

BOARD OF EDUCATION OF HARFORD COUNTY

INFORMATIONAL REPORT

**DECISION ON AWARD OF CONTRACT
CONSTRUCTION MANAGEMENT SERVICES
HARFORD TECHNICAL HIGH SCHOOL LIMITED RENOVATION**

July 17, 2023

Background Information:

Funding in the amount of \$69,271,087.00, phased over three (3) fiscal years FY23, FY24, and FY25, will be provided by the County and State for this project. As part of this project, Construction Management (CM) services are required to administer and manage the multiple prime construction packages.

Discussion:

A Request for Qualifications (RFQ) for CM services was issued by HCPS' Facilities Department on June 30, 2022. (Attachment 1, Solicitation and Selection Process for CM Services). In response to this RFQ, ten (10) firms submitted responses (Attachment 2, Responding Firms). The responses were evaluated by a selection committee that considered team qualifications, experience, workload, and references. Four (4) firms were "shortlisted", interviewed, and ranked. (Attachment 3, Shortlisted Firms Interviewed).

As the result of this process, the committee has selected the CM firm of Hess Construction & Engineering Services, Inc. to provide the services required to successfully complete the Harford Technical High School Limited Renovation project. Hess Construction & Engineering Services, Inc. has extensive CM delivery experience of K-12 projects. They have completed work successfully in Harford County, including Havre de Grace Middle/ High School. This project is a multi-phased, forty-two (42) month planning and construction project. This duration formed the basis of the scope and fee proposal negotiations.

Superintendent's Recommendation:

The Superintendent of Schools recommends that the Board of Education approve a contract for the above-described professional Construction Management services to Hess Construction & Engineering Services, Inc. The amount of the award represents a management fee of \$5,259,038.00 and estimated reimbursables of \$600,631.00 for a total lump sum of \$5,859,669.00.

**REQUEST FOR QUALIFICATIONS
CONSTRUCTION MANAGEMENT SERVICES
HARFORD TECHNICAL HIGH SCHOOL LIMITED RENOVATION**

The Board of Education of Harford County Public Schools requests qualifications from interested firms to provide multi-prime agency construction management services for the Harford Technical High School Limited Renovation. Selection and ranking shall be based on staff experience, Maryland public school experience, project suitability, and negotiated fee. The selected firms will provide design, constructability and phasing reviews during plan development and construction document phases and full management of pre-bidding, bid phase, construction and occupancy. Value engineering will be jointly conducted with the architectural team. The project includes, but may not be limited to, comprehensive HVAC renovations and related electrical service equipment replacement/upgrades, water fire service upgrades, roof replacement, and program space upgrades.

Interested firms must have a minimum of ten (10) years of experience as Construction Managers using the multi-prime delivery method and must demonstrate successful experience on phased/occupied public school projects. Interested firms should submit five (5) copies of their technical proposals as outlined in the attached proposal submission document. Qualifications should be mailed, or hand delivered by 4:00 p.m. local time on Thursday, July 21, 2022, to Mr. Charles Grebe, Assistant Supervisor, Division of Planning and Construction, Harford County Public Schools, 2209 Conowingo Road Bel Air, Maryland 21015. **Please note, our address has recently changed.** Late submissions and emailed or facsimile transmissions **WILL NOT** be accepted. 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. For more specific details of the submission requirements please go to:

<https://emma.maryland.gov/page.aspx/en/usr/login?ReturnUrl=%2fpage.aspx%2fen%2fbuy%2fhomepage> or
<https://www.hcps.org/departments/operations/planningandconstruction.aspx>

Board of Education of Harford County
Sean W. Bulson, Ed.D.
Superintendent of Schools

CONSTRUCTION MANAGEMENT SERVICES
HARFORD TECHNICAL HIGH SCHOOL LIMITED RENOVATION

REQUEST FOR QUALIFICATIONS

SUBMISSION INFORMATION

The Board of Education of Harford County requests qualifications from interested firms to provide multi-prime agency Construction Management services for the Harford Technical High School Limited Renovation project. The Construction Management services to be provided for this project will be categorized as Pre-construction, Construction and Post-construction phase services. Value engineering will be conducted jointly with the architectural team and the multiple prime contractor method of delivery will be utilized.

BASIC SCOPE:

Harford Technical Limited Renovation

Provide complete construction management services utilizing multiple prime contractors for the limited renovation of the existing Harford Technical High School.

Harford Technical High School was built in 1978 as a 138,500sf Technical School. In 1999, a 77,665sf addition was completed, and the school became a comprehensive Technical High School. At that time, the school also received some systemic upgrades. The school is currently 218,000sf.

Over recent years, systemic issues have become prevalent, most notable within the original portion of the building. Harford Technical High School (HTHS) has been identified as the highest priority for systemic renovation for the past three (3) years. Additionally, HCPS' instructional stakeholders have identified multiple educational program needs. This project is a phased/occupied limited renovation project. The approximate construction budget is estimated to be \$37,380,500.00

The scope includes but is not limited to the following:

Structural & envelope

- Remove and replace exterior windows with new aluminum thermally broken frames, with operable sections in classroom areas.
- Replace existing exterior doors.
- Replace roof

Mechanical

- HVAC systemic renovation
- HVAC for existing greenhouse

Plumbing

- Upgrade water/fire service to the school, upgrades to sprinkler system. Replace domestic water heating tank with efficiency gas fired DHW heaters @100 gallons. This allows the building to have DHW without requiring the boilers to be operational year-round.
- Replace all toilet and lavatory fixtures in original portion of the school.

Electrical

- New upgraded electrical service with increased capacity to meet code requirements.

- Replacement of all existing lighting to high efficiency LED lighting.
- Upgrades / replacement of all low voltage systems such as fire alarm, voice, video, and data.
- Harford tech has a primary electrical metering; BGE will require this to be changed to secondary metering.

ADA and life safety

- Fire alarm system replacement (entire building)
- Elevator replacement
- Add a security vestibule
- Security camera and access upgrades

Other Systemic

- Resurface paving for original driveway and parking lot
- Replace ceiling tiles throughout

Program Upgrades

- Culinary arts program - Upgrade teaching space, professional kitchen, and café to meet all program and state requirements
- Cosmetology program - Modernization and upgrades to meet current standards
- Welding program – Upgrade gas service, electrical service, and ventilation
- Machine shop - Electrical upgrades
- CADD Infrastructure changes and Wi-fi upgrades
- Academy of Health Professions (AHP) - Create a physical therapy training space
- Automotive - Resurface outdoor concrete auto shop area
- Main gymnasium bleacher replacement

SPECIFIC SERVICES:

The following services will be the primary responsibility of the Construction Manager (CM), working in concert with the Owner:

A) PRE-CONSTRUCTION PHASE:

1. Attend all design coordination meetings between Architect/Engineer (A/E) team and Owner and major design coordination meetings between members of the design team where the Owner may not need to be present.
2. Review documents during design development and construction document phases for: design integrity, constructability, dimensional accuracy, and coordination between disciplines and against existing site conditions.
3. Evaluation of systems, products, and constructability (value engineering) shall be conducted jointly with A/E team.
4. Provide advice and analysis in the determination of the sequence of work.
5. Assist A/E team in developing appropriate scopes of work to be bid as alternates.
6. Identify the individual prime contractor bid packages. Coordinate and develop specific scopes of work for each prime contractor. Identify MBE opportunities and assist the Owner as a member of the Procurement Review Group (PRG). Submit MBE spreadsheets and documentation to support required submissions.
7. Identify the tasks or scope of work that should be performed by Owner and advise owner on method of accomplishing such tasks.
8. Develop with Owner's assistance, milestone schedule, and project schedule using the Critical Path Method (CPM).

9. Advise Owner and recommend division of tasks associated with phased/occupied construction including temporary construction, safety, health, cleaning, access, moving schedules, noise abatement and maintenance of existing building.
10. Assist Owner and Harford County Code Officials with phasing.
11. Develop a cash flow analysis for the duration of the project.
12. Assist in securing all permits required prior to start of construction phase.
13. Prepare construction estimates at the Design Development and Construction Document stages in time for submission to the State, and prepare a final construction estimate prior to advertising bid.
14. Preparation and distribution of bid documents and assist with advertising of all bid packages.
15. Conduct pre-bid conferences.
16. Arrange site visits during bidding phases.
17. Prepare and evaluate Prime Contractor Pre-Qualification Questionnaire.
18. Assist with preparation of addenda and addenda distribution.
19. Receive bids, tabulate bid results, and assist Owner with review of responsible and responsive bids.
20. Review proposed substitutions.
21. Review prime contractor's Minority Business Enterprise (MBE) compliance.
22. Collect and track bonds and insurance certificates.
23. Compile results for Board of Education and State review and approval.
24. Assist Owner with contract award process.
25. Assist the design team with all MEMA coordination and submission requirements.
26. Coordinate commissioning requirements between the design team, prime contractors and third-party commissioning agent.
27. It is highly desirable that the CM firm have the experience and ability to work with Building Information Management software. The model will be available to the CM at points during the design process to use for the purposes of estimating, constructability reviews and sequence planning. The Architect has primary responsibility for clash detection and resolution of clashes; however, the CM will participate in spatial and system coordination discussions as a member of the design team, along with the Owner. A BIM Management Plan will be developed during the design process.

B) CONSTRUCTION PHASE:

1. Conduct pre-construction meeting(s).
2. Collect and track bonds (payment and performance bonds) and monitor the coverage on insurance certificates.
3. Coordinate all trades and prime contractors to ensure work is being installed per contract.
4. Provide daily on-site management and supervision.
5. Ensure compliance to recommendations for corrective actions or sequence of work as issued by independent testing agencies employed by HCPS.
6. Coordinate, review, and track submittals.
7. Coordinate and conduct all bi-weekly progress meetings and bi-weekly Owner meetings.
8. Conduct regular safety meetings with trade contractors.
9. Coordinate construction work with any required hazardous materials removal.
10. Review proposal requests for contract compliance and alignment with industry standards.
11. Provide bi-weekly updates for outstanding proposal requests, outstanding potential change orders and outstanding change orders.
12. Review and approve all monthly pay requisitions.
13. Disburse funds to prime contractors and others as appropriate.
14. Review and assist Owner with approval of change orders.

15. Review, update, and monitor project CPM schedule. Provide monthly updates of CPM construction schedules, and work with trade contractors to develop recovery schedules when warranted.
16. Assist Owner with the coordination of moving activities between phases of construction.
17. Schedule final inspections by appropriate agencies.
18. Coordinate acquisition of Use and Occupancy Permits.
19. Coordinate and schedule mechanical and electrical, and all required demonstrations with Owner and building occupants.
20. Coordinate punch inspection and develop list of correction items in cooperation with the A/E team.
21. Assist Owner with coordination of move-in activities.
22. Participate in web-based documentation review and approval with the A/E team and Owner representatives.
23. Review all required MBE documentation in conjunction with monthly payment requisitions. Provide MBE tracking and reports to the Owner for use in the State required reporting process in a format that translates directly to the submission forms for the particular project.
24. The CM firm will have access to the Building Information Management model. It is highly desirable that the CM firm have the ability to utilize the model for management of submissions, as-builts and information management, for turn-over to the Owner at the end of the project.

C) POST-CONSTRUCTION PHASE:

1. Conduct an 11-month warranty walk through with A/E team after substantial completion.
2. Conduct a lessons learned meeting with A/E team and owner/occupants corresponding with the warranty walkthrough.
3. Provide professional expertise in evaluating and resolving any warranty issues during the warranty period.

SELECTION PROCESS:

The selection process used to secure the services of a Construction Manager for this project will be based on evaluation of qualifications, and the contract value will be negotiated with the top ranked firm. The process will involve the following:

1. Distribution of the Request for Qualifications.
2. Collection of required documentation from interested parties.
3. Schedule and conduct of interviews with selected firms.
4. Negotiate fee proposal with top-ranked firm.
5. Recommendation of selected firm to the Superintendent of Schools.
6. Approval of Contracts by Board of Education – tentative date September 19, 2022.

CRITERIA FOR SELECTION:

Firms selected for interviews will be evaluated in three (3) categories:

1. Technical competence, staff qualifications.
2. Specific experience with like projects.
3. Interview results.

Points will be awarded for criteria in Categories 1, 2 and 3. The combination of score for Categories 1, 2 and 3 will be the basis for ranking of the qualified firms.

SELECTION PROCESS SCHEDULE:

DISTRIBUTION OF REQUEST FOR QUALIFICATIONS:	June 30, 2022
SUBMISSION OF QUALIFICATIONS:	July 21, 2022
INTERVIEWS:	Week of August 22, 2022
RECOMMENDATION OF AWARD:	September 19, 2022

SUBMISSION PROCESS:

Interested firms will submit their qualifications (**must provide five (5) copies of qualifications**) based upon the specific scope and project descriptions described above.

Packets should be addressed to: **Please note, our address has recently changed.**

Mr. Charles Grebe
Assistant Supervisor
Division of Planning and Construction
Harford County Public Schools
2209 Conowingo Road
Bel Air, Maryland 21015

Qualifications must be received by Thursday, July 21, 2022, by 4:00 p.m. Emailed or Facsimile submissions **WILL NOT** be accepted.

Request for Qualifications
CM Services
July 21, 2022
Harford Technical High School Limited Renovation

1. Cam Construction Company
108 W. Timonium Road, Suite 300
Timonium, MD 21093
Marc Munafo
President
410-591-2917
marc@cambuilds.com
2. Dustin Construction, Inc.
2510 Urbana Pike, Suite 201
Ijamsville, MD 21754
Sarah Cummings Palmer
Executive Vice President
301-712-8379
spalmer@dustinconstruction.com
3. Gilbane Building Company
1215 E. Fort Avenue, Suite 100
Baltimore, MD 21230
Ted Holt
Sr. Vice President
410-649-1754
tholt@gilbaneco.com
4. Henley Construction Co., Inc.
7940 Queenair Drive
Gaithersburg, MD 20879
Buddy Henley
President
301-417-1006
buddy@henleyconstruction.com
5. Hess Construction + Engineering Services, Inc.
804 W. Diamond Avenue, Suite 200
Gaithersburg, MD 20878
Michael A. Hess
Executive Vice President
301-670-9000
michael.hess@hessconstruction.com
6. Johnson, Mirmiran & Thompson, Inc. (JMT)
40 Wight Avenue
Hunt Valley, MD 21030
Adam Bell
Vice President
410-316-2449
abell@jmt.com
7. The Mullan Contracting Company
2330 W. Joppa Road, Suite 210
Lutherville, MD 21093
Joseph W. Rode
President
410-494-9200
jrode@mullane.com
8. Oak Contracting, LLC.
1000 Cromwell Bridge Road
Towson, MD 21286
Douglas W. Eder
President
410-952-4755
deder@oakcontracting.com
9. Turner Construction Company
3700 Koppers Street, Suite 345
Baltimore, MD 21227
Scott D. Bulera
Vice President & General Manager
410-935-5279
sbulera@tcco.com
10. The Whiting-Turner Contracting Company
300 East Joppa Road
Baltimore, MD 21286
Andy Scherer
Vice President
410-821-1100

Harford Technical High School Limited Renovation
Construction Management Services Interviews
August 25, 2022

1. Cam Construction Company
108 W. Timonium Road, Suite 300
Timonium, MD 21093
Marc Munafo
President
410-591-2917
marc@cambuilds.com

2. Hess Construction + Engineering Services, Inc.
804 W. Diamond Avenue, Suite 200
Gaithersburg, MD 20878
Michael A. Hess
Executive Vice President
301-670-9000
michael.hess@hessconstruction.com

3. Oak Contracting, LLC.
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