

Collin County Community College District Board of Trustees

2. Campus Facilities and Construction Committee

September 15, 2026

Resource: Dr. Bill King
Executive Vice President

DISCUSSION ITEM: Consideration of Approval of an Amendment to the Guaranteed Maximum Price Contract Issued to McCarthy Building Companies, Inc. for the Construction of the New Health Sciences Center at the Frisco Campus

DISCUSSION: The District is constructing a new, three-story Health Sciences Center 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.

At the regularly scheduled meeting on May 27, 2025, the Board of Trustees approved Guaranteed Maximum Price 2 (GMP 2) in the amount of \$55,051,829, including \$53,551,829 for construction costs and \$1,500,000 of owner's contingency. The GMP 2 included all remaining scope of work for the full buildout.

Upon completion of the construction documents in 2025, the design called for a three-story building with the first and second floors to be fully finished out, and the third floor consisting of an exterior shell with the interior finish-out to be completed at a future date. Construction of the new facility has been proceeding ahead of the original schedule and current market conditions for material and labor are stable, presenting a good opportunity to finish-out the third floor in the next year to be ready for students by Spring 2028.

In order to make the Spring 2028 date, certain long-lead equipment items would need to be ordered now as the lead time for several key mechanical, electrical, and plumbing (MEP) items, such as air handlers, exhaust fans, fume hoods, electrical panels, and switchgear is six to nine months before delivery to the project site.

Preliminary estimates indicate the cost to purchase the long-lead items is \$2,250,000. Using these estimates, the amount of the requested amendment is not to exceed \$2,250,000, increasing McCarthy Building Companies, Inc.'s current GMP 2 contract amount from \$55,051,829 to \$57,301,829.