## 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 at Risk Services for the Brunswick Elementary School Replacement project.

## PRESENTER(S) & TITLE(S)
Kim Miskell, CSBO, Assistant Purchasing Manager  
Brad Ahalt, Senior Project Manager, Capital Program Department

## SUBMITTED BY
Kerrie Koopman CPPB, CPPO, Purchasing Manager  
Leslie R. Pellegrino, Chief Financial Officer
RFP 21C1
CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR BRUNSWICK ELEMENTARY SCHOOL REPLACEMENT

FACT SHEET

A. Overview: This recommendation is to establish a contract for Construction Management at Risk Services for the Brunswick Elementary School Replacement project. Requests for proposals were opened on July 28, 2020.

1. Bid participation:

   10 companies notified
   9 companies submitted RFP

2. Bids were received from:

   Dustin Construction, Inc. (Ijamsville, MD)
   HESS Construction + Engineering Services, Inc. (Gaithersburg, MD)
   J. Vinton Schaefer & Sons, Inc. (Abingdon, MD)
   Keller Construction Management, a Division of Keller Brothers, Inc. (Mt. Airy, MD)
   MCN Build, Inc. (Baltimore, MD)
   Oak Contracting, LLC (Towson, MD)
   Skanska USA Building (Rockville, MD)
   Turner Construction Company (Baltimore, MD)
   Whiting-Turner Contracting Company (Towson, MD)

3. Other Facts:

   • Technical proposals were solicited from the ten pre-qualified construction management at risk firms under RFQ 20MISC11, Construction Management Services.
   
   • Scope of work includes services associated with the planning, design, cost estimating, bidding, construction, close-out and warranty period.
   
   • Staff members from different departments reviewed and scored the technical proposals. Firms scoring a total of 75 points or higher were invited for an interview. During the interview, additional points could be assigned or deducted from the technical score. Fee proposals were opened for firms scoring a total of 75 points or higher. Selection is based on the total score of each vendor's technical and cost proposal.
   
   • The contract will be administered by Brad Ahalt, Senior Project Manager, Capital Program Department.

4. Source of Funding: FY21 Approved Capital Improvement Projects Budget and contingent upon subsequent years’ budget allocations.

B. Recommendation: Staff recommends that RFP 21C1, Construction Management at Risk Services for Brunswick Elementary School Replacement, be awarded to Keller Construction Management, a Division of Keller Brothers, Inc. (Mt. Airy, MD), at a cost not to exceed $2,355,711.00.

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

   AB  Approved  _____ Denied  _____ Deferred  _____ Other  KM/ab
   8/19/20  _____ Date  _____ Date  _____ Date  _____ Date  BOE Meeting: 08.19.20
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<th>CONSTRUCTION MANAGEMENT FIRM</th>
<th>Technical Score</th>
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