



Prepared by: Deputy Program Director - Madeleine Sara





CAPITAL IMPROVEMENT PROGRAM



FORT WORTH INDEPENDENT SCHOOL DISTRICT 2021 Bond

Agenda

Program Status Update
Schedule Update
Program Budget Update
Project Updates





FORT WORTH ISD 2021 BOND PROGRAM

Voters have approved a \$1.2 billion package that largely focuses on Fort Worth Independent School District's aging middle schools.

The 2021 Bond program will provide major interior renovations throughout to accommodate FWISD education specifications. Examples of work include new, secured front-entry vestibules for schools, upgrades of corridors, common areas, media centers, and cafeteria spaces for student collaboration, and refitted science labs and modified classrooms to meet space requirements. In most cases, portables will be removed and there will be building additions for various campus needs.





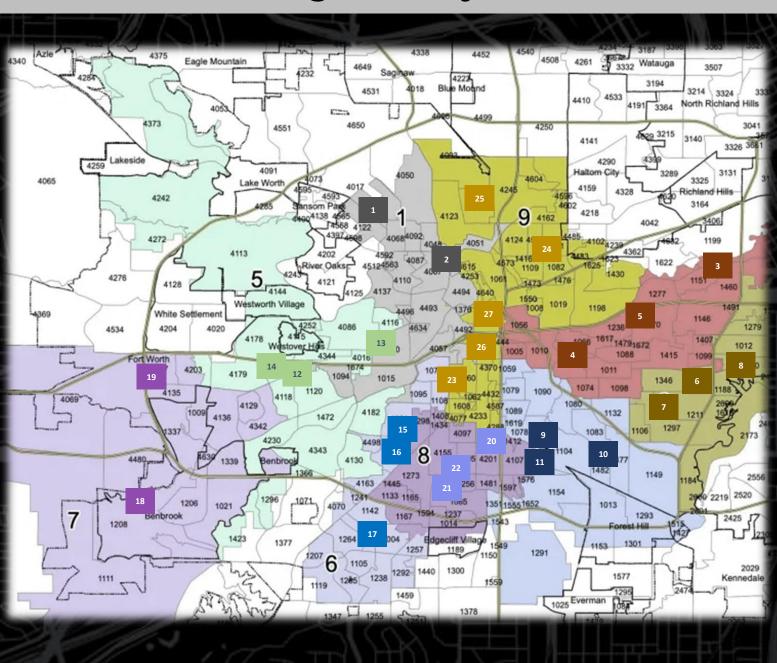
Total Projects

	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

District 9

27 Young Women's Leadership Academy YWLA

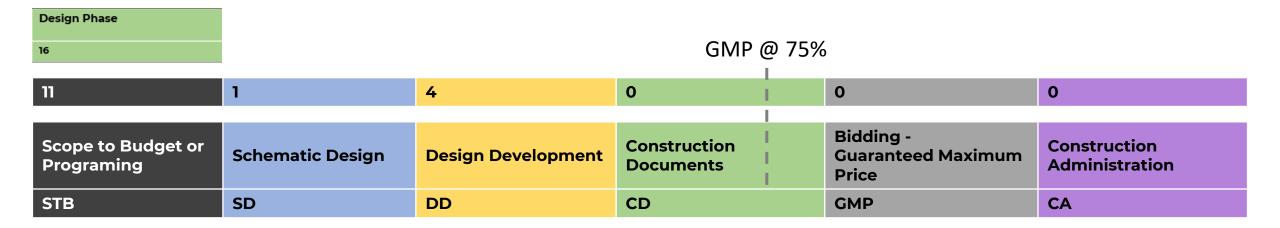
2021 Bond Program Project Location



2021 Bond Program Status – Program Status Update

Total Construction Projects	Upcoming Notice to Proceed	Released but Design has not started	Design Phase	Construction Phase
27	1	7	18	1
	YWLA	Riverside MS	Workforce Based HS (Success HS at Como Montessori)	Rolling Hills ES (formerly Westpark Relief ES)
		William Monnig MS	Wedgwood MS	
		W.A. Meacham MS	W.C. Stripling MS	
		Jean McClung MS	J. Martin Jacquet MS	
		M. L. Kirkpatrick MS	Forest Oak MS	
	Construction Phase	William James MS	Meadowbrook MS	
Design Phase		E.M. Daggett MS	Early Childhood Center's (Morningside Annex)	
600000000000000000000000000000000000000			W.P. McLean MS	
	37%		McLean 6th Grade Center	
			New ES#1 Eastern Hills	
			New ES#2 Maudrie Walton	
59%			New ES#3 Worth Heights	
			Daggett Montessori	
			J.P. Elder MS	
			Applied Learning Academy	
			Rosemont MS	
			Leonard MS	
			Morningside MS	
	Pre-Design Phase			

2021 Bond Program Status – Design Phases





Programming

You're figuring out how much space you need, how much you're likely to need in the future, and how that space should be used, organized, and arranged.



Schematic Design

Your design professional takes your Program of Requirements and begins the process of translating it into an efficient building design.



Design Development

The building's exterior (if applicable), interior layouts, and room sizes are finalized, and most materials are selected.



Construction Documents

All the details of the design development drawings are filled in so a contractor can build your project.



Bidding

This is just what it sounds like – obtaining bids from contractors to do the work.

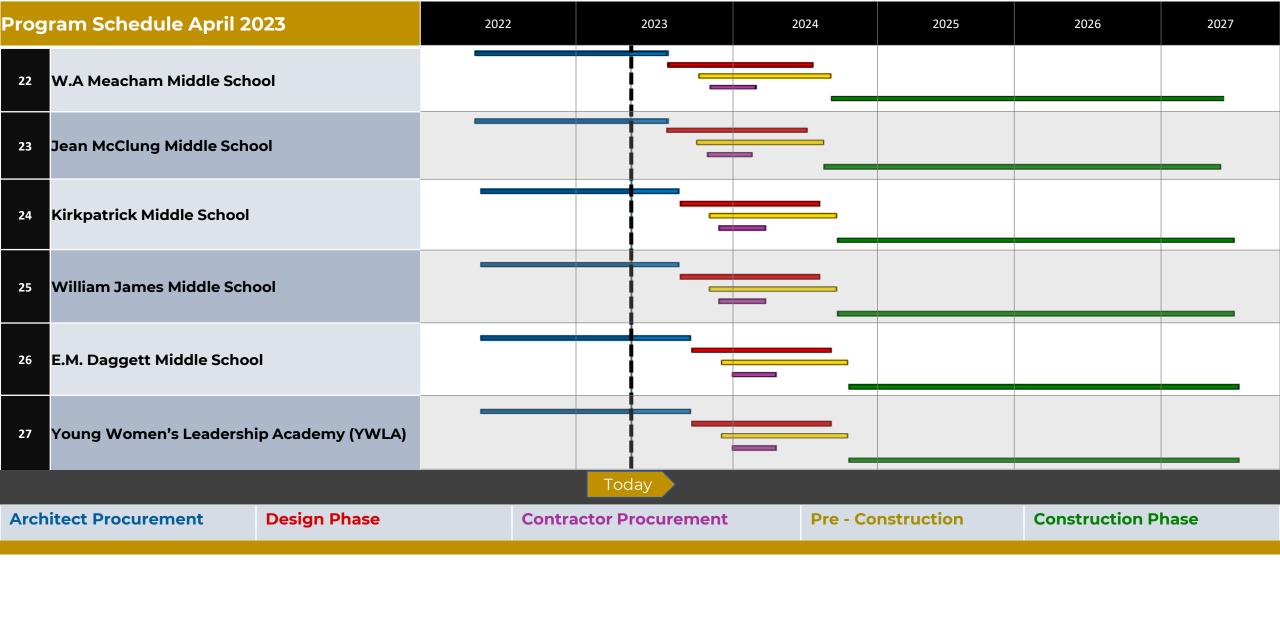


Construction Administration

Your architect is monitoring construction to verify that it is in accordance with the documents they prepared.

Prog	gram Schedule April 2023	2021	2022	2023	2024	2025	2026	2027
1	Rolling Hills ES (formerly Westpark Relief ES)	_						
2	Workforce Based High School Program – School of Choice (at Como Montessori)							
3	Forest Oak Middle School							
4	Wedgwood Middle School							
5	W.C. Stripling Middle School							
6	J. Martin Jacquet Middle School							
7	New Campus #1 – Eastern Hills Elementary				<u>-</u>			
8	New Campus #2 – Maudrie Walton Elementary				<u> </u>			
9	New Campus #3 – Worth Heights Elementary				<u> </u>			
10	Meadowbrook Middle School							
11	Early Childhood Center's (Morningside Annex)		-					
				Today				
Arc	hitect Procurement Design Phase		Contractor	Procurement	Pre - Constru	uction Co	onstruction Phase	

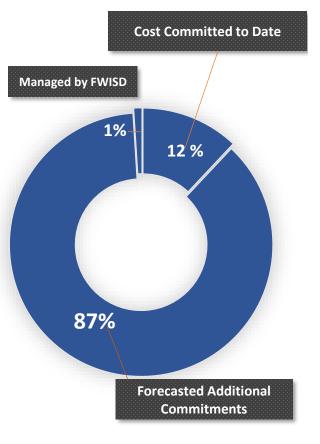
Prog	ram Schedule April 2023	2022		2023	20	24	2025	2026	2027
12	McLean 6 th Grade Center								
13	W.P. McLean Middle School		_						
14	Daggett Montessori		_						
15	J.P. Elder Middle School		-						
16	Applied Learning Academy (ALA)								
17	Rosemont Middle School			=					
18	Leonard Middle School								
19	Morningside Middle School			_					
20	Riverside Middle School				-				
21	William Monnig Middle School								
			Тос	day					
Arch	nitect Procurement Design Phase	C	ontractor	Procuremer	nt	Pre - Co	nstruction	Construction	Phase



2021 Bond Program Status – Budget Update - Overview

April 30, 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	
Interest Earned to Date		\$6,241,456	
FWISD 2021 Bond Program Total	\$1,200,274,596	\$17,158,499	\$1,217,433,095
Encumbered to Date			\$117,896,940
Amount Paid to Date			\$31,920,433
Forecasted Additional Commitments	\$1,061,374,266		
Interest Earned To Date	\$6,241,456		
FWISD 2021 Bond Program Total	Budget		\$1,217,433,095



April 30, 2023				20)21 Bond Program Sta	tus – Budget Update
	Project #	Project Name	Budget	Paid to Date	Encumbered	Unencumbered
1	021111	Workforce Based HS (Success at Como Montessori)	16,637,150	269,414	1,340,217	15,027,519
2	042101	E.M. Daggett MS	34,535,227	141,262	3,022,230	31,371,735
3	044201	J.P. Elder MS	51,019,173	208,758	4,275,405	46,535,009
4	045101	Forest Oak MS	54,635,847	223,568	4,773,722	49,638,557
5	048101	William James MS	52,981,019	216,792	4,550,510	48,213,716
6	049101	M. L. Kirkpatrick MS	38,890,739	159,097	3,324,855	35,406,787
7	050101	W.P. McLean MS	46,503,248	274,721	3,931,369	42,297,159

210,496

198,257

184,817

226,378

158,514

197,788

286,132

419,880

826,284

205,597

158,987

117,570

521,477

27,863

483,646

540,393

102,078

78,795

524,188

23,687,297

\$31,920,433

1,270,384

4,295,197

4,090,399

3,784,523

4,621,062

3,278,196

4,021,253

5,802,855

5,010,564

3,067,644

4,159,182

4,200,536

2,281,790

2,453,343

3,930,225

3,968,357

3,867,260

2,107,533

1,856,486

24,803,362

\$117,896,940

377,065

701,802

46,937,815

44,165,766

41,202,764

50,474,539

35,311,729

44,120,836

63,744,198

54,996,500

40,152,510

56,264,700

45,840,956

24,716,529

26,178,169

39,786,957

6,093,349

39,786,657

39,831,008

22,738,615

17,344,393

10,275,112

10,015,790

26,081,885

\$1,061,374,266

6,823,005

51,443,509

48,454,422

45,172,104

55,321,979

38,748,439

48,339,877

69,833,185

60,426,944

44,046,438

61,694,266

50,247,089

27,157,306

28,749,082

44,238,659

6,823,014

44,238,659

44,238,660

24,948,226

19,279,674

58,765,771

10,917,043

26,081,885

6,823,005

\$1,211,191,639

051301

052201

053301

054301

055201

056301

057201

058101

059101

060101

061201

069101

070301

125131

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256131

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W.A. Meacham MS

Meadowbrook MS

Morningside MS

Riverside MS

Rosemont MS

W.C. Stripling MS

Wedgwood MS

Jean McClung MS

Leonard MS

J. Martin Jacquet MS

McLean 6th Grade Center

New ES#2 Maudrie Walton

New ES#3 Worth Heights

Daggett Montessori

Early Childhood Center's

Rolling Hills ES

Admin Budget

YWLA

Property

TOTALS

Early Childhood Center's at Morningside Annex

New ES#1 Eastern Hills

William Monnig MS

Applied Learning Academy ALA

SROCEDEO

Procurement Update

2021 Bond Program Status

Status of Procurement to the CMAR Pre-Construction Services

(3) Projects received CMAR Pre-Con approval in April BOE: 04/25/23

W.C. Stripling – CMAR: Sedalco

J. Martin Jacquet – CMAR: Con Real Workforce Based HS – CMAR: Teinert

April 25, 2023, BOE

Status of Procurement to the CMAR Pre-Construction Services

May Board: 05/23/23

Forest Oak – CMAR: Horus

Wedgwood MS – CMAR: Cadence

May 23, 2023, BOE

Status of Procurement to the CMAR Pre-Construction Services

June Board: 06/27/23 | Open Bid Date: 05/09/23

Eastern Hills (New ES #1)
Maudrie Walton (New ES #2)

June 27, 2023, BOE

256-101 Rolling Hills Elementary School (formerly Westpark Relief ES)

Architect: Glenn Partners Contractor: Imperial & Morales JV

Owner Rep: Garrett North

JUN DEC JAN DEC JAN JUN JAN JUN DEC JAN JUN DEC JAN JUN DEC JAN JUN DEC 2022 2023 2025 2026 2027 2024 Design Procurement Construction Closeout **BUDGET COMMITMENTS EXPENDITURES** G=D+E-C C=A+B **Original Budget Budget Changes Current Budget Available Projected Encumbered** Paid to Date Projected Commitments over/under Total 2021 Funds \$58,765,771 \$0 \$58,765,771 10, 275,112 \$0 23,687,297 24,803,362 10,275,112 \$0 \$974,976 \$0 \$3,192,000 \$3,192,000 \$412,373 \$974,976 Total 2017 Funds 1,804,651

2- Story New Construction – 119,000 SF – 1000 Student Capacity

Project Overall Scope

45 Classrooms (6 per grade, 2 SPED and Science)

Media Center

Outdoor learning spaces

Student dining

Multi-Purpose Room

Prepared by: Madeleine Sara

May 15, 2023

Gymnasium

Music Room

Secured Lobby and Attendance Office

Admin Office

Appx 150 Parking Spaces

Outdoor Basketball Court

Two Outdoor Playgrounds

In Construction Phase

Project Photo



Budget Status

In Construction Phase

% Construction Progress

68%

Status of Scope of Work

Structural Steel: Area E high roof steel ongoing. Structural steel for the storm shelter roof is ongoing. Interior Framing/MEP Rough-In: Interior framing ongoing in Area D. Overhead MEP is ongoing in Areas B and D. Electrical cable pulls and terminations ongoing in Area A.

Masonry: Stone veneer ongoing in Areas C. Masonry ongoing in Areas B and D.

Building Envelope: Metal panels and soffit being installed in Area A. Windows ongoing in Areas B and D. Seat walls ongoing at Area B learning porch.

Roof: Roofing is ongoing in Areas B and D.

Finishes: Tape/bed/paint ongoing in Areas A and B / Ceiling grid installation ongoing in Areas A and B / Gyp ceilings are ongoing in Areas A and B / Ceramic tile prep/install started in Area A.

Construction Delays: HVAC rooftop units' delivery has been delayed to mid June 2023 (original delivery was slated for February 2023.

Anticipated Substantial Completion: Sep 23, 2023

256-101 Rolling Hills ES

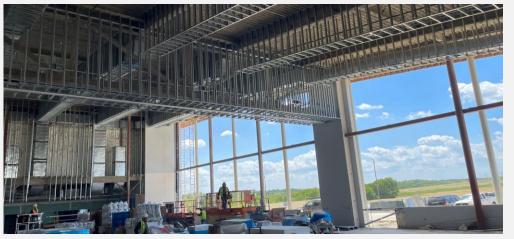
(formerly Westpark Relief ES) | 2021 Bond Project



Pump and Valve Status

Update: The modifications to the pumps and valves will not work and the option for a temporary fire pump may prove to be improbable or too costly. Most reasonable option will be for a fire watch, if requirements of the fire department are met, Procedeo is working to confirm the requirements with the City. Pump and electric panel are on schedule to be delivered in end of June 2023. Water department will conduct testing and inspections to determine next steps.

Site meeting was performed on May 10, 2023, with the water department to address potential options.



2021 Bond Program Status Update

Phase Progression

% STB % Schematic Design 100% 100%

% Design Development % Construction Documents

0%

> Site Plan | Conceptual Renderings

25%

2nd Level 1st Level



021-111 Workforce Based HS

Project Overview

Owner's Rep: Cale Wilkinson

Design Manager:

Tim McMinn

Construction

Manager: Eric Bowden

Architect: Kline Hardin CMAR: Teinert

Existing Student

Capacity: 250

Target Student Capacity: 450

Total Budget:

\$17,675,650

CCL in A/E Contract:

\$9,882,795

Recommended CCL:

\$12,059,890

Tentative Construction

Start: Q4 2023

Tentative Sub.

Completion: Q3 2024

Scope of Work

Renovations

Area	Space	Total SF
	Design NTP Achieved: October 10. 2022	
Section 1	Q3 2023 - Q4 2024 Front Entry Site and Canopy, Courtyard Canopy and Site Work, Administration, General Classrooms, Alumni Education Center	
Section 2	Q4 2024 – Q1 2024: Counseling, Staff Lounge, Clinic, Locker Room, General Classrooms	
Section 3	Q1 2024 - Q2 2024: Art Classrooms, Science Labs/Classrooms	54,312 SF (Renovation)
Section 4	Q2 2024 - Q3 2024: Media Center, CTE Classroom, General Classrooms	
Section 5	Q3 2024: Gymnasium, Auditorium, Classrooms, Corridors, Fire Sprinkler System, Exterior Windows	

021-111 Workforce Based HS Success HS at Como Montessori





Phase Progression

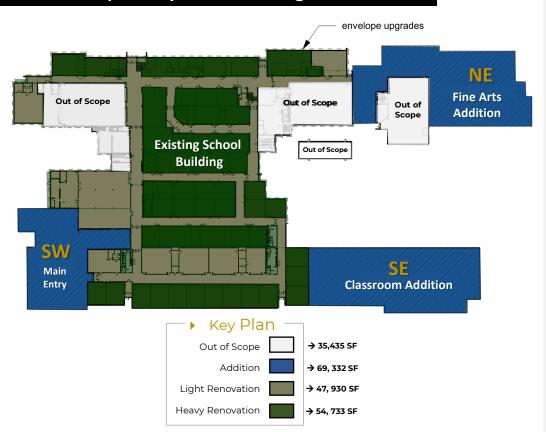
% STB % Schematic Design
100%

100%

% Design Development % Construction Documents
25%

0%

> Site Plan | Conceptual Renderings



060-101 Wedgwood MS

Project Overview

Owner's Rep:

Mark Goessler

Design Manager:

Nate Moser

Construction

Manager: Eric Bowden

Architect: WRA Architects

CMAR:

Existing Student

Capacity: 825

Target Student Capacity: 1470 Total Budget: \$61,694,266 **CCL in A/E Contract:**

\$36,675,083

Recommended CCL:

\$44,294,240

Tentative Construction

Start: Q4 2023

Tentative Sub.

Completion: Q3 2026

Scope of WorkRenovationsAdditions

Area	Space	Total SF
	Design NTP Achieved: October 17. 2022	
Existing School Building	Existing Building Renovations: Core Classroom, (3) Media Center, (10) Specialty Services Offices, (8) Specialty Classrooms, Dining Expansion, Kitchen Expansion, Weight Room, Theatre, Support Spaces, Envelope Upgrades	102,663 SF (Renovation)
SW Expansion	Main Entry/ Administrative Suite Addition: Principal and other Leadership Offices, Reception, Record and Admin Office/Storage, ISS space, Conference Room, Parent Conference Room, Nurse Clinic	
SE Expansion	Classroom Building Addition: (14) Classrooms, (4) Science Labs, (2) Collaboration Rooms, (2) Prep Rooms, (3) Visual Arts Rooms	69,332 SF (Addition)
NE Expansion	Fine Arts Building Addition: Band Hall, Orchestra	

060-101 Wedgwood MS

> Site Plan | Conceptual Renderings







058-101 W.C. Stripling MS

Project Overview

Phase Progression

% STB

100%

% Schematic Design

100%

% Construction Documents

25%

0%

▶ Site Plan | Conceptual Renderings



Owner's Rep:

Mark Goessler

Design Manager:

Nate Moser

Construction

Manager: Eric Bowden

Architect:

Hahnfeld Hoffer Stanford

CMAR:

Sodalco

Existing Student

Capacity: 545

Target Student Capacity: 700

Total Budget:

\$60,426,944

CCL in A/E Contract:

\$35,991,304

Recommended CCL:

\$43,982,162

Tentative Construction

Start: Q1 2024

Tentative Sub.

Completion: Q3 2026

	→ Scope of Work
> Renovations	▶ Additions

Area	Space	Total SF		
	Design NTP Achieved: October 17. 2022			
	Existing Building Renovations:			
Area A	(3) 7th Grade Classrooms, 8th Grade Classroom, Drama Classroom, Special Ed Classroom, (2) Counselor & Intervention Specialist Office, (2) Collaboration Areas			
	Demolition: Roof, Light Fixtures, Wall Corridors, and Lockers	31,185 SF (Renovation)		
Area B	6th Grade Classroom, (2) Life Skills Classrooms, Conference Room, Speech Therapy Office, Gym Lobby, Boys/Girl Restroom			
	Demolition: Roof, Light Fixtures, Wall Corridors, and Lockers			
	New-3 Story Building Addition:			
Area C	Storm Shelter, Weight Room, (2) Visual Arts, (2) 8th Grade Science Classrooms, (2) 7th Grade Science Classrooms, (7) 6th Grade Science Classrooms, Band Room, Choir Room, Orchestra Room, Large Classroom Space, Parking & Sidewalks	59,325 SF (Addition)		
	Demolition: Existing concrete to make room for new building			

058-101 W.C. Stripling MS

▶ Site Plan | Conceptual Renderings



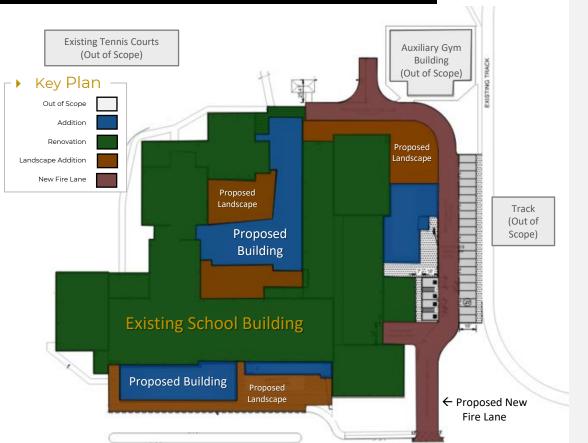


2021 Bond Program Status Update

Phase Progression

% STB % Schematic Design 100% 100% % Design Development % Construction Documents 25% 0%

▶ Site Plan | Conceptual Renderings



059-101 J Martin Jacquet MS

Project Overview

Owner's Rep:

Stoney Crump

CMAR:

CCL in A/E Contract:

Con Real \$26,315,979

Architect:

BLDD Architects

Existing Student

Recommended

Capacity: 570 **CCL:** \$31,613,640

Design Manager:

Tim McMinn

Target Student

Tentative Construction

Capacity: 750 **Start:** Q4 2023

Construction

Manager: Eric Bowden

Budget:

\$44,046,438

Tentative Sub.

Completion: Q3 2026

Scope of Work Renovations Additions

Area	Space	Total SF				
	Design NTP Achieved: October 17. 2022					
Evisting School	Existing Building Renovations:	100 770 SE				
Existing School Building	(60) Window Replacement, Library, Front Entry/Security System, (50) Visitor Parking, Student Parking, Foundation Repairs, MEP Upgrades	109,330 SF (Renovation)				
	Building Additions:					
	New Landscaping: New Fire Lane:					
New Classroom Building	Storm Shelter, (30) Classrooms, New Fire Lane and Loading Areas, Drop-off Entrance, Parking Lot, Courtyard &	30,000 SF (Addition)				
	Demolition: Portables to make space for proposed fire lane					

059-101 J Martin Jacquet MS

> Site Plan | Conceptual Renderings



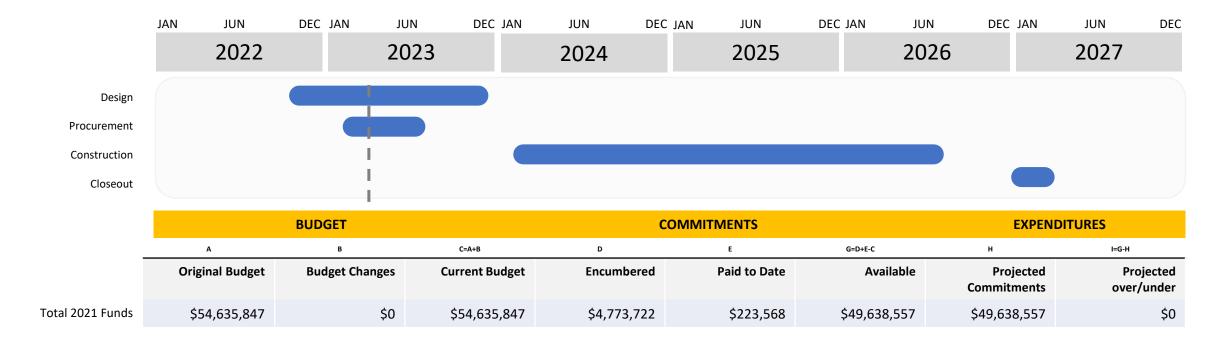




045-101 Forest Oak Middle School

Architect: Perkins & Will CMAR: TBD

Owner Rep: Garrett North





Prepared by: Madeleine Sara

May 15, 2023

Current Student Capacity: 817 Target Student Capacity: 1350
Gross SF: 163,802 Design NTP: 10/17/2022
(68,754 SF Addition, 51,410 SF Renovation, 43,638 SF to remain)

Project Overall Scope

Proposed Scope Of Work: Major Interior Renovations Throughout, New Secured Front Entry Vestibule, Corridor Upgrades, Upgrades at Commons/Media Center/Cafeteria for Student Collaboration; Building Additions for a Dining Room Expansion, (2) CTE Labs, Band, Orchestra, and Choir, Media Center and Admin, (9) Science Labs and (16) General Classrooms, Life Cycle Improvements (MEP), Technology, Security, Interior Finishes, Roofing, Minor Exterior & Site Improvements.

Project Photo In Schematic Design Phase



Budget Status

052-201 Meadowbrook Middle School

Architect: Pfluger Architects
CMAR: TBD

Owner Rep: Stoney Crump

JUN DEC JAN JUN DEC JAN DEC JAN JAN JUN JUN DEC JAN JUN DEC JAN JUN DEC 2022 2023 2024 2025 2026 2027 Design Procurement Construction Closeout **BUDGET COMMITMENTS EXPENDITURES** C=A+B G=D+E-C I=G-H **Original Budget Budget Changes Current Budget Available Projected** Paid to Date Projected Encumbered over/under Commitments Total 2021 Funds \$48,454,422.00 \$0 \$4,090,399 \$198,257 \$44,165,766 \$44,165,766 \$0 \$48,454,422

Address: 2001 Ederville Rd, Fort Worth, TX 76103

Prepared by: Madeleine Sara

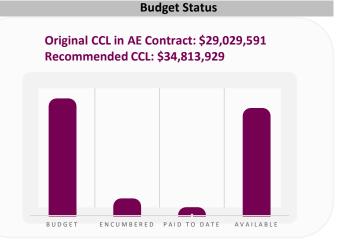
May 15, 2023

Current Student Capacity: 727 Target Student Capacity: 900

Project Overall Scope

Gross SF: 119,030 Design NTP: 1/27/2023



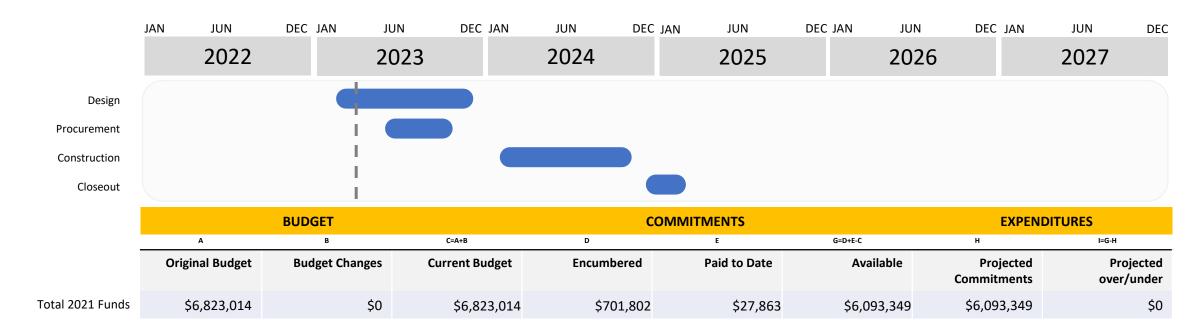


147-101 Early Childhood – Morningside Annex

Architect: Pfluger Architects
CMAR: TBD

Owner Rep: Cale Wilkinson

Prepared by: Madeleine Sara May 15, 2023



Project Overall Scope Project Photo Budget Status Original CCL in AE Contract: \$5,073,750 Recommended CCL: \$4,950,000 Target Student Capacity: TBD

Proposed Scope Of Work: Major Interior Renovations Throughout, New Secured Front Entry Vestibule, Corridor Upgrades, Life Cycle Improvements Including Mechanical, Electrical and Plumbing, Technology, Security, Interior Finishes, and Minor Site

Proposed Demo/Reno SF: 10,000 Design NTP: 1/27/2023

Improvements





050-101 WP McLean Middle School

Architect: Glenn Partners CMAR: TBD Owner Rep: Cale Wilkinson

May 15, 2023

Prepared by: Madeleine Sara



Address: 3816 Stadium Dr, Fort Worth, TX 76109

Current Student Capacity: 977 Target Student Capacity: 1000 Existing SF: 109,248 Design NTP: 1/27/2023

Project Type: Addition/Renovation



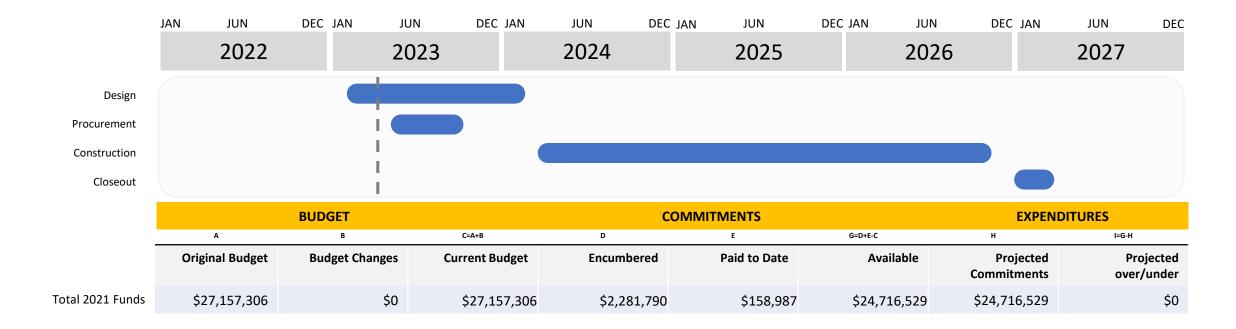


069-101 WP McClean 6th Grade Center

Architect: Glenn Partners
CMAR: TBD
Owner Rep: Cale Wilkinson

May 15, 2023

Prepared by: Madeleine Sara



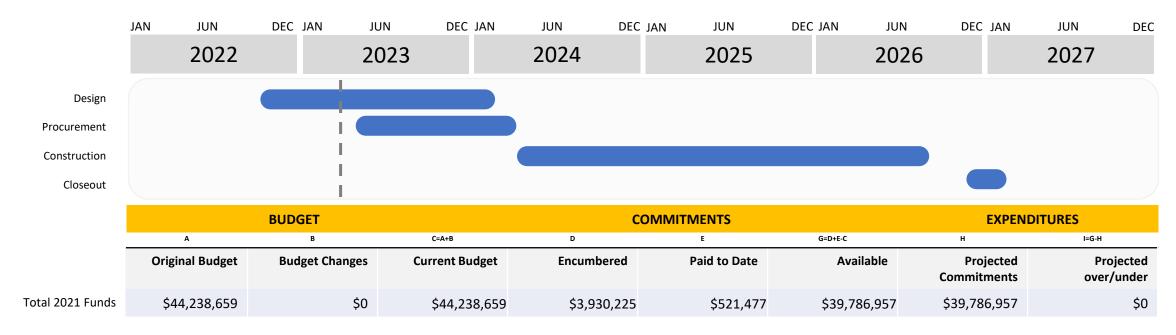


125-131 New Elementary Campus #1 – Eastern Hills

Architect: BRW CMAR: TBD

Owner Rep: Stoney Crump





Project Overall Scope Project Photo Budget Status Original CCL in AE Contract: \$32,968,485 Address: 5917 Shelton St, Fort Worth, TX 76112 Target Student Capacity: 750 Proposed/Conceptual SF: 113,050 Design NTP: 10/10/2022 (+ Early Childhood Program) **Proposed Scope Of Work:** Replacement Campus; New Construction for elementary school building and site improvement to include Early Childhood and Pre-K-5 grade levels. Demolition to existing parking lots/buildings on Weiler Blvd. and Meadowbrook Dr. to build new campus.

In Scope To Budget Phase

New Early Childhood Center; Separate secured entry & pickup/drop off zones, (4) ECC Classrooms (3) Playgrounds + green space/shade structures for the ECC unit, Ages 3-5, and Ages 6-12.

Recommended CCL: \$32,164,376

ENCUMBERED PAID TO DATE AVAILABLE

Project Overall Scope

160-131 New Elementary Campus #2 – Maudrie Walton

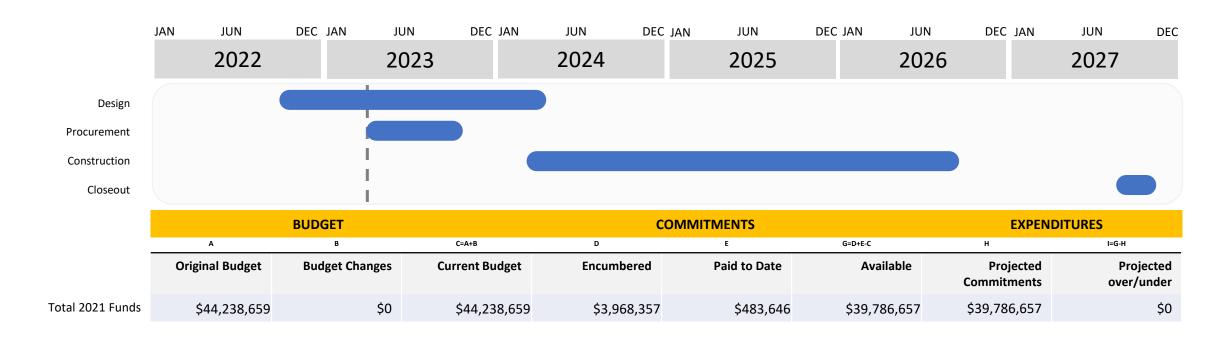
Architect: KAI CMAR: TBD

Budget Status

ENCUMBERED PAID TO DATE AVAILABLE

BUDGET

Prepared by: Madeleine Sara Owner Rep: Garrett North May 15, 2023



Project Photo

Address: 5816 Rickenbacker Pl, Fort Worth, TX 76112 Original CCL in AE Contract: \$32,968,485 Proposed/Conceptual SF: 113,050 **Target Student Capacity: 750** Recommended CCL: \$32,164,376 (+ Early Childhood Program) Design NTP: 10/10/2022 Proposed Scope Of Work: Replacement Campus; New Construction for elementary school building and site improvement to include Early Childhood and Pre-K-5 grade levels. Existing Campus has a historical connection and will keep original structure needs. Demolition to later building may occur to build new additions. New Early Childhood Center; Separate secured entry & pickup/drop off zones, (4) ECC Classrooms (3) Playgrounds + green space/shade In Scope To Budget Phase structures for the ECC unit, Ages 3-5, and Ages 6-12.

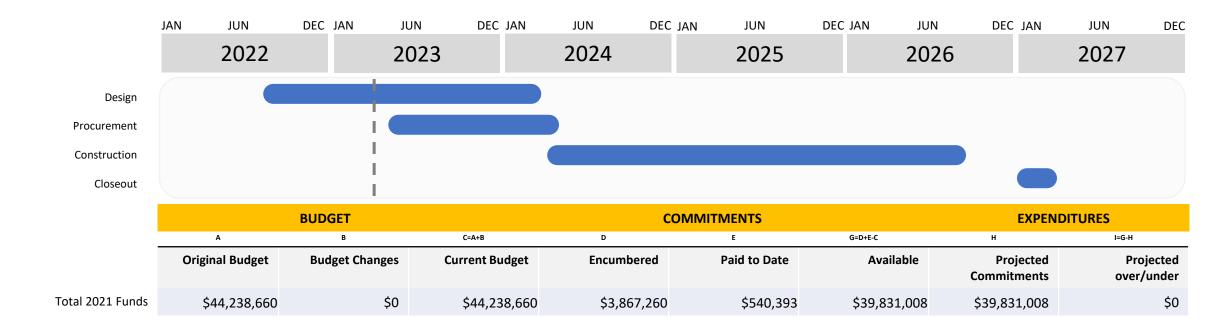
Prepared by: Madeleine Sara

May 15, 2023

184-131 New Elementary Campus #3 – Worth Heights

Architect: Perkins & Will CMAR: TBD

Owner Rep: Mark Goessler

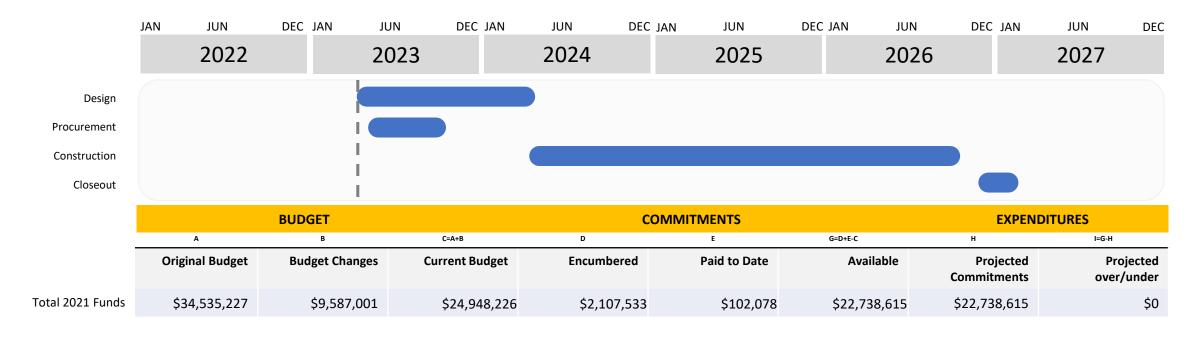




194-101 Daggett Montessori School

Architect: DLR Group CMAR: TBD

Owner Rep: Garrett North



Project Overall Scope Project Photo Budget Status

Address: 801 W Jessamine St., Fort Worth, TX 76110

Current Student Capacity: TBD Target Student Capacity: 600 (Grades K-8)

Existing SF: 84,000 Design NTP: 03/28/2023

Project Type: Addition/Renovation

Prepared by: Madeleine Sara

May 15, 2023

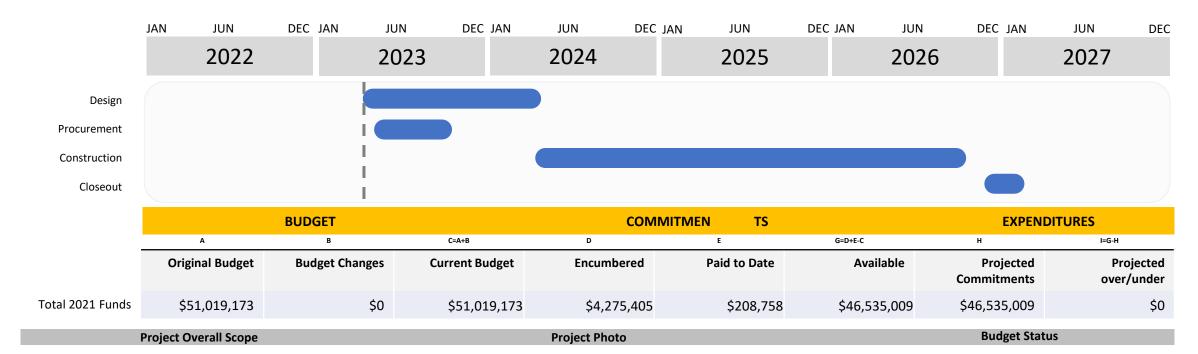




044-201 J.P. Elder Middle School

Architect: Kline Hardin CMAR: TBD

Owner Rep: Mark Goessler



Address: 709 NW 21st, Fort Worth, TX 76164

Current Student Capacity: 822 as of 8/2022 Existing SF: 156,124
Target Student Capacity: 1095 Design NTP: 3/28/2023

Project Type: Addition/Renovation

Prepared by: Madeleine Sara

May 15, 2023



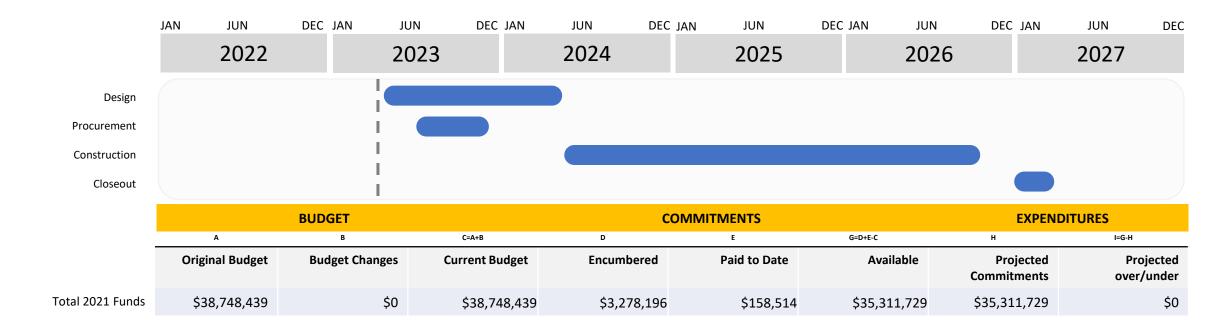


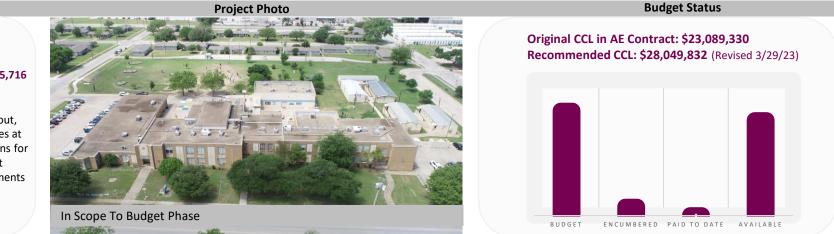
055-201 Applied Learning Academy (ALA)

Architect: O'Connell Robertson CMAR: TBD Owner Rep: Cale Wilkinson

May 15, 2023

Prepared by: Madeleine Sara





Address: 3908 Mc Cart Ave, Fort Worth, TX 76110

Current Student Capacity: 483 Existing SF: 52,648
Target Student Capacity: 600 (Grades 6-8) Proposed New SF: 45,716

Project Overall Scope

Design NTP: 5/02/2023

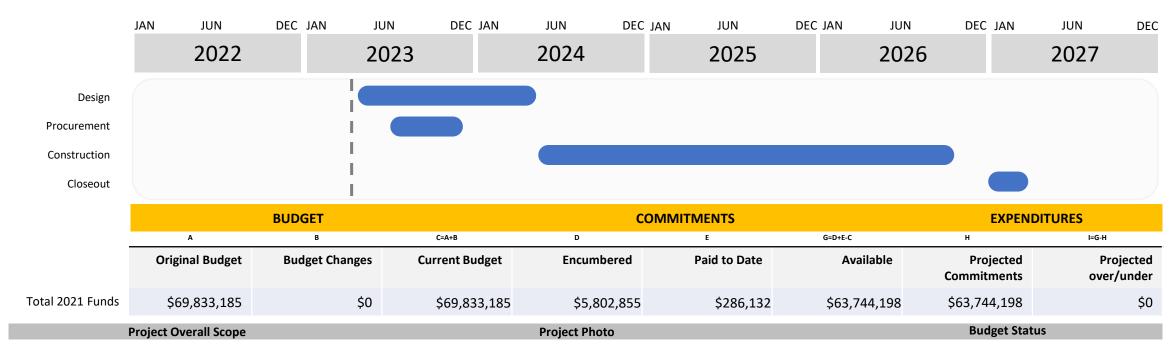
057-201 Rosemont Middle School

Architect: Huckabee & Associates

CMAR: TBD

Owner Rep: Stoney Crump

Prepared by: Madeleine Sara May 15, 2023



Address: 1501 W Seminary Dr, Fort Worth, TX 76115

Current Student Capacity: 1,100 Target Student Capacity: 1,250

Existing SF: 130,322

Design NTP: 5/02/2023





Land Acquisition

2021 Bond Program Status

Status of Purchase

Property Address: 2274 Hemphill & 710 W. Jessamine St.

Appraised Amount: \$855,000 as of 10/7/2022. Appraisal report completed on October 26, 2022.

Land SF: 30,250 Land Acres: 0.69 Space Type: Two Parcels of land, one has a vacant existing commercial retail

bldg. (4,441 SF), the other parcel is vacant land. **Abatement and Demolition Cost:** \$400,000

2274 Hemphill Street

Daggett Montessori School

Status of Scope of Work

Property Name: 1356 E Robert St. Fort Worth, TX 76104

Appraised Amount: \$30,000. Appraisal report completed on October 26, 2022.

Land SF: 6,000 Land Acres: 0.1377 Space Type: Vacant, Residential one family, Zone A-5 (no utilities on the

site).

1356 E Robert Street

Edward J Briscoe ES

Status of Purchase

Property Address: 5625 Meadowbrook Dr. Fort Worth, TX 76112

Appraised Amount: \$350,000 as of 10/7/2022. Appraisal report completed on October 26, 2022.

Land SF: 17,288 Land Acres: 0.396 Built Area: 1,969 SF Space Type: Restaurant (Seafood City Restaurant),

Occupied, Commercial

Abatement and Demolition Cost: \$1.1M

Offer Letter sent to the District by the property owner (Thuan Pham) on April 1, 2023, for \$650,000.

Update from Procedeo's Program Director: - Brian received a call from the owner for Seafood City and he would like to counter and ask for more money. He is consulting a lawyer on his rights, but I told him that counter would have to be a fare price however by law the District is only obligated to give him the appraisal value. Still waiting on the counter and will send once Brian receive it.

5625 Meadowbrook Dr.

Eastern Hills Elementary

Land Acquisition

2021 Bond Program Status

Status of Purchase

Property Address: 6501 Bridge St. Fort Worth, TX 76112

Appraised Amount: \$210,000 as of 10/7/2022 (previously purchased for \$232,640)

Land SF: 46,528 Land Acres: 1.0681 Space Type: Vacant, Triangle shape, Commercial, Zone G (intensive

commercial, utilities available)

Appraisal report completed on October 26, 2022.

Offer Letter sent to current owner on April 10, 2023, by Procedeo for \$210,000.

30 Days response timeline was given.

Update from Procedeo's Program Director: The representative for the owner is under contract right now with someone else but stated that that buyer is up against a timeline, and he didn't think the buyer was serious. He stated that they are not infested in just selling the property we're looking at but wanted to sell the other 3 parcels with it. There are 4 parcels total and they're about 14 acres. He prefers this to be a package deal. I told him I would let him know if the District wanted the other 3 parcels and I would let him know.

6501 Bridge Street

Teaching & Learning Center

Status of Purchase

Property Name: 5705 Meadowbrook Dr. Fort Worth, TX 76112

Appraised Amount: \$300,000 as of 10/7/2022

Land SF: 22,750 Land Acres: 0.522 Built Area: 1,740 SF Space Type: Retail, Occupied (Existing Convenience

Store), Commercial

Appraisal report completed on October 26, 2022.

Offer Letter sent to current owner on April 10, 2023, by Procedeo for \$300,000.

30 Days response timeline was given.

5705 Meadowbrook Dr.

Eastern Hills Elementary

2021 Bond Program Status – Program Status Update

March 31, 2023

Total Projects in Design	In STB
16	11

Eastern Hills ES	Maudrie Walton ES	Worth Heights ES	McLean MS
CCL in AE contract: \$9.8M	CCL in AE contract: \$35.9M	CCL in AE contract: \$26.3M	CCL in AE contract: \$36.6M
New CCL: \$12M	New CCL: \$43.9M	New CCL: \$31.6M	New CCL: \$44.2M
AE STB CCL: \$12.4M	AE STB CCL: \$37.9M	AE STB CCL: \$31.9M	AE STB CCL: \$47.3M
AE SD CCL: \$12.4M	AE SD CCL: \$36.2M	AE SD CCL: \$31.9M	AE SD CCL: \$47.2M
Issues:	Issues:	Issues:	Issues:
1- Parking Variance (200 required, 85 is the max can be included).			
2- Roof replacement: needed, cost issue (\$1M+) – recommendation is to get the roof replaced outside of the Bond work.			

2021 Bond Program Status – Program Status Update

Total Projects in Design	In Design Development
16	4

Workforce Based HS	Stripling MS	Jacquet	Wedgewood	
CCL in AE contract: \$9.8M	CCL in AE contract: \$35.9M	CCL in AE contract: \$26.3M	CCL in AE contract: \$36.6M	
New CCL: \$12M	New CCL: \$43.9M	New CCL: \$31.6M	New CCL: \$44.2M	
AE STB CCL: \$12.4M	AE STB CCL: \$37.9M	AE STB CCL: \$31.9M	AE STB CCL: \$47.3M	
AE SD CCL: \$12.4M	AE SD CCL: \$36.2M	AE SD CCL: \$31.9M	AE SD CCL: \$47.2M	
Issues:	Issues:	Issues:	Issues:	
1- Parking Variance (200 required, 85 is the max can be included).				
2- Roof replacement: needed, cost issue (\$1M+) – recommendation is to get the roof replaced outside of the Bond work.				

2021 Bond Program Status – Budget Update

	Project #	Project Name	Overall Budget	Construction	Design	Soft Costs
1	021-111	Workforce Based HS	\$16,637,150	\$13,222,653	\$970,484	\$2,444,013
2	045-101	Forest Oak MS	\$54,635,847	\$43,392,828	\$3,206,443	\$8,036,576
3	060-101	Wedgwood MS	\$61,694,266	\$48,599,574	\$3,593,356	\$9,501,336
4	058-101	W.C. Stripling MS	\$60,426,944	\$48,257,187	\$3,568,093	\$8,601,664
5	059-101	J. Martin Jacquet MS	\$44,046,438	\$34,674,492	\$2,554,699	\$6,817,247
6	052-201	Meadowbrook MS	\$48,454,422	\$38,178,508	\$2,808,200	\$7,467,714
7	147-101	Early Childhood Center's at Morning Side Annex	\$6,823,014	\$5,581,126	\$438,879	\$803,009
8	069-101	McLean 6th Grade Center	\$27,157,306	\$21,245,200	\$1,556,064	\$4,356,042
9	050-101	W.P. McLean Middle School	\$46,503,248	\$36,683,103	\$2,651,867	\$7,168,278
10	194-101	Daggett Montessori	\$24,948,226	\$19,833,980	\$1,455,727	\$3,658,519
11	044-201	J.P. Elder Middle School	\$51,019,173	\$39,953,701	\$2,883,800	\$8,181,672
12	055-201	Applied Learning Academy ALA	\$38,748,439	\$30,773,309	\$2,273,113	\$5,702,017
13	057-201	Rosemont Middle School	\$69,833,185	\$55,772,606	\$4,128,379	\$9,932,200
14	061-201	Leonard Middle School	\$50,247,089	\$39,875,813	\$2,890,871	\$7,480,405
15	054-301	Morningside Middle School	\$55,321,979	\$44,022,178	\$3,246,987	\$8,052,814
16	056-301	Riverside Middle School	\$48,339,877	\$38,059,880	\$2,814,523	\$7,465,474
17	053-301	William Monnig Middle School	\$45,172,104	\$35,833,338	\$2,581,697	\$6,757,069
18	051-301	W.A. Meacham Middle School	\$51,443,509	\$41,020,569	\$3,025,665	\$7,397,275
19	070-301	Jean McClung Middle School	\$28,749,082	\$22,497,530	\$1,650,452	\$4,601,100
20	049-101	M.L. Kirkpatrick	\$38,890,739	\$30,716,969	\$2,270,388	\$5,903,382
21	048-101	William James Middle School	\$52,981,019	\$41,807,212	\$3,082,734	\$8,091,073
22	042-101	E.M. Daggett Middle School	\$34,535,227	\$27,267,575	\$2,003,354	\$5,264,298
23	239-204	Young Women's Leadership Academy	\$19,279,674	\$15,785,000	\$1,183,875	\$2,310,799
24	125-131	New Campus #1 – Eastern Hills Elementary	\$44,238,659	\$36,265,334	\$2,719,900	\$5,253,425
25	160-131	New Campus #2 – Maudrie Walton Elementary	\$44,238,659	\$36,265,334	\$2,719,900	\$5,253,425
26	184-131	New Campus #3 – Worth Heights Elementary	\$44,238,660	\$36,265,335	\$2,719,900	\$5,253,425
27	256-131	Westpark Relief ES	\$58,765,771	\$49,173,901	NA	\$9,591,870