Construction Manager at Risk, Brevard-Cocoa Operations
FPID No. 424014-1-32-01 and 424014-1-52-01

FIRM	Evaluator	Project Staffing/ Related Experience (0-25)	Project Understanding (0-10)	Project Approach (0-15)	Innovations (0-10)	Schedule (0-10)	Design Plans Review, Evaluation, & Recommendations (0-15)	Innovative Engineering, GMP, and Bids (0-15)	TOTAL	RANK
Ajax Building Corporation	A	24	9	14	9	9	14	14	93	
	B	15	10	15	10	10	14	14	88	
	C	25	10	14	10	9	13	14	95	
	Totals	**64**	**29**	**43**	**29**	**28**	**41**	**42**	**276**	
	Average	**21.33333333**	**9.67**	**14.33**	**9.67**	**9.33**	**13.67**	**14.00**	**92.00**	**1**
Biltmore Construction Company, Inc.	A	23	8	13	8	8	13	14	87	
	B	23	10	15	10	10	14	12	94	
	C	23	10	14	9	9	13	13	91	
	Totals	**69**	**28**	**42**	**27**	**27**	**40**	**39**	**272**	
	Average	**23.00**	**9.33**	**14.00**	**9.00**	**9.00**	**13.33**	**13.00**	**90.66**	**2**
Charles Perry Partners, Inc.	A	23	9	14	8	9	13	13	89	
	B	15	8	10	8	6	12	15	74	
	C	23	10	13	10	8	12	12	88	
	Totals	**61**	**27**	**37**	**26**	**23**	**37**	**40**	**251**	
	Average	**20.33**	**9.00**	**12.33**	**8.67**	**7.67**	**12.33**	**13.33**	**83.66**	**3**
Ivey's Construction, Inc.	A	20	9	13	7	6	12	12	79	
	B	15	8	10	8	5	10	10	66	
	C	22	8	10	6	6	11	12	75	
	Totals	**57**	**25**	**33**	**21**	**17**	**33**	**34**	**220**	
	Average	**19**	**8.33**	**11.00**	**7.00**	**5.67**	**11.00**	**11.33**	**73.33**	**4**

ORDINAL RANKINGS

Evaluators	Ajax	Biltmore	CPP	Ivey's
A - Boughanem	1	3	2	4
B - Clark	2	1	3	4
C - Keyser	1	2	3	4
	1.33333333	**2**	**2.666666667**	**4**

Technical Review Committee's Cumulative Ranking Order

Ranking	CONSULTANT
No. 1	Ajax Building Corporation
No. 2	Biltmore Construction Company, Inc.
No. 3	Charles Perry Partners, Inc.
No. 4	Ivey's Construction Inc.

Technical Evaluation Scores verified by Lindsay Holton on April 30, 2015

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

PROFESSIONAL SERVICES SELECTION PACKAGE
FINAL SELECTION

Name of Project: Construction Manager at Risk, Brevard-Cocoa Operations

FM Number(s): 424014-1-32-01 and 424014-1-52-01

FINAL SELECTION MEETING WAS HELD ON: 5/4/2015

Interview individual scores and comments enclosed: ☒ Yes ☐ No

TECHNICAL REVIEW COMMITTEE:

	NAME	TITLE	PHONE
A.	Jim Boughanem	Construction Engineer	321-634-6086
B.	David Clark	District Facility Manager	386-943-5660
C.	George Keyser	Maintenance Program Manager	321-634-6077
D.			
E.			
F.			
G.			

SELECTION COMMITTEE MEMBERS:

NAME	TITLE
Noranne B. Downs, P.E.	District Secretary
Alan E. Hyman, P.E.	District Director of Transportation Operations
Frank O'Dea, P.E.	District Director of Transportation Development
~~Lorie A. Matthews~~	~~District Transportation Support Manager~~

TECHNICAL PROPOSAL EVALUATION FORM

Project Construction Manager at Risk, Brevard-Cocoa Operations Center **FIN #** 424014-1-32-01 and 424014-1-52-01 **FAP #** N/A **Evaluator** Jim Boughanem, P.E. **Signature**	Ajax Building Corporation	Biltmore Construction Company, Inc.	Charles Perry Partners, Inc.	Ivey's Construction, Inc.

Date to Technical Committee	Date due to Project Manager	Date due by **NOON** to Professional Services	Date Received by Professional Services
4/17/2015			

PROJECT STAFFING STRATEGY AND RELATED EXPERIENCE				
Subtotal (0-25)	24	23	23	20
UNDERSTANDING OF THE PROJECT				
Subtotal (0-10)	**9**	**8**	**9**	**9**
PROJECT APPROACH				
Subtotal (0-15)	**14**	**13**	**14**	**13**
INNOVATIONS				
Subtotal (0-10)	**9**	**8**	**8**	**7**
SCHEDULE				
Subtotal (0-10)	**9**	**8**	**9**	**6**
DESIGN PLANS REVIEW, EVALUATION, AND RECOMMENDATIONS				
Subtotal (0-15)	**14**	**13**	**13**	**12**
INNOVATIVE ENGINEERING, GMP, AND BIDS				
Subtotal (0-15)	**14**	**14**	**13**	**12**
TOTAL (0 - 100)	93	87	89	79

Please attach comments to each form

TECHNICAL PROPOSAL EVALUATION
SUMMARY FORM

Date April 28, 2015

Project: Construction Manager at Risk, Brevard-Cocoa Operations Center

FIN No. 424014-1-32-01 and 424014-1-52-01

Federal Aid No. N/A

Firm: Ajax

Evaluator Jim Boughanem, P.E. Signature

PROJECT STAFFING STRATEGY AND RELATED EXPERIENCE (0-25 POINTS)

Ajax proposed Mr. Chuck Lester as a PM and Mr. David Duke as a Superintendent. The proposed staff has an extensive experience on CM@ risk projects. Although Ajax proposed PM and superintendent had a minimum part on the Q&A they both have extensive experience with maintaining the operation during construction.

UNDERSTANDING OF THE PROJECT (0-10 POINTS)

Ajax showed a good understanding of the project, they identified key challenges and proposed solutions to these potential issues.

PROJECT APPROACH (0-15 POINTS)

Ajax approach to the project emphasize communication with the stake holders, control of the schedule and cost control. They offered a good quality control plan and proposed a good approach to the as built plan.

INNOVATIONS (0-10 POINTS)

Ajax proposed multiple methods to reduce time and cost to the project, they seem to have great ideas to offer for design that showed innovative thinking to get the best value for the investment.

SCHEDULE (0-10 POINTS)

Ajax identified few strategies to reduce the project duration. Their prosed schedule showed finishing on time however depending on some design solution the time can be substantially reduced.

DESIGN PLANS REVIEW, EVALUATION, AND RECOMMENDATIONS (0-15 POINTS)

The proposed plan review quality control seem exclusive and insures close communication and problem solving strategy to reduce conflicts and minimize cost. Mock up plans are proposed to reduce problems during the execution of difficult tasks.

INNOVATIVE ENGINEERING, GMP, AND BIDS (0-15 POINTS)

Ajax track history of bid price verses GMP is excellent good communication with bidders can reduce conflicts and provide greater transparency. Ajax proposed the use of the VE process to reduce cost and maintain quality.

TECHNICAL PROPOSAL EVALUATION
SUMMARY FORM

Date April 29, 2015

Project: Construction Manager at Risk, Brevard-Cocoa Operations Center

FIN No. 424014-1-32-01 and 424014-1-52-01

Federal Aid No. N/A

Firm: Biltmore Construction

Evaluator Jim Boughanem, P.E. Signature

PROJECT STAFFING STRATEGY AND RELATED EXPERIENCE (0-25 POINTS)

Biltmore proposed Mr. Jeff Parker as a PM and Mr. Dave LaDuka as a Superintendent both gentlemen have extensive experience on CM@ risk projects. Biltmore have experience with working on occupied site and on large size projects.

UNDERSTANDING OF THE PROJECT (0-10 POINTS)

Biltmore demonstrated good understanding of the project, they visited the project site and identified some critical issues with the project. Temporary moving of the operation during construction was also discussed.

PROJECT APPROACH (0-15 POINTS)

Biltmore outline their approach to the project. The step by step approach is thorough and shows good methodology on approaching project this size and nature.

INNOVATIONS (0-10 POINTS)

Temporary relocation of the operation to the NE corner of the site was discussed.

SCHEDULE (0-10 POINTS)

Biltmore have identified all the major mile stones on the schedule. Schedule shows moving in to the main building by July 20, 2017, and constructing the crew building and storage facilities at later dates.

DESIGN PLANS REVIEW, EVALUATION, AND RECOMMENDATIONS (0-15 POINTS)

Biltmore outlined all major steps for reviewing the plans, their proposed QA/QC is thorough and conclusive

INNOVATIVE ENGINEERING, GMP, AND BIDS (0-15 POINTS)

Local subcontractors will be solicited and the GMP will be based on actual subcontractors' bids. Subcontractors will be interviewed and selected to reduce the amount of change orders.

TECHNICAL PROPOSAL EVALUATION
SUMMARY FORM

Date April 28, 2015

Project: Construction Manager at Risk, Brevard-Cocoa Operations Center

FIN No. 424014-1-32-01 and 424014-1-52-01

Federal Aid No. N/A

Firm: Charles Perry Partnering, Inc. (CPPI)

Evaluator Jim Boughanem, P.E. Signature

PROJECT STAFFING STRATEGY AND RELATED EXPERIENCE (0-25 POINTS)

CPPI proposed Mr. Mike Winn as a PM and Mr. Dale Wicker as a Superintendent they both have extensive experience on CM@ risk projects. CPPI have also extensive experience with working on active site with minimum disruption to the ongoing operation.

UNDERSTANDING OF THE PROJECT (0-10 POINTS)

CPPI showed an excellent understanding of the project even though they seem to have a limited knowledge of the exact operation that Brevard operations perform. They showed a great interest in exploring new ideas and thinking "outside the box".

PROJECT APPROACH (0-15 POINTS)

CPPI approach methodology is to study the office operation and phase the project in such a way to minimize interference with the operation and reduce phasing to three phases and arrive at an early finish date.

INNOVATIONS (0-10 POINTS)

CPPI have used BIM extensively, they proposed an innovative method to keep up with all changes and control spending. They check on the financial soundness of the subcontractor to reduce issues during construction.

SCHEDULE (0-10 POINTS)

CPPI proposed schedule seems logical and shows finishing within the allowable time. Early finish is achievable providing flexibility of arranging the site in order to minimize staff multi relocation.

DESIGN PLANS REVIEW, EVALUATION, AND RECOMMENDATIONS (0-15 POINTS)

Based on their review of the plans CPPI offered multiple ideas for reduce the project phases and overall time based on their experience with similar type projects. The proposed QC for the design review seems adequate.

INNOVATIVE ENGINEERING, GMP, AND BIDS (0-15 POINTS)

CPPI proposed an excellent approach to control and deliver a GMP close to the bid price. Their methodology seems exclusive to all aspects of the project. Their history of GMP price in relation to the bid price is good.

TECHNICAL PROPOSAL EVALUATION
SUMMARY FORM

Date April 28, 2015

Project: Construction Manager at Risk, Brevard-Cocoa Operations Center

FIN No. 424014-1-32-01 and 424014-1-52-01

Federal Aid No. N/A

Firm: IVEY'S Construction, Inc

Evaluator Jim Boughanem, P.E.

Signature

PROJECT STAFFING STRATEGY AND RELATED EXPERIENCE (0-25 POINTS)

The staff proposed, Mr. Steve Sergis as a PM and Mr. Kevin Marfitt as a Superintendent has the experience to perform the work. The proposed gentlemen were not present at the Q&A meeting. Ivey's construction has worked on multiple government projects in the past and are familiar with handling this type of projects.

UNDERSTANDING OF THE PROJECT (0-10 POINTS)

Ivey's construction are familiar with this type of project and have a good local knowledge of the project location, they showed good understanding of the project phasing and have worked successfully on active project sites in the past.

PROJECT APPROACH (0-15 POINTS)

Ivey's outlined their project approach by proposing to take an active leadership role to coordinate the schedule and cost of this project among all stake holders, the outlined plan seems adequate.

INNOVATIONS (0-10 POINTS)

Ivey's stressed the importance of team work to achieve the owner's objective and this can be accomplished good quality control, cost effectiveness and good schedule.

SCHEDULE (0-10 POINTS)

Ivey's schedule allows 100 days for the construction of the administration building, their discussion of the schedule is brief.

DESIGN PLANS REVIEW, EVALUATION, AND RECOMMENDATIONS (0-15 POINTS)

The proposal did not offer any comments on the conceptual design layout, however they outlined a good plan to achieve a quality design.

INNOVATIVE ENGINEERING, GMP, AND BIDS (0-15 POINTS)

Ivey's outlined their plan to achieve a good GMP and bids, most of their previous project were up to 10% less than the GPM and in most cases the owner used the extra saving to enhance and add to their projects.

TECHNICAL PROPOSAL EVALUATION FORM

Project Construction Manager at Risk, Brevard-Cocoa Operations Center **FIN #** 424014-1-32-01 and 424014-1-52-01 **FAP #** N/A **Evaluator** David M Clark **Signature**	Ajax Building Corporation	Biltmore Construction Company, Inc.	Charles Perry Partners, Inc.	Ivey's Construction, Inc.

Date to Technical Committee	Date due to Project Manager	Date due by **NOON** to Professional Services	Date Received by Professional Services
4/17/2015			

PROJECT STAFFING STRATEGY AND RELATED EXPERIENCE				
Subtotal (0-25)	15	23	15	15
UNDERSTANDING OF THE PROJECT				
Subtotal (0-10)	10	10	8	8
PROJECT APPROACH				
Subtotal (0-15)	15	15	10	10
INNOVATIONS				
Subtotal (0-10)	10	10	8	8
SCHEDULE				
Subtotal (0-10)	10	10	6	5
DESIGN PLANS REVIEW, EVALUATION, AND RECOMMENDATIONS				
Subtotal (0-15)	14	14	12	10
INNOVATIVE ENGINEERING, GMP, AND BIDS				
Subtotal (0-15)	14	12	15	10
TOTAL (0 - 100)	88	94	74	66

Please attach comments to each form

TECHNICAL PROPOSAL EVALUATION
SUMMARY FORM

Date 2-21-15

Project: Construction Manager at Risk, Brevard-Cocoa Operations Center

FIN No. 424014-1-32-01 and 424014-1-52-01

Federal Aid No. N/A

Firm: Ajax Building Corporation

Evaluator DMClark D. McClark
Signature

PROJECT STAFFING STRATEGY AND RELATED EXPERIENCE (0-25 POINTS) 15

Nice Photos

No real details of jobs completed

Who - what - when - why?

UNDERSTANDING OF THE PROJECT (0-10 POINTS) 10

- Understands maintaining operations during construction
- understands phasing needs - but not explicit, here.
- Does understand split funding issues so phasing is funding dependant

PROJECT APPROACH (0-15 POINTS) 15

- Believes in partnering but is single point of contact
- Manage the schedule is vital
- understands phases here is vital to success
- Cost control is paramount as we have multiple funding years
- Pre Qualifies subs at all levels of performance QA/QC is excellent
- Uses Bim + 3d modeling
- Uses QR Code stickers on equipment that requires instruction manuals can pull up on smart phone
- Supplies photo electronic As builts.

INNOVATIONS (0-10 POINTS) 10

- Understands that existing portables may be used on site for relocation
- Separate the portable complex from the construction site
- Phase utility rebuilds so there is no disruptions to service

SCHEDULE (0-10 POINTS) 10

- Schedule hits major milestones
- This company has suggested that both the precon and the construction timelines could be shortened with the correct approach. time is money.

DESIGN PLANS REVIEW, EVALUATION, AND RECOMMENDATIONS (0-15 POINTS) 14

- Uses in house Prod. Check system
- Pre Qualify contractors
- QA/QC on bid documents
- Mock-up
- Rejection of non-conforming work
- Detailed Punch lists
- Detailed Training on new systems in new buildings systems

INNOVATIVE ENGINEERING, GMP, AND BIDS (0-15 POINTS) 14

- Achieve GMP & achieve 100% G of S
- guarantee accurate bidding with their process
- Will provide VE list for consideration options may save 2-7%
- included estimate vs GMP table
- No DBE / MBE discussions

TECHNICAL PROPOSAL EVALUATION
SUMMARY FORM

Date 4-21-15

Project: Construction Manager at Risk, Brevard-Cocoa Operations Center

FIN No. 424014-1-32-01 and 424014-1-52-01

Federal Aid No. N/A

Firm: Biltmore Construction

Evaluator D. McClark D McCall
Signature

PROJECT STAFFING STRATEGY AND RELATED EXPERIENCE (0-25 POINTS) 23

Have described a knowledgable management team to manage this project. Listed 16 recent concrist projects they have completed as a team - all public works. Almost all projects are of similar nature as public works and a great many were re-builds in place

UNDERSTANDING OF THE PROJECT (0-10 POINTS) 10

- Discusses MBE/DBE strategy
- Visited Site - understands special phasing issues

PROJECT APPROACH (0-15 POINTS) 15

- Discusses early involvement of local sub-contractors in the project
- Stress partnership throughout the project.
- Has an excellent grasp on CM@risk process including partnering w A/E firm.
- Understands need to involve/protect Owners interest.
- Understands VE & cost control

INNOVATIONS (0-10 POINTS) 10

- Very agressive innovative scheduling and use of portable on site to maintain existing FDOT functions

- Phasing suggested would allow maximum use of site and perhaps reduce overall cost & time on site

SCHEDULE (0-10 POINTS) 10

- Well thought out.
- Allows for anticipated contingencies
- Believes they can reduce overall construction build time with assistance Phases.

DESIGN PLANS REVIEW, EVALUATION, AND RECOMMENDATIONS (0-15 POINTS) 14

- Will use BIM & Envelope Modeling & mock-ups to ensure quality structures
- Pre qualify local DBE/MBE trade contractors.
- Heavy emphasis on QA/QC
- Identify areas of VE
- GMP will be actual quots from Subs
- No data on past accuray projects

INNOVATIVE ENGINEERING, GMP, AND BIDS (0-15 POINTS) 12

- Proposes to run bid process concurrent with 100% design documents
- GMP will be final contractor bids not an estimate - these documents will be reviewed by CM@ risk to ensure bids meet scope - ie not change orders will be need based on documents or SOV.

TECHNICAL PROPOSAL EVALUATION
SUMMARY FORM

Date 4-21-15

Project: Construction Manager at Risk, Brevard-Cocoa Operations Center

FIN No. 424014-1-32-01 and 424014-1-52-01

Federal Aid No. N/A

Firm: CPPT

Evaluator D M Clark D M Clark
Signature

PROJECT STAFFING STRATEGY AND RELATED EXPERIENCE (0-25 POINTS) 15

Have identified key personnel.
Did not get a real sense of real years of involvement in CM@risk work of staff.
Did not see a great deal of completed work mentioned in total for all staff

UNDERSTANDING OF THE PROJECT (0-10 POINTS) 8

Very concerned about the labeled photo in 6.1.2 in this section. If site was visited; there is a problem. Building "Y" is the crew building. Building "A" is the Administration building and is not a modular and will not be moved.

There can be movement of the modulars.

No mention of DBE/MBE utilization

PROJECT APPROACH (0-15 POINTS) 10

Information presented in this section appears to be industry standard.
QA/QC is industry standard
No real plan to lessen 720 day construction days

INNOVATIONS (0-10 POINTS) 8

- Uses BIM, Bluebeam & CAPI Clash for Builds models
- Uses clash detection

SCHEDULE (0-10 POINTS) 6

Lacked clarity, lacked visual timelines

DESIGN PLANS REVIEW, EVALUATION, AND RECOMMENDATIONS (0-15 POINTS) 12

Hit the benchmarks. Well written
No new ground but nicely done

INNOVATIVE ENGINEERING, GMP, AND BIDS (0-15 POINTS) 15

Well written, precise, on the mark.
Good financial data.

TECHNICAL PROPOSAL EVALUATION
SUMMARY FORM

Date 4-22-15

Project: Construction Manager at Risk, Brevard-Cocoa Operations Center

FIN No. 424014-1-32-01 and 424014-1-52-01

Federal Aid No. N/A

Firm: Ivey's Construction, Inc

Evaluator D M Clark D M Clark
Signature

15

PROJECT STAFFING STRATEGY AND RELATED EXPERIENCE (0-25 POINTS)

Project manager is named. Other team members are named as well as other roles defined in the project & the experts they would bring to the project. A short synopsis was included of recent projects

Ample staff to handle job

Did not show a great many types of similar construction projects

UNDERSTANDING OF THE PROJECT (0-10 POINTS) 8

- No discussion of vital phases.
- Almost sounds as if had not visited site, yet they state they are 10 minutes away.
- Do not discuss in detail the precise and necessary relationship they would have as emerisk with design team.
- Not a lot of detail on Value Engineering or LEED approaches

PROJECT APPROACH (0-15 POINTS) 10

- Discuss a "leadership" role not a partnership with all parties.
- Stress construction over design phase
- Still - little talk of pre qualifying vendors/ S-b contractors - Do pre qualify local contractors
- Do understand value engineering @ partnership with owner.

INNOVATIONS (0-10 POINTS) 8

• Team Work mentioned here.
Quality, Cost & Schedule is listed here as Innovations to achieve a good end product, I see those items as necessary as an Approach.

I do agree this firms local experience with the local agencies & subcontractors has value in itself.

. Not well expressed but understands importance of innovations but must not be frivolous.

SCHEDULE (0-10 POINTS) 5

- Schedule is basic.
- Schedule lack many details as if site not visited
- No mention of if schedule could be advanced or reduced in time.

DESIGN PLANS REVIEW, EVALUATION, AND RECOMMENDATIONS (0-15 POINTS) 10

- Standard Plans & Review
- Had discussion on BIM & clash detection at OAC session
- Very little detail of this critical Path to a GMP

INNOVATIVE ENGINEERING, GMP, AND BIDS (0-15 POINTS) 10

- Relies heavily on local market for all prices for bids - not bad but will this limit access to state of the art materials?

- VE need to be complemented with sustainable LEED practices which I see little mention.

- It appears that the GMP is reached more by data base that actual prequalified subs - bidding as we go to 100% plans.

TECHNICAL PROPOSAL EVALUATION FORM

	Ajax Building Corporation	Biltmore Construction Company, Inc.	Charles Perry Partners, Inc.	Ivey's Construction, Inc.
Project Construction Manager at Risk, Brevard-Cocoa Operations Center **FIN #** 424014-1-32-01 and 424014-1-52-01 **FAP #** N/A **Evaluator** George B. Keyser **Signature** G B. Keyser				

Date to Technical Committee	Date due to Project Manager	Date due by **NOON** to Professional Services	Date Received by Professional Services
4/17/2015			

PROJECT STAFFING STRATEGY AND RELATED EXPERIENCE				
Subtotal (0-25)	25	23	23	22
UNDERSTANDING OF THE PROJECT				
Subtotal (0-10)	10	10	10	8
PROJECT APPROACH				
Subtotal (0-15)	14	14	13	10
INNOVATIONS				
Subtotal (0-10)	10	9	10	6
SCHEDULE				
Subtotal (0-10)	9	9	8	6
DESIGN PLANS REVIEW, EVALUATION, AND RECOMMENDATIONS				
Subtotal (0-15)	13	13	12	11
INNOVATIVE ENGINEERING, GMP, AND BIDS				
Subtotal (0-15)	14	13	12	12
TOTAL (0 - 100)	95	91	88	75

Please attach comments to each form

TECHNICAL PROPOSAL EVALUATION
SUMMARY FORM

Date 4-27-15

Project: Construction Manager at Risk, Brevard-Cocoa Operations Center

FIN No. 424014-1-32-01 and 424014-1-52-01

Federal Aid No. N/A

Firm: AJAX Building Corporation

Evaluator George B. Keyser GBK
Signature

PROJECT STAFFING STRATEGY AND RELATED EXPERIENCE (0-25 POINTS)

- Organization of team provided
- Principal, Proj. Exec., BIM/PreCon Mngr., Chief Estimator, Sr. Proj. Mngr. Proj. Mngr., Proj. Engr., Sr. Supt., Asst. Supt.
- Project experience related to the Brevard Ops. project
- Some projects in the area
- Principal, Proj. Exec, Sr. Proj. Mngr., Proj. Mngr, Sr. Supt. @ P/A presentation

UNDERSTANDING OF THE PROJECT (0-10 POINTS)

- Good project knowledge
- Unique issues include; maintaining operations during construction, phased construction (possible temp. campus and/or relocating building to building the move to new complex), involvement with two-fiscal year funding and maintaining schedule.
- Identified site as sufficent to accomplish the goals
- Be a good construction neighbor.

PROJECT APPROACH (0-15 POINTS)

- Team kickoff meeting, scheduling (integrated process) (phasing construction, cost control, reporting systems (CM software (fin. statement, accounting, analysis, service & maintenance, Labor & equip., analytics, imaging docs., work flow), quality control (redi-check), BIM (since 2008), safety mngt., QR codes and photo electronic as builts.

INNOVATIONS (0-10 POINTS)

- Develop an early site plan
- Moving logistics plan ~ phasing
- Site logistics and security plan. ~ seperate constr from "portable complex".
- Utility shutdown requirements
- Shut bldgs.
- Utility Master Outage Plan
- Tranparency
- Sequencing (ponds 1st)

SCHEDULE (0-10 POINTS)

- Project planning
- Design phase
- Construction phase
- Transition Occupancy.
- Clarified the admin. bldg. constr. time @ Q/A.

DESIGN PLANS REVIEW, EVALUATION, AND RECOMMENDATIONS (0-15 POINTS)

- Red-check system
- Pre-Qual. of Trade Contractors
- Bid Documents
- Shop drawings & submittal review
- Coordination & Tool box meetings
- Material Conformance upon receipt
- Mock ups.
- Monitor work daily
- Promptly reject non-conforming work.
- Phase and area punchlists
- Close out & training

INNOVATIVE ENGINEERING, GMP, AND BIDS (0-15 POINTS)

- GMP while incorporating 100% of goals
- Detailed info. to bidders
- Value Engineering - 2%-7% range in savings
- Bldg. shifts
- Fuel Island idea to relocate (cost vs. savc.)

TECHNICAL PROPOSAL EVALUATION
SUMMARY FORM

Date 4-27-15

Project: Construction Manager at Risk, Brevard-Cocoa Operations Center

FIN No. 424014-1-32-01 and 424014-1-52-01

Federal Aid No. N/A

Firm: Built more Construction Company, Inc.

Evaluator George B. Keyser GBK
Signature

PROJECT STAFFING STRATEGY AND RELATED EXPERIENCE (0-25 POINTS)

- Maintain full operations of the existing facilities
- LEED Certification
- Building scope listed
- Project signage
- Note on local economy
- MBE/DBE mentioned <FDOT DBE goals>
- Site visit made
- Organization of team provided
- Principal-in-charge, Sr. Proj. Mngr., Gen. Supt., Supt, Senior Estimator
- Principal-in-charge, Sr. Proj. Mngr., Gen. Supt., Supt., Senior Estimator @ Q/A presentation

UNDERSTANDING OF THE PROJECT (0-10 POINTS)

- Good project knowledge
- Maintain full operations of existing facilities
- Constr. Admin. Bldg., Veh. Rep./Shop/Whse, Crew bldg., hay storage/Eq. Storage, wash rack etc.
- Demo and abatement
- LEED certification
- Project signage during construction
- Employ local trades & workers
- MBE participation
- DBE (IDOT guidelines)

PROJECT APPROACH (0-15 POINTS)

- Based on partnership, kick-off mtgs., Early involvement by trade contractors (during design phase) — (value base procurement, effective phasing program, optimize site utilization, Assure no disruptions to the on going operations
- Award pre-con kick off
- Design / pre constr. phase
- Mobilization, abatement & selective demo
- Constr and close out
- Cost Control
- Q/A
- Possible 90 days ahead of schedule

INNOVATIONS (0-10 POINTS)

- Offer phasing scenerios to reduce overall schedule, reduce phasing sequences, transition of phasing constr. barriers etc. & be the least disruptive
- Relocation plan and scenerio provided ~ phase 1-4 drawings depict proposed phasing.
- Owner direct purchases to save costs.

SCHEDULE (0-10 POINTS)

- Provided in proposal in a diagram format
- On schedule, phase 3 267, Admin bldg 373.

DESIGN PLANS REVIEW, EVALUATION, AND RECOMMENDATIONS (0-15 POINTS)

- Est. understanding of goals and vision of the project.
- Selection of optimum materials
- Work w/ operations for area access
- Develop procedures for constr, quality installation
- On site storage and assembly areas
- Schedules that allow trades adequate time for quality prod., install/constr.
- Assist in specs. to enhance quality
- Prepare bid/scope packages (local/DBE trade contr.)
- Leadership ownership of all constr. work
- QA/QC Logs
- Schedule weekly coordination meetings

INNOVATIVE ENGINEERING, GMP, AND BIDS (0-15 POINTS)

- GMP, bid process run concurrently w/ 100% design documents
- Local bidding interest
- Software, Grade Beam
- Develop a pool of pre-qualified sub contractors

TECHNICAL PROPOSAL EVALUATION
SUMMARY FORM

Date 4.27.15

Project: Construction Manager at Risk, Brevard-Cocoa Operations Center

FIN No. 424014-1-32-01 and 424014-1-52-01

Federal Aid No. N/A

Firm: Charles Perry Partners, Inc.

Evaluator George B. Keyser GBK
Signature

PROJECT STAFFING STRATEGY AND RELATED EXPERIENCE (0-25 POINTS)

- Experienced @ similar projects
- CEO, Sr. Proj Mngr., Proj. Exec., Director of Pre Constr., MEP/FP Coordinator
- Principal Owner, Proj. Exec, Sr. Proj. Mngr., QA/QC, Pre Con. Mngr. Safety QA/QC @ Q/A presentation
- LEED
- Large staff available
- D2 ~~FDOT~~ FDOT project, Op Centers, Admin. facilities, phased projects and LEED project - experience.

UNDERSTANDING OF THE PROJECT (0-10 POINTS)

- Narrative reports, monthly summary of costs, schedule, construction progress, daily reports & DBE/MBE participation
- Schedule control
- DBE/MBE workshops
- GMP development
- Occupancy & closeout
- MOT & site logistics
- Constructability reviews
- Established line of communication/authority
- RFI management
- LEED
- Owner training
- Unique issues - phasing
- Knowledge of site and local conditions
- ~~Approach - utilization of current facilities~~
- ~~Design & Preconstruction approach~~

ABIL 4/27/18 TO Project Approach

PROJECT APPROACH (0-15 POINTS)

- ~~Unique issues noticed - phasing~~ demolition MBK 9/27/15
- Approach - understanding stakeholders utilization of ~~pt~~ facilities.
- (Reduce overall duration)
- Design and Preconstruction Approach
- Construction Approach
- Unique Concepts & Cost savings
- QA/QC plan
- Schedule
- Coordination

INNOVATIONS (0-10 POINTS)

- BIM - Bluebeam w/CPPI Cloud
- 3D Models
- Weekly "as built" up dates
- Phasing - look for cost savings

SCHEDULE (0-10 POINTS)

Provided in proposal in diagram format.

DESIGN PLANS REVIEW, EVALUATION, AND RECOMMENDATIONS (0-15 POINTS)

- Design Review - incl. V.E.
- QA/QC Policies

INNOVATIVE ENGINEERING, GMP, AND BIDS (0-15 POINTS)

- Confirm financial strength of subs.
- Review scope of work
- Establish Unit Cost for Labor
- Establish Unit Cost for Materials

TECHNICAL PROPOSAL EVALUATION
SUMMARY FORM

Date 4-27-15

Project: Construction Manager at Risk, Brevard-Cocoa Operations Center

FIN No. 424014-1-32-01 and 424014-1-52-01

Federal Aid No. N/A

Firm: Ivey's Construction, Inc.

Evaluator George B. Keyser G.B.K

Signature

PROJECT STAFFING STRATEGY AND RELATED EXPERIENCE (0-25 POINTS)

- Organization of the team provided.
- President, CM, Proj. Mngr., Cost Control, Safety Director, Q/A, Supt. scheduler.
- 43 years experience.
- Local
- Do have similar project experience
- Pres., VP, Cost Control ~ Q/A presentation

UNDERSTANDING OF THE PROJECT (0-10 POINTS)

- General project knowledge
- Local knowledge, Phase Construction, Material handling, site work building construction, CM Agreement - Listed relevant experience; how it relates to this project.
- Understand this will remain an active campus.

PROJECT APPROACH (0-15 POINTS)

- Present their approach, discuss unique concepts, reasonable proposal, discuss methods, Coordinate sub contractors, hold status meetings

INNOVATIONS (0-10 POINTS)

- Teamwork, quality, cost, schedule.

SCHEDULE (0-10 POINTS)

- Primevera P6
- Submittal phase, review phase, fabrication and delivery
- Questions on schedule.

DESIGN PLANS REVIEW, EVALUATION, AND RECOMMENDATIONS (0-15 POINTS)

- Quality Control
- In depth design reviews
- Meeting format
- Open Communication
- Staffing
- Cost estimates
- Subs
- Analyze schedules

INNOVATIVE ENGINEERING, GMP, AND BIDS (0-15 POINTS)

- Verification of owner's expectations
- CM Model
- Identify with owner, engage local subs.
- Maximum value for sub-bid packages