



BoardDocs Cover Page

(Due to final Cabinet-level approval on Monday at noon, 2+ weeks prior to BOE meeting date)

Meeting Date:	November 8, 2017		
Agenda Session: (Category)	<input type="checkbox"/> Closed <input type="checkbox"/> Public Hearing	<input type="checkbox"/> Regular (Information, Reports, System Recognitions) <input checked="" type="checkbox"/> Work Session (Bids, former F&F items)	
Title (Subject):	RFP 18C5, Construction Management Services for Urbana Elementary School Replacement		
Access:	<input type="checkbox"/> Private <input checked="" type="checkbox"/> Public		
Type:	<input checked="" type="checkbox"/> Action (e.g., bids) <input type="checkbox"/> Action/Consent (e.g., staffing, grants over \$25k) <input type="checkbox"/> Discussion <input type="checkbox"/> Information (e.g., grants under \$25k) <input type="checkbox"/> Report		
Aspirational Goals: (May select multiple)	<input type="checkbox"/> 1-Student Achievement <input type="checkbox"/> 2-Effective and Engaged Staff <input checked="" type="checkbox"/> 3-Resource Allocation <input type="checkbox"/> 4-Family and Community Involvement <input type="checkbox"/> 5-Health and Safety		
Recommended Action:	Board approval of RFP 18C5, Construction Management Services for Urbana Elementary School Replacement		
Backup Documents:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, how many? <u>1</u> Submitted: <input checked="" type="checkbox"/> Herewith <input type="checkbox"/> Later <input type="checkbox"/> Both Is one a PowerPoint (PPT): <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Comment: _____		
Immediately following receipt of an email confirmation that this item has been approved by the Superintendent, the person posting this agenda topic to BoardDocs is responsible for emailing the approved PPT to tim.dean@fcps.org.			

PURPOSE OF PRESENTATION: Staff has reviewed the attached contract and recommends approval by the Board of Education of Frederick County.

BACKGROUND/SUMMARY: This recommendation is to establish a contract for Construction Management Services for the Urbana Elementary School Replacement project.

PRESENTER(S) & TITLE(S):

Kim Miskell, Assistant Purchasing Manager

Brad Ahalt, Senior Project Manager, Construction Management

SUBMITTED BY:

Stephen P. Starmer, C.P.M., CSBA, Purchasing Manager

Leslie R. Pellegrino, Chief Financial Officer

RFP 18C5
CONSTRUCTION MANAGEMENT SERVICES FOR URBANA ELEMENTARY SCHOOL
REPLACEMENT PROJECT

FACT SHEET

A. **Overview:** This recommendation is to establish a contract for Construction Management Services for the Urbana Elementary School (UES) Replacement project. Requests for proposals were opened on October 12, 2017.

1. **Bid participation:**

- 5 companies notified
- 5 companies submitted RFP

2. **Bids were received from:**

Dustin Construction, Inc. (Ijamsville, MD)
HESS Construction & Engineering Services, Inc. (Gaithersburg, MD)
Lend Lease (US) Construction, Inc. (Rockville, MD)
Oak Contracting, LLC (Towson, MD)
The Whiting-Turner Contracting Company (Towson, MD)

3. **Other Facts:**

- Cost proposals were solicited from the five pre-qualified Construction Management firms under RFQ 17C16.
- Scope of work includes services associated with the planning, design, cost estimating, bidding, construction, close-out and warranty period.
- The location for the new UES Replacement will be on the same 19-acre site as the existing UES originally constructed in 1960 with additions added in 1965 and 1975.
- Award is based on the total construction management fee.
- Reimbursable expenses are provided for informational purposes. They are estimated costs and are only paid upon verification of expense.
- The contract will be administered by Bradley Ahalt, Senior Project Manager, Construction Management.

4. **Source of Funding:** FY18 Approved Capital Improvement Projects Budget and contingent upon subsequent years' budget allocations.

B. **Recommendation:** Staff recommends that RFP 18C5, Construction Management Services for UES Replacement, be awarded to Oak Contracting, LLC of Towson, MD, for the total construction management fee of \$1,080,000 plus estimated reimbursable expenses.

C. **Action taken by the Board (Purchasing use only):**

AB _____ Approved _____ Denied _____ Deferred _____ Other KM/ab

11/8/17 _____ Date _____ Date _____ Date _____ Date BOE Meeting: 11.08.17

RFP 18C5, Construction Management Services for Urbana Elementary School Replacement
Bid Tabulation

	Dustin	HESS	Oak	Lendlease	Whiting-Turner
Construction Management Fees:					
Pre-Construction Fee: From the date of award of CM Contract to the date of award of the Prime Contractor Construction Contracts:	\$ 75,000.00	\$ 91,000.00	\$ 84,000.00	\$ 143,503.00	\$ 101,000.00
Construction Fee: From the date of award of the Prime Contractor Construction Contracts through Construction, Substantial Completion and Project Close-out and Warranty:	\$ 1,012,000.00	\$ 1,414,000.00	\$ 996,000.00	\$ 1,201,757.00	\$ 2,081,865.00
Total Construction Management Fee:	\$ 1,087,000.00	\$ 1,505,000.00	\$ 1,080,000.00	\$ 1,345,260.00	\$ 2,182,865.00
Estimated Reimbursable Expenses:					
Reimbursable Expenses: Pre-Construction Reimbursable Expenses: From the date of award of CM Contract to the date of award of the Prime Contractor Construction Contracts:	\$ 5,000.00	\$ 4,000.00	\$ 25,000.00	\$ -	\$ 3,600.00
Construction Reimbursable Expenses: From the date of award of the Prime Contractor Construction Contracts through Construction, Substantial Completion and Project Close-out and Warranty	\$ 305,360.00	\$ 586,000.00	\$ 394,758.00	\$ 245,320.00	\$ 237,545.00
Total Reimbursable Expenses:	\$ 310,360.00	\$ 590,000.00	\$ 419,758.00	\$ 245,320.00	\$ 241,145.00
Informational Unit Price: Construction Management Fee per Month if the Project Schedule is extended:	\$ 39,500.00	\$ 42,000.00	\$ 41,500.00	\$ 40,059.00	\$ 85,000.00