

COMMENT AND REVIEW
to the
Request for Proposals (RFP) on
Indefinite Quantity Construction Contract
TX-GC-021920 – State of Texas, Gulf Coast 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, Gulf Coast 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, Gulf Coast Area.

Advertisement

The RFP was advertised in the Corpus Christi Caller-Times, Houston Chronicle, 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:

Alpha Building Corporation	Gordian
AMERICAN SPECIALTY LLC.	Huper Optik USA LLP
Amstar, Inc.	INTEGRITY ELECTRICAL SYSTEMS
AR ENERGY SERVICES LLC.	Lee Construction and Maintenance Company
Centennial Contractors Enterprises	Native Consolidated Management
city of new franklin	Orange Flood Control LLC
ConstructConnect	RoofConnect Logistics, Inc
Core Construction Services of Texas	StageRight Corporation
Dunhill Development and Construction	Trumble Construction, Inc
F.D. Thomas, Inc.	TSG Industries
F.H. Paschen	Virtual BX

Pre-proposal conferences were conducted on the dates and at the locations indicated below:**January 29, 2020 @2:30 PM CT**

Hampton Inn – Corpus Christi
 5879 South Padre Island Drive
 Corpus Christi, TX 78412

January 30, 2020 @ 10:30 AM CT

Hampton Inn – Houston - Brookhollow
 12909 Northwest Freeway
 Houston, TX 77040

Proposals

Proposals were received from the following respondents:

Alpha Building Corporation
Amstar, Inc.
AR ENERGY SERVICES LLC.
Centennial Contractors Enterprises
Core Construction Services of Texas
Dunhill Development and Construction
F.H. Paschen
Huper Optik USA LLP
Lee Construction and Maintenance Company
Native Consolidated Management
RoofConnect Logistics, Inc
Trumble Construction, Inc
TSG Industries

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 Native Consolidated Management to be non-responsive because factor 2 – Technical Acceptability of Management Plans, was scored “Unacceptable.” Subfactor one: Individual Qualifications of the Contractor’s key Personnel did not satisfy the minimum requirements as started within the RFP and the Sourcewell Procurement Portal. 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-GC-021920.

Price Results

A price analysis was conducted for all awarded contracts in accordance with Book 1, Section 1, Article 8.4 of RFP #TX-GC-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-GC-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-GC-GC-021920-ARE	AR ENERGY SERVICES LLC.	0.9890	1.2076	1.1596	1.0498
General Construction	TX-GC-GC-021920-HOP	Huper Optik USA LLP	1.0811	1.3514	1.2973	1.1568
General Construction	TX-GC-GC-021920-TSG	TSG Industries	1.2216	1.2649	1.2865	1.2368
General Construction	TX-GC-GC-021920-FHP	F.H. Paschen	1.2324	1.2541	1.2432	1.2378
General Construction	TX-GC-GC-021920-CCE	Centennial Contractors Enterprises	1.2400	1.2800	1.2899	1.2530
General Construction	TX-GC-GC-021920-AMS	Amstar, Inc.	1.2432	1.3297	1.2108	1.2573
General Construction	TX-GC-GC-021920-LCM	Lee Construction and Maintenance Company	1.2541	1.3081	1.2973	1.2692
General Construction	TX-GC-GC-021920-ABC	Alpha Building Corporation	1.3404	1.3945	1.2973	1.3469
General Construction	TX-GC-GC-021920-CCT	Core Construction Services of Texas	1.3838	1.4919	1.2973	1.3968
General Construction	TX-GC-GC-021920-DUN	Dunhill Development and Construction	1.3135	1.8649	1.2811	1.4205
Roofing Construction	TX-GC-RC-021920-TCI	Trumble Construction, Inc	1.1892	1.6216	1.2973	1.2865
Roofing Construction	TX-GC-RC-021920-RCI	RoofConnect Logistics, Inc	1.3757	1.5315	1.2821	1.3975
Electrical Construction	TX-GC-EC-021920-LCM	Lee Construction and Maintenance Company	1.2541	1.3081	1.2973	1.2692
Flooring	TX-GC-F-021920-LCM	Lee Construction and Maintenance Company	1.2541	1.3081	1.2973	1.2692
Flooring	TX-GC-F-021920-TSG	TSG Industries	1.2432	1.2649	1.2757	1.2508
Painting	TX-GC-P-021920-LCM	Lee Construction and Maintenance Company	1.2541	1.3081	1.2973	1.2692
Waterproofing	TX-GC-W-021920-RCI	RoofConnect Logistics, Inc	1.3757	1.5315	1.2821	1.3975


** 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, Gulf Coast Area. For the reasons listed in this Comment and Review, the Sourcewell Proposal Evaluation Committee recommends award of RFP #TX-GC-021920 to the contractors listed in the above pricing abstract.

The preceding recommendations were approved on February 28, 2020.

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Kim Austin, CPPB, Procurement Lead Analyst, Sourcewell

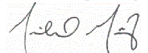
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Brandon Town, CPSM, CPSD, Procurement Analyst, Sourcewell

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Michael Muñoz, CPPB, Procurement Analyst, Sourcewell

State of Texas, Gulf Coast Area
Indefinite Quantity Construction Contract
Counties include the following:

GULF COAST TEXAS AREA

Newton	Jasper	Orange
Tyler	Hardin	Jefferson
Liberty	Chambers	Galveston
Harris	Waller	Fort Bend
Brazoria	Wharton	Matagorda
Lavaca	Jackson	DeWitt
Victoria	Calhoun	Goliad
Refugio	Aransas	Bee
San Patricio	Live Oak	Jim Wells
Nueces	Kleberg	Kenedy