

Collin County Community College District Board of Trustees

2. Campus Facilities and Construction Committee

September 21, 2021

Resource: Christopher G. Eyle
Vice President of Facilities & Construction

DISCUSSION ITEM: Consideration of Approval for the Designation of a Delivery Method for Construction for the Renovation of the Plano Campus Theater as Phase I of Proposed Future Renovation of Campus Buildings

DISCUSSION: Collin College is a public college authorized under Chapter 130 of the Texas Education Code. The College is required by Government Code Section 2269.056 to determine, before solicitations for services are issued, which construction delivery method provides the best value for the College.

The Government Code authorizes six construction delivery methods: competitive bidding (combines design, bid, and build); competitive sealed proposals; construction manager-agent; construction manager-at-risk (CMAR); design-build; and job order contracting.

Of the six authorized methods, staff believe the CMAR method will provide the best value and future phasing flexibility for the College. Under the CMAR methodology, the services of the general contractor are divided into two distinct areas:

- (1) Preconstruction – CMAR acts as a consultant to the design team during the design development stage and works closely with the College and its architect to advise on constructability, material choices, and to offer expert cost estimation services for project budget control.
- (2) Construction – CMAR provides project administration supervision services and/or performs the actual construction with subcontractors and/or its own forces while keeping the project costs within the guaranteed maximum amount approved by the Board of Trustees.

Selection of the CMAR to provide the above services is recommended using the two-step process as outlined in Government Code Sec. 2269.253. Using this process, Collin College would identify finalists based solely on qualification. Then in step two, evaluate additional information from the

finalist including proposed fee and prices for fulfilling the general conditions. The CMAR that provides the best value to the College would be recommended to the Board.

Approval of the CMAR delivery method initiates the Request for Qualifications process for an Architect which is also a two-step process required by Government Code Section 2254.004 (a) which states "In procuring architectural, engineering or land surveying services, a governmental entity shall: (1) select the most highly qualified provider of those services on the basis of demonstrated competence and qualifications; and (2) attempt to negotiate with that provider a contract at a fair and reasonable price."