



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

TABULATION SHEET

PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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

Monday, June 22, 2026

PROPOSALS RECEIVED

Vendor	Contact Info
Ajax Building Company, LLC	Molly McCann molly.mccann@ajaxbuilding.com (850) 879-9955
Barton Malow Builders	Danielle Goodwin danielle.goodwin@bartonmalow.com (407) 225-2218
Brasfield & Gorrie, L.L.C	Ali Moro amoro@brasfieldgorrie.com
Collage Design and Construction Group, Inc.	Jesse Walsh jwalsh@collage-usa.com
Gilbane Building Company	Joe Orr jorr@gilbaneco.com (407) 697-0706
Independence Construction Mid-Atlantic, LLC	Andrew Lesnick alesnick@ind-con.com (440) 487-4653

Vendor	Contact Info
Persons Services Corp.	Olga Cala olga@personsservices.com (954) 616-5106
Turner Construction Company	Jovanka Alvarez Nunez janunez@tcco.com (617) 259-0583
WELBRO Building Corporation	Laura Walker marketing@welbro.com
Wharton-Smith, Inc.	Cass Hurst churst@whartonsmith.com
Williams Company	Lauren DeMersseman marketing@williamsco.com

Tabulated and Posted: Friday, June 22, 2026, at 1:10 PM EST by Leticia Figueroa, Procurement Administrator

Evaluation Committee Meeting: Public Announcement posted June 22, 2026, for Monday, June 29, 2026, at 9:00 AM EST at 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 3 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. Barton Malow Builders
2. Brasfield & Gorrie, LLC
3. Collage Design and Construction Group, Inc.
4. Turner Construction Company

Updated and posted June 29, 2026, at 3 PM 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. Barton Malow Builders
2. Collage Design and Construction Group, Inc.

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

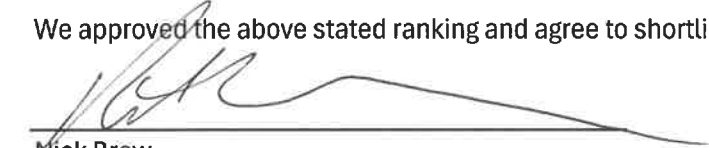
BCC Meeting – August 25, 2026 – Request to approve ranking and authorize staff to negotiate rates with the top-ranked firm in accordance with Florida Statute 287.055 CCNA (Updated and Posted, Thursday, August 13, 2026, at 2:00 PM EST) by Leticia Figueroa, Procurement Administrator.

1. Collage Design and Construction Group, Inc.
2. Barton Mallow Builders

PS-7223-26/LNF - Construction Manager at Risk for the Seminole County Indoor Sports Complex

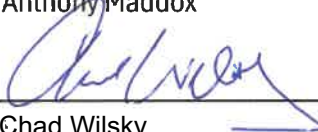
Vendor	Nick Brow	Rick Durr	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score	Total Average Rank
Barton Malow Builders	92	84	92	76	93	87.4	1.9
Collage Design and Construction Group, Inc.	90	83	92	79	84	85.6	3
Brasfield & Gorrie, L.L.C	85	72	98	68	86	81.8	3.8
Turner Construction Company	80	84	78	89	83	82.8	4.1
Ajax Building Company, LLC	85	70	80	74	85	78.8	4.6
Gilbane Building Company	85	84	70	70	82	78.2	4.9
Wharton-Smith, Inc.	80	83	85	65	75	77.6	6.1
WELBRO Building Corporation	65	63	70	50	75	64.6	8.5
Williams Company	65	63	61	49	79	63.4	9
Independence Construction Mid-Atlantic, LLC	72	60	62	50	74	63.6	9.1
Persons Services Corp.	62	32	60	45	52	50.2	11

We approved the above stated ranking and agree to shortlist 4 firms for Presentations and Interviews


Nick Brow


Rick Durr


Anthony Maddox


Chad Wilsky

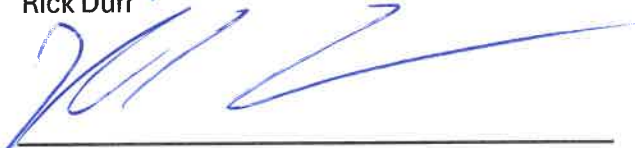

Kristian Swenson

Phase II: Ranking Sheet PS-7223-26/LNF

Vendor	Rick Durr	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score	Total Average Rank
Collage Design and Construction Group, Inc.	96	90	97	96	94.75	1.38
Barton Malow Builders	90	93	94	96	93.25	1.63
Turner Construction Company	86	80	70	90	81.5	3.13
Brasfield & Gorrie, L.L.C	73	70	50	90	70.75	3.88

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


 Rick Durr


 Kristian Swenson


 Anthony Maddox


 Chad Wilsky

Digitally signed by Anthony Maddox
 Date: 2026.07.16 07:48:26-04'00'

Digitally signed by Chad Wilsky
 Date: 2026.07.16 06:55:09
 -04'00'

PS-7223-26/LNF - Construction Manager at Risk (CMAR) 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
Collage Design and Construction Group, Inc.	95	90	100	100	96.25	1.25
Barton Malow Builders	85	95	85	80	86.25	1.75

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


Rick Durr


Anthony Maddox


Kristian Swenson

Chad Wilsky
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Date: 2026.08.13 14:25:56
-04'00'

Chad Wilsky



Seminole County
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1301 East Second St., Sanford, FL 32771

EVALUATION TABULATION

PS No. PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for 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 28, 2026 6:41 PM
Kristian Swenson	Assistant County Manager	Jun 18, 2026 3:44 PM
Chad Wilsky	Fleet and Facilities Director	Jun 18, 2026 2:46 PM

EVALUATION CRITERIA

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

Description:

- Partnerships: Explain the liability responsibility? In detail, who owns the liability of the project/agreement?
- What is the County's ability to enforce design/time changes?
- Discuss the County's budget in detail as it relates to the team's approach.
- Discuss in detail a proposed, realistic schedule for the project.
- Discuss your relationship with each of the other two shortlisted A/E's and name specific projects completed.
- Discuss in detail the qualifications and experiences of the team that will be onsite during construction (i.e. project managers, superintendents, etc.).

EVALUATION TABULATION

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

- Provide specific experiences of the onsite team as it relates to the County's project (tilt wall, large-scale, site logistics, etc.)
- Discuss in detail the qualifications and experiences of the team providing preconstruction services. Provide who will be the primary point of contact and discuss in detail his/her role throughout the project.
- What challenges do you foresee on this project, and how would you address them?
- Are you willing to make contractual changes based upon your partnership model?
- How long would you like for review of submittal plans?

AGGREGATE SCORES SUMMARY

Vendor	Rick Durr	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
Collage Design and Construction Group, Inc.	95 (1)	90 (2)	100 (1)	100 (1)	96.25	1.25
Barton Malow Builders	85 (2)	95 (1)	85 (2)	80 (2)	86.25	1.75
Ajax Building Company, LLC Excluded	0 (7)	0 (7)	0 (7)	0 (7)	0	7
Brasfield & Gorrie, L.L.C. Excluded	0 (7)	0 (7)	0 (7)	0 (7)	0	7
Gilbane Building Company Excluded	0 (7)	0 (7)	0 (7)	0 (7)	0	7
Independence Construction Mid-Atlantic, LLC Excluded	0 (7)	0 (7)	0 (7)	0 (7)	0	7

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Vendor	Rick Durr	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
Persons Services Corp. Excluded	0 (7)	0 (7)	0 (7)	0 (7)	0	7
Turner Construction Company Excluded	0 (7)	0 (7)	0 (7)	0 (7)	0	7
WELBRO Building Corporation Excluded	0 (7)	0 (7)	0 (7)	0 (7)	0	7
Wharton-Smith, Inc. Excluded	0 (7)	0 (7)	0 (7)	0 (7)	0	7
Williams Company Excluded	0 (7)	0 (7)	0 (7)	0 (7)	0	7

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Phase II Presentations Points Based 100 Points (100%)	Total Score (Max Score 100)
Collage Design and Construction Group, Inc.	96.3	96.25
Barton Malow Builders	86.3	86.25
Ajax Building Company, LLC Excluded	0	0
Brasfield & Gorrie, L.L.C. Excluded	0	0
Gilbane Building Company Excluded	0	0

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Vendor	Phase II Presentations Points Based 100 Points (100%)	Total Score (Max Score 100)
Independence Construction Mid-Atlantic, LLC Excluded	0	0
Persons Services Corp. Excluded	0	0
Turner Construction Company Excluded	0	0
WELBRO Building Corporation Excluded	0	0
Wharton-Smith, Inc. Excluded	0	0
Williams Company Excluded	0	0

INDIVIDUAL PROPOSAL SCORES

Barton Malow Builders

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

Rick Durr: 85

Strong team presented a clear, concise and thorough presentation answering all of the additional questions posted. Discussions in detail on the contractual arrangement between the two parties. Good tracking of real-time decisions and cost data. Was challenging at times to follow the lines of responsibility between the two parties and who the county would interface with on the daily basis, as well as clear accountability. Did provide good recommendations regarding review periods and process. Provided good feedback on the design and construction schedules and took a conservative/realistic approach.

Anthony Maddox: 95

Great project approach and understanding of the project team.

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Kristian Swenson: 85

Good team and very good experience with the field team. A great group, just felt not as robust on the sports knowledge for our particular project as the Manhattan staff.

Chad Wilsky: 80

Strong onsite project management team and preconstruction team.

Collage Design and Construction Group, Inc.

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

Rick Durr: 95

Covered all of the information requested. Agreed to provide the agreement between the two JV companies. Provided a realistic schedule and thorough understanding of the county's objectives and specifics on the project. Provided ideas above and beyond the core program with strong recommendations for county consideration. Cost data very realistic and specific. Positively took into account the need to establish and opening date for the project and at what stage of design. Made strong recommendations for review periods in a 'pencils down' mode. Proposed PM on this project a plus.

Anthony Maddox: 90

Great project approach and understanding of the project team.

Kristian Swenson: 100

The team was very robust. Very impressed with the Manhattan component and the knowledge they bring to sports construction projects.

Chad Wilsky: 100

Shared ideas how to set this complex apart from others like it to make it unique. Shared a commitment and understanding of the impact of this facility with the community. Strong onsite project management team and preconstruction team.

Ajax Building Company, LLC

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

(Excluded)

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

Brasfield & Gorrie, L.L.C

(Excluded)

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

Gilbane Building Company

(Excluded)

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

Rick Durr: 0

Anthony Maddox: 0

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Kristian Swenson: 0

Chad Wilsky: 0

Independence Construction Mid-Atlantic, LLC
(Excluded)

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

Persons Services Corp.
(Excluded)

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

Turner Construction Company
(Excluded)

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

WELBRO Building Corporation
(Excluded)

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

Wharton-Smith, Inc.
(Excluded)

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Chad Wilsky: 0

Williams Company
(Excluded)

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

Rick Durr: 0

Anthony Maddox: 0

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 28, 2026 6:41 PM
Kristian Swenson	Assistant County Manager	Jun 18, 2026 3:44 PM
Chad Wilsky	Fleet and Facilities Director	Jun 18, 2026 2:46 PM

EVALUATION CRITERIA

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

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Description:

- **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.
- **Cost Ideas:** Please provide a detailed description of the firm's proposed cost approach, including methodology, assumptions, and any factors that influence pricing.
- **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:

- **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.
- **With Each Example should be included:**
 - 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
Collage Design and Construction Group, Inc.	96 (1)	90 (2)	97 (1)	96 (1.5)	94.75	1.38

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Vendor	Rick Durr	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
Barton Malow Builders	90 (2)	93 (1)	94 (2)	96 (1.5)	93.25	1.63
Turner Construction Company	86 (3)	80 (3)	70 (3)	90 (3.5)	81.5	3.13
Brasfield & Gorrie, L.L.C.	73 (4)	70 (4)	50 (4)	90 (3.5)	70.75	3.88
Ajax Building Company, LLC Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8
Gilbane Building Company Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8
Independence Construction Mid-Atlantic, LLC Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8
Persons Services Corp. Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8
WELBRO Building Corporation Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8
Wharton-Smith, Inc. Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8
Williams Company Excluded	0 (8)	0 (8)	0 (8)	0 (8)	0	8

VENDOR SCORES BY EVALUATION CRITERIA

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Vendor	Qualifications of Proposed Project Points Based 50 Points (50%)	Similar Project Experience Points Based 50 Points (50%)	Total Score (Max Score 100)
Collage Design and Construction Group, Inc.	47	47.8	94.75
Barton Malow Builders	46.8	46.5	93.25
Turner Construction Company	39.5	42	81.5
Brasfield & Gorrie, L.L.C.	34.5	36.3	70.75
Ajax Building Company, LLC Excluded	0	0	0
Gilbane Building Company Excluded	0	0	0
Independence Construction Mid-Atlantic, LLC Excluded	0	0	0
Persons Services Corp. Excluded	0	0	0
WELBRO Building Corporation Excluded	0	0	0
Wharton-Smith, Inc. Excluded	0	0	0
Williams Company Excluded	0	0	0

INDIVIDUAL PROPOSAL SCORES

Barton Malow Builders
Qualifications of Proposed Project Points Based 50 Points (50%)

EVALUATION TABULATION

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Rick Durr: 45

Provided required information. Provided detailed cost data and referenced the county's stated budget. A little bit of ambiguity on the teaming of the two companies and who has ultimate accountability that came out during Q&A. Interactive cost model and dashboards were outstanding. Proposed construction sequencing was outstanding.

Anthony Maddox: 48

The company has qualified staff with direct experience in sports park projects, with cost and schedule consideration.

Kristian Swenson: 45

Really good team. Very qualified. Have concerns that many of the staff are with CPPI and the contract is with Barton Malow. The CPPI staff seem very good, but not sure of contractual assurances that they will remain as part of the project.

Chad Wilsky: 49

Barton Marlow (holds the contract) has collaborative partnership with CPPI. Very experienced and qualified team. Team being presented worked on the \$100+ million Roger Dean Project in Jupiter. Specific cost controls and approach provided. Provided a preliminary cost model

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

Rick Durr: 45

Provided required information. Projects referenced were outstanding in quality and directly applicable to the county's project and stated objectives. Discussions on challenges and applicability to the county's project were outstanding.

Anthony Maddox: 45

The company provided numerous projects in Florida that have performed sports parks.

Kristian Swenson: 49

Really good experience. Very impressed with the cost tracking/management software and the company's approach.

Chad Wilsky: 47

Similar relevant work experience provided. Logistical work plan and phasing presented.

EVALUATION TABULATION

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Brasfield & Gorrie, L.L.C

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

Rick Durr: 33

Required information provided, although the county's specific budget addressed during Q&A. Approach seemed a bit more of a boilerplate and less customized toward the county's project.

Anthony Maddox: 35

The company has provided a team with athletic venue project experience.

Kristian Swenson: 25

The team seemed qualified. Not as robust as other presenters. Additionally, the contractor had not familiarized themselves with our boilerplate CMAR contract.

Chad Wilsky: 45

Experienced team

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

Rick Durr: 40

Required information provided. Key site information utilized outdated graphics for this project. Good examples and direct correlation to lessons learned.

Anthony Maddox: 35

Multiple sport park projects in the GA, MS, and AL area.

Kristian Swenson: 25

Good experience, not as robust and thorough as other presenters.

Chad Wilsky: 45

Similar relevant work experience provided

EVALUATION TABULATION

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Collage Design and Construction Group, Inc.

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

Rick Durr: 48

Provided required information. Cost ideas showed detailed alternatives and potential solutions. Provided schedule and ideas for early construction packages to expedite the project. Clearly understood the county's objectives for the project and went above and beyond regarding preparation and provided project considerations. Also provided additional warranty on the work to be completed. Costs models were discussed and fall within the county's stated budget with additional ideas factored into the costs. Established the joint venture and clear lines of responsibility and ownership. Outstanding presentation.

Anthony Maddox: 45

The company has provided a project team with professional and municipal sports venue experience.

Kristian Swenson: 48

Really good team. Appreciate the legal partnership and the Collage qualifier status.

Chad Wilsky: 47

Collage joint venture with Manhattan. Experienced and qualified team. Specific cost controls and approach provided. Provided a preliminary cost model

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

Rick Durr: 48

Provided required information. Connected construction experience with the county's project and provided additional information and examples for consideration by the county which will add value to the program. Good discussion on lessons-learned with previous projects.

Anthony Maddox: 45

The company has provided similar projects containing professional and municipal sports venue experience.

Kristian Swenson: 49

Great presentation. Very impressed with the project and the additional additions and suggestions to our project.

Chad Wilsky: 49

EVALUATION TABULATION

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Similar relevant work experience provided. Detailed lessons learned shared. Two year warranty. Provided additional options/examples for project development

Turner Construction Company

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

Rick Durr: 43

Provided required information. Cost information was a bit generic and direct connection to the county's budget was a little ambiguous and required additional explanation. Construction sequencing was illustrative and easy to understand. Overall, a solid presentation.

Anthony Maddox: 40

The company has provided a team with professional league sports project experience.

Kristian Swenson: 30

Good team but not as robust as other presenters. The review of the boilerplate contract was debatable. A last-minute text claimed they were okay with it but did not provide enough assurances

Chad Wilsky: 45

Experienced team

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

Rick Durr: 43

Provided required information. Heavy emphasis on baseball stadium complexes. Indoor examples were the OCCC and Kia Center. A bit out of the range of this project but did connect via lessons learned.

Anthony Maddox: 40

The team has provided projects with professional league sports venue projects in central Florida and across the US.

Kristian Swenson: 40

Good experiences but not as robust as other presenters.

Chad Wilsky: 45

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Similar relevant work experience provided

Ajax Building Company, LLC
(Excluded)

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

Gilbane Building Company
(Excluded)

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

Rick Durr: 0

Anthony Maddox: 0

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Kristian Swenson: 0

Chad Wilsky: 0

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

Independence Construction Mid-Atlantic, LLC
(Excluded)

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Persons Services Corp.
(Excluded)

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

WELBRO Building Corporation
(Excluded)

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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Chad Wilsky: 0

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

Wharton-Smith, Inc.
(Excluded)

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

EVALUATION TABULATION

PS No. PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Williams Company (Excluded)

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

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

Rick Durr: 0

Anthony Maddox: 0

Kristian Swenson: 0

Chad Wilsky: 0

PHASE 1

EVALUATORS

Name	Title	Agreement Accepted On
Nick Brow	Construction Manager	Jun 18, 2026 2:54 PM
Rick Durr	Director	Jun 18, 2026 2:39 PM
Anthony Maddox	Division Manager Facilities	Jun 28, 2026 6:41 PM
Kristian Swenson	Assistant County Manager	Jun 18, 2026 3:44 PM

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Name	Title	Agreement Accepted On
Chad Wilsky	Fleet and Facilities Director	Jun 18, 2026 2:46 PM

EVALUATION CRITERIA

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

Description:

- 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.
- 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.
- 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.

Criteria	Scoring Method	Weight (Points)
Similar Work Experience	Points Based	30 (30% of Total)

Description:

- Provide a list of similar projects, for which services have been successfully completed within the past ten [10] 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.

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Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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- Provide a maximum of five [5] verifiable references for similar services provided within the last ten [10] 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 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)
Cost Analysis and Value Analysis	Points Based	35 (35% of Total)

Description:

- 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.

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

Description:

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 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.

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Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

AGGREGATE SCORES SUMMARY

Vendor	Nick Brow	Rick Durr	Anthony Maddox	Kristian Swenson	Chad Wilsky	Total Score (Max Score 100)	Total Average Rank
Barton Malow Builders	92 (1)	84 (2)	92 (2.5)	76 (3)	93 (1)	87.4	1.9
Collage Design and Construction Group, Inc.	90 (2)	83 (4.5)	92 (2.5)	79 (2)	84 (4)	85.6	3
Turner Construction Company	80 (6.5)	84 (2)	78 (6)	89 (1)	83 (5)	82.8	4.1
Brasfield & Gorrie, L.L.C.	85 (4)	72 (6)	98 (1)	68 (6)	86 (2)	81.8	3.8
Ajax Building Company, LLC	85 (4)	70 (7)	80 (5)	74 (4)	85 (3)	78.8	4.6
Gilbane Building Company	85 (4)	84 (2)	70 (7.5)	70 (5)	82 (6)	78.2	4.9
Wharton-Smith, Inc.	80 (6.5)	83 (4.5)	85 (4)	65 (7)	75 (8.5)	77.6	6.1
WELBRO Building Corporation	65 (9.5)	63 (8.5)	70 (7.5)	50 (8.5)	75 (8.5)	64.6	8.5
Independence Construction Mid-Atlantic, LLC	72 (8)	60 (10)	62 (9)	50 (8.5)	74 (10)	63.6	9.1
Williams Company	65 (9.5)	63 (8.5)	61 (10)	49 (10)	79 (7)	63.4	9
Persons Services Corp.	62 (11)	32 (11)	60 (11)	45 (11)	52 (11)	50.2	11

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Qualifications of Proposed Team Points Based 30 Points (30%)	Similar Work Experience Points Based 30 Points (30%)	Cost Analysis and Value Analysis Points Based 35 Points (35%)	Location of Firm Points Based 5 Points (5%)	Total Score (Max Score 100)
Barton Malow Builders	27.2	25	30.2	5	87.4
Collage Design and Construction Group, Inc.	24.2	24.6	31.8	5	85.6
Turner Construction Company	23	24.4	30.4	5	82.8
Brasfield & Gorrie, L.L.C	22	28	26.8	5	81.8
Ajax Building Company, LLC	24.2	25.6	24	5	78.8
Gilbane Building Company	23	26.2	24	5	78.2
Wharton-Smith, Inc.	23	20	29.6	5	77.6
WELBRO Building Corporation	20	16.6	23	5	64.6
Independence Construction Mid-Atlantic, LLC	19.6	19	23	2	63.6
Williams Company	20	16	22.4	5	63.4
Persons Services Corp.	16.4	13.8	18	2	50.2

INDIVIDUAL PROPOSAL SCORES

Ajax Building Company, LLC

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Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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

Nick Brow: 25

Team is qualified. Organizational Chart is satisfactory.

Rick Durr: 20

Experienced team in this type of facility.

Anthony Maddox: 25

The project team has direct experience in multi-million dollar projects in the governmental sector.

Kristian Swenson: 26

Like specific direct experience of Project Exec and Superintendent.

Chad Wilsky: 25

sports subject matter experts local & national (Layton); Sr. Super.- Wiregrass; Super.- UF football & baseball; Project Managers have athletic facility experience; Project team: 2 Sr PMs, Sr Super, Super

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

Nick Brow: 25

Experience closely aligned to project. Includes both sports facilities and parking garages.

Rick Durr: 25

Similar project types given, of a similar size.

Anthony Maddox: 25

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

Kristian Swenson: 28

Good experiences with indoor complexes

Chad Wilsky: 25

Pasco County Wiregrass Sports Complex, 100K SF, PEMB, 8 basketball courts, listed several public school gyms and athletic fields, FSU student Union, Layton- Utah Tech University Human Performance Center, 153K SF and Davis County Western Sports Park, 120K indoor

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Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Cost Analysis and Value Analysis | Points Based | 35 Points (35%)

Nick Brow: 30

Good value reflected in approach to cost analysis.

Rick Durr: 20

Gave short, abbreviated response which did not address this project in any degree of detail.

Anthony Maddox: 25

General strategy for cost and value analysis.

Kristian Swenson: 15

Needed to be more project specific

Chad Wilsky: 30

Cost & Value analysis approach provided. Specific project example provided

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

Nick Brow: 5

Seminole

Rick Durr: 5

Seminole

Anthony Maddox: 5

Seminole

Kristian Swenson: 5

Seminole

Chad Wilsky: 5

Seminole

EVALUATION TABULATION

PS No. PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Barton Malow Builders

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

Nick Brow: 30

Team is well qualified. Organizational Chart is satisfactory.

Rick Durr: 25

Qualified team for the project.

Anthony Maddox: 28

The project team has experience with multi-million dollar projects in both the private and public sectors.

Kristian Swenson: 25

Super and certain team members are heavily experienced in sports-related projects.

Chad Wilsky: 28

Sr. Project- RDC stadium and training complex; Sr. Super- RDC, Truit Park and others listed; Subject matter expert with relative experience; Project team: Sr Super, Super, Asst Super, Project Eng; Sr. PM, 3 PMs

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

Nick Brow: 22

Experience is satisfactory. Includes sports facilities with open fields.

Rick Durr: 22

Similar types of construction projects, mostly outdoor facilities presented.

Anthony Maddox: 29

The company has experience with large, complex, million-dollar projects in excess of \$400M.

Kristian Swenson: 24

Lots of Florida-based sports. Would have preferred more dedicated fully indoor

Chad Wilsky: 28

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Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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Roger Dean Chevrolet Stadium (RDC) and Spring Training Complex- a county-owned, tourismfunded sports venue, fast-track schedule; CoolToday Park & Spring Training facility; UF Flavet Park & Field; Caming World Phase 2; Jackie Robinson Reno; Orange County Convention Center

Cost Analysis and Value Analysis | Points Based | 35 Points (35%)

Nick Brow: 35

Great value reflected in approach to cost analysis.

Rick Durr: 32

Presented detailed approach and tailored specifically to this project.

Anthony Maddox: 30

The company has a general strategy along with several examples of cost and value analysis.

Kristian Swenson: 22

Referenced project-specific savings, but would like to have more details

Chad Wilsky: 32

Cost & Value analysis approach provided. Specific project examples provided

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

Nick Brow: 5

Seminole

Rick Durr: 5

Seminole

Anthony Maddox: 5

Seminole

Kristian Swenson: 5

Seminole

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

	Chad Wilsky: 5
Seminole	

Brasfield & Gorrie, L.L.C	
Qualifications of Proposed Team Points Based 30 Points (30%)	
	Nick Brow: 20
Team is qualified. Organizational Chart is provided.	
	Rick Durr: 20
Experienced team in similar types of facilities as this one.	
	Anthony Maddox: 30
The project team has experience in multi-million dollar projects.	
	Kristian Swenson: 20
No superintendent experiences highlighted	
	Chad Wilsky: 20
Project team: PM, 2 Asst PMs, Sr Super, 2 Asst Supers; VP/ Division Mgr sports experience; Executive team experience provided; Field team experience provided as related to County project was limited	

Similar Work Experience Points Based 30 Points (30%)	
	Nick Brow: 30
Excellent experience closely aligned to project. Includes an array of indoor sports facilities.	
	Rick Durr: 25
Project mix of indoor sports types for a variety of clients.	
	Anthony Maddox: 29
Proven experience in multi \$100M sports complexes, high-rise, and governmental projects.	

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Kristian Swenson: 28

Large indoor projects

Chad Wilsky: 28

UF Exactech Arena, UF Condron Park, US Soccer Training Center, Georgia State University, Atlanta Hawks and Emory Sports Medicine Center, Frank Burkholder Wellness Center

Cost Analysis and Value Analysis | Points Based | 35 Points (35%)

Nick Brow: 30

Good value reflected in approach to cost analysis.

Rick Durr: 22

Somewhat generic approach. Only mention of this project in preamble and summary closing.

Anthony Maddox: 34

Proven track record of cost and value analysis.

Kristian Swenson: 15

Preferred more tailored to the specific project

Chad Wilsky: 33

Cost & Value analysis approach provided. Specific project examples provided

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

Nick Brow: 5

Orange

Rick Durr: 5

Orange

Anthony Maddox: 5

Orange

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Kristian Swenson: 5

Orange

Chad Wilsky: 5

Orange

Collage Design and Construction Group, Inc.

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

Nick Brow: 25

Team is qualified. Organizational Chart is satisfactory.

Rick Durr: 25

Experience with similar types of projects; sizes of each a little smaller

Anthony Maddox: 28

The project team has great experience in large-scale, multimillion-dollar projects.

Kristian Swenson: 21

Good team, but would have preferred team experiences to mirror more of the highlighted projects

Chad Wilsky: 22

Project team: Sr Super, Super, 2 Asst Supers, Sr PM, 2 PMs, 2 Asst PMs, Proj Engineer; Field team experience provided limited to Sr PM and Sr Supe

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

Nick Brow: 25

Experience closely aligned to project. Includes both sports facilities and neighborhood event centers.

Rick Durr: 20

Experience with similar types of projects; sizes of each a little smaller

EVALUATION TABULATION

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Anthony Maddox: 28

The company has shown experience in complex sports parks and convention projects.

Kristian Swenson: 25

Good experience but would have preferred more large indoor

Chad Wilsky: 25

Ford Center at the Star; Texas A&M southside Rec Center; Winter Haven Recreational & Cultural Center; Aquatics & Rec Center, Alief Neighborhood Center, Westmonte Park

Cost Analysis and Value Analysis | Points Based | 35 Points (35%)

Nick Brow: 35

Great value reflected in approach to cost analysis.

Rick Durr: 33

Presented not just their specific processes, but had detailed discussion about this project and ideas for cost/value analyses already conducted.

Anthony Maddox: 31

Great experience with a proven track record of success in value analysis.

Kristian Swenson: 28

Good project specific examples

Chad Wilsky: 32

Cost & Value analysis approach provided. Specific project examples provided

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

Nick Brow: 5

Seminole

Rick Durr: 5

Seminole

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Anthony Maddox: 5

Seminole

Kristian Swenson: 5

Seminole

Chad Wilsky: 5

Seminole

Gilbane Building Company

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

Nick Brow: 25

Team is qualified. Organizational Chart is satisfactory.

Rick Durr: 28

High degree of experience of team principals with similar facilities.

Anthony Maddox: 20

The project team has direct experience in multi-million dollar projects in the governmental sector.

Kristian Swenson: 22

Superintendent not as experienced in large indoor sports complexes

Chad Wilsky: 20

Project team: Sr PM, PM, Proj & Field engineer, General Super, 2 Supers; Field team experience provided as related to County project was limited

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

Nick Brow: 30

Excellent experience closely aligned to project. Includes an array of indoor sports facilities.

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Rick Durr: 28

Listed as #3 in the nation regarding sports experience. Many examples of facilities of this type.

Anthony Maddox: 20

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

Kristian Swenson: 28

Good sizeable indoor sports complexes

Chad Wilsky: 25

150K SF event/ sport facility, Lake Point Indoor Facility 170K SF; OSU arena; University of Pittsburgh Arena and sports performance complex

Cost Analysis and Value Analysis | Points Based | 35 Points (35%)

Nick Brow: 25

Approach to cost analysis provided.

Rick Durr: 23

Somewhat generic information given. Not customized or directly addresses this specific project.

Anthony Maddox: 25

General strategy for cost and value analysis.

Kristian Swenson: 15

Preferred response to be more targeted to the specific project

Chad Wilsky: 32

Cost & Value analysis approach provided. Specific project examples provided

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

Nick Brow: 5

Orange

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Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Rick Durr: 5

Orange

Anthony Maddox: 5

Orange

Kristian Swenson: 5

Orange

Chad Wilsky: 5

Orange

Independence Construction Mid-Atlantic, LLC

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

Nick Brow: 20

Team is qualified. Organizational Chart is provided.

Rick Durr: 20

Some similar project types. None a direct correlation to this project.

Anthony Maddox: 20

The project team has direct experience in multi-million dollar projects in the governmental sector.

Kristian Swenson: 18

Ok, team, but concerns about being out of the metro area and also the location of some of the team.

Chad Wilsky: 20

Project team: Sr PM, PM, Sr Super, Super, Sr Proj Engineer; Field team experience provided as related to County project was limited

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

Nick Brow: 20

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Experience is satisfactory. Includes sports facilities with open fields and high school gyms.

Rick Durr: 18

Has some experience in indoor sports complexes. Many examples used for outdoor sports courts.

Anthony Maddox: 20

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

Kristian Swenson: 15

Prefer larger indoor complex experience

Chad Wilsky: 22

Cleveland Guardians stadium renovation, self-performed components of project; ScottsMiracle-Gro field expansion; Cleveland Browns training facility reno & expansion; high school projects

Cost Analysis and Value Analysis | Points Based | 35 Points (35%)

Nick Brow: 30

Good value reflected in approach to cost analysis.

Rick Durr: 20

Presented more boilerplate information than project-specific information regarding this project.

Anthony Maddox: 20

General strategy for cost and value analysis.

Kristian Swenson: 15

Want more specific project examples

Chad Wilsky: 30

Cost & Value analysis approach provided. Specific project example provided

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

Nick Brow: 2

EVALUATION TABULATION

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EVALUATION TABULATION

PS No. PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Duval

Rick Durr: 2

Duval

Anthony Maddox: 2

Duval

Kristian Swenson: 2

Duval

Chad Wilsky: 2

Duval

Persons Services Corp.

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

Nick Brow: 20

Team is qualified. Organizational Chart is provided.

Rick Durr: 10

None of the team presented has qualifications listed for a project of this type or size.

Anthony Maddox: 19

The project team has direct experience in multi-million-dollar projects in the governmental sector.

Kristian Swenson: 18

Team is all out of town and concerned about local sub relationships and distance

Chad Wilsky: 15

Project team: PM, Super; limited experience as it relates to the County's project; small field team for size of project

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

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Nick Brow: 15

Experience is provided.

Rick Durr: 10

None of the projects presented is equivalent to a project of this type or size.

Anthony Maddox: 19

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

Kristian Swenson: 10

Projects not the scope sized as desired

Chad Wilsky: 15

Rainbow City Rec Center 40K SF; high school additions; turf field addition

Cost Analysis and Value Analysis | Points Based | 35 Points (35%)

Nick Brow: 25

Approach to cost analysis provided.

Rick Durr: 10

Response is boilerplate information and does not address this project or the County.

Anthony Maddox: 20

General strategy for cost and value analysis

Kristian Swenson: 15

Response not as detailed as liked

Chad Wilsky: 20

Specific project example was not provided

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

Nick Brow: 2

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Palm Beach

Rick Durr: 2

Palm Beach

Anthony Maddox: 2

Palm Beach

Kristian Swenson: 2

Palm Beach

Chad Wilsky: 2

Palm Beach

Turner Construction Company

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

Nick Brow: 25

Team is qualified. Organizational Chart is satisfactory.

Rick Durr: 25

Experienced team with sports projects. Not sure of principal's staff role in those listed in similar work experience.

Anthony Maddox: 23

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

Kristian Swenson: 22

Good team. I would have preferred to see more team members with the project experience the firm highlighted.

Chad Wilsky: 20

Project team: PM, Project Engineer, General Super, 2 Super, Field team experience provided as related to County project was limited

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

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Nick Brow: 20

Experience is satisfactory. Includes sports facilities with open fields.

Rick Durr: 22

Many sports projects, some at similar level of size and complexity.

Anthony Maddox: 23

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

Kristian Swenson: 29

Firms' experience is robust in the sports market

Chad Wilsky: 28

Yankees GS enhancements 92K SF; Dunedin Blue Jays stadium and sports complex improvements 175K SF; Memphis Sports and Events Center 227K SF; Homefield Sports Complex 153K SF, smaller university projects

Cost Analysis and Value Analysis | Points Based | 35 Points (35%)

Nick Brow: 30

Good value reflected in approach to cost analysis.

Rick Durr: 32

Present site staging ideas and draft schedule for consideration. Beyond just boilerplate information.

Anthony Maddox: 27

General strategy for cost and value analysis.

Kristian Swenson: 33

Much more detailed plans

Chad Wilsky: 30

Cost & Value analysis approach provided. Specific project example provided

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

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Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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PS No. PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Nick Brow: 5

Orange

Rick Durr: 5

Orange

Anthony Maddox: 5

Orange

Kristian Swenson: 5

Orange

Chad Wilsky: 5

Orange

WELBRO Building Corporation

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

Nick Brow: 20

Team is qualified. Organizational Chart is provided.

Rick Durr: 20

Experienced team. Not many indoor sports projects listed of this type or size.

Anthony Maddox: 20

The project team has direct experience in multi-million-dollar projects in the governmental sector.

Kristian Swenson: 20

ok, team, but would have preferred larger, more direct, related projects

Chad Wilsky: 20

Project team: Sr PM, Asst PM, Sr Site Mgr, Site Mgr, Asst Site Mgr, Site Engineer; Field team experience provided as related to County project was limited

EVALUATION TABULATION

PS No. PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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

Nick Brow: 15

Experience is provided. Includes community centers and various commercial projects.

Rick Durr: 18

Highlighted mainly smaller community center projects, hotel projects and warehouses.

Anthony Maddox: 20

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

Kristian Swenson: 10

Projects not as realted as desired

Chad Wilsky: 20

Tom Fellow Community Center 174K SF; Vance Harmon Community Center; public schools, distribution centers

Cost Analysis and Value Analysis | Points Based | 35 Points (35%)

Nick Brow: 25

Approach to cost analysis provided.

Rick Durr: 20

Mainly boilerplate information. No discussion of this specific project or client.

Anthony Maddox: 25

General strategy for cost and value analysis

Kristian Swenson: 15

Generic response

Chad Wilsky: 30

Cost & Value analysis approach provided. Specific project example provided

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

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

Nick Brow: 5

Orange

Rick Durr: 5

Orange

Anthony Maddox: 5

Orange

Kristian Swenson: 5

Orange

Chad Wilsky: 5

Orange

Wharton-Smith, Inc.

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

Nick Brow: 25

Team is qualified. Organizational Chart is satisfactory.

Rick Durr: 25

Experienced in Seminole County. Light on indoor sports facilities.

Anthony Maddox: 25

The project team has direct experience in multi-million-dollar projects in the governmental sector.

Kristian Swenson: 20

Ok team

Chad Wilsky: 20

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Project team: Sr. PM, Sr Super, Super; small field team for size of project; Field team experience provided as related to County project was limited

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

Nick Brow: 20

Experience closely aligned to project. Includes both sports facilities and neighborhood event centers.

Rick Durr: 20

Only indoor sports facility presented were much smaller; a high school; the county's outdoor sports complex. Two of the projects shown use Seminole County employees as references, as well as one of the team members.

Anthony Maddox: 25

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

Kristian Swenson: 15

Projects displayed were considerably less in scope than other proposers

Chad Wilsky: 20

Villages High School Sport Complex; Boombah and Soldier's Creek Sports Complexes; Northern Regional Recreational Center, Nc; Roth Athletic Center at UCF

Cost Analysis and Value Analysis | Points Based | 35 Points (35%)

Nick Brow: 30

Good value reflected in approach to cost analysis.

Rick Durr: 33

Excellent detail in project approach. Highly customized for this specific project.

Anthony Maddox: 30

General strategy for cost and value analysis

Kristian Swenson: 25

Acceptable response, but would have preferred more detailed specifics

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Chad Wilsky: 30

Cost & Value analysis approach provided. Specific project example provided

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

Nick Brow: 5

Seminole

Rick Durr: 5

Seminole

Anthony Maddox: 5

Seminole

Kristian Swenson: 5

Seminole

Chad Wilsky: 5

Seminole

Williams Company

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

Nick Brow: 20

Team is qualified. Organizational Chart is provided.

Rick Durr: 20

Experienced construction team. Not much specific projects of this type and size. No indoor sports beyond a school gymnasium.

Anthony Maddox: 18

The project team has direct experience in multi-million-dollar projects in the governmental sector.

Kristian Swenson: 20

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

ok team

Chad Wilsky: 22

Project team: Sr PM, Asst PM, Sr Super, Asst Super; ACE Surfaces manager part of team; sports experience with smaller projects

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

Nick Brow: 15

Experience is provided.

Rick Durr: 18

One indoor complex listed for sports, one school gym, the rest outdoor sports courts.

Anthony Maddox: 18

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

Kristian Swenson: 9

Projects significantly smaller in scope than hoped

Chad Wilsky: 20

Stetson Edmunds Center, Caribe Royale Sports Courts, public school facilities

Cost Analysis and Value Analysis | Points Based | 35 Points (35%)

Nick Brow: 25

Approach to cost analysis provided.

Rick Durr: 20

Mainly boilerplate information with some minor points made about this specific project.

Anthony Maddox: 20

General strategy for cost and value analysis

Kristian Swenson: 15

Response was more generic than hoped

EVALUATION TABULATION

Request for Professional Services (PS) - Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

EVALUATION TABULATION

PS No. PS-7223-26/LNF

Construction Manager at Risk (CMAR) Services for Seminole County Indoor Sports Complex

Chad Wilsky: 32

Cost & Value analysis approach provided. Specific project examples provided

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

Nick Brow: 5

Orange

Rick Durr: 5

Orange

Anthony Maddox: 5

Orange

Kristian Swenson: 5

Orange

Chad Wilsky: 5

Orange