

**DEPARTMENT OF PURCHASING AND CONTRACTING  
 EVALUATION SUMMARY**

Criteria					
Proposers	Organizational Qualifications	Project Management	Personnel, References, and Past Performance	Capacity To Perform Multiple Simultaneous Builds	LSBE Points
<b>Cooper &amp; Company General Contractors, Inc.</b>	<ul style="list-style-type: none"> <li>o Provided project detailed history, past performances, listed multiple past fire stations and listed multiple letters of recommendation</li> <li>o The submission included letters of recommendations from multiple government agencies that have worked with Cooper and Company.</li> <li>o Cooper and Company submitted an impressive proposal to construct DCFR Fire Stations 5, 16, and 27.</li> </ul>	<ul style="list-style-type: none"> <li>o Proposer provided a detailed manage plan, quality control risk management, project management plan and provided a subcontractor plan with list of subcontractors and vendors</li> <li>o The proposal did an excellent job of outlining how information on construction methodology, quality control, and project management</li> <li>o An issue resolution management plan was included to show how proactively work to fix any</li> </ul>	<ul style="list-style-type: none"> <li>o Review of the attached resumes show high qualifications for all submitted resumes.</li> <li>o Firm states they are fully prepared to absorb the additional workload, have the necessary resources in place, and are committed to providing timely, high-quality service throughout</li> <li>o Details included individuals within the company that would serve as the Principle in Charge, Project Executive, and 3 superintendents (1 per station).</li> </ul>	<ul style="list-style-type: none"> <li>o Cooper and Company submitted an experience-based action plan for performing multiple simultaneous station builds</li> <li>o Sited paths to success included dedicated sites whereas each fire station will its own on-site superintendent, project engineer, crew to ensure focused execution and adherence to specifications.</li> <li>o Resource management that includes maintaining a robust network of subcontractors and supplier</li> </ul>	<ul style="list-style-type: none"> <li>o LSBE DeKalb:0 %</li> <li>o LSBE MSA: 0%</li> <li>o GFE: 2%</li> <li>o Total LSBE Points: 2</li> </ul>
<b>F.H. Paschen, S.N. Nielsen &amp; Associates LLC</b>	<ul style="list-style-type: none"> <li>o The proposer states that they have built 2 fire stations for the City of Chicago and completed a number of fire station renovations.</li> <li>o They have a significant history of building and working with government/public safety facilities.</li> <li>o Multiple examples cited that demonstrates the ability to perform within a given project scope, budget, and project timelines.</li> </ul>	<ul style="list-style-type: none"> <li>o The contractor provided a detail breakdown of how each project will be manage from the executive staff to the superintendent and their responsibilities</li> <li>o Each fire station will be managed by separate teams to ensure consistent oversight and efficient execution of the project</li> <li>o Contractor demonstrates that they have the personnel and equipment resources necessary to accomplish the purpose of the project.</li> </ul>	<ul style="list-style-type: none"> <li>o The proposer has a good number of qualified personnel</li> <li>o The contractor provided a detail breakdown of staff members and their roles.</li> <li>o A detailed Org chart provided a an anticipated staffing plan, detailing roles and responsibilities for the project. .</li> </ul>	<ul style="list-style-type: none"> <li>o The contractor will allocate a separate management team for each of the fire station builds</li> <li>o The proposer provided previous instances where multiple projects were successfully delivered simultaneously.</li> <li>o A extensive list of contractor list was provided by the proposer and adequately shows the availability of skilled trades, labor force, and equipment to support overlapping schedules.</li> </ul>	<ul style="list-style-type: none"> <li>o LSBE DeKalb:0 %</li> <li>o LSBE MSA: 0%</li> <li>o GFE: 2%</li> <li>o Total LSBE Points: 2</li> </ul>
<b>Construction Works, Inc.</b>	<ul style="list-style-type: none"> <li>o Good experience. limited information.</li> <li>o Proposer effectively answer all listed questions and provided details of past projects similar to the one listed</li> <li>o The proposer demonstrated a history of working with government/public safety facilities.</li> <li>o Proposer states, the bonding capacity demonstrates their ability to undertake and deliver large-scale projects while meeting all performance and payment obligations.</li> </ul>	<ul style="list-style-type: none"> <li>o Proposer list a clear detail of how the project will be managed, organized, constructed and project construction build time</li> <li>o The proposer included reporting and meeting schedules including weekly OAC meetings, Field Coordination Meetings. Construction methodology, quality control, and risk management objectives were detailed by the provider</li> <li>o Firm demonstrate the ability to dedicate resources to the project.</li> </ul>	<ul style="list-style-type: none"> <li>o Proposer effectively outlined key personal who will be managing the project, project schedule and anticipating additional staffing for this project</li> <li>o The proposer states that there have been no citations, violations or penalties received from OSHA or other regulatory agencies within the past three years with explanations and corrective actions taken</li> <li>o References good and no incidents noted.</li> </ul>	<ul style="list-style-type: none"> <li>o Proposer didn't show how multiple projects would be constructed or managed</li> <li>o Only bid one FS27, so multiple projects info N/A - provided list of current projects and % complete</li> <li>o N/A-Proposer clearly states that CWI is only pursuing the construction of Fire Station #27</li> </ul>	<ul style="list-style-type: none"> <li>Contractor had a mix of LSBE Points:</li> <li>o LSBE DeKalb: 10%</li> <li>o LSBE MSA: 0%</li> <li>o Total LSBE Points: 10</li> </ul>
<b>Arning Companies</b>	<ul style="list-style-type: none"> <li>o Proposer provided no information in regard to a past history with government/public safety facilities</li> <li>o No experience building fire stations provided. Proposer .</li> <li>o Showed some good qualities.</li> </ul>	<ul style="list-style-type: none"> <li>o Didn't show detail timeline or how the project will be managed.</li> <li>o Provided list of subs - did not provide any info on construction process, QC, or risk management</li> <li>o Contractor/proposer included no information pertaining to current projects and the ability to take new projects</li> </ul>	<ul style="list-style-type: none"> <li>o Proposer didn't provide how they plan to staff the project</li> <li>o Based off the submitted resumes, it is unclear if these individuals are employees of Arning Companies, contracted, or subcontracted labor</li> <li>o Little to no information submitted outlining the workflow of proposed project including staffing plans or direct responsibility for the project</li> </ul>	<ul style="list-style-type: none"> <li>o Firm didn't provide information building on multiple simultaneous builds</li> <li>o Little to no documentation demonstrating the ability to perform multiple simultaneous station builds</li> <li>o None of the requirements were met.</li> </ul>	<ul style="list-style-type: none"> <li>o LSBE DeKalb:0 %</li> <li>o LSBE MSA: 0%</li> <li>o GFE: 2%</li> <li>o Total LSBE Points: 2</li> </ul>

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<b>Summit Properties and development</b>	<ul style="list-style-type: none"> <li>o Provided no info on fire station projects past/present</li> <li>o Proposer showed no documentation or history of working with government/public safety</li> <li>o I did not see a technical response that shows anything about government builds or a fire station build</li> </ul>	<ul style="list-style-type: none"> <li>o Didn't provided any information on how the project will be manage or provided any construction timeline</li> <li>o No information provided on construction methodology, quality control, and project risk management..</li> <li>o The proposer/contractor did not include any information describing the equipment resources necessary to accomplish the project or specify what resources would be dedicated to the project</li> </ul>	<ul style="list-style-type: none"> <li>o There was no detailed staffing plan provided that detailed roles and responsibilities for the project.</li> <li>o Provided only two resumes but no staffing roles or responsibilities of those staff members.</li> <li>o No Osha incidents.</li> </ul>	<ul style="list-style-type: none"> <li>o Didn't provide any details on how multiple projects will be build or manage</li> <li>o No organizational chart provided showing how simultaneous projects will be managed without resource conflicts</li> <li>o Proposer did not reference any history of working multiple projects at the same time.</li> </ul>	<ul style="list-style-type: none"> <li>o LSBE DeKalb: 20%</li> <li>o LSBE MSA: 0%</li> <li>o GFE: 2%</li> <li>o Total LSBE Points: 2</li> </ul>