



BALTIMORE COUNTY PUBLIC SCHOOLS
Division of Fiscal Services
General Contract Recommendation Form

Responsible Department Information	
Division	Operations
Department	Facilities Construction and Improvement
Contact	Leslie Lazzeri, Director

Type of Recommendation	
Modification	Select Type of Recommendation.
Type of Modification	<input type="checkbox"/> N/A <input type="checkbox"/> Extension of contract term <input type="checkbox"/> Change in scope <input checked="" type="checkbox"/> Increase in maximum contract spending authority <input type="checkbox"/> Assignment – change in vendor name

Contract Information			
Board Meeting Date(s)	12/7/2021, 5/2/2023		
Contract Number and Title	JME-508-22 Construction Management Consulting Services		
Contract Term	4 years		
Contract Extensions	No		
Number of Extension Periods	N/A	Extension Period	N/A
Contract End Date	12/31/2025		

Four Priorities	
Priority	Infrastructure

Contract Description
<ul style="list-style-type: none">This contract modification will provide for the continued Construction Management Consulting Services for the Department of Facilities Construction and Improvement.Approval is requested to increase contract spending authority by \$500,000,000 bringing the revised total contract spending authority to \$550,000,000 with 13 awarded contractor(s) approved by the Board on Tuesday, December 7, 2021.



- This contract modification will increase spending authority for the remainder of the contract duration.
- This spending authority increase request represents a shift in approach regarding construction management services. When the original RFP was developed, all of BCPS' large projects were delivered via a CM multi-prime (Agency) methodology. Under this "Agency" delivery method, **BCPS** holds all (12-16) of the trade contracts, and the risks associated with those contracts. Under the "CMAR" delivery method, the **CM** holds all the trade contracts, and all the risks associated with those contracts, not unlike a traditional General Contractor approach.
- A project delivered under the CMAR method will have one large contract for the entirety of the project while projects using the Agency method would have between 12 and 16 contracts. The total cost of the project is very similar regardless of the delivery method.
- The construction industry is moving towards the CMAR delivery method as it dramatically reduces risk to the owner. There is one large contract with a quality-based selected CMAR firm versus 12- 16 smaller contracts on an Agency project.

Fiscal Impact	
Anticipated General Fund Category	Capital Outlay
Anticipated Object Class	Contracted Services
Current Maximum Contract Spending Authority (modification only)	\$50,000,000
Increase Requested (modification only)	\$500,000,000
Maximum Contract Spending Authority (including contingency for construction)	\$550,000,000
Funding Source	Operating 0% Grants 0% Capital 100% Enterprise 0%

Anticipated and Historical Spend Data	
Current Fiscal Year to Date Contract Spend (modification only)	\$0
Current Fiscal Year Anticipated Spend	\$500,000,000
Prior Fiscal Year Contract Spend (new contract only)	N/A
Previous Contract Expenditures or Contract to Date (if modification)	\$5,326,171
Previous Contract Term	4 years
Previous Contract Expiration Date	12/31/2021



Previous Contract Number and Name:	MBU-511-18 Construction Management Consulting Services Qualification
Current Contract Term Status (modification only): Year 3 of 4	
Justification for Increase: Initial spending authority for this contract was allocated to address the CM Agency aspect. The increased funding appropriates funds for the CM At-Risk part of the contract. Upcoming construction projects under this contract will include Scotts Branch Elementary, Towson High, and Dulaney High schools.	

Procurement Information			
Procurement Type	Invitation to Bid	Number of Vendors Requesting	72
Procurement Authority	Educ. 5-112	Number of Bids Received	20

Contract Award Vendor Information		
All award vendors have completed all required forms and have been deemed fiscally and operationally capable of performing services or providing materials to BCPS.		
Vendor Name	City, State	Existing Vendor
CAM Construction Co., Inc.	Timonium, MD	Yes
Consigli Construction Co., Inc.	Washington, DC	Yes
Development Facilitators, Inc.	Millersville, MD	Yes
Dustin Construction, Inc	Ijamsville, MD	Yes
Gilbane Company	Baltimore, MD	Yes
HESS Construction Company, LLC	Gaithersburg, MD	Yes
J. Vinton Schafer & Sons	Abingdon, MD	Yes
Johnson, Mirmiran & Thompson, Inc.	Hunt Valley, MD	Yes
Keller Construction Management	Mt. Airy, MD	Yes
MCN Build	Riverdale, MD	Yes
North Point Builders of Maryland, LLC	Baltimore, MD	Yes
The Whiting Turner Contracting Company	Baltimore, MD	Yes
Turner Construction Company	Baltimore, MD	Yes

Method of Award
Qualification-Based Selection