

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

2017-5-3-2

May 23, 2017

Resource: Ken Lynn  
Chief Financial Officer

**AGENDA ITEM:** Approval of Designated Delivery Method for Construction of the Wylie Campus and the Technical Training Center

**DISCUSSION:** Inasmuch as Collin College is a public junior 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 (6) 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 believes the CMAR method will provide the best value to the College. Under the CMAR methodology the services of the general contractor are divided into two distinct areas:

- (1) Preconstruction - during which the 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, materials choices and to offer expert cost estimation services to assure that the project stays in budget; and
- (2) Construction - where the CMAR provides project administration services and supervises and/or performs the actual construction through 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 qualifications then, in step 2, evaluate additional information from those finalists including the CMAR's proposed fee and prices for fulfilling the general conditions. Then, on that basis, the CMAR that provides best value to the College would be recommended to the Board for each project.

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

Beyond approval of the construction delivery method, the Board will approve selection of the CMARs and architects when the administration brings agenda items for:

- (1) Consideration of Approval of Contract Forms (Architect and CMAR – July,2015)
- (2) Consideration of Approval of Project Assignments (Negotiate and Execute – August 22, 2015)
- (3) Consideration of Acceptance of GMP (Foundation & Site Work – TBD)
- (4) Consideration of Acceptance of GMP (Facility - TBD)

Additionally, Board involvement will occur on a regular basis via detailed monthly reports to the Campus Facilities and Construction Committee, Board information reports to be included in the monthly board agenda, and information available to the Board and public via a web portal.

- Examples of items that will be included in monthly updates to the Campus Facilities and Construction Committee will include:
  - Executive Summary
  - Design Phase Updates
    - Design Progress Updates (as milestone occur and information is available)
      - Program of requirements
      - Floorplans
      - Elevations
      - Site Plans
      - Renderings
      - Material Samples
  - Construction Cost Estimates (as milestones occur)
    - Cost estimates for each design submission
    - Breakdowns of costs by;
      - Substructure
      - Shell
      - Interiors
      - Services
      - Equipment & Furnishings
      - Special Construction & Demolition
      - Site work
    - Comparison of estimated construction to current budget
  
- Examples of items that will be included as information items in the monthly board agenda will include:
  - Budget
    - Monthly Program Budget Update
    - Cash Flow Projection Updates
  
- Examples of items that will be included on the web portal will include:
  - Construction Phase Updates
    - Construction Progress Updates / Monthly Schedule Update
    - Construction Progress Photos / Time-Lapse Videos
    - Aerial Photos
    - Permitting/Environmental Updates

**DISTRICT PRESIDENT'S  
RECOMMENDATION:**

The District President recommends approval of the construction manager-at-risk (CMAR) construction delivery method for both the Wylie campus and the Technical Training Center.

**SUGGESTED MOTION:**

“Mr. Chairman, I make a motion that the Board of Trustees of Collin County Community College District approves the construction manager-at-risk (CMAR) construction delivery method for both the Wylie campus and the Technical Training Center.”