



Collin College

June 2024 Monthly Report

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

Project Number: 60726232

July 23, 2024

Quality Information

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Table of Contents

1.	Introduction	5
2.	Executive Summary	5
3.	Scope	6
3.1	Phase 1	6
4.	Community	7
4.1	Phase 1	7
4.2	Current Personnel Estimate	8
5.	Schedule	8
5.1	Program	8
5.2	Phase 1	9
6.	Budget	11
6.1	Program Summary	11
6.2	Phase 1	11
7.	Completed Items	12
7.1	General Program	12
7.2	Procurement	12
7.3	Design	12
7.4	Pre-Construction	12
7.5	Construction	12
7.6	Acceptance and Close-Out	12
8.	Pending Items	13
8.1	General Program	13
8.2	Procurement	13
8.3	Design	13
8.4	Pre-Construction	13
8.5	Construction	13
8.6	Acceptance and Close-Out	13

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 \$142,161,995.60 plus an additional \$2,000,000 grant for the Health Sciences Program at the Plano Campus. The revised budget is \$144,161,955.60.

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 – Design meetings continue, Design Development documents will be completed July 19, 2024.
- Courtyard Center – Programming meeting with Collin College are ongoing
- CHEC – Programming meeting with Collin College are ongoing
- Health Sciences Building – Programming meetings with Collin College are ongoing

Items of close attention

- No items of close attention at this time.

Budget Summary

- \$13,170,471.00 of the \$144,161,995 has been committed to-date in the form of contracts with various vendors.
- \$1,239,250.00 of the \$13,170,471.00 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 4th floor for Information Technology and Police
- CHEC
 - Renovations Collin Higher Education Center
 - Renovations of selected spaces on 1st, 2nd, 3rd and 4th floor.
- Health Sciences Building
 - Construction of new Health Sciences Building, location to be determined.
 - The building will be:
 - 3 stories totaling 90,000 square feet
 - 60,000 square feet to be finished out, 30,000 square feet to remain shell
 - Programs to be accommodated will include:
 - Patient Care Tech
 - Nursing
 - Radiology
 - Radiologic Technologist
 - Diagnostic Sonography (program move from McKinney)
 - Endoscopy Technician
 - Cath Lab Technician
 - Nuclear Med Technologist

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

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	↑		
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	↓		
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	January 15, 2025	↑		
BOT Approval of GMP#1	January 2025	January 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	\$13,766,826	\$13,766,826	\$13,137,936	\$1,239,250	95%	9%
Investigation, Testing & Verification	\$2,339,865	\$2,339,865	\$32,535	\$0	1%	0%
Construction, Equipment & Furnishings	\$120,791,961	\$122,791,961	\$0	\$0	0%	0%
Misc.	\$361,014	\$361,014	\$0	\$0	0%	0%
Contingency	\$4,902,329	\$4,902,329	\$0	\$0	0%	0%
Total Program Budget	\$142,161,995	\$144,161,995	\$13,170,471	\$1,239,250		

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	\$6,895,542	\$6,770,542	\$768,760	98%	11%
Investigation, Testing & Verification	\$1,150,911	\$1,150,911	\$10,740	\$0	1%	0%
* Construction, Equipment & Furnishings	\$60,835,304	\$62,835,304	\$0	\$0	0%	0%
Misc.	\$305,272	\$305,272	\$0	\$0	0%	0%
Contingency	\$2,372,401	\$2,372,401	\$0	\$0	0%	0%
Total Project Budget	\$71,559,430	\$73,559,430	\$6,781,282	\$768,760		

*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	\$1,453,941	\$1,453,941	\$1,380,167	\$91,960	95%	7%
Investigation, Testing & Verification	\$350,000	\$350,000	\$0	\$0	0%	0%
Construction, Equipment & Furnishings	\$12,163,595	\$12,163,595	\$0	\$0	0%	0%
Misc.	\$11,091	\$11,091	\$0	\$0	0%	0%
Contingency	\$809,938	\$809,938	\$0	\$0	0%	0%
Total Project Budget	\$14,788,565	\$14,788,565	\$1,380,167	\$91,960		

Health Sciences Building

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$5,417,343	\$5,417,343	\$4,987,227	\$378,530	92%	8%
Investigation, Testing & Verification	\$838,954	\$838,954	\$21,795	\$0	3%	0%
Construction, Equipment & Furnishings	\$47,793,062	\$47,793,062	\$0	\$0	0%	0%
Misc.	\$44,651	\$44,651	\$0	\$0	0%	0%
Contingency	\$1,719,990	\$1,719,990	\$0	\$0	0%	0%
Total Project Budget	\$55,814,000	\$55,814,000	\$5,009,022	\$378,530		

7 Completed Items

7.1 General Program

- Bond Facilities Meeting was held on June 10th, 17th, and 24th with Collin College and AECOM
- CHEC/Courtyard Center Renovations Kickoff meeting was held on June 13th with Collin College, AECOM, IN2, and Skanska.

7.2 Procurement

- No Procurement items have been completed at this time

7.3 Design

- Plano Campus Student Services Remodel review meeting was held on June 3rd with Collin College, AECOM, and IN2
- Health Science Building – Diagnostic Sonography and Medical Lab Technology meeting was held on June 3rd with Collin College, AECOM, and PBK
- Plano Campus Food Services meeting was held on June 7th with Collin College, AECOM, IN2, and Food Service Design Professionals
- Courtyard Center Renovations Design Review meeting for the Medical Massage/Health Science/Central Sterile Unit Programs was held on June 28th with Collin College, AECOM, and IN2.
- Tarrant County College visit to see the Radiologic Technology and Nuclear Medicine Program was on June 13th with Collin College, AECOM, PBK and Tarrant County College
- Plano Campus Elevator meeting was held on June 17th with Collin College, AECOM, IN2, Skanska, and Lerch Bates
- Plano Campus Health Science Review meeting was held on June 18th with Collin College, AECOM, IN2, Skanska, and Pfluger Architects
- Health Science Building Program Visioning meeting was held on June 26th with Collin College, AECOM, and PBK
- Plano Campus Finishes review was held on June 27th with Collin College, AECOM, and IN2

7.4 Pre-Construction

- AECOM and Skanska each submitted revised ROM pricing for Plano Campus. It was reviewed by AECOM, IN2, and Skanska.
- Plano Campus Preliminary Schedule meeting was held on June 6th with AECOM and Skanska
- Plano Campus Schedule Update meeting was held on June 10th with AECOM and Skanska
- Collin College reviewed pricing and modified scope to Plano Campus. It is currently within construction budget parameters.

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

- Executed contract for Skanska CMAR services at Plano Campus is pending
- Executed contract for Skanska CMAR services at CHEC and Courtyard is pending
- Executed contract for McCarthy CMAR services for new Health Science Building is pending

8.3 Design

- 75% Roofing drawings to be issued July 5th for Plano Campus
- Design Development drawings to be issued July 19th for Plano Campus
- 90% Roofing drawings to be issued July 19th for Plano Campus
- SDs pending for CYC, CHEC, and Health Sciences Building

8.4 Pre-Construction

- Skanska to begin GMP 1 for the roof at Plano Campus
- Skanska to produce initial ROM for CYC and CHEC

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