



**NOTICE is hereby given that the Collin County Community College District Board of Trustees will hold a meeting of the Campus Facilities and Construction Committee (Arias, Alexander, and Hardin) at 5:00 p.m. on Tuesday, October 15, 2024, in the President's Conference Room 407 at the Collin Higher Education Center, 3452 Spur 399, McKinney, Texas 75069.**

**Locations**

Celina Campus

Collin Higher  
Education Center  
McKinney, Texas

Courtyard Center  
Plano, Texas

Farmersville Campus

Frisco Campus

McKinney Campus

Plano Campus

Public Safety  
Training Center  
McKinney, Texas

Rockwall Center

Technical Campus  
Allen, Texas

Wylie Campus

**PUBLIC COMMENT**

**REVIEW AND DISCUSSION ITEMS**

1. Review and Discuss the Courtyard Center, Plano Campus, and Collin Higher Education Center Project Updates

2. AECOM Project Updates

*Andrew P. Hardin*  
*Chair, Board of Trustees*

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***Collin County Community College District Board of Trustees***

1. Campus Facilities and Construction Committee

October 15, 2024

Resource: Dr. Bill King  
Executive Vice President

**DISCUSSION ITEM:** Review and Discuss the Courtyard Center, Plano Campus, and Collin Higher Education Center Project Updates

**DISCUSSION:** Review and discuss updated details for the Courtyard Center, Plano Campus, and Collin Higher Education Center project.

***Collin County Community College District Board of Trustees***

2. Campus Facilities and Construction Committee

October 15, 2024

Resource: Adrian Grimes  
AECOM Project Manager

**DISCUSSION ITEM:** AECOM Project Updates

**DISCUSSION:** AECOM Project Manager Adrian Grimes will present project updates.



# Collin College September 2024 Monthly Report

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

Project Number: 60726232

October 04, 2024

### Quality Information

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### Revision History

Revision	Revision date	Details	Authorized	Name	Position
First Publication	October 4, 2024	September '24 Report	Yes	Tim Smith	Program Director

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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 \$212,602,567.

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 1 was presented to the Board of Trustees and approved on September 24<sup>th</sup>. Collin College is working on the contract amendment for GMP 1. 90% CDs were received on September 19<sup>th</sup>. Skanska is current working on GMP 2 and they held a sub-contractor walk through for GMP 2 on September 30<sup>th</sup>.
- Courtyard Center – A Value Engineering discussion was held on September 6<sup>th</sup> to reduce scope to budget. A revised estimate for Conceptual Design drawings was received on September 16<sup>th</sup> and is within the budget. 75% Construction Documents were received on September 27<sup>th</sup>.
- CHEC – A Value Engineering meeting was held on September 18<sup>th</sup> to reduce the scope to budget. Skanska provided a revised estimate on September 27<sup>th</sup>. Design schedule will be revised due to changes in the scope.
- Health Science Center – Collin Executive leadership completed review of first round of conceptual floor plans and exterior renderings. PBK refining the rendering(s) for second submission. Schematic Design drawing package to be issued October 4<sup>th</sup> with McCarthy SD pricing estimate to be completed by November 8<sup>th</sup>. McCarthy Pre-Construction Contract was executed on September 27<sup>th</sup>.
- Wylie CTE – AECOM was awarded the project on September 24<sup>th</sup>. Page Southerland Page has been selected as the architect and Skanska USA, Inc. has been selected as the CMAR.

## Items of close attention

- Health Science Center – Substantial Completion date moved to October 2026

## Budget Summary

- \$13,641,339 of the \$212,602,567 has been committed to-date in the form of contracts with various vendors.
- \$3,804,721.00 of the \$13,641,339 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 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 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

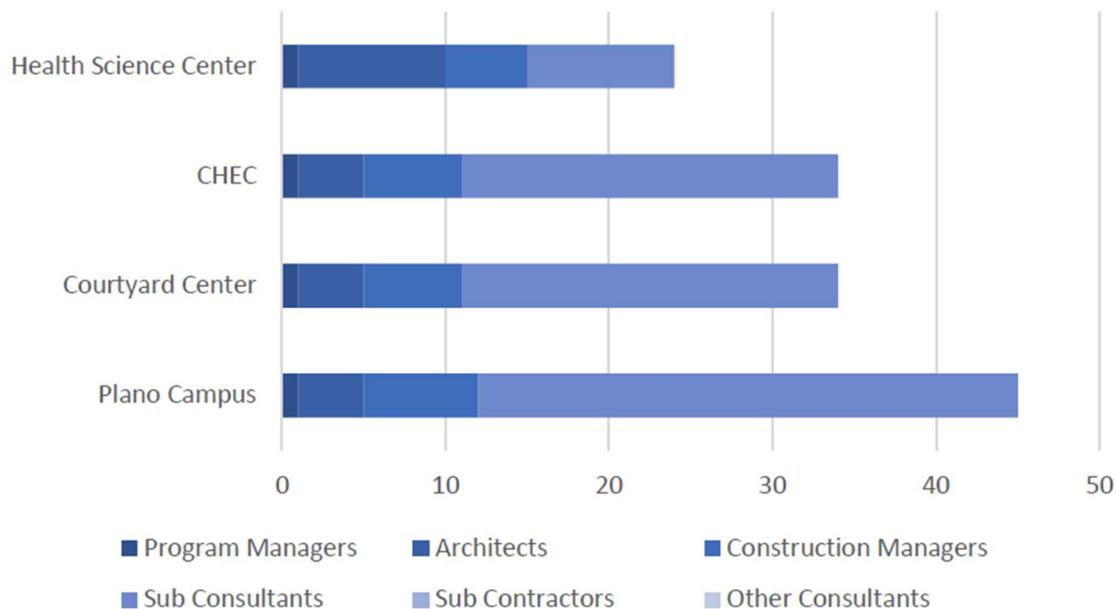
## 4. Community

### 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: 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 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 137 employees contributing to the program's progress.



## 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	↑		
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 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	↓		
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	↑		
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	\$19,269,324	\$13,559,854	\$3,804,721	70%	28%
Investigation, Testing & Verification	\$2,898,939	\$3,107,268	\$81,485	\$0	3%	0%
Construction, Equipment & Furnishings	\$157,491,961	\$181,707,830	\$0	\$0	0%	0%
Misc.	\$393,015	\$448,794	\$0	\$0	0%	0%
Contingency	\$6,167,374	\$8,069,351	\$0	\$0	0%	0%
<b>Total Program Budget</b>	<b>\$184,161,996</b>	<b>\$212,602,567</b>	<b>\$13,641,339</b>	<b>\$3,804,721</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	\$7,872,159	\$6,895,542	\$2,744,860	88%	40%
Investigation, Testing & Verification	\$1,150,911	\$1,359,240	\$38,480	\$0	3%	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%
<b>Total Project Budget</b>	<b>\$73,559,430</b>	<b>\$87,000,000</b>	<b>\$6,934,022</b>	<b>\$2,744,860</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	\$1,502,085	\$425,431	97%	28%
Investigation, Testing & Verification	\$200,000	\$200,000	\$15,810	\$0	8%	0%
Construction, Equipment & Furnishings	\$12,163,595	\$12,163,595	\$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>\$1,517,895</b>	<b>\$425,431</b>		

#### Health Science Center

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$5,212,227	\$6,294,227	\$5,162,227	\$634,430	82%	12%
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	\$1,905,032	\$0	\$0	0%	0%
<b>Total Project Budget</b>	<b>\$55,814,000</b>	<b>\$70,814,001</b>	<b>\$5,189,422</b>	<b>\$634,430</b>		

**CTE - Wylie Campus**

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$3,551,490	\$3,551,490	\$0	\$0	0%	0%
Investigation, Testing & Verification	\$771,000	\$771,000	\$0	\$0	0%	0%
Construction, Equipment & Furnishings	\$34,700,000	\$34,700,000	\$0	\$0	0%	0%
Misc.	\$32,000	\$32,000	\$0	\$0	0%	0%
Contingency	\$945,510	\$945,510	\$0	\$0	0%	0%
<b>Total Project Budget</b>	<b>\$40,000,000</b>	<b>\$40,000,000</b>	<b>\$0</b>	<b>\$0</b>		

## 7 Completed Items

### 7.1 General Program

- Bond Facilities Meeting was held on September 2<sup>nd</sup>, 9<sup>th</sup>, 16<sup>th</sup>, 23<sup>rd</sup>, and 30<sup>th</sup> with Collin College and AECOM

### 7.2 Procurement

- McCarthy Pre-Construction Contract was executed on September 27<sup>th</sup> for the Health Sciences Center
- Purchasing meetings for Plano Campus, CHEC, and Courtyard was held on September 4<sup>th</sup>

### 7.3 Design

- CHEC and Courtyard Center weekly design meeting was held on September 12<sup>th</sup> with Collin College, AECOM, IN2, RWB, Pfluger Architects and Skanska
- CHEC and Courtyard Center finishes meeting was held on September 6<sup>th</sup> with Collin College, AECOM, and IN2
- Fire Alarm meeting for the Plano Campus was held on September 9<sup>th</sup> with Collin College, AECOM, IN2, and RWB
- M&SP Standing team meeting was held on September 9<sup>th</sup>, 16<sup>th</sup>, and 23<sup>rd</sup> with Collin College and AECOM
- Science Labs walk for the Plano Campus was held on September 10<sup>th</sup> with AECOM, Skanska, and Donaway Engineering
- Construction Phasing Schedule review was held on September 12<sup>th</sup> with Collin College, AECOM, IN2, and Skanska
- Plano Campus Kitchen Review was held on September 13<sup>th</sup> with Collin College, AECOM, IN2, Skanska, and RWB
- Plano Campus 75% CD Page Flip was held on September 16<sup>th</sup> with AECOM, IN2, Skanska, and Pfluger Architects
- CFC Committee Meeting was held on September 17<sup>th</sup> with Collin College and AECOM
- Plano Campus Bookstore discussion was held on September 19<sup>th</sup> with Collin College, AECOM, and IN2
- Plano Campus Commissioning meeting was held on September 30<sup>th</sup> with AECOM and Farnsworth Group
- 75% CDs for the Courtyard Center were received on September 27<sup>th</sup>
- 90% CDs for the Plano Campus were received on September 19<sup>th</sup>

## 7.4 Pre-Construction

- Conceptual budget review meeting was held for the Health Science Center on September 5<sup>th</sup> with AECOM, McCarthy, and PBK
- Value Engineering meeting for the Courtyard Center was held on September 6<sup>th</sup> with Collin College, AECOM, IN2, and Skanska
- CHEC Estimate discussion was held on September 26<sup>th</sup> with Collin College, AECOM, IN2, and Skanska

## 7.5 Construction

- Skanska GMP 1 for the Plano Campus was received and presented to the Board of Trustees. The Board approved GMP 1 on September 24<sup>th</sup>.
- Skanska held a sub-contractor walk through for GMP 2 on September 30<sup>th</sup> for the Plano Campus

## 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 Survey services from RLK Engineering for the Health Sciences Center
- Procure Commissioning services from Farnsworth for the Health Sciences Center

## 8.3 Design

- PBK will be completing Schematic Design phase on October 4<sup>th</sup> for the Health Sciences Center
- 90% CDs to be issued for Courtyard Center

## 8.4 Pre-Construction

- McCarthy to proceed with SD estimate on October 7<sup>th</sup> for the Health Sciences Center
- Skanska is working on GMP 2 for the Plano Campus
- GMP 2 Bids for Plano Campus are due October 17<sup>th</sup>

## 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