

Collin County Community College District Board of Trustees

1. Campus Facilities and Construction Committee

February 18, 2025

Resource: Dr. Bill King
Executive Vice President

DISCUSSION ITEM: Consideration of Approval for the District President or His Designee to Execute Pre-Approved Contract Forms and All Other Documents to Approve McCarthy Building Companies, Inc.'s Guaranteed Maximum Price and the Designated Owner's Contingency Funding for the Construction of the Health Sciences Building on the Frisco Campus

DISCUSSION: The District will be constructing a new three-story Health Sciences Building on the Frisco Campus. This Guaranteed Maximum Price (GMP) is for site clearing and pad prep, the relocation of utility mains, all below-grade mechanical, electrical, plumbing, and below-grade foundations up to slab-on-grade development.

The Construction Manager at Risk (CMAR) was selected as the delivery method for this project at the regularly scheduled meeting on January 24, 2024. Upon completion of a solicitation process, the Board of Trustees authorized the District President to negotiate and enter into a CMAR contract with McCarthy Building Companies, Inc.

McCarthy Building Companies, Inc. has been providing pre-construction services as defined by the executed contract. Part of these services include providing estimates of the design being completed by PBK Architects, the project architect. McCarthy Building Companies, Inc. has provided a GMP proposal that is within the established project budget and timeline parameters for the building to be ready for Spring 2027 classes. Upon approval of the GMP, the previously executed contract will be amended allowing for the issuance of a Limited Notice to Proceed to commence the construction phase of the contract.

The amount of the GMP proposal is \$11,311,322. In addition to the GMP, the project will also have \$4,130,232 designated for owner's contingency.