



## BoardDocs Cover Page

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

Meeting Date:	December 9, 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 21C2, Commissioning of Building Envelope Systems	
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 21C2, Commissioning of Building Envelope Systems	
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 establish a contract to qualify and select licensed consultants for Building Envelope Commissioning Services, on an as needed basis, for new construction and major renovation projects.

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

Kim Miskell, CSBO, Assistant Purchasing Manager  
 Brian Staiger, Senior Project Manager, Capital Program Department

**SUBMITTED BY:**

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

**RFP 21C2**  
**COMMISSIONING OF BUILDING ENVELOPE SYSTEMS**

**FACT SHEET**

A. **Overview:** This recommendation is to establish a contract to qualify and select licensed consultants for Building Envelope Commissioning Services, on an as needed basis, for new construction and major renovation projects. Proposals were opened on November 3, 2020.

1. **Request for Proposals participation:**

56 proposals downloaded  
7 companies submitted proposals

2. **Request for Proposals were received from:**

**Advanced Building Performance, Inc. (Potomac, MD)**  
**ECS Mid-Atlantic, LLC (Chantilly, VA)**  
**Gale Associates, Inc. (Towson, MD)**  
**Kibart, Inc. (Towson, MD)**  
Smislova, Kehnemui & Associates, P.A. (Potomac, MD)  
Wiss, Janney, Elstner Associates, Inc. (Falls Church, VA)  
Wright Commissioning, LLC (Bala Cynwyd, PA)

3. **Other Facts:**

- The scope of work will include exterior enclosure testing that encompasses the entire building envelope and roof system. Building envelope testing will include air barrier and building pressurization testing, moisture barrier installation methods testing, thermographic testing, and random verification testing. Testing will verify through measurement the building envelope's ability to protect against thermal, moisture and air filtration.
- The initial contract will be effective from December 1, 2020 through November 30, 2022, with two additional two-year renewal options available.
- Work under this contract will be performed on a lump sum basis as needs arise throughout the contract period. Hourly rates will be utilized for changes in scope of work only.
- This contract will be administered by Brian Staiger, Senior Project Manager, Capital Program Department.

4. **Source of Funding:** FY21 Approved Operating and Capital Improvement Projects Budgets and contingent upon Board approval of FY22, and FY23 Operating and Capital Improvement Projects Budgets.

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B. **Recommendation:** Staff recommends that contracts be awarded to Advanced Building Performance, Inc. (Potomac, MD), ECS Mid-Atlantic, LLC (Chantilly, VA), Gale Associates, Inc. (Towson, MD) and Kibart, Inc. (Towson, MD,) per the attached scoring summary

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

AB					
____ Approved	____ Denied	____ Deferred	____ Other	KM/ab	
12/9/20					
____ Date	____ Date	____ Date	____ Date	BOE Meeting:	12.09.20

**RFP 21C2, Commissioning of Building Envelope Systems**  
**SCORING SUMMARY**

<b>VENDOR</b>	<b>Total Technical Score</b>
ECS Mid-Atlantic, LLC	100.00
Advanced Building Performance Inc.	99.45
Gale Associates	98.63
Kibart, Inc.	97.54
Wiss, Janney, Elstner Associates, Inc.	92.08
Wright Commissioning	91.26
SK&A Structural Engineers	90.71

**RFP 21C2, Commissioning of Building Envelope Systems**

**BID TABULATION**

<b>Advanced Building Performance, Inc.</b>	<b>Hourly Rate</b>
Project Director	\$ 220.00
Director of Engineering	\$ 185.00
Senior Project Manager	\$ 165.00
Senior Commissioning Controls Specialist	\$ 175.00
Senior Commissioning Specialist	\$ 160.00
Commissioning Project Manager	\$ 150.00
Commissioning Specialist	\$ 145.00

<b>ECS Mid-Atlantic, LLC</b>	<b>Hourly Rate</b>
Principal Architect/Engineer	\$ 200.00
Senior Project Manager	\$ 135.00
Project Manager	\$ 110.00
Building Envelope Technicians	\$ 75.00

<b>Gale Associates, Inc.</b>	<b>Hourly Rate</b>
Principal	\$ 215.00
Associate	\$ 200.00
Sr. Project Manager/Sr. Structural Engineer	\$ 190.00
Project Manager	\$ 170.00
Sr. Engineer/Architect/Planner	\$ 165.00
Drone Pilot	\$ 160.00
Project Engineer/Designer/Planner/Architect	\$ 145.00
Sr. Staff Engineer/Designer	\$ 140.00
Staff Engineer/Staff Designer	\$ 130.00
Sr. Technician/CAD Designer	\$ 125.00
Technician/CAD Drafter	\$ 120.00
Administrative Professional	\$ 115.00
Clerk/Word Processor/Admin Assistant	\$ 100.00

<b>Kibat, Inc.</b>	<b>Hourly Rate</b>
Principal	\$ 193.00
Chief Mechanical/Electrical Engineer	\$ 179.00
Construction Manager/Cost Estimator	\$ 179.00
Project Manager	\$ 151.00
Commissioning Project Manager	\$ 151.00
Building Envelope Engineer	\$ 128.00
Project Engineer	\$ 110.00
Construction/Commissioning Engineer	\$ 110.00
Commissioning Agent	\$ 92.00
Project Design Engineer	\$ 92.00
Designer	\$ 84.00
Clerical	\$ 70.00

<b>Smislova, Kehnemui &amp; Associates, P.A. (SK&amp;A)</b>	<b>Hourly Rate</b>
Managing Principal	\$ 260.00
Sr. Principal	\$ 250.00
Sr. Consultant	\$ 235.00
Principal	\$ 230.00
Sr. Associate	\$ 210.00
Associate	\$ 195.00
Director of Testing & Inspection	\$ 195.00
Sr. Project Manager	\$ 180.00
Project Manager	\$ 175.00
Repair Q/A Manager	\$ 155.00
Assistant Project Manager	\$ 160.00
Structural Edngineer III	\$ 145.00
Structural Engineer II	\$ 135.00
Strctural Engineer I	\$ 125.00
Laboratory Manager	\$ 115.00
Sr. Entgineering Technician	\$ 125.00
Engineering Technician	\$ 110.00
Field Technician	\$ 75.00
Sr. BIM/CAD Technician	\$ 125.00
BIM/CAD Technician	\$ 110.00
Administrative	\$ 80.00

<b>Wiss, Janney, Elstner Associates, Inc.</b>	<b>Hourly Rate</b>
Senior Principal	\$ 350.00
Principal	\$ 290.00
Associate Principal	\$ 235.00
Senior Associate	\$ 205.00
Associate III	\$ 185.00
Associate II	\$ 160.00
Associate I	\$ 130.00
Senior Specialist	\$ 150.00
Specialist	\$ 135.00
Senior Technician	\$ 115.00
Technician III	\$ 100.00
Technician I	\$ 85.00

<b>Wright Commissioning, LLC</b>	<b>Hourly Rate</b>
Envelope Commissioning Authority	\$ 175.00
Lead Envelope Commissioning Engineer	\$ 150.00
Envelope Commissioning Engineer	\$ 125.00
Envelope Commissioning Field Technician	\$ 100.00
Clerical/Administrative	\$ 75.00

\*\*\*Hourly rates will be utilized for changes in scope of work only.