



Collin College

April 2025 Monthly Report

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

Project Number: 60726232

May 9, 2025

Quality Information

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Program Controls Manager**Reviewed by****Melissa Perette**Melissa Perette
Project Campus Manager**Approved By****Tim Smith**Tim Smith
Program Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
First Publication	May 9, 2025	April '25 Report	Yes	Tim Smith	Program Director

Distribution List

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1. Introduction

Collin College has currently approved 5 projects that makeup this program, which will be managed by a third-party program management firm. The total budget for the 5 projects comprising this program is \$219,602,567.36. \$1,000,000 was moved from the Security Enhancements budget and \$1,000,000 from the 2 + 2 Academic Alliance budget to the Health Science project.

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 – Roof replacement proceeding. PD 2 siding drywall. Area J and K drywall being installed. Racquetball Court framing in progress. Courtyard paving removal complete. Starting work in the theater.
- Courtyard Center – First floor: Closing walls began and coring holes was completed. Second floor: one-sided walls began.
- CHEC – Contract Amendment was executed and Purchase Order was issued to Skanska. Skanska has started mobilizing, setting up laydown yard with fence, and flooring protection on the first and second floor.
- Health Science Center – Building Permit received from the City of Frisco. McCarthy continuing with onboarding of subcontractors and mobilization. McCarthy submitted their estimate for GMP 2. Project teams are vetting the estimate and schedule data.
- Wylie CTE – Re-Programming, program layout and the general building layout approved on April 30th. 100% SD due May 30th.

Items of close attention

- No items of close attention at this time

Budget Summary

- \$94,209,794.16 of the \$219,602,567.36 has been committed to-date in the form of contracts with various vendors.
- \$16,445,417.41 of the \$94,209,794.16 committed amount has been expended to-date.

3. Program Summary

3.1 Program Schedule

Project	Scope of Work	2024												2025												2026												2027											
		January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December
Plano Campus	Renovations & Upgrades																																																
CYC	Departmental Relocations																																																
CHEC	Departmental Relocations																																																
Health Sciences	New Building																																																
Wylie - CTE	New Building																																																

Planning & Programming

Design & Construction Documents

Construction

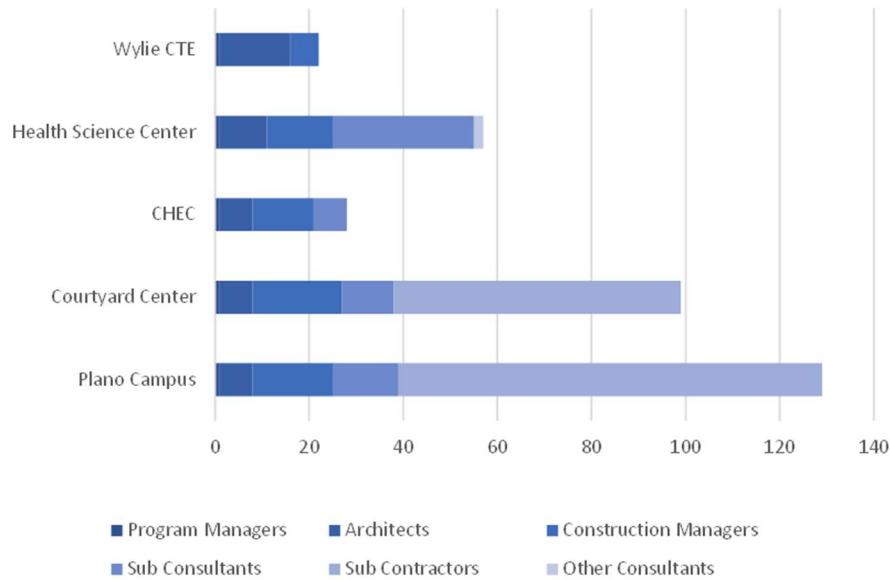
Final Completion & Close-Out


We Are Here

3.2 Program Budget

Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date
Construction, Equipment & Furnishings	\$157,491,962.00	\$186,104,456.00	\$75,144,029.33	\$226,342.00	\$75,370,371.33	\$345,416.25	\$7,233,695.09
Contingency	\$6,283,353.00	\$10,556,775.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Investigation, Testing & Verification	\$2,847,939.00	\$3,146,268.00	\$1,056,417.00	\$0.00	\$1,056,417.00	\$122,453.00	\$51,365.00
Management, Design & Pre-Construction	\$17,145,727.36	\$19,342,275.36	\$16,902,594.01	\$811,800.00	\$17,714,394.01	\$0.00	\$9,160,357.32
Miscellaneous	\$393,015.00	\$452,793.00	\$68,611.82	\$0.00	\$68,611.82	\$2,794.00	\$0.00
Total	\$184,161,996.36	\$219,602,567.36	\$93,171,652.16	\$1,038,142.00	\$94,209,794.16	\$470,663.25	\$16,445,417.41



3.3 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 335 employees contributing to the program's progress.

4. Project Summary

Courtyard Renovation

<div>Project Name</div> <div>Courtyard Renovation</div>		<div>   </div>		<div>Schedule</div> <table> <tr> <th>Activity</th> <th>Baseline Finish</th> <th>Planned Finish</th> <th>Actual Finish</th> </tr> <tr> <td>BOT Approval of Construction Delivery Method</td> <td>1/26/2024</td> <td>1/26/2024</td> <td>1/26/2024 </td> </tr> <tr> <td>BOT Approval of Recommended A/E</td> <td>1/26/2024</td> <td>1/26/2024</td> <td>1/26/2024 </td> </tr> <tr> <td>BOT Approval of Program Manager</td> <td>2/27/2024</td> <td>2/27/2024</td> <td>2/27/2024 </td> </tr> <tr> <td>Architect Mobilized</td> <td>5/17/2024</td> <td>5/17/2024</td> <td>5/17/2024 </td> </tr> <tr> <td>BOT Approval of Recommended CMAR</td> <td>5/26/2024</td> <td>5/26/2024</td> <td>5/28/2024 </td> </tr> <tr> <td>100% CDs Complete</td> <td>11/1/2024</td> <td>10/10/2024</td> <td>10/10/2024 </td> </tr> <tr> <td>GMP Submittal</td> <td>12/1/2024</td> <td>11/22/2024</td> <td>11/22/2024 </td> </tr> <tr> <td>BOT Approval of GMP</td> <td>12/10/2024</td> <td>12/10/2024</td> <td>12/10/2024 </td> </tr> <tr> <td>Obtain Building Permit</td> <td>12/13/2024</td> <td>12/13/2024</td> <td>1/16/2025 </td> </tr> <tr> <td>Contractor Mobilized</td> <td>12/20/2024</td> <td>12/20/2024</td> <td>1/20/2025 </td> </tr> <tr> <td>Substantial Completion</td> <td>7/15/2025</td> <td>7/15/2025</td> <td></td> </tr> <tr> <td>Final Completion</td> <td>8/1/2025</td> <td>8/1/2025</td> <td></td> </tr> <tr> <td>Student Occupancy</td> <td>8/26/2025</td> <td>8/26/2025</td> <td></td> </tr> </table>				Activity	Baseline Finish	Planned Finish	Actual Finish	BOT Approval of Construction Delivery Method	1/26/2024	1/26/2024	1/26/2024	BOT Approval of Recommended A/E	1/26/2024	1/26/2024	1/26/2024	BOT Approval of Program Manager	2/27/2024	2/27/2024	2/27/2024	Architect Mobilized	5/17/2024	5/17/2024	5/17/2024	BOT Approval of Recommended CMAR	5/26/2024	5/26/2024	5/28/2024	100% CDs Complete	11/1/2024	10/10/2024	10/10/2024	GMP Submittal	12/1/2024	11/22/2024	11/22/2024	BOT Approval of GMP	12/10/2024	12/10/2024	12/10/2024	Obtain Building Permit	12/13/2024	12/13/2024	1/16/2025	Contractor Mobilized	12/20/2024	12/20/2024	1/20/2025	Substantial Completion	7/15/2025	7/15/2025		Final Completion	8/1/2025	8/1/2025		Student Occupancy	8/26/2025	8/26/2025	
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<div>Project Type</div> <div>Renovation</div>		<div>Project Phase</div> <div>Construction</div>																																																													
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CHEC Renovation

Project Name

CHEC Renovation

Project Name

CHEC Renovation

Project Number

PJ1066

Project Type

Renovation

Project Phase

Construction

Project Manager

Melissa Perette

Contractor/CM

Skanska

Architect

IN2 Architecture

Project Directory

Company	Project Role
AECOM Technical Services, Inc.	Program Manager
Collin College	Owner
IN2 Architecture	A/E
Skanska	A/E
RWB Consulting Engineers	

COLLIN COLLEGE

AECOM

Scope Description

*Renovations Collin Higher Education Center
- Renovations of selected spaces on 1st, 2nd, 3rd and 4th floor.

Schedule

Activity	Baseline Finish	Planned Finish	Actual Finish
BOT Approval of A/E Procurement Method	1/26/2024	1/26/2024	1/26/2024
BOT Approval of Construction Delivery Method	1/26/2024	1/26/2024	1/26/2024
BOT Approval of Recommended A/E	1/26/2024	1/26/2024	1/26/2024
BOT Approval of Program Manager	2/27/2024	2/27/2024	2/27/2024
Architect Mobilized	5/17/2024	5/17/2024	5/17/2024
BOT Approval of Recommended CMAR	5/26/2024	5/26/2024	5/28/2024
100% CDs Complete	11/1/2024	2/14/2025	2/14/2025
GMP Submittal	12/1/2024	2/20/2025	2/20/2025
BOT Approval of GMP	12/10/2024	3/25/2025	3/25/2025
Obtain Building Permit	12/20/2024	4/16/2025	4/21/2025
Contractor Mobilized	1/6/2025	4/17/2025	4/21/2025
Substantial Completion	4/1/2026	4/1/2026	
Final Completion	5/1/2026	5/1/2026	

Progress Summary

Status Date	Notes
4/30/2025	Contract Amendment was executed. Purchase Order was issued to Skanska. Skanska has started mobilizing, setting up laydown yard with fence, and flooring protection on the first and second floor.

Cost Summary

Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date
Construction, Equipment & Furnishings	\$7,172,040.00	\$7,172,040.00	\$0.00	\$0.00	\$0.00	\$0.00	\$64,278.42
Contingency	\$562,950.00	\$543,950.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Investigation, Testing & Verification	\$117,927.00	\$117,927.00	\$100,533.00	\$0.00	\$100,533.00	\$0.00	\$0.00
Management, Design & Pre-Construction	\$860,348.36	\$879,348.36	\$844,348.36	\$5,000.00	\$849,348.36	\$0.00	\$299,623.00
Miscellaneous	\$6,540.00	\$6,540.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$8,719,805.36	\$8,719,805.36	\$944,881.36	\$5,000.00	\$949,881.36	\$0.00	\$363,901.42

Plano Renovation

Project Name

Plano Renovation

Project Name

Plano Renovation

Project Number

PJ1064

Project Type

Renovation

Project Phase

Construction

Project Manager

Tim Smith

Contractor/CM


Skanska


Architect

IN2 Architecture

Project Directory

Company	Project Role
AECOM Technical Services, Inc.	Program Manager
Collin College	Owner
Skanska	Construction Manager-at-Risk
IN2 Architecture	A/E
BAi, LLC	
Dunaway	
Foodservice Design Professional	
MATSON DRISCOLL & DAMICO LLP	
Price Consulting, Inc.	
RWB Consulting Engineers	





Scope Description

* Renovations to the Plano Campus

* The Renovation includes:

- Roof Replacement

- Expanding Science Labs

- Renovation and Expanding Health Sciences

- Renovation in various other areas

Schedule

Activity	Baseline Finish	Planned Finish	Actual Finish
BOT Approval of Construction Delivery Method	1/26/2024	1/26/2024	1/26/2024
BOT Approval of Recommended A/E	1/26/2024	1/26/2024	1/26/2024
BOT Approval of Program Manager	2/27/2024	2/27/2024	2/27/2024
BOT Approval of Recommended CMAR	3/26/2024	3/26/2024	3/26/2024
Architect Mobilized	4/19/2024	4/19/2024	4/19/2024
GMP 1 Construction Documents Submittal	7/26/2024	8/2/2024	8/2/2024
BOT Approval of GMP 1	9/24/2024	9/24/2024	9/24/2024
GMP 2 Construction Documents Submittal	10/21/2024	9/19/2024	9/20/2024
BOT Approval of GMP 2	12/10/2024	12/10/2024	12/10/2024
Obtain Building Permit	12/13/2024	1/13/2025	1/30/2025
Contractor Mobilized	12/20/2024	12/20/2024	12/20/2024
Substantial Completion	6/1/2026	7/30/2026	
Final Completion	7/21/2026	8/6/2026	
Student Occupancy	8/17/2026	8/17/2026	



Progress Summary

Status Date	Notes
4/30/2025	Roof replacement proceeding. PD 2 siding drywall. Area J and K drywall being installed. Racquetball Court framing in progress. Courtyard paving removal complete. Starting work in the theater



Cost Summary

Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date
Construction, Equipment & Furnishings	\$62,835,304.00	\$74,293,298.00	\$68,507,552.94	\$226,342.00	\$68,733,894.94	\$88,089.68	\$6,896,753.67
Contingency	\$2,372,401.00	\$2,908,102.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Investigation, Testing & Verification	\$1,150,911.00	\$1,359,240.00	\$585,959.00	\$0.00	\$585,959.00	\$3,900.00	\$45,085.00
Management, Design & Pre-Construction	\$6,895,542.00	\$8,078,310.00	\$6,987,542.26	(\$10,000.00)	\$6,977,542.26	\$0.00	\$4,169,791.30
Miscellaneous	\$305,272.00	\$361,050.00	\$70,008.82	\$0.00	\$70,008.82	\$0.00	\$0.00
Total	\$73,559,430.00	\$87,000,000.00	\$76,151,063.02	\$216,342.00	\$76,367,405.02	\$91,989.68	\$11,111,629.97

Health Science Center

Project Name Health Science Center			 		Schedule			
Project Name Health Science Center			Project Number PJ1067		Activity Baseline Finish Planned Finish Actual Finish			
Project Type New			Project Phase Design		Architect Mobilized 4/30/2024 4/30/2024 ↑ 4/30/2024 ✓			
Project Manager Penny Busch			Contractor/CM McCarthy Building Comp...		Programming 7/30/2024 8/15/2024 ↑ 8/15/2024 ✓			
Architect PBK Architects, Inc.			Scope Description Construction of new Health Science Center, Frisco, Texas		Schematic Design 9/30/2024 10/4/2024 ↑ 10/4/2024 ✓			
Project Directory			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		Design Development Completion 12/20/2024 12/20/2024 ↑ 12/18/2024 ✓			
Company JQ Engineering (IMEG)			New Programs: MLT		GMP 1 Package Issuance 12/22/2024 12/18/2024 ↓ 12/18/2024 ✓			
AECOM Technical Services, Inc.			Radiography		GMP 1 Package Bidding 1/15/2025 1/24/2025 ↑ 1/24/2025 ✓			
Collin College			Cath Lab		BOT Approval of GMP 1 2/25/2025 2/25/2025 ↑ 2/25/2025 ✓			
RWB Consulting Engineers			Nuclear Med		Contractor Mobilized 2/26/2025 5/1/2025 ↑			
CCA Landscape Architects, Inc.			CT Technology		GMP 2 - 100% CDs Bidding 3/28/2025 2/28/2025 ↓ 2/28/2025 ✓			
McCarthy Building Companies, Inc.			MRI Technology		Foundations Complete 4/30/2025 8/5/2025 ↑			
RLK Engineering			Programs Moving or Expanding: Nursing		GMP 2 - 100% CDs Issuance 5/12/2025 5/12/2025 ↑			
PBK Architects, Inc.			Diagnostic Sonography (program move from McKinney)		BOT Approval of GMP 2 5/31/2025 5/27/2025 ↓			
PBK			Physical Therapy Assistant		Structures Complete 2/28/2026 12/3/2025 ↓			
			Health Professions		Interior Finish-Out Complete 7/15/2026 9/16/2026 ↑			
			Interdisciplinary Spaces:		Substantial Completion 7/31/2026 11/30/2026 ↑			
			AR/VR Lab space		Temporary CO 8/7/2026 10/31/2026 ↑			
			Healthcare Simulation space		Final CO 8/14/2026 11/30/2026 ↑			
					Final Completion 8/31/2026 12/9/2026 ↑			
					Owner Occupancy 8/31/2026 1/19/2027 ↑			
					Student Occupancy 8/31/2026 1/19/2027 ↑			

Wylie CTE

Project Name			 		Schedule			
<div>Wylie CTE</div>			Scope Description		Activity	Baseline Finish	Planned Finish	Actual Finish
Project Name			<p>Construction of a new Career Technical Education (CTE) building on the Wylie Campus.</p> <ul style="list-style-type: none">- Approximately 50,000 square feet- Building will provide space for the following:<ul style="list-style-type: none">- Welding- HVAC- Electronic Engineering Technology (EET)- Certified Nurse Aid (CNA)		BOT Approval of Construction Delivery Method	1/26/2024	1/26/2024	↑ 1/26/2024 ✓
Project Number					BOT Approval of Program Manager	9/24/2024	9/24/2024	↑ 9/24/2024 ✓
Project Type					BOT Approval of Recommended A/E and CMAR Firms	9/24/2024	9/24/2024	↑ 9/24/2024 ✓
Project Phase					Architect Mobilized	10/21/2024	10/21/2024	↑ 11/11/2024 ✓
Project Manager					Programming	12/17/2024	4/30/2025	↑ 4/30/2025 ✓
Contractor/CM					Schematic Design	2/18/2025	5/30/2025	↑
Architect					Design Development Drawings	4/22/2025	8/1/2025	↑
Company					100% Construction Documents	8/29/2025	10/10/2025	↑
Project Role					GMP - Submitted to AECOM/Page for Review	10/27/2025	12/12/2025	↑
Project Directory					BOT Approval of GMP	12/9/2025	1/27/2026	↑
AECOM Technical Services, Inc.			Structures Complete	11/13/2026	11/13/2026	↑		
Collin College			Interior Finish-Out Complete	4/28/2027	5/18/2027	↑		
Page Southerland Page, Inc.			Substantial Completion	5/3/2027	6/30/2027	↑		
RWB Consulting Engineers			Final CO	5/14/2027	6/30/2027	↑		
Skanska			Final Completion	6/4/2027	7/30/2027	↑		
			Student Occupancy	8/25/2027	8/25/2027	↑		
Progress Summary								
Status Date Notes								
4/30/2025 Re-Programming, program layout and the general building layout approved 4/30/2025. 100% SD due 5/30/2025.								
Cost Summary								
Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date	
Construction, Equipment & Furnishings	\$34,700,000.00	\$37,854,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Contingency	\$1,066,490.00	\$2,706,010.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Investigation, Testing & Verification	\$720,000.00	\$810,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Management, Design & Pre-Construction	\$3,481,510.00	\$3,593,490.00	\$3,217,740.00	\$0.00	\$3,217,740.00	\$0.00	\$599,743.89	
Miscellaneous	\$32,000.00	\$36,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total	\$40,000,000.00	\$45,000,000.00	\$3,217,740.00	\$0.00	\$3,217,740.00	\$0.00	\$599,743.89	

5 Completed Items

5.1 General Program

- Facilities Meeting was held on April 7th, 14th, 21st, and 28th

5.2 Procurement

- Health Science Center, PO issued for Farnsworth to provide Commissioning services
- CHEC, PO issued for Farnsworth to provide Commissioning services
- CHEC, Contract executed and PO issued for Skanska to provide Construction services

5.3 Design

- Health Science Center, Design team completed design reviewed with City of Frisco and received approval for obtaining the Building Permit

5.4 Pre-Construction

- Health Science Center, McCarthy submitted GMP 2 estimate on April 15th

5.5 Construction

- Plano Campus OAC meetings were held on April 3rd, 10th, 17th, and 24th
- Courtyard Center OAC meetings were held on April 3rd, 10th, 17th, and 24th
- CHEC, Renovations Kick-off Meeting was held between Collin College, AECOM, IN2, and Skanska on April 3rd
- CHEC OAC Meetings were held on April 10th, 17th, and 24th
- Plano Campus, Schedule review meeting was held between Collin College, AECOM, and Skanska on April 1st
- Plano Campus, Meeting on the Barnes & Noble Move was held between Collin College, Barnes and Noble, AECOM, IN2, and Skanska on April 2nd
- Plano Campus, Commissioning Coordination meeting was held between AECOM, IN2, Skanska, RWB, Mechanical Partners, and Texas Air Systems on April 7th
- Courtyard Center, 100% reconciliation meeting was held between AECOM, Skanska, IN2, and RWB on April 8th
- Plano Campus, Campus Bookstore Final Location discussion was held between Collin College, AECOM, IN2, Barnes and Noble, and Skanska on April 9th
- Courtyard Campus and Plano Campus, FF&E and IT costs and schedule meeting was held between Collin College on April 9th
- Plano Campus, IT Costs meeting was held between Collin College, AECOM, and IN2 on April 16th
- MDF Main Power Shutdown meeting was held between Collin College, AECOM, Skanska, and RWB on April 23rd
- Plano Campus, H/I MEP Coordination meeting was held between Collin College, AECOM, IN2, Skanska, Mechanical Partners, and RWB on April 22nd and 29th
- Plano Campus, Pre-Install of Lab Casework and Electrical Coordination meeting was held between Collin College, AECOM, Skanska, and RWB on April 25th

5.6 Acceptance and Close-Out

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

6 Pending Items

6.1 General Program

- No General Program items are pending at this time

6.2 Procurement

- Health Science Center, pending final execution of GMP 1 amendment to toe McCarthy contract
- Health Science Center, Braun Intertec proposal submitted for final approval and PO to be issued

6.3 Design

- Health Science Center, Design team working to finalize the IFC documents to be issued in May 2025

6.4 Pre-Construction

- Health Science Center, McCarthy onboarding subcontractors for GMP 1 is ongoing
- Health Science Center, McCarthy continues to coordinate mobilization and engagement at the site

6.5 Construction

- Plano Campus, roof work will continue. Aux Services and PD area will deliver in May. Work to start in Area K first floor and Science Labs after Spring semester.
- Courtyard Center, install finishes, MEP trim and flooring on the 1st floor. Two side walls, tape, float, paint, install finishes and flooring on the 2nd floor.
- CHEC, make safe and demo to continue, followed by install of metal studs and blocking.

6.6 Acceptance and Close-Out

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

7 Progress Pictures

7.1 Plano Campus Renovations



Fine Arts Courtyard Paving Demo Complete



Fine Arts Courtyard Exploration
Holes for Footing locations



Roof Chiller Removed to Allow for Roof Work



Roof Chiller Back in Place



Auxiliary Services Space May Occupancy



Theater Renovation

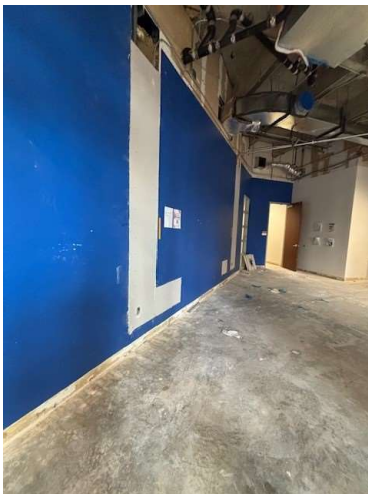
7.2 Courtyard Center



1st Floor – Cosmetology Shampoo Areas with Cores and 2 Walls Closed off



1st Floor – Mothers Room with Plumbing Added for Sink



1st Floor – Welcome Center Reception Area with Electrical Added for Wall



2nd Floor – Esthetician Lab, Insulation and One-sided Walls



2nd Floor – Esthetician Reception Area with Intake Offices, Insulation and One-sided Walls



2nd Floor – Medical Massage Lab Storage, Insulation in Walls