



Collin College October 2024 Monthly Report

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

Project Number: 60726232

November 8, 2024

Quality Information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
First Publication	November 8, 2024	October '24 Report	Yes	Tim Smith	Program Director

Distribution List

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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 – Roof work will begin on November 11th. GMP 2 estimate received and being reviewed so it can be presented to the Board of Trustees on December 10th
- Courtyard Center – 90% Construction Documents were issued on October 10th. Bid Solicitation for GMP went out on October 11th with bid proposals due on October 30th. GMP estimate will be received and reviewed in November, to go to Board of Trustees on December 10th.
- CHEC – Design schedule has been revised. Skanska is currently working on revising construction schedule to reflect new design dates.
- Health Science Center – Collin approved the building massing and general exterior skin finishes. PBK producing renderings for final signoff by Collin for the exterior skin finishes. Schematic Design documents issues on October 4th. McCarthy working on SD estimate and is expected on November 8th.
- Wylie CTE – Kick-off programming meeting will be held on November 11th

Items of close attention

- No items of close attention

Budget Summary

- \$15,915,609 of the \$217,602,567 has been committed to-date in the form of contracts with various vendors.
- \$4,015,328 of the \$15,915,609 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
 - Automotive
 - 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 216 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	↑		
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	↑	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	February 14, 2025	↓		
GMP Submittal	December 1, 2024	TBD			
BOT Approval of GMP	December 10, 2024	TBD			
Obtain Building Permit	December 20, 2024	TBD			
Contractor Mobilized	January 6, 2025	TBD			
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	✓
GMP 1 - Below Grade/Foundations/Exterior Skin Package Issuance	December 22, 2024	December 18, 2024	↑		
Design Development Completion	December 20, 2024	December 20, 2024	↑		
GMP 1 - Below Grade/Foundations/Exterior Skin Package Bidding	January 15, 2025	January 23, 2025	↔		
BOT Approval of GMP#1	February 25, 2025	February 25, 2025	↑		
Contractor Mobilized	February 26, 2025	February 26, 2025	↑		
Foundations Complete	April 30, 2025	TBD			
GMP 2 - 100% Construction Documents Issuance	March 28, 2025	March 28, 2025	↑		
GMP 2 - 100% Construction Documents Bidding	April 18, 2025	May 9, 2025	↓		
BOT Approval of GMP#2	May 2025	June 24, 2025	↓		
Structures Complete	February 28, 2026	TBD			
Interior Finish-Out Complete	July 15, 2026	TBD			
Temporary CO	August 7, 2026	TBD			
Final CO	August 14, 2026	TBD			
Substantial Completion	July 31, 2026	September 2026	↓		
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	December 17, 2024	↑		
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	↑		
Final CO	May 14, 2027	May 14, 2027	↑		
Substantial Completion	May 3, 2027	May 3, 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	\$19,086,324	\$15,805,344	\$4,015,328	83%	25%
Investigation, Testing & Verification	\$2,898,939	\$3,146,268	\$110,265	\$0	4%	0%
Construction, Equipment & Furnishings	\$157,491,961	\$184,862,331	\$0	\$0	0%	0%
Misc.	\$393,015	\$452,793	\$0	\$0	0%	0%
Contingency	\$6,167,374	\$10,054,851	\$0	\$0	0%	0%
Total Program Budget	\$184,161,996	\$217,602,567	\$15,915,609	\$4,015,328		

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	\$7,872,159	\$6,895,542	\$2,823,760	88%	41%
Investigation, Testing & Verification	\$1,150,911	\$1,359,240	\$67,260	\$0	5%	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%
Total Project Budget	\$73,559,430	\$87,000,000	\$6,962,802	\$2,823,760		

*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	\$1,551,448	\$1,556,448	\$1,502,085	\$425,431	97%	28%
Investigation, Testing & Verification	\$200,000	\$200,000	\$15,810	\$0	8%	0%
Construction, Equipment & Furnishings	\$12,163,595	\$12,163,596	\$0	\$0	0%	0%
Misc.	\$11,092	\$11,091	\$0	\$0	0%	0%
Contingency	\$862,431	\$857,431	\$0	\$0	0%	0%
Total Project Budget	\$14,788,566	\$14,788,566	\$1,517,895	\$425,431		

Health Science Center

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$5,212,227	\$6,064,227	\$5,932,227	\$744,680	98%	13%
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	\$2,135,032	\$0	\$0	0%	0%
Total Project Budget	\$55,814,000	\$70,814,001	\$5,959,422	\$744,680		

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	\$21,457	41%	1%
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	\$21,457		

7 Completed Items

7.1 General Program

- Facilities Meeting was held on October 7th, 14th, 21st, and 28th with Collin College and AECOM

7.2 Procurement

- Purchasing meeting for Plano Campus, CHEC, and Courtyard was held on October 2nd

7.3 Design

- CHEC and Courtyard Center weekly design meeting was held on October 3rd, 24th, and 31st with Collin College, AECOM, IN2, RWB, Pfluger Architects and Skanska
- Plano Campus Hardware meeting was held on October 3rd with Collin College, AECOM, IN2, Skanska, Blackhawk and Arch Security
- Health Science Center Schematic Design documents were completed on October 4th
- Plano Campus Furniture for Remodel meeting was held on October 7th with Collin College and AECOM
- 90% CDs were issued on October 10th for the Courtyard Center
- Plano Campus Aux Services Area meeting was held on October 15th with Collin College and AECOM
- Plano Campus Pre-Construction GMP 1 meeting was held on October 31st with AECOM, IN2, and Skanska
- RLK Engineering completed survey for the Health Sciences Center

7.4 Pre-Construction

- Plano Campus GMP 2 Bids were received on October 30th and are currently being evaluated by Skanska

7.5 Construction

- Plano Campus Roof Scope kick-off meeting was held on October 30th

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

- Procure Commissioning services from Farnsworth for the Health Sciences Center
- Farnsworth is revising their proposal for the Courtyard Center

8.3 Design

- PBK received approval for the building massing and initial exterior skin finish materials.
- 100% CDs issued for Plano Campus on November 1st
- 100% CDs to be issued for Courtyard Center on November 22nd
- 75% CDs to be issued for CHEC on December 6th

8.4 Pre-Construction

- McCarthy is working to finalize the SD estimate on November 8th for the Health Sciences Center
- Skanska is working on GMP 2 for the Plano Campus
- Skanska is working on GMP for Courtyard Center

8.5 Construction

- Plano Campus Roof work will begin on November 11th

8.6 Acceptance and Close-Out

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