



Collin College

2017 Capital Improvement Program
Monthly Report
August 2019

Collin County Community College District

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Prepared by



Nuria Cortes
Program Documents Manager

Checked by



Nick Fiehler
Program Controls Manager

Approved By



Adrian Grimes
Program Director

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Prepared for:

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

Prepared by:

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

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

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1. Introduction

On May 6, 2017, voters approved Collin College's \$600 million bond proposal to facilitate a long-range plan to accommodate the projected population growth in Collin County over the next two decades. The program consists of 4 new campuses, 3 new facilities, 2 repurposed existing spaces, and 3 wayfinding projects (on existing sites). The program is scheduled to be completed in 4 phases over 7 years with projects opening in 2020.

On May 16, 2017, in a special session, the Board of Trustees granted the District President authority to enter and negotiate into contract with AECOM Technical Services, Inc. (AECOM) to provide Program Management Services to the Collin College 2017 Capital Improvement Program. On May 25, 2017, Collin College issued a Notice to Proceed to AECOM. 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

The Program is progressing as planned with no major issues to report at this time.

Completed and Pending Items

- Structural slab and joists for the Garage at the Technical Campus are complete. Academic steel truss erection is complete and MEP rough-in is on-going. Erection of tilt wall panels and erection of steel is complete at Trade Bar B and Trade Bar C and is on-going at Trade Bar D.
- Structural steel erection at all 3 buildings has been completed at the Wylie Campus. Undergrounding of existing utilities, exterior building sheathing, interior stud wall installation and MEP rough-in are on-going
- Design Development of the IT Center was completed
- Construction Document design phase for the Farmersville Campus and Celina Campus is on-going

Items of close attention

- Construction schedules are being closely monitored to ensure completion of the Phase 1 projects by Fall 2020

Budget Summary

- \$356,984,572 of the \$600,000,000 has been committed to-date in the form of contracts with various vendors. This represents 59.50% of the overall program budget committed.
- \$220,771,627 of the \$356,984,572 committed amount has been expended to-date. This represents 61.84% of the commitments to date and 36.80% of the program budget.

3. Scope

3.1 Phase 1

- Wylie Campus
 - Construction of a campus on a new approximately 97-acre site
 - The campus is planned to include:
 - Campus Commons
 - Learning Resource Center / Library
 - Student Center
 - Central Utility Plant
- Technical Campus
 - Construction of a Technical Campus on a new 32-acre site in Allen, Texas
 - The campus is planned to include:
 - 500 car underground parking garage
 - Academic Building (includes space for dual credit students)
 - 3 Trade Bar Buildings to support CTE programs
 - Programs planned for inclusion include:
 - Advanced Manufacturing, Automotive, Construction, and Health Science

3.2 Phase 2

- Celina Campus
 - Construction of a campus on a new approximately 75-acre site
 - The campus is planned to include:
 - Student Union / Workforce / Instructional Building
- Farmersville Campus
 - Construction of a campus on a new approximately 76-acre site
 - The campus is planned to include:
 - Student Union / Workforce / Instructional Building
- Frisco Campus
 - Construction of a new facility on an existing campus
 - The campus is planned to include:
 - IT Center

3.3 Phase 3

- Scope of work being finalized

3.4 Phase 4

- Scope of work being finalized

4. Community

4.1 Project Teams

4.1.1 Phase 1

- Wylie Campus
 - Program Manager: AECOM Technical Services, Inc. (under contract)
 - A/E: Page Southerland Page, Inc. (under contract)
 - MEP: Reed, Wells, Benson & Co.
 - Civil Engineer: Pacheco Koch Consulting Engineers, Inc.
 - Cost Consulting: Vermeulens
 - Construction Manager-at-Risk: Skanska USA Building, Inc. (under contract)
 - Commissioning Agent: Bath Group, Inc. (under contract)
- Technical Campus
 - Program Manager: AECOM Technical Services, Inc. (under contract)
 - A/E: Perkins+Will, Inc. (under contract)
 - Associate Architect: Hoefer Wysocki Architecture
 - MEP: Purdy McGuire
 - Civil Engineer: Pacheco Koch Consulting Engineers, Inc.
 - Structural Engineer: L.A. Fuess Partners, Inc.
 - Cost Consulting: Vermeulens
 - Construction Manager-at-Risk: McCarthy Building Companies, Inc. (under contract)
 - Commissioning Agent: Farnsworth (under contract)

4.1.2 Phase 2

- Celina Campus
 - Program Manager: AECOM (under contract)
 - A/E: Beck Architecture, LLC (under contract)
 - Structural Engineer: L.A. Fuess Partners, Inc.
 - MEP: Reed, Wells, Benson & Co.
 - Civil Engineer: RLK Engineering
 - Construction Manager-at-Risk: JT Vaughn Construction (under contract)
- Farmersville Campus
 - Program Manager: AECOM (under contract)

- A/E: Beck Architecture, LLC (under contract)
 - Structural Engineer: L.A. Fuess Partners, Inc.
 - MEP: Reed, Wells, Benson & Co.
 - Civil Engineer: RLK Engineering
- Construction Manager-at-Risk: JT Vaughn Construction (under contract)
- IT Center
 - Program Manager: AECOM (under contract)
 - A/E: Beck Architecture, LLC (under contract)
 - MEP: ME Engineers
 - Civil Engineer: RLK Engineering
 - Construction Manager-at-Risk: JE Dunn Construction (under contract)

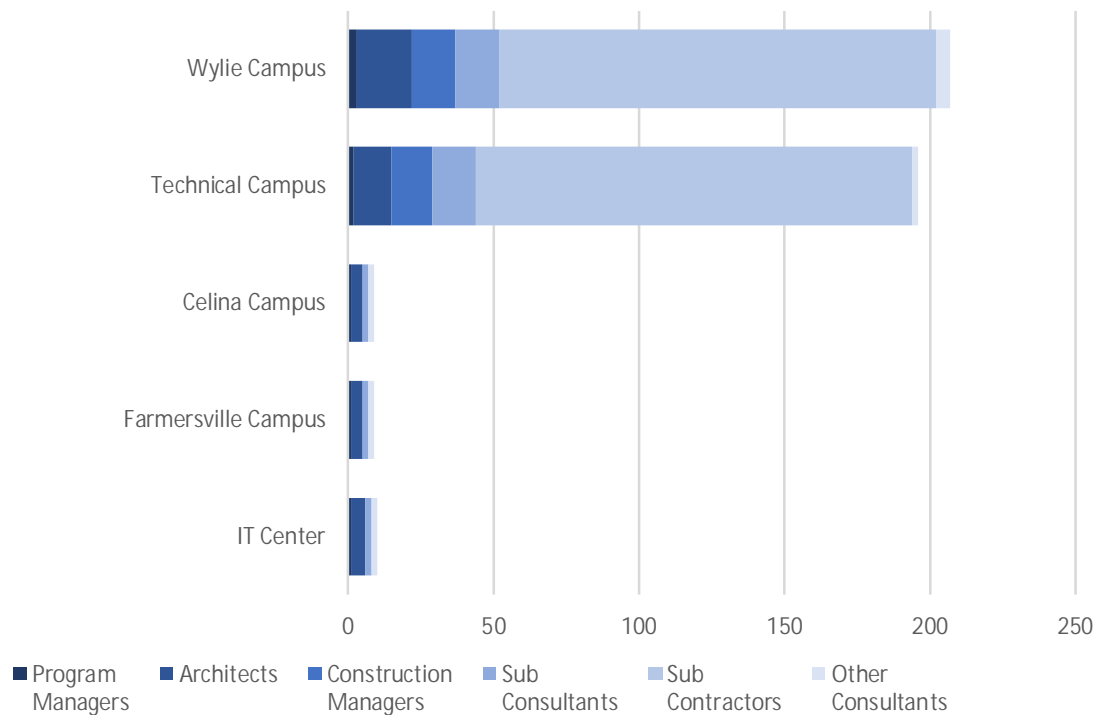
4.1.3 Phase 3

- Scope of work being finalized
 - Program Manager: AECOM (awaiting contract)

4.1.4 Phase 4

- Scope of work being finalized

4.2 Current Personnel Estimate



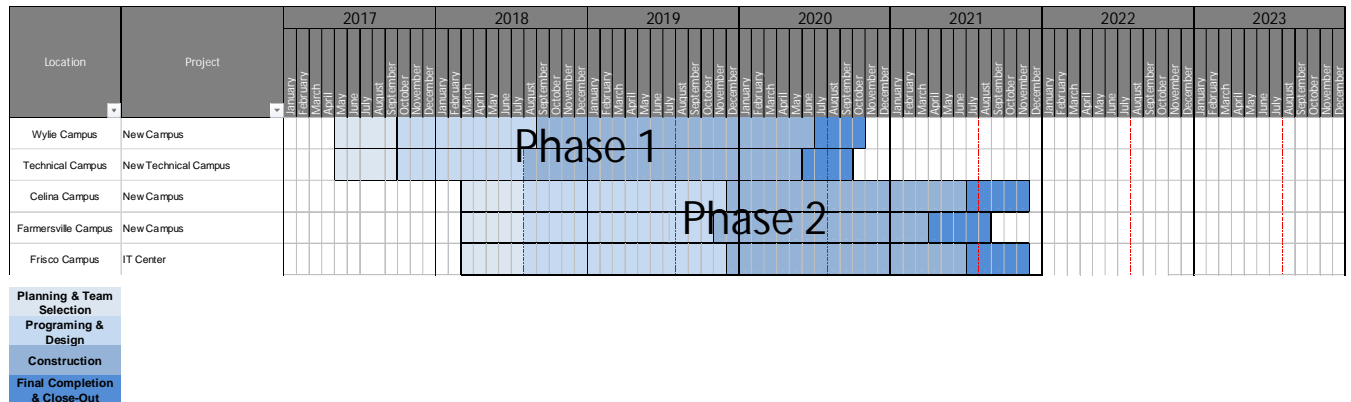
It is estimated that the Program Managers, Architects, Construction Managers, Sub-Consultants, and Sub-Contractors, under contract with Collin College for the 2017 Capital Improvement Program, have 430 employees contributing to the program's progress.

4.3 Community Outreach

- Collin College 2017 Capital Improvement Program Website
 - o <https://CollinCollege2017CIP.com>
 - o Includes the following features:
 - Program Overview
 - Project Scopes
 - Project Schedules
 - Project Budgets
 - Progress Photos/Renderings
 - Live On-Site Camera Feeds

5. Schedule

5.1 Program



5.2 Phase 1

Wylie Campus

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Program Manager	May 16, 2017	May 16, 2017	↑	May 16, 2017	✓
BOT Approval of A/E Procurement Method	May 23, 2017	May 23, 2017	↑	May 23, 2017	✓
BOT Approval of Construction Delivery Method	May 23, 2017	May 23, 2017	↑	May 23, 2017	✓
BOT Approval of Recommended Firms	August 22, 2017	August 22, 2017	↑	August 22, 2017	✓
Architect Mobilized	September 12, 2017	September 29, 2017	↓	September 28, 2017	✓
GMP Construction Documents Submittal	June 26, 2018	June 26, 2018	↑	June 26, 2018	✓
BOT Approval of GMP	August 28, 2018	August 28, 2018	↑	August 28, 2018	✓
Contractor Mobilized	September 10, 2018	September 12, 2018	↔	September 12, 2018	✓
Foundations Complete	May 18, 2019	April 30, 2019	↑	April 23, 2019	✓
Structures Complete	June 28, 2019	June 28, 2019	↑	May 23, 2019	✓
Dry-In of Buildings Complete	October 26, 2019	October 26, 2019	↑	-	
Permanent Power Complete	September 17, 2019	September 17, 2019	↑	-	
Interior Finish-Out Complete	May 1, 2020	May 1, 2020	↑	-	
Substantial Completion	June 25, 2020	June 25, 2020	↑	-	
Final Completion	August 23, 2020	August 23, 2020	↑	-	
Student Occupancy	August 2020	August 2020	↑	-	

Technical Campus

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Program Manager	May 16, 2017	May 16, 2017	↑	May 16, 2017	✓
BOT Approval of A/E Procurement Method	May 23, 2017	May 23, 2017	↑	May 23, 2017	✓
BOT Approval of Construction Delivery Method	May 23, 2017	May 23, 2017	↑	May 23, 2017	✓
BOT Approval of Recommended Firms	August 22, 2017	August 22, 2017	↑	August 22, 2017	✓
Architect Mobilized	September 12, 2017	September 29, 2017	↓	September 28, 2017	✓
GMP Construction Documents Submittal	April 16, 2018	April 16, 2018	↑	April 19, 2018	✓
BOT Approval of GMP	June 26, 2018	June 26, 2018	↑	June 26, 2018	✓
Contractor Mobilized	July 6, 2018	July 20, 2018	↔	July 26, 2018	✓
Foundations Complete	September 23, 2019	September 23, 2019	↑	July 29, 2019	✓
Structures Complete	November 18, 2019	November 18, 2019	↑	-	
Dry-In of Buildings Complete	December 20, 2019	December 20, 2019	↑	-	
Permanent Power Complete	TBD	TBD		-	
Interior Finish-Out Complete	May 8, 2020	May 8, 2020	↑	-	
Substantial Completion	June 11, 2020	June 11, 2020	↑	-	
Final Completion	July 7, 2020	July 7, 2020	↑	-	
Student Occupancy	August 2020	August 2020	↑	-	

5.3 Phase 2

Celina Campus

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Program Manager	September 25, 2018	February 14, 2018	↑	February 14, 2018	✓
BOT Approval of A/E Procurement Method	September 25, 2018	March 27, 2018	↑	March 27, 2018	✓
BOT Approval of Construction Delivery Method	September 25, 2018	March 27, 2018	↑	March 27, 2018	✓
BOT Approval of Recommended A/E Firm	June 26, 2018	June 26, 2018	↑	June 26, 2018	✓
BOT Approval of Recommended CM Firm	August 2018	August 2018	↑	August 28, 2018	✓
Architect Mobilized	July 24, 2018	July 24, 2018	↑	July 31, 2018	✓
Schematic Design Submittal	January 8, 2019	January 15, 2019	📅	January 16, 2019	✓
Design Development Submittal	April 30, 2019	April 30, 2019	↑	April 26, 2019	✓
Construction Document Submittal	September 20, 2019	September 20, 2019	↑	September 3, 2019	✓
Contractor Mobilized	December 2019	December 2019	↑	-	
Student Occupancy	August 2021	August 2021	↑	-	

Farmersville Campus

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Program Manager	September 25, 2018	February 14, 2018	↑	February 14, 2018	✓
BOT Approval of A/E Procurement Method	September 25, 2018	March 27, 2018	↑	March 27, 2018	✓
BOT Approval of Construction Delivery Method	September 25, 2018	March 27, 2018	↑	March 27, 2018	✓
BOT Approval of Recommended A/E Firm	June 26, 2018	June 26, 2018	↑	June 26, 2018	✓
BOT Approval of Recommended CM Firm	August 2018	August 2018	↑	August 28, 2018	✓
Architect Mobilized	July 24, 2018	July 24, 2018	↑	July 31, 2018	✓
Schematic Design Submittal	December 20, 2018	December 18, 2018	↑	December 18, 2018	✓
Design Development Submittal	April 2, 2019	April 19, 2019	↓	April 26, 2019	✓
Construction Document Submittal	July 25, 2019	August 9, 2019	↓	August 9, 2019	✓
Contractor Mobilized	November 2019	November 2019	↑	-	
Student Occupancy	August 2021	August 2021	↑	-	

IT Center

Activity	Baseline Finish	Planned Finish		Actual Finish	
BOT Approval of Program Manager	September 25, 2018	February 14, 2018	↑	February 14, 2018	✓
BOT Approval of A/E Procurement Method	September 25, 2018	March 27, 2018	↑	March 27, 2018	✓
BOT Approval of Construction Delivery Method	September 25, 2018	March 27, 2018	↑	March 27, 2018	✓
BOT Approval of Recommended A/E Firm	June 26, 2018	June 26, 2018	↑	June 26, 2018	✓
BOT Approval of Recommended CM Firm	August 2018	August 2018	↑	August 28, 2018	✓
Architect Mobilized	July 24, 2018	July 24, 2018	↑	July 31, 2018	✓
Schematic Design Submittal	May 24, 2019	May 24, 2019	↑	May 24, 2019	✓
Design Development Submittal	August 23, 2019	August 23, 2019	↑	August 23, 2019	✓
Construction Document Submittal	December 9, 2019	December 9, 2019	↑	-	
Contractor Mobilized	December 2019	December 2019	↑	-	
Student Occupancy	August 2021	August 2021	↑	-	

5.4 Phase 3 – Schedules Being Finalized

5.5 Phase 4 – Schedules Being Finalized

6. Budget

6.1 Program Summary

Program Wide Budget

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$54,010,598	\$50,900,446	\$40,256,391	\$27,446,833	79%	68%
Investigation, Testing & Verification	\$9,330,450	\$8,015,908	\$3,634,468	\$1,724,632	45%	47%
Construction, Equipment & Furnishings	\$514,928,252	\$528,041,955	\$312,995,206	\$191,501,656	59%	61%
Misc.	\$439,079	\$514,060	\$98,506	\$98,506	19%	100%
Contingency	\$21,291,621	\$12,527,631	\$0	\$0	0%	0%
Total Program Budget	\$600,000,000	\$600,000,000	\$356,984,572	\$220,771,627		
% of Total Program Budget Committed	59.50%					
% of Total Commitments Expended	61.84%					
% of Total Program Budget Expended	36.80%					

6.2 Phase 1

Wylie Campus

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$15,051,440	\$13,495,577	\$13,493,329	\$10,832,793	100%	80%
Investigation, Testing & Verification	\$2,679,247	\$2,200,255	\$1,697,673	\$1,013,797	77%	60%
Construction, Equipment & Furnishings	\$133,174,284	\$149,781,818	\$140,922,120	\$85,398,309	94%	61%
Misc.	\$126,082	\$172,761	\$56,089	\$56,089	32%	100%
Contingency	\$6,571,649	\$434,379	\$0	\$0	0%	0%
Total Project Budget	\$157,602,702	\$166,084,789	\$156,169,211	\$97,300,989		
% of Total Project Budget Committed	94.03%					
% of Total Commitments Expended	62.30%					
% of Total Project Budget Expended	58.59%					

Technical Campus

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$14,713,206	\$13,710,625	\$13,646,245	\$10,900,320	100%	80%
Investigation, Testing & Verification	\$2,619,039	\$1,914,947	\$1,615,765	\$578,794	84%	36%
* Construction, Equipment & Furnishings	\$130,181,602	\$159,999,050	\$153,363,199	\$74,993,458	96%	49%
Misc.	\$123,249	\$142,545	\$23,317	\$23,317	16%	100%
Contingency	\$6,423,972	\$1,355,641	\$0	\$0	0%	0%
Allen ISD Reimbursement	-	(\$12,000,000)	(\$12,000,000)	-		
Allen EDC Grant	-	(\$400,000)	(\$400,000)	-		
Total Project Budget	\$154,061,068	\$164,722,807	\$156,248,526	\$86,495,890		
% of Total Project Budget Committed	94.86%					
% of Total Commitments Expended	55.36%					
% of Total Project Budget Expended	52.51%					

* Actual Budget from bond funds is \$147,599,050 (\$159,999,050 less \$12,000,000 Allen ISD Reimbursement and \$400,000 Allen EDC Grant)

6.3 Phase 2

Celina Campus

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$5,078,807	\$3,943,814	\$3,905,235	\$2,185,168	99%	56%
Investigation, Testing & Verification	\$936,908	\$936,908	\$84,860	\$59,959	9%	71%
Construction, Equipment & Furnishings	\$46,569,862	\$46,608,728	\$38,866	\$38,866	0%	100%
Misc.	\$44,090	\$54,170	\$11,202	\$11,202	21%	100%
Contingency	\$2,482,596	\$3,568,643	\$0	\$0	0%	0%
Total Project Budget	\$55,112,263	\$55,112,263	\$4,040,163	\$2,295,195		
% of Total Project Budget Committed	7.33%					
% of Total Commitments Expended	56.81%					
% of Total Project Budget Expended	4.16%					

Farmersville Campus

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$2,539,404	\$2,171,819	\$2,152,530	\$1,296,072	99%	60%
Investigation, Testing & Verification	\$468,453	\$468,453	\$179,510	\$46,970	38%	26%
Construction, Equipment & Furnishings	\$23,284,932	\$24,460,954	\$3,000	\$3,000	0%	100%
Misc.	\$22,045	\$23,656	\$2,851	\$2,851	12%	100%
Contingency	\$1,241,298	\$1,381,251	\$0	\$0	0%	0%
Total Project Budget	\$27,556,132	\$28,506,132	\$2,337,891	\$1,348,893		
% of Total Project Budget Committed	8.20%					
% of Total Commitments Expended	57.70%					
% of Total Project Budget Expended	4.73%					

IT Center

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Management, Design, & Pre-Construction	\$5,472,853	\$4,252,194	\$6,689,052	\$1,880,980	157%	28%
Investigation, Testing & Verification	\$1,009,600	\$1,009,600	\$56,660	\$25,113	6%	44%
Construction, Equipment & Furnishings	\$50,183,042	\$50,183,042	\$0	\$0	0%	0%
Misc.	\$47,510	\$52,557	\$5,047	\$5,047	10%	100%
Contingency	\$2,675,210	\$3,890,823	\$0	\$0	0%	0%
Total Project Budget	\$59,388,215	\$59,388,215	\$6,750,759	\$1,911,139		
% of Total Project Budget Committed	11.37%					
% of Total Commitments Expended	28.31%					
% of Total Project Budget Expended	3.22%					

6.4 Phase 3 – Budget in Development

6.5 Phase 4 – Budget in Development

6.6 Phase A

Public Safety Training Center

Budget Group	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Construction Costs	\$31,068,022	\$31,068,022	\$31,068,022	100%	100%
Total Project Budget	\$31,068,022	\$31,068,022	\$31,068,022		

6.7 Building Fund Reimbursement

Program Level

Budget Group	Original Budget	Current Budget	Commitments	Expenditures	% of Budget Committed	% of Commitment Expended
Building Fund Reimbursement	\$51,150,000	\$0	\$0	\$0	0%	0%
Program Contingency	\$0	\$1,801,530	\$0	\$0	0%	0%
Total Project Budget	\$51,150,000	\$1,801,530	\$0	\$0		

* Building Fund Reimbursements for Wylie Campus land, Technical Campus land, and Public Safety Training Center construction costs were completed in August '18. Budgets, Commitments and Expenditures for these costs are reflected in each project.

7. Completed Items

7.1 General Program

- AECOM issued the Monthly Program Report for July '19 to Collin College on August 7th
- AECOM conducted coordination meetings with the Executive Committee on August 5th, 12th, 19th, and 26th
- AECOM presented at the Board of Trustees Work Session on August 27th

7.2 Procurement

- Collin College and AECOM conducted a Program Procurement Update Meeting on August 6th and 20th

7.3 Design

- AECOM held a 75% CD Page Turn Review meeting with Collin College, Beck Architecture, LLC, Vaughn Construction, and RWB for the Celina Campus on August 6th
- Beck Architecture, LLC conducted the Final Design Development review session with Collin College, AECOM and JE Dunn Construction Company for the IT Center on August 20th

7.4 Pre-Construction

- No Pre-Construction items were completed at this time

7.5 Construction

- Collin College, AECOM, Perkins+Will, Inc. and McCarthy Building Companies, Inc. conducted Weekly OAC meetings on August 7th, 14th, 21st, and 28th for the Technical Campus
- Collin College, AECOM, Page Southerland Page, Inc. and Skanska USA Building, Inc. conducted Weekly OAC meetings on August 8th, 15th, 23rd, and 29th for the Wylie Campus
- McCarthy Building Companies, Inc. conducted an Exterior Color Review meeting with Collin College, AECOM, and Perkins+Will, Inc. for the Technical Campus on August 19th
- AECOM held a Garmat Paint Booth meeting with Collin College and Equipment Solutions, LLC for the Technical Campus on August 19th
- AECOM held a Building D Equipment Review session with Collin College and Saint-Gobain for the Technical Campus on August 23rd

See Appendix A for Construction Progress Photos

7.6 Acceptance and Close-Out

- No Acceptance and Close-Out Phase Items have been completed at this time

8. Pending Items

8.1 General Program

- No General Program items are pending at this time

8.2 Procurement

- [IT Center design phase commissioning services](#)
- [IT Center design phase building envelope services](#)

8.3 Design

- [Cost sharing agreement with Hillwood Development for co-shared infrastructure at Celina Campus](#)

8.4 Pre-Construction

- [Coordination with the City of Celina and City of Farmersville on the permitting/zoning requirements for the Celina Campus and Farmersville Campus](#)

8.5 Construction

- [Building foundation, tilt wall panels, exterior building envelope and interior finish work at the Technical Campus](#)
- [Exterior building envelope and interior finish work at the Wylie Campus](#)

See Appendix A for Construction Progress Photos

8.6 Acceptance and Close-Out

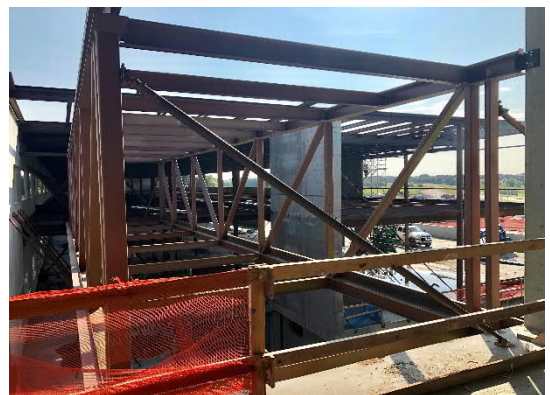
- No Acceptance and Close-Out activities are underway at this time

Appendix A – Construction Progress Photos

Technical Campus



Building C Tilt Erection



Truss from Building A to Building B



Building A – Window and Eyebrow Install on the West Side



Building A – Window Install



Building A – Waterproofing and Roof Install



Retaining Wall at South Garage Entrance



Building A – South Truss



Building A – North Truss

Wylie Campus



Central Utility Plant –
Hydronic Piping Install



Campus Commons –
Main Entrance



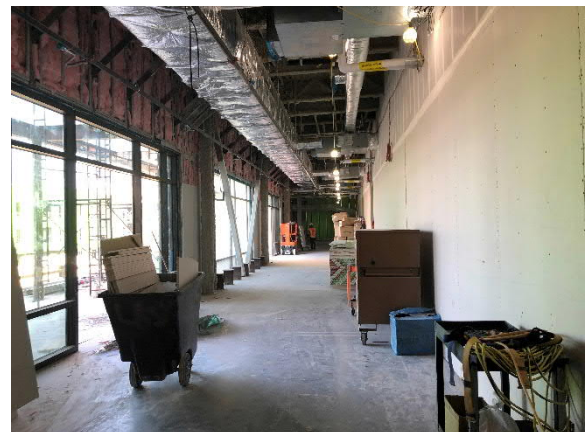
Conference Center –
West Elevation



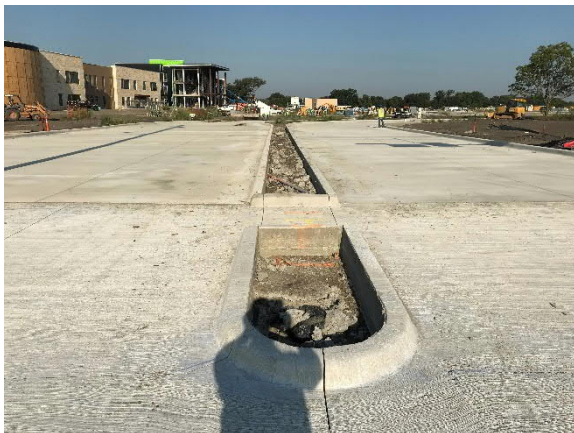
Student Center – North Sheathing



Library – South View of Masonry



Library – 2nd Floor, South Side



Main Entrance (Collin Way), Facing West



Library and Campus Commons – Exterior
View, Facing West