



Collin College December 2024 Monthly Report

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

Project Number: 60726232

January 13, 2025

Quality Information

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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 \$217,602,567.

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 – GMP 2 Approved by Board of Trustees. Skanska Pricing Addendum. Awaiting Health Department to release permit. Skanska working on demo permit to keep project on schedule.
- Courtyard Center – GMP was approved by the Board of Trustees. Moving of departments was completed.
- CHEC – 75% were issued on December 6th
- Health Science Center – PBK issued GMP 1 for slab on grade and below grade work along with the full set of design development documents. Exterior skin and building envelope final approval has been received. McCarthy proceeding with GMP 1 bidding and Design Development estimate.
- Wylie CTE – Programming Phase final report due January 10, 2025. Site concept review meeting with Dr. Matkin to be scheduled the week of January 13, 2025. Skanska to provide high level ROM week of January 13, 2025.

Items of close attention

- No items of close attention at this time

Budget Summary

- \$26,280,187.83 of the \$217,602,567 has been committed to-date in the form of contracts with various vendors.
- \$5,159,194.59 of the \$26,280,187.83 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 massage 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 Science Center
 - Construction of new Health Science Center, 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
 - 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
- 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)
 - Veterinary technician programs

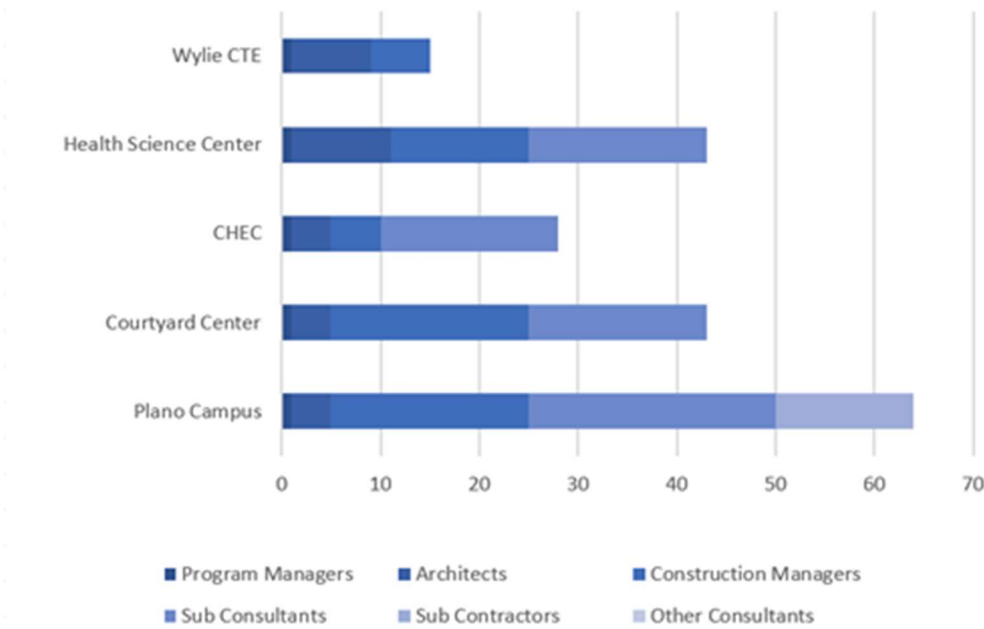
4. Community

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: Farnsworth Group
- 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 Science Center
 - 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
- Wylie CTE
 - Program Manager: AECOM Technical Services, Inc.
 - A/E: Page Southerland Page
 - MEP: TBD
 - Civil Engineer: TBD
 - Construction Manager-at-Risk: Skanska USA Building, Inc.
 - Commissioning Agent: 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 193 employees contributing to the program's progress.

5. Schedule

5.1 Program

Project	Scope of Work	2024												2025												2026												2027											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Plano Campus	Renovations & Upgrades																																																
CYC	Departmental Relocations																																																
CHEC	Departmental Relocations																																																
Health Science Center	New Building																																																
Wylie - CTE	New Building																																																

- Planning & Programming
- Design & Construction Documents
- Construction
- Final Completion & Close-Out



We Are Here

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	↑	September 24, 2024	✓
GMP 2 Construction Documents Submittal	October 21, 2024	September 19, 2024	↑	September 20, 2024	✓
BOT Approval of GMP 2	December 10, 2024	December 10, 2024	↑	December 10, 2024	✓
Obtain Building Permit	December 13, 2024	January 13, 2025	↓		
Contractor Mobilized	December 20, 2024	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	↑	October 10, 2024	✓
GMP Submittal	December 1, 2024	November 22, 2024	↑	November 22, 2024	✓
BOT Approval of GMP	December 10, 2024	December 10, 2024	↑	December 10, 2024	✓
Obtain Building Permit	December 13, 2024	January 13, 2025	↓	January 13, 2025	✓
Contractor Mobilized	December 20, 2024	January 13, 2025	↓	January 13, 2025	✓
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	February 14, 2025	↓		
GMP Submittal	December 1, 2024	February 20, 2025	↓		
BOT Approval of GMP	December 10, 2024	March 25, 2025	↓		
Obtain Building Permit	December 20, 2024		↑		
Contractor Mobilized	January 6, 2025		↑		
Substantial Completion	April 1, 2026	April 1, 2026	↑		
Final Completion	May 1, 2026	May 1, 2026	↑		

Health Science Center

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	October 4, 2024	👉	October 4, 2024	✓
Design Development Completion	December 20, 2024	December 20, 2024	↑	December 18, 2024	✓
GMP 1 Package Issuance	December 22, 2024	December 18, 2024	↑	December 18, 2024	✓
GMP 1 Package Bidding	January 15, 2025	January 24, 2025	👉		
BOT Approval of GMP 1	February 25, 2025	February 25, 2025	↑		
Contractor Mobilized	February 26, 2025	February 26, 2025	↑		
GMP 2 - 100% CDs Issuance	March 28, 2025	February 28, 2025	↑		
GMP 2 - 100% CDs Bidding	April 18, 2025	May 9, 2025	↓		
Foundations Complete	April 30, 2025	TBD			
BOT Approval of GMP 2	May 31, 2025	May 27, 2025	↑		
Structures Complete	February 28, 2026	TBD			
Interior Finish-Out Complete	July 15, 2026	TBD			
Substantial Completion	July 31, 2026	September 2026	↓		
Temporary CO	August 7, 2026	TBD			
Final CO	August 14, 2026	TBD			
Final Completion	August 2026	October 2026	↓		
Owner Occupancy	August 2026	November 2026	↓		
Student Occupancy	August 2026	January 2027	↓		

Wylie CTE

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	September 24, 2024	September 24, 2024	↑	September 24, 2024	✓
BOT Approval of Recommended A/E and CMAR Firms	September 24, 2024	September 24, 2024	↑	September 24, 2024	✓
Architect Mobilized	October 21, 2024	October 21, 2024	↑	October 28, 2024	✓
Programming	December 17, 2024	January 6, 2025	↓		
Schematic Design	February 18, 2025	February 18, 2025	↑		
Design Development Drawings	April 22, 2025	April 22, 2025	↑		
100% Construction Documents	August 29, 2025	August 29, 2025	↑		
GMP- Building shell and finish out	October 27, 2025	October 27, 2025	↑		
BOT Approval of GMP	December 9, 2025	December 9, 2025	↑		
Structures Complete	November 13, 2026	November 13, 2026	↑		
Interior Finish-Out Complete	April 28, 2027	April 28, 2027	↑		
Substantial Completion	May 3, 2027	May 3, 2027	↑		
Final CO	May 14, 2027	May 14, 2027	↑		
Final Completion	June 4, 2027	June 4, 2027	↑		
Student Occupancy	August 25, 2027	August 25, 2027	↑		

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	\$17,210,707	\$19,325,275	\$15,916,144	\$4,918,839	82%	31%
Investigation, Testing & Verification	\$2,898,939	\$3,146,268	\$665,906	\$45,085	21%	7%
Construction, Equipment & Furnishings	\$157,491,961	\$186,104,456	\$9,649,609	\$195,271	5%	2%
Misc.	\$393,015	\$452,793	\$48,529	\$0	11%	0%
Contingency	\$6,167,374	\$8,573,775	\$0	\$0	0%	0%
Total Program Budget	\$184,161,996	\$217,602,567	\$26,280,188	\$5,159,195		

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	\$8,078,310	\$6,987,542	\$2,902,660	86%	42%
Investigation, Testing & Verification	\$1,150,911	\$1,359,240	\$557,030	\$45,085	41%	8%
* Construction, Equipment & Furnishings	\$62,835,304	\$74,293,298	\$9,644,469	\$195,271	13%	2%
Misc.	\$305,272	\$361,050	\$48,529	\$0	13%	0%
Contingency	\$2,372,401	\$2,908,102	\$0	\$0	0%	0%
Total Project Budget	\$73,559,430	\$87,000,000	\$17,237,570	\$3,143,016		

*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	\$1,584,448	\$1,516,085	\$461,731	96%	30%
Investigation, Testing & Verification	\$200,000	\$200,000	\$81,681	\$0	41%	0%
Construction, Equipment & Furnishings	\$12,163,595	\$12,163,596	\$5,140	\$0	0%	0%
Misc.	\$11,092	\$11,091	\$0	\$0	0%	0%
Contingency	\$862,431	\$829,431	\$0	\$0	0%	0%
Total Project Budget	\$14,788,566	\$14,788,566	\$1,602,906	\$461,731		

Health Science Center

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$5,212,227	\$6,069,027	\$5,937,027	\$1,489,406	98%	25%
Investigation, Testing & Verification	\$777,028	\$777,028	\$27,195	\$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	\$2,130,232	\$0	\$0	0%	0%
Total Project Budget	\$55,814,000	\$70,814,001	\$5,964,222	\$1,489,406		

CTE - Wylie Campus

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$3,551,490	\$3,593,490	\$1,475,490	\$65,042	41%	4%
Investigation, Testing & Verification	\$771,000	\$810,000	\$0	\$0	0%	0%
Construction, Equipment & Furnishings	\$34,700,000	\$37,854,500	\$0	\$0	0%	0%
Misc.	\$32,000	\$36,000	\$0	\$0	0%	0%
Contingency	\$945,510	\$2,706,010	\$0	\$0	0%	0%
Total Project Budget	\$40,000,000	\$45,000,000	\$1,475,490	\$65,042		

7 Completed Items

7.1 General Program

- Bond Facilities Meeting was held on December 9th and 16th
- Wylie CTE Visioning Session with SME's was held on December 4th
- Wylie CTE presentation to the Board of Trustees was held on December 4th

7.2 Procurement

- Courtyard Center, PO was issued to Farnsworth for Commissioning Services
- Wylie CTE, PO was issued to Page Southerland Page for Design Services

7.3 Design

- Plano Campus, Commercial Music Scope Review meeting was held on December 5th
- CHEC 75% drawings were issued on December 6th
- Courtyard Center weekly meetings were held on December 5th, 12th, and 19th
- Plano Campus AV Coordination meeting was held on December 10th
- Wylie CTE Follow-up Programming Meeting was held on December 11th
- Plano Campus J119A MDF/Server Room Walk was held on December 12th
- Fine Arts Courtyard Walk with Subs was held on December 13th
- Health Science Center, PBK issued GMP 1 for Slab on Grade and Below Grade scopes of work on December 18th
- Health Science Center, PBK submitted the Site Review to City of Frisco on December 19th
- Health Science Center, PBK submitted GMP 1 to City of Frisco for review and permitting on December 19th
- Wylie CTE follow-up Vet Tech Programming meeting was held on December 20th
- Wylie CTE draft programming document was issued by Page on December 20th

7.4 Pre-Construction

- Courtyard Center GMP was presented to the Board of Trustees on December 10th
- Plano Campus GMP revision from Skanska was presented to the Board of Trustees on December 10th
- Health Science Center, Value Engineering items were reviewed and approved on December 12th

7.5 Construction

- Plano Campus OAC meetings were held on December 5th, 12th, and 19th
- Plano Campus, Partial Addendum 1 was issued December 10th and the remaining for MEP was issued on December 17th
- Plano Campus Material Deliveries for the Rood were done the week of December 16th
- Plano Campus new police area, racquet ball courts, Fine Arts Courtyard, commercial design and area K level 2 were cleared by the owner the week of December 16th
- Courtyard Center furniture move and move of departments to other campuses occurred the week of December 16th

7.6 Acceptance and Close-Out

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

8 Pending Items

8.1 General Program

- No General Program items are pending at this time

8.2 Procurement

- Health Science Center, Farnsworth proposal for commission services
- Health Science Center, Braun proposal for material testing services

8.3 Design

- Health Science Center, PBK is proceeding with the Construction Document Phase
- Health Science Center, pending comments from City of Frisco on Site Plan Review and GMP 1 documents

8.4 Pre-Construction

- Health Science Center, McCarthy is proceeding with GMP 1 bidding process and the development of the Design Development estimate

8.5 Construction

- Plano Campus roof replacement to begin January 8th, weather permitting
- Plano Campus interior construction to begin mid-January
- Courtyard Center construction to begin January

8.6 Acceptance and Close-Out

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