



# Collin College

## July 2024 Monthly Report

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

Project Number: 60726232

August 12, 2024

### Quality Information

<b>Prepared by</b>	<b>Reviewed by</b>	<b>Approved By</b>
<b>Nuria Cortes</b>	<b>Melissa Perette</b>	<b>Tim Smith</b>
Nuria Cortes Program Controls Manager	Melissa Perette Project Campus Manager	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](mailto:ncortes.aecom@collin.edu)

AECOM  
13355 Noel Road  
4<sup>th</sup> Floor  
Dallas TX, 75240  
[aecom.com](http://aecom.com)

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# 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 meeting continue. DD Drawings received and Skanska is currently pricing
- Courtyard Center – Conceptual Design refinement based on programming meetings held with College
- CHEC – Conceptual Design refinement based on programming meetings held with College
- Health Sciences Building – Programming/Conceptual Design on track to be complete by 8/15/24 and team tracking to obtain Collin College signoff the week of 8/12/24

## Items of close attention

- No items of close attention at this time.

## Budget Summary

- \$13,225,471.00 of the \$144,161,995 has been committed to-date in the form of contracts with various vendors.
- \$1,389,250.00 of the \$13,225,471.00 committed amount has been expended to-date.

## 3. Scope

### 3.1 Phase 1

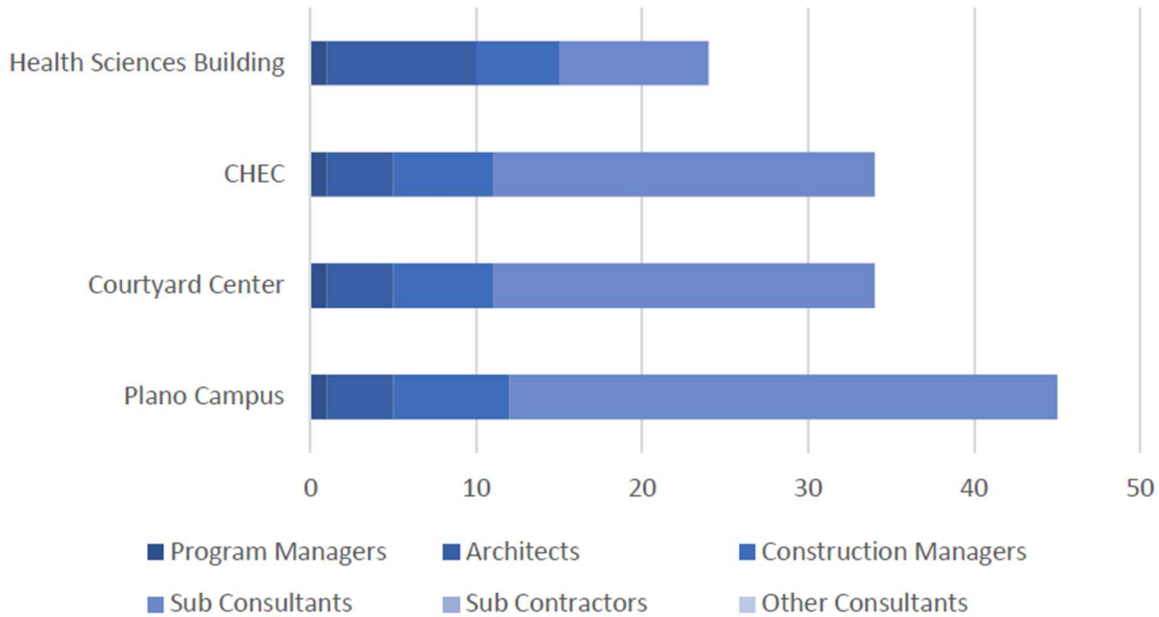
- Plano Campus
  - Renovations the Plano Campus
  - The Renovation includes:
    - Roof replacement
    - Expanding Science Labs
    - Renovation and expanding Health Sciences.
    - Renovation in various other areas
- Courtyard Center
  - Renovations of the Courtyard Center
  - The Renovation includes:
    - New Cosmetology space
    - Relocate and expand Esthetician space
    - New Medical message space
    - Remodel 4<sup>th</sup> floor for Information Technology and Police
- CHEC
  - Renovations Collin Higher Education Center
    - Renovations of selected spaces on 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> 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

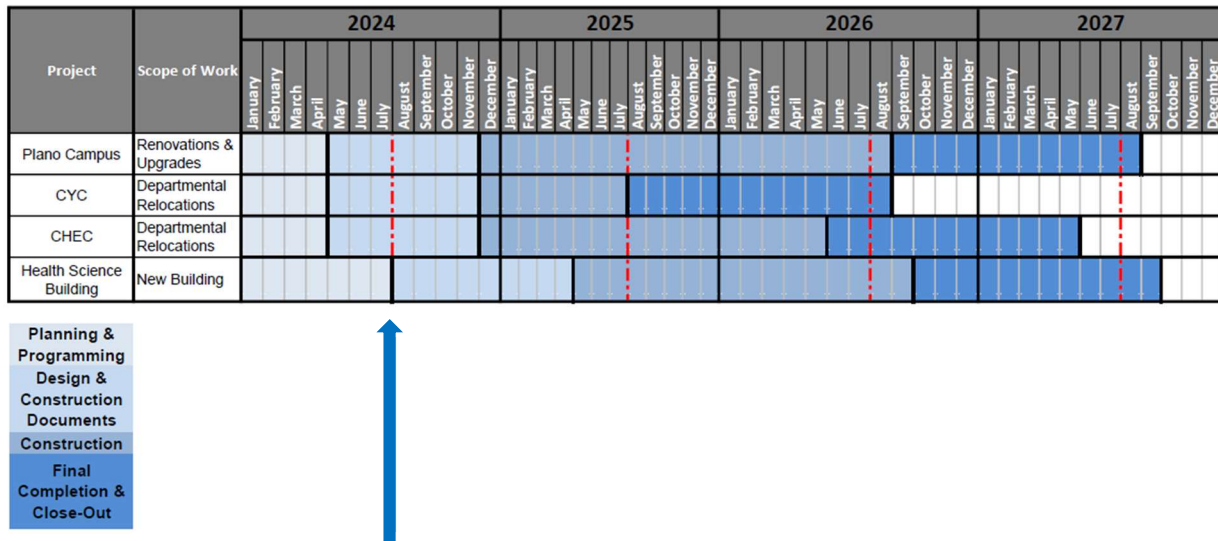
## 4.2 Current Personnel Estimate



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 137 employees contributing to the program's progress.

## 5. Schedule

### 5.1 Program





## 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	\$13,659,217	\$13,659,217	\$13,192,936	\$1,389,250	97%	11%
Investigation, Testing & Verification	\$2,127,939	\$2,127,939	\$32,535	\$0	2%	0%
Construction, Equipment & Furnishings	\$122,791,961	\$122,791,961	\$0	\$0	0%	0%
Misc.	\$361,015	\$361,015	\$0	\$0	0%	0%
Contingency	\$5,221,864	\$5,221,864	\$0	\$0	0%	0%
<b>Total Program Budget</b>	<b>\$144,161,996</b>	<b>\$144,161,996</b>	<b>\$13,225,471</b>	<b>\$1,389,250</b>		

### 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	\$847,660	98%	13%
Investigation, Testing & Verification	\$1,150,911	\$1,150,911	\$10,740	\$0	1%	0%
* Construction, Equipment & Furnishings	\$62,835,304	\$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%
<b>Total Project Budget</b>	<b>\$73,559,430</b>	<b>\$73,559,430</b>	<b>\$6,781,282</b>	<b>\$847,660</b>		

\*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	\$1,551,448	\$1,435,167	\$110,110	93%	8%
Investigation, Testing & Verification	\$200,000	\$200,000	\$0	\$0	0%	0%
Construction, Equipment & Furnishings	\$12,163,595	\$12,163,595	\$0	\$0	0%	0%
Misc.	\$11,092	\$11,092	\$0	\$0	0%	0%
Contingency	\$862,431	\$862,431	\$0	\$0	0%	0%
<b>Total Project Budget</b>	<b>\$14,788,566</b>	<b>\$14,788,566</b>	<b>\$1,435,167</b>	<b>\$110,110</b>		

#### Health Sciences Building

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$5,212,227	\$5,212,227	\$4,987,227	\$431,480	96%	9%
Investigation, Testing & Verification	\$777,028	\$777,028	\$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	\$1,987,032	\$1,987,032	\$0	\$0	0%	0%
<b>Total Project Budget</b>	<b>\$55,814,000</b>	<b>\$55,814,000</b>	<b>\$5,009,022</b>	<b>\$431,480</b>		

## 7 Completed Items

### 7.1 General Program

- Bond Facilities Meeting was held on July 1<sup>st</sup>, 22<sup>nd</sup>, and 29<sup>th</sup> with Collin College and AECOM

### 7.2 Procurement

- Pre-Construction contract has been executed and PO was issued to Skanska on July 16<sup>th</sup> for the Plano Campus
- Pre-Construction contract has been executed and PO was issued to Skanska on July 24<sup>th</sup> for the Courtyard Campus and CHEC

### 7.3 Design

- 75% Roofing were issued on July 5<sup>th</sup> for Plano Campus
- Design Development were issued on July 19<sup>th</sup> for Plano Campus
- Biology Lab detailed review meeting for the Plano Campus was held on July 3<sup>rd</sup> with Collin College, AECOM, and IN2
- Courtyard Center Design meeting for the Police and Emergency Management was held on July 9<sup>th</sup> with Collin College, AECOM, and IN2.
- Health Science Building schedule review meeting was held on July 10<sup>th</sup> with AECOM, PBK, and McCarthy
- Communications Design meeting for the Plano Campus was held on July 11<sup>th</sup> with Collin College, AECOM, and IN2
- Fine Arts Courtyard meeting for the Plano Campus was held on July 11<sup>th</sup> with Collin College, AECOM, and IN2
- 75% CD Review Roof Drawings for the Plano Campus was held on July 11<sup>th</sup> with Collin College, AECOM, IN2, Skanska, Pfluger Architects, and RWB
- Grants, SBDC, and Foundation meeting for the CHEC Renovations was held on July 11<sup>th</sup> with Collin College, AECOM, and IN2
- Courtyard Center Renovations Design Meeting – SAIL was held on July 15<sup>th</sup> with Collin College, AECOM, and IN2
- Courtyard Center Renovations Design Meeting – Information Technology was held on July 15<sup>th</sup> with Collin College, AECOM, IN2, and Skanska
- CHEC Renovations Design Meeting – iCollin was held on July 16<sup>th</sup> with Collin College, AECOM, and IN2
- Fine Arts Courtyard draft review for the Plano Campus was held on July 19<sup>th</sup> with Collin College, AECOM, and IN2
- Plano Campus Courtyard Site Tour was held on July 24<sup>th</sup> with AECOM, Skanska, and Liberty Demolition
- Plano Campus Roof discussion was held on July 24<sup>th</sup> with Collin College, AECOM, and Skanska
- Commercial Music Discussion meeting was held on July 26<sup>th</sup> with Collin College, AECOM, RWB, and BAI
- CHEC Renovations Design Meeting – P12 Partnerships was held on July 26<sup>th</sup> with Collin College, AECOM, and IN2
- CHEC Renovations Design Meeting – Academic Services was held on July 26<sup>th</sup> with Collin College, AECOM, and IN2
- CHEC Renovations Design Meeting – Communications/Student Services/4<sup>th</sup> Floor was held on July 26<sup>th</sup> with Collin College, AECOM, and IN2

- Courtyard Center Renovations – Police meeting was held on July 31<sup>st</sup> with Collin College, AECOM, and IN2
- CHEC Renovations – Business meeting was held on July 31<sup>st</sup> with Collin College, AECOM, and IN2
- Plano Campus Finishes and CHEC Renovations 4<sup>th</sup> Floor Layout meeting was held on July 31<sup>st</sup> with Collin College, AECOM, and IN2

#### 7.4 Pre-Construction

- No Pre-Construction Items have been completed at this time

#### 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

- GMP for Skanska CMAR services at Plano Campus is pending
- GMP for Skanska CMAR services at CHEC and Courtyard is pending
- Pre-Construction Services Contract for McCarthy for the new Health Science Building is pending

#### 8.3 Design

- 90% Roofing drawings to be issued August 2<sup>nd</sup> for Plano Campus
- SDs pending for CYC, CHEC, and Health Sciences Building
- PBK is tracking to finalize Programming and Conceptual Design by 8/15/24 for the Health Science 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
- McCarthy to begin preliminary pricing exercise with the Programming/Conceptual Design deliverable for the Health Science Building

#### 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