



Collin College

July 2025 Monthly Report

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

Project Number: 60726232

August 8, 2025

Quality Information

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Program Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
First Publication	August 8, 2025	July '25 Report	Yes	Tim Smith	Program Director

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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 work continues. LVN 1st floor work continues, Science labs and Theater work continuing. PD locker rooms and LVN 2nd floor has been punched.
- Courtyard Center – Painting has been completed in renovated areas. Casework install in all areas are 98% complete. Cosmetology equipment has been installed. Carpet and LVT installation were completed. Miscellaneous finishes are ongoing.
- CHEC – Phase I walls were two sided, taped, and painted. Millwork has been installed in lounge area and break room. Finishes and new carpet installation is ongoing.
- Health Science Center – CM completed piers up to pier caps and is nearing completion of the grade beam work. CM site below grade MEP utilities work continues. Design team collaborating with CM on BIM coordination and received directions to incorporate (2) X-Ray and (1) RF units.
- Wylie CTE – Design Development Phase is approximately 95% complete. 100% DD submittal is due 08/08/2025.

Items of close attention

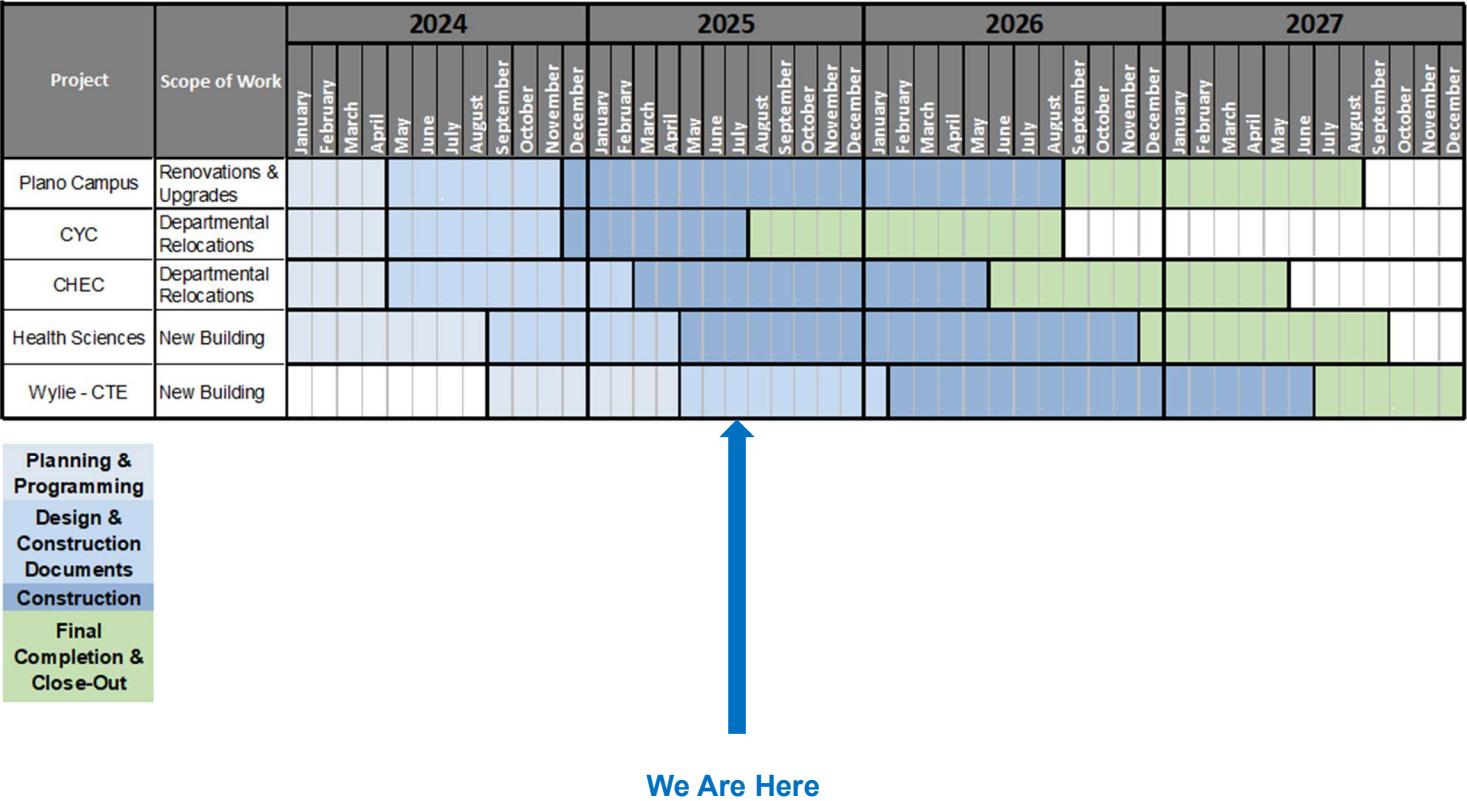
- No items of close attention at this time

Budget Summary

- \$116,904,361.43 of the \$219,602,567.36 has been committed to-date in the form of contracts with various vendors.
- \$30,543,042.11 of the \$116,904,361.43 committed amount has been expended to-date.

3. Program Summary

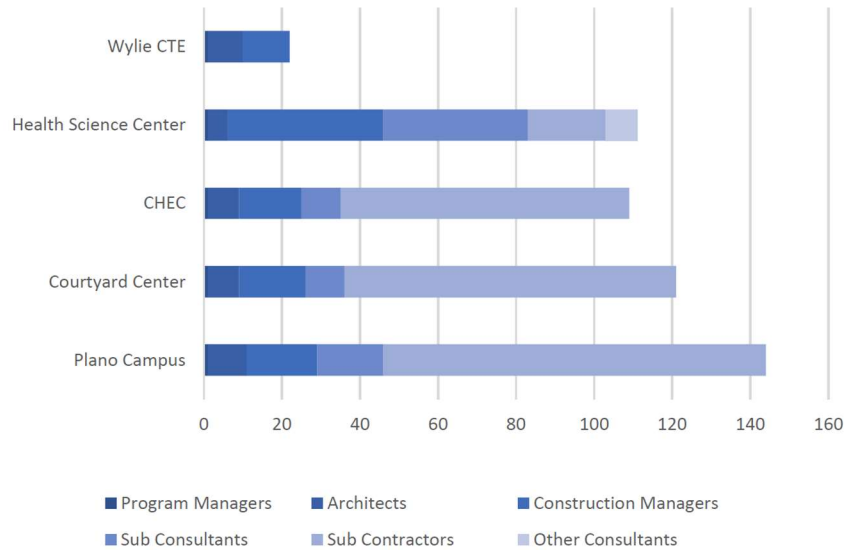
3.1 Program Schedule



3.2 Program Budget

Cost Summary							
Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date
Construction, Equipment & Furnishings	\$157,491,962.00	\$189,234,937.00	\$94,458,016.60	\$3,356,823.00	\$97,814,839.60	\$494,258.50	\$20,071,474.48
Contingency	\$6,283,353.00	\$7,426,294.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Investigation, Testing & Verification	\$2,847,939.00	\$3,146,268.00	\$1,206,287.00	\$5,115.00	\$1,211,402.00	\$0.00	\$70,713.95
Management, Design & Pre-Construction	\$17,145,727.36	\$19,342,275.36	\$16,984,594.01	\$811,800.00	\$17,796,394.01	\$0.00	\$10,400,853.68
Miscellaneous	\$393,015.00	\$452,793.00	\$81,725.82	\$0.00	\$81,725.82	\$1,144.92	\$0.00
Total	\$184,161,996.36	\$219,602,567.36	\$112,730,623.43	\$4,173,738.00	\$116,904,361.43	\$495,403.42	\$30,543,042.11



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 507 employees contributing to the program's progress.

4. Project Summary

Courtyard Renovation

Project Name Courtyard Renovation			 		Schedule															
Project Name Courtyard Renovation			Project Number PJ1065		Activity															
Project Type Renovation			Project Phase Construction		Baseline Finish															
Project Manager Melissa Perette			Contractor/CM Skanska		Planned Finish															
Architect IN2 Architecture			Scope Description		Actual Finish															
Project Directory <table border="1"> <thead> <tr> <th>Company</th> <th>Project Role</th> </tr> </thead> <tbody> <tr> <td>AECOM Technical Services, Inc.</td> <td>Program Manager</td> </tr> <tr> <td>Collin College</td> <td>Owner</td> </tr> <tr> <td>Skanska</td> <td>Construction Manager-at-Risk</td> </tr> <tr> <td>IN2 Architecture</td> <td>A/E</td> </tr> <tr> <td>RWB Consulting Engineers</td> <td></td> </tr> </tbody> </table>					Company	Project Role	AECOM Technical Services, Inc.	Program Manager	Collin College	Owner	Skanska	Construction Manager-at-Risk	IN2 Architecture	A/E	RWB Consulting Engineers		* Renovations of the Courtyard Center * The Renovations include: - New Cosmetology Space - Relocate and expand Esthetician Space - New Medical Message space - Remodel of 4th floor for Information Technology and Police			
					Company	Project Role														
AECOM Technical Services, Inc.	Program Manager																			
Collin College	Owner																			
Skanska	Construction Manager-at-Risk																			
IN2 Architecture	A/E																			
RWB Consulting Engineers																				
Activity																				
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	↑														
Progress Summary																				
Status Date Notes																				
7/31/2025 Painting was completed. Casework install in all areas are 98%. Cosmetology equipment has been installed. Carpet and LVT install was completed. Miscellaneous finishes are ongoing.																				
Cost Summary																				
Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date													
Construction, Equipment & Furnishings	\$4,991,556.00	\$5,222,037.00	\$4,956,429.75	\$230,481.00	\$5,186,910.75	\$32,657.80	\$2,060,497.87													
Contingency	\$294,481.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00													
Investigation, Testing & Verification	\$82,073.00	\$82,073.00	\$72,151.00	\$0.00	\$72,151.00	\$0.00	\$6,280.00													
Management, Design & Pre-Construction	\$696,100.00	\$710,100.00	\$690,736.36	\$5,000.00	\$695,736.36	\$0.00	\$403,779.00													
Miscellaneous	\$4,551.00	\$4,551.00	\$1,847.00	\$0.00	\$1,847.00	\$0.00	\$0.00													
Total	\$6,068,761.00	\$6,068,761.00	\$5,721,164.11	\$235,481.00	\$5,956,645.11	\$32,657.80	\$2,470,556.87													

CHEC Renovation

Project Name

CHEC Renovation

Project Name

CHEC Renovation

Project Number

PJ1066

Project Type

Renovation

Project Phase

Construction

Project Manager

Melissa Perette

Contractor/CM

Skanska

Architect

IN2 Architecture

Project Directory

Company

▼

Project Role



AECOM Technical Services, Inc. Program Manager

Collin College Owner

IN2 Architecture A/E

Skanska A/E

RWB Consulting Engineers



Scope Description

*Renovations Collin Higher Education Center
- Renovations of selected spaces on 1st, 2nd, 3rd and 4th floor.

Progress Summary

Status Date

Notes

7/31/2025 Phase I walls were two sided, taped, and painted. Millwork has been installed in lounge area and break room. Finishes and new carpet installation is ongoing.



Schedule

Activity	Baseline Finish	Planned Finish	Actual Finish
BOT Approval of A/E Procurement Method	1/26/2024	1/26/2024	↑ 1/26/2024 ✓
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	2/14/2025	↓ 2/14/2025 ✓
GMP Submittal	12/1/2024	2/20/2025	↓ 2/20/2025 ✓
BOT Approval of GMP	12/10/2024	3/25/2025	↓ 3/25/2025 ✓
Obtain Building Permit	12/20/2024	4/16/2025	↓ 4/21/2025 ✓
Contractor Mobilized	1/6/2025	4/17/2025	↓ 4/21/2025 ✓
Substantial Completion	4/1/2026	4/1/2026	↑
Final Completion	5/1/2026	5/1/2026	↑



Cost Summary

Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date
Construction, Equipment & Furnishings	\$7,172,040.00	\$7,172,040.00	\$7,394,927.49	\$0.00	\$7,394,927.49	\$35,168.00	\$698,750.83
Contingency	\$562,950.00	\$543,950.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Investigation, Testing & Verification	\$117,927.00	\$117,927.00	\$121,960.00	\$0.00	\$121,960.00	\$0.00	\$0.00
Management, Design & Pre-Construction	\$860,348.36	\$879,348.36	\$844,348.36	\$5,000.00	\$849,348.36	\$0.00	\$326,848.00
Miscellaneous	\$6,540.00	\$6,540.00	\$2,400.00	\$0.00	\$2,400.00	\$0.00	\$0.00
Total	\$8,719,805.36	\$8,719,805.36	\$8,363,635.85	\$5,000.00	\$8,368,635.85	\$35,168.00	\$1,025,598.83



Plano Renovation

Project Name Plano Renovation		 		Schedule					
Project Name Plano Renovation		Project Number PJ1064		Scope Description					
Project Type Renovation		Project Phase Construction		* Renovations to the Plano Campus * The Renovation includes: - Roof Replacement - Expanding Science Labs - Renovation and Expanding Health Sciences - Renovation in various other areas					
Project Manager Tim Smith		Contractor/CM Skanska						Architect IN2 Architecture	
Project Directory									
Company		Project Role		Progress Summary					
AECOM Technical Services, Inc. Collin College Skanska IN2 Architecture BAI, LLC Dunaway Foodservice Design Professional MATSON DRISCOLL & DAMICO LLP Price Consulting, Inc. RWB Consulting Engineers		Program Manager Owner Construction Manager-at-Risk A/E		Status Date Notes 7/31/2025 Plano Campus, Roof work continues. LVN 1st floor work continues, Science labs and Theater work continuing. PD locker rooms and LVN 2nd floor has been punched.					
Cost Summary									
Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date		
Construction, Equipment & Furnishings	\$62,835,304.00	\$75,693,298.00	\$68,758,859.10	\$1,626,342.00	\$70,385,201.10	\$426,432.70	\$14,895,202.68		
Contingency	\$2,372,401.00	\$1,508,102.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Investigation, Testing & Verification	\$1,150,911.00	\$1,359,240.00	\$591,949.00	\$5,115.00	\$597,064.00	\$0.00	\$50,905.00		
Management, Design & Pre-Construction	\$6,895,542.00	\$8,078,310.00	\$6,987,542.26	(\$10,000.00)	\$6,977,542.26	\$0.00	\$4,406,491.30		
Miscellaneous	\$305,272.00	\$361,050.00	\$77,478.82	\$0.00	\$77,478.82	\$1,144.92	\$0.00		
Total	\$73,559,430.00	\$87,000,000.00	\$76,415,829.18	\$1,621,457.00	\$78,037,286.18	\$427,577.62	\$19,352,598.98		

Health Science Center

Project Name Health Science Center		 		Schedule																					
Project Name Health Science Center		Project Number PJ1067		Scope Description																					
Project Type New		Project Phase Construction		Construction of new Health Science Center, Frisco, Texas The building will be: 3 stories totaling 116,902 square feet 82,593 square feet to be finished out, 34,309 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																					
Project Manager Penny Busch		Contractor/CM McCarthy Building Comp...		Architect PBK Architects, Inc.		Project Directory																			
Company		Project Role		<table border="1"> <tr> <td>JQ Engineering (IMEG)</td> <td>Structural Engineer</td> </tr> <tr> <td>AECOM Technical Services, Inc.</td> <td>Program Manager</td> </tr> <tr> <td>Collin College</td> <td>Owner</td> </tr> <tr> <td>RWB Consulting Engineers</td> <td>MEP</td> </tr> <tr> <td>CCA Landscape Architects, Inc.</td> <td>Landscape Architect</td> </tr> <tr> <td>McCarthy Building Companies, Inc.</td> <td>Construction Manager-at-Risk</td> </tr> <tr> <td>RLK Engineering</td> <td>Civil Engineer</td> </tr> <tr> <td>PBK Architects, Inc.</td> <td>A/E</td> </tr> <tr> <td>PBK</td> <td></td> </tr> </table>				JQ Engineering (IMEG)	Structural Engineer	AECOM Technical Services, Inc.	Program Manager	Collin College	Owner	RWB Consulting Engineers	MEP	CCA Landscape Architects, Inc.	Landscape Architect	McCarthy Building Companies, Inc.	Construction Manager-at-Risk	RLK Engineering	Civil Engineer	PBK Architects, Inc.	A/E	PBK	
JQ Engineering (IMEG)	Structural Engineer																								
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Collin College	Owner																								
RWB Consulting Engineers	MEP																								
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7/31/2025	Design team collaborating with CM on BIM coordination and received direction to incorporate (2) X-Ray and (1) RF																								
				Cost Summary																					
Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date																		
Construction, Equipment & Furnishings	\$47,793,062.00	\$63,844,856.00	\$13,347,800.26	\$1,500,000.00	\$14,847,800.26	\$0.00	\$2,417,023.10																		
Contingency	\$1,987,031.00	\$2,066,438.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																		
Investigation, Testing & Verification	\$777,028.00	\$777,028.00	\$420,227.00	\$0.00	\$420,227.00	\$0.00	\$18,940.53																		
Management, Design & Pre-Construction	\$5,212,227.00	\$6,081,027.00	\$5,244,227.03	\$811,800.00	\$6,056,027.03	\$0.00	\$4,203,955.00																		
Miscellaneous	\$44,652.00	\$44,652.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																		
Total	\$55,814,000.00	\$72,814,001.00	\$19,012,254.29	\$2,311,800.00	\$21,324,054.29	\$0.00	\$6,639,918.63																		

Wylie CTE

Project Name			 		Schedule				
Project Name			Scope Description		Activity	Baseline Finish	Planned Finish	Actual Finish	
Wylie CTE			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) - Certified Nurse Aid (CNA)		BOT Approval of Construction Delivery Method	1/26/2024	1/26/2024	↑	1/26/2024 ✓
Project Number					BOT Approval of Program Manager	9/24/2024	9/24/2024	↑	9/24/2024 ✓
Project Type					BOT Approval of Recommended A/E and CMAR Firms	9/24/2024	9/24/2024	↑	9/24/2024 ✓
Project Phase					Architect Mobilized	10/21/2024	10/21/2024	↑	11/11/2024 ✓
Project Manager					Programming	12/17/2024	4/30/2025	↓	4/30/2025 ✓
Contractor/CM					Schematic Design	2/18/2025	5/30/2025	↓	5/30/2025 ✓
Architect					Design Development Drawings	4/22/2025	8/8/2025	↓	
Project Directory					100% Construction Documents	8/29/2025	10/10/2025	↓	
Company					GMP - Submitted to AECOM/Page for Review	10/27/2025	12/12/2025	↓	
Project Role					BOT Approval of GMP	12/9/2025	1/27/2026	↓	
AECOM Technical Services, Inc.					Structures Complete	11/13/2026	11/13/2026	↑	
Collin College					Interior Finish-Out Complete	4/28/2027	5/18/2027	↓	
Page Southerland Page, Inc.					Substantial Completion	5/3/2027	6/30/2027	↓	
RWB Consulting Engineers					Final CO	5/14/2027	6/30/2027	↓	
Skanska					Final Completion	6/4/2027	7/30/2027	↓	
			Student Occupancy	8/25/2027	8/25/2027	↑			
Progress Summary									
Status Date Notes									
7/31/2025 Design Development Phase is approximately 95% complete. 100% DD submittal is due 08/08/2025.									
Cost Summary									
Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date		
Construction, Equipment & Furnishings	\$34,700,000.00	\$37,854,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Contingency	\$1,066,490.00	\$2,706,010.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Investigation, Testing & Verification	\$720,000.00	\$810,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Management, Design & Pre-Construction	\$3,481,510.00	\$3,593,490.00	\$3,217,740.00	\$0.00	\$3,217,740.00	\$0.00	\$1,016,195.51		
Miscellaneous	\$32,000.00	\$36,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total	\$40,000,000.00	\$45,000,000.00	\$3,217,740.00	\$0.00	\$3,217,740.00	\$0.00	\$1,016,195.51		

5 Completed Items

5.1 General Program

- Facilities Meeting were held on July 14th, 21st, and 29th

5.2 Procurement

- Health Science Center, GMP 2 amendment signed and completed
- Health Science Center, PO issued for auditor, Matson Driscoll and Damico LLP (MDD)

5.3 Design

- Wylie CTE, Access Controls design and coordination meeting was held between Collin, Page Southerland and AECOM July 11th
- Wylie CTE, Interiors Workshop design and coordination meeting was held between Collin, Page Southerland and AECOM July 14th
- Wylie CTE, Lincoln Welding & Filtration design and coordination meeting was held between Collin, Page Southerland, AECOM and Skanska July 24th
- Wylie CTE, Interiors Design Selection Meeting with Dr. Matkin and Cabinet was held between Collin, Page Southerland and AECOM July 31st

5.4 Pre-Construction

- Health Science Center, GMP 2 amendment executed and CM proceeding with subcontractor contracts

5.5 Construction

- Plano Campus OAC meetings were held on July 3rd, 10th, 17th, 24th and 31st
- CHEC OAC Meetings were held on July 3rd, 10th, 17th, and 24th
- Courtyard Center OAC meetings were held on July 3rd, 10th, 17th, and 24th
- CHEC, Power Shutdown meeting was held between Collin College, AECOM, and Skanska on July 1st
- Courtyard Center, EOC IT Quote meeting was held between Collin College and AECOM on July 3rd
- Plano Campus, Move of the K1 IDF rack and associated cabling to the new IDF was on July 8th
- CHEC, Move discussion was held between Collin College and AECOM on July 10th
- Plano Campus, Kitchen renovation meeting was held between Collin College, AECOM, and Skanska on July 15th and 29th
- CHEC, Carpet meeting was held between Collin College, AECOM, and Skanska on July 16th
- Courtyard Center, Punchlist meeting for IT Cubicles area on 4th floor was held between Collin College, AECOM, IN2, RWB, and Skanska on July 21st
- Plano Campus, K level 2 Final Punchlist meeting was held between AECOM, IN2, and Skanska on July 28th
- CHEC, Punchlist meeting for Phase 1 renovations was held between Collin College, AECOM, IN2, RWB and Skanska on July 31st
- Health Science Center, CM completed install of piers and pier caps
- Health Science Center, CM completed rerouting of existing water line and electrical main

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

- No Procurement items are pending at this time

6.3 Design

- Wylie CTE, 100% Design Development submittal is due August 8th
- Health Science Center, Design team coordinating with Shimadzu to incorporate the (2) x-ray and (1) RF units.

6.4 Pre-Construction

- Health Science Center, GMP 2 subcontractor contracts are in progress with the executed GMP 2 amendment in place.

6.5 Construction

- Plano Campus, roof work continues. LVN 1st floor work continues. Science labs and Theater work continuing. PD locker rooms and LVN 2nd floor has been punched.
- Health Science Center, CM continuing placement of the grade beams, underground mechanical, electrical, and plumbing trades, and preparing for first slab on grade (SOG) pour targeting August 14th
- Courtyard Center, Punchlist meeting and final punch list items on levels 1 and 2. Complete finishes on 4th floor
- CHEC, Phase I final punch list items and TCO. Move into phase 1 completed areas. Phase 2 demo and framing to begin.

6.6 Acceptance and Close-Out

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

7 Progress Pictures

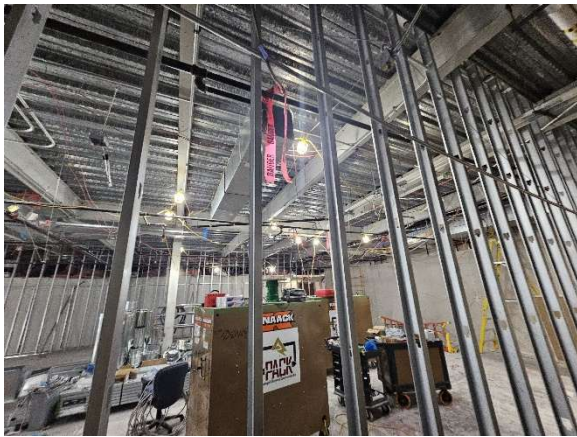
7.1 Plano Campus Renovations



1st Floor LVN Lan with Old IDF Closet



LVN 2nd Floor



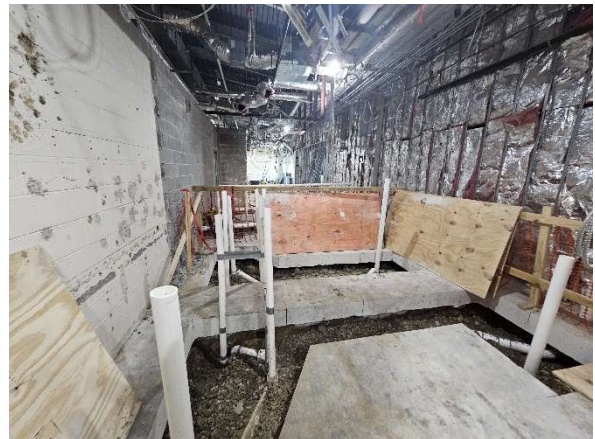
Commercial Music Framing



Fine Arts Courtyard Hydro Vac



Science Labs Duct Work



Theater Dressing Rooms Plumbing Work

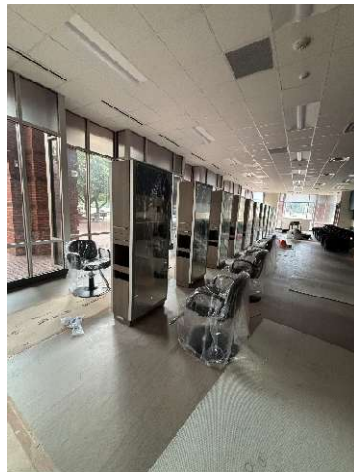
7.2 Courtyard Center



1st Floor – Welcome Center Reception



1st Floor- Cosmetology Shampoo Areas



1st Floor – Cosmetology Lab



1st Floor – Staff Breakroom



2nd Floor – Pedicure Stations at Nails Lab



2nd Floor – Esthetician Lab

7.3 Health Science Center



View to Southwest and partial crane install



View to Northwest with crane fully installed



Overview highlighting grade beams, elevator pit and crane foundation



Overview of sanitary work in Courtyard located west of HSC site

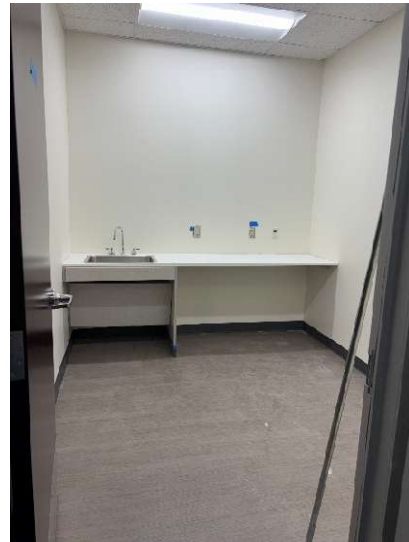


View to the South

7.4 CHEC



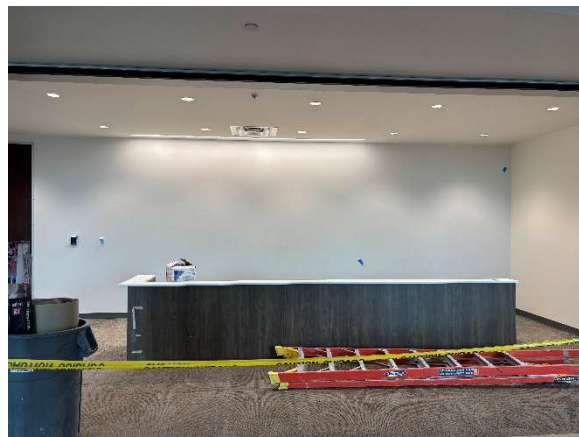
1st Floor - Student Lounge



1st Floor – Mother's Room



2nd Floor – Conference Room



2nd Floor – Reception Desk