



Collin College

May 2025 Monthly Report

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

Project Number: 60726232

June 9, 2025

Quality Information

Prepared by**Nuria Cortes**Nuria Cortes
Program Controls Manager**Reviewed by****Melissa Perette**Melissa Perette
Project Campus Manager**Approved By****Tim Smith**Tim Smith
Program Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
First Publication	June 9, 2025	May '25 Report	Yes	Tim Smith	Program Director

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	1	Dr. Neil Matkin / Collin College
	1	Dr. Bill King / Collin College
	1	Chris Eyle / Collin College

Prepared for:

Collin County Community College District
3452 Spur 399
Suite 327
McKinney, TX 75069

Prepared by:

Nuria Cortes
Program Controls Manager
E: ncortes.aecom@collin.edu

AECOM
13355 Noel Road
4th Floor
Dallas TX, 75240
aecom.com

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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 \$219,602,567.36. \$1,000,000 was moved from the Security Enhancements budget and \$1,000,000 from the 2 + 2 Academic Alliance budget to the Health Science project.

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 – Roof work continues. Aux Services, New PD space and Comm Design awaiting sign off from City to occupy. Work in Theater continuing, work to start in New Science Labs.
- Courtyard Center – Painting has began on first floor. Tape and bed on second floor has started. Fourth floor installation of metal studs at new offices is completed.
- CHEC – Demo of classrooms for Phase I has been completed. Installation of metal studs is ongoing. Demo of first floor plumbing underground has begun.
- Health Science Center – CM mobilized on site with excavation in progress. CM site utility BIM clash detection effort completed with work to proceed. Design team to issue composite IFC documents on June 9th
- Wylie CTE – Architect submitted the 100% Schematic Design package on May 30th

Items of close attention

- No items of close attention at this time

Budget Summary

- \$96,320,726.41 of the \$219,602,567.36 has been committed to-date in the form of contracts with various vendors.
- \$19,279,205.74 of the \$96,320,726.41 committed amount has been expended to-date.

3. Program Summary

3.1 Program Schedule


Project	Scope of Work	2024												2025												2026												2027											
		January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December
Plano Campus	Renovations & Upgrades																																																
CYC	Departmental Relocations																																																
CHEC	Departmental Relocations																																																
Health Sciences	New Building																																																
Wylie - CTE	New Building																																																

Planning & Programming

Design & Construction Documents

Construction

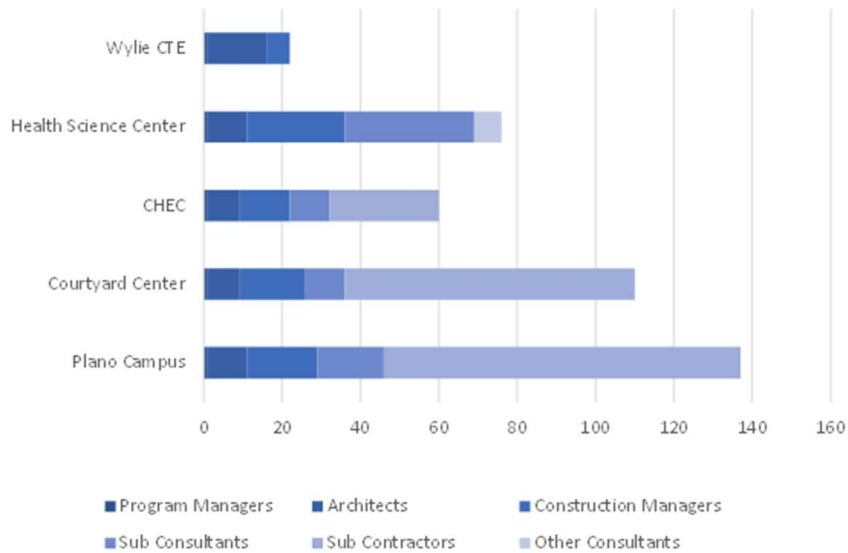
Final Completion & Close-Out


We Are Here

3.2 Program Budget

Cost Summary							
Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date
Construction, Equipment & Furnishings	\$157,491,962.00	\$187,734,937.00	\$75,489,445.58	\$1,856,823.00	\$77,346,268.58	\$0.00	\$9,630,120.68
Contingency	\$6,283,353.00	\$8,926,294.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Investigation, Testing & Verification	\$2,847,939.00	\$3,146,268.00	\$1,184,860.00	\$1,045.00	\$1,185,905.00	\$3,025.00	\$51,365.00
Management, Design & Pre-Construction	\$17,145,727.36	\$19,342,275.36	\$16,902,594.01	\$811,800.00	\$17,714,394.01	\$0.00	\$9,597,720.06
Miscellaneous	\$393,015.00	\$452,793.00	\$74,158.82	\$0.00	\$74,158.82	\$1,847.00	\$0.00
Total	\$184,161,996.36	\$219,602,567.36	\$93,651,058.41	\$2,669,668.00	\$96,320,726.41	\$4,872.00	\$19,279,205.74



3.3 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 405 employees contributing to the program's progress.

4. Project Summary

Courtyard Renovation

Project Name Courtyard Renovation			 		Schedule																																																												
Project Name Courtyard Renovation			Project Number PJ1065		Scope Description																																																												
Project Type Renovation			Project Phase Construction		* Renovations of the Courtyard Center * The Renovations include: - New Cosmetology Space - Relocate and expand Esthetician Space - New Medical Message space - Remodel of 4th floor for Information Technology and Police																																																												
Project Manager Melissa Perette		Contractor/CM Skanska		Architect IN2 Architecture		<table border="1"> <thead> <tr> <th>Activity</th> <th>Baseline Finish</th> <th>Planned Finish</th> <th>Actual Finish</th> </tr> </thead> <tbody> <tr> <td>BOT Approval of Construction Delivery Method</td> <td>1/26/2024</td> <td>1/26/2024</td> <td>↑ 1/26/2024 ✓</td> </tr> <tr> <td>BOT Approval of Recommended A/E</td> <td>1/26/2024</td> <td>1/26/2024</td> <td>↑ 1/26/2024 ✓</td> </tr> <tr> <td>BOT Approval of Program Manager</td> <td>2/27/2024</td> <td>2/27/2024</td> <td>↑ 2/27/2024 ✓</td> </tr> <tr> <td>Architect Mobilized</td> <td>5/17/2024</td> <td>5/17/2024</td> <td>↑ 5/17/2024 ✓</td> </tr> <tr> <td>BOT Approval of Recommended CMAR</td> <td>5/26/2024</td> <td>5/26/2024</td> <td>↑ 5/28/2024 ✓</td> </tr> <tr> <td>100% CDs Complete</td> <td>11/1/2024</td> <td>10/10/2024</td> <td>↑ 10/10/2024 ✓</td> </tr> <tr> <td>GMP Submittal</td> <td>12/1/2024</td> <td>11/22/2024</td> <td>↑ 11/22/2024 ✓</td> </tr> <tr> <td>BOT Approval of GMP</td> <td>12/10/2024</td> <td>12/10/2024</td> <td>↑ 12/10/2024 ✓</td> </tr> <tr> <td>Obtain Building Permit</td> <td>12/13/2024</td> <td>12/13/2024</td> <td>↑ 1/16/2025 ✓</td> </tr> <tr> <td>Contractor Mobilized</td> <td>12/20/2024</td> <td>12/20/2024</td> <td>↑ 1/20/2025 ✓</td> </tr> <tr> <td>Substantial Completion</td> <td>7/15/2025</td> <td>7/15/2025</td> <td>↑</td> </tr> <tr> <td>Final Completion</td> <td>8/1/2025</td> <td>8/1/2025</td> <td>↑</td> </tr> <tr> <td>Student Occupancy</td> <td>8/26/2025</td> <td>8/26/2025</td> <td>↑</td> </tr> </tbody> </table>				Activity	Baseline Finish	Planned Finish	Actual Finish	BOT Approval of Construction Delivery Method	1/26/2024	1/26/2024	↑ 1/26/2024 ✓	BOT Approval of Recommended A/E	1/26/2024	1/26/2024	↑ 1/26/2024 ✓	BOT Approval of Program Manager	2/27/2024	2/27/2024	↑ 2/27/2024 ✓	Architect Mobilized	5/17/2024	5/17/2024	↑ 5/17/2024 ✓	BOT Approval of Recommended CMAR	5/26/2024	5/26/2024	↑ 5/28/2024 ✓	100% CDs Complete	11/1/2024	10/10/2024	↑ 10/10/2024 ✓	GMP Submittal	12/1/2024	11/22/2024	↑ 11/22/2024 ✓	BOT Approval of GMP	12/10/2024	12/10/2024	↑ 12/10/2024 ✓	Obtain Building Permit	12/13/2024	12/13/2024	↑ 1/16/2025 ✓	Contractor Mobilized	12/20/2024	12/20/2024	↑ 1/20/2025 ✓	Substantial Completion	7/15/2025	7/15/2025	↑	Final Completion	8/1/2025	8/1/2025	↑	Student Occupancy	8/26/2025	8/26/2025	↑
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BOT Approval of GMP	12/10/2024	12/10/2024	↑ 12/10/2024 ✓																																																														
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Final Completion	8/1/2025	8/1/2025	↑																																																														
Student Occupancy	8/26/2025	8/26/2025	↑																																																														
Project Directory																																																																	
Company		Project Role																																																															
AECOM Technical Services, Inc.		Program Manager																																																															
Collin College		Owner																																																															
Skanska		Construction Manager-at-Risk																																																															
IN2 Architecture		A/E																																																															
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Progress Summary																																																																	
Status Date		Notes																																																															
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Cost Summary																																																																	
Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date																																																										
Construction, Equipment & Furnishings	\$4,991,556.00	\$5,222,037.00	\$4,857,324.70	\$230,481.00	\$5,087,805.70	\$0.00	\$526,621.32																																																										
Contingency	\$294,481.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																																																										
Investigation, Testing & Verification	\$82,073.00	\$82,073.00	\$72,151.00	\$0.00	\$72,151.00	\$0.00	\$6,280.00																																																										
Management, Design & Pre-Construction	\$696,100.00	\$710,100.00	\$690,736.36	\$5,000.00	\$695,736.36	\$0.00	\$385,629.00																																																										
Miscellaneous	\$4,551.00	\$4,551.00	\$0.00	\$0.00	\$0.00	\$1,847.00	\$0.00																																																										
Total	\$6,068,761.00	\$6,068,761.00	\$5,620,212.06	\$235,481.00	\$5,855,693.06	\$1,847.00	\$918,530.32																																																										

CHEC Renovation

Project Name

CHEC Renovation

Project Name

CHEC Renovation

Project Number

PJ1066

Project Type

Renovation

Project Phase

Construction

Project Manager

Melissa Perette

Contractor/CM



Skanska

Architect

IN2 Architecture

Project Directory

Company	Project Role
AECOM Technical Services, Inc.	Program Manager
Collin College	Owner
IN2 Architecture	A/E
Skanska	A/E
RWB Consulting Engineers	



Scope Description

*Renovations Collin Higher Education Center
- Renovations of selected spaces on 1st, 2nd, 3rd and 4th floor.

Progress Summary

Status Date	Notes
5/31/2025	Demo of classrooms for Phase I has been completed. Installation of metal studs is ongoing. Demo of first floor plumbing underground has began.

Cost Summary

Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date
Construction, Equipment & Furnishings	\$7,172,040.00	\$7,172,040.00	\$0.00	\$0.00	\$0.00	\$0.00	\$64,278.42
Contingency	\$562,950.00	\$543,950.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Investigation, Testing & Verification	\$117,927.00	\$117,927.00	\$100,533.00	\$0.00	\$100,533.00	\$0.00	\$0.00
Management, Design & Pre-Construction	\$860,348.36	\$879,348.36	\$844,348.36	\$5,000.00	\$849,348.36	\$0.00	\$308,698.00
Miscellaneous	\$6,540.00	\$6,540.00	\$2,400.00	\$0.00	\$2,400.00	\$0.00	\$0.00
Total	\$8,719,805.36	\$8,719,805.36	\$947,281.36	\$5,000.00	\$952,281.36	\$0.00	\$372,976.42



Schedule

Activity	Baseline Finish	Planned Finish	Actual Finish
BOT Approval of A/E Procurement Method	1/26/2024	1/26/2024	1/26/2024
BOT Approval of Construction Delivery Method	1/26/2024	1/26/2024	1/26/2024
BOT Approval of Recommended A/E	1/26/2024	1/26/2024	1/26/2024
BOT Approval of Program Manager	2/27/2024	2/27/2024	2/27/2024
Architect Mobilized	5/17/2024	5/17/2024	5/17/2024
BOT Approval of Recommended CMAR	5/26/2024	5/26/2024	5/28/2024
100% CDs Complete	11/1/2024	2/14/2025	2/14/2025
GMP Submittal	12/1/2024	2/20/2025	2/20/2025
BOT Approval of GMP	12/10/2024	3/25/2025	3/25/2025
Obtain Building Permit	12/20/2024	4/16/2025	4/21/2025
Contractor Mobilized	1/6/2025	4/17/2025	4/21/2025
Substantial Completion	4/1/2026	4/1/2026	
Final Completion	5/1/2026	5/1/2026	



Plano Renovation

Project Name							
Plano Renovation							
Project Name		Project Number					
Plano Renovation		PJ1064					
Project Type	Project Phase						
Renovation	Construction						
Project Manager	Contractor/CM	Architect					
Tim Smith	Skanska	IN2 Architecture					
Project Directory							
Company	Project Role						
AECOM Technical Services, Inc.	Program Manager						
Collin College	Owner						
Skanska	Construction Manager-at-Risk						
IN2 Architecture	A/E						
BAi, LLC							
Dunaway							
Foodservice Design Professional							
MATSON DRISCOLL & DAMICO LLP							
Price Consulting, Inc.							
RWB Consulting Engineers							
Scope Description							
* Renovations to the Plano Campus * The Renovation includes: - Roof Replacement - Expanding Science Labs - Renovation and Expanding Health Sciences - Renovation in various other areas							
Schedule							
Activity	Baseline Finish	Planned Finish	Actual Finish				
BOT Approval of Construction Delivery Method	1/26/2024	1/26/2024	1/26/2024				
BOT Approval of Recommended A/E	1/26/2024	1/26/2024	1/26/2024				
BOT Approval of Program Manager	2/27/2024	2/27/2024	2/27/2024				
BOT Approval of Recommended CMAR	3/26/2024	3/26/2024	3/26/2024				
Architect Mobilized	4/19/2024	4/19/2024	4/19/2024				
GMP 1 Construction Documents Submittal	7/26/2024	8/2/2024	8/2/2024				
BOT Approval of GMP 1	9/24/2024	9/24/2024	9/24/2024				
GMP 2 Construction Documents Submittal	10/21/2024	9/19/2024	9/20/2024				
BOT Approval of GMP 2	12/10/2024	12/10/2024	12/10/2024				
Obtain Building Permit	12/13/2024	1/13/2025	1/30/2025				
Contractor Mobilized	12/20/2024	12/20/2024	12/20/2024				
Substantial Completion	6/1/2026	7/30/2026					
Final Completion	7/21/2026	8/6/2026					
Student Occupancy	8/17/2026	8/17/2026					
Progress Summary							
Status Date	Notes						
5/30/2025	Plano Campus, Roof work Continues. Aux Services, New PD space and Comm Design awaiting sign off from city to occupy. Work in Theater continuing, work to start in New Science Labs.						
Cost Summary							
Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date
Construction, Equipment & Furnishings	\$62,835,304.00	\$75,693,298.00	\$68,595,642.62	\$1,626,342.00	\$70,221,984.62	\$0.00	\$8,766,557.94
Contingency	\$2,372,401.00	\$1,508,102.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Investigation, Testing & Verification	\$1,150,911.00	\$1,359,240.00	\$591,949.00	\$1,045.00	\$592,994.00	\$0.00	\$45,085.00
Management, Design & Pre-Construction	\$6,895,542.00	\$8,078,310.00	\$6,987,542.26	(\$10,000.00)	\$6,977,542.26	\$0.00	\$4,248,691.30
Miscellaneous	\$305,272.00	\$361,050.00	\$71,758.82	\$0.00	\$71,758.82	\$0.00	\$0.00
Total	\$73,559,430.00	\$87,000,000.00	\$76,246,892.70	\$1,617,387.00	\$77,864,279.70	\$0.00	\$13,060,334.24

Health Science Center

Project Name Health Science Center		 		Schedule																																																																																																															
Project Name Health Science Center		Project Number PJ1067		Scope Description																																																																																																															
Project Type New		Project Phase Construction		Construction of new Health Science Center, Frisco, Texas 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																																																																																																															
Project Manager Penny Busch		Contractor/CM McCarthy Building Comp...		Architect PBK Architects, Inc.																																																																																																															
Project Directory				Progress Summary																																																																																																															
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Wylie CTE

Project Name Wylie CTE		 		Schedule																																																																							
Project Name Wylie CTE		Project Number PJ1068		Scope Description																																																																							
Project Type New		Project Phase Design		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) - Certified Nurse Aid (CNA)																																																																							
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5 Completed Items

5.1 General Program

- Facilities Meeting was held on May 5th, 12th, and 19th

5.2 Procurement

- Health Science Center, PO issued for Braun Intertec for Material Testing services
- Health Science Center, Submitted GMP 2 for Board approval with Board approval obtained on May 27th

5.3 Design

- Health Science Center, finalized and obtain client approval of FM Global scope to be incorporated and/or not required for the project design
- Plano Campus and CHEC, Student Services Design meeting was held between Collin College, AECOM, and IN2 on May 2nd
- Wylie CTE, Vestibule Options discussion was held between Collin College and AECOM on May 20th
- Wylie CTE, Proposed build out of shell space discussion was held between Collin College and AECOM on May 28th

5.4 Pre-Construction

- Health Science Center, completed coordination between GE Medical equipment and McCarthy on GE furnished materials

5.5 Construction

- Plano Campus OAC meetings were held on May 1st, 8th, 15th, 22nd, and 29th
- Courtyard Center OAC meetings were held on May 22nd and 29th
- CHEC OAC Meetings were held on May 1st, 8th, 15th, 22nd, and 29th
- CHEC/ Courtyard Center,
- Plano Campus, H/I MEP logistics meetings were held on May 6th and 13th
- Plano Campus, Aux Services Pre-Punch meeting was held between Collin College, AECOM, IN2, and Skanska on May 8th
- Plano Campus, Police New Office review was held between Collin College and AECOM on May 16th
- Plano Campus, Pre-Installation meeting of Terrazzo at Atrium was held between AECOM, IN2, Andreola Inc, and Skanska was held on May 19th
- Plano Campus, Police walk meeting was held between Collin College and AECOM on May 21st
- Plano Campus, Foundation review of Courtyard was held between AECOM and Skanska on May 22nd
- Plano Campus, Dance Studio Work meeting was held between Collin College, AECOM, and Skanska on May 29th
- Plano Campus, Aux Services space has been punched and furniture moved in. New Police space and new Comm Design space have been pre-punched.
- Health Science Center, Oncor completed removal of conductors from existing duct bank to be relocated to the north on site

- Health Science Center, Temporary power tie-in at Technology building for the site utility was completed Friday, May 23rd
- Health Science Center, steel subcontractor has received the early release for the front-end deliverables and to lock in steel scope and pricing.

5.6 Acceptance and Close-Out

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

6 Pending Items

6.1 General Program

- No General Program items are pending at this time

6.2 Procurement

- Health Science Center, GMP 2 Board approved and preparing amendment to CM contract for signature

6.3 Design

- Health Science Center, design team moving forward to finalize a composite IFC set of construction documents by June 9th. DSC, team working to finalize fiber route from Heritage Hall to HSC site/building.
- Health Science Center, physicist report pending for final lead shielding requirements for specific medical equipment spaces.

6.4 Pre-Construction

- Health Science Center, CM has one trade, Waterproofing remaining to procure for GMP 1 scope of work.

6.5 Construction

- Plano Campus, roof work continues. Aux Services, new PD space and Comm Design awaiting sign off from City to occupy. Work in Theater continuing. Work to start in new Science labs.
- Health Science Center, CM is preparing first construction pay application for processing. Temporary power tie-in to the site continues. Storm line tie-in on west side of site continuing. Excavation of current soil ongoing with moisture conditioning, select fill and fine grading of building pad to follow.
- Courtyard Center, Installation of low voltage and lay in ceiling will continue on first and second floor. Installation of in-wall MEP and below slab MEP to begin.
- CHEC, Saw cutting on first floor to begin. Installation of in-wall MEP and above ceiling MEP to begin. After MEP inspections with the City, drywall to begin, followed by tape, float, and paint.

6.6 Acceptance and Close-Out

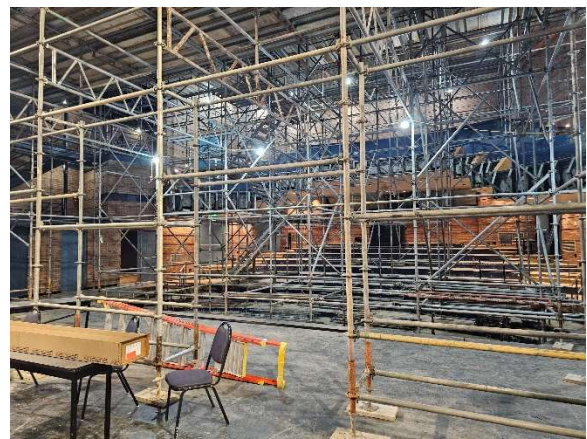
- No Acceptance and Close-out Items are pending at this time

7 Progress Pictures

7.1 Plano Campus Renovations



Police Locker Area



Theater Scaffold



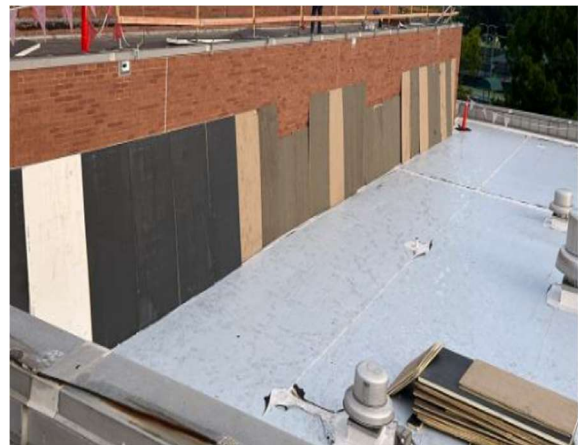
Aux Services



Police Touch Down



Hydro Vac at Fine Arts Courtyard

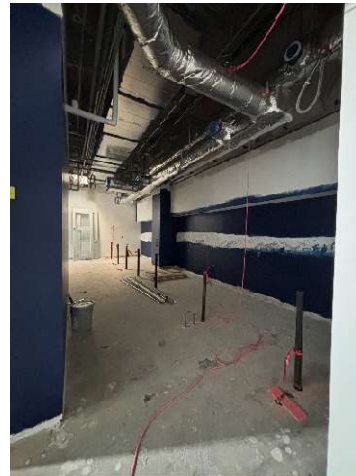


Roof Work

7.2 Courtyard Center



1st Floor – Cosmetology Shampoo Areas



1st Floor – Cosmetology Shampoo Areas



1st Floor – New Breakroom



4th Floor – New office at IT area



4th Floor – Police Changing Rooms



4th Floor – Entrance to New EOC Conference Room

7.3 Health Science Center



Excavation West End of Site



Overview of Site



View Looking Northeast



View Looking West

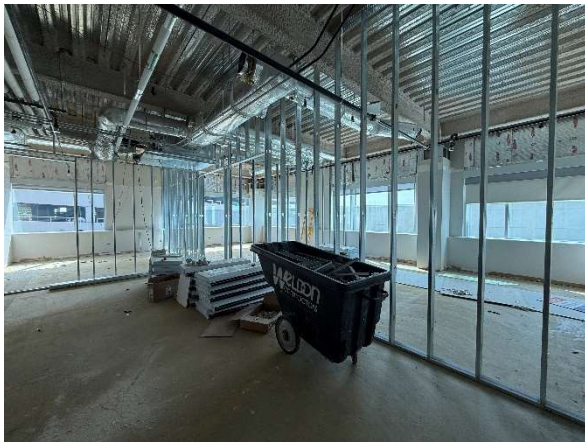
7.4 CHEC



Office at Grants



Grants Suite



iCollin Suite



Second Floor Reception Area