

Project Name: Southampton MS Security Vestibule

Source of Information: IAC Notice FY 2026 SSGP

Date: July 22, 2025

Estimated Project Cost:

Anticipated Funding Years: FY 2026 SSGP

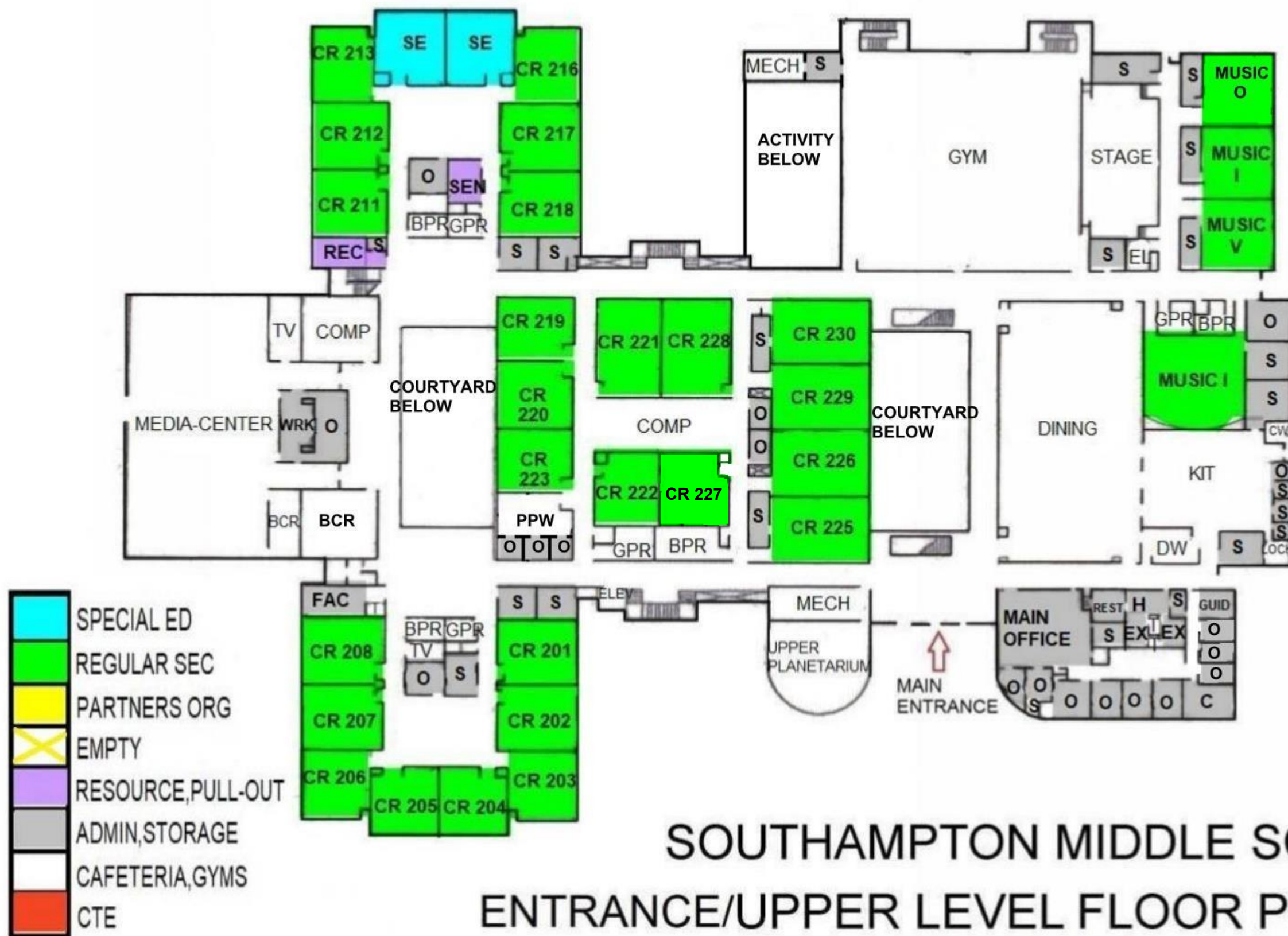
Preliminary Scope Description:

This project will construct a security vestibule at Southampton Middle School to enhance the control of visitor access during school hours and improve overall building security. Currently, once visitors are granted entry through the existing access control system, they have unrestricted access to the building. Many visitors do not follow proper procedures and fail to report to the main office for check-in through the security system.

The proposed project will reconfigure the main entrance to establish a secure vestibule. During school hours, all other entrances will remain locked. Visitors will approach the main entrance and use the existing camera and intercom system to communicate with office staff. If access is warranted, the main office will remotely unlock the first set of doors, allowing the visitor to enter the vestibule. From this enclosed area, the only accessible route will lead directly into the main office, where visitors will be required to check in and receive clearance before being granted access to the remainder of the building.

This project will ensure that all visitors are properly screened and logged before entering student-occupied areas, closing a significant security gap and greatly enhancing the school's ability to monitor and manage building access.

Bid Date: May 2026



SOUTHAMPTON MIDDLE SCHOOL
ENTRANCE/UPPER LEVEL FLOOR PLAN
 2018/2019

**REQUEST FOR QUALIFICATIONS
ARCHITECTURAL SERVICES
SOUTHAMPTON MIDDLE SCHOOL
INTERIOR RENOVATIONS – SECURITY VESTIBULE**

The Board of Education of Harford County Public Schools (HCPS) requests technical and cost proposals from interested teams to provide full architectural design and CA services for Southampton Middle School Interior Renovations to create a Security Entrance Vestibule. Selection and ranking shall be based on understanding the project, qualifications and experience of the project team, relevant experience, client references and price proposal. This proposed project scope will consist of interior renovations at the existing main entrance to create a security vestibule with access to the Main Office. The successful team will be contracted to perform full design services, provide project budget, coordinate with HCPS personnel to develop standards and details, project phasing if required, provide drawings for applicable permits, and provide CA services.

Interested teams should submit six (6) copies of their technical proposal and (1) copy of their cost proposal as outlined in the attached proposal submission document. The qualifications and responses should be mailed, or hand delivered by 3:00 p.m. local time on Wednesday, November 12, 2025, to Mr. Charles Grebe, Division of Planning & Construction of Harford County Public Schools, 2209 Conowingo Road, Bel Air, Maryland 21015. Hand delivered items must be delivered directly to Planning & Construction at the address above. Late submissions and facsimile transmissions **WILL BE CONSIDERED NON-RESPONSIVE AND WILL BE REJECTED**. A site visit will be conducted for interested teams on Monday, October 27, 2025, at 10:00 am. The Board of Education of Harford County Public Schools reserves the right to accept or reject any and all qualifications and to waive any informalities as deemed appropriate.

Below is a link to the original building plans.

Board of Education of Harford County
Dr. Sean W. Bulson
Superintendent of Schools

Proposal Submission:

This Request for Proposal (RFP) requires a two-part submission. Separate technical and price proposals are to be submitted in sealed envelopes on the date and time stipulated. Six (6) originals of the technical proposal shall be submitted, or hand delivered in a sealed envelope, clearly marked. One (1) original cost proposal shall be submitted, or hand delivered in a sealed envelope, clearly marked.

Evaluation and Selection Process:

The evaluation criteria are set forth below and are intended to be the basis by which each proposal shall be evaluated. This is a two-step evaluation process. Technical proposals and price proposals shall be submitted separately and labeled accordingly.

The supervisor of facilities management of Harford County Public Schools (HCPS) along with the evaluation committee, will review and evaluate proposals submitted. The supervisor of facilities management will recommend the award of the contract as determined by the evaluation committee after taking into consideration all the evaluation criteria. The supervisor of facilities management will award a contract only to the offeror/s determined responsive and responsible, and representing the best value to HCPS based on a final evaluation of both the technical and price proposals.

HCPS reserves the right to reject any and all proposals and/or to waive any minor informalities.

HCPS reserves the right to terminate negotiation when, in its judgement, negotiations have reached an impasse. The successful offeror will be required to execute a contract with HCPS and the contract will include all the provisions of this RFP, including conditions, attachments and addenda issued.

Evaluation and Selection Process:**1. Evaluation Committee:**

HCPS will establish an evaluation committee who will first review each technical proposal for compliance with requirements, and then score each technical proposal in accordance with the criteria that follows.

2. Evaluation Criteria:

The technical proposal is worth 70% and the price proposal is worth 30% of the evaluation criteria. The technical proposal should address, and will be evaluated upon four (4) categories, each assigned a weight value. These categories are described below in item #3.

3. Technical Proposal (70%):

The technical proposal must be submitted in the format as outlined below. Next to the title is the weight factor assigned to each category.

a. Understanding the Project**(10 Points)**

The proposer shall state, in a concise manner, its interpretation and understanding of the project.

b. **Qualifications and Experience of the Project Team** **(20 Points)**

The proposer shall designate key staff members assigned to the project and shall provide a résumé for each member. Describe the roles of each team member including sub-consultants in narrative and organizational chart form. Include the day-to-day point of contact for the project.

c. **Relevant Experience** **(30 Points)**

The proposer shall provide a summary of Maryland Public School experience on roof replacement projects similar in nature and complexity. Provide detailed information on three (3) to five (5) projects completed by your firm in the last five (5) years.

d. **Client References** **(10 Points)**

Provide contact name, title and phone number of the three (3) to five (5) similar projects completed within the last five (5) years.

4. **Price Proposal (30%)**:

- a. The committee will open and score **only** the price proposals submitted by firms achieving a minimum of 70% of available technical proposal points, or forty-nine (49) points.
- b. The committee will award the full thirty (30) points available to the lowest price proposal. Higher-priced proposals will receive a lower score, prorated from the lowest proposal's thirty (30) point basis.

5. **Final Ranking and Selection**:

- a. The score for price proposal will be added to the score for the technical proposal for a total score of up to one hundred (100) points. The firm achieving the highest cumulative score is considered the highest rated firm.
- b. The committee may enter into cost and scope negotiations, only with the highest rated firm. If the committee and firm cannot agree upon the scope and cost, the committee will negotiate with the next highest rated firm. This process will continue until a fair and reasonably priced contract can be awarded.
- c. The committee will recommend to the supervisor of facilities management an award to the responsible proposer whose proposal is determined to be most advantageous to HCPS, considering both the technical and price factors outlined above.