

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

2024-12-3

December 10, 2024

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 Execute Pre-Approved Contract Forms and All Other Documents for the Guaranteed Maximum Price Proposal from Skanska USA Building Inc. and Owner's Contingency Funding for the Renovations at the Courtyard Center

**DISCUSSION:**

The Courtyard Center will be undergoing major renovations. This Guaranteed Maximum Price (GMP) is to renovate the existing building to accommodate the new Cosmetology and Medical Massage spaces, relocate and expand the Esthetician spaces, and remodel the existing fourth floor spaces for the Information Technology and Police departments.

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 Skanska USA Building Inc.

Skanska USA Building 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 IN2 Architecture, the project architect. Skanska USA Building Inc. has provided a GMP proposal that is within the established project budget and timeline parameters. Upon approval of the GMP, the previously executed contract will be amended allowing for the issuance of a Notice to Proceed to commence the construction phase of the contract.

The amount of the GMP proposal is \$4,369,431. In addition to the GMP, the project will also have \$280,481 designated for owner's contingency. The substantial completion date is August 1, 2025.

**DISTRICT PRESIDENT'S  
RECOMMENDATION:**

The District President recommends approval to execute pre-approved contract forms and all other documents for Skanska USA Building Inc.'s Guaranteed Maximum Price in the amount of \$4,369,431 and the associated \$280,481 in owner's contingency funding for the renovations at the Courtyard Center.

**SUGGESTED MOTION:**

"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 execute pre-approved contract forms and all other documents for Skanska USA Building Inc.'s Guaranteed Maximum Price in the amount of \$4,369,431 and the associated \$280,481 in owner's contingency funding for the renovations at the Courtyard Center."