

**RFP 13C18**

**CONSTRUCTION MANAGEMENT SERVICES FOR FREDERICK HIGH SCHOOL REPLACEMENT PROJECT**

**FACT SHEET**

A. **Overview:** This recommendation is to establish a contract for Construction Management Services for the Frederick High School Replacement Project. The construction management firm will provide services associated with the planning, design, cost estimating, bidding construction, warranty and close out of the project.

1. **Bid participation:**

- 81 companies notified
- 12 companies submitted Letters of Interest

2. **Bids were received from:**

- Dustin Construction, Inc. (Ijamsville, MD)
- Foreman Program and Construction Managers (Frederick, MD)
- Gannett Fleming, Inc. (Camp Hill, PA)
- Hess Construction & Engineering Services, Inc. (Gaithersburg, MD)
- Howard Shockey & Sons, Inc. (Winchester, VA)
- Lend Lease (US) Construction, Inc. (Rockville, MD)
- Oak Contracting LLC (Towson, MD)**
- J. Vinton Schafer & Sons, Inc. (Abingdon, MD)
- SPN, Inc. (Rockville, MD)
- Turner Construction Company (Baltimore, MD)
- Warner Construction, Inc. (Frederick, MD)
- The Whiting-Turner Contracting Company (Baltimore, MD)

3. **Other Facts:**

- Letters of Interest were solicited from firms interested in providing construction management services for the Frederick High School Replacement project. Twelve firms responded to this request. A committee of five staff members reviewed and ranked the 12 responses and then invited the top three firms to submit fee proposals.
- The Letters of Interest/Technical Proposal responses were evaluated by the committee based on the following criteria: overall construction experience, staffing experience and expertise, construction document processing, overall project administration (management skills, quality control, warranty claims and project closeout).
- The proposed budget for Construction Management Services is \$4,175,518.00 (design through construction).
- The contract will be administered by Bradley Ahalt, Senior Project Manager.

4. **Source of Funding:** FY14 Approved Capital Improvement Projects Budget, and contingent upon subsequent years' budget allocations.

B. **Recommendation:** The Facilities and Finance Committee recommends that the contract for RFP 13C18, Construction Management Services for Frederick High School Replacement Project be awarded to Oak Contracting LLC of Towson, MD, at a total cost of \$2,222,500.00, per the attached Bid Tabulation.

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

_____ Approved	_____ Denied	_____ Deferred	_____ Other	KM/ab
_____ Date	_____ Date	_____ Date	_____ Date	BOE Meeting: 07.10.13

**RFP 13C18, Construction Management Services for Frederick High School Replacement Project**  
**Bid Tabulation**

Offer to provide Construction Management Services for the Frederick High School – Replacement Project at 650 Carroll Parkway Frederick, Maryland in strict accordance with the specifications contained in the RFP dated May 6, 2013 and Addendum #1 dated May 7, 2013 and Addendum #2 dated May 22, 2013 for FCPS RFP 13C18.											
<b>FEE PROPOSAL:</b>										<u>Hess Construction</u>	<u>Oak Contracting</u>
Pre -Construction Fee from Award of CM Contract to Award of Construction Contracts:										\$ 97,500.00	\$ 90,000.00
Construction Fee from Construction Contract Award through Construction, Substantial Completion and Project Close-Out:										\$ 2,387,000.00	\$ 1,755,000.00
<b>Total Fee:</b>										<b>\$ 2,484,500.00</b>	<b>\$ 1,845,000.00</b>
<b>REIMBURSABLES:</b>											
Pre-Construction Reimbursable from Award of CM Contract to Award of Construction Contracts:										\$ 25,000.00	\$ 15,000.00
Construction Reimbursable from Construction Contract Award through Construction, Substantial Completion and Project Close-out:										\$ 450,475.00	\$ 362,500.00
<b>Total Reimbursable:</b>										<b>\$ 475,475.00</b>	<b>\$ 377,500.00</b>
<b>INFORMATIONAL UNIT PRICE:</b>											
Construction Management Fee per Month if the Project Schedule is Extended:										\$ 60,000.00	\$ 58,450.00
<b>GRAND TOTAL:</b>										<b>\$ 2,959,975.00</b>	<b>\$ 2,222,500.00</b>
Note: A Fee Proposal was not received from Lend Lease											
<b>QUALIFICATIONS:</b>											
1. Please complete the Form of Proposal and the attached CM Fee Schedule of Values and provide the cost breakdowns per the categories as shown.											
2. Please complete the Form of Proposal and the attached Reimbursable Schedule of Values and provide the cost breakdowns per the categories as shown.											
3. FCPS has identified the Reimbursable Expenses and they are limited to the expenditures listed in the Reimbursable Schedule of Values.											
4. The Owner and Construction Manager may agree to additional items or fees in addition to the items listed above for specific projects or site requirements, any such requests must be specifically required for the project and not a listed base service.											
5. The Construction Manger must provide an Informational Unit Price for a Monthly CM Fee for additional management services if required due to the Project Construction Schedule having to be extended.											
6. Please base your fee on the duration of a 30 – 36 Month Construction Schedule.											
7. Faxed Proposals will not be accepted.											

**FREDERICK HIGH SCHOOL - REPLACEMENT  
CONSTRUCTION MANAGEMENT SERVICES  
RFP 13C18  
TECHNICAL EVALUATION**

		Reviewer 1	Reviewer 2	Reviewer 3	Reviewer 4	Reviewer 5	Average Score
1	Oak Contracting	90	98	93	94	99	95
2	Hess Construction	94	97	90	92	98	94
3	Lend Lease	94	90	91	86	83	89
4	J. Vinton Schafer & Sons, Inc.	84	90	89	76	82	84
5	Whiting Turner	70	90	91	86	83	84
6	Dustin Construction	66	86	89	77	68	77
7	Turner Construction	51	85	78	72	78	73
8	Howard Shockey & Sons	62	75	75	75	71	72
9	Gannett Fleming	69	74	70	56	72	68
10	Foreman Group	48	67	74	73	69	66
11	Warner Construction	58	72	74	67	49	64
12	SPN, Inc.	52	57	67	56	58	58