



Collin College February 2025 Monthly Report

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

Project Number: 60726232

March 5, 2025

Quality Information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
First Publication	March 5, 2025	February '25 Report	Yes	Tim Smith	Program Director

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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 \$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. Wall rough in underway in new PD area. Racquet ball courts area J and K wall layout underway. Courtyard demo continues.
- Courtyard Center – Demo is on-going on the first, second, and fourth floor.
- CHEC – 100% CDs were issued. Skanska received bids from subcontractors and GMP was sent for review for March Board of Trustees.
- Health Science Center – GMP 1 approved by Collin Board on February 25th. Limited Notice to Proceed issued to McCarthy for construction to proceed. PBK issued Construction Documents on February 28th. Site plan approved and now pending City of Frisco approval for GMP 1 permit.
- Wylie CTE – Final programming documents submitted. Schematic design phase in progress. Welding, HVAC, EET programs remain. Vet Tech program has been removed. Decision on program(s) to replace Vet Tech space is pending.

Items of close attention

- Health Science Center – McCarthy will mobilize on site once permit is obtained for GMP 1.

Budget Summary

- \$93,205,121.16 of the \$219,602,567.36 has been committed to-date in the form of contracts with various vendors.
- \$7,754,949.60 of the \$93,205,121.16 committed amount has been expended to-date.

3. Program Summary

3.1 Program Schedule

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 Sciences	New Building																																																
Wylie - CTE	New Building																																																

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

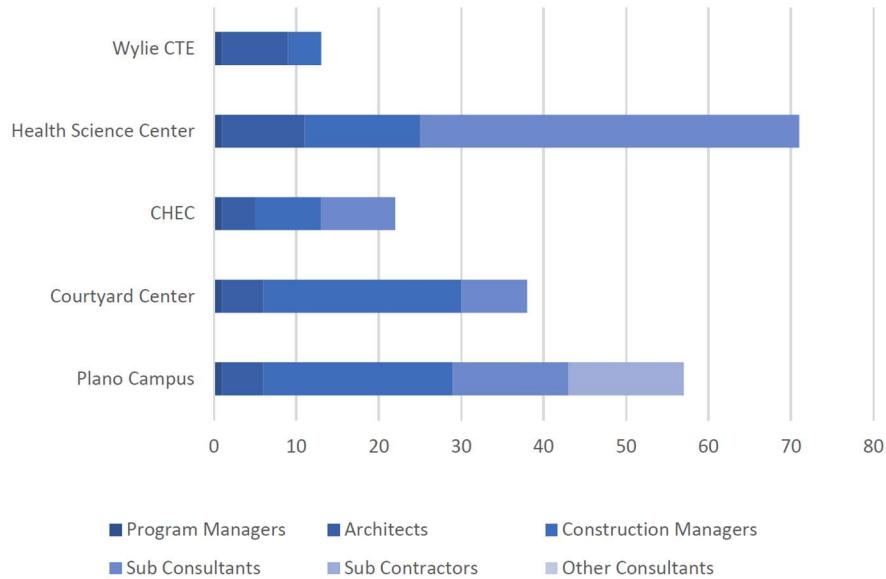


We Are Here

3.2 Program Budget

Cost Summary							
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	\$74,577,021.33	\$226,342.00	\$74,803,363.33	\$0.00	\$834,135.52
Contingency	\$6,283,353.00	\$10,573,775.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Investigation, Testing & Verification	\$2,847,939.00	\$3,146,268.00	\$694,835.00	\$0.00	\$694,835.00	\$0.00	\$51,365.00
Management, Design & Pre-Construction	\$17,145,727.36	\$19,325,275.36	\$16,883,594.01	\$774,800.00	\$17,658,394.01	\$0.00	\$6,869,449.08
Miscellaneous	\$393,015.00	\$452,793.00	\$48,528.82	\$0.00	\$48,528.82	\$0.00	\$0.00
Total	\$184,161,996.36	\$219,602,567.36	\$92,203,979.16	\$1,001,142.00	\$93,205,121.16	\$0.00	\$7,754,949.60



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 201 employees contributing to the program's progress.



4. Project Summary

Courtyard Renovation

Project Name Courtyard Renovation			 	Schedule																																																																								
Project Name Courtyard Renovation		Project Number PJ1065		<table border="1"> <thead> <tr> <th>Activity</th> <th>Baseline Finish</th> <th>Planned Finish</th> <th>Actual Finish</th> <th></th> </tr> </thead> <tbody> <tr> <td>BOT Approval of Construction Delivery Method</td> <td>1/26/2024</td> <td>1/26/2024</td> <td>↑</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>↑</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>↑</td> <td>2/27/2024 ✓</td> </tr> <tr> <td>Architect Mobilized</td> <td>5/17/2024</td> <td>5/17/2024</td> <td>↑</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>↑</td> <td>5/28/2024 ✓</td> </tr> <tr> <td>100% CDs Complete</td> <td>11/1/2024</td> <td>10/10/2024</td> <td>↓</td> <td>10/10/2024 ✓</td> </tr> <tr> <td>GMP Submittal</td> <td>12/1/2024</td> <td>11/22/2024</td> <td>↓</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>↑</td> <td>12/10/2024 ✓</td> </tr> <tr> <td>Obtain Building Permit</td> <td>12/13/2024</td> <td>12/13/2024</td> <td>↑</td> <td>1/16/2025 ✓</td> </tr> <tr> <td>Contractor Mobilized</td> <td>12/20/2024</td> <td>12/20/2024</td> <td>↑</td> <td>1/20/2025 ✓</td> </tr> <tr> <td>Substantial Completion</td> <td>7/15/2025</td> <td>7/15/2025</td> <td>↑</td> <td></td> </tr> <tr> <td>Final Completion</td> <td>8/1/2025</td> <td>8/1/2025</td> <td>↑</td> <td></td> </tr> <tr> <td>Student Occupancy</td> <td>8/26/2025</td> <td>8/26/2025</td> <td>↑</td> <td></td> </tr> </tbody> </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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Project Type Renovation			Project Phase (Blank)																																																																									
Project Manager Melissa Perette	Contractor/CM Skanska	Architect IN2 Architecture		Scope Description																																																																								
Project Directory			<ul style="list-style-type: none"> * Renovations of the Courtyard Center * The Renovations include: <ul style="list-style-type: none"> - New Cosmetology Space - Relocate and expand Esthetician Space - New Medical Message space - Remodel of 4th floor for Information Technology and Police 																																																																									
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Status Date		Notes																																																																										
2/28/2025		Demo is ongoing on the first, second and fourth floor.																																																																										

Cost Summary							
Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date
Construction, Equipment & Furnishings	\$4,991,556.00	\$4,991,556.00	\$4,375,766.00	\$0.00	\$4,375,766.00	\$0.00	\$0.00
Contingency	\$294,481.00	\$266,481.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Investigation, Testing & Verification	\$82,073.00	\$82,073.00	\$72,151.00	\$0.00	\$72,151.00	\$0.00	\$6,280.00
Management, Design & Pre-Construction	\$696,100.00	\$724,100.00	\$690,736.36	\$5,000.00	\$695,736.36	\$0.00	\$349,329.00
Miscellaneous	\$4,551.00	\$4,551.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$6,068,761.00	\$6,068,761.00	\$5,138,653.36	\$5,000.00	\$5,143,653.36	\$0.00	\$355,609.00

CHEC Renovation

Project Name CHEC Renovation			 		Schedule															
Project Name CHEC Renovation		Project Number PJ1066	Scope Description *Renovations Collin Higher Education Center - Renovations of selected spaces on 1st, 2nd, 3rd and 4th floor.			Activity	Baseline Finish	Planned Finish	Actual Finish											
Project Type Renovation		Project Phase (Blank)				BOT Approval of A/E Procurement Method	1/26/2024	1/26/2024	↑	1/26/2024	✓									
Project Manager Melissa Perette		Contractor/CM Skanska				Architect IN2 Architecture	BOT Approval of Construction Delivery Method	1/26/2024	1/26/2024	↑	1/26/2024	✓								
Project Directory		<table border="1"> <thead> <tr> <th>Company</th> <th>Project Role</th> </tr> </thead> <tbody> <tr> <td>AECOM Technical Services, Inc.</td> <td>Program Manager</td> </tr> <tr> <td>Collin College</td> <td>Owner</td> </tr> <tr> <td>IN2 Architecture</td> <td>A/E</td> </tr> <tr> <td>Skanska</td> <td>A/E</td> </tr> <tr> <td>RWB Consulting Engineers</td> <td></td> </tr> </tbody> </table>				Company	Project Role	AECOM Technical Services, Inc.	Program Manager	Collin College	Owner	IN2 Architecture	A/E	Skanska	A/E	RWB Consulting Engineers		BOT Approval of Recommended A/E	1/26/2024	1/26/2024
Company	Project Role																			
AECOM Technical Services, Inc.	Program Manager																			
Collin College	Owner																			
IN2 Architecture	A/E																			
Skanska	A/E																			
RWB Consulting Engineers																				
Progress Summary			Status Date	Notes	BOT Approval of Program Manager	2/27/2024	2/27/2024	↑	2/27/2024	✓										
2/28/2025			100% CDs were issued. Skanska received bids from subcontractors and GMP was sent for review for March Board of Trustees.	Architect Mobilized	5/17/2024	5/17/2024	↑	5/17/2024	✓											
Cost Summary			BOT Approval of Recommended CMAR	5/26/2024	5/26/2024	↑	5/28/2024	✓												
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	\$0.00													
Contingency	\$562,950.00	\$562,950.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00													
Investigation, Testing & Verification	\$117,927.00	\$117,927.00	\$9,530.00	\$0.00	\$9,530.00	\$0.00	\$0.00													
Management, Design & Pre-Construction	\$860,348.36	\$860,348.36	\$825,348.36	\$5,000.00	\$830,348.36	\$0.00	\$272,398.00													
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	\$834,878.36	\$5,000.00	\$839,878.36	\$0.00	\$272,398.00													

Plano Renovation

Project Name				Schedule											
Project Name		Scope Description		Activity	Baseline Finish	Planned Finish	Actual Finish								
Plano Renovation		<p>* Renovations to the Plano Campus</p> <p>* The Renovation includes:</p> <ul style="list-style-type: none"> - Roof Replacement - Expanding Science Labs - Renovation and Expanding Health Sciences - Renovation in various other areas 		BOT Approval of Construction Delivery Method	1/26/2024	1/26/2024	↑ 1/26/2024 ✓								
Project Number				BOT Approval of Recommended A/E	1/26/2024	1/26/2024	↑ 1/26/2024 ✓								
Project Name				BOT Approval of Program Manager	2/27/2024	2/27/2024	↑ 2/27/2024 ✓								
Project Number				BOT Approval of Recommended CMAR	3/26/2024	3/26/2024	↑ 3/26/2024 ✓								
Project Type		<p>* Renovations to the Plano Campus</p> <p>* The Renovation includes:</p> <ul style="list-style-type: none"> - Roof Replacement - Expanding Science Labs - Renovation and Expanding Health Sciences - Renovation in various other areas 		Architect Mobilized	4/19/2024	4/19/2024	↑ 4/19/2024 ✓								
Project Phase				GMP 1 Construction Documents Submittal	7/26/2024	8/2/2024	↑ 8/2/2024 ✓								
Project Manager				BOT Approval of GMP 1	9/24/2024	9/24/2024	↑ 9/24/2024 ✓								
Contractor/CM				GMP 2 Construction Documents Submittal	10/21/2024	9/19/2024	↓ 9/20/2024 ✓								
Architect		<p>* Renovations to the Plano Campus</p> <p>* The Renovation includes:</p> <ul style="list-style-type: none"> - Roof Replacement - Expanding Science Labs - Renovation and Expanding Health Sciences - Renovation in various other areas 		BOT Approval of GMP 2	12/10/2024	12/10/2024	↑ 12/10/2024 ✓								
Tim Smith				Obtain Building Permit	12/13/2024	1/13/2025	↑ 1/30/2025 ✓								
Skanska				Contractor Mobilized	12/20/2024	12/20/2024	↑ 12/20/2024 ✓								
IN2 Architecture				Substantial Completion	6/1/2026	6/1/2026	↑								
Project Directory		Progress Summary		Progress Summary											
Company		Project Role		Status Date	Notes										
AECOM Technical Services, Inc.		Program Manager		2/28/2025	<p>Roof replacement proceeding. Wall rough in underway new PD area. Racquet ball courts area J and K wall layout underway. Courtyard demo continues.</p>										
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.				Cost Summary											
RWB Consulting Engineers				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		\$68,164,777.07		\$226,342.00		\$68,391,119.07		\$0.00		\$834,135.52	
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		\$0.00		\$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		\$3,808,091.30	
Miscellaneous		\$305,272.00		\$361,050.00		\$48,528.82		\$0.00		\$48,528.82		\$0.00		\$0.00	
Total		\$73,559,430.00		\$87,000,000.00		\$75,786,807.15		\$216,342.00		\$76,003,149.15		\$0.00		\$4,687,311.82	

Health Science Center

Project Name <input type="text" value="Health Science Center"/>				Schedule																																																																																																																																							
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Wylie CTE

Project Name
Wylie CTE

Project Number
PJ1068



Project Type
New

Project Phase
Programming

Project Manager
Kella Hilton

Contractor/CM
Skanska

Architect
Page Southerland Page...

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 Program Manager	9/24/2024	9/24/2024	↑ 9/24/2024 ✓
BOT Approval of Recommended A/E and CMAR Firms	9/24/2024	9/24/2024	↑ 9/24/2024 ✓
Architect Mobilized	10/21/2024	10/21/2024	↑ 11/11/2024 ✓
Programming	12/17/2024	2/5/2025	↑ 2/5/2025 ✓
Schematic Design	2/18/2025	3/18/2025	↑
Design Development Drawings	4/22/2025	4/22/2025	↑
100% Construction Documents	8/29/2025	8/29/2025	↑
GMP - Building shell and finish out	10/27/2025	10/27/2025	↑
BOT Approval of GMP	12/9/2025	12/9/2025	↑
Structures Complete	11/13/2026	11/13/2026	↑
Interior Finish-Out Complete	4/28/2027	4/28/2027	↑
Substantial Completion	5/3/2027	5/3/2027	↑
Final CO	5/14/2027	5/14/2027	↑
Final Completion	6/4/2027	6/4/2027	↑
Student Occupancy	8/25/2027	8/25/2027	↑

Project Directory

Company	Project Role
AECOM Technical Services, Inc.	
Collin College	
Page Southerland Page, Inc.	
RWB Consulting Engineers	
Skanska	

Scope Description

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
 - Electronic Engineering Technology (EET)
 - Veterinary technician programs

Progress Summary

Status Date	Notes
2/28/2025	Final Programming document submitted. Schematic Design phase in progress. Welding, HVAC, EET programs remain. Vet Tech program has been removed. Decision on program(s) to replace Vet Tech space is pending.

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	\$332,274.78
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	\$332,274.78

5 Completed Items

5.1 General Program

- Bond Facilities Meeting was held on February 3rd, 10th, 17th, and 24th

5.2 Procurement

- Plano Campus, Braun was issued a PO for material testing services

5.3 Design

- Health Science Center, Design completed for the Construction Documents for Permit and submitted to the City of Frisco for review

5.4 Pre-Construction

- Health Science Center, GMP 1 received Board approval on February 25th

5.5 Construction

- Plano Campus OAC meetings were held on February 6th, 13th, 20th, and 27th
- Courtyard Center OAC meetings were held on February 6th, 13th, 20th, and 27th
- Plano Campus, Elevated Steel Platform meeting with AECOM, Skanska, IN2, RWB, Price Consulting, Dunaway, and TD Industries was held on February 4th
- Plano Campus, Pre-installation conference meeting for Communications was held with AECOM, IN2, Skanska, RWB, and Lantek Audio Video Communications LLC
- Plano Campus, Review of current electrical and data locations was held between AECOM and IN2 on February 27th
- Plano Campus, MEP changes meeting associated with CPR01 – CPR04 was held between AECOM, IN2, Skanska, RWB, and Mechanical Partners on February 28th

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, Farnsworth proposal for commission services. Comments to proposal returned for Farnsworth input.
- Health Science Center, Braun proposal for material testing services. Proposal sent to design and construction teams for input.

6.3 Design

- Health Science Center, Construction Documents for Permit, GMP 2 submitted to City of Frisco for Review
- Health Science Center, pending comments from City of Frisco on Site Plan Review and GMP 1 documents

6.4 Pre-Construction

- Health Science Center, McCarthy proceeding with onboarding subcontractors for GMP 1
- Health Science Center, McCarthy proceeding with bidding of GMP 2 package

6.5 Construction

- Plano Campus, roof work will continue, MEP rough for area K and J, Fine Arts Courtyard make safe and demo, and Police area drywall to begin.
- Courtyard Center, demo is ongoing on 1st, 2nd, and 4th floor. MEP make safe is being completed on the 4th floor. In-wall MEP and above ceiling to begin on 1st, 2nd, and 4th floor.

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



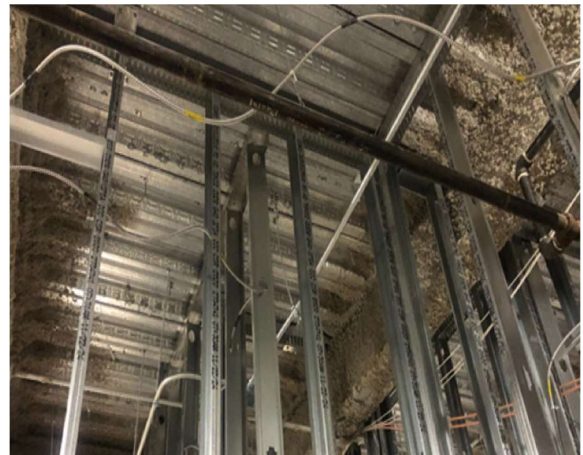
Bldg K, 2nd Floor, finished wall stud framing



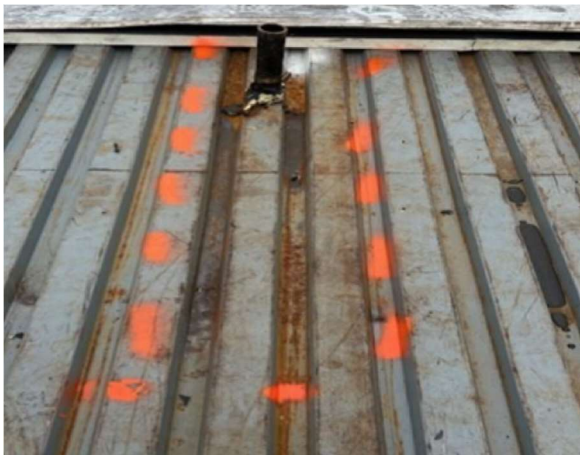
Area D, Ongoing demo of racquetball court reno.



Area D, Ongoing demo of racquetball court reno.



Area F, Ongoing electrical rough-ins at Campus Police



Roof Deck treatment



Area 1, Ongoing framing layout at Commercial Design labs

7.2 Courtyard Center



Demo on 1st floor for Future Cosmetology Area



Demo on 1st floor for Future Cosmetology Area



Demo on 2nd Floor for Future Esthetician Labs



Temporary Door and Wall in Construction Area