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Townhall Project
Bid Recommendations 1-25-25

Recommendation order for selection of a General Contractor including **both phases at this time** (not selecting Alt's) –

- | | | | |
|----|---|----------------------------|--|
| 1) | <u>Costello Construction</u> | <u>\$11,080,000</u> | <u>600 total days of construction</u> |
| | a) Phase 1 – Townhall | \$9,480,000 | (430 days of construction) |
| | b) Phase 2 – EMS | \$1,600,000 | (170 days of construction) |
| | c) Δ - \$769,000 (1-2); | Δ\$1,215,000 (1-3) | Δ - \$1,263,000 (1-4) |
| 2) | <u>Harkins Contracting, Inc.</u> | <u>\$11,849,000</u> | <u>640 total days of construction</u> |
| | a) Phase 1 – Townhall | \$9,222,300 | 365 days of construction |
| | b) Phase 2 – EMS | \$2,627,500 | 275 days of construction |
| | c) Δ - \$446,000 (2-3) | Δ - \$446,000 (2-4) | |
| 3) | <u>Delmarva Veteran Builders</u> | <u>\$12,295,000</u> | <u>685 total days of construction</u> |
| | a) Phase 1 – Townhall | \$9,253,000 | 475 days of construction |
| | b) Phase 2 – EMS | \$3,041,500 | 210 days of construction |
| | c) Δ - \$48,000 (3-4) | | |
| 4) | <u>Keller Brothers, Inc.</u> | <u>\$12,343,000</u> | <u>670 total days of construction</u> |
| | a) Phase 1 – Townhall | \$9,253,000 | 365 days of construction |
| | b) Phase 2 – EMS | \$3,041,500 | 305 days of construction |

Recommendation order for selection of a General Contractor including **ONLY TOWNHALL** at this time –

- | | | | |
|----|---|--------------------|---------------------------------|
| 1) | <u>Harkins Contracting, Inc.</u> | \$11,849,000 | 640 total days of construction |
| | a) Phase 1 – Townhall | \$9,222,300 | 365 days of construction |
| | b) Δ - \$30,700 (1-2); Δ-\$257,700 (1-3); | | Δ-\$385,700 (1-4) |
| 2) | <u>Delmarva Veteran Builders</u> | \$12,295,000 | 685 total days of construction |
| | a) Phase 1 – Townhall | \$9,253,000 | 475 days of construction |
| | b) Δ - \$227,000 (2-3) | Δ- \$355,000 (2-4) | |
| 3) | <u>Costello Construction</u> | \$11,080,000 | 600 total days of construction |
| | a) Phase 1 – Townhall | \$9,480,000 | 430 days of construction |
| | b) Δ- \$128,000 (3-4) | | |
| 4) | <u>Keller Brothers, Inc.</u> | \$12,343,000 | 670 total days of construction |
| | a) Phase 1 – Townhall | \$9,608,000 | 365 days of construction |

Recommendation order for GC using construction of both phases AND acceptance of Alt's 1-9

1) Costello Construction	\$10,574,000
2) Harkins Contracting, Inc.	\$11,626,517
3) Keller Brothers, Inc.	\$11,847,000
4) Delmarva Veteran Builders	\$12,261,000

Potential cost savings order per General Contractor with acceptance of **Alt's 1 through 9** (does not include savings for Prevailing Wage and elimination of Phasing)

1) Costello Construction	\$506,000
2) Keller Brothers, Inc.	\$496,000
3) Harkins Contracting, Inc.	\$222,483
4) Delmarva Veteran Builders	\$34,000

Potential cost savings order per General Contractor with acceptance of **Alt's 10 and 11 (Prevailing Wage) and 12 (Phasing) only**

1) Costello Construction	\$1,328,000
2) Harkins Contracting, Inc.	\$1,298,908
3) Delmarva Veteran Builders	\$1,290,000
4) Keller Brothers, Inc.	\$818,400

Potential cost savings order per General Contractor with acceptance of **ALL Alt's**

1) Costello Construction	\$1,834,000
2) Harkins Contracting, Inc.	\$1,521,391
3) Delmarva Veteran Builders	\$1,324,000
4) Keller Brothers, Inc.	\$1,314,400

Potential cost savings order per General Contractor with acceptance of **Alt's 1 through 9 AND Alt 12 (Phasing)**

1) Costello Construction	\$919,000
2) Keller Brothers, Inc.	\$598,400
3) Harkins Contracting, Inc.	\$299,686
4) Delmarva Veteran Builders	\$34,000

Recommendation order for GC using construction of **both phases AND acceptance of Alt's 1-9** (and with elimination of Phasing)

1) Costello Construction	\$10,574,000	(\$10,161,000)
2) Harkins Contracting, Inc.	\$11,626,517	(\$11,549,314)
3) Keller Brothers, Inc.	\$11,847,000	(\$11,744,600)
4) Delmarva Veteran Builders	\$12,261,000	(\$12,261,000)

Similar projects by contractor –

- **Costello Construction – Some projects similar to that of Townhall**
 - Silver Spring Library (5-story, 90,000 SF, \$35M-\$40M)
 - Little Patuxent Square (12-story above grade, 5 story below grade parking, 158,000 SF, \$70-\$80M)
 - Silver Spring Civic Building (44,500 SF, \$20M)
- **Keller Brothers – Most similar projects to that of Townhall**
 - Glenmont Fire Station (22,600 SF)
 - North Bethesda Conference Center
 - 3rd District Police Station – Montgomery County, MD (32,000 SF)
 - Hyattsville Dept. of Public Works (13,000 SF pre-engineered metal building)
- **Delaware Veteran Builders – (projects listed on their website are not very similar to the Townhall project)**
 - Sussex County EMS
 - POA Surgery Center
 - Various hotels larger than Townhall
- **Harkins Contracting –**
 - Lewes Fire Department –
 - Various residential projects larger than Townhall
 - May have more experience than others with construction in Flood Zone