

## COMMENT AND REVIEW

to the

Request for Proposals (RFP) on  
Indefinite Quantity Construction Contract

TX-RGV-021920 – State of Texas, Rio Grande Valley Area

### Introduction

This document serves as a summary of the Request for Proposals (RFP) for Indefinite Quantity Construction and the corresponding Best Value Awards. It gives a general overview of the Evaluation Criteria used by Sourcewell and incorporates the findings of the Technical and Past Performance Evaluation, and the Price Evaluation.

### RFP

Sourcewell issued the Request for Proposals (RFP) on behalf of, and to provide Indefinite Quantity Construction Contracting (IQCC) services to, all current and potential Sourcewell Members including all government agencies, education agencies such as colleges and universities, and non-profit agencies in the State of Texas, Rio Grande Valley Area as identified in the attached table of Counties and as shown on the attached map of the State. Sourcewell included multiple solicitations within the RFP with the intention of awarding multiple contracts in the State of Texas, Rio Grande Valley Area.

### Advertisement

The RFP was advertised in the Laredo Morning Times and Minneapolis Star Tribune January 13, 2020 and January 20, 2020. It was also posted to the Sourcewell Procurement Portal for daily viewing and document download/response from January 13, 2020 until the scheduled due date and time.

### RFP Documentation Requests

RFP documentation was requested and distributed to the following:

Amstar, Inc.	Hunt and Associates
AR ENERGY SERVICES LLC.	Huper Optik USA LLP
Calico Construction and Development LLC	INTEGRITY ELECTRICAL SYSTEMS
Centennial Contractors Enterprises	Midas Contractors LLC
ConstructConnect	Orange Flood Control LLC
Core Construction Services of Texas	Trumble Construction, Inc
F.D. Thomas, Inc.	UPO America
F.H. Paschen	VCI BUILDERS, INC.
GFP Group, LLC	Zertuche Construction Texas LLC
Gordian	

**Pre-proposal conferences were conducted on the dates and at the locations indicated below:****January 28, 2020 @ 9:00 AM CT**

Hampton Inn – Laredo  
7903 San Dario  
Laredo, TX 78045

**January 29, 2020 @ 9:00 AM CT**

Hampton Inn – Brownsville  
3000 N. Expressway  
Brownsville, TX 78526

**Proposals**

Proposals were received from the following respondents:

Amstar, Inc.
Centennial Contractors Enterprises
Core Construction Services of Texas
F.H. Paschen
Huper Optik USA LLP
Midas Contractors LLC
Trumble Construction, Inc
Zertuche Construction Texas LLC

**Sourcewell Proposal Evaluation Committee**

Proposals were evaluated by the following Evaluation Committee members:

Michael Muñoz, CPPB, Sourcewell Procurement Analyst  
Brandon Town, CPSM, CPSD, Sourcewell Procurement Analyst  
Kim Austin, CPPB, Sourcewell Procurement Lead Analyst

\*Technical recommendations and guidance were provided to the Sourcewell Evaluation Committee by the following technical advisors:

Tony Glenz, Sourcewell Contract Administration Supervisor  
Corey Jensen, Sourcewell Contract Administrator  
Zach Heidmann, Sourcewell Contract Administrator  
Tracy Plinske, Sourcewell Contract Administration Specialist  
Matt Peterson, Gordian, Account Manager/National Cooperative Accounts  
Kellie Erickson, Gordian Co-Op Contracts Manager

**The findings of the Sourcewell Evaluation Committee are summarized as follows:**

The Sourcewell Evaluation Committee independently evaluated all proposals received in accordance with the established Sourcewell evaluation criteria and determined the response from Midas Contractors LLC to be non-responsive because factor 3 – Past Performance was scored “Unacceptable.” Past project experience must be greater than \$25,000 for all six required single projects as stated in the Procurement Portal tables. Zertuche Construction Texas LLC was determined to be non-responsive because the other than normal working hours prevailing wage adjustment factor was less than the normal working hours prevailing wage adjustment factor. Book 1, Section One, Article 9.6 states that the other than normal working hours adjustment factors must be higher than the normal working hours adjustment factors.

All other proposal responses met and passed Factor 1 Responsiveness and were all evaluated as acceptable in Factor 2 Technical Acceptability and Factor 3 Past Performance, in accordance with Book 1, Section 1, Article 8 of RFP #TX-RGV-021920.

### Price Results

A price analysis was conducted for all responses in accordance with Book 1, Section 1, Article 8.4 of RFP #TX-RGV-21920. The contractors offering the Lowest Priced Acceptable Proposal, represented as the Combined Adjustment Factor, have been determined to be as follows:

### Proposal Results \*\*

RFP TX-RGV-021920			With Administrative Fee			
Contract Type	Contract No.	Proposer	Normal Working Hours- Prevailing Wage (.70)	Other than Normal Working Hours- Prevailing Wage (.20)	Non Pre-Priced Adjustment Factor (.10)	Combined Adjustment Factor
General Construction	TX-RGV-GC-021920-HOP	Huper Optik USA LLP	1.0811	1.2973	1.1892	1.1351
General Construction	TX-RGV-GC-021920-CCE	Centennial Contractors Enterprises	1.1479	1.1824	1.2899	1.1690
General Construction	TX-RGV-GC-021920-FHP	F.H. Paschen	1.2324	1.2541	1.2432	1.2378
General Construction	TX-RGV-GC-021920-AMS	Amstar, Inc.	1.2541	1.3405	1.2108	1.2670
General Construction	TX-RGV-GC-021920-CCT	Core Construction Services of Texas	1.3838	1.4919	1.2973	1.3968
Roofing Construction	TX-RGV-F-021920-TCI	Trumble Construction, Inc	1.1892	1.6216	1.2973	1.2865

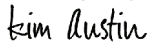
\*\* A complete Abstract of Proposals, setting forth all proposals received (as applicable), is available on request to Sourcewell.

### Award

Sourcewell advertised multiple solicitations within the advertisement with the intent of awarding contracts to the best value contractors within the State of Texas, Rio Grande Valley Area. For the reasons listed in this Comment and Review, the Sourcewell Proposal Evaluation Committee recommends award of RFP #TX-RGV-021920 to the contractors listed in the above pricing abstract.

The preceding recommendations were approved on February 28, 2020.

DocuSigned by:



6830543C58384D1...

Kim Austin, CPPB, Procurement Lead Analyst, Sourcewell

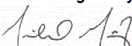
DocuSigned by:



7BCA93CD6377421...

Brandon Town, CPSM, CPSD, Procurement Analyst, Sourcewell

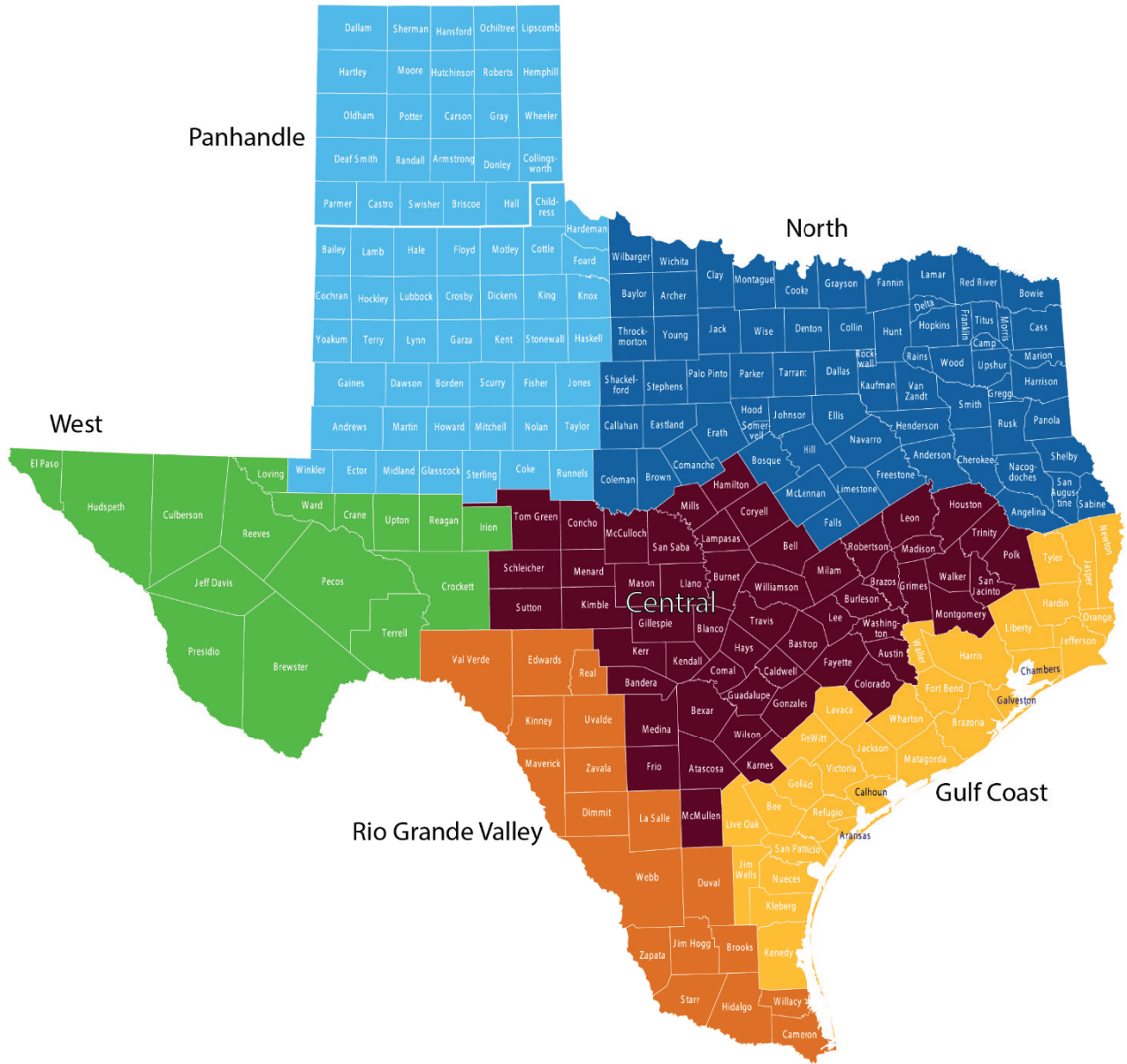
DocuSigned by:



0B0204E40D3E445...

Michael Muñoz, CPPB, Procurement Analyst, Sourcewell

# SECTION THREE - GEOGRAPHIC MAP OF SOURCEWELL CONTRACT AREAS



State of Texas, Rio Grande Valley Area  
Indefinite Quantity Construction Contract  
Counties include the following:

### Rio Grande Valley TEXAS AREA

Val Verde	Edwards	Real
Kinney	Uvalde	Maverick
Zavala	Dimmit	La Salle
Webb	Duval	Zapata
Jim Hogg	Brooks	Starr
Hidalgo	Willacy	Cameron