



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

TABULATION SHEET

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

RESPONSE DEADLINE: June 17, 2026, at 2:00 pm

Report Generated: Friday, July 17, 2026

PROPOSALS RECEIVED

Vendor	Contact Info
Baker Barrios Architects	chall@bakerbarrios.com
Bentley Group, Inc.	marketing@bentleygroupinc.com
DLR Group Inc.	mchaffin@dlrgroup.com
Grace Design Studios, LLC	pursuits@grace-design.com
HKS Architects, Inc.	nbutler@hksinc.com
Kasper Architecture and Development, Inc	nicole@kasperarch.com
KMF Architects, LLC	marketing-opengov@kmfarchtects.com
Little Diversified Architectural Consulting, Inc.	kadie.cotton@littleonline.com
PBK Architects Florida, Inc.	marketing@harvardjolly.com
PDS Architecture, Inc	jen@pdsonline.com
Schenkel Shultz	jvaughan@schenkelshultz.com
The S/L/A/M Collaborative, Inc.	dkleppin@slamcoll.com
Wannemacher Jensen Architects, LLC	Marie.hartney@wjarc.com

EVALUATION TABULATION
PS No. PS-7224-26/NBM
Architectural and Engineering Services Seminole County Indoor Sports Complex

Tabulated and posted by: Naomi Martinez, Senior Procurement Analyst, Monday, June 22, 2026, at 1:00 PM (EST)

Evaluation Committee Meeting: Public announcement posted June 22, 2026, for Monday, June 29, 2026, at 9:00 AM (EST)
Location 1101 E. First Street, Sanford FL 32771, County Manager's Office Conference Room 3024. The shortlist will be determined by total average ranking of the firms after evaluations. Updated and posted June 29, 2026, at 4:00 PM EST.

Presentations and Interviews: July 10, 2026, 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. DLR Group Inc.
2. HKS Architects, Inc.
3. PBK Architects Florida, Inc.
4. Schenkel Shulz

Updated and posted July 17 2026, at 9:45 AM EST.

Phase II Presentations and Interviews: August 10, 2026, 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. PBK Architects Florida, Inc.
2. Schenkel Shulz

Updated and posted on July 29, 2026, at 2 PM EST

BCC Meeting - August 25, 2026 - 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, August 13, 2026, at 3:00 PM EST) by Naomi Marinez, Senior Procurement Analyst.

1. PBK Architects Florida, Inc.
2. Schenkel Shulz



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

PHASE I: RANKING

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

RESPONSE DEADLINE: June 17, 2026 at 2:00 pm

Report Generated: Wednesday, July 15, 2026

AGGREGATE SCORES SUMMARY

Vendor	Rick Durr	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
Schenkel Shultz	94 (1)	92 (2)	96 (1.5)	100 (1.5)	95.5	1.5
PBK Architects Florida, Inc.	83 (2)	96 (1)	96 (1.5)	100 (1.5)	93.75	1.5
DLR Group Inc.	77 (3)	80 (3)	65 (3)	80 (3)	75.5	3
HKS Architects, Inc.	55 (4)	70 (4)	30 (4)	75 (4)	57.5	4

We approve the above-stated ranking and select the top two firms for additional presentations and discussions.

Rick Durr

Anthony Maddox

Digitally signed by Anthony Maddox
Date: 2026.07.16 07:45:49-04'00'

Chad Wilsky

Digitally signed by Chad Wilsky
Date: 2026.07.16 06:56:53
-04'00'

Kristian Swenson

PS-7224-26/NBM - Architectural and Engineering Services for Seminole County Indoor Sports Complex:

Phase II Final Ranking

Vendor	Rick Durr	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score	Total Average Rank
PBK Architects Florida, Inc.	95	95	100	100	97.5	1
Schenkel Shultz	85	85	75	75	80	2

We approve the above stated ranking and select the top ranked firm.


Rick Durr


Kristian Swenson


Anthony Maddox

Chad Wilsky
Digitally signed by Chad Wilsky
Date: 2026.08.13 14:25:02
-04'00'

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-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

RESPONSE DEADLINE: June 17, 2026 at 2:00 pm

Report Generated: Thursday, August 13, 2026

FINAL

EVALUATORS

Name	Title	Agreement Accepted On
Rick Durr	Director	Jun 18, 2026 2:39 PM
Anthony Maddox	Division Manager Facilities	Jun 18, 2026 8:22 PM
Kristian Swenson	Assistant County Manager	Jun 18, 2026 3:45 PM
Chad Wilsky	Fleet and Facilities Director	Jun 18, 2026 2:47 PM

EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Phase II Presentations	Points Based	100 (100% of Total)

Description:

AGGREGATE SCORES SUMMARY

Vendor	Rick Durr	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
PBK Architects Florida, Inc.	95 (1)	95 (1)	100 (1)	100 (1)	97.5	1

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Vendor	Rick Durr	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
Schenkel Shultz	85 (2)	85 (2)	75 (2)	75 (2)	80	2
Baker Barrios Architects Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8
Bentley Group, Inc. Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8
DLR Group Inc. Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8
Grace Design Studios, LLC Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8
HKS Architects, Inc. Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8
Kasper Architecture and Development, Inc. Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8
KMF Architects, LLC Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8
Little Diversified Architectural Consulting, Inc. Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8
PDS Architecture, Inc. Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Vendor	Rick Durr	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
The S/L/A/M Collaborative, Inc. Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8
Wannemacher Jensen Architects, LLC Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Phase II Presentations Points Based 100 Points (100%)	Total Score (Max Score 100)
PBK Architects Florida, Inc.	97.5	97.5
Schenkel Shultz	80	80
Baker Barrios Architects Excluded	0	0
Bentley Group, Inc. Excluded	0	0
DLR Group Inc. Excluded	0	0
Grace Design Studios, LLC Excluded	0	0
HKS Architects, Inc. Excluded	0	0
Kasper Architecture and Development, Inc. Excluded	0	0

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Vendor	Phase II Presentations Points Based 100 Points (100%)	Total Score (Max Score 100)
KMF Architects, LLC Excluded	0	0
Little Diversified Architectural Consulting, Inc. Excluded	0	0
PDS Architecture, Inc. Excluded	0	0
The S/L/A/M Collaborative, Inc. Excluded	0	0
Wannemacher Jensen Architects, LLC Excluded	0	0

INDIVIDUAL PROPOSAL SCORES

PBK Architects Florida, Inc.
Phase II Presentations Points Based 100 Points (100%)
Rick Durr: 95
Responded to all of the requested questions thoroughly. Clear delineation of responsibilities between the various team members and demonstrated a strong prime team and bench. Proposed a realistic schedule customized for this project in a great level of detail. Great degree of experience with each contractor team on sports venues. Prepared a third design option for further consideration that blends many of the elements from the original county concept with refined elements for further consideration. Overall, very strong presentation, and very realistic alternatives with cost considerations.
Anthony Maddox: 95
Concise and informative presentation.
Kristian Swenson: 100

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Amazing team. Really raised the bar again. The team is highly robust and experienced in all areas of the work.

Chad Wilsky: 100

Very experienced and established team with projects similar to the County's project. Shared a distinct vision for the complex.

Schenkel Shultz

Phase II Presentations | Points Based | 100 Points (100%)

Rick Durr: 85

Responded to all required questions. Questions about PIC as PM and bench strength. Would have like to have heard more from the assistant PM. Further refined schedule with more realistic timeline - much appreciated. Presented a refined building layout which was a positive for the presentation. The ideas of the new site development concept - while appreciated - raised more questions, especially when considering the reduction in core site program for other potential development concepts. Did appreciate the discussion and ideas on making the site multifunctional as a resident destination. The execution of those, however, perhaps left more questions than answers.

Anthony Maddox: 85

Great presentation on project needs and approach.

Kristian Swenson: 75

The team is good but not quite as good as others. Subcontractors added a strong component.

Chad Wilsky: 75

Schenkel Shultz partnering with two other firms to provide expertise for the project. Not clear on structure of team and there appeared a lack of cohesiveness. Focused more on the amenities rather than the vision of the facility and core function.

Baker Barrios Architects (Excluded)

Phase II Presentations | Points Based | 100 Points (100%)

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

Bentley Group, Inc.
(Excluded)

Phase II Presentations | Points Based | 100 Points (100%)

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

DLR Group Inc.
(Excluded)

Phase II Presentations | Points Based | 100 Points (100%)

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Grace Design Studios, LLC
(Excluded)

Phase II Presentations | Points Based | 100 Points (100%)

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

HKS Architects, Inc.
(Excluded)

Phase II Presentations | Points Based | 100 Points (100%)

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

Kasper Architecture and Development, Inc.
(Excluded)

Phase II Presentations | Points Based | 100 Points (100%)

Rick Durr: 0

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

KMF Architects, LLC
(Excluded)

Phase II Presentations | Points Based | 100 Points (100%)

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

Little Diversified Architectural Consulting, Inc.
(Excluded)

Phase II Presentations | Points Based | 100 Points (100%)

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

PDS Architecture, Inc.
(Excluded)

Phase II Presentations | Points Based | 100 Points (100%)

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

The S/L/A/M Collaborative, Inc.
(Excluded)

Phase II Presentations | Points Based | 100 Points (100%)

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

Wannemacher Jensen Architects, LLC
(Excluded)

Phase II Presentations | Points Based | 100 Points (100%)

Rick Durr: 0

Anthony Maddox: 0

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Kristian Swenson: 0

Chad Wilsky: 0

PHASE 2

EVALUATORS

Name	Title	Agreement Accepted On
Rick Durr	Director	Jun 18, 2026 2:39 PM
Anthony Maddox	Division Manager Facilities	Jun 18, 2026 8:22 PM
Kristian Swenson	Assistant County Manager	Jun 18, 2026 3:45 PM
Chad Wilsky	Fleet and Facilities Director	Jun 18, 2026 2:47 PM

EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Qualifications and Experience	Points Based	50 (50% of Total)

Description:

- o Staff Members: Provide an organizational chart with all supporting staff, along with a description of each team member's role and specific area(s) of expertise.
- o Cost Ideas: Please provide a detailed description of the firm's proposed cost approach, including methodology, assumptions, and any factors that influence pricing.
- o 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 Work Experience	Points Based	50 (50% of Total)

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Description:

o Construction Examples: Share examples of construction in various components of the project: Basketball, Indoor Volleyball, Beach Volleyball, and large Indoor Sports Complex. Proposed team members should be directly involved in the examples provided.

o Included With Each Example should be:

☐ Project Schedule

☐ Cost Ideas

☐ Value Engineering (VE) ideas for both savings and project enhancements

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

AGGREGATE SCORES SUMMARY

Vendor	Rick Durr	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
Schenkel Shultz	94 (1)	92 (2)	96 (1.5)	100 (1.5)	95.5	1.5
PBK Architects Florida, Inc.	83 (2)	96 (1)	96 (1.5)	100 (1.5)	93.75	1.5
DLR Group Inc.	77 (3)	80 (3)	65 (3)	80 (3)	75.5	3
HKS Architects, Inc.	55 (4)	70 (4)	30 (4)	75 (4)	57.5	4
Baker Barrios Architects Excluded	0 (9)	0 (9)	0 (9)	0 (9)	0	9
Bentley Group, Inc. Excluded	0 (9)	0 (9)	0 (9)	0 (9)	0	9
Grace Design Studios, LLC Excluded	0 (9)	0 (9)	0 (9)	0 (9)	0	9

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Vendor	Rick Durr	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
Kasper Architecture and Development, Inc. Excluded	0 (9)	0 (9)	0 (9)	0 (9)	0	9
KMF Architects, LLC Excluded	0 (9)	0 (9)	0 (9)	0 (9)	0	9
Little Diversified Architectural Consulting, Inc. Excluded	0 (9)	0 (9)	0 (9)	0 (9)	0	9
PDS Architecture, Inc. Excluded	0 (9)	0 (9)	0 (9)	0 (9)	0	9
The S/L/A/M Collaborative, Inc. Excluded	0 (9)	0 (9)	0 (9)	0 (9)	0	9
Wannemacher Jensen Architects, LLC Excluded	0 (9)	0 (9)	0 (9)	0 (9)	0	9

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Qualifications and Experience Points Based 50 Points (50%)	Similar Work Experience Points Based 50 Points (50%)	Total Score (Max Score 100)
Schenkel Shultz	47.3	48.3	95.5
PBK Architects Florida, Inc.	46	47.8	93.75
DLR Group Inc.	37.5	38	75.5

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Vendor	Qualifications and Experience Points Based 50 Points (50%)	Similar Work Experience Points Based 50 Points (50%)	Total Score (Max Score 100)
HKS Architects, Inc.	28.8	28.8	57.5
Baker Barrios Architects Excluded	0	0	0
Bentley Group, Inc. Excluded	0	0	0
Grace Design Studios, LLC Excluded	0	0	0
Kasper Architecture and Development, Inc. Excluded	0	0	0
KMF Architects, LLC Excluded	0	0	0
Little Diversified Architectural Consulting, Inc. Excluded	0	0	0
PDS Architecture, Inc. Excluded	0	0	0
The S/L/A/M Collaborative, Inc. Excluded	0	0	0
Wannemacher Jensen Architects, LLC Excluded	0	0	0

INDIVIDUAL PROPOSAL SCORES

DLR Group Inc.

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

Page 13

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Qualifications and Experience | Points Based | 50 Points (50%)

Rick Durr: 35

Provided required information. Site schedule and initial 8 weeks provide redundant information the county has already undertaken. Acknowledged that did not review the proforma. No specific discussion on the county's budget in the presentation, except when responding during Q&A. Site civil slides extremely difficult to read, even in the handouts. Overall, however, a solid presentation.

Anthony Maddox: 40

The company provided the design team with extensive design experience on projects nationwide.

Kristian Swenson: 35

Seemed like a good team and well competent, but did not prepare as well as they could have. Please see the other comment

Chad Wilsky: 40

Qualified team. Partnered with same civil firm as two other presenters. Limited cost information

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

Rick Durr: 42

Good examples given in the required information. Would have benefited however by giving the locations of the specific projects when reviewing during the presentation.

Anthony Maddox: 40

The company provided projects on national sports projects.

Kristian Swenson: 30

The team expressed that they had not reviewed all the needed documents to comment on our project. When asked if they had requested additional information, they indicated that they had not.

Chad Wilsky: 40

Similar work experience provided.

HKS Architects, Inc.

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

Page 14

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Qualifications and Experience | Points Based | 50 Points (50%)

Rick Durr: 25

Provided required information on staffing. Cost ideas were a list of factors. Did not discuss the county's budget. Schedule includes 8 weeks of programming which includes redundant steps already completed by the county, both the with county's programming consultant and by staff. Did refer to the various reports already produced to this point, including the Hunden study and proforma which provide comparables and market research. Site civil proposes solutions counter to what had been proposed in presentations to the BCC and alternatives shown do not adequately reflect the county's stated objectives for the project.

Anthony Maddox: 35

The company provided a team with experience in nationwide sports projects.

Kristian Swenson: 15

Could not fully get an understanding of the qualifications and experience as there were no time questions

Chad Wilsky: 40

Qualified team. Partnered with same civil firm as two other presenters. Limited cost information

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

Rick Durr: 30

Construction examples provided minimum required information. Spent so long in this portion of the presentation that it left no time for questions from the selection committee. Given no time was left, probably could have saved time with less discussion on the Boombah Sports Complex, which the county is very familiar with. Study sketches were simplistic. Site plan ideas also simplistic and do not adequately acknowledge work that has already been done and presented on the project.

Anthony Maddox: 35

The company has provided examples regarding nationwide sports projects.

Kristian Swenson: 15

Could not fully get an understanding of the work experience as there were no time questions

Chad Wilsky: 35

Similar work experience provided. No time was provided in presentation for committee to ask questions.

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

PBK Architects Florida, Inc.

Qualifications and Experience | Points Based | 50 Points (50%)

Rick Durr: 38

Provided required information for staff members and schedule. Cost ideas were discussed, however did not address the county's stated budget and assumptions which led to the specific budget presented to the BCC. Did respond during Q&A, however, would have benefited greatly if those were covered in more detail in the presentation. Showed high-quality design concepts. One may be a bit out of reach with the budget but was intriguing.

Anthony Maddox: 48

The company provided a team with experience in nationwide and local sports projects.

Kristian Swenson: 48

Excellent team. Very well qualified, with many specialists on the team.

Chad Wilsky: 50

Very experienced and qualified team. Provided general approach to costs. Partnered with same civil firm as two other presenters

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

Rick Durr: 45

Provided required experience information with heavy emphasis on multiple indoor complexes designed and constructed.

Anthony Maddox: 48

The company has provided examples regarding nationwide and local sports projects.

Kristian Swenson: 48

Fabulous project presentation with detailed alternative enhancements to consider. Wish more time could have been spent highlighting project costs.

Chad Wilsky: 50

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Provided relevant examples. Provided detailed options for considerations based on current/ existing programming plan. Unclear whether all these options were within current project budget

Schenkel Shultz

Qualifications and Experience | Points Based | 50 Points (50%)

Rick Durr: 45

Provided required information on staff members, cost approach and schedule. Schedule may be too aggressive in the design timeline but gives a good start to work from.

Anthony Maddox: 46

The company provided a team with experience in nationwide and local sports projects.

Kristian Swenson: 48

Excellent team. Very well qualified, with many specialists on the team.

Chad Wilsky: 50

Very experienced team from design and operational. Provided specific costs examples and revenue generation strategies. More clarity with schedule is needed based on length of time for permitting review and approval

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

Rick Durr: 49

Provided all required information. Team went above and beyond and provided comments and observations of the county's existing plan and suggested specific cost savings. Also provided strategies - and a draft plan and renderings - on taking the next step with the site plan and building structure to not only provide cost savings, but the next step in design concepts utilizing appropriate strategies and design concepts. Outstanding planning and design work regarding the site.

Anthony Maddox: 46

The company has provided examples regarding nationwide and local sports projects.

Kristian Swenson: 48

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

Page 17

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Excellent presentation. Feel the timeline presented was not realistic. Also, additional enhancements to the project were more limited than others.

Chad Wilsky: 50

Provided relevant examples with specific examples of lessons learned for both indoor sports complex, F&B, sand volleyball. Provided detailed options for considerations base on current/ existing programming plan. Overall presentation thorough and detailed

Baker Barrios Architects (Excluded)

Qualifications and Experience | Points Based | 50 Points (50%)

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

Bentley Group, Inc. (Excluded)

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Qualifications and Experience | Points Based | 50 Points (50%)

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

Grace Design Studios, LLC
(Excluded)

Qualifications and Experience | Points Based | 50 Points (50%)

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

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

Rick Durr: 0

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

Kasper Architecture and Development, Inc.
(Excluded)

Qualifications and Experience | Points Based | 50 Points (50%)

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

KMF Architects, LLC
(Excluded)

Qualifications and Experience | Points Based | 50 Points (50%)

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

**Little Diversified Architectural Consulting, Inc.
(Excluded)**

Qualifications and Experience | Points Based | 50 Points (50%)

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

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

Rick Durr: 0

Anthony Maddox: 0

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Kristian Swenson: 0

Chad Wilsky: 0

PDS Architecture, Inc.
(Excluded)

Qualifications and Experience | Points Based | 50 Points (50%)

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

The S/L/A/M Collaborative, Inc.
(Excluded)

Qualifications and Experience | Points Based | 50 Points (50%)

Rick Durr: 0

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

Wannemacher Jensen Architects, LLC
(Excluded)

Qualifications and Experience | Points Based | 50 Points (50%)

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

Chad Wilsky: 0

PHASE 1

EVALUATORS

Name	Title	Agreement Accepted On
Nick Brow	Construction Manager	Jun 18, 2026 2:56 PM
Rick Durr	Director	Jun 18, 2026 2:39 PM
Anthony Maddox	Division Manager Facilities	Jun 18, 2026 8:22 PM
Kristian Swenson	Assistant County Manager	Jun 18, 2026 3:45 PM
Chad Wilsky	Fleet and Facilities Director	Jun 18, 2026 2:47 PM

EVALUATION CRITERIA

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

Description:

1. Provide qualifications and experience for staff proposed for this project, such as licenses and/or certifications. Resumes of key individuals may be included to demonstrate the skills necessary to complete this project.
2. Identify and provide qualifications and experience of sub-consultants, relevant to this project. It is preferred for the sub-consultant to have worked with the prime consultant on previous projects and demonstrated their ability to be part of the design team.
3. Provide an Organizational Chart depicting the team for this project to include roles and responsibilities in relation to the scope of this project. The organizational chart should include the location of each staff member that is proposed.

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

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

Description:

1. The content and form of the Proposal shall present a clear, comprehensive, and well-documented representation, demonstrating understanding and commitment of how the Proposer intends to implement and fulfill the requirements of the scope of the project. Delineate the firm's understanding of the project including special considerations and technical aspects of the project.

Provide a description of how the Project team can coordinate and expedite the design process, permitting process, utility and agency coordination, and work by sub-Consultants to ensure quality control under an accelerated schedule using project planning methodology. The Proposer shall describe steps to plan, administer, coordinate and complete all requirements of a design project with emphasis on design quality control and construction quality assurance and efficient

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

Description:

1. Provide a list of similar projects, for which services have been successfully completed within the past five [5] years which most closely match the scope of work within this project. List must include a brief description of the project, contact person, address, telephone number, e-mail addresses. The County intends to conduct reference checks of those clients. These checks will be designed to validate the company's performance, ascertain the difference (if any) between expectations and delivery, and determine overall satisfaction with the company's services.
2. Provide a maximum of four [4] verifiable references for similar services provided within the last five [5] years on the form provided in Part 3 of the solicitation package. The contact person(s) listed as a reference shall be someone who has personal knowledge of the Proposer's performance during the referenced project. Contact person(s) must have been informed that they are being used as a reference and that the County may be calling them on a valid phone number as provided. More than 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 to answer specific questions regarding the project. The reference shall be the owner or a representative of the owner. An owner's representative is defined as a firm or individual hired by the owner to oversee design or construction oversight services performed by the prime Consultant. Consultants or

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Contractors who provided services under project (contract) shall not be accepted as references unless they were hired as the owner's representative for the referenced project (contract).

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

Description:

AGGREGATE SCORES SUMMARY

Vendor	Nick Brow	Rick Durr	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
Schenkel Shultz	93 (2)	92 (1)	81 (8)	98 (1)	90 (1)	90.8	2.6
PBK Architects Florida, Inc.	90 (4)	87 (2)	89 (3)	81 (3)	84 (3.5)	86.2	3.1
HKS Architects, Inc.	95 (1)	84 (4.5)	91 (2)	70 (7)	72 (8.5)	82.4	4.6
Baker Barrios Architects	70 (11.5)	84 (4.5)	85 (5)	82 (2)	75 (7)	79.2	6
DLR Group Inc.	90 (4)	71 (7)	93 (1)	55 (9)	86 (2)	79	4.6
Grace Design Studios, LLC	90 (4)	58 (11.5)	85 (5)	76 (4.5)	84 (3.5)	78.6	5.7
The S/L/A/M Collaborative, Inc.	80 (6.5)	74 (6)	85 (5)	76 (4.5)	77 (6)	78.4	5.6
Little Diversified Architectural Consulting, Inc.	80 (6.5)	85 (3)	61 (11)	73 (6)	70 (10.5)	73.8	7.4

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Vendor	Nick Brow	Rick Durr	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
Kasper Architecture and Development, Inc.	77 (8)	62 (9)	62 (10)	66 (8)	82 (5)	69.8	8
Wannemacher Jensen Architects, LLC	72 (10)	59 (10)	82 (7)	44 (12)	69 (12)	65.2	10.2
KMF Architects, LLC	75 (9)	58 (11.5)	71 (9)	49 (11)	70 (10.5)	64.6	10.2
Bentley Group, Inc.	70 (11.5)	64 (8)	55 (12)	52 (10)	72 (8.5)	62.6	10
PDS Architecture, Inc.	47 (13)	37 (13)	52 (13)	30 (13)	55 (13)	44.2	13

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 Points Based 5 Points (5%)	Total Score (Max Score 100)
Schenkel Shultz	27.6	26	32.2	5	90.8
PBK Architects Florida, Inc.	25.4	24	31.8	5	86.2
HKS Architects, Inc.	24.6	25.2	27.6	5	82.4
Baker Barrios Architects	23	23	28.2	5	79.2
DLR Group Inc.	22.6	22.6	28.8	5	79
Grace Design Studios, LLC	23.4	21.6	28.6	5	78.6

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

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 Points Based 5 Points (5%)	Total Score (Max Score 100)
The S/L/A/M Collaborative, Inc.	22.8	21	29.6	5	78.4
Little Diversified Architectural Consulting, Inc.	22.6	22.2	29	0	73.8
Kasper Architecture and Development, Inc.	20.6	19.6	27.6	2	69.8
Wannemacher Jensen Architects, LLC	19.8	20	23.4	2	65.2
KMF Architects, LLC	19.4	20.4	19.8	5	64.6
Bentley Group, Inc.	18.4	18.6	20.6	5	62.6
PDS Architecture, Inc.	13.2	15	14	2	44.2

INDIVIDUAL PROPOSAL SCORES

Baker Barrios Architects

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

Nick Brow: 20

Team is qualified. Organizational Chart is provided.

Rick Durr: 25

Identified RDG as sports specialty consultants as partners on project. Subs also include full slate of required subs, including food consultants.

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Anthony Maddox: 25

The architectural team has direct experience in multi-million-dollar sports projects.

Kristian Swenson: 25

Project teams sports experience limited with in PM. Local team exp seems reduced

Chad Wilsky: 20

Design team with experience as related to the County's project resides out of State; RDG appears to be the lead on design

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

Nick Brow: 20

A general approach to the work was provided.

Rick Durr: 25

Customized approach addresses overall concerns from the county as discussed in this process to date. No schedule provided, which may have been a nice add.

Anthony Maddox: 25

The company has a good understanding of the project and approach.

Kristian Swenson: 20

Three day project validation workshop is interesting

Chad Wilsky: 25

Project approach provided

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

Nick Brow: 25

Project experience was provided.

Rick Durr: 29

List mixed use projects as two of the primary references, with other two as similar projects. RDG brings national experience in sports design.

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

Page 29

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Anthony Maddox: 30

The company has experience building sports complexes.

Kristian Swenson: 32

Large indoor project is comparable

Chad Wilsky: 25

BBA- Dr Phillips Center, Camping World mezzanine reno, Top Gun training facility; RDG- Kearney Sport Complex 209K SF; North Platte Rec Center 100K SF; sports experience RDG

Location of the Firm | Points Based | 5 Points (5%)

Nick Brow: 5

Orlando

Rick Durr: 5

Orlando

Anthony Maddox: 5

Orlando

Kristian Swenson: 5

Orlando

Chad Wilsky: 5

Orlando

Bentley Group, Inc.

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

Nick Brow: 20

Bentley Group, Inc. partnered with Arquitectonica. Team is qualified. Organizational Chart is provided.

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Rick Durr: 21

Team includes partner in Arquitectonica as sports specialists. Includes parking consultant and AV specialists. Adds public involvement consultant. Delegation of roles a bit unclear.

Anthony Maddox: 15

The architectural team has direct experience in multi-million-dollar sports projects.

Kristian Swenson: 16

Ok team, not as robust as others

Chad Wilsky: 20

Bentley local lead firm; Arquitectonica designer of record; lead designer only one listed with experience as related to the County's project

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

Nick Brow: 20

A general approach to the work was provided.

Rick Durr: 18

Very difficult to read due to formatting. Maybe edit for content and streamline some of the information. Does mention utilization of early release packages for the project.

Anthony Maddox: 15

The company has a good understanding of the project and approach.

Kristian Swenson: 15

General response; prefer to see more detailed and unique ideas.

Chad Wilsky: 25

Project approach provided

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

Nick Brow: 25

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

Project experience was provided.

Rick Durr: 20

Applicability of similar projects unclear. Appear to be some components of this project across examples, but none that really ties them together in a single, notable project.

Anthony Maddox: 20

The company has experience building sports complexes in excess of \$50M

Kristian Swenson: 16

Ok experience but as robust as many others

Chad Wilsky: 22

Nu Stadium & Miami Freedom Park, under construction; Miami Beach Convention Center; UM Lakeside Villages; Westmonte

Location of the Firm | Points Based | 5 Points (5%)

Nick Brow: 5

orlando

Rick Durr: 5

orlando

Anthony Maddox: 5

orlando

Kristian Swenson: 5

orlando

Chad Wilsky: 5

orlando

DLR Group Inc.

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

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

Nick Brow: 30

Team is well qualified. Organizational Chart is satisfactory.

Rick Durr: 23

Present in-house sports design specialty. Includes programming experts, wayfinding and FFE in-house. Subs include food service experts and AV.

Anthony Maddox: 28

The architectural team has direct experience in multi-million-dollar sports projects.

Kristian Swenson: 8

Not much details about the team or applicable experience.

Chad Wilsky: 24

Experienced design team as related to the County's project. The sports experience of the firm's team located out of state

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

Nick Brow: 25

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

Rick Durr: 20

Present operations and programming as options to bring in during design.

Anthony Maddox: 28

The company has a good understanding of the project and approach.

Kristian Swenson: 15

Would prefer to see unique ideas or suggestions

Chad Wilsky: 25

Project approach provided

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

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

Nick Brow: 30

Similar project experience.

Rick Durr: 23

References are for local projects of a different type. National experience highlighted, but smaller in comparison to this project. The top highlighted example does not have size listed for comparison, so comparison is problematic.

Anthony Maddox: 32

The company has experience building sports complexes in excess of \$50M.

Kristian Swenson: 27

Larger projects but not as basketball and volleyball focused.

Chad Wilsky: 32

CHI Health Center Omaha Renovations & Additions; Camping World Stadium Improvements; university projects

Location of the Firm | Points Based | 5 Points (5%)

Nick Brow: 5

Orlando

Rick Durr: 5

Orlando

Anthony Maddox: 5

Orlando

Kristian Swenson: 5

Orlando

Chad Wilsky: 5

Orlando

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Grace Design Studios, LLC

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

Nick Brow: 25

Team is qualified. Organizational Chart is satisfactory.

Rick Durr: 20

Presents in house sports design.

Anthony Maddox: 25

The architectural team has direct experience in multi-million-dollar sports projects.

Kristian Swenson: 25

Project teams sports experience seem isolated with limited team members. Local team exp seems reduced

Chad Wilsky: 22

The sports experience of the firm's team located out of state

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

Nick Brow: 25

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

Rick Durr: 18

Approach reads and appears as marketing boilerplate/reiteration of what is written in the program.

Anthony Maddox: 25

The company has a good understanding of the project and approach.

Kristian Swenson: 15

Would prefer more unique ideas on the project

Chad Wilsky: 25

Project approach provided

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

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

Nick Brow: 35

Excellent similar project experience.

Rick Durr: 15

List of sports facility projects impressive but no sizes or details listed that would provide a comparison to this project. Two of the highlighted projects appear to be the same details - appears to be a formatting issue that was not caught during QA/QC of the proposal.

Anthony Maddox: 30

The company has experience building sports complexes in excess of \$50M

Kristian Swenson: 31

Interesting indoor complexes

Chad Wilsky: 32

Ridge Athletic Center 218K SF 12 basketball & 24 volleyball; Carter Parks Sports Complex 10 basketball & 20 volleyball; city of Doral Sports & Rec Center sand volleyball

Location of the Firm | Points Based | 5 Points (5%)

Nick Brow: 5

Orlando

Rick Durr: 5

Orlando

Anthony Maddox: 5

Orlando

Kristian Swenson: 5

Orlando

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Chad Wilsky: 5

Orlando

HKS Architects, Inc.

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

Nick Brow: 30

Team is well qualified. Organizational Chart is satisfactory.

Rick Durr: 25

Highlights in house sports experts. Unclear as to the role of Mr. Abel on the team as an 'advisor'. Display deep in house bench of expertise, including wayfinding and branding.

Anthony Maddox: 28

The architectural team has direct experience in multi-million-dollar sports projects.

Kristian Swenson: 20

ok team but not as experienced as others

Chad Wilsky: 20

The sports experience of the team located out of state. Overall team experience does not align with the County's project

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

Nick Brow: 30

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

Rick Durr: 27

Provided a draft schedule of major milestones. Highlighted each of the county's main project drivers.

Anthony Maddox: 28

The company has a good understanding of the project and approach.

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Kristian Swenson: 16

Understanding does offer unique ideas only repeats project "givens". Does provide a timeline

Chad Wilsky: 25

Project approach provided

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

Nick Brow: 30

Similar project experience.

Rick Durr: 27

Highlighted Boombah Sports Complex. Good comparable facilities, including beach volleyball.

Anthony Maddox: 30

The company has experience building sports complexes in excess of \$50M

Kristian Swenson: 29

Larger projects but not as basketball and volleyball focused. Did have beach volleyball project.

Chad Wilsky: 22

NY Mets development Center; USTA court expansion; St James Group sports & wellness complex; Palm Beach State Volleyball Complex, 10 sand courts, design complete, construction completion 2027

Location of the Firm | Points Based | 5 Points (5%)

Nick Brow: 5

Orlando

Rick Durr: 5

Orlando

Anthony Maddox: 5

Orlando

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Kristian Swenson: 5

Orlando

Chad Wilsky: 5

Orlando

Kasper Architecture and Development, Inc.

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

Nick Brow: 20

Kasper architects + associates, partnered with Paul Stresing Associates, Inc. Team is qualified. Organizational Chart is provided.

Rick Durr: 22

Team includes sports design partner. Unclear if team has worked previously on other projects of this type. No food service sub named.

Anthony Maddox: 20

The architectural team has direct experience in multi-million-dollar sports projects.

Kristian Swenson: 16

Needs more details about team exp

Chad Wilsky: 25

Indoor sport facility experience with Paul Sterling & Associates.

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

Nick Brow: 20

A general approach to the work was provided.

Rick Durr: 18

Primarily reiterates what is written in the design scope with few exceptions.

Anthony Maddox: 20

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

The company has a good understanding of the project and approach.

Kristian Swenson: 15

Generic response. Repeats back known building components. Needs more unique ideas

Chad Wilsky: 25

Project approach provided

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

Nick Brow: 35

Excellent similar project experience.

Rick Durr: 20

Two main similar examples - Alachua and Odessa. Other projects smaller sports facilities and a school athletics facility.

Anthony Maddox: 20

The company has experience building sports complexes.

Kristian Swenson: 33

Alachua complex an interesting project

Chad Wilsky: 30

Alachua County Event Center, 150K SF, 13 basketball & 21 volleyball; Bishop Kenny High School; JTA Sportsplex; Indoor Tennis and Pickleball facility

Location of the Firm | Points Based | 5 Points (5%)

Nick Brow: 2

Jacksonville

Rick Durr: 2

Jacksonville

Anthony Maddox: 2

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Jacksonville

Kristian Swenson: 2

Jacksonville

Chad Wilsky: 2

Jacksonville

KMF Architects, LLC

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

Nick Brow: 20

Team is qualified. Organizational Chart is provided.

Rick Durr: 20

Major project example for primary leads is a design criteria package for the Orlando Events Center. Full slate of subs including food consultant> Need for historic preservation coordinator? Unclear how many projects this team may have completed together.

Anthony Maddox: 22

The architectural team has direct experience in multi-million-dollar sports projects.

Kristian Swenson: 15

Ok team; experiences not as robust as others

Chad Wilsky: 20

Orlando Events Center design criteria package; experience with facility upgrades

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

Nick Brow: 25

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

Rick Durr: 15

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Focus on 'becoming experts in our clients'. Focus on 'becoming experts in everything that Seminole County needs'. Approach does not give this reviewer confidence that the needs are understood at this time.

Anthony Maddox: 22

The company has a good understanding of the project and approach.

Kristian Swenson: 15

Would have preferred to see more unique detailed approach.

Chad Wilsky: 25

Project approach provided

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

Nick Brow: 25

Project experience was provided.

Rick Durr: 18

Major project experience used is a design criteria package and three renovations.

Anthony Maddox: 22

The company has experience building sports complexes in excess of \$50M

Kristian Swenson: 14

Experience less than others, renovations and design package highlighted

Chad Wilsky: 20

Orlando Events Center design criteria package; UCF stadium renovations; Osceola County Silver Spurs Arena upgrades; community centers

Location of the Firm | Points Based | 5 Points (5%)

Nick Brow: 5

Orlando

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Rick Durr: 5

Orlando

Anthony Maddox: 5

Orlando

Kristian Swenson: 5

Orlando

Chad Wilsky: 5

Orlando

Little Diversified Architectural Consulting, Inc.

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

Nick Brow: 20

Little Diversified Architectural Consulting, Inc. partnered with JLG Architects. Team is qualified. Organizational Chart is provided.

Rick Durr: 26

Identified JLG as sports design partners. Full slate of subs including food consultant and AV expert.

Anthony Maddox: 19

The architectural team has direct experience in multi-million-dollar sports projects.

Kristian Swenson: 28

Like PM experiences with sports that occurred previously in her career.

Chad Wilsky: 20

Partnered with JLG for sports design. The sports experience of the team located out of state

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

Nick Brow: 25

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

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

Rick Durr: 27

Approach includes several recommendations, such as early bid items release and designing for future expansion.

Anthony Maddox: 19

The company has a good understanding of the project and approach.

Kristian Swenson: 15

Want to see more unique ideas specific to the project.

Chad Wilsky: 25

Project approach provided

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

Nick Brow: 35

Excellent similar project experience.

Rick Durr: 32

JLG brings large sports facility experience to the team. Little also brings that experience. Total of at least 6 similar projects mentioned.

Anthony Maddox: 23

The company has experience building sports complexes.

Kristian Swenson: 30

Several larger indoor complexes but not basketball or volleyball focused.

Chad Wilsky: 25

4Roots campus; Hagerstown Field House; Fargo Parks Sports Center; Xstream Arena & Greenstate Family Fieldhouse; Rough Rider Center; several projects to be completed 2027

Location of the Firm | Points Based | 5 Points (5%)

Nick Brow: 0

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

Page 44

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

North Carolina

Rick Durr: 0

North Carolina

Anthony Maddox: 0

North Carolina

Kristian Swenson: 0

North Carolina

Chad Wilsky: 0

North Carolina

PBK Architects Florida, Inc.

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

Nick Brow: 25

Team is qualified. Organizational Chart is satisfactory.

Rick Durr: 27

Team includes sports specialists who have worked on notable comparable facilities to this one. Solid bench of subcontractors.

Anthony Maddox: 27

The architectural team has direct experience in multi-million-dollar sports projects.

Kristian Swenson: 26

Project teams sports experience seem isolated with out of area team members. Local team exp seems reduced

Chad Wilsky: 22

The sports experience of the firm's team located out of state

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

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Nick Brow: 25

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

Rick Durr: 25

Written as if it were a custom approach to this project. Very specific in coordination and staff assigned to the project. Utilizes notable projects as case studies which are prominent in the industry.

Anthony Maddox: 27

The company has a good understanding of the project and approach.

Kristian Swenson: 18

Longer response but needs unique project ideas

Chad Wilsky: 25

Project approach provided

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

Nick Brow: 35

Excellent similar project experience.

Rick Durr: 30

Listed notable projects which have been models for the county in planning this project, including Round Rock and Legends.

Anthony Maddox: 30

The company has experience building sports complexes in excess of \$50M

Kristian Swenson: 32

Large indoor project is very comparable

Chad Wilsky: 32

Legends Sports & Conference Center; Epicenter Event & Conference Center; Round Rock Old Settlers Park Complex; Speer YMCA; additional projects shared

Location of the Firm | Points Based | 5 Points (5%)

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

Page 46

	Nick Brow: 5
Orlando	
	Rick Durr: 5
Orlando	
	Anthony Maddox: 5
Orlando	
	Kristian Swenson: 5
Orlando	
	Chad Wilsky: 5
Orlando	

PDS Architecture, Inc.	
Qualifications of Proposed Team Points Based 30 Points (30%)	
	Nick Brow: 15
Organizational Chart is provided.	
	Rick Durr: 10
No relevant experience for the project listed.	
	Anthony Maddox: 15
The architectural team has direct experience in multi-million-dollar projects.	
	Kristian Swenson: 8
Not much details about the team or applicable experience.	
	Chad Wilsky: 18
Specific details to the proposed team's experience as related to the County's project not clearly stated.	

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

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

Nick Brow: 15

A general approach to the work was provided.

Rick Durr: 15

Primarily boilerplate information.

Anthony Maddox: 15

The company has an understanding of the project and approach.

Kristian Swenson: 10

Generic response and not sure fully understand project

Chad Wilsky: 20

Project approach provided

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

Nick Brow: 15

Project experience was provided.

Rick Durr: 10

No pertinent experience listed.

Anthony Maddox: 20

The company has experience in commercial buildings.

Kristian Swenson: 10

Project experience very different than our project

Chad Wilsky: 15

Project experiences do not align with the County's project

Location of the Firm | Points Based | 5 Points (5%)

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

	Nick Brow: 2
St Petersburg	
	Rick Durr: 2
St Petersburg	
	Anthony Maddox: 2
St Petersburg	
	Kristian Swenson: 2
St Petersburg	
	Chad Wilsky: 2
St Petersburg	

Schenkel Shultz	
Qualifications of Proposed Team Points Based 30 Points (30%)	
	Nick Brow: 28
Schenkel Shultz partnered with OSports. Team is well qualified. Organizational Chart is satisfactory.	
	Rick Durr: 28
Team includes a sports specialty planners and programming experts as partners in the project team. Highly experienced team in projects of this type.	
	Anthony Maddox: 24
The architectural team has direct experience in multi-million-dollar sports projects.	
	Kristian Swenson: 30
Good team. I like the importance of the Partner-in-Charge understands the importance of project and has placed himself as PM.	
	Chad Wilsky: 28
Local team with sports facility experience. Sports design consultants in state	

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

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

Nick Brow: 25

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

Rick Durr: 27

Meets the requirements needed. Included specialty planning items as well as recommendations for moving forward with the project.

Anthony Maddox: 24

The company has a good understanding of the project and approach.

Kristian Swenson: 29

Lengthy response. They seem to understand the project. Would have preferred to see more unique ideas or suggestions added.

Chad Wilsky: 25

Project approach provided

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

Nick Brow: 35

Excellent similar project experience.

Rick Durr: 32

Experience not only working on Seminole County projects, but on projects of similar scope and size, including some which staff have researched.

Anthony Maddox: 28

The company has experience building sports complexes in excess of \$50M

Kristian Swenson: 34

God experiences from both vendors. Would have preferred to see more highlighting of beach volleyball too.

Chad Wilsky: 32

Mark G. Morse Sports Complex; Cedar Point Sports Complex; Indoor Fieldhouse on Fowler; Legends Event Center; WinTrust Sports Complex

Location of the Firm Points Based 5 Points (5%)	
Nick Brow: 5	
Orlando	
Rick Durr: 5	
Orlando	
Anthony Maddox: 5	
Orlando	
Kristian Swenson: 5	
Orlando	
Chad Wilsky: 5	
Orlando	

The S/L/A/M Collaborative, Inc.	
Qualifications of Proposed Team Points Based 30 Points (30%)	
Nick Brow: 20	
The S/L/AM Collaborative partnered with Moody Nolan. Team is qualified. Organizational Chart is provided.	
Rick Durr: 22	
SLAM partnering with Moody Nolan bringing sports specialty to the team. Team also includes full slate of subs, including food service consultant. Highlighted one sub who has worked in Seminole before.	
Anthony Maddox: 25	
The architectural team has direct experience in multi-million-dollar sports projects.	

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Kristian Swenson: 25

Project teams sports experience seem isolated with Moody Nolan. Local team exp seems reduced

Chad Wilsky: 22

Partnered with Moody Nolan for sports design. The sports experience of the team located out of state

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

Nick Brow: 20

A general approach to the work was provided.

Rick Durr: 20

Relied heavily on boilerplate information with little mention of specifics to the project beyond what is already in the solicitation.

Anthony Maddox: 25

The company has a good understanding of the project and approach.

Kristian Swenson: 15

Generic response. Want to see more specific about project and unique ideas.

Chad Wilsky: 25

Project approach provided

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

Nick Brow: 35

Excellent similar project experience.

Rick Durr: 27

Similar experience, all outside Florida, and most in the midwest.

Anthony Maddox: 30

The company has experience building sports complexes.

Kristian Swenson: 31

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

Good experience; project seem focused on indoor stadiums than convertible spaces.

Chad Wilsky: 25

Highland Sports Complex; Georgia State University Convocation Center; OSU Covelli Center & Jennings facility; UConn Volleyball; Norton Healthcare Sports & Learning Complex

Location of the Firm | Points Based | 5 Points (5%)

Nick Brow: 5

Orlando

Rick Durr: 5

Orlando

Anthony Maddox: 5

Orlando

Kristian Swenson: 5

Orlando

Chad Wilsky: 5

Orlando

Wannemacher Jensen Architects, LLC

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

Nick Brow: 20

Team is qualified. Organizational Chart is provided.

Rick Durr: 22

Presented experienced team who have worked together on other previous projects. PM's experience at a previous position.

Anthony Maddox: 25

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

The architectural team has direct experience in multi-million-dollar sports projects.

Kristian Swenson: 12

Limited team highlighted. Brief

Chad Wilsky: 20

Limited indoor sports facility design experience

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

Nick Brow: 20

A general approach to the work was provided.

Rick Durr: 15

Lists early packages as option. Approach reads primarily as boilerplate marketing information: the word 'Seminole' appears once in the section.

Anthony Maddox: 25

The company has a good understanding of the project and approach.

Kristian Swenson: 15

Generic response

Chad Wilsky: 25

Project approach provided

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

Nick Brow: 30

Similar project experience.

Rick Durr: 20

Two facilities highlighted over 100k in size, the rest much smaller community centers or YMCAs.

Anthony Maddox: 30

EVALUATION TABULATION

Request for Professional Services (PS) - Architectural and Engineering Services Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7224-26/NBM

Architectural and Engineering Services Seminole County Indoor Sports Complex

The company has experience building sports complexes in excess of \$50M

Kristian Swenson: 15

Details were limited about their projects

Chad Wilsky: 22

Nathan Benderson Sports Complex; Tiger DR player development academy; YMCA facilities; recreational centers

Location of the Firm | Points Based | 5 Points (5%)

Nick Brow: 2

Out of Area

Rick Durr: 2

Out of Area

Anthony Maddox: 2

Out of Area

Kristian Swenson: 2

Out of Area

Chad Wilsky: 2

Out of Area