



Takoma Park City Council Meeting – July 13, 2022 Agenda Item 1

Work Session

Presentation of Library Bids

Recommended Council Action

The Department of Housing and Community Development recommends that the City Council approve the contract award to Doyle Construction to act as the construction contractor for the Library Redevelopment Project.

Context with Key Issues

Request for Qualifications:

On March 25, 2022 the City of Takoma Park issued a Request for Qualifications (RFQ) for a construction contractor for the Library Redevelopment Project. The evaluation criteria included measures of experience, capacity, professionalism, financial solvency, and safety performance. Contractors submitted RFQ responses on April 29, 2022. Fifteen contractors responded to the RFQ and were ranked on a weighted scale from 20 to 100. A score of 75 or better was required for a contractor to qualify for an opportunity to respond to the Request for Proposal (RFP). Of the 15 respondents, 12 were selected to proceed to the RFP.

Request for Proposals:

On May 16, 2022 the City of Takoma Park issued an RFP to the 12 prequalified contractors. The evaluation criteria were primarily based on the lowest responsive cost proposal; however, consideration was also given the contractor's RFQ rating. The cost proposals represented 90% of the contractor's possible final score. Final submission from contractors were received on July 6, 2022. Seven of the 12 contractors submitted cost proposals. Five of the contractors withdrew, most of whom indicated that they were unable to submit cost proposals due to capacity limitations. Each of the seven submitted proposals were responsive. The cost proposals ranged from \$9,226,940 to \$10,981,999. Final scores ranked from 81.6 to 98.0. Doyle Construction had both the winning bid and the winning score. Doyle's RFQ score was 93. Their RFP score was 98.

Doyle Construction:

Doyle Construction is a locally based construction company, headquartered in Rockville, MD. Their recent projects include the \$3.1M Public Library in Shepherdstown, WV; the \$7.6M Audi Dealership in Bethesda, MD; and the \$2.7M Lidl Grocery Store in Takoma Park, MD. Doyle has committed to providing the Project with an experienced team. The senior project manager has over 20 years of construction experience and was the project manager for both the Wheaton Regional Library and Elkridge Branch Library at his former company, Costello Construction.

Contract Price:

The City has committed \$13.8 million to the Library Redevelopment Project. Of the \$13.8M, \$9.5M to \$11.5M were assumed to be construction related costs. Construction estimates were based on two separate analysis conducted by Forella and Downey & Scott in February 2022. The Doyle Construction base cost proposal of \$9,146,940 is below the estimated construction cost. When including add

alternate costs associated with additional stormwater work that may be required by the State Highway Administration, the total Doyle Construction cost proposal equals \$9.22 million.

Council Priority

Environmentally Sustainable Community, Community Development for an Improved and Equitable Quality of Life

Environmental Considerations

The Library Redevelopment Project will be built according to LEED Gold standards.

Fiscal Considerations

Preliminary estimates for the Project developed prior to the RFP issuance suggested that the project would cost between \$9.5M and \$11.5M. Doyle's cost proposal is less than the estimate and the lowest amongst the seven responsive contractors.

Racial Equity Considerations

The Library Redevelopment Project will ensure that Library services are improved and remain accessible to Takoma Park residents, particularly those along the Maple Ave who represent some of the City's most diverse residents.

Attachments and Links

- Doyle Construction RFP response
- RFP Final Ratings
- RFQ Final Ratings
- Draft Ordinance

Introduced by:

Single Reading:

CITY OF TAKOMA PARK, MARYLAND

ORDINANCE NO. 2022-

**CONTRACT FOR CONSTRUCTION AND BUILDING SERVICES FOR THE
LIBRARY REDEVELOPMENT PROJECT**

WHEREAS, the Library Redevelopment Project will require a construction contractor to provide construction and project management services; and

WHEREAS, the project team consisting of the Library Department, Department of Housing and Community Development, project architect and construction manager have evaluated fifteen contactors through a competitive Request for Qualifications and Request for Proposal process to determine their suitability as construction contractors for the Library Redevelopment Project; and

WHEREAS the project team has identified the construction contractor Doyle Construction as the most qualified of the construction contractors to fulfil the duties of the contractor for the Library Redevelopment Project; and

WHEREAS, the awarded contract was competitively bid and the services to be provided by Doyle Construction under this contract meet the identified needs of the City; and

WHEREAS, funding for these services has been included in the Library Redevelopment Project budget.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND, THAT:

SECTION 1. The City Manager is authorized to enter into a contract with Doyle Construction for construction and building services.

SECTION 2. This Ordinance shall become effective upon adoption.

ADOPTED this _____ day of July, 2022 by roll-call vote as follows:

AYE:

NAY:

ABSTAIN:

ABSENT:

FORM A - (3 PAGES)

CITY OF TAKOMA PARK LIBRARY REPLACEMENT

COST PROPOSAL TABULATION

NAME OF ENTITY Doyle Construction Company

Business Address: 2 Research Place, Suite 102
Rockville, MD 20850

AUTHORIZED REPRESENTATIVE

Name: Kevin Tarantino

Title: Vice President

Telephone Number (office and cell): 301-670-2823 / 410-999-4595

E-Mail: ktarantino@doyleconco.com

We have received and examined the Contract Documents concerning the Project, City of Takoma Park Library Replacement. We have made all the necessary inquiries concerning the Project and have familiarized ourselves with the construction documents. We confirm we have visited the site of the Project and that we have examined all documents necessary for the proper performance of the contract. We have examined all sections of the Construction Documents and Addendum for the Project. We, the undersigned, hereby offer to provide all work/services (Base Cost Proposal) covered in the Contract Documents for the total lump sum of US Dollars as follows:

TOTAL BASE COST PROPOSAL:

\$ 9,146,940

TOTAL BASE COST PROPOSAL (WRITTEN):

Nine Million One Hundred and Forty Six Thousand Nine Hundred and Forty Dollars

ADD ALTERNATE NO. 01 COST PROPOSAL:

\$ \$80,000

BASE COST PROPOSAL BREAKDOWN:


Division 010000 – General Requirements.....	\$	851,306
Division 020000 – Existing Conditions.....	\$	154,778
Division 030000 – Concrete.....	\$	319,000
Division 040000 – Masonry.....	\$	350,000
Division 050000 – Metals.....	\$	807,500
Division 060000 – Wood, Plastics, and Composites.....	\$	133,330
Division 070000 – Thermal and Moisture Protection.....	\$	925,544
Division 080000 – Openings.....	\$	861,206
Division 090000 – Finishes.....	\$	871,734
Division 100000 – Specialties.....	\$	247,408
Division 110000 – Equipment.....	\$	-
Division 120000 – Furnishings.....	\$	74,950
Division 140000 – Conveying Systems.....	\$	-
Division 210000 – Fire Suppression.....	\$	72,500
Division 220000 – Plumbing.....	\$	370,075
Division 230000 – Heating, Ventilating, and Air Conditioning.....	\$	719,900
Division 260000 – Electrical.....	\$	950,000
Division 270000 – Communications.....	\$	66,000
Division 280000 – Electronic Safety and Security.....	\$	173,971
Division 310000 – Earthwork.....	\$	240,072
Division 320000 – Exterior Improvements.....	\$	246,341
Division 330000 – Site Utilities.....	\$	412,201
Unit Price Allowance – Unsuitable Soils (200 CY x \$ 78.2 unit cost)	\$	15,640
Unit Price Allowance – Rock (20 CY x \$ 200 unit cost).....	\$	\$ 4,000.00
Overhead and Profit.....	\$	279,484
TOTAL BASE BID.....	\$	9,146,940

CERTIFICATION

The undersigned proposes to furnish and deliver all labor, supplies, material, equipment, or services in accordance with specifications and stipulations contained in the Request for Proposals for the prices listed on this Cost Proposal Tabulation Form A, and/or upon the terms and conditions set forth in the proposal.

The undersigned certifies that this Cost Proposal is made without any previous understanding, agreement or connection with any person, firm, or corporation submitting a bid or proposal for the same labor, supplies, material, equipment, or services and is, in all respects fair and without collusion or fraud. The undersigned further certifies that he/she is authorized to sign for the Respondent.

Respondent Name (print): **Doyle Construction Company**

By:  **7/6/2022**
Signature _____ Date

Print Name **Michael Doyle Jr.**

Title: **Executive Vice President**

LOW BID \$9,226,940

RANK	CONTRACTOR	RESPONSIVE BID	RFQ SCORE	RFQ POINTS	TOTAL BASE BID	LOW BID / BASE BID	RFP SCORE	TOTAL SCORE	FORM A - BID TAB	FORM B - NUCLEAR	FORM C - WAGE	FORM D - BID BOND	SCHEDULE	ADDENDUM	
	Keller Brothers	Yes	95	9	\$10,658,400	0.8657	77.9	86.9							
	Tuckman Barbee Construction Co	Yes	94	9	\$10,981,999	0.8402	75.6	84.6							
	Doyle Construction	Yes	93	8	\$9,226,940	1.0000	90.0	98.0							
	Dustin Construction	Yes	90	7	\$10,223,000	0.9026	81.2	88.2							
	Forrester Construction	Yes	81	2	\$10,426,664	0.8849	79.6	81.6							
	Consigli Construction Co	Yes	80	2	\$10,033,593	0.9196	82.8	84.8							
	Plano-Coudon Construction	Yes	80	2	\$10,178,000	0.9066	81.6	83.6							

RANK	CONTRACTOR	SCORE	NOTES
1	Whiting Turner	97	
2	Keller Brothers	95	
3	Tuckman Barbee	94	
4	Doyle Construction	93	
5	MCN Build	91	
6	Dustin	90	
7	Scheibel	89	
8	Hess	87	
9	Henley Construction	85	
10	Forrester	81	
11	Consigli	80	
11	Plano-Coudon	80	
13	TMI	69	
14	Jeffrey Brown	66	
14	Sorenson	66	

CONSIGLI

NON-POINT RATING ITEMS

1	Responsiveness to RFQ	Application completed per instructions	Yes	An unsatisfactory response to any non-point rating items is considered sufficient cause to determine the applicant is not qualified to bid.
2	Debarment Status	Certification applicant is not barred from submitting bids with any government or business entity.	Yes	
3	Liquidated Damages	No liquidated damages been assessed on a project	Yes	
4	Contractor's License	Copy of the contractor's license attached	Yes	
5	Bonding Capacity Statement	Signed surety statement attached	Yes	
6	Minimum Construction Experience	Completed one building project of \$7M or greater	Yes	

EVALUATION of RFQ QUALIFICATION FACTORS

		WEIGHTING FACTOR (1-3)	SCORE (1-5)	WEIGHTED SCORE	Remarks	
<i>* Proposal source of information UON.</i>						
1	a) Project Performance b) Attachment B complete?	Phillips House Reno \$7.5M; SF - 12/17 AF - 6/18 CO \$819k Boston Public Library (HVAC) \$50M; SF 12/15 - AF 7/16; CO \$10M Woburn Public Library \$27.5M; SF - 11/18 - AF 11/18 No	4	3	12	Only included 3 projects; Why not include the info for the DC Library
2	Personnel Qualifications / Experience Robert Soper - General Superintendent - 34 years Nicholas Chambers - Project Manager - 9 years Michael Davis - Superintendent - on site - 49 years Michael Culcasi, Director of MEP (LEED AP and Cx)	Included safety manager as an additional resource	4	5	20	Nick and Michael both worked on the DC Public Library, but no reference provided for that project
3	References	1 Jennifer Tantum, Owner's Rep 2 Tim Cheney, Owner PM 3 DW, Owner's PA (2nd for project 2) 4 Jonathan Sayre-Scibona, Owner's PM 5	3	3	9	Only included 4 references Random Attachment with no Owner info (all 5s) Jonathan signed the form but left it all blank
4	a) Financial Data b) Bonding	Comments - Bonding Capacity \$450M - Large construction company with a long history. A little late paying subcontractors with moderate risk.	2	4	8	is an employee owned construction manager and general contractor. The Company's portfolio features a diverse range of projects of various scale, serving a wide range of clients in the life sciences, historical, academics, residential and cultural industries throughout the Northeast and Mid-Atlantic regions. The operations date from 1905, they appear to employ up to 500 and have a clear history. No specific financial statement data. However they pay vendors up to 11 days beyond terms paying 74% within terms showing a high vendor credit of \$2M. The 1R3 rating is a fair rating indicating moderate risks. The Financial Stability Risk Score of 17 puts them in the moderate risk category..
5	Safety a) EMF Factor - Less than 1 is good b) Loss Ratio c) Accident Frequency Rate - Average 2.6 d) OSHA Citations e) 2021 OSHA Log	Comments 0.81 0.94 1.99 0 in the last three years 14 Lost / 7 Restricted / 29 Medical	2	4	8	Evaluate the contractor's safety record. Good safety procedure and ratings for a company of this size.
6	Claims/Final Resolution a) Legal Action Implemented by Contractor against Owner b) Legal Action Implemented by Contractor against Subs c) Legal Action Implemented by Owner d) Legal Action Implemented by Subcontractor e) Settlement or Close Out Agreement in effect with Owner f) Judgments g) Arbitrations	Yes Yes Yes Yes No No No	2	4	8	Does the contractor have a history of legal action. Consideration for the nature and details of any legal action. Most claims are with subcontractors. Does not appear excessive for a contractor of this size.
7	Failure to Complete	Comments: No	2	5	10	Has the contractor failed to complete a project. Generally a 0 or 5 ranking with consideration to the details of the failure to complete. Was the failure to complete beyond the control of the contractor.
8	Other MBE Participation LEED Commissioning Experience Site Visit & Document Review Raised Potential Issues Previous Public Work Other	Comments: Diversity & Small Business Coordinator Library w Gold cert Culcasi Cx support (and is LEED AP) Culcasi City of Boston Library, DC Public Library	1	5	5	Evaluation of any additional relevant experience submitted by the applicant. Modify line items according to additional information received.
TOTAL					80	

Additional Comments

DOYLE

NON-POINT RATING ITEMS

1	Responsiveness to RFQ	Application completed per instructions	Yes	An unsatisfactory response to any non-point rating items is considered sufficient cause to determine the applicant is not qualified to bid.
2	Debarment Status	Certification applicant is not barred from submitting bids with any government or business entity.	Yes	
3	Liquidated Damages	No liquidated damages been assessed on a project	Yes	
4	Contractor's License	Copy of the contractor's license attached	Yes	
5	Bonding Capacity Statement	Signed surety statement attached	Yes	
6	Minimum Construction Experience	Completed one building project of \$7M or greater	Yes	

EVALUATION of RFQ QUALIFICATION FACTORS

			WEIGHTING FACTOR (1-3)	SCORE (1-5)	WEIGHTED SCORE	Remarks
		<i>* Proposal source of information UON.</i>				
1	a) Project Performance b) Attachment B complete?	Shepherdstown Public Library \$3.2M; 5/22; CO \$31k Bethesda Audi \$7.6M; SF 11/20 - AF 3/2; CO \$380k Lidl \$2.78M; 11/20; CO \$90k Elkridge Library/Sr. Ctr \$21M; SF 3/18 - AF 2/18; CO \$2.8M Wheaton Library \$48M; SF 9/19 - AF 9/19; CO \$5.3M Yes	4	5	20	Completed 3 libraries, Audi, Lidl (grocery store)
2	Personnel Qualifications / Experience Kevin Tarantino - Sr. Project Manager - 20 years Donny Hughes - Superintendent - 18 years		4	5	20	Kevin worked on Wheaton Library and Shepherdstown Library Donny worked on Shepherdstown Library
3	References	1 Amy Upton, G&P 2 Robert Keller, Shepherdstown Lib. 3 Peter Boyle, not identified 4 David Simez, LIDL 5 David Oakes, G&P	3	5	15	Wheaton Library reference is the architect, not the owner. Elkridge Library reference is the architect, not the owner. All references are great.
4	a) Financial Data b) Bonding	Comments - Available Bonding Capacity \$40M - Smaller construction company in business for 24 years. A little long paying subcontractors with moderate risk.	2	4	8	Operations dating from 1998, they employ 40 and show a clear history. No financial statement data specifically, but they appear to pay vendors up to 16 days beyond terms, paying 84% within terms and a high vendor credit of \$90k. There is a reference to revenues in the range of \$40M. The 1R3 rating is a generally fair rating and indications are that the risk profile puts this entity in the moderate/high range. There is no corresponding FSR score for this entity.
5	Safety a) EMF Factor - Less than 1 is good b) Loss Ratio c) Accident Frequency Rate - Average 2.6 d) OSHA Citations e) 2021 OSHA Log	Comments 0.89 Not specifically provided Not specifically provided 0 0	2	4	8	Evaluate the contractor's safety record. Excellent Safety Record with no incidents however there is some missing information.
6	Claims/Final Resolution a) Legal Action Implemented by Contractor against Owner b) Legal Action Implemented by Contractor against Subs c) Legal Action Implemented by Owner d) Legal Action Implemented by Subcontractor e) Settlement or Close Out Agreement in effect with Owner f) Judgments g) Arbitrations	No No No No No No No	2	5	10	Does the contractor have a history of legal action. Consideration for the nature and details of any legal action.
7	Failure to Complete	Comments: No	2	5	10	Has the contractor failed to complete a project. Generally a 0 or 5 ranking with consideration to the details of the failure to complete. Was the failure to complete beyond the control of the contractor.
8	Other MBE Participation LEED Commissioning Experience Site Visit & Document Review Raised Potential Issues Previous Public Work Other	Comments: Super worked on LEED projects Museum, HS, Fire station	1	2	2	Evaluation of any additional relevant experience submitted by the applicant. Modify line items according to additional information received.
TOTAL					93	

Additional Comments

DUSTIN

NON-POINT RATING ITEMS

1	Responsiveness to RFQ	Application completed per instructions	Yes	An unsatisfactory response to any non-point rating items is considered sufficient cause to determine the applicant is not qualified to bid.
2	Debarment Status	Certification applicant is not barred from submitting bids with any government or business entity.	Yes	
3	Liquidated Damages	No liquidated damages been assessed on a project	Yes	
4	Contractor's License	Copy of the contractor's license attached	Yes	
5	Bonding Capacity Statement	Signed surety statement attached	Yes	
6	Minimum Construction Experience	Completed one building project of \$7M or greater	Yes	

EVALUATION of RFQ QUALIFICATION FACTORS

		WEIGHTING FACTOR (1-3)	SCORE (1-5)	WEIGHTED SCORE	Remarks	
<i>* Proposal source of information UON.</i>						
1	a) <u>Project Performance</u> b) Attachment B complete?	Billie Holiday ES \$26M; SF 7/21 - AF 7/21; CO \$0 Govans ES \$34.7M; SF 8/21 - AF 8/21; CO \$(24k) N Potomac Rec \$20M; SF 7/16 - AF 7/16; CO \$1.5M Rock Creek School \$41M; SF 4/21 - AF 4/21; CO \$1.1M Washington County Library \$18M; SF 2/13 - AF 2/13 - AF 2/13 - AF 2/13 Yes	4	5	20	Included five projects, one is a library, but from 2013. Others are school or rec center. Neither proposed team member worked on any of them.
2	<u>Personnel Qualifications / Experience</u> Jen Roberts, Project Manager - 21 years Barry Donahue - Superintendent - 35 years	Experience with public building projects.	4	4	16	Jen - mostly school and other building experience. No library. Barry - school experience. No library. Long time employee.
3	<u>References</u>	1 Rollins Briggs, DGS 2 Brian Stagler, FCPS 3 Tyler Dumont, MSA 4 Aaron House, Architect 5	3	4	12	Only included four references. All positive.
4	a) <u>Financial Data</u> b) <u>Bonding</u>	Comments - Available Bonding Capacity \$140M - Medium sized construction company with a long history. Prompt payment of subcontractors with low risk.	2	5	10	Has operated since 1968, they employ 75 and show a clear history. No specific financial statement data is published. Vendors appear to be paid up to 5 days beyond terms, paying 81% within terms and showing a high vendor credit of \$100k. The 1R3 rating is a fair rating and indications are this entity is a low/moderate risk. The Financial Stability Risk Score of 91 is a confirmation of that the risk category is relatively low overall.
5	<u>Safety</u> a) EMF Factor - Less than 1 is good b) Loss Ratio c) Accident Frequency Rate - Average 2.6 d) OSHA Citations e) 2021 OSHA Log	Comments 0.94 0.114 1.43 1 Minor Item - No Fine 1 Medical Attention Only	2	4	8	Evaluate the contractor's safety record. Contractor has an good safety record.
6	<u>Claims/Final Resolution</u> a) Legal Action Implemented by Contractor against Owner b) Legal Action Implemented by Contractor against Subs c) Legal Action Implemented by Owner d) Legal Action Implemented by Subcontractor e) Settlement or Close Out Agreement in effect with Owner f) Judgments g) Arbitrations	No No No No No No No	2	5	10	Does the contractor have a history of legal action. Consideration for the nature and details of any legal action.
7	<u>Failure to Complete</u>	Comments: No	2	5	10	Has the contractor failed to complete a project. Generally a 0 or 5 ranking with consideration to the details of the failure to complete. Was the failure to complete beyond the control of the contractor.
8	<u>Other</u> MBE Participation LEED Commissioning Experience Site Visit & Document Review Raised Potential Issues Previous Public Work Other	Comments: MBE experience/participation Multiple LEED projects Many schools Safety consultant - surprise visits	1	4	4	Evaluation of any additional relevant experience submitted by the applicant. Modify line items according to additional information received.

TOTAL

90

Additional Comments

FORRESTER

NON-POINT RATING ITEMS

1	Responsiveness to RFQ	Application completed per instructions	Yes	An unsatisfactory response to any non-point rating items is considered sufficient cause to determine the applicant is not qualified to bid. - - - Forrester did the TP library reno in 2008 but pics don't look like current library. Similar pic in Keller's proposal.
2	Debarment Status	Certification applicant is not barred from submitting bids with any government or business entity.	Yes	
3	Liquidated Damages	No liquidated damages been assessed on a project	Yes	
4	Contractor's License	Copy of the contractor's license attached	Yes	
5	Bonding Capacity Statement	Signed surety statement attached	Yes	
6	Minimum Construction Experience	Completed one building project of \$7M or greater	Yes	

EVALUATION of RFQ QUALIFICATION FACTORS

		WEIGHTING FACTOR (1-3)	SCORE (1-5)	WEIGHTED SCORE	Remarks	
* Proposal source of information UON.						
1	a) Project Performance b) Attachment B complete?	Anacostia Library \$10.7M; SF 3/10 - AF 3-10; CO \$1M Benning Library \$10M; SF 3/10 - AF 3/10; CO \$448K Watha Daniel Library \$10.9M; SF 7/10 - AF 7/10; CO \$1.1M Procter Hall \$13.4M; SF 10/16 - AF 10/16; CO \$1.8M Smithsonian Library \$19M; SF 1/13 - AF 1/13; CO 5.6M Walker Jones School \$41.5M; SF 7/10 - AF 7/10; CO \$5.7M Yes	4	4	16	Three libraries - all from 2010; school w large library 2016; Smithsonian includes library work; school w 5,000 SF library 2010. Multiple other buildings: police, shelter, community center
2	Personnel Qualifications / Experience Joe Ockershausen, Project Executive - 26 years Derek DiPiazza, Construction Executive - 15 years Austin Ringwood, Sr. Project Manager - 14 years Mike Jenkins, Superintendent - 37 years Daniel Tineo, Assistant Project Manager - 3 years	Comments	4	5	20	Austin - no library - other buildings. Mike worked on the school (w library) and other buildings. Daniel - no library. Other buildings. Specifies he will be on site daily. Both of them??
3	References	1 Frank Gordon, Owner's Rep 2 3 4 5	3	1	3	Only received one reference from school project in 2016. Included previous letters of recommendation - 2010
4	a) Financial Data b) Bonding	Comments - Available Bonding Capacity \$62M - Medium sized construction company in business for 34 years. Prompt payment of subcontractors with a moderate risk level.	2	4	8	Has operations dating from 1988, they employ 110 and show a clear history. No current financial statement data, although indications are that revenues are in the range of \$171M. They pay vendors up to 2 days beyond terms, paying 75% within terms with a high vendor credit of \$3M. The 1R4 rating is a fair rating and the risk category is moderate. The Financial Stability Risk Score of 40 , puts this entity in the low/moderate risk level.
5	Safety a) EMF Factor - Less than 1 is good b) Loss Ratio c) Accident Frequency Rate - Average 2.6 d) OSHA Citations e) 2021 OSHA Log	Comments 0.76 0 0 0 0	2	5	10	Evaluate the contractor's safety record. Contractor has an excellent safety record.
6	Claims/Final Resolution a) Legal Action Implemented by Contractor against Owner b) Legal Action Implemented by Contractor against Subs c) Legal Action Implemented by Owner d) Legal Action Implemented by Subcontractor e) Settlement or Close Out Agreement in effect with Owner f) Judgments g) Arbitrations	No Yes No Yes No No No	2	5	10	Does the contractor have a history of legal action. Consideration for the nature and details of any legal action. Claims with subcontractors are typical for a contractor of this size
7	Failure to Complete	Comments: No	2	5	10	Has the contractor failed to complete a project. Generally a 0 or 5 ranking with consideration to the details of the failure to complete. Was the failure to complete beyond the control of the contractor.
8	Other MBE Participation LEED Commissioning Experience Site Visit & Document Review Raised Potential Issues Previous Public Work Other	Comments: Multiple MBE achievements LEED Gold Library Hires 3rd party Police, community center	1	4	4	Evaluation of any additional relevant experience submitted by the applicant. Modify line items according to additional information received.
TOTAL					81	

Additional Comments

HENLEY

NON-POINT RATING ITEMS

1	Responsiveness to RFQ	Application completed per instructions	Yes	An unsatisfactory response to any non-point rating items is considered sufficient cause to determine the applicant is not qualified to bid.
2	Debarment Status	Certification applicant is not barred from submitting bids with any government or business entity.	Yes	
3	Liquidated Damages	No liquidated damages been assessed on a project	Yes	
4	Contractor's License	Copy of the contractor's license attached	Yes	
5	Bonding Capacity Statement	Signed surety statement attached	Yes	
6	Minimum Construction Experience	Completed one building project of \$7M or greater	Yes	

EVALUATION of RFQ QUALIFICATION FACTORS

		* Proposal source of information UON.	WEIGHTING FACTOR (1-3)	SCORE (1-5)	WEIGHTED SCORE	Remarks
1	a) Project Performance b) Attachment B complete?	TPMS \$20.4M; SF/AF 8/21; CO \$577k Gaithersburg Library \$14.6M; SF/AF 1/14; CO \$121k W Springfield HS \$72M; SF/AF 6/19; CO \$117k Wayside ES \$22M; SF 8/17 - AF 8/17; CO \$61k Yes	4	4	16	One library 2014; Henley does CM work also. They managed Tuckman Barbee. One project is CM, not GC Two projects include Matt Flynn Projects have higher value
2	Personnel Qualifications / Experience Greg Ramirez, Project Executive - 20 years Matt Beckett, Sr. PM - 10 years Matt Flynn, Superintendent - 25 years	Had to hunt for years of experience	4	4	16	Greg and Matt's resumes have same previous work experience/dates Matt Beckett - schools/community center Matt Flynn - several school projects (reference included)
3	References	1 Rob Badstibner, MCPS 2 Don Scheuerman, DGS 3 Eric Brunner, FCPS 4 Terry Miller, MCPS Contract Administrator 5 Terry Miller, MCPS Contract Administrator	3	4	12	Rob said Henley came on after the GC (TB) could not manage subcontractors Don's is filled out by someone else Eric included many 3s, rest are better Same ref used twice / contract administrator for MCPS
4	a) Financial Data b) Bonding	Comments - Available Bonding Capacity \$225M Medium sized construction company with a long history. A little slow paying subcontractor with a moderate to low risk.	2	4	8	Operated since 1964, they employ 46-67 and show a clear history. There is indications that revenues have been in the range of \$96M, but no specific financial statement data is a bit aged but provides some insights; from JAN 01 2018 to DEC 31 2018 annual sales \$96,333,323; cost of goods sold \$90,377,087. Gross profit \$5,956,236; operating expenses \$4,165,660. Operating income \$1,790,576; other income \$81,345; net income \$1,871,921. They pay vendors up to 11 days beyond terms, paying 80% within terms and with an average high credit of \$20k. The 1R3 rating is a fair overall rating and indications are this entity is a moderate overall risk. The Financial Stability Risk Score of 93 puts them in the lower risk category
5	Safety a) EMF Factor - Less than 1 is good b) Loss Ratio c) Accident Frequency Rate - Average 2.6 d) OSHA Citations e) 2021 OSHA Log	Comments 0.72 0 0 0 0	2	5	10	Evaluate the contractor's safety record. Contractor has an excellent safety record.
6	Claims/Final Resolution a) Legal Action Implemented by Contractor against Owner b) Legal Action Implemented by Contractor against Subs c) Legal Action Implemented by Owner d) Legal Action Implemented by Subcontractor e) Settlement or Close Out Agreement in effect with Owner f) Judgments g) Arbitrations	No No No No No No No	2	5	10	Does the contractor have a history of legal action. Consideration for the nature and details of any legal action.
7	Failure to Complete	Comments: No	2	5	10	Has the contractor failed to complete a project. Generally a 0 or 5 ranking with consideration to the details of the failure to complete. Was the failure to complete beyond the control of the contractor.
8	Other MBE Participation LEED Commissioning Experience Site Visit & Document Review Raised Potential Issues Previous Public Work Other	Comments: Multiple Multiple MCPS Takoma Park Middle School	1	3	3	Evaluation of any additional relevant experience submitted by the applicant. Modify line items according to additional information received.
TOTAL					85	

Additional Comments

HESS

NON-POINT RATING ITEMS

1	Responsiveness to RFQ	Application completed per instructions	Yes	An unsatisfactory response to any non-point rating items is considered sufficient cause to determine the applicant is not qualified to bid.
2	Debarment Status	Certification applicant is not barred from submitting bids with any government or business entity.	Yes	
3	Liquidated Damages	No liquidated damages been assessed on a project	Yes	
4	Contractor's License	Copy of the contractor's license attached	Yes	
5	Bonding Capacity Statement	Signed surety statement attached	Yes	
6	Minimum Construction Experience	Completed one building project of \$7M or greater	Yes	

EVALUATION of RFQ QUALIFICATION FACTORS

		WEIGHTING FACTOR (1-3)	SCORE (1-5)	WEIGHTED SCORE	Remarks	
<i>* Proposal source of information UON.</i>						
1	a) <u>Project Performance</u> b) Attachment B complete?	Francis Gregory Neighborhood Library \$14M; SF 6/13 - AF 5/13; CO \$1M AGT Library \$14.M; SF/AF 8/12; CO \$800k Huguenot HS; \$64M; SF 2/15 - AF 12/14; CO \$2.1M Yorktown HS \$69.7M; SF/AF 2/14; CO \$5M Havre de Grace M/HS \$80M; SF 5/21 - AF 8/20 and 8/21; CO \$3.5M Yes	4	5	20	No libraries in last 7 years. Multiple schools DC Library in 2013 AA library in 2012 Only one attachment B is within 7 years; school \$80M
2	<u>Personnel Qualifications / Experience</u> Jonathan Lang, Sr. Project Manager - 9 years (LEED AP) Mario Berrientos, Superintendent - 22 years	Comments	4	5	20	Both have school experience
3	<u>References</u>	1 Harry Miller, Harford CPS 2 Joyce Dawson, AACC Library (2012) 3 4 5	3	2	6	Only received two responses. Both positive. They included previously written positive references on 2 other projects
4	a) <u>Financial Data</u> b) <u>Bonding</u>	Comments - Available Bonding Capacity \$50M Medium sized construction company in business for 44 years. A little slow paying subcontractors. Moderate Risk.	2	4	8	Operations dating from 1978, they employ 45 and have a clear history. Again, no specific financial statement data is published. However they appear to pay vendors up to 15 days beyond terms, paying 88% within terms and showing a high vendor credit of \$20k. The 1R3 rating is a generally fair rating and indicates moderate overall risks. The Financial Stability Risk Score of 11 is at the lower margins of the moderate risk category.
5	<u>Safety</u> a) EMF Factor - Less than 1 is good b) Loss Ratio c) Accident Frequency Rate - Average 2.6 d) OSHA Citations e) 2021 OSHA Log	Comments 0.77 0 0 0	2	5	10	Evaluate the contractor's safety record. Contractor has an excellent safety record.
6	<u>Claims/Final Resolution</u> a) Legal Action Implemented by Contractor against Owner b) Legal Action Implemented by Contractor against Subs c) Legal Action Implemented by Owner d) Legal Action Implemented by Subcontractor e) Settlement or Close Out Agreement in effect with Owner f) Judgments g) Arbitrations	No No No No No No No	2	5	10	Does the contractor have a history of legal action. Consideration for the nature and details of any legal action.
7	<u>Failure to Complete</u>	Comments: No	2	5	10	Has the contractor failed to complete a project. Generally a 0 or 5 ranking with consideration to the details of the failure to complete. Was the failure to complete beyond the control of the contractor.
8	<u>Other</u> MBE Participation LEED Commissioning Experience Site Visit & Document Review Raised Potential Issues Previous Public Work Other	Comments: MBE Plan 35 LEED projects inc Gold Library Multiple schools, DC Water	1	3	3	Evaluation of any additional relevant experience submitted by the applicant. Modify line items according to additional information received.
TOTAL					87	

Additional Comments

NON-POINT RATING ITEMS

1	Responsiveness to RFQ	Application completed per instructions	Yes	An unsatisfactory response to any non-point rating items is considered sufficient cause to determine the applicant is not qualified to bid.
2	Debarment Status	Certification applicant is not barred from submitting bids with any government or business entity.	Yes	
3	Liquidated Damages	No liquidated damages been assessed on a project	Yes	
4	Contractor's License	Copy of the contractor's license attached	Yes	
5	Bonding Capacity Statement	Signed surety statement attached	Yes	
6	Minimum Construction Experience	Completed one building project of \$7M or greater	Yes	

EVALUATION of RFQ QUALIFICATION FACTORS

		WEIGHTING FACTOR		SCORE	WEIGHTED SCORE	Remarks
		(1-3)	(1-5)			
		* Proposal source of information UON.				
1	a) Project Performance b) Attachment B complete?	UMD Substation \$8.1M; SF 8/21 AF 5/22; CO \$660k Orthopedic & Sports Med \$8.2M; SF/AF 6/17; CO \$570k TRIAD Surgery \$2.5M; SF/AF 4/21; CO \$247k Johns Hopkins Bldg Demo \$3.6M; SF 4/19 - AF 8/19; CO \$160k St. Agnes Hosp \$10.3M; SF/AF 8/08; CO \$500k Yes	4	2	8	Substation building, doctors offices, triage, project out of date, too low dollar value.
2	Personnel Qualifications / Experience Bill Bennett, Sr. VP - 35 years Nick Mancuso, Sr. PM - 16 years Steven Smith, Project Manager - 33 years Tony Mancuso, Superintendent - 40 years	Comments	4	1	4	Steven and Tony have one project on their resume - a substation building. Details not provide on other projects listed.
3	References	1 Mike Krone, UMD 2 Jeff Jeffers, Trammell Crow (real estate dev) 3 Philip Blair, Surgery Center Services 4 Comelia Haferkamp, Johns Hopkins Hosp 5 Thom Armstrong, St. Agnes Hospital	3	5	15	Mike included one 3. All others are 4s and 5s.
4	a) Financial Data b) Bonding	Comments - Available Bonding Capacity \$20M - Small construction company in business for 24 years. Subcontractors paid on time. Moderate to low risk.	2	4	8	Operated since 1998, they appear to employ 19 with a clear history. No specific financial statement data, except they appear to have revenues in the \$10M range. They pay vendors up to 3 days beyond terms paying 90% within terms and showing a \$15k high vendor credit. The 1R4 rating is a limited rating probably coming from the modest amount of financial data. The corresponding Financial Stability Risk Score of 96, is a low/moderate overall risk. This is a smaller firm.
5	Safety a) EMF Factor - Less than 1 is good b) Loss Ratio c) Accident Frequency Rate - Average 2.6 d) OSHA Citations e) 2021 OSHA Log	Comments 0.72 0 0 0 0	2	5	10	Evaluate the contractor's safety record. Contractor has an excellent safety record
6	Claims/Final Resolution a) Legal Action Implemented by Contractor against Owner b) Legal Action Implemented by Contractor against Subs c) Legal Action Implemented by Owner d) Legal Action Implemented by Subcontractor e) Settlement or Close Out Agreement in effect with Owner f) Judgments g) Arbitrations	No No No No No No No	2	5	10	Does the contractor have a history of legal action. Consideration for the nature and details of any legal action.
7	Failure to Complete	Comments: No	2	5	10	Has the contractor failed to complete a project. Generally a 0 or 5 ranking with consideration to the details of the failure to complete. Was the failure to complete beyond the control of the contractor.
8	Other MBE Participation LEED Commissioning Experience Site Visit & Document Review Raised Potential Issues Previous Public Work Other	Comments: MBE Commitment 1 project	1	1	1	Evaluation of any additional relevant experience submitted by the applicant. Modify line items according to additional information received.
TOTAL					66	

Additional Comments

KELLER

NON-POINT RATING ITEMS

1	Responsiveness to RFQ	Application completed per instructions	Yes	An unsatisfactory response to any non-point rating items is considered sufficient cause to determine the applicant is not qualified to bid.
2	Debarment Status	Certification applicant is not barred from submitting bids with any government or business entity.	Yes	
3	Liquidated Damages	No liquidated damages been assessed on a project	Yes	
4	Contractor's License	Copy of the contractor's license attached	Yes	
5	Bonding Capacity Statement	Signed surety statement attached	Yes	
6	Minimum Construction Experience	Completed one building project of \$7M or greater	Yes	

EVALUATION of RFQ QUALIFICATION FACTORS

		WEIGHTING FACTOR (1-3)	SCORE (1-5)	WEIGHTED SCORE	Remarks
		<i>* Proposal source of information UON.</i>			
1	a) Project Performance b) Attachment B complete?	4	5	20	Attachment B projects are higher dollar value; many similar value on other sheet. No library. Many schools, fire stations, rec center
2	Personnel Qualifications / Experience Stephen Sherman, Project Executive - 14 years Henry Hamilton, Superintendent - 39 years William Rollyson, Project Manager - 22 years Sean Regan, Safety Manager - 14 years Anthony McHale, Project Scheduler - 26 years	4	5	20	Henry and William both have school experience
3	References	3	5	15	William - one 3; the rest are all 4s and 5s. Included 6 references (3 from Terry Miller)
4	a) Financial Data b) Bonding	2	5	10	Has operated since 1960, with management control since 1975, they appear to employ 20 and show a clear history. No financial statement data is published. Vendors are paid up to 5 days beyond terms paying 80% within terms with an individual high credit of \$70k. The 1R3 rating is a fair rating indicating moderate risk. The Financial Stability Risk Score of 98, would indicate a lower risk category.
5	Safety a) EMF Factor - Less than 1 is good b) Loss Ratio c) Accident Frequency Rate - Average 2.6 d) OSHA Citations e) 2021 OSHA Log	2	3	6	Evaluate the contractor's safety record. Contractor has a satisfactory safety record. Some information missing.
6	Claims/Final Resolution a) Legal Action Implemented by Contractor against Owner b) Legal Action Implemented by Contractor against Subs c) Legal Action Implemented by Owner d) Legal Action Implemented by Subcontractor e) Settlement or Close Out Agreement in effect with Owner f) Judgments g) Arbitrations	2	5	10	Does the contractor have a history of legal action. Consideration for the nature and details of any legal action.
7	Failure to Complete	2	5	10	Has the contractor failed to complete a project. Generally a 0 or 5 ranking with consideration to the details of the failure to complete. Was the failure to complete beyond the control of the contractor.
8	Other MBE Participation LEED Commissioning Experience Site Visit & Document Review Raised Potential Issues Previous Public Work Other	1	4	4	Evaluation of any additional relevant experience submitted by the applicant. Modify line items according to additional information received.
TOTAL				95	

Additional Comments

MCN

NON-POINT RATING ITEMS

1	Responsiveness to RFQ	Application completed per instructions	Yes	An unsatisfactory response to any non-point rating items is considered sufficient cause to determine the applicant is not qualified to bid.
2	Debarment Status	Certification applicant is not barred from submitting bids with any government or business entity.	Yes	
3	Liquidated Damages	No liquidated damages been assessed on a project	Yes	
4	Contractor's License	Copy of the contractor's license attached	Yes	
5	Bonding Capacity Statement	Signed surety statement attached	Yes	
6	Minimum Construction Experience	Completed one building project of \$7M or greater	Yes	

EVALUATION of RFQ QUALIFICATION FACTORS

		* Proposal source of information UON.		WEIGHTING FACTOR (1-3)	SCORE (1-5)	WEIGHTED SCORE	Remarks
1	a) Project Performance b) Attachment B complete?	Pallsades Library \$7.5M; SF/AF 8/17; CO \$222k LR Comm Ctr \$41M; SF 3/20 - AF 8/20; CO \$1.9M MMS \$59.4M; SF 7/18 - AF 8/18; CO \$944k HU Grad Library \$23M SF/AF 5/21; CO \$0 SP Comm Ctr & ES Café \$12.8M; SF/AF 8/20; CO \$0 Yes		4	5	20	Two libraries (2017 and 2021 - \$\$\$). Others school/ community (two are high dollar) Project list has all projects, not just those over \$7M; multiple buildings, including schools MS was DB
2	Personnel Qualifications / Experience Reeve Johnson, Designated Project Mgr - 20 years (LEED) Jared Blocher, General Superintendent - 16 years (LEED) Bill Beschomer, VP - 23 years Dean Whitehead, Sr. Estimator - 36 years	Comments		4	5	20	Reeve - 3 libraries; schools Jared - 1 library (w/ Reeve); schools Bill - schools Dean - schools
3	References	1 Janice Szymanski, DGS 2 Don Gregory, Architect 3 Michael Manos, Arlington County 4 Derek Niec-Williams, HU Library 5 Michael Etherton, DC Parks/DGS		3	4	12	Janice - a 2 and a 3; rest 4s and 5s.
4	a) Financial Data b) Bonding	Comments - Available Bonding Capacity \$275M - Medium construction company in business for 15 years. Late paying subcontractors. Moderate to High risk.		2	3	6	Has operations that date from 2007, they employ 87 and have a clear history. No specific financial statement data is published. Vendors are paid up to 55 days beyond terms, paying 55% within terms with a high vendor credit of \$400k. The 1R4 is a limited rating, and indications are currently this entity rates in the high risk category by D&B. The Financial Stability Risk Score in the 2nd attachment indicates a score of 16 & places this company in the lower portion of the moderate/high risk category, but the trend appears down.
5	Safety a) EMF Factor - Less than 1 is good b) Loss Ratio c) Accident Frequency Rate - Average 2.6 d) OSHA Citations e) 2021 OSHA Log	Comments 0.79 0 0 0 1 - COVID lost work days		2	5	10	Evaluate the contractor's safety record. Contractor has an excellent safety rating.
6	Claims/Final Resolution a) Legal Action Implemented by Contractor against Owner b) Legal Action Implemented by Contractor against Subs c) Legal Action Implemented by Owner d) Legal Action Implemented by Subcontractor e) Settlement or Close Out Agreement in effect with Owner f) Judgments g) Arbitrations	No No No No No No No		2	5	10	Does the contractor have a history of legal action. Consideration for the nature and details of any legal action.
7	Failure to Complete	Comments: No		2	5	10	Has the contractor failed to complete a project. Generally a 0 or 5 ranking with consideration to the details of the failure to complete. Was the failure to complete beyond the control of the contractor.
8	Other MBE Participation LEED Commissioning Experience Site Visit & Document Review Raised Potential Issues Previous Public Work Other	Comments: MBE Goal/Commitment Has sust. specialist; multiple LEED projects Schools/University/Rec Ctr		1	3	3	Evaluation of any additional relevant experience submitted by the applicant. Modify line items according to additional information received.
TOTAL						91	

Additional Comments

PLANO

NON-POINT RATING ITEMS

1	Responsiveness to RFQ	Application completed per instructions	Yes	An unsatisfactory response to any non-point rating items is considered sufficient cause to determine the applicant is not qualified to bid. Amount of Liquidated Damages Assessed: \$27,670.00 Reason: The St. James project timeframe spanned the beginning of COVID-19 in early 2020. Our millwork subcontractor was from Pennsylvania and they were forced to close their business while Maryland businesses remained open. This impact directly delayed our ability to complete the project per the contract schedule. These delays were backcharged/shared with our millwork subcontractor.
2	Debarment Status	Certification applicant is not barred from submitting bids with any government or business entity.	Yes	
3	Liquidated Damages	No liquidated damages been assessed on a project. Project Delay Due to COVID 19 shutdown of millwork subcontractor. Should be an excusable delay due to government mandates. Most Contracts consider a pandemic as a force majeure event which is an excusable delay.	No	
4	Contractor's License	Copy of the contractor's license attached	Expired 4/30 but will submit new one when received	
5	Bonding Capacity Statement	Signed surety statement attached	Yes	
6	Minimum Construction Experience	Completed one building project of \$7M or greater	Yes	

EVALUATION OF RFQ QUALIFICATION FACTORS

		* Proposal source of information UON.	WEIGHTING FACTOR (1-3)	SCORE (1-5)	WEIGHTED SCORE	Remarks
1	a) Project Performance b) Attachment B complete?	Kent Island Library \$7.3M; SF 10/22; CO \$303k Bogomolny Library Reno \$21M; SF/AF 6/18; CO \$1.7M Animal Rescue \$14M; SF/AF 5/20; CO \$1.5M Fleet Facility \$18M; SF/AF 12/21; CO \$638k Visitor Center \$1.9M; SF 6/20 - AF 5/20; CO \$243k Yes	4	5	20	One library done \$21M 2018; one under construction \$7M 10/22 (Kenneth is currently the Super on this library) Rescue facility, fleet maintenance facility, visitor center
2	Personnel Qualifications / Experience Steve Houff, VP - 29 years Darryl Richardson, Sr. PM - 15 years Kenneth Zuknick, Sr. Superintendent - 50 years	Comments	4	3	12	Darryl - one library, other buildings Kenneth - one library - why not put it on resume?; other projects very small \$\$; he won't be finished with his current library when TP starts
3	References	1 Lee Edgar, Queen Anne's Library 2 Anthony Consolet, UMB Architect 3 Linda LoCascio, 4 George Shillman, Harford County Inspector 5 Rajan Nigam, AA County PM	3	3	9	George - a 3 and mostly 4s; Lee - a 2 and several 3s (project not yet complete); Rajan - all 5s; Anthony - a 3, some 4s and 5s; Linda - all 5s
4	a) Financial Data b) Bonding	Comments - Available Bonding Capacity \$65M - Medium size contractor in business for 24 years. A little long paying subcontractors. Moderate to Low risk.	2	4	8	Has operated since 1998, they show 37 employees with a clear history. No FS data in this report is a bit confusing, showing \$46k in revenue and a net loss, not sure that is reliable -- besides its from 2019 probably with Covid impacts. However they appear to pay vendors up to 20 days beyond terms, paying 80% within terms and a high credit of \$70k. The 1R4 D&B rating is a generally limited rating, and indicating a moderate/high risk. The Financial Stability Risk Score of 93 would indicate a relatively low risk currently.
5	Safety a) EMF Factor - Less than 1 is good b) Loss Ratio c) Accident Frequency Rate - Average 2.6 d) OSHA Citations e) 2021 OSHA Log	Comments 0.78 0 1.12 0 1 Lost Workday	2	4	8	Evaluate the contractor's safety record. Contractor has an excellent safety record with only one incident.
6	Claims/Final Resolution a) Legal Action Implemented by Contractor against Owner b) Legal Action Implemented by Contractor against Subs c) Legal Action Implemented by Owner d) Legal Action Implemented by Subcontractor e) Settlement or Close Out Agreement in effect with Owner f) Judgments g) Arbitrations	No No No No No No No	2	5	10	Does the contractor have a history of legal action. Consideration for the nature and details of any legal action.
7	Failure to Complete	Comments: No	2	5	10	Has the contractor failed to complete a project. Generally a 0 or 5 ranking with consideration to the details of the failure to complete. Was the failure to complete beyond the control of the contractor.
8	Other MBE Participation LEED Commissioning Experience Site Visit & Document Review Raised Potential Issues Previous Public Work Other	Comments: on Bogomolny project info on Darryl's resume Baltimore City; Harford County	1	3	3	Evaluation of any additional relevant experience submitted by the applicant. Modify line items according to additional information received.
TOTAL					80	

Additional Comments

SCHEIBEL

NON-POINT RATING ITEMS

1	Responsiveness to RFQ	Application completed per instructions	Yes	An unsatisfactory response to any non-point rating items is considered sufficient cause to determine the applicant is not qualified to bid.
2	Debarment Status	Certification applicant is not barred from submitting bids with any government or business entity.	Yes	
3	Liquidated Damages	No liquidated damages been assessed on a project	Yes	
4	Contractor's License	Copy of the contractor's license attached	Yes	
5	Bonding Capacity Statement	Signed surety statement attached	Yes	
6	Minimum Construction Experience	Completed one building project of \$7M or greater	Yes	

EVALUATION of RFQ QUALIFICATION FACTORS

** Proposal source of information UON.*

			WEIGHTING FACTOR (1-3)	SCORE (1-5)	WEIGHTED SCORE	Remarks
1	a) <u>Project Performance</u> b) Attachment B complete?	SMECO \$32.9M; SF/AF 7/21; CO \$354k Billingsley ES \$37M; SF/AF 1/29; CO \$1.7M HS Athletic \$15M; SF/AF 7/19; CO \$1.5M ES \$24.6M; SF/AF 7/19; CO \$893k CSM Trade Center \$9.9M; SF/AF 6/17; CO \$517k Yes	4	4	16	No library. Schools, buildings, athletic complex; all but one is significantly over \$9M
2	<u>Personnel Qualifications / Experience</u> Neil McAnney, Sr. PM - 27 years Jonathan Weeks, Superintendent - 25 years	Comments	4	4	16	Neil - buildings/schools; no library Jonathan - buildings/schools; no library
3	<u>References</u>	1 David Clements - CCPS 2 Eric McElhenny - CCPS PM 3 Rick Wood, SMR 4 Joseph Piccolo, Purchasing, CSM 5 Ryan Schlotterbeck, SMECO	3	5	15	David - one 3, one 4, rest 5s Rick - added a written rave review to all 5s Rest all 5s with a few 4s
4	a) <u>Financial Data</u> b) <u>Bonding</u>	Comments - Available Bonding Capacity \$85M - Medium size construction company with long history. Low Risk	2	5	10	Operations date from 1946, they employ 70 and have a clear history. No specific financial statement data, but vendors appear to be paid up to 6 days beyond terms, paying 90% within terms and an average credit of \$30k. The 1R2 rating is a satisfactory overall rating and indications are this entity is relatively low overall risk. The 2nd attachment, confirms the D&B data, and the Financial Stability Risk Score of 99 puts this company in the low risk category.
5	<u>Safety</u> a) EMF Factor - Less than 1 is good b) Loss Ratio c) Accident Frequency Rate - Average 2.6 d) OSHA Citations e) 2021 OSHA Log	Comments 0.72 0 0 0 0	2	5	10	Evaluate the contractor's safety record. Contractor has an excellent safety record.
6	<u>Claims/Final Resolution</u> a) Legal Action Implemented by Contractor against Owner b) Legal Action Implemented by Contractor against Subs c) Legal Action Implemented by Owner d) Legal Action Implemented by Subcontractor e) Settlement or Close Out Agreement in effect with Owner f) Judgments g) Arbitrations	No No No No No No No	2	5	10	Does the contractor have a history of legal action. Consideration for the nature and details of any legal action.
7	<u>Failure to Complete</u>	Comments: No	2	5	10	Has the contractor failed to complete a project. Generally a 0 or 5 ranking with consideration to the details of the failure to complete. Was the failure to complete beyond the control of the contractor.
8	<u>Other</u> MBE Participation LEED Commissioning Experience Site Visit & Document Review Raised Potential Issues Previous Public Work Other	Comments: Mentioned on one project LEED Silver and Gold Schools Schools	1	2	2	Evaluation of any additional relevant experience submitted by the applicant. Modify line items according to additional information received.
TOTAL					89	

Additional Comments

SORENSEN

NON-POINT RATING ITEMS

1	Responsiveness to RFQ	Application completed per instructions	Yes	An unsatisfactory response to any non-point rating items is considered sufficient cause to determine the applicant is not qualified to bid.
2	Debarment Status	Certification applicant is not barred from submitting bids with any government or business entity.	Yes	
3	Liquidated Damages	No liquidated damages been assessed on a project	Yes	
4	Contractor's License	Copy of the contractor's license attached	Expired 4/30	
5	Bonding Capacity Statement	Signed surety statement attached	Yes	
6	Minimum Construction Experience	Completed one building project of \$7M or greater	Yes	

EVALUATION of RFQ QUALIFICATION FACTORS

		* Proposal source of information UON.	WEIGHTING FACTOR (1-3)	SCORE (1-5)	WEIGHTED SCORE	Remarks
1	a) Project Performance b) Attachment B complete?	MES \$28.9M; SF/AF 8/19; CO \$604k PW Police Station \$20.6M; SF/AF 10/17; CO \$1.1M Animal Shelter \$8.6M; SF/AF 3/20; CO \$515k UofM Lorch Hall \$1.1M; SF/AF 8/15; CO \$180k Flint Inst. Of Arts \$10M; SF/AF 5/05; CO \$0 Yes	4	4	16	School, police station, animal shelter, \$1.1M university library renovation, institute of arts reno, including library (2005) List includes other schools, fire stations
2	Personnel Qualifications / Experience Wael Al Bahri, Project Manager - 11 years Terry Stangl, Superintendent - 25 years	Comments	4	2	8	Wael - experience - ports/theme park/resort Terry - 2 fire stations and one school - all in 2022??
3	References	1 David Hanoute, Architect 2 3 4 5	3	1	3	ONLY ONE REFERENCE and for neither person proposed
4	a) Financial Data b) Bonding	Comments - Available Bonding Capacity \$46M - Company has been in business for 14 years. Smaller company with moderate risk. Financial statement indicates consecutive losses.	2	4	8	Operations date from 2008, they employ 157, with a clear history. They don't publish financial statement data, however this company appears to pay vendors up to 3 days beyond terms, paying 82% within terms with a high vendor credit of \$95k. The risk category from D&B puts this entity in the moderate risk category. The 2nd attachment for Sorensen indicates that the Financial Stability Risk Score of 25 also indicates a moderate risk.
5	Safety a) EMF Factor - Less than 1 is good b) Loss Ratio c) Accident Frequency Rate - Average 2.6 d) OSHA Citations e) 2021 OSHA Log	Comments 0.9 0 0 0 0	2	5	10	Evaluate the contractor's safety record. Contractor has an excellent safety record.
6	Claims/Final Resolution a) Legal Action Implemented by Contractor against Owner b) Legal Action Implemented by Contractor against Subs c) Legal Action Implemented by Owner d) Legal Action Implemented by Subcontractor e) Settlement or Close Out Agreement in effect with Owner f) Judgments g) Arbitrations	No No No No No No No	2	5	10	Does the contractor have a history of legal action. Consideration for the nature and details of any legal action.
7	Failure to Complete	Comments: No	2	5	10	Has the contractor failed to complete a project. Generally a 0 or 5 ranking with consideration to the details of the failure to complete. Was the failure to complete beyond the control of the contractor.
8	Other MBE Participation LEED Commissioning Experience Site Visit & Document Review Raised Potential Issues Previous Public Work Other	Comments: Fairfax County; Schools	1	1	1	Evaluation of any additional relevant experience submitted by the applicant. Modify line items according to additional information received.
TOTAL					66	
Additional Comments						

TMI

NON-POINT RATING ITEMS

1	Responsiveness to RFQ	Application completed per instructions	No	An unsatisfactory response to any non-point rating items is considered sufficient cause to determine the applicant is not qualified to bid.
2	Debarment Status	Certification applicant is not barred from submitting bids with any government or business entity.	Yes	
3	Liquidated Damages	No liquidated damages been assessed on a project	Yes	
4	Contractor's License	Copy of the contractor's license attached	Expired 4/30	Didn't include years of experience; didn't include value of change orders
5	Bonding Capacity Statement	Signed surety statement attached	Yes	
6	Minimum Construction Experience	Completed one building project of \$7M or greater	Yes	

EVALUATION of RFQ QUALIFICATION FACTORS

	EVALUATION of RFQ QUALIFICATION FACTORS	* Proposal source of information UON.	WEIGHTING FACTOR (1-3)	SCORE (1-5)	WEIGHTED SCORE	Remarks
1	a) Project Performance b) Attachment B complete?	RWES \$10.2M; SF 8/21 - AF 1/21; CO \$0 Annapolis Library \$13.7M; SF 10/19 - AF 4/20; CO \$?? Freedom Ctr \$25.7M; SF 9/20 - AF 6/21; CO \$?? Patapsco HS \$32.7M; SF 8/19 - AF 9/19; CO \$?? Police Trng Academy \$10.8M SF 1/19 - AF Yes	4	4	16	Library, school HVAC reno, freedom center, police academy List includes many schools (some as GC, some as mechanical sub)
2	Personnel Qualifications / Experience Shawn Raver, Principal Arthur Barge, Project Manager - no years listed, recent hire Brigid Wilson, APM/PM - no years listed Randy Will, Project Superintendent - no years listed Jose de Almeida Brito, Quality Control - 20 years, recent hire	Every resume is a different format and incomplete. Didn't include years of experience	4	2	8	Arthur - intergenerational center, school; library project way back Brigid - building reno; school addition; correctional complex (looks like minor involvement in a LOT of projects) Randy - schools; freedom center
3	References	1 Charles Grebe, PM, RWES (HVAC) 2 Jeremy Kline, Architect, Annapolis Library 3 Mark Freedy, Owner Rep 4 Trevor Hicks, BCPS 5 Joe Holoubek, AA County PM	3	4	12	First reference they were only mechanical sub Listed architect as reference All great references; Randy Will on one project
4	a) Financial Data b) Bonding	Comments - Available Bonding Capacity \$75M	2	4	8	D&B shows TMI to be out of business.
5	Safety a) EMF Factor - Less than 1 is good b) Loss Ratio c) Accident Frequency Rate - Average 2.6 d) OSHA Citations e) 2021 OSHA Log	Comments 0.88 0.91 2.58 0 6 Injuries - 2 with time off	2	3	6	Evaluate the contractor's safety record. Safety rating is good compared to the industry
6	Claims/Final Resolution a) Legal Action Implemented by Contractor against Owner b) Legal Action Implemented by Contractor against Subs c) Legal Action Implemented by Owner d) Legal Action Implemented by Subcontractor e) Settlement or Close Out Agreement in effect with Owner f) Judgments g) Arbitrations	Yes No No Yes No No No	2	4	8	Does the contractor have a history of legal action. Consideration for the nature and details of any legal action. All but one claim is with subcontractors. One claim against Owner was settled.
7	Failure to Complete	Comments: No	2	5	10	Has the contractor failed to complete a project. Generally a 0 or 5 ranking with consideration to the details of the failure to complete. Was the failure to complete beyond the control of the contractor.
8	Other MBE Participation LEED Commissioning Experience Site Visit & Document Review Raised Potential Issues Previous Public Work Other	Comments: Schools; DGS	1	1	1	Evaluation of any additional relevant experience submitted by the applicant. Modify line items according to additional information received.

TOTAL

69

Additional Comments

TUCKMAN

NON-POINT RATING ITEMS

1	Responsiveness to RFQ	Application completed per instructions	Yes	An unsatisfactory response to any non-point rating items is considered sufficient cause to determine the applicant is not qualified to bid.
2	Debarment Status	Certification applicant is not barred from submitting bids with any government or business entity.	Yes	
3	Liquidated Damages	No liquidated damages been assessed on a project	Yes	
4	Contractor's License	Copy of the contractor's license attached	Expired 4/30	
5	Bonding Capacity Statement	Signed surety statement attached	Yes	
6	Minimum Construction Experience	Completed one building project of \$7M or greater	Yes	

EVALUATION of RFQ QUALIFICATION FACTORS

		WEIGHTING FACTOR (1-3)	SCORE (1-5)	WEIGHTED SCORE	Remarks	
<i>* Proposal source of information UON.</i>						
1	a) Project Performance b) Attachment B complete?	Leonardtown Lib/Sr Ctr \$17.6M; SF 11/19 - AF 4/20; CO \$635k Hyattsville Library \$28M; SF 12/20 - AF 2/22; CO \$792k EBMS \$35M; SF 7/15 - AF 7/16; CO \$93k Brighton Dam \$3.7M; SF 10/18 - AF 11/18; CO \$100k New Carrollton Library Reno \$13M; SF 4/18 - AF 10/18; CO \$952k Yes	4	5	20	Library and senior center, library (demo + new), school \$\$, Brighton Dam (\$3.7M), library
2	Personnel Qualifications / Experience Dean Roshan, Sr. Project Manager - no years listed Frederick Spielman, Superintendent - no years listed	Didn't include years of experience	4	5	20	Dean - libraries and schools Frederick - library and hotels
3	References	1 Ron Lipford, PGCPSS 2 Abdul Saadu, Hyattsville Library 3 Rowland Buraimoh, PG Gov 4 Tanweer Baig, Brighton Dam 5 Gary Whipple, Leonardtown Library	3	5	15	Abdul - all 5s (Fred was Superintendent) All great responses Different person responded to survey for PG Gov Gary indicated wrong super was listed (not Fred)??
4	a) Financial Data b) Bonding	Comments - Available Bonding Capacity \$68M - Smaller company with a long history and low risk.	2	5	10	Operated since 1946, they employ 45 and show a clear history. Financial data is pretty limited, but indications are that they had revenue in the area of \$34M. They appear to pay vendors up to 2 days beyond terms, paying 95% within terms and a high vendor credit of \$100k. The 1R2 rating is a generally satisfactory rating and indicates relatively low/moderate risks. The Financial Stability Risk Score of 97 would confirm the low risk category.
5	Safety a) EMF Factor - Less than 1 is good b) Loss Ratio c) Accident Frequency Rate - Average 2.6 d) OSHA Citations e) 2021 OSHA Log	Comments 0.95 0 0 0 0	2	4	8	Evaluate the contractor's safety record. Contractor has a good safety record. EMF affected by one injury in 2020.
6	Claims/Final Resolution a) Legal Action Implemented by Contractor against Owner b) Legal Action Implemented by Contractor against Subs c) Legal Action Implemented by Owner d) Legal Action Implemented by Subcontractor e) Settlement or Close Out Agreement in effect with Owner f) Judgments g) Arbitrations	No No No No No No No	2	5	10	Does the contractor have a history of legal action. Consideration for the nature and details of any legal action.
7	Failure to Complete	Comments: No	2	5	10	Has the contractor failed to complete a project. Generally a 0 or 5 ranking with consideration to the details of the failure to complete. Was the failure to complete beyond the control of the contractor.
8	Other MBE Participation LEED Commissioning Experience Site Visit & Document Review Raised Potential Issues Previous Public Work Other	Comments: Sr. Center; Schools; Library	1	1	1	Evaluation of any additional relevant experience submitted by the applicant. Modify line items according to additional information received.
TOTAL					94	

Additional Comments

NON-POINT RATING ITEMS

1	Responsiveness to RFQ	Application completed per instructions	Yes	An unsatisfactory response to any non-point rating items is considered sufficient cause to determine the applicant is not qualified to bid.
2	Debarment Status	Certification applicant is not barred from submitting bids with any government or business entity.	Yes	
3	Liquidated Damages	No liquidated damages been assessed on a project	Yes	
4	Contractor's License	Copy of the contractor's license attached	Expired 4/30	
5	Bonding Capacity Statement	Signed surety statement attached	Yes	
6	Minimum Construction Experience	Completed one building project of \$7M or greater	Yes	

LIQUIDATED DAMAGES

While it is possible that we had liquidated damages assessed on a project since we have completed thousands of projects within the past five years, we do not require that our branch office report this information to a central database, we are not aware of any significant liquidated damages being assessed in the past five years.

EVALUATION of RFQ QUALIFICATION FACTORS

		<i>* Proposal source of information UON.</i>			WEIGHTING FACTOR (1-3)	SCORE (1-5)	WEIGHTED SCORE	Remarks
1	a) Project Performance b) Attachment B complete?	Berlin Library \$6.3M; SF/AF 7/18; CO \$91k Bishop Payne Library Reno \$7.9M; SF/AF 8/21; CO \$-167k Nimitz Library \$10.8M; S/F 10/15 - AF 7/16; CO \$4.4M Roberta's House \$9.4M; SF/AF 2/21; CO \$2M Fl. Meade Ed Ctr \$5M; S/F 10/22 St. Francis Ctr \$4M; SF/AF 8/21; CO \$22k Yes	4	5	20	Library (façade) and other libraries Most Attachment Bs have low construction cost		
2	Personnel Qualifications / Experience Charles Konkolic, Project Executive - 37 years Cathy Barbour, Sr. Project Manager - 32 years Adam Witek, Project Manager - 5 years Dan Bukowski, Superintendent - 22 years (all w/ WT)	Comments	4	5	20	Proposed staff have no stand alone library experience (except one façade). Buildings, lab, office. One of Dan's renovations includes a library.		
3	References	1 Jennifer Ranck, Berlin Library 2 Jacqueline Ballou, Bishop Payne Library 3 Lt. Carl Neimeyer, Nimitz Library 4 Annette March-Grier, Episcopal Housing 5 Tim O'Ferrall, Fort Meade Alliance 6 Torbin Green, St. Francis	3	5	15	Five of six references responded positively Dif person filled out #4s survey No references for proposed staff		
4	a) Financial Data b) Bonding	Comments - Available Bonding Capacity \$500M Large company with low/moderate risk.	2	5	10	United States-based company. The Company is engaged in construction management, general contracting, specialty contracting and designing and building. It operates through approximately 50 locations. It offers solutions in environmental health and safety, building information modelling, virtual design & construction, mechanical, electrical and plumbing systems services. This is a large construction company, the operations date from 1909, employing 4560 with a clear history. The appear to pay vendors relatively promptly up to 3 days beyond terms, paying 77% within terms and showing a high vendor credit of \$10M. The financial data indicates that YE 2020 revenues were \$8.7B, with NI of \$116M, with positive working capital positions. The 5A1 rating is a good rating and indicates relatively low/moderate risk. The Financial Stability Risk Score of 32 confirms the D&B risk rating of low/moderate.		
5	Safety a) EMF Factor - Less than 1 is good b) Loss Ratio c) Accident Frequency Rate - Average 2.6 d) OSHA Citations e) 2021 OSHA Log	Comments 0.46 0.06 0.45 5 3 lost days / 1 Restriction / 17 Incidents	2	5	10	Evaluate the contractor's safety record. Safety is excellent for a company of this size and the number of hours worked.		
6	Claims/Final Resolution a) Legal Action Implemented by Contractor against Owner b) Legal Action Implemented by Contractor against Subs c) Legal Action Implemented by Owner d) Legal Action Implemented by Subcontractor e) Settlement or Close Out Agreement in effect with Owner f) Judgments g) Arbitrations	Yes Yes Yes Yes Yes Yes Yes	2	4	8	Does the contractor have a history of legal action. Consideration for the nature and details of any legal action. The legal actions listed are not excessive for a construction company of this size.		
7	Failure to Complete	Comments: No	2	5	10	Has the contractor failed to complete a project. Generally a 0 or 5 ranking with consideration to the details of the failure to complete. Was the failure to complete beyond the control of the contractor.		
8	Other MBE Participation LEED Commissioning Experience Site Visit & Document Review Raised Potential Issues Previous Public Work Other	Comments: MBE history and commitment 450+ projects certified Commissioning for LEED Projects Not Specifically Indicated School; University; Communication	1	4	4	Evaluation of any additional relevant experience submitted by the applicant. Modify line items according to additional information received.		
TOTAL							97	

Additional Comments