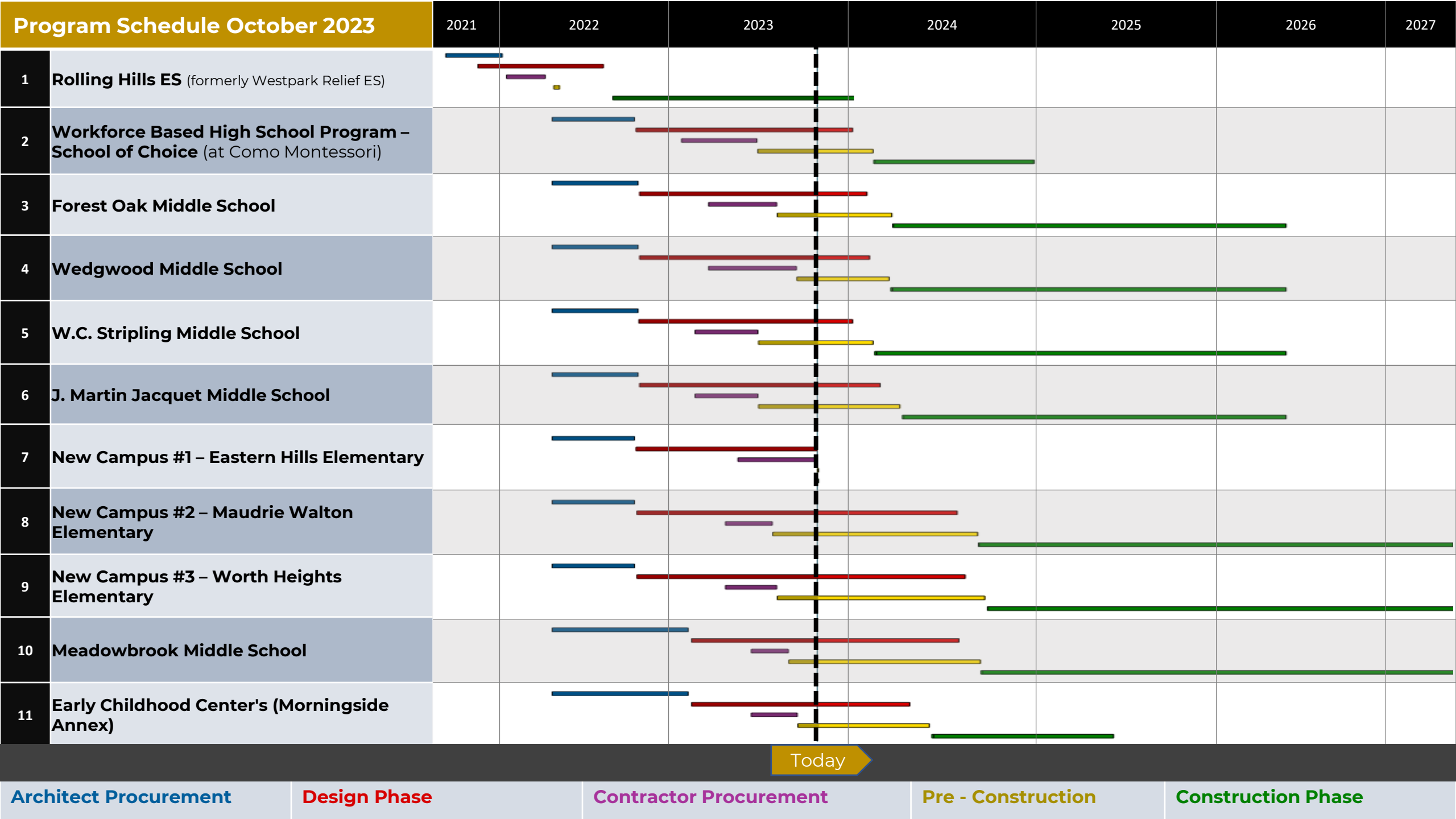
Rosemont MS – CMAR: Reeder/Summit (JV)
Contract executed, pending CMAR signature for Pre-Construction NTP issued 11/08/2023

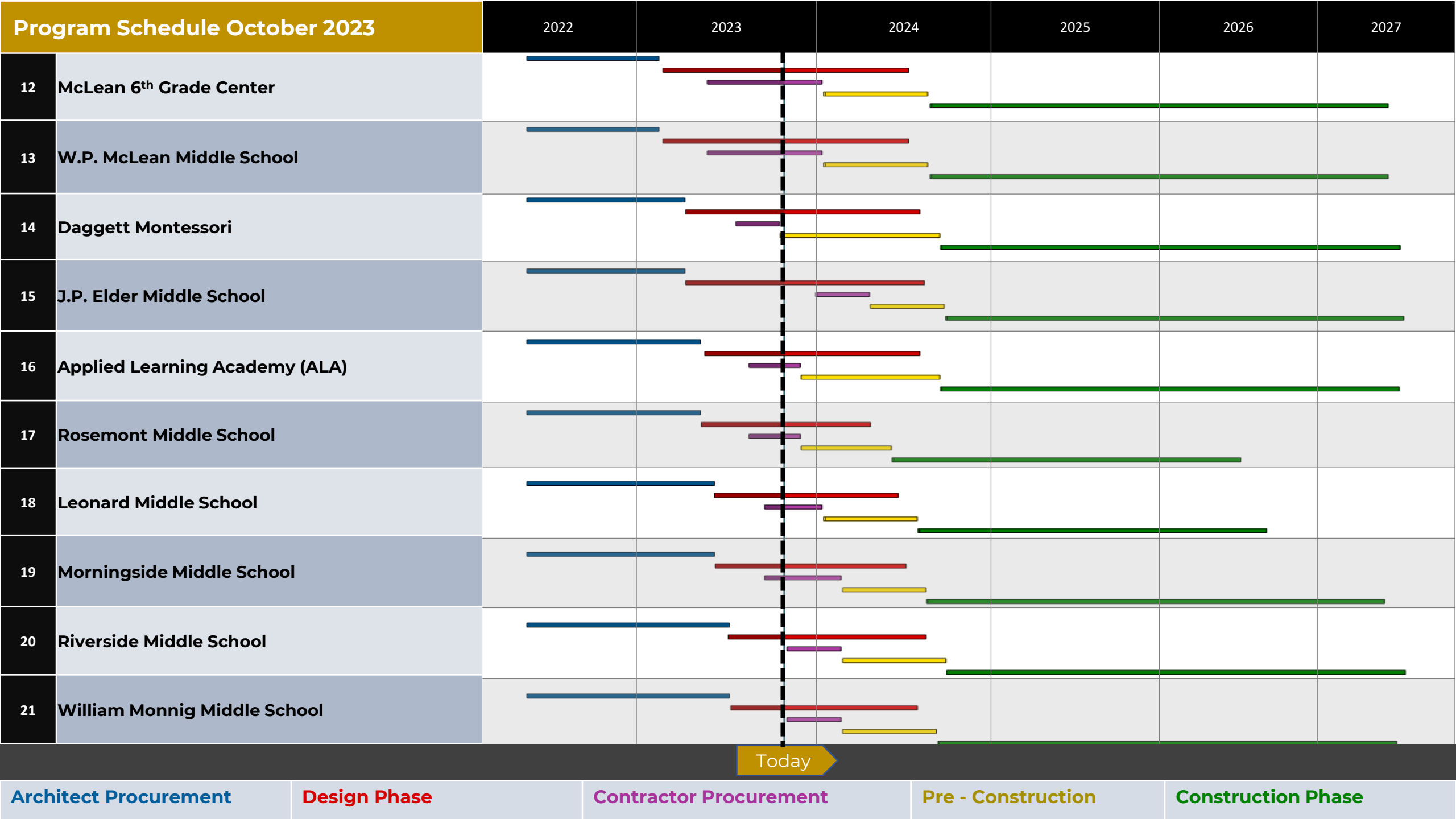
Applied Learning Academy – first ranked CMAR: McGough/Post-L Group, contract is in progress.

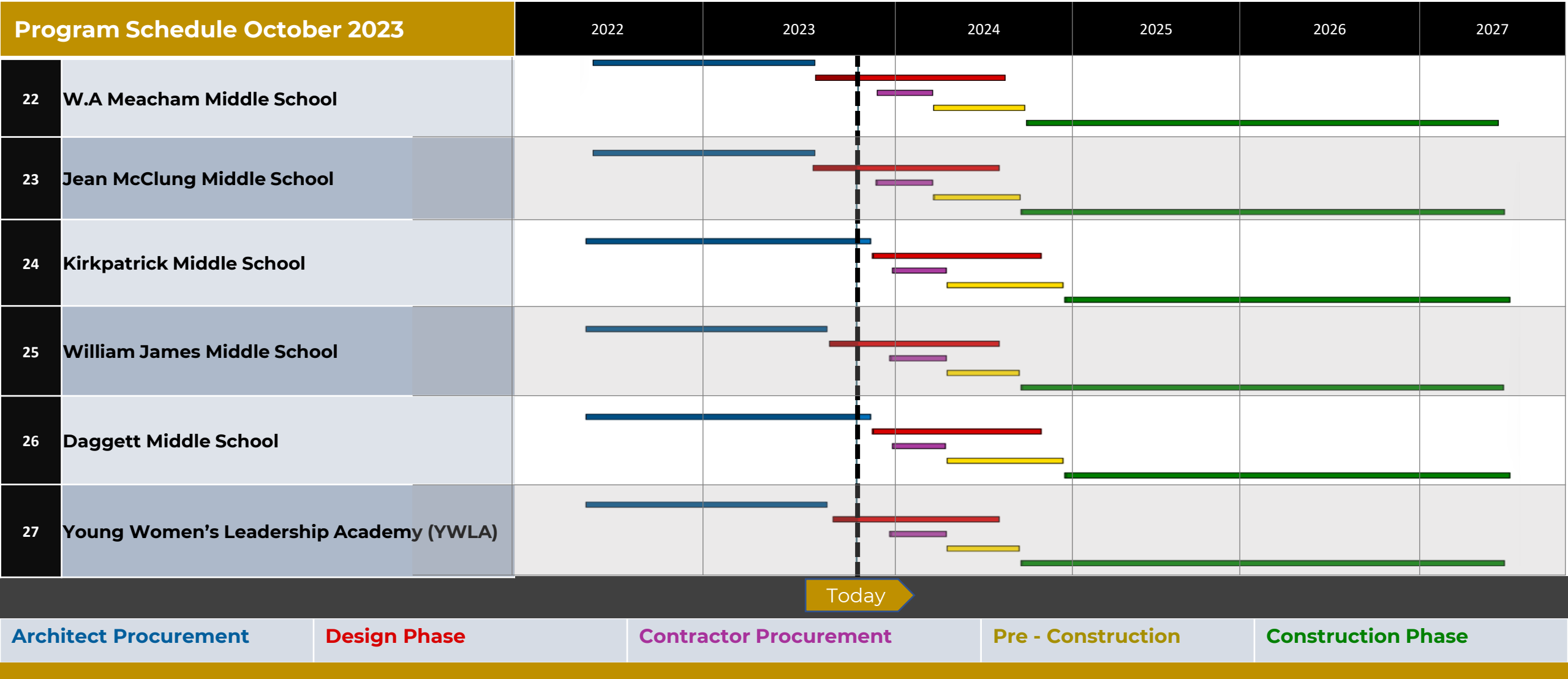
Nov 7, 2023 BOE

Construction NTE Budget –

- 1) 021-111 Workforce Based HS
- 2) 045-101 Forest Oak MS
- 3) 052-201 Meadowbrook MS
- 4) 058-101 Stripling MS
- 5) 059-101 Jacquet MS
- 6) 060-101 Wedgwood MS
- 7) 147-101 ECC at Morningside Annex



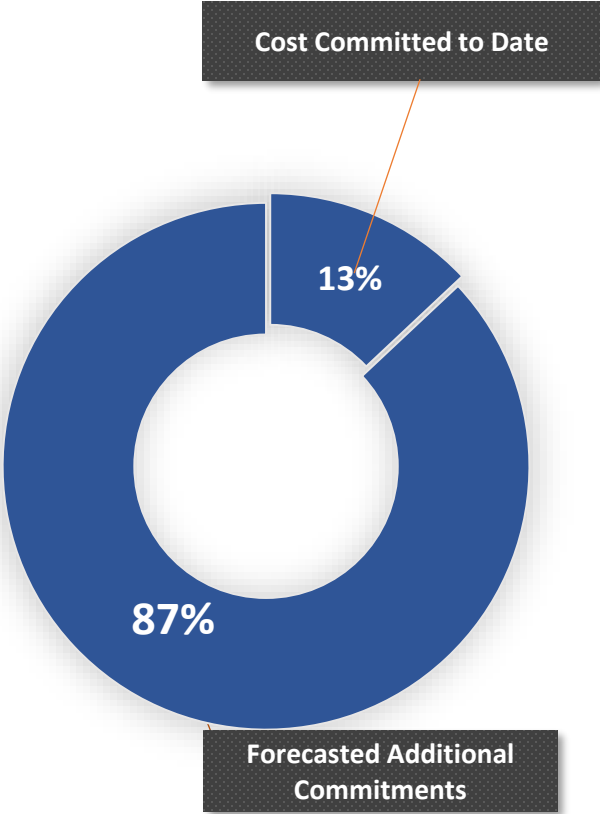




2021 Bond Program Status – Budget Update - Overview

October 31, 2023

	Budget Managed by PROCEDEO	Budget Managed by FWISD	Total
New Facilities/Additions/Renovations for 27 Projects	\$1,200,274,596		
Administration Managed Budget		\$10,917,043	
FWISD 2021 Bond Program Total	\$1,200,274,596	\$10,917,043	\$1,211,191,639
Encumbered to Date			\$89,116,777
Amount Paid to Date			\$66,064,362
Forecasted Additional Commitments			\$1,056,010,500
FWISD 2021 Bond Program Total Budget			\$1,211,191,639



	Project #	Project Name	District	Budget	Paid to Date	Encumbered	Unencumbered
1	049101	M. L. Kirkpatrick MS	District 1	38,890,739	159,097	3,324,855	35,406,787
2	044201	J.P. Elder MS	District 1	51,019,173	592,965	4,048,417	46,377,791
3	125131	New ES#1 Eastern Hills	District 2	44,238,659	656,859	3,939,873	39,641,927
4	048101	William James MS	District 2	52,981,019	216,792	4,604,230	48,159,996
5	052201	Meadowbrook MS	District 2	48,454,422	703,703	3,616,449	44,134,271
6	160131	New ES#2 Maudrie Walton	District 3	44,238,659	730,525	3,868,927	39,639,207
7	059101	J. Martin Jacquet MS	District 3	44,046,438	1,483,369	2,522,589	40,040,480
8	070301	Jean McClung MS	District 3	28,749,082	117,570	2,534,493	26,097,019
9	147101	Early Childhood Center’s at Morningside Annex	District 4	6,823,014	203,442	612,012	6,007,560
10	045101	Forest Oak MS	District 4	54,635,847	1,640,499	3,589,159	49,406,189
11	054301	Morningside MS	District 4	55,321,979	2,131,029	4,255,078	48,935,871
12	021111	Workforce Based HS (Success at Como Montessori)	District 5	16,637,150	658,515	1,028,848	14,949,787
13	058101	W.C. Stripling MS	District 5	60,426,944	2,042,980	3,430,464	54,953,500
14	053301	William Monnig MS	District 5	45,172,104	184,817	3,894,365	41,092,922
15	050101	W.P. McLean MS	District 6	46,503,248	1,008,561	3,238,649	42,256,039
16	069101	McLean 6th Grade Center	District 6	27,157,306	585,140	1,883,212	24,688,954
17	060101	Wedgwood MS	District 6	61,694,266	2,029,191	3,484,250	56,180,825
18	256131	Rolling Hills ES	District 7	58,765,771	45,106,448	3,445,297	10,214,026
19	061201	Leonard MS	District 7	50,247,089	370,392	4,106,151	45,770,546
20	184131	New ES#3 Worth Heights	District 8	44,238,660	676,183	3,731,469	39,831,008
21	055201	Applied Learning Academy ALA	District 8	38,748,439	533,235	2,995,645	35,219,559
22	057201	Rosemont MS	District 8	69,833,185	1,619,999	4,859,548	63,353,638
23	194101	Daggett Montessori	District 9	24,948,226	359,183	1,954,855	22,634,188
24	056301	Riverside MS	District 9	48,339,877	220,228	4,108,473	44,011,176
25	051301	W.A. Meacham MS	District 9	51,443,509	245,959	4,345,010	46,852,539
26	042101	Daggett MS	District 9	34,535,227	141,262	3,022,230	31,371,735
27	081204	YWLA	District 9	19,279,674	78,795	0	19,200,879
		Admin Budget		10,917,043	1,499,580	2,663,187	6,754,276
	999399	Property		26,081,885	68,045	9,043	26,004,798
		Early Childhood Center’s		6,823,005			6,823,005
		TOTALS		\$1,211,191,639	\$66,064,362.23	\$89,116,776	\$1,056,010,500

2021 Bond Program Status – Admin and Interest Update

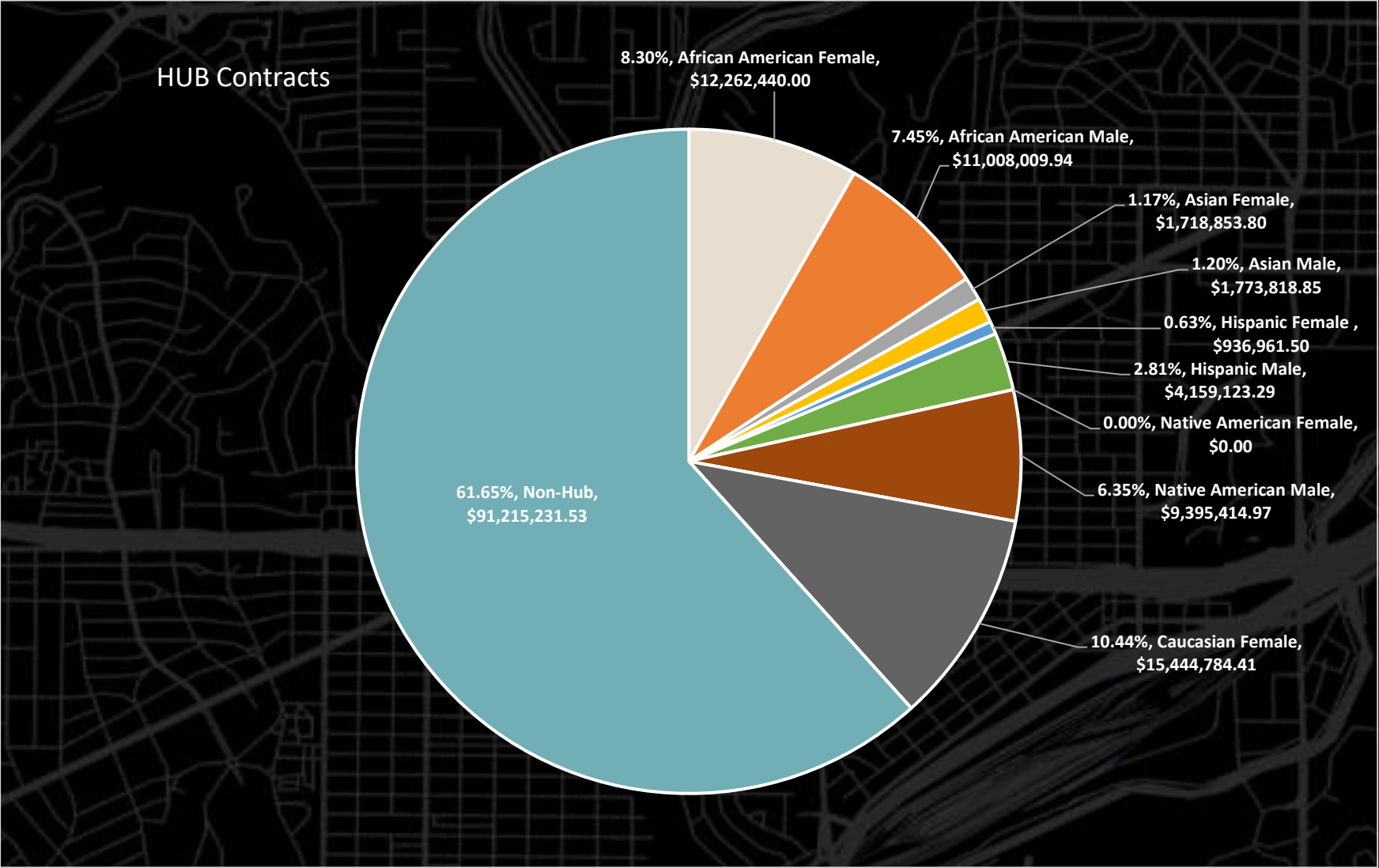
October 31, 2023

Admin Allocated Budget	\$10,917,043
Salaries and Benefits	\$(423,055)
Other Admin Expenses*	\$(1,076,525)
Encumbrances	\$(2,663,187)
Interest Budgeted through October 31,2023	\$15,839,121
Available Admin Budget	\$22,593,397

**Includes Supplies and Materials, Consulting Costs, Legal, etc.*

2021 Bond Program – Historically Underutilized Businesses

December 2023



COMMITTED

38.33%

HUB contracts to date

\$56,699,406.76

All numbers are as of
10/31/2023

December 2023



256-131 Rolling Hills ES

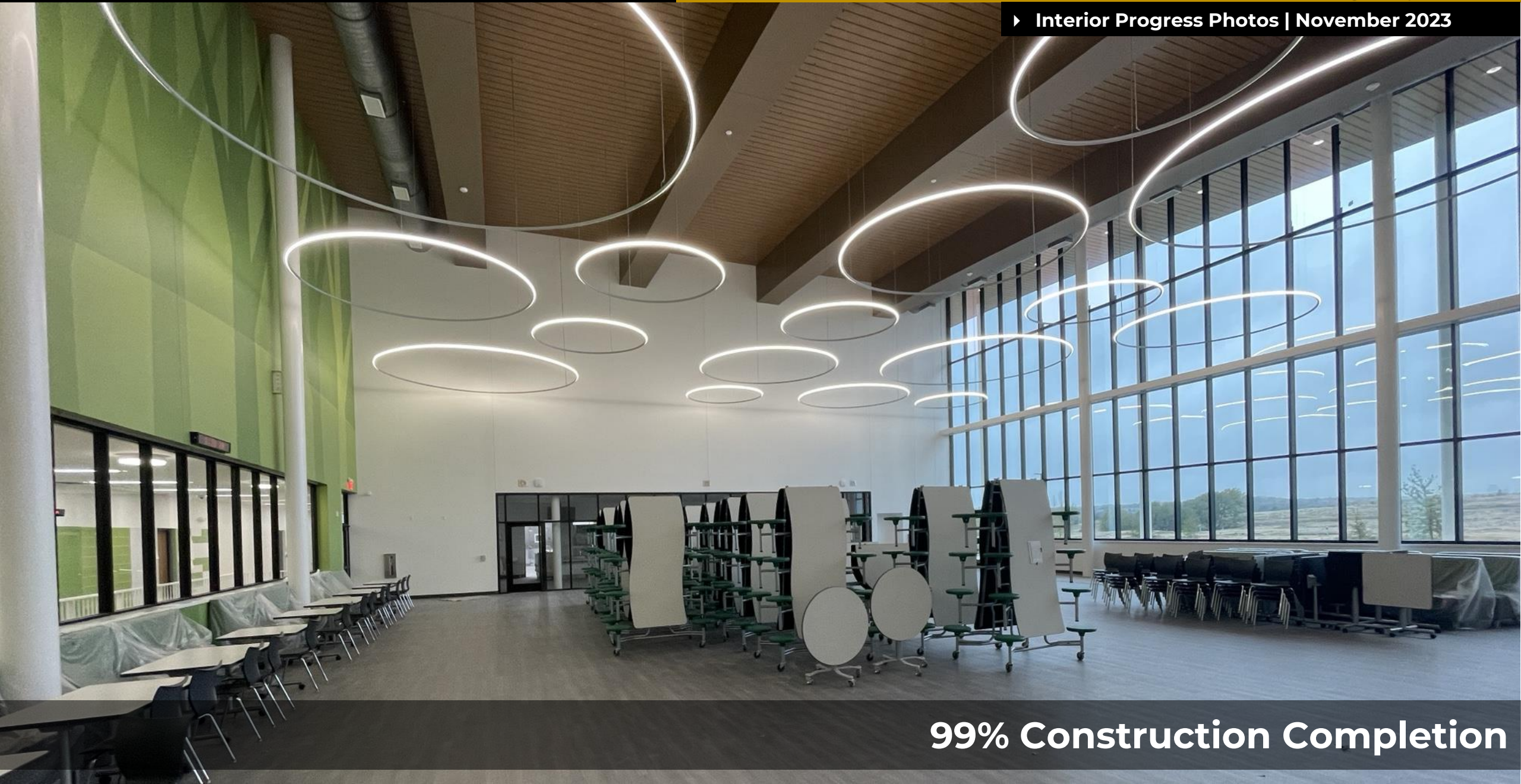
Formerly Westpark Relief

► Aerial Footage | November 2023



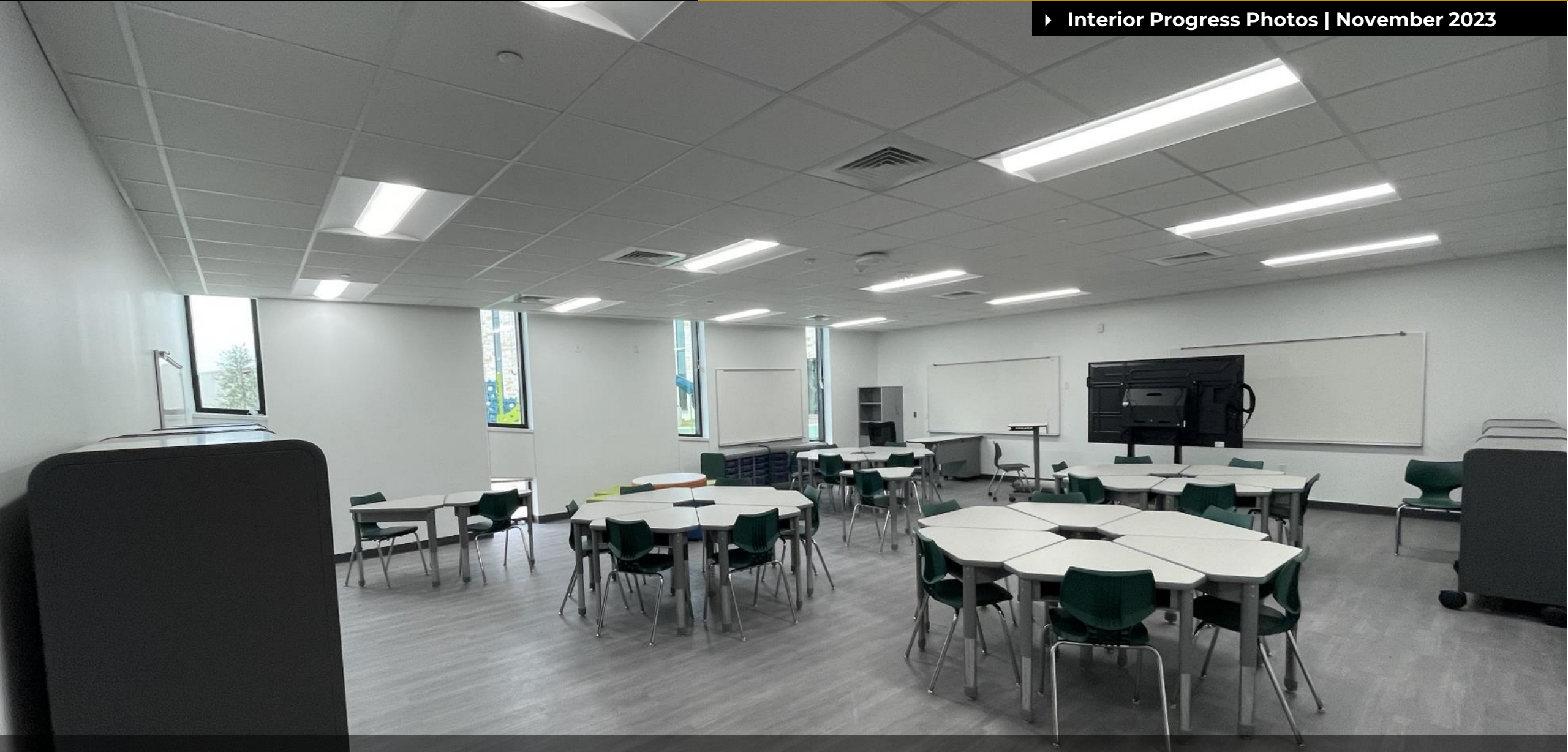
99% Construction Completion

► Interior Progress Photos | November 2023



99% Construction Completion

► Interior Progress Photos | November 2023



99% Construction Completion

► Interior Progress Photos | November 2023



99% Construction Completion

► Existing



Existing

In Design: Construction Document Phase

► **Conceptual Renderings**



Concept not Final

In Design: Construction Document Phase

► Existing



Existing

In Design: Construction Document Phase



Concept not Final

In Design: Construction Document Phase

059-101 J Martin Jacquet MS

► Existing



Existing

In Design: Construction Document Phase

059-101 J. Martin Jacquet MS

► Conceptual Renderings



Concept not Final

In Design: Construction Document Phase

► Existing



Existing

In Design: Construction Document Phase

► Conceptual Renderings



Concept not Final

In Design: Construction Document Phase

► Aerial View



In Design: Construction Document Phase

► Conceptual Rendering



In Design: Construction Document Phase

► Aerial View



On Hold

069-101 McLean 6th Grade Center

► Aerial View



On Hold

► Aerial View



In Design: Construction Document Phase

057-201 Rosemont MS

► Conceptual Rendering



Concept not Final

In Design: Construction Document Phase

147-101 Early Childhood Center

Morningside Annex

► Aerial View



In Design: Construction Document Phase

147-101 Early Childhood Center

Morningside Annex

► Conceptual Rendering



Concept not Final

In Design: Construction Document Phase

► Aerial View



In Design: Design Development Phase

► Conceptual Rendering



In Design: Design Development Phase

► Aerial View



On Hold

► Aerial View



In Design: Scope to Budget Phase

152-131 Eastern Hills ES

► Aerial View



In Design: Scope to Budget Phase

160-131 Maudrie Walton ES

► Aerial View



In Design: Scope to Budget Phase

184-131 Worth Heights ES

► Aerial View



On Hold

194-101 Daggett Montessori

► Aerial View



In Design: Scope to Budget Phase

► Aerial View



In Design: Scope to Budget Phase

055-201 Applied Learning Academy

► Aerial View



In Design: Scope to Budget Phase

► Aerial View



In Design: Scope to Budget Phase

081-204 Young Women's Leadership Academy

► Existing



In Design: Scope to Budget Phase

► Aerial View



In Design: Scope to Budget Phase

► Aerial View



In Design: Scope to Budget Phase

► Aerial View



In Design: Scope to Budget Phase

2021 Bond Program Status – CMAR Bid Tentative Dates

UPCOMING BIDS – check the website for updated dates!

Bid # ▲	Project Name ▲	Description ▲	Tentative First Advertisement Date ▼	Tentative Bid Closing Date ▲	Tentative Board Meeting Date ▲
24-034	Riverside Middle School	CMAR - Pre-Construction Services	Tuesday, November 7, 2023	Tuesday, November 28, 2023	Tuesday, January 23, 2024
24-042	W.A. Meacham Middle School	CMAR - Pre-Construction Services	Tuesday, December 12, 2023	Tuesday, January 9, 2024	Tuesday, February 27, 2024

<https://fwisd2021bond.com/>

PROCEDEO

Thank You!