



Collin College September 2024 Monthly Report

2023-2030 Master Plan Phase I
Collin County Community College District

Project Number: 60726232

October 04, 2024

Quality Information

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Table of Contents

1.	Introduction	5
2.	Executive Summary	5
3.	Scope	6
3.1	Phase 1	6
4.	Community	7
4.1	Phase 1	7
4.2	Current Personnel Estimate	8
5.	Schedule	9
5.1	Program	9
5.2	Phase 1	10
6.	Budget	12
6.1	Program Summary	12
6.2	Phase 1	12
7.	Completed Items	13
7.1	General Program	13
7.2	Procurement	13
7.3	Design	13
7.4	Pre-Construction	14
7.5	Construction	14
7.6	Acceptance and Close-Out	14
8.	Pending Items	14
8.1	General Program	14
8.2	Procurement	14
8.3	Design	14
8.4	Pre-Construction	14
8.5	Construction	14
8.6	Acceptance and Close-Out	14

1. Introduction

Collin College has currently approved 5 projects that make up this program, which will be managed by a third-party program management firm. The total budget for the 5 projects comprising this program is \$212,602,567.

On February 27, 2024, the Board of Trustees granted the District President authority to enter into and negotiate a contract with AECOM Technical Services, Inc. (AECOM) to provide Program Management Services for the Collin College 2023 Master Plan Program. On May 3, 2024, Collin College and AECOM executed the Collin contract for program management services. As part of these services, AECOM will deliver a monthly report to provide status and progress of key aspects of the Program.

2. Executive Summary

Completed and Pending Items

- Plano Campus – GMP 1 was presented to the Board of Trustees and approved on September 24th. Collin College is working on the contract amendment for GMP 1. 90% CDs were received on September 19th. Skanska is currently working on GMP 2 and they held a sub-contractor walk through for GMP 2 on September 30th.
- Courtyard Center – A Value Engineering discussion was held on September 6th to reduce scope to budget. A revised estimate for Conceptual Design drawings was received on September 16th and is within the budget. 75% Construction Documents were received on September 27th.
- CHEC – A Value Engineering meeting was held on September 18th to reduce the scope to budget. Skanska provided a revised estimate on September 27th. Design schedule will be revised due to changes in the scope.
- Health Science Center – Collin Executive leadership completed review of first round of conceptual floor plans and exterior renderings. PBK refining the rendering(s) for second submission. Schematic Design drawing package to be issued October 4th with McCarthy SD pricing estimate to be completed by November 8th. McCarthy Pre-Construction Contract was executed on September 27th.
- Wylie CTE – AECOM was awarded the project on September 24th. Page Southerland Page has been selected as the architect and Skanska USA, Inc. has been selected as the CMAR.

Items of close attention

- Health Science Center – Substantial Completion date moved to October 2026

Budget Summary

- \$13,641,339 of the \$212,602,567 has been committed to-date in the form of contracts with various vendors.
- \$3,804,721.00 of the \$13,641,339 committed amount has been expended to-date.

3. Scope

3.1 Phase 1

- Plano Campus
 - Renovations the Plano Campus
 - The Renovation includes:
 - Roof replacement
 - Expanding Science Labs
 - Renovation and expanding Health Sciences.
 - Renovation in various other areas
- Courtyard Center
 - Renovations of the Courtyard Center
 - The Renovation includes:
 - New Cosmetology space
 - Relocate and expand Esthetician space
 - New Medical massage space
 - Remodel 4th floor for Information Technology and Police
- CHEC
 - Renovations Collin Higher Education Center
 - Renovations of selected spaces on 1st, 2nd, 3rd and 4th floor.
- Health Science Center
 - Construction of new Health Science Center, location to be determined.
 - The building will be:
 - 3 stories totaling 120,000 square feet
 - 90,000 square feet to be finished out, 30,000 square feet to remain shell
 - New Programs:
 - MLT
 - Radiography
 - Cath Lab
 - Nuclear Med
 - CT Technology
 - MRI Technology
 - Programs Moving or Expanding:
 - Nursing
 - Diagnostic Sonography (program move from McKinney)
 - Physical Therapy Assistant

- Health Professions
- Interdisciplinary Spaces:
 - AR/VR Lab space
 - Healthcare Simulation space
- Wylie CTE
 - Construction of a new Career Technical Education (CTE) building on the Wylie Campus
 - Approximately 50,000 square feet
 - Building will provide space for the following:
 - Welding
 - HVAC
 - Automotive
 - Veterinary technician programs

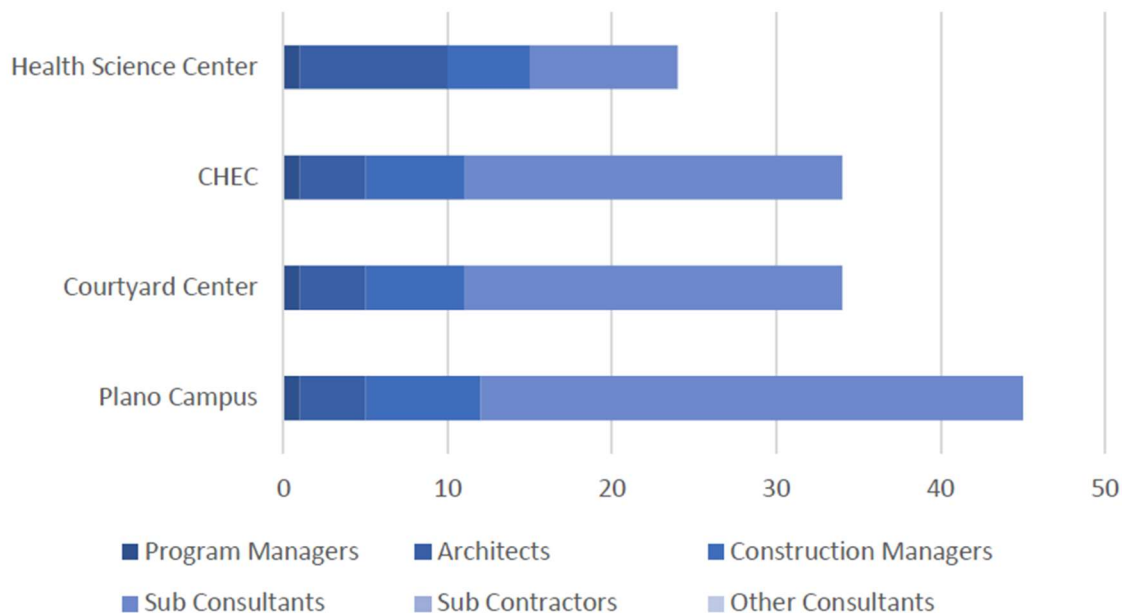
4. Community

4.1 Phase 1

- Plano Campus
 - Program Manager: AECOM Technical Services, Inc.
 - A/E: IN2 Architecture
 - MEP: RWB
 - Structural Engineer: Dunaway
 - Civil Engineer: RLK Engineering
 - Cost Consulting: Vermeulens
 - Construction Manager-at-Risk: Skanska USA Building, Inc.
 - Commissioning Agent: TBD
- Courtyard Center
 - Program Manager: AECOM Technical Services, Inc.
 - A/E: IN2 Architecture
 - MEP: RWB
 - Cost Consulting: Vermeulens
 - Construction Manager-at-Risk: Skanska USA Building, Inc.
 - Commissioning Agent: TBD
- CHEC
 - Program Manager: AECOM Technical Services, Inc.
 - A/E: IN2 Architecture
 - MEP: RWB
 - Cost Consulting: Vermeulens

- Construction Manager-at-Risk: Skanska USA Building, Inc.
- Commissioning Agent: TBD
- Health Science Center
 - Program Manager: AECOM Technical Services, Inc.
 - A/E: PBK Architects
 - MEP: RWB
 - Civil Engineer: RLK Engineering
 - Structural Engineer: JQ Structural
 - Construction Manager-at-Risk: McCarthy Building Companies, Inc.
 - Commissioning: TBD
- Wylie CTE
 - Program Manager: AECOM Technical Services, Inc.
 - A/E: Page Southerland Page
 - MEP: TBD
 - Civil Engineer: TBD
 - Construction Manager-at-Risk: Skanska USA Building, Inc.
 - Commissioning Agent: TBD

4.2 Current Personnel Estimate



It is estimated that the Program Managers, Architects, Construction Managers, Sub-Consultants, and Sub-Contractors, under contract with Collin College for the 2023 Master Plan Programs, have 137 employees contributing to the program's progress.

5. Schedule

5.1 Program

Project	Scope of Work	2024												2025												2026												2027											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Plano Campus	Renovations & Upgrades																																																
CYC	Departmental Relocations																																																
CHEC	Departmental Relocations																																																
Health Science Center	New Building																																																
Wylie - CTE	New Building																																																

- Planning & Programming
- Design & Construction Documents
- Construction
- Final Completion & Close-Out



We Are Here

5.2 Phase 1

Plano Campus

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Recommended A/E	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Construction Delivery Method	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Program Manager	February 27, 2024	February 27, 2024	↑	February 27, 2024	✓
BOT Approval of Recommended CMAR	March 26, 2024	March 26, 2024	↑	March 26, 2024	✓
Architect Mobilized	April 19, 2024	April 19, 2024	↑	April 19, 2024	✓
GMP 1 Construction Documents Submittal	July 26, 2024	August 2, 2024	↑	August 2, 2024	✓
BOT Approval of GMP 1	September 24, 2024	September 24, 2024	↑	September 24, 2024	✓
GMP 2 Construction Documents Submittal	October 21, 2024	September 19, 2024	↑	September 20, 2024	✓
BOT Approval of GMP 2	December 10, 2024	December 10, 2024	↑		
Obtain Building Permit	December 13, 2024	December 13, 2024	↑		
Contractor Mobilized	December 20, 2024	December 20, 2024	↑		
Substantial Completion	June 1, 2026	June 1, 2026	↑		
Final Completion	July 21, 2026	July 21, 2026	↑		
Student Occupancy	August 17, 2026	August 17, 2026	↑		

Courtyard Center

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Recommended A/E	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Construction Delivery Method	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Program Manager	February 27, 2024	February 27, 2024	↑	February 27, 2024	✓
BOT Approval of Recommended CMAR	May 26, 2024	May 26, 2024	↑	May 28, 2024	✓
Architect Mobilized	May 17, 2024	May 17, 2024	↑	May 17, 2024	✓
100% CDs Complete	November 1, 2024	October 10, 2024	↑		
GMP Submittal	December 1, 2024	November 22, 2024	↑		
BOT Approval of GMP	December 10, 2024	December 10, 2024	↑		
Obtain Building Permit	December 13, 2024	December 13, 2024	↑		
Contractor Mobilized	December 20, 2024	December 20, 2024	↑		
Substantial Completion	July 15, 2025	July 15, 2025	↑		
Final Completion	August 1, 2025	August 1, 2025	↑		
Student Occupancy	August 26, 2025	August 26, 2025	↑		

CHEC

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of A/E Procurement Method	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Recommended A/E	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Construction Delivery Method	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Program Manager	February 27, 2024	February 27, 2024	↑	February 27, 2024	✓
BOT Approval of Recommended CMAR	May 26, 2024	May 26, 2024	↑	May 28, 2024	✓
Architect Mobilized	May 17, 2024	May 17, 2024	↑	May 17, 2024	✓
100% CDs Complete	November 1, 2024	October 10, 2024	↑		
GMP Submittal	December 1, 2024	November 22, 2024	↑		
BOT Approval of GMP	December 10, 2024	December 10, 2024	↑		
Obtain Building Permit	December 20, 2024	December 20, 2024	↑		
Contractor Mobilized	January 6, 2025	January 6, 2025	↑		
Substantial Completion	April 1, 2026	April 1, 2026	↑		
Final Completion	May 1, 2026	May 1, 2026	↑		

Health Science Center

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Construction Delivery Method	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Program Manager	February 27, 2024	February 27, 2024	↑	February 27, 2024	✓
BOT Approval of Recommended A/E and CMAR Firms	March 26, 2024	March 26, 2024	↑	March 26, 2024	✓
Architect Mobilized	April 30, 2024	April 30, 2024	↑	April 30, 2024	✓
Programming	July 30, 2024	August 15, 2024	↓	August 15, 2024	✓
Schematic Design	September 30, 2024	October 4, 2024	↓		
GMP 1 - Below Grade/Foundations/Exterior Skin Package Issuance	December 22, 2024	December 18, 2024	↑		
Design Development Completion	December 20, 2024	December 20, 2024	↑		
GMP 1 - Below Grade/Foundations/Exterior Skin Package Bidding	January 15, 2025	January 23, 2025	↓		
BOT Approval of GMP#1	February 25, 2025	February 25, 2025	↑		
Contractor Mobilized	February 26, 2025	February 26, 2025	↑		
Foundations Complete	April 30, 2025	TBD			
GMP#2 - 100% Construction Documents Issuance	March 28, 2025	March 28, 2025	↑		
GMP#2 - 100% Construction Documents Bidding	April 18, 2025	May 9, 2025	↓		
BOT Approval of GMP#2	May 2025	June 24, 2025	↓		
Structures Complete	February 28, 2026	TBD			
Interior Finish-Out Complete	July 15, 2026	TBD			
Temporary CO	August 7, 2026	TBD			
Final CO	August 14, 2026	TBD			
Substantial Completion	July 31, 2026	September 2026	↓		
Final Completion	August 2026	October 2026	↓		
Owner Occupancy	August 2026	November 2026	↓		
Student Occupancy	August 2026	January 2027	↓		

Wylie CTE

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Construction Delivery Method	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Program Manager	September 24, 2024	September 24, 2024	↑	September 24, 2024	✓
BOT Approval of Recommended A/E and CMAR Firms	September 24, 2024	September 24, 2024	↑	September 24, 2024	✓
Architect Mobilized	October 21, 2024	October 21, 2024	↑		
Programming	December 17, 2024	December 17, 2024	↑		
Schematic Design	February 18, 2025	February 18, 2025	↑		
Design Development Drawings	April 22, 2025	April 22, 2025	↑		
100% Construction Documents	August 29, 2025	August 29, 2025	↑		
GMP- Building shell and finish out	October 27, 2025	October 27, 2025	↑		
BOT Approval of GMP	December 9, 2025	December 9, 2025	↑		
Structures Complete	November 13, 2026	November 13, 2026	↑		
Interior Finish-Out Complete	April 28, 2027	April 28, 2027	↑		
Final CO	May 14, 2027	May 14, 2027	↑		
Substantial Completion	May 3, 2027	May 3, 2027	↑		
Final Completion	June 4, 2027	June 4, 2027	↑		
Student Occupancy	August 25, 2027	August 25, 2027	↑		

6 Budget

6.1 Program Summary

Program Wide Budget Summary

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$17,210,707	\$19,269,324	\$13,559,854	\$3,804,721	70%	28%
Investigation, Testing & Verification	\$2,898,939	\$3,107,268	\$81,485	\$0	3%	0%
Construction, Equipment & Furnishings	\$157,491,961	\$181,707,830	\$0	\$0	0%	0%
Misc.	\$393,015	\$448,794	\$0	\$0	0%	0%
Contingency	\$6,167,374	\$8,069,351	\$0	\$0	0%	0%
Total Program Budget	\$184,161,996	\$212,602,567	\$13,641,339	\$3,804,721		

6.2 Phase 1

Plano Campus

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$6,895,542	\$7,872,159	\$6,895,542	\$2,744,860	88%	40%
Investigation, Testing & Verification	\$1,150,911	\$1,359,240	\$38,480	\$0	3%	0%
* Construction, Equipment & Furnishings	\$62,835,304	\$73,051,173	\$0	\$0	0%	0%
Misc.	\$305,272	\$361,050	\$0	\$0	0%	0%
Contingency	\$2,372,401	\$4,356,378	\$0	\$0	0%	0%
Total Project Budget	\$73,559,430	\$87,000,000	\$6,934,022	\$2,744,860		

*Budget includes \$2,000,000 grant

CYC and CHEC

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$1,551,448	\$1,551,448	\$1,502,085	\$425,431	97%	28%
Investigation, Testing & Verification	\$200,000	\$200,000	\$15,810	\$0	8%	0%
Construction, Equipment & Furnishings	\$12,163,595	\$12,163,595	\$0	\$0	0%	0%
Misc.	\$11,092	\$11,092	\$0	\$0	0%	0%
Contingency	\$862,431	\$862,431	\$0	\$0	0%	0%
Total Project Budget	\$14,788,566	\$14,788,566	\$1,517,895	\$425,431		

Health Science Center

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$5,212,227	\$6,294,227	\$5,162,227	\$634,430	82%	12%
Investigation, Testing & Verification	\$777,028	\$777,028	\$27,195	\$0	3%	0%
Construction, Equipment & Furnishings	\$47,793,062	\$61,793,062	\$0	\$0	0%	0%
Misc.	\$44,651	\$44,652	\$0	\$0	0%	0%
Contingency	\$1,987,032	\$1,905,032	\$0	\$0	0%	0%
Total Project Budget	\$55,814,000	\$70,814,001	\$5,189,422	\$634,430		

CTE - Wylie Campus

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$3,551,490	\$3,551,490	\$0	\$0	0%	0%
Investigation, Testing & Verification	\$771,000	\$771,000	\$0	\$0	0%	0%
Construction, Equipment & Furnishings	\$34,700,000	\$34,700,000	\$0	\$0	0%	0%
Misc.	\$32,000	\$32,000	\$0	\$0	0%	0%
Contingency	\$945,510	\$945,510	\$0	\$0	0%	0%
Total Project Budget	\$40,000,000	\$40,000,000	\$0	\$0		

7 Completed Items

7.1 General Program

- Bond Facilities Meeting was held on September 2nd, 9th, 16th, 23rd, and 30th with Collin College and AECOM

7.2 Procurement

- McCarthy Pre-Construction Contract was executed on September 27th for the Health Sciences Center
- Purchasing meetings for Plano Campus, CHEC, and Courtyard was held on September 4th

7.3 Design

- CHEC and Courtyard Center weekly design meeting was held on September 12th with Collin College, AECOM, IN2, RWB, Pfluger Architects and Skanska
- CHEC and Courtyard Center finishes meeting was held on September 6th with Collin College, AECOM, and IN2
- Fire Alarm meeting for the Plano Campus was held on September 9th with Collin College, AECOM, IN2, and RWB
- M&SP Standing team meeting was held on September 9th, 16th, and 23rd with Collin College and AECOM
- Science Labs walk for the Plano Campus was held on September 10th with AECOM, Skanska, and Donaway Engineering
- Construction Phasing Schedule review was held on September 12th with Collin College, AECOM, IN2, and Skanska
- Plano Campus Kitchen Review was held on September 13th with Collin College, AECOM, IN2, Skanska, and RWB
- Plano Campus 75% CD Page Flip was held on September 16th with AECOM, IN2, Skanska, and Pfluger Architects
- CFC Committee Meeting was held on September 17th with Collin College and AECOM
- Plano Campus Bookstore discussion was held on September 19th with Collin College, AECOM, and IN2
- Plano Campus Commissioning meeting was held on September 30th with AECOM and Farnsworth Group
- 75% CDs for the Courtyard Center were received on September 27th
- 90% CDs for the Plano Campus were received on September 19th

7.4 Pre-Construction

- Conceptual budget review meeting was held for the Health Science Center on September 5th with AECOM, McCarthy, and PBK
- Value Engineering meeting for the Courtyard Center was held on September 6th with Collin College, AECOM, IN2, and Skanska
- CHEC Estimate discussion was held on September 26th with Collin College, AECOM, IN2, and Skanska

7.5 Construction

- Skanska GMP 1 for the Plano Campus was received and presented to the Board of Trustees. The Board approved GMP 1 on September 24th.
- Skanska held a sub-contractor walk through for GMP 2 on September 30th for the Plano Campus

7.6 Acceptance and Close-Out

- No Acceptance and Close-Out items are completed at this time

8 Pending Items

8.1 General Program

- No General Program items are pending at this time

8.2 Procurement

- Procure Survey services from RLK Engineering for the Health Sciences Center
- Procure Commissioning services from Farnsworth for the Health Sciences Center

8.3 Design

- PBK will be completing Schematic Design phase on October 4th for the Health Sciences Center
- 90% CDs to be issued for Courtyard Center

8.4 Pre-Construction

- McCarthy to proceed with SD estimate on October 7th for the Health Sciences Center
- Skanska is working on GMP 2 for the Plano Campus
- GMP 2 Bids for Plano Campus are due October 17th

8.5 Construction

- No Construction Items are pending at this time

8.6 Acceptance and Close-Out

- No Acceptance and Close-out Items are pending at this time