



## BoardDocs Cover Page

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

Meeting Date:	January 9, 2019		
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 19C9, East County Elementary School - Construction Management Agency Services		
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 19C9, East County Elementary School - Construction Management Agency Services		
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: _____ <b>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 <a href="mailto:tim.dean@fcps.org">tim.dean@fcps.org</a>.</b>		

**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 new East County Elementary School project.

**PRESENTER(S) & TITLE(S):**

Kim Miskell, CSBO, 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 19C9**  
**EAST COUNTY ELEMENTARY SCHOOL - CONSTRUCTION MANAGEMENT AGENCY SELECTION**

**FACT SHEET**

A. **Overview:** This recommendation is to establish a contract for Construction Management Services for the new East County Elementary School. Requests for proposals were opened on December 14, 2018.

1. **Bid participation:**

- 5 companies notified
- 3 companies submitted RFP

2. **Bids were received from:**

Dustin Construction, Inc. (Ijamsville, MD)  
HESS Construction & Engineering Services, Inc. (Gaithersburg, MD)  
**Oak Contracting, LLC (Towson, MD)**

3. **Other Facts:**

- Cost proposals were solicited from the five pre-qualified construction management firms under RFQ 17C16, Construction Management Services.
- Scope of work includes services associated with the planning, design, cost estimating, bidding, value engineering, site preparation, site stabilization, construction, close-out and warranty period.
- 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 Brad Ahalt, Senior Project Manager, Construction Management.

4. **Source of Funding:** FY19 Approved Capital Improvement Projects Budget and contingent upon subsequent years' budget allocations.

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B. **Recommendation:** Staff recommends that RFP 19C9, East County Elementary School - Construction Management Agency Selections, be awarded to Oak Contracting (Towson, MD), for the total construction management fee of \$735,000.00, plus estimated reimbursable expenses.

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

\_\_\_\_ AB Approved      \_\_\_\_ Denied      \_\_\_\_ Deferred      \_\_\_\_ Other      KM/ab

1.9.19 Date      \_\_\_\_ Date      \_\_\_\_ Date      \_\_\_\_ Date      BOE Meeting: 01.09.19

**RFP 19C9, East County Elementary School - Construction Management Agency Services**  
**Bid Tabulation**

	Dustin Construction	Hess	Oak Contracting
<b>Construction Management Fees:</b>			
Pre-Construction Fee: From the date of award of CM Contract to the date of award of the Prime Contractor Construction Contracts:	\$ 78,500.00	\$ 50,000.00	\$ 75,000.00
Construction Fee: From the date of award of the Prime Contractor Construction Contracts through Construction, Substantial Completion and Project Close-out and Warranty:	\$ 738,665.00	\$ 890,000.00	\$ 660,000.00
<b>Total Construction Management Fee:</b>	<b>\$ 817,165.00</b>	<b>\$ 940,000.00</b>	<b>\$ 735,000.00</b>
<b>Construction Reimbursable Total:</b>	<b>\$ 368,533.00</b>	<b>\$ 470,250.00</b>	<b>\$ 427,350.00</b>