

Collin County Community College District Board of Trustees

2025-05-2-1

May 27, 2025

Resource: Dr. Bill King
Executive Vice President

AGENDA ITEM:

Consideration of Approval for the District President or His Designee to Execute Pre-Approved Contract Forms and All Other Documents to Approve McCarthy Building Companies, Inc.'s Guaranteed Maximum Price 2 and the Designated Owner's Contingency Funding for the Construction of the Health Sciences Building on the Frisco Campus

DISCUSSION:

The District is constructing a new, three-story Health Sciences Building on the Frisco Campus, designed to include classrooms, clinical laboratories, faculty offices, conference rooms, and collaboration areas for students.

The Construction Manager at Risk (CMAR) delivery method was selected as the delivery method for this project at the regularly scheduled Board 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 McCarthy Building Companies, Inc.

The Board of Trustees approved GMP 1 in the amount of \$11,311,322 at the regularly scheduled Board Meeting on February 25, 2025. GMP 1 scope included the below-grade mechanical, electrical, and plumbing work and below-grade foundations up to slab-on-grade development.

McCarthy Building Companies, Inc. has provided a proposal for GMP 2 that is within the established project budget and timeline parameters for the building to be ready for the Spring 2027 classes. GMP 2 includes all remaining scope of work for the full buildout. Upon approval of GMP 2, the previously executed contract will be amended allowing for the issuance of a Notice to Proceed to commence the Construction Phase of the contract for the GMP 2 scope of work.

The amount of the GMP 2 is \$55,051,829, which includes \$52,551,829 for construction costs and \$1,500,000 of owner's contingency.

**DISTRICT PRESIDENT'S
RECOMMENDATION:**

The District President recommends approval of the Guaranteed Maximum Price 2 in the amount of \$55,051,829, which includes \$52,551,829 for construction costs and \$1,500,000 of owner's contingency for the construction of the Health Sciences Building on the Frisco Campus.

SUGGESTED MOTION:

"Mr. Chairman, I make a motion that the Board of Trustees of Collin County Community College District approves the District President or designee to execute pre-approved contract forms and all other documents to approve McCarthy Building Companies, Inc.'s Guaranteed Maximum Price 2 in the amount of \$55,051,829, which includes \$52,551,829 for construction costs and \$1,500,000 of owner's contingency for the construction of the Health Sciences Building on the Frisco Campus."