

**RFP 23C4**  
**CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR YELLOW SPRINGS ELEMENTARY**  
**SCHOOL REPLACEMENT**

**FACT SHEET**

A. **Overview:** This recommendation is to establish a contract for construction management at risk services for the replacement of Yellow Springs Elementary School.

1. **RFP Participation:**

9 proposals downloaded  
6 companies submitted a proposal

2. **Proposals were received from:**

Dustin Construction (Ijamsville, MD)  
J. Vinton Schafer Construction, LLC (Abingdon, MD)  
Keller Construction Management (Mt. Airy, MD)  
**MCN Build, Inc. (Baltimore, MD)**  
Oak Contracting, LLC (Towson, MD)  
The Whiting-Turner Contracting Company (Baltimore, MD)

3. **Other facts:**

- Technical proposals were solicited from the ten pre-qualified construction management at risk firms under RFQ 20MISC11, Construction Management Services.
- The 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. All firms that submitted a technical proposal were interviewed. The cost proposals were opened for firms scoring a total of 65 points or higher. Selection is based on the total score of each vendor's technical and cost proposal.
- The contract will be administered by Brian Staiger, Senior Project Manager, Capital Program 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 23C4, Construction Management at Risk Services for Yellow Springs Elementary School Replacement Design, to MCN Build, Inc., at a cost of \$2,644,940 plus reimbursable expenses not to exceed \$408,450.

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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
06.28.23_Date	<input type="checkbox"/> Date	<input type="checkbox"/> Date	<input type="checkbox"/> Date	BOE Meeting 06.28.23

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**SCORING SUMMARY**

<b>Firm</b>	<b>Technical Score (40 Points Max)</b>	<b>Interview Score (45 Points Max)</b>	<b>Total Technical and Interview Score</b>	<b>Fee Score (15 Points Max)</b>	<b>Total Score</b>
MCN Build, Inc.	28.73	40.20	68.93	14.30	83.23
Oak Contracting, LLC	27.47	38.85	66.32	15.00	81.32
Dustin Construction	26.87	38.93	65.80	14.58	80.38
The Whiting-Turner Contracting Company	28.20	40.20	68.40	11.94	80.34
Keller Brothers, Inc.	27.40	38.10	65.50	12.17	77.67
J. Vinton Schafer Construction, LLC	26.00	32.00	58.00		

**Technical Scoring Criteria**

- Project Approach
- Proposed Team
- Cost Estimate

**Interview Scoring Criteria**

- Quality of Interview
- Quality of Proposal as Presented in Interview
- Adequacy of the Team

**BID TABULATION**

<b>Firm</b>	<b>Fee</b>
MCN Build, Inc.	\$ 2,644,940.00
Oak Contracting, LLC	\$ 2,497,975.00
Dustin Construction	\$ 2,586,890.00
The Whiting-Turner Contracting Company	\$ 3,139,035.00
Keller Brothers, Inc.	\$ 3,090,760.00
J. Vinton Schafer Construction, LLC	