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**BALTIMORE COUNTY PUBLIC SCHOOLS**

**DATE:** January 29, 2002

**TO:** BOARD OF EDUCATION

**FROM:** Dr. J. Hairston, Superintendent

**SUBJECT:** Award of Contract - Major Maintenance Renovation Projects at Cedarmere Elementary, Oliver Beach Elementary, Pine Grove Elementary, and Powhatan Elementary Schools

**ORIGINATOR:** J. Robert Haines, Deputy Superintendent of Business Services

**RESOURCE PERSON(S):** Donald F. Krempel, Ph.D., Executive Director, Department of Physical Facilities  
Richard Cassell, Administrator, Office of Engineering and Construction  
Phillip E. Schied, Program Manager, Office of Engineering and Construction

**RECOMMENDATION**

That the Board of Education approves the award of contracts.

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Major Maintenance Renovation Project at Cedarmere Elementary, Oliver Beach Elementary, Pine Grove Elementary, and Powhatan Elementary Schools – Phase II Schools.

Appendix I – Recommendation for Award of Contract at Cedarmere Elementary School  
Appendix II - Recommendation for Award of Contract at Oliver Beach Elementary School  
Appendix III – Recommendation for Award of Contract at Pine Grove Elementary School  
Appendix IV – Recommendation for Award of Contract at Powhatan Elementary School

## Appendix I


**Recommendation for Award of Contract  
Major Maintenance Renovation Project – Cedarmere Elementary School  
January 29, 2002**

On December 7, 2001, three (3) bids were received for the Major Maintenance Renovations at Cedarmere Elementary School, Bid #3DI-REN2-190A. This project consists of renovations and upgrades to the existing heating, electrical and plumbing systems at this school. A summary of the bids is attached. Based on the bids received, the Department of Physical Facilities recommends an award of contract to James W. Ancel, Inc., the lowest responsive bidder, in the amount of \$1,321,000.00.

At this time, we are also requesting a 5% Change Order Allocation in the amount of \$66,050.00 to cover any unforeseen conditions and minor changes to the contract, to be authorized and approved by the Building Committee in accordance with Board Policy.

Funding for this project is available from the Capital Budget Project #665 – Major Maintenance.

APPROVED:



Donald F. Kremmel, Ph.D.  
Executive Director

Baltimore County Public Schools Renovation Program  
 Cedarmere Elementary School  
 Bid Number: 3DI-REN2-190A  
 Bid Due Date: December 7, 2001 @ 11:00 AM

	Bidder's Name		
	James W. Ancel, Inc.	Phillips Way, Inc.	North Point Builders, Inc.
Base Bid Price:	\$1,235,000.00	\$1,335,000.00	\$1,446,000.00

Alternates:			
Alternate # 1: <i>Replace existing unit heaters, cabinet unit heaters, convectors and baseboard radiation, including piping, piping accessories, power, etc. in its entirety.</i>	\$64,000.00	\$65,000.00	\$66,000.00
Alternate # 2: <i>Remove existing Gymnasium lighting. Provide new lighting in the Gymnasium as indicated on the drawings.</i>	\$11,000.00	\$11,000.00	\$18,500.00
Alternate # 3: <i>Remove existing toilet partitions in rooms T-5, T-6, T-12, &amp; T-13 and provide new partitions. Patch areas of wall, ceiling, &amp; floor where existing partitions were attached.</i>	\$22,000.00	\$26,000.00	\$26,000.00
Alternate # 4: <i>Clean all existing supply air, return air, relief air, and outside air ductwork, louvers, grilles, registers, diffusers, etc., being reused.</i>	\$33,000.00	\$11,000.00	\$17,000.00
Alternate # 5: <i>Refurbish existing Air Conditioning Units 1, 2, &amp; 3, serving the Cafeteria, Library &amp; Office Administration Area and existing unit ventilators. Replace all controls, control devices, control valves, actuators, etc.</i>	\$190,000.00	\$191,000.00	\$184,000.00
Alternate # 6: <i>Replace existing fans as indicated on the drawings. Provide new insulated sound curbs or adaptor curbs as required.</i>	\$22,000.00	\$40,000.00	\$30,500.00
Alternate # 7: <i>Refurbish existing Heating and Ventilating Units No. 1 &amp; 2 serving the Gymnasium and Kitchen. Replace all controls, control valves, actuators, etc. and recommission.</i>	\$33,000.00	\$24,000.00	\$35,000.00

Base Bid Plus Alternates # 1, & # 3:	\$1,321,000.00	\$1,426,000.00	\$1,538,000.00
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**Cedarmere Elementary School Base Bid Includes:** FINISHES: Replace ceilings + DOORS & WINDOWS: Close up louver in classroom doors + EQUIPMENT: Replace cafeteria service-line equipment + LIFE SAFETY: Install sprinkler system; replace fire alarm system; replace emergency lighting + PLUMBING: Replace water heater; replace selected plumbing fixtures; install new water service; replace selected portions of domestic water piping + ELECTRICAL: Replace selected panel boards and feeders; install additional computer power outlets + IT: Install computer data wiring & network equipment; install video distribution system + ADA UPGRADES: Replace selected fixtures, hardware, handrails and partitions in the staff's and one Boy's gang bathrooms; enlarge staff bathroom door for clearance; install new serving line with correct ADA clearances; install ADA curb cut at entrance to school.

## Appendix II

### **Recommendation for Award of Contract Major Maintenance Renovation Project – Oliver Beach Elementary School January 29, 2002**

On December 6, 2001, six (6) bids were received for the Major Maintenance Renovations at Oliver Beach Elementary School, Bid #3DI-REN2-206A. This project consists of renovations and upgrades to the existing heating, electrical and plumbing systems at this school. A summary of the bids is attached. Based on the bids received, the Department of Physical Facilities recommends an award of contract to Chilmar Corporation, Inc., the lowest responsive bidder, in the amount of \$1,655,000.00.

At this time, we are also requesting a 5% Change Order Allocation in the amount of \$82,750.00 to cover any unforeseen conditions and minor changes to the contract, to be authorized and approved by the Building Committee in accordance with Board Policy.

Funding for this project is available from the Capital Budget Project #665 – Major Maintenance.

APPROVED:

  
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Donald F. Krenpel, Ph.D.  
Executive Director

**Baltimore County Public Schools Renovation Program**  
**Oliver Beach Elementary School**  
**Bid Number: 3DI-REN2-206A**  
**Bid Due Date: December 6, 2001 @ 3:00 PM**

	Bidder's Name					
	Chilmar Corporation	Phillips Way, Inc.	James W. Ancel, Inc.	Orfanos Contractors	North Point Builders Inc.	BGE Commercial
<b>Base Bid Price:</b>	<b>\$1,598,000.00</b>	\$1,659,000.00	\$1,759,000.00	\$1,765,000.00	\$1,788,800.00	\$1,925,000.00

<b>Alternates:</b>						
Alternate # 1: <i>Replace existing Unit Ventilators.</i>	\$16,600.00	\$36,000.00	\$41,000.00	\$42,000.00	\$42,000.00	\$50,000.00
Alternate # 2: <i>Replace existing exhaust fans 2, 3, 6 thru 11.</i>	\$16,400.00	\$21,000.00	\$20,000.00	\$18,000.00	\$20,000.00	\$25,000.00
Alternate # 3: <i>Provide variable frequency drives for heating pumps.</i>	\$8,000.00	\$6,000.00	\$10,000.00	\$20,000.00	\$13,000.00	\$13,500.00
<b>Alternate # 4: <i>Replace existing fire alarm system with a new fire alarm system as indicated on the drawings.</i></b>	<b>\$57,000.00</b>	\$55,000.00	\$50,000.00	\$55,000.00	\$55,000.00	\$49,250.00
Alternate # 5: <i>Replace existing fuel pump, piping, and replace existing boiler burner as indicated on the drawings.</i>	\$70,000.00	\$56,000.00	\$78,000.00	\$40,000.00	\$90,000.00	\$49,000.00
Alternate # 6: <i>Replace existing chiller, pumps and piping as indicated on the drawings.</i>	\$273,000.00	\$127,000.00	\$152,000.00	\$205,000.00	\$207,000.00	\$90,000.00

<b>Base Bid Plus Alternate # 4:</b>	<b>\$1,655,000.00</b>	\$1,714,000.00	\$1,809,000.00	\$1,820,000.00	\$1,843,800.00	\$1,974,250.00
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**Oliver Beach Elementary School Base Bid Includes:** FINISHES: Replace selected ceilings + DOORS & WINDOWS: Close up louver in classroom doors + EQUIPMENT: Replace cafeteria service-line equipment + LIFE SAFETY: Install sprinkler system; replace fire alarm system + PLUMBING: Replace water heaters; install new water service; gas service upgrade + ELECTRICAL: Install additional computer power outlets + HEATING & VENTILATION: Replace unit ventilators; upgrade heating & cooling in administration areas + IT: Install computer data wiring, network equipment, & video distribution system + ADA UPGRADES: Replace selected fixtures, hardware, handrails and partitions in the staff's, one Boy's and one Girl's gang bathrooms, install new serving line with correct ADA clearances.

## Appendix III

### **Recommendation for Award of Contract Major Maintenance Renovation Project – Pine Grove Elementary School January 29, 2002**

On December 6, 2001, six (6) bids were received for the Major Maintenance Renovations at Pine Grove Elementary School, Bid #3DI-REN2-181A. This project consists of renovations and upgrades to the existing heating, electrical and plumbing systems at this school. A summary of the bids is attached. Based on the bids received, the Department of Physical Facilities recommends an award of contract to Phillips Way, Inc., the lowest responsive bidder, in the amount of \$1,865,000.00.

At this time, we are also requesting a 5% Change Order Allocation in the amount of \$93,250.00 to cover any unforeseen conditions and minor changes to the contract, to be authorized and approved by the Building Committee in accordance with Board Policy.

Funding for this project is available from the Capital Budget Project #665 – Major Maintenance.

APPROVED:



Donald F. Krempel, Ph.D.  
Executive Director

**Baltimore County Public Schools Renovation Program**  
**Pine Grove Elementary School**  
**Bid Number: 3DI-REN2-181A**  
**Bid Due Date: December 6, 2001 @ 11:00 AM**

<b>Bidder's Name</b>						
	<b>Phillips Way, Inc.</b>	<b>Chilmar Corporation</b>	<b>James W. Ancel, Inc.</b>	<b>North Point Builders Inc.</b>	<b>Orfanos Contractors</b>	<b>Whiting Turner</b>
<b>Base Bid Price:</b>	<b>\$1,865,000.00</b>	\$1,948,000.00	\$1,961,000.00	\$1,998,000.00	\$2,143,000.00	\$2,265,000.00
<b>Alternates:</b>						
<i>Alternate # 1: Replace existing Air Conditioning Units 1, 2 &amp; 3, serving the Cafeteria, Library and Office Administration Area, including associated ductwork, piping, electric, etc., in their entirety.</i>	\$147,000.00	\$171,000.00	\$166,000.00	\$162,000.00	\$9,000.00	\$181,000.00
<i>Alternate # 2: Replace existing unit ventilators, including associated piping, electrical, etc., in their entirety. Remove &amp; reinstall casework, etc., as required.</i>	\$185,000.00	\$95,000.00	\$130,000.00	\$115,000.00	\$125,000.00	\$118,000.00
<i>Alternate # 3: Clean &amp; flush the entire underground / underslab condensate drain collection system.</i>	\$2,000.00	\$9,600.00	\$8,000.00	\$3,000.00	\$10,000.00	\$7,500.00
<i>Alternate # 4: Clean all existing supply air, return air, relief air, and outside air ductwork, etc.</i>	\$20,000.00	\$28,000.00	\$22,000.00	\$30,000.00	\$32,000.00	\$25,500.00
<i>Alternate # 5: Replace existing Air Conditioning Unit No. 4. Provide new Air Handling Units 4, &amp; 5.</i>	\$77,000.00	\$93,000.00	\$109,000.00	\$100,000.00	\$110,000.00	\$121,000.00
<i>Alternate # 6: Replace existing unit heaters, cabinet unit heaters, convectors and baseboard radiation including piping, accessories, power, etc.</i>	\$23,000.00	\$64,000.00	\$80,000.00	\$49,000.00	\$48,000.00	\$96,000.00
<i>Alternate # 7: Replace existing fans as indicated on the drawings. Provide new insulated sound curbs, etc.</i>	\$34,000.00	\$36,600.00	\$37,000.00	\$36,000.00	\$33,000.00	\$37,500.00
<b>Base Bid Only, No Alternates:</b>	<b>\$1,865,000.00</b>	\$1,948,000.00	\$1,961,000.00	\$1,998,000.00	\$2,143,000.00	\$2,265,000.00

Pine Grove Elementary School Base Bid Includes: FINISHES: Replace ceilings + DOORS & WINDOWS: Close up louver in classroom doors + EQUIPMENT: Replace cafeteria service-line equipment + LIFE SAFETY: Install sprinkler system, replace fire alarm system, replace emergency lighting + PLUMBING: Replace water heater; replace selected plumbing fixtures; install new water service; replace selected portions of domestic water piping + ELECTRICAL: Replace selected panel boards and feeders; install additional computer power outlets + HEATING & VENTILATION: Replace existing boilers with hot water boilers; install automatic temperature control system; replace air handling units + IT: Install computer data wiring, & network equipment; install video distribution system + ADA UPGRADES: Replace selected fixtures, hardware, handrails and partitions in the staff's, one Boy's and one Girl's gang bathrooms; enlarge staff bathroom door for clearance; install new serving line with correct ADA clearances; install ADA curb cut at entrance to school.

## Appendix IV

### **Recommendation for Award of Contract Major Maintenance Renovation Project – Powhatan Elementary School January 29, 2002**

On December 17, 2001, five (5) bids were received for the Major Maintenance Renovations at Powhatan Elementary School, Bid #3DI-REN2-166A. This project consists of renovations and upgrades to the existing heating, electrical and plumbing systems at this school. A summary of the bids is attached. Based on the bids received, the Department of Physical Facilities recommends an award of contract to McAlister-Schwartz, Company, and the lowest responsive bidder, in the amount of \$1,795,250.00.

At this time, we are also requesting a 5% Change Order Allocation in the amount of \$89,762.50 to cover any unforeseen conditions and minor changes to the contract, to be authorized and approved by the Building Committee in accordance with Board Policy.

Funding for this project is available from the Capital Budget Project #665 – Major Maintenance.

APPROVED:

  
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Donald E. Krempel, Ph.D.  
Executive Director



**Baltimore County Public Schools Renovation Program  
 Powhatan Elementary School  
 Bid Number: 3DI-REN2-166A  
 Bid Due Date: December 17, 2001 @ 1:00 PM**

	<b>Bidder's Name</b>				
	<b>McAlister-Schwartz, Co.</b>	BGE Commercial	James W. Ancel, Inc.	Phillips Way, Inc.	North Point Builders Inc.
<b>Base Bid Price:</b>	<b>\$1,623,300.00</b>	\$1,645,000.00	\$1,818,000.00	\$1,885,000.00	\$1,988,000.00

<b>Alternates:</b>					
<b>Alternate # 1: Delete the renovations and all associated materials to the Nurses Suite as indicated on Drawing 2/A102.</b>	<b>\$10,150.00</b>	\$8,950.00	\$3,000.00	\$13,420.00	\$13,300.00
<b>Alternate # 2: Complete replacement of all ceilings.</b>	<b>\$161,800.00</b>	\$408,000.00	\$248,000.00	\$185,000.00	\$185,000.00

<b>Base Bid Plus Alternates # 1 &amp; # 2:</b>	<b>\$1,795,250.00</b>	\$2,061,950.00	\$2,069,000.00	\$2,083,420.00	\$2,186,300.00
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**Powhatan Elementary School Base Bid Includes:** FINISHES: Replace selected corridor ceilings; patch selected vinyl tile + DOORS & WINDOWS: Replace selected exterior doors; refinish interior doors; close up louver in classroom doors + LIFE SAFETY: Install sprinkler system + PLUMBING: Install new water service + ELECTRICAL: Upgrade electrical service; replace selected lighting; install additional computer power outlets + HEATING & VENTILATION: Replace existing boilers with hot water boilers; replace unit ventilators; upgrade heating & cooling in administration areas + IT: Install computer data wiring, network equipment & video distribution system + ADA UPGRADES: Replace selected fixtures, hardware, handrails and partitions in the staff's, one Boy's and one Girl's gang bathrooms; enlarge staff bathrooms for clearances; install new serving line with correct ADA clearances.