



# Collin College

2017 Capital Improvement Program  
Monthly Report  
September 2019

Collin County Community College District

Project Reference: 60541060  
Project Number: 60541060

October 04, 2019

### Quality information

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### Revision History

Revision	Revision date	Details	Authorized	Name	Position
First Publication	October 04, 2019	September '19 Report	Yes	Adrian Grimes	Program Director

### Distribution List

# Hard Copies	PDF Required	Association / Company Name
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## Table of Contents

1.	Introduction.....	5
2.	Executive Summary .....	5
3.	Scope.....	6
	3.1 Phase 1 .....	6
	3.2 Phase 2 .....	6
	3.3 Phase 3 .....	6
	3.4 Phase 4 .....	7
4.	Community .....	7
	4.1 Project Teams .....	7
	4.1.1 Phase 1 .....	7
	4.1.2 Phase 2 .....	7
	4.1.3 Phase 3 .....	8
	4.1.4 Phase 4 .....	8
	4.2 Current Personnel Estimate.....	8
	4.3 Community Outreach.....	9
5.	Schedule .....	9
	5.1 Program.....	9
	5.2 Phase 1 .....	10
	5.3 Phase 2 .....	11
	5.4 Phase 3 .....	11
	5.5 Phase 4 .....	11
6.	Budget.....	12
	6.1 Program Summary .....	12
	6.2 Phase 1 .....	12
	6.3 Phase 2 .....	13
	6.4 Phase 3 .....	14
	6.5 Phase 4 .....	14
	6.6 Phase A .....	14
	6.7 Building Fund Reimbursement .....	15
7.	Completed Items.....	15
	7.1 General Program.....	15
	7.2 Procurement .....	15
	7.3 Design .....	15
	7.4 Pre-Construction .....	15
	7.5 Construction.....	15
	7.6 Acceptance and Close-Out .....	16
8.	Pending Items.....	16
	8.1 General Program.....	16
	8.2 Procurement .....	16
	8.3 Design .....	16
	8.4 Pre-Construction .....	16
	8.5 Construction.....	16
	8.6 Acceptance and Close-Out .....	16
	Appendix A – Construction Progress Photos .....	17

## 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 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.

## 2. Executive Summary

The Program is progressing as planned with no major issues to report at this time.

### Completed and Pending Items

- Drywall and MEP installation is on-going in the Academic Building. Erection of tilt wall panels is complete at Trade Bar B, C, and D and steel erection is complete at Trade Bar B and C. Wall layout and MEP rough-in is on-going in Trade Bar B.
- MEP tie-in, drywall, glazing, and masonry work is on-going in the buildings. Brown Street widening, intersection signalization, and bridging of the ephemeral stream is on-going site work at the Wylie Campus.
- Construction Document design phase for the IT Center and Celina Campus is on-going.
- GMP contract for construction of Farmersville Campus was approved by Board of Trustees at September Board Meeting.

### Items of close attention

- Construction schedules are being closely monitored to ensure completion of the Phase 1 projects by Fall 2020

### Budget Summary

- \$357,168,929 of the \$600,000,000 has been committed to-date in the form of contracts with various vendors. This represents 59.53% of the overall program budget committed.
- \$228,339,211 of the \$357,168,929 committed amount has been expended to-date. This represents 63.93% of the commitments to date and 38.06% of the program budget.

### 3. Scope

#### 3.1 Phase 1

- Wylie Campus
  - Construction of a campus on a new approximately 97-acre site
  - The campus is planned to include:
    - Campus Commons
    - Learning Resource Center / Library
    - Student Center
    - Central Utility Plant
- Technical Campus
  - Construction of a Technical Campus on a new 32-acre site in Allen, Texas
  - The campus is planned to include:
    - 500 car underground parking garage
    - Academic Building (includes space for dual credit students)
    - 3 Trade Bar Buildings to support CTE programs
  - Programs planned for inclusion include:
    - Advanced Manufacturing, Automotive, Construction, and Health Science

#### 3.2 Phase 2

- Celina Campus
  - Construction of a campus on a new approximately 75-acre site
  - The campus is planned to include:
    - Student Union / Workforce / Instructional Building
- Farmersville Campus
  - Construction of a campus on a new approximately 76-acre site
  - The campus is planned to include:
    - Student Union / Workforce / Instructional Building
- Frisco Campus
  - Construction of a new facility on an existing campus
  - The campus is planned to include:
    - IT Center

#### 3.3 Phase 3

- Scope of work being finalized

### 3.4 Phase 4

- Scope of work being finalized

## 4. Community

### 4.1 Project Teams

#### 4.1.1 Phase 1

- Wylie Campus
  - Program Manager: AECOM Technical Services, Inc. (under contract)
  - A/E: Page Southerland Page, Inc. (under contract)
    - MEP: Reed, Wells, Benson & Co.
    - Civil Engineer: Pacheco Koch Consulting Engineers, Inc.
    - Cost Consulting: Vermeulens
  - Construction Manager-at-Risk: Skanska USA Building, Inc. (under contract)
  - Commissioning Agent: Bath Group, Inc. (under contract)
- Technical Campus
  - Program Manager: AECOM Technical Services, Inc. (under contract)
  - A/E: Perkins+Will, Inc. (under contract)
    - Associate Architect: Hoefer Wysocki Architecture
    - MEP: Purdy McGuire
    - Civil Engineer: Pacheco Koch Consulting Engineers, Inc.
    - Structural Engineer: L.A. Fuess Partners, Inc.
    - Cost Consulting: Vermeulens
  - Construction Manager-at-Risk: McCarthy Building Companies, Inc. (under contract)
  - Commissioning Agent: Farnsworth (under contract)

#### 4.1.2 Phase 2

- Celina Campus
  - Program Manager: AECOM (under contract)
  - A/E: Beck Architecture, LLC (under contract)
    - Structural Engineer: L.A. Fuess Partners, Inc.
    - MEP: Reed, Wells, Benson & Co.
    - Civil Engineer: RLK Engineering
  - Construction Manager-at-Risk: JT Vaughn Construction (under contract)
- Farmersville Campus
  - Program Manager: AECOM (under contract)

- A/E: Beck Architecture, LLC (under contract)
  - Structural Engineer: L.A. Fuess Partners, Inc.
  - MEP: Reed, Wells, Benson & Co.
  - Civil Engineer: RLK Engineering
- Construction Manager-at-Risk: JT Vaughn Construction (under contract)
- IT Center
  - Program Manager: AECOM (under contract)
  - A/E: Beck Architecture, LLC (under contract)
    - MEP: ME Engineers
    - Civil Engineer: RLK Engineering
  - Construction Manager-at-Risk: JE Dunn Construction (under contract)

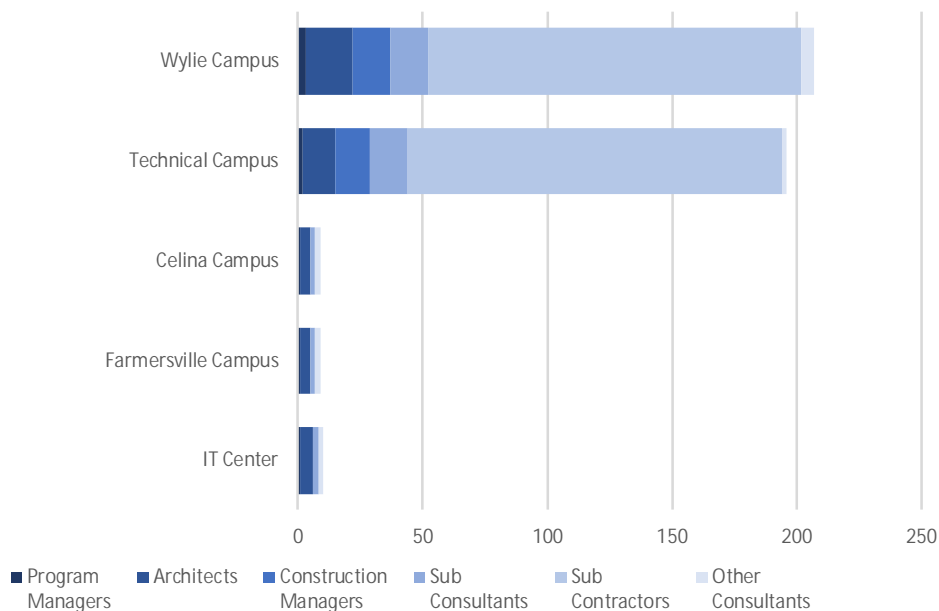
#### 4.1.3 Phase 3

- Scope of work being finalized
  - Program Manager: AECOM (under contract)

#### 4.1.4 Phase 4

- Scope of work being finalized

### 4.2 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 2017 Capital Improvement Program, have 430 employees contributing to the program's progress.

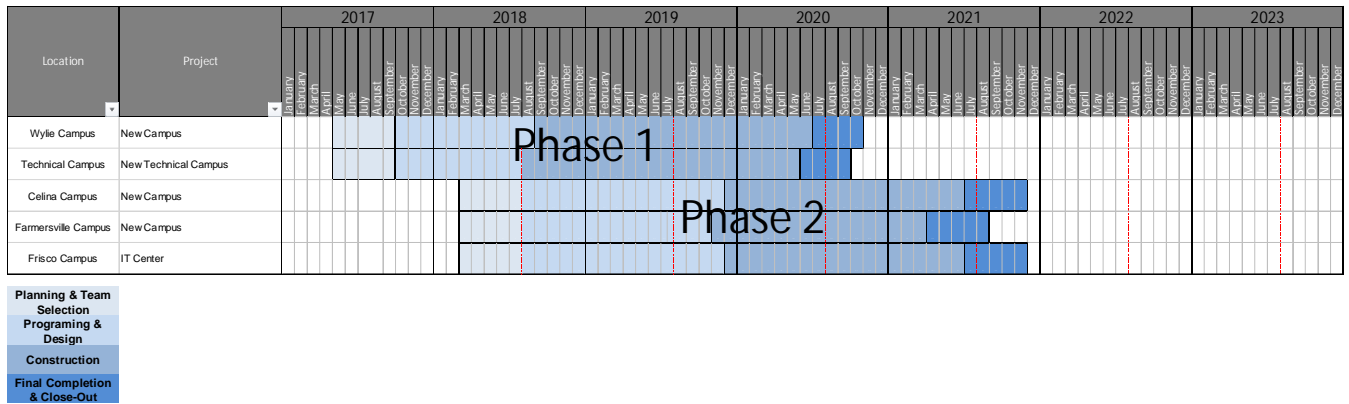


### 4.3 Community Outreach

- Collin College 2017 Capital Improvement Program Website
  - o <https://CollinCollege2017CIP.com>
  - o Includes the following features:
    - Program Overview
    - Project Scopes
    - Project Schedules
    - Project Budgets
    - Progress Photos/Renderings
    - Live On-Site Camera Feeds

## 5. Schedule

### 5.1 Program



## 5.2 Phase 1

### Wylie Campus

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Program Manager	May 16, 2017	May 16, 2017	↑	May 16, 2017	✓
BOT Approval of A/E Procurement Method	May 23, 2017	May 23, 2017	↑	May 23, 2017	✓
BOT Approval of Construction Delivery Method	May 23, 2017	May 23, 2017	↑	May 23, 2017	✓
BOT Approval of Recommended Firms	August 22, 2017	August 22, 2017	↑	August 22, 2017	✓
Architect Mobilized	September 12, 2017	September 29, 2017	↓	September 28, 2017	✓
GMP Construction Documents Submittal	June 26, 2018	June 26, 2018	↑	June 26, 2018	✓
BOT Approval of GMP	August 28, 2018	August 28, 2018	↑	August 28, 2018	✓
Contractor Mobilized	September 10, 2018	September 12, 2018	👉	September 12, 2018	✓
Foundations Complete	May 18, 2019	April 30, 2019	↑	April 23, 2019	✓
Structures Complete	June 28, 2019	June 28, 2019	↑	May 23, 2019	✓
Dry-In of Buildings Complete	October 26, 2019	October 26, 2019	↑	-	
Permanent Power Complete	September 17, 2019	September 17, 2019	↑	-	
Interior Finish-Out Complete	May 1, 2020	May 1, 2020	↑	-	
Substantial Completion	June 25, 2020	June 25, 2020	↑	-	
Final Completion	August 23, 2020	August 23, 2020	↑	-	
Student Occupancy	August 2020	August 2020	↑	-	

### Technical Campus

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Program Manager	May 16, 2017	May 16, 2017	↑	May 16, 2017	✓
BOT Approval of A/E Procurement Method	May 23, 2017	May 23, 2017	↑	May 23, 2017	✓
BOT Approval of Construction Delivery Method	May 23, 2017	May 23, 2017	↑	May 23, 2017	✓
BOT Approval of Recommended Firms	August 22, 2017	August 22, 2017	↑	August 22, 2017	✓
Architect Mobilized	September 12, 2017	September 29, 2017	↓	September 28, 2017	✓
GMP Construction Documents Submittal	April 16, 2018	April 16, 2018	↑	April 19, 2018	✓
BOT Approval of GMP	June 26, 2018	June 26, 2018	↑	June 26, 2018	✓
Contractor Mobilized	July 6, 2018	July 20, 2018	👉	July 26, 2018	✓
Foundations Complete	September 23, 2019	September 23, 2019	↑	July 29, 2019	✓
Structures Complete	November 18, 2019	November 18, 2019	↑	-	
Dry-In of Buildings Complete	December 20, 2019	December 20, 2019	↑	-	
Permanent Power Complete	TBD	TBD		-	
Interior Finish-Out Complete	May 8, 2020	May 8, 2020	↑	-	
Substantial Completion	June 11, 2020	June 11, 2020	↑	-	
Final Completion	July 7, 2020	July 7, 2020	↑	-	
Student Occupancy	August 2020	August 2020	↑	-	

## 5.3 Phase 2

### Celina Campus

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Program Manager	September 25, 2018	February 14, 2018	↑	February 14, 2018	✓
BOT Approval of A/E Procurement Method	September 25, 2018	March 27, 2018	↑	March 27, 2018	✓
BOT Approval of Construction Delivery Method	September 25, 2018	March 27, 2018	↑	March 27, 2018	✓
BOT Approval of Recommended A/E Firm	June 26, 2018	June 26, 2018	↑	June 26, 2018	✓
BOT Approval of Recommended CM Firm	August 2018	August 2018	↑	August 28, 2018	✓
Architect Mobilized	July 24, 2018	July 24, 2018	↑	July 31, 2018	✓
Schematic Design Submittal	January 8, 2019	January 15, 2019	👉	January 16, 2019	✓
Design Development Submittal	April 30, 2019	April 30, 2019	↑	April 26, 2019	✓
Construction Document Submittal	September 20, 2019	September 20, 2019	↑	September 3, 2019	✓
Contractor Mobilized	December 2019	December 2019	↑	-	
Student Occupancy	August 2021	August 2021	↑	-	

### Farmersville Campus

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Program Manager	September 25, 2018	February 14, 2018	↑	February 14, 2018	✓
BOT Approval of A/E Procurement Method	September 25, 2018	March 27, 2018	↑	March 27, 2018	✓
BOT Approval of Construction Delivery Method	September 25, 2018	March 27, 2018	↑	March 27, 2018	✓
BOT Approval of Recommended A/E Firm	June 26, 2018	June 26, 2018	↑	June 26, 2018	✓
BOT Approval of Recommended CM Firm	August 2018	August 2018	↑	August 28, 2018	✓
Architect Mobilized	July 24, 2018	July 24, 2018	↑	July 31, 2018	✓
Schematic Design Submittal	December 20, 2018	December 18, 2018	↑	December 18, 2018	✓
Design Development Submittal	April 2, 2019	April 19, 2019	↓	April 26, 2019	✓
Construction Document Submittal	July 25, 2019	August 9, 2019	↓	August 9, 2019	✓
Contractor Mobilized	November 2019	November 2019	↑	-	
Student Occupancy	August 2021	August 2021	↑	-	

### IT Center

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Program Manager	September 25, 2018	February 14, 2018	↑	February 14, 2018	✓
BOT Approval of A/E Procurement Method	September 25, 2018	March 27, 2018	↑	March 27, 2018	✓
BOT Approval of Construction Delivery Method	September 25, 2018	March 27, 2018	↑	March 27, 2018	✓
BOT Approval of Recommended A/E Firm	June 26, 2018	June 26, 2018	↑	June 26, 2018	✓
BOT Approval of Recommended CM Firm	August 2018	August 2018	↑	August 28, 2018	✓
Architect Mobilized	July 24, 2018	July 24, 2018	↑	July 31, 2018	✓
Schematic Design Submittal	May 24, 2019	May 24, 2019	↑	May 24, 2019	✓
Design Development Submittal	August 23, 2019	August 23, 2019	↑	August 23, 2019	✓
Construction Document Submittal	December 9, 2019	December 9, 2019	↑	-	
Contractor Mobilized	December 2019	December 2019	↑	-	
Student Occupancy	August 2021	August 2021	↑	-	

## 5.4 Phase 3 – Schedules Being Finalized

## 5.5 Phase 4 – Schedules Being Finalized

## 6. Budget

### 6.1 Program Summary

#### Program Wide Budget

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$54,010,598	\$50,900,446	\$40,259,821	\$27,883,215	79%	69%
Investigation, Testing & Verification	\$9,330,450	\$8,015,908	\$3,803,578	\$1,790,050	47%	47%
Construction, Equipment & Furnishings	\$514,928,252	\$528,053,184	\$313,006,272	\$198,566,688	59%	63%
Misc.	\$439,079	\$514,812	\$99,258	\$99,258	19%	100%
Contingency	\$21,291,621	\$12,515,651	\$0	\$0	0%	0%
<b>Total Program Budget</b>	<b>\$600,000,000</b>	<b>\$600,000,000</b>	<b>\$357,168,929</b>	<b>\$228,339,211</b>		
% of Total Program Budget Committed	59.53%					
% of Total Commitments Expended	63.93%					
% of Total Program Budget Expended	38.06%					

### 6.2 Phase 1

#### Wylie Campus

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$15,051,440	\$13,495,577	\$13,493,329	\$10,832,793	100%	80%
Investigation, Testing & Verification	\$2,679,247	\$2,200,255	\$1,697,673	\$1,020,990	77%	60%
Construction, Equipment & Furnishings	\$133,174,284	\$149,781,818	\$140,922,120	\$85,846,411	94%	61%
Misc.	\$126,082	\$172,761	\$56,089	\$56,089	32%	100%
Contingency	\$6,571,649	\$434,379	\$0	\$0	0%	0%
<b>Total Project Budget</b>	<b>\$157,602,702</b>	<b>\$166,084,789</b>	<b>\$156,169,211</b>	<b>\$97,756,284</b>		
% of Total Project Budget Committed	94.03%					
% of Total Commitments Expended	62.60%					
% of Total Project Budget Expended	58.86%					

## Technical Campus

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$14,713,206	\$13,710,625	\$13,646,245	\$11,037,451	100%	81%
Investigation, Testing & Verification	\$2,619,039	\$1,914,947	\$1,615,765	\$623,019	84%	39%
* Construction, Equipment & Furnishings	\$130,181,602	\$159,999,050	\$153,363,036	\$81,599,160	96%	53%
Misc.	\$123,249	\$142,545	\$23,317	\$23,317	16%	100%
Contingency	\$6,423,972	\$1,355,641	\$0	\$0	0%	0%
Allen ISD Reimbursement	-	(\$12,000,000)	(\$12,000,000)	-		
Allen EDC Grant	-	(\$400,000)	(\$400,000)	-		
<b>Total Project Budget</b>	<b>\$154,061,068</b>	<b>\$164,722,807</b>	<b>\$156,248,362</b>	<b>\$93,282,947</b>		
% of Total Project Budget Committed	94.86%					
% of Total Commitments Expended	59.70%					
% of Total Project Budget Expended	56.63%					

\* Actual Budget from bond funds is \$147,599,050 (\$159,999,050 less \$12,000,000 Allen ISD Reimbursement and \$400,000 Allen EDC Grant)

## 6.3 Phase 2

### Celina Campus

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$5,078,807	\$3,943,814	\$3,906,425	\$2,286,175	99%	59%
Investigation, Testing & Verification	\$936,908	\$936,908	\$253,970	\$66,959	27%	26%
Construction, Equipment & Furnishings	\$46,569,862	\$46,608,728	\$38,866	\$38,866	0%	100%
Misc.	\$44,090	\$54,430	\$11,462	\$11,462	21%	100%
Contingency	\$2,482,596	\$3,568,383	\$0	\$0	0%	0%
<b>Total Project Budget</b>	<b>\$55,112,263</b>	<b>\$55,112,263</b>	<b>\$4,210,723</b>	<b>\$2,403,462</b>		
% of Total Project Budget Committed	7.64%					
% of Total Commitments Expended	57.08%					
% of Total Project Budget Expended	4.36%					

## Farmersville Campus

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$2,539,404	\$2,171,819	\$2,154,770	\$1,298,312	99%	60%
Investigation, Testing & Verification	\$468,453	\$468,453	\$179,510	\$53,970	38%	30%
Construction, Equipment & Furnishings	\$23,284,932	\$24,463,082	\$5,128	\$5,128	0%	100%
Misc.	\$22,045	\$24,148	\$3,343	\$3,343	14%	100%
Contingency	\$1,241,298	\$1,378,630	\$0	\$0	0%	0%
<b>Total Project Budget</b>	<b>\$27,556,132</b>	<b>\$28,506,132</b>	<b>\$2,342,751</b>	<b>\$1,360,753</b>		
% of Total Project Budget Committed	8.22%					
% of Total Commitments Expended	58.08%					
% of Total Project Budget Expended	4.77%					

## IT Center

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$5,472,853	\$4,252,194	\$6,689,052	\$2,076,984	157%	31%
Investigation, Testing & Verification	\$1,009,600	\$1,009,600	\$56,660	\$25,113	6%	44%
Construction, Equipment & Furnishings	\$50,183,042	\$50,192,142	\$9,100	\$9,100	0%	100%
Misc.	\$47,510	\$52,557	\$5,047	\$5,047	10%	100%
Contingency	\$2,675,210	\$3,881,723	\$0	\$0	0%	0%
<b>Total Project Budget</b>	<b>\$59,388,215</b>	<b>\$59,388,215</b>	<b>\$6,759,859</b>	<b>\$2,116,243</b>		
% of Total Project Budget Committed	11.38%					
% of Total Commitments Expended	31.31%					
% of Total Project Budget Expended	3.56%					

## 6.4 Phase 3 – Budget in Development

## 6.5 Phase 4 – Budget in Development

## 6.6 Phase A

## Public Safety Training Center

Budget Group	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Construction Costs	\$31,068,022	\$31,068,022	\$31,068,022	100%	100%
<b>Total Project Budget</b>	<b>\$31,068,022</b>	<b>\$31,068,022</b>	<b>\$31,068,022</b>		

## 6.7 Building Fund Reimbursement

### Program Level

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Building Fund Reimbursement	\$51,150,000	\$0	\$0	\$0	0%	0%
Program Contingency	\$0	\$1,801,530	\$0	\$0	0%	0%
<b>Total Project Budget</b>	<b>\$51,150,000</b>	<b>\$1,801,530</b>	<b>\$0</b>	<b>\$0</b>		

\* Building Fund Reimbursements for Wylie Campus land, Technical Campus land, and Public Safety Training Center construction costs were completed in August '18. Budgets, Commitments and Expenditures for these costs are reflected in each project.

## 7. Completed Items

### 7.1 General Program

- AECOM issued the Monthly Program Report for August '19 to Collin College on September 6<sup>th</sup>
- AECOM conducted coordination meetings with the Executive Committee on September 9<sup>th</sup>, 16<sup>th</sup>, and 30<sup>th</sup>

### 7.2 Procurement

- Collin College and AECOM conducted a Program Procurement Update Meeting on September 3<sup>rd</sup> and 17<sup>th</sup>

### 7.3 Design

- AECOM held a Design Development Review meeting with Collin College, Beck Architecture, LLC, and JE Dunn Construction Company for the IT Center on September 4<sup>th</sup>

### 7.4 Pre-Construction

- No Pre-Construction items were completed at this time

### 7.5 Construction

- Collin College, AECOM, Perkins+Will, Inc. and McCarthy Building Companies, Inc. conducted Weekly OAC meetings on September 4<sup>th</sup>, 11<sup>th</sup>, 18<sup>th</sup>, and 25<sup>th</sup> for the Technical Campus
- Collin College, AECOM, Page Southerland Page, Inc. and Skanska USA Building, Inc. conducted Weekly OAC meetings on September 5<sup>th</sup>, 12<sup>th</sup>, 19<sup>th</sup>, and 26<sup>th</sup> for the Wylie Campus
- McCarthy Building Companies, Inc. held a Welding Lab Review meeting with Collin College, AECOM, Perkins+Will, Inc., Purdy McGuire, Hoefler Wysocki, and DynaTen for the Technical Campus on September 10<sup>th</sup>
- AECOM held a Welding Equipment Review meeting with Collin College and Perkins+Will, Inc. for the Technical Campus on September 12<sup>th</sup>
- Sherwin Williams Representatives held a meeting with Collin College, AECOM, McCarthy Building Companies, Inc., Perkins+Will, Inc., Purdy McGuire, and Hoefler Wysock for the Technical Campus on September 13<sup>th</sup>
- AECOM held a Building D MEP Coordination meeting with Collin College, McCarthy Building Companies, Inc., Perkins+Will, Inc., Purdy McGuire, Hoefler Wysocki, and DynaTen for the Technical Campus on September 12<sup>th</sup>
- AECOM held a Media Meeting with Collin College for the Technical Campus on September 17<sup>th</sup>

- [AECOM held an Equipment List Coordination meeting with Collin College for the Technical Campus on September 18<sup>th</sup>](#)

*See Appendix A for Construction Progress Photos*

## 7.6 Acceptance and Close-Out

- No Acceptance and Close-Out Phase Items have been completed at this time

## 8. Pending Items

### 8.1 General Program

- No General Program items are pending at this time

### 8.2 Procurement

- [IT Center design phase commissioning services](#)
- [IT Center design phase building envelope services](#)

### 8.3 Design

- [Cost sharing agreement with Hillwood Development for co-shared infrastructure at Celina Campus](#)

### 8.4 Pre-Construction

- [Coordination with the City of Celina, City of Farmersville, and City of Frisco on the permitting/zoning requirements for the Celina Campus, Farmersville Campus, and IT Center.](#)

### 8.5 Construction

- [Steel erection at Trade Bar D, building envelope, MEP installation, sitework, and interior finish work at the Technical Campus](#)
- [Exterior building envelope and interior finish work at the Wylie Campus](#)

*See Appendix A for Construction Progress Photos*

### 8.6 Acceptance and Close-Out

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



# Appendix A – Construction Progress Photos

## Technical Campus



September '19 Aerial



South Garage Entrance, Retaining Wall



Windows Installed on South End of the Academic Building



North Steel Truss on Academic Building



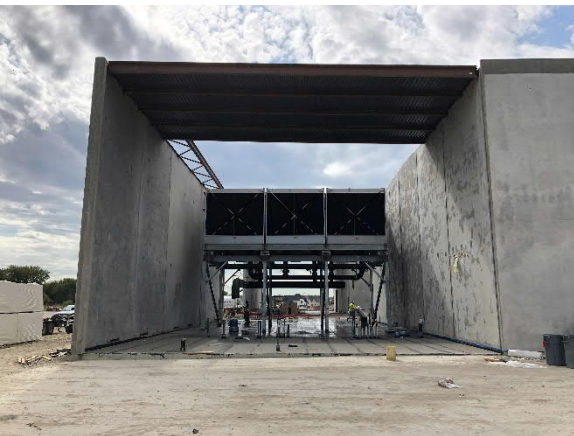
Trade Bar C Service Yard



Steel Painted at Trade Bar B



Steel Erection at Trade Bar C



Cooling Towers at Trade Bar C

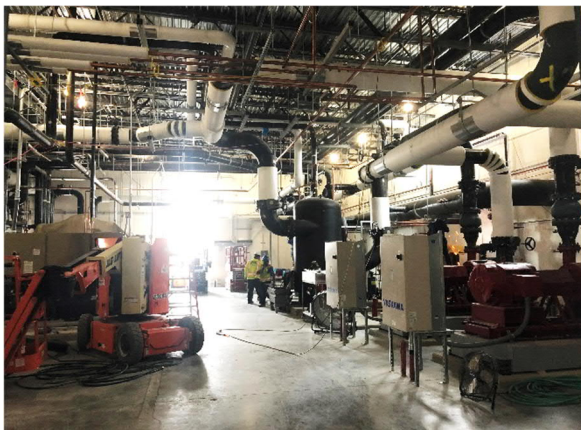


CMU Installation in Garage

**Wylie Campus**



September '19 – North View of Campus



Chiller Room at CUP



Cooling Towers at CUP



Student Center Roof



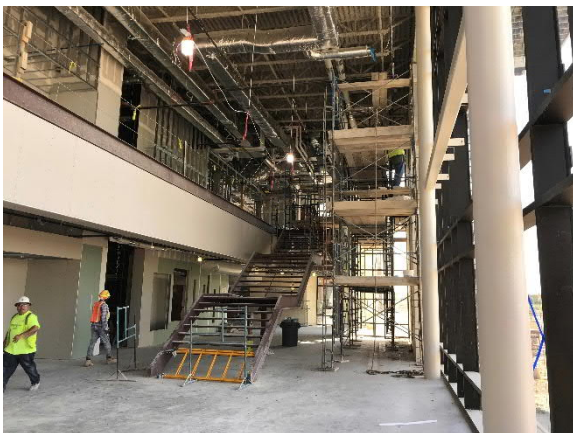
Grand Stairs at Student Center



Fireproofing at the Student Center



Conference Center



Library



Southeast View of Masonry at the Library