

Construction Manager / Owner's Representative (CMOR)

Recommendation

October 17, 2023



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Approve D'Huy Engineering Inc. of Bethlehem, Pa to serve as Construction Management / Owner's Representative as presented pending review of contract by the solicitor.



Background

- Request for Proposals (RFP) for CMOR services was prepared and issued on 9/12/2023
- RFP advertised in local newspaper and direct emails to known construction management firms
- Nineteen (19) parties requested the RFP
- Addendum 1 (containing questions and answers) was issued on 9/22/2023 to all firms who requested the RFP



Background

- Seven (7) proposals were received by the 9/29/2023 proposal deadline:
 - Colliers Project Leaders
 - D'Huy Engineering, Inc.
 - Fidevia Construction Management and Consulting
 - Greyhawk Construction Managers and Consulting
 - New Road Construction Management
 - NorthStar Museums and Education
 - SitelogIQ



Proposal Evaluation

- Proposal evaluation was a multi-step process
- Step 1
 - District Administration completed proposal evaluations for each of the seven (7) proposals based on Experience, Personnel Qualifications, Project Approach, and Fee Structure
 - Three (3) highest scoring firms advanced to Step 2 which was conducted on 10/4/2023



Interview Evaluation

- Step 2
 - Short-listed firms asked to prepare a presentation
 - A question and answer session followed each firm's presentation
 - Interview committee composed of multiple District Administrators and two representatives of the Board of School Directors
 - Firms were evaluated on presentation and answer criteria
 - Two of the three firms, D'Huy Engineering, Inc. and a second finalist firm, were the highest scoring firms and were invited to participate in a final round of submissions



Final Submissions

- Step 3
 - Comparison insurance loss runs were requested from each finalist firm
 - Final submissions were received 10/9/2023
- Step 4
 - Presented process update to Property Committee of the Board of School Directors 10/10/23
 - Recommendation to the Board of School Directors for D'Huy Engineering, Inc. 10/17/23



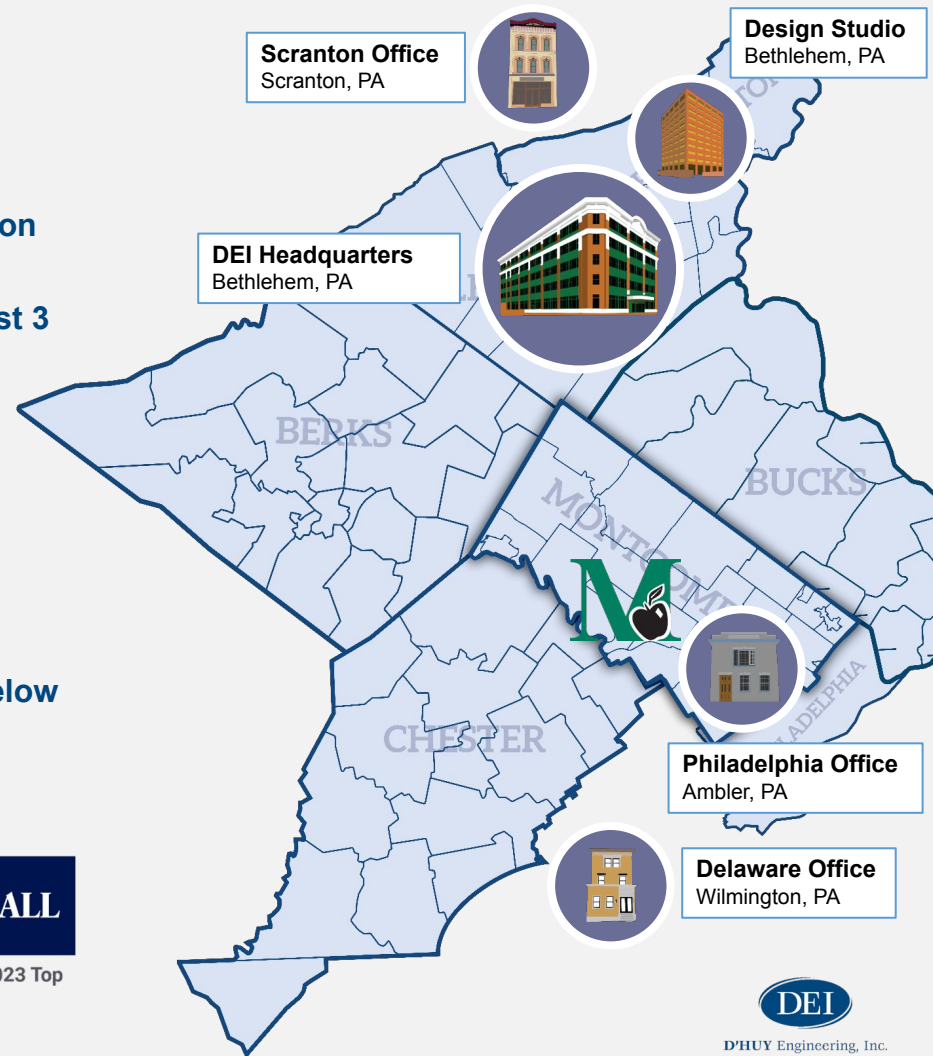
Company Overview

- 47+ years excelling in Forensic, Structural, MEP + Fire Protection, Facilities Engineering & Project/Construction Management services
- Over \$750M in completed PA school projects in the past 3 years
- Over 80% of our work is dedicated to public projects in PA
- Our staff of 95+ includes professional engineers, architects, construction professionals and LEED specialists
- Certified Minority Business Enterprise
- Proven track record of completing projects on time, below budget and without claims or litigation



THE MORNING CALL

D'Huy Engineering, Inc. is a 2023 Top Workplace!
8 Years Running



D'HUY Engineering, Inc.

Full-Service Project Management, Engineering, & Technical Services

DEI is a full-service Project Management, Engineering, and Design firm. This is unique because all of our Engineers, Architects, and Construction Professionals are in-house and we have expertise in...

- Cost Estimating & Value Engineering
- Scheduling & Phasing
- Construction Management
- Roofing & Athletic Fields
- MEP System Design & Operations
- Structural Engineering
- Masonry & Building Envelope Expertise



PROJECT &
CONSTRUCTION
MANAGEMENT



FACILITIES
ENGINEERING



INFRASTRUCTURE
PLANNING &
DESIGN



STRUCTURAL
DESIGN &
FORENSIC
ENGINEERING



MECHANICAL,
ELECTRICAL, &
PLUMBING
ENGINEERING



COST
ESTIMATING
& VALUE
ENGINEERING



CAPITAL
PLANNING



GRANT
ASSISTANCE



ATHLETIC
TURF & FIELD



CONSTRUCTABILITY
REVIEW

We are headed toward our 50th anniversary with a strong financial standing and no litigation against us from public owners or claims on our projects.



D'HUY Engineering, Inc.

Methacton's Core Team



Josh Grice, PE
Principal-in-Charge



Elisabeth Hamscher, EIT
Capital Management Support



Zach Zazo, LEED AP
Senior Project Manager

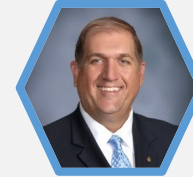


Mike Hartney, ME
Electrical Technical Specialist

Project Catalysts



M. Arif Fazil
President



Henry Guarriello
Principal



James Lynch
Principal

Our core team... Dedicated Leadership for your Projects focused on your Requirements

Josh Grice

Principal-in-Charge

- **21 Years with D'Huy Engineering, Inc.**
- **Professional Engineer (PE)**
- **Certified Energy Manager (CEM)**
- **Certified Energy Auditor (CEA)**
- **Certified Construction Contract Administrator (CCCA)**

Josh is a licensed mechanical engineer, Certified Energy Manager, Certified Energy Auditor, and Certified Construction Contract Administrator. With more than 21 years of project management experience, Mr. Grice has guided clients through complex projects ranging from individual mechanical equipment replacements to campus-wide additions and renovations. Josh is an expert in capital improvement plans, building energy usage evaluations, and project management from design through construction. His leadership and resourcefulness will keep all phases of the project on track, and he will treat your project like it is his own home.



Zach Zazo

Senior Project Manager

- 16 Years with D'Huy Engineering, Inc.
- Leadership in Energy and Environmental Design (LEED BD+C)
- Project Management Professional (PMP)
- Construction Document Technologist (CDT)

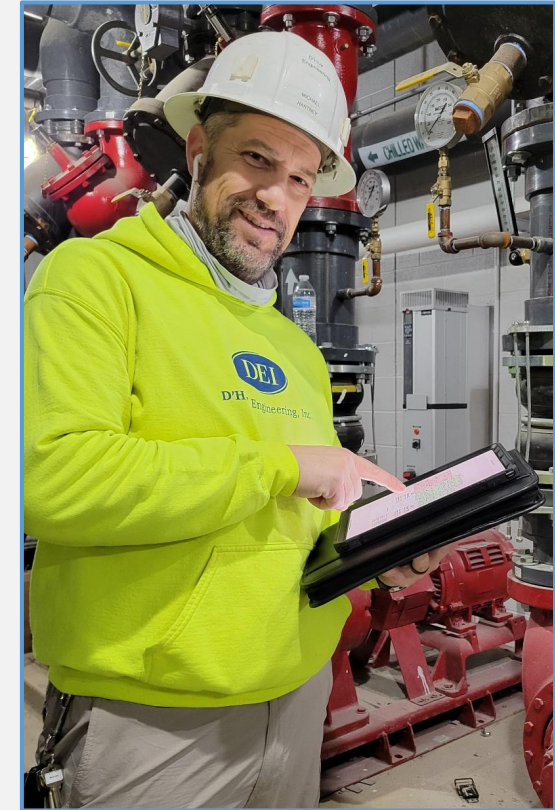
With more than 22 years of dedicated experience as a Resident Project Engineer, Mr. Zazo is an expert in overall project management from design through construction and closeout. As a LEED Accredited Professional, he is dedicated to green building solutions through all phases of a project. Zach will perform on-site construction management services and will be a single point of contact for all parties involved during the construction phase.



Mike Hartney

One of many Technical Specialists

- **Former Electrical Superintendent**
- **Over 30 years experience in all trades and a specialist for electrical, data, security and fire alarm, and system commissioning**
- **Upgraded PECO service**
- **Sequenced fire alarm replacement**
- **Instructional Technology**
- **Lighting Controls**
- **Emergency power**
- **CCTV, door contacts, card access**
- **Data Center ands MDF/IDF coordination and new CAT 6**



We are involved with these systems during Constructability Reviews. I'll know them better than the contractors when construction starts and can lead the way.



D'HUY Engineering, Inc.

D'Huy In-House Capital Improvement Project Specialists



Elisabeth Hamscher, EIT
Capital Management Support

Capital “Summer” Projects are the Unsung Heroes of keeping your district operating smoothly

D'Huy Engineering Advocates for MSD



Josh Grice
PE



Zach Zazo
LEED AP



Elisabeth Hamscher
EIT



Mike Hartney

Knowledge of Various Building Systems				
Cost, Schedule and Quality Control				
Extensive Public Bid Knowledge				
Strong Owner Advocacy				
Exceptionally Qualified				

This team has been working on school projects of all shapes and sizes in Montgomery County. They are **LOCAL**, **READY** and **PASSIONATE** about your projects!

Bid Specifications to Manage Project Risk



Pottsgrove High School



- Bidder Qualifications
- Insurance and damage or incentive clauses
- Sound General Conditions & grant provisions
- Contractor Accountability
- Temporary Facilities
- Clear Scope Assignment
- Scheduling Milestones & Phasing

- Unit Prices
- Quality Control, Testing, TAB
- Contractor Commissioning and Performance Responsibilities
- Supply Chain Protections

Reduce risk. No delays and no claims.



D'HUY Engineering, Inc.

D'Huy Engineering, Inc.

Fee Structure

Fee Proposal for Major Capital Projects w/Separate Architect:

On-site Services for Construction Phase	Percentage of Total Project Cost			
	\$5M or less	\$10M	20M	\$40M or greater
12 Months	7%	3.7%	N/A	N/A
18 Months	9.5%	5.1%	2.6%	N/A
24 Months	N/A	6.6%	3.3%	2.0%
30 Months	N/A	8.1%	4.0%	2.6%
36 Months	N/A	9.6%	4.8%	3.3%
Alternate: Estimating (3 estimates during preconstruction phase for any single project				\$29,500

Fee Proposal for Capital "Summer" Projects

Service Description	Fee
Construction Costs including all add alternates up to \$100,000	\$4,000 + 7.5%
Construction Costs including all add alternates > \$100,000 up to \$300,000	\$2,500 + 7.5%
Construction Costs including all add alternates > \$300,000	7%
Alternate: for estimating based on project scope	TBD



D'Huy Engineering, Inc. Impacts

- Provide highly credentialed staff with significant K-12 project experience at all levels of the firm
- Ability to provide mechanical, electrical, plumbing, and fire protection engineering services
- Core on-site construction phase services plus the ability to provide significant pre-construction and bidding phase services including constructability reviews, cost estimating, value engineering, phasing and milestone schedules thereby shifting some existing costs from design professionals
- Expertise in advocating, applying for, winning, and managing grant funding for construction projects



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