



## BoardDocs Cover Page

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

Meeting Date:	July 8, 2020	
Agenda Session: (Category)	<input checked="" type="checkbox"/> Work Session (Bids, former F&F items, etc.) <input type="checkbox"/> Closed <input type="checkbox"/> Regular, Preliminary Items (System Recognitions)	<input type="checkbox"/> Regular, Action/Consent <input type="checkbox"/> Board Items <input type="checkbox"/> Public Hearing
Title (Subject):	RFP 20MISC11, Construction Management Services	
Access:	<input type="checkbox"/> Private	<input checked="" type="checkbox"/> Public
Type:	<input type="checkbox"/> Business Item <input type="checkbox"/> Policy Item <input type="checkbox"/> Strategic Plan Item <input type="checkbox"/> System Recognition <input checked="" type="checkbox"/> Action (e.g., bids, action/consent items) <input type="checkbox"/> Consent (e.g., staffing, policies, grants over \$25k)	<input type="checkbox"/> Information (e.g., grants under \$25k) <input type="checkbox"/> Discussion <input type="checkbox"/> Minutes <input type="checkbox"/> Report <input type="checkbox"/> Special Agenda Type <input type="checkbox"/> Procedure
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 checked="" type="checkbox"/> 5-Health and Safety
Recommended Action:	Board approval of RFP 20MISC11, Construction Management Services	
Backup Documents:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, how many? <u>1</u> Is one a PowerPoint (PPT): <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Submitted: <input checked="" type="checkbox"/> Herewith <input type="checkbox"/> Later <input type="checkbox"/> Both Comment: _____
<b>Immediately following receipt of an email confirmation that this item has been approved by the Superintendent, the person posting this item to BoardDocs is responsible for emailing the approved PPT to <a href="mailto:jeremy.eccard@fcps.org">jeremy.eccard@fcps.org</a> and <a href="mailto:kelly.gordon@fcps.org">kelly.gordon@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:** The intent of this solicitation is to qualify Construction Management "Agency" (CMA) and Construction Management "At Risk" (CMAR) firms for future school construction projects. Qualified Construction Management firms shall provide construction management services associated with the planning, design, cost estimating, bidding, construction management and consulting, warranty and close-out of a project.

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

Kim Miskell, CSBO, Assistant Purchasing Manager  
 Adnan Mamoon, Director of Capital Programs

**SUBMITTED BY:**

Kerrie Koopman CPPB, CPPO, Purchasing Manager  
 Leslie R. Pellegrino, Chief Financial Officer

**RFP 20MISC11**  
**CONSTRUCTION MANAGEMENT SERVICES**

**FACT SHEET**

A. **Overview:** This recommendation is to qualify Construction Management “Agency” (CMa) and Construction Management “At Risk” (CMAR) firms for construction management services for future school construction projects. Services to be provided include planning, design, cost estimating, bidding, construction management and consulting, warranty and close out of a project. Proposals were opened on June 11, 2020.

1. **Request for Qualifications participation:**

96 proposals downloaded  
19 companies submitted proposals

2. **Request for Qualifications – Letters of Interest were received from:**

Blake Real Estate, Inc. (Washington, DC)  
CAM Construction Co., Inc. (Timonium, MD)  
CBRE Heery, Inc. (Landover, MD)  
Coakley & Williams Construction, LLC (Bethesda, MD)  
**Dustin Construction, Inc. (Ijamsville, MD)**  
**Gilbane Building Company (Baltimore, MD)**  
Henley Construction Co., Inc. (Gaithersburg, MD)  
**HESS Construction + Engineering Services, Inc. (Gaithersburg, MD)**  
Howard Shockey & Sons, Inc. (Winchester, VA)  
**J. Vinton Schafer & Sons, Inc. (Abingdon, MD)**  
Johnson, Mirmiran & Thompson, Inc. (Hunt Valley, MD)  
**Keller Construction Management, Division of Keller Brothers, Inc. (Mt. Airy, MD)**  
**MCN Build, Inc. (Baltimore, MD)**  
**Oak Contracting, LLC (Towson, MD)**  
RE Management Solutions (Baltimore, MD)  
Riparius Construction, Inc. (Hunt Valley, MD)  
**Skanska USA Building, Inc. (Rockville, MD)**  
**The Whiting-Turner Contracting Company (Baltimore, MD)**  
**Turner Construction Company (Baltimore, MD)**

3. **Other Facts:**

- The contract term will be effective from the date of award through June 30, 2023, with three one-year renewal options available.
- This is an open requirement type contract. No guarantee of any work is expressed or implied. However, when the need for Construction Management services is identified, all awarded vendors will receive a request for quote.
- Five firms that submitted Letters of Interest did not include all the required documents; therefore, their technical proposals were not unsealed for consideration by the evaluation committee. Those firms included Blake Real Estate, Inc., Cam Construction Co., Inc., Henley Construction Co., Inc., Johnson, Mirmiran & Thompson and RE Management Solutions.
- Selection was based on the total score of each vendor’s technical proposals.
- Proposal responses were evaluated by the committee based on the following criteria: Completeness of Qualification Materials; CM Agency Construction Experience; Project Team Expertise and Experience; LEED Project Experience; and Overall Project Administration.
- The contract will be administered by Adnan Mamoon, Director, Capital Improvements Program.

4. **Source of Funding:** FY21 Approved Capital Improvement Project Budget and contingent upon Board approval of FY22 and FY23 Capital Improvement Project Budgets.

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B. **Recommendation:** Staff recommends that RFP 20MISC11, Construction Management Services, be awarded to the various vendors, per the attached Scoring Summary.

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

<u>  AB  </u> Approved	<u>      </u> Denied	<u>      </u> Deferred	<u>      </u> Other	KM/ab
<u>07.08.20</u> Date	<u>      </u> Date	<u>      </u> Date	<u>      </u> Date	BOE Meeting: 07.08.20

**RFP 20MISC11, CONSTRUCTION MANAGEMENT SERVICES**

**SCORING SUMMARY**

**Construction Management Agency (CMA)**

Company Name	Technical Proposal 100 points
<b>Oak Contracting, LLC</b>	<b>92.60</b>
<b>Dustin Construction</b>	<b>90.00</b>
<b>Keller Construction Management</b>	<b>88.60</b>
<b>The Whiting-Turner Contracting Company</b>	<b>88.00</b>
<b>J. Vinton Schafer &amp; Sons, Inc.</b>	<b>86.60</b>
<b>HESS Construction + Engineering Services</b>	<b>86.00</b>
Turner Construction Company	84.60
Riparius Construction	81.00
CBRE Heery, Inc.	81.00
Howard Shockey & Sons, Inc.	79.80
Gilbane Building Company	69.80
MCN Build	65.80
Coakley & Williams Construction	48.40

**Construction Management At Risk (CMAR)**

Company Name	Technical Proposal 100 points
<b>The Whiting-Turner Contracting Company</b>	<b>89.20</b>
<b>Dustin Construction</b>	<b>89.00</b>
<b>Keller Construction Management</b>	<b>88.60</b>
<b>Gilbane Building Company</b>	<b>88.20</b>
<b>Turner Construction Company</b>	<b>87.80</b>
<b>Oak Contracting, LLC</b>	<b>87.40</b>
<b>J. Vinton Schafer &amp; Sons, Inc.</b>	<b>86.60</b>
<b>MCN Build</b>	<b>85.80</b>
<b>HESS Construction + Engineering Services</b>	<b>85.40</b>
<b>Skanska USA Building Inc.</b>	<b>85.40</b>
Coakley & Williams Construction	83.40
Howard Shockey & Sons, Inc.	82.40