

RFP 24C2
CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR MIDDLETOWN CO-LOCATED
ELEMENTARY AND MIDDLE SCHOOL REPLACEMENT PROJECT

FACT SHEET

A. **Overview:** The recommendation is to establish a contract for construction management at risk services for the replacement of Middletown Elementary School and Middletown Middle School.

1. **RFP Participation:**

7 proposals downloaded
7 companies submitted a proposal

2. **Proposals were received from:**

Dustin Construction (Ijamsville, MD)
Gilbane Building Company (Baltimore, MD)
J. Vinton Schafer Construction, LLC (Abingdon, MD)
Keller Construction Management, a Division of Keller Brothers, Inc. (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 75 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, Capital Programs Department.

4. **Source of Funding:** FY24 Approved Capital Improvement Projects Budget and Contingent upon FY25, FY26 and FY27 Capital Improvement Projects Budget and IAC approval.

B. **Recommendation:** Staff recommends award of the contract for RFP 24C2, Construction Management at Risk Services for Middletown Co-Located Elementary and Middle School Replacement Project to The Whiting-Turner Contracting Company, at a cost of \$3,343,124 plus reimbursable expenses not to exceed \$455,799.

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

X Approved _____ Denied _____ Deferred _____ Other KM/sg

_09.13.23 Date _____ Date _____ Date _____ Date BOE Mtg: 09.13.23

RFP 24C2. CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR MIDDLETOWN CO-LOCATED ELEMENTARY AND MIDDLE SCHOOL REPLACEMENT PROJECT

SCORING SUMMARY

Firm	Technical Score (45 Points Max)	Interview Score (45 Points Max)	Total Technical and Interview Score	Fee Score (10 Points Max)	Total Score
The Whiting-Turner Contracting Company	39.20	40.75	79.95	10.00	89.95
Dustin Construction	38.20	38.50	76.70	8.51	85.21
Keller Construction Management	37.80	40.00	77.80	6.43	84.23
Oak Contracting, LLC	38.20	36.00	74.20		
Gilbane Building Company	39.20	34.25	73.45		
MCN Build, Inc.	36.00	37.00	73.00		
J. Vinton Schafer Construction, LLC	33.80	29.75	63.55		

Technical Scoring Criteria

- Project Approach
- Proposed Team
- Cost Estimate
- Project Schedule

Interview Scoring Criteria

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

BID TABULATION

Firm	Fee
The Whiting-Turner Contracting Company	\$ 3,343,124.00
Dustin Construction	\$ 4,116,205.00
Keller Construction Management	\$ 5,198,789.00