

## Performance Evaluation Details

<b>ID</b>	E2
<b>Project</b>	CM @ Risk For The New Fulton County Animal Shelter Facility
<b>Project Number</b>	21RFP22421K-DB
<b>Supplier</b>	Winter Johnson Group
<b>Supplier Project Contact</b>	Stephanie Golias (preferred language: English)
<b>Performance Program</b>	Construction Services
<b>Evaluation Period</b>	08/08/2023 to 01/23/2024
<b>Effective Date</b>	01/30/2024
<b>Evaluation Type</b>	Formal
<b>Interview Date</b>	Not Specified
<b>Expectations Meeting Date</b>	Not Specified
<b>Status</b>	Completed
<b>Publication Date</b>	01/30/2024 11:54 AM EST
<b>Completion Date</b>	01/30/2024 11:54 AM EST
<b>Evaluation Score</b>	91

### Related Documents

There are no documents associated with this Performance Evaluation

**OVERALL RATING GUIDE - CONSTRUCTION SERVICES**

Evaluation Score Range  
Outstanding = 90-100%  
Excellent = 80-89%  
Satisfactory = 70-79%  
Needs Improvement = 50-69%  
Unsatisfactory = -50%

**SCHEDULE**

**14/20**

Rating <b>Satisfactory:</b> Delivered on schedule or on approved amended schedule. Monitoring and forecasting of schedule as per Contract requirements.

Comments Substantial Completion we delayed to November 13th primarily because of delayed delivery of long-lead mechanical equipment and kennel equipment and by government agencies (COA & GDOT) performing their mandated inspections. Amended Project Schedule projected Substantial Completion the end of September.

**BUDGET MANAGEMENT**

**17/20**

Rating <b>Excellent:</b> Design within budget and exceeds in some areas. Changes in project scope are identified and are submitted with rational and fair costing.

Comments Costs continue to track substantially with the Project Budget. Changes primarily design omissions by Architect and Subconsultants beyond the Contractor's control. Contractor addressed changes on a timely basis.

**OVERALL CONSTRUCTION PROJECT MANAGEMENT**

**20/20**

Rating <b>Outstanding:</b> Outstanding Construction Project Management that exceeds in all areas.

Comments Contractor met and/or exceeded Contract requirements. Contractor presented solutions to complex issues which took into account cost, timeliness, and the impact on the comfort of the building. Excellent quality control with no major performance incidents. Strong documentation and administrative (pay app) processes. Qualified personnel at all levels.

**COST CONTROL**

**20/20**

Rating <b>Outstanding:</b> Proactive tracking and forecasting of the construction contract on a regular basis. This includes expedited and relevant input on Contractor claim submissions, with thorough justification and guidance on cost control of the construction contract. Proactively documents to the User Department potential cost overruns.

Comments Well-developed administrative processes for Pay Applications, Progress Reports, Schedules, etc. Correct Pay Applications submitted timely. Requested Contingency Cost Items identified early and supported with detailed documentation, photos, and recommendation.

**OVERSIGHT OF CONTRACTOR COMPLIANCE WITH CONTRACT DOCUMENTS**

**20/20**

Rating <b>Outstanding:</b> Outstanding oversight of the Contractor and ability to bring the Contractor into compliance in an expedited manner.

Comments *Not Specified*

**GENERAL COMMENTS**

Comments Project Management Team is well staffed with talented professionals. Contractor's Superintendent Jurgen Cole has been the strongest, most technically skilled Superintendent on any of our numerous Projects. Firm grasp of Project scope, strong construction knowledge, talented manager, understands County's interests, readily available, and supported project management team. Senior management has been involved and attentive.