

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

2. Campus Facilities and Construction Committee

March 19, 2024

Resource: Dr. Bill King  
Executive Vice President

**DISCUSSION ITEM:** Consideration of Approval for the District President to Negotiate and Execute a Contract with McCarthy Building Companies for Pre-Construction Services for a New Health Science Building

**DISCUSSION:** Over the past few months, District staff have engaged in a procurement process to select a Construction Manager at Risk (CMAR) firm for pre-construction and construction services for the construction of a new Health Science Building.

To select the best value firm, a two-step procurement process was followed. The first step included posting a public advertisement for the project and collecting information from interested firms that indicated their qualifications to construct such a project. The qualifications were reviewed by a selection panel consisting of Collin College staff, and a shortlist of the best qualified firms was developed using a pre-established qualitative scoring process.

The second step involved the shortlisted firms submitting proposed costs for pre-construction services, overhead costs during construction, and a fee percentage based upon the budgeted cost of the project. The shortlisted firms were also invited for a formal interview with the selection panel and were scored using a pre-established interview scoring process. Upon completion of the interviews, the firm having the highest score from both steps was selected as offering the best overall value for the project.

**Recommended Firm:**

- FY2024-RFP-022 – McCarthy Building Companies
- Pre-construction services fee – not to exceed \$175,000