

BOARD OF EDUCATION OF HARFORD COUNTY

INFORMATIONAL REPORT

DECISION ON AWARD OF CONTRACT PRE-CONSTRUCTION MANAGEMENT SERVICES HAVRE DE GRACE MIDDLE/HIGH REPLACEMENT SCHOOL

September 8, 2014

Background Information:

As part of the FY 2014 Capital Improvement Budget Request, the Board of Education of Harford County approved capital funding in the amount of \$3,700,000.00, as required, for planning and design services for the Havre de Grace Middle/High Replacement School project.

As part of the FY 2015 Capital Improvement Budget Request, the Board of Education of Harford County requested local planning approval for the Havre de Grace Middle/High Replacement School. This project is State and locally funded. Local planning approval was granted by the State Public School Construction Program on May 14, 2014. In order for this project to receive funding from the State in our FY 2016 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 middle/high school replacement building.

Discussion:

A Request for Qualifications (RFQ) for Construction Management (CM) Services was issued by HCPS' Facilities Department. In response to this RFQ, ten (10) firms submitted responses. These 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 construction management firm of HESS Construction to provide the services required to successfully complete the Havre de Grace Middle/High Replacement School project. HESS Construction has successfully completed projects with HCPS utilizing the Job Order Contracting (JOC) method. HESS has extensive CM delivery experience, and in the last ten (10) years has completed thirty-five (35) K-12 projects in Maryland alone. Of those projects, nine involved high and middle schools, and seven of the nine were phased projects with new replacement schools on occupied sites. They have completed projects in Montgomery, Prince George's, Charles, Washington, Frederick, Calvert, Anne Arundel, and Carroll Counties, and Baltimore City.

This project is a multi-phased, forty-six (46) month planning and construction project. This duration formed the basis of the scope and fee negotiations. The total fee submitted by HESS

Construction was \$3,910,216.00; however, at this point in the planning and design process, we are only proceeding with the pre-construction portion of their construction management 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 Construction Manager 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 Havre de Grace Middle/High Replacement School, in the amount of \$126,072.00, to HESS Construction.