

EVALUATION SUMMARY

Dacula City Core

GENERAL CONTRACTOR

April 23, 2025



EVALUATION REVIEWER	GRAHL CONSTRUCTION	BOWEN & WATSON CONSTRUCTION	KEVIN PRICE CONSTRUCTION	MANHATTAN CONSTRUCTION	REEVES YOUNG
Reviewer 1	80	86	44	60	75
Reviewer 2	82	96	39	62	67
Reviewer 3	77	88	45	57	67
Reviewer 4	82	96	50	54	78
Reviewer 5	80	91	44	55	75
Reviewer 6	62	78	44	42	54
Reviewer 7					
TOTAL	463	535	266	330	416
RANKING	2	1	5	4	3

A handwritten signature in blue ink, appearing to read "Brittini Nix".

Brittini Nix, AICP, City Administrator

A handwritten signature in blue ink, appearing to read "Trey King".

Trey King, Mayor

Stephen Mayer, Director of Finance

EVALUATION WORK SHEET
DACULA CITY CORE PROJECT



NAME MARGARET BEATY REVIEW DATE 04/23/25 REVIEWER NO. 1

Each reviewer will complete one of these forms for the firms being evaluated. Rate each firm by awarding all or part of the assigned weight, as appropriate

ASSIGNED WEIGHTS

	10	15	20	25
PRORATED NUMBERS BELOW FOR SCORING				
Score for Rating for Weight Above				
Excellent	10	15	20	25
Above Average	7	11	15	19
Average	5	7	10	13
Below Average	2	3	5	7
Unacceptable	0	0	0	0

CRITERIA	MAXIMUM POINT VALUE	GRAHL CONSTRUCTION	BOWEN & WATSON CONSTRUCTION	KEVIN PRICE CONSTRUCTION	MANHATTAN CONSTRUCTION	REEVES YOUNG
SECTION A - BID PROPOSAL FORM	25	19	25	7	13	13
SECTION B - FINANCIAL INFORMATION/CLAIMS HISTORY	20	20	20	5	10	20
SECTION C - RELEVANT EXPERIENCE	15	11	11	7	15	15
SECTION D - PROJECT TEAM/REFERENCES	10	5	10	5	7	7
SECTION E - PROPOSER'S EVALUATION/PROJECT APPROACH	20	15	10	10	5	10
SECTION F - QUALIFICATIONS AND EXPERIENCE OF SUBCONTRACTORS	10	10	10	10	10	10
TOTALS	100	80	86	44	60	75
	RANK	2	1	5	4	3

EVALUATION WORK SHEET
DACULA CITY CORE PROJECT



NAME Eric Phan REVIEW DATE 4/23/25 REVIEWER NO. 2

Each reviewer will complete one of these forms for the firms being evaluated. Rate each firm by awarding all or part of the assigned weight, as appropriate

ASSIGNED WEIGHTS

	10	15	20	25
PRORATED NUMBERS BELOW FOR SCORING				
Score for Rating for Weight Above				
Excellent	10	15	20	25
Above Average	7	11	15	19
Average	5	7	10	13
Below Average	2	3	5	7
Unacceptable	0	0	0	0

CRITERIA	MAXIMUM POINT VALUE	GRAHL CONSTRUCTION	BOWEN & WATSON CONSTRUCTION	KEVIN PRICE CONSTRUCTION	MANHATTAN CONSTRUCTION	REEVES YOUNG
SECTION A - BID PROPOSAL FORM	25	19	25	7	13	13
SECTION B - FINANCIAL INFORMATION/CLAIMS HISTORY	20	15	20	5	15	15
SECTION C - RELEVANT EXPERIENCE	15	11	11	7	15	15
SECTION D - PROJECT TEAM/REFERENCES	10	7	10	5	7	7
SECTION E - PROPOSER'S EVALUATION/PROJECT APPROACH	20	20	20	10	5	10
SECTION F - QUALIFICATIONS AND EXPERIENCE OF SUBCONTRACTORS	10	10	10	5	7	7
TOTALS	100	82	96	39	62	67
	RANK	2	1	5	4	3

EVALUATION WORK SHEET
DACULA CITY CORE PROJECT



NAME Brittini Nix REVIEW DATE 4/23/25 REVIEWER NO. 3

Each reviewer will complete one of these forms for the firms being evaluated. Rate each firm by awarding all or part of the assigned weight, as appropriate

ASSIGNED WEIGHTS

	10	15	20	25
PRORATED NUMBERS BELOW FOR SCORING				
Score for Rating for Weight Above				
Excellent	10	15	20	25
Above Average	7	11	15	19
Average	5	7	10	13
Below Average	2	3	5	7
Unacceptable	0	0	0	0

CRITERIA	MAXIMUM POINT VALUE	GRAHL CONSTRUCTION	BOWEN & WATSON CONSTRUCTION	KEVIN PRICE CONSTRUCTION	MANHATTAN CONSTRUCTION	REEVES YOUNG
SECTION A - BID PROPOSAL FORM	25	19	25	7	13	13
SECTION B - FINANCIAL INFORMATION/CLAIMS HISTORY	20	20	20	5	10	20
SECTION C - RELEVANT EXPERIENCE	15	11	11	11	15	15
SECTION D - PROJECT TEAM/REFERENCES	10	5	10	5	10	7
SECTION E - PROPOSER'S EVALUATION/PROJECT APPROACH	20	15	15	10	5	5
SECTION F - QUALIFICATIONS AND EXPERIENCE OF SUBCONTRACTORS	10	7	7	7	7	7
TOTALS	100	77	88	45	57	67
	RANK	2	1	5	4	3

EVALUATION WORK SHEET
DACULA CITY CORE PROJECT



NAME GUY A. CIAPPINI REVIEW DATE 4/23/25 REVIEWER NO. 4

Each reviewer will complete one of these forms for the firms being evaluated. Rate each firm by awarding all or part of the assigned weight, as appropriate

ASSIGNED WEIGHTS

	10	15	20	25
PRORATED NUMBERS BELOW FOR SCORING				
Score for Rating for Weight Above				
Excellent	10	15	20	25
Above Average	7	11	15	19
Average	5	7	10	13
Below Average	2	3	5	7
Unacceptable	0	0	0	0

CRITERIA	MAXIMUM POINT VALUE	GRAHL CONSTRUCTION	BOWEN & WATSON CONSTRUCTION	KEVIN PRICE CONSTRUCTION	MANHATTAN CONSTRUCTION	REEVES YOUNG
SECTION A - BID PROPOSAL FORM	25	25	19	13	13	19
SECTION B - FINANCIAL INFORMATION/CLAIMS HISTORY	20	20	10	10	10	19
SECTION C - RELEVANT EXPERIENCE	15	7	11	7	11	15
SECTION D - PROJECT TEAM/REFERENCES	10	9	10	9	9	7
SECTION E - PROPOSER'S EVALUATION/PROJECT APPROACH	20	15	20	10	10	15
SECTION F - QUALIFICATIONS AND EXPERIENCE OF SUBCONTRACTORS	10	10	10	9	5	7
TOTALS	100	82	94	50	54	78
	RANK	2	1	5	4	3

EVALUATION WORK SHEET
DACULA CITY CORE PROJECT



NAME Kevin Whigham REVIEW DATE 4/23/25 REVIEWER NO. 5
Each reviewer will complete one of these forms for the firms being evaluated. Rate each firm by awarding all or part of the assigned weight, as appropriate

ASSIGNED WEIGHTS

	10	15	20	25
PRORATED NUMBERS BELOW FOR SCORING				
Score for Rating for Weight Above				
Excellent	10	15	20	25
Above Average	7	11	15	19
Average	5	7	10	13
Below Average	2	3	5	7
Unacceptable	0	0	0	0

CRITERIA	MAXIMUM POINT VALUE	GRAHL CONSTRUCTION	BOWEN & WATSON CONSTRUCTION	KEVIN PRICE CONSTRUCTION	MANHATTAN CONSTRUCTION	REEVES YOUNG
SECTION A - BID PROPOSAL FORM	25	19	25	7	13	13
SECTION B - FINANCIAL INFORMATION/CLAIMS HISTORY	20	20	20	5	15	20
SECTION C - RELEVANT EXPERIENCE	15	11	11	7	7	15
SECTION D - PROJECT TEAM/REFERENCES	10	5	10	5	5	7
SECTION E - PROPOSER'S EVALUATION/PROJECT APPROACH	20	15	15	10	5	10
SECTION F - QUALIFICATIONS AND EXPERIENCE OF SUBCONTRACTORS	10	10	10	10	10	10
TOTALS	100	80	91	44	55	75
	RANK	2	1	5	4	3

EVALUATION WORK SHEET
DACULA CITY CORE PROJECT



NAME Stephen Mayer REVIEW DATE 4-23-25 REVIEWER NO. 6

Each reviewer will complete one of these forms for the firms being evaluated. Rate each firm by awarding all or part of the assigned weight, as appropriate

ASSIGNED WEIGHTS

	10	15	20	25
PRORATED NUMBERS BELOW FOR SCORING				
Score for Rating for Weight Above				
Excellent	10	15	20	25
Above Average	7	11	15	19
Average	5	7	10	13
Below Average	2	3	5	7
Unacceptable	0	0	0	0

CRITERIA	MAXIMUM POINT VALUE	GRAHL CONSTRUCTION	BOWEN & WATSON CONSTRUCTION	KEVIN PRICE CONSTRUCTION	MANHATTAN CONSTRUCTION	REEVES YOUNG
SECTION A - BID PROPOSAL FORM	25	19	25	7	13	13
SECTION B - FINANCIAL INFORMATION/CLAIMS HISTORY	20	20	20	10	5	10
SECTION C - RELEVANT EXPERIENCE	15	3	11	7	7	11
SECTION D - PROJECT TEAM/REFERENCES	10	5	7	5	2	5
SECTION E - PROPOSER'S EVALUATION/PROJECT APPROACH	20	10	10	10	10	10
SECTION F - QUALIFICATIONS AND EXPERIENCE OF SUBCONTRACTORS	10	5	5	5	5	5
TOTALS	100	62	78	44	42	54
	RANK					



BID TABULATION FORM

Dacula City Core
2500 Sanjo Street, Dacula, GA 30019

RANK	BIDDER	ADD #1	ADD #2	ADD #3	ADD #4	BID BOND	BASE PROPOSAL, Without Bridge Connector and Without Allowances	Base Proposal for BRIDGE CONNECTOR	CORRECTION ON ENVELOPE	BASE PROPOSAL, Without Allowances	Total ALLOWANCES	TOTAL BASE PROPOSAL, Including Proposal For BRIDGE CONNECTOR, CORRECTION ON ENVELOPE AND ALLOWANCES
2	GRAHL CONSTRUCTION	✓	✓	✓	✓	✓	36,313,040	380,000	34,000 ALT 1	36,693,040	6,396,960	43,090,000
1	BOWEN & WATSON CONSTRUCTION	✓	✓	✓	✓	✓	37,908,418	260,000	750.00 ALT 1 -1,716,000	36,452,418	3,831,582	40,284,000
5	KEVIN PRICE CONSTRUCTION	✓	✓	✓ -12,614	✓	✓	39,609,000	513,311.70	-12,614 -100,000	40,009,697.7	8,065,885.32	48,075,583.02
3	MANHATTAN CONSTRUCTION	✓	✓	✓	✓	✓	38,856,000	586,288	85,000 ALT 1	39,442,288	6,349,000	45,791,288
4	REEVES YOUNG	✓	✓	✓	✓	✓	40,400,000	637,099	46,078 ALT 1	41,037,099	5,434,472.90	46,471,571.90

Brittni Nix, ACIP, City Administrator

Trey King, Mayor
Stephen Major, Finance Director