



**BALTIMORE COUNTY PUBLIC SCHOOLS**

**DATE:** March 26, 2002  
**TO:** BOARD OF EDUCATION  
**FROM:** Dr. J. Hairston, Superintendent  
**SUBJECT:** Award of Contract - Major Maintenance Renovation Project at Charlesmont Elementary School  
**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 an award of contract.

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Major Maintenance Renovation Project at Charlesmont Elementary School.

## Appendix I

### **Recommendation for Award of Contract Major Maintenance Renovation Project – Charlesmont Elementary School March 26, 2002**

On March 11, 2002, five (5) bids were received for the Major Maintenance Renovation Project at Charlesmont Elementary School, Bid #3DI-REN2-119B. 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 Orfanos Contractors, Inc., the lowest responsive bidder, in the amount of \$1,270,000.00.

At this time, we are also requesting a 5% Change Order Allocation in the amount of \$63,500.00 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. Krembel, Ph.D.  
Executive Director

**Baltimore County Public Schools Renovation Program**  
**Charlesmont Elementary School**  
**Bid Number: 3DI-REN2-119B**  
**Bid Due Date: March 11, 2002 @ 1:00 PM**

	<b>Bidder's Name</b>				
	<b>Orfanos Contractors, Inc.</b>	<b>James W. Ancel, Inc.</b>	<b>Gladwynne Construction Co.</b>	<b>North Point Builders, Inc.</b>	<b>John E. Day Associates, Inc.</b>
<b>Base Bid Prices:</b>	<b>\$1,175,000.00</b>	<b>\$1,208,000.00</b>	<b>\$1,198,000.00</b>	<b>\$1,241,000.00</b>	<b>\$1,234,550.00</b>
<b>Alternates:</b>					
<b>Alternate # 1:</b> <i>Remove the existing plaster ceiling and lights within the kitchen area, and replace with a new acoustic tile ceiling and lights.</i>	<b>\$10,000.00</b>	<b>\$14,000.00</b>	<b>\$27,000.00</b>	<b>\$14,000.00</b>	<b>\$20,650.00</b>
<b>Alternate # 2:</b> <i>Remove the existing ceiling and lights within corridor areas throughout the school and replace with new acoustic tile ceiling and lights as indicated on drawings.</i>	<b>\$23,000.00</b>	<b>\$40,000.00</b>	<b>\$31,000.00</b>	<b>\$40,000.00</b>	<b>\$50,950.00</b>
<b>Alternate # 3:</b> <i>Remove the existing concealed spline ceiling and lights within the cafeteria and replace with new lights and new acoustic tile ceiling.</i>	<b>\$12,000.00</b>	<b>\$14,000.00</b>	<b>\$14,000.00</b>	<b>\$19,000.00</b>	<b>\$27,750.00</b>
<b>Alternate # 4:</b> <i>Remove the existing plaster ceiling and lights within the bathrooms and replace with new acoustic tile ceilings and lights.</i>	<b>\$8,000.00</b>	<b>\$14,000.00</b>	<b>\$29,000.00</b>	<b>\$15,000.00</b>	<b>\$18,550.00</b>
<b>Alternate # 5:</b> <i>Remove and replace a portion of domestic water system within the corridors.</i>	<b>\$32,000.00</b>	<b>\$37,000.00</b>	<b>\$47,000.00</b>	<b>\$41,000.00</b>	<b>\$48,750.00</b>
<b>Alternate # 6:</b> <i>Remove and replace the plumbing rough-in for the kitchen serving line and hand sink (P-4) including the domestic water and sanitary piping connections. Remove and replace the kitchen shelving in room 32-B.</i>	<b>\$10,000.00</b>	<b>\$11,000.00</b>	<b>\$15,000.00</b>	<b>\$11,000.00</b>	<b>\$13,750.00</b>
<b>Base Bid Plus Alternates #1, #2, #3, #4, #5, &amp; #6:</b>	<b>\$1,270,000.00</b>	<b>\$1,338,000.00</b>	<b>\$1,361,000.00</b>	<b>\$1,381,000.00</b>	<b>\$1,414,950.00</b>

**Charlesmont 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 selected plumbing fixtures; install new water service + ELECTRICAL: Upgrade electrical service; replace selected lighting; 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 bathroom, one Boy's and one Girl's gang bathrooms; install new serving line with correct ADA clearances; enlarge staff's bathroom door.