



**COMMENT AND REVIEW**  
to the  
Invitation for Bids (IFB) on  
Indefinite Delivery Indefinite Quantity Construction Contracts  
**CO-022924 – State of Colorado**

**IFB**

Sourcewell issued the Invitation for Bids (IFB) to provide Indefinite Delivery Indefinite Quantity Construction Contracts (IDIQ) on behalf of current and potential Sourcewell Participating Entities, including all government agencies, education agencies to include colleges and universities, and non-profit agencies, within the state of Colorado, as identified in the attached map of the regions. Sourcewell included multiple solicitations within the IFB with the intention of awarding multiple contracts in the state of Colorado.

**Advertisement**

The following advertisement was placed January 25, 2024, and February 1, 2024, in the *Denver Post*. It was posted to the Sourcewell website and the Sourcewell Procurement Portal for daily viewing and document download/response from January 25, 2024, until the scheduled due date and time:

*Sourcewell, a State of Minnesota local government entity and public agency, is issuing this Invitation for Bids (IFB) on behalf of its participating entities to create indefinite delivery-indefinite quantity construction (IDIQ) contracts that may be used by those participating entities for projects related to construction or the repair, alteration, modernization, or renovation of buildings, structures, or other real property.*

*This IFB consists of the following parts:*

- 1. Invitation for Bids, including Map of Regions*
- 2. Template IDIQ Construction Contract*
- 3. IDIQ Contract General Terms and Conditions*
- 4. Construction Task Catalog*
- 5. Technical Specifications*

*A full copy of the IFB can be found on the Sourcewell Procurement Portal (<https://proportal.sourcewell-mn.gov>), and only bids submitted through the Sourcewell Procurement Portal will be considered. Bids are due no later than February 29, 2024, at 4:30 p.m. Central Time, and late bids will not be considered.*

**Bid Registrants**

The solicitation process was conducted through the Sourcewell Procurement Portal. The following parties expressed interest in the solicitation by registering for this opportunity within the portal:

84 Lumber	Hitek Equipment, Inc.
ACCO Engineered Systems	Hunter Knepshield Company Inc.
Air Systems, Inc.	JOC Construction LLC
Arc Valley Construction, Inc.	L & T Technology Services Limited
B & M Roofing of Colorado, Inc.	McKinstry Essention LLC
Bryan Construction, Inc.	Mobile Modular Management Corp
BTY Consulting Group	Mountain Valley Contracting
Cocord Excavating Enterprises	Old Veteran Construction, Inc.
ConstructConnect	Pacific Construction Services LLC
Construction Reporter	Pat Mathis Construction Co., Inc.
CORE Construction	RAK Construction, Inc.
Core Construction Services of Texas	Santa Margarita Ford
Corsentino Construction, Inc.	Solid Surfaces Ltd.
Custom Site Solutions	Sunland Asphalt & Construction, LLC
Division 9 Flooring	Sunland Asphalt & Construction, LLC
DP Wire and Cable LLC	Synergy Consulting Engineers, Inc.
Facilities Contracting, Inc.	Taggart Brown & Associates, Inc.
Facilities Development Corporation	The Matthews Group, Inc.
Geostabilization International	The TKM Group, LLC
Gerald H. Phipps, Inc. d/b/a GH Phipps Construction Company	Titan Environmental USA LLC
HCBeck, LTD	TKM Group LLC
High Country Low Voltage LLC	Yark Ford

**Pre-bid meeting:**

A pre-bid webinar was conducted and broadcast on February 8, 2024, beginning at 12:00 pm CT. A link to the on-demand recording, as well as the presentation slides, were subsequently made available to all registered plan takers.

**Bids**

All Bids remained sealed within the Sourcewell Procurement Portal until the scheduled due date and time. Bids were electronically opened, and the list of all Bidders was made publicly available on the Sourcewell Procurement Portal, on February 29, 2024, at 4:30:00 pm CT. Bids were received from the following:

ACCO Engineered Systems, Inc  
 CORE Construction  
 Facilities Contracting, Inc.  
 JOC Construction LLC  
 Pacific Construction Services LLC  
 Sunland Asphalt & Construction, LLC

TKM Group LLC

Bids were reviewed by the Bid Review Committee:

Kim Austin, MBA, CPPB, NIGP-CPP, Procurement Manager  
Brandon Town, NIGP-CPP, CPSM, CPSD, Senior Procurement Analyst  
Michael Muñoz, CPPB, Senior Procurement Analyst  
Craig West, Procurement Analyst

### **Bid Evaluation Method**

The Sourcewell Bid Review Committee first determines responsiveness and responsibility of all bidders. A responsive bid must have been submitted on time and materially satisfy all mandatory requirements identified in the IFB. The bidders submitted five adjustment factors for each contract opportunity within the region to the fixed prices in the Construction Task Catalog. The submitted bid adjustment factors were weighted as more fully described in the IFB section to determine a single combined adjustment factor. This combined adjustment factor was then used in determining the ranking of the bids. Bidders may not be awarded more than one same scope Contract within a Region. The maximum number of contracts to be initially awarded by geographic region and contract type was identified in the IFB under Article VIII. Evaluation and Award.

### **Findings of the Bid Evaluation Committee**

Bid submissions were reviewed thoroughly according to the IFB Specifications with awards going to the lowest responsive/responsible bidders. The selected contractors identified in the results below have the required experience with IDIQ Construction work, and all the awarded bids were determined to be competitive and reasonable for the area.

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Contractor Name	Solicitation Trade	Awarded Contract Number	Region/Geographic Area	Adjustment Factor Descriptions	Adjustment Factors
ACCO Engineered Systems, Inc	Mechanical/H VAC	CO-R1-HVAC-022924-AES	Region 1 / Northwestern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.5500
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.7500
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.5500
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.7500
				Non-Pre-Priced	1.1500
<b>Combined Adjustment Factor</b>				<b>1.5700</b>	
ACCO Engineered Systems, Inc	Plumbing	CO-R1-PLUM-022924-AES	Region 1 / Northwestern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.5500
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.7500
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.5500
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.7500
				Non-Pre-Priced	1.1500
<b>Combined Adjustment Factor</b>				<b>1.5700</b>	
Sunland Asphalt & Construction, LLC	Asphalt/Paving/Concrete	CO-R1-PAC-022924-SAC	Region 1 / Northwestern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.8200
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.8400
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.8800
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.9000
				Non-Pre-Priced	1.6700
<b>Combined Adjustment Factor</b>				<b>1.8230</b>	
CORE Construction, Inc.	General Construction	CO-R1-GC-022924-CORE	Region 1 / Northwestern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.3700
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.4250
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.3410
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.4540
				Non-Pre-Priced	1.2800
<b>Combined Adjustment Factor</b>				<b>1.5783</b>	

Contractor Name	Solicitation Trade	Awarded Contract Number	Region/Geographic Area	Adjustment Factor Descriptions	Adjustment Factors
JOC Construction LLC	General Construction	CO-R1-GC-022924-LRI	Region 1 / Northwestern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.2717
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.2932
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.2044
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.2501
				Non-Pre-Priced	1.2191
<b>Combined Adjustment Factor</b>				<b>1.2619</b>	
ACCO Engineered Systems, Inc	Mechanical/HVAC	CO-R2-HVAC-022924-AES	Region 2 / Northeastern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.5500
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.7500
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.5500
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.7500
				Non-Pre-Priced	1.1500
<b>Combined Adjustment Factor</b>				<b>1.5700</b>	
ACCO Engineered Systems, Inc	Plumbing	CO-R2-PLUM-022924-AES	Region 2 / Northeastern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.5500
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.7500
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.5500
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.7500
				Non-Pre-Priced	1.1500
<b>Combined Adjustment Factor</b>				<b>1.5700</b>	
CORE Construction, Inc.	General Construction	CO-R2-GC-022924-CORE	Region 2 / Northeastern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.3740
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.4250
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.3410
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.4540
				Non-Pre-Priced	1.2800
<b>Combined Adjustment Factor</b>				<b>1.3795</b>	

Contractor Name	Solicitation Trade	Awarded Contract Number	Region/Geographic Area	Adjustment Factor Descriptions	Adjustment Factors
Facilities Contracting, Inc.	General Construction	CO-R2-GC-022924-FCI	Region 2 / Northeastern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.4500
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.5500
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.2800
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.3800
				Non-Pre-Priced	1.2000
<b>Combined Adjustment Factor</b>				<b>1.4210</b>	
JOC Construction LLC	General Construction	CO-R2-GC-022924-LRI	Region 2 / Northeastern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.2717
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.2932
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.2044
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.2501
				Non-Pre-Priced	1.2191
<b>Combined Adjustment Factor</b>				<b>1.2619</b>	
Pacific Construction Services LLC	General Construction	CO-R2-GC-022924-PCS	Region 2 / Northeastern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.4855
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.5555
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.4255
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.5200
				Non-Pre-Priced	1.6500
<b>Combined Adjustment Factor</b>				<b>1.5134</b>	
TKM Group LLC	General Construction	CO-R2-GC-022924-TKM	Region 2 / Northeastern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.3300
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.4300
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.3800
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.4900
				Non-Pre-Priced	1.3560
<b>Combined Adjustment Factor</b>				<b>1.3695</b>	

Contractor Name	Solicitation Trade	Awarded Contract Number	Region/Geographic Area	Adjustment Factor Descriptions	Adjustment Factors
Sunland Asphalt & Construction, LLC	Asphalt/Paving/Concrete	CO-R2-PAC-022924-SAC	Region 2 / Northeastern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.4600
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.4900
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.5300
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.5600
				Non-Pre-Priced	1.3560
<b>Combined Adjustment Factor</b>				<b>1.4726</b>	
ACCO Engineered Systems, Inc	Mechanical/HVAC	CO-R3-HVAC-022924-AES	Region 3 / Southwestern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.6500
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.8500
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.6500
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.8500
				Non-Pre-Priced	1.1500
<b>Combined Adjustment Factor</b>					
ACCO Engineered Systems, Inc	Plumbing	CO-R3-PLUM-022924-AES	Region 3 / Southwestern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.6500
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.8500
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.6500
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.8500
				Non-Pre-Priced	1.1500
<b>Combined Adjustment Factor</b>				<b>1.6600</b>	
CORE Construction, Inc.	General Construction	CO-R3-GC-022924-CORE	Region 3 / Southwestern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.5910
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.6470
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.5690
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.6850
				Non-Pre-Priced	1.2800
<b>Combined Adjustment Factor</b>				<b>1.6600</b>	

Contractor Name	Solicitation Trade	Awarded Contract Number	Region/Geographic Area	Adjustment Factor Descriptions	Adjustment Factors
JOC Construction LLC	General Construction	CO-R3-GC-022924-LRI	Region 3 / Southwestern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.2717
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.2932
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.2044
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.2501
				Non-Pre-Priced	1.2191
<b>Combined Adjustment Factor</b>				<b>1.2619</b>	
Sunland Asphalt & Construction, LLC	Asphalt/Paving/Concrete	CO-R3-PAC-022924-SAC	Region 3 / Southwestern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.8400
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.8700
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.9000
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.9300
				Non-Pre-Priced	1.7200
<b>Combined Adjustment Factor</b>				<b>1.8490</b>	
ACCO Engineered Systems, Inc	Mechanical/HVAC	CO-R4-HVAC-022924-AES	Region 4 / Southeastern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.6500
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.8500
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.6500
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.8500
				Non-Pre-Priced	1.1500
<b>Combined Adjustment Factor</b>				<b>1.6600</b>	
ACCO Engineered Systems, Inc	Plumbing	CO-R4-HVAC-022924-AES	Region 4 / Southeastern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.6500
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.8500
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.6500
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.8500
				Non-Pre-Priced	1.1500
<b>Combined Adjustment Factor</b>				<b>1.6600</b>	



Contractor Name	Solicitation Trade	Awarded Contract Number	Region/Geographic Area	Adjustment Factor Descriptions	Adjustment Factors
CORE Construction, Inc.	General Construction	CO-R4-GC-022924-CORE	Region 4 / Southeastern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.5910
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.6470
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.5690
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.6850
				Non-Pre-Priced	1.2800
<b>Combined Adjustment Factor</b>				<b>1.5783</b>	
JOC Construction LLC	General Construction	CO-R4-GC-022924-LRI	Region 4 / Southeastern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.2717
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.2932
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.2044
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.2501
				Non-Pre-Priced	1.2191
<b>Combined Adjustment Factor</b>				<b>1.2619</b>	
Pacific Construction Services LLC	General Construction	CO-R4-GC-022924-PCS	Region 4 / Southeastern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.4855
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.5555
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.4255
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.5200
				Non-Pre-Priced	1.6500
<b>Combined Adjustment Factor</b>				<b>1.5134</b>	
Sunland Asphalt & Construction, LLC	Asphalt/Paving/Concrete	CO-R4-PAC-022924-SAC	Region 4 / Southeastern Colorado	Normal Working Hours – Prevailing Wage Rate Projects	1.6900
				Other Than Normal Working Hours or Secured Area - Prevailing Wage Rate Projects	1.7000
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.7200
				Other Than Normal Working Hours or Secured Area– Non-prevailing Wage Rate Projects	1.7300
				Non-Pre-Priced	1.5100
<b>Combined Adjustment Factor</b>				<b>1.6810</b>	

\*\* A complete Abstract of Bids, setting forth all bids received (as applicable), is available on request to Sourcewell.

The preceding contracts were approved by the Sourcewell Board of Directors on April 18, 2024.

DocuSigned by:  
*Kim Austin*  
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Kim Austin, MBA, CPPB, NIGP-CPP, Procurement Manager

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*Brandon Town*  
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Brandon Town, NIGP-CPP, CPSM, CPSD, Senior Procurement Analyst

DocuSigned by:  
*Michael Muñoz*  
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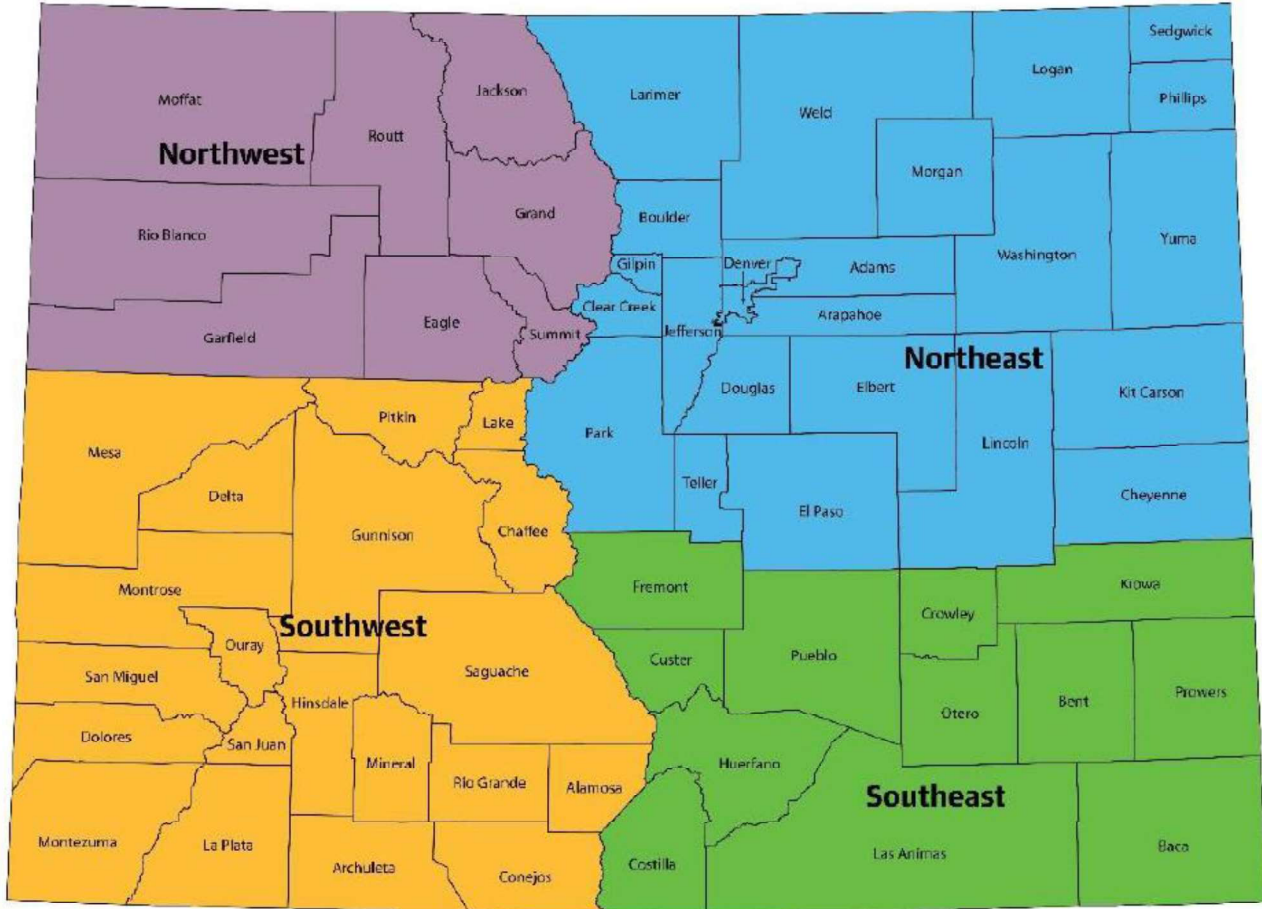
Michael Muñoz, CPPB, Senior Procurement Analyst

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*Craig West*  
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Craig West, Procurement Analyst

**Attachment 1**  
Geographic Map of Sourcwell Contract Regions



**Region 1 Northwestern Colorado Counties**

Eagle	Grand	Moffat	Routt
Garfield	Jackson	Rio Blanco	

**Region 2 Northeastern Colorado Counties**

Adams	Douglas	Larimer	Sedgwick
Arapahoe	Elbert	Lincoln	Teller
Boulder	El Paso	Logan	Washington
Cheyenne	Gilpin	Morgan	Weld
Clear Creek	Jefferson	Park	Yuma
Denver	Kit Carson	Phillips	

<b>Region 3 Southwestern Colorado Counties</b>			
Alamosa	Dolores	Mesa	Pitkin
Archuleta	Gunnison	Mineral	Rio Grande
Chaffee	Hinsdale	Montezuma	Saguache
Conejos	Lake	Montrose	San Miguel
Delta	La Plata	Ouray	San Juan

<b>Region 4 Southeastern Colorado Counties</b>			
Baca	Crowley	Huerfano	Otero
Brent	Custer	Kiowa	Prowers
Costilla	Fremont	Las Animas	Pueblo