



# Collin College

2017 Capital Improvement Program  
Monthly Report  
May 2017

Collin County Community College District

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### Quality information

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## 1. Introduction

On May 6, 2017, voters approved Collin College's \$600 million bond proposal to facilitate a long-range plan to accommodate the projected population growth in Collin County over the next two decades. The program consists of 4 new campuses, 3 new facilities, 2 repurposed existing spaces, and 3 wayfinding projects (on existing sites). The program is scheduled to be completed in 4 phases over 7 years with projects opening in early 2020.

On May 16, 2017, in a special session, the Board of Trustees granted the District President authority to enter and negotiate into contract with AECOM Technical Services, Inc. (AECOM) to provide Program Management Services to the Collin College 2017 Capital Improvement Program. On May 25, 2017, Collin College issued a Notice to Proceed to AECOM. As part of these services, AECOM will deliver a monthly report to provide status and progress of key aspects of the Program.

This document serves as a temporary report on progress and ongoing efforts of the Program. As AECOM completes mobilization and deployment of the Program Information System, this report will be produced by that system and will include an Executive Summary, Scope, Schedule, Budget, Procurement, Design, Pre-Construction, Construction, Start-up and Close-out details in a narrative and graphical format.

## 2. Scope

- Phase 1
  - Wylie Campus
    - Construction of a new campus on a new site
    - The buildings on the campus will consist of a Workforce Building, Student Union / Welcome Center / Library
  - Technical Training Center
    - Construction of a new Technical Training Center on a new site in Allen, Texas

## 3. Schedule

- The final report format will contain full details each month on the following:
  - Procurement milestone. With RFQ release dates, Board approval dates, and notices to proceed.
  - Design Progress with milestones for Schematic Design, Design Development, and Construction Documents
  - Pre-Construction Progress with milestones for completion of design phase estimates and Guaranteed Maximum Prices (GMPs)
  - Construction with milestones for completion of Mobilization, Mass Grading, Rough-in Site Utilities, Foundations, Top-Out (all structural components in place), Dry-in (all roofing, windows and doors installed), Building Energized (Electrical installed), Building Climatized (HVAC operational), Finishes Complete, Substantial Completion, Final Completion, Temporary Occupancy, Furniture Fixtures and Equipment Installation and Certificate of Occupancy.

## 4. Budget

- The final report format will contain full details each month on the following:
  - Overall project budgets
  - Encumbrances to date

- Payments to date
- Project construction cost estimates to date, comparisons to the project budgets and prior estimates

## 5. Completed Items

### 5.1 General Program

- Establishment of a program management office (PMO) in Suite 102 of the Collin College Higher Education Center
- Meetings with Contractor and Subcontractor trade originations conducted to determine market conditions and preferred delivery approach.
- Review of previously completed projects to determine typical expenditures for Collin College professional services, furniture and technology
- Review of existing contracts to make contractual recommendations
- Completion of a market survey to consider delivery methods for the Program
- Development of a preliminary master schedule
- Development of a preliminary master budget
- Development of a preliminary cash flow forecast
- Development of a Work Breakdown Structure

### 5.2 Procurement

- Approval by the Board of Trustees to Negotiate and Enter into contract with a program management firm.
- Execution of a contract with a Program Management Firm (AECOM)
- Approval by the Board of Trustees of the Construction Manager-at-Risk and Architect delivery method using the 2-step process for Phase 1 Projects
- Approval by the Board of Trustees for use of Architects for Phase with Construction Manager-At Risk for Phase 1 projects
- An RFQ for Architecture and Engineering Services for Phase 1 projects was issued on June 2<sup>nd</sup>

### 5.3 Design

- Existing facility standards were reviewed
- Existing technology standards were reviewed

### 5.4 Pre-Construction

- No Pre-Construction Phase Items are complete as the Construction Managers-at-Risk for Phase 1 projects have not yet been selected.

### 5.5 Construction

- Public Safety Training Center
  - Mass grading

- Detention pond
- Underslab utilities

## 5.6 Acceptance and Close-Out

- No Acceptance and Close-Out Phase Items are complete

## 6. Pending Items

### 6.1 General Program

- Mobilization of Program Management Staff - 80% complete with 8 of 10 expected staff members active.
- A program management plan is under development
- A program procedures manual is under development
- Deployment of the program information system is underway

### 6.2 Procurement

- A procurement plan has been completed for Architecture, Engineering and Construction Manager-at-Risk Services for Phase 1 projects
- A public outreach event hosted by the Construction Management Association of America is scheduled for June 8<sup>th</sup>. The topic is the upcoming Collin College 2017 Capital Improvement Program.
- A pre-qualifications meeting is scheduled for Architecture and Engineering Services on June 13<sup>th</sup>
- An RFQ for Construction Manager-at-Risk Services for Phase 1 projects is under development and expected to be issued on June 9<sup>th</sup>
- A pre-qualifications meeting is scheduled for Construction Managers-at-Risk Services on June 20<sup>th</sup>
- A modified AIA A133 & AIA A201 contract form is under review for use with Construction Managers-at-Risk
- A modified AIA B103 contract form is under review for use with Construction Managers-at-Risk
- Procurement of a Natural and Cultural Resources consultant for the Wylie Campus is underway
- Procurement of wetlands credits are underway for the Wylie site.

### 6.3 Design

- Development of facility standards are underway
- Meetings with the City of Allen are scheduled for early June
- Meetings with the City of Wylie are scheduled for early June
- Meetings to begin Departmental Level Programming of the Wylie Campus and Collin Training Center are schedule for early June

### 6.4 Pre-Construction

- No Pre-Construction Activates are underway at this time

## 6.5 Construction

- Public Safety Training Center
  - Piers are underway approximately 55% complete

## 6.6 Acceptance and Close-Out

- No Acceptance and Close-Out activities are underway at this time