

Collin County Community College District Board of Trustees

2021-02-1-1

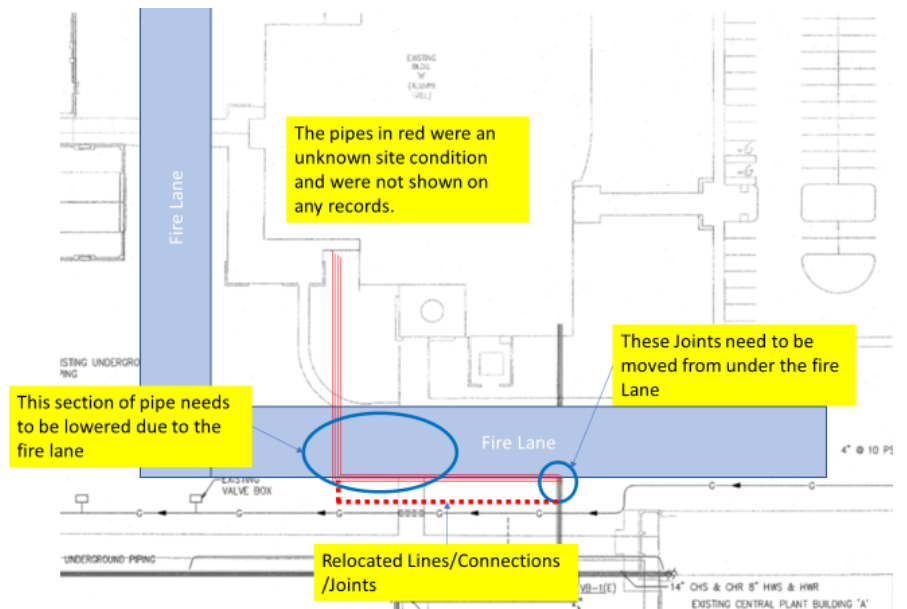
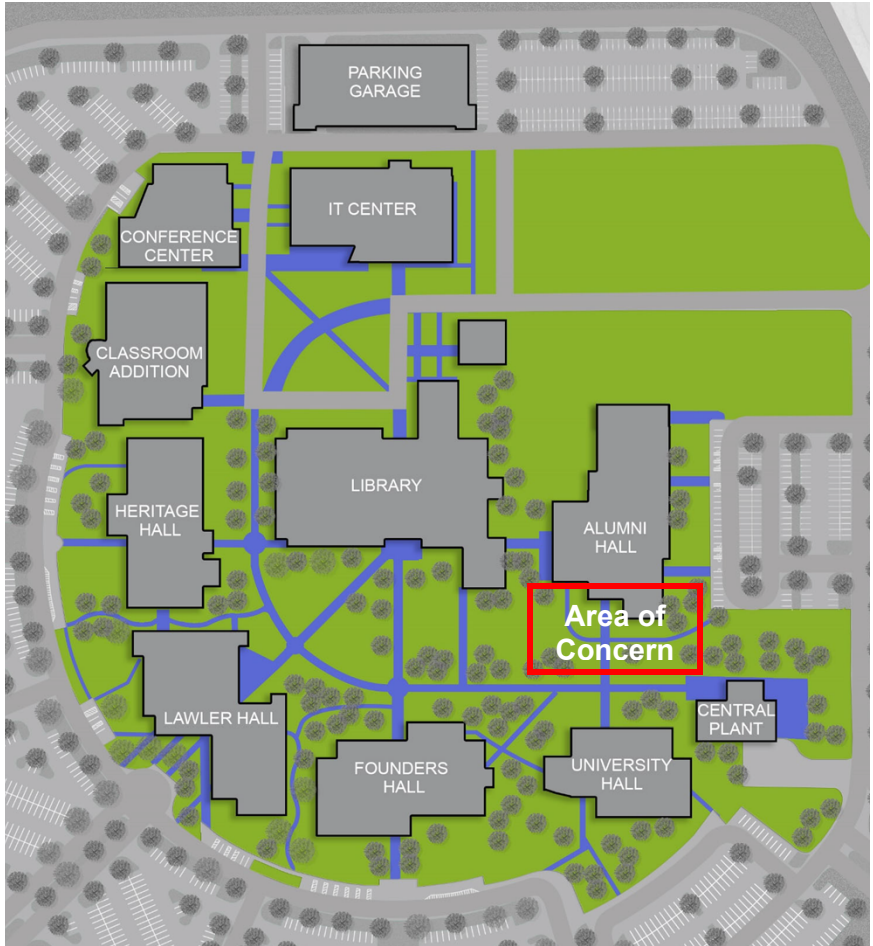
February 5, 2021

Resource: Chris Eyle
Vice President of Facilities & Construction

AGENDA ITEM: Consideration of Approval of Change Order #1 for the Construction Manager-At-Risk Contract with Skanska Building USA, Inc. ("Skanska") for the Construction of the Alumni Hall Fire Lane at the Frisco Campus

DISCUSSION: At the October 2020 Board meeting, the Board approved the Construction Manager-at-Risk contract with Skanska for the Alumni Hall Fire Lane at the Frisco Campus. This fire lane is required by current city code in order to allow fire truck access within a 150' distance from any portion of Alumni Hall. This Guaranteed Maximum Price contract (GMP#1) was executed for the amount of \$1,258,671, which includes \$1,208,671 for construction costs and \$50,000 of owner's contingency. The balance of the overall project work at the Frisco Campus will be awarded to Skanska in the near future under a separate Guaranteed Maximum Price contract (GMP#2).

Once necessary permits were obtained from the city, Skanska began initial earthwork and underground utility activities related to the fire lane in December 2020. During the excavation for the underground utilities, it was discovered that the existing underground hydronic piping lines that heat and cool Alumni Hall were leaking. These lines must be repaired or replaced before any additional fire lane work can be completed in this area and the fire lane must be completed before the kitchen/dining addition work at Alumni Hall can begin. Currently, all underground work in this area of the fire lane is shut down. After several meetings with AECOM and the Architect/Engineer, staff determined that the best course of action was to completely replace the leaking hydronic lines that service Alumni Hall and relocate them south of their current location (see attached drawing).



Skanska has provided an initial estimate for the piping replacement work and the not to exceed cost is \$200,000. The Owner Contingency funds, \$50,000, within the GMP#1 contract are not enough to cover this unforeseen cost.

There is sufficient overall project program contingency funding to cover the cost of this change.

Staff recommends that Change Order #1, in a not to exceed amount of \$200,000, be issued to Skanska for the replacement and relocation of the existing hydronic lines feeding Alumni Hall. Approval of this Change Order will allow Skanska to place the order for the replacement hydronic piping, which is a long lead time item, and to reduce the overall delay impact to the overall project. This Change Order will increase the GMP#1 amount to \$1,458,671. The revised project completion date will be determined once the pipe supplier confirms a firm delivery date for the replacement piping.

**DISTRICT PRESIDENT'S
RECOMMENDATION**

The District President recommends approval of Change Order #1 in the not to exceed amount of \$200,000, which will result in an updated GMP#1 contract amount of \$1,458,671 for the Alumni Hall Fire Lane project at the Frisco Campus.

SUGGESTED MOTION:

“Mr. Chairman, I make a motion that the Board of Trustees of Collin County Community College District authorize the District President or designee to execute pre-approved contract forms and other documents to approve Skanska USA Building, Inc.’s Change Order #1 in the not to exceed amount of \$200,000, which will result in an updated GMP#1 contract amount of \$1,458,671 for the Alumni Hall Fire Lane project at the Frisco Campus.”