

# Implementation



## SOUTH CAMPUS

This section provides an itemized cost breakdown for implementation planning purposes for the major implementation projects as recommended over the next 20 years on the South campus. These major implementation projects are the result of close examination of the current needs, existing facility conditions and future requirements and/or demands for the next 20 years resulting from the Data Gathering and Analysis phases.

The primary phasing of the South Campus should begin with the relocation of the Nursing (SNUR) and Health Services (SHSC) programs to the new downtown campus. The site area it creates will be used to build new academic spaces consisting of classrooms and faculty offices. During this primary phase, temporary administrative services should be relocated to the existing Student Union building to allow for the demolition and reconstruction of a new Administration Building on its current building site.

In the second phase, the addition of the new academic classrooms and faculty offices created by the relocation of the Nursing (SNUR) and Health Services (SHSC) programs will allow for the demolition of the Rotunda (SRTA) building. The site area created will be used to build a new academic building consisting of classrooms, lecture halls and faculty offices.

The third major project consists of the demolition of the academic quad buildings (SACA, SACB, SACC, and SADC) to create a new site for a new Student Union Building. The displaced classroom spaces will be transferred to the new academic building built at the Rotunda site. Upon completion of the new Student Union Building, the next major construction project will be the renovation of the current Student Union Building to incorporate a new Conference/Community Center.

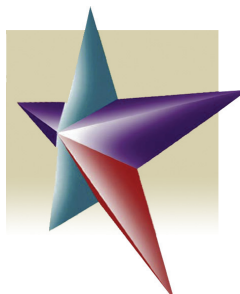
A fifth and final phase will create a new HVAC Building to be constructed north of the Physical Plant service yard and Health and Physical Education Building (SHPE).

The following spreadsheet itemizes and breaks down the cost in categories of Major Construction, Major Renovation, with subsequent demolition and surface parking costs. The total new construction costs resulting in \$56,136,679 in building and site costs; while Major Renovation costs total \$8,393,748; and subsidiary costs encompassing demolition and surface parking improvements total \$1,407,714. The total 20-year Master Plan Project costs combined add up to \$65,938,141.

- **NEW CONSTRUCTION** = **365,100 SF**
  - Student Union = 136,800 SF (68,400 SF @ 2 floors)
  - Academic Building = 117,300 SF (39,100 SF @ 3 floors)
  - HVAC Building = 21,000 SF
  - Admin/Student Services = 90,000 SF (45,000 SF @ 2 floors)
- **MAJOR RENOVATION** = **110,500 SF**
  - Community/Conf. Center = 87,500 SF (50,000 SF@1.75 floors)
  - Nursing Dept. Remodel = 23,000 SF
- **DEMOLISH** = **118,585 SF**
  - SRTA, SHAR, SACA-D, SIMC, SACT, SERS
- **NEW PARKING** = **1,130 SPACES**

TARRANT COUNTY COLLEGE DISTRICT						
FACILITIES MASTER PLAN OPINION OF PROBABLE CONSTRUCTION COSTS						
SOUTH CAMPUS						
PROJECT DESCRIPTION	UNIT COST	QUANTITY	UNIT	BLDG COST	SITE COST	TOTAL
<b>NEW CONSTRUCTION</b>						
Student Union	\$158.16	136,800	s.f.	\$18,814,724	\$2,822,209	\$21,636,933
Academic Building	\$150.87	117,300	s.f.	\$15,388,864	\$2,308,330	\$17,697,194
HVAC Building	\$257.01	21,000	s.f.	\$4,693,207	\$703,981	\$5,397,189
Admin / Student Services	\$126.73	90,000	s.f.	\$9,917,708	\$1,487,656	\$11,405,364
<b>Sub-Total</b>	<b>\$153.76</b>	<b>365,100</b>		<b>\$48,814,503</b>	<b>\$7,322,175</b>	<b>\$56,136,679</b>
<b>MAJOR RENOVATION</b>						
Community / Conf. Center	\$69.50	87,500	s.f.	\$5,528,250	\$552,825	\$6,081,075
Nursing Dept. Remodel	\$100.55	23,000	s.f.	\$2,102,430	\$210,243	\$2,312,673
<b>Sub-Total</b>	<b>\$75.96</b>	<b>110,500</b>		<b>\$7,630,680</b>	<b>\$763,068</b>	<b>\$8,393,748</b>
<b>DEMOLITION</b>						
SRTA, SHAR, SACA-D, SIMC, SACT, SERS	\$0.48	118,585	s.f.	\$48,991	\$7,349	\$56,340
<b>PARKING</b>						
New Parking	\$1,195.91	1,130	spaces	****	\$1,351,374	\$1,351,374
<b>Sub-Total</b>				<b>\$48,991</b>	<b>\$1,358,723</b>	<b>\$1,407,714</b>
<b>GRAND TOTAL</b>				<b>\$56,494,174</b>	<b>\$9,443,966</b>	<b>\$65,938,141</b>

- 1 - Assumed facilities of average sophistication and with a nominal amount of exterior fenestration
  - 2 - Costs represent an average cost and could vary considerably depending on the ultimate design solution
  - 3 - Includes FFE
  - 4 - Includes Design Costs
  - 5 - Includes 10%v Contingency
  - 6 - Escalation has NOT been applied
  - 7 - Does NOT include P.M. Fees
  - 8 - All parking is assumed to be at grade surface lots
- Cost Analysis figures by 3DI



TARRANT COUNTY  
COLLEGE DISTRICT

**SF Breakdown/Costs**

FREESE AND NICHOLS, INC.