

Purchasing Office
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Stephen P. Starmer C.P.M., CSBA,
Purchasing Manager
**Kim Miskell, CSBO, Assistant Purchasing
Manager**
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Purchasing Agent
Shane Ryberg, Purchasing Agent

RFP NUMBER/RFP NAME: 19A4, Request for Letter of Interest Oakdale Middle School Addition

ISSUE DATE: May 13, 2019

CONTRACT MANAGER: Kim Miskell, CSBO, Assistant Purchasing Manager, kim.miskell@fcps.org

CONTRACT ADMINISTRATOR: Adnan Mamoon, Director of Capital Programs, adnan.mamoon@fcps.org

QUESTIONS: Questions due no later than 4:00 P.M., local time, on May 28, 2019
Submit questions in writing to the Contract Manager listed above with a copy to the Contract Administrator.

BONDS REQUIRED: NO

MBE REQUIREMENTS: NO

RFP DUE: 2:00 P.M., local time, on June 4, 2019
Faxed or emailed bids are not acceptable.

SEALED RFP DELIVERED TO: Frederick County Public Schools
Attn: Purchasing Department
191 South East Street
Frederick, MD 21701
(Parking is available at Deck #5 on All Saints Street)

(Parking is available at Deck #5 on All Saints Street. Recent security upgrades at the FCPS Central Office Building will require visitors to request entry utilizing the phone buzzer/button system. Please allow enough time to ensure access to the building prior to the bid due time.)

TENTATIVE AWARD DATE: BOE Work Session, scheduled on: TBD

ELIGIBILITY TO BID: All Frederick County Public School vendors and or contractors interested in bidding on FCPS projects must register at www.emarylandmarketplace.com.
FCPS will no longer accept bidder's applications.



RFP #19A4
Request for Letter of Interest
Oakdale Middle School Addition

Frederick County Public Schools is soliciting Design-Build services for the building addition at Oakdale Middle School, located at 5810 Oakdale School Road, Ijamsville, MD 21754. The Oakdale Middle School (OMS) building is a 109,089 SF building that opened in 2002. At the time of construction, OMS was designed for State Rated Capacity (SRC) of 600 students, with plan to add future capacity for a final SRC of 900 students. The current SRC for Oakdale Middle School is 775. This project, once completed, will increase the SRC for Oakdale Middle School to 1073 students. During the design phase for the original building, a future addition was planned. Certain building systems, administrative spaces, media center and assembly/athletic spaces were sized to meet the future needs of the building. The Design Builder will be responsible for verifying all existing building systems, and integrate any work required to update the systems as needed to meet the entire building requirements. A site plan for the existing building, including the planned addition, was approved in May 5, 2000. The addition must comply with the existing site plan, which shows an approximate 16,000 SF footprint for the future addition. The existing site plan is available upon request.

Staff is in the process of finalizing the educational specifications for an addition to the building to accommodate another 298 students. The final educational specifications will be available at the time of release of the full RFP. The specifications include approximately 22,000 gross square feet for additional classrooms as well as required offices, collaborative spaces, restrooms and ancillary spaces.

Design and permitting of this project will begin in August 2019 upon award of the Design-Build contract and continue through May 2020. Construction will begin in Summer of 2020. The new school is scheduled to open in Fall of 2021. Anticipated construction budget for this project is \$9.4 Million (including all design fees, and Design Builder Fees).

Only letters of interest from Design-Build teams will be considered. The Design-Build team should include all professionals on their design team such as architect, civil, mechanical, electrical and structural engineers, communication/data network consultants, food service consultants, etc. in their response to this solicitation.

Interested Design-Builders are requested to send **an original and 5 copies** of a cover letter indicating their interest in this project and listing any relevant experience that qualifies the team for this project. You must also identify the Design Builder project manager, and the design team project manager, and names of all members of your design team including sub-consultants. In addition to individual names of sub-consultants, include company names, addresses, phone numbers and emails. Please utilize SF330 forms.

Send **the original and 5 copies** to Kim Miskell, CSBO, Assistant Purchasing Manager, Purchasing Department, Frederick County Public Schools, 191 South East Street, Frederick, MD 21701, prior to and time stamped no later than 2:00 p.m., local time, Tuesday, June 4, 2019. Be sure to include the RFP number on the Letter of Interest as well as on the front of the envelope. Address all questions to Kim Miskell at kim.miskell@fcps.org with a copy to Adnan Mamoon at adnan.mamoon@fcps.org.

A team of FCPS staff will evaluate the letters of interest and supporting documents. Five to eight firms will then be invited to submit a request for a technical and fee proposal. Selection of those invited to respond to the RFP will be based in part on the firm's experience with Design-Build educational projects, experience with similar projects and experience working in Maryland as well as your sub-consultants' experience with similar projects. The technical/fee proposals will be evaluated separately.

Thank you for your attention to this matter and your interest in our projects.

Adnan Mamoon
Director of Capital Programs
Capital Programs Department
Frederick County Public Schools
191 South East Street
Frederick, Maryland 21701
(301) 644-5153