

RFP 22A2
MONOCACY ELEMENTARY SCHOOL LIMITED RENOVATION PROGRAM DESIGN BUILD

FACT SHEET

A. **Overview:** The recommendation is to establish a contract with a design-build team for the limited renovation at Monocacy Elementary School.

1. **RFP Participation:**

119 proposals downloaded
12 companies submitted a proposal

2. **Proposals were received from:**

Dustin Construction (Ijamsville, MD)
Henley Construction Company, Inc. (Gaithersburg, MD)
J. Vinton Schafer & Sons, Inc. (Abingdon, MD)
Keller Construction Management (Mt. Airy, MD)
MCN Build, Inc. (Washington, DC)
Monarc Construction (Falls Church, VA)
Oak Contracting, LLC (Towson, MD)
Scheibel Construction (Huntingtown, MD)
Tuckman-Barbee (Upper Marlboro, MD)
Turner Construction Company (Baltimore, MD)
Warner Construction (Frederick, MD)
Waynesboro Construction (Frederick, MD)

3. **Other facts:**

- Monocacy Elementary School was originally constructed in 1989 and has had no renovations or additions. The school currently serves students in grades Pre-K through 5 and has a state rated capacity of 574 students.
- A facility and program assessment were completed in September 2021 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 usages were also compared to the current educational 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, 2023 and 2024.
- Staff members from different departments reviewed and scored the letters of interest. Firms scoring a total of 90 points or higher were invited to submit full technical and fee proposals. A team of five staff members reviewed the technical proposals and interviewed each of the candidate firms. Fee proposals were opened for firms scoring a total of 75 point 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:** Contingent upon FY23 and FY23 Capital Improvement Projects Budget and IAC approval.

B. **Recommendation:** Staff recommends award of the contract for RFP 22A2, Monocacy Elementary School Limited Renovation Program Design Build to Oak Contracting, LLC (Towson, MD), at a cost not to exceed \$1,464,578.

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

x Approved _____ Denied _____ Deferred _____ Other KM/sg

05.04.22 Date _____ Date _____ Date _____ Date BOE Meeting 05.04.22

**RFP 22A2, MONOCACY ELEMENTARY SCHOOL LIMITED RENOVATION PROGRAM DESIGN BUILD
SCORING SUMMARY**

Firm	Technical Score	Fee Score	Total Score
Oak Contracting	80.00	18.58	98.58
Keller Construction	75.14	20.00	95.14
Henley Construction	77.35	16.21	93.56
Turner Construction	76.24	16.39	92.63
MCN Build	69.61		
Scheibel Construction	Withdrew from Consideration		