

Office of the Superintendent of Schools
MONTGOMERY COUNTY PUBLIC SCHOOLS
Rockville, Maryland

October 11, 2011

MEMORANDUM

To: Members of the Board of Education

From: Joshua P. Starr, Superintendent of Schools

Subject: Award of Contracts—Weller Road Elementary School Modernization

WHEREAS, On February 9, 2010, the Board of Education authorized staff in the Department of Facilities Management to utilize a construction management process for the Weller Road Elementary School modernization project and awarded a contract for preconstruction services to Keller Construction Management, LLC; and

WHEREAS, The following low bids were received on September 13, 2011, for the Weller Road Elementary School modernization project:

<u>Low Bidders</u>	<u>Amounts</u>
2A-Site Work—Urban N. Zink Contracting, Inc.	\$2,597,950
3A-Concrete—Chevy Chase Contractors, LLC	1,001,900
4A-Masonry—Robert W. Sheckles, Inc.	3,139,600
5A-Metals—Strait Steel, Inc.	1,867,000
7C-Roofing—R.D. Bean, Inc.	1,518,965
8C-Windows/Glazing—Spear Window & Glass, Inc.	693,700
9A-Framing/Drywall—Mine Branch Interior Finishes, Inc.	426,299
9D-Flooring—CB Flooring, LLC	227,275
11D-Food Service Equipment—11400, Inc.	128,000
12A-Casework—Paragon Casework, Inc.	455,200
15A-Fire Protection—Kennedy Fire Protection, LLC	170,100
15B-Plumbing, HVAC & Geothermal—Towson Mechanical, Inc.	4,336,000
16A-Electrical—Altimate Electric, Inc.	1,860,200

and

WHEREAS, On September 12, 2011, Keller Construction Management, LLC received bid proposals for the remaining trade contracts for the project, which will be included in the guaranteed maximum price; and

WHEREAS, Bids were received as add alternates for the inclusion of a school-based health center, Linkages to Learning suite, and a day-care center as part of the modernization project to be funded by the Montgomery County Department of Health and Human Services; and

WHEREAS, Montgomery County Public Schools is the Montgomery County Department of Health and Human Services' representative, and the Department of Facilities Management will administer their portion of the project; and

WHEREAS, Detailed information on other bid proposals are available for review in the Department of Facilities Management; and

WHEREAS, The construction management contract contains provisions that permit Montgomery County Public Schools to assign the awarded trade contracts to Keller Construction Management, LLC as part of a guaranteed price agreement to complete the Weller Road Elementary School modernization project; and

WHEREAS, Staff in the Department of Facilities Management has negotiated and recommends approval of a guaranteed price contract with Keller Construction Management, LLC for the completion of the Weller Road Elementary School modernization project that includes the assignment of trade work awarded by Montgomery County Public Schools, along with all management and general conditions costs; and

WHEREAS, Keller Construction Management, LLC has agreed to accept the assignment of the Weller Road Elementary School trade contracts awarded on October 11, 2011, and complete the project for the guaranteed price; and

WHEREAS, The aggregate goal for Maryland Department of Transportation-certified Minority Business Enterprise participation established for this project was 10 percent; and

WHEREAS, The aggregate Minority Business Enterprise participation submitted is 15.20 percent Maryland Department of Transportation-certified, of which .40 percent is African American-owned, 5.75 percent is women-owned, and 9.05 percent is other minority-owned; now therefore be it

Resolved, That the following trade contract packages be awarded to the low bidders for the construction of the Weller Road Elementary School modernization:

<u>Low Bidders</u>	<u>Amounts</u>
2A-Site Work—Urban N. Zink Contracting, Inc.	\$2,597,950
3A-Concrete—Chevy Chase Contractors, LLC	1,001,900
4A-Masonry—Robert W. Sheckles, Inc.	3,139,600
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15B-Plumbing, HVAC & Geothermal—Towson Mechanical, Inc.	4,336,000
16A-Electrical—Altimate Electric, Inc.	1,860,200

and be it further

Resolved, That the trade contracts awarded for the Weller Road Elementary School modernization project be assigned to Keller Construction Management, LLC; and be it further

Resolved, That a contract in the amount of \$22,478,464, to include the assignment of the trade contract awards, be awarded to Keller Construction Management, LLC for the Weller Road Elementary School modernization project, in accordance with drawings and specifications prepared by Delmar Architects, P.A.; and be it further

Resolved, That a copy of the contract be forwarded to the Montgomery County Department of Health and Human Services for approval and funding for their portion of the project.

JPS:LAB:JS:tre