



BoardDocs Cover Page

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

Meeting Date:	August 19, 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 21C1, Construction Management at Risk Services for Brunswick Elementary School Replacement	
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 21C1, Construction Management at Risk Services for Brunswick Elementary School Replacement	
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: _____
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 jeremy.eccard@fcps.org and kelly.gordon@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 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 Schafer & 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):**

<u>AB</u> Approved	_____ Denied	_____ Deferred	_____ Other	KM/ab
<u>8/19/20</u> Date	_____ Date	_____ Date	_____ Date	BOE Meeting: 08.19.20

**RFP 21C1, CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR BRUNSWICK ELEMENTARY SCHOOL
REPLACEMENT PROJECT
SCORING SUMMARY**

CONSTRUCTION MANAGEMENT FIRM	Technical Score	Fee Score	Total Score
Keller Construction Management	80	20	100
MCN Build	76	19	95
Dustin Construction	78	15	93
Oak Contracting, LLC	75	17	92
Turner Construction Company	75	14	89
Skanska USA Building Inc.	76	9	85
The Whiting-Turner Contracting Company	72		