



EVALUATION TABULATION

RFP No. 24-19

Town Hall Renovations - Architectural Drawings for Construction

RESPONSE DEADLINE: April 26, 2024 at 2:00 pm

Report Generated: Thursday, August 1, 2024

PHASE 2

EVALUATORS

Name	Title
Brad Baer	Director
Rhett Elliott	Construction Inspector and Technician
Kelly O'Brien	Deputy Director
Marion Serfass	Director of Finance

EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Presentation/Preparedness	0-5 Points	50 (50% of Total)

Description:

Was the firm prepared for their presentation?

Was the presentation clear, informative, and thorough?

Did the presentation indicate a thorough understanding of the project? Is the appropriate emphasis placed on the various work task(s)?

Was the presentation more specific to the Town's project or a "generic" presentation?

Did the firm develop a workable approach to the project?

Is the time frame proposed acceptable?

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Criteria	Scoring Method	Weight (Points)
Project Team	0-5 Points	25 (25% of Total)

Description:

Did the project team participate in the presentation? How effectively did they communicate ideas and respond to questions?

Did the project manager participate in the presentation? How effectively did he/she communicate ideas and respond to questions?

Was there participation from any subcontracted firms? What was the impact of their participation?

Criteria	Scoring Method	Weight (Points)
Questions	0-5 Points	25 (25% of Total)

Description:

Did they answer questions satisfactory?

Were questions answered directly or evasively?

Were answers to questions clear and concise or scrambled and verbose?

AGGREGATE SCORES SUMMARY

Vendor	Brad Baer	Rhett Elliott	Kelly O'Brien	Marion Serfass	Total Score (Max Score 100)
Dewberry Architects Inc	80	100	90	80	87.5
Samaha Associates, PC	75	95	75	75	80
Gauthier, Alvarado Associates	70	85	60	100	78.75

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Vendor	Brad Baer	Rhett Elliott	Kelly O'Brien	Marion Serfass	Total Score (Max Score 100)
Benton Design Studio, LLC	0	0	0	0	0
Excluded					
BKV Group DC, PLLC	0	0	0	0	0
Excluded					
KGD Architecture	0	0	0	0	0
Excluded					
Moya Design Partners	0	0	0	0	0
Excluded					
PMA Architecture	0	0	0	0	0
Excluded					
Summer Consultants, Inc.	0	0	0	0	0
Excluded					

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Presentation/Preparedness 0-5 Points 50 Points (50%)	Project Team 0-5 Points 25 Points (25%)	Questions 0-5 Points 25 Points (25%)	Total Score (Max Score 100)
Dewberry Architects Inc	4.5	4.3	4.3	87.5
Samaha Associates, PC	4.3	3.4	4.1	80
Gauthier, Alvarado Associates	3.8	4	4.3	78.75
Benton Design Studio, LLC	0	0	0	0
Excluded				
BKV Group DC, PLLC	0	0	0	0
Excluded				

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Vendor	Presentation/Preparedness 0-5 Points 50 Points (50%)	Project Team 0-5 Points 25 Points (25%)	Questions 0-5 Points 25 Points (25%)	Total Score (Max Score 100)
KGD Architecture Excluded	0	0	0	0
Moya Design Partners Excluded	0	0	0	0
PMA Architecture Excluded	0	0	0	0
Summer Consultants, Inc. Excluded	0	0	0	0

INDIVIDUAL PROPOSAL SCORES

Dewberry Architects Inc

Presentation/Preparedness | 0-5 Points | 50 Points (50%)

Brad Baer: 4

- understood that we wanted changes. Brought project team who demonstrated an understanding. Also brought a principle. Presentation specific to Town's project, with similar examples. Good approach and timeframe.

Rhett Elliott: 5

-Good understanding of the scope of work -Schedule is appropriate for timeline -Briefly touched on phased construction

Kelly O'Brien: 5

Detailed presentation. Good understanding of the process. Appreciate considerations of lighting and sound issues.

Marion Serfass: 4

Project Team | 0-5 Points | 25 Points (25%)

Brad Baer: 4

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Project team and principle participated. Good presentation.

Rhett Elliott: 5

-Whole team was a part of the presentation -Team appropriate for scope of work -PM provided a few ideas on their take of the project

Kelly O'Brien: 4

Marion Serfass: 4

They do a great job, but might be more than we need for this job

Questions | 0-5 Points | 25 Points (25%)

Brad Baer: 4

Yes.

Rhett Elliott: 5

-Responded well to questions asked. -Did not try to avoid question or answer indirectly

Kelly O'Brien: 4

Marion Serfass: 4

Gauthier, Alvarado Associates

Presentation/Preparedness | 0-5 Points | 50 Points (50%)

Brad Baer: 3

- slide 12 - did not understand important part of scope, they wanted to confirm no changes to proposed plans provided - RFP was clear that we wanted changes.

Rhett Elliott: 4

-Good understanding of work -Stressed phasing in their presentation -Felt a little less prepared

Kelly O'Brien: 3

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Did not provide as much detail as I was hoping to see.

Marion Serfass: 5

Liked the phased implementation.

Project Team | 0-5 Points | 25 Points (25%)

Brad Baer: 4

Rhett Elliott: 4

-Briefly went through the team but appear appropriate for scope of work -Unsure who PM is from presentation -Subcontractors not apart of presentation

Kelly O'Brien: 3

Marion Serfass: 5

Very engaging

Questions | 0-5 Points | 25 Points (25%)

Brad Baer: 4

Rhett Elliott: 5

-Answered questions effectively -Answers were clear and direct

Kelly O'Brien: 3

Marion Serfass: 5

Samaha Associates, PC

Presentation/Preparedness | 0-5 Points | 50 Points (50%)

Brad Baer: 4

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- Prepared. However, only brought PM and MEP sub. - Clear/informative - Understood our scope and that we want to make revisions to the floor plan. Specific materials for the Town's project with similar examples of past projects. - approach and timeframe acceptable.

Rhett Elliott: 5

-Team appeared prepared for presentation -Provided relevant past experience -Good understanding of the scope of work

Kelly O'Brien: 4

Excellent graphics and examples. Timeline seemed reasonable. Example projects similar to ours.

Marion Serfass: 4

Lots of comparable projects

Project Team | 0-5 Points | 25 Points (25%)

Brad Baer: 3

Sub participated, but project team did not. Team members not on sample projects provided.

Rhett Elliott: 4.5

-PM was lead the presentation -PM has relevant experience -Whole team was not a part of presentation

Kelly O'Brien: 3

Marion Serfass: 3

Didn't seem an innovative

Questions | 0-5 Points | 25 Points (25%)

Brad Baer: 4

Rhett Elliott: 4.5

-They were aske multiple questions and handled that well -Did not always answer directly

Kelly O'Brien: 4

Marion Serfass: 4

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Benton Design Studio, LLC
(Excluded)

Presentation/Preparedness | 0-5 Points | 50 Points (50%)

Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

Project Team | 0-5 Points | 25 Points (25%)

Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

Questions | 0-5 Points | 25 Points (25%)

Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

BKV Group DC, PLLC

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(Excluded)

Presentation/Preparedness | 0-5 Points | 50 Points (50%)

Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

Project Team | 0-5 Points | 25 Points (25%)

Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

Questions | 0-5 Points | 25 Points (25%)

Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

KGD Architecture
(Excluded)

Presentation/Preparedness | 0-5 Points | 50 Points (50%)

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Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

Project Team | 0-5 Points | 25 Points (25%)

Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

Questions | 0-5 Points | 25 Points (25%)

Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

**Moya Design Partners
(Excluded)**

Presentation/Preparedness | 0-5 Points | 50 Points (50%)

Brad Baer: 0

Rhett Elliott: 0

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Kelly O'Brien: 0

Marion Serfass: 0

Project Team | 0-5 Points | 25 Points (25%)

Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

Questions | 0-5 Points | 25 Points (25%)

Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

PMA Architecture
(Excluded)

Presentation/Preparedness | 0-5 Points | 50 Points (50%)

Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

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Project Team | 0-5 Points | 25 Points (25%)

Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

Questions | 0-5 Points | 25 Points (25%)

Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

Summer Consultants, Inc.
(Excluded)

Presentation/Preparedness | 0-5 Points | 50 Points (50%)

Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

Project Team | 0-5 Points | 25 Points (25%)

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Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

Questions | 0-5 Points | 25 Points (25%)

Brad Baer: 0

Rhett Elliott: 0

Kelly O'Brien: 0

Marion Serfass: 0

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EVALUATORS

Name	Title
Brad Baer	Director
Rhett Elliott	Construction Inspector and Technician
Kelly O'Brien	Deputy Director
Marion Serfass	Director of Finance

EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Proposal Organization	0-5 Points	20 (20% of Total)

Description:

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Quality and Completeness of Proposal.

Did the proposal contain an excessive amount of generic boilerplate?

Does the proposal specifically address the Town's needs or is it "generic" in content?

Criteria	Scoring Method	Weight (Points)
Understanding of Project and Approach	0-5 Points	20 (20% of Total)

Description:

Did the proposal indicate a thorough understanding of the project?

Is the appropriate emphasis placed on the work task(s)?

Did the firm develop a workable approach and methodology to the project?

Criteria	Scoring Method	Weight (Points)
Past Performance	0-5 Points	20 (20% of Total)

Description:

Qualifications and Experience.

References.

Relevant Experience.

Has the firm done this type of work in the past?

Criteria	Scoring Method	Weight (Points)
Technical Expertise	0-5 Points	20 (20% of Total)

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Description:

Was a project team identified?

Is the team makeup appropriate for the project?

Do the team members have experience with comparable projects?

Resumes.

Are there any sub contracted firms involved? Will this enhance the project team?

Criteria	Scoring Method	Weight (Points)
Project Schedule	0-5 Points	20 (20% of Total)

Description:

Is the proposed schedule reasonable based on quantity of personnel assigned to the project?

AGGREGATE SCORES SUMMARY

Vendor	Brad Baer	Rhett Elliott	Kelly O'Brien	Marion Serfass	Total Score (Max Score 100)
Dewberry Architects Inc	100	82	88	92	90.5
Gauthier, Alvarado Associates	92	86	92	88	89.5
Samaha Associates, PC	92	68	100	72	83
Benton Design Studio, LLC	84	72	84	64	76
Summer Consultants, Inc.	88	36	84	72	70

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Vendor	Brad Baer	Rhett Elliott	Kelly O'Brien	Marion Serfass	Total Score (Max Score 100)
BKV Group DC, PLLC	76	50	60	88	68.5
PMA Architecture	84	72	40	60	64
Moya Design Partners	84	40	60	64	62
KGD Architecture	80	24	56	60	55

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Proposal Organization 0-5 Points 20 Points (20%)	Understanding of Project and Approach 0-5 Points 20 Points (20%)	Past Performance 0-5 Points 20 Points (20%)	Technical Expertise 0-5 Points 20 Points (20%)	Project Schedule 0-5 Points 20 Points (20%)	Total Score (Max Score 100)
Dewberry Architects Inc	4.5	4.9	4.5	4.5	4.3	90.5
Gauthier, Alvarado Associates	4.4	4.8	4.3	4.4	4.6	89.5
Samaha Associates, PC	4	3.9	4.3	4.5	4.1	83
Benton Design Studio, LLC	4.4	3.6	4	3	4	76
Summer Consultants, Inc.	3.4	3.3	3.4	4	3.5	70
BKV Group DC, PLLC	2.4	3.5	3.5	4.5	3.3	68.5
PMA Architecture	3.6	3.3	3.3	3.4	2.5	64
Moya Design Partners	3.3	3.3	2.6	2.8	3.6	62
KGD Architecture	3	3	2.5	3	2.3	55

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INDIVIDUAL PROPOSAL SCORES

Benton Design Studio, LLC**Proposal Organization | 0-5 Points | 20 Points (20%)**

Brad Baer: 5

I like how they walked us through the process

Rhett Elliott: 3.5

-Proposal was organized -Feels specific to town needs -Concerned about outside contracted firms -Timeline meets our deadlines -
Concerned about plan to relocate staff that currently works in townhall

Kelly O'Brien: 5

They clearly outlined the steps from design to construction. Identified the needed permits from Fairfax County. It didn't seem like there was excessive generic information.

Marion Serfass: 4

Understanding of Project and Approach | 0-5 Points | 20 Points (20%)

Brad Baer: 3

- Big focus on power and reflected ceiling plans that we didn't exactly ask for. Not sure if they realize we're not making major reconfigurations, but this is probably the right way to do things. - Didn't clarify that MEP package is just to support reconfigurations - not MEP repair/replacement. - I was asking for AE to develop an independent construction cost estimate, not work with a contractor that we pre-qualify to develop cost. - For signage, we'd like them to develop the graphic - We requested AE to help develop construction phasing plan. They state build-out in one phase. - I like the page-turn review meeting. - I don't think they understand our bidding process? Or maybe I don't.... (3 pre-qualified GC's?) - Teaming with Cetech Engineers for MEP - Very quick schedule - could potentially use ARPA - I think they captured requirement to select furniture and design layout correctly - see design development phase.

Rhett Elliott: 3.5

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-Mentions furniture changes -No mention of staging/plans to relocate staff during construction -Good understanding of changes wanted by town

Kelly O'Brien: 5

They understand the multiple elements, including power, lighting, HVAC, etc. They seem to understand the process for working with Fairfax County.

Marion Serfass: 3

Past Performance | 0-5 Points | 20 Points (20%)

Brad Baer: 5

They do not say when they completed these projects.

Rhett Elliott: 4

-Good references -Has experience with larger renovation projects -Similar work experience

Kelly O'Brien: 4

No government examples are given with public interaction spaces like cashiers. Appreciate the access to daylight for as many users as possible.

Marion Serfass: 3

Technical Expertise | 0-5 Points | 20 Points (20%)

Brad Baer: 3

No resumes provided.

Rhett Elliott: 3

-Small team -No specific projects mentioned -Outside firms to be used -Newer company

Kelly O'Brien: 3

Individual resumes were not included. List of team members and years of experience was provided. Subcontractor included for MEP.

Marion Serfass: 3

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Project Schedule | 0-5 Points | 20 Points (20%)

Brad Baer: 5

This is fast. 4 months to design, followed by submit for permitting and put out for bid. (6/14 - 10/21)

Rhett Elliott: 4

-Specific dates identified -includes time for permit review -does not mention where staff that currently work at town hall will be relocated -Bid process meets favored deadline of November 2024

Kelly O'Brien: 4

Unsure if we can get through permit process in three months. County could be a hold up.

Marion Serfass: 3

BKV Group DC, PLLC

Proposal Organization | 0-5 Points | 20 Points (20%)

Brad Baer: 1

- Generic cover letter - talks about hybrid workplaces. They might just not know we are in person. - informative package - but totally generic company propaganda

Rhett Elliott: 2.5

-Team experience is satisfactory -Doesn't feel specific to towns needs (boilerplate) -Concerned about meeting towns deadlines

Kelly O'Brien: 2

A lot of fluff. Not specific enough to our project and needs.

Marion Serfass: 4

Understanding of Project and Approach | 0-5 Points | 20 Points (20%)

Brad Baer: 4

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- understands they are refining concept and taking this to permitting - they gave a ton of generic info on the process, but didn't regurgitate our scope of work to us. They could have at least summarized our project? - but our project is straightforward. - didn't say anything about phasing construction

Rhett Elliott: 2

-Understanding of the project appears to be vague -No mention of towns refurbishing needs -No mention of staging/plans to relocate staff during construction -Understanding appears to not be specific to Town

Kelly O'Brien: 3

Marion Serfass: 5

Past Performance | 0-5 Points | 20 Points (20%)

Brad Baer: 5

- Qualified Interior designers on the team - Cost estimator on team - recent projects are mostly fire stations, but they gave us a list of every project they have done ever...

Rhett Elliott: 2

-Experience with larger spaces -Experience with localities -A lot of past work mentioned doesn't appear to be similar to what we are expecting (type of work)

Kelly O'Brien: 3

Government experience but mostly fire stations in Virginia. One person's experience mentioned Falls Church City Hall Master Plan but they didn't highlight that project further.

Marion Serfass: 4

Technical Expertise | 0-5 Points | 20 Points (20%)

Brad Baer: 5

Rhett Elliott: 4

-Identifies full team -Identifies full workload of each member -Mentions specific projects -No outside firms mentioned

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Kelly O'Brien: 4

They appear to have all aspects of the project covered and the resumes were detailed

Marion Serfass: 5

Project Schedule | 0-5 Points | 20 Points (20%)

Brad Baer: 4

- 7 months, seems reasonable/standard

Rhett Elliott: 2

-Includes permitting process -In past projects appears to always go over schedule -No specific dates identified -No specification of staff relocation -No mention of construction timeline -No mention of staff preferred deadline

Kelly O'Brien: 3

Marion Serfass: 4

Dewberry Architects Inc

Proposal Organization | 0-5 Points | 20 Points (20%)

Brad Baer: 5

- Rod Williams, who is his team?

Rhett Elliott: 4

-Stresses meeting town deadlines -Feels town specific -Good staff

Kelly O'Brien: 5

Not a lot of fluff, good understanding of the problem to be solved

Marion Serfass: 4

Understanding of Project and Approach | 0-5 Points | 20 Points (20%)

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Brad Baer: 5

- I like the consensus-based approach, I wonder if they picked-up on that or if this is generic? - They included a cost sub - They are local, although we didn't require that - They understand our ARPA timeline and condensed their schedule, they actually gave two options - It looks like they really understand what we are looking for

Rhett Elliott: 4.5

-Addresses town specific needs -Good understanding of project

Kelly O'Brien: 5

better understanding of timeline

Marion Serfass: 5

Past Performance | 0-5 Points | 20 Points (20%)

Brad Baer: 5

Rhett Elliott: 4

-History with several localities (many within Virginia) -Experience with renovation projects -Experience with projects of all sizes

Kelly O'Brien: 4

Marion Serfass: 5

Good experience with both Dewberry and Downey

Technical Expertise | 0-5 Points | 20 Points (20%)

Brad Baer: 5

Rhett Elliott: 4

-Outside subcontracted firms mentioned -> Good history with town on past projects -Team members appropriate for scope of work - Identifies past experience ->Past experience relevant to scope of work -Includes good resumes

Kelly O'Brien: 4

Marion Serfass: 5

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Project Schedule | 0-5 Points | 20 Points (20%)

Brad Baer: 5

- They understand our ARPA timeline and condensed their schedule - 3 months

Rhett Elliott: 4

-Proposes multiple schedules (more detailed will not meet our requested bid deadline of November 2024) -Mentions phasing to reduce disruptions to town staff -Includes time for permitting

Kelly O'Brien: 4

Appreciate recognizing expedited time frame needed

Marion Serfass: 4

Gauthier, Alvarado Associates

Proposal Organization | 0-5 Points | 20 Points (20%)

Brad Baer: 4

They adequately re-stated our scope.

Rhett Elliott: 4.5

-Proposal appears to be town specific -No extra drawn-out wording

Kelly O'Brien: 5

Marion Serfass: 4

Understanding of Project and Approach | 0-5 Points | 20 Points (20%)

Brad Baer: 5

Rhett Elliott: 4

-Mentions town specific needs -> Changes to lighting, furniture, reallocating space -Methodology seems reasonable

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Kelly O'Brien: 5

good understanding of phasing needed and explanation of steps

Marion Serfass: 5

Past Performance | 0-5 Points | 20 Points (20%)

Brad Baer: 5

Rhett Elliott: 4

-Mentions past projects with phasing -Experience with new and renovation projects

Kelly O'Brien: 4

relevant experience including understanding the customer aspect of our spaces, MAC design guidelines mention gives me pause, I remember working with the architect on those but didn't remember who the firm was, it wasn't bad but still took some back and forth to get what we needed

Marion Serfass: 4

Technical Expertise | 0-5 Points | 20 Points (20%)

Brad Baer: 4

- small team, dual hatted members.

Rhett Elliott: 4.5

-Addresses specific staff (with resumes) -Outside subcontracted firms mentioned -> Good history with town on past projects -Multiple employees with similar experience ("supported by at least two experienced and capable design professionals") -Staff appropriate for towns needs

Kelly O'Brien: 4

Marion Serfass: 5

all inhouse except cost estimator

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Project Schedule | 0-5 Points | 20 Points (20%)

Brad Baer: 5

3 months for design, 6 weeks permitting.

Rhett Elliott: 4.5

-Timeline appears to meet town deadline -Includes permitting process -Mentions phasing to reduce disruptions to town staff -Scope of each phase is drawn out

Kelly O'Brien: 5

Marion Serfass: 4

KGD Architecture

Proposal Organization | 0-5 Points | 20 Points (20%)

Brad Baer: 5

Rhett Elliott: 1

-Does not appear to be town specific (boilerplate) -Organization hard to follow -Little experience with similar projects -Knowledge of town needs appears minimal

Kelly O'Brien: 3

Marion Serfass: 3

Why mention diversity and awards?

Understanding of Project and Approach | 0-5 Points | 20 Points (20%)

Brad Baer: 4

- They adequately re-stated our scope of work. - didn't talk about construction phasing - will assist in reviewing bids - TOV needs to provide a permit expeditor?

Rhett Elliott: 1

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-Understanding of the project seems vague -Feels copy and pasted from RFP

Kelly O'Brien: 3

Marion Serfass: 4

Past Performance | 0-5 Points | 20 Points (20%)

Brad Baer: 4

Rhett Elliott: 1

-Little experience with localities -Little experience within Virginia

Kelly O'Brien: 3

Marion Serfass: 2

Not much local govt.

Technical Expertise | 0-5 Points | 20 Points (20%)

Brad Baer: 4

Rhett Elliott: 2

-Staff project identified (not much experience with renovations) -Outside firms to be needed

Kelly O'Brien: 3

Two sub consultants, one not defined. Small internal team

Marion Serfass: 3

Project Schedule | 0-5 Points | 20 Points (20%)

Brad Baer: 3

- 27 Weeks - doesn't really say when Final design will be ready for permit submission - Doesn't demonstrate that they will submit to county for permit or understand the County timeline - TOV has to provide a permit expediter???

Rhett Elliott: 1

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-Does not specific dates -Does not address town deadlines -No mention of phasing (concerned about disturbance to staff that currently work in town hall)

Kelly O'Brien: 2

8 weeks for furniture package?

Marion Serfass: 3

Moya Design Partners

Proposal Organization | 0-5 Points | 20 Points (20%)

Brad Baer: 4

- generic cover letter, did name other interior / town hall projects.

Rhett Elliott: 2

-Appears to be somewhat town specific -Has a bit of boilerplate information -Concerned stresses wrong needs -Concerned with amount of subcontracted firms

Kelly O'Brien: 3

Marion Serfass: 4

Understanding of Project and Approach | 0-5 Points | 20 Points (20%)

Brad Baer: 4

- Talks about construction phasing - They didn't just re-state our scope of work. But their approach at first seems generic for a renovation but they did customize it.

Rhett Elliott: 2

-Appears to have general but vague understanding of the towns needs -Concerned they stress wrong details (natural lighting, artwork, signage, technology, etc.) -Includes mentions of phasing -No specific methodology -Mentions of refurbishing in schedule

Kelly O'Brien: 3

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Appreciate identifying hallways and alcoves and breakout spaces

Marion Serfass: 4

Past Performance | 0-5 Points | 20 Points (20%)

Brad Baer: 4

Rhett Elliott: 1.5

-Experience seems to be in larger projects -Little experience with localities -Doesn't seem to have experience with similar projects

Kelly O'Brien: 2

Marion Serfass: 3

Technical Expertise | 0-5 Points | 20 Points (20%)

Brad Baer: 4

- 7 years - providing subs - MEP, acoustics, AV, IT, Security, Cost - Providing a permit expeditor from Fairfax - that's good sign - At least they recognized cost estimate - I forgot to add - but KGD did not include a cost estimate in their proposal Moya is just architects. All else subs.

Rhett Elliott: 2

-Multiple subcontracting firms to be used (concerned about communication and meeting deadlines) -Staff appears to have good experience but little experience with localities -Concerned staff positions mentioned and experience are not appropriate for scope of work

Kelly O'Brien: 3

Not a fan of RAMCO as expeditors

Marion Serfass: 2

Lots of subs

Project Schedule | 0-5 Points | 20 Points (20%)

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Brad Baer: 5

- good detailed schedule. Says we can award by December for ARPA - some risk - schedule says award before permits received. - schedule looks aggressive but reasonable.

Rhett Elliott: 2.5

-Does not specifically mention towns requested deadline but appears to meet deadline -Includes mentions of phasing -Permitting process to take place during bid process -Concern about meeting deadlines with multiple subcontracted firms

Kelly O'Brien: 4

Marion Serfass: 3

PMA Architecture

Proposal Organization | 0-5 Points | 20 Points (20%)

Brad Baer: 5

Rhett Elliott: 3.5

-Understand Scope of the work -Proposal seems town specific -Minor concerns with multiple subcontracted firms -Minor concerns with scheduling

Kelly O'Brien: 2

disjointed fluff

Marion Serfass: 4

Understanding of Project and Approach | 0-5 Points | 20 Points (20%)

Brad Baer: 4

- didn't account for permitting. Only giving us documents ready for someone else to submit to permitting.

Rhett Elliott: 4

-Performed space study -Has good understanding of the towns needs -appropriate methodology for project

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Kelly O'Brien: 2

Marion Serfass: 3

Past Performance | 0-5 Points | 20 Points (20%)

Brad Baer: 5

Rhett Elliott: 4

-Plenty of experience with localities -Good references -Has done similar projects in the past

Kelly O'Brien: 2

Marion Serfass: 2

Didn't listen to our concerns. Too many consultants

Technical Expertise | 0-5 Points | 20 Points (20%)

Brad Baer: 4

- providing Arch. and Interior Design. All others are subs, and nobody is local - Not sure why we need a structural engineer - We are not asking for security upgrades? - Not sure what are they using Terracon for? - Junior team of recently

Rhett Elliott: 3.5

-Project team identified and with good experience (however no engineers on team, all subcontracted) -Multiple subcontracting firms to be used (concerned about communication and meeting deadlines) -Team appropriate for scope of work

Kelly O'Brien: 3

4 subs

Marion Serfass: 3

Project Schedule | 0-5 Points | 20 Points (20%)

Brad Baer: 3

- 5 months of design and they did not address the permitting requirement in their schedule?

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Rhett Elliott: 3

-Specifically mentions town deadline and appears to meet this deadline -Breaks down design phase -No specific mention of phasing to reduce disruption to town staff currently working in town hall -No mentions of permitting process

Kelly O'Brien: 1

skipped permitting?

Marion Serfass: 3

Samaha Associates, PC

Proposal Organization | 0-5 Points | 20 Points (20%)

Brad Baer: 4

- I think their cover letter addressed an understanding of our goals, constraints, challenges. They are local.

Rhett Elliott: 3

-Stress phased construction from start in letter of interest -Has general understanding of project -Appears to have some boilerplate information not too town specific -Someone concerned about deadlines

Kelly O'Brien: 5

pg 22 "quality school project", some fluff, like the phasing being considered during design,

Marion Serfass: 4

Understanding of Project and Approach | 0-5 Points | 20 Points (20%)

Brad Baer: 4

- They are familiar with County permitting. - They talk about phased renovations - I don't see anywhere where they talk about our specific and limited scope of work - but do they really need to? Risk is that their cost is higher than our expectations.

Rhett Elliott: 2.5

-Understand towns concern for phased construction -Methodology appears appropriate for scope of work -Understanding appears vague (boilerplate information) -Does mention refurbishing -Does not address any specifics to town (SF, Timeline, towns wants)

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Kelly O'Brien: 5

Project with Manassas City Hall is a plus for us.

Marion Serfass: 4

Past Performance | 0-5 Points | 20 Points (20%)

Brad Baer: 5

Rhett Elliott: 4

-Plenty of work with localities -Similar projects in the past

Kelly O'Brien: 5

Marion Serfass: 3

Plain but functional

Technical Expertise | 0-5 Points | 20 Points (20%)

Brad Baer: 5

- All in-house disciplines, MEP/Cost subs too? In-house Cost estimator. - It says in management plan they use BIM - that could be neat if they really do that for us. - Wow, this says BIM all over the proposal. - Their statement of quals is generic. If it's not, they don't understand us because they are doing workplace modernization/sustainability stuff.

Rhett Elliott: 4

-Staff is identified and experienced in projects similar to the towns -Subcontracted firms to be used (not too many where it could pose issues with communication) -> Subcontracted firms have experience with the town -Team appropriate for the scope of work - Availability noted and appears to be open

Kelly O'Brien: 5

Subs for MEP and cost estimating

Marion Serfass: 4

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Project Schedule | 0-5 Points | 20 Points (20%)

Brad Baer: 5

- Permit submission after 5 months. Award after 6 months - Probably realistic. Would have to bid and submit for permit concurrently to meet ARPA. - I think they are realistic. TOV is going to drive the schedule with how long it takes us to support them. - Tight schedule

Rhett Elliott: 3.5

-Includes permit process -Includes phased construction to reduce disruption to town staff currently working in town hall -Doesn't provide specific dates but broken out well -Doesn't specifically mention towns deadline for bid submission but appears to meet deadline -> Somewhat concerned about meeting deadline

Kelly O'Brien: 5

Marion Serfass: 3

May take too long

Summer Consultants, Inc.

Proposal Organization | 0-5 Points | 20 Points (20%)

Brad Baer: 4

- They included a photo of our Town Hall! - They are local - Tysons - They know we'll need phasing

Rhett Elliott: 1.5

-Proposal seems vague and minimal -Not much boilerplate, somewhat town specific -Understands our deadline (I have concerns with them meeting it) -Doesn't mention town specific needs

Kelly O'Brien: 4

not a lot of fluff

Marion Serfass: 4

Understanding of Project and Approach | 0-5 Points | 20 Points (20%)

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Brad Baer: 4

- Very simply stated. This proposal seems custom, without all of the generic fluff.

Rhett Elliott: 1

-Understanding of the project seems minimal -Does not mention towns SF -Is somewhat specific to the town (less boilerplate) -Does not mention much of the towns needs with this project

Kelly O'Brien: 4

Broken down by tasks

Marion Serfass: 4

Past Performance | 0-5 Points | 20 Points (20%)

Brad Baer: 4

Rhett Elliott: 1.5

-Has experience with renovation projects -Not much experience with localities -Experience appears to be with larger projects

Kelly O'Brien: 5

Provided good examples of projects with test fits.

Marion Serfass: 3

More federal projects

Technical Expertise | 0-5 Points | 20 Points (20%)

Brad Baer: 5

- Have in-house MEP folks. Using sub for cost.

Rhett Elliott: 3

-Staff information and resumes provided (plenty of experience) -Doesn't mention that staff has much experience with localities -Only 1 outside contracted firm (cost estimator) -> Most experience mentioned is with larger projects -Staff has good experience but unsure if they have worked with similar projects

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Kelly O'Brien: 4

sub cost estimator included, similar poj

Marion Serfass: 4

Project Schedule | 0-5 Points | 20 Points (20%)

Brad Baer: 5

- They have a detailed schedule demonstrating that they can meet ARPA timeline. Very tight/aggressive but we asked for that.

Rhett Elliott: 2

-Mentions desired contract deadline of November 2024 -Talks about removing design development phase to help meet deadline - Gives specific dates -Includes permit process -Slight concerns about meeting deadline -Does not mention phased construction

Kelly O'Brien: 4

Marion Serfass: 3