

Collin County Community College District Board of Trustees

2024-01-7

January 26, 2024

Resource: Dr. Bill King
Executive Vice President

AGENDA ITEM: Consideration of Approval of the Designated Delivery Method for Construction Services at the Plano, Wylie, McKinney Campuses and the Courtyard Center and Collin Higher Education Center

DISCUSSION: This item is for all construction projects related to the 2023-2030 Master Plan. 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 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, Collin 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 project team during the design development stage and works closely with the College, Program Manager, and the Architect/Engineer 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 Step 1 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.

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 Project Assignments (Negotiate and Execute)
- (2) Consideration of Acceptance of CMAR GMP

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.

**DISTRICT PRESIDENT'S
RECOMMENDATION:**

The District President recommends approval of the construction manager-at-risk (CMAR) construction delivery method as presented.

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 as presented."