

RFP 24C5
CONSTRUCTION MANAGEMENT SERVICES

FACT SHEET

A. **Overview:** This recommendation is to qualify Construction Management “At Risk” (CMaR) firms for future school construction projects. Qualified Construction Management firms shall provide construction management services associated with the planning, design, cost estimating, bidding, construction management and consulting, warranty and close-out of a project. Proposals were opened on May 14, 2024.

1. **Request for Qualifications participation:**

70 proposals downloaded
12 companies submitted proposals

2. **Request for Qualifications – Letters of Interest were received from:**

Dustin Construction, Inc. (Ijamsville, MD)
Gilbane Inc. dba: Gilbane Building Company (Baltimore, MD)
Henley Construction Co., Inc. (Gaithersburg, MD)
Howard Shockey & Sons, Inc. (Frederick, MD)
J. Vinton Schafer Construction, LLC (Abingdon, MD)
James G. Davis Construction Corporation (Rockville, MD)
Keller Construction Management, a Division of Keller Brothers, Inc. (Mount Airy, MD)
MCN Build, Inc. (Baltimore, MD)
Oak Contracting, LLC (Towson, MD)
Skanska USA Building Inc. (Rockville, MD)
Southway Builders Inc. (Baltimore, MD)
The Whiting-Turner Contracting Company (Baltimore, MD)

3. **Other Facts:**

- The contract term will be effective from the date of award through June 30, 2027, with three one-year renewal options available.
- This is an open requirement type contract. No guarantee of any work is expressed or implied. However, when the need for Construction Management services is identified, all awarded vendors will receive a request for quote.
- Selection was based on the total score of each vendor’s technical proposals.
- Proposal responses were evaluated by the committee based on the following criteria: Completeness of Qualification Materials; CMaR Construction Experience; K-12 School Construction Experience; and Overall Project Administration.
- The contract will be administered by Brian Staiger, Senior Project Manager, Capital Programs.

4. **Source of Funding:** FY25 Approved Capital Improvement Projects Budget, and contingent upon Board approval of the FY26 and FY27 Capital Improvement Projects Budgets.

B. **Recommendation:** Staff recommends that RFP 24C5, Construction Management Services, be awarded to the various vendors, per the attached Scoring Summary.

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

<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Deferred	<input type="checkbox"/> Other	KM/sg
08.07.24_Date	<input type="checkbox"/> Date	<input type="checkbox"/> Date	<input type="checkbox"/> Date	BOE Mtg.: 08.07.24

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SCORING SUMMARY

Company Name	Technical Proposal 100 points
The Whiting-Turner Contracting Company	94.00
Oak Contracting LLC	92.50
Dustin Construction, Inc.	92.17
Keller Construction Management, a Division of Keller Brothers, Inc.	92.17
MCN Build, Inc.	91.67
Gilbane Inc. dba: Gilbane Building Company	86.83
Howard Shockey & Sons, Inc.	85.17
J. Vinton Schafer Construction, LLC	80.00
Skanska USA Building Inc.	73.50
Henley Construction Co., Inc.	70.50
Southway Builders, Inc.	68.00
James G. Davis Construction Corporation	65.33