



**COLLIN  
COLLEGE**

**WYLIE CAMPUS**

WYLIE, TEXAS

# PROJECT CLOSEOUT REPORT



**AECOM**

**NOVEMBER 2021**

# PROJECT CLOSEOUT REPORT

## COLLIN COLLEGE WYLIE CAMPUS

SUBMITTED BY:



Jeffrey Hagerich  
Campus Manager

Date: 1/19/2022



Adrian Grimes  
Program Director

Date: 1/19/2022

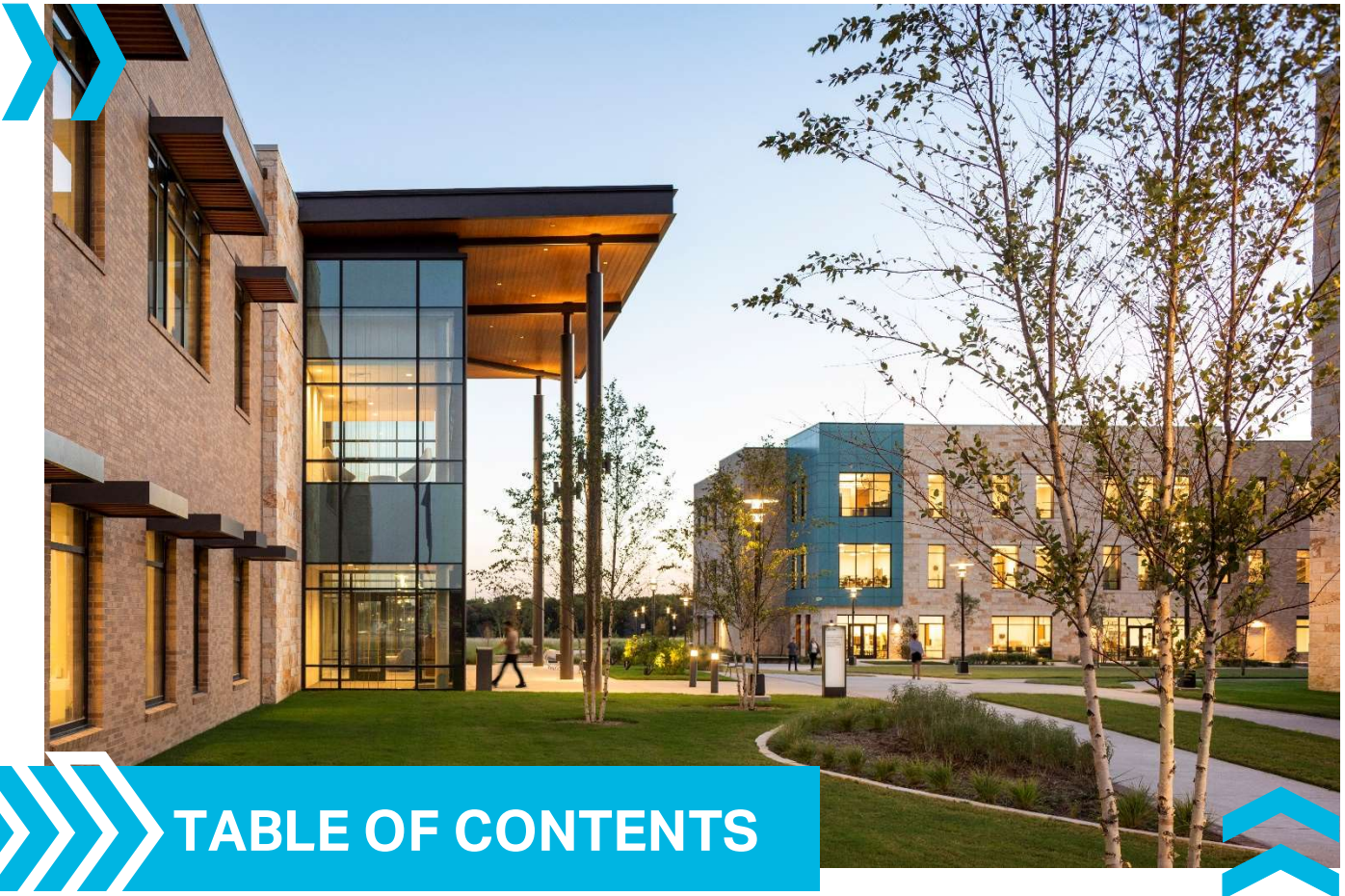
APPROVED BY:



Chris Eyle  
Vice President of Facilities and Construction

Date: 19 Jan 2022





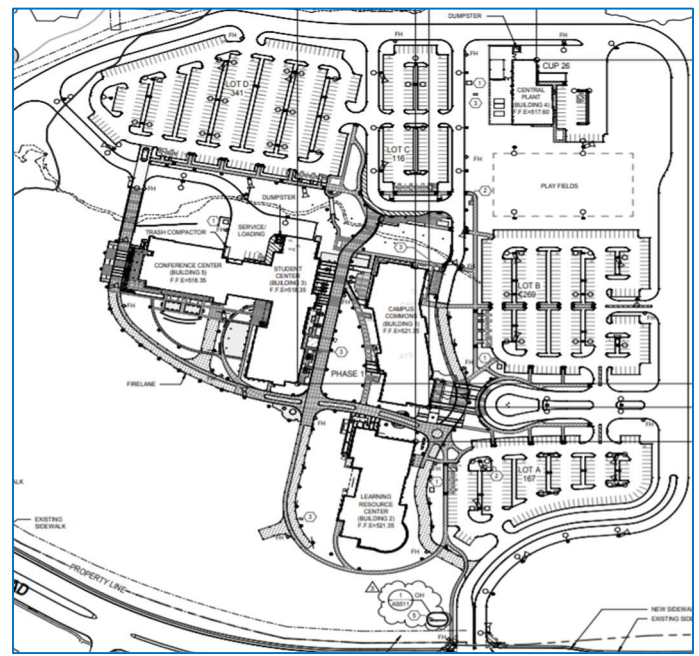
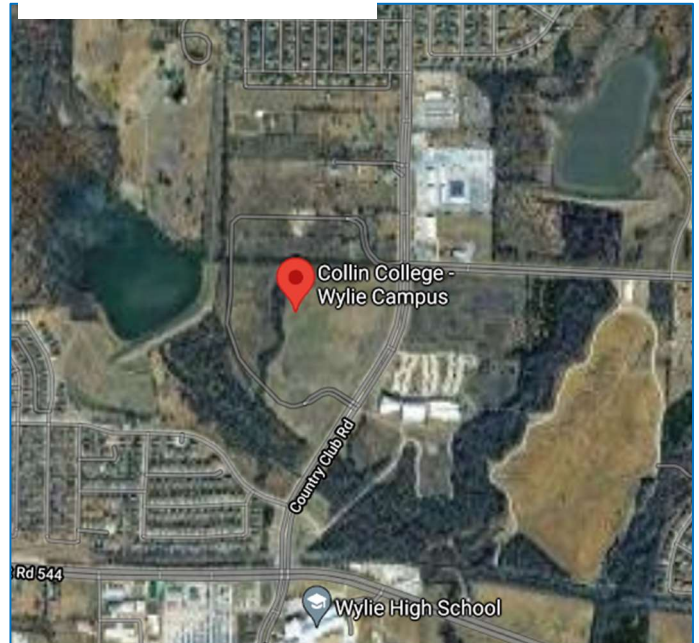
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# EXECUTIVE SUMMARY

The need for the Wylie Campus project came out of the 2016 Collin College Master Plan. The Campus is on approximately 97 acres in Wylie, TX. During design concept meetings with College leadership, AECOM and the architect, Page Southerland Page, the campus evolved into a 339,000 square feet facility consisting of three (3) buildings, which include the Library, Campus Commons, Student Center and Conference Center.

Design and pre-construction services from the CMAR began in September 2017 and construction started in September 2018. Substantial completion of the project was achieved on June 30, 2020 and student occupancy of the facilities began in August 2020.

## SITE PLANS



# PROCUREMENT AND PROJECT DELIVERY APPROACH

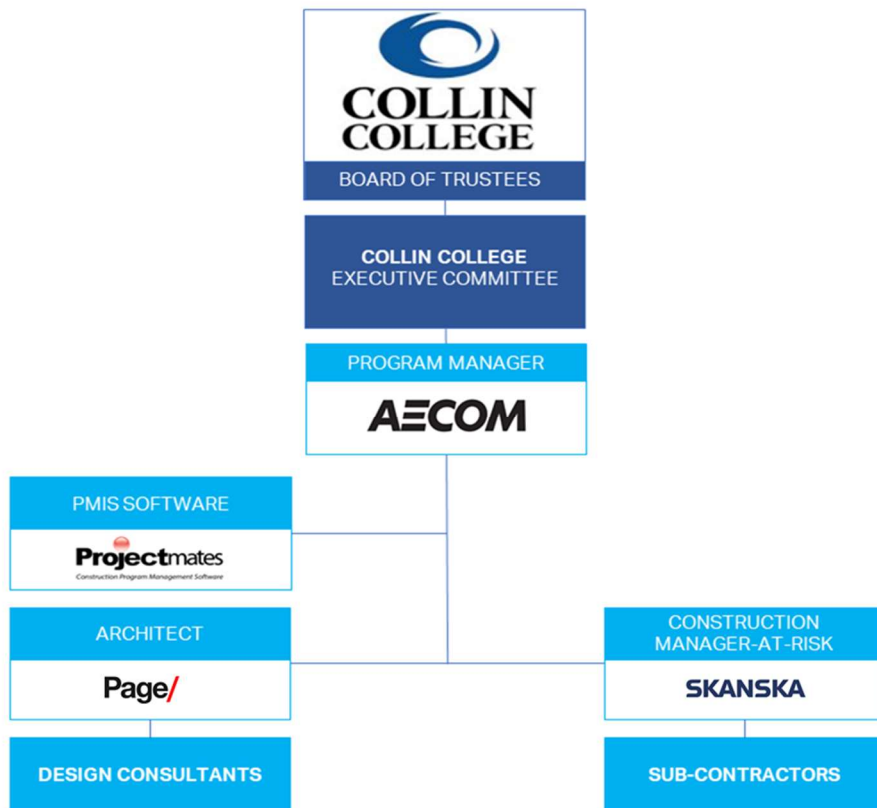
Collin College issued an RFQ for program management services in January 2017 and AECOM was selected as the recommended firm in March 2017. The College Board of Trustees approved the recommendation for AECOM to provide program management services contingent upon the voters approving the \$600M bond issue, which was approved in May 2017. AECOM was issued a contract upon the voters passing the bond issue, and immediately began providing program management services.

The major hurdle the project faced from the beginning was the extremely tight deadline for the project to be delivered for occupancy by Fall 2020, which is only three (3) years from project concept to student occupancy. To achieve this desired timeline, AECOM recommended the College utilize the CMAR delivery method for the construction of the project, and that the CMAR be brought on-board at the beginning of the project to deliver pre-construction services while the Architect was working on the design of the campus.

AECOM developed a detailed RFQ and RFP schedule, and worked with the College's Procurement Department to issue RFQ's for professional design and construction services through a full and open procurement process. The detailed scheduling and close coordination with the College allowed for expedited selection and on-boarding of the Architect and Construction Manager. Page Southerland Page was selected as the Architect and Skanska USA Building, Inc. was selected as the CMAR. Other professional services such as commissioning services and building envelope consulting services were procured using the same transparent process.

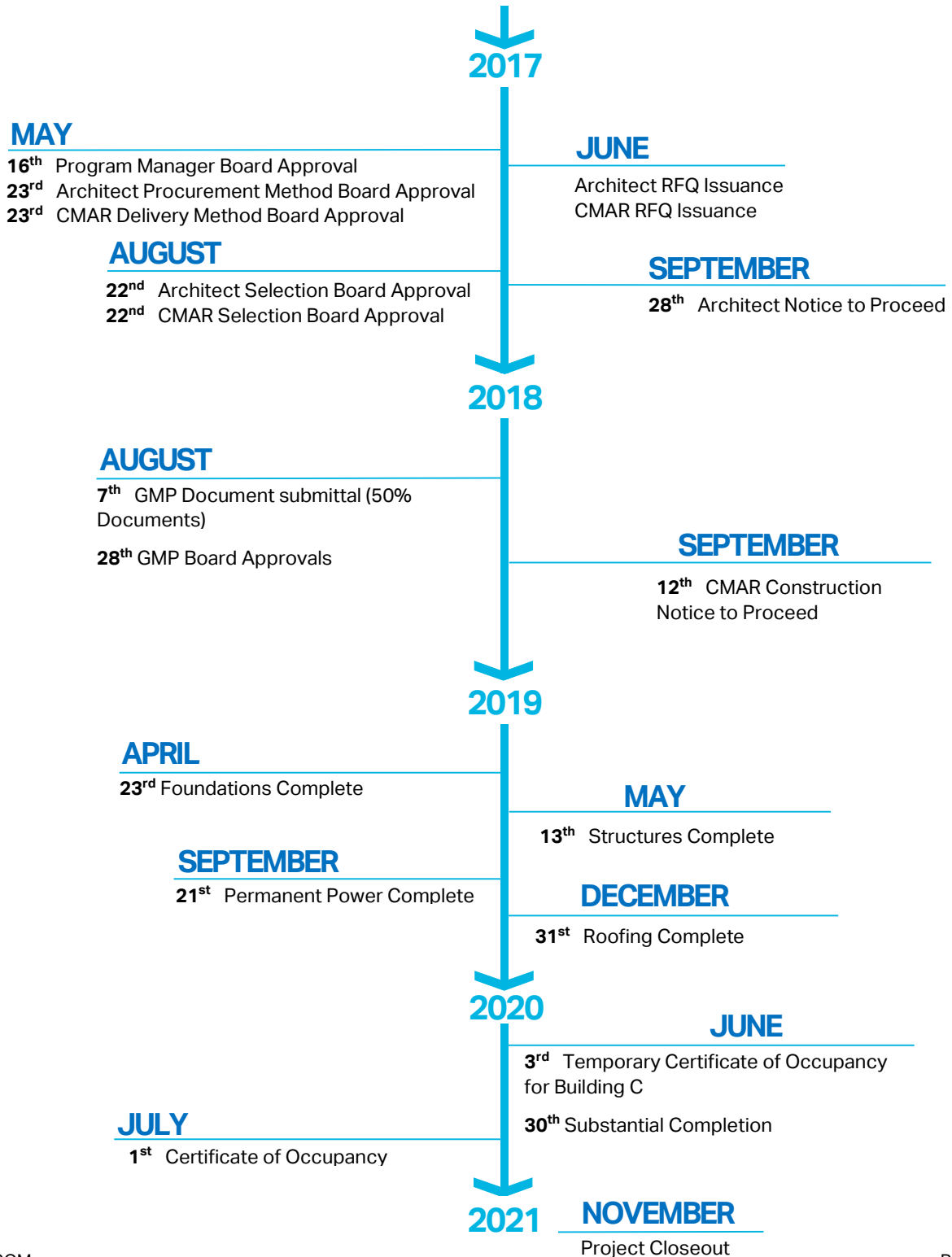


# PROJECT ORGANIZATION



# PROJECT TIMELINE

## KEY MILESTONES



# PROJECT FINANCIALS

## BUDGET SUMMARY

CATEGORY	BUDGET	COMMITMENTS	EXPENDITURES
Design	8,298,478.32	8,298,478.32	8,298,478.32
Consulting	5,296,825.47	5,296,825.47	5,290,202.47
3rd Party Invest, Testing & Verification	1,587,529.08	1,587,529.08	1,587,529.08
FF&E and IT	8,835,873.03	8,835,873.03	8,835,873.03
Construction, Land, Permits & Fees	140,365,866.92	140,365,866.92	140,365,866.92
Misc.	218,121.10	218,121.10	218,121.10
Contingency	-	-	-
<b>TOTAL</b>	<b>164,602,693.92</b>	<b>164,602,693.92</b>	<b>164,602,693.92</b>

### FINANCIAL FACTS

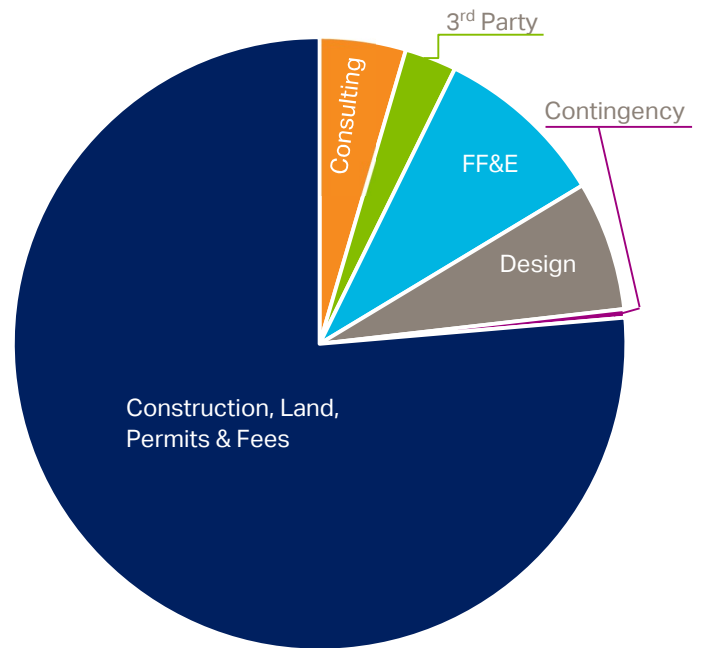
**\$130,712,852**

Final GMP Construction Contract Value

**253** Total Contracts Issued



**941** Total Invoices Processed







## MWBE/HUB



### SUMMARY

\$4,708,596 in MWBE/HUB subcontracts awarded.  
4.43% of direct construction cost of work

2 outreach events were held in 2017  
1 outreach event was held in 2018



## APPENDIX

- A. Certificates of Completion
  - i. Substantial Completion
  - ii. Consent of Surety to Final Payment
- B. Certificates of Occupancy Certificates
  - i. Temporary Certificate of Occupancy
  - ii. Certificate of Occupancy
- C. Consent of Surety to Final Payment
- D. Progress and Final Photos
- E. Contract Deliverable File Locations
- F. Risk Register
- G. Awards and Recognitions



# **CERTIFICATES OF COMPLETION**



**SUBSTANTIAL  
COMPLETION**



AIA®

# Document G704™ – 2017

## Certificate of Substantial Completion

<b>PROJECT:</b> <i>(name and address)</i> 317042 Collin College Wylie Wylie, TX	<b>CONTRACT INFORMATION:</b> Contract For: General Construction Date: September 01, 2017	<b>CERTIFICATE INFORMATION:</b> Certificate Number: 001 Date: June 30, 2020
<b>OWNER:</b> <i>(name and address)</i> Collin College 3452 Spur 399, McKinney, TX 75069	<b>ARCHITECT:</b> <i>(name and address)</i> Page Southerland Page, Inc 1800 Main St., Dallas, TX 75201	<b>CONTRACTOR:</b> <i>(name and address)</i> Skanska 105 Decker Court, Suite 1060, Irving, TX 75062

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.  
*(Identify the Work, or portion thereof, that is substantially complete.)*

Page Southerland Page, Inc. <b>ARCHITECT</b> <i>(Firm Name)</i>	 <b>SIGNATURE</b>	Patrick Gurley, Associate Principal <b>PRINTED NAME AND TITLE</b>	June 30, 2020 <b>DATE OF SUBSTANTIAL COMPLETION</b>
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### WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:  
*(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)*

### WORK TO BE COMPLETED OR CORRECTED


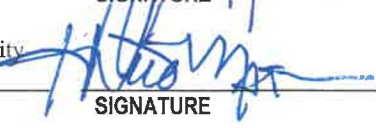
A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:  
*(Identify the list of Work to be completed or corrected.)*  
The punch list items have been compiled electronically via Skanska's Procore software. The punch lists have been electronically issued to the contractors for completion/correction.

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within forty-five (45) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$300,000.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:  
*(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)*  
The owner has taken over responsibility for all completed work, including maintenance, insurance, security, utilities, and damage to completed work. Any damage resulting from punch list corrections will be the responsibility of the contractor.

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

Skanska <b>CONTRACTOR</b> <i>(Firm Name)</i>	 <b>SIGNATURE</b>	Todd Reeves VP <b>PRINTED NAME AND TITLE</b>	7/2/20 <b>DATE</b>
Collin County Community College District <b>OWNER</b> <i>(Firm Name)</i>	 <b>SIGNATURE</b>	H. Neil Martin District President <b>PRINTED NAME AND TITLE</b>	7/27/20 <b>DATE</b>



**CONSENT OF SURETY  
TO FINAL PAYMENT**

 **AIA**® Document G707™ – 1994

**Consent Of Surety to Final Payment**

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<b>PROJECT:</b> <i>(Name and address)</i> Collin College Wylie Campus 391 Country Club Rd, Wylie, TX 75098	<b>ARCHITECT'S PROJECT NUMBER:</b>  <b>CONTRACT FOR:</b> Original Contract	<b>OWNER:</b> <input type="checkbox"/> <b>ARCHITECT:</b> <input type="checkbox"/> <b>CONTRACTOR:</b> <input type="checkbox"/> <b>SURETY:</b> <input type="checkbox"/> <b>OTHER:</b> <input type="checkbox"/>
<b>TO OWNER:</b> <i>(Name and address)</i> Collin County Community College District 3452 TX-399 Spur, Suite 102 McKinney, TX 75069	<b>CONTRACT DATED:</b> 08/28/2018	

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In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the  
*(Insert name and address of Surety)*

Zurich American Insurance Company  
01299 Zurich Way, Schaumburg, IL 60196

Liberty Mutual Insurance Company  
175 Berkeley St, Boston, MA 02116

Federal Insurance Company  
202B Hall's Mill Rd, Whitehouse Station, NJ 08889

The Continental Insurance Company  
151 N Franklin St, Chicago, IL 60606

Berkshire Hathaway Specialty Insurance Company  
1314 Douglas St, Suite 1400, Omaha, NE 68102

on bond of  
*(Insert name and address of Contractor)*

Skanska USA Building Inc.  
105 Decker Ct #1060  
Irving, TX 75062

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall  
not relieve the Surety of any of its obligations to  
*(Insert name and address of Owner)*

Collin County Community College District  
3452 TX-399 Spur, Suite 102  
McKinney, TX 75069

as set forth in said Surety's bond.

, SURETY,

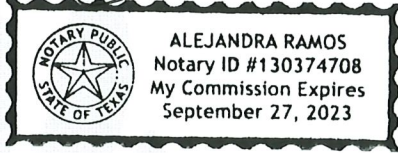
, CONTRACTOR,

, OWNER,

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date:  
(Insert in writing the month followed by the numeric date and year.)

*A.R.*

Attest:  
(Seal):



\_\_\_\_\_  
(Surety)

*D. Todd Reeves*  
\_\_\_\_\_  
(Signature of authorized representative)

*D. Todd Reeves VP-PX*  
\_\_\_\_\_  
(Printed name and title)





**CERTIFICATE OF  
OCCUPANCY CERTIFICATES**



June 3, 2020

### *Temporary Certificate of Occupancy*

This letter shall serve as the Temporary Certificate of Occupancy for the property located at 391 Country Club Rd., Building C, Conference and Student Center, Wylie, Texas. The project is further described as Collin College, and by Permit Number COMB-18-4473. This certificate allows for furniture to be placed and staff to occupy the aforementioned building. This certificate will expire at such time that a permanent certificate is issued.

**Issuance of Permanent Certificate of Occupancy for this development is subject to the approval of all applicable City of Wylie Departments at such time that all phases of the project are complete and found in compliance.**

Please contact me at 972-516-6420 if I can be of further assistance.

A handwritten signature in blue ink that reads "Bret McCullough".

Bret McCullough, C.B.O.  
Chief Building Official  
City of Wylie, Texas

# *CERTIFICATE OF OCCUPANCY*

*This is to certify that the address listed below has been duly inspected and found to be in general compliance with the building ordinances and within the provisions of the City of Wylie Zoning Ordinances. It is hereby approved to be placed in service as of: July 01, 2020. The zoning of the home, business or other is BG, with Type II-B construction and an occupancy class of B.*

*391 Country Club Rd A-D  
Collin College*

7/1/2020 12:00:00A

**APPROVED**

Bruce M. Cullough

**BUILDING OFFICIAL**

# **CITY OF WYLIE**

**City of Wylie - 300 Country Club, Bldg 100 - Wylie, Tx 75098 - 972-516-6420 - [www.wylietexas.gov](http://www.wylietexas.gov)**



# **PROGRESS & FINAL PHOTOS**



October 2018



January 2019



April 2019



July 2019



October 2019



January 2020



April 2020



July 2020



Main Entry to Student Center



Main Entry to Campus Commons



Grand Staircase at Student Center



Fitness Center in Campus Commons



Central Utility Plant



LVN/CAN Lab in Campus Commons



Curtain Wall at Student Center



NE View of Student Center



Campus Commons Atrium



North View of Campus Quad Area



Campus Commons



SE View of Campus Quad Area



First Floor of Library



Dining Area in Student Center

Additional progress photos are located with the project record files in the PMIS – Projectmates:  
<https://collincollege.projectmates.com/>





# **CONTRACT DELIVERABLE FILE LOCATIONS**

Project Records, including design documents, testing reports, construction records, closeout documents and photos, are located within the Project Management Information System (PMIS) – Projectmates located at the following address:

<https://collincollege.projectmates.com/>



# **RISK REGISTER**

Risk Identification					Potential Impact			Risk Treatment				Risk Status			
Item No.	Date Identified	Project Phase	Description	Risk Owner	Probability	Schedule (Days)	Cost (\$)	Funding Source	Response	Action Owner	Action Start Date	Action End Date	Notes	Date Last Updated	Status
1	09/25/17	Construction	Loss of work days due to extreme weather conditions above the pre-determined contractual weather days, could lead to OT/acceleration costs	Program Manager			\$500,000	GMP Allowance	Get site work and building dry-in completed as soon as possible.	Jeff Hagerich	09/01/18	07/30/19	Included in the GMP contract	11/13/18	Closed
2	09/25/17	Design / Pre-Construction	N. Texas market may still have shortages of qualified subs when project is bid to subs	Contractor			\$0		Buy out project within 120 days of GMP	Dennis Yung	09/01/18	02/28/19	Included as part of Skanska's GMP submittal	08/08/18	Closed
3	09/25/17	Design / Pre-Construction	Market escalation may exceed the amount built into the project budget-possible tariffs	Program Manager			\$0		Buy out project within 120 days of GMP	Dennis Yung	09/01/19	02/28/19	Included as part of Skanska's GMP submittal	08/08/18	Closed
4	09/25/17	Design / Pre-Construction	City of Wylie - Tree Mitigation Fee	Program Manager			\$0		Work with City and design team to reduce area of trees impacted on the project.	Jeff Hagerich	04/05/18	11/01/18		08/08/18	Closed
5	03/01/18	Design / Pre-Construction	Wetland mitigation & permitting: .16 acres	Program Manager			\$1,022,500		Finalize mitigation and permitting plan w/consultant, purchase needed credits	Jeff Hagerich	04/05/18	08/01/18	Proposal from ROUMB received in the amount of \$25k for the remaining .16 wetland credit	11/13/18	Closed
6	02/01/18	Design / Pre-Construction	South Entrance - light managed intersection	Program Manager			\$0			Jeff Hagerich	04/05/18	04/01/19	Included as part of Skanska's GMP submittal. City does not have a fund that gets directly paid into. Mitigation is covered by planting, which is included in the scope.	08/08/18	Closed
7	04/13/18	Construction	Traffic Intersection Improvements - Country Club Dr. and Brown St. Improvements per the TIA	Program Manager			\$0						\$1.4M allowance included in the construction GMP contract	11/13/18	Closed
8	04/05/18	Planning / Procurement	SKANSKA price for OH to UG conduits - within property line only	Program Manager			\$0			Jeff Hagerich	10/01/17	03/01/18	Included as part of Skanska's GMP submittal	08/08/18	Closed
9	04/05/18	Construction	ONCOR - within property only	Program Manager			\$462,000	Program Contingency		Jeff Hagerich	10/01/17	03/01/18	Check for cost of work issued to vendor	11/13/18	Closed
10	04/05/18	Construction	Grande - Within property only	Program Manager			\$32,000	Program Contingency		Jeff Hagerich	10/01/17	03/01/18	Check for cost of work issued to vendor	11/13/18	Closed
11	04/05/18	Construction	Suddenlink - Within property only	Program Manager			\$10,000	Program Contingency		Jeff Hagerich	10/01/17	03/01/18		09/26/17	Closed
12	04/05/18	Construction	Charter - Within property only	Program Manager			\$52,000	Program Contingency		Jeff Hagerich	10/01/17	03/01/18		09/26/17	Closed
13	04/05/18	Construction	Capco - Within property only	Program Manager			\$53,000	Program Contingency		Jeff Hagerich	10/01/17	03/01/18	Check request issued to the College in the amount of	01/18/19	Closed
14	09/25/17	Design / Pre-Construction	Addition of 994 space Parking Garage	Program Manager			\$0			Jeff Hagerich	10/01/17	11/15/17	Garage removed from project SOW due to budget constraints	04/05/18	Closed
15	09/25/17	Design / Pre-Construction	Water tie in on East side of Country Club would require boring under the active road and excavate a larger area for machinery and workers	Program Manager			\$0		Confirm w/City location of existing water line	Jeff Hagerich	10/01/17	05/30/18	Included as part of Skanska's GMP submittal	08/08/18	Closed
16	12/20/17	Design / Pre-Construction	Extending fiber to Wylie - local agreements and construction may not be executed before buildings open	Owner			\$0		Coordinate installation of fiber lines with Collin IT	Jeff Hagerich	03/31/19	03/30/20	all was complete before sub-com	04/19/18	Closed
17	04/05/18	Planning / Procurement	Architect Fee Increase based on Construction Budget Increase	Program Manager			\$150,000	Program Contingency					Fee increased to account for the increase in the GMP construction budget	12/17/21	Closed
18	04/13/18	Construction	Building Permit	Program Manager			\$112,000	Program Contingency					Check request issued in the amount of \$112,076.90	01/03/19	Closed
19	08/08/18	Construction	Barnes & Noble space build out	Program Manager			\$0			Jeff Hagerich			\$250k allowance included in the GMP construction contract	11/13/18	Closed
20	11/13/18	Planning / Procurement	Material Testing Services - add'l material testing services required above the base scope amount	Program Manager			\$150,000	Program Contingency	Continue to monitor hours against the proposal amounts and track hours spent for retesting that could be the responsibility of the CM	Jeff Hagerich					Closed
21	01/22/19	Construction	Acceleration costs above and beyond the \$500k allowance that is currently included in the GMP	Contractor	Medium		\$250,000	Program Contingency	Continue to monitor the contractor's schedule and how it aligns with the baseline completion date(s)	Jeff Hagerich	01/22/19		acceleration never exceeded contract allowance	02/18/21	Closed
22	04/05/19	Construction	Frontier Communications utility box located in entry way	Owner	High		\$100,000	Program Contingency	waiting on cost from Frontier Communication	Jeff Hagerich	04/11/19				Closed



# **AWARDS AND RECOGNITIONS**

CMAR National 2020 CMAA Project Achievement Award

CMAA North Texas 2021 Program Management Award – Collin College Phase 1 2017 CIP Program



## Collin College Wylie Campus

### 2020 CMAA Project Achievement Award

Education: Construction value greater than \$50 Million

Collin College Wylie Campus

Owner: Collin College | CM: AECOM

When AECOM was hired by Collin College in Spring 2017 to be their Program Manager for a \$600M bond program, they faced a daunting challenge – manage the procurement, programming, design, construction, commissioning and start-up of two greenfield campus projects and open them by Fall 2020 with a client that had never undertaken a major capital improvement program. The Wylie Campus is one of those projects.

Early in the pre-design phase of the program, it became apparent that a conventional design-bid-build approach would not work on the Wylie project due to the 2020 opening time constraint and that an Integrated Project Delivery method would work best. Unfortunately, being a state entity, Collin College is not allowed to use an IPD contract, so AECOM advised the College to use IPD “Lite” principles in conjunction with their CM-at-Risk contract. This decision permitted open communication between all key stakeholders during all phases of the project and allowed for the Architect and CMAR to be under contract before the design phase formally began on the project.

Even with this plan in place, further steps were needed to deliver the project on-time. AECOM, in conjunction with Collin College, made the decision to go to a GMP contract with Skanska from 50% construction documents. In order to achieve this, meetings were held with AECOM, Collin College, Skanska and Page (“the Team”) every week during the 9-month programming and design process to review design documents, project constructability and projected costs. This was achieved because Skanska brought in their field project staff to work with their pre-construction team during the design process.

An itemized list of contract documents deliverables was developed by the project team with required due dates that were needed in order to achieve accurate pricing before execution of the GMP contract. With the Team working in a truly collaborative manner, it only took 9 months from the start of design to the completion of the 50% documents. Adding in 2 months for bidding, contract approval and 21 months of construction time, it only took 32 months from start to finish for an entire college campus.