

Final Ranking and Consensus Meeting: Monday, October 6, 2025 at 4pm in County Manager's Conference Room 3024 at 1101 East First Street, Sanford, FL 32771

3. Wharton Smith

2. Charles Perry Partners

1. Ajax Building Company

alphabetically:

Presentations and Interviews: Monday, October 6, 2025 at 8:30 AM EST in County Manager's Conference Room 3024 at 1101 East First Street, Sanford, FL 32771, listed

Ranking of the firms after evaluations. Updated and posted Thursday, June 26, 2025 at 8:00AM EST.

Evaluation Committee Meeting: Monday, June 30, 2025 at 10AM at 1101 E. First Street, Sanford, FL 32771 room 3024. The shortlist will be determined by the total average

Tabulated and Posted: Wednesday, June 4, 2025 at 4:30PM EST by Robert Bradley, Purchasing Manager

Wharton-Smith, Inc.	Becky Titus btitus@whartonsmith.com
Persons Services Corp.	Olga Cala - <a href="mailto:olga@personsservices.com">(954) 616-5106</a>
Charles Perry Partners, Inc.	CPPI Team - <a href="mailto:marcom@cppi.com">(352) 333-9292</a>
Ajax Building Company, LLC	Kasey Diehl - <a href="mailto:kasey.diehl@ajaxbuilding.com">kasey.diehl@ajaxbuilding.com</a>
Vendor	Contact Info

## PROPOSALS RECEIVED

Monday, October 6, 2025

RESPONSE DEADLINE: June 4, 2025 at 2:00 pm

Construction Manager at Risk (CMAR) Services for the Seminole County Administration Building

PS No. PS-6548-25/RTB

## TABULATION SHEET

(407) 665-7116

1301 East Second St., Sanford, FL 32771

Robert T. Bradley, Purchasing and Contracts Manager

Resource Management - Purchasing &amp; Contracts

Seminole County



BCC Meeting: October 28, 2025 – Request to approve ranking and authorize staff to negotiate rates with the top-ranked firm in accordance with Florida Statutes. 287.055 CNA (Updated and Posted, Monday, October 6, 2025 at 4:30PM EST):

- Charles Perry Partners, Inc.
- Ajax Building Partners
- Wharton Smith, Inc.

## Resource Management - Purchasing & Contracts

Seminole County

Construction Manager at Risk (CMAR) Services for the Seminole County Administration Building

Report Generated: Monday, June 30, 2025

RESPONSE DEADLINE: June 4, 2025 at 2:00 pm

## EVALUATION TABULATION



1301 East Second St., Sanford, FL 32771

Robert T. Bradley, Purchasing and Contracts Manager

PS No. PS-6548-25/RTB

## AGGREGATE SCORES SUMMARY

Vendor	Nick Brow	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
Charles Perry Partners, Inc.	95 (1)	90 (1)	100 (1)	99 (1.5)	96	1.13
Wharton-Smith, Inc.	88 (3)	85 (2.5)	98 (2)	99 (1.5)	92.5	2.25
Ajax Building Company, LLC	90 (2)	85 (2.5)	94 (3)	95 (3)	91	2.63
Persons Services Corp.	57 (4)	67 (4)	84 (4)	57 (4)	66.25	4

Shortlist for presentations and interviews is based on total average ranking of each firm after evaluation scoring. We approve the above stated ranking and recommend the top three (3) firms for presentations and interviews.

*Anthony Maddox*  
Anthony Maddox

*Nick Brow*  
Nick Brow

*Chad Wilsky*  
Chad Wilsky

*Kristian Swenson*  
Kristian Swenson

## Administrative Services - Purchasing & Contracts

Seminole County

Robert T. Bradley, Purchasing and Contracts Manager  
1301 East Second St., Sanford, FL 32771



Construction Manager at Risk (CMAR) Services for the Seminole County Administration Building  
RESPONSE DEADLINE: June 4, 2025 at 2:00 pm  
Report Generated: Monday, October 6, 2025

## PRESENTATION TABULATION/RANKING

Vendor	Nick Brown	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
Charles Perry Partners, Inc.	98 (1)	90 (1)	100	100 (1)	97	1
Ajax Building Company, LLC	90 (2)	80 (2)	80	90 (2)	85	2
Wharton-Smith, Inc.	80 (3)	70 (3)	60	75 (3)	71.25	3

## AGGREGATE SCORES SUMMARY

Final Ranking is based on total average ranking of each firm after presentations. The Evaluation Committee approves the above stated ranking and recommends award to the top-ranked firm: 1. Charles Perry Partners, Inc. 2. Ajax Building Company, LLC, 3. Wharton-Smith, Inc.

Anthony Maddox  
Chad Wilsky

Nick Brown  
Kristian Swenson

## Administrative Services - Purchasing & Contracts

Seminole County

Robert T. Bradley, Purchasing and Contracts Manager

1301 East Second St., Sanford, FL 32771

Construction Manager at Risk (CMAR) Services for the Seminole County Administration Building

RESPONSE DEADLINE: June 4, 2025 at 2:00 pm  
Report Generated: Monday, October 6, 2025

## VENDOR QUESTIONNAIRE PASS/FAIL

## PHASE 2

### EVALUATORS

Name	Title	Agreement Accepted On	Comments
Nick Brown	Construction Manager	Jun 13, 2025 7:26 AM	
Anthony Maddox	Division Manager Facilities	Jun 5, 2025 7:07 AM	
Kristian Swenson	Assistant County Manager	Jun 30, 2025 9:22 AM	
Chad Wilsky	Fleet and Facilities Director	Jun 9, 2025 10:20 AM	

### EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)	Qualification and Experience	Points Based	50 (50% of Total)
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Description:

A. Utilization Ratio: Provide an organizational chart with all supporting staff, provide current utilization, plus, anticipated utilization upon award of this project.

Representation in hours with percentages based on a 40-hour work week.

B. 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.

C. 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; additional time for pricing will need to be evaluated.

Criteria	Scoring Method	Weight (Points)	Similar Project Experience	Points Based	50 (50% of Total)
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A. Highlight projects which align with a new administrative headquarters/office building with an integrated parking structure (if available). List the following criteria for each project:

Design and Construction Schedule

Construction cost

Total square footage

Design drawings (interior and exterior)

Key Personnel assigned to project

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

B. Share a list of projects with unique challenges, respond to the following categories:

- Liquidated Damages: include both assessed and/or resolved
- Contract Claims
- Litigation
- Surety involvement
- Jobsite Injury Claims
- If asked, projects which would receive a poor satisfaction rating from the owner.

Ajax Building Company, LLC  
Qualification and Experience | Points Based | 50 Points (50%)  
Nick Brown: 45

### INDIVIDUAL PROPOSAL SCORES

Vendor	Qualification and Experience	Similar Project Experience	Total Score (Max Score 100)	Excluded
Charles Perry Partners, Inc.	48.3	48.8	97	
Ajax Building Company, LLC	42.5	42.5	85	Wharton-Smith, Inc.
Persons Services Corp.	36.3	35	71.25	
	0	0	0	

## VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Nick Brown	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
Charles Perry	98 (1)	90 (1)	100	100 (1)	97	1
Partners, Inc.	90 (2)	80 (2)	80	90 (2)	85	2
Ajax Building Company, LLC	80 (3)	70 (3)	60	75 (3)	71.25	3
Wharton-Smith, Inc.	80 (4)	0 (4)	0 (1)	0 (4)	0	3.25
Persons Services Corp.	0 (4)	0 (4)	0 (1)	0 (4)	0	3.25
Excluded						

AGGREGATE SCORES SUMMARY

## EVALUATION TABULATION

<p>Nick BROW: 48</p>
<p><b>Qualification and Experience   Points Based   50 Points (50%)</b></p>
<p>Charles Perry Partners, Inc.</p>
<p>Proposed construction team worked on Sarasota County Admin building. Experienced with similar project scope. Thorough presentation.</p>
<p>Chad Wilsky: 45</p>
<p>Good experience displayed</p>
<p>Kristian Swenson: 40</p>
<p>Similar projects identified, clarity on litigation needed.</p>
<p>Anthony Maddox: 40</p>
<p>Excellent project experience closely matching this project.</p>
<p>Nick BROW: 45</p>
<p><b>Similar Project Experience   Points Based   50 Points (50%)</b></p>
<p>Provided utilization ratio of proposed team. Sr Project Manager not listed as part of preconstruction services or GMF. Needed to provide more time for questions during presentation.</p>
<p>Chad Wilsky: 45</p>
<p>Overall good presentation. Good explanation of how the team would be available for the project. Concerns exist that the timeline could be impacted due to contract review and potential modifications.</p>
<p>Kristian Swenson: 40</p>
<p>Experienced construction team with great experience in public sector commercial construction.</p>
<p>Anthony Maddox: 40</p>
<p>Team is actively performing on another project together. Good use of "join" software during preconstruction. 24-month schedule shown.</p>

## EVALUATION TABULATION

Team is qualified with availability for specific dates of the project. Good preconstruction methodology. 24-month schedule shown.

Nick Brown: 40

## Qualification and Experience | Points Based | 50 Points (50%)

Wharton-Smith, Inc.

Very seasoned and experienced project management and superintendent construction team. Provided relevant and similar experience as a firm and team. Provided 16-22 month construction schedule based on four different construction options. Detailed and thorough presentation.

Chad Wilsky: 50

Excellent experience. Foothright about other project issues and the correction of them. Excellent examples of how to build our project.

Kristian Swenson: 50

Similar projects demonstrated with open transparency to litigations and contract claims.

Anthony Maddox: 45

background and site logistics.

Team provided closely related experience with great lessons learned to be applied to our project. Heavy investigation of this project's

Nick Brown: 50

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

Staff utilization ratio provided and explained in detail.

Chad Wilsky: 50

Excellent team and guarantee of the assignment.

Kristian Swenson: 50

Good team with public sector commercial construction experience, local to Seminole County.

Anthony Maddox: 45

Team is available with dedicated staff on-site. 16-22 month schedule shown.

Kristian Swenson: 0
Anthony Maddox: 0
Nick Brown: 0
<b>Qualification and Experience   Points Based   50 Points (50%)</b>

<b>Persons Services Corp.</b>
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Not as detailed as the other proposers. Based on what was presented, proposed team was not as strong as other proposers.
Chad Wilsky: 35
The presentation lacked the depth of others in details and experience.
Kristian Swenson: 30
Similar projects demonstrated, however, clarity is needed regarding settlements and lessons learned.
Anthony Maddox: 35
Experience is satisfactory.
Nick Brown: 40

<b>Similar Project Experience   Points Based   50 Points (50%)</b>
Questions regarding true availability of proposed team for project.
Chad Wilsky: 40
Team is very casual about the availability and guarantee.
Kristian Swenson: 30
Clarity is needed on the project team's experience in public sector commercial construction and the project team's availability.
Anthony Maddox: 35

<b>EVALUATION TABULATION</b>
PS No. PS-6548-25/RTB
Construction Manager at Risk (CMAR) Services for the Seminole County Administration Building

Individuals may be included to demonstrate the skills necessary to complete this project.

- Provide qualifications and experience for staff proposed for this project, such as licenses and/or certifications. Resumes of key

Descriptions:

Qualifications of Proposed Team	Points Based	30 (30% of Total)
Criteria	Scoring Method	Weight (Points)

## EVALUATION CRITERIA

Chad Wilsky	Fleet and Facilities Director	Jun 9, 2025 10:20 AM
Kristian Swenson	Assistant County Manager	Jun 30, 2025 9:22 AM
Anthony Maddox	Division Manager Facilities	Jun 5, 2025 7:07 AM
Nick Brow	Construction Manager	Jun 13, 2025 7:26 AM

## EVALUATORS

### PHASE 1

Chad Wilsky: 0

Kristian Swenson: 0

Anthony Maddox: 0

Nick Brow: 0

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

Chad Wilsky: 0

not be accepted as references unless they were hired as the owner's representative for the referenced project (contract).

services performed by the prime Consultant. Consultants or Contractors who provided services under project (contract) shall

owner's representative is defined as a firm or individual hired by the owner to oversee design or construction oversight

to answer specific questions regarding the project. The reference shall be the owner or a representative of the owner. An

one [1] person can be listed, but all must have knowledge of the project. DO NOT list principals or officers who will not be able

they are being used as a reference and that the County may be calling them on a valid phone number as provided. More than

knowledge of the proposer's performance during the referenced project. Contact person(s) must have been informed that

provided in Part 3 of the solicitation package. The contact person(s) listed as a reference shall be someone who has personal

provide a maximum of four [4] verifiable references for similar services provided within the last five [5] years on the form

and determine overall satisfaction with the company's services.

will be designed to validate the company's performance, ascertain the difference (if any) between expectations and delivery,

address, telephone number, e-mail addresses. The County intends to conduct reference checks of those clients. These checks

closely match the scope of work within this project. List must include a brief description of the project, contact person,

• Provide a list of similar projects, for which services have been successfully completed within the past five [5] years which most

close Description:

Criteria	Scoring Method	Weight (Points)	Similar Work Experience	Points Based	30 (30% of Total)
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of this project. The organizational chart should include the location of each staff member that is proposed.

• Provide an Organizational Chart depicting the team for this project to include roles and responsibilities in relation to the scope

design team.

consultant to have worked with the prime consultant on previous projects and demonstrated their ability to be part of the sub-

• Identify and provide qualifications and experience of sub-consultants, relevant to this project. It is preferred for the sub-

Vendor	Nick Brown	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
Charles Perry Partners, Inc.	95 (1)	90 (1)	100 (1)	99 (1.5)	96	1.13
Wharton-Smith, Inc.	88 (3)	85 (2.5)	98 (2)	99 (1.5)	92.5	2.25
Ajax Building Company, LLC	90 (2)	85 (2.5)	94 (3)	95 (3)	91	2.63

## AGGREGATE SCORES SUMMARY

Within the Counties of Brevard, Lake, Orange, Osceola, Seminole, and Volusia will receive five (5) points. Firms located within the state of Florida will receive 2 points.

Provide the location of the firm's office that will support the activities under this Agreement. Regional firms whose physical address is located within the Seminole, Lake, Orange, Osceola, Seminole, and Volusia will receive five (5) points. Firms located within the state of Florida will receive 2 points.

Within the Counties of Brevard, Lake, Orange, Osceola, Seminole, and Volusia will receive five (5) points. Firms located within the state of Florida will receive 2 points.

Criteria	Scoring Method	Weight (Points)	Location of the Firm	Points Based	5 (5% of Total)

Cost Analysis: Identify strategies for estimating, monitoring, and controlling costs during both the preconstruction phase and construction phase of the project.

- Value Analysis: Outline framework and identify how your team measures projected costs against expected benefits. Provide successful examples of this process used on past projects.

Descriptions:

Criteria	Scoring Method	Weight (Points)	Cost Analysis and Value Analysis	Points Based	35 (35% of Total)

## EVALUATION TABULATION

Team seems qualified	
Kristian Swenson: 30	
Personnel have diverse experience in commercial construction. Years of experience not provided.	
Anthony Maddox: 20	
Team is well qualified. Organizational Chart is satisfactory. Team is working out of several offices.	
Nick Brown: 25	
Qualifications of Proposed Team   Points Based   30 Points (30%)	
Ajax Building Company, LLC	

## INDIVIDUAL PROPOSAL SCORES

Charles Perry Partners, Inc.	28.8	28.8	33.5	5	96
Wharton-Smith, Inc.	29.5	26.3	31.8	5	92.5
Ajax Building Company, LLC	26.3	27	32.8	5	91
Persons Services Corp.	20.8	19	24.5	2	66.25

## VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Nick Brown	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
Persons Services Corp.	57 (4)	67 (4)	84 (4)	57 (4)	66.25	4

Location of the Firm   Points Based   5 Points (5%)	
Chad Wilsky: 32	Provided outline for cost analysis and examples of value analysis
Kristian Swenson: 34	Process seemed fine but examples were small value
Anthony Maddox: 35	Procurement, Life Cycle Analysis, System Cost Analysis, construction cost control, and total cost control.
Nick Brown: 30	Good value reflected in approach to cost analysis.
Cost Analysis and Value Analysis   Points Based   35 Points (35%)	
Chad Wilsky: 28	Provided similar project experience. One of four references was for a project to be completed
Kristian Swenson: 25	Most applicable experience was still "coming soon"
Anthony Maddox: 25	Ajax has diverse experience in the public sector and office settings.
Nick Brown: 30	Excellent experience closely aligned to project. Includes both government offices and parking garages. 90% of work is focused on public entities.
Similar Work Experience   Points Based   30 Points (30%)	
Chad Wilsky: 30	Qualified team. Construction of Sarasota County admin building
Construction Manager at Risk (CMAR) Services for the Seminole County Administration Building PS No. PS-6548-25/RTB EVALUATION TABULATION	

Lake Mary, FL

Lake Mary, FL

Lake Mary, FL

### Qualified team

## Great Team

Chad Wilsky: 30

Persons have diverse experience in commercial construction. Staff have a minimum of 20 years of experience.

Anthony Maddox: 25

Team is well qualified. Organization Chart is satisfactory. All project team members working out of local office.

NICK BROW: 30

Qualifications of Proposed Team | Points Based | 30 Points (30%)

Charles Perry Partners, Inc.

Ajax has diverse experience in the public sector and office settings, with over 20 municipal office/park facilities erected.

Anthony Maddox: 30

Experience closely aligned to project. Includes both healthcare and headquarter offices with parking garages.

Nick Brown: 25

Similar Work Experience | Points Based | 30 Points (30%)

PS No. PS-6548-

## EVALUATION TABULATION

PS No. PS-6548-25/R1B

Cost Analysis and Value Analysis   Points Based   35 Points (35%)	
Location of the Firm   Points Based   5 Points (5%)	
Chad Wilsky: 30	Good similar projects
Chad Wilsky: 30	Several examples of similar work experience provided
Chad Wilsky: 30	Great value reflected in approach to cost analysis.
Nick Brown: 35	Preconstruction and construction cost control
Kristian Swenson: 35	Good examples and not just small ones
Chad Wilsky: 34	Provided detailed approach for cost analysis and examples of value analysis
Nick Brown: 5	Oviedo, FL
Anthony Maddox: 5	Oviedo, FL
Kristian Swenson: 5	Oviedo, FL
Nick Brown: 5	Oviedo, FL
Anthony Maddox: 5	Oviedo, FL
Kristian Swenson: 5	Oviedo, FL
Chad Wilsky: 5	Oviedo, FL
Oviedo, FL	

Qualifications of Proposed Team   Points Based   30 Points (30%)	
Persons Services Corp.	
Team is qualified. Organization Chart is satisfactory. Team is working out of Ft Lauderdale office. Exceeds page count.	Nick Bro: 20
Personnel have diverse experience in commercial construction. Staff have a minimum of 15 years of experience.	Anthony Maddox: 20
Team seems qualified but all far away	Kristian Swenson: 23
Project manager and superintendent not in central Florida area. Limited proposed team. Proposed team's qualification do not align with project	Chad Wilsky: 20
Team seems qualified but all far away	Nick Bro: 15
Experience does not align to project.	Nick Bro: 15
Anthony Maddox: 20	Di verse university office space; however, no municipal administration building experience shown.
Kristian Swenson: 26	Experience seems fine but all away.
Chad Wilsky: 15	Experience seems fine but far all away.
Limited similar project experience provided and overall does not align with project	Nick Bro: 20
Similar Work Experience   Points Based   30 Points (30%)	
Experience does not align to project.	Nick Bro: 15
Anthony Maddox: 20	Di verse university office space; however, no municipal administration building experience shown.
Kristian Swenson: 26	Experience seems fine but all away.
Chad Wilsky: 15	Experience seems fine but far all away.
Nick Bro: 20	Di verse university office space; however, no municipal administration building experience shown.
Anthony Maddox: 20	Experience does not align to project.
Kristian Swenson: 26	Experience seems fine but all away.
Chad Wilsky: 15	Experience seems fine but far all away.
Nick Bro: 20	Di verse university office space; however, no municipal administration building experience shown.
Cost Analysis and Value Analysis   Points Based   35 Points (35%)	
Approach to cost analysis provided.	Nick Bro: 20

Team is well qualified. Organization Chart is satisfactory. All project team members working out of local office. Staff utilization overlaps with current Seminole County CJC Renovation.	Anthony Maddox: 30	the Seminole County process.
<b>Qualifications of Proposed Team   Points Based   30 Points (30%)</b>		
Wharton-Smith, Inc.		

Chad Wilsky: 2	Ft. Lauderdale, FL
Kristian Swenson: 2	Ft. Lauderdale, FL
Anthony Maddox: 2	Ft. Lauderdale, FL
Nick Brow: 2	Ft. Lauderdale, FL
<b>Location of the Firm   Points Based   5 Points (5%)</b>	

Chad Wilsky: 20	Limited detailed information provided
Kristian Swenson: 33	Description seems brief
Anthony Maddox: 25	Best value delivery approach

PS No. PS-6548-25/RTB	Construction Manager at Risk (CMAR) Services for the Seminole County Administration Building
<b>EVALUATION TABULATION</b>	

<p><b>Cost Analysis and Value Analysis   Points Based   35 Points (35%)</b></p> <p>Several examples of similar work experience provided</p> <p>Good experience</p> <p>Wharton has diverse experience in the public sector and office settings with specific experience in admin buildings.</p> <p>Experience is satisfactory. Includes government office and parking garage.</p> <p>Nick Brown: 20</p> <p>Anthony Maddox: 25</p> <p>Kristian Swenson: 30</p> <p>Nick Brown: 35</p> <p>Anthony Maddox: 25</p> <p>Kristian Swenson: 33</p> <p>Chad Wilsky: 34</p> <p>Provided detailed approach for cost analysis and examples of value analysis</p>
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Location of the Firm   Points Based   5 Points (5%)	
Sanford, FL	Nick Brow: 5
Sanford, FL	Anthony Maddox: 5
Sanford, FL	Kristian Swenson: 5
Sanford, FL	Chad Wilsky: 5