



Collin College

January 2025 Monthly

Report

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

Project Number: 60726232

February 7, 2025

Quality Information

Prepared by	Reviewed by	Approved By
Nuria Cortes	Melissa Perette	Tim Smith
Nuria Cortes Program Controls Manager	Melissa Perette Project Campus Manager	Tim Smith Program Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
First Publication	February 7, 2025	January '25 Report	Yes	Tim Smith	Program Director

Distribution List

# Hard Copies	PDF Required	Association / Company Name
	1	Dr. Neil Matkin / Collin College
	1	Dr. Bill King / Collin College
	1	Chris Eyle / Collin College

Prepared for:

Collin County Community College District
3452 Spur 399
Suite 327
McKinney, TX 75069

Prepared by:

Nuria Cortes
Program Controls Manager
E: ncortes.aecom@collin.edu

AECOM
13355 Noel Road
4th Floor
Dallas TX, 75240
aecom.com

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1. Introduction

Collin College has currently approved 5 projects that makeup 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. Demolition under way in new Police area, Area K 2nd floor, Area J, and Racquetball courts. Fine Arts Courtyard cleared of equipment.
- Courtyard Center – Demo and make safe has begun. Laydown area is set up.
- CHEC – 90% CDs were issued. Skanska has gone out to bid for GMP.
- Health Science Center – PBK progressing with Construction Documents for issuance to occur 2/28/25. PBK received approval for site plan from City of Frisco and is now working to obtain GMP 1 permitting and overall project plan approvals. McCarthy submitted GMP 1 bid and Design Development estimate on 1/24/25. Reconciliation of cost is on-going and development of Board documents for Board submission on 2/12/25.
- Wylie CTE – Site concepts and exterior renderings presented to Dr. Matkin. Page is finalizing the Programming Phase report.

Items of close attention

- No items of close attention at this time

Budget Summary

- \$28,022,437.83 of the \$219,602,567.36 has been committed to-date in the form of contracts with various vendors.
- \$6,883,622.30 of the \$28,022,437.83 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 & Documents
- Construction
- Final Completion & Close-Out

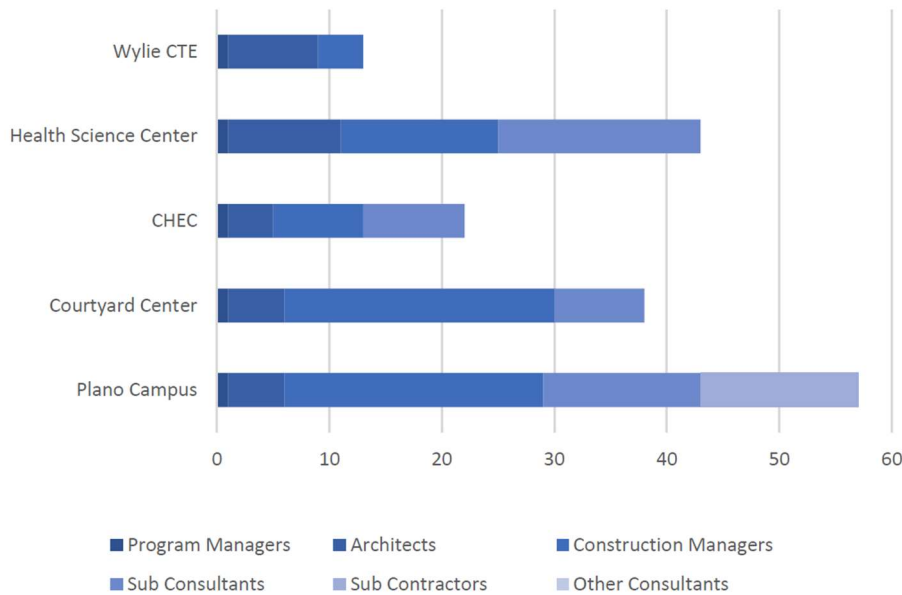


We Are Here

3.2 Program Budget

Cost Summary							
Budget Group	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date	% Complete
Management, Design & Pre-Construction	\$19,325,275.36	\$16,883,594.01	\$774,800.00	\$17,658,394.01	\$0.00	\$5,998,121.78	33.97%
Construction, Equipment & Furnishings	\$186,104,456.00	\$9,649,609.00	\$0.00	\$9,649,609.00	\$4,369,431.00	\$834,135.52	8.64%
Investigation, Testing & Verification	\$3,146,268.00	\$665,906.00	\$0.00	\$665,906.00	\$0.00	\$51,365.00	7.71%
Contingency	\$10,573,775.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Miscellaneous	\$452,793.00	\$48,528.82	\$0.00	\$48,528.82	\$0.00	\$0.00	0.00%
Total	\$219,602,567.36	\$27,247,637.83	\$774,800.00	\$28,022,437.83	\$4,369,431.00	\$6,883,622.30	24.56%

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 173 employees contributing to the program's progress.



4. Project Summary

Courtyard Renovation



Project Name Courtyard Renovation				Schedule																																																																																							
Project Name Courtyard Renovation		Project Number PJ1054		Scope Description																																																																																							
Project Type Renovation		Project Phase (Blank)		<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 																																																																																							
Project Manager Melissa Perette	Contractor/CM Skanska	Architect IN2 Architecture																																																																																									
Project Directory				Progress Summary																																																																																							
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AECOM Technical Services, Inc.		Program Manager		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Activity</th> <th style="width: 15%;">Baseline Finish</th> <th style="width: 15%;">Planned Finish</th> <th style="width: 15%;">Actual Finish</th> <th style="width: 10%;"></th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td>BOT Approval of Construction Delivery Method</td> <td style="text-align: center;">1/26/2024</td> <td style="text-align: center;">1/26/2024</td> <td style="text-align: center;">1/26/2024</td> <td style="text-align: center;">↑</td> <td style="text-align: center;">✓</td> </tr> <tr> <td>BOT Approval of Recommended A/E</td> <td style="text-align: center;">1/26/2024</td> <td style="text-align: center;">1/26/2024</td> <td style="text-align: center;">1/26/2024</td> <td style="text-align: center;">↑</td> <td style="text-align: center;">✓</td> </tr> <tr> <td>BOT Approval of Program Manager</td> <td style="text-align: center;">2/27/2024</td> <td style="text-align: center;">2/27/2024</td> <td style="text-align: center;">2/27/2024</td> <td style="text-align: center;">↑</td> <td style="text-align: center;">✓</td> </tr> <tr> <td>Architect Mobilized</td> <td style="text-align: center;">5/17/2024</td> <td style="text-align: center;">5/17/2024</td> <td style="text-align: center;">5/17/2024</td> <td style="text-align: center;">↑</td> <td style="text-align: center;">✓</td> </tr> <tr> <td>BOT Approval of Recommended CMAR</td> <td style="text-align: center;">5/26/2024</td> <td style="text-align: center;">5/26/2024</td> <td style="text-align: center;">5/28/2024</td> <td style="text-align: center;">↑</td> <td style="text-align: center;">✓</td> </tr> <tr> <td>100% CDs Complete</td> <td style="text-align: center;">11/1/2024</td> <td style="text-align: center;">10/10/2024</td> <td style="text-align: center;">10/10/2024</td> <td style="text-align: center;">↓</td> <td style="text-align: center;">✓</td> </tr> <tr> <td>GMP Submittal</td> <td style="text-align: center;">12/1/2024</td> <td style="text-align: center;">11/22/2024</td> <td style="text-align: center;">11/22/2024</td> <td style="text-align: center;">↓</td> <td style="text-align: center;">✓</td> </tr> <tr> <td>BOT Approval of GMP</td> <td style="text-align: center;">12/10/2024</td> <td style="text-align: center;">12/10/2024</td> <td style="text-align: center;">12/10/2024</td> <td style="text-align: center;">↑</td> <td style="text-align: center;">✓</td> </tr> <tr> <td>Obtain Building Permit</td> <td style="text-align: center;">12/13/2024</td> <td style="text-align: center;">12/13/2024</td> <td style="text-align: center;">1/16/2025</td> <td style="text-align: center;">↑</td> <td style="text-align: center;">✓</td> </tr> <tr> <td>Contractor Mobilized</td> <td style="text-align: center;">12/20/2024</td> <td style="text-align: center;">12/20/2024</td> <td style="text-align: center;">1/20/2025</td> <td style="text-align: center;">↑</td> <td style="text-align: center;">✓</td> </tr> <tr> <td>Substantial Completion</td> <td style="text-align: center;">7/15/2025</td> <td style="text-align: center;">7/15/2025</td> <td style="text-align: center;"></td> <td style="text-align: center;">↑</td> <td style="text-align: center;"></td> </tr> <tr> <td>Final Completion</td> <td style="text-align: center;">8/1/2025</td> <td style="text-align: center;">8/1/2025</td> <td style="text-align: center;"></td> <td style="text-align: center;">↑</td> <td style="text-align: center;"></td> </tr> <tr> <td>Student Occupancy</td> <td style="text-align: center;">8/26/2025</td> <td style="text-align: center;">8/26/2025</td> <td style="text-align: center;"></td> <td style="text-align: center;">↑</td> <td style="text-align: center;"></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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Cost Summary							
Budget Group	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date	% Complete
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Investigation, Testing & Verification	\$82,073.00	\$72,151.00	\$0.00	\$72,151.00	\$0.00	\$6,280.00	8.70%
Construction, Equipment & Furnishings	\$4,991,556.00	\$5,140.00	\$0.00	\$5,140.00	\$0.00	\$0.00	0.00%
Contingency	\$266,481.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Miscellaneous	\$4,551.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total	\$6,068,761.00	\$768,027.36	\$0.00	\$768,027.36	\$0.00	\$222,838.00	29.01%



CHEC Renovation

Project Name CHEC Renovation			 		Schedule						
Project Name CHEC Renovation		Project Number PJ1055	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	Company	Project Role				BOT Approval of Recommended A/E	1/26/2024	1/26/2024	↑	1/26/2024	✓
AECOM Technical Services, Inc.	Program Manager	Collin College	Owner	BOT Approval of Program Manager	2/27/2024	2/27/2024	↑	2/27/2024	✓		
IN2 Architecture	A/E	Skanska	A/E	Architect Mobilized	5/17/2024	5/17/2024	↑	5/17/2024	✓		
RWB Consulting Engineers	A/E	BOT Approval of Recommended CMAR	5/26/2024	5/26/2024	5/26/2024	↑	5/28/2024	✓			
				100% CDs Complete	11/1/2024	2/14/2025	↑				
				GMP Submittal	12/1/2024	2/20/2025	↑				
				BOT Approval of GMP	12/10/2024	3/25/2025	↑				
				Obtain Building Permit	12/20/2024						
				Contractor Mobilized	1/6/2025						
				Substantial Completion	4/1/2026	4/1/2026	↑				
				Final Completion	5/1/2026	5/1/2026	↑				
Progress Summary											
Status Date	Notes										
1/31/2025	90% CDs were issued. Skanska has gone out to bid for GMP.										
Cost Summary											
Budget Group	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date	% Complete				
Management, Design & Pre-Construction	\$860,348.36	\$825,348.36	\$0.00	\$825,348.36	\$0.00	\$263,323.00	31.90%				
Construction, Equipment & Furnishings	\$7,172,040.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%				
Contingency	\$562,950.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%				
Investigation, Testing & Verification	\$117,927.00	\$9,530.00	\$0.00	\$9,530.00	\$0.00	\$0.00	0.00%				
Miscellaneous	\$6,540.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%				
Total	\$8,719,805.36	\$834,878.36	\$0.00	\$834,878.36	\$0.00	\$263,323.00	31.54%				



Plano Renovation

Project Name Plano Renovation		 	Schedule																																																																													
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Project Manager Penny Busch		Contractor/CM McCarthy Building Comp...		Construction of new Health Science Center, Frisco, Texas The building will be: 3 stories totaling 120,000 square feet 90,000 square feet to be finished out, 30,000 square feet to remain shell New Programs: MLT Radiography Cath Lab Nuclear Med CT Technology MRI Technology Programs Moving or Expanding: Nursing Diagnostic Sonography (program move from McKinney) Physical Therapy Assistant Health Professions Interdisciplinary Spaces: AR/VR Lab space Healthcare Simulation space																																																																																																																																							
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Wylie CTE

Project Name Wylie CTE			 		Schedule						
Project Name Wylie CTE		Project Number PJ1062	Scope Description			Activity	Baseline Finish	Planned Finish	Actual Finish		
Project Type New		Project Phase Programming	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			BOT Approval of Construction Delivery Method	1/26/2024	1/26/2024	↑	1/26/2024 ✓	
Project Manager Kella Hilton		Contractor/CM Skanska				Architect Page Southerland Page...	BOT Approval of Program Manager	9/24/2024	9/24/2024	↑	9/24/2024 ✓
Project Directory						Company Project Role	BOT Approval of Recommended A/E and CMAR Firms	9/24/2024	9/24/2024	↑	9/24/2024 ✓
AECOM Technical Services, Inc. Collin College Page Southerland Page, Inc. RWB Consulting Engineers Skanska							Architect Mobilized	10/21/2024	10/21/2024	↑	11/11/2024 ✓
							Programming	12/17/2024	2/5/2025	↑	
							Schematic Design	2/18/2025	2/18/2025	↑	
							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	↑				
Progress Summary											
Status Date Notes											
1/31/2025 Site concepts and exterior renderings presented to Dr. Matkin. Page is finalizing the Programming Phase report.											
Cost Summary											
Budget Group	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date	% Complete				
Management, Design & Pre-Construction	\$3,593,490.00	\$3,217,740.00	\$0.00	\$3,217,740.00	\$0.00	\$332,274.78	10.33%				
Construction, Equipment & Furnishings	\$37,854,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%				
Contingency	\$2,706,010.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%				
Investigation, Testing & Verification	\$810,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%				
Miscellaneous	\$36,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%				
Total	\$45,000,000.00	\$3,217,740.00	\$0.00	\$3,217,740.00	\$0.00	\$332,274.78	10.33%				

5 Completed Items

5.1 General Program

- Bond Facilities Meeting was held on January 6th, 13th, 20th, and 27th

5.2 Procurement

- No Procurement items are completed at this time

5.3 Design

- Wylie CTE planning concepts document meeting was held on January 14th
- Plano Campus, Change Proposal Request (CPRs) 1 through 4 were issued and are being priced. CPRs clarified items on Issue for Construction Drawings.

5.4 Pre-Construction

- No Pre-Construction items are completed at this time

5.5 Construction

- Plano Campus OAC meetings were held on January 2nd, 9th, 16th, 23rd, and 30th
- Plano Campus, Roof sequencing meeting was held on January 7th
- Courtyard Center room storage/furn disposal meeting was held on January 27th
- Courtyard Center demo/construction started on January 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
- Health Science Center, Braun proposal for material testing services
- Plano Campus, Braun proposal for material testing services

6.3 Design

- Health Science Center, PBK working with City of Frisco for GMP 1 plan review
- Health Science Center, PBK holding final coordination meetings with SMEs and all user groups through February

6.4 Pre-Construction

- Health Science Center, McCarthy submitted their GMP 1 and DD costs. They are working to reconcile remaining variances between them, the subs and the design team.

6.5 Construction

- Courtyard Center OAC meetings were held on January 2nd, 16th, 23rd, and 30th
- Plano Campus roof replacement to started on January 8th and is continuing
- Plano Campus interior construction started on January 13th
- Plano Campus permit has been issued, framing to continue in first phase areas

6.6 Acceptance and Close-Out

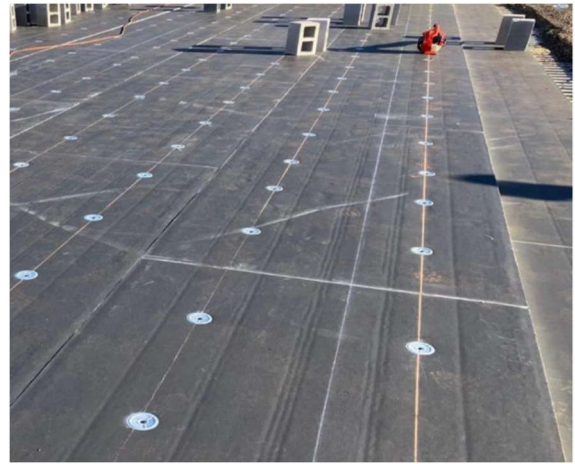
- No Acceptance and Close-out Items are pending at this time

7 Progress Pictures

7.1 Plano Campus Renovations



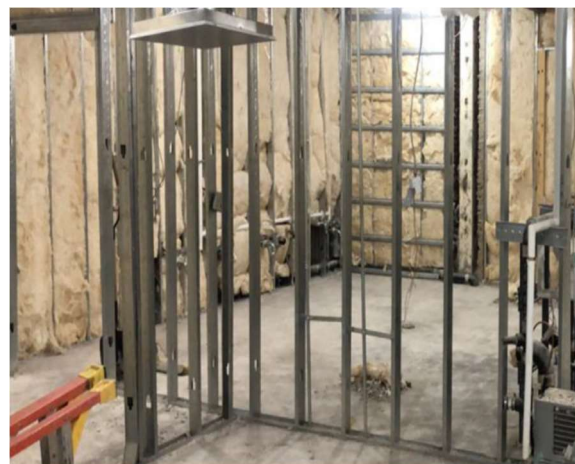
Existing Roof Metal Deck



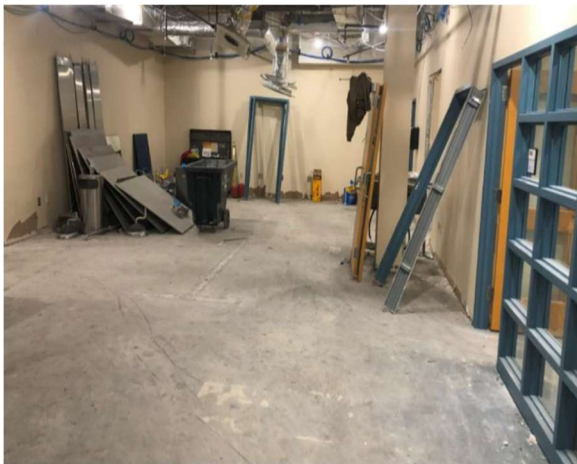
Mechanically Fastened Insulation



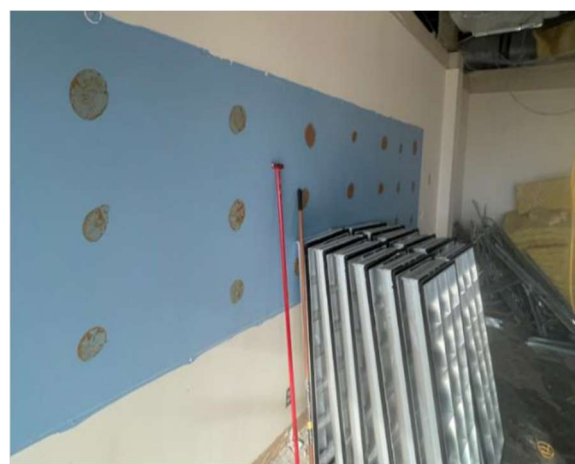
Roof Installation



Demolition in Area F for New PD Area



1st Floor Demolition in the PD Area



Stacked Existing Fixtures