

Collin County Community College District Board of Trustees

Item 1. Campus Facilities and Construction Committee

September 27, 2016

Resource: Kenneth Lynn

Acting Vice President of Administrative Services/CFO

TITLE: Change in Construction Method for Public Safety Training Center

DISCUSSION: Previously the Board of Trustees considered relevant factors at the time and determined that the construction manager-at-risk method of construction provided the best value for the District in constructing the Public Safety Training Center ("Project"). The services of a construction manager-at-risk ("CMAR") on a project are divided into two distinct phases – (1) preconstruction - during which the CMAR acts as a consultant to the District during the design development stage working closely with the District 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) the construction phase - 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.

On October 27, 2015, the Board of Trustees approved Pogue Construction ("Pogue") as the CMAR for the Project. Since that time, although no contract was entered into with a CMAR, Pogue has provided pre-construction services but not as was contemplated or expected under the usual CMAR relationship. Pogue's cost estimation, which was compiled without the level of meaningful involvement that is normally provided during the preconstruction and design development phase, has been erratic and the construction cost estimate delivered at the 75% design stage is considerably higher than anticipated.

The architect on the Project, PBK, ("Architect") has developed the drawings to 100% completion and has filed the drawings with the City of McKinney planning and zoning departments for approval and issuance of a construction permit. Thus, the Project design development has been completed without the level of preconstruction services that

normally are provided under the CMAR method and the Architect has completed drafting the construction documents.

The Administration now believes that changing the delivery method to lump sum offer under competitive sealed proposal method under Chapter 2269, Subchapter D of the Texas Government Code and selecting a contractor who will be responsible only for construction at a set price will encourage competition, save the District money and provide better value for the District.