

Collin County Community College District Board of Trustees

2018-12-14

December 11, 2018

Resource: Ken Lynn
Chief Financial Officer

AGENDA ITEM:

Report Out of the Campus Facilities and Construction Committee and Termination of the Architectural and Construction Manager at Risk Contracts for the Design of the Police Headquarters at the McKinney Campus Project

DISCUSSION:

The Board of Trustees approved the District Safety Plan on November 11, 2017. The plan included funding for the design and construction of a Police Headquarters building. Soon after approval of the plan, the District began two separate solicitation processes to acquire architectural and construction manager at risk services for the Police Headquarters building as well as other Phase 2 projects.

Upon completion of the two solicitation processes, the Board of Trustees, on August 28, 2018, authorized the selection of PGAL, Inc. to provide architectural services and CORE Construction to provide construction manager at risk services for the design of the Police Headquarters project.

Over the past several months, PGAL Inc., CORE Construction, AECOM and District staff have been working together to develop an initial design of the Police Headquarters project. During the initial design of the project, several factors have emerged that put the project over budget. Most notably are site development costs (projected to cost \$1.75 million) and a 5% contingency for future construction cost increases. These factors have resulted in the project being over the allocated construction budget of \$6.0 million. To offset the budget overruns, the schematic design square footage of the building has been reduced from a program total of 16,000 square feet to 12,000square feet. The reduced square footage would result in a building that does not provide the necessary square footage for the police, maintenance and records storage functions proposed to be housed in the facility.

The administration proposes to cancel the current construction project and reassess:

- the proposed location of the police headquarters building, and,
- the possibility of incorporating construction of the police headquarters building into a planned Phase 3 project with the intent of obtaining a more cost effective solution.

**DISTRICT PRESIDENT'S
RECOMMENDATION:**

The District President recommends approval of a resolution for the termination of contracts with PGAL, Inc. for Architecture Services and CORE Construction for Construction Manager at Risk services for the construction of the Police Headquarters at the McKinney Campus.

SUGGESTED MOTION:

This may come out of committee as a motion and second or a suggested motion could be: "Mr. Chairman, I make a motion that the Board of Trustees of Collin County Community College District approves the resolution for the termination of contracts with PGAL, Inc. for Architecture services and CORE Construction for Construction Manager at Risk services for the construction of the Police Headquarters at the McKinney Campus."