

# Implementation



## SOUTHEAST 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 Southeast 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 primary phasing of the Southeast Campus should begin with the construction of the new Academic Wing. This should include as part of the wing a Conference / Community Center.

In the second phase, the addition of the new Library and Culinary Arts Kitchen will be constructed. The Library relocation will allow space for a new Student Union. The new Student Union space will relieve crowding in the corridors.

In the third phase, a new Health and Physical Education Wing will be added to the southwest corner of the campus facility. This will allow for a remodel of the existing HPE spaces. Included in these improvements will be a remodel and expansion of the exercise room and music room.

In the fourth phase, a new Student Services Wing will be incorporated on the northern portion of the facility. The wing will house an expansion of the Registrar, Bursar, Counseling and Testing areas.

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 \$61,018,450 in building and site costs; while Major Renovation costs total \$3,560,522; and subsidiary costs encompassing demolition and surface parking improvements total \$1,437,316. The total 20-year Master Plan Project costs combined add up to \$66,016,288.

- **NEW CONSTRUCTION** = **407,000 SF**
  - New Academic Wing (175,700 SF@1.75) = 307,500 SF
  - Kitchen Addition = 5,600 SF
  - New Library = 33,400 SF
  - Student Services Addition = 8,200 SF
  - HPE Addition = 52,300 SF
- **MAJOR RENOVATION** = **39,000 SF**
  - HPE Renovation = 11,300 SF
  - Exercise Room/ Music = 2,500 SF
  - Police/ Bookstore = 2,600 SF
  - Student Union = 22,600 SF
- **DEMOLISH** = **15,420 SF**
  - EMOD
- **NEW PARKING** = **1,300 SPACES**

TARRANT COUNTY COLLEGE DISTRICT						
FACILITIES MASTER PLAN OPINION OF PROBABLE CONSTRUCTION COSTS						
SOUTHEAST CAMPUS						
PROJECT DESCRIPTION	UNIT COST	QUANTITY	UNIT	BLDG COST	SITE COST	TOTAL
<b>NEW CONSTRUCTION</b>						
New Academic Wing	\$150.87	307,500	s.f.	\$40,341,651	\$6,051,248	\$46,392,899
Culinary Arts Kitchen	\$180.76	5,600	s.f.	\$903,802	\$108,456	\$1,012,258
New Library	\$163.51	33,400	s.f.	\$4,748,994	\$712,349	\$5,461,343
Student Services Addition	\$123.43	8,200	s.f.	\$903,653	\$108,438	\$1,012,091
HPE Addition	\$136.52	52,300	s.f.	\$6,374,874	\$764,985	\$7,139,858
<b>Sub-Total</b>	<b>\$149.92</b>	<b>407,000</b>		<b>\$53,272,974</b>	<b>\$7,745,476</b>	<b>\$61,018,450</b>
<b>MAJOR RENOVATION</b>						
HPE Renovation	\$81.95	11,300	s.f.	\$841,865	\$84,186	\$926,051
Exercise Room / Music	\$85.08	2,500	s.f.	\$193,360	\$19,336	\$212,696
Police / Bookstore	\$127.68	2,600	s.f.	\$301,786	\$30,179	\$331,964
Student Union	\$92.47	22,600	s.f.	\$1,899,827	\$189,983	\$2,089,810
<b>Sub-Total</b>	<b>\$91.30</b>	<b>39,000</b>		<b>\$3,236,838</b>	<b>\$323,684</b>	<b>\$3,560,522</b>
<b>DEMOLITION</b>						
EMOD	\$0.47	15,420	s.f.	\$6,362	\$954	\$7,316
<b>PARKING</b>						
New Parking	\$1,100.00	1,300	spaces	****	\$1,430,000	\$1,430,000
<b>Sub-Total</b>				<b>\$6,362</b>	<b>\$1,430,954</b>	<b>\$1,437,316</b>
<b>GRAND TOTAL</b>				<b>\$56,516,174</b>	<b>\$9,500,114</b>	<b>\$66,016,288</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

