

Collin County Community College District Board of Trustees

2020-09-X

September 22, 2020

Resource: Christopher G. Eyle
Vice President Facilities and Construction

AGENDA ITEM: Report Out of the Campus Facilities and Construction Committee and Consideration of Approval to Proceed with Modifications to McKinney Campus Master Plan Phases 3 and 4

DISCUSSION: At its meeting on May 26, 2020, the Board of Trustees approved a revision of the McKinney Campus Master Plan Phase 3 and Phase 4. These revisions added square footage to the new Welcome Center, removed re-skinning the Records/Maintenance Building, removed the renovations to the Field Training Building, and included minor modifications for the new entry drive and adjacent parking. These revisions also set the McKinney Campus Phases 3 and 4 budget at \$41.244M.

Since that time, District Staff have worked with PBK, McCarthy, and AECOM to finalize the designs for the McKinney Campus. In determining the final positioning of the Student Center, it was realized that there was an opportunity to renovate the majority of the parking on the west side of the campus. As a result, staff have amended the recommendation to remove the existing 706 parking spaces between Community Avenue and the Campus Facilities and replace them with approximately 1,200 new parking spaces, an increase of approximately 494 spaces.

This recommendation will provide a better parking layout, with a more consistent traffic pattern. These improvements will lower the risk for both pedestrian and vehicle accidents. Additionally, it will allow a more efficient use of space and improve the campus aesthetics. Furthermore, revisions from this plan will allow for vehicles to turn north and south when exiting onto Community Avenue. Lastly, this plan greatly increases the number of parking spaces while avoiding the cost of a new parking garage.

The net increase of these modifications for the McKinney Campus is \$7.964M.

As of September 8, 2020, AECOM estimated the bond funds had \$19,023,439 available through program contingency, cost savings and expected cost savings, of which \$13.4M could be repurposed immediately.

DISTRICT PRESIDENT’S RECOMMENDATION: The District President recommends approval of the outlined modifications of the McKinney Campus Master Plan Phases 3 and 4 and corresponding increase in budget.

SUGGESTED MOTION: This item comes as a motion and second out of committee. A suggested motion would be, “Mr. Chairman, I make a motion that the Board of Trustees of Collin County Community College District approves moving forward with the outlined modifications of the McKinney Campus Master Plan Phases 3 and 4 and corresponding increase in budget.”

ESTIMATED CONSTRUCTION BUDGET

September 11, 2020

| ITEM | ORIGINAL CONSTRUCTION ESTIMATE | CURRENT CONSTRUCTION ESTIMATE AT SD PHASE | ORIGINAL LOADED COSTS | 09/10/2020 UPDATED LOADED COSTS |
|---|---------------------------------------|--|------------------------------|--|
| Welcome Center and Renovations, including wayfinding | \$18,000,000 | \$20,037,567* | \$22,900,000 | \$22,900,000* |
| • Dental | \$8,164,249 | \$8,164,249 | \$9,804,393 | \$8,904,393 |
| • Hygiene and Dining | \$899,485 | \$899,485 | \$1,059,303 | \$909,303 |
| • Wayfinding | \$27,063,734 | \$29,101,301 | \$33,763,696 | \$32,713,696 |
| Parking Upgrades, including underground detention and revised utilities | \$2,000,000 | \$9,892,972 | \$2,300,000 | \$11,314,870 |
| TOTAL | \$29,063,734 | \$38,994,273 | \$36,063,696 | \$44,028,566 |
| DELTA | | \$9,930,539 | | \$7,964,870 |
| Parking Lot Upgrades Additional Cost | | \$7,930,539 | | \$7,964,870 |