



**COLLIN
COLLEGE**

FARMERSVILLE CAMPUS

FARMERSVILLE, TEXAS

PROJECT CLOSEOUT REPORT



AECOM

OCTOBER 2022

PROJECT CLOSEOUT REPORT

COLLIN COLLEGE FARMERSVILLE CAMPUS

SUBMITTED BY:



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Document Controls Manager

Date: 10/17/2022



Adrian Grimes
Program Director

Date: 10/17/2022

APPROVED BY:



Chris Eyle
Vice President of Facilities and Construction

Date: 10/19/2022



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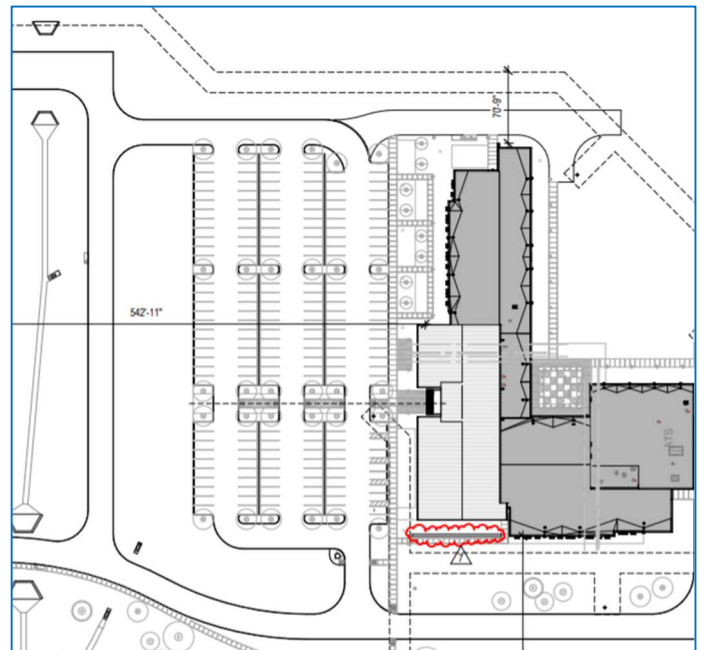
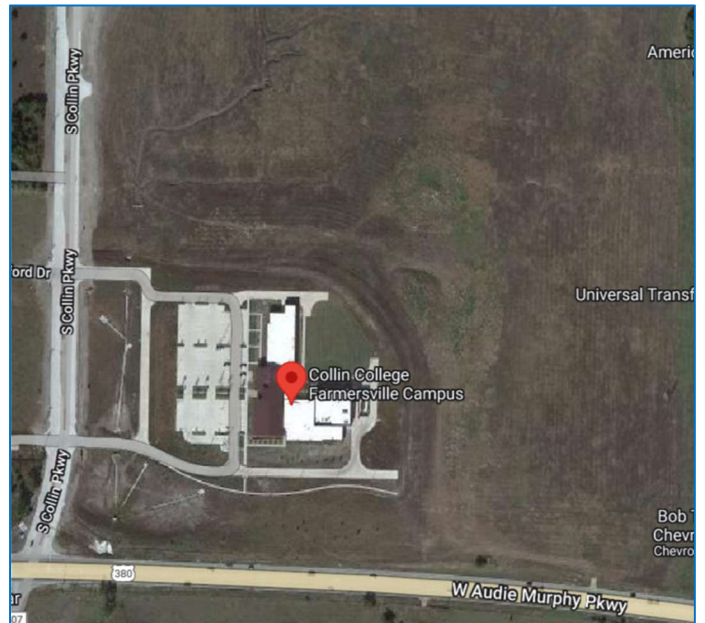
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EXECUTIVE SUMMARY

The need for the Farmersville Campus project came out of the 2016 Collin College Master Plan, which identified the need for a new campus to serve the higher educational needs of the residents in eastern Collin County. Using ideas from design concept meetings with College leadership, AECOM and the architect, BECK Architecture, the final campus concept became a one-story, 51,271 square feet facility.

Design and pre-construction services from the CMAR began in September 2018 and construction started in September 2019. Substantial completion of the project was achieved on January 21 2021 and student occupancy of the facilities began in late August 2021.

SITE PLANS





PROCUREMENT AND PROJECT DELIVERY APPROACH

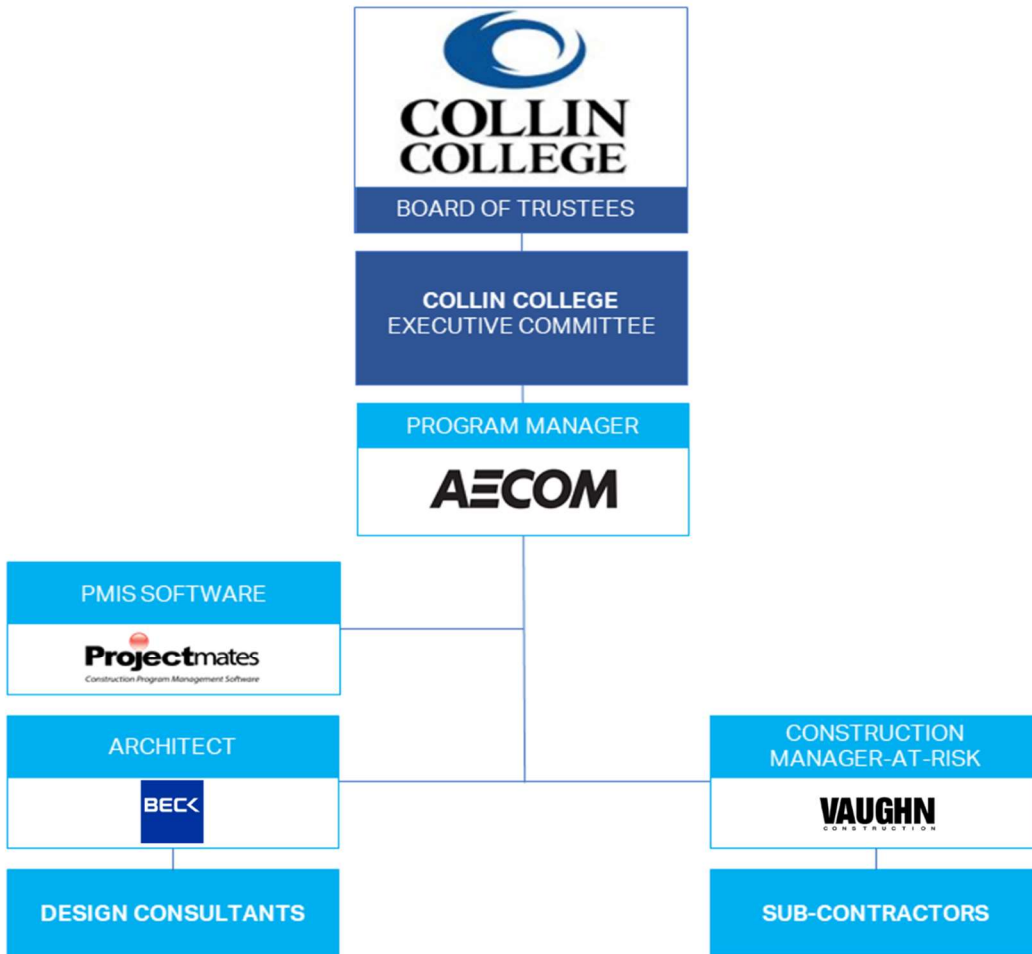
Collin College issued an RFQ for program management services in January 2017 and AECOM was selected as the recommended firm in March 2017. The College Board of Trustees approved the recommendation for AECOM to provide program management services contingent upon the voters approving the \$600M bond issue, which was approved in May 2017. AECOM was issued a contract upon the voters passing the bond issue, and immediately began providing program management services.

The two biggest challenges for this project were: 1) the deadline for the project to be ready for occupancy by Fall 2021, which was only two (2) years from project concept to student occupancy and 2) Keeping the project within budget during a period of 15-18% annual price escalation.

To address the first challenge, AECOM recommended the College utilize the CMAR delivery method for the construction of the project, and that the CMAR be brought on-board at the beginning of the project to deliver pre-construction services while the Architect was working on the design of the campus. This collaborative teaming concept allowed for the campus to be delivered 5 months early in March 2021. This teaming concept and weekly cost meeting reviews allowed the project to come in significantly under budget.

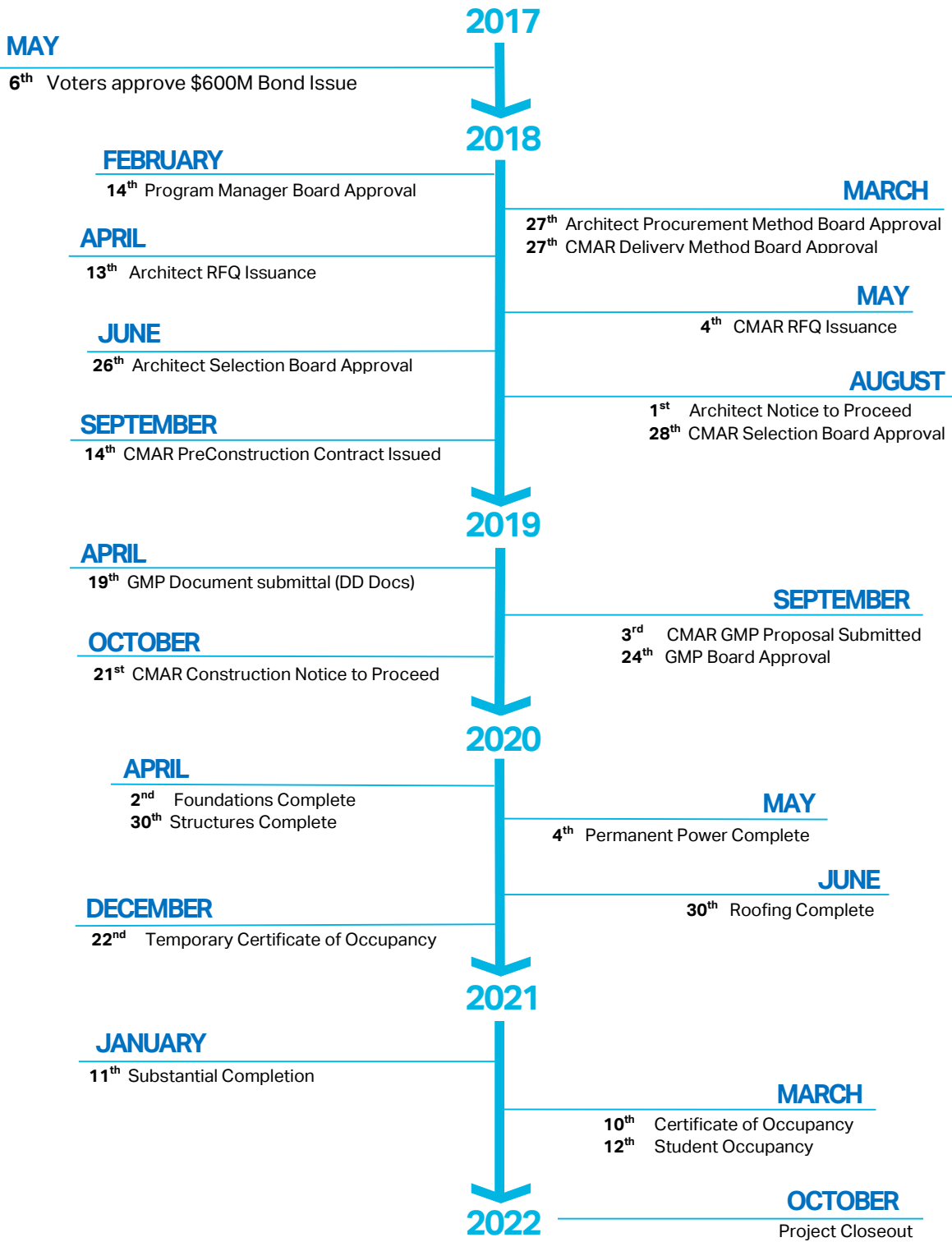
AECOM developed a detailed RFQ and RFP schedule, and worked with the College's Procurement Department to issue RFQ's for professional design and construction services through a full and open procurement process. The detailed scheduling and close coordination with the College allowed for expedited selection and on-boarding of the Architect and Construction Manager. BECK Architecture was selected as the Architect and J.T. Vaughn Construction was selected as the CMAR. Other professional services such as commissioning services and building envelope consulting services were procured using the same transparent process.

PROJECT ORGANIZATION



PROJECT TIMELINE

KEY MILESTONES



PROJECT FINANCIALS

BUDGET SUMMARY

CATEGORY	BUDGET	COMMITMENTS	EXPENDITURES
Design	1,560,894.30	1,560,894.30	1,560,894.30
Consulting	627,487.50	627,487.50	627,487.50
3rd Party Invest, Testing & Verification	352,477.75	352,477.75	352,477.75
FF&E and IT	2,705,897.00	2,705,897.00	2,705,897.00
Construction, Land, Permits & Fees	19,116,413.27	19,116,413.27	19,116,413.27
Misc.	6,106.80	6,106.80	6,106.80
Contingency	-	-	-
TOTAL	24,369,276.62	24,369,276.62	24,369,276.62

ORIGINAL BUDGET WAS \$29,536,008

FINANCIAL FACTS

\$19,054,911.11

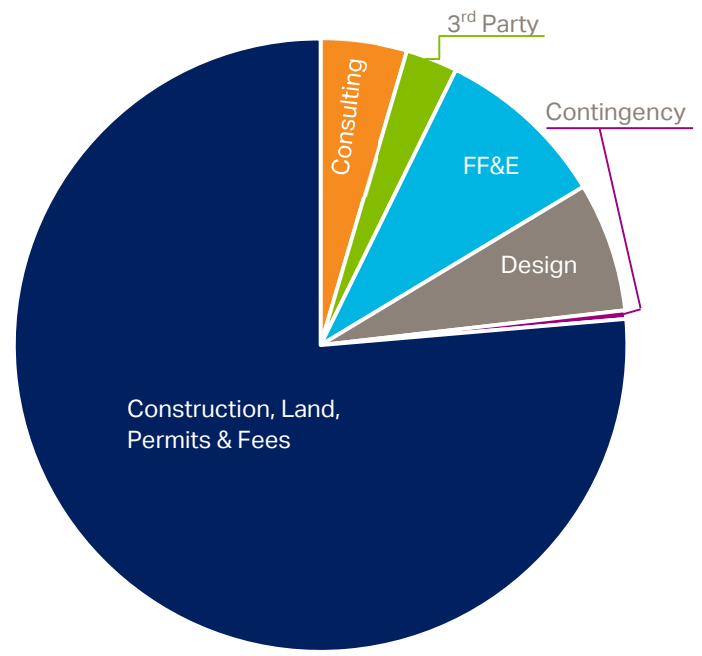
Final GMP Construction Contract Value

279

Total Contracts Issued

917

Total Invoices Processed





MWBE/HUB



SUMMARY

\$3,471,317 in MWBE/HUB subcontracts awarded.
15.33% of direct construction cost of work.



- A. Certificates of Completion
 - i. Substantial Completion
 - ii. Consent of Surety to Final Payment
- B. Certificate of Occupancy Certificates
- C. Progress and Final Photos
- D. Contract Deliverable File Locations
- E. Risk Register



CERTIFICATES OF COMPLETION



**SUBSTANTIAL
COMPLETION**



AIA®

Document G704™ – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
Collin College Farmersville
501 S Collin Pkwy
Farmersville, TX 75442

CONTRACT INFORMATION:
Contract For:
Date:

CERTIFICATE INFORMATION:
Certificate Number: 001
Date: 12/21/2020

OWNER: *(name and address)*
Collin College
3452 TX-399 Spur
McKinney, TX 75069

ARCHITECT: *(name and address)*
Beck Architecture, LLC
1601 Elm St., ste 2800
Dallas, TX 75201

CONTRACTOR: *(name and address)*
JT Vaughn Construction, LLC
9160 Sterling St #100
Irving, TX 75063

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

Construction of a new campus in Farmersville on a new 75-acre site.

Beck Architecture, LLC		David Dumas, Senior Project Manger	12/21/2020
ARCHITECT <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

None

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:

(Identify the list of Work to be completed or corrected.)

Roadway Improvements along CR611

Attached list of open items



The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within 30 (calendar) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$59,670

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

J.T. Vaughn Construction, LLC		Brad Wendler, Sr. Project Manager	12/21/2020
CONTRACTOR <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE
Collin College		H. Neil Matkin District President	01/11/2021
OWNER <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE



**CONSENT OF SURETY
TO FINAL PAYMENT**

**CONSENT OF
SURETY COMPANY
TO FINAL PAYMENT**

OWNER
ARCHITECT
CONTRACTOR
SURETY
OTHER

AIA DOCUMENT G707

Bond No. 82467811

PROJECT: ARBH File: Collin College 900240.0292/Farmersville Campus, Farmersville Campus, W. Audie Murphy Parkway, Farmersville, TX 75442
(name, address)

TO (Owner)
Collin County Community College District
3452 TX-399 Spur, Suite 102
McKinney, TX 75069

ARCHITECT'S PROJECT NO:
CONTRACT FOR: Construction
CONTRACT DATE: August 28, 2018

CONTRACTOR: J.T. Vaughn Construction, LLC

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the (here insert name and address of Surety Company).

Federal Insurance Company
202B Hall's Mill Road
Whitehouse Station, NJ 08889

, SURETY,

on bond of (here insert name and address of Contractor)

J.T. Vaughn Construction, LLC
10355 Westpark Drive
Houston, TX 77042

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety Company of any of its obligations to (here insert name and address of Owner)


Collin County Community College District
3452 TX-399 Spur, Suite 102
McKinney, TX 75069

, OWNER,


as set forth in the said Surety Company's bond.

IN WITNESS WHEREOF,
the Surety Company has hereunto set its hand this 7th day of March, 2022

Witness:
(Seal)


Heather Noles

Federal Insurance Company
Surety Company


Signature of Authorized Representative
Vickie Lacy, Attorney-in-Fact
Title

NOTE: This form is to be used as a companion document to AIA DOCUMENT G706, CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS, Current Edition



**CERTIFICATE OF
OCCUPANCY CERTIFICATES**

City of Farmersville

CONDITIONAL CERTIFICATE OF OCCUPANCY

NUMBER: 20191251 DATE: 12/22/2020

THIS BUILDING AND OR COMPLEX OF BUILDINGS CONSTRUCTED UNDER BUILDING PERMIT NO. **20191251** HAS BEEN INSPECTED AND DOES COMPLY WITH APPLICABLE ORDINANCES AND LAWS OF THE CITY OF FARMERSVILLE. THIS CONDITIONAL CERTIFICATE OF OCCUPANCY IS VALID ONLY WHEN THE BUILDING IS OCCUPIED BY A USE WITHIN THE CLASSIFICATIONS AUTHORIZED BY THE BUILDING PERMIT AND APPLICABLE ZONING REGULATIONS. ADDITIONALLY, OCCUPANCY IS ALLOWED IN ALL CASES EXCEPT RELATED TO STUDENTS ATTENDING CLASS.

NAME OF BUSINESS: COLLIN COLLEGE FARMERSVILLE, PHASE 1

ADDRESS: 504 SOUTH COLLIN PARKWAY

TYPE OF OCCUPANCY: EDUCATIONAL, INSTITUTIONAL, AND PUBLIC

LOAD: 1,195



BUILDING INSPECTOR



FIRE MARSHAL

City of Farmersville

CERTIFICATE OF OCCUPANCY

NUMBER: 20191251 DATE: MARCH 10, 2021

THIS BUILDING AND OR COMPLEX OF BUILDINGS CONSTRUCTED UNDER BUILDING PERMIT NO. **20191251** HAS BEEN INSPECTED AND DOES COMPLY WITH APPLICABLE ORDINANCES AND LAWS OF THE CITY OF FARMERSVILLE. THIS CERTIFICATE OF OCCUPANCY IS VALID ONLY WHEN THE BUILDING IS OCCUPIED BY A USE WITHIN THE CLASSIFICATIONS AUTHORIZED BY THE BUILDING PERMIT AND APPLICABLE ZONING REGULATIONS.

NAME OF BUSINESS: COLLIN COLLEGE BUILDING 1 (PHASE 1)

ADDRESS: 504 S COLLIN PKWY

TYPE OF OCCUPANCY: B/A3

LOAD: 1195



BUILDING OFFICIAL



FIRE MARSHAL



PROGRESS & FINAL PHOTOS



January 2020



March 2020



April 2020



June 2020



July 2020



September 2020



October 2020



January 2021



January 2021



January 2021



Gathering Area at East Side of Building



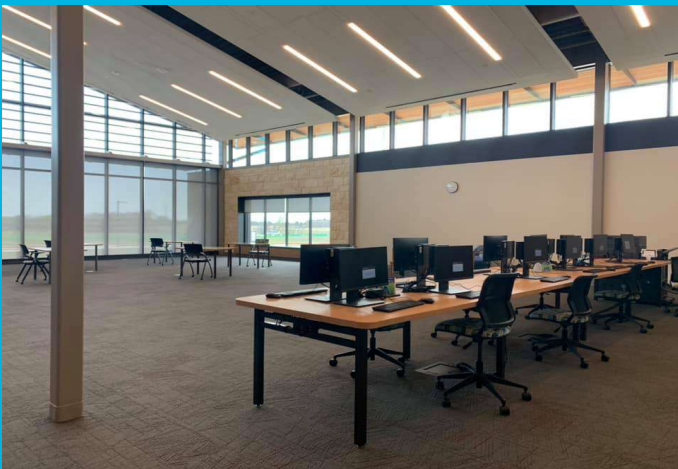
Landscape in Front of Library Curtain Wall



Lobby Area at Main Entrance



One-Stop Shop



Library



Testing Center



Classroom Space



A&P Lab Space



Bookstore



Workforce Room



South End Hallway



Restroom



CONTRACT DELIVERABLE FILE LOCATIONS

Project Records, including design documents, testing reports, construction records, closeout documents and photos have been archived to portable hard drives and will be turned over to Collin's Facilities Department at the conclusion of the Program.



RISK REGISTER

FARMERSVILLE CAMPUS RISK REGISTER

Risk Identification				Potential Impact			Risk Treatment			Risk Status					
Item No.	Date Identified	Project Phase	Description	Risk Owner	Probability	Schedule (Days)	Cost (\$)	Funding Source	Response	Action Owner	Action Start Date	Action End Date	Notes	Date Last Updated	Status
1	12/13/18	Construction	Cost of the electrical infrastructure for primary service.	Owner	Medium	N/A	\$0	Program Contingency	Negotiate with the city to eliminate this cost.	Tayseer Hourani	01/10/19	08/31/19	Agreement has been reached with the city.	04/15/20	Closed
2	12/13/18	Construction	Cost of the city's permitting process.	Owner	High	N/A	\$0	Program Contingency	Accept the cost.	Tayseer Hourani	01/30/19	10/28/19	Permit fees have been paid.	07/21/21	Closed
3	12/13/18	Construction	Increase pier depth by 10' to 40' overall depth	Owner	Medium	N/A	\$0	Program Contingency	Accept the cost if the design team require 40ft, deep piers.	Tayseer Hourani	01/30/19	03/28/19	Pending completion of the geotechnical report and foundation design. VOID. See Item 10	07/11/19	Closed
4	12/13/18	Construction	Earthwork above and beyond what is normal and customary.	Owner	Low	N/A	\$0	Program Contingency	Accept the cost if the design team require this work.	Tayseer Hourani	12/20/18	03/28/19	Pending completion of the geotechnical report and civil & foundation designs. VOID. See Item 10	07/11/19	Closed
5	12/13/18	Construction	Additional storm sewer to control drainage away from Phase 1 building.	Owner	Medium	N/A	\$0	Program Contingency	Accept the cost if the design team require this work.	Tayseer Hourani	12/20/18	06/30/19	Design is complete. No additional measures needed.	07/11/19	Closed
6	12/13/18	Construction	Landscaping per city codes; above and beyond the budget established during the SD phase.	Owner	Medium	N/A	\$0	GMP Owner Contingency	Provide Planned Development submittal to the city and negotiate their code requirements.	Tayseer Hourani	12/20/18	08/31/19	Building permit has been obtained. No additional scope required.	07/11/19	Closed
7	12/13/18	Construction	Owner contingency (~2.5% of \$20.6M & \$200k City Landscape & \$50k Barnes & Noble Finish-Out)	Owner	High	N/A	\$765,000	Program Contingency	Accept and include in the GMP.	Tayseer Hourani	12/20/18	06/30/19	Design is complete.	07/11/19	Closed
8	12/13/18	Construction	Payments to MDD, Owner's Auditors.	Owner	High	N/A	\$21,000	Program Contingency	Accept the cost.	Tayseer Hourani	12/20/18	12/31/21	Funding allocated out of Program Contingency into the Consultant code.	07/11/19	Closed
9	01/31/19	Construction	Fiber Connection to the Site	Owner	Low	N/A	\$0	Other	Coordinate with the College to determine the route and cost for fiber connection.	Tayseer Hourani	01/31/19	02/28/19	Cost will be covered by IT department out of Operating Funds	07/11/19	Closed
10	04/01/19	Construction	Additional foundation work due to the geotechnical report.	Owner	High	Two Months	\$0	GMP Owner Contingency	Accept the cost.	Tayseer Hourani	04/01/19	06/30/19	The 100% DD estimate includes the cost of work including schedule extension.	07/11/19	Closed
11	04/01/19	Construction	Design Team's Additional Fee due to increasing the design budget.	Owner	High	N/A	\$80,000	Program Contingency	Accept the cost.	Tayseer Hourani	04/01/19	12/31/19	Based on increasing the design budget by approx. \$2.4 Million	07/11/19	Closed
12	04/10/19	Construction	Install Emergency Responder Signal Repeater/Antenna System	Owner	Medium	N/A	\$0	Program Contingency	Verify IFC requirements. If AHJ allows, perform RF-signal survey / study before confirming the need to add the system. Study to occur after exterior and interior walls are complete	Tayseer Hourani	04/10/19	TBD	System is not required.	07/21/21	Closed
13	09/05/19	Construction	Barnes & Noble Finish Out	Owner	Medium	N/A	\$0	GMP Owner Contingency	Accept the cost.	Tayseer Hourani	04/10/19	TBD	All finish out work by the college is complete	07/21/21	Closed