

Implementation

NORTHWEST CAMPUS



This section provides an itemized cost breakdown for implementation planning purposes for the major projects as recommended over the next 20 years on the Northwest campus. These major implementation projects are the result of careful 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 first project of the Northwest Campus assumes that the Aerospace program moves to Alliance Airport. The Aeronautical Tech. Building (WATB) should be renovated into the Community / Conference Center. Should the Aerospace program not move to Alliance, an alternate location for the Community / Conference Center is provided just North of the entry drive and South of the Fire Service Training Center (WFSC). Moving meeting rooms and continuing education classrooms to this area would free up additional needed classroom space in the main buildings of the campus.

The second project is the simultaneous remodeling and renovation of the Student Union wing to be performed to address the demand for student gathering space.

The third major project consists of the construction of a new East wing which will house the Student Services and Administration space and additional Science and Biology academic spaces. Incorporation of the new wing will require the consolidation of the greenhouses in a new state of the art facility. The renovation in this core area of the campus will also allow reworking and expanding the Physical Plant Service Area. Depending on funding, the new East wing could be the first major project to take place.

A fourth major project consists of the renovation of the relocated administration area to serve as additional space and other student services as required.

The fifth major project is to expand and renovate the Criminal Justice Training Center (WCJC) consisting of the faculty /classroom expansion as well as the enclosure of the roof and open gun range.

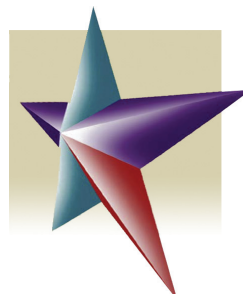
A sixth project is the renovation of the Health and Physical Education building (WHPE) to provide additional classroom and weight training spaces.

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 costs resulting in \$15,487,730 in building and site costs; while Major Renovation costs total \$8,602,180; and subsidiary costs encompassing demolition and surface parking improvements total \$111,287. The total 20-year Master Plan Project costs combined add up to \$24,201,198.

- **NEW CONSTRUCTION** = **91,700 SF**
 - Admin/ Science Wing = 76,000 SF (38,000 SF @ 2 floors)
 - Criminal Justice Addition = 12,000 SF
 - Greenhouse = 3,700 SF
- **MAJOR RENOVATION** = **118,800 SF**
 - Community/ Conf. Center = 59,500 SF
 - Student Union = 7,300 SF
 - Administration = 10,000 SF
 - HPE = 16,800 SF
 - Firing Range = 25,200 SF
- **DEMOLISH** = **2,945 SF**
 - WGHA, WGHB, WGHC
- **NEW PARKING** = **100 SPACES**

TARRANT COUNTY COLLEGE DISTRICT						
FACILITIES MASTER PLAN OPINION OF PROBABLE CONSTRUCTION COSTS						
NORTHWEST CAMPUS						
PROJECT DESCRIPTION	UNIT COST	QUANTITY	UNIT	BLDG COST	SITE COST	TOTAL
NEW CONSTRUCTION						
Admin / Science Wing	\$171.25	76,000	s.f.	\$11,317,112	\$1,697,567	\$13,014,679
Criminal Justice Addition	\$188.31	12,000	s.f.	\$1,964,986	\$294,748	\$2,259,734
Greenhouse	\$57.65	3,700	s.f.	\$185,493	\$27,824	\$213,317
Sub-Total	\$168.90	91,700		\$13,467,592	\$2,020,139	\$15,487,730
MAJOR RENOVATION						
Community / Conf. Center	\$85.53	59,500	s.f.	\$4,626,132	\$462,613	\$5,088,745
Student Union	\$92.47	7,300	s.f.	\$613,661	\$61,366	\$675,027
Administration	\$74.09	10,000	s.f.	\$673,539	\$67,354	\$740,893
HPE	\$74.09	16,800	s.f.	\$1,131,546	\$113,155	\$1,244,700
Firing Range	\$33.84	25,200	s.f.	\$775,286	\$77,529	\$852,815
Sub-Total	\$72.41	118,800		\$7,820,164	\$782,016	\$8,602,180
DEMOLITION						
WGHA, WGHB, WGHC	\$0.44	2,945	s.f.	\$1,119	\$168	\$1,287
PARKING						
New Parking	\$1,100.00	100	spaces	****	\$110,000	\$110,000
Sub-Total				\$1,119	\$110,168	\$111,287
GRAND TOTAL				\$21,288,875	\$2,912,323	\$24,201,198

- 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.