

**SECTION 001116
INVITATION TO BID**

KENT COUNTY MIDDLE SCHOOL REPLACEMENT

Name of Project: KENT COUNTY MIDDLE SCHOOL REPLACEMENT
Location: 402 East Campus Avenue, Chestertown, MD 21620

Owner: Maryland Stadium Authority
Client: Kent County Public Schools
Architect: Crabtree, Rohrbaugh, & Associates – Architects
Civil Engineer: Site Resources
Structural Engineer: Columbia Engineering, Inc.
M/E Engineer: Gipe Associates, Inc.
Plumbing Engineer: Bowley Jones Engineers

Bid Classification: This is an Oak Contracting Construction Manager-at-Risk (CMr) Project
Prevailing Wage Project #: BTL-KCMS-003-GMP
PSC #: L-14F003

Project Description:

This project includes the construction of a new Kent County Middle School and the demolition of the existing Kent County Middle School building. The GSF breakdown is as follows:

New Middle School Building: 90,150 GSF
Existing Middle School Building: 78,785 GSF

This project will be constructed in two phases. Phase 1 consists of constructing the new Kent County Middle School on the existing recreation area adjacent to the current school facility. Phase 2 consists of abatement and demolition of the existing facility, geothermal well field installation, and final grading for sports fields and courts. Temporary heating and cooling (boiler and chiller) will be required to serve the new building until the geothermal well field is completed and permanent systems are operational. Refer to the specifications for the scope of work associated with each package.

Contract Packages:

- 1F – Final Cleaning
- 2A – Sitework, Abatement, & Demolition
- 3A – Concrete
- 4A – Masonry
- 5A – Steel & Miscellaneous Metals
- 6A – General Trades
- 7A – Roofing
- 8A – Windows, Glazing & Storefront
- 9A – Drywall, Acoustical & Painting
- 9B – Flooring
- 11A – Kitchen Equipment
- 15A – Mechanical, Plumbing, & Fire Protection
- 16A - Electrical

The Contractor or Supplier who provides materials, supplies, equipment, and/or services for this construction project shall attempt to achieve the MBE goals as follows: Total **MBE = 15%, NO subgoals**. Must be a Certified MBE through Maryland Department of Transportation (MDOT).

The OCIP Manual and Safety Standards can be found in the files section of Building Connected. Proposals that do not acknowledge these standards will be considered non-responsive.

All bidders must acknowledge the prevailing wages found in the files section of Building Connected.

The bidder or offeror acknowledges the requirements of the MBE participation and the Work Force Development Programs and will submit their completed forms accordingly. Proposals that do not acknowledge the MBE goals for the project or the Workforce Development Plan will be considered non-responsive.

The pre-bid site visit/MBE outreach event will be Thursday, July 9, 2026 from 12:00pm - 2:00pm. Please notify the Oak Contracting team if you will be attending. One site visit will be offered prior to the RFI deadline.

The RFI deadline is Friday, July 17th, at 4:00pm. All RFI's for the project shall be forwarded in writing to Oak Contracting via email. Please identify the project within the RFI.

Attention: Chris Marschhauser at cmarschhauser@oakcontracting.com

CC: Mike Hranicka at mhranicka@oakcontracting.com.

The bid date has been set for Wednesday, July 29, 2026 at 12:00pm. Any bids submitted after the 12:00pm deadline will not be accepted. The bidder shall submit bid via email to Emily Merrill emerrill@oakcontracting.com, Chris Marschhauser cmarschhauser@oakcontracting.com and Mike Hranicka mhranicka@oakcontracting.com prior to the date and time listed above. An email response will be provided by Oak Contracting to document receipt of your submission. All bids will be privately opened. Award of contracts is anticipated after approval by Maryland Stadium Authority, Kent County Public Schools and the State of Maryland IAC. Anticipated award is September 1, 2026.

Scope review meetings will be held immediately following the bid due date. **Please plan to be available for a scope review meeting as soon as next day.**

The conditions contained in this Invitation to Bid are a part of the bid documents.

Pre-Bid Meeting/Site Visit: Thursday, July 9, 2026 12:00pm - 2:00pm

Bid RFI's: Due to Oak by Friday, July 17, 2026 at 4:00pm

Schedule: New Middle School - October 2026 – April 2028 | Demolition of Existing School – July 2028 – December 2028

Bids Due: Wednesday, July 29, 2026 at 12:00pm

All bids must be received before the above date and time (Please see above submission instructions).

Any bids submitted after the specified time WILL NOT BE ACCEPTED.

Oak Contracting Team:

Chris Marschhauser – Vice President/Project Executive – cmarschhauser@oakcontracting.com – 443-506-4769

Mike Hranicka – Project Manager – mhranicka@oakcontracting.com – 443-690-3781

Emily Merrill – Bid Coordinator – emerrill@oakcontracting.com – 410-812-3390

Dan Jordan – Superintendent – djordan@oakcontracting.com – 443-847-0670



DATE _____

REGISTRATION AS DOCUMENT HOLDER

KENT COUNTY MIDDLE SCHOOL REPLACEMENT

Subcontractor/
Sub-subcontractor/
Material Supplier: _____
(Circle one)

Bid Package(s): _____

Address: _____

We request delivery of one complete electronic set of Contract Documents for the proposed Kent County Middle School Replacement, **free of charge**. All registered Document Holders will receive the documents via Building Connected.

Registration as a Document Holder ensures the Document Holder will receive notification of all Addenda, **free of charge**. All addenda will be issued via Building Connected by Oak Contracting, LLC.

It is imperative that a deliverable street address be provided as well as a functional E-mail address for delivery/contact purposes.

Each complete set of bid documents includes:

Complete set of Drawings/Specifications, dated June 19, 2026.

Signature

Printed Name

Phone: _____

E-mail: _____

Submit requests for registration to Oak Contracting, LLC to the attention of: Mike Hranicka: mhranicka@oakcontracting.com
AND Emily Merrill: emerrill@oakcontracting.com