



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, April 15, 2025, 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. Consideration of Approval for the District President or His Designee to Finalize Negotiations and Execute a Contract with G2 General Contractors for the Workforce Training Building Envelope Renovation at the McKinney Campus
2. AECOM Project Updates

*Andrew P. Hardin
Chair, Board of Trustees*

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District President

H. Neil Matkin, Ed.D.
3452 Spur 399
P.O. Box 8021
McKinney, Texas 75070
P | 972.758.3800
F | 972.758.3807
nmatkin@collin.edu
www.collin.edu

Collin County Community College District Board of Trustees

1. Campus Facilities and Construction Committee

April 15, 2025

Resource: Dr. Bill King
Executive Vice President

DISCUSSION ITEM: Consideration of Approval for the District President or His Designee to Finalize Negotiations and Execute a Contract with G2 General Contractors for the Workforce Training Building Envelope Renovation at the McKinney Campus

DISCUSSION: As part of the planned Renewal and Replacement projects for fiscal year 2025, the District staff have engaged architectural design services to design and develop construction documents for the building envelope renovation of the Workforce Training Building at the McKinney Campus. The project will feature the installation of an Exterior Insulation and Finish System (EIFS) on the building's exterior. EIFS is a multi-layered cladding system that provides insulation, acts as a water-resistant barrier, and offers an aesthetically pleasing finished surface. This system will enhance the building's thermal performance, reduce energy consumption, and improve moisture resistance, helping to minimize wear and tear. Additionally, a roof hugger system will be applied over the existing roof panels to further improve the building's overall energy efficiency. The new building envelope will comply with the latest standards and regulations, ensuring improved performance and reliability.

Request For Proposal FY2025-RFP-021 was issued and evaluated to determine the most qualified contractor based on a set of published evaluation criteria. Responses were reviewed and evaluated by procurement and project management staff. The proposal submitted by G2 General Contractors was determined to best correlate to the solicitation requirements and is recommended as the best value for this project. The estimated cost for this project is \$1,302,898, which includes a bid amount of \$952,898 and \$350,000 of owner's contingency. This project is budgeted and available in the Renewal and Replacement fund.

Collin County Community College District Board of Trustees

2025-04-X

April 25, 2025

Resource: Dr. Bill King
Executive Vice President

AGENDA ITEM: Report Out of the Campus Facilities and Construction Committee and Consideration of Approval for the District President or His Designee to Finalize Negotiations and Execute a Contract with G2 General Contractors for the Workforce Training Building Envelope Renovation at the McKinney Campus

DISCUSSION: As part of the planned Renewal and Replacement projects for fiscal year 2025, the District staff have engaged architectural design services to design and develop construction documents for the building envelope renovation of the Workforce Training Building at the McKinney Campus. The project will feature the installation of an Exterior Insulation and Finish System (EIFS) on the building's exterior. EIFS is a multi-layered cladding system that provides insulation, acts as a water-resistant barrier, and offers an aesthetically pleasing finished surface. This system will enhance the building's thermal performance, reduce energy consumption, and improve moisture resistance, helping to minimize wear and tear. Additionally, a roof hugger system will be applied over the existing roof panels to further improve the building's overall energy efficiency. The new building envelope will comply with the latest standards and regulations, ensuring improved performance and reliability.

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**DISTRICT PRESIDENT'S
RECOMMENDATION:**

The District President recommends the Board of Trustees approves the District President or his designee to negotiate and execute a contract with G2 General Contractors for \$1,302,898 for the Workforce Training Building Envelope Renovation project at the McKinney Campus.

SUGGESTED MOTION:

This item comes as a motion and second out of committee. A suggested motion would be, "Mr. Chairman, I make a motion that the Board of Trustees of Collin County Community College District approves the District President or his designee to negotiate and execute a contract with G2 General Contractors for \$1,302,898 for the Workforce Training Building Envelope Renovation project at the McKinney Campus."

DRAFT

Collin County Community College District Board of Trustees

2. Campus Facilities and Construction Committee

April 15, 2025

Resource: Tim Smith
AECOM Program Manager

DISCUSSION ITEM: AECOM Project Updates

DISCUSSION: AECOM Program Manager Tim Smith will present project updates.



Collin College March 2025 Monthly Report

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

Project Number: 60726232

April 7, 2025

Quality Information

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

Revision History

Revision	Revision date	Details	Authorized	Name	Position
First Publication	April 7, 2025	March '25 Report	Yes	Tim Smith	Program Director

Distribution List

# Hard Copies	PDF Required	Association / Company Name
	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 replacement proceeding. PD wall rough-in completed except for plumbing one siding drywall. Area J and K framed rough-in underway. Racquetball Court over head rough-in proceeding. Courtyard demo complete, working on footing layout.
- Courtyard Center – Metal studs install and blocking was completed on first and second floor.
- CHEC – GMP was approved by the Board of Trustees. Notice to Proceed was issued to Skanska on March 26th.
- Health Science Center – City of Frisco nearing complete with review of the GMP 1 construction documents. Then project moves into pre-construction meetings at the city that will then release the building permit to being construction. McCarthy is onboarding subcontractors for GMP 1 work to being. Pricing of GMP 2 is ongoing with estimate due April 15th.
- Wylie CTE – The CNA program will now be included and programming for this space is in progress. Schematic Design completion has been extended to 4/28/2025 to implement this change and finalize the program adjacencies and layouts. Impact to the overall construction schedule to be determined.

Items of close attention

- Health Science Center – McCarthy will mobilize on site once permit is obtained for GMP 1.

Budget Summary

- \$93,205,121.16 of the \$219,602,567.36 has been committed to-date in the form of contracts with various vendors.
- \$14,050,804.90 of the \$93,205,121.16 committed amount has been expended to-date.

3. Program Summary

3.1 Program Schedule

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 Sciences	New Building																																																
Wylie - CTE	New Building																																																

- Planning & Programming
- Design &
- Construction Documents
- Construction
- Final Completion & Close-Out

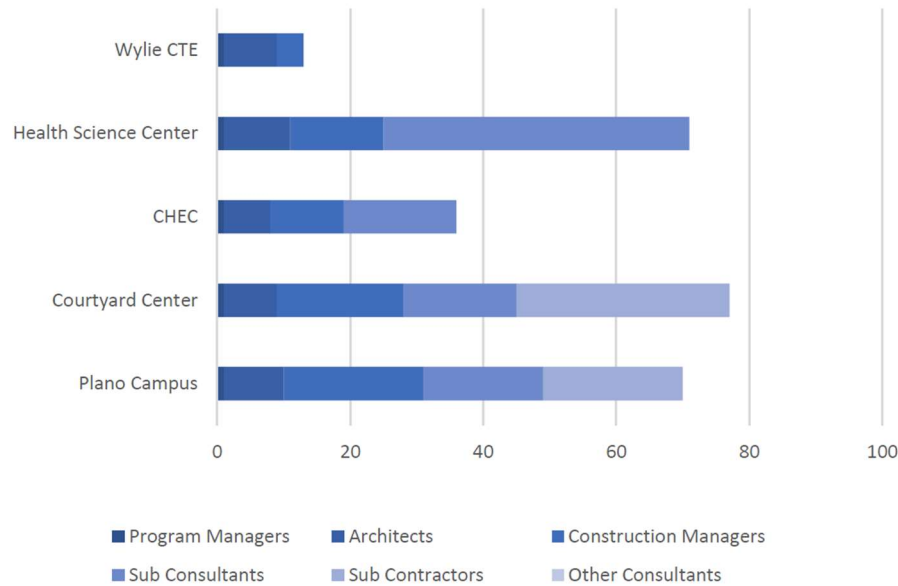


We Are Here

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	\$186,104,456.00	\$74,577,021.33	\$226,342.00	\$74,803,363.33	\$0.00	\$5,087,484.95
Contingency	\$6,283,353.00	\$10,568,775.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Investigation, Testing & Verification	\$2,847,939.00	\$3,146,268.00	\$694,835.00	\$0.00	\$694,835.00	\$270,579.00	\$51,365.00
Management, Design & Pre-Construction	\$17,145,727.36	\$19,330,275.36	\$16,883,594.01	\$774,800.00	\$17,658,394.01	\$19,000.00	\$8,911,954.95
Miscellaneous	\$393,015.00	\$452,793.00	\$48,528.82	\$0.00	\$48,528.82	\$20,083.00	\$0.00
Total	\$184,161,996.36	\$219,602,567.36	\$92,203,979.16	\$1,001,142.00	\$93,205,121.16	\$309,662.00	\$14,050,804.90



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 267 employees contributing to the program’s progress.

4. Project Summary



Courtyard Renovation

Project Name Courtyard Renovation		 	Schedule																																																																								
Project Name Courtyard Renovation	Project Number PJ1065		<table border="1"> <thead> <tr> <th>Activity</th> <th>Baseline Finish</th> <th>Planned Finish</th> <th>Actual Finish</th> <th></th> </tr> </thead> <tbody> <tr> <td>BOT Approval of Construction Delivery Method</td> <td>1/26/2024</td> <td>1/26/2024</td> <td>↑</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>↑</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>↑</td> <td>2/27/2024 ✓</td> </tr> <tr> <td>Architect Mobilized</td> <td>5/17/2024</td> <td>5/17/2024</td> <td>↑</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>↑</td> <td>5/28/2024 ✓</td> </tr> <tr> <td>100% CDs Complete</td> <td>11/1/2024</td> <td>10/10/2024</td> <td>↓</td> <td>10/10/2024 ✓</td> </tr> <tr> <td>GMP Submittal</td> <td>12/1/2024</td> <td>11/22/2024</td> <td>↓</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>↑</td> <td>12/10/2024 ✓</td> </tr> <tr> <td>Obtain Building Permit</td> <td>12/13/2024</td> <td>12/13/2024</td> <td>↑</td> <td>1/16/2025 ✓</td> </tr> <tr> <td>Contractor Mobilized</td> <td>12/20/2024</td> <td>12/20/2024</td> <td>↑</td> <td>1/20/2025 ✓</td> </tr> <tr> <td>Substantial Completion</td> <td>7/15/2025</td> <td>7/15/2025</td> <td>↑</td> <td></td> </tr> <tr> <td>Final Completion</td> <td>8/1/2025</td> <td>8/1/2025</td> <td>↑</td> <td></td> </tr> <tr> <td>Student Occupancy</td> <td>8/26/2025</td> <td>8/26/2025</td> <td>↑</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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Project Type Renovation		Project Phase (Blank)		Scope Description * 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																																																																							
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Contingency	\$294,481.00	\$280,481.00	\$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																																																																				
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Health Science Center

Project Name
Health Science Center

Project Name
Health Science Center

Project Number
PJ1067

Project Type
New

Project Phase
Programming

Project Manager
Penny Busch

Contractor/CM
McCarthy Building Comp...

Architect
PBK Architects, Inc.

Project Directory

Company	Project Role
JQ Engineering (IMEG)	Structural Engineer
AECOM Technical Services, Inc.	Program Manager
Collin College	Owner
RWB Consulting Engineers	MEP
CCA Landscape Architects, Inc.	Landscape Architect
McCarthy Building Companies, Inc.	Construction Manager-at-Risk
RLK Engineering	Civil Engineer
PBK Architects, Inc.	A/E
PBK	

Scope Description

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

Schedule

Activity	Baseline Finish	Planned Finish	Actual Finish
BOT Approval of RFP by City of Frisco	3/29/2024	3/29/2024	3/29/2024
Firms			
Architect Mobilized	4/30/2024	4/30/2024	4/30/2024
Programming	7/30/2024	8/15/2024	8/15/2024
Schematic Design	9/30/2024	10/4/2024	10/4/2024
Design Development Completion	12/20/2024	12/20/2024	12/18/2024
GMP 1 Package Issuance	12/22/2024	12/18/2024	12/18/2024
GMP 1 Package Bidding	1/15/2025	1/24/2025	1/24/2025
BOT Approval of GMP 1	2/25/2025	2/25/2025	2/25/2025
Contractor Mobilized	2/26/2025	2/26/2025	2/26/2025
GMP 2 - 100% CDs Issuance	3/28/2025	2/28/2025	2/28/2025
GMP 2 - 100% CDs Bidding	4/18/2025	4/15/2025	4/15/2025
Foundations Complete	4/30/2025	8/5/2025	8/5/2025
BOT Approval of GMP 2	5/31/2025	5/27/2025	5/27/2025
Structures Complete	2/28/2026	12/3/2025	12/3/2025
Interior Finish-Out Complete	7/15/2026	9/16/2026	9/16/2026
Substantial Completion	7/31/2026	11/30/2026	11/30/2026
Temporary CO	8/7/2026	10/31/2026	10/31/2026
Final CO	8/14/2026	11/30/2026	11/30/2026
Final Completion	8/31/2026	12/9/2026	12/9/2026
Owner Occupancy	8/31/2026	1/19/2027	1/19/2027
Student Occupancy	8/31/2026	1/19/2027	1/19/2027

Progress Summary

Status Date	Notes
3/31/2025	City of Frisco nearing complete with review of the GMP 1 construction documents. Then project moves into pre-construction meetings at the city that will then release the building permit to begin construction.
3/31/2025	CM is onboarding subcontractors for GMP 1 work to begin. Pricing of GMP 2 is ongoing with estimate due 4/15/25.

Cost Summary

Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date
Construction, Equipment & Furnishings	\$47,793,062.00	\$61,793,062.00	\$2,036,478.26	\$0.00	\$2,036,478.26	\$0.00	\$0.00
Contingency	\$1,987,031.00	\$4,130,232.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Investigation, Testing & Verification	\$777,028.00	\$777,028.00	\$27,195.00	\$0.00	\$27,195.00	\$270,579.00	\$0.00
Management, Design & Pre-Construction	\$5,212,227.00	\$6,069,027.00	\$5,162,227.03	\$774,800.00	\$5,937,027.03	\$0.00	\$3,802,330.00
Miscellaneous	\$44,652.00	\$44,652.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$55,814,000.00	\$72,814,001.00	\$7,225,900.29	\$774,800.00	\$8,000,700.29	\$270,579.00	\$3,802,330.00

Wylie CTE

Project Name Wylie CTE				Schedule					
Project Name Wylie CTE		Project Number PJ1068		Scope Description					
Project Type New		Project Phase Programming		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)					
Project Manager Kella Hilton		Contractor/CM Skanska						Architect Page Southerland Page...	
Project Directory									
Company AECOM Technical Services, Inc. Collin College Page Southerland Page, Inc. RWB Consulting Engineers Skanska		Project Role		Progress Summary					
Status Date Notes				3/31/2025 The CNA program will now be included and programming for this space is in progress. Schematic Design completion has been extended to 4/28/2025 to implement this change and finalize the program adjacencies and layouts. Impact to the overall construction schedule to be determined.					
Cost Summary									
Budget Group	Original Budget	Current Budget	Commitments	Approved Changes	Total Commitments	Pending Commitments	Expended to Date		
Construction, Equipment & Furnishings	\$34,700,000.00	\$37,854,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Contingency	\$1,066,490.00	\$2,706,010.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Investigation, Testing & Verification	\$720,000.00	\$810,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Management, Design & Pre-Construction	\$3,481,510.00	\$3,593,490.00	\$3,217,740.00	\$0.00	\$3,217,740.00	\$0.00	\$495,901.65		
Miscellaneous	\$32,000.00	\$36,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total	\$40,000,000.00	\$45,000,000.00	\$3,217,740.00	\$0.00	\$3,217,740.00	\$0.00	\$495,901.65		

5 Completed Items

5.1 General Program

- Bond Facilities Meeting was held on March 3rd, 10th, 17th, 25th and 31st

5.2 Procurement

- No Procurement Items are completed at this time

5.3 Design

- Health Science Center, Design team finalized interior finishes with Collin team

5.4 Pre-Construction

- CHEC, GMP Review meeting was held with Collin College, IN2, AECOM, and Skanska on March 6th
- CHEC, Phasing meeting was held between AECOM and Collin College on March 10th
- CHEC, Add alternates meeting was held between Collin College and AECOM on March 13th
- CHEC, GMP 2 received Board approval on March 25th

5.5 Construction

- Plano Campus OAC meetings were held on March 6th, 13th, 20th, and 27th
- Courtyard Center OAC meetings were held on March 6th, 13th, 20th, and 27th
- Plano Campus, Door Frames and Hardware meeting was held between AECOM and Skanska on March 4th
- Special Inspections meetings for Plano Campus, CHEC, and Courtyard Center was held between AECOM, IN2, Skanska, and Braun Intertec on March 12th
- Plano Campus, MEP meeting was held between AECOM, Skanska, RWB, and Mechanical Partners on March 18th
- Plano Campus, Plan Review discussion was held between AECOM, IN2, Skanska, Price Consulting, FM Global, and Merit Roofing on March 26th

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, Farnsworth proposal submitted for final approval and PO to be issued.
- Health Science Center, Braun responded to team comments. Team reviewing the response and then Braun to revise proposal accordingly.

- CHEC, Farnsworth proposal for Commissioning Services will be getting revised

6.3 Design

- Health Science Center, pending final comments from City of Frisco on Site Plan Review and GMP 1 documents

6.4 Pre-Construction

- Health Science Center, McCarthy onboarding subcontractors for GMP 1 is ongoing
- Health Science Center, McCarthy bidding of GMP 2 package is targeting April 15th to submit their estimate
- CHEC, Skanska has issued Letters of Intent to subcontractors

6.5 Construction

- Plano Campus, roof work will continue. PD and J rough-in inspection mid-April will continue drywall install. K plumbing rough-in will continue. Racquetball court MEP over head work will continue. Locker room demo to start. Courtyard review and adjustment to footing locations and demo of paving.
- Courtyard Center, one siding walls to being on Floors 1 and 2. Following will be tape and float.

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



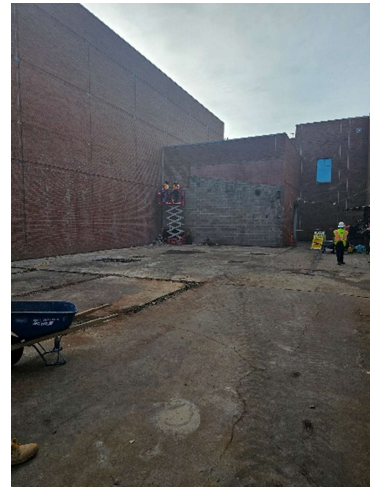
Area K Mechanical Rough-In



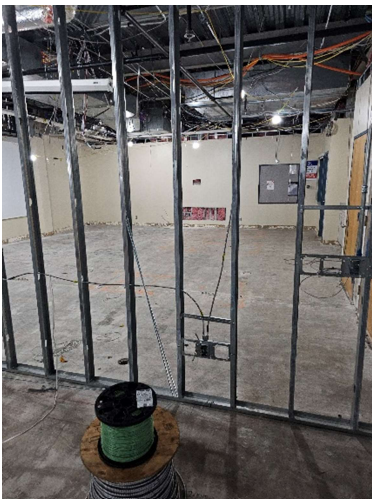
Install of New Section of the Roof



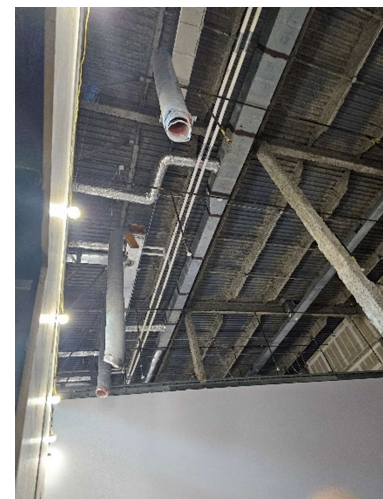
PD – Aux Services 1 Side Drywall



Fine Arts Courtyard

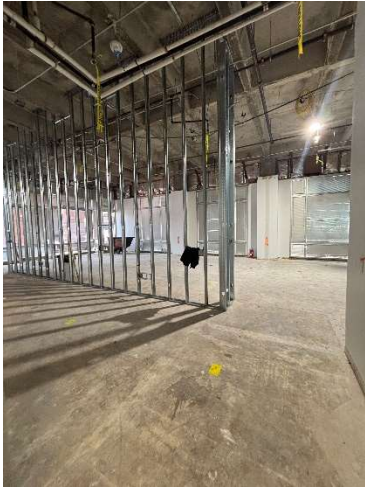


Area J Electrical Rough-In

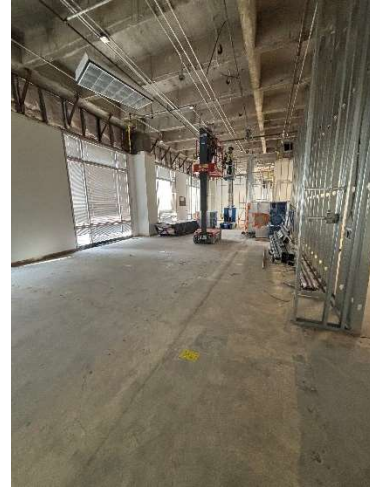


Racquetball Court Mechanical Demo

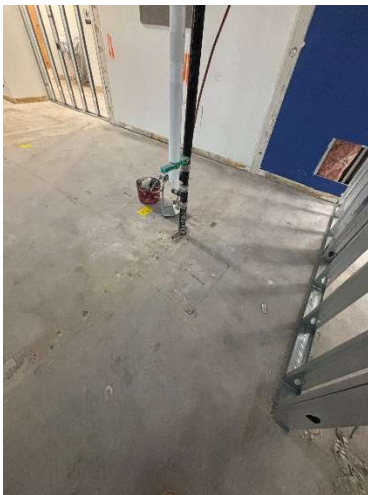
7.2 Courtyard Center



1st Floor – Cosmetology Lab 2 shampoo area with chair areas on other side of wall



1st Floor – Cosmetology Lab near storage room



1st Floor – Cosmetology Lab Shampoo Area Near Storage Room



4th Floor – New IT Area Demo



4th Floor – Police Area Locker rooms to be added