COLLIN COUNTY

Office of the Purchasing Agent
2300 Bloomdale Road
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McKinney, Texas 75071
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To: Commissioners Court

From: Purchasing

Date: October 29, 2026

Subject: Request for Approval – RFP 2025-234 CMAR Services for CCADF Phase 3 Kitchen Relocation GMP 1

Staff requests Commissioners Court consideration and action to approve GMP No. 1 for RFP 2025-234, Construction Manager at Risk (CMAR) Services (Step 2) for the CCADF Phase 3 Kitchen Relocation, with SEDALCO, INC. in the amount of $20,101,519.00, for the specific scope of work outlined in the attached GMP Amendment and supporting documentation.

Commissioners Court previously approved the award of RFP 2025-234 to SEDALCO, INC. as the best-evaluated proposer in accordance with Texas Local Government Code §2269. The CMAR agreement provides for the development and submission of Guaranteed Maximum Price (GMP) proposals as the project moves forward, following the solicitation and evaluation of competitive proposals from trade contractors.

GMP No. 1 establishes the Guaranteed Maximum Price for the specific scope included in this package. The GMP includes applicable trade contractor costs, general conditions, CMAR fees, and other costs associated with the approved scope, as outlined in the attached GMP proposal.

Approval of this item will allow SEDALCO, INC. to proceed with the construction work included in GMP No. 1 in accordance with the approved plans, specifications, and scope of work.

Any Owner-requested changes, City-required changes, or other changes to the project scope that are not included in GMP No. 1 and result in an increase to the approved GMP will be brought to Commissioners Court for consideration and approval, before the additional work is authorized. These changes are not included in the GMP No. 1 amount being requested for approval under this item.

Following approval of GMP No. 1, SEDALCO, INC. will continue to manage the construction work in accordance with the CMAR Agreement and coordinate with the County, project team, trade contractors, and other project stakeholders.

All future GMP packages or amendments requiring Commissioners Court approval will be brought forward as the project progresses.

Should you have any questions, please feel free to contact me at x4142.

MC/ED