

Collin College

2017 Capital Improvement Program
Monthly Report
September 2017

Collin County Community College District

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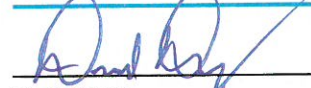
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1. Introduction

On May 6, 2017, voters approved Collin College's \$600 million bond proposal to facilitate a long-range plan to accommodate the projected population growth in Collin County over the next two decades. The program consists of 4 new campuses, 3 new facilities, 2 repurposed existing spaces, and 3 wayfinding projects (on existing sites). The program is scheduled to be completed in 4 phases over 7 years with projects opening in early 2020.

On May 16, 2017, in a special session, the Board of Trustees granted the District President authority to enter and negotiate into contract with AECOM Technical Services, Inc. (AECOM) to provide Program Management Services to the Collin College 2017 Capital Improvement Program. On May 25, 2017, Collin College issued a Notice to Proceed to AECOM. As part of these services, AECOM will deliver a monthly report to provide status and progress of key aspects of the Program.

2. Scope

2.1 Phase 1

- Wylie Campus
 - Construction of a campus on a new approximately 97-acre site
 - The campus is planned to include:
 - Workforce Building
 - Instructional Building
 - Student Union / Welcome Center / Library
- Technical Training Center
 - Construction of a Technical Training Center on a new 32-acre site in Allen, Texas
 - Programs planned for inclusion include:
 - Advanced Manufacturing, Aviation Technology, Construction, Health Science, Logistics and Transportation

2.2 Phase 2

- Celina Center
 - Construction of a campus on a new approximately 75-acre site
 - The campus is planned to include:
 - Student Union/ Workforce/ Instructional Building
- Farmersville Center
 - Construction of a campus on a new approximately 75-acre site
 - The campus is planned to include:
 - Student Union/ Workforce/ Instructional Building
- Preston Ridge Campus
 - Construction of a new facility on an existing campus
 - The campus is planned to include:

- Workforce / University Building

2.3 Phase 3

- Preston Ridge Campus
 - Construction of a new facility on an existing campus
 - The campus is planned to include:
 - Student Union / Welcome Center
- Central Park Campus
 - Construction of a new facility on an existing campus
 - The campus is planned to include:
 - Student Union / Welcome Center

2.4 Phase 4

- Preston Ridge Campus
 - Renovations / Repurposing of Existing Buildings
- Central Park Campus
 - Renovations / Repurposing of Existing Buildings
- Central Park Campus
 - Traffic Infrastructure & Wayfinding
- Preston Ridge Campus
 - Wayfinding
- Spring Creek Campus
 - Wayfinding

3. Community

3.1 Project Teams

3.1.1 Phase 1

- Wylie Campus
 - Program Manager: AECOM Technical Services, Inc. (under contract)
 - A/E: Page Southerland Page, Inc. (under contract)
 - Construction Manager-at-Risk: Skanska USA Building, Inc. (under contract)
- Technical Training Center
 - Program Manager: AECOM Technical Services, Inc. (under contract)
 - A/E: Perkins+Will, Inc. (under contract)
 - Construction Manager-at-Risk: McCarthy Building Companies, Inc. (under contract)

3.1.2 Phase 2

- Celina Center
 - Program Manager: (AECOM option expiration date: May 2018)
 - A/E: TBD
 - Construction Manager-at-Risk: TBD
- Farmersville Center
 - Program Manager: (AECOM option expiration date: May 2018)
 - A/E: TBD
 - Construction Manager-at-Risk: TBD
- Preston Ridge Campus (Workforce / University Building)
 - Program Manager: (AECOM option expiration date: May 2018)
 - A/E: TBD
 - Construction Manager-at-Risk: TBD

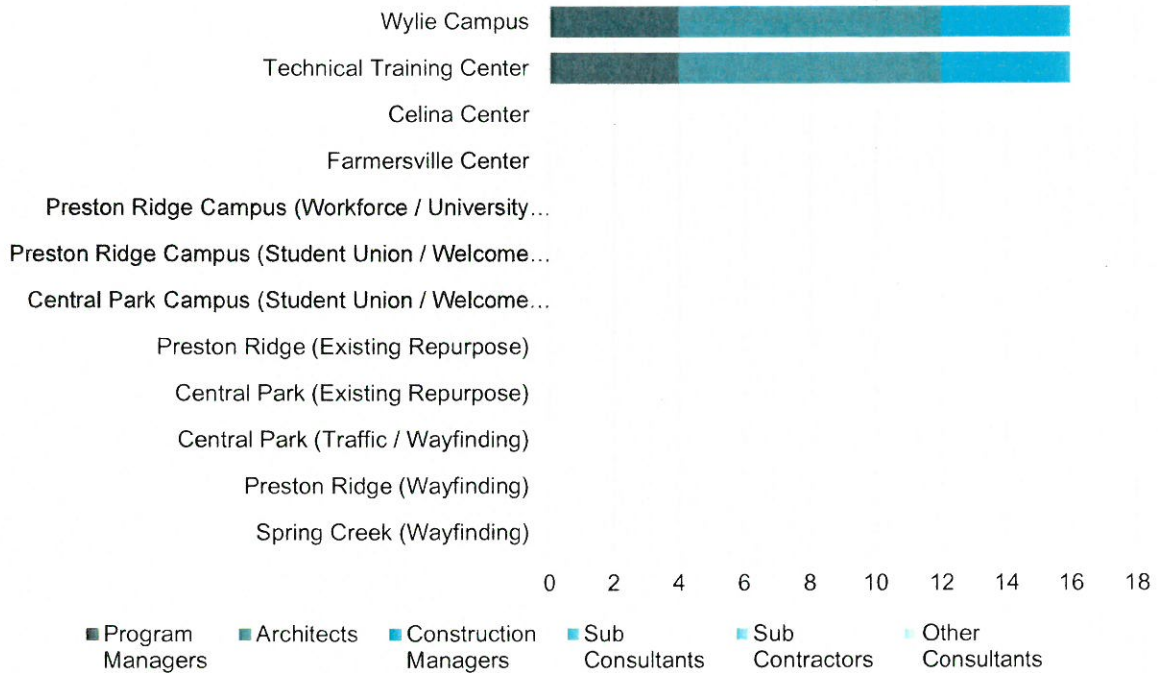
3.1.3 Phase 3

- Preston Ridge Campus (Student Union / Welcome Center)
 - Program Manager: (AECOM option expiration date: August 2019)
 - A/E: TBD
 - Construction Manager-at-Risk: TBD
- Central Park Campus (Student Union / Welcome Center)
 - Program Manager: (AECOM option expiration date: August 2019)
 - A/E: TBD
 - Construction Manager-at-Risk: TBD

3.1.4 Phase 4

- Preston Ridge (Existing Repurpose)
 - Program Manager: (AECOM option expiration date: May 2021)
 - A/E: TBD
 - Construction Manager-at-Risk: TBD
- Central Park (Existing Repurpose)
 - Program Manager: (AECOM option expiration date: May 2021)
 - A/E: TBD
 - Construction Manager-at-Risk: TBD
- Central Park (Traffic / Wayfinding)
 - Program Manager: (AECOM option expiration date: May 2021)
 - A/E: TBD
 - Construction Manager-at-Risk: TBD
- Preston Ridge (Wayfinding)
 - Program Manager: (AECOM option expiration date: May 2021)
 - A/E: TBD
 - Construction Manager-at-Risk: TBD
- Spring Creek (Wayfinding)
 - Program Manager: (AECOM option expiration date: May 2021)
 - A/E: TBD
 - Construction Manager-at-Risk: TBD

3.2 Current Personnel Estimate



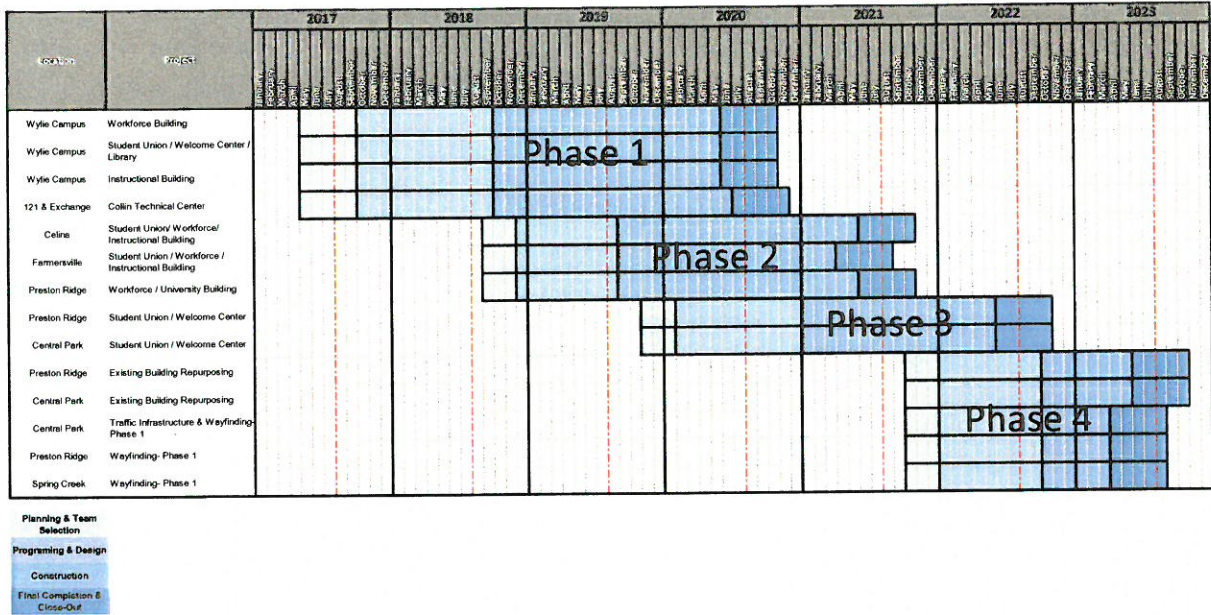
3.3 Community Outreach

- Professional Services & Construction Opportunities Outreach Event
 - Planned for October 17th at 10:00 AM
 - Spring Creek Conference Center – 2800 E. Spring Creek Parkway, Plano, Texas 75074
 - Planned by Acari Management
 - Participation by
 - Collin College
 - AECOM
 - Page
 - Skanska
 - Perkins+Will
 - McCarthy
 - Discussion Topics
 - How to do business with Collin College?
 - 2017 Capital Improvement Program Overview
 - Phase 2 Preview
 - Phase 1 Construction Subcontracting Opportunities

4. Schedule

Appendix A – Schedule Milestone Definitions includes listing of milestones and definitions

4.1 Program



4.2 Phase 1

Wylie Campus

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Program Manager	May 16, 2017	May 16, 2017	↑	May 16, 2017	✓
BOT Approval of A/E Procurement Method	May 23, 2017	May 23, 2017	↑	May 23, 2017	✓
BOT Approval of Construction Delivery Method	May 23, 2017	May 23, 2017	↑	May 23, 2017	✓
BOT Approval of Recommended Firms	August 22, 2017	August 22, 2017	↑	August 22, 2017	✓
Architect Mobilized	September 12, 2017	September 29, 2017	↓	September 28, 2017	✓
Schematic Design Submittal	TBD	TBD		-	
Design Development Submittal	TBD	TBD		-	
Construction Document Submittal	TBD	TBD		-	
BOT Approval of GMP (Site)	TBD	TBD		-	
Contractor Mobilized	TBD	TBD		-	
BOT Approval of GMP (Facility)	TBD	TBD		-	
Foundations Complete	TBD	TBD		-	
Building Top Out	TBD	TBD		-	
Building Dry-In	TBD	TBD		-	
Building Energized	TBD	TBD		-	
Building Climatized	TBD	TBD		-	
Temporary CO	TBD	TBD		-	
Final CO	TBD	TBD		-	
Substantial Completion	May 1, 2020	May 1, 2020	↑	-	
Final Completion	July 1, 2020	July 1, 2020	↑	-	
Student Occupancy	August 2020	August 2020	↑	-	

Technical Training Center

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Program Manager	May 16, 2017	May 16, 2017	↑	May 16, 2017	✓
BOT Approval of A/E Procurement Method	May 23, 2017	May 23, 2017	↑	May 23, 2017	✓
BOT Approval of Construction Delivery Method	May 23, 2017	May 23, 2017	↑	May 23, 2017	✓
BOT Approval of Recommended Firms	August 22, 2017	August 22, 2017	↑	August 22, 2017	✓
Architect Mobilized	September 12, 2017	September 29, 2017	↓	September 28, 2017	✓
Schematic Design Submittal	TBD	TBD		-	
Design Development Submittal	TBD	TBD		-	
Construction Document Submittal	TBD	TBD		-	
BOT Approval of GMP (Site)	TBD	TBD		-	
Contractor Mobilized	TBD	TBD		-	
BOT Approval of GMP (Facility)	TBD	TBD		-	
Foundations Complete	TBD	TBD		-	
Building Top Out	TBD	TBD		-	
Building Dry-In	TBD	TBD		-	
Building Energized	TBD	TBD		-	
Building Climatized	TBD	TBD		-	
Temporary CO	TBD	TBD		-	
Final CO	TBD	TBD		-	
Substantial Completion	May 1, 2020	May 1, 2020	↑	-	
Final Completion	July 1, 2020	July 1, 2020	↑	-	
Student Occupancy	August 2020	August 2020	↑	-	

4.3 Phase 2**Celina Center**

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Program Manager	September 2018	September 2018	↑	-	
BOT Approval of A/E Procurement Method	September 2018	September 2018	↑	-	
BOT Approval of Construction Delivery Method	September 2018	September 2018	↑	-	
Student Occupancy	August 2021	August 2021	↑	-	

Farmersville Center

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Program Manager	September 2018	September 2018	↑	-	
BOT Approval of A/E Procurement Method	September 2018	September 2018	↑	-	
BOT Approval of Construction Delivery Method	September 2018	September 2018	↑	-	
Student Occupancy	August 2021	August 2021	↑	-	

Preston Ridge Campus (Workforce / University Building)

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Program Manager	September 2018	September 2018	↑	-	
BOT Approval of A/E Procurement Method	September 2018	September 2018	↑	-	
BOT Approval of Construction Delivery Method	September 2018	September 2018	↑	-	
Student Occupancy	August 2021	August 2021	↑	-	

4.4 Phase 3

Preston Ridge Campus (Student Union / Welcome Center)

Activity	Baseline Finish	Planned Finish		Actual Finish
BOT Approval of Program Manager	November 2019	November 2019	↑	-
BOT Approval of A/E Procurement Method	November 2019	November 2019	↑	-
BOT Approval of Construction Delivery Method	November 2019	November 2019	↑	-
Student Occupancy	August 2022	August 2022	↑	-

Central Park Campus (Student Union / Welcome Center)

Activity	Baseline Finish	Planned Finish		Actual Finish
BOT Approval of Program Manager	November 2019	November 2019	↑	-
BOT Approval of A/E Procurement Method	November 2019	November 2019	↑	-
BOT Approval of Construction Delivery Method	November 2019	November 2019	↑	-
Student Occupancy	August 2022	August 2022	↑	-

4.5 Phase 4

Preston Ridge (Existing Repurpose)

Activity	Baseline Finish	Planned Finish		Actual Finish
BOT Approval of Program Manager	October 2021	October 2021	↑	-
BOT Approval of A/E Procurement Method	October 2021	October 2021	↑	-
BOT Approval of Construction Delivery Method	October 2021	October 2021	↑	-
Student Occupancy	August 2023	August 2023	↑	-

Central Park (Existing Repurpose)

Activity	Baseline Finish	Planned Finish		Actual Finish
BOT Approval of Program Manager	October 2021	October 2021	↑	-
BOT Approval of A/E Procurement Method	October 2021	October 2021	↑	-
BOT Approval of Construction Delivery Method	October 2021	October 2021	↑	-
Student Occupancy	August 2023	August 2023	↑	-

Central Park (Traffic / Wayfinding)

Activity	Baseline Finish	Planned Finish		Actual Finish
BOT Approval of Program Manager	October 2021	October 2021	↑	-
BOT Approval of A/E Procurement Method	October 2021	October 2021	↑	-
BOT Approval of Construction Delivery Method	October 2021	October 2021	↑	-
Student and Staff Use	August 2023	August 2023	↑	-

Preston Ridge (Wayfinding)

Activity	Baseline Finish	Planned Finish		Actual Finish
BOT Approval of Program Manager	October 2021	October 2021	↑	-
BOT Approval of A/E Procurement Method	October 2021	October 2021	↑	-
BOT Approval of Construction Delivery Method	October 2021	October 2021	↑	-
Student and Staff Use	August 2023	August 2023	↑	-

Spring Creek (Wayfinding)

Activity	Baseline Finish	Planned Finish		Actual Finish
BOT Approval of Program Manager	October 2021	October 2021	↑	-
BOT Approval of A/E Procurement Method	October 2021	October 2021	↑	-
BOT Approval of Construction Delivery Method	October 2021	October 2021	↑	-
Student and Staff Use	August 2023	August 2023	↑	-

5. Budget**5.1 Program Summary****Program Wide Budget**

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$105,160,598	\$100,154,817	\$24,540,700	\$1,344,332	25%	5%
Investigation, Testing & Verification	\$9,330,450	\$9,330,450	\$70,760	\$34,210	1%	48%
Construction, Equipment & Furnishings	\$463,778,252	\$463,778,252	\$0	\$0	0%	0%
Misc.	\$439,079	\$447,759	\$10,946	\$8,680	2%	79%
Contingency	\$21,291,621	\$26,288,723	\$0	\$0	0%	0%
Total Project Budget	\$600,000,000	\$600,000,000	\$24,622,406	\$1,387,221		
% of Total Project Budget Committed		4.10%				
% of Total Commitments Expended		5.63%				
% of Total Project Budget Expended		0.23%				

5.2 Phase 1**Wylie Campus**

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$15,051,440	\$12,669,067	\$12,558,745	\$678,666	99%	5%
Investigation, Testing & Verification	\$2,679,247	\$2,679,247	\$41,200	\$8,100	2%	20%
Construction, Equipment & Furnishings	\$133,174,284	\$133,174,284	\$0	\$0	0%	0%
Misc.	\$126,082	\$130,422	\$4,847	\$4,340	4%	90%
Contingency	\$6,571,649	\$8,949,682	\$0	\$0	0%	0%
Total Project Budget	\$157,602,702	\$157,602,702	\$12,604,792	\$691,106		
% of Total Project Budget Committed		8.00%				
% of Total Commitments Expended		5.48%				
% of Total Project Budget Expended		0.44%				

Technical Training Center

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$14,713,206	\$12,089,798	\$11,981,955	\$665,666	99%	6%
Investigation, Testing & Verification	\$2,619,039	\$2,619,039	\$29,560	\$26,110	1%	88%
Construction, Equipment & Furnishings	\$130,181,602	\$130,181,602	\$0	\$0	0%	0%
Misc.	\$123,249	\$127,589	\$6,098	\$4,340	5%	71%
Contingency	\$6,423,972	\$9,043,040	\$0	\$0	0%	0%
Total Project Budget	\$154,061,068	\$154,061,068	\$12,017,613	\$696,115		
% of Total Project Budget Committed		7.80%				
% of Total Commitments Expended		5.79%				
% of Total Project Budget Expended		0.45%				

5.3 Phase 2

Celina Center

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Total Project Budget	\$55,112,263	\$55,112,263	\$0	\$0		
% of Total Project Budget Committed		0.00%				
% of Total Commitments Expended		0.00%				
% of Total Project Budget Expended		0.00%				

Farmersville Center

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Total Project Budget	\$27,556,132	\$27,556,132	\$0	\$0		
% of Total Project Budget Committed		0.00%				
% of Total Commitments Expended		0.00%				
% of Total Project Budget Expended		0.00%				

Preston Ridge Campus (Workforce / University Building)

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Total Project Budget	\$59,388,215	\$59,388,215	\$0	\$0		
% of Total Project Budget Committed		0.00%				
% of Total Commitments Expended		0.00%				
% of Total Project Budget Expended		0.00%				

5.4 Phase 3

Preston Ridge Campus (Student Union / Welcome Center)

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Total Project Budget	\$26,329,788	\$26,329,788	\$0	\$0		
% of Total Project Budget Committed	0.00%					
% of Total Commitments Expended	0.00%					
% of Total Project Budget Expended	0.00%					

Central Park Campus (Student Union / Welcome Center)

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Total Project Budget	\$36,861,704	\$36,861,704	\$0	\$0		
% of Total Project Budget Committed	0.00%					
% of Total Commitments Expended	0.00%					
% of Total Project Budget Expended	0.00%					

5.5 Phase 4

Preston Ridge (Existing Repurpose)

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Total Project Budget	\$7,321,091	\$7,321,091	\$0	\$0		
% of Total Project Budget Committed	0.00%					
% of Total Commitments Expended	0.00%					
% of Total Project Budget Expended	0.00%					

Central Park (Existing Repurpose)

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Total Project Budget	\$9,151,364	\$9,151,364	\$0	\$0		
% of Total Project Budget Committed	0.00%					
% of Total Commitments Expended	0.00%					
% of Total Project Budget Expended	0.00%					

Central Park (Traffic / Wayfinding)

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Total Project Budget	\$7,826,795	\$7,826,795	\$0	\$0		
% of Total Project Budget Committed	0.00%					
% of Total Commitments Expended	0.00%					
% of Total Project Budget Expended	0.00%					

Preston Ridge (Wayfinding)

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Total Project Budget	\$2,546,293	\$2,546,293	\$0	\$0		
% of Total Project Budget Committed	0.00%					
% of Total Commitments Expended	0.00%					
% of Total Project Budget Expended	0.00%					

Spring Creek (Wayfinding)

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Total Project Budget	\$5,092,585	\$5,092,585	\$0	\$0		
% of Total Project Budget Committed	0.00%					
% of Total Commitments Expended	0.00%					
% of Total Project Budget Expended	0.00%					

5.6 Building Fund Reimbursement

Building Fund Reimbursement

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Building Fund Reimbursement	\$51,150,000	\$51,150,000	\$0	\$0	\$0	\$0
Total Project Budget	\$51,150,000	\$51,150,000	\$0	\$0		
% of Total Project Budget Committed	0.00%					
% of Total Commitments Expended	0.00%					
% of Total Project Budget Expended	0.00%					

6. Completed Items

6.1 General Program

- AECOM conducted Coordination Meetings, with Collin College Leadership and Procurement on September 11th and September 18th
- AECOM conducted Program Management Plan (PMP) workshops on September 1st & September 8th
- AECOM delivered the Program Management Plan (PMP) to Collin College on September 15th
- AECOM provided an overview of the August Monthly Report to the Collin Campus Facilities & Construction Committee on September 19th
- AECOM provided an overview of the August Monthly Report to the Collin College Board of Trustees on September 26th.
- AECOM conducted various workshops to complete development of Collin Colleges Facilities Standards

6.2 Procurement

- AECOM & Abernathy, Roeder, Boyd & Gullett, P.C. provided a *Standard Form of Agreement Between Owner and Architect* to Perkins+Will, Inc. for execution for the Technical Training Center on September 14th
- AECOM & Abernathy, Roeder, Boyd & Hullett, P.C provided a *Standard Form of Agreement Between Owner and Architect* to Page Southerland Page, Inc. for execution for the Wylie Campus on September 14th
- AECOM & Abernathy, Roeder, Boyd & Hullett, P.C provided a *Standard Form of Agreement Between Owner and Construction Manager as Constructor* to McCarthy Building Companies, Inc. for execution for the Technical Training Center on September 14th
- AECOM & Abernathy, Roeder, Boyd & Hullett, P.C provided a *Standard Form of Agreement Between Owner and Construction Manager as Constructor* to Skanska USA Building, Inc. for execution for the Wylie Campus on September 14th
- McCarthy Building Companies, Inc. executed the *Standard Form of Agreement Between Owner and Construction Manager as Constructor* to for the Technical Training Center on September 18th
- Page Southerland Page, Inc. executed the *Standard Form of Agreement Between an Owner and Architect* for the Wylie Campus on September 20th
- Perkins+Will, Inc. executed the *Standard Form of Agreement Between Owner and Architect* for the Technical Training Center on September 25th
- Skanska USA Building, Inc. executed the *Standard Form of Agreement Between Owner and Construction Manager as Constructor* to for the Wylie Campus on September 26th
- Collin College executed the *Standard Form of Agreement between Owner and Architect* for the Technical Training Center and a Notice to Proceed was issued on September 28th
- Collin College executed the *Standard Form of Agreement Between Owner and Architect* for the Wylie Campus and a Notice to Proceed was issued on September 28th
- Collin College executed the *Standard Form of Agreement Between Owner and Construction Manager as Constructor* for the Technical Training Center and a Notice to Proceed was issued on September 28th
- Collin College executed the *Standard Form of Agreement Between Owner and Construction Manager as Constructor* for the Wylie Campus and a Notice to Proceed was issued on September 28th
- AECOM and Collin College debriefed Huitt-Zollar, Sundt Construction, JE Dunn & SmithGroupJJR on Phase 1 procurement on September 13th
- AECOM and Collin College debriefed Lindbeck on Phase 1 procurement on September 14th

- AECOM and Collin College debriefed Holder Construction on Phase 1 procurement on September 18th
- AECOM and Collin College debriefed Turner Construction on Phase 1 procurement on September 19th
- AECOM and Collin College debriefed Skanska USA Building, Inc. and Whiting-Turner on Phase 1 procurement on September 20th
- AECOM and Collin College debriefed Huckabee on Phase 1 procurement on September 20th

6.3 Design

- Page Southerland Page, Inc. conducted two all-day Programming Workshops with AECOM and Collin College for the Wylie Campus on September 5th and 6th
- Perkins+Will, Inc. conducted a Program Overview Workshop with AECOM and Collin College for the Technical Training Center on September 7th
- Perkins+Will, Inc. conducted two all-day Programming Workshops with AECOM and Collin College for the Technical Training Center on September 14th and 15th
- Page Southerland Page, Inc. conducted an all-day Programming Workshop with AECOM and Collin College for the Wylie Campus on September 25th
- Perkins+Will, Inc. conducted a morning Programming Workshop with AECOM and Collin College for the Technical Training Center on September 28th

6.4 Pre-Construction

- AECOM conducted a kick-off meeting with Perkins+Will, Inc. and McCarthy Building Companies, Inc. on September 11th.
- AECOM conducted a kick-off meeting with Page Southerland Page, Inc. and Skanska USA Building, Inc. on September 13th

6.5 Construction

- No Construction activities are underway at this time

6.6 Acceptance and Close-Out

- No Acceptance and Close-Out Phase Items are complete

7. Pending Items

7.1 General Program

- Development of a Program Procedures Manual (PPM) is under development
- Deployment of the Program Management Information System (PMIS) is underway
- Development of the Facility Standards is underway

7.2 Procurement

- Development of an RFQ for Commissioning Services is underway

7.3 Design

- Completion and acceptance of programming for the Wylie Campus
- Completion and acceptance of programming for the Technical Training Center

7.4 Pre-Construction

- Development of a cost management plan, project schedule & preliminary estimate are underway by Skanska USA Building, Inc. for the Wylie Campus
- Development of a cost management plan, project schedule & preliminary estimate are underway by McCarthy Building Companies, Inc. for the Technical Training Center

7.5 Construction

- No Construction activities are underway at this time

7.6 Acceptance and Close-Out

- No Acceptance and Close-Out activities are underway at this time

Appendix A – Schedule Milestone Definitions

BOT Approval of Program Manager – Establishes that a project is Board of Trustees approved and the Program Manager shall begin efforts to complete the project.

BOT Approval of A/E Procurement Method – Approval by the Board of Trustees of the methods used to procure the Architect.

BOT Approval of Construction Delivery Method – Approval by the Board of Trustees of the construction delivery method. Typically Construction Manager-at-Risk or Competitive Sealed Proposal.

BOT Approval of Recommended Firms – Acceptance of firm recommendations by the Board of Trustees.

Architect Mobilized – Completion of negotiations, execution of contracts, and issuance of Notice to Proceed.

Schematic Design Submittal – Initial design schemes that seek to define the general scope and conceptual design of the project including scale and relationships between building components.

Design Development Submittal – Site Plans, Elevations & Floorplans that define and describe all important aspects of the project.

Construction Document Submittal – Detailed specifications, details, illustrations, and instructions on all aspects of the facility. Used to obtain project bids and to construct the facility.

BOT Approval of GMP (Site) – Board of Trustees approval of the Guaranteed Maximum Price to complete the site work.

Contractor Mobilized – Notice to Proceed issued for the Site Work. Contractor on site and ready to start.

BOT Approval of GMP (Facility) – Board of Trustees approval of the Guaranteed Maximum Price to complete the facility work.

Foundations Complete – Mass grading & piers complete, project. There after the project is less affected by rain, mud and subterranean conditions.

Building Top Out – All major structural components are in place (including the highest component) for the facility. Project less susceptible to material shortages or delays.

Building Dry-In – Roofing and windows are complete and the building is water resistant. The project overall is less susceptible to weather as most of the work is conducted indoors.

Building Energized – The building has power. This is an indication that utilities are in place, significant electrical work is complete, and many significant city inspections have been passed.

Building Climatized – The HVAC system is functional. Weather sensitive materials can be installed.

Temporary CO – The city has agreed that the building is significantly constructed in accordance with local codes and is occupiable. There may be outstanding landscaping requirements.

Final CO – The city has agreed that the building is constructed in accordance with local codes and is occupiable. There may be outstanding landscaping requirements

Substantial Completion – All materials are in place, all systems are functional, and the owner can use the building for its intended purpose with only minor punch-list items remaining. Warranties will commence.

Final Completion – All punchlist items are complete. The Contractor is complete.

Student Occupancy – Success!