

Collin County Community College District Board of Trustees

2018-8-4-11

August 28, 2018

Resource: Ken Lynn
Chief Financial Officer

AGENDA ITEM:

Report Out of the Campus Facilities and Construction Committee and Selection of Construction Managers at Risk firms for the Celina Campus, Farmersville Campus, and IT Center of Excellence at the Frisco Campus, and the Police Headquarters at the McKinney Campus

DISCUSSION:

At its meeting of August 21, 2018, the Campus Facilities and Construction Committee reviewed and discussed the selection of Construction Managers at Risk firms for the Celina Campus, Farmersville Campus, and IT Center of Excellence at the Frisco Campus, which are projects funded by the 2017 Capital Improvement Program, and the Police Headquarters at the McKinney Campus, which is funded by Operating funds.

Over the past several months, District staff with assistance from AECOM, the 2017 Capital Improvement Program's Program Manager retained by the District, have engaged in an intensive process to issue and review solicitations for Construction Manager at Risk services for the Phase 2 projects, which include the Celina Campus, Farmersville Campus, IT Center of Excellence at the Frisco Campus, and Police Headquarters at the McKinney Campus.

In order to select the best value firms, the following process was followed for each recommendation.

- Collin College staff and AECOM established weighted criteria based on aspects of Construction Manager at Risk firms that were important to Collin College.
- A selection committee of 6 evaluators was identified with the following members;
 - 2 Collin College academic administrators
 - 2 Collin College operational administrators
 - 2 AECOM staff members

- The following RFQ's for Construction Manager at Risk services were issued:
 - RFQ 4168 (Bond)
 - Package 1: Celina Campus & Farmersville Campus
 - Package 2: IT Center of Excellence at the Frisco Campus
 - RFQ 4169 (Operations)
 - Package 3: Police Headquarters at the McKinney Campus
- The selection committee reviewed the Statement of Qualifications ("SOQ") submitted by the proposers using the weighted criteria. For this step, the following was taken into consideration:
 - Qualifications & Relevant Experience
 - Firm's History, Capacity & Stability
 - Financial Information
 - Past CMAR Experience
 - Project Team Qualifications
 - Previous Collin College work history
 - The extent to which the goods or services meet the institution's needs
 - Budgeting and cost control
 - Schedule Management
 - Methodologies, Technologies & Best Practices
 - Safety
 - Warranty Management
- Scores from the selection committee were tabulated to determine a short list of firms.
- The shortlisted firms were further investigated for the following:
 - The reputation of the vendor and of the vendor's goods or services
 - References (Owner)
 - References (Architect)
 - The quality of the vendor's goods or services
 - Demonstrated Ability to deliver projects on budget using the Construction Manager-at-Risk delivery method
 - The extent to which the goods or services meet the institution's needs
 - Additional review of Key Project Staff, including references
 - Additional review of resumes of Organization Plan (Sub-Consultants)

- Shortlisted firms delivered an oral presentation to the evaluation committee members. For this step, the following was taken into consideration:
 - The extent to which the goods or services meet the institution's needs
 - Budget and Cost Control
 - Scheduling
 - Methodologies, Technology and Best Practices
 - Responses to prepared questions
- Pricing was received from the short-listed firms and evaluated for the following:
 - Preconstruction Services
 - General Conditions
 - Construction Fee
- Scoring from all the preceding steps, done separately for Package 1 and 2 (in 1 combined process), and Package 3, were tabulated to identify a best value Construction Manager at Risk firm for Package 1, 2 and 3.

Recommended Firms

- Package 1 – Celina Campus and Farmersville Campus
 - J.T. Vaughn Construction, LLC
- Package 2 – IT Center of Excellence at the Frisco Campus
 - JE Dunn Construction
- Package 3 – Police Headquarters at the McKinney Campus
 - CORE Construction

DISTRICT PRESIDENT’S RECOMMENDATION:

The District President recommends approval of the recommended Construction Manager at Risk firms, that being J.T. Vaughn Construction. for the Celina Campus and Farmersville Campus, JE Dunn Construction for the IT Center of Excellence at the Frisco Campus, and CORE Construction for the Police Headquarters at the McKinney Campus.

SUGGESTED MOTION:

This may come out of committee as a motion and second or a suggested motion could be: “Mr. Chairman, I make a motion that the Board of Trustees of Collin County Community College District approves the Construction Manager at Risk firms of J.T. Vaughn Construction for the Celina Campus and Farmersville Campus, JE Dunn Construction for the IT Center of Excellence at the Frisco Campus, and CORE Construction for the Police Headquarters at the McKinney Campus.”