

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

November 8, 2011

MEMORANDUM

To: Members of the Board of Education

From: Joshua P. Starr, Superintendent of Schools

Subject: Preconstruction/Construction Management Services—Candlewood Elementary School Modernization

WHEREAS, The Fiscal Year 2011–2016 Capital Improvements Program includes planning funds for the Candlewood Elementary School modernization project; and

WHEREAS, The design phase of this project is commencing, with construction scheduled to begin in July 2013 and be completed by December 2014; and

WHEREAS, Staff in the Department of Facilities Management has recommended that this project be completed using a construction management delivery system due to its complexities and scope of work; and

WHEREAS, A Consultant Selection Committee, utilizing procedures adopted by the Board of Education on April 20, 2006, identified Keller Construction Management, LLC as the most qualified firm to provide the necessary management services; and

WHEREAS, The management services will be implemented in two phases; and

WHEREAS, The initial phase will consist of preconstruction services for cost estimating, value engineering, constructability reviews, and the development of the construction implementation schedule; and

WHEREAS, Staff in the Department of Facilities Management has negotiated a fee for the preconstruction services; and

WHEREAS, The second phase will consist of general construction management services, and a fee for this phase will be negotiated once the preconstruction services are completed; now therefore be it

Resolved, That the Montgomery County Board of Education enters into a contractual agreement with Keller Construction Management, LLC to provide preconstruction services for cost estimating, value engineering, constructability reviews, and the development of the construction implementation schedule for the Candlewood Elementary School modernization project for a fee of \$70,722.

JPS:LAB:JS:mas