



## COMMISSION PACKAGE

### ACTION REQUESTED:

**Purpose of this Commission Package:** To request approval to award Contract No. 16733 Construction Management Services to two (2) contractors: O'Connell & Lawrence, Inc./Gannett Fleming, Inc. JV and Rummel, Klepper & Kahl, LLP. The contract has a base term of five (5) years for a not to exceed amount of \$1,650,000.00 each and one (1) two-year option term with an amount not to exceed \$660,000.00 each. The total amount requested for approval is \$4,620,000.00.

**Basis of Award:** This solicitation is being awarded to the firms deemed as the most advantageous to WSSC Water, taking into consideration the evaluation factors set forth in the Request for Proposals.

### PROJECT OVERVIEW:

The scope of this contract is to provide construction management services for new building construction and/or renovations for various owned or leased WSSC facilities throughout Prince George's County and Montgomery County on an as needed basis.

### CONTRACT DATA:

<b>CONTRACT NO.:</b>	16733	<b>CUMULATIVE CONTRACT AMOUNT:</b>	\$4,620,000.00
<b>CONTRACT TERM:</b>	7 YRS.	<b>CONTRACT TYPE:</b>	ARCHITECTURE & ENGINEERING
<b>PROCUREMENT TYPE:</b>	RFP	<b>OPTION TERM:</b>	1, TWO -YEAR OPTION
<b>PROJECT LOCATION:</b>	<input type="checkbox"/> MONTGOMERY COUNTY <input type="checkbox"/> PRINCE GEORGE'S COUNTY <input checked="" type="checkbox"/> BOTH	<b>OSDI CONCURRENCE:</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

### AWARDEE INFORMATION.:

<b>AWARDEE NO. 1:</b>	O'CONNELL & LAWRENCE, INC./GANNETT FLEMING, INC. JV
<b>CONTRACT AMOUNT:</b>	\$2,310,000.00
<b>PAST PERFORMANCE:</b>	<input type="checkbox"/> SATISFACTORY <input checked="" type="checkbox"/> NO PAST PERFORMANCE

### MBE/SLBE REQUIREMENT: 27.00% SUBCONTRACTING

☒ AFRICAN AMERICAN     ☐ ASIAN AMERICAN     ☐ NATIVE AMERICAN  
☒ HISPANIC AMERICAN     ☒ WOMEN OWNED     ☐ WSSC-SLBE APPROVED

SUBCONTRACTORS (OSDI APPROVED SUBCONTRACTING PLAN)	PROFFERED PERCENTAGE	CLASSIFICATION	SUMMARY OF SERVICES
CALIBER CONSULTING GROUP, LLC	7.00%	MBE	Construction Management and Inspection
CECA, LLC	8.00%	MBE	Engineering Services
ABLE CONSTRUCTION COMPANY, LLC	2.00%	MBE	Drafting Services and Project Control

STRAUGHAN ENVIRONMENTAL, INC.	7.00%	MBE	Environmental Services
GRIMM & PARKER ARCHITECTS	3.00%	MBE	Architectural Design Services
<b>AWARDEE NO. 2:</b>	RUMMEL, KLEPPER AND KAHL, LLP		
<b>CONTRACT AMOUNT:</b>	\$2,310,000.00		
<b>PAST PERFORMANCE:</b>	<input checked="" type="checkbox"/> <b>SATISFACTORY</b> <input type="checkbox"/> <b>NO PAST PERFORMANCE</b>		
<b>MBE/SLBE REQUIREMENT: 25.00% SUBCONTRACTING</b> <input type="checkbox"/> <b>AFRICAN AMERICAN</b> <input checked="" type="checkbox"/> <b>ASIAN AMERICAN</b> <input type="checkbox"/> <b>NATIVE AMERICAN</b> <input type="checkbox"/> <b>HISPANIC AMERICAN</b> <input checked="" type="checkbox"/> <b>WOMEN OWNED</b> <input type="checkbox"/> <b>WSSC-SLBE APPROVED</b>			
<b>SUBCONTRACTORS (OSDI APPROVED SUBCONTRACTING PLAN)</b>	<b>PROFFERED PERCENTAGE</b>	<b>CLASSIFICATION</b>	<b>SUMMARY OF SERVICES</b>
DM ENTERPRISES OF BALTIMORE	8.50%	MBE	Mechanical/Electrical Inspection and Document Control Management
THE ROBERT B. BALTER COMPANY	8.00%	MBE	Civil, Structural and Building Code Inspections
SHAH & ASSOCIATES, INC.	8.50%	MBE	Mechanical/Electrical Inspection and Support Services

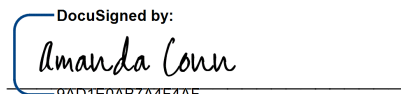
#### STATEMENT OF DETERMINATION AND FINDINGS

**BASED UPON A THOROUGH REVIEW AND ANALYSIS OF THE CONTRACTOR'S PROPOSAL AND ALL OTHER SUPPORTING DOCUMENTATION SUBMITTED BY THE CONTRACTOR, AND IN CONJUNCTION WITH THE DUE DILIGENCE PERFORMED BY THE PROCUREMENT OFFICE, I CERTIFY THAT THE AWARD OF CONTRACT NO. 16733 IS RELEVANT, FAIR AND REASONABLE, AND IN THE BEST INTEREST OF THE COMMISSION. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL APPLICABLE REGULATORY AND STATUTORY PROVISIONS WERE ADHERED TO WHEN DETERMINING AWARD.**

**BUYER: MICHAEL JACKSON BUYER INITIALS: MS**

#### Legal Form and Sufficiency Review

This contract has been reviewed and approved for legal form and sufficiency by the General Counsel's Office:

DocuSigned by:  
  
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 General Counsel's Office

Or

The Procurement Office has notified the General Counsel's office that this is a standard form contract previously approved for legal form and sufficiency by the General Counsel's Office and there are no deviations from the standard form:

\_\_\_\_\_  
 General Counsel's Office

<b>COMMITTEE REVIEW &amp; APPROVAL</b>
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DocuSigned by:



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**General Services Director**

/ May 26, 2021 | 10:56 AM EDT

**Date**

DocuSigned by:



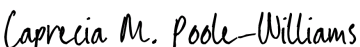
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**Courtney J. Edmonds****OSDI Director**

/ May 26, 2021 | 2:16 PM EDT

**Date**

DocuSigned by:



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**Caprecia M. Poole-Williams****Chief Procurement Officer**

/ May 26, 2021 | 3:15 PM EDT

**Date**

DocuSigned by:



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**Joseph F. Beach****Deputy GM for Administration**

/ May 26, 2021 | 7:49 PM EDT

**Date**

DocuSigned by:



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**Carla A. Reid****General Manager/CEO**

/ May 27, 2021 | 12:25 AM EDT

**Date**

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- ☐ This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action.
- ☐ This is to certify that the Washington Suburban Sanitary Commission on this date voted to approve the above action with the following stipulations:
- \_\_\_\_\_
- \_\_\_\_\_

- ☐ This is to certify that the Washington Suburban Sanitary Commission on this date voted not to approve the above action.

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**COMMISSION**


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**Date**

**List of Proponents**

1. O'Connell & Lawrence, Inc./Gannett Fleming, Inc. JV  
17904 Georgia Avenue, Suite 302  
Olney, Maryland 20832
2. Rummel, Klepper & Kahl, LLP  
700 East Pratt Street, Suite 500  
Baltimore, Maryland 21202



## Memorandum

May 21, 2021

To: Commissioners

Thru: Carla A. Reid  
General Manager/CEO 

Thru: Joseph F. Beach  
Deputy General Manager for Administration 

From: Courtney J. Edmonds, Director  
Office of Supplier Diversity & Inclusion 

Subject: Review of Request for Award of Contract No. 16733 Construction Management Services

The Office of Supplier Diversity & Inclusion ("OSDI") has reviewed the request for Award of Contract No. 16733 Construction Management Services. In accordance with MBE Program Regulation (WSSC Water Code of Regulations Chapter 6.30) and SLBE Program Regulation (WSSC Water Code of Regulations Chapter 6.35), this solicitation was advertised with a 25.00% Minority Business Enterprise and Small Local Business Enterprise (MBE/SLBE) subcontracting requirement that can only be satisfied by WSSC Water-Approved SLBEs (SLBE only or SLBE-SDVs) and the following qualified and certified-MBE firms: African American, Asian American, Hispanic American and Female/Women-Owned.

This Solicitation was advertised in WSSC Water's Supplier Portal System and through the Commission's normal procurement process. An Evaluation Committee was established with defined evaluation criteria. Three hundred sixty six (366) firms were notified, eighty-nine (89) firms downloaded the solicitation and two (2) proposals were received.

Rummel, Klepper & Kahl, a majority-owned firm located in Baltimore, Maryland and O'Connell & Lawrence Inc./Gannett Fleming, Inc., JV, a majority-owned firm located in Olney, Maryland are the recommended Awardees by the Procurement Office. The contract has a base term of five years with one (1) two-year option term. The contract value for the base term is \$1,650,000.00 for each awardee.

Listed below is the OSDI determination of the most responsive and responsible proposers deemed by the Procurement Office:

Prime/Bidder	Responsive to OSDI Solicitation Requirements	Subcontractors	Proffered Percentage	Summary of Services	Plan Validated
Rummel, Klepper & Kahl Baltimore, Maryland  Contract Value: \$1,650,000.00  Total MBE Subcontracting: 25.00% (\$412,500.00)  Total Majority Subcontracting 30.00% (\$495,000.00)	Yes	DM Enterprise of Baltimore (DME) (MDOT #15-362, Asian American) Baltimore, Maryland	8.50% (MBE)	Mechanical/Electrical Inspection, Document control management NAICS: 541330, 237110	Yes
		The Robert B. Balter Company (WBENC #2005119759, Female/Woman- Owned) Owings Mills, Maryland	8.00% (MBE)	Civil structural and building code inspections NAICS: 541330, 541380	Yes
		Shah & Associates, Inc. (CRMSDC #CR09883, Asian American) Gaithersburg, Maryland	8.50% (MBE)	Mechanical/Electrical Inspection and support services NAICS: 541330	Yes
		Arcadis, Inc. Waltham, Massachusetts	15.00% (Majority)	Construction management and inspections NAICS: 541330	Yes

Prime/Bidder	Responsive to OSDI Solicitation Requirements	Subcontractors	Proffered Percentage	Summary of Services	Plan Validated
		Hill International Washington, DC	15.00% (Majority)	Construction management and inspection	Yes
O'Connell & Lawrence, Inc./Gannett Fleming, Inc. JV Olney, Maryland  Contract Value: \$1,650,000.00  Total MBE Subcontracting: 27.00% (\$445,500.00)	Yes	Caliber Consulting Group, LLC (MDOT #14-528, Hispanic American) Bethesda, Maryland	7.00% (MBE)	Management consulting NAICS: 541330	Yes
		CECA, LLC. (MDOT #06-075, African American) Lanham, Maryland	8.00% (MBE)	Engineering services NAICS: 541310, 541330	Yes
		Able Construction Company, LLC (MDOT #19-414, African American) Baltimore, Maryland	2.00% (MBE)	Drafting services, project controls NAICS: 541340	Yes
		Straughan Environmental, Inc. (MDOT #97-190, Female/Woman-Owned) Columbia, Maryland	7.00% (MBE)	Environmental services NAICS: 541330, 541620	Yes
		Grimm & Parker Architects (WBENC #2000387, Female/Woman-Owned) Calverton, Maryland	3.00% (MBE)	Architectural design services NAICS: 541310	Yes

All firms are registered in WSSC Water's Supplier Portal System.

The OSDI concurs with the Award of Contract No. 16733 Construction Management Services to Rummel, Klepper & Kahl and O'Connell & Lawrence Inc./Gannett Fleming, Inc., JV.

Should you require any additional assistance, please contact the Office of Supplier Diversity & Inclusion at 301-206-8800.

CJE/ag/te

cc: Procurement Office