



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-6745-25/LNF
Architectural and Engineering Services for Medical Examiner's Office

RESPONSE DEADLINE: October 1, 2025, at 2:00 pm

Thursday, November 13, 2025

PROPOSALS RECEIVED

Vendor	Contact Info
Gresham Smith	Jade Lea-Wellington - jade.lea-wellington@greshamsmith.com (831) 473-8961
JL2 Architecture	Johnnie Lohrum – jlohrum@jl2architecture.com (407) 340-2879
NETTA Architects LLC	Nicholas Netta - marketing@nettaarchitects.com (973) 379-0006
PQH Group Design, Inc.	Elizabeth Black - marketing@pqh.com

Tabulated and Posted: Wednesday, October 1, 2025, at 3:45 PM EST (Leticia Figueroa, Procurement Administrator)

Evaluation Committee Meeting: Public Announcement posted October 22, 2025, for Monday, October 27, 2025, at 10:30 AM 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. Updated and posted October 27, 2025, at 4:00 PM EST.

Presentations and Interviews: November 10, 2025, at 8:00 AM EST, at 1101 East First Street, Sanford, FL 32771 County Manager's Conference Room 3024. Short listed firms listed alphabetically:

1. Gresham Smith
2. JL2 Architecture
3. PQH Group Design, Inc.

Updated and posted October 27, 2025, at 4:00 PM EST

TABULATION SHEET

Request for Professional Services (PS) – Architectural Engineering Services for Medical Examiner's Office

Page 1

EXECUTIVE SUMMARY

PS No. PS-6548-25/RTB

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

BCC Meeting – December 9, 2025 – Request to approve ranking and authorize staff to negotiate rates with the top-ranked firm in accordance with Florida Statute 287.055 CCNA (Updated and Posted, Thursday, November 13, 2025, at 1:00 PM EST) by Leticia Figueroa, Procurement Administrator.

1. JL2 Architecture
2. PQH Group Design, Inc.
3. Gresham Smith



Seminole County
Administrative Services - Purchasing & Contracts

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

EVALUATION RANKING

PS No. PS-6745-25/LNF

Architectural and Engineering Services for Medical Examiner's Office

RESPONSE DEADLINE: October 1, 2025 at 2:00 pm

Report Generated: Monday, October 27, 2025

AGGREGATE SCORES SUMMARY

Vendor	Nick Brow	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
jl2 Architecture	93 (1)	100 (1)	100 (1)	95 (1.5)	97	1.13
Gresham Smith	90 (2)	90 (2)	98 (2)	95 (1.5)	93.25	1.88
PQH Group Design, Inc.	80 (4)	80 (4)	94 (3)	87 (3)	85.25	3.5
NETTA ARCHITECTS LLC	82 (3)	84 (3)	91 (4)	77 (4)	83.5	3.5

Shortlisting was based on total average max score due to a tie in the total average ranking. The Evaluation Committee approves the above stated ranking and recommends the top 3 firms for presentations and interviews: 1. JL2 Architecture 2. Gresham Smith 3. PQH Group Design




Nick Brow

Kristian Swenson



Anthony Maddox



Chad Wilsky



Seminole County

Administrative Services - Purchasing & Contracts

Robert T. Bradley, Purchasing and Contracts Manager

1301 East Second St., Sanford, FL 32771

PRESENTATION RANKING

PS No. PS-6745-25/LNF

Architectural and Engineering Services for Medical Examiner's Office


RESPONSE DEADLINE: October 1, 2025 at 2:00 pm

Report Generated: Thursday, November 13, 2025

Vendor	Nick Brow	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
JL2 Architecture	100 (1)	90 (1)	100	100 (1)	97.5	1
PQH Group Design, Inc.	70 (3)	80 (2)	60	85 (2.5)	73.75	2.5
Gresham Smith	80 (2)	70 (3)	55	85 (2.5)	72.5	2.5

The recommendation of award is based on total average rank of each proposal after presentations and interviews. The Evaluation Committee agrees with the ranking as stated above: 1. JL2 Architecture 2. Gresham Smith 2. PQH Group Design, Inc.



Nick Brow

Anthony Maddox

Kristian Swenson

Chad Wilsky



Seminole County
Administrative Services - Purchasing & Contracts
Robert T. Bradley, Purchasing and Contracts Manager
1301 East Second St., Sanford, FL 32771

EVALUATION TABULATION

PS No. PS-6745-25/LNF

Architectural and Engineering Services for Medical Examiner's Office

RESPONSE DEADLINE: October 1, 2025 at 2:00 pm

Report Generated: Thursday, November 13, 2025

PHASE 2

EVALUATORS

Name	Title	Agreement Accepted On
Nick Brow	Construction Manager	Oct 8, 2025 10:43 AM
Anthony Maddox	Division Manager Facilities	Oct 3, 2025 1:42 PM
Kristian Swenson	Assistant County Manager	Oct 24, 2025 4:41 PM
Chad Wilsky	Fleet and Facilities Director	Oct 14, 2025 9:37 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.

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

EVALUATION TABULATION

PS No. PS-6745-25/LNF

Architectural and Engineering Services for Medical Examiner's Office

- **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 (50% of Total)

Description:

- Highlight projects which align with a new medical examiner's office building with an integrated parking structure (if available). 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

Vendor	Nick Brow	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
jl2 Architecture	100 (1)	90 (1)	100 (1)	100 (1)	97.5	1
PQH Group Design, Inc.	70 (3)	80 (2)	60 (2)	85 (2.5)	73.75	2.38
Gresham Smith	80 (2)	70 (3)	55 (3)	85 (2.5)	72.5	2.63
NETTA ARCHITECTS LLC	0 (4)	0 (4)	0 (4)	0 (4)	0	4
Excluded						

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services for Medical Examiner's Office

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)
j12 Architecture	48.8	48.8	97.5
PQH Group Design, Inc.	38.8	35	73.75
Gresham Smith	35	37.5	72.5
NETTA ARCHITECTS LLC Excluded	0	0	0

INDIVIDUAL PROPOSAL SCORES

Gresham Smith

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

Nick Brow: 40

Organizational chart shown , omitted requested utilization ratios. Well defined programming interview approach. Schedule reflects 7.5-months, additional site selection of 2-months, totaling 9.5-10-months

Anthony Maddox: 30

Good municipality experience, but more technical expertise may be needed.

Kristian Swenson: 30

Team has some ME experience, but limited.

Chad Wilsky: 40

Clarity was not provided on programing and schedule when Seminole team asked about stakeholder groups and that we do not currently have a MEO team.

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

Nick Brow: 40

Three (3) similar projects were shared. Lessons learned on past projects briefly discussed.

EVALUATION TABULATION

PS No. PS-6745-25/LNF

Architectural and Engineering Services for Medical Examiner's Office

Anthony Maddox: 40

City of Jacksonville Medical Examiner District 4 Medical Examiner

Kristian Swenson: 25

Some project experience but limited.

Chad Wilsky: 45

Examples of Jacksonville and Orange County MEO reviewed and highlighted.

jl2 Architecture

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

Nick Brow: 50

Organizational chart shown , with utilization ratios. Well defined programming interview approach. Schedule reflects 8-10 months, includes site selection.

Anthony Maddox: 45

Good understanding of local needs and technical experience.

Kristian Swenson: 50

Good experience by prime. Excellent subconsultant

Chad Wilsky: 50

Local project team with medical examiner office building experience. Experience with programing building when owner does not have current services and stakeholder groups.

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

Nick Brow: 50

National expert NWL and JL2 have completed two (2) MEO facilities. Excellent breakdown of experience and lessons learned on past projects.

Anthony Maddox: 45

Florida District 7 ME & District 19 ME

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services for Medical Examiner's Office

EVALUATION TABULATION

PS No. PS-6745-25/LNF

Architectural and Engineering Services for Medical Examiner's Office

Kristian Swenson: 50

Good project experience by prime. Excellent subconsultant

Chad Wilsky: 50

Provided specific experience with MOE that aligns with our project. Same personnel would be on our project. Detailed and thorough discussion on project experience and value that will be provided to Seminole project.

PQH Group Design, Inc.

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

Nick Brow: 35

Organizational chart shown , with utilization ratios. Programming interview approach focuses on communication and relationships. Schedule reflects 11 months, includes site selection.

Anthony Maddox: 40

Good understanding of local government and needs for construction.

Kristian Swenson: 35

Team has not worked together. Excellent experience by subconsultant.

Chad Wilsky: 45

MEO experience heavily leaned on consultant and not local team.

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

Nick Brow: 35

National expert NWL and PQH have not worked together on past projects. MEO experience is limited to new construction of St. Johns County, and then renovation of same facility 15-20 years later. Other experience does include healthcare facilities.

Anthony Maddox: 40

St John's Medical Examiner

Kristian Swenson: 25

Prime has little ME experience. Subconsultant great experience

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services for Medical Examiner's Office

EVALUATION TABULATION

PS No. PS-6745-25/LNF

Architectural and Engineering Services for Medical Examiner's Office

Chad Wilsky: 40

Local team experienced focused on health care facilities. MEO limited. Consultant partner highly experienced.

PHASE 1

EVALUATORS

Name	Title	Agreement Accepted On
Nick Brow	Construction Manager	Oct 8, 2025 10:43 AM
Anthony Maddox	Division Manager Facilities	Oct 3, 2025 1:42 PM
Kristian Swenson	Assistant County Manager	Oct 24, 2025 4:41 PM
Chad Wilsky	Fleet and Facilities Director	Oct 14, 2025 9:37 AM

EVALUATION CRITERIA

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

Criteria	Scoring Method	Weight (Points)
Project Understanding/Project Approach	Points Based	30 (30% of Total)

Criteria	Scoring Method	Weight (Points)
Similar Work Experience	Points Based	35 (35% of Total)

Criteria	Scoring Method	Weight (Points)
Location of the Firm	0-5 Points	5 (5% of Total)

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services for Medical Examiner's Office

EVALUATION TABULATION

PS No. PS-6745-25/LNF

Architectural and Engineering Services for Medical Examiner's Office

AGGREGATE SCORES SUMMARY

Vendor	Nick Brow	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
jl2 Architecture	93 (1)	100 (1)	100 (1)	95 (1.5)	97	1.13
Gresham Smith	90 (2)	90 (2)	98 (2)	95 (1.5)	93.25	1.88
PQH Group Design, Inc.	80 (4)	80 (4)	94 (3)	87 (3)	85.25	3.5
NETTA ARCHITECTS LLC	82 (3)	84 (3)	91 (4)	77 (4)	83.5	3.5

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Qualifications of Proposed Team Points Based 30 Points (30%)	Project Understanding/Project Approach Points Based 30 Points (30%)	Similar Work Experience Points Based 35 Points (35%)	Location of the Firm 0-5 Points 5 Points (5%)	Total Score (Max Score 100)
jl2 Architecture	30	28.3	33.8	5	97
Gresham Smith	28	26.5	33.8	5	93.25
PQH Group Design, Inc.	26.8	26.3	30.3	2	85.25
NETTA ARCHITECTS LLC	25.5	25.5	30.5	2	83.5

INDIVIDUAL PROPOSAL SCORES

Gresham Smith	
Qualifications of Proposed Team Points Based 30 Points (30%)	
Nick Brow: 25	
Project Manager located in Jacksonville, Project Architect in Orlando. Team: SGM, GAI, Introba	
Anthony Maddox: 27	
Experienced team members	
Kristian Swenson: 30	
Team qualified	
Chad Wilsky: 30	
MEO experience	
Project Understanding/Project Approach Points Based 30 Points (30%)	
Nick Brow: 25	
Excellent understanding of project with a clear approach to the work.	
Anthony Maddox: 26	
Good understanding	
Kristian Swenson: 30	
Understands project	
Chad Wilsky: 25	
Project understanding and approach provided	
Similar Work Experience Points Based 35 Points (35%)	
Nick Brow: 35	

EVALUATION TABULATION

PS No. PS-6745-25/LNF

Architectural and Engineering Services for Medical Examiner's Office

Medical Examiners Offices for Orange County, City of Jacksonville. Other experience includes Integrated Regional Labs, Baptist Medical Center South Campus (Morgue included)

Anthony Maddox: 32

Medical examiners' buildings in Orlando and Jacksonville FL

Kristian Swenson: 33

Good Experience

Chad Wilsky: 35

Orange County MEO expansion and Jacksonville MEO

Location of the Firm | 0-5 Points | 5 Points (5%)

Nick Brow: 5

Orlando, FL

Anthony Maddox: 5

Orlando FL

Kristian Swenson: 5

Close Team

Chad Wilsky: 5

Orlando

jl2 Architecture

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

Nick Brow: 30

National firm "MWL" - Forensic Pathologist Architecture specialist. Team also includes CMTA (OCI), BBM, and Zev Cohen. Integral Construction Manager experience with JL2.

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services for Medical Examiner's Office

EVALUATION TABULATION

PS No. PS-6745-25/LNF

Architectural and Engineering Services for Medical Examiner's Office

Anthony Maddox: 30

JL2 Collaboration with McClaren, Wilson & Lawrie, Inc

Kristian Swenson: 30

Good exp

Chad Wilsky: 30

MEO experience

Project Understanding/Project Approach | Points Based | 30 Points (30%)

Nick Brow: 28

Expedited design process (if elected). Owner of JL2 is point of contact for project. Cost controls.

Anthony Maddox: 30

Good understanding of the project

Kristian Swenson: 30

Understands project

Chad Wilsky: 25

Project understanding and approach provided

Similar Work Experience | Points Based | 35 Points (35%)

Nick Brow: 30

Medical Examiners Offices for Volusia County, St Lucie County, Cobb County (Georgia), Washoe County (Nevada), State of Oklahoma, Franklin County, Montgomery County (Texas), Hennepin County (Minnesota)

Anthony Maddox: 35

8 medical examiner locations in FL.

Kristian Swenson: 35

Good experience with sub experience especially

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services for Medical Examiner's Office

EVALUATION TABULATION

PS No. PS-6745-25/LNF

Architectural and Engineering Services for Medical Examiner's Office

Chad Wilsky: 35

Volusia MOE, St Lucie MOE and additional experiences listed

Location of the Firm | 0-5 Points | 5 Points (5%)

Nick Brow: 5

Longwood, FL

Anthony Maddox: 5

Seminole County

Kristian Swenson: 5

Sub distance close

Chad Wilsky: 5

Longwood

NETTA ARCHITECTS LLC

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

Nick Brow: 30

National firm "MWL" - Forensic Pathologist Architecture specialist. Team also includes SGM, BBM, Terracon, Siebein Acoustic, and CPH.

Anthony Maddox: 25

Collaboration between Netta Architects and McClaren, Wilson & Lawrie, Inc

Kristian Swenson: 27

Overall the team is not as good as others

Chad Wilsky: 20

Specific team MOE experience not provided

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services for Medical Examiner's Office

EVALUATION TABULATION

PS No. PS-6745-25/LNF

Architectural and Engineering Services for Medical Examiner's Office

Project Understanding/Project Approach | Points Based | 30 Points (30%)

Nick Brow: 20

Good understanding of project with a clear approach to the work.

Anthony Maddox: 27

Good project approach

Kristian Swenson: 30

Understands project

Chad Wilsky: 25

Project understanding and approach provided

Similar Work Experience | Points Based | 35 Points (35%)

Nick Brow: 30

Medical Examiners Offices for Bergen County expansion (New Jersey), Volusia County, Cobb County (Georgia), Hennepin County (Minnesota), Spokane County (Washington). Other experience includes Hudson County Prosecutor's office (New Jersey), Public Safety (New Jersey)

Anthony Maddox: 30

Over 8 medical examiners' projects in FL

Kristian Swenson: 32

Prime not as good of exp. Sub very good exp.

Chad Wilsky: 30

Similar work experience all out of State except for consultant architect

Location of the Firm | 0-5 Points | 5 Points (5%)

Nick Brow: 2

Boca Raton, FL

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services for Medical Examiner's Office

EVALUATION TABULATION

PS No. PS-6745-25/LNF

Architectural and Engineering Services for Medical Examiner's Office

Anthony Maddox: 2

Boca Raton FL

Kristian Swenson: 2

Sub located out of area

Chad Wilsky: 2

Boca

PQH Group Design, Inc.

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

Nick Brow: 25

National firm "MWL" - Forensic Pathologist Architecture specialist. Team also includes TLC, AES, and HWA.

Anthony Maddox: 25

Collaboration between PQH Group Design and McClaren, Wilson & Lawrie, Inc

Kristian Swenson: 30

Good qualifications

Chad Wilsky: 27

MOE experience for proposed team: new facility was 2005, renovations was 2020

Project Understanding/Project Approach | Points Based | 30 Points (30%)

Nick Brow: 25

Excellent understanding of project with a clear approach to the work.

Anthony Maddox: 25

Good approach

Kristian Swenson: 30

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services for Medical Examiner's Office

EVALUATION TABULATION

PS No. PS-6745-25/LNF

Architectural and Engineering Services for Medical Examiner's Office

Understands project

Chad Wilsky: 25

Project understanding and approach provided

Similar Work Experience | Points Based | 35 Points (35%)

Nick Brow: 28

Medical Examiners Offices for St. Johns County renovation, Leon County renovation, Volusia County, Cobb County (Georgia), Hennepin County (Minnesota). Other experience includes Borland Grover Ambulatory Center, UF Health Crucial Care Building, UF Shands renovation.

Anthony Maddox: 28

Good array of projects

Kristian Swenson: 32

Exp not as good as others

Chad Wilsky: 33

Similar work experience and consultant experience

Location of the Firm | 0-5 Points | 5 Points (5%)

Nick Brow: 2

Jacksonville, FL

Anthony Maddox: 2

Jacksonville FL

Kristian Swenson: 2

Sub out of the area

Chad Wilsky: 2

Jacksonville

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services for Medical Examiner's Office