

BOARD OF EDUCATION OF HARFORD COUNTY

INFORMATIONAL REPORT

DECISION ON AWARD OF CONTRACT HOMESTEAD/WAKEFIELD ELEMENTARY SCHOOL REPLACEMENT

April 24, 2023

Background Information:

Construction bid documents for the Homestead/Wakefield Elementary School Replacement project were issued and advertised during the months of February/March 2023. This work includes trade packages that are related to the new elementary school facility. The multiple prime construction management process is being used to bid this project. Funding in the amount of \$98,505,240.00, phased over four (4) fiscal years (FY22, FY23, FY24, [deferred] and FY25), will be provided by the County and State for this project. Bids were received and opened on March 9, 2023.

On March 27, 2023, the Board of Education approved the award of nine (9) contracts for the Homestead/Wakefield Elementary School Replacement for the base bid proposals including alternates 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, and 19 in the amount of \$59,448,286.00.

On March 30, 2023, the approved 07A prime contractor, Eastcoast Exteriors, sent correspondence to Harford County Public Schools asking permission to withdraw their bid package due to a scope discrepancy. Correspondence from Eastcoast Exteriors requesting the withdrawal and correspondence from the Construction Manager, J. Vinton Schafer, regarding the timeline and sequence of events are attached to this report.

Discussion:

Four (4) contractors submitted bids for the 07A - Roofing bid package and nineteen (19) alternates. CitiRoof Corporation submitted the next responsive and responsible bid. The sum of the base bid is \$4,939,737.00, and the sum of the recommended alternates is \$137,700.00 for a total bid amount of \$5,077,437.00. The bid package tabulation sheet listing the alternates is attached. The attached table illustrates the bid package, the contractor who submitted the low responsible bid, and the bid amount for their base bid and participation in the following recommended alternates: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, and 19. CitiRoof Corporation has done many successful projects for Harford County Public Schools in the past.

Superintendent's Recommendation:

The Superintendent of Schools recommends that the Board of Education rescind the award of contract to Eastcoast Exteriors, and approve the award of 07A Roofing contract to CitiRoof Corporation for the Homestead/Wakefield Elementary School Replacement for the attached base bid proposal including alternates 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, and 19 in the amount of \$5,077,437.00.



Eastcoast Siding, Inc
dba Eastcoast Exteriors
6600 Washington Blvd. Elkridge, MD 21075
Office: 410-290-8160 Fax: 410-290-8161
www.eastcoastexteriors.com

Bid Withdrawal

March 30, 2023

Harford County Public Schools
102 S. Hickory Avenue
Bel Air, MD 21014

Re: **Homestead/Wakefield Elementary School Replacement**

Thank you for considering our company for your project, we appreciate the trust that you gave us with this very important work. However, upon careful consideration and evaluation, we have decided to immediately withdraw our bid package due to following reason(s);

1. Discrepancy for complete scope of work under 07A roofing package and related work
2. Shortlisted due to above discrepancy

Again, thank you for your consideration and the time you shared.
We are always looking forward to participate in future bidding opportunities and we will ensure to be more competitive the next time around.

Respectfully Submitted,

YEUM MOON
President
Eastcoast Exteriors

CertainTeed Master Craftsmen Vinyl Siding, Fiber Cement & Restoration Millwork
Certified Vinyl Siding Institute (VSI) Installer | Certified James Hardie Siding Installer | Certified Nichiha Installer
Maryland Certified Minority Business Enterprise (MBE) | Bonded-Licensed-Insured
MHIC# 123925 • VA# 2705 065661A • DC# 67002367



J. VINTON SCHAFFER CONSTRUCTION, LLC, a Quandel Enterprises Company

📍 1309-Q Continental Drive | Abingdon, MD 21009

📞 P 410.335.3000 | 📠 F 410.335.6529 🌐 quandel.com/schafer

Via Electronic Mail
March 31st, 2023

Mr. Yeum Moon
East Coast Exteriors
6600 Washington Blvd.
Elkridge, MD 21075

Re: **Homestead Wakefield Elementary School Replacement
Bid Withdrawal**
900 South Main Street, Bel Air, Maryland 21014
Harford County Public Schools

Dear Mr. Moon:

J. Vinton Schafer Construction, LLC and Harford County Public Schools are in receipt of your request for Bid Withdrawal for the Homestead Wakefield Elementary School Replacement Project. At this time, JVS and HCPS are evaluating your request and will get back with you with a decision as soon as a determination can be made.

Sincerely,

J. Vinton Schafer Construction, LLC.

A handwritten signature in blue ink that reads "Stephen Smallidge".

Stephen Smallidge

Project Manager

Enclosure

pc: Wayne Gutermuth, Tim Taylor, Christian Alsup, Bryan Jones – JVS
Harry Miller, Brittney Mattlin - HCPS



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1309-Q Continental Drive | Abingdon, MD 21009

P 410.335.3000 | F 410.335.6529 | quandel.com/schafer

Via Electronic Mail

March 31st, 2023

Mr. Harry Miller
2209 Conowingo Road
Bel Air, MD 21015

Re: **Homestead Wakefield Elementary School Replacement
Bid Withdrawal – 07A – East Coast Exteriors**
900 South Main Street, Bel Air, Maryland 21014
Harford County Public Schools

Dear Mr. Miller:

J. Vinton Schafer Construction, LLC is in receipt of the notice that the apparent low bidder for the 07A Contract Package, East Coast Exteriors, is requesting to withdraw their bid. Please see the below outline of the discussions leading up to this decision by the 07A Bidder.

- 3/9/2023 – Bids were received and opened by HCPS with JVS in attendance. East Coast Exteriors had the lowest bid. JVS and HCPS noted the significant spread between the low bid and the next lowest bid.
- 3/10/2023 – JVS reached out to East Coast Exteriors to confirm their bid and to set up a meeting to review the 07A scope package with the bidder. We received no indication from the bidder that there was a concern with their pricing.
- 3/13/2023 – JVS met with East Coast Exteriors and reviewed the 07A scope of work in full including review of the scope sketches provided with the contract packages. East Coast confirmed that they had reviewed the scope and had the scope of work covered in their pricing. At that time, they reacknowledged the bidding documents in their entirety including the Addenda, Alternates, and Prevailing Wage Requirements.
- 3/17/2023 – The Apparent Low Bidder letter was sent from HCPS to East Coast Exteriors.
- 3/23/2023 – JVS discussed with HCPS the contractors that had not provided MBE documents for the upcoming BOE meeting on 3/27/23. JVS reached out to East Coast Exteriors to get clarification on the status of the MBE documents. We were advised that they had been sent via courier and received a follow-up response with a copy of the documents sent.
- 3/23/2023 (5:09pm) – JVS received an email from East Coast Exteriors requesting documentation regarding the budgeting for the 07A Contract Package.
- 3/27/2023 – HCPS advised that the MBE documentation provided from East Coast Exteriors was incomplete. JVS reached out to East Coast Exteriors and provided clarification for the required documentation which East Coast was able to provide. East Coast Exteriors was approved as the low bidder by the BOE.
- 3/28/2023 – Notice to Proceed letters were provided by JVS for all approved bidders.
- 3/29/2023 – JVS requested clarification regarding the requested documentation for the 07A budget for the bonding company and provided the estimate to East Coast Exteriors from the latest JVS Estimate provided to HCPS.
- 3/30/2023 – East Coast Exteriors requested clarification regarding the estimate to confirm that the estimate was based on the 07A SOW and not the Div. 07 Specification. JVS confirmed that the estimate was based on the scope package as included in the bidding documents. HCPS later received notice from East Coast Exteriors that they were requesting to withdraw their bid.

Throughout the conversations held with East Coast Exteriors from bid opening to the receipt of withdrawal, the bidder was confident in the pricing provided and provided every indication that they had included the full scope of the work. It is the understanding of J. Vinton Schafer that it was the concern of the bonding company that there was such a discrepancy between the low bid and the 2nd lowest bid, as well as the large discrepancy between the low bid and the project estimate for this scope of work that resulted in the decision by East Coast Exteriors to request a withdrawal of their bid for this project.

Please let me know if you have any questions.

Sincerely,

J. Vinton Schafer Construction, LLC.

A handwritten signature in blue ink that reads "Stephen Smallidge". The signature is fluid and cursive, with a long horizontal line extending from the end.

Stephen Smallidge

Project Manager

Enclosure

pc: Wayne Gutermuth, Tim Taylor, Christian Alsup, Bryan Jones – JVS
Harry Miller, Brittney Mattlin - HCPS



CONSTRUCTION LEADERS SINCE 1882.

Harford County Public Schools
Homestead/Wakefield Elementary School Replacement
Bid Tab - 7A

7A - Roofing

BIDDER	Eastcoast Exteriors *	Citi Roof	Detweiler	Cole Roofing
MBE Forms 1A (Y/N)	Y	Y	Y	Y
Bid Bond Included 5% (Y/N)	Y	Y	Y	Y
Addenda Acknowledged (1-4) (Y/N)	Y	Y	Y	Y
Affidavit of Qualification to Bid (Y/N)	Y	Y	Y	Y
BASE BID	\$3,770,000.00	\$4,939,737.00	\$5,994,000.00	\$7,488,225.00
Alternate #1: Main Entry Lower Canopy	\$37,000.00	\$56,700.00	\$52,000.00	\$179,500.00
Alternate #2: Bus Loop Lower Canopy	\$56,000.00	\$81,000.00	\$79,000.00	\$276,500.00
Alternate #3: Outdoor Play Equipment Areas	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #4: Metal Storage Shelving	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #5: Courtyard Pergola	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #6: Porcelain Tile Base at Corridors and Cafeteria	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #7: Media Stacks on Rolling Casters	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #8: Classroom Flooring Upgrade to LVT	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #9: Hunsinger Way State Highway Improvements	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #10: Grass SOD at Play Fields	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #11: Fire Pump, Room and Equipment	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #12: Certified Lightning Protection System	\$0.00	\$7,500.00	\$0.00	\$0.00
Alternate #13: Concrete Utility Shed at Upper Level	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #14: Emergency Access Lane	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #15: Replace Existing Neighborhood Connector Path	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #16: Concrete Utility Shed at Lower Fields	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #17: Refurbish Existing Hard Surface Court Lower Level	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #18: Solid Surface Countertops at Art Classrooms and Office Reception	\$0.00	\$0.00	\$0.00	\$0.00
Alternate #19: SWM Devices 4'-0" Fence Enclosure	\$0.00	\$0.00	\$0.00	\$0.00
Total Bid	\$3,863,000.00	\$5,077,437.00	\$6,125,000.00	\$7,944,225.00

* Eastcoast Exteriors requests bid withdrawal

Recommened Accepted Bid
