Methacton School District Construction Management/ Owner's Representative (CMOR) Recommendation

Dr. Jason Sorgini, Assistant Superintendent
Mr. Douglas Kenwood, Director of Facilities

October 2025

Methacton
SCHOOL DISTRICT

Selection Process and Timeline

- September 4, 2025 Issue Request For Proposal (RFP)
- September 18, 2025 Due Date - Response to RFP (6 firms)
- September 18-19, 2025 Proposal Reviews
- October 1, 2025 Interviews with Firm Presentations (3 firms)
- October 14, 2025 Process Information to Property Committee
- October 21, 2025 Presentation to Board of School Directors
- October 28, 2025 Board of School Directors Contract Award
- November 1, 2025 CMOR Services Begin

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Recommendation

It is recommended that the Board of School Directors award a contract to ICS-CMTA for Construction Management/Owner's Representative (CMOR) services covering both Scope A and Scope B of the Methacton School District's capital improvement projects.

Board Agenda Recommendation: Approve ICS-CMTA of Media, PA to serve as Construction Management/Owner's Representative for Methacton High School project and Master Facilities Plan projects as presented pending review of contract by the solicitor.

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Fee Structure

Firm	Scope A Retainer	Scope A Master Facilities Plan Projects	Scope B Methacton High School Project	Savings Over Current Structure
ICS-CMTA	$1800/month for 30 hours	• $500,000 and below: Fixed fee $2,000 plus 2.8% • Above $500,000 and below $2,000,000: 2.5% to 3.5% • $2,000,000 to below $5,000,000: 2.0% to 3.0% • $5,000,000 and above: 1.5% to 2.5%	2.21% $1,989,000	Scope A Retainer: $700/month Scope A Master Facilities Plan Projects: Between .5% and 1.5% per project based on project cost Scope B High School Project: $261,000

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Analysis

- **Capability:** All firms reviewed present required capabilities to provide CMOR services to Methacton School District.
- **Fee Structures:** ICS-CMTA presents cost savings to the district with Scope A retainer services, Scope A master facilities plan projects, and Scope B projects.
- **Personnel:** ICS-CMTA presents a team with experience in school construction and the bandwidth necessary to dedicate the required hours to meet the needs of Methacton School District.

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