

BOARD OF EDUCATION OF HARFORD COUNTY

INFORMATIONAL REPORT

DECISION ON AWARD OF CONTRACT PRE-CONSTRUCTION MANAGEMENT SERVICES JOPPATOWNE HIGH SCHOOL LIMITED RENOVATION

August 12, 2019

Background Information:

As part of the FY 2020 Capital Improvement budget request, the Board of Education of Harford County approved capital funding in the amount of \$1,500,000.00, as required, for planning and design services for the Joppatowne High School Limited Renovation project. As part of the FY 2015 Capital Improvement budget request, the Board of Education of Harford County approved capital funding in the amount of \$1,000,000.00, for planning and design services for the Joppatowne High School Limited Renovation project making the total capital funds received to date \$2,500,000.00.

As part of the FY 2016 Capital Improvement budget request, the Board of Education of Harford County requested local planning approval for the Joppatowne High School Limited Renovation project. This project is State and locally funded. Local planning approval was granted by the State Public School Construction Program on May 13, 2015. For this project to receive funding from the State in our FY 2021 and FY 2022 Capital Improvement plan request, certain design submissions must be made. The project requires engineering, design and construction administration services to develop construction documents and complete the scope of work necessary to obtain pricing to construct a limited renovation project.

Discussion:

A Request for Qualifications (RFQ) for Construction Management (CM) services was issued by HCPS' Facilities Department. In response to this RFQ, twelve (12) firms submitted responses. The responses were evaluated by a selection committee that considered team qualifications, experience, workload and references. Five (5) firms were "shortlisted," interviewed and ranked.

As the result of this process, the committee has selected the CM firm of Oak Contracting, LLC to provide the services required to successfully complete the Joppatowne High School Limited Renovation project. Oak Contracting, LLC has extensive CM delivery experience of K-12 projects. They have completed extensive work in Harford County successfully, including Forest Lakes Elementary School, Aberdeen High School, Bel Air High School, Deerfield Elementary School and Edgewood High School.

This project is a multi-phased/occupied, thirty-six (36) month planning and construction project. This duration formed the basis of the scope and fee negotiations. The total fee submitted by Oak Contracting, LLC was \$2,932,720.54; however, at this point in the planning and design process, we are only proceeding with the pre-construction portion of their CM services. The pre-construction management services required include review of the design and construction documents to assure accuracy and coordination among the design disciplines. The CM will conduct constructability reviews, provide engineering recommendations and detailed construction estimates at each phase of the design. Once the construction documents have been completed and funding has been appropriated, we will negotiate a fee for the construction administration phase of the project.

Superintendent's Recommendation:

The Superintendent of Schools recommends that the Board of Education approve a contract for the above described professional pre-construction management services for the Joppatowne High School Limited Renovation project, in the amount of \$300,000.00, to Oak Contracting, LLC.