



Seminole County
Resource Management - Purchasing & Contracts

Robert T. Bradley, Purchasing and Contracts Manager

1301 East Second St., Sanford, FL 32771

(407) 665-7116

TABULATION SHEET

PS No. PS-6847-25/HSM

Construction Manager at Risk (CMAR) for Fire Department Capital Improvement Projects

RESPONSE DEADLINE: November 24, 2025, at 2:00 pm

Tuesday, January 20, 2026

PROPOSALS RECEIVED

Vendor	Contact Info
Ajax Building Company, LLC	Kasey Diehl - Kasey.diehl@ajaxbuilding.com
Charles Perry Partners, Inc.	CPPI Team - marcom@cpqi.com (352) 333-9292
D.E. Scorpio Corporation	Johnathan Wilkes - Johnathan@scorpioco.com (407) 314-8652
H.J. High Construction	Meghan Kostiha - mkostiha@hjhigh.com
LEGO Construction Co.	Niyanthan Ponnusamy - nip@legocc.com
McCree Design Builders, Inc.	Cindy McCree-Bodine - cindy.bodine@mccree.com (407)898-4821
Mulligan Constructors Inc	Chad Mulligan - cmulligan@mulliganconstructors.com
Oelrich Construction Inc.	Ivan Oelrich - ivan@oelrichconstruction.com (352) 745-7877
Reeves Young, LLC	Mike Lezzi - miezzi@reevesyoung.com
Sunshine Enterprise USA LLC	Sam Faragalla – samf@seu-usa.com

TABULATION SHEET

Request for Professional Services (PS) – Construction Manager at Risk (CMAR) for Fire Department Capital Improvement Projects

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EXECUTIVE SUMMARY

PS No. PS-6847-25/HSM

Construction Manager at Risk (CMAR) For Fire Department Capital Improvement Projects

Tabulated and Posted: Monday, December 10, 2025, at 11:00 AM EST (Naomi Marinez, Procurement Analyst II)

Evaluation Committee Meeting: Public Announcement posted December 1, 2025, for Tuesday, December 2, 2025, at 3:00 PM EST at 1101 E. First Street, Sanford, FL 32771 County Manager's Conference Room 3024. The shortlist will be determined by the total average ranking of the firms after evaluations.

Presentations and Interviews: TBD. Short listed firms listed alphabetically:

- Ajax Building Company, LLC
- D.E. Scorpio Corporation
- H.J. High Construction
- Mulligan Constructors Inc

Final Ranking and determination of recommendation to award- Tuesday, January 6, 2026, at 11:00 AM EST at 1101 E. First Street, Sanford, FL 32771 County Manager's Conference Room 3024. Determination of award is determined by the total average ranking of the firms after presentations.

Following the Proposal Ranking meeting Mulligan Construction, Inc. withdrew their proposal submission.

BCC Date: February 10, 2026 – Request to approve ranking and authorize negotiations with top-ranked firm in accordance with the Florida Statute 287.055 (CCNA) Updated and Posted Tuesday, January 13, 2026, at 4:59 PM EST.

1. D.E. Scorpio Corporation
2. Ajax Building Company, LLC
3. H.J. High Construction

Determination of recommendation of award is based on total average ranking of firms after presentations.



Seminole County
Administrative Services - Purchasing & Contracts
Robert T. Bradley, Purchasing and Contracts Manager
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AGGREGATE SCORES SUMMARY - EVALUATION PHASE 1

Vendor	Nick Brow Score	Matthew Hettler Score	Matt Kinley Score	Anthony Maddox Score	Kristian Swenson Score	Chad Wilsky Score	Total Score	Total Average Rank
Mulligan Constructors Inc	100	93	97	85	98	98	95.17	1.92
H. J. High Construction	100	91	94	100	96	98	96.5	2.33
Ajax Building Company, LLC	100	85	92	80	100	98	92.5	3.42
D.E. Scorpio Corporation	95	91	93	75	90	98	90.33	3.75
McCree Design Builders, Inc.	85	94	86	70	86	83	84	5.75
Oelrich Construction Inc.	80	87	81	70	90	93	83.5	6.17
Reeves Young, LLC	77	87	89	62	94	85	82.33	6.25
Charles Perry Partners, Inc.	90	86	85	65	89	93	84.67	6.42
LEGO Construction Co.	55	81	67	45	79	78	67.5	9.08
Sunshine Enterprise USA LLC	55	47	25	20	13	35	32.5	9.92

Shortlist is based on total average ranking of each firm after evaluations. The Evaluation Committee agrees to shortlist 4 firms for presentations and interviews.

Nick Brow

Anthony Maddox

Matthew Hettler

Kristian Swenson

Matt Kinley

Chad Wilsky



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PRESENTATION RANKING

PS No. PS-6847-25/HSM

Construction Manager at Risk (CMAR) for Fire Department Capital Improvement Projects

RESPONSE DEADLINE: November 24, 2025 at 2:00 pm

Report Generated: Tuesday, January 6, 2026

AGGREGATE SCORES SUMMARY

Vendor	Nick Brow	Matthew Hettler	Matt Kinley	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
D.E. Scorpio Corporation	100 (1)	96 (2)	93 (1)	100 (1)	93 (2)	100 (1)	97	1.33
Ajax Building Company, LLC	80 (3)	95 (3)	85 (3)	80 (3)	100 (1)	96 (2)	89.33	2.5
H. J. High Construction	90 (2)	98 (1)	91 (2)	90 (2)	75 (3)	90 (3)	89	2.17

We approve the above ranking based on total average ranking and recommend award to the top-ranked firm, D.E. Scorpio Corporation.

Nick Brow

Matthew Hettler

Matt Kinley

Anthony Maddox

Kristian Swenson

Chad Wilsky



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PRESENTATION SCORING

PS No. PS-6847-25/HSM

Construction Manager at Risk (CMAR) for Fire Department Capital Improvement Projects

RESPONSE DEADLINE: November 24, 2025 at 2:00 pm

Report Generated: Wednesday, January 7, 2026

PHASE 2

EVALUATORS

Name	Title	Agreement Accepted On
Nick Brow	Construction Manager	Dec 1, 2025 12:24 PM
Matthew Hettler	Deputy Chief	Dec 1, 2025 9:23 AM
Matt Kinley	Fire Chief	Dec 1, 2025 10:33 AM
Anthony Maddox	Division Manager Facilities	Nov 25, 2025 6:47 PM
Kristian Swenson	Assistant County Manager	Nov 26, 2025 11:44 AM
Chad Wilsky	Fleet and Facilities Director	Dec 1, 2025 10:35 AM

EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Qualifications of Proposed Project	Points Based	50 (50% of Total)

Description:

Utilization Ratio: Provide an organizational chart with all supporting staff, provide current utilization; plus, anticipated utilization upon award of this project. Represent utilization in hours with percentages based on a 40-hour work week.

Meeting Availability: Share anticipated availability for in-person impromptu meetings, identify personnel to be in attendance and communication structure. Provide examples of how Stakeholder meetings have been performed with great success on past projects, share the strategy to manage including the tools used to memorialize information.

EVALUATION TABULATION

PS No. PS-6847-25/HSM

Construction Manager at Risk (CMAR) for Fire Department Capital Improvement Projects

What is the firm's strategy to provide a "local" customer service experience with key personnel located beyond the Central Florida region.

Programming Interviews: Define the firm's process for conducting the building needs assessment with Stakeholders. Outline the timeline and methodology of collecting and then reporting data. Identify key personnel assigned to the programming phase.

Schedule: Provide a detailed schedule for both programming and design phase of the project. The measure of time shall be in weeks, hold four (4) weeks between each milestone deliverable for Stakeholder review.

Criteria	Scoring Method	Weight (Points)
Similar Project Experience	Points Based	50 <i>(50% of Total)</i>

Description:

Highlight projects which align with a new Fire Station. Also, highlight projects where this collective team have performed together. List the following criteria for each project:

- Total Square Footage
- Occupancy Type
- Construction Cost
- Design and Construction Schedule
- Photographs (interior and exterior)
- Role and Responsibility of each firm.
- Key Personnel assigned to project.

Share examples of challenges and measures to overcome, and the resulting lessons learned created from this outcome.

AGGREGATE SCORES SUMMARY

EVALUATION TABULATION

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EVALUATION TABULATION

PS No. PS-6847-25/HSM

Construction Manager at Risk (CMAR) for Fire Department Capital Improvement Projects

Vendor	Nick Brow	Matthew Hettler	Matt Kinley	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
D.E. Scorpio Corporation	100 (1)	96 (2)	93 (1)	100 (1)	93 (2)	100 (1)	97	1.33
Ajax Building Company, LLC	80 (3)	95 (3)	85 (3)	80 (3)	100 (1)	96 (2)	89.33	2.5
H. J. High Construction	90 (2)	98 (1)	91 (2)	90 (2)	75 (3)	90 (3)	89	2.17

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Qualifications of Proposed Project Points Based 50 Points (50%)	Similar Project Experience Points Based 50 Points (50%)	Total Score (Max Score 100)
D.E. Scorpio Corporation	48.8	48.2	97
Ajax Building Company, LLC	42.5	46.8	89.33
H. J. High Construction	43.5	45.5	89

INDIVIDUAL PROPOSAL SCORES

Ajax Building Company, LLC	
Qualifications of Proposed Project Points Based 50 Points (50%)	
Nick Brow: 40	
Team is qualified. Organizational Chart is provided.	
Matthew Hettler: 47	
Ha some key personnel located in the CF area; provided timeline	
Matt Kinley: 40	
Showed a solid understanding of the project requirements with acceptable approaches	

EVALUATION TABULATION

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Construction Manager at Risk (CMAR) for Fire Department Capital Improvement Projects

Anthony Maddox: 30

Experienced team with a deep personnel reserve. Specific project manager and superintendent not specified.

Kristian Swenson: 50

Brought a "deep bench" team to ensure plenty of availability to match needed skillsets

Chad Wilsky: 48

Have bench of team members experienced with fire station projects

Similar Project Experience | Points Based | 50 Points (50%)

Nick Brow: 40

Experience is satisfactory. Includes multiple fire stations completed.

Matthew Hettler: 48

Has similar projects; "oil canning" with Clay County Station 20; similar projects not in CF, but has Subs in CF

Matt Kinley: 45

Submitted relevant project examples aligned with fire station facilities, including required project data, team roles, and documented challenges with corresponding lessons learned

Anthony Maddox: 50

Experience firm with multiple fire station projects.

Kristian Swenson: 50

Lots of great experiences in numerous locations

Chad Wilsky: 48

Shared examples of fire station projects

D.E. Scorpio Corporation

Qualifications of Proposed Project | Points Based | 50 Points (50%)

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) for Fire Department Capital Improvement Projects

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Construction Manager at Risk (CMAR) for Fire Department Capital Improvement Projects

Nick Brow: 50

Team is well qualified. Organizational Chart is satisfactory.

Matthew Hettler: 47

Provided availability and locations for personnel tied to the project. Has a core team in place given the current work with SC

Matt Kinley: 48

Exhibited an exceptional grasp of the project's complexity

Anthony Maddox: 50

Experienced firm with fire station experience.

Kristian Swenson: 48

Good team. Bench not as deep as others

Chad Wilsky: 50

Experienced senior project manager and superintendent with fire station projects part of presentation that will be dedicated to our projects

Similar Project Experience | Points Based | 50 Points (50%)

Nick Brow: 50

Team provided closely related experience with great lessons learned to be applied to our project.

Matthew Hettler: 49

Built stations for Alachua County; provided lessons learned; current small projects contractor for SC

Matt Kinley: 45

Provided comprehensive, highly relevant fire station project examples demonstrating prior collaboration of the proposed team and well-defined challenges with meaningful lessons learned applicable to this project

Anthony Maddox: 50

The firm has multiple fire station experiences with a fire station prototype program knowledge.

Kristian Swenson: 45

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Fire Station experiences were on the smaller station side

Chad Wilsky: 50

Shared examples of fire station projects

H. J. High Construction

Qualifications of Proposed Project | Points Based | 50 Points (50%)

Nick Brow: 45

Team is qualified. Organizational Chart is satisfactory.

Matthew Hettler: 48

Multiple people tied to the projects live in SC; provided who will be at what meetings

Matt Kinley: 43

Exhibited an exceptional grasp of the project's complexity

Anthony Maddox: 50

Personnel have great fire station experience.

Kristian Swenson: 30

Confusing who the point of contact was.

Chad Wilsky: 45

Experienced team with fire station projects

Similar Project Experience | Points Based | 50 Points (50%)

Nick Brow: 45

Experience closely aligned to project. Includes multiple fire stations completed.

Matthew Hettler: 50

Similar station builds for City of Orlando and Apopka - construction type, occupancy, etc; Multiple stations for Orlando

EVALUATION TABULATION

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PS No. PS-6847-25/HSM

Construction Manager at Risk (CMAR) for Fire Department Capital Improvement Projects

Matt Kinley: 48

Provided comprehensive, highly relevant fire station project examples demonstrating prior collaboration of the proposed team and well-defined challenges with meaningful lessons learned applicable to this project

Anthony Maddox: 40

multiple fire station experience

Kristian Swenson: 45

Good experience not as robust as others

Chad Wilsky: 45

Shared examples of fire station projects