

TOWN OF OCEAN VIEW
201 CENTRAL AVENUE
OCEAN VIEW, DE 19970

MEMORANDUM

TO: Mayor
Town Council Members

FROM: Kenneth L. Cimino *KE*
Director of Planning, Zoning & Development

VIA: Carol S. Houck *CSH*
Town Manager

DATE: April 9, 2026

SUBJECT: Discussion, Consideration and Possible Voting on Contract OVPZ&D 26-10
Municipal Maintenance Services

Background: Advertisements soliciting sealed bids for Municipal Maintenance Services, Contract No. OVPZ&D 26-10 were placed in local newspapers and the Town's website.

This work involves furnishing all labor, materials, transportation, tools, supplies and equipment necessary to maintain Town owned physical assets such as streets, sidewalks, curbs, open and closed drainage systems, buildings, roadway signs and pavement markings in accordance with applicable standards located within the Incorporated Town of Ocean View.

Four sealed bids were received and opened on February 27, 2026.

1. George & Lynch, Inc.
2. A-Del Construction
3. Caliber Construction
4. HCE, LLC

The bid proposals were rated on the following criteria:

- | | |
|-------------------------------------|-----|
| 1. Firm experience and capabilities | 50% |
| 2. Cost of services provided | 30% |
| 3. References | 20% |

A complete review and summary of the bids was performed by Nick Nusbaum, Construction Manager, Wallace Montgomery & Associates, LLP. and is attached for your review.

SINCE 1889

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Recommendation:

It is therefore recommended that the Mayor & Council authorize the Town Manager to award Municipal Maintenance Services contracts to the following firms:

Primary Contractor - A-Del Construction

Secondary Contractor – Caliber Construction

Mr. Kenneth Cimino
Town of Ocean View
201 Central Avenue
Ocean View, DE 19970

RE: Recommendation for Award
Municipal Maintenance Services Contract
OVPZ&D Project No. 26-07

Dear Mr. Cimino,

The Town of Ocean View received four (4) proposals in response to the Request for Proposals (RFP) for Municipal Maintenance Services under Project No. OVPZ&D 26-07. The purpose of this contract is to provide on-call maintenance services for municipal infrastructure including drainage improvements, roadway repairs, and other public works related activities.

Proposals were evaluated using the criteria outlined in the RFP. The evaluation considered the following factors:

- Firm Experience and Expertise – 50 Points
- Cost of Services – 30 Points
- References & Performance on Prior Projects of Similar Nature – 20 Points

As part of the evaluation process, the Town also considered past performance and each contractor's demonstrated ability to perform time-and-materials maintenance work efficiently and responsively.

The results of the evaluation are summarized below:

A-Del Construction – 82 Points
George & Lynch, Inc. – 81 Points
Caliber Construction – 68 Points
HCE, LLC – 65 Points

Based on the evaluation results, A-Del Construction received the highest overall score.

The Town has determined that awarding contracts to two firms will provide greater operational flexibility and allow the Town to efficiently address both larger maintenance assignments and smaller routine work orders. Under this approach, one contractor will serve as the primary contractor with the capacity to respond to larger or emergency work assignments, while a second contractor will provide support for smaller routine maintenance tasks.

Accordingly, it is recommended that the Town award Municipal Maintenance Services contracts to the following firms:

Primary Contractor:
A-Del Construction

Secondary Contractor:
Caliber Construction

This combination will provide the Town with the capacity of a larger contractor for emergency or complex work while maintaining the flexibility of a smaller contractor to efficiently perform routine municipal maintenance activities.

Please let me know if any additional information is required.

Sincerely,



Nick Nusbaum, CCM
Construction Manager
Wallace Montgomery & Associates, LLP

Attachments: Scoring Matrix