



# Collin College August 2024 Monthly Report

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

Project Number: 60726232

September 10, 2024

### Quality Information

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# 1. Introduction

Collin College approved 4 projects that make up the program, which will be managed by a third-party program management firm. The total budget for the 3 projects comprising this program is \$170,602,567 plus an additional \$2,000,000 grant for the Health Sciences Program at the Plano Campus. The revised budget is \$172,602,567.

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 – 90% Roof Drawings received, and Skanska pricing will have GMP for the roof scope for September board meeting. 50% Design estimate received from Skanska on balance of the project. A budget reconciliation meeting was held, and numbers were brought into alignment with budget.
- Courtyard Center – Design development issued on August 30<sup>th</sup>, estimate is pending
- CHEC – Design development issued on August 30<sup>th</sup>, estimate is pending
- Health Sciences Building – Programming/Conceptual Design was completed on August 15<sup>th</sup> and conceptual design estimate was received on August 30<sup>th</sup>. Collin Facilities Leadership has reviewed the project design and cost with the completion pending final review and approval of Collin Executive leadership.

## Items of close attention

- No items of close attention at this time.

## Budget Summary

- \$13,320,129 of the \$172,602,567 has been committed to-date in the form of contracts with various vendors.
- \$3,654,721.00 of the \$13,320,129 committed amount has been expended to-date.

## 3. Scope

### 3.1 Phase 1

- Plano Campus
  - Renovations the Plano Campus
  - The Renovation includes:
    - Roof replacement
    - Expanding Science Labs
    - Renovation and expanding Health Sciences.
    - Renovation in various other areas
- Courtyard Center
  - Renovations of the Courtyard Center
  - The Renovation includes:
    - New Cosmetology space
    - Relocate and expand Esthetician space
    - New Medical message space
    - Remodel 4<sup>th</sup> floor for Information Technology and Police
- CHEC
  - Renovations Collin Higher Education Center
    - Renovations of selected spaces on 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floor.
- Health Sciences Building
  - Construction of new Health Sciences Building, location to be determined.
    - 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
      - Programs to be accommodated will include:
        - MLT
        - Radiography
        - Cath Lab
        - Nuclear Med
        - CT Technology
        - MRI Technology
        - Nursing
        - Diagnostic Sonography (program move from McKinney)
        - Physical Therapy Assistant
        - Health Professions

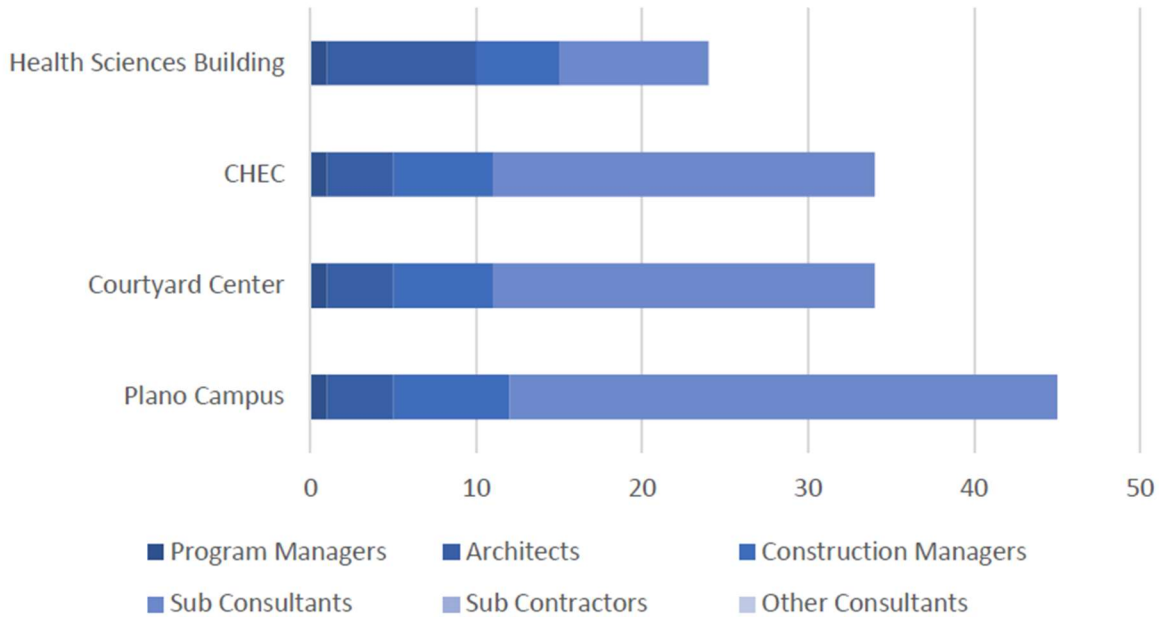
- AR/VR Lab space
- Healthcare Simulation space

## 4. Community

### 4.1 Phase 1

- Plano Campus
  - Program Manager: AECOM Technical Services, Inc.
  - A/E: IN2 Architecture
    - MEP: RWB
    - Structural Engineer: Dunaway
    - Civil Engineer: RLK Engineering
    - Cost Consulting: Vermeulens
  - Construction Manager-at-Risk: Skanska USA Building, Inc.
  - Commissioning Agent: TBD
- Courtyard Center
  - Program Manager: AECOM Technical Services, Inc.
  - A/E: IN2 Architecture
    - MEP: RWB
    - Cost Consulting: Vermeulens
  - Construction Manager-at-Risk: Skanska USA Building, Inc.
  - Commissioning Agent: TBD
- CHEC
  - Program Manager: AECOM Technical Services, Inc.
  - A/E: IN2 Architecture
    - MEP: RWB
    - Cost Consulting: Vermeulens
  - Construction Manager-at-Risk: Skanska USA Building, Inc.
  - Commissioning Agent: TBD
- Health Sciences Building
  - Program Manager: AECOM Technical Services, Inc.
  - A/E: PBK Architects
    - MEP: RWB
    - Civil Engineer: RLK Engineering
    - Structural Engineer: JQ Structural
  - Construction Manager-at-Risk: McCarthy Building Companies, Inc.
  - Commissioning: TBD

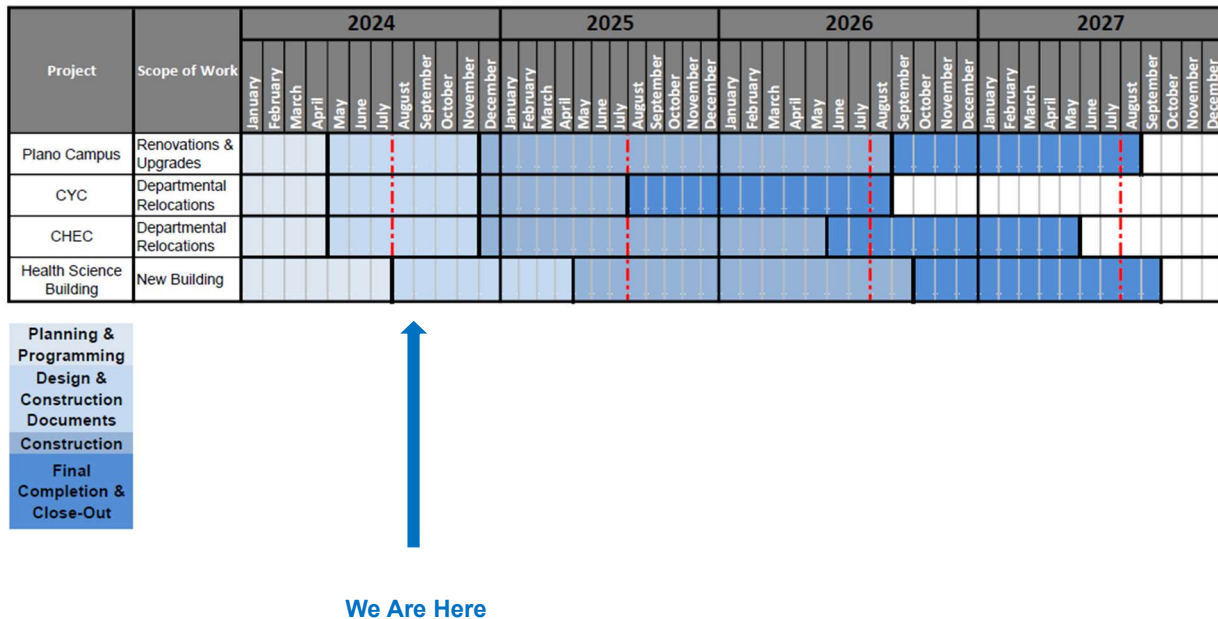
## 4.2 Current Personnel Estimate



It is estimated that the Program Managers, Architects, Construction Managers, Sub-Consultants, and Sub-Contractors, under contract with Collin College for the 2023 Master Plan Programs, have 137 employees contributing to the program's progress.

## 5. Schedule

### 5.1 Program





## 5.2 Phase 1

### Plano Campus

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Recommended A/E	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Construction Delivery Method	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Program Manager	February 27, 2024	February 27, 2024	↑	February 27, 2024	✓
BOT Approval of Recommended CMAR	March 26, 2024	March 26, 2024	↑	March 26, 2024	✓
Architect Mobilized	April 19, 2024	April 19, 2024	↑	April 19, 2024	✓
GMP 1 Construction Documents Submittal	July 26, 2024	August 2, 2024	↑	August 2, 2024	✓
BOT Approval of GMP 1	September 24, 2024	September 24, 2024	↑		
GMP 2 Construction Documents Submittal	October 21, 2024	September 19, 2024	↑		
BOT Approval of GMP 2	December 10, 2024	December 10, 2024	↑		
Obtain Building Permit	December 13, 2024	December 13, 2024	↑		
Contractor Mobilized	December 20, 2024	December 20, 2024	↑		
Substantial Completion	June 1, 2026	June 1, 2026	↑		
Final Completion	July 21, 2026	July 21, 2026	↑		
Student Occupancy	August 17, 2026	August 17, 2026	↑		

### Courtyard Center

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Recommended A/E	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Construction Delivery Method	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Program Manager	February 27, 2024	February 27, 2024	↑	February 27, 2024	✓
BOT Approval of Recommended CMAR	May 26, 2024	May 26, 2024	↑	May 28, 2024	✓
Architect Mobilized	May 17, 2024	May 17, 2024	↑	May 17, 2024	✓
100% CDs Complete	November 1, 2024	October 10, 2024	↑		
GMP Submittal	December 1, 2024	November 22, 2024	↑		
BOT Approval of GMP	December 10, 2024	December 10, 2024	↑		
Obtain Building Permit	December 13, 2024	December 13, 2024	↑		
Contractor Mobilized	December 20, 2024	December 20, 2024	↑		
Substantial Completion	July 15, 2025	July 15, 2025	↑		
Final Completion	August 1, 2025	August 1, 2025	↑		
Student Occupancy	August 26, 2025	August 26, 2025	↑		

### CHEC

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of A/E Procurement Method	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Recommended A/E	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Construction Delivery Method	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Program Manager	February 27, 2024	February 27, 2024	↑	February 27, 2024	✓
BOT Approval of Recommended CMAR	May 26, 2024	May 26, 2024	↑	May 28, 2024	✓
Architect Mobilized	May 17, 2024	May 17, 2024	↑	May 17, 2024	✓
100% CDs Complete	November 1, 2024	October 10, 2024	↑		
GMP Submittal	December 1, 2024	November 22, 2024	↑		
BOT Approval of GMP	December 10, 2024	December 10, 2024	↑		
Obtain Building Permit	December 20, 2024	December 20, 2024	↑		
Contractor Mobilized	January 6, 2025	January 6, 2025	↑		
Substantial Completion	April 1, 2026	April 1, 2026	↑		
Final Completion	May 1, 2026	May 1, 2026	↑		

### Health Sciences Building

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Construction Delivery Method	January 26, 2024	January 26, 2024	↑	January 26, 2024	✓
BOT Approval of Program Manager	February 27, 2024	February 27, 2024	↑	February 27, 2024	✓
BOT Approval of Recommended A/E and CMAR Firms	March 26, 2024	March 26, 2024	↑	March 26, 2024	✓
Architect Mobilized	April 30, 2024	April 30, 2024	↑	April 30, 2024	✓
Programming	July 30, 2024	August 15, 2024	↓	August 15, 2024	✓
Schematic Design	September 30, 2024	September 27, 2024	↑		
Site, foundation, and utilities package design complete	December 22, 2024	December 20, 2024	↑		
GMP#1 - Site, foundation, and utilities package	January 15, 2025	December 18, 2024	↑		
BOT Approval of GMP#1	February 2025	February 2025	↑		
Contractor Mobilized	February 2025	February 2025	↑		
Foundations Complete	April 30, 2025	April 30, 2025	↑		
100% Construction Documents	March 28, 2025	March 28, 2025	↑		
GMP#2 - Building shell and finish out	April 18, 2025	April 18, 2025	↑		
BOT Approval of GMP#2	May 2025	May 2025	↑		
Structures Complete	February 28, 2026	February 28, 2026	↑		
Interior Finish-Out Complete	July 15, 2026	July 15, 2026	↑		
Temporary CO	August 7, 2026	August 7, 2026	↑		
Final CO	August 14, 2026	August 14, 2026	↑		
Substantial Completion	July 31, 2026	July 31, 2026	↑		
Final Completion	August 2026	August 2026	↑		
Student Occupancy	August 2026	August 2026	↑		

## 6 Budget

### 6.1 Program Summary

#### Program Wide Budget Summary

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$13,659,217	\$15,543,834	\$13,259,854	\$3,654,721	85%	28%
Investigation, Testing & Verification	\$2,127,939	\$2,510,268	\$60,275	\$0	2%	0%
Construction, Equipment & Furnishings	\$122,791,961	\$147,007,830	\$0	\$0	0%	0%
Misc.	\$361,015	\$416,794	\$0	\$0	0%	0%
Contingency	\$5,221,864	\$7,123,841	\$0	\$0	0%	0%
<b>Total Program Budget</b>	<b>\$144,161,996</b>	<b>\$172,602,567</b>	<b>\$13,320,129</b>	<b>\$3,654,721</b>		

### 6.2 Phase 1

#### Plano Campus

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$6,895,542	\$7,780,159	\$6,770,542	\$2,665,960	87%	39%
Investigation, Testing & Verification	\$1,150,911	\$1,451,240	\$38,480	\$0	3%	0%
* Construction, Equipment & Furnishings	\$62,835,304	\$73,051,173	\$0	\$0	0%	0%
Misc.	\$305,272	\$361,050	\$0	\$0	0%	0%
Contingency	\$2,372,401	\$4,356,378	\$0	\$0	0%	0%
<b>Total Project Budget</b>	<b>\$73,559,430</b>	<b>\$87,000,000</b>	<b>\$6,809,022</b>	<b>\$2,665,960</b>		

\*Budget includes \$2,000,000 grant

#### CYC and CHEC

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$1,551,448	\$1,551,448	\$1,502,085	\$407,281	97%	27%
Investigation, Testing & Verification	\$200,000	\$200,000	\$0	\$0	0%	0%
Construction, Equipment & Furnishings	\$12,163,595	\$12,163,595	\$0	\$0	0%	0%
Misc.	\$11,092	\$11,092	\$0	\$0	0%	0%
Contingency	\$862,431	\$862,431	\$0	\$0	0%	0%
<b>Total Project Budget</b>	<b>\$14,788,566</b>	<b>\$14,788,566</b>	<b>\$1,502,085</b>	<b>\$407,281</b>		

#### Health Sciences Building

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$5,212,227	\$6,212,227	\$4,987,227	\$581,480	80%	12%
Investigation, Testing & Verification	\$777,028	\$859,028	\$21,795	\$0	3%	0%
Construction, Equipment & Furnishings	\$47,793,062	\$61,793,062	\$0	\$0	0%	0%
Misc.	\$44,651	\$44,652	\$0	\$0	0%	0%
Contingency	\$1,987,032	\$1,905,032	\$0	\$0	0%	0%
<b>Total Project Budget</b>	<b>\$55,814,000</b>	<b>\$70,814,001</b>	<b>\$5,009,022</b>	<b>\$581,480</b>		

## 7 Completed Items

### 7.1 General Program

- Bond Facilities Meeting was held on August 12<sup>th</sup>, 19<sup>th</sup>, and 26<sup>th</sup> with Collin College and AECOM

### 7.2 Procurement

- No Procurement Items were completed at this time

### 7.3 Design

- CHEC and Courtyard Center weekly design meeting was held on the 1<sup>st</sup>, 15<sup>th</sup>, 22<sup>nd</sup>, and 29<sup>th</sup> with Collin College, AECOM, IN2, Pfluger Architects and Skanska
- 90% Roofing drawings were issued August 2<sup>nd</sup> for Plano Campus
- Courtyard Center Renovations meeting with the SMEs for the Health Science classes was held on August 2<sup>nd</sup> with Collin College, AECOM, IN2, and Skanska
- Plano Campus IDF in Police Space was held on August 5<sup>th</sup> with Collin College, AECOM, IN2, RWB, and Skanska
- Plano Campus Renovations and Phasing meeting was held on August 8<sup>th</sup> with City of Plano, AECOM, IN2, and Skanska
- PBK finalized Programming and Conceptual Design on August 15<sup>th</sup> for the Health Science Building
- Plano Campus Plan and Equipment Review for the Dining Area was held on August 15<sup>th</sup> with Collin College, AECOM, IN2, RWB, and Pfluger Architects
- Plano Campus Fine Arts Discussion meeting was held on August 15<sup>th</sup> with AECOM, IN2, RLK Engineering, Dunaway, and Braun Intertec
- Plano Campus AV Coordination meeting for the Health Sciences area was held on August 21<sup>st</sup> with Collin College, AECOM, IN2, and RWB
- Purchasing Meeting for the Plano Campus, CHEC, and Courtyard Campus was held on August 21<sup>st</sup> with Collin College, AECOM, IN2, and Skanska
- Motorola – New Dispatch System meeting was held for Plano Campus and Courtyard Center was held on August 21<sup>st</sup> with Collin College, AECOM, IN2, and RWB
- DD's were issued on August 30<sup>th</sup> for CHEC and Courtyard

### 7.4 Pre-Construction

- McCarthy completed conceptual design estimate on August 30<sup>th</sup> and was presented to the Facilities Committee on September 6<sup>th</sup>

### 7.5 Construction

- No Construction Items have been completed at this time

### 7.6 Acceptance and Close-Out

- No Acceptance and Close-Out items are pending at this time

## 8 Pending Items

### 8.1 General Program

- No General Program items are pending at this time

### 8.2 Procurement

- [Pre-Construction Services Contract for McCarthy for the new Health Science Building is being finalized](#)
- [Procure Survey services from Farnsworth for the Health Science Building](#)
- [Procure Commissioning services from Farnsworth for the Health Science Building](#)

### 8.3 Design

- [90% Construction Documents will be submitted by IN2 on September 20<sup>th</sup> for the Plano Campus](#)
- [Schematic design in progress and to be completed September 27<sup>th</sup> for the Health Science Building](#)

### 8.4 Pre-Construction

- [DD Estimate pending for CHEC and Courtyard](#)
- [Skanska GMP 1 for the roof at Plano Campus in progress](#)
- [Pending review of conceptual design package by Executive Leadership for final review and/or approval](#)

### 8.5 Construction

- No Construction Items are pending at this time

### 8.6 Acceptance and Close-Out

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