

**SECTION 001116
INVITATION TO BID**

RE-BID CONTRACT PACKAGES 4A & 9B

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 for Re-Bid:

- 4A – Masonry
- 9B – Flooring

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.

There will be NO additional Site Visits provided.

The RFI deadline is Friday, August 21, 2026, 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 Tuesday, September 1st at 12:00pm. Any bids submitted after the 12:00pm deadline will not be accepted. The bidder shall **submit bid via email (NOT through Building Connected)** and shall include all bid forms included in the specifications in a single, complete document to 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 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: No Additional Site Visits or Pre-Bid Meetings will be provided

Bid RFI's: Due to Oak by Friday, August 21, 2026 at 4:00pm

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

Bids Due: Tuesday, September 1, 2026 at 12:00pm by Email ONLY as directed above.

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

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