

RFP 23A3  
**BALLENGER CREEK ELEMENTARY SCHOOL AND SPRING RIDGE ELEMENTARY**  
**SCHOOL LIMITED RENOVATION PROGRAM – DESIGN BUILD**

**FACT SHEET**

A. **Overview:** This recommendation is to establish a contract for the design build services for limited renovations of Ballenger Creek and Spring Ridge Elementary Schools.

1. **RFP Participation:**

90 proposals downloaded  
2 companies submitted a proposal

2. **Proposals were received from:**

Chiaromonte Construction Company (Washington, DC)  
**MCN Build, Inc. (Baltimore, MD)**

3. **Other facts:**

- Ballenger Creek Elementary School was originally constructed in 1991 and had had no additions or renovations. The school currently serves students in grades pre-kindergarten through fifth grade and has a stated rated capacity of 636 students. Spring Ridge Elementary School was originally constructed in 1991 and has had no additions or renovations. The school currently serves students in grades pre-kindergarten through fifth grade and has a state rated capacity of 647 students. Both schools were built using the same prototype design and are nearly identical in layout but with varying conditions.
- Facility and program assessments were completed in the Fall of 2022.
- The design and permitting of these projects are expected to begin in July 2023 and continue through May 2024. The majority of Phase one construction will occur over the eight-week summer break between June and August of 2024, but may also occur during student breaks and when work will not disrupt the students' education. Similarly, the second phase of construction would occur over the eight-week summer break between June and August 2025 or during student breaks.
- Staff members from different departments reviewed and scored the letters of interest. Only two firms submitted letters of interest so both were invited to submit full technical and fee proposals. A team of seven staff members reviewed the technical proposals and both firms were interviewed and fee proposals opened. 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 FY24 and FY25 Capital Improvement Projects Budget and IAC approval.

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B. **Recommendation:** Staff recommends award of the contract for RFP 23A3, Ballenger Creek Elementary School and Spring Ridge Elementary School Limited Renovation Program – Design Build, to MCN Build, Inc., at a cost of \$4,617,187 plus reimbursable expenses per the attached fee proposal.

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

<input checked="" type="checkbox"/> _X_ Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Deferred	<input type="checkbox"/> Other	KM/sg
06.14.23_Date	<input type="checkbox"/> Date	<input type="checkbox"/> Date	<input type="checkbox"/> Date	BOE Meeting 06.14.23

**RFP 23A3, BALLENGER CREEK ELEMENTARY SCHOOL AND SPRING RIDGE ELEMENTARY SCHOOL LIMITED RENOVATION  
PROGRAM - DESIGN BUILD**

**SCORING SUMMARY**

<b>Firm</b>	<b>Technical Score (40 Points)</b>	<b>Interview Score (45 Points)</b>	<b>Fee Score (15 Points)</b>	<b>Total Score</b>
MCN Build, Inc.	<b>34.00</b>	<b>39.28</b>	<b>15.00</b>	<b>88.28</b>
Chiaromonte Construction Company	32.63	39.92	12.90	85.45

**Technical Scoring Criteria**

- Team's Project Approach
- Team's Design Ideas / Concept
- Team's Cost Estimate
- Phasing Plan & Schedule

**Interview Scoring Criteria**

- Content of Presentation
- Presentation Quality
- Team Participation
- Professionalism

**BID TABULATION**

<b>MCN Build, Inc.</b>	<b>\$ 4,617,187.00</b>
Chiaromonte Construction Company	\$ 5,368,000.00

# Attachment A – Offeror’s Proposal Form

## Attachment A – Offeror’s Proposal Form

The Offeror acknowledges and understands that the Fixed Preconstruction Fee, Fixed Design Fee, Fixed Design/Build Fee, and Not to exceed General Conditions Personnel Cost, and reimbursable General Conditions Allowance as detailed in the Request for Proposal (including all supplemental documentation provided in the first step of the selection process) and assume no material alteration of the terms of the Bid Documents.

### OFFEROR’S PROPOSAL FORM:

The Offeror’s Cost Proposal is as follows:

	Ballenger Creek ES	Spring Ridge ES	Both Projects
A. Fixed Preconstruction Services:	\$ <u>40,000.00</u>	\$ <u>40,000.00</u>	\$ <u>70,000.00</u>
B. Design Services Cost:	\$ <u>925,328.00</u>	\$ <u>961,063.00</u>	\$ <u>1,646,437.00</u>
C. Fixed Design/Build Fee:	\$ <u>511,500.00</u>	\$ <u>531,300.00</u>	\$ <u>1,042,800.00</u>
D. Not-to-exceed General Conditions Cost (Personnel cost, Insurance & Bonds, see below for details):	\$ <u>989,700.00</u>	\$ <u>1,004,913.00</u>	\$ <u>1,857,950.00</u>
E. Total Cost Proposal:	\$ <u>2,466,528.00</u>	\$ <u>2,537,276.00</u>	\$ <u>4,617,187.00</u>
F. Reimbursable General Conditions Allowance (see below for details)	\$ <u>171,844.00</u>	\$ <u>171,844.00</u>	\$ <u>343,688.00</u>

The Offeror acknowledges and understands that the Preconstruction Fee, Design Services Fee, Not-to-Exceed General Conditions Cost (Personnel, Insurance, and Bonds), and the Design/Build Fee are firm, fixed prices and will not be subject to further adjustment once agreed upon in the agreement.

The Offeror acknowledges and understands that the Reimbursable General Conditions Bid will not be exceeded and backup will be required for monthly invoices against the cost.