

**RFP 21A2**  
**THURMONT ELEMENTARY SCHOOL LIMITED RENOVATION PROGRAM-DESIGN BUILD**

**FACT SHEET**

A. **Overview:** This recommendation is to establish a contract with a Design-Build team for the limited renovations at Thurmont Elementary School.

1. **RFP Participation:**

171 proposals downloaded  
19 companies submitted a proposal

2. **Proposals were received from:**

Builder Guru Contracting, Inc. (Millersville, MD)  
Callas Contractors (Hagerstown, MD)  
Cooper Building Services, LLC. (Frederick, MD)  
Eichberg Construction Inc. (Rockville, MD)  
FHP Tectonics Corporation (McLean, VA)  
Gilbane Building Company (Baltimore, MD)  
Henley Construction Company, Inc. (Gaithersburg, MD)  
J. Vinton Schafer & Sons Inc. (Abingdon, MD)  
Keller Construction Management (Mount Airy, MD)  
Lewis Contractors (Owings Mills, MD)  
**MCN Build Inc. (Baltimore, MD)**  
Nastos Construction Inc. (Lanham, MD)  
Oak Contracting, LLC. (Towson, MD)  
Plano-Coudon, LLC. (Baltimore, MD)  
Scheibel Construction (Huntington, MD)  
Southway Builders, Inc. (Baltimore, MD)  
Turner Construction Company (Baltimore, MD)  
Warner Construction (Frederick, MD)  
Waynersboro Construction Company, Inc. (Frederick, MD)

3. **Other facts:**

- Thurmont Elementary School was originally constructed in 1955. Additions to the school were made in 1959 and 1976. The school currently serves students in 3<sup>rd</sup> through 5<sup>th</sup> grades and has a state rated capacity of 368 students.
- A facility and program assessment was completed in September 2020 to analyze the condition of all building systems to recommend projects that would extend the life of the building for 20-30 years. The current space usage was also compared to the current education specifications.
- The limited renovation will be focused in the academic wings to address spatial and program issues, as well as, the following systems: building envelope, mechanical, lighting, electrical, plumbing, fire safety and communication.
- The project is scheduled to be completed over two summer breaks, June to August, 2022 and 2023.
- Staff members from different departments reviewed and scored the letters of interest. Firms scoring a total of 90 point or higher were invited to submit full technical and fee proposals. A team of seven staff members reviewed the technical proposals and interested each of the candidate firms. Fee proposal were opened for firms scoring a total of 73 points or higher. Selection is based on the total score of each vendor's technical and cost proposal.
- The contract will be administered by Adnan Mamoon, Director of Capital Programs, Capital Programs Department.

4. **Source of Funding:** FY21 Approved Capital Improvement Projects (CIP) Budget and contingent upon FY22 and FY23 CIP budgets and IAC approval.

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B. **Recommendation:** Staff recommends award of the contract for RFP 21A2, Thurmont Elementary School Renovation-Design Build to MCN Build Inc. (Baltimore, MD), at a cost not to exceed \$983,650.

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

KM/mg Approved	_____ Denied	_____ Deferred	_____ Other
5.12.21 Date	_____ Date	_____ Date	_____ Date

KM/mg  
05.12.21 BOE Mtg

**RFP 21A12, Thurmont Elementary Limited Renovation Program - Design Build  
Scoring Summary**

<b>Firm</b>	<b>Technical Score</b>	<b>Fee Proposal</b>	<b>Fee Score</b>	<b>Total Score</b>
<b>MCN Build</b>	<b>80.00</b>	<b>\$ 983,650.00</b>	<b>20.00</b>	<b>100.00</b>
<b>Keller Construction</b>	76.42	\$ 1,251,450.00	16.57	92.99
<b>Turner Construction</b>	73.65	\$ 1,297,823.00	15.97	89.62
<b>Callas Contractors</b>	73.81	\$ 1,560,000.00	12.61	86.42
<b>J. Vinton Schafer &amp; Sons (Quandel)</b>	70.23			70.23
<b>Gilbane Building Co</b>	70.31			70.31
<b>Waynesboro Construction</b> <b>Withdrew from Consideration</b>				