



# ADDITION AND RENOVATIONS AT MCKINNEY CAMPUS

MCKINNEY, TEXAS

## PROJECT CLOSEOUT REPORT



 FEBRUARY 2023



# PROJECT CLOSEOUT REPORT

## COLLIN COLLEGE MCKINNEY CAMPUS

### SUBMITTED BY:

*Nuria Cortes*

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**Nuria Cortes**  
Document Controls Manager

Date: 02/06/23

*Adrian Grimes*

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**Adrian Grimes**  
Program Director

Date: 02/06/23

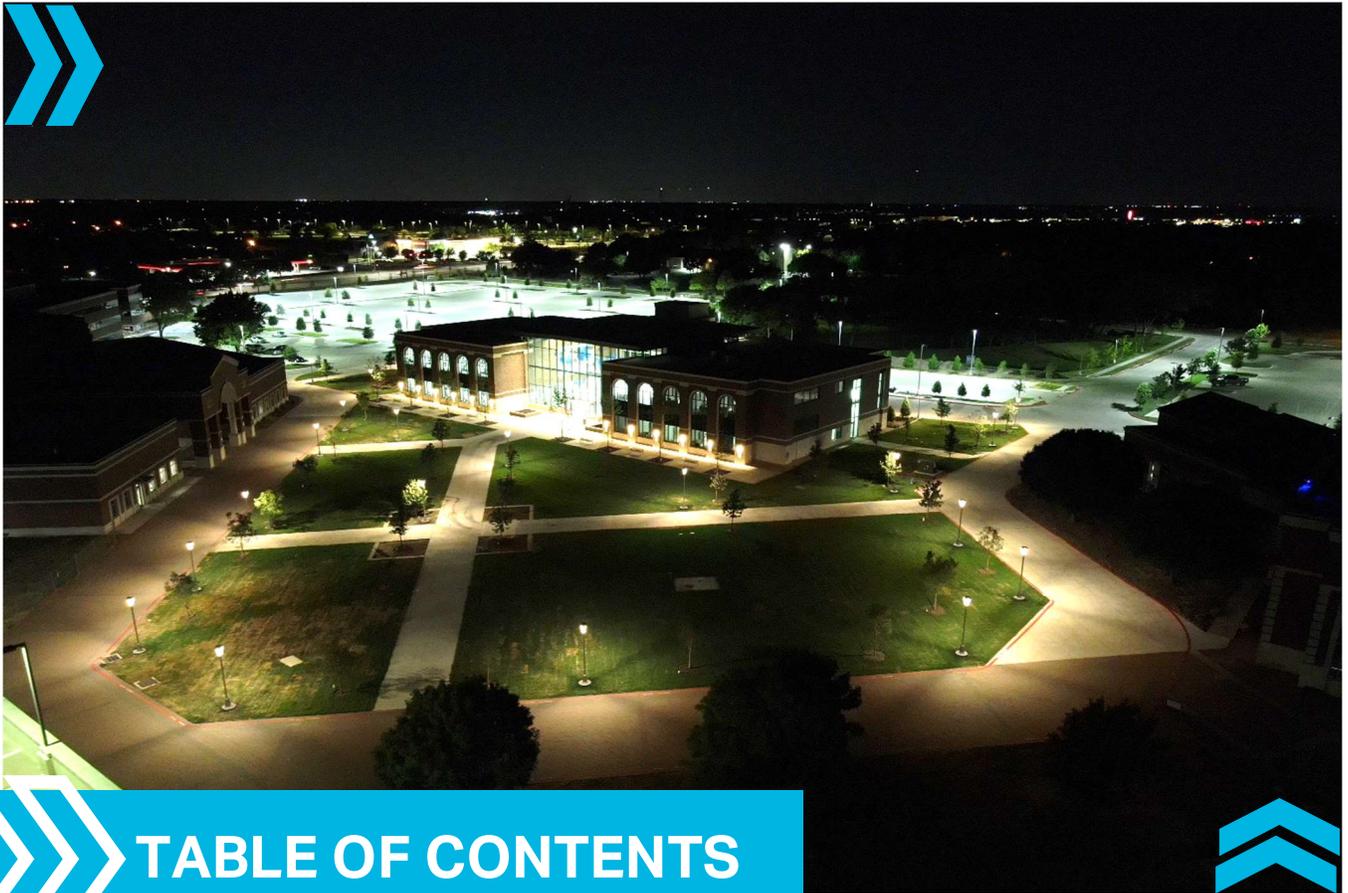
### APPROVED BY:

*Christopher J. Eyle*

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**Chris Eyle**  
Vice President of Facilities and Construction

Date: 02/06/23



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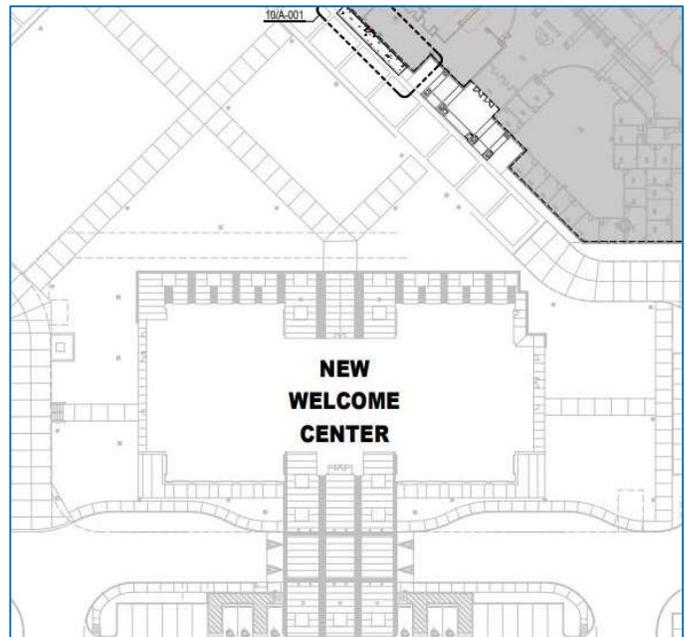
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# EXECUTIVE SUMMARY

The need for the new Welcome Center project came out of the 2016 Collin College Master Plan. As the overall capital improvement program progressed, the planned improvements for this campus were re-prioritized in early 2020 and a major renovation of the existing Main Building was added as well as a complete replacement of the parking areas along the West side of the campus. The project team, consisting of College leadership, AECOM, the architect, PBK, and the CMAR, Skanska, worked together to develop a comprehensive plan to put these improvements into place without creating any major disruptions to the daily educational and administrative function on campus.

Preliminary design work and pre-construction services from the CMAR began in August 2020 with the 1<sup>st</sup> phase of construction starting in January 2021 and the 2<sup>nd</sup> phase starting in March 2021. Substantial completion of the 1<sup>st</sup> phase of the project was achieved in March, 2022 with the welcome center being substantially complete on August 11, 2022.

## SITE PLANS





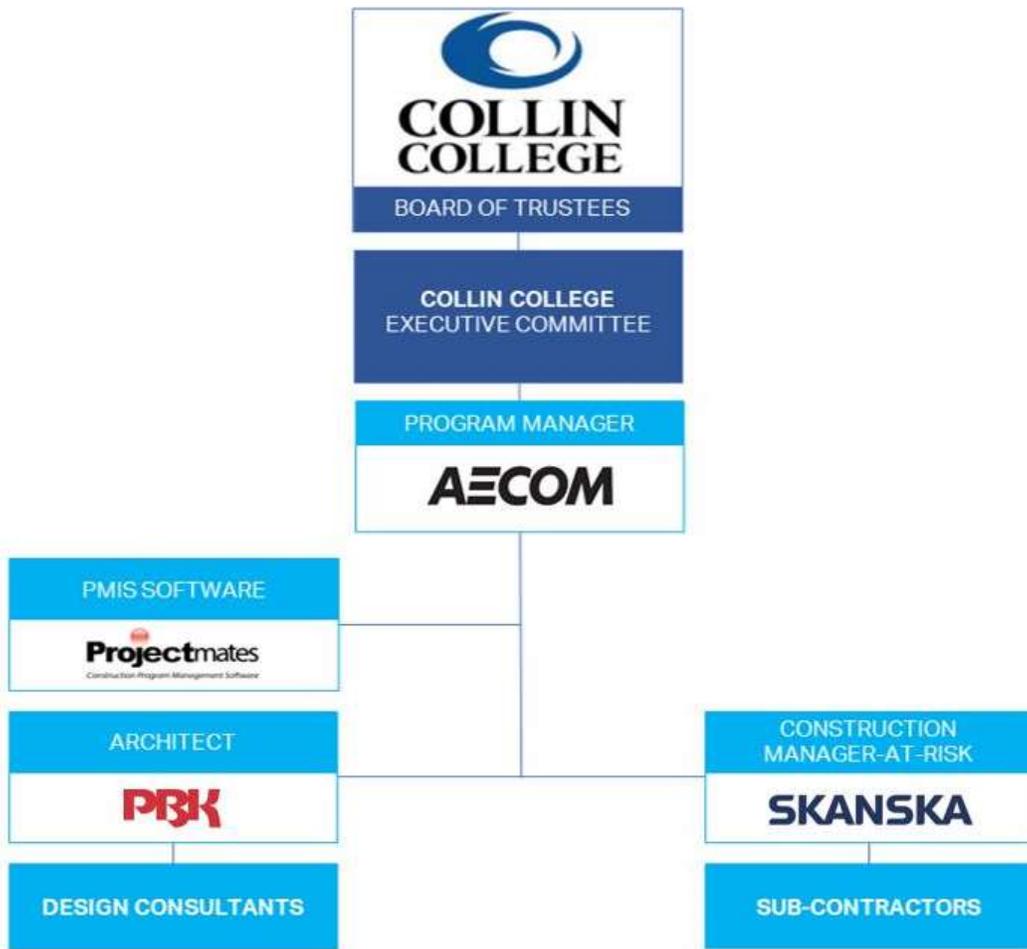
## PROCUREMENT AND PROJECT DELIVERY APPROACH

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.

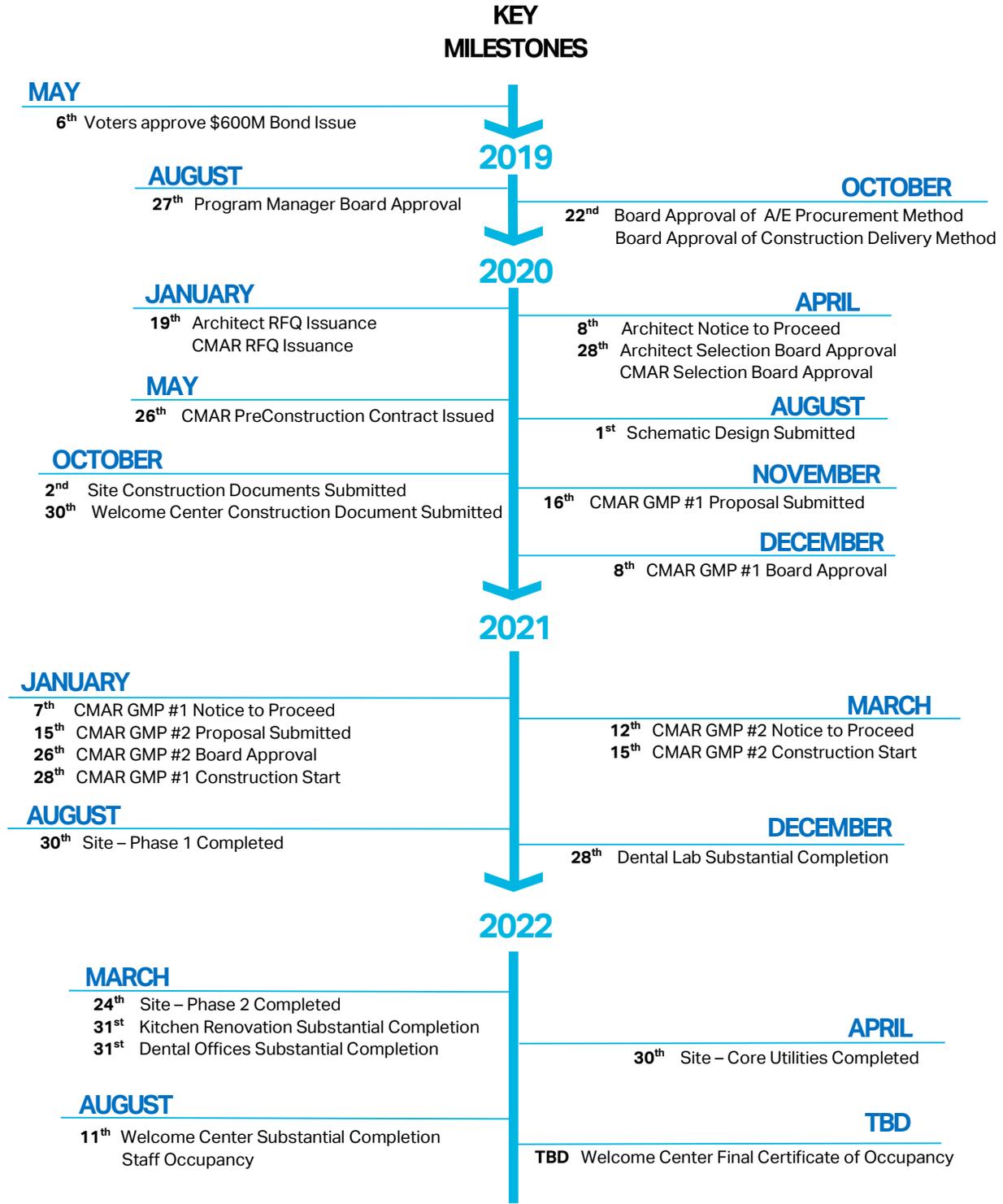
As with all of the other major projects contained in the Capital Improvement Program, the challenge for the McKinney Campus projects was completing the projects on-time and on-budget. In order to achieve these goals, AECOM recommended the College utilize the CMAR delivery method for the construction 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. Using this collaborative concept throughout the life of the project, the Welcome Center was turned over to the College one month early and several million dollars 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. PBK Architects were selected as the Architect and Skanska 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



# PROJECT FINANCIALS

## BUDGET SUMMARY

CATEGORY	BUDGET	COMMITMENTS	EXPENDITURES
Design	2,422,755.96	2,422,755.96	2,422,755.96
Consulting*	2,065,692.00	2,065,692.00	2,059,124.00
3rd Party Invest, Testing & Verification	364,617.52	364,617.52	322,778.62
FF&E and IT*	2,832,104.00	2,777,394.03	2,656,713.35
Construction, Land, Permits & Fees*	36,118,656.04	35,462,312.07	32,422,568.29
Misc.	11,367.25	11,367.25	11,367.25
Contingency	3,164,402	-	-
<b>TOTAL</b>	<b>46,979,595.00</b>	<b>43,104,138.83</b>	<b>39,895,307.47</b>

\*Current amounts as of December 30, 2022

ORIGINAL BUDGET WAS \$37,887,728

### FINANCIAL FACTS

## \$35,339,599

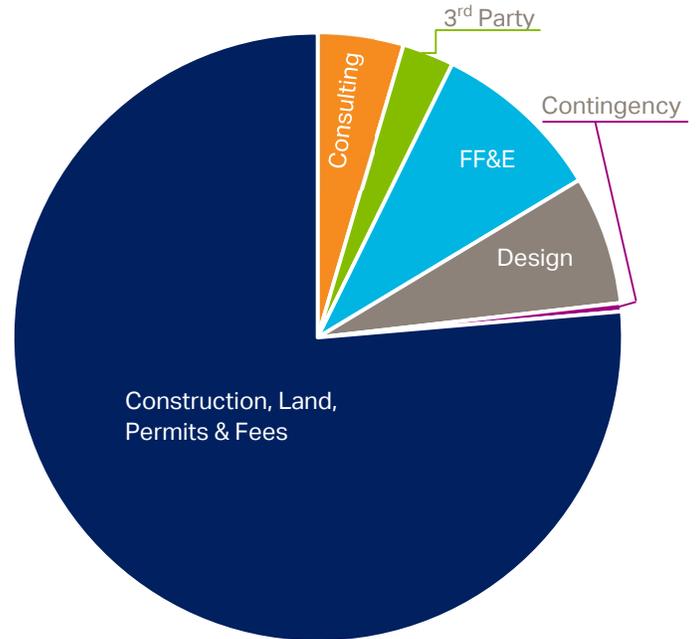
Current GMP Construction Contract Value

## 62

Total Contracts Issued

## 269

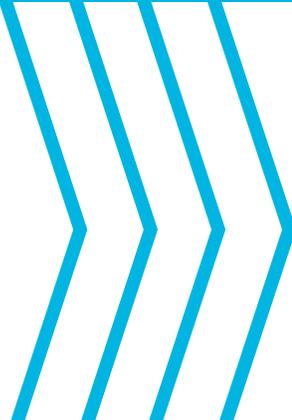
Total Invoices Processed





## APPENDIX

- 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



# **CERTIFICATES OF COMPLETION**



**SUBSTANTIAL  
COMPLETION**

# AIA® Document G704® – 2017

## Certificate of Substantial Completion

<b>PROJECT:</b> <i>(name and address)</i> Collin College- Welcome Center McKinney Campus  2200 West University Drive	<b>CONTRACT INFORMATION:</b> Contract For: New Construction & Parking Lot  Date: 7/23/2020	<b>CERTIFICATE INFORMATION:</b> Certificate Number:  Date: 8/12/2022
<b>OWNER:</b> <i>(name and address)</i> Collin College  3452 TX-399 Spur, McKinney, TX 75069	<b>ARCHITECT:</b> <i>(name and address)</i> PBK Architects  14001 Dallas Pkwy #400 Dallas, TX 75240	<b>CONTRACTOR:</b> <i>(name and address)</i> Skanska USA Building Inc.  105 Decker Court Suite 1060 Dallas TX 75062

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.)*

<u>PBK Architects</u> ARCHITECT <i>(Firm Name)</i>	 SIGNATURE	Cliff Whittingstall, Partner, Director HE PRINTED NAME AND TITLE	<u>8/11/2022</u> DATE OF SUBSTANTIAL COMPLETION
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### 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.)*

### WORK TO BE COMPLETED OR CORRECTED

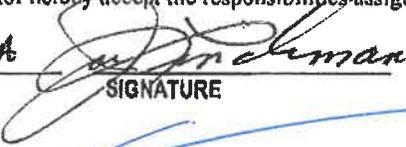
A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:  
*(Identify the list of Work to be completed or corrected.)*  
See attached

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 ( ) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$20,000

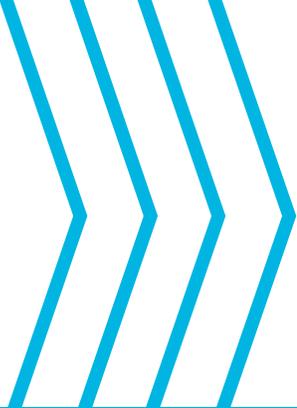
The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:  
*(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)*

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

<u>SKANSKA USA</u> CONTRACTOR <i>(Firm Name)</i>	 SIGNATURE	VP JOE LINDEMANN PRINTED NAME AND TITLE	<u>8/11/2022</u> DATE
<u>Collin College</u> OWNER <i>(Firm Name)</i>	 SIGNATURE	Christopher E. Up PRINTED NAME AND TITLE	<u>9/6/2022</u> DATE



**CONSENT OF SURETY  
TO FINAL PAYMENT**



**CERTIFICATE OF  
OCCUPANCY CERTIFICATES**



**Expires: 10/14/2022**

## Temporary Certificate of Occupancy

This certifies that at the time of issuance the described portion of the structure has been inspected for compliance with the requirements of the 2018 International Building Code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified. The use and occupancy are in accordance with the provisions of Chapter 3 of the International Building Code and the type of construction as defined in Chapter 6 of the International Building Code.

Name of Business: Collin College Welcome Center Permit No.: COM2020-11-01644

Address of Business: 2200 W University Dr WB, Mckinney, TX 75071

Owner Name/Address: Jeffrey Hagerich - 2200 W University Dr  
McKinney, TX 75071

Description of the portion of the structure for which CO is issued: WELCOME CENTER

Automatic Sprinkler Required: Yes Special Stipulations: NA

Type of Construction: II-B (Unprotected Non-Combustible) Use and Occupancy: B Office, Professional

  
\_\_\_\_\_  
Suzanne Arnold

08/11/2022  
Issue Date

615  
Occupancy Load

**POST IN A CONSPICUOUS PLACE**



**Expires: 02/24/2023**

## Temporary Certificate of Occupancy

This certifies that at the time of issuance the described portion of the structure has been inspected for compliance with the requirements of the 2018 International Building Code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified. The use and occupancy are in accordance with the provisions of Chapter 3 of the International Building Code and the type of construction as defined in Chapter 6 of the International Building Code.

Name of Business: Collin College Welcome Center Permit No.: COM2020-11-01644

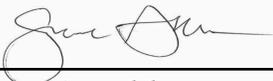
Address of Business: 2200 W University Dr WB, Mckinney, TX 75071

Owner Name/Address: Jeffrey Hagerich - 2200 W University Dr  
McKinney, TX 75071

Description of the portion of the structure for which CO is issued: WELCOME CENTER

Automatic Sprinkler Required: Yes Special Stipulations: NA

Type of Construction: II-B (Unprotected Non-Combustible) Use and Occupancy: B Office, Professional

  
\_\_\_\_\_  
Suzanne Arnold

08/11/2022  
Issue Date

615  
Occupancy Load

**POST IN A CONSPICUOUS PLACE**



## Certificate of Occupancy

This certifies that at the time of issuance the described portion of the structure has been inspected for compliance with the requirements of the adopted 2018 International Building Code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified. The use and occupancy are in accordance with the provisions of Chapter 3 of the 2018 International Building Code and the type of construction as defined in Chapter 6 of the 2018 International Building Code.

Name of Business: Collin College Main Building Renovation Permit No.: COM2021-04-00495

Address of Business: 2200 W University Dr WB, Mckinney, TX 75071

Owner Name/Address: Jeffrey Hagerich - 2200 W University Dr  
McKinney, TX 75071

Description of the portion of the structure for which CO is issued: whole

Automatic Sprinkler Required:        Special Stipulations: NA

Type of Construction: II-A (Protected Non-Combustible) Use and Occupancy: B Office, Professional

  
\_\_\_\_\_  
Suzanne Arnold

10/26/2022  
Issue Date

77  
Occupancy Load

**POST IN A CONSPICUOUS PLACE**



## Certificate of Occupancy

This certifies that at the time of issuance the described portion of the structure has been inspected for compliance with the requirements of the adopted 2018 International Building Code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified. The use and occupancy are in accordance with the provisions of Chapter 3 of the 2018 International Building Code and the type of construction as defined in Chapter 6 of the 2018 International Building Code.

Name of Business: Collin College Main Building Renovation Permit No.: COM2020-12-01771

Address of Business: 2200 W University Dr WB, Mckinney, TX 75071

Owner Name/Address: Jeffrey Hagerich - 2200 W University Dr  
McKinney, TX 75071

Description of the portion of the structure for which CO is issued: MAIN BUILDING RENO PHASE 1 (CAFETERIA)

Automatic Sprinkler Required:        Special Stipulations: N/A

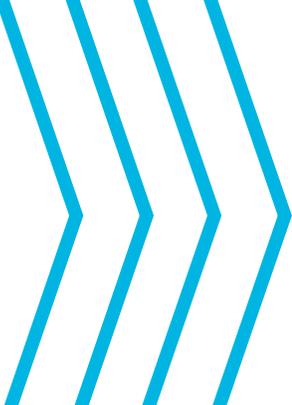
Type of Construction: II-A (Protected Non-Combustible) Use and Occupancy: B Office, Professional

  
\_\_\_\_\_  
Suzanne Arnold

07/19/2022  
Issue Date

383  
Occupancy Load

**POST IN A CONSPICUOUS PLACE**



# **PROGRESS & FINAL PHOTOS**



March 2021



March 2021



April 2021



April 2021



June 2021



June 2021



June 2021



July 2021



August 2021



October 2021



December 2021



February 2022



March 2022



April 2022



May 2022



July 2022



July 2022



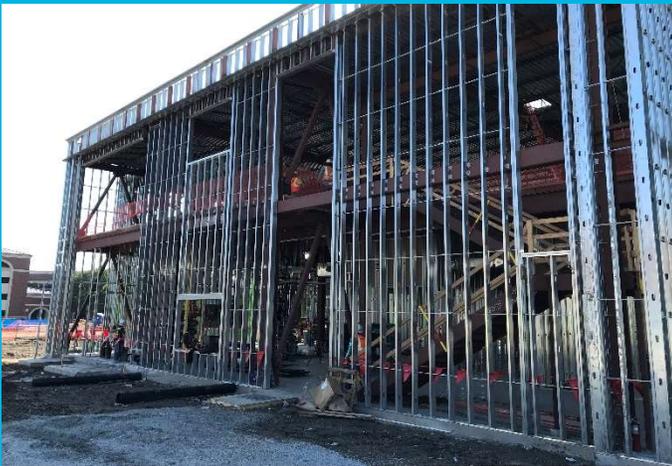
July 2022



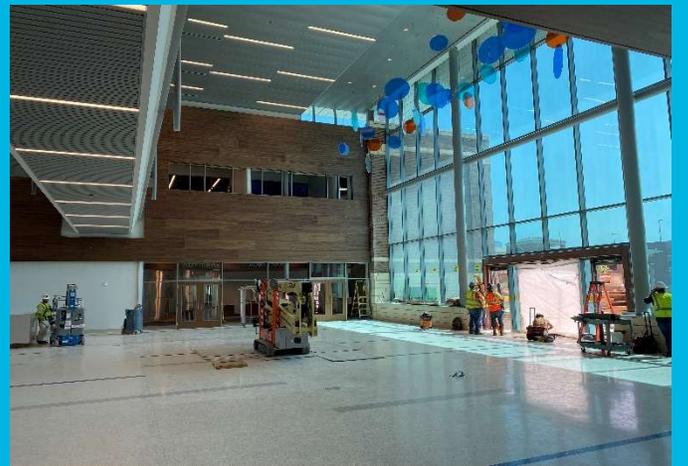
Parking Lot Poured



2nd Floor Walk Bridge



Exterior Wall Framing at Welcome Center



Atrium in Welcome Center



Atrium at Welcome Center



Walkway Bridge in Welcome Center



Testing Center



Information Desk at Testing Center



Transaction Area



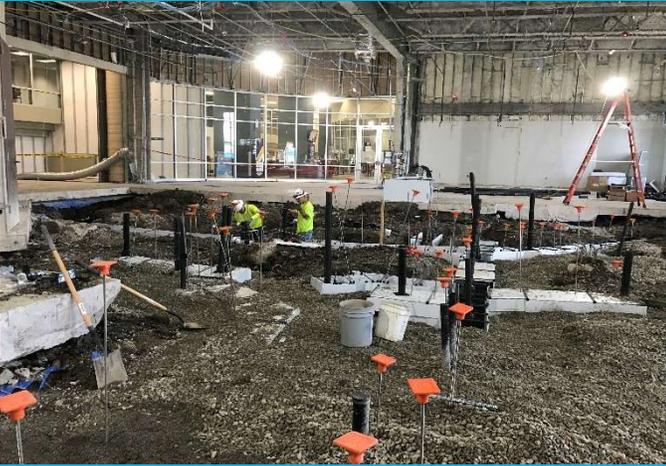
Multi-Purpose Room



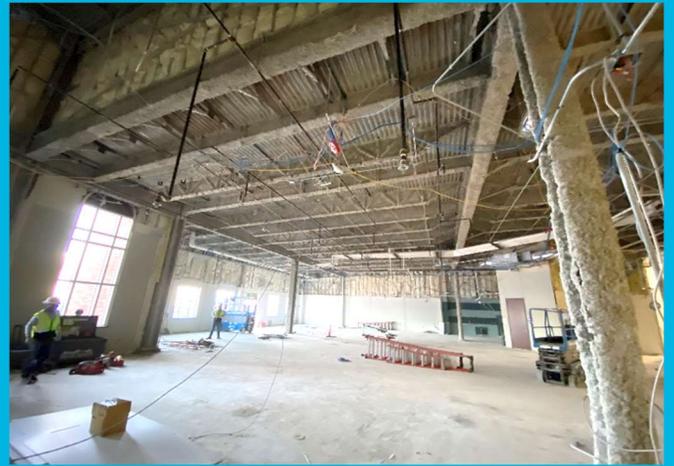
Material Lab Workstations



Dental Equipment Installed



Void Boxed Plumbing in Kitchen Area



Dining Area Renovation



Kitchen Equipment



Starbucks Café Area



Serving Area in Dining Room



Serving Line in Dining Room

Additional progress photos are located in the portable hard drives.



# **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.