

Implementation



NORTHEAST 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 Northeast 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 Northeast Campus should begin with the utilization of the available shell space in the Physical Plant Warehouse (NDPW). The original architectural programming and design intent of this structure centered around the concept that the existing shell warehouse space could be used as a temporary academic building while abatement and renovation procedures are executed in the core of the campus. In addition to utilizing the NDPW space, the Student Union Building (NSTU) should also be utilized as a temporary administration facility and classroom space while the Business and Social Sciences Building (NBSS) is removed to make room for the new Student Services facilities. The proposed Student Services building consists of Campus Administration, Student Services and the Student Union facilities which will be constructed near the main entrance of the campus. The NSTU facility will then go through an abatement and renovation itself to become the new Community Conference Center. Finally, two future academic buildings are planned to address the increasing enrollment and demand for general academic classrooms over the next 20 years with the removal of the NFAC Building and the proposed building site North of the Technology and Arts Building (NTAB). A major goal of the District is to relocate all District Physical Plant Services and Warehouse services to the Northeast campus taking advantage of the planned 80,000 SF expansion.

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 \$45,817,226 in building and site costs; while Major Renovation costs total \$5,943,997; and subsidiary costs encompassing demolition and surface parking improvements total \$1,123,883. The total 20-year Master Plan Project costs combined add up to \$52,885,106.

- **NEW CONSTRUCTION** = **355,200 SF**
 - Administration = 60,000 SF (30,000 SF @ 2 floors)
 - Student Services = 60,000 SF (30,000 SF @ 2 floors)
 - Student Center = 60,000 SF (30,000 SF @ 2 floors)
 - Academic Building = 61,200 SF (20,400 SF @ 3 floors)
 - Academic/ Swing Space = 34,000 SF
 - Warehouse = 80,000 SF
- **MAJOR RENOVATION** = **69,500 SF**
 - Community/ Conf. Center = 69,500 SF
- **DEMOLISH** = **100,120 SF**
 - NDSW, NBSE, NDPB, NDPA, NFAC, NBSS, NADM, NDSC
- **NEW PARKING** = **900 SPACES**

TARRANT COUNTY COLLEGE DISTRICT						
FACILITIES MASTER PLAN OPINION OF PROBABLE CONSTRUCTION COSTS						
NORTHEAST CAMPUS						
PROJECT DESCRIPTION	UNIT COST	QUANTITY	UNIT	BLDG COST	SITE COST	TOTAL
NEW CONSTRUCTION						
Administration	\$126.73	60,000	s.f.	\$6,611,805	\$991,771	\$7,603,576
Student Services	\$126.73	60,000	s.f.	\$6,611,805	\$991,771	\$7,603,576
Student Center	\$158.16	60,000	s.f.	\$8,252,072	\$1,237,811	\$9,489,883
Academic Building	\$150.87	61,200	s.f.	\$8,028,972	\$1,204,346	\$9,233,318
Academic / Swing Space	\$150.87	34,000	s.f.	\$4,460,540	\$669,081	\$5,129,621
Warehouse	\$84.47	80,000	s.f.	\$5,875,871	\$881,381	\$6,757,252
Sub-Total	\$128.99	355,200		\$39,841,066	\$5,976,160	\$45,817,226
MAJOR RENOVATION						
Community / Conf. Center	\$85.53	69,500	s.f.	\$5,403,633	\$540,363	\$5,943,997
Sub-Total	\$85.53	69,500		\$5,403,633	\$540,363	\$5,943,997
DEMOLITION						
NDSW, NBSE, NDPB, NDPA, NFAC, NBSS, NADM, NDSC	\$0.48	100,120	s.f.	\$41,363	\$6,204	\$47,567
PARKING						
New Parking	\$1,195.91	900	spaces	****	\$1,076,316	\$1,076,316
Sub-Total				\$41,363	\$1,082,520	\$1,123,883
GRAND TOTAL				\$45,286,062	\$7,599,044	\$52,885,106

- 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.